

| LEGEND | |
|--|-----|
| EXISTING CONTOURS | --- |
| INTERIM LOD FOR INFRASTRUCTURE CONST. LIMITS OF D.S.P. | --- |
| PROPOSED SEWER | --- |
| PROPOSED WATER | --- |
| PROPOSED STORM DRAIN | --- |
| PRE-DEVELOPMENT TREE LINE | --- |
| POST-DEVELOPMENT TREE LINE | --- |
| FLOODPLAIN, EXISTING/PROPOSED | --- |
| FLOODPLAIN, EXISTING | --- |
| FLOODPLAIN, PROPOSED | --- |
| FLOODPLAIN BUFFER | --- |
| WATERS OF THE U.S. | --- |
| WETLAND LIMITS | --- |
| WETLAND BUFFER | --- |
| PRIMARY MANAGEMENT AREA | --- |
| TREE PROTECTION FENCE | --- |

| | |
|---|-----|
| WOODLAND REMOVAL AREA (WRA) | --- |
| WOODLAND PRESERVATION AREA (WPA) | --- |
| REFORESTATION AREA CREDITED TOWARDS PHASE I, PART TWO CONSERVATION REQUIREMENTS | --- |
| TREE PROTECTION SIGNAGE | --- |

| | |
|---------|-----|
| WRA '2' | --- |
| WPA 'A' | --- |
| RA '1' | --- |

| DATE | REASON FOR REVISION | QP INITIALS |
|------------|---------------------------------------|-------------|
| 01/29/2025 | Rev. to update parcel 'D' School Site | LS |
| | | |
| | | |
| | | |

PRINCE GEORGE'S COUNTY, MD
TCP2 QUALIFIED PROFESSIONAL

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

REVIEWED/APPROVED BY:
LOGAN STALEY **01-29-2025**
NAME DATE

CERTIFIED ARBORIST
ISA
LOGAN STALEY
MA-7011A
BRADLEY SITE DESIGN
1010 WISCONSIN AVE. SUITE 620
WASHINGTON, DC 20007
LSTALEY@BRADLEYSITEDESIGN.COM
202.733.1303

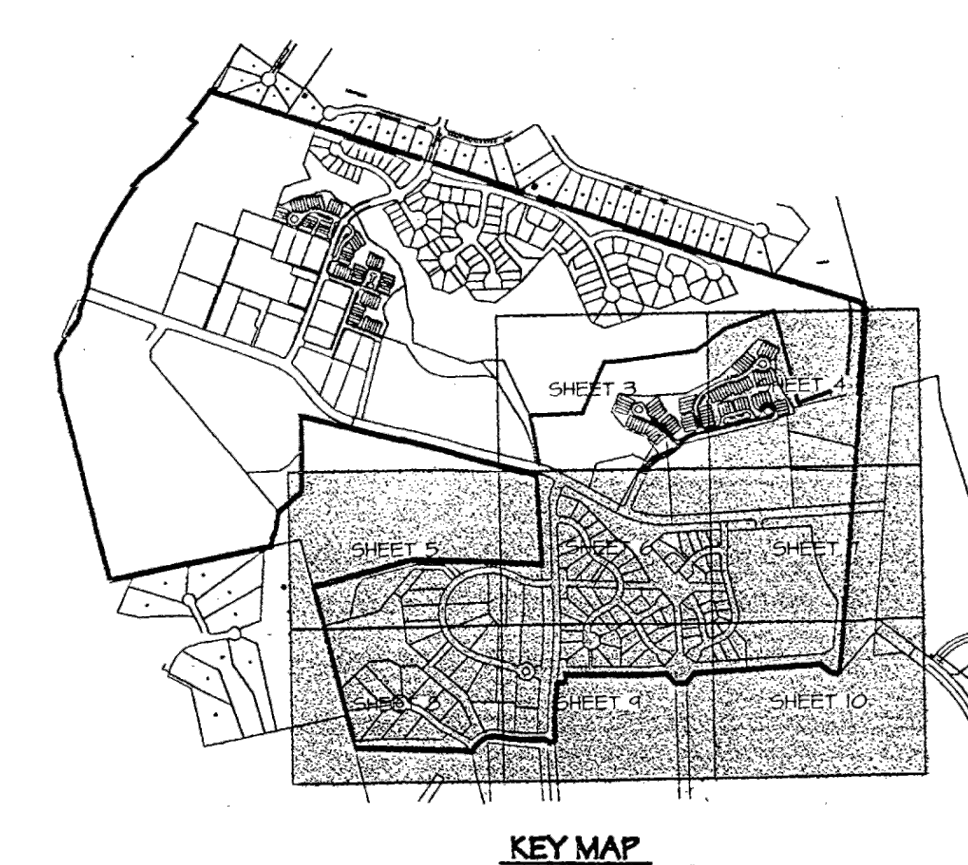
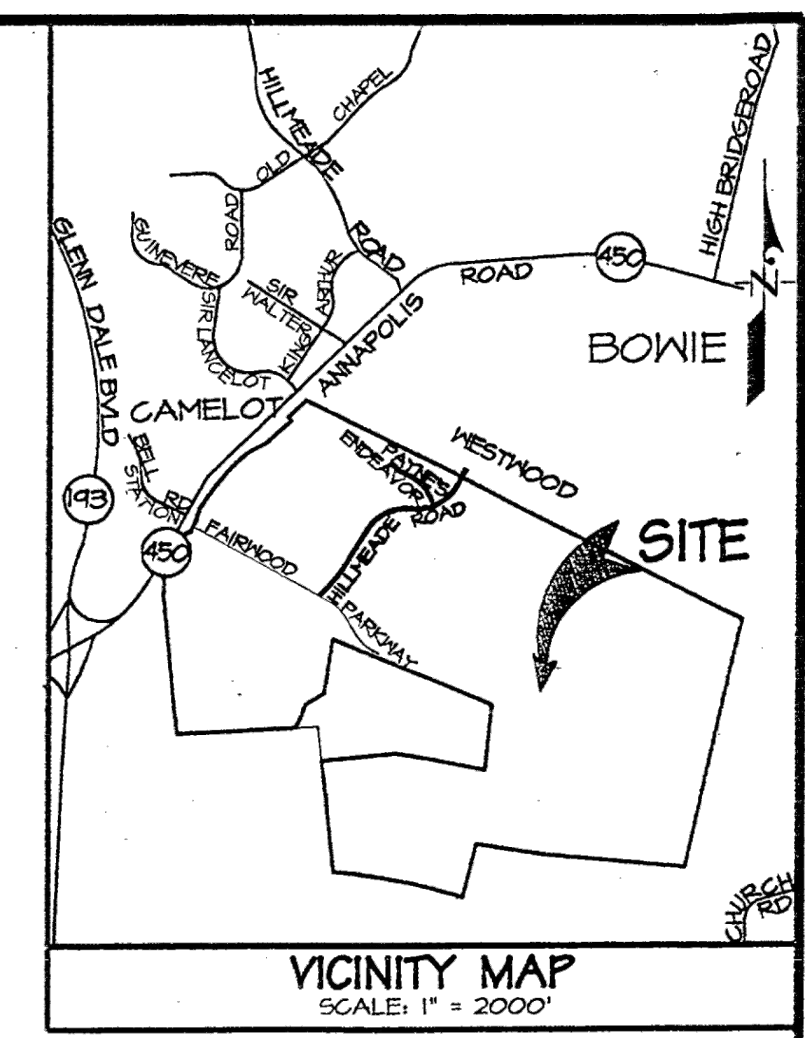
| REV. | DATE | DESCRIPTION |
|------|-----------|-------------------------|
| 01 | 12/03/02 | Initial staff signature |
| 02 | 7/09/03 | 01 revision |
| 03 | 2/25/04 | 02 revision |
| 04 | 3/30/04 | 03 revision |
| 05 | 11/19/04 | 04 revision |
| 06 | 6/27/05 | 05 revision |
| 07 | 10/27/05 | 06 revision |
| 08 | 9/17/07 | 07 revision |
| 09 | 2/25/2025 | 08 revision |

CALL MISS UTILITY
1-800-257-7777
48 hrs. Before Excavation

OWNER
ROUSE FAIRWOOD LIMITED PARTNERSHIP
c/o THE ROUSE COMPANY
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PHONE: (410) 942-6021
Attn: AL EDWARDS

MATCH LINE SEE SHEET 4

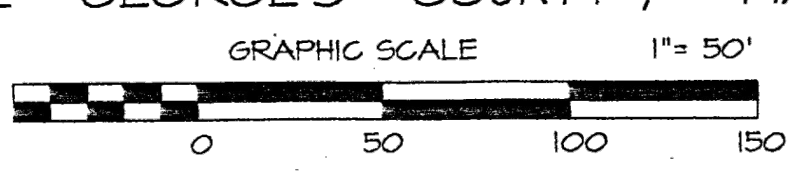
MATCH LINE SEE SHEET 6



| M-NCPPC | |
|--|-------------------------|
| Prince George's County Planning Department Environmental Planning Section APPROVAL | |
| TREE CONSERVATION PLAN TCP2-0004-02-07 | |
| Approved by | Date |
| Initial staff signature | Johh Markovich 12/03/02 |
| 01 revision | Johh Markovich 7/09/03 |
| 02 revision | Johh Markovich 2/25/04 |
| 03 revision | Johh Markovich 3/30/04 |
| 04 revision | Johh Markovich 11/19/04 |
| 05 revision | Kim Finch 6/27/05 |
| 06 revision | Kim Finch 10/27/05 |
| 07 revision | Kim Finch 9/17/07 |
| 08 revision | Mary Rea 2/25/2025 |

| M-NCPPC APPROVALS | | | |
|--|---------------|---------------------|--------------------|
| PROJECT NAME: FAIRWOOD, PHASE I, PART 2 'B' | | | |
| PROJECT NUMBER: DSP-02015 | | | |
| For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision Listed Below Apply to This Sheet | | | |
| Approval Revision # | Approval Date | Reviewer's Initials | Certification Date |
| 01 | 6-16-03 | S.A. | 7-3-03 |
| 03 | 6-20-05 | N.Z. | 6-24-05 |

