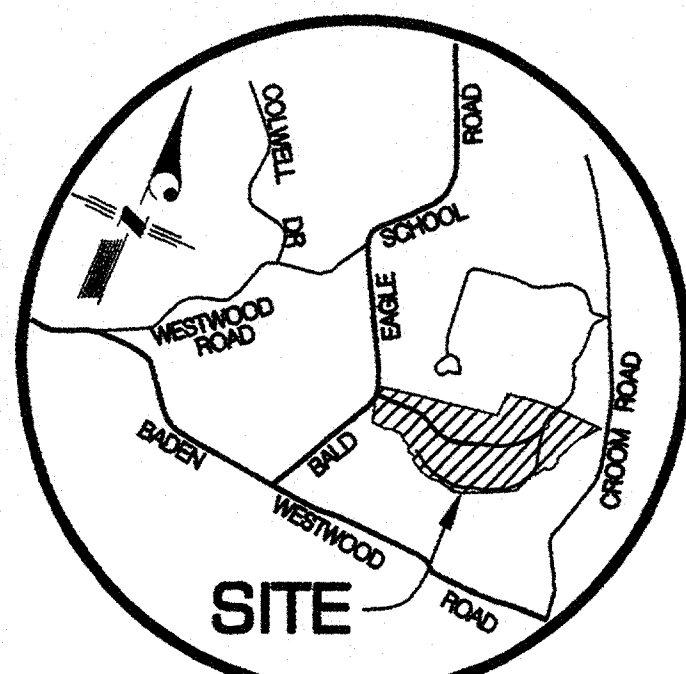
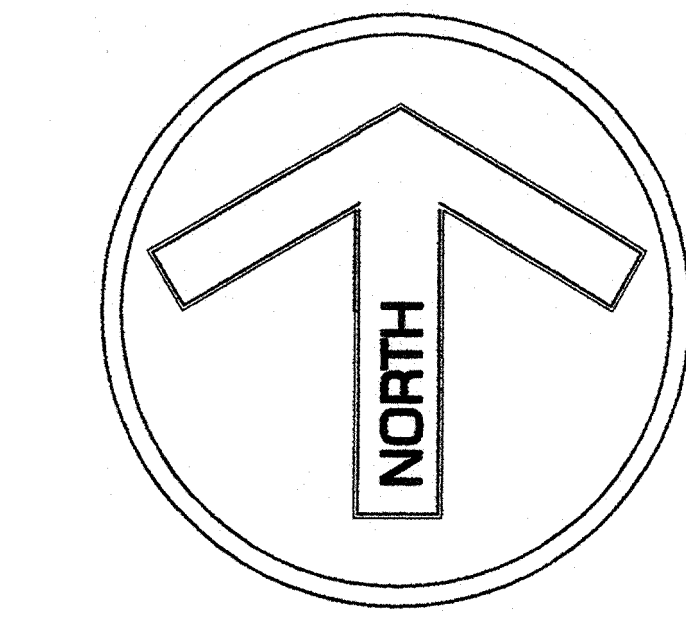
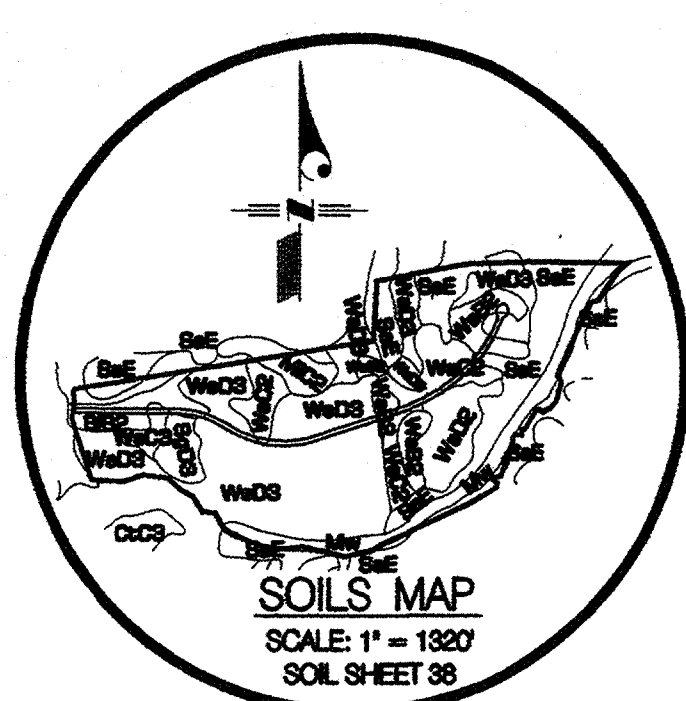




VICINITY MAP
SCALE: 1" = 400'
STREET MAP 41 - GRID E-5
TAX MAP 188 - GRID S, C, D, E-5 3 PARCEL 5
W.S.S.C. GRID - 221, 222, SE 14
2.5 MILES TO BADEN FIREHOUSE CO. 36
5.7 MILES TO CLINTON POLICE DISTRICT 5



