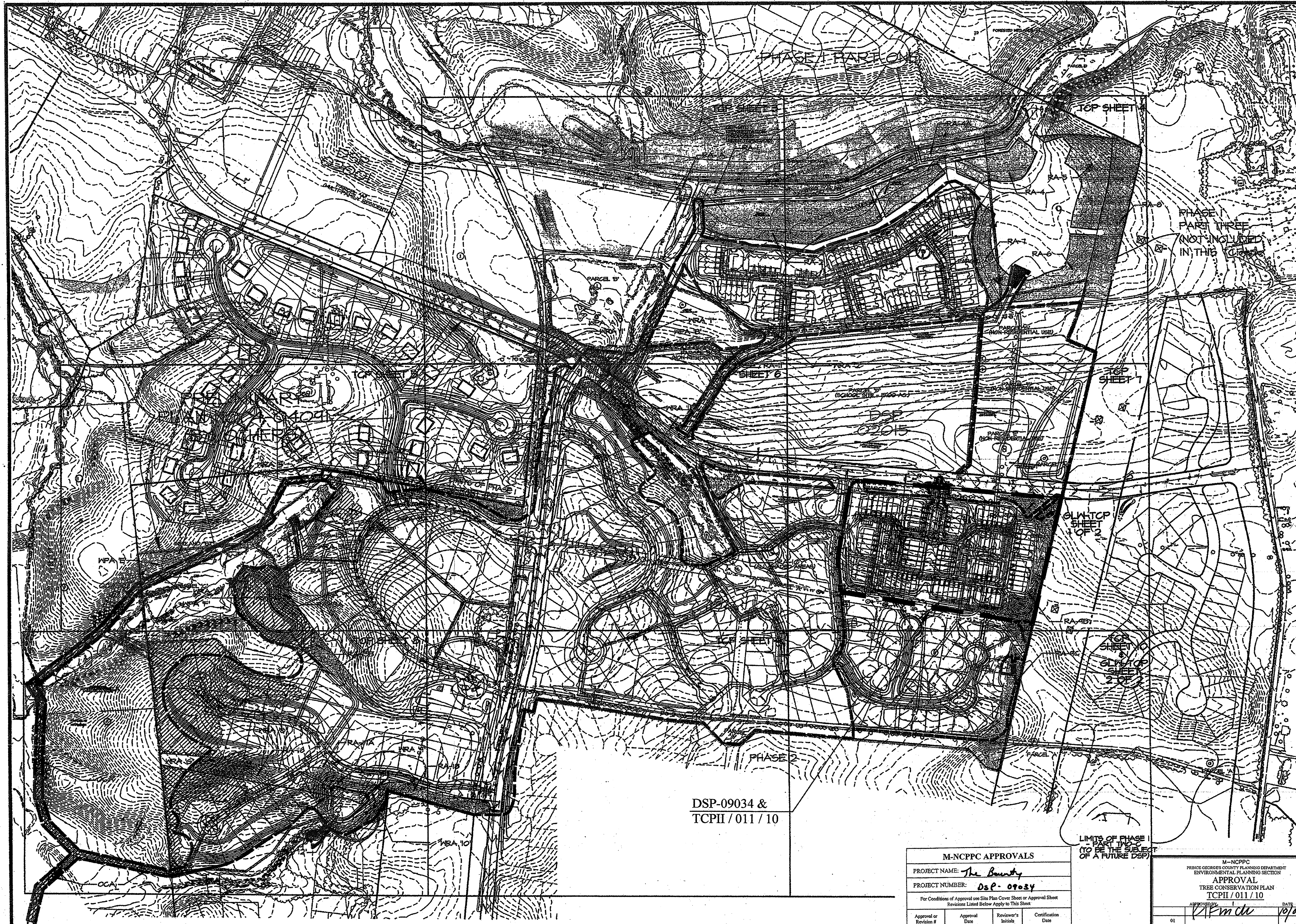


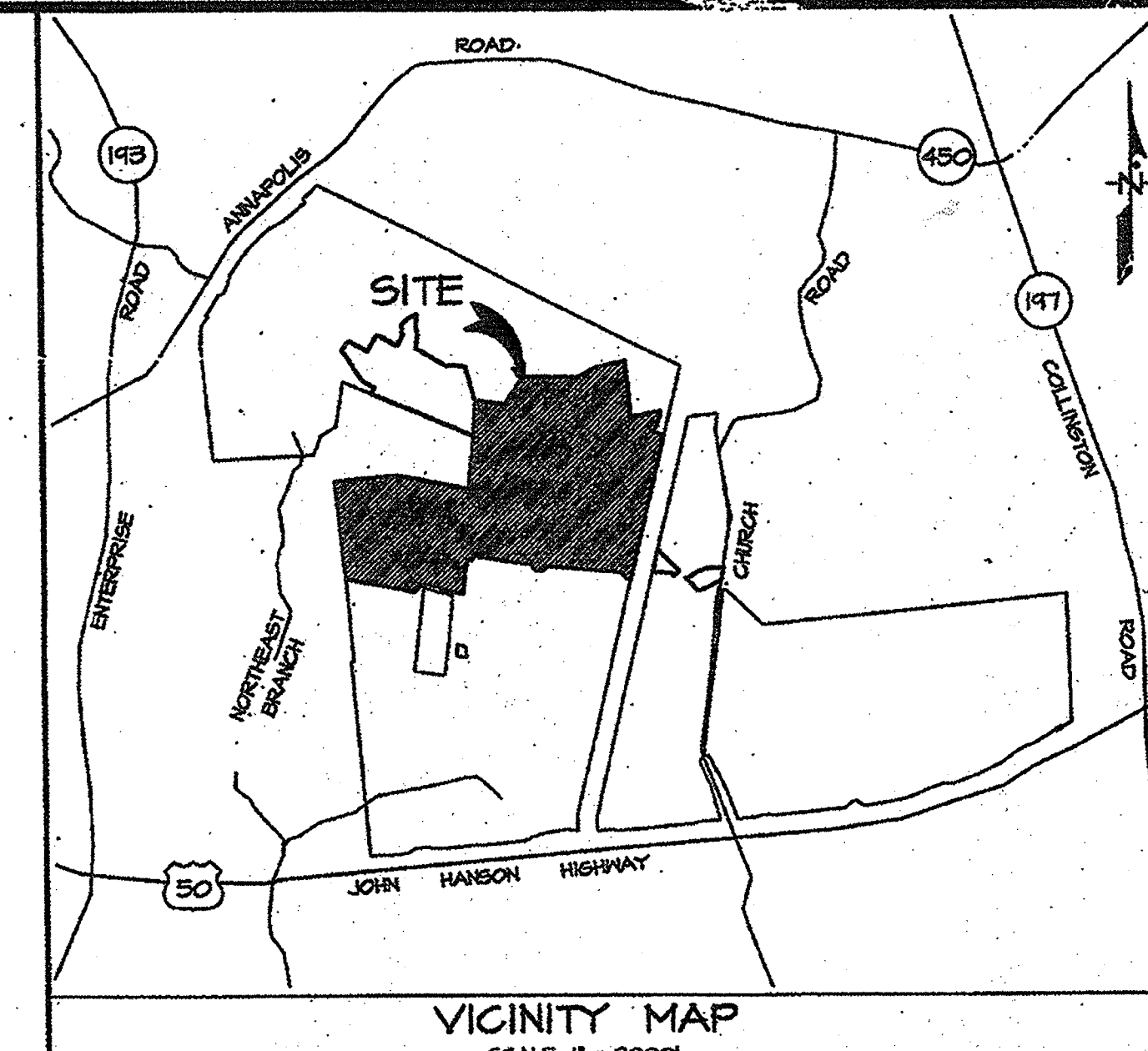


LEGEND

EXISTING CONTOURS
INTERIOR LOT FOR INFRASTRUCTURE CONST.
LIMITS OF DCA
PROPOSED SEWER
PROPOSED WATER
PROPOSED STORM DRAIN
PRE-DEVELOPMENT TREE LINE
POST-DEVELOPMENT TREE LINE
FLOODPLAIN EXISTING/PROPOSED
FLOODPLAIN EXISTING
FLOODPLAIN PROPOSED
WATERS OF THE U.S.
WETLAND LIMITS
WETLAND BUFFER
PRIMARY MANAGEMENT AREA
TREE PROTECTION FENCE

WOODLAND REMOVAL AREA (MRA)
WOODLAND PRESERVATION AREA (MPA)
REFORESTATION AREA CREDITED TOWARDS PHASE I PART TWO CONSERVATION REQUIREMENTS (See Notes 1, 3 & 4 below)

MRA '2'
MPA 'A'
RA '1'