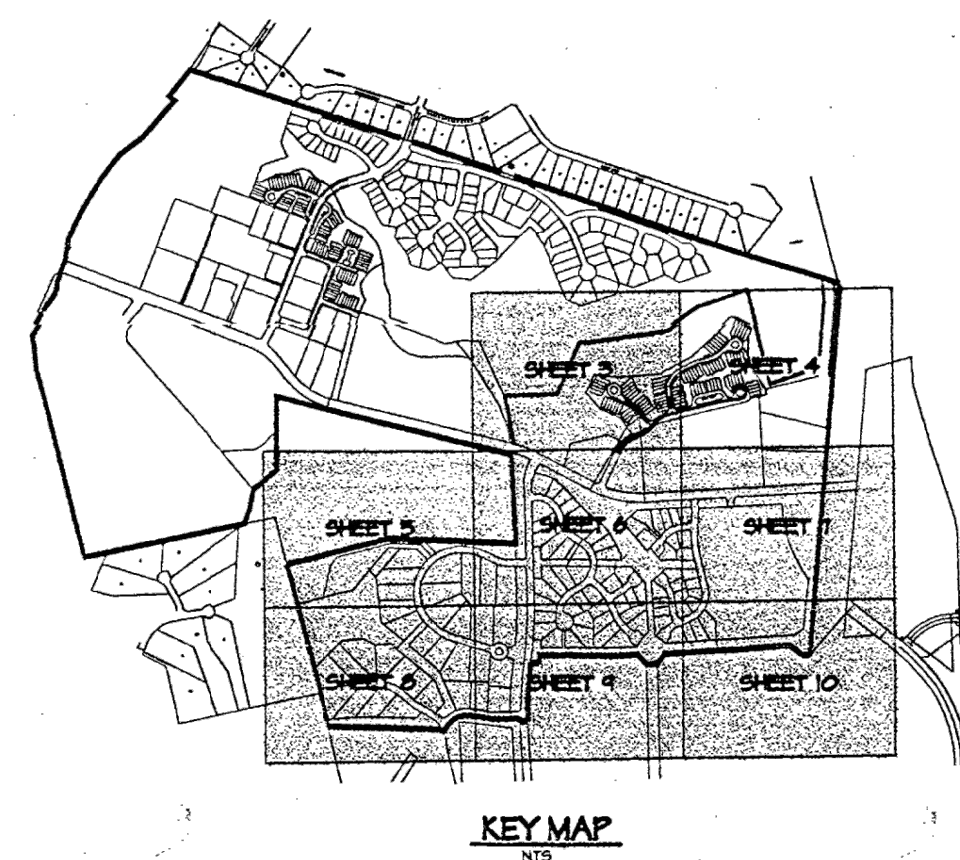
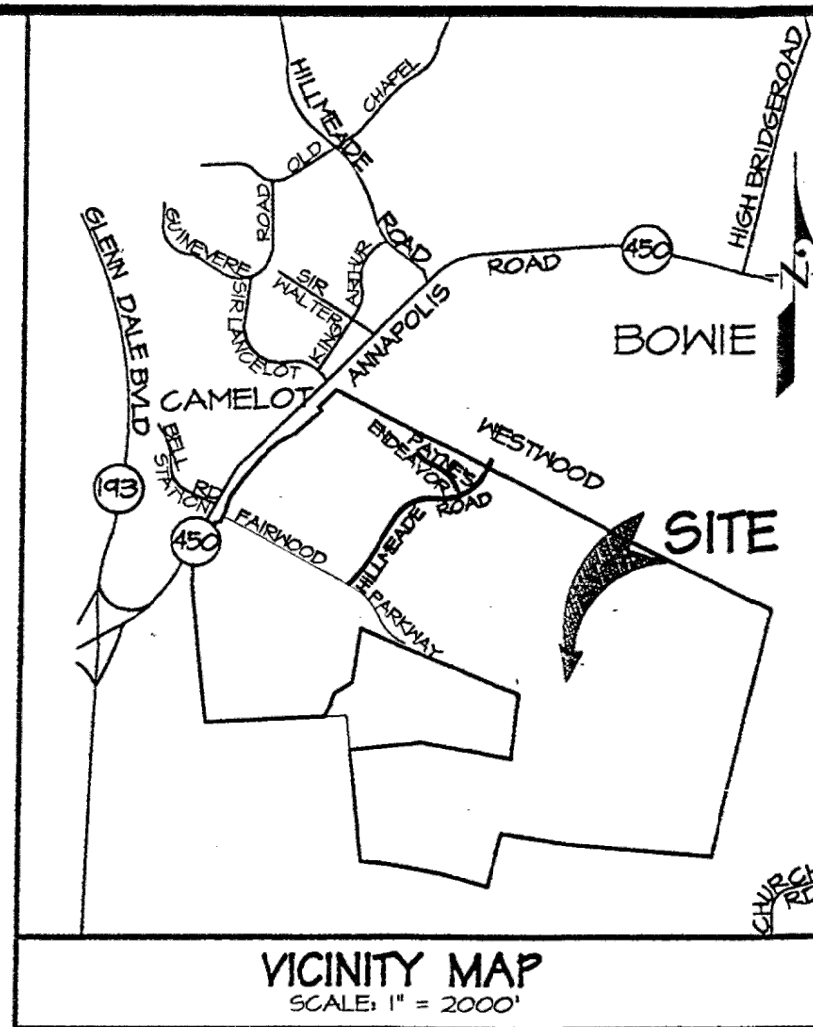
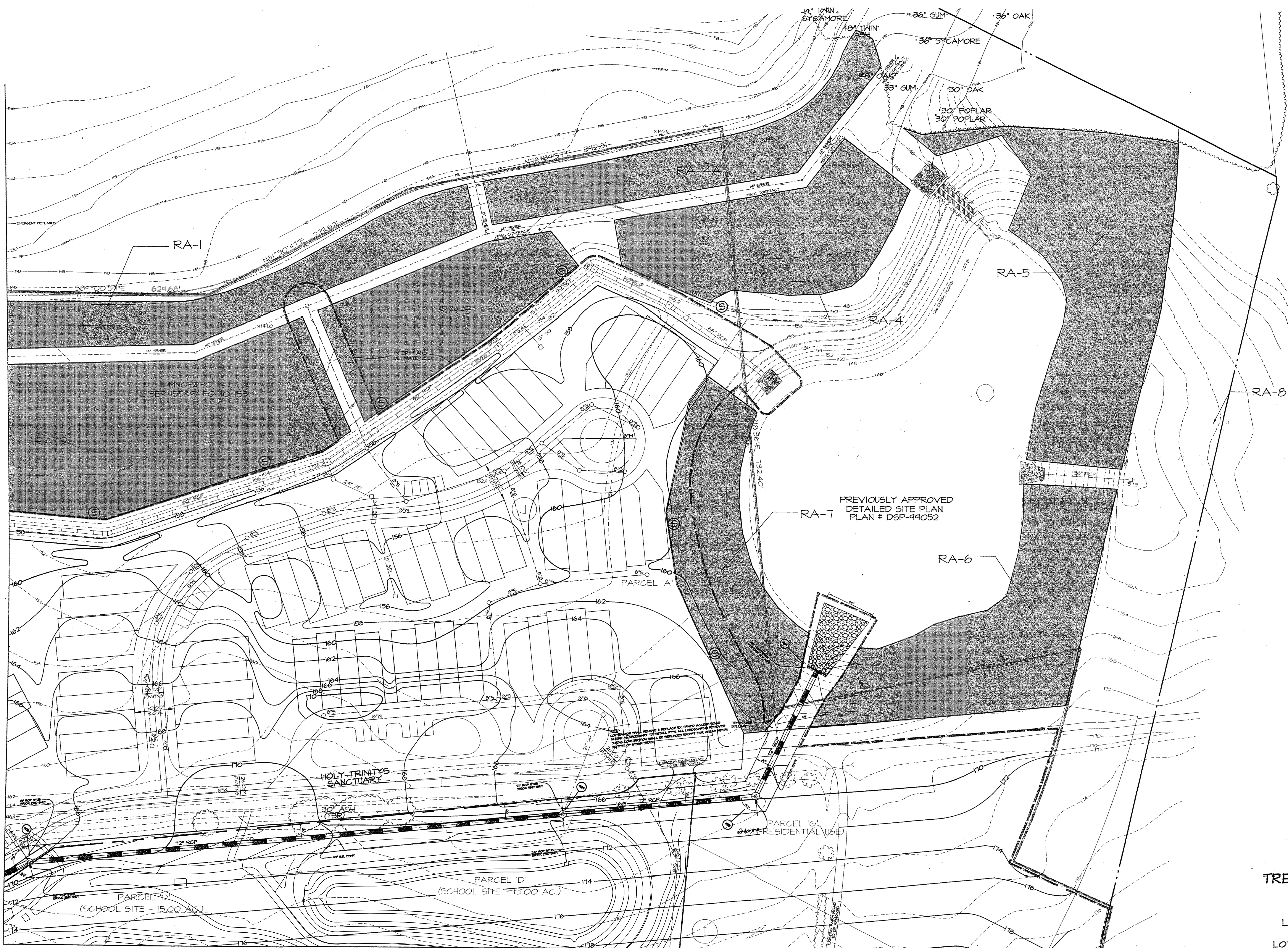
DSP-02015/17 APPROVED PLAN
TREE CONSERVATION PLAN TYPE II
FOR
PARCELS 'B' THRU 'G', BLOCK 'I'
PARCEL 'A', BLOCK 'J'
LOTS 1-21, 44-49 (FORMERLY LOTS 22-35) &
PARCELS 'A' THRU 'D', BLOCK 'K'
LOTS 64-188 & PARCELS 'D', 'E', & 'F', BLOCK 'L'
(FORMERLY LOTS 1-68 & PARCELS 'A' & 'B', BLOCK 'L')
PARCEL 'A', BLOCK 'N'
AND ASSOCIATED STREETS
PHASE I, PART TWO-B
FAIRWOOD
QUEEN ANNE ELECTION DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



TCP SHEET 3 OF 12

| REV. | DATE | DESCRIPTION | BY | DATE |
|------|-----------|-------------------------|----------------|-----------|
| 01 | 12/03/02 | Initial staff signature | Johh Markovich | 12/03/02 |
| 02 | 7/09/03 | 01 revision | Johh Markovich | 7/09/03 |
| 03 | 2/25/04 | 02 revision | Johh Markovich | 2/25/04 |
| 04 | 3/30/04 | 03 revision | Johh Markovich | 3/30/04 |
| 05 | 11/19/04 | 04 revision | Johh Markovich | 11/19/04 |
| 06 | 6/27/05 | 05 revision | Kim Finch | 6/27/05 |
| 07 | 10/27/05 | 06 revision | Kim Finch | 10/27/05 |
| 08 | 9/17/07 | 07 revision | Kim Finch | 9/17/07 |
| 09 | 2/25/2025 | 08 revision | Mary Rea | 2/25/2025 |

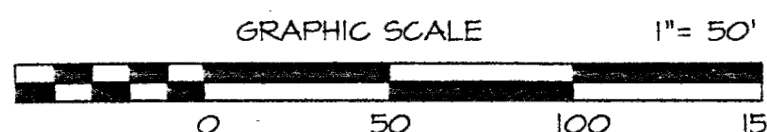
MATCH LINE SEE SHEET 3



| M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL | | |
|---|----------------|-----------|
| TREE CONSERVATION PLAN | | |
| TCP2-0004-02-07 | | |
| Approved by | Date | |
| Initial staff signature | Johh Markovich | 12/03/02 |
| 01 revision | Johh Markovich | 7/09/03 |
| 02 revision | Johh Markovich | 2/25/04 |
| 03 revision | Johh Markovich | 3/30/04 |
| 04 revision | Johh Markovich | 11/19/04 |
| 05 revision | Kim Finch | 6/27/05 |
| 06 revision | Kim Finch | 10/27/05 |
| 07 revision | Kim Finch | 9/17/07 |
| 08 revision | Mary Lea | 2/25/2025 |

| M-NCPPC APPROVALS | | | |
|--|---------------|---------------------|--------------------|
| PROJECT NAME: FAIRWOOD, PHASE I, PART 2 'B' | | | |
| PROJECT NUMBER: DSP-02015 | | | |
| For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision Listed Below Apply to This Sheet | | | |
| Approval # | Approval Date | Reviewer's Initials | Certification Date |
| 01 | 6/16/03 | S.A. | 9/3/03 |
| 13 | 6/20/05 | W.Z. | 6/20/05 |

DSP-02015/17 APPROVED PLAN
TREE CONSERVATION PLAN TYPE II
FOR
PARCELS 'B' THRU 'G', BLOCK 'I'
PARCEL 'A', BLOCK 'J'
LOTS 1-21, 44-49 (FORMERLY LOTS 22-35) &
PARCELS 'A' THRU 'D', BLOCK 'K'
LOTS 69-100 & PARCELS 'D', 'E', & 'F', BLOCK 'L'
(FORMERLY LOTS 1-68 & PARCELS 'A' & 'B', BLOCK 'L')
PARCEL 'A', BLOCK 'N'
AND ASSOCIATED STREETS
PHASE I, PART TWO-B
FAIRWOOD
QUEEN ANNE ELECTION DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



TCP SHEET 4 OF 12
MDC 200' SHEET SERIES 208 NE-II & 12 AND 201 NE-II & 12
ADG MAP PK LOCATION 14.6-1

| DATE | REVISIONS DESCRIPTION | BY | DATE |
|-------------|--|-----------------------|----------|
| 5/31/05 | Rev. to update reforestation areas 4' x 18' per GLIM | MR | 5/31/05 |
| 3/10/05 | Rev. to update areas 21' x 24' | MR | 3/10/05 |
| 12/20/04 | Rev. to update Areas 25, 21, 24' & add GLIM Sheets | MR | 12/20/04 |
| 08/19/06.01 | DATE | REVISIONS DESCRIPTION | BY |

| EXISTING CONTOURS | 10' |
|--|-----|
| INTERIM LOT FOR INFRASTRUCTURE CONST. | |
| LIMITS OF D.S.P. | |
| PROPOSED SEWER | |
| PROPOSED WATER | |
| PROPOSED STORM DRAIN | |
| PRE-DEVELOPMENT TREE LINE | |
| POST-DEVELOPMENT TREE LINE AND TREE PROTECTION FENCE | |
| FLOODPLAIN: EXISTING/PROPOSED | FPP |
| FLOODPLAIN: EXISTING | FPP |
| FLOODPLAIN: PROPOSED | FPP |
| FLOODPLAIN BUFFER | FPP |
| WATERS OF THE U.S. | WUS |
| WETLAND LIMITS | WEL |
| WETLAND BUFFER | WEL |
| PRIMARY MANAGEMENT AREA | WEL |
| TREE PROTECTION FENCE | WEL |

| WOODLAND PRESERVATION AREA (WPA) | |
|--|--|
| RESTOREMENT AREA CREDITED TOWARDS PHASE I, PART TWO CONSERVATION REQUIREMENTS | |
| RESTOREMENT AREAS OUTSIDE OF PHASE I, PART TWO USED TO SUPPORT OTHER PARTS OF FAIRWOOD | |
| TREE PROTECTION SIGNAGE | |

| WPA 'A' | |
|---------|--|
| RA 'I' | |
| RA 'II' | |

CALL MISS UTILITY
1-800-257-7777
48 hrs. Before Excavation

OWNER
ROUSE FAIRWOOD LIMITED PARTNERSHIP
c/o THE ROUSE COMPANY
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PHONE: (410) 942-6027
Attn: AL EDWARDS

| PRINCE GEORGE'S COUNTY, MD TCP2 QUALIFIED PROFESSIONAL | | |
|---|---------------------------------------|-------------|
| DATE | REASON FOR REVISION | QP INITIALS |
| 01/29/2025 | Rev. to update parcel 'D' School Site | LS |