OWNER / APPLICANT:
Caruso Homes
2120 Baldwin Ave. Suite 200
Crofton, Maryland 21114
Cell: (609) 410-3035

- LEGEND
- FOREST CONSERVATION
Tree Save Area Sign
 - Tree Protection Device
 - SPECIMEN TREE
 - 50' STREAM BUFFER
 - LIMITS OF WETLANDS
 - 25' WETLAND BUFFER
 - LIMITS OF FLOODPLAIN
 - LIMITS OF PRIMARY MGMT. AREA
 - TREE PRESERVATION
 - Slopes 25% and greater
 - Slopes 15% to 25%
 - Prop. 2' Contour
 - Existing 2' Contour
 - Existing 10' Contour
 - Proposed House
 - Pr. Storm Drain
 - 32' Ingress/Egress Easement
 - Q STREAM
 - Matchline
 - Existing Treeline

Princess George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-008-04			
Approved by	Date	DRD #	Reason for Revision
00 K. Finch	04/21/2004		
01 K. Finch	10/02/2007	DSP-04015	REV. LOTS 2-3 & 44-46 LOT LINE, OUTLOT A
02 K. Finch	12/18/2018	DSP-04015/01	PROVIDE HOUSE FOOTPRINT & SRA ON LOT 47
03 K. Finch	1/20/2020	NA	REVISOR TO PRESERVATION AND WOODLAND CLEAR
04 K. Finch	2/12/2021		ADJUST SRA TO SRA REVISION ON LOT 18
05			
06			

Map Unit	Description	K Factor	Highly Erodible	Hydric
Wb2	Shale & sandstone, 2-5% slopes, moderately eroded	0.43	YES	NO
Wb3	Shale & sandstone, 6-12% slopes, moderately eroded	0.43	YES	NO
Wb4	Shale & sandstone, 13-25% slopes, moderately eroded	0.43	YES	NO
Wb5	Shale & sandstone, 26-35% slopes, moderately eroded	0.43	YES	NO
Wb6	Shale & sandstone, 36-45% slopes, moderately eroded	0.43	YES	NO
Wb7	Shale & sandstone, 46-55% slopes, moderately eroded	0.43	YES	NO
Wb8	Shale & sandstone, 56-65% slopes, moderately eroded	0.43	YES	NO
Wb9	Shale & sandstone, 66-75% slopes, moderately eroded	0.43	YES	NO
Wb10	Shale & sandstone, 76-85% slopes, moderately eroded	0.43	YES	NO
Wb11	Shale & sandstone, 86-95% slopes, moderately eroded	0.43	YES	NO
Wb12	Shale & sandstone, 96-100% slopes, moderately eroded	0.43	YES	NO
Wb13	Shale & sandstone, 2-5% slopes, severely eroded	0.43	YES	NO
Wb14	Shale & sandstone, 6-12% slopes, severely eroded	0.43	YES	NO
Wb15	Shale & sandstone, 13-25% slopes, severely eroded	0.43	YES	NO
Wb16	Shale & sandstone, 26-35% slopes, severely eroded	0.43	YES	NO
Wb17	Shale & sandstone, 36-45% slopes, severely eroded	0.43	YES	NO
Wb18	Shale & sandstone, 46-55% slopes, severely eroded	0.43	YES	NO
Wb19	Shale & sandstone, 56-65% slopes, severely eroded	0.43	YES	NO
Wb20	Shale & sandstone, 66-75% slopes, severely eroded	0.43	YES	NO
Wb21	Shale & sandstone, 76-85% slopes, severely eroded	0.43	YES	NO
Wb22	Shale & sandstone, 86-95% slopes, severely eroded	0.43	YES	NO
Wb23	Shale & sandstone, 96-100% slopes, severely eroded	0.43	YES	NO

NOTE: THIS PLAN SHALL BE USED FOR ENTITLEMENT PURPOSES ONLY. NOT FOR CONSTRUCTION.

THIS BLOCK IS FOR
OFFICIAL USE ONLY
OR label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.

M-NCPPC
APPROVAL

PROJECT NAME: ARCHER'S GLEN
PROJECT NUMBER: DSP-04015-01

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet.
Attachment curves must be included in the Project Number.

"MISS UTILITY"
FOR LOCATION OF UTILITIES CALL
1-800-287-7777 48 HOURS IN ADVANCE
OF ANY WORK IN THIS VICINITY.

12/24/2020
FOR REVISION 04 ONLY

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND.

LICENSE NO. 3108
EXPIRATION DATE: 10-03-2023

Dewberry
Dewberry
Engineers Inc.

4801 FORBES BOULEVARD
SUITE 300
LANNAM, MD 20706
(301) 731-5551
(301) 731-0188 (FAX)
www.dewberry.com

FOR REVISIONS -02 & 03 ONLY

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NO. 3078, EXPIRATION
DATE: JULY 14, 2020.

