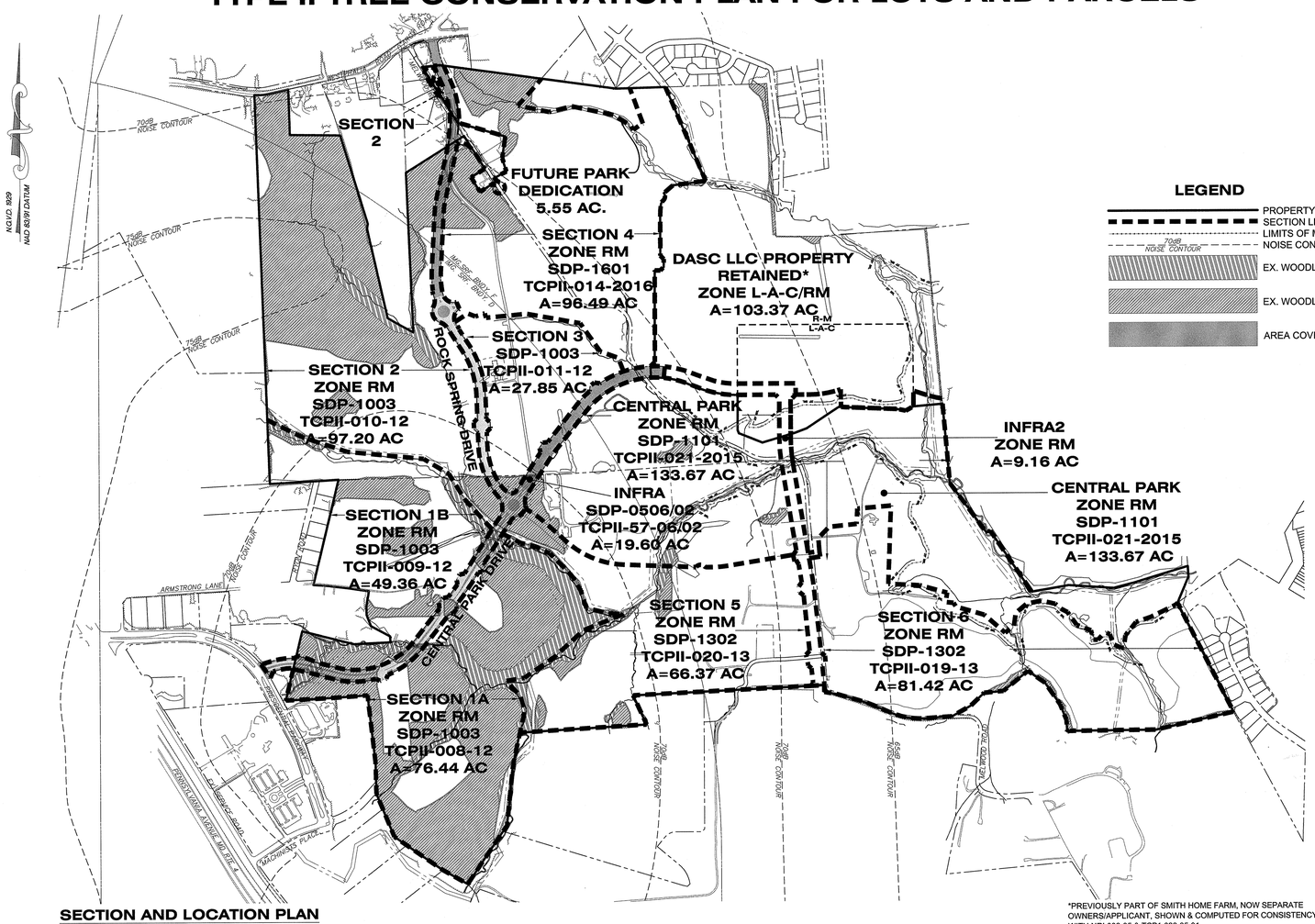
PARKSIDE
(FORMERLY SMITH HOME FARM)
SECTION 4
INFRASTRUCTURE ONLY
TYPE II TREE CONSERVATION PLAN FOR LOTS AND PARCELS