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.
REVIEWED/APPROVED BY:
LOGAN STALEY
NAME
501-29-2025
DATE

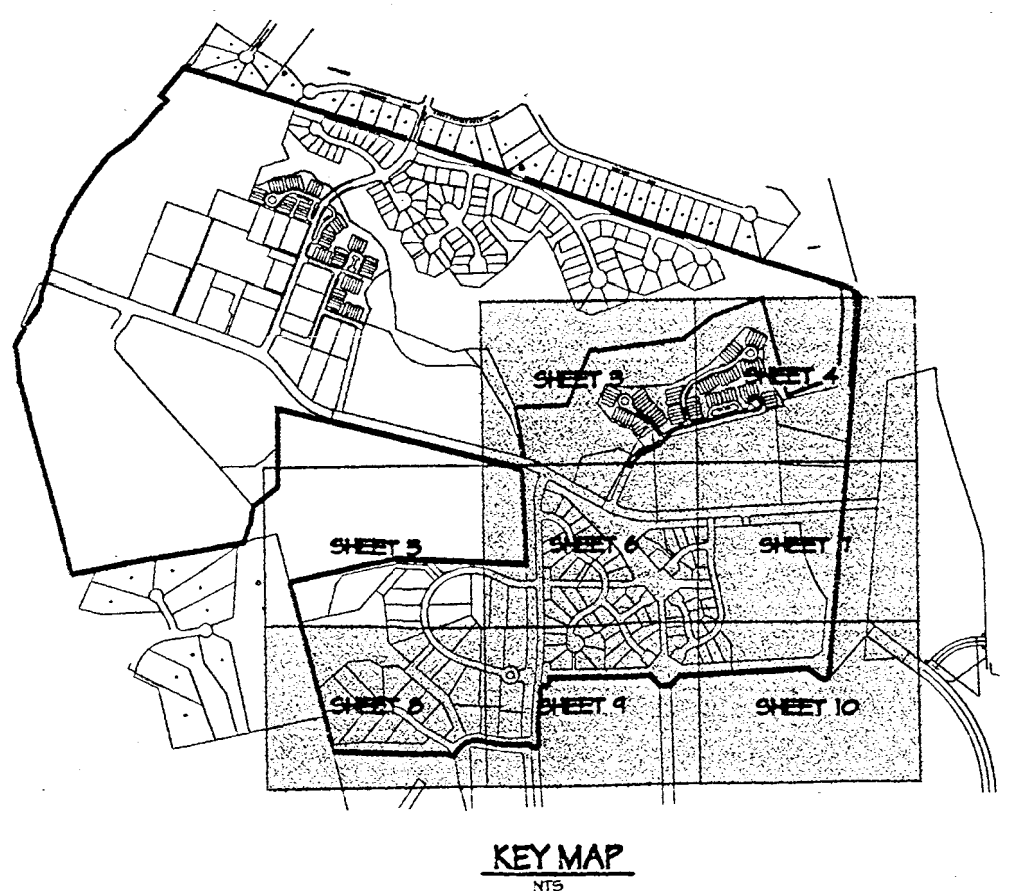
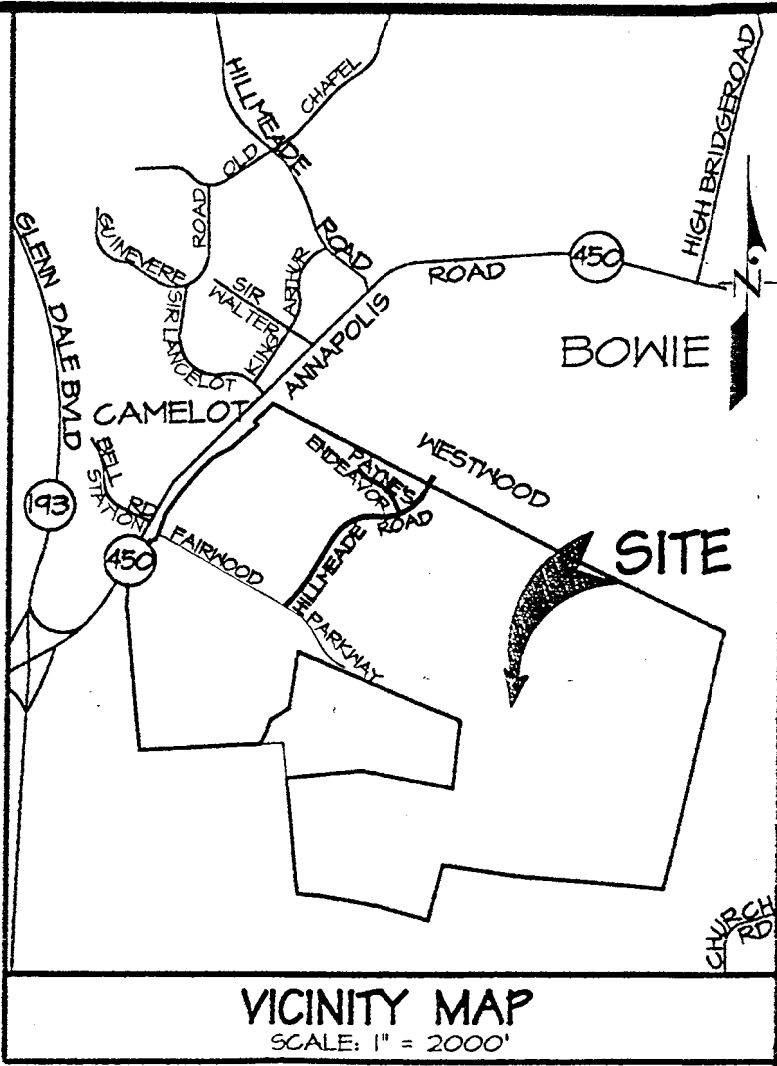
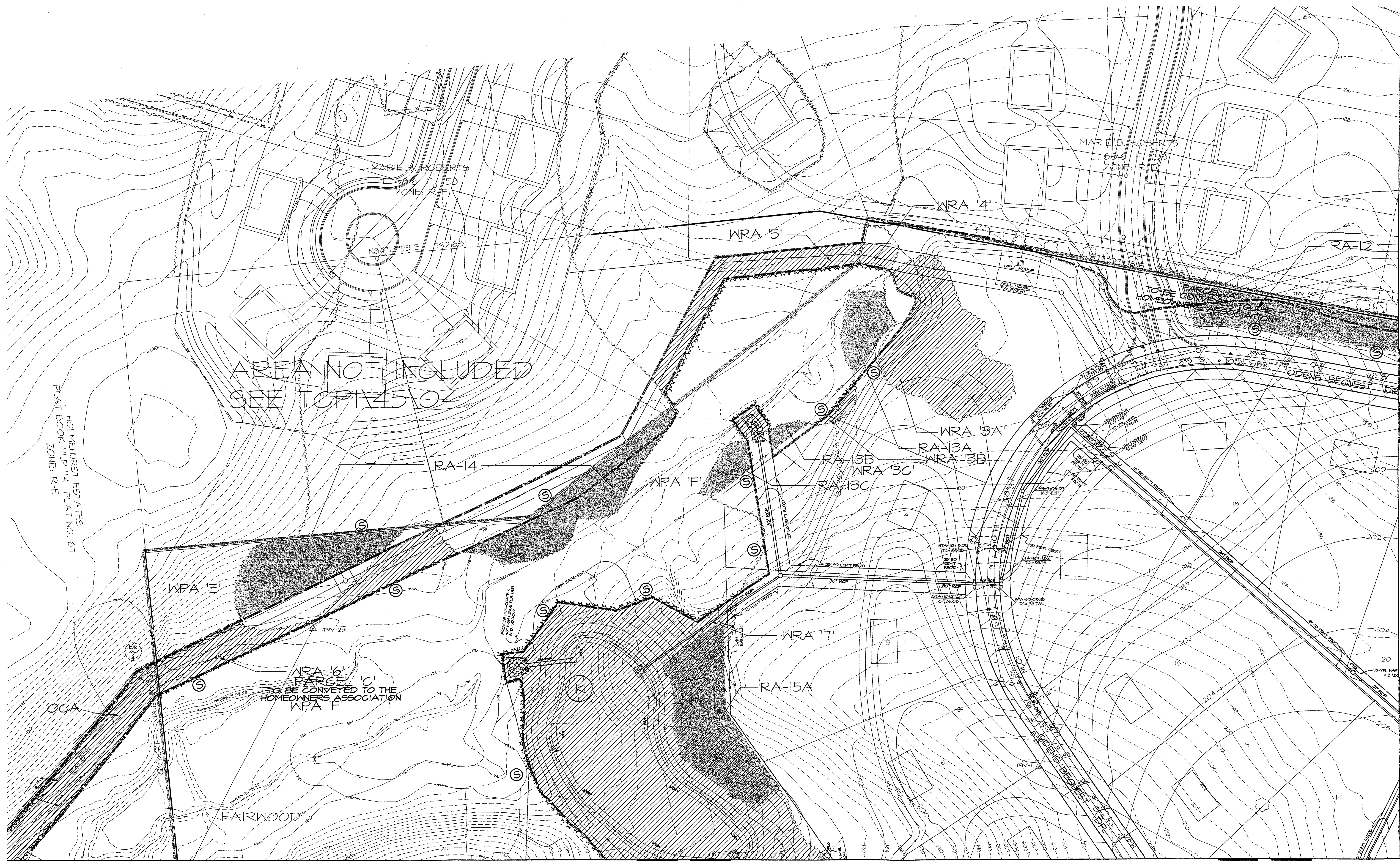


BRADLEY SITE DESIGN
1010 WISCONSIN AVE. SUITE 620
WASHINGTON, DC 20007
LSTALEY@BRADLEYSITEDSIGN.COM
202.733.1303

SUBTITLE 4, DIVISION 3 CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 4, DIVISION 3 OF THE PRINCE GEORGE'S COUNTY BUILDING CODE AND THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM OTHER UPHILL PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO OTHER DOWNHILL PROPERTIES HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES, EXCEPT AREAS THAT HAVE A LESS THAN 2.0% SLOPE AS DELINEATED ON PLAN.

| M-NCPPC Prince George's County Planning Department Natural Resources Division APPROVAL | | |
|---|---------------|---------------------|
| TREE CONSERVATION PLAN TCP II 4 / 02 - 01 | | |
| Approval # | Approval Date | Reviewer's Initials |
| 01 | 12/03/02 | Johh Markovich |
| 02 | 7/09/03 | Johh Markovich |
| 03 | 2/25/04 | Johh Markovich |
| 04 | 3/30/04 | Johh Markovich |
| 05 | 11/19/04 | Johh Markovich |
| 06 | 6/27/05 | Kim Finch |
| 07 | 10/27/05 | Kim Finch |
| 08 | 9/17/07 | Kim Finch |
| 09 | 2/25/2025 | Mary Lea |



MATCH LINE SEE SHEET 6

| M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL | |
|---|-------------------------|
| TREE CONSERVATION PLAN | |
| TCP2-0004-02-07 | |
| Approved by | Date |
| Initial staff signature | Johh Markovich 12/03/02 |
| 01 revision | Johh Markovich 7/09/03 |
| 02 revision | Johh Markovich 2/25/04 |
| 03 revision | Johh Markovich 3/30/04 |
| 04 revision | Johh Markovich 11/19/04 |
| 05 revision | Kim Finch 6/27/05 |
| 06 revision | Kim Finch 10/27/05 |
| 07 revision | Kim Finch 9/17/07 |
| 08 revision | Mary Lee 2/25/2025 |

| M-NCPPC APPROVALS | | | |
|---|---------------|---------------------|--------------------|
| PROJECT NAME: FAIRWOOD, PHASE I, PART 2 'B' | | | |
| PROJECT NUMBER: DSP-02015 | | | |
| For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision Listed Below Apply to This Sheet: | | | |
| Approval or Revision # | Approval Date | Reviewer's initials | Certification Date |
| 01 | 6/16/03 | S.A. | 7-3-03 |
| 13 | 6-26-05 | U.Z. | 6-23-05 |

DSP-02015/17 APPROVED PLAN

MATCH LINE SEE SHEET 8

| LEGEND | |
|---|-----|
| EXISTING CONTOURS | --- |
| INTERIM LOT FOR INFRASTRUCTURE CONST. | --- |
| LIMITS OF D.S.P. | --- |
| PROPOSED SEWER | --- |
| PROPOSED WATER | --- |
| PROPOSED STORM DRAIN | --- |
| PRE-DEVELOPMENT TREE LINE | --- |
| POST-DEVELOPMENT TREE LINE | --- |
| FLOODPLAIN, EXISTING/PROPOSED | --- |
| FLOODPLAIN, EXISTING | --- |
| FLOODPLAIN, PROPOSED | --- |
| FLOODPLAIN BUFFER | --- |
| WATERS OF THE U.S. | --- |
| WETLAND LIMITS | --- |
| WETLAND BUFFER | --- |
| PRIMARY MANAGEMENT AREA | --- |
| TREE PROTECTION FENCE | --- |
| WOODLAND REMOVAL AREA (WRA) | --- |
| WOODLAND PRESERVATION AREA (WPA) | --- |
| REFORESTATION AREA CREDITED TOWARDS PHASE I, PART TWO CONSERVATION REQUIREMENTS | --- |
| TREE PROTECTION SIGNAGE | --- |
| WRA '2' | --- |
| WPA 'A' | --- |
| RA '1' | --- |

CALL MISS UTILITY
1-800-251-7777
48 hrs. Before Excavation

OWNER
ROUSE FAIRWOOD LIMITED PARTNERSHIP
c/o THE ROUSE COMPANY
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PHONE: (410) 992-6027
Attn: AL EDWARDS

SUBTITLE 4, DIVISION 3 CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 4, DIVISION 3 OF THE PRINCE GEORGES COUNTY BUILDING CODE AND THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM OTHER UPHILL PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO OTHER DOWNHILL PROPERTIES HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES, EXCEPT AREAS THAT HAVE A LESS THAN 2.0% SLOPE AS DELINEATED ON PLAN.