12-3-2019

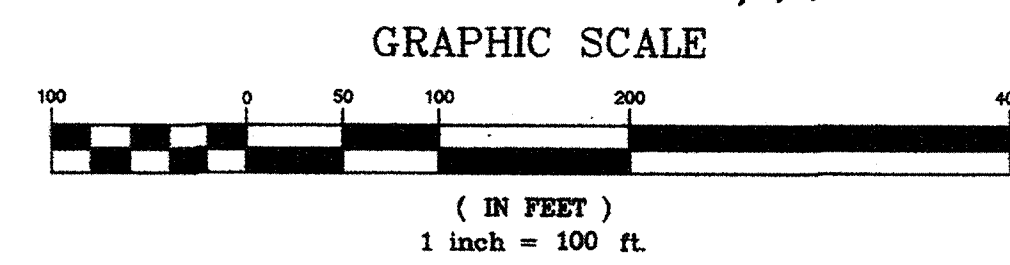
FLOODPLAIN EASEMENT LINE TABLE		
LINE NO.	BEARING	LENGTH
FP1	N 22°00'00" E	26.89
FP2	S 79°07'00" E	66.49
FP3	N 74°55'00" E	52.72
FP4	S 82°32'00" E	52.81
FP5	S 59°30'31" E	31.79
FP6	N 87°57'59" E	28.82
FP7	S 80°39'29" E	28.82
FP8	S 80°39'29" E	138.33
FP9	S 80°39'29" E	30.84
FP10	S 57°42'39" E	37.25
FP11	S 50°43'59" E	87.82
FP12	S 57°17'19" E	24.49
FP13	S 54°53'59" E	42.29
FP14	S 72°19'19" E	41.71
FP15	S 60°31'19" E	83.25
FP16	S 73°39'19" E	64.59
FP17	S 73°39'19" E	70.59
FP18	S 80°39'29" E	16.39
FP19	S 80°39'29" E	38.89
FP20	S 12°29'19" E	42.89
FP21	S 37°29'19" E	60.79
FP22	S 37°41'19" E	68.59
FP23	S 54°54'49" E	40.79
FP24	S 62°11'29" E	62.91
FP25	S 68°39'39" E	66.87
FP26	S 68°39'39" E	70.59
FP27	S 80°39'29" E	16.19
FP28	S 80°39'29" E	40.49
FP29	S 80°39'29" E	65.21
FP30	S 73°39'19" E	108.32
FP31	S 80°39'29" E	58.39
FP32	S 17°22'00" E	17.22
FP33	N 80°00'00" E	11.89
FP34	N 57°24'00" E	61.09
FP35	S 75°24'47" E	66.71
FP36	N 80°39'29" E	24.19
FP37	N 82°39'59" E	62.74
FP38	S 78°19'10" E	20.29
FP39	N 62°39'10" E	36.29
FP40	S 68°39'19" E	17.89
FP41	S 84°42'59" E	25.84
FP42	S 60°57'07" E	68.41
FP43	S 82°42'22" E	60.07
FP44	N 80°00'00" E	12.91
FP45	S 82°42'22" E	12.91
FP46	S 42°17'11" E	15.97
FP47	N 82°27'51" E	35.04
FP48	N 89°38'48" E	55.57
FP49	N 78°44'49" E	48.79
FP50	S 70°39'29" E	17.74
FP51	N 51°29'47" E	18.92

FLOODPLAIN EASEMENT LINE TABLE (CONT.)		
LINE NO.	BEARING	LENGTH
FP52	N 68°39'29" E	45.14
FP53	N 42°34'00" E	33.89
FP54	N 00°00'00" E	18.14
FP55	N 53°21'54" E	18.39
FP56	S 78°41'19" E	35.34
FP57	N 38°39'29" E	20.89
FP58	S 89°21'02" E	20.70
FP59	S 59°30'31" E	66.01
FP60	N 79°45'00" E	34.29
FP61	S 69°19'29" E	58.78
FP62	N 82°39'29" E	50.24
FP63	N 57°02'47" E	60.37
FP64	N 49°42'49" E	70.38
FP65	N 39°29'10" E	26.30
FP66	N 62°42'22" E	35.67
FP67	N 72°19'44" E	35.59
FP68	N 43°10'29" E	39.66
FP69	N 09°45'59" W	20.47
FP70	N 89°20'00" W	56.34
FP71	N 29°39'29" E	29.89
FP72	N 59°30'31" E	41.38
FP73	S 19°21'19" W	29.47
FP74	S 44°28'57" E	21.10
FP75	S 61°19'49" E	67.87
FP76	S 74°19'19" E	27.57
FP77	N 80°09'30" E	68.31
FP78	N 77°24'49" E	31.95
FP79	N 56°42'59" E	62.04
FP80	N 40°12'29" E	40.64
FP81	N 62°42'22" E	25.24
FP82	N 74°19'07" E	65.77
FP83	N 51°39'19" E	44.69
FP84	N 78°47'19" E	51.42
FP85	S 69°02'49" E	80.25
FP86	N 33°14'59" E	72.18
FP87	N 24°30'54" E	120.03
FP88	N 80°57'22" E	34.50
FP89	N 29°19'29" E	25.25
FP90	N 49°49'12" E	39.30
FP91	N 64°16'59" E	37.49
FP92	N 75°57'30" E	78.70
FP93	N 69°39'59" E	63.77
FP94	N 55°11'19" E	35.79
FP95	N 39°01'59" E	37.20
FP96	N 32°59'29" E	78.75
FP97	N 02°59'59" E	36.09
FP98	N 49°01'29" E	28.19
FP99	N 50°50'59" E	21.00
FP100	N 19°49'30" E	62.11
FP101	N 31°32'00" E	47.99
FP102	N 28°30'51" E	48.01
FP103	N 07°02'59" E	24.59
FP104	N 37°00'17" E	56.71

