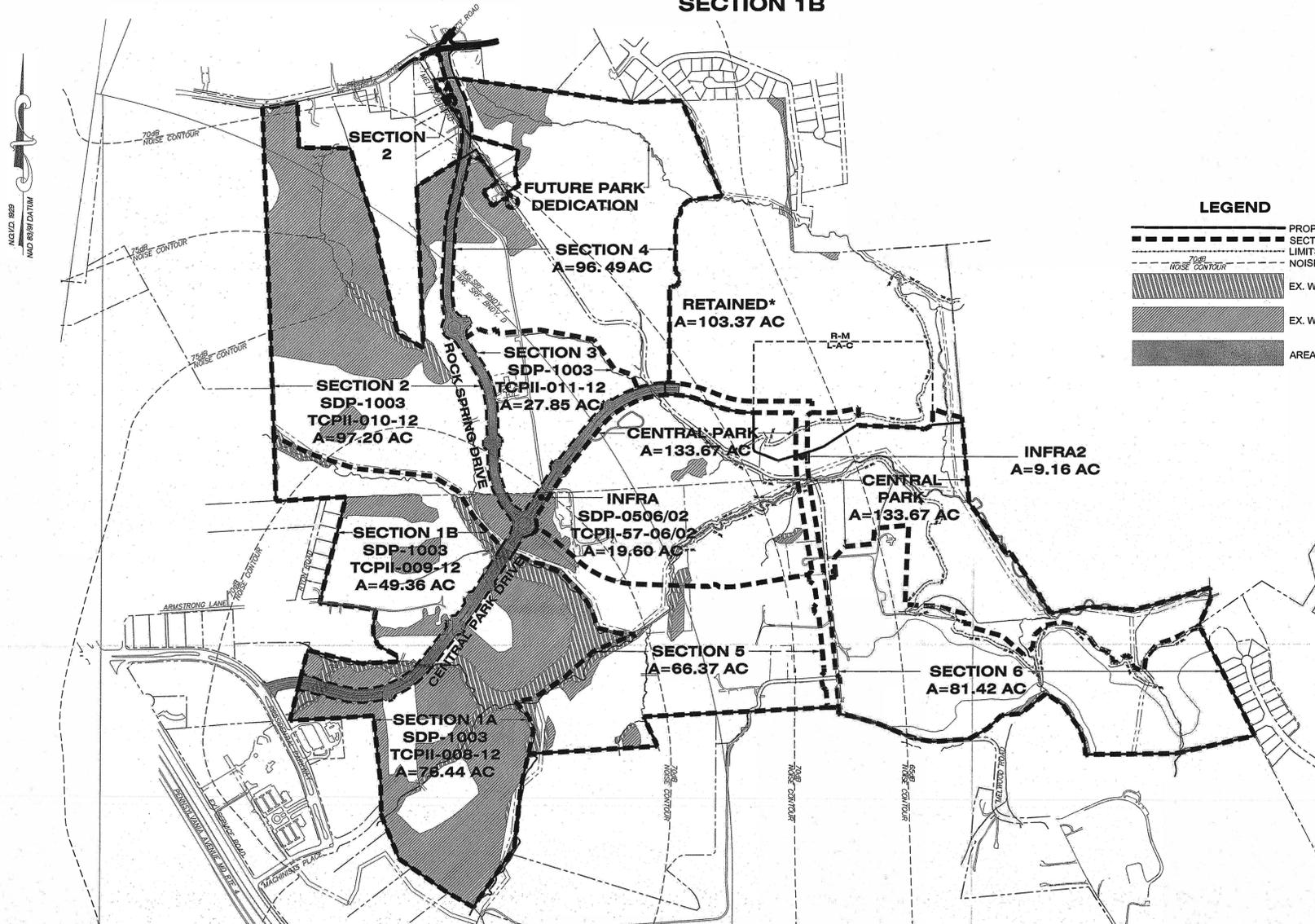


# SMITH HOME FARM TYPE II TREE CONSERVATION PLAN FOR LOTS AND PARCELS

## SECTION 1B



SECTION AND LOCATION PLAN  
SCALE: 1"=500'

\*PREVIOUSLY PART OF SMITH HOME FARM, NOW SEPARATE OWNERS/APPLICANT, SHOWN & COMPUTED FOR CONSISTENCY WITH NRI 006-05.

### WOODLAND AREA SUMMARY TABLE

WOODLAND CLEARED (C-NTA) [21]			WOODLAND CLEARED FLOODPLAIN AREA (C-FP) [25]			WOODLAND CLEARED OFFSITE AREA (C-OS) &/OR PMA [28]		
LABEL	SECTION	AREA	LABEL	SECTION	AREA	LABEL	SECTION	AREA
1B1	1B	1.36	1B6	1B	0.63	1B8	1B(C-PMA)	0.48
1B2	1B	1.08	1B7	1B	0.01			
1B3	1B	2.10	1B9	1B	0.03			
1B4	1B	3.40						
1B5	1B	0.11						
<b>TOTAL</b>		<b>8.65</b>	<b>TOTAL</b>		<b>0.67</b>	<b>TOTAL</b>		<b>0.48</b>

### WOODLAND CONSERVATION SUMMARY TABLE

Section	Gross Tract Area	100-Yr Floodplain (FP)	Net Tract Area (NTA)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Not-Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-Site (C-OS)	Woodland Cleared PMA (C-PMA)	Woodland Preserv. Area (WPA)	Woodland Reforest. Area (WRA)	Woodland Retained/Not Credited (WR-NC)	Woodland Retained/Cleared (WR-AC)
1B	49.36	7.75	41.61	10.37	3.90	8.65	0.67	0.00	0.48	1.16	9.00	3.24	0.07

### AFFORESTATION AREA SUMMARY TABLE

WOODLAND REAFFORESTATION (WRA) (1)		
LABEL	SECTION	AREA
1	1B	0.13
2	1B	0.14
3	1B	1.06
4	1B	3.03
5	1B	0.10
6	1B	3.98
7	1B	0.56
<b>TOTAL</b>		<b>9.00</b>

WOODLAND PRESERVATION AREAS (WPA) (A)			WOODLAND RETAINED-NOT CREDITED (WR-NC) (A)			WOODLAND RETAINED-ASSUMED CLEARED (WR-AC) (A)		
LABEL	SECTION	AREA	LABEL	SECTION	AREA	LABEL	SECTION	AREA
A	1B	0.98	a	1B	2.47	A*	1B	0.01
B	1B	0.91	b	1B	0.76	B*	1B	0.06
C	1B	0.15	c	1B	0.01			
D	1B	0.02						
<b>TOTAL</b>		<b>1.16</b>	<b>TOTAL</b>		<b>3.24</b>	<b>TOTAL</b>		<b>0.07</b>

NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
[www.cas@11.com](http://www.cas@11.com)  
<http://www.msutility.net>  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE LINES BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE II TREE CONSERVATION PLAN APPROVAL TCPII-009-12				
Approved by	Date	DRD #	Reason for Revision	
Kim Finch	11/28/2012	SDP-1003	N/A	
Kim Finch	11/07/2013	SDP-1003-01	Added Afforestation in sections 5 and 6	
Kim Finch	3/22/2017	SDP-1003-15	Add retaining wall for lots 43-58, Block H	
Kim A. Finch	5/10/2019	SDP-1003-20	Add retaining wall for lots 93-98, Block H	

TCPII REVISION TRACKING CHART	
01	REVISED OVERALL WORKSHEET TO REFLECT CHANGES IN 1A AND 1B AND ADD AFFORESTATION LOCATED IN FUTURE SECTION. SEE SHEET 2.
02	ADDED RETAINING WALL AND REVISED GRADING. SEE SHEETS 5 & 6.
03	ADDED RETAINING WALL AND REVISED GRADING. SEE SHEET 7.

FOR OFFICIAL USE ONLY  
QR 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: PARKSIDE  
PROJECT NUMBER: SDP-1003-20  
For Conditions of Approval see the Plan Cover Sheet or Approval Sheet  
Revision numbers must be included in the Project Number

**Dewberry**  
Engineers Inc.  
4801 FORBES BLVD  
SUITE 500  
LANSING, MD 20705  
301.781.8555  
301.781.0168 (FAX)  
www.dewberry.com

OWNER/APPLICANT  
SHF PROJECT OWNER, LLC  
1999 AVENUE OF THE STARS, SUITE 2850  
LOS ANGELES, CA 90067

ATTORNEY/CONTACT:  
ROBERT ANTONETTI, JR.  
PH: 301-925-1800

ADDITIONAL CONTACT:  
BASIM KATTAN  
PH: 202-342-1933

VICINITY MAP  
SCALE: 1" = 2000'  
PRINCE GEORGE'S COUNTY ROAD ATLAS MAP: 5651  
D-7 E-6,7,8,9 F-6,7,8  
Vicinity Map © ADC - Kappa Map Group LLC/GIS  
Integrated Solutions LLC 2014

**SHEET INDEX**

- TYPE II TREE CONSERVATION PLAN COVER SHEET
- TYPE II TREE CONSERVATION PLAN DETAILS, NOTES, & COMPUTATIONS
- TYPE II TREE CONSERVATION PLAN SHEET
- TYPE II TREE CONSERVATION PLAN DETAILS, NOTES, & COMPUTATIONS

**GENERAL NOTES**

- WOODLAND CLEARED WITHIN THE PATUXENT RIVER PRIMARY MANAGEMENT AREA, PRESERVATION AREA SHALL BE MITIGATED ON-SITE AT A RATIO OF 1:1.
- THE SECTION LINES FOR THE INFRASTRUCTURE ONLY SDP & TCPII IS THE ROAD RIGHT OF WAY. ALL WOODLAND CLEARING WITHIN THE ROAD RIGHT OF WAY IS COUNTED AS CLEARING FOR THIS TCPII. WOODLAND CLEARING OUTSIDE THE RIGHT OF WAY IS COUNTED IN ADJACENT PHASES. THIS IS REFLECTED ON THE PHASED WORKSHEET, SHEET 2. ALL REQUIRED MITIGATION FOR CLEARING ASSOCIATED WITH THIS PLAN, REGARDLESS OF WHAT PHASE THE CLEARING MAY OCCUR IN, IS PROVIDED WITHIN THE INFRASTRUCTURE COLUMN OF THE WORKSHEET.
- RESOURCE DATA TAKEN FROM NRI-006-05 PREPARED BY LOIEDERMAN SOLTESZ ASSOCIATES, INC. AS REVISED 11/14/06 AND NRI-094-06/01 PREPARED BY DEWBERRY AS REVISED 12/18/2008.
  - TOPOGRAPHY: VRM (AERIAL PHOTOGRAPHY)
  - WETLANDS: MCCARTHY ASSOCIATES, INC. STUDY DATED 11/20/04.
  - FLOODPLAIN: PGDER 200457
  - RTE PRESENCE: NONE PER MD DNR LETTER DATED 11/10/04.
  - SPECIMEN TREES: FIELD OBSERVATION, LSA, INC.
  - BOUNDARY: ALTA PREPARED BY DEWBERRY REVISED JUNE 2011.
- SOURCE OF NOISE CONTOURS: JOINT BASE ANDREWS NAVAL AIR FACILITY WASHINGTON JOINT LAND USE STUDY DATED DECEMBER 2009 (AIR INSTALLATION COMPATIBLE USE ZONE STUDY DATED DECEMBER 2007).
- WESTPHALIA ROAD IS A DESIGNATED HISTORIC ROAD.
- MARLBORO CLAY IS KNOWN TO EXIST ON SITE BUT NOT WITHIN THE AREA COVERED UNDER THIS PLAN.

**STANDARD TYPE II TREE CONSERVATION PLAN NOTES**

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR SDP-1003/01.
- 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 \$9.00 PER SQUARE FOOT MITIGATION FEE.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
- THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
- THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
- THE PROPERTY IS WITHIN THE DEVELOPING TIER AND IS ZONED R-M AND L-A-C.
- THE PROPERTY IS ADJACENT TO MELWOOD ROAD AND WESTPHALIA ROAD WHICH ARE DESIGNATED HISTORIC ROADWAYS.
- THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
- THIS PLAN IS GRANDFATHERED UNDER CB-27-2010, SECTION 25-117(G).

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. 1072, EXPIRATION DATE: JULY 14, 2020.

**KEY PLAN**

**SEC. 2 THIS PLAN**

1A 2 3 4 5 6  
RET. INFRA  
PARK  
INFRA2

SCALE: AS-SHOWN

No.	DATE	BY	Description
4	12/03/2012	CAP	MNCPPC COMMENTS
3	09/12/2012	EDL	MNCPPC COMMENTS
2	06/07/2012	ELD	FOR SIGNATURE SET
1	12/22/2011	LRB	SDRC COMMENTS

DRAWN BY: LRB  
APPROVED BY: DLT  
CHECKED BY: DLT  
DATE: SEPTEMBER 2011

TITLE  
**TYPE II TREE CONSERVATION PLAN SECTION 1B COVER SHEET**

**OVERALL WOODLAND CONSERVATION WORKSHEET**

Woodland Conservation Worksheet for Prince George's County, Maryland											
Zone:	R-M	L-A-G	Include acreages only in columns for which there is a corresponding zone.								
Gross Tract:	730.48	30.45									
Floodplain:	112.54	0.11									
Previously Dedicated Land:	0.00	0.00									
Net Tract (NTA):	617.94	30.34	0.00								
Property Description or Subdivision Name: PARKSIDE (FORMERLY SMITH HOME FARM)											
Is this site subject to the 1989 Ordinance? <input type="checkbox"/>											
Break-even Point (preservation acres) = 137.33											
Acres of Net Tract clearing permitted w/o refore 0.00											
Woodland Conservation Requirement Calculations:											
Existing Woodland on Net Tract (acres)	137.33										
Existing Woodland in Floodplain (acres)	26.19										
Woodland Conservation Threshold (NTA) =	24.53%										
Smaller of a or c	137.33										
Woodland above WCT	0.00										
SDP#	SDP-0506	SDP-1003	SDP-1003	SDP-1003	SDP-1003	SDP-1601	SDP-1302	SDP-1302	SDP-1101		
Rev#	2	1	15	14	6	2	3	3	0		
Approval Date	3/29/2012	9/23/2013	Pending	11/7/2017	7/21/2015	Pending	Pending	Pending	5/18/2019		
Certification Status/Date	7/17/2012	11/12/2013	Pending	11/8/2017	8/6/2015	Pending	Pending	Pending	2/21/2017		
TCPI#	2-057-26	2-008-12	2-009-12	2-010-12	2-011-12	2-014-2016	2-020-13	2-019-13	2-021-2015		
Rev#	2	1	15	14	6	2	3	3	0		
Approval Date	7/13/2012	11/7/2013	Pending	11/8/2017	7/21/2015	Pending	Pending	Pending	5/18/2019		
Certification Status/Date	7/17/2012	11/12/2013	Pending	11/8/2017	8/20/2015	Pending	Pending	Pending	2/21/2017		
Plan Number (This must be completed for each section)	TCPI#-014-2016	TCPI#-014-2016	TCPI#-014-2016	TCPI#-014-2016	TCPI#-014-2016	TCPI#-014-2016	TCPI#-014-2016	TCPI#-014-2016	TCPI#-014-2016	TCPI#-014-2016	TCPI#-014-2016
Plan Section or Name:	INFRA 1	SEC 1B	SEC 1B	SEC 1B	SEC 1B	SEC 3					
Total area in this application (acres)	19.60	76.44	49.36	97.20	27.85	9.16	99.49	66.37	81.42	133.67	103.37
Floodplain area in this application (acres)	1.13	14.28	7.75	8.49	0.00	0.99	2.49	12.83	1.03	55.82	112.85
Net Tract area in this application (acres)	18.47	62.18	41.61	88.71	27.85	8.17	94.00	53.54	80.39	77.85	64.28
Woodland on the Net Tract for this section (acres)	5.76	47.17	10.37	52.51	0.53	0.00	12.05	4.67	0.82	2.36	1.09
Woodland in the Floodplain for this section (acres)	0.82	13.04	3.90	3.52	0.00	0.00	0.00	3.63	0.22	0.49	0.56
Woodland Cleared on Net Tract for this section	5.04	37.60	8.72	43.34	0.53	0.00	5.50	1.81	0.15	1.31	0.20
Woodland Cleared in Floodplain for this section	0.82	2.15	0.67	0.19	0.00	0.00	0.00	1.05	0.00	0.10	0.04
Woodland Cleared in the PMA <sup>2</sup>	0.72	0.79	0.48	1.38	0.00	0.00	0.00	0.04	0.05	0.00	0.00
Off-site Woodland Cleared (1:1)	2.49	0.46	0.00	0.00	0.00	0.00	0.00	0.18	0.38	0.00	0.00
Off-site Mitigation provided on this property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative acres of Net Tract Woodland cleared	5.04	42.64	51.36	94.70	95.23	95.23	100.73	102.54	102.69	104.00	104.20
Cumulative acres of PMA Woodland cleared	0.72	1.51	1.34	3.37	3.37	3.37	3.37	3.41	3.46	3.46	3.46
Cumulative acres of Floodplain woodland cleared	0.82	2.97	3.64	3.83	3.83	3.83	4.88	4.88	4.88	4.88	5.02
Smaller of a or c	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Woodland Clearing below WCT	5.04	42.64	51.36	94.70	95.23	95.23	100.73	102.54	102.69	104.00	104.20
Replacement for clearing above the WCT (0.25 : 1)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Replacement for clearing below the WCT (2 : 1)	10.08	85.28	102.72	189.40	190.46	190.46	201.46	205.08	205.38	208.00	208.40
Afforestation Threshold (AF T) =	15.00%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative Woodland Conservation Required	146.40	187.40	196.62	242.18	242.71	242.71	248.21	251.29	251.87	253.28	253.52
Latest section indicates cumulative requirement through that section of work											
Woodland Conservation Provided:											
Preservation	0.00	8.68	1.16	7.79	0.00	0.00	8.07	2.82	0.62	1.01	0.89
Afforestation/Reforestation	0.00	6.10	9.00	12.52	4.17	0.00	16.44	8.03	10.97	30.59	10.13
Natural Regeneration	0.00	0.00	10.24	11.15	6.61	0.00	0.00	0.00	0.00	0.00	0.00
Area approved for fee-in-lieu	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Credit for Off-site Mitigation on another property	0.00	16.48	0.00	9.74	0.00	0.00	0.00	29.39	32.38	0.00	3.54
Off-site Mitigation Preservation provided on this property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-site Mitigation Afforestation provided on this property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Woodland Conservation Provided	0.00	31.26	51.66	92.86	103.64	103.64	126.16	163.38	208.37	239.97	254.53
Woodland saved on this phase but not counted	0.00	0.10	0.01	0.00	0.00	0.00	0.48	0.00	-1.01	0.04	0.00
Existing Net Tract Woodland in later section	131.57	84.40	74.68	21.52	20.99	20.99	8.94	4.27	4.46	2.10	1.01
Revised 8/30/11	-14.83	-71.84	-70.39	-127.91	-118.19	-118.19	-113.71	-84.22	-38.62	-10.83	
Shotage	Shotage	Shotage	Shotage	Shotage	Shotage	Shotage	Shotage	Shotage	Shotage	Shotage	
Woodland Conservation Requirement This Section	14.83	88.17	18.94	98.72	1.08	0.00	17.56	7.75	0.39	3.77	1.33
Woodland Conservation Provided This Section	0.00	31.26	20.40	41.20	10.78	0.00	22.51	37.24	44.98	31.60	14.56
Woodland Conservation Shortage/Supplies This Section	-14.83	-56.91	1.46	-57.52	9.72	0.00	4.98	29.49	44.59	27.83	13.23