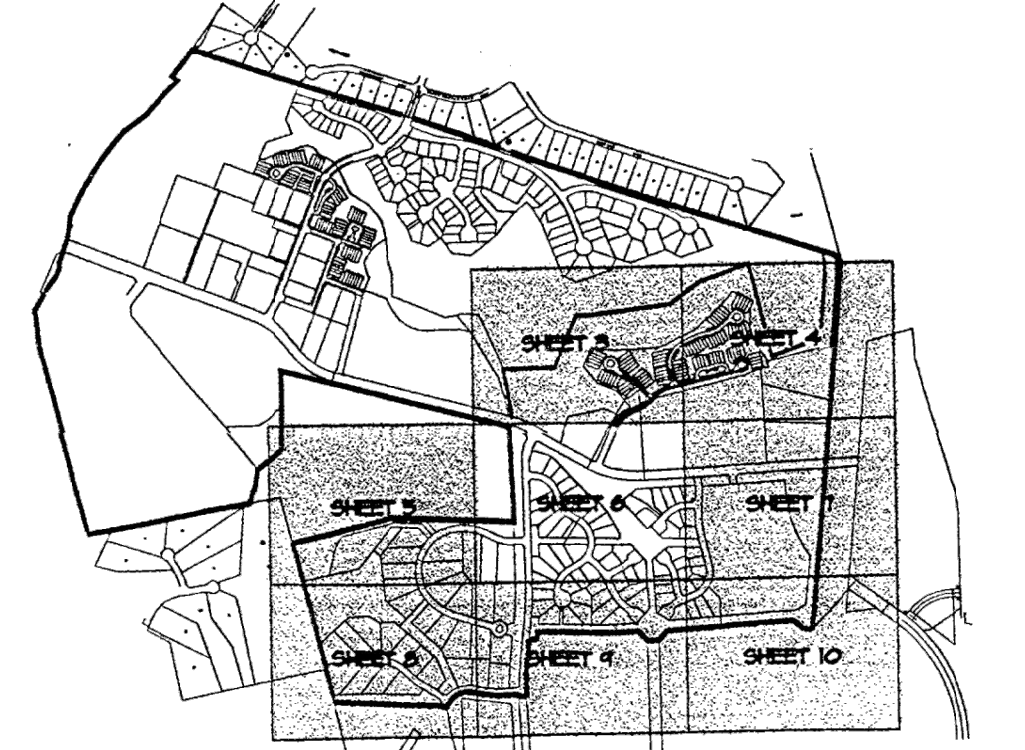
| M-NCPPC Prince George's County Planning Department Natural Resources Division APPROVAL | |
|---|-----------|
| TREE CONSERVATION PLAN | |
| TOP 11.4 / 02 - 01 | |
| Approval # | Date |
| 01 | 12/03/02 |
| 02 | 7/09/03 |
| 03 | 2/25/04 |
| 04 | 3/30/04 |
| 05 | 11/19/04 |
| 06 | 6/27/05 |
| 07 | 10/27/05 |
| 08 | 9/17/07 |
| 09 | 2/25/2025 |

| TCP SHEET 5 OF 12 | |
|-------------------|--|
| DATE | REVISIONS DESCRIPTION |
| 5/31/05 | Rev. to update reforestation areas 'A' & 'B' per GLH |
| 3/10/05 | Rev. to update areas 21 & 24 |
| 12/20/04 | Rev. to update areas 25, 27, 29 & add GLH sheets |
| 10/16/04 | Rev. to remove Roberts Property Lots |
| 3/18/03 | Rev. street grades and add house locations |
| 2/12/03 | Rev. to add grading into NE Phase II, PL One |
| DATE | BY DATE MARCH 2002 |

TREE CONSERVATION PLAN TYPE II
FOR
PARCELS 'B' THRU 'G', BLOCK 'I'
PARCEL 'A', BLOCK 'J'
LOTS 1-21, 44-49 (FORMERLY LOTS 22-35) &
PARCELS 'A' THRU 'D', BLOCK 'K'
LOTS 69-108 & PARCELS 'D', 'E', & 'F', BLOCK 'L'
(FORMERLY LOTS 1-68 & PARCELS 'A' & 'B', BLOCK 'L')
PARCEL 'A', BLOCK 'N'
AND ASSOCIATED STREETS
PHASE I, PART TWO-B
FAIRWOOD
QUEEN ANNE ELECTION DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1" = 50'
0 50 100 150

45
46



KEY MAP

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL

TREE CONSERVATION PLAN

TCP2-0004-02-07

| Approved by | | Date |
|-------------------------|-----------------|-----------|
| Initial staff signature | Johh Markovich | 12/03/02 |
| 01 revision | Johh Markovich | 7/09/03 |
| 02 revision | Johh Markovich | 2/25/04 |
| 03 revision | Johh Markovich | 3/30/04 |
| 04 revision | Johh Markovich | 11/19/04 |
| 05 revision | Kim Finch | 6/27/05 |
| 06 revision | Kim Finch | 10/27/05 |
| 07 revision | Kim Finch | 9/17/07 |
| 08 revision | <i>Mary Lee</i> | 2/25/2025 |

M-NCPPC APPROVALS

PROJECT NAME: FAIRWOOD, PHASE 1, PART 2 'B'

PROJECT NUMBER: DSP-02015

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision Listed Below Apply to This Sheet

| Approval or Revision # | Approval Date | Reviewer's Initials | Certification Date |
|------------------------|---------------|---------------------|--------------------|
| | 09/05/02 | LJM | 12/09/02 |
| 01 | 6-16-03 | S.A. | 7-3-03 |
| 13 | 6-20-05 | U.Z. | 6-24-05 |

DSP-02015/17 IMPROVED PLAN.

TREE CONSERVATION PLAN TYPE II

PARCELS 'B' THRU 'G', BLOCK 'I'

PARCEL 'A', BLOCK 'J'

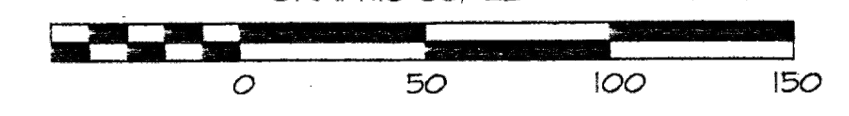
LOTS 1-21, 44-49 (FORMERLY LOTS 22-35) &
PARCELS 'A' THRU 'D', BLOCK 'K'
LOTS 69-188 & PARCELS 'D', 'E', & 'F', BLOCK 'L'
(FORMERLY LOTS 1-68 & PARCELS 'A' & 'B', BLOCK 'L')
PARCEL 'A', BLOCK 'N'

PARCEL 'A', BLOCK 'N'
AND ASSOCIATED STREETS

PHASE I, PART TWO-B
FURNACE


FAIRWOOD
QUEEN ANNE ELECTION DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1" = 50'

TCP SHEET 6 OF 12
WSSC 200 SHEET SERIES 200 NEW 11 11

WSSC 200' SHEET SERIES 208 NE-11 & 12 AND 207 NE-11 & 12

ADC MAP BK LOCATION 14 G-1

| | | | | | | |
|---|------|---------|--|----|---|--|
| 6/1/05 | DATE | 5/31/05 | Rev. to update reforestation areas 9A & 9B per GUN | MR | BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 | |
| | DATE | 3/10/05 | Rev. to updated areas 21 & 24 | KH |  BEN DYER ASSOCIATES, INC. 2002 BEN DYER ASSOCIATES, INC. PHOTO REVISION 10/05/05 RECORDED IN J-2004 | |
| | DATE | 2/10/04 | Rev. to updated areas 25, 27, 24 & add GUN sheets | KH | | |
| | DATE | 3/18/03 | Rev. street grades and add home locations | KH | SCALE 1" = 50' DRAW. NO. 54.032-Z | |
| | DATE | 2/12/03 | Rev. to add grading into NE Phase II, Pt. One | BY | | |
| Megan Reiser Qualified Professional REG. NO. 0818.05.01 | | | REVISIONS DESCRIPTION | | | |

Match Line See Sheet 5

MATCH LINE SEE SHEET 7



LEGEND

EXISTING CONTOURS

INTERIOR LOD FOR INFRASTRUCTURE CONST.

PROPOSED SEWER

PROPOSED WATER

PROPOSED STORM DRAIN

PRE-DEVELOPMENT TREE LINE

POST-DEVELOPMENT TREE LINE AND WIND PROTECTION FENCE

FLOODPLAIN EXISTING/PROPOSED

FLOODPLAIN EXISTING

FLOODPLAIN PROPOSED

FLOODPLAIN BUFFER

WATERS OF THE U.S.

WETLAND LIMITS

WETLAND BUFFER

PRIMARY MANAGEMENT AREA

TREE PROTECTION FENCE

WOODLAND REMOVAL AREA (WRA)

WOODLAND PRESERVATION AREA (WPA)

REFORESTATION AREA CREDITED TOWARDS FENCE 1 PART 1 CONSERVATION REQUIREMENTS

TREE PROTECTION SIGNAGE

WRA '2'

WPA 'A'

RA '1'



MA-7011A
BRADLEY SITE DESIGN
1010 WISCONSIN AVE. SUITE 620
WASHINGTON, DC, 20007
LSTALEY@BRADLEYSITEDESIGN.COM
202.733.1303

MATCH LINE SEE SHEET 9

| DATE | REASON FOR REVISION | QP INITIALS |
|------------|---------------------------------------|-------------|
| 01/29/2025 | Rev. to update parcel "D" School Site | LS |
| | | |
| | | |
| | | |

PRINCE GEORGE'S COUNTY, MD
TCP2 QUALIFIED PROFESSIONAL

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25
AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

REVIEWED/APPROVED BY:

| | |
|---------------------|-------------------|
| LOGAN STALEY | 01-29-2025 |
| NAME | DATE |

OWNER

ROUSE FAIRWOOD-LIMITED PARTNERSHIP
c/o THE ROUSE COMPANY
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PHONE: (410) 992-6027
Attn. AL EDWARDS

CALL MISS UTILITY
1-800-257-7777
48 hrs, Before Excavation

SUBTITLE 4, DIVISION 3 CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 4, DIVISION 3 OF THE PRINCE GEORGES COUNTY BUILDING CODE AND THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM OTHER UPHILL PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO OTHER DOWNHILL PROPERTIES HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES, EXCEPT AREAS THAT HAVE A LESS THAN 2.0% SLOPE AS DELINEATED ON PLAN.

M-NCPPC
Prince George's County Planning Department
Natural Resources Division

APPROVAL

TREE CONSERVATION PLAN

TCP # X-4-82-01

Approved by _____

| | | |
|----|--------------------|----------|
| 01 | John Markovich | 12/23/02 |
| 02 | John Markovich | 1/23/03 |
| 02 | John Markovich | 2/23/04 |
| 03 | John Markovich | 3/30/04 |
| 04 | John Markovich | 7/14/04 |
| 05 | <i>[Signature]</i> | 6/25/06 |
| 06 | <i>[Signature]</i> | 10/27/06 |

By the OTC _____

DATE FILED _____

El Finca 8/27/05

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 6

SEE GLN SHEET 1 OF 2

MATCH LINE SEE SHEET 10

| LEGEND | |
|---------------------------------------|-----|
| EXISTING CONTOURS | --- |
| INTERIM LOT FOR INFRASTRUCTURE CONST. | --- |
| LIMITS OF D.S.P. | --- |
| PROPOSED SEWER | --- |
| PROPOSED WATER | --- |
| PROPOSED STORM DRAIN | --- |
| PRE-DEVELOPMENT TREE LINE | --- |
| POST-DEVELOPMENT TREE LINE | --- |
| FLOODPLAIN, EXISTING/PROPOSED | --- |
| FLOODPLAIN, EXISTING | --- |
| FLOODPLAIN, PROPOSED | --- |
| FLOODPLAIN BUFFER | --- |

| MATERIALS OF THE U.S. | |
|---|-----|
| KETLAND LIMITS | --- |
| NETLAND BUFFER | --- |
| PRIMARY MANAGED-ENT AREA | --- |
| TREE PROTECTION FENCE | --- |
| WOODLAND REMOVAL AREA (WRA) | --- |
| WOODLAND PRESERVATION AREA (WPA) | --- |
| REFORESTATION AREA CREDITED TOWARDS PHASE I, PART TWO CONSERVATION REQUIREMENTS | --- |
| TREE PROTECTION SIGNAGE | --- |

CALL MISS UTILITY
1-800-257-7111
48 hrs, Before Excavation

OWNER
ROUSE FAIRWOOD LIMITED PARTNERSHIP
c/o THE ROUSE COMPANY
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PHONE: (410) 942-6021
Attn: AL EDWARDS

SUBTITLE 4, DIVISION 3 CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 4, DIVISION 3 OF THE PRINCE GEORGE'S COUNTY BUILDING CODE AND THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM OTHER UPHILL PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO OTHER DOWNHILL PROPERTIES HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES, EXCEPT AREAS THAT HAVE A LESS THAN 2.0% SLOPE AS DELINEATED ON PLAN.

| DATE | REASON FOR REVISION | QP INITIALS |
|------------|---------------------------------------|-------------|
| 01/29/2025 | Rev. to update parcel 'D' School Site | LS |
| | | |
| | | |
| | | |

| M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL | | |
|---|----------------|-----------|
| TREE CONSERVATION PLAN TCP2-0004-02-07 | | |
| Approved by | Johh Markovich | Date |
| Initial staff signature | Johh Markovich | 12/03/02 |
| 01 revision | Johh Markovich | 7/09/03 |
| 02 revision | Johh Markovich | 2/25/04 |
| 03 revision | Johh Markovich | 3/30/04 |
| 04 revision | Johh Markovich | 11/19/04 |
| 05 revision | Kim Finch | 6/27/05 |
| 06 revision | Kim Finch | 10/27/05 |
| 07 revision | Kim Finch | 9/17/07 |
| 08 revision | Mary Lee | 2/25/2025 |

| M-NCPPC Prince George's County Planning Department Natural Resources Division APPROVAL | |
|---|-----------|
| TREE CONSERVATION PLAN TCP II 24/02-01 | |
| Approved by | DATE |
| John Markovich | 12/03/02 |
| John Markovich | 11/04/03 |
| John Markovich | 2/25/04 |
| John Markovich | 3/30/04 |
| John Markovich | 11/19/04 |
| John Markovich | 6/27/05 |
| John Markovich | 10/27/05 |
| John Markovich | 9/17/07 |
| John Markovich | 2/25/2025 |