TREE CONSERVATION PLAN NOTES

- Cutting or clearing of woodland not in conformance with this Plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$1.50 per square foot mitigation fee.
- The Inspection and Code Compliance Section of the Department of Environmental Resources (DER) must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this plan.
- Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner/developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
- All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.
- Tree Protection Devices are required for this Plan since an undisturbed 100 foot buffer of open land or a 50 foot forested buffer is not being maintained between the Limit of Disturbance (LOD) and the Tree Save Area. Tree Protection Devices shall be installed in accordance with the Inspection and Code Compliance of the Department of Environmental Resources Inspector's on site evaluation and preconstruction meeting; Type of TPD's to be determined at this time. TPD's to be in accordance with P.G. County Tree Conservation Manual.
- Woodland Conservation - Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time as Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place until P.G. County Planning Dept. approves removal.

NOTE:
This plan is for Tree Conservation Designation purposes only. For Storm Drain, Grading and all other information see the appropriate plans.



REVISIONS

Revised per comments dated 04-08-04, J.B.B.
Revised per client dated 11-19-04, J.B.B.
Revised per EPS 9/20/05
Plan revision 04 SRA Lot 19 07-14-2020

TYPE 2 TREE CONSERVATION PLAN
LOTS 1 THRU 47
ARCHER'S GLEN
NOTTINGHAM (4TH) DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

RDA
ENGINEERS
LAND PLANNERS
LAND SURVEYORS

14603 MAIN STREET - UPPER MARLBORO, MD. 20772
(301) 287-3100 (301) 955-8200 (301) 955-8500 (410) 955-9600

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

REMOVAL OF HAZARDOUS TREES OR HAZARDOUS LIMBS BY DEVELOPERS OR BUILDERS

The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the Department of Environmental Resources as dead, dying, or hazardous may be removed.

1. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standard ("Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices").
3. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval of the appropriate inspector may the tree be cut by chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
4. Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

REMOVAL OF HAZARDOUS TREES, HAZARDOUS, LIMBS, NOXIOUS PLANTS OR NON-NATIVE PLANTS IN WOODLAND CONSERVATION AREAS OWNED BY INDIVIDUAL HOMEOWNERS

1. If the developer or builder no longer has an interest in the property the home owner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
2. The removal of noxious, invasive, and non-native plant species from the woodland conservation areas may be done with the use of hand-held equipment only such as pruners or a chain saw. These plants may be cut near the ground and the material less than two inches in diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches in diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
3. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

NOTE: The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY DEVELOPERS OR BUILDERS

1. Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type II Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title, to the homeowner, the developer shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the Environmental Planning Section.
2. Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

1. Reforestation fencing and signage shall remain in place in accordance with the approved Type II Tree Conservation Plan or until the trees have grown sufficiently to have crown closure.
2. Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