**WORKSHEET NOTES:**

- OFF-SITE WOODLAND CONSERVATION SHALL BE PROCURED WITHIN THE SAME RIVER BASIN (PATUXENT) AND WITHIN PRINCE GEORGE'S COUNTY.

**POST DEVELOPMENT NOTES WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN:**

- IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS", THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. 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.
- IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.
- IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.
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TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TOP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

- THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAIN SAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES 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 DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.
- 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 HERBICIDES SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
- 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.

NOTE: FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.gis11.com

Prince George's County Planning Department, M-NCPPC Environmental Planning Section				
TYPE 2 TREE CONSERVATION PLAN APPROVAL				
Approved by	Date	DRD #	Reason for Revision	
Kim Finch	11/28/2012	SDP-1003	N/A	00
Kim Finch	11/07/2013	SDP-1003-01	Added Afforestation in sections 5 and 6	01
Kim Finch	3/22/2017	SDP-1003-15	Add retaining wall for lots 43-58, Block H	02
Kim S. Finch	5/10/2019	SDP-1003-20	Add retaining wall for lots 99-98, Block H	03
				04
				05
				06
				07

**INDIVIDUAL WOODLAND CONSERVATION WORKSHEET**

Individual TCPI Worksheet for Phased Projects											
Woodland Conservation Worksheet for Prince George's County											
Zone:	R-M										
Gross Tract:	49.36										
Floodplain:	7.75										
Previously Dedicated Land:	0.00										
Net Tract (NTA):	41.61										
Property Description or Subdivision Name: SHF Project Owner, LLC											
Address: 1999 Avenue of the Stars Los Angeles, CA 90067											
Phone: 310.824.2200											
TCPI Number: TCPI/38/05											
Woodland Conservation Calculations:											
Acres of Existing Woodland	10.37	Net Tract (acres)	10.37	Floodplain (acres)	3.90	Off-site (acres)	0.00				
Woodland Conservation Required for this Phase	10.16	Area of Woodland Cleared per TCPI	98.47	Area of Woodland above WCT that was not cleared by TCPI	9.20	Additional Woodland Cleared by TCPI	0.00				
Area of Woodland Cleared per TCPI	98.47	Additional Woodland Cleared by TCPI	0.00	Clearing above WCT	0.00	Additional 1/4:1 Replacement required =	0.00				
Area of Woodland above WCT that was not cleared by TCPI	9.20	Clearing below WCT	0.00	Additional 2:1 Replacement required =	0.00	Total Woodland Conservation Required for this Section:	10.16				
Additional Woodland Cleared by TCPI	0.00										
Does the TCPI show 2:1 replacement	Y										
Clearing above WCT	0.00										
Clearing below WCT	0.00										
Total Woodland Conservation Required for this Section:	10.16										
Woodland Conservation Provided:											
Woodland Preservation	1.16										
Afforestation / Reforestation	9.00										
Natural Regeneration	0.00										
Area approved for fee-in-lieu in a Priority Funding Area	0.00										
Area approved for fee-in-lieu in a non-priority Funding Area	0.00										
Credits Received for Off-site Mitigation on another property	0.00										
Off-site Mitigation provided on this property	0.00										
Total Woodland Conservation Provided	10.16										
Area of net tract woodland not cleared	1.17 acres										
Woodland retained not part of requirements:	0.01 acres										
Prepared by: Torben Aagesen											
Address: 10003 Derekwod Lane, Ste. 204 Lanham, MD 20706											
Phone: 301.364.1864											
License: Licensed Landscape Architect											

**PLANTING SPECIFICATION NOTES**

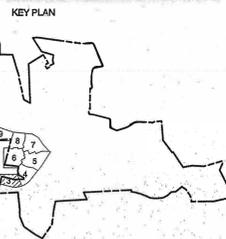
- QUANTITY: (SEE PLANT SCHEDULE)
- TYPE: (SEE PLANT SCHEDULE)
- PLANT QUALITY REQUIREMENTS: THE PLANTS SHALL BE HEALTHY AND STURDY REPRESENTATIVES OF THEIR SPECIES. SEEDLINGS SHALL HAVE A MINIMUM TOP GROWTH OF 18". THE DIAMETER OF THE ROOT COLLAR (THE PART OF THE ROOT JUST BELOW GROUND LEVEL) SHALL BE AT LEAST 1/2". THE ROOTS SHALL BE WELL DEVELOPED AND AT LEAST 3' LONG, NO MORE THAN TWENTY-FIVE PERCENT (25%) OF THE ROOT SYSTEM (BOTH PRIMARY AND AUXILIARY/FIBROUS ROOTS) SHALL BE PRESENT.
- PLANTS THAT DO NOT HAVE AN ABUNDANCE OF WELL DEVELOPED TERMINAL BUDS ON THE LEADERS AND BRANCHES SHALL BE REJECTED.
- PLANTS SHALL BE SHIPPED BY THE NURSERY IMMEDIATELY AFTER LIFTING FROM THE FIELD OR REMOVAL FROM THE GREENHOUSE, AND PLANTED IMMEDIATELY UPON RECEIPT BY THE LANDSCAPE CONTRACTOR.
- IF THE PLANTS CANNOT BE PLANTED IMMEDIATELY AFTER DELIVERY TO THE REFORESTATION SITE, THEY SHALL BE STORED IN THE SHADE WITH THEIR ROOT MASSES PROTECTED FROM DIRECT EXPOSURE TO SUN AND WIND BY THE USE OF STRAW, PEAT MOSS, COMPOST, OR OTHER SUITABLE MATERIAL AND SHALL BE MAINTAINED THROUGH PERIODIC WATERING, UNTIL THE TIME OF PLANTING.
- PLANT HANDLING: THE QUANTITY OF SEEDLINGS TAKEN TO THE FIELD SHALL NOT EXCEED THE QUANTITY THAT CAN BE PLANTED IN A DAY. SEEDLINGS, ONCE REMOVED FROM THE NURSERY OR TEMPORARY STORAGE AREA SHALL BE PLANTED IMMEDIATELY.
- TIMING OF PLANTING: THE BEST TIME TO PLANT SEEDLINGS IS WHILE THEY ARE DORMANT, PRIOR TO SPRING BUDDING. THE MOST SUITABLE MONTHS FOR PLANTING ARE MARCH AND APRIL, WHEN THE SOIL IS MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING SHALL OCCUR WITHIN ONE GROWING SEASON OF THE ISSUANCE OF GRADING/BUILDING PERMITS AND/OR REACHING THE FINAL GRADINGS AND STABILIZATION OF PLANTING AREAS.
- SEEDLING PLANTING: TREE SEEDLINGS SHALL BE PLANTED USING A DIBBLE BAR OR SHARP-SHOOTER SHOVEL. IT IS IMPORTANT THAT THE SEEDLING BE PLACED IN THE HOLE SO THAT THE ROOTS CAN SPREAD OUT NATURALLY. IT SHOULD NOT BE TWISTED, BALLED UP OR BENT. MOIST SOIL SHOULD THEN BE PACKED FIRMLY AROUND THE ROOTS. SEEDLINGS SHOULD BE PLANTED AT A DEPTH WHERE THEIR ROOTS LIE JUST BELOW THE GROUND SURFACE. AIR POCKETS SHOULD NOT BE LEFT AFTER CLOSING THE HOLE WHICH WOULD ALLOW THE ROOTS TO DRY OUT. SEE PLANTING DETAILS FOR FURTHER EXPLANATION. IF THE CONTRACTOR WISHES TO PLANT BY ANOTHER METHOD, THE PREPARER OF THIS TREE CONSERVATION PLAN MUST BE CONTACTED AND GIVE HIS APPROVAL BEFORE PLANTING MAY BEGIN.
- SPACING: SEE PLANT SCHEDULE AND/OR PLANTING PLAN FOR SPACING REQUIREMENTS. ALSO REFER TO THE PLANTING LAYOUT DETAIL FOR A DESCRIPTION OF THE GENERAL PLANTING THEORY.
- SOIL: UPON THE COMPLETION OF ALL GRADING OPERATIONS, A SOIL TEST SHALL BE CONDUCTED TO DETERMINE WHAT SOIL PREPARATION AND SOIL AMENDMENTS, IF ANY, ARE NECESSARY TO CREATE GOOD TREE GROWING CONDITIONS. SOIL SAMPLES SHALL BE TAKEN AT A RATE THAT PROVIDES ONE SOIL SAMPLE FOR EACH AREA THAT APPEARS TO HAVE A DIFFERENT SOIL TYPE. IF THE ENTIRE AREA APPEARS UNIFORM, THEN ONLY ONE SAMPLE IS NECESSARY, AND SUBMITTED FOR TESTING TO A PRIVATE COMPANY. THE COMPANY OF CHOICE SHALL MAKE RECOMMENDATIONS FOR IMPROVING THE EXISTING SOIL. THE SOIL WILL BE TESTED AND RECOMMENDED FOR CORRECTIONS OF SOIL TEXTURE, PH, MAGNESIUM, PHOSPHORUS, POTASSIUM, CALCIUM AND ORGANIC MATTER.
- SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
- FENCING AND SIGNAGE: FINAL PROTECTIVE FENCING SHALL BE PLACED ON THE VISIBLE AND/OR DEVELOPMENT SIDE OF PLANTING AREAS. THE FINAL PROTECTIVE FENCE SHALL BE INSTALLED UPON COMPLETION OF PLANTING OPERATIONS UNLESS IT WAS INSTALLED DURING THE INITIAL STAGES OF DEVELOPMENT. SIGNS SHALL BE POSTED PER THE SIGNAGE DETAIL ON THIS SHEET.
- PLANTING METHOD: CONSULT THE PLANTING DETAILS(S) SHOWN ON THIS PLAN.
- MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIP OR SHREDED HARDWOOD MUSH (AS NOTED) TO EACH PLANTING SITE (SEE DETAIL SHOWN ON THIS PLAN).
- GROUND COVER ESTABLISHMENT: THE REMAINING DISTURBED AREA BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDED AND STABILIZED WITH WHITE CLOVER SEED AT THE RATE OF 5 LBS/ACRE.
- MOWING: NO MOWING SHALL BE ALLOWED IN ANY PLANTING AREA.
- SURVIVAL CHECK FOR BOND RELEASE: THE SEEDLING PLANTING IS TO BE CHECKED AT THE END OF EACH YEAR FOR FOUR YEARS TO ASSURE THAT NO LESS THAN 75% OF THE ORIGINAL PLANTED QUANTITY SURVIVES. IF THE MINIMUM NUMBER HAS NOT BEEN PROVIDED THE AREA MUST BE SUPPLEMENTED WITH ADDITIONAL SEEDLINGS TO REACH THE REQUIRED SURVIVAL CHECK.
- SOURCE OF SEEDLINGS: TO BE DETERMINED BY APPLICANT.
- VIRGINIA PINES W/IN 40' LOD NOTE:**
  - THE SUBJECT PROPERTY CONTAINS VIRGINIA PINES (Pinus virginiana) THAT ARE SUBJECT TO WIND THROW. ALL VIRGINIA PINES GREATER THAN 6 INCHES IN DIAMETER WITHIN 40 FEET OF THE FINAL PROPOSED LIMIT OF DISTURBANCE OR THE BOUNDARY OF THE PROPERTY SHALL BE CUT DOWN BY HAND DURING THE CLEARING OF THE SITE.
  - AFTER THE VIRGINIA PINES HAVE BEEN REMOVED, THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS TOP2 SHALL SUBMIT AN EVALUATION OF THE STOCKING LEVELS FOR THE RESIDUAL STAND, MANAGEMENT TECHNIQUES TO BE APPLIED TO THE RESIDUAL STAND, AND SUPPLEMENTAL PLANTING REQUIREMENTS TO THE M-NCPPC PLANNING DEPARTMENT. THIS EVALUATION SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT TO ENSURE THAT ALL HIGH RISK TREES HAVE BEEN REMOVED. A PLANTING SCHEDULE AND/OR DETAIL(S) FOR THE MANAGEMENT OF NATURAL REGENERATION TO FULLY RESTOCK THE SITE MUST BE SHOWN ON THE PLAN.

**TREE PRESERVATION AND RETENTION NOTES**

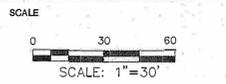
- ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TOP2.
- TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
- THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPF) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALL



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. 10723, EXPIRATION DATE: JULY 14, 2020.