PRINCE GEORGE'S COUNTY, MD
TCP2 QUALIFIED PROFESSIONAL
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.
REVIEWED/APPROVED BY:
LOGAN STALEY
NAME
01-29-2025
DATE



BRADLEY SITE DESIGN
1010 WISCONSIN AVE. SUITE 620
WASHINGTON, DC 20007
LSTALEY@BRADLEYSITEDSIGN.COM
202.733.1303

| M-NCPPC APPROVALS | | | |
|--|---------------|-----------------|--------------------|
| PROJECT NAME: FAIRWOOD, PHASE I, PART 2 'B' | | | |
| PROJECT NUMBER: DSP-02015 | | | |
| For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision Listed Below Apply to This Sheet | | | |
| Approval or Revision # | Approval Date | Reviewer's Name | Certification Code |
| 01 | 6-16-03 | S.A. | 3-3-03 |
| 13 | 6-20-05 | L.S. | 6-24-05 |

DSP-02015/17
TREE CONSERVATION PLAN TYPE II
FOR
PARCELS 'B' THRU 'G', BLOCK 'I'
PARCEL 'A', BLOCK 'J'
LOTS 1-21, 44-49 (FORMERLY LOTS 22-35) &
PARCELS 'A' THRU 'D', BLOCK 'K'
LOTS 69-100 & PARCELS 'D', 'E', & 'F', BLOCK 'L'
(FORMERLY LOTS 1-60 & PARCELS 'A' & 'B', BLOCK 'L')
PARCEL 'A', BLOCK 'N'
AND ASSOCIATED STREETS
PHASE I, PART TWO-B
FAIRWOOD
QUEEN ANNE ELECTION DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

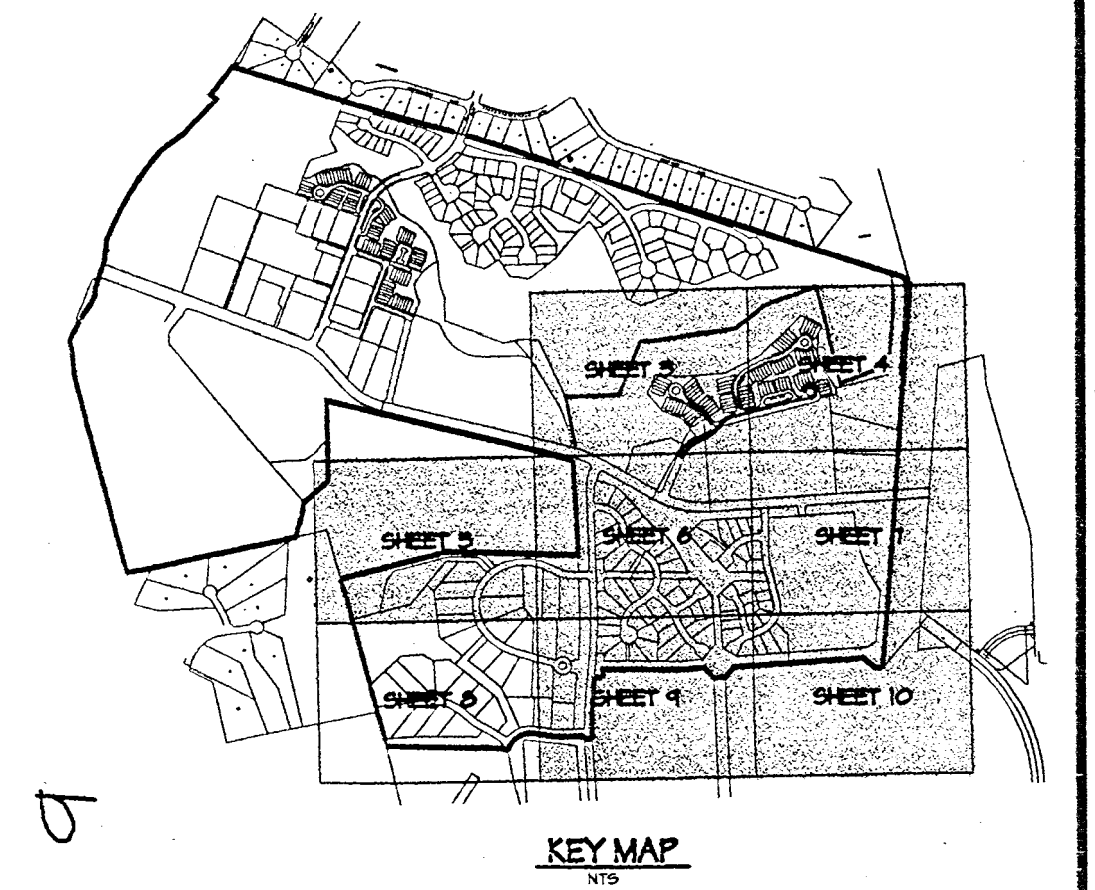
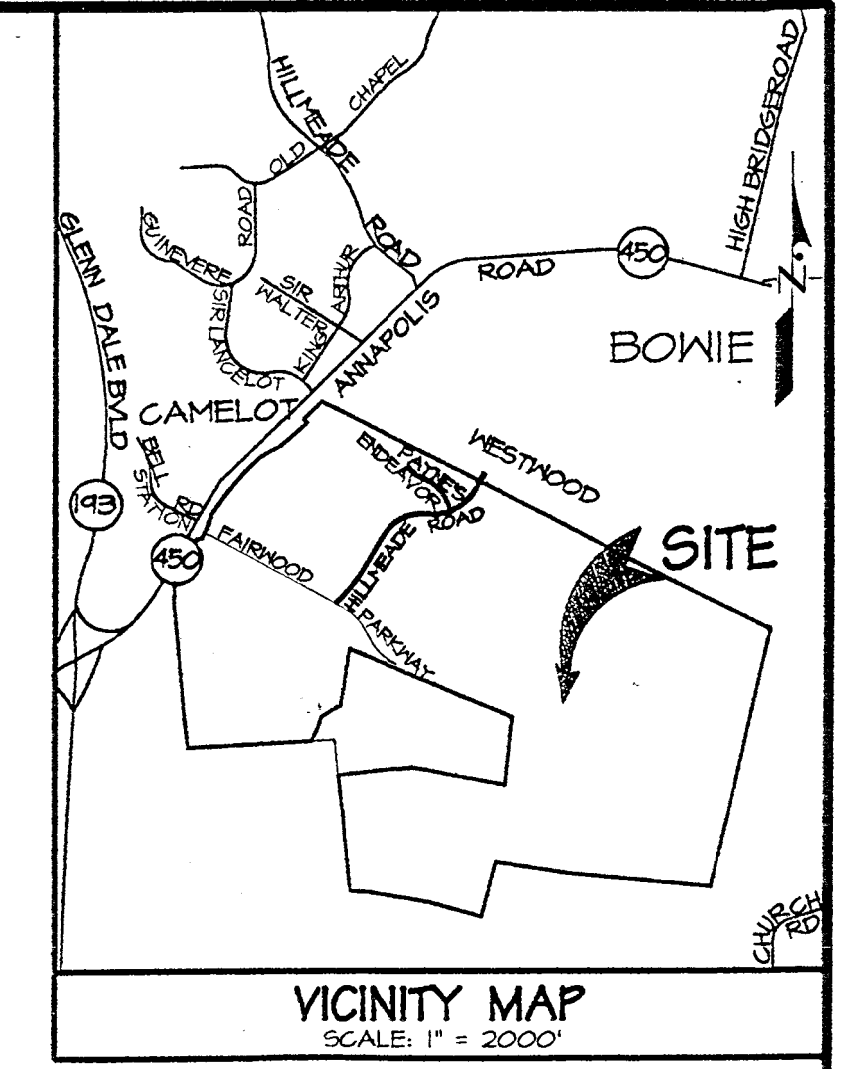
GRAPHIC SCALE 1" = 50'
0 50 100 150

TCP SHEET 7 OF 12
MDC 2007 SHEET SERIES 200 NE-11 & 12 AND 201 NE-11 & 12
ADP MAP BK LOCATION 14-64

| DATE | REVISIONS DESCRIPTION | BY | DATE |
|----------|--|-----|----------|
| 6/7/05 | | | |
| 5/31/05 | Rev. to update reforestation areas 9A & 9B per GLN | MJR | 5/31/05 |
| 3/10/05 | Rev. to update areas 27 & 29 | MJR | 3/10/05 |
| 12/20/04 | Rev. to update areas 25, 27, 29 & add GLN sheets | KH | 12/20/04 |

10711 WOODMOOR ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20701
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
COPYRIGHT © 2002 BEN DYER ASSOCIATES, INC.
J-42084
SCALE 1" = 50'
DATE MARCH 2002
54.033-Z

MATCH LINE SEE SHEET 5

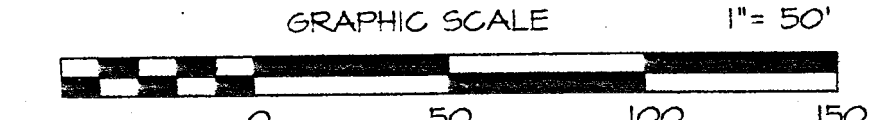


MATCH LINE SEE SHEET 9

| M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL | | |
|---|----------------|-----------|
| TREE CONSERVATION PLAN | | |
| TCP2-0004-02-07 | | |
| Approved by | | Date |
| Initial staff signature | Johh Markovich | 12/03/02 |
| 01 revision | Johh Markovich | 7/09/03 |
| 02 revision | Johh Markovich | 2/25/04 |
| 03 revision | Johh Markovich | 3/30/04 |
| 04 revision | Johh Markovich | 11/19/04 |
| 05 revision | Kim Finch | 6/27/05 |
| 06 revision | Kim Finch | 10/27/05 |
| 07 revision | Kim Finch | 9/17/07 |
| 08 revision | Mary Rea | 2/25/2005 |

| M-NCPPC APPROVALS | | | |
|--|---------------|---------------------|--------------------|
| PROJECT NAME: FAIRWOOD, PHASE I, PART 2 'B' | | | |
| PROJECT NUMBER: DSP-02015 | | | |
| For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision Listed Below Apply to This Sheet. | | | |
| Approval # | Approval Date | Reviewer's Initials | Certification Date |
| 01 | 6/16/03 | S.A. | 7/3/03 |
| 13 | 6/20/05 | H.C. | 6/24/05 |

DSP-02015/7 APPROVED PLAN
TREE CONSERVATION PLAN TYPE II
FOR
PARCELS 'B' THRU 'G', BLOCK 'I'
PARCEL 'A', BLOCK 'J'
LOTS 1-21, 44-49 (FORMERLY LOTS 22-35) &
PARCELS 'A' THRU 'D', BLOCK 'K'
LOTS 64-188 & PARCELS 'D', 'E', & 'F', BLOCK 'L'
(FORMERLY LOTS 1-68 & PARCELS 'A' & 'B', BLOCK 'L')
PARCEL 'A', BLOCK 'N'
AND ASSOCIATED STREETS
PHASE I, PART TWO-B
FAIRWOOD
QUEEN ANNE ELECTION DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



- LEGEND**
- EXISTING CONTOURS
 - INTERIM LOD FOR INFRASTRUCTURE CONST.
 - LIMITS OF D.S.P.
 - PROPOSED SEWER
 - PROPOSED WATER
 - PROPOSED STORM DRAIN
 - PRE-DEVELOPMENT TREE LINE
 - POST-DEVELOPMENT TREE LINE AND TREE PROTECTION FENCE
 - FLOODPLAIN EXISTING/PROPOSED
 - FLOODPLAIN EXISTING
 - FLOODPLAIN PROPOSED
 - WATERS OF THE U.S.
 - WETLAND LIMITS
 - WETLAND BUFFER
 - PRIMARY MANAGEMENT AREA
 - TREE PROTECTION FENCE
 - WOODLAND REMOVAL AREA (WRA)
 - WOODLAND PRESERVATION AREA (WPA)
 - REFORESTATION AREA CREDITED TOWARDS PHASE I, PART TWO CONSERVATION REQUIREMENTS
 - TREE PROTECTION SIGNAGE
 - WRA '2'
 - WPA 'A'
 - RA '1'

CALL MISS UTILITY
1-800-257-7777
48 hrs. Before Excavation

OWNER
ROUSE FAIRWOOD LIMITED PARTNERSHIP
c/o THE ROUSE COMPANY
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PHONE: (410) 992-6027
Attn: AL EDWARDS