WOODLAND AREAS NOT COUNTED AS PART OF THE WOODLAND CONSERVATION REQUIREMENTS

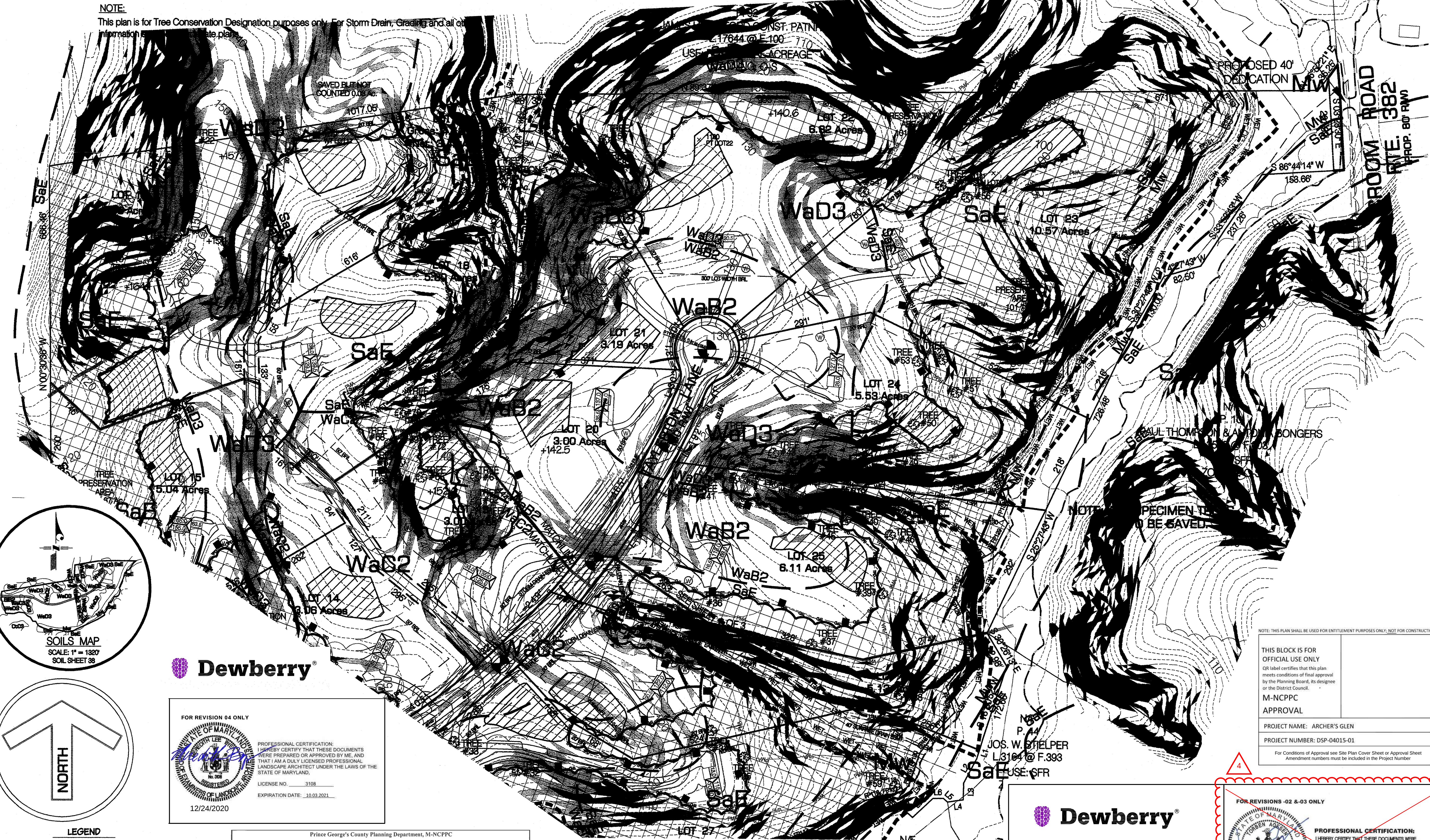
1. A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-952-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.
2. Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and overseeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fescue is not acceptable.

TYPE 2 TREE CONSERVATION PLAN
LOTS 1 THRU 47
ARCHER'S GLEN
NOTTINGHAM (4TH) DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

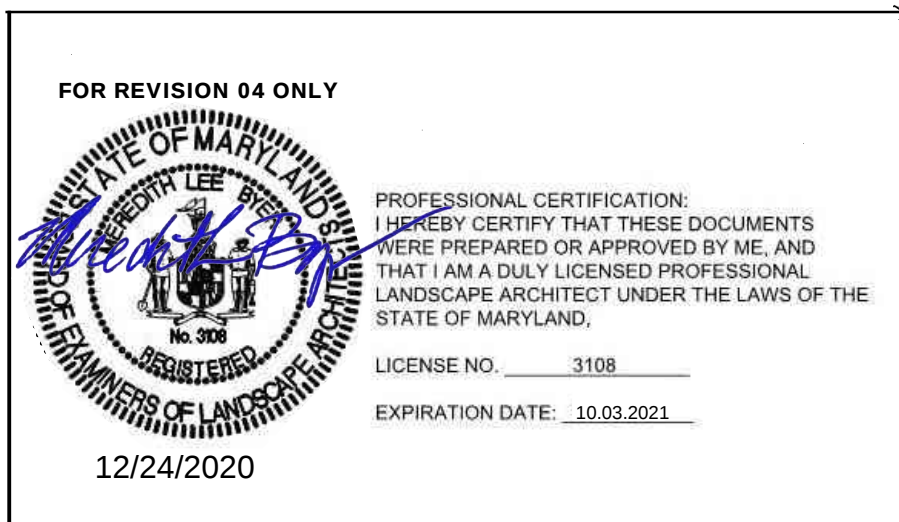
RDA ENGINEERS
LAND PLANNERS
LAND SURVEYORS
14603 MAIN STREET - UPPER MARLBORO, MD. 20772
(301) 952-3100 (301) 952-8200 (301) 952-8600