THIS TCPH PLAN SHEET CORRESPONDS TO SHEET 14 OF THE SDP AND LANDSCAPE PLANS

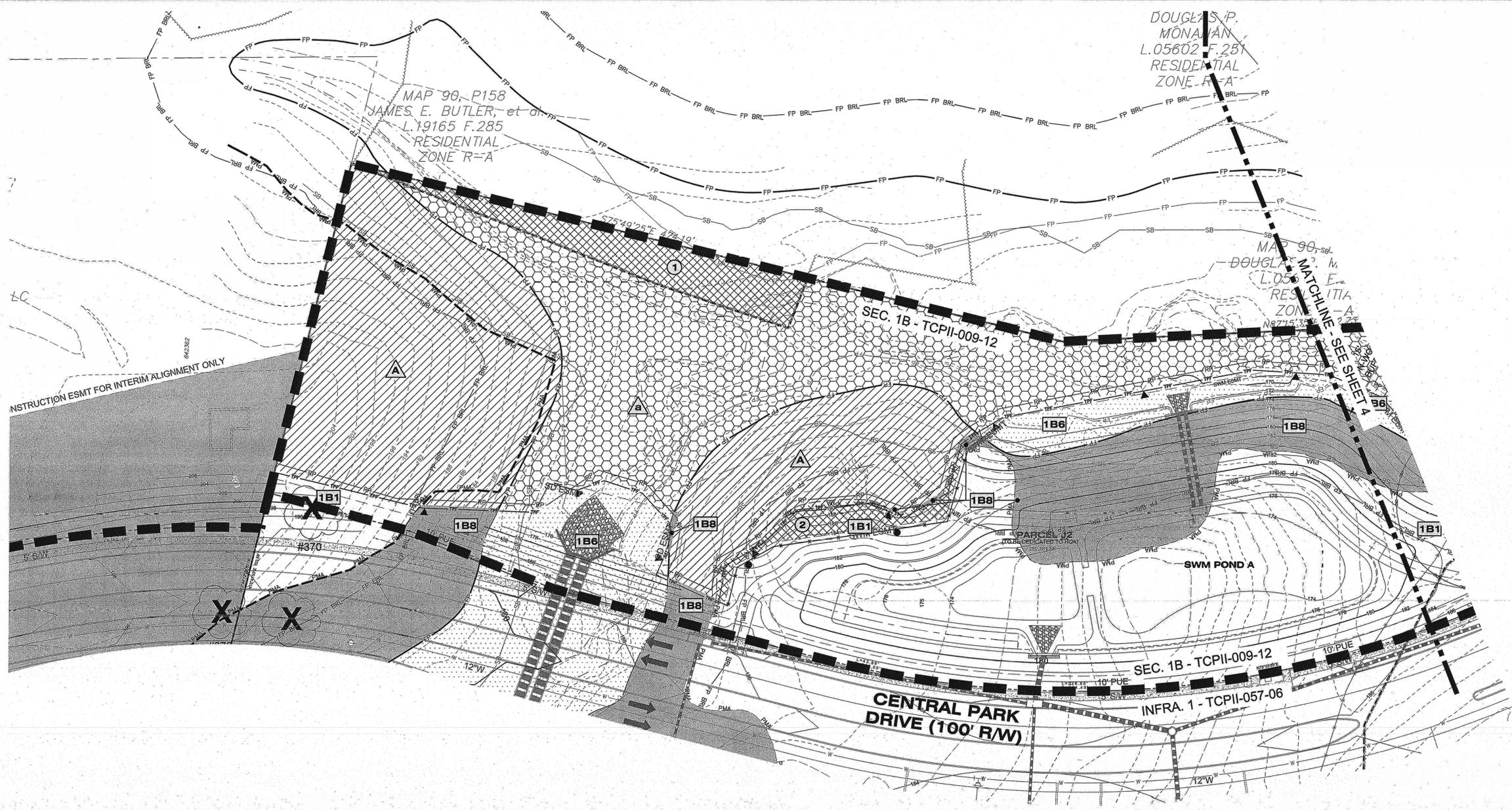


No.	DATE	BY	DESCRIPTION
4	12/03/2012	CAP	MNCPPC COMMENTS
3	09/12/2012	EDL	MNCPPC COMMENTS
2	08/07/2012	ELD	FOR SIGNATURE SET
1	12/22/2011	LRB	SDRC COMMENTS

REVISIONS  
DRAWN BY: LRB  
APPROVED BY: DLT  
CHECKED BY: DLT  
DATE: SEPTEMBER 2011

TITLE  
**TYPE II TREE CONSERVATION PLAN SECTION 1B**

Dewberry Job No. 50038403



**LEGEND**

--- 210 ---	EXISTING MAJOR CONTOUR	[Hatched Box]	CLEARED NET TRACT AREA (C-NTA)
--- 212 ---	EXISTING MINOR CONTOUR	[Dotted Box]	CLEARED FLOODPLAIN AREA (C-FP)
---	EXISTING BOUNDARY	[Diagonal Hatched Box]	CLEARED OFF-SITE AREA (C-OS) AND/OR PMA (C-PMA)
---	EXISTING ADJACENT PROPERTY	[Cross-hatched Box]	WOODLAND PRESERVATION AREA (WPA)
---	EXISTING FOREST STAND	[Wavy Hatched Box]	WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
FP	EXISTING FLOOD PLAIN	[Stippled Box]	WOODLAND PRESERVED-NOT CREDITED (WR-NC)
FP	PROPOSED FLOOD PLAIN	[Diagonal Hatched Box]	WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
FP BRL	EXISTING FLOOD PLAIN SET BACK	[Circle with X]	SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
PMA	PATUXENT MANAGEMENT AREA	[Circle with 1]	SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
SB	EXISTING STREAM	[AA]	FOREST CLEARED
---	EXISTING STREAM BUFFER	[A]	FOREST PRESERVATION
---	EXISTING TREE LINE	[1]	AFFORESTATION / REFORESTATION
---	EXISTING NON-WOODLAND AREA		
---	PROPOSED MAJOR CONTOUR		
---	PROPOSED MINOR CONTOUR		
---	PROPOSED ROAD RIGHT-OF-WAY		
---	PROPOSED PROPERTY LINE		
---	PROPOSED LIMIT OF DISTURBANCE		
LD	SPECIMEN TREE SIGN		
▲	WOODLAND PRESERVATION SIGN		
●	AFFORESTATION / REFORESTATION SIGN		
---	TREE PROTECTION FENCE (TEMPORARY)		
---	TREE PROTECTION FENCE (PERMANENT)		
RP	ROOT PRUNE		
---	SECTION LINE		

NOTE: WHERE AFFORESTATION IS ADJACENT TO TOWNHOUSES, FENCING AND AFFORESTATION PLANTING ARE TO BE COINCIDENT AND 10' MINIMUM FROM LOT LINES.

NOTE  
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777  
OR LOG ON TO www.cob311.com  
http://www.missutility.net  
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
TYPE 2 TREE CONSERVATION PLAN APPROVAL  
TCPH-009-12

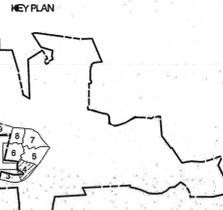
Approved by	Date	DRD #	Reason for Revision
00	Kim Finch	11/28/2012	SDP-1003 N/A
01	Kim Finch	11/07/2013	SDP-1003-01 Added Afforestation in sections 5 and 6
02	Kim Finch	3/22/2017	SDP-1003-15 Add retaining wall for lots 43-58, Block H
03	Kim A. Finch	5/10/2019	SDP-1003-20 Add retaining wall for lots 93-98, Block H
04			
05			
06			
07			

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QR 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: PARKSIDE  
PROJECT NUMBER: SDP-1003-20  
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
Revision numbers must be included in the Project Number  
Amendment numbers must be included in the Project Number





PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 15723, EXPIRATION DATE: JULY 14, 2020.



THIS TCPII PLAN SHEET CORRESPONDS TO SHEET 15 OF THE SDP AND LANDSCAPE PLANS

SCALE: 1" = 30'

No.	DATE	BY	Description
4	12/03/2012	CAP	MNCPPC COMMENTS
3	09/12/2012	EDL	MNCPPC COMMENTS
2	08/07/2012	ELD	FOR SIGNATURE SET
1	12/22/2011	LRB	SDRC COMMENTS

REVISIONS

DRAWN BY: LRB  
APPROVED BY: DLT  
CHECKED BY: DLT  
DATE: SEPTEMBER 2011

**TITLE**  
**TYPE II TREE CONSERVATION PLAN SECTION 1B**

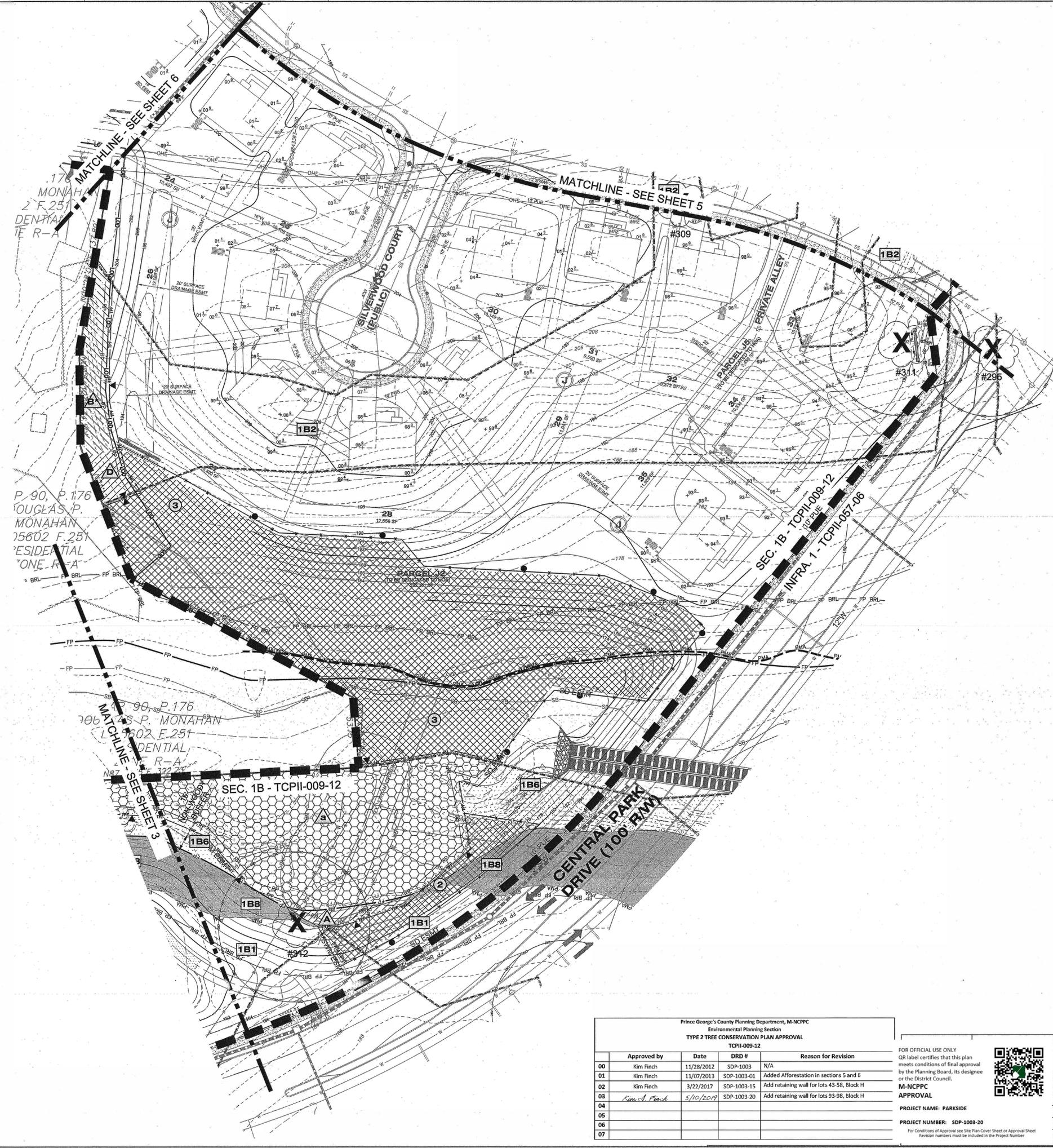
Dewberry Job No. 50038403

**LEGEND**

- 210 EXISTING MAJOR CONTOUR
- 212 EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING FOREST STAND
- EXISTING FLOOD PLAIN
- FP PROPOSED FLOOD PLAIN
- FP BRL EXISTING FLOOD PLAIN SET BACK
- FP BRL PMA PATUENT MANAGEMENT AREA
- EXISTING STREAM
- SB EXISTING STREAM BUFFER
- EXISTING TREE LINE
- EXISTING NON-WOODLAND AREA
- 210 PROPOSED MAJOR CONTOUR
- 212 PROPOSED MINOR CONTOUR
- PROPOSED ROAD RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED LIMIT OF DISTURBANCE
- LOD
- (X) SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
- (O) SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
- CLEARED NET TRACT AREA (C-NTA)
- CLEARED FLOODPLAIN AREA (C-FP)
- CLEARED OFF-SITE AREA (C-OS) AND/OR PMA (C-PMA)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
- WOODLAND PRESERVED-NOT CREDITED (WR-NC)
- WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
- AA FOREST CLEARED
- (A) FOREST PRESERVATION
- (1) AFFORESTATION / REFORESTATION
- (X) SPECIMEN TREE SIGN
- (A) WOODLAND PRESERVATION SIGN
- (O) AFFORESTATION / REFORESTATION SIGN
- TPF TREE PROTECTION FENCE (TEMPORARY)
- TPF TREE PROTECTION FENCE (PERMANENT)
- RP ROOT PRUNE
- SECTION LINE

NOTE: WHERE AFFORESTATION IS ADJACENT TO TOWNHOUSES, FENCING AND AFFORESTATION PLANTING ARE TO BE COINCIDENT AND 10' MINIMUM FROM LOT LINES.

SHEET 4	LABEL	AREA (ACRES)
WOODLAND CLEARED (C-NTA)	1B1	1.36
WOODLAND CLEARED (C-NTA)	1B2	1.68
WOODLAND CLEARED FLOODPLAIN (C-FP)	1B6	0.63
WOODLAND CLEARED OFFSITE (C-OS) &/OR PMA	1B8 (C-PMA)	0.48
WOODLAND PRESERVATION (WPA)	A	0.98
WOODLAND PRESERVATION (WPA)	D	0.02
WOODLAND RETAINED-NOT CREDITED (WR-NC)	a	2.47
WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)	B*	0.06
WOODLAND RE/AFFORESTATION (WRA)	2	0.14
WOODLAND RE/AFFORESTATION (WRA)	3	1.06



NOTE  
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http://www.misepri.com  
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY  
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Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
TYPE II TREE CONSERVATION PLAN APPROVAL  
TCPII-009-12

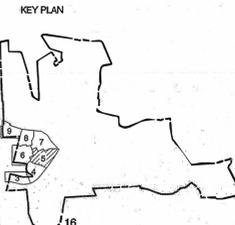
Approved by	Date	DRD #	Reason for Revision
00 Kim Finch	11/28/2012	SDP-1003	N/A
01 Kim Finch	11/07/2013	SDP-1003-01	Add Afforestation in sections 5 and 6
02 Kim Finch	3/22/2017	SDP-1003-15	Add retaining wall for lots 43-58, Block H
03 Kim A. Finch	5/10/2019	SDP-1003-20	Add retaining wall for lots 93-98, Block H
04			
05			
06			
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M-NCPPC APPROVAL  
PROJECT NAME: PARKSIDE  
PROJECT NUMBER: SDP-1003-20  
For Conditions of Approval see Site Plan Cover Sheet of Approval Sheet  
Revision numbers must be included in the Project Number

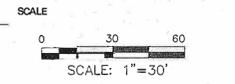




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THIS TCPII PLAN SHEET CORRESPONDS TO SHEET OF THE SDP AND LANDSCAPE PLANS