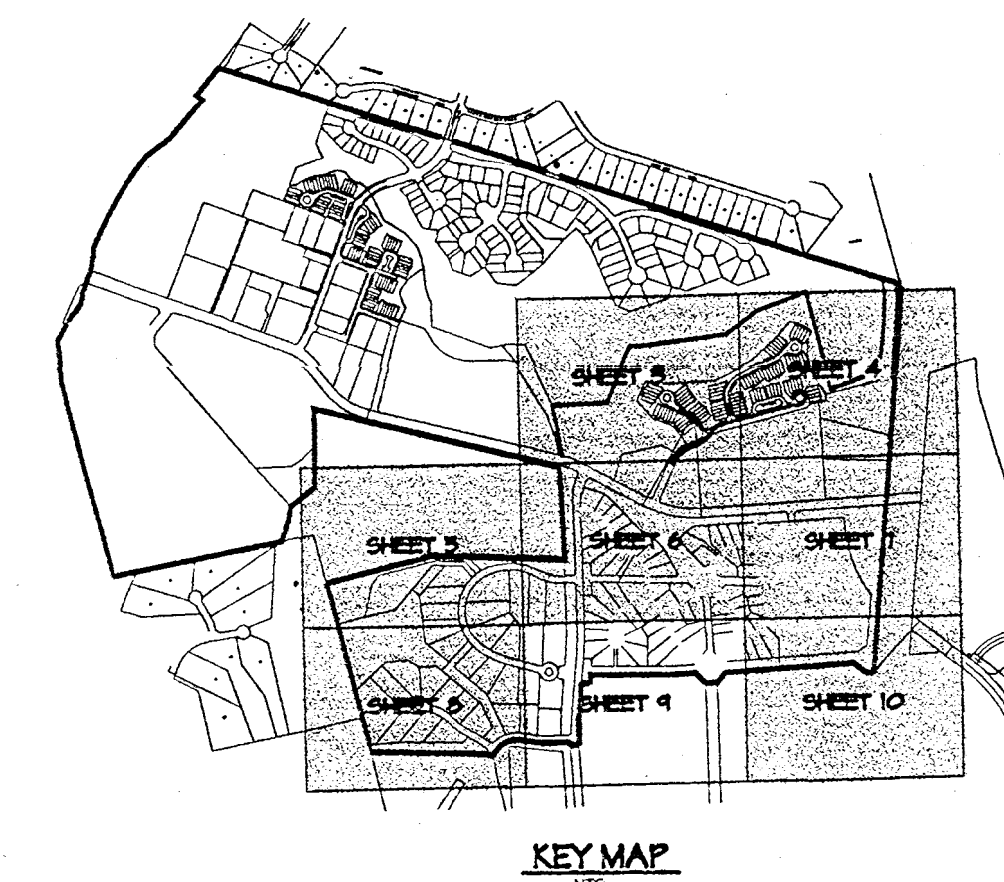
SUBTITLE 4, DIVISION 3 CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 4, DIVISION 3 OF THE PRINCE GEORGE'S COUNTY BUILDING CODE AND THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM OTHER UPHILL PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO OTHER DOWNHILL PROPERTIES HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES, EXCEPT AREAS THAT HAVE A LESS THAN 2.0% SLOPE AS DELINEATED ON PLAN.

| M-NCPPC Prince George's County Planning Department Natural Resources Division APPROVAL | |
|---|-----------|
| TREE CONSERVATION PLAN | |
| TOP II / 4 / 02 - 01 | |
| Approval # | DATE |
| 01 | 12/03/02 |
| 02 | 7/09/03 |
| 03 | 2/25/04 |
| 04 | 3/30/04 |
| 05 | 11/19/04 |
| 06 | 6/27/05 |
| 07 | 10/27/05 |
| 08 | 9/17/07 |
| 09 | 2/25/2005 |

| TCP SHEET 8 OF 12 | | | |
|--|----------|---|-----|
| NSCC 2002 SHEET SERIES 208 NE-II # 12 AND 201 NE-II # 12 | | | |
| ADG MAP BK LOCATION 14 G-1 | | | |
| DATE | DATE | REVISIONS DESCRIPTION | BY |
| 6/1/05 | 5/3/05 | Rev. to update reforestation areas RA & RB per 6LKH | MRS |
| | 3/10/05 | Rev. to update areas 21 & 24 | MRS |
| | 12/20/04 | Rev. to update areas 25, 21, 24 & add 6LKH sheets | KH |
| | 3/26/04 | Rev. clearing & reforestation areas at pond 6A | KH |
| | 3/18/03 | Rev. street grades and add house locations | KH |
| | 2/12/03 | Rev. to add grading into NE Phase II, Pt. One | KH |
| | | Rev. to add grading into NE Phase II, Pt. One | KH |
| | | Rev. to add grading into NE Phase II, Pt. One | KH |


45
46

MATCH LINE SEE SHEET 8



| M-NCPPG APPROVALS | | | |
|--|------------------|------------------------|-----------------------|
| PROJECT NAME: FAIRWOOD, PHASE I, PART 2 'B' | | | |
| PROJECT NUMBER: DSP-02015 | | | |
| For Conditions of Approval use Site Plan Cover Sheet or Approval Sheet. Reviewer Listed Below Apply to This Sheet. | | | |
| Approval or Selection # | Approval Date | Reviewer's Initials | Certification Date |
| | 04/05/02 | LJA | 12/04/02 |
| 01 | 6-16-03 | S.A. | 7-3-03 |
| 03 | 6-20-03 | 11-Z | 6-24-03 |

GRAPHIC SCALE 1" = 50'



A horizontal graphic scale bar with alternating black and white segments. Below the bar are numerical markings at 0, 50, 100, and 150.

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------|--|---|--|----|--|-----|--|-----|--|-----|--|-----|--|-----|--|-----|--|-----|--|-----|--|-----|--|-----|--|-----|--|-----|--|-----|--|-----|--|-----|--|-----|--|-----|--|-----|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|-------|--|
| TGP SHEET # 9 OF 12 | | 0 | | 50 | | 100 | | 150 | | 200 | | 250 | | 300 | | 350 | | 400 | | 450 | | 500 | | 550 | | 600 | | 650 | | 700 | | 750 | | 800 | | 850 | | 900 | | 950 | | 1000 | | 1050 | | 1100 | | 1150 | | 1200 | | 1250 | | 1300 | | 1350 | | 1400 | | 1450 | | 1500 | | 1550 | | 1600 | | 1650 | | 1700 | | 1750 | | 1800 | | 1850 | | 1900 | | 1950 | | 2000 | | 2050 | | 2100 | | 2150 | | 2200 | | 2250 | | 2300 | | 2350 | | 2400 | | 2450 | | 2500 | | 2550 | | 2600 | | 2650 | | 2700 | | 2750 | | 2800 | | 2850 | | 2900 | | 2950 | | 3000 | | 3050 | | 3100 | | 3150 | | 3200 | | 3250 | | 3300 | | 3350 | | 3400 | | 3450 | | 3500 | | 3550 | | 3600 | | 3650 | | 3700 | | 3750 | | 3800 | | 3850 | | 3900 | | 3950 | | 4000 | | 4050 | | 4100 | | 4150 | | 4200 | | 4250 | | 4300 | | 4350 | | 4400 | | 4450 | | 4500 | | 4550 | | 4600 | | 4650 | | 4700 | | 4750 | | 4800 | | 4850 | | 4900 | | 4950 | | 5000 | | 5050 | | 5100 | | 5150 | | 5200 | | 5250 | | 5300 | | 5350 | | 5400 | | 5450 | | 5500 | | 5550 | | 5600 | | 5650 | | 5700 | | 5750 | | 5800 | | 5850 | | 5900 | | 5950 | | 6000 | | 6050 | | 6100 | | 6150 | | 6200 | | 6250 | | 6300 | | 6350 | | 6400 | | 6450 | | 6500 | | 6550 | | 6600 | | 6650 | | 6700 | | 6750 | | 6800 | | 6850 | | 6900 | | 6950 | | 7000 | | 7050 | | 7100 | | 7150 | | 7200 | | 7250 | | 7300 | | 7350 | | 7400 | | 7450 | | 7500 | | 7550 | | 7600 | | 7650 | | 7700 | | 7750 | | 7800 | | 7850 | | 7900 | | 7950 | | 8000 | | 8050 | | 8100 | | 8150 | | 8200 | | 8250 | | 8300 | | 8350 | | 8400 | | 8450 | | 8500 | | 8550 | | 8600 | | 8650 | | 8700 | | 8750 | | 8800 | | 8850 | | 8900 | | 8950 | | 9000 | | 9050 | | 9100 | | 9150 | | 9200 | | 9250 | | 9300 | | 9350 | | 9400 | | 9450 | | 9500 | | 9550 | | 9600 | | 9650 | | 9700 | | 9750 | | 9800 | | 9850 | | 9900 | | 9950 | | 10000 | |
| TGP SHEET # 9 OF 12 | | 0 | | 50 | | 100 | | 150 | | 200 | | 250 | | 300 | | 350 | | 400 | | 450 | | 500 | | 550 | | 600 | | 650 | | 700 | | 750 | | 800 | | 850 | | 900 | | 950 | | 1000 | | 1050 | | 1100 | | 1150 | | 1200 | | 1250 | | 1300 | | 1350 | | 1400 | | 1450 | | 1500 | | 1550 | | 1600 | | 1650 | | 1700 | | 1750 | | 1800 | | 1850 | | 1900 | | 1950 | | 2000 | | 2050 | | 2100 | | 2150 | | 2200 | | 2250 | | 2300 | | 2350 | | 2400 | | 2450 | | 2500 | | 2550 | | 2600 | | 2650 | | 2700 | | 2750 | | 2800 | | 2850 | | 2900 | | 2950 | | 3000 | | 3050 | | 3100 | | 3150 | | 3200 | | 3250 | | 3300 | | 3350 | | 3400 | | 3450 | | 3500 | | 3550 | | 3600 | | 3650 | | 3700 | | 3750 | | 3800 | | 3850 | | 3900 | | 3950 | | 4000 | | 4050 | | 4100 | | 4150 | | 4200 | | 4250 | | 4300 | | 4350 | | 4400 | | 4450 | | 4500 | | 4550 | | 4600 | | 4650 | | 4700 | | 4750 | | 4800 | | 4850 | | 4900 | | 4950 | | 5000 | | 5050 | | 5100 | | 5150 | | 5200 | | 5250 | | 5300 | | 5350 | | 5400 | | 5450 | | 5500 | | 5550 | | 5600 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | | |
|-----------------------------|------------------|---|--|
| | | M-NCRRP | |
| Pierce | | Georgia's County Planning Department/ Natural Resources Division | |
| APPROVAL | | | |
| TREE CONSERVATION PLAN | | | |
| <u>TOP II / 4 / 02 - 01</u> | | | |
| Approved by | | DATE | |
| John Markovich | | 12/03/02 | |
| 01 | John Markovich | 7/04/03 | |
| 02 | John Markovich | 2/26/04 | |
| 03 | John Markovich | 3/02/04 | |
| 04 | John Markovich | 9/04/04 | |
| 05 | <i>L.P. Mch.</i> | 5/17/04 | |
| 06 | <i>L.P. Mch.</i> | 10/12/04 | |
| 07 | <i>L.P. Mch.</i> | 9/17/07 | |