OCT, 2008 SCALE 1" = 100' JBB 3 OF 3

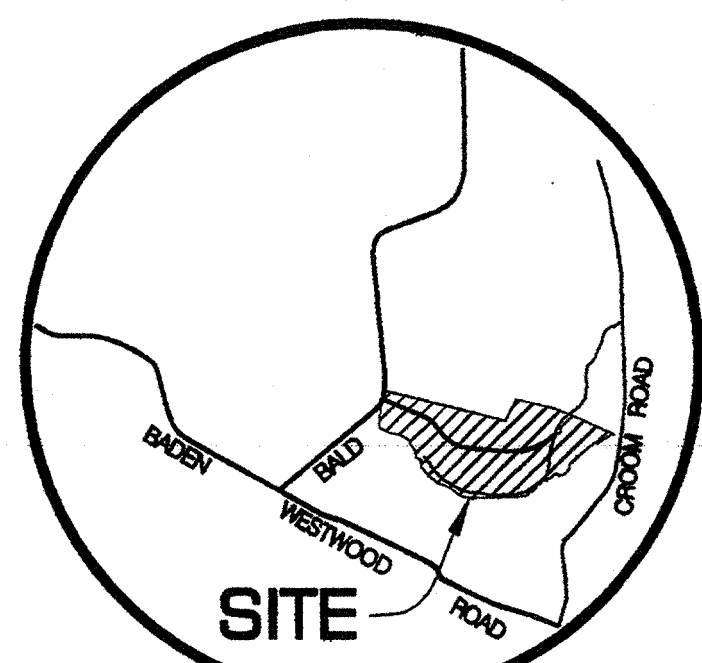
NOTE:
This plan is for Tree Conservation Designation purposes only. For Storm Drain, Grading and all other information see the respective plans.



Dewberry

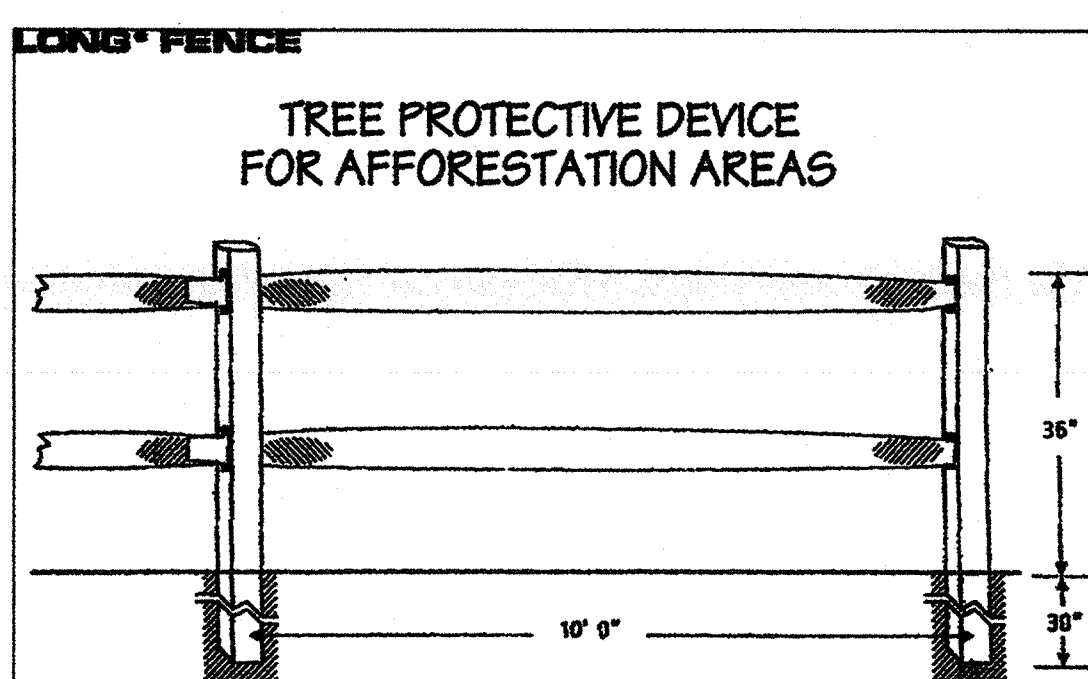


Princed George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-008-04			
Approved by	Date	DRD #	Reason for Revision
00 K. Finch	04/21/2004		
01 K. Finch	10/02/2007	DSP-04015	REV. LOTS 2-3 & 44-46 LOT LINE, 'OUTLOT' A
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04 K. Finch	2/12/2021		AREAS ONE TO SRA REVISION ON LOT 18
05			
06			