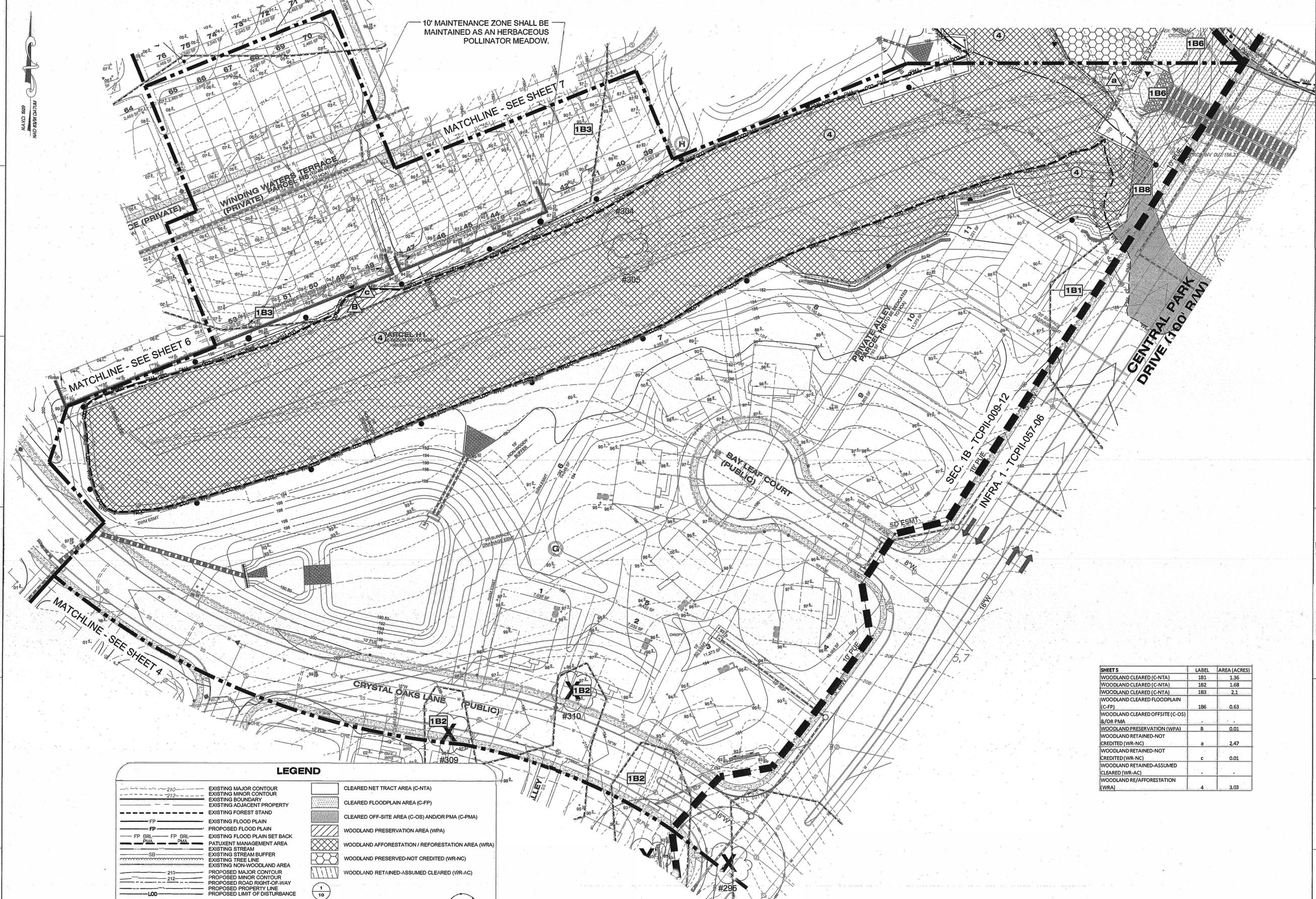
No.	DATE	BY	Description
4	12/03/2012	CAP	MNCPPC COMMENTS
3	09/12/2012	EDL	MNCPPC COMMENTS
2	08/07/2012	EDL	FOR SIGNATURE SET
1	12/22/2011	LRB	SDRC COMMENTS

DRAWN BY: LRB  
APPROVED BY: DLT  
CHECKED BY: DLT  
DATE: SEPTEMBER 2011

TITLE  
**TYPE II TREE CONSERVATION PLAN SECTION 1B**

DEWBERRY JOB NO. 50038403

10' MAINTENANCE ZONE SHALL BE MAINTAINED AS AN HERBACEOUS POLLINATOR MEADOW.



SHEET	DESCRIPTION	AREA (ACRES)
181	WOODLAND CLEARED (C-NTA)	1.36
182	WOODLAND CLEARED (C-NTA)	1.68
183	WOODLAND CLEARED (C-NTA)	2.1
186	WOODLAND CLEARED FLOODPLAIN (C-FP)	0.63
B	WOODLAND CLEARED OFFSITE (C-OS) &/OR PMA	-
B	WOODLAND PRESERVATION (WPA)	0.01
a	WOODLAND RETAINED-NOT CREDITED (WR-NC)	2.47
c	WOODLAND RETAINED-NOT CREDITED (WR-NC)	0.01
-	WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)	-
4	WOODLAND RE/AFFORESTATION (WRA)	3.03

**LEGEND**

	EXISTING MAJOR CONTOUR		CLEARED NET TRACT AREA (C-NTA)
	EXISTING MINOR CONTOUR		CLEARED FLOODPLAIN AREA (C-FP)
	EXISTING BOUNDARY		CLEARED OFF-SITE AREA (C-OS) AND/OR PMA (C-PMA)
	EXISTING ADJACENT PROPERTY		WOODLAND PRESERVATION AREA (WPA)
	EXISTING FOREST STAND		WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
	EXISTING FLOOD PLAIN		WOODLAND PRESERVED-NOT CREDITED (WR-NC)
	PROPOSED FLOOD PLAIN		WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
	EXISTING FLOOD PLAIN SET BACK		SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
	PATUXENT MANAGEMENT AREA		SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
	EXISTING STREAM		FOREST CLEARED
	EXISTING STREAM BUFFER		FOREST PRESERVATION
	EXISTING TREE LINE		AFFORESTATION / REFORESTATION
	EXISTING NON-WOODLAND AREA		
	PROPOSED MAJOR CONTOUR		
	PROPOSED MINOR CONTOUR		
	PROPOSED ROAD RIGHT-OF-WAY		
	PROPOSED PROPERTY LINE		
	PROPOSED LIMIT OF DISTURBANCE		
	SPECIMEN TREE SIGN		
	WOODLAND PRESERVATION SIGN		
	AFFORESTATION / REFORESTATION SIGN		
	TREE PROTECTION FENCE (TEMPORARY)		
	TREE PROTECTION FENCE (PERMANENT)		
	ROOT PRUNE		
	SECTION LINE		

NOTE: WHERE AFFORESTATION IS ADJACENT TO TOWNHOUSES, FENCING AND AFFORESTATION PLANTING ARE TO BE COINCIDENT AND 10' MINIMUM FROM LOT LINES.

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Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
**TYPE II TREE CONSERVATION PLAN APPROVAL**  
TCPII-009-12

Approved by	Date	DRD #	Reason for Revision
00 Kim Finch	11/28/2012	SDP-1003	N/A
01 Kim Finch	11/07/2013	SDP-1003-01	Added Afforestation in sections 5 and 6
02 Kim Finch	3/22/2017	SDP-1003-15	Add retaining wall for lots 43-58, Block H
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04			
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06			
07			

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M-NCPPC  
**APPROVAL**  
PROJECT NAME: PARKSIDE  
PROJECT NUMBER: SDP-1003-20  
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
Revision numbers must be included in the Project Number



Dewberry  
Engineers Inc.  
4601 FORBES BLVD  
SUITE 300  
LANHAM, MD 20706  
301.721.9225  
301.731.0188 (FAX)  
www.dewberry.com

OWNER/APPLICANT  
SHEPHERD PROJECT OWNER, LLC  
1999 AVENUE OF THE STARS, SUITE 2850  
LOS ANGELES, CA 90067

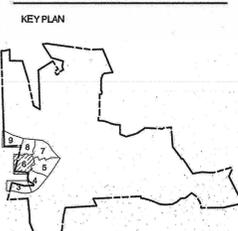
ATTORNEY/CONTACT:  
ROBERT ANTONETTI, JR.  
PH: 301-925-1800

ADDITIONAL CONTACT:  
BASIM KATTAN  
PH: 202-342-1533

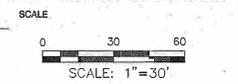
SMITH HOME FARM  
PRINCE GEORGE'S COUNTY  
MARYLAND  
6TH & 15TH ELECTION DISTRICTS  
TAX MAP: 90, 81 - GRID: MULTIPLE  
ADJUSTED PARCELS: 1, PARCELS III, IV, V, VI, VII, VIII & IX  
2007 MAP REFERENCE: 20S0508-09, 20S0509-09, 20S0509-09



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THIS TCPII PLAN SHEET CORRESPONDS TO SHEET 17 OF THE SDP AND LANDSCAPE PLANS



No.	DATE	BY	DESCRIPTION
4	12/03/2012	CAP	MNCPCC COMMENTS
3	09/12/2012	EDL	MNCPCC COMMENTS
2	08/07/2012	ELD	FOR SIGNATURE SET
1	12/22/2011	LRB	SDRC COMMENTS

REVISIONS

DRAWN BY: LRB  
APPROVED BY: DLT  
CHECKED BY: DLT  
DATE: SEPTEMBER 2011

**TITLE**  
**TYPE II TREE CONSERVATION PLAN SECTION 1B**

DEWBERRY JOB NO. 50038403

**LEGEND**

- - - 210	EXISTING MAJOR CONTOUR	[Symbol]	CLEARED NET TRACT AREA (C-NTA)
- - - 212	EXISTING MINOR CONTOUR	[Symbol]	CLEARED FLOODPLAIN AREA (C-FP)
---	EXISTING BOUNDARY	[Symbol]	CLEARED OFF-SITE AREA (C-OS) AND/OR PMA (C-PMA)
---	EXISTING ADJACENT PROPERTY	[Symbol]	WOODLAND PRESERVATION AREA (WPA)
FP	EXISTING FOREST STAND	[Symbol]	WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
FP	EXISTING FLOOD PLAIN	[Symbol]	WOODLAND PRESERVED-NOT CREDITED (WR-NC)
FP BRL	PROPOSED FLOOD PLAIN	[Symbol]	WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
FP BRL	EXISTING FLOOD PLAIN SET BACK	[Symbol]	
FP BRL	EXISTING STREAM	[Symbol]	
FP BRL	EXISTING STREAM BUFFER	[Symbol]	
SB	PATIENT MANAGEMENT AREA	[Symbol]	
---	EXISTING NON-WOODLAND AREA	[Symbol]	
---	PROPOSED MAJOR CONTOUR	[Symbol]	
---	PROPOSED MINOR CONTOUR	[Symbol]	
---	PROPOSED ROAD RIGHT-OF-WAY	[Symbol]	
---	PROPOSED PROPERTY LINE	[Symbol]	
---	PROPOSED LIMIT OF DISTURBANCE	[Symbol]	
LOD	SPECIMEN TREE SIGN	[Symbol]	
---	WOODLAND PRESERVATION SIGN	[Symbol]	
---	AFFORESTATION / REFORESTATION SIGN	[Symbol]	
---	TREE PROTECTION FENCE (TEMPORARY)	[Symbol]	
---	TREE PROTECTION FENCE (PERMANENT)	[Symbol]	
RP	ROOT PRUNE	[Symbol]	
---	SECTION LINE	[Symbol]	

NOTE: WHERE AFFORESTATION IS ADJACENT TO TOWNHOUSES, FENCING AND AFFORESTATION PLANTING ARE TO BE COINCIDENT AND 10' MINIMUM FROM LOT LINES.

SHEET #	LABEL	AREA (ACRES)
WOODLAND CLEARED (C-NTA)	1B3	2.1
WOODLAND CLEARED FLOODPLAIN (C-FP)	-	-
WOODLAND CLEARED OFFSITE (C-OS) &/OR PMA	-	-
WOODLAND PRESERVATION (WPA)	-	-
WOODLAND RETAINED-NOT CREDITED (WR-NC)	-	-
WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)	-	-
WOODLAND RE/AFFORESTATION (WRA)	-	-

10' MAINTENANCE ZONE SHALL BE MAINTAINED AS AN HERBACEOUS POLLINATOR MEADOW.



**NOTE**  
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.call811.com http://www.missutility.net  
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

P = SOUTH SIDE OF A R/W FOR INGRESS/EGRESS FOR P.158 &

Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
TYPE II TREE CONSERVATION PLAN APPROVAL  
TCPII-009-12

Approved by	Date	DRD #	Reason for Revision
00 Kim Finch	11/28/2012	SDP-1003	N/A
01 Kim Finch	11/07/2013	SDP-1003-01	Add Afforestation in sections 5 and 6
02 Kim Finch	3/22/2017	SDP-1003-15	Add retaining wall for lots 43-58, Block H
03 Kim A. Finch	5/10/2019	SDP-1003-20	Add retaining wall for lots 93-98, Block H
04			
05			
06			
07			

FOR OFFICIAL USE ONLY  
QR 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: PARKSIDE  
PROJECT NUMBER: SDP-1003-20  
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
Revision numbers must be included in the Project Number.



Dewberry Engineers Inc. 4601 FORBES BLVD SUITE 800 LANHAM, MD 20706 301.731.9991 301.731.9188 (FAX) www.dewberry.com

OWNER/APPLICANT SHF PROJECT OWNER, LLC 1999 AVENUE OF THE STARS, SUITE 2850 LOS ANGELES, CA 90007

ATTORNEY/CONTACT: ROBERT ANTONETTI, JR. PH: 301-925-1900

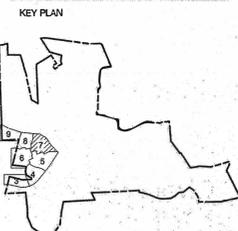
ADDITIONAL CONTACT: BASIM KATTAN PH: 202-342-1933

**SMITH HOME FARM**  
**PRINCE GEORGE'S COUNTY**  
**MARYLAND**  
**6TH & 15TH ELECTION DISTRICTS**

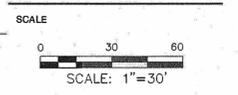
TAX MAP: 90, 91 - GRID: MULTIPLE  
 ADJUSTED PARCEL 1, PARCELS III, IV, V, VII, VIII & IX  
 2007 MAP REFERENCE: 206SE08-09, 206SE09-09, 207SE08



**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. 10779, EXPIRATION DATE: JULY 14, 2020.



THIS TCPII PLAN SHEET CORRESPONDS TO SHEET 18 OF THE SDP AND LANDSCAPE PLANS



No.	DATE	BY	DESCRIPTION
4	12/03/2012	CAP	MINGPPC COMMENTS
3	09/12/2012	EDL	MINGPPC COMMENTS
2	06/07/2012	ELD	FOR SIGNATURE SET
1	12/22/2011	LRB	SDRC COMMENTS

DRAWN BY: LRB  
 APPROVED BY: DLT  
 CHECKED BY: DLT  
 DATE: SEPTEMBER 2011

**TITLE**  
**TYPE II TREE CONSERVATION PLAN SECTION 1B**

DEWBERRY JOB NO. 50038403

**LEGEND**

	EXISTING MAJOR CONTOUR		CLEARED NET TRACT AREA (C-NTA)
	EXISTING MINOR CONTOUR		CLEARED FLOODPLAIN AREA (C-FP)
	EXISTING BOUNDARY		CLEARED OFF-SITE AREA (C-OS) AND/OR PMA (C-PMA)
	EXISTING ADJACENT PROPERTY		WOODLAND PRESERVATION AREA (WPA)
	EXISTING FOREST STAND		WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
	EXISTING FLOOD PLAIN		WOODLAND PRESERVED-NOT CREDITED (WR-NC)
	PROPOSED FLOOD PLAIN		WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
	EXISTING FLOOD PLAIN SET BACK		SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
	PATUXENT MANAGEMENT AREA		SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
	EXISTING STREAM		FOREST CLEARED
	EXISTING STREAM BUFFER		FOREST PRESERVATION
	EXISTING TREE LINE		AFFORESTATION / REFORESTATION
	EXISTING NON-WOODLAND AREA		
	PROPOSED MAJOR CONTOUR		
	PROPOSED MINOR CONTOUR		
	PROPOSED ROAD RIGHT-OF-WAY		
	PROPOSED PROPERTY LINE		
	PROPOSED LIMIT OF DISTURBANCE		
	SPECIMEN TREE SIGN		
	WOODLAND PRESERVATION SIGN		
	AFFORESTATION / REFORESTATION SIGN		
	TREE PROTECTION FENCE (TEMPORARY)		
	TREE PROTECTION FENCE (PERMANENT)		
	ROOT PRUNE		
	SECTION LINE		

NOTE: WHERE AFFORESTATION IS ADJACENT TO TOWNHOUSES, FENCING AND AFFORESTATION PLANTING ARE TO BE COINCIDENT AND 10' MINIMUM FROM LOT LINES.