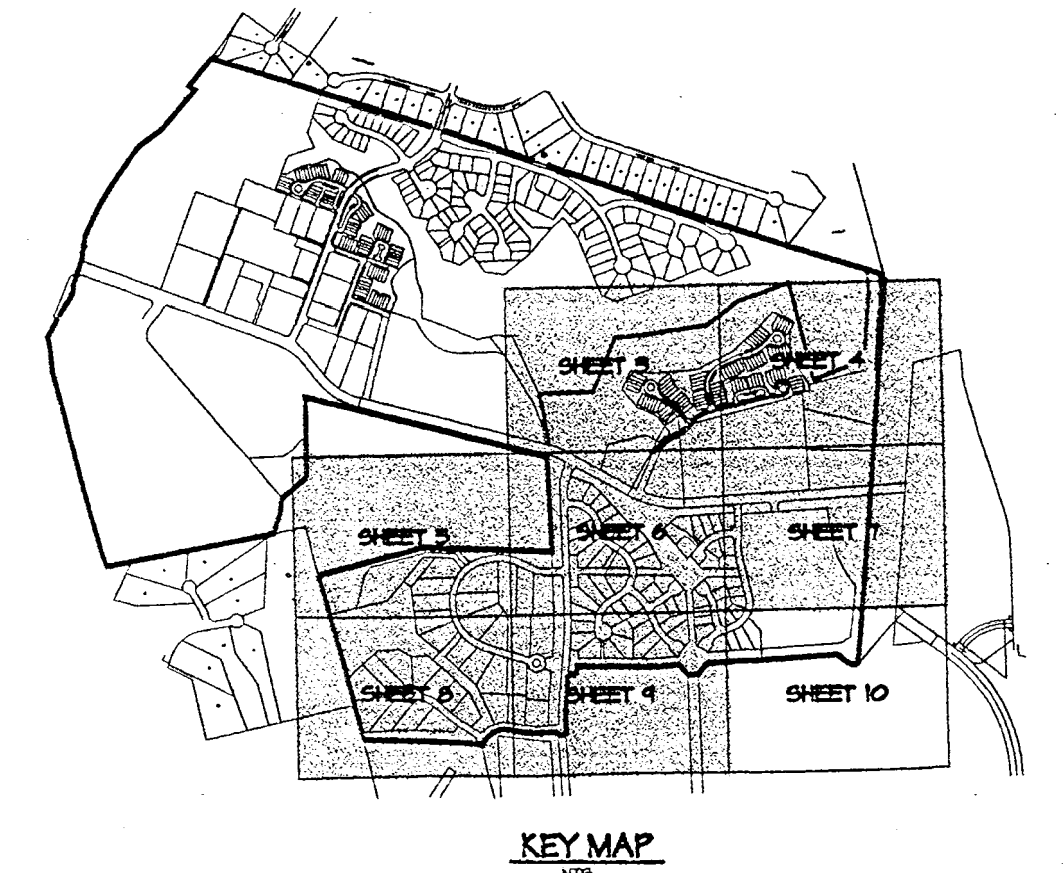
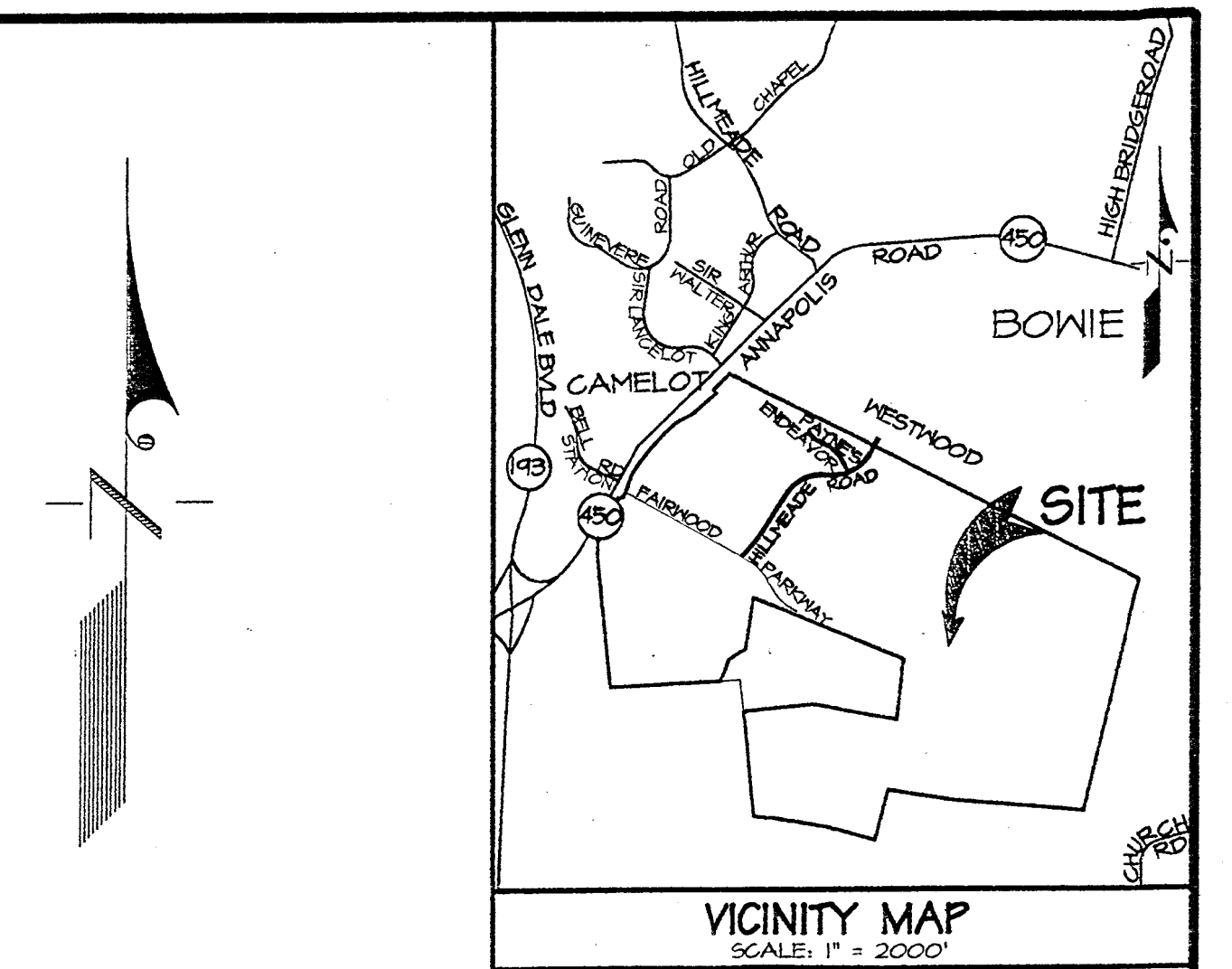
I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 4, DIVISION 3 OF THE PRINCE GEORGES COUNTY BUILDING CODE AND THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM OTHER UPHILL PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO OTHER DOWNHILL PROPERTIES HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES, EXCEPT AREAS THAT HAVE A LESS THAN 2.0% SLOPE AS DELINEATED ON PLAN.

CALL MISS UTILITY
1-800-257-7777
48 hrs. Before Excavation

LEGEND

| | | |
|---|--|------|
| EXISTING CONTOURS | | 75 |
| INTERIM LOD FOR INFRASTRUCTURE CONST. | | |
| LIMITS OF D.S.P. | | |
| PROPOSED SEWER | | |
| PROPOSED WATER | | |
| PROPOSED STORM DRAIN | | |
| PRE-DEVELOPMENT TREE LINE | | |
| POST-DEVELOPMENT TREE LINE AND TREE PROTECTION FENCE | | |
| FLOODPLAIN, EXISTING/PROPOSED | | FFP |
| FLOODPLAIN, EXISTING | | EFFP |
| FLOODPLAIN, PROPOSED | | FFP |
| FLOODPLAIN BUFFER | | FB |
| WATERS OF THE U.S. | | WE |
| WETLAND LIMITS | | WL |
| WETLAND BUFFER | | WB |
| PRIMARY MANAGEMENT AREA | | PM |
| TREE PROTECTION FENCE | | TRP |
| WOODLAND REMOVAL AREA (WRA) | | |
| WOODLAND PRESERVATION AREA (WPA) | | |
| REFORESTATION AREA CREDITED TOWARDS PHASE I, PART 2 CONSERVATION REQUIREMENTS | | |
| TREE PROTECTION SIGNAGE | | |

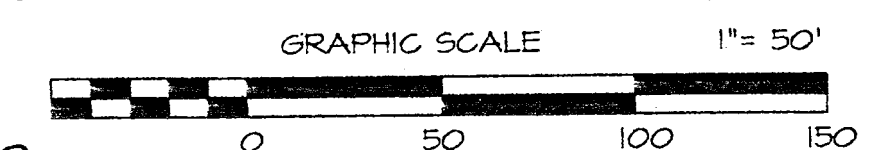
MATCH LINE SEE SHEET 9



| | | |
|--|-----------------|-----------|
| M-NCPPC | | |
| Prince George's County Planning Department | | |
| Environmental Planning Section | | |
| APPROVAL | | |
| TREE CONSERVATION PLAN | | |
| TCP2-0004-02-07 | | |
| Approved by | | Date |
| Initial staff signature | Johh Markovich | 12/03/02 |
| 01 revision | Johh Markovich | 7/09/03 |
| 02 revision | Johh Markovich | 2/25/04 |
| 03 revision | Johh Markovich | 3/30/04 |
| 04 revision | Johh Markovich | 11/19/04 |
| 05 revision | Kim Finch | 6/27/05 |
| 06 revision | Kim Finch | 10/27/05 |
| 07 revision | Kim Finch | 9/17/07 |
| 08 revision | <i>Mary Pea</i> | 2/25/2025 |

| M-NCPPC APPROVALS | | | |
|--|------------------|------------------------|-----------------------|
| PROJECT NAME: FAIRMWOOD, PHASE 1, PART 2 'B' | | | |
| PROJECT NUMBER: DSP-02015 | | | |
| For Conditions of Approval see SBA Plan Cover Sheet or Approval Sheet. Revision Labels Below Apply to This Sheet | | | |
| Approval of Revision # | Approval Date | Reviewer's Initials | Certification Date |
| 01 | 04/06/05 | L.H. | 12/04/05 |
| 2 | 6/16/05 | S.A. | 7/3/05 |
| | 6/28/05 | 11/2 | 6/24/05 |

TREE CONSERVATION PLAN TYPE II
FOR
 PARCELS 'B' THRU 'G', BLOCK 'I'
 PARCEL 'A', BLOCK 'J'
 LOTS 1-21, 44-49 (FORMERLY LOTS 22-35) &
 PARCELS 'A' THRU 'D', BLOCK 'K'
 LOTS 69-188 & PARCELS 'D', 'E', & 'F', BLOCK 'L'
 (FORMERLY LOTS 1-68 & PARCELS 'A' & 'B', BLOCK 'L')
 PARCEL 'A', BLOCK 'N'
 AND ASSOCIATED STREETS
 PHASE I, PART TWO-B
FAIRWOOD
QUEEN ANNE ELECTION DISTRICT No. 7
 PRINCE GEORGE'S COUNTY, MARYLAND



TCP SHEET 10 OF 12

| | | | |
|--|--|--|---|
| WISC 2000 SHEET SEQUENCES 208 NE-11 & 12 AND 207 NE-11 & 12 | | ADP MAP BK LOCATION 14-61 | |
| 6/21/05 DATE | | 1751 WOODBINE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20711 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE 202 432-2000 COPYRIGHT © 2002 BEN DYER ASSOCIATES, INC. | |
| 5/31/05 | Rev. to update reforestation areas 9A & 1B per GJH | MR | |
| 3/10/05 | Rev. to updated areas 21 & 21 | | |
| 12/20/04 | Rev. to update areas 25, 21, 21 & add GJH sheets | MR | DRAWN BY DESIGNED BY SCALE 1" = 50' DATE MARCH 2002 J-2084 |
| 3/8/03 | Rev. street grades and add house locations | RY | DATE 54.036-Z REVISIONS DESCRIPTION |
| Wagon Repair Qualified Professional Signature of Professional | | | |

DISTANCE CONTOURS

INTERIOR LEAD FOR
INFRASTRUCTURE CONST.
LIMITS OF D.S.P.

PROPOSED SEWER

PROPOSED WATER

PROPOSED STORM DRAIN

PRE-DEVELOPMENT TREE LINE

POST-DEVELOPMENT TREE LINE
AND TREE PROTECTION FENCE

FLOODPLAIN EXISTING/PROPOSED

FLOODPLAIN EXISTING

FLOODPLAIN PROPOSED

FLOODPLAIN BUFFER

WATERS OF THE U.S.

WETLAND LIMITS

WETLAND BUFFER

PRIMARY MANAGEMENT AREA





UNDESIRABLE LAND

WOODLAND REMOVAL
AREA (WRA)

WOODLAND PRESERVATION
AREA (WPA)

REFORESTATION AREA CREDITED
TOWARDS PHASE I, PART TWO
CONSERVATION REQUIREMENTS

TREE PROTECTION SIGNAGE

 WPA '2'
 WPA 'A'
 RA 'I'


CALL MISS UTILITY
1-800-257-7777
48 hrs. Before Excavation

OWNER

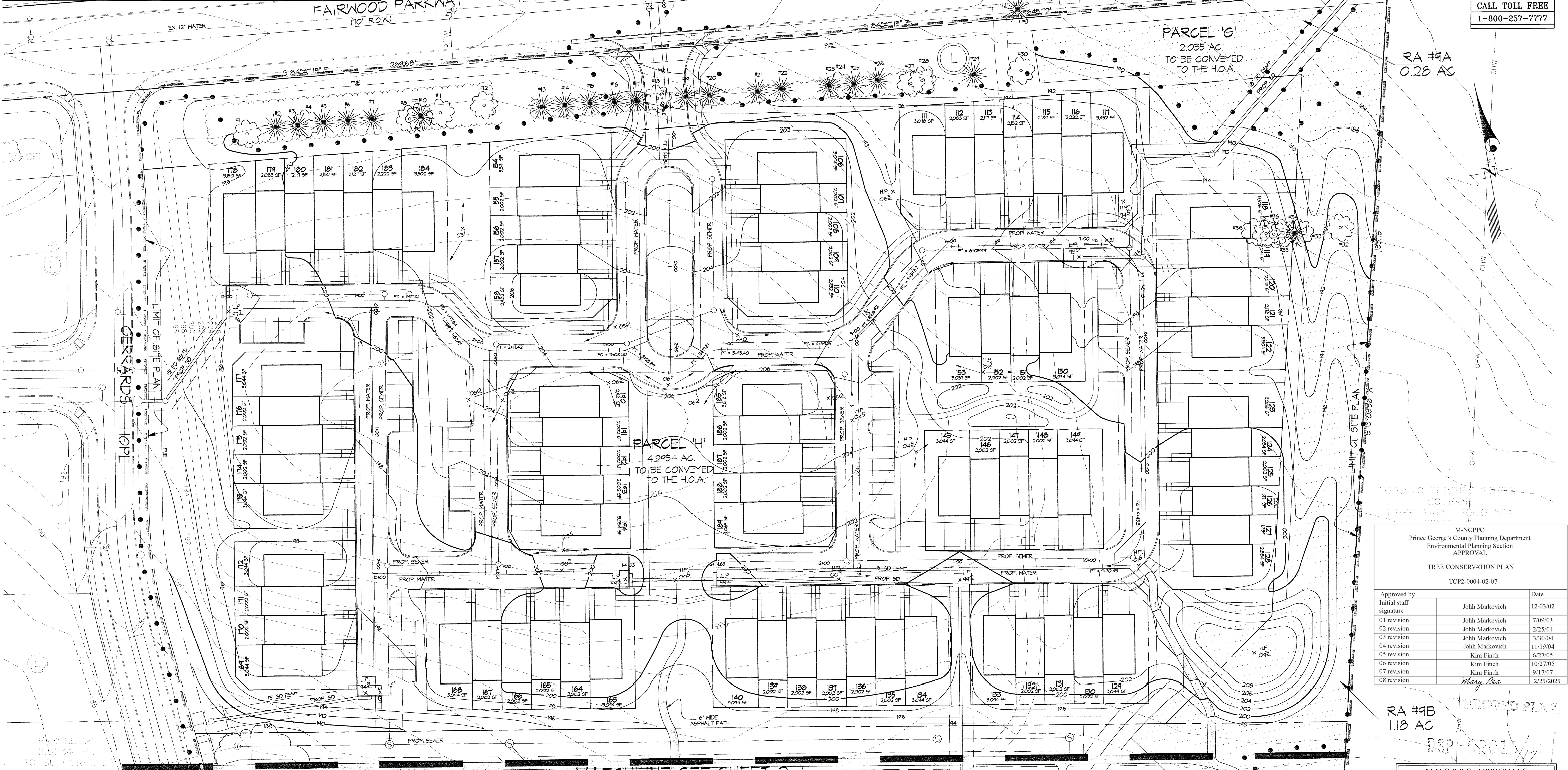
ROUSE FAIRWOOD LIMITED PARTNERSHIP
c/o THE ROUSE COMPANY
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PHONE: (410) 992-6027
Attn. AL EDWARDS