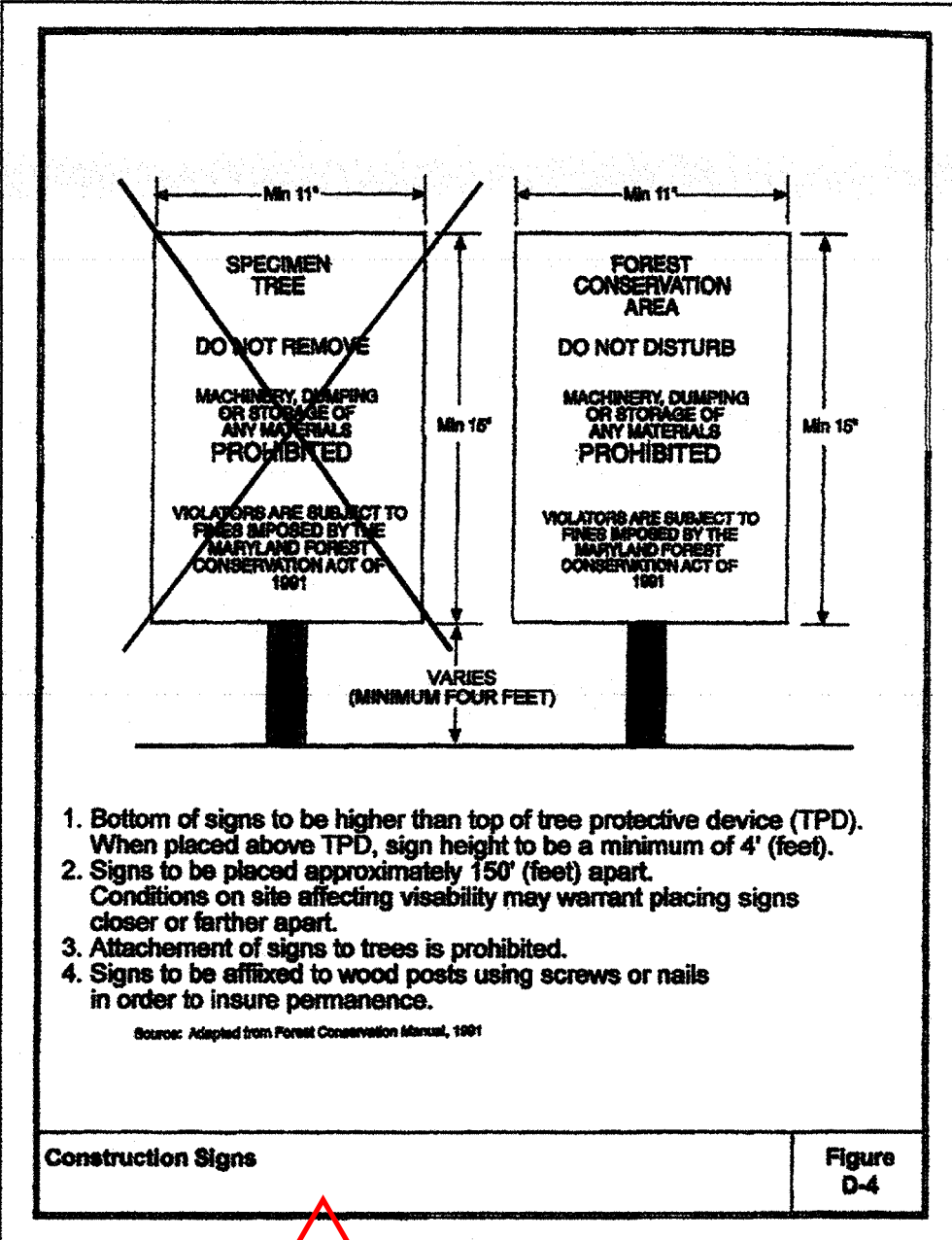
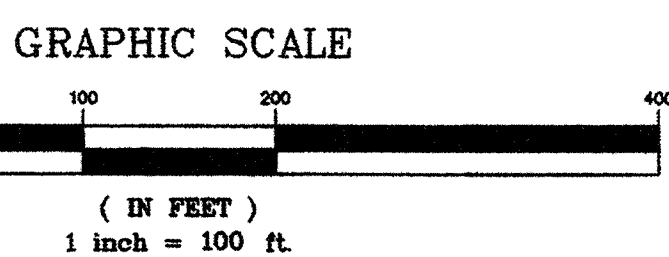
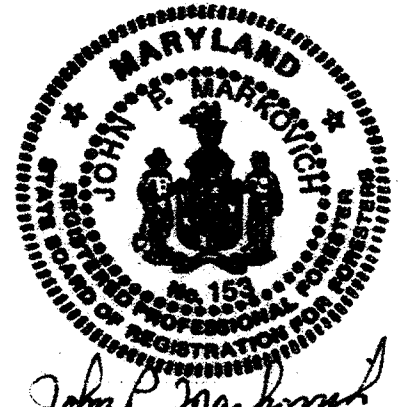
VICINITY MAP
SCALE: 1" = 400'
STREET MAP 41 - GRID E - S
TAX MAP 108 - GRID B, C, D, E - 2, 3 PARCEL 5
W.S.S.G. GRID - 221, 222 SE 14
2.5 MILES TO BADEN FRIEHOUSE CO. 36
8.7 MILES TO CLINTON POLICE DISTRICT 5

Map Unit	Description	K Factor	Highly Erodible	Hydro
W10	Whitehall SE Linn, 2-6% slopes, moderately eroded	0.48	YES	NO
W12	Whitehall SE Linn, 6-12% slopes, moderately eroded	0.32	NO	NO
Mw	Mixed alluvial land	---	NO	YES
S16	Sandy loam, steep	0.17	NO	NO
S28	Severely eroded sandy loam, 10-15% slopes, severely eroded	0.24	NO	NO
W18	Whitehall SE Linn, 2-6% slopes, moderately eroded	0.48	YES	NO
W12	Whitehall SE Linn, 6-12% slopes, moderately eroded	0.48	YES	NO
W12	Whitehall SE Linn, 12-20% slopes, moderately eroded	0.48	YES	NO
W18	Whitehall SE Linn, 12-20% slopes, severely eroded	0.48	YES	NO
W12	Whitehall SE Linn, 6-12% slopes, moderately eroded	0.48	YES	NO
W12	Whitehall SE Linn, 6-12% slopes, severely eroded	0.48	YES	NO
W18	Whitehall SE Linn, 12-20% slopes, severely eroded	0.48	YES	NO