FAIRWOOD CUMULATIVE WOODLAND CONSERVATION WORKSHEET

Zone: M-X-C
Gross Tract: 1058.54
Floodplain: 61.00
Prev. Ded. Land: 0.00
Net Tract (NTA): 997.54

OVERALL WOODLAND CONSERVATION CALCULATIONS

Ex. Net Area Woodland: a 130.48
Ex. Floodplain Woodland: b 43.94
Woodland Conservation Threshold (NTA) = 20%: c 194.50
Smaller of a or c: d 130.48
Woodland above (MCT): e 0.00
Break-even Point (Preservation Acres) 194.50

INDIVIDUAL PHASE & PART WOODLAND CONSERVATION CALCULATIONS

Woodland cleaned on Net Tract for this phase: f 5.04
Woodland cleaned in Floodplain for this phase: g 0.68
Cumulative acres of Net Tract Woodland cleaned: 5.04
Cumulative acres of floodplain & off-site woodland cleaned: 0.68
Smaller of d or e: h 0.00
Woodland clearing below MCT: i 5.04
Replacement for clearing above the MCT (0.25 x i): j 0.00
Replacement for clearing below the MCT (2 x i): k 10.08
Aforestation Required = (15% x NTA) - (a): l 11.15
Cumulative Woodland Conservation Required: m 155.40
Less: phase indicates cumulative requirement through this phase of work: 155.75
Net Woodland Conservation Provided: 164.15

INDIVIDUAL PHASE & PART WOODLAND CONSERVATION PROVIDED

Preservation: 23.83
Reforestation: 0.00
Aforestation: 25.75
Area approved for fee in lieu: 0.00
Credit for off-site mitigation on another Phase or Part of Fairwood: 0.00
Off-site mitigation provided on this property for another Phase & Part of Fairwood: 0.00
Cum. woodland conservation prov. Shortage: 44.82
Detailed Site Plans Associated with this Phase: DSP-01031, DSP-02052, DSP-02053, DSP-02054

WOODLAND REMOVAL AREAS (MRA)

MRA	CONSERVATION TYPE	ACRES (AC)
1	1 & 3	1.72
2	2	0.04
3A	NA	0.26
3B	NA	0.01
3C	NA	0.02
4	4	0.02
5*	5	0.14
6	NA	0.22
7	6	1.87
8	6	6.54
9*	10	0.17
10*	7	0.21
11*	NA	Removed 12/20/04
12*	8	0.14
Total Phase I - Part 2 Clearing		11.56

Notes:
1 - Woodland Removal Areas 4, 10, & 12 are wholly or partly outside of the Phase I limits. These areas are required to construct a temporary stormwater management facility.
2 - Woodland Removal Area 3 lies within the Roberts Subdivision, covered under TCP/45/04 and not formerly part of Fairwood.

REFORESTATION AREAS (RA)

Area ID	Location	Supports	Size (Acres)
RA-1A	Ph. I, Part One	Phase I, Part Two	0.02
RA-1	Ph. I, Part Two	Phase I, Part Two	1.84
RA-2	Ph. I, Part Two	Phase I, Part Two	2.95
RA-3	Ph. I, Part Two	Phase I, Part Two	0.60
RA-4	Ph. I, Part One	Phase I, Part Two	0.18
RA-4A	Ph. I, Part One	Phase I, Part Two	0.32 = 0.68
RA-5	Ph. I, Part One	Phase I, Part Two	1.50
RA-6	Ph. I, Part One	Phase I, Part Two	1.17
RA-7	Ph. I, Part One	Phase I, Part Two	0.94
RA-8	Ph. I, Part Two	Phase I, Part Two	1.82
RA-9A	Ph. I, Part Two	Phase I, Part Two	0.28
RA-9B	Ph. I, Part Two	Phase I, Part Two	1.15
RA-10	Ph. I, Part Two	Phase I, Part Two	1.02
RA-10A	Ph. I, Part Two	Phase I, Part Two	0.60
RA-11	Ph. I, Part Two	Phase I, Part Two	0.08
RA-12	Ph. I, Part Two	Phase I, Part Two	0.85
RA-13A	Ph. I, Part Two	Phase I, Part Two	0.07
RA-13B	Ph. I, Part Two	Phase I, Part Two	0.02
RA-13C	Ph. I, Part Two	Phase I, Part Two	0.04
RA-14	Ph. I, Part Two	Phase I, Part Two	0.48
RA-15A	Ph. I, Part Two	Phase I, Part Two	0.21
RA-15B	Ph. I, Part Two	Phase I, Part Two	0.30
RA-16	Ph. I, Part Two	Phase I, Part Two	0.87
RA-17A	Ph. I, Part Two	Phase I, Part Two	0.21
RA-17B	Ph. I, Part Two	Phase I, Part Two	0.20
RA-18	Ph. I, Part Two	Phase I, Part Two	0.87
RA-19	Ph. I, Part Two	Phase I, Part Two	2.80
RA-20	Ph. I, Part Two	Phase I, Part Two	6.49