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 4, DIVISION 3 OF THE PRINCE GEORGES COUNTY BUILDING CODE AND THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM OTHER UPHILL PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO OTHER DOWNHILL PROPERTIES HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES, EXCEPT AREAS THAT HAVE A LESS THAN 2.0% SLOPE AS DELINEATED ON PLAN.

| | | |
|---|------------------------|----------|
| M-NCPPC | | |
| Principals: George's County Planning Department Natural Resources Division | | |
| APPROVAL | | |
| TREE CONSERVATION PLAN | | |
| PROJECT NO. <u>7-4-02-01</u> | | |
| | Approved By: | DATE |
| 01 | John Markovitch | 12/09/02 |
| | John Markovitch | 7/04/03 |
| 02 | John Markovitch | 2/25/04 |
| 03 | John Markovitch | 3/30/04 |
| 04 | John Markovitch | 10/04/04 |
| 05 | <i>John Markovitch</i> | 10/21/05 |
| 06 | <i>John Markovitch</i> | 9/11/07 |

 $\frac{45}{16}$

| SIGNIFICANT/SPECIMEN TREE LIST | | | | | SIGNIFICANT/SPECIMEN TREE LIST | | | | |
|--------------------------------|------------------|------------------------------|----------|-----------|--------------------------------|------------------|------------------------------|----------|-----------|
| Number | Common Name | Species Name | DBH (in) | Condition | Number | Common Name | Species Name | DBH (in) | Condition |
| 1 | Sycamore | <i>Platanus occidentalis</i> | 30 (4X) | Good | 19 | Eastern Redcedar | <i>Juniperus virginiana</i> | 15 | Good |
| 2 | Eastern Redcedar | <i>Juniperus virginiana</i> | 18 | Good | 20 | Eastern Redcedar | <i>Juniperus virginiana</i> | 15 | Good |
| 3 | Eastern Redcedar | <i>Juniperus virginiana</i> | 12 | Good | 21 | Eastern Redcedar | <i>Juniperus virginiana</i> | 30 | Good |
| 4 | Eastern Redcedar | <i>Juniperus virginiana</i> | 36 (2X) | Good | 22 | Eastern Redcedar | <i>Juniperus virginiana</i> | 24 | Good |
| 5 | Eastern Redcedar | <i>Juniperus virginiana</i> | 36 | Good | 23 | Eastern Redcedar | <i>Juniperus virginiana</i> | 24 | Good |
| 6 | Eastern Redcedar | <i>Juniperus virginiana</i> | 36 | Good | 24 | Sycamore | <i>Platanus occidentalis</i> | 36 | Good |
| 7 | Eastern Redcedar | <i>Juniperus virginiana</i> | 24 | Good | 25 | Eastern Redcedar | <i>Juniperus virginiana</i> | 12 | Good |
| 8 | Sycamore | <i>Platanus occidentalis</i> | 30 (2X) | Good | 26 | Eastern Redcedar | <i>Juniperus virginiana</i> | 24 | Good |
| 9 | Sycamore | <i>Platanus occidentalis</i> | 12 | Good | 27 | Sycamore | <i>Platanus occidentalis</i> | 24 | Good |
| 10 | Eastern Redcedar | <i>Juniperus virginiana</i> | 10 | Good | 28 | Sycamore | <i>Platanus occidentalis</i> | 30 (4X) | Good |
| 11 | Sycamore | <i>Platanus occidentalis</i> | 30 (2X) | Good | 29 | Sycamore | <i>Platanus occidentalis</i> | 23 | Good |
| 12 | Sycamore | <i>Platanus occidentalis</i> | 30 (2X) | Good | 30 | Sycamore | <i>Platanus occidentalis</i> | 18 | Fair |
| 13 | Eastern Redcedar | <i>Juniperus virginiana</i> | 24 | Good | 31 | Eastern Redcedar | <i>Juniperus virginiana</i> | 15 | Good |
| 14 | Eastern Redcedar | <i>Juniperus virginiana</i> | 21 (2X) | Good | 32 | Sycamore | <i>Platanus occidentalis</i> | 50 | Good |
| 15 | Eastern Redcedar | <i>Juniperus virginiana</i> | 21 (2X) | Good | 33 | Red Maple | <i>Acer Rubrum</i> | 18 | Fair |
| 16 | Eastern Redcedar | <i>Juniperus virginiana</i> | 21 | Good | 34 | Eastern Redcedar | <i>Juniperus virginiana</i> | 18 | Good |
| 17 | Eastern Redcedar | <i>Juniperus virginiana</i> | 18 (2X) | Good | 35 | Cherry | <i>Prunus spp.</i> | 30 | Poor |
| 18 | Sycamore | <i>Platanus occidentalis</i> | 30 (2X) | Good | 36 | Cherry | <i>Prunus spp.</i> | 30 | Poor |
| | | | | | 37 | Cherry | <i>Prunus spp.</i> | 37 | Poor |
| | | | | | 38 | Cherry | <i>Prunus spp.</i> | 48 | Poor/Dead |
| * TO BE REMOVED | | | | | | | | | |



48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center

MEMBER
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
1-800-257-7777

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL

TREE CONSERVATION PLAN
TCP2-0004-02-07

| Approved by | Date |
|-------------------------|-------------------------|
| Initial staff signature | Johh Markovich 12/03/02 |
| 01 revision | Johh Markovich 7/09/03 |
| 02 revision | Johh Markovich 2/25/04 |
| 03 revision | Johh Markovich 3/30/04 |
| 04 revision | Johh Markovich 11/19/04 |
| 05 revision | Kim Finch 6/27/05 |
| 06 revision | Kim Finch 10/27/05 |
| 07 revision | Kim Finch 9/17/07 |
| 08 revision | Mary Rea 2/25/05 |

M.N.C.P.C. APPROVALS

PROJECT NAME: Fairwood Phase I, Part Two-B
PROJECT NUMBER: DSP-02015

For Conditions Of Approval use Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this Sheet

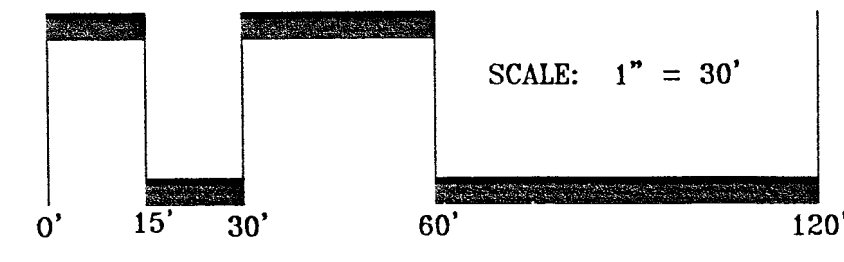
| Approval # | Approval Date | Reviewer's Signature | Certification Date |
|------------|---------------|----------------------|--------------------|
| 01 | 9.15.08 | J. McNamee | 12.9.08 |
| 02 | 6.15.08 | A.A. | 7.8.08 |
| 03 | 6.20.05 | W.G. | 6.22.05 |
| 04 | 12.15.07 | W2 | 8.27.07 |

I hereby certify that this Tree Conservation Plan (TCP II) has been prepared in accordance with the Maryland Forest Conservation Act, and the Prince George's County Woodland Conservation Technical Manual, effective September 1990.

Signature: Kevin A. Foster
Maryland Registered Landscape Architect No. 807

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 220 - BETHESDA, MARYLAND 20814
TEL: 301-421-6042 FAX: 301-421-4186

| DATE | REVISION | BY | APPR. |
|---------|--|-----|-------|
| 4.30.07 | REMOVED TWO LOTS, MODIFIED GRADING AND AFFORESTATION AREAS PER REVISED LOT LAYOUT. | JRS | KAF |



PREPARED FOR:
ROUSE - FAIRWOOD DEVELOPMENT LIMITED PARTNERSHIP
C/O THE ROUSE COMPANY
10275 PATUXENT PARKWAY
COLUMBIA, MD 21045
ATTN: MR. MARK THOMPSON
TEL.: 410-992-5027

TREE CONSERVATION PLAN TYPE II

FAIRWOOD PHASE I, PART TWO-B

LIBER 7333 FOLIO 389

QUEEN ANNE ELECTION DISTRICT No. 7

SCALE: 1" = 30'

ZONING: M-X-C

G. L. W. FILE No. 04011

DATE: DEC., 2004

TAX MAP - GRID: 54, A1-B4

SHEET 1 OF 2

MATCHLINE SEE SHEET I

5.8534 AC.
TO BE CONVEYED
TO THE H.O.A.

RA #4B
1.18 AC

RA #4C
1.02 AC

PARCEL 'D'
0.137 AC.
TO BE CONVEYED
TO THE H.O.A.

PARCEL 'E'
2.448 AC.
TO BE CONVEYED
TO THE H.O.A.

48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center

MEMBER
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
1-800-257-7777

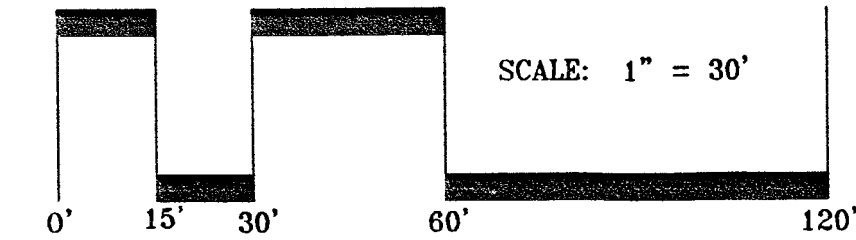
I hereby certify that this Tree Conservation Plan (TCP) is prepared
in accordance with the Maryland Forest Conservation Act and the Prince George's
County Woodland Conservation Technical Manual, effective September 1, 1990.

Signature: *Kevin A. Foster*
Kevin A. Foster
Maryland Registered Landscape Architect No. 001114114

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE, SUITE 250 - BURTONTOWN, MARYLAND 20866
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

Drawings\04011\Design\Site_Plans\TCP\04011SF.dwg DES: XXX DRN: JRS CHK: KAF

| DATE | REVISION | BY | APPR. |
|------|----------|----|-------|
| | | | |
| | | | |
| | | | |
| | | | |



PREPARED FOR:
ROUSE-FAIRWOOD DEVELOPMENT LIMITED PARTNERSHIP
C/O THE ROUSE COMPANY
10275 PATUXENT PARKWAY
COLUMBIA, MD 21045
ATTN: MR. ALBERT F. EDWARDS, P.E.
TEL.: 410-992-6027

M.N.C.P.C.
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP# 04-02-05
Approved by: *Kim Finch* Date: *6/27/05*
Reviewed by: *Kim Finch* Date: *9/17/07*

QUEEN ANNE ELECTION DISTRICT No. 7

TREE CONSERVATION PLAN TYPE II
**FAIRWOOD
PHASE I, PART TWO-B**
LIBER 7333 FOLIO 389

M.N.C.P.C.
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2-0004-02-07

| Approved by | Date |
|-------------------------|-----------|
| Initial staff signature | 12/03/02 |
| 01 revision | 7/09/03 |
| 02 revision | 2/25/04 |
| 03 revision | 3/30/04 |
| 04 revision | 11/19/04 |
| 05 revision | 6/27/05 |
| 06 revision | 10/27/05 |
| 07 revision | 9/17/07 |
| 08 revision | 2/25/2025 |

M.N.C.P.C. APPROVALS
PROJECT NAME: Fairwood Phase I, Part Two-B
PROJECT NUMBER: DSP-02015
For Conditions Of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this Sheet

| Approval or Revision # | Approval Date | Reviewer's Signature | Certification Date |
|------------------------|---------------|----------------------|--------------------|
| 01 | 6.16.02 | <i>L. Williams</i> | 12.3.02 |
| 03 | 6.30.05 | <i>W. Z.</i> | 6.24.05 |
| 07 | 9.17.07 | <i>W. Z.</i> | 8.21.07 |

| SCALE | ZONING | G. L. W. FILE No. |
|-----------|----------------|------------------------|
| 1" = 30' | M-X-C | 04011 |
| DATE | TAX MAP - GRID | SHEET |
| DEC, 2004 | 54, A1-B4 | TCP 12 OF 12 2 OF 2 |