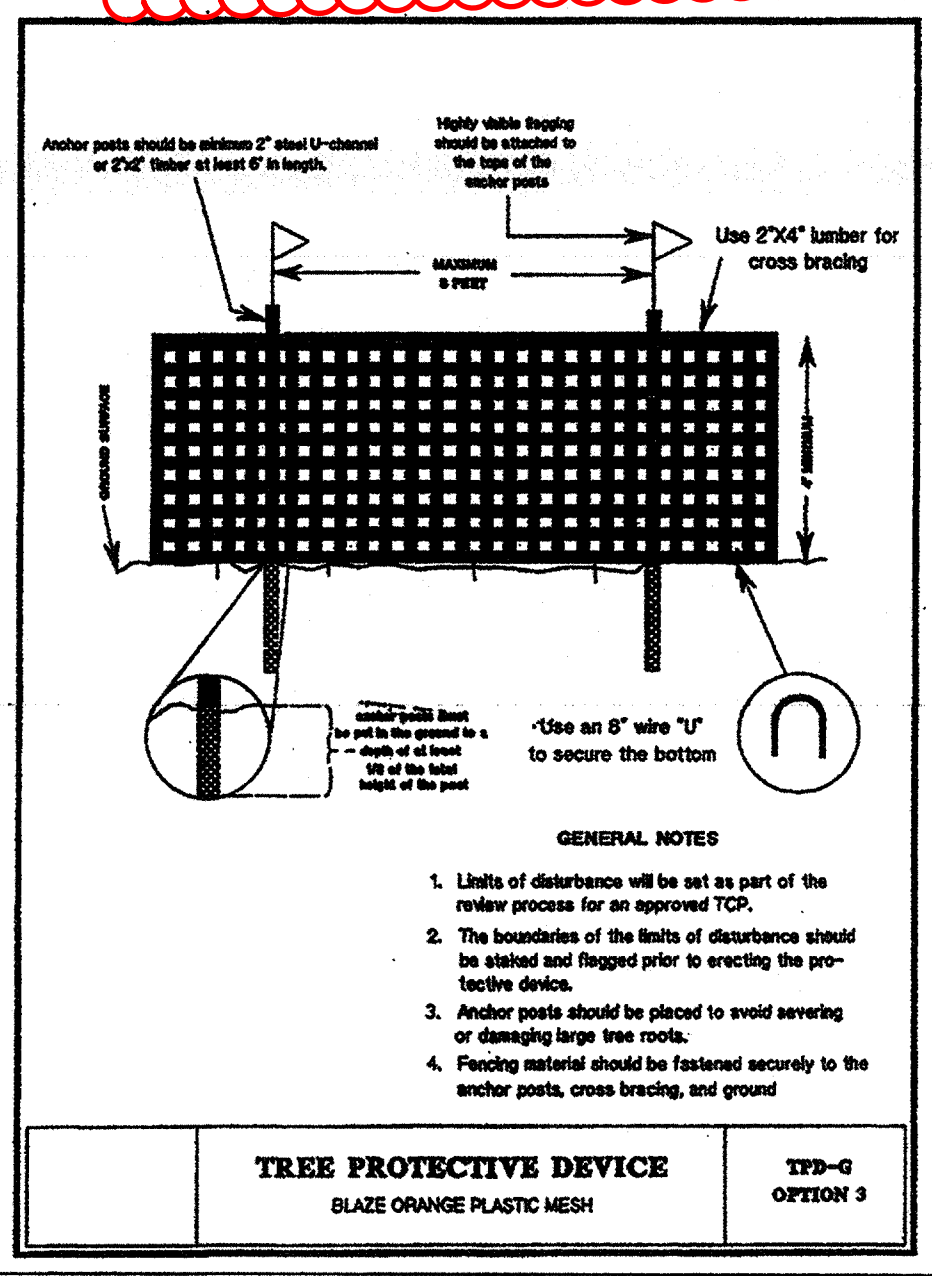
TREE PROTECTION NOTES

1. All proposed afforestation areas shall be protected with permanent tree protection fencing along any exposed edge.
2. All exposed edges of afforestation areas shall be planted with a double row of larger stock plant materials (1" to 1 1/2").
3. Afforestation areas shown on the TCP I may be reconfigured on the TCP II to reduce the amount of exposed edge.



OWNER / APPLICANT:
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Crofton, Maryland 21114
Cell: (609) 410-3035

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OF ANY WORK IN THIS VICINITY.



REVISIONS	DATE
Revised per comments dated 04-08-04, J.B.B.	
Revised per client dated 11-19-04, J.B.B.	
Revised per EPS 02/05	
Updated TCP due to SRA - Lots 17 & 28	
Plan revision 04 SRA Lot 19 07-14-2020	