NOTES:
1. Off-site clearing Area (OCA) is for sewer construction on Faust Property and Marleigh Subdivision and Lots 104 acres.
2. All off-site sewer construction areas will be replanted at a 1:1 ratio.

NOTE: TCP II / 011 / 10 IS SEPARATED FROM TCP II / 04 / 02-07 BY THE APPROVAL OF THIS PLAN.

NOTE: This TCP is provided for the Infrastructure Plan only. All specific information with respect to reforestation / afforestation will be shown on the Detailed Site Plan for Final Development. The 50 scale plan sheets included in this plan will be superseded by the Final Development Plans.

M-NCPPC APPROVALS

PROJECT NAME: The Beauty
PROJECT NUMBER: DSP-01031

For Conditions of Approval on Site Plan Cover Sheet or Approval Sheet
Revision List Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
1	5/20/10	CJ	10/12/10

M-NCPPC APPROVALS

PROJECT NAME: The Beauty
PROJECT NUMBER: DSP-01031

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1	5/20/10	CJ	10/12/10

The Reforestation requirements for this TCP, associated with DSP-02053 are met by:
1. 10.89 acres of extra reforestation proposed under TCP/II/2/00 for Phase I, Part One. The 10.89 acres includes 0.12 Acres of R&P 1A and all of R&P 1, 2, 3, 4, 5A, 5B & 7.
2. On-site (within DSP 02053 limits) reforestation areas 4-11 totaling 6.94 Acres.
3. Off-site reforestation areas (R&P 8 in Phase I, Part Three and R&P 18, 19, & 20 in Phase II) totaling 12.87 Acres.
The total of all reforestation areas provided is 20.69 Acres.

WOODLAND PRESERVATION AREA (MPA)

MPA	ACRES
A	3.76
B	1.87
C	1.20
D	0.18
E	0.26
F	5.57
G	0.21
H	Removed 3/25/04
Total Phase I - Part 2 Preservation	12.80

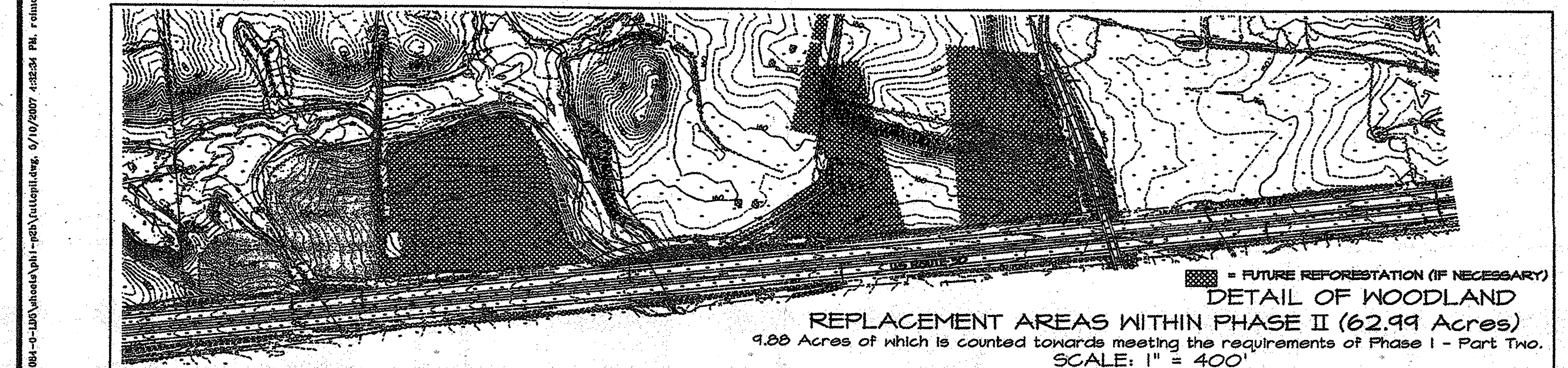
M-NCPPC APPROVALS

PROJECT NAME: The Beauty
PROJECT NUMBER: DSP-01031

For Conditions of Approval on Site Plan Cover Sheet or Approval Sheet
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1	5/20/10	CJ	10/12/10