SHEET #	LABEL	AREA (ACRES)
WOODLAND CLEARED (C-NTA)	1B3	2.1
WOODLAND CLEARED (C-NTA)	1B4	3.4
WOODLAND CLEARED FLOODPLAIN (C-FP)	1B6	0.63
WOODLAND CLEARED FLOODPLAIN (C-FP)	1B7	0.01
WOODLAND CLEARED OFFSITE (C-OS) &/OR PMA	-	-
WOODLAND PRESERVATION (WPA)	-	-
WOODLAND RETAINED-NOT CREDITED (WR-NC)	a	2.47
WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)	-	-
WOODLAND RE/AFFORESTATION (WRA)	4	3.03
WOODLAND RE/AFFORESTATION (WRA)	5	0.1
WOODLAND RE/AFFORESTATION (WRA)	6	3.98



**NOTE**  
 FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.811.com http://www.missully.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

**CPJ Charles P. Johnson & Associates, Inc.**  
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
 1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394  
 www.cpa.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Fallfax, VA

Prince George's County Planning Department, M-NEPCP  
 Environmental Planning Section  
**TYPE II TREE CONSERVATION PLAN APPROVAL**  
 TCPII-009-12

Approved by	Date	DRD #	Reason for Revision
00 Kim Finch	11/28/2012	SDP-1003	N/A
01 Kim Finch	11/07/2013	SDP-1003-01	Added Afforestation in sections 5 and 6
02 Kim Finch	3/22/2017	SDP-1003-15	Add retaining wall for lots 43-58, Block H
03 Kim A. Finch	5/10/2019	SDP-1003-20	Add retaining wall for lots 93-98, Block H
04			
05			
06			
07			

FOR OFFICIAL USE ONLY  
 QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.  
**M-NEPCP APPROVAL**  
 PROJECT NAME: PARKSIDE  
 PROJECT NUMBER: SDP-1003-20  
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.



Dewberry Engineers Inc. 4601 FORBES BLVD SUITE 300 LANHAM, MD 20706 801.751.0261 801.751.0188 (FAX) www.dewberry.com

OWNER/APPLICANT  
SHF PROJECT OWNER, LLC  
1998 AVENUE OF THE STARS, SUITE 2850  
LOS ANGELES, CA 90067

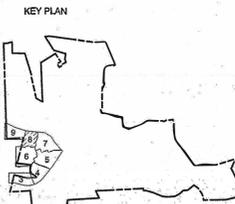
ATTORNEY/CONTACT:  
ROBERT ANTONETTI, JR.  
PH: 301-925-1800

ADDITIONAL CONTACT:  
BASIM KATTAN  
PH: 202-342-1533

SMITH HOME FARM  
PRINCE GEORGES COUNTY  
MARYLAND  
6TH & 15TH ELECTION DISTRICTS  
TAX MAP: 90, 91 - GRID: MULTIPLE  
ADJUSTED PARCELS I, PARCELS III, V, VI, VII, VIII & IX  
2007 MAP REFERENCE: 20S5E09-09, 20S5E09-09, 20T5E09-09, 20T5E09-09

SEAL

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. 10229, EXPIRATION DATE: JULY 14, 2020.



THIS TCPII PLAN SHEET CORRESPONDS TO SHEET 19 OF THE SDP AND LANDSCAPE PLANS



No.	DATE	BY	DESCRIPTION
4	12/03/2012	CAP	MNCPCC COMMENTS
3	09/12/2012	EDL	MNCPCC COMMENTS
2	08/07/2012	ELD	FOR SIGNATURE SET
1	12/22/2011	LRB	SDRC COMMENTS

REVISIONS

DRAWN BY: LRB  
APPROVED BY: DLT  
CHECKED BY: DLT  
DATE: SEPTEMBER 2011

TITLE  
**TYPE II TREE CONSERVATION PLAN SECTION 1B**

DEWBERRY JOB NO. 50038403

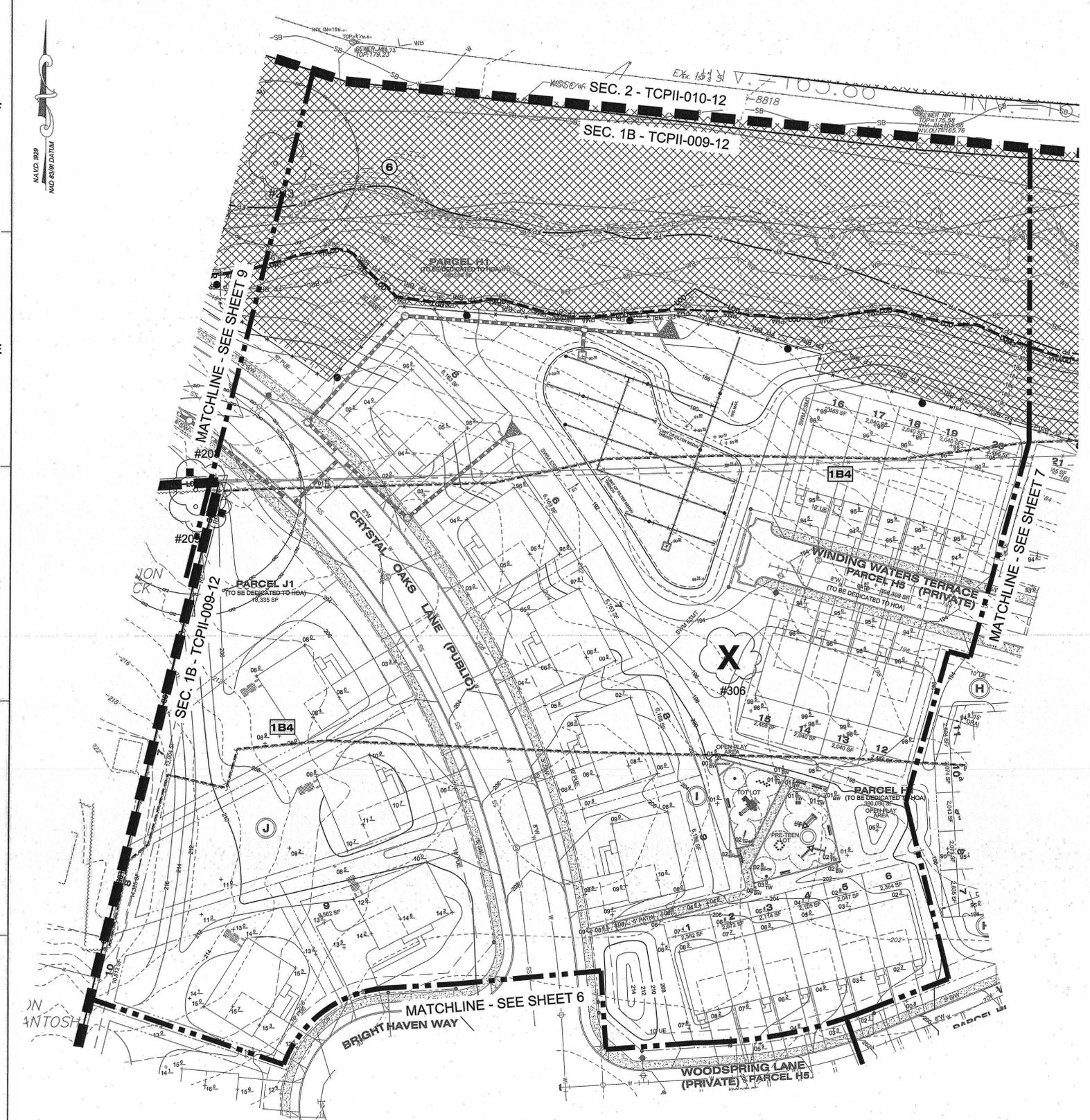
**LEGEND**

	EXISTING MAJOR CONTOUR		CLEARED NET TRACT AREA (C-NTA)
	EXISTING MINOR CONTOUR		CLEARED FLOODPLAIN AREA (C-FP)
	EXISTING ADJACENT PROPERTY		CLEARED OFF-SITE AREA (C-OS) AND/OR PMA (C-PMA)
	EXISTING FOREST STAND		WOODLAND PRESERVATION AREA (WPA)
	EXISTING FLOOD PLAIN		WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
	EXISTING FLOOD PLAIN SET BACK		WOODLAND PRESERVED-NOT CREDITED (WR-NC)
	PATUXENT MANAGEMENT AREA		WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
	EXISTING STREAM		
	EXISTING STREAM BUFFER		
	EXISTING TREE LINE		
	EXISTING NON-WOODLAND AREA		
	PROPOSED MAJOR CONTOUR		
	PROPOSED MINOR CONTOUR		
	PROPOSED ROAD RIGHT-OF-WAY		
	PROPOSED PROPERTY LINE		
	PROPOSED LIMIT OF DISTURBANCE		
	SPECIMEN TREE SIGN		SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
	WOODLAND PRESERVATION SIGN		SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
	AFFORESTATION / REFORESTATION SIGN		FOREST CLEARED
	TREE PROTECTION FENCE (TEMPORARY)		FOREST PRESERVATION
	TREE PROTECTION FENCE (PERMANENT)		AFFORESTATION / REFORESTATION
	ROOT PRUNE		
	SECTION LINE		

NOTE: WHERE AFFORESTATION IS ADJACENT TO TOWNHOUSES, FENCING AND AFFORESTATION PLANTING ARE TO BE COINCIDENT AND 10' MINIMUM FROM LOT LINES.

**SHEET 8**

WOODLAND CLEARED (C-NTA)	184	3.4
WOODLAND CLEARED FLOODPLAIN (C-FP)	-	-
WOODLAND CLEARED OFFSITE (C-OS) &/OR PMA	-	-
WOODLAND PRESERVATION (WPA)	-	-
WOODLAND RETAINED-NOT CREDITED (WR-NC)	-	-
WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)	-	-
WOODLAND RE/AFFORESTATION (WRA)	6	3.98



**NOTE**  
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48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
**TYPE II TREE CONSERVATION PLAN APPROVAL**  
TCPII-009-12

Approved by	Date	DRD #	Reason for Revision
00 Kim Finch	11/28/2012	SDP-1003	N/A
01 Kim Finch	11/07/2013	SDP-1003-01	Added Afforestation in sections 5 and 6
02 Kim Finch	3/22/2017	SDP-1003-15	Add retaining wall for lots 43-58, Block H
03 Kim A. Finch	5/10/2019	SDP-1003-20	Add retaining wall for lots 93-98, Block H
04			
05			
06			
07			

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QR 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: PARKSIDE  
PROJECT NUMBER: SDP-1003-20  
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

NAVD 89  
AND 897 DATUM

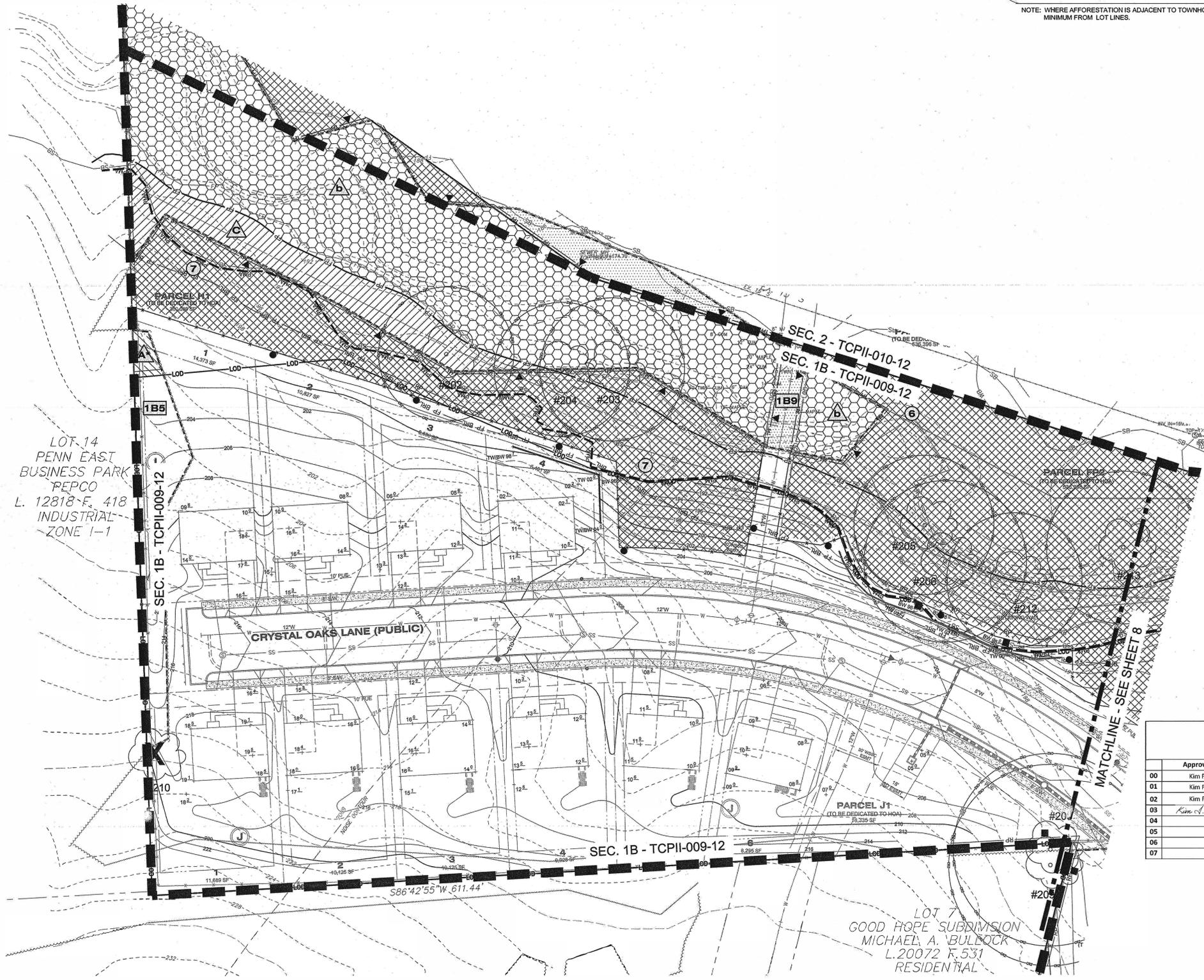
F  
E  
D  
C  
B  
A

### LEGEND

	EXISTING MAJOR CONTOUR		CLEARED NET TRACT AREA (C-NTA)
	EXISTING MINOR CONTOUR		CLEARED FLOODPLAIN AREA (C-FP)
	EXISTING BOUNDARY		CLEARED OFF-SITE AREA (C-OS) AND/OR PMA (C-PMA)
	EXISTING ADJACENT PROPERTY		WOODLAND PRESERVATION AREA (WPA)
	EXISTING FOREST STAND		WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
	EXISTING FLOOD PLAIN		WOODLAND PRESERVED-NOT CREDITED (WR-NC)
	EXISTING FLOOD PLAIN SET BACK		WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
	PROPOSED FLOOD PLAIN		SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
	PATUXENT MANAGEMENT AREA		SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
	EXISTING STREAM		FOREST CLEARED
	EXISTING STREAM BUFFER		FOREST PRESERVATION
	EXISTING TREE LINE		AFFORESTATION / REFORESTATION
	EXISTING NON-WOODLAND AREA		
	PROPOSED MAJOR CONTOUR		
	PROPOSED MINOR CONTOUR		
	PROPOSED ROAD RIGHT-OF-WAY		
	PROPOSED PROPERTY LINE		
	PROPOSED LIMIT OF DISTURBANCE		
	SPECIMEN TREE SIGN		
	WOODLAND PRESERVATION SIGN		
	AFFORESTATION / REFORESTATION SIGN		
	TREE PROTECTION FENCE (TEMPORARY)		
	TREE PROTECTION FENCE (PERMANENT)		
	ROOT PRUNE		
	SECTION LINE		

NOTE: WHERE AFFORESTATION IS ADJACENT TO TOWNHOUSES, FENCING AND AFFORESTATION PLANTING ARE TO BE COINCIDENT AND 10' MINIMUM FROM LOT LINES.

SHEET #	LABEL	AREA (ACRES)
WOODLAND CLEARED (C-NTA)	185	0.11
WOODLAND CLEARED FLOODPLAIN (C-FP)	189	0.03
WOODLAND CLEARED OFFSITE (C-OS) &/OR PMA	-	-
WOODLAND PRESERVATION (WPA)	C	0.15
WOODLAND RETAINED-NOT CREDITED (WR-NC)	b	0.76
WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)	A*	0.01
WOODLAND RE/AFFORESTATION (WRA)	6	3.98
WOODLAND RE/AFFORESTATION (WRA)	7	0.56



NOTE  
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[www.call811.com](http://www.call811.com)  
<http://www.mississillity.net>  
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DETERMINE THE EXACT LOCATION AND  
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BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
TYPE II TREE CONSERVATION PLAN APPROVAL  
TCPII-009-12

Approved by	Date	DRD #	Reason for Revision
Kim Finch	11/28/2012	SDP-1003	N/A
Kim Finch	11/07/2013	SDP-1003-01	Add Afforestation in sections 5 and 6
Kim Finch	3/22/2017	SDP-1003-15	Add retaining wall for lots 43-58, Block H
Kim Finch	5/10/2019	SDP-1003-20	Add retaining wall for lots 93-98, Block H

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by the Planning Board, its designee  
or the District Council.  
M-NCPPC  
APPROVAL  
PROJECT NAME: PARKSIDE  
PROJECT NUMBER: SDP-1003-20  
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
Revision numbers must be included in the Project Number

**Dewberry**  
Engineers Inc.

4801 FORBES BLVD  
SUITE 300  
LANHAM, MD 20706  
301.731.2551  
301.731.0168 (FAX)  
[www.dewberry.com](http://www.dewberry.com)

OWNER/APPLICANT  
SHP PROJECT OWNER, LLC  
1999 AVENUE OF THE STARS, SUITE 2850  
LOS ANGELES, CA 90087

ATTORNEY/CONTACT:  
ROBERT ANTONETTI, JR.  
PH: 301-925-1800

ADDITIONAL CONTACT:  
BASIM KATTAN  
PH: 202-342-1933

SMITH HOME FARM  
PRINCE GEORGE'S COUNTY  
MARYLAND  
6TH & 15TH ELECTION DISTRICTS  
TAX MAP: 98, 91 - GRID: MULTIPLE  
ADJUSTED PARCEL L, PARCELS III, IV, VI, VII, VIII & IX  
2007 MAP REFERENCE: 2005SE08-09, 2005SE08-09, 2075E08

SEAL

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. 10279,  
EXPIRATION DATE: 12/31/2020.