GLW FILE No. 09022
GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
2609 NATIONAL DRIVE - SUITE 200 - BURLINGAME OFFICE PARK
BURLINGAME, MARYLAND 20814
TEL: 301-421-6024 FAX: 410-880-1820 DC/VA: 301-959-2324 FAX: 301-421-4158



REPLACEMENT AREAS WITHIN PHASE II (62.99 Acres)
4.88 Acres of which is counted towards meeting the requirements of Phase I - Part Two.
SCALE: 1" = 400'

OVERALL TREE CONSERVATION PLAN TYPE II FOR
PARCELS 'B' THRU 'G', BLOCK '1'
PARCELS 'A' THRU 'D', BLOCK '1'
LOTS 1-21, 44-48 (FORMERLY LOTS 22-35) & PARCELS 'A' THRU 'D', BLOCK '1'
LOTS 64-108 & PARCELS 'D', 'E', 'F', BLOCK '1'
(FORMERLY LOTS 1-68 & PARCELS 'A' & 'B', BLOCK '1')
PARCEL 'A', BLOCK 'N'
AND ASSOCIATED STREETS
PHASE I, PART TWO-B
FAIRWOOD
QUEEN ANNE ELECTION DISTRICT NO. 7
PRINCE GEORGE'S COUNTY, MARYLAND
GRAPHIC SCALE 1" = 200'

M-NCPPC APPROVALS

PROJECT NAME: FAIRWOOD, PHASE I, PART 2 'B'
PROJECT NUMBER: DSP-02015

For Conditions of Approval on Site Plan Cover Sheet or Approval Sheet
Revision List Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
1	04/03/02	LH	12/04/02
1B	06/16/03	SA	07/03/03
1S	06/20/03	NZ	06/24/03

Prepared By: Megan Reiser
Ben Dyer Associates, Inc.
11721 Woodmore Road, Suite 200
Micheleville, Maryland 20712
301-430-2000
License: COMAR Qualified Professional

REVISIONS

DATE	REVISIONS DESCRIPTION	BY	DATE	REVISIONS DESCRIPTION	BY
5/10/07	Revised to include and revised grading per revised lot layout	MJR	12/20/04	Rev. to Update Areas 25, 21, 24 & add GLW sheets	KH
10/11/05	Rev. to include and revised grading per revised lot layout	MJR	10/16/04	Rev. to Remove Roberts Property lots	KH
4/23/05	Rev. to include and revised grading per revised lot layout	MJR	3/26/04	Rev. clearing & reforestation on pond 6A	KH
3/21/05	Rev. to include and revised grading per revised lot layout	MJR	3/18/03	Rev. street grades and add house locations	KH
5/18/05	Rev. to include and revised grading per revised lot layout	MJR	2/12/03	Rev. to add grading into NE Phase II, Part One	KH
3/10/05	Rev. to include and revised grading per revised lot layout	MJR	12/10/02	Rev. watershed & reforestation areas per TRU PL One Rev.	KH

DATE: 5/10/07
DATE: 12/20/04
DATE: 10/16/04
DATE: 3/26/04
DATE: 3/18/03
DATE: 2/12/03
DATE: 12/10/02

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

LANDSCAPE ARCHITECT
807
KENNESHORE DRIVE
STATE OF MARYLAND

APPROVED PLAN
J-42084
DATE: FEBRUARY 2002
54,021-Z

ROUSE - FAIRWOOD DEVELOPMENT
LIMITED PARTNERSHIP
LIBER 7533 FOLIO 406
ZONED: M-X-C

ROUSE - FAIRWOOD DEVELOPMENT
LIMITED PARTNERSHIP
LIBER 7533 FOLIO 406
ZONED: M-X-C
FUTURE PARCEL 'D'

FAIRWOOD PARKWAY
(60' ROW)

PARCEL 'G'
2.035 AC
TO BE CONVEYED
TO THE H.O.A.

RA #9A
0.29 AC

PARCEL 'H'
4.295 AC
TO BE CONVEYED
TO THE H.O.A.