KEY PLAN

THIS TCPII PLAN SHEET CORRESPONDS  
TO SHEET 20 OF THE SDP AND  
LANDSCAPE PLANS

SCALE

SCALE: 1" = 30'

No.	DATE	BY	DESCRIPTION
4	12/03/2012	CAP	MNCPPC COMMENTS
3	09/12/2012	EDL	MNCPPC COMMENTS
2	08/07/2012	ELD	FOR SIGNATURE SET
1	12/22/2011	LRB	SDRC COMMENTS

REVISIONS

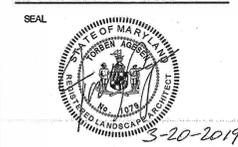
DRAWN BY: LRB  
APPROVED BY: DLT  
CHECKED BY: DLT  
DATE: SEPTEMBER 2011

TITLE  
**TYPE II TREE  
CONSERVATION  
PLAN  
SECTION 1B**

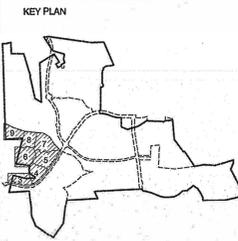
Dewberry JOB NO. 50038403

**9**

SHEET NO. 9 OF 12



**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. 10729, EXPIRATION DATE: JULY 14, 2020.

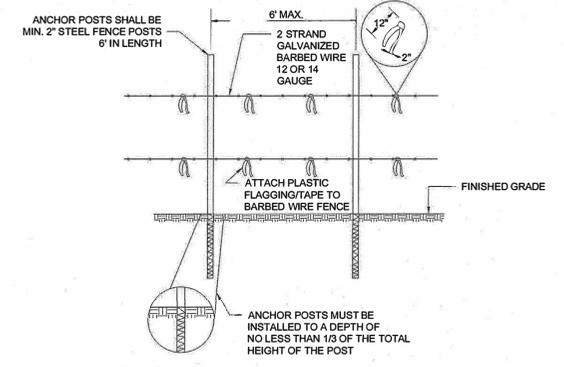


SCALE: AS-SHOWN

No.	DATE	BY	DESCRIPTION
4	12/03/2012	CAP	MNCPPC COMMENTS
3	09/12/2012	EDL	MNCPPC COMMENTS
2	06/07/2012	ELD	FOR SIGNATURE SET
1	12/22/2011	LRB	SDRC COMMENTS

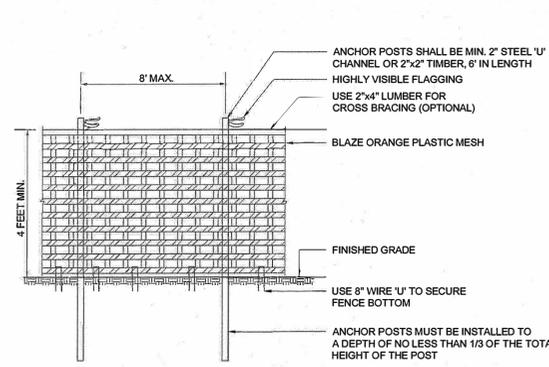
Approved by	Date	DRP #	Reason for Revision
00 Kim Finch	11/28/2012	SDP-1003	N/A
01 Kim Finch	11/07/2013	SDP-1003-01	Added Afforestation in sections 5 and 6
02 Kim Finch	3/22/2017	SDP-1003-15	Add retaining wall for lots 43-58, Block H
03 Kim A. Finch	5/10/2019	SDP-1003-20	Add retaining wall for lots 93-98, Block H
04			
05			
06			
07			

TITLE: TYPE II TREE CONSERVATION PLAN SECTION 1B  
DETAILS, NOTES, & COMPUTATIONS  
DEWBERRY JOB NO. 50038403



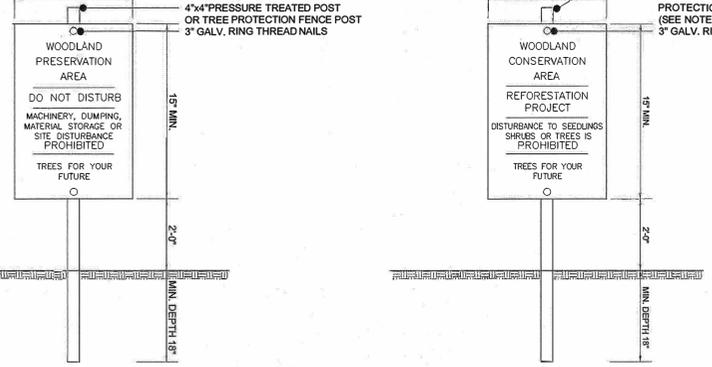
- NOTES:
- FOREST PROTECTION DEVICE ONLY.
  - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
  - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
  - AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
  - BARBED WIRE SHOULD BE SECURELY ATTACHED TO POST.
  - DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
  - PROTECTIVE SIGNAGE IS ALSO REQUIRED.
  - MAY BE USED IN PLACE OF TYPE 1 (TEMPORARY) TREE PROTECTION FENCE. (SEE DETAIL 4A THIS SHEET)

4B TYPE 2 (TEMPORARY) TREE PROTECTION FENCE  
SCALE: NTS



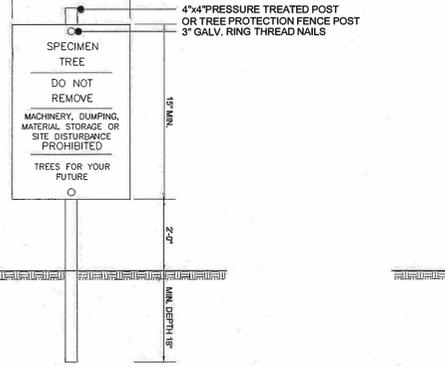
- NOTES:
- FOREST PROTECTION DEVICE ONLY.
  - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
  - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
  - AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
  - DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
  - PROTECTIVE SIGNAGE IS ALSO REQUIRED.
  - MAY BE USED IN PLACE OF TYPE 2 (TEMPORARY) TREE PROTECTION FENCE. (SEE DETAIL 4B THIS SHEET)

4A TYPE 1 (TEMPORARY) TREE PROTECTION FENCE  
SCALE: NTS



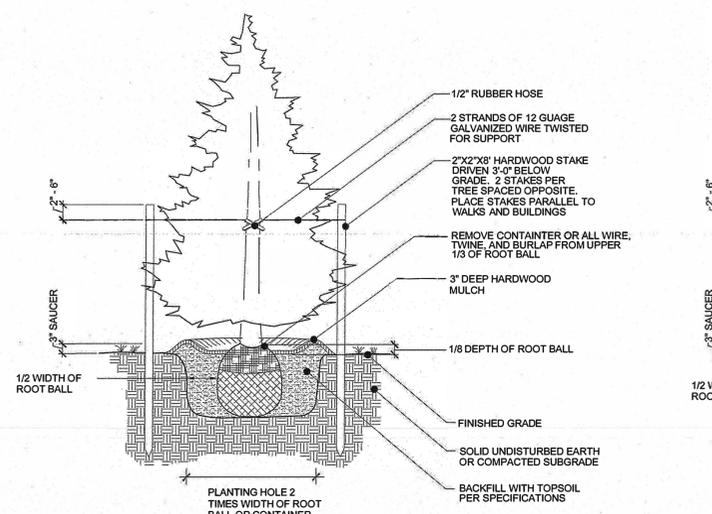
- NOTES:
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
  - SIGNS SHOULD BE PROPERLY MAINTAINED.
  - AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
  - SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
  - SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
  - LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG FENCING.
  - SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

3 REFORESTATION AREA SIGN  
SCALE: NTS



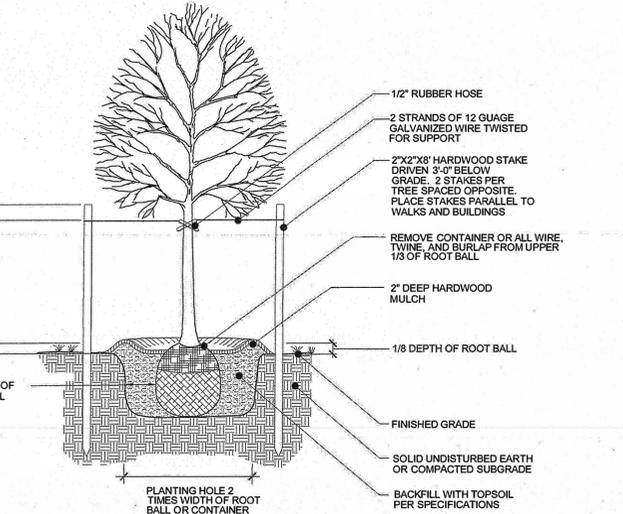
- NOTES:
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
  - SIGNS SHOULD BE PROPERLY MAINTAINED.
  - AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
  - SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
  - SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
  - LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG FENCING.
  - SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.
  - WHEN THE SPECIMEN TREE SIGN IS LOCATED WITHIN 10' OF EITHER A PRESERVATION OR REFORESTATION SIGN, THE TWO SIGNS MAY BE POSTED ON A SINGLE POST.

1 SPECIMEN TREE SIGN  
SCALE: NTS



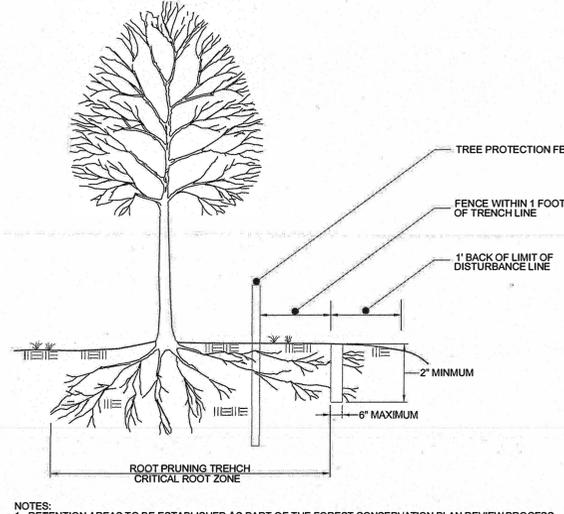
- NOTES:
- DETAIL APPLIES TO B&B OR CONTAINER PLANTING.
  - WHEN PLANTING ON A SLOPE, ENSURE LANDSCAPING IS INSTALLED VERTICAL AND PLUMB.
  - MULCH SAUCER HEIGHT SHALL BE LEVEL AND UNIFORM AROUND CIRCUMFERENCE OF PLANT BASE.

EVERGREEN TREE PLANTING DETAIL (NOT TO SCALE)



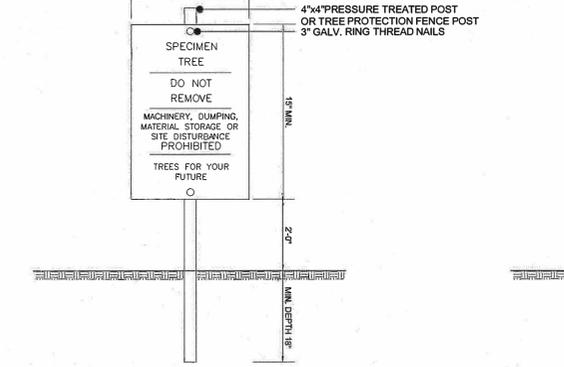
- NOTES:
- DETAIL APPLIES TO B & B OR CONTAINER PLANTING.
  - WHEN PLANTING ON A SLOPE, ENSURE LANDSCAPING IS INSTALLED VERTICAL AND PLUMB.
  - MULCH SAUCER HEIGHT SHALL BE LEVEL AND UNIFORM AROUND CIRCUMFERENCE OF PLANT BASE.

DECIDUOUS TREE PLANTING DETAIL (NOT TO SCALE)



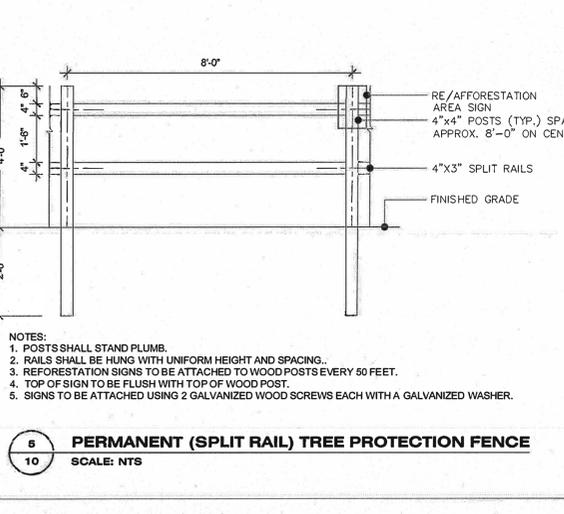
- NOTES:
- RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
  - BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
  - EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
  - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
  - ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

6 ROOT PRUNING  
SCALE: NTS



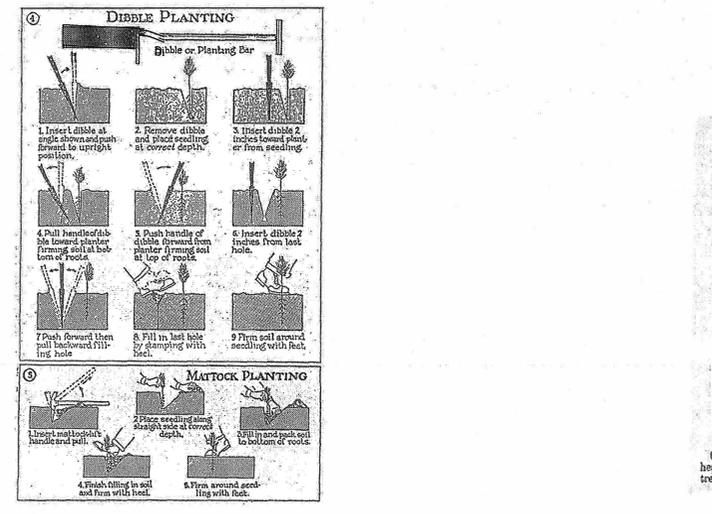
- NOTES:
- POSTS SHALL STAND PLUMB.
  - RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING.
  - REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET.
  - TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
  - SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

5 PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE  
SCALE: NTS



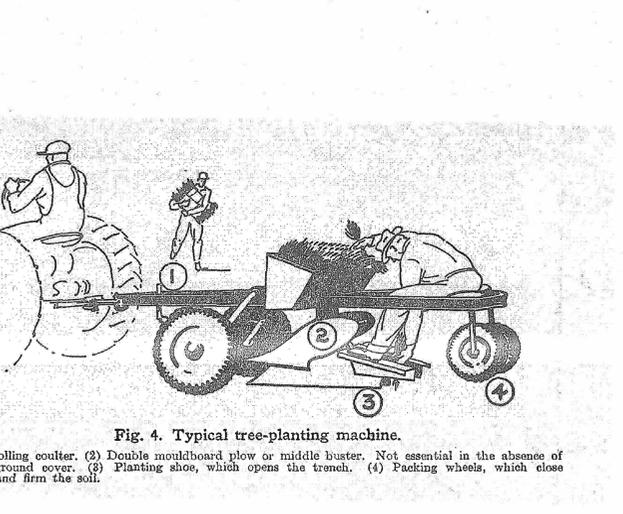
- NOTE:  
NATURALLY OCCURRING POPULATIONS OF TREES TEND TO BE FOUND IN INFORMAL GROUPINGS. A CLUSTER OF TREES IS REALLY A MOSAIC OF DIFFERENT SPECIES GROUPS. THE OBJECTIVE OF AN AFFORESTATION/REFORESTATION PLAN IS TO SELECT THE APPROPRIATE SPECIES AND DISTRIBUTION PATTERN FOR A CHOSEN SITE THAT MIMICS NATURAL PATTERNS.

PLANTING DISTRIBUTION PATTERNS



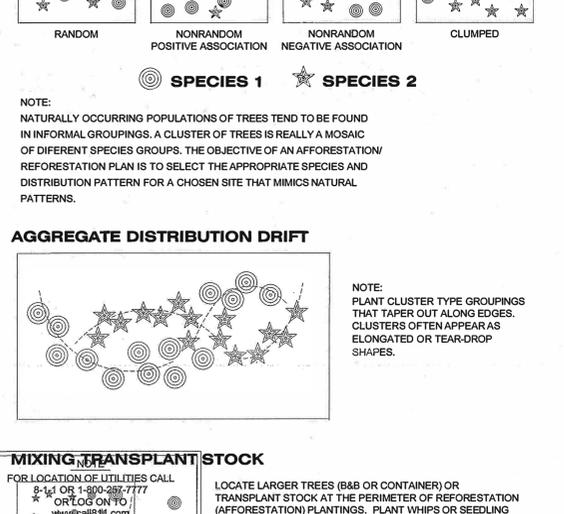
- NOTES:
- SOURCE: ADAPTED FROM FOREST CONSERVATION MANUAL, 1991.
  - MULCHING NEWLY PLANTED SEEDLINGS HELPS THE SOIL RETAIN MOISTURE AND PROTECTS THE SEEDLING FROM COMPACTION AND STEM INJURIES.

7 SEEDLING PLANTING TECHNIQUES (MANUAL)  
SCALE: NTS



- NOTES:
- SOURCE: UNKNOWN
  - MULCHING NEWLY PLANTED SEEDLINGS HELPS THE SOIL RETAIN MOISTURE AND PROTECTS THE SEEDLING FROM COMPACTION AND STEM INJURIES.

8 SEEDLING PLANTING TECHNIQUES (MACHINE)  
SCALE: NTS



9 MIXING TRANSPLANT STOCK  
SCALE: NTS



**SPECIMEN, CHAMPION, AND HISTORIC TREES SUMMARY**

Note: Trees were tagged with a metal tag corresponding to the number below. Tags were placed approximately 5' from the ground with colored flagging attached. Tree locations are approximate.

Tag #	Common Name	Scientific Name	DBH (Inches)	Remarks/Condition	Proposed Disposition	Plan Section
1	Tulip Tree	<i>Liriodendron tulipifera</i>	34	Good	Save	offsite
2	Southern Red Oak	<i>Quercus falcata</i>	34	Poor, trunk damage	Save	offsite
3	Southern Red Oak	<i>Quercus falcata</i>	39	Fair, twin	Save	2
4	White Oak	<i>Quercus alba</i>	43	Fair	Save	offsite
5	White Oak	<i>Quercus alba</i>	40	Good	Save	2
6	Tulip Tree	<i>Liriodendron tulipifera</i>	30	Fair	Save	2
7	Tulip Tree	<i>Liriodendron tulipifera</i>	30	Fair	Save	2
8	White Oak	<i>Quercus alba</i>	50	Good	Save	offsite
9	Tulip Tree	<i>Liriodendron tulipifera</i>	32	Fair	Save	2
10	Tulip Tree	<i>Liriodendron tulipifera</i>	30	Fair	Save	2
11	Tulip Tree	<i>Liriodendron tulipifera</i>	31	Fair, twin	Save	offsite
12	Tulip Tree	<i>Liriodendron tulipifera</i>	30	Good	Save	offsite
13	Southern Red Oak	<i>Quercus falcata</i>	30	Good	Save	offsite
14	Red Maple	<i>Acer rubrum</i>	45	Fair, 3 stem	Save	2
15	Tulip Tree	<i>Liriodendron tulipifera</i>	34	Good	Remove	2
16	Tulip Tree	<i>Liriodendron tulipifera</i>	33	Good	Remove	2
17	Tulip Tree	<i>Liriodendron tulipifera</i>	30	Fair, twin with #18	Remove	2
18	Tulip Tree	<i>Liriodendron tulipifera</i>	32	Fair, twin with 30'	Remove	2
19	Pin Oak	<i>Quercus palustris</i>	36	Poor, insect damage	Remove	2
20	Red Maple	<i>Acer rubrum</i>	34	Good	Remove	2
21	Tulip Tree	<i>Liriodendron tulipifera</i>	53	Fair, twin	Save	offsite
22	Tulip Tree	<i>Liriodendron tulipifera</i>	34	Fair	Save	offsite
23	Tulip Tree	<i>Liriodendron tulipifera</i>	31	Good	Remove	2
24	Tulip Tree	<i>Liriodendron tulipifera</i>	33	Fair	Remove	2
25	White Oak	<i>Quercus alba</i>	39	Poor, half missing	Remove	2
26	White Oak	<i>Quercus alba</i>	32	Fair	Save	2
27	White Oak	<i>Quercus alba</i>	30	Good	Remove	2
28	American Beech	<i>Fagus grandifolia</i>	39	Poor	Save	2
29	Tulip Tree	<i>Liriodendron tulipifera</i>	30	Fair	Remove	2
30	Tulip Tree	<i>Liriodendron tulipifera</i>	39	Fair	Remove	2
31	Tulip Tree	<i>Liriodendron tulipifera</i>	31	Good	Remove	2
32	Green Ash	<i>Fraxinus pennsylvanica</i>	49	Fair	Save	park
33	Red Maple	<i>Acer rubrum</i>	40	Fair, stream bank	Save	park
34	Tulip Tree	<i>Liriodendron tulipifera</i>	39	Good	Save	park
35	American Beech	<i>Fagus grandifolia</i>	30	Good	Save	park
36	Tulip Tree	<i>Liriodendron tulipifera</i>	52	Fair	Save	park
37	Sweetgum	<i>Liquidambar styraciflua</i>	31	Good	Save	park
38	Red Maple	<i>Acer rubrum</i>	46	Fair	Save	park
39	Sycamore	<i>Platanus occidentalis</i>	37	Fair, stream bank	Save	park
40	Sycamore	<i>Platanus occidentalis</i>	50	Fair	Save	infra 2
41	Tulip Tree	<i>Liriodendron tulipifera</i>	37	Fair	Save	park
42	Tulip Tree	<i>Liriodendron tulipifera</i>	49	Good	Save	park
43	Tulip Tree	<i>Liriodendron tulipifera</i>	46	Good	Save	park
44	Pin Oak	<i>Quercus palustris</i>	45	Fair, insect damage	Save	4
45	Pin Oak	<i>Quercus palustris</i>	38	Good	Save	4
46	Tulip Tree	<i>Liriodendron tulipifera</i>	46	Good	Save	4
47	Pin Oak	<i>Quercus palustris</i>	47	Good	Save	4
48	Pin Oak	<i>Quercus palustris</i>	42	Good	Save	retained
49	Tulip Tree	<i>Liriodendron tulipifera</i>	43	Good	Save	retained
50	Red Maple	<i>Acer rubrum</i>	50	Poor, 1/2 missing	Save	retained
51	Sweetgum	<i>Liquidambar styraciflua</i>	34	Good	Save	retained
52	River Birch	<i>Betula nigra</i>	33	Fair	Save	retained
53	Tulip Tree	<i>Liriodendron tulipifera</i>	37	Fair	Save	offsite
54	Tulip Tree	<i>Liriodendron tulipifera</i>	46	Fair	Save	retained
55	Tulip Tree	<i>Liriodendron tulipifera</i>	35	Very poor, damaged	Save	retained
56	Sycamore	<i>Platanus occidentalis</i>	33	Fair, twin	Save	park
57	Tulip Tree	<i>Liriodendron tulipifera</i>	30	Poor	Save	park
58	Pin Oak	<i>Quercus palustris</i>	31	Good	Save	park
59	Red Oak	<i>Quercus rubra</i>	39	Fair	Save	park
60	Silver Maple	<i>Acer saccharinum</i>	31	Fair	Save	park
61	Silver Maple	<i>Acer saccharinum</i>	31	Poor	Save	park
62	Silver Maple	<i>Acer saccharinum</i>	35	Fair	Save	park
63	Tulip Tree	<i>Liriodendron tulipifera</i>	36	Good	Save	park
64	Tulip Tree	<i>Liriodendron tulipifera</i>	37	Fair, twin with 65	Save	park
65	Tulip Tree	<i>Liriodendron tulipifera</i>	38	Fair	Save	park
66	Silver Maple	<i>Acer saccharinum</i>	65	Fair, 4 stems	Save	park
67	Black Cherry	<i>Prunus serotina</i>	40	Poor, damaged	Remove	3
68	Tulip Tree	<i>Liriodendron tulipifera</i>	58	Fair	Save	3
69	Sycamore	<i>Platanus occidentalis</i>	30	Fair	Save	park
70	Silver Maple	<i>Acer saccharinum</i>	40	Fair, 6 stems	Save	park
71	Silver Maple	<i>Acer saccharinum</i>	44	Fair, 4 stems	Save	park
72	Silver Maple	<i>Acer saccharinum</i>	39	Good, stream bank	Save	park
73	Tulip Tree	<i>Liriodendron tulipifera</i>	36	Fair, 3 stems	Save	park
74	Tulip Tree	<i>Liriodendron tulipifera</i>	30	Fair, 3 stems	Save	park
75	Tulip Tree	<i>Liriodendron tulipifera</i>	33	Poor	Save	park
76	Tulip Tree	<i>Liriodendron tulipifera</i>	32	Good	Remove	park
77	Tulip Tree	<i>Liriodendron tulipifera</i>	60	Fair, 3 stems	Save	park
78	Tulip Tree	<i>Liriodendron tulipifera</i>	30	Poor	Save	park
79	Tulip Tree	<i>Liriodendron tulipifera</i>	30	Fair	Save	park
80	Tulip Tree	<i>Liriodendron tulipifera</i>	31	Fair, twin with 81	Save	park
81	Tulip Tree	<i>Liriodendron tulipifera</i>	30	Fair, twin	Save	park
82	Silver Maple*	<i>Acer saccharinum</i>	67	Fair	Save	park
83	Silver Maple	<i>Acer saccharinum</i>	59	Fair	Save	park
84	Silver Maple*	<i>Acer saccharinum</i>	75	Fair	Save	park
85	Silver Maple	<i>Acer saccharinum</i>	50	Good	Save	park
86	Black Walnut	<i>Juglans nigra</i>	34	Fair	Save	park
87	Silver Maple	<i>Acer saccharinum</i>	40	Fair	Save	park
88	Pin Oak	<i>Quercus palustris</i>	38	Good	Save	park

NOTE:  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
www.call811.com  
http://www.mississillity.net  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE MAINS BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

89	Pin Oak	<i>Quercus palustris</i>	30	Good	Save	park
90	Silver Maple	<i>Acer saccharinum</i>	47	Good	Save	park
91	Black Walnut	<i>Juglans nigra</i>	30	Poor	Save	park
92	Black Walnut	<i>Juglans nigra</i>	30	Fair	Save	6
93	Pin Oak	<i>Quercus palustris</i>	32	Good	Save	park
94	Silver Maple	<i>Acer saccharinum</i>	44	Poor, trunk damage	Save	park
95	Pin Oak	<i>Quercus palustris</i>	34	Good	Save	park
96	Cedar	<i>Juniperus sp.</i>	30	Good	Save	4
97	Tulip Tree	<i>Liriodendron tulipifera</i>	34	Fair	Save	4
98	Red Maple	<i>Acer rubrum</i>	34	Fair	Save	4
99	Tulip Tree	<i>Liriodendron tulipifera</i>	45	Good	Save	4
100	Black Locust	<i>Robinia pseudoacacia</i>	36	Poor	Save	4
101	Sweetgum	<i>Liquidambar styraciflua</i>	35	Fair	Save	6
102	Sweetgum	<i>Liquidambar styraciflua</i>	34	Fair	Save	6
103	American Beech	<i>Fagus grandifolia</i>	40	Good	Save	6
104	Red Maple	<i>Acer rubrum</i>	35	Good	Save	6
105	Red Maple	<i>Acer rubrum</i>	30	Fair	Save	6
106	Red Maple	<i>Acer rubrum</i>	52	Poor	Save	6
107	Sweetgum	<i>Liquidambar styraciflua</i>	31	Fair	Save	6
108	Red Maple	<i>Acer rubrum</i>	35	Good	Save	6
109	Tulip Tree	<i>Liriodendron tulipifera</i>	52	Poor	Save	6
109A	Sweetgum	<i>Liquidambar styraciflua</i>	51	Fair	Save	6
110	Sweetgum	<i>Liquidambar styraciflua</i>	33	Fair	Save	6
111	Sweetgum	<i>Liquidambar styraciflua</i>	37	Good	Save	6
112	Elm	<i>Ulmus sp.</i>	36	Fair	Save	6
113	Tulip Tree	<i>Liriodendron tulipifera</i>	35	Fair, twin	Save	4
114	Tulip Tree	<i>Liriodendron tulipifera</i>	37	Good	Save	4
115	Tulip Tree	<i>Liriodendron tulipifera</i>	34	Good	Save	offsite
116	Tulip Tree	<i>Liriodendron tulipifera</i>	41	Good	Save	offsite
117	Tulip Tree	<i>Liriodendron tulipifera</i>	41	Good	Save	offsite
118	Tulip Tree	<i>Liriodendron tulipifera</i>	30	Good	Save	4
119	Tulip Tree	<i>Liriodendron tulipifera</i>	36	Good	Save	4
120	Tulip Tree	<i>Liriodendron tulipifera</i>	38	Fair	Save	4
121	Tulip Tree	<i>Liriodendron tulipifera</i>	32	Fair, twin with 29"	Save	4
122	Tulip Tree	<i>Liriodendron tulipifera</i>	33	Good	Save	4
123	Tulip Tree	<i>Liriodendron tulipifera</i>	32	Fair	Save	offsite
124	Tulip Tree	<i>Liriodendron tulipifera</i>	34	Fair	Save	4
125	Tulip Tree	<i>Liriodendron tulipifera</i>	37	Good	Save	4
126	Elm	<i>Ulmus sp.</i>	36	Fair, twin	Save	4
127	Tulip Tree	<i>Liriodendron tulipifera</i>	41	Fair	Save	4
128	Tulip Tree	<i>Liriodendron tulipifera</i>	31	Fair	Save	4 church
129	Tulip Tree	<i>Liriodendron tulipifera</i>	41	Fair	Save	4 church
130	Tulip Tree	<i>Liriodendron tulipifera</i>	45	Fair, trash in area	Save	4 church
131	Tulip Tree	<i>Liriodendron tulipifera</i>	51	Fair, twin	Save	4 church
132	Tulip Tree	<i>Liriodendron tulipifera</i>	30	Fair	Save	4
133	American Beech	<i>Fagus grandifolia</i>	32	Fair	Save	4
134	American Beech	<i>Fagus grandifolia</i>	32	Fair, trash in area	Save	4
135	Tulip Tree	<i>Liriodendron tulipifera</i>	32	Good	Save	4
136	Tulip Tree	<i>Liriodendron tulipifera</i>	30	Fair, stream bank	Save	4
137	White Oak	<i>Quercus alba</i>	30	Good	Save	4
138	White Oak	<i>Quercus alba</i>	33	Good	Save	4
139	White Oak	<i>Quercus alba</i>	33	Good	Save	4
140	White Oak	<i>Quercus alba</i>	36	Good, stream bank	Save	4
141	Tulip Tree	<i>Liriodendron tulipifera</i>	39	Fair	Save	4
142	White Oak	<i>Quercus alba</i>	34	Good	Save	4
143	Tulip Tree	<i>Liriodendron tulipifera</i>	30	Fair, head of swale	Save	4
144	Tulip Tree	<i>Liriodendron tulipifera</i>	33	Fair	Save	4
145	Tulip Tree	<i>Liriodendron tulipifera</i>	34	Good, stream bank	Save	4
146	Tulip Tree	<i>Liriodendron tulipifera</i>	35	Fair	Save	4
147	Red Oak	<i>Quercus rubra</i>	34	Fair	Save	4
148	Tulip Tree	<i>Liriodendron tulipifera</i>	37	Good	Save	4
149	Tulip Tree	<i>Liriodendron tulipifera</i>	42	Fair	Save	4
150	Tulip Tree	<i>Liriodendron tulipifera</i>	30	Fair	Save	4
151	Tulip Tree	<i>Liriodendron tulipifera</i>	42	Good	Save	4
152	Red Maple	<i>Acer rubrum</i>	33	Poor	Save	5
153	American Beech	<i>Fagus grandifolia</i>	34	Good	Save	5
154	Tulip Tree	<i>Liriodendron tulipifera</i>	36	Good	Save	5
155	American Beech	<i>Fagus grandifolia</i>	30	Good	Save	5
156	Tulip Tree	<i>Liriodendron tulipifera</i>	40	Fair	Save	5
157	White Oak	<i>Quercus alba</i>	34	Fair	Save	5
158	Black Gum	<i>Nyssa sylvatica</i>	30	Fair	Save	5
159	Silver Maple	<i>Acer saccharinum</i>	36	Poor	Save	5
160	Silver Maple	<i>Acer saccharinum</i>	52	Fair	Save	5
161	Red Maple	<i>Acer rubrum</i>	39	Fair	Save	5
162	Red Maple	<i>Acer rubrum</i>	36	Fair	Save	5
163	Norway Maple	<i>Acer platanoides</i>	51	Fair	Save	5
164	Norway Maple	<i>Acer platanoides</i>	34	Fair	Save	5
165	Red Maple	<i>Acer rubrum</i>	35	Poor	Save	5
166	Red Maple	<i>Acer rubrum</i>	31	Fair	Save	6
167	Red Maple	<i>Acer rubrum</i>	30	Poor	Save	6
168	Hickory	<i>Carya sp.</i>	31	Poor	Save	6
169	Black Locust	<i>Robinia pseudoacacia</i>	36	Poor	Save	6
170	Black Locust	<i>Robinia pseudoacacia</i>	30	Fair	Save	park
171	Black Locust	<i>Robinia pseudoacacia</i>	35	Poor	Save	park
172	Silver Maple	<i>Acer saccharinum</i>	46	Fair	Save	park
173	Silver Maple	<i>Acer saccharinum</i>	35	Fair	Save	park
174	Silver Maple	<i>Acer saccharinum</i>	49	Fair	Save	park
175	Tulip Tree	<i>Liriodendron tulipifera</i>	37	Good	Save	park
176	Tulip Tree	<i>Liriodendron tulipifera</i>	34	Fair	Save	park
177	Tulip Tree	<i>Liriodendron tulipifera</i>	35	Fair	Save	park
178	Black Walnut	<i>Juglans nigra</i>	31	Fair	Save	6