RA #9B
1.17 AC

POTOMAC ELECTRIC POWER
COMPANY
LIBER 2415 FOLIO 564
ZONED: RA



SIGNIFICANT/SPECIMEN TREE LIST				
No.	Common Name	Species Name	DBH (in.)	Condition
1	Sycamore	Platanus occidentalis	30 (4X)	Good
2	Eastern Redcedar	Juniperus virginiana	18	Good
3	Eastern Redcedar	Juniperus virginiana	12	Good
4	Eastern Redcedar	Juniperus virginiana	36 (2X)	Good
5	Eastern Redcedar	Juniperus virginiana	36	Good
6	Eastern Redcedar	Juniperus virginiana	24	Good
7	Sycamore	Platanus occidentalis	30 (2X)	Good
8	Sycamore	Platanus occidentalis	12	Good
9	Sycamore	Platanus occidentalis	10	Good
10	Eastern Redcedar	Juniperus virginiana	30 (2X)	Good
11	Sycamore	Platanus occidentalis	30 (2X)	Good
12	Sycamore	Platanus occidentalis	24	Good
13	Eastern Redcedar	Juniperus virginiana	21 (2X)	Good
14	Eastern Redcedar	Juniperus virginiana	21 (2X)	Good
15	Eastern Redcedar	Juniperus virginiana	21	Good
16	Eastern Redcedar	Juniperus virginiana	21	Good

SIGNIFICANT/SPECIMEN TREE LIST				
No.	Common Name	Species Name	DBH (in.)	Condition
17	Eastern Redcedar	Juniperus virginiana	18 (2X)	Good
18	Sycamore	Platanus occidentalis	30 (2X)	Good
19	Eastern Redcedar	Juniperus virginiana	15	Good
20	Eastern Redcedar	Juniperus virginiana	30	Good
21	Eastern Redcedar	Juniperus virginiana	24	Good
22	Eastern Redcedar	Juniperus virginiana	24	Good
23	Eastern Redcedar	Platanus occidentalis	36	Good
24	Sycamore	Juniperus virginiana	12	Good
25	Eastern Redcedar	Platanus occidentalis	21	Good
26	Eastern Redcedar	Platanus occidentalis	24	Good
27	Sycamore	Platanus occidentalis	30 (4X)	Good
28	Sycamore	Platanus occidentalis	23	Good
29	Eastern Redcedar	Juniperus virginiana	40	Good
30	Sycamore	Platanus occidentalis	50	Good
31	Sycamore	Platanus occidentalis	50	Good

LEGEND

- AFFORESTATION
- LIMIT OF DISTURBANCE
- EX. EVERGREEN TREE
- EX. SHADE TREE
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- PROP. SHADE TREE
- PROP. EVERGREEN TREE
- PROP. ORNAMENTAL TREE
- LIMITS OF TCP II / 011 / 10
- EXISTING TREE TO BE REMOVED

NOTES
1. ALL LANDSCAPING SHOWN IS CONCEPTUAL.
SEE DSP-09034 SHEET 5.
2. ALL DETAILS SHOWN ON SHEET 2 OF THIS SET.
NOTE: THIS TCP II IS SEPARATED FROM TCP II / 04 / 02-07
BY THE APPROVAL OF THIS PLAN.

PREPARED FOR:
NV HOMES
555 QUINCE ORCHARD ROAD
SUITE 240
GAITHERSBURG, MD 20878
ATTN: JOSEPH KORINSKY
240-676-7377

SCALE: 1"=30'
DATE: NOV, 2009
ZONING: M-X-C
TAX MAP - GRID: 46, B-4 & C-4

APPROVAL
TREE CONSERVATION PLAN
TCP II / 011 / 10
DATE: 10/27/10
BY: [Signature]

M.N.C.P.P.C. APPROVALS
PROJECT NAME: THE BOUNTY
PROJECT NUMBER: DSP-09034
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this Sheet
Approval of: [Signature] Date: 5/20/10
Reviewer's Signature: [Signature] Date: 5/20/10
Certification: [Signature] Date: 10/12/10
DSP-09034
APPROVED PLAN

TYPE II TREE CONSERVATION PLAN
THE BOUNTY
FAIRWOOD PHASE ONE, PART TWO-B, AREA 27
LOTS 106-140, 145-158, 163-194, PARCELS 'G' & 'H', BLOCK 'L'
PLAT BK. REP 218, PLAT No. 62 & 63 AND PLAT BK. PM 223 PLAT No. 99
PRINCE GEORGE'S COUNTY, MARYLAND
G. L. W. FILE No. 09022
SHEET 3 OF 3