179	Black Locust	<i>Robinia pseudoacacia</i>	36	Poor	Save	6
180	Osage Orange*	<i>Maclura pomifera</i>	57	Fair, covered in English Ivy	Save	6
181	Hickory	<i>Carya sp.</i>	33	Fair	Save	6
182	Black Gum*	<i>Nyssa sylvatica</i>	44	Fair	Save	6
183	Black Gum*	<i>Nyssa sylvatica</i>	54	Fair	Save	6
184	Beech	<i>Fagus sp.</i>	43	Fair	Save	6
185	Red Maple	<i>Acer rubrum</i>	30	Good	Save	6
186	Silver Maple	<i>Acer saccharinum</i>	34	Poor	Save	6
187	Black Walnut	<i>Juglans nigra</i>	31	Fair	Save	6
188	Silver Maple	<i>Acer saccharinum</i>	48	Poor	Save	park
189	Silver Maple	<i>Acer saccharinum</i>	42	Fair	Save	park
190	Pin oak	<i>Quercus palustris</i>	30	Good	Save	park
191	Red Maple	<i>Acer rubrum</i>	39	Fair	Save	park
192	Red Oak	<i>Quercus rubra</i>	46	Fair, twin	Save	5
193	Red Oak	<i>Quercus rubra</i>	31	Good	Save	5
194	Red Oak	<i>Quercus rubra</i>	38	Good	Save	5

REFORESTATION/AFFORESTATION PLANT SCHEDULES

AFFORESTATION / REFORESTATION AREA #1 (SECTION 1B)						Acreage	0.13	Lowland Plantings
Species		Planting Stock				Quantity	Reforestation Credits	Percent of Stocking
Botanical Name	Common Name	Size	Credits/Unit	Type				
<i>Acer rubrum</i>	Red Maple	Seedling: 6"-18" HT.	1	Bare Root	20	20	19.2%	
<i>Liquidambar styraciflua</i>	Sweetgum	Seedling: 6"-18" HT.	1	Bare Root	20	20	19.2%	
<i>Pinus taeda</i>	Loblolly Pine	Seedling: 6"-18" HT.	1	Bare Root	24	24	23.1%	
<i>Platanus occidentalis</i>	American Sycamore	Seedling: 6"-18" HT.	1	Bare Root	20	20	19.2%	
<i>Quercus phellos</i>	Willow Oak	Seedling: 6"-18" HT.	1	Bare Root	20	20	19.2%	
Reforestation Units Provided						104		
Total Reforestation Units Required						104		
Excess						0		

AFFORESTATION / REFORESTATION AREA #2 (SECTION 1B)						Acreage	0.14	Lowland Plantings
Species		Planting Stock				Quantity	Reforestation Credits	Percent of Stocking
Botanical Name	Common Name	Size	Credits/Unit	Type				
<i>Acer rubrum</i>	Red Maple	Seedling: 6"-18" HT.	1	Bare Root	25	25	22.3%	
<i>Liquidambar styraciflua</i>	Sweetgum	Seedling: 6"-18" HT.	1	Bare Root	20	20	17.9%	
<i>Pinus taeda</i>	Loblolly Pine	Seedling: 6"-18" HT.	1	Bare Root	27	27	24.1%	
<i>Platanus occidentalis</i>	American Sycamore	Seedling: 6"-18" HT.	1	Bare Root	20	20	17.9%	
<i>Quercus phellos</i>	Willow Oak	Seedling: 6"-18" HT.	1	Bare Root	20	20	17.9%	
Reforestation Units Provided						112		
Total Reforestation Units Required						112		
Excess						0		

AFFORESTATION / REFORESTATION AREA #3 (SECTION 1B)						Acreage	1.06	Upland & Lowland Plantings
Species		Planting Stock				Quantity	Reforestation Credits	Percent of Stocking
Botanical Name	Common Name	Size	Credits/Unit	Type				
<i>Acer rubrum</i>	Red Maple	Seedling: 6"-18" HT.	1	Bare Root	150	150	17.7%	
<i>Cercis canadensis</i>	Eastern Redbud	Seedling: 6"-18" HT.	1	Bare Root	135	135	15.9%	
<i>Pinus taeda</i>	Loblolly Pine	Seedling: 6"-18" HT.	1	Bare Root	153	153	18.0%	
<i>Liquidambar styraciflua</i>	Sweetgum	Seedling: 6"-18" HT.	1	Bare Root	140	140	16.5%	
<i>Platanus occidentalis</i>	American Sycamore	Seedling: 6"-18" HT.	1	Bare Root	135	135	15.9%	
<i>Quercus phellos</i>	Willow Oak	Seedling: 6"-18" HT.	1	Bare Root	135	135	15.9%	
Reforestation Units Provided						848		
Total Reforestation Units Required						848		
Excess						0		

AFFORESTATION / REFORESTATION AREA #4 (SECTION 1B)						Acreage	3.03	Upland and Lowland Plantings
Species		Planting Stock				Quantity	Reforestation Credits	Percent of Stocking
Botanical Name	Common Name	Size	Credits/Unit	Type				
SEE NOTE 1.	Shade Tree	2.5" - 3" Cal.	5	B&B	3	15	0.6%	
	Evergreen Tree	6'-8" HT. (2.5" Cal.)	5	B&B	0	0	0.0%	
	Ornamental Tree	1.5" - 1.75" Cal.	3	B&B	0	0	0.0%	
<i>Acer rubrum</i>	Red Maple	Seedling: 6"-18" HT.	1	Bare Root	410	405	16.7%	
<i>Cercis canadensis</i>	Eastern Redbud	Seedling: 6"-18" HT.	1	Bare Root	405	404	16.7%	
<i>Liquidambar styraciflua</i>	Sweetgum	Seedling: 6"-18" HT.	1	Bare Root	405	400	16.5%	
<i>Pinus taeda</i>	Loblolly Pine	Seedling: 6"-18" HT.	1	Bare Root	413	400	16.5%	
<i>Platanus occidentalis</i>	American Sycamore	Seedling: 6"-18" HT.	1	Bare Root	400	400	16.5%	
<i>Quercus phellos</i>	Willow Oak	Seedling: 6"-18" HT.	1	Bare Root	400	400	16.5%	
Reforestation Units Provided						2,424		
Total Reforestation Units Required						2,424		
Excess						0		

AFFORESTATION / REFORESTATION AREA #5 (SECTION 1B)						Acreage	0.10	Lowland Plantings
Species		Planting Stock				Quantity	Reforestation Credits	Percent of Stocking
Botanical Name	Common Name	Size	Credits/Unit	Type				
<i>Acer rubrum</i>	Red Maple	Seedling: 6"-18" HT.	1	Bare Root	15	15	18.8%	
<i>Pinus taeda</i>	Loblolly Pine	Seedling: 6"-18" HT.	1	Bare Root	20	20	25.0%	
<i>Liquidambar styraciflua</i>	Sweetgum	Seedling: 6"-18" HT.	1	Bare Root	15	15	18.8%	
<i>Platanus occidentalis</i>	American Sycamore	Seedling: 6"-18" HT.	1	Bare Root	15	15	18.8%	
<i>Quercus phellos</i>	Willow Oak	Seedling: 6"-18" HT.	1	Bare Root	15	15	18.8%	
Reforestation Units Provided						80		
Total Reforestation Units Required						80		
Excess						0		

AFFORESTATION / REFORESTATION AREA #6 (SECTION 1B)						Acreage	3.98	Upland and Lowland Plantings
Species		Planting Stock				Quantity	Reforestation Credits	Percent of Stocking
Botanical Name	Common Name	Size	Credits/Unit	Type				
SEE NOTE 1.	Shade Tree	2.5" - 3" Cal.	5	B&B	3	15	0.5%	
	Evergreen Tree	6'-8" HT. (2.5" Cal.)	5	B&B	0	0	0.0%	
	Ornamental Tree	1.5" - 1.75" Cal.	3	B&B	0	0	0.0%	
<i>Acer rubrum</i>	Red Maple	Seedling: 6"-18" HT.	1	Bare Root	535	535	16.8%	
<i>Cercis canadensis</i>	Eastern Redbud	Seedling: 6"-18" HT.	1	Bare Root	525	525	16.5%	
<i>Liquidambar styraciflua</i>	Sweetgum	Seedling: 6"-18" HT.	1	Bare Root	525	525	16.5%	
<i>Pinus taeda</i>	Loblolly Pine	Seedling: 6"-18" HT.	1	Bare Root	534	534	16.8%	
<i>Platanus occidentalis</i>	American Sycamore	Seedling: 6"-18" HT.	1	Bare Root	525	525	16.5%	
<i>Quercus phellos</i>	Willow Oak	Seedling: 6"-18" HT.	1	Bare Root	525	525	16.5%	
Reforestation Units Provided						3,184		
Total Reforestation Units Required						3,184		
Excess						0		

AFFORESTATION / REFORESTATION AREA #7 (SECTION 1B)						Acreage	0.56	Upland Plantings
Species		Planting Stock				Quantity	Reforestation Credits	Percent of Stocking
Botanical Name	Common Name	Size	Credits/Unit	Type				
<i>Acer rubrum</i>	Red Maple	Seedling: 6"-18" HT.	1	Bare Root	95	95	21.2%	
<i>Cercis canadensis</i>	Eastern Redbud	Seedling: 6"-18" HT.	1	Bare Root	85	85	19.0%	
<i>Liquidambar styraciflua</i>	Sweetgum	Seedling: 6"-18" HT.	1	Bare Root	85	85	19.0%	
<i>Pinus taeda</i>	Loblolly Pine	Seedling: 6"-18" HT.	1	Bare Root	98	98	21.9%	
<i>Quercus rubra</i>	Red Oak	Seedling: 6"-18" HT.	1	Bare Root	85	85	19.0%	
Reforestation Units Provided						448		
Total Reforestation Units Required						448		
Excess						0		

**NOTES:**  
 1. "Shade Tree, Evergreen Tree and Ornamental Tree" are B&B trees proposed as part of the Landscape Plan; refer to Landscape Plan for details regarding all B&B plant material.  
 2. The following (lowland) species may be planted in the floodplain: Red Maple, Sweetgum, Loblolly Pine, American Sycamore, and Willow Oak.  
 3. 800 reforestation units (or 400 caliper inches) per acre rather than 1,000 units per acre has been used as directed by Pat Vance of MNCPPC Environmental Planning via meeting with Dewberry on 11/22/2011.

PLANT SCHEDULE - SECTION 1B					
Botanical Name	Common Name	Size	Type	Quantity	%Stocking
SEE NOTE 1.	Shade Tree	2.5" - 3" Cal.	B&B	6	0.4%
	Evergreen Tree	6'-8" HT. (2.5" Cal.)	B&B	0	0.0%
	Ornamental Tree	1.5" - 1.75" Cal.	B&B	0	0.0%
<i>Acer rubrum</i>	Red Maple	Seedling: 6"-18" HT.	Bare Root	1,250	17.3%
<i>Cercis canadensis</i>	Eastern Redbud	Seedling: 6"-18" HT.	Bare Root	1,150	15.9%
<i>Liquidambar styraciflua</i>	Sweetgum	Seedling: 6"-18" HT.	Bare Root	1,210	16.7%
<i>Pinus taeda</i>	Loblolly Pine	Seedling: 6"-18" HT.	Bare Root	1,269	17.6%
<i>Platanus occidentalis</i>	American Sycamore	Seedling: 6"-18" HT.	Bare Root	1,115	15.4%
<i>Quercus phellos</i>	Willow Oak	Seedling: 6"-18" HT.	Bare Root	1,115	15.4%
<i>Quercus rubra</i>	Red Oak	Seedling: 6"-18" HT.	Bare Root	85	1.2%
<b>TOTAL</b>				<b>7,224</b>	<b>100.0%</b>

Note: The stocking % and (grand) total quantity reflects the planting equivalents for Shade, Evergreen, and Ornamental Trees (5, 5, and 3 respectively) such that the (grand) total in this schedule is equal to the total number of reforestation units provided.

**NOTE:**  
 FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO [www.call811.com](http://www.call811.com) <http://www.missutility.net>  
 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY  
 INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

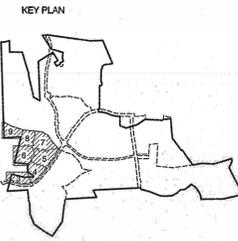
Approved by	Date	DRD #	Reason for Revision
Kim Finch	11/28/2012	SDP-1003	N/A
Kim Finch	11/07/2013	SDP-1003-01	Added Afforestation in sections 5 and 6
Kim Finch	3/22/2017	SDP-1003-15	Add retaining wall for lots 43-58, Block H
Kim Finch	5/10/2019	SDP-1003-20	Add retaining wall for lots 93-98, Block H

FOR OFFICIAL USE ONLY  
 QR 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: PARKSIDE  
 PROJECT NUMBER: SDP-1003-20  
 For Conditions of Approval see the Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.



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SMITH HOME FARM  
 PRINCE GEORGE'S COUNTY  
 MARYLAND  
 6TH & 15TH ELECTION DISTRICTS  
 TAX MAP: 96-99-1 - GRID: MULTIPLE  
 ADJUSTED PARCEL - PARCELS IN V. VI, VII, VIII & IX  
 2007 MAP REFERENCE: 206SE08-09, 206SE08-09, 207SE08



SCALE  
**AS-SHOWN**

No.	DATE	BY	Description
4	12/03/2012	CAP	MNCPPC COMMENTS
3	09/12/2012	EDL	MNCPPC COMMENTS
2	08/07/2012	ELD	FOR SIGNATURE SET
1	12/22/2011	LRB	SDRC COMMENTS

DRAWN BY: LRB  
 APPROVED BY: DLT  
 CHECKED BY: DLT  
 DATE: SEPTEMBER 2011

TITLE  
**TYPE II TREE CONSERVATION PLAN SECTION 1B**  
 DETAILS, NOTES, & COMPUTATIONS  
 DEWBERRY JOB NO. 50038403