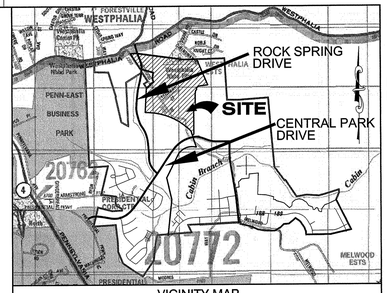
SECTION AND LOCATION PLAN
SCALE: 1"=500'

7/30/2019

*PREVIOUSLY PART OF SMITH HOME FARM, NOW SEPARATE OWNERS/APPLICANT, SHOWN & COMPUTED FOR CONSISTENCY WITH NRI 006-05 & TCP1-038-05-01.

LEGEND

- PROPERTY BOUNDARY
- SECTION LINE
- LIMITS OF MARLBORO CLAY
- 70dB NOISE CONTOUR — NOISE CONTOUR
- EX. WOODLAND FLOODPLAIN (FP)
- EX. WOODLAND NET TRACT AREA (NTA)
- AREA COVERED UNDER TCPII-057-06/02



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

1. TYPE II TREE CONSERVATION PLAN COVER SHEET
2. TYPE II TREE CONSERVATION PLAN DETAILS, NOTES, & COMPUTATIONS
3.-14. TYPE II TREE CONSERVATION PLAN SHEET
15.-17. TYPE II TREE CONSERVATION PLAN DETAILS, NOTES, & COMPUTATIONS

GENERAL NOTES

1. WOODLAND CLEARED WITHIN THE PATUXENT RIVER PRIMARY MANAGEMENT AREA, PRESERVATION AREA SHALL BE MITIGATED ON-SITE AT A RATIO OF 1:1.
2. 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 INFRSTRUCTURE TCPII-57-06. 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 TCPII-57-06, REGARDLESS OF WHAT PHASE THE CLEARING MAY OCCUR IN, IS PROVIDED WITHIN THE INFRASTRUCTURE COLUMN OF THE WORKSHEET.
3. RESOURCE DATA TAKEN FROM NRI-006-05/02 PREPARED BY LOIEDERMAN SOLTESZ ASSOCIATES, INC. AS REVISED 07/25/12 AND NRI-094-06/01 PREPARED BY DEWBERRY AS REVISED 12/16/08.
   - 3.1. TOPOGRAPHY: VRM (AERIAL PHOTOGRAPHY)
   - 3.2. WETLANDS: MCCARTHY ASSOCIATES, INC. STUDY DATED 11/2004.
   - 3.3. FLOODPLAIN: PGDER 200457
   - 3.4. RTE PRESENCE: NONE PER MD DNR LETTER DATED 11/10/04.
   - 3.5. SPECIMEN TREES: FIELD OBSERVATION, LSA, INC.
   - 3.6. BOUNDARY: ALTA PREPARED BY DEWBERRY REVISED JUNE 2011.
4. 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).
5. WESTPHALIA ROAD IS A DESIGNATED HISTORIC ROAD.
6. MARLBORO CLAY IS KNOWN TO EXIST ON SITE BUT NOT WITHIN THE AREA COVERED UNDER THIS PLAN.

STANDARD TYPE II TREE CONSERVATION PLAN NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR SDP-1601.
2. 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.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT (DPIE) 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.
4. 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.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS WITHIN THE DEVELOPING TIER AND IS ZONED R-M AND L-A-C.
7. THE PROPERTY IS ADJACENT TO MELWOOD ROAD AND WESTPHALIA ROAD WHICH ARE DESIGNATED HISTORIC ROADWAYS.
8. THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
9. THIS PLAN IS GRANDFATHERED UNDER CB-27-2010, SECTION 25-117(G).

"ADDITIONAL NOTES" AS REQUIRED INCLUDED ON SHEET 2.

WOODLAND AREA SUMMARY TABLE

WOODLAND CLEARED (C-NTA) 41		
LABEL	SECTION	AREA
41	4	1.71
42	4	3.22
43	4	0.01
44	4	0.13
45	4	0.43
TOTAL		5.50

WOODLAND PRESERVATION AREAS (WPA) A		
LABEL	SECTION	AREA
A	4	0.86
B	4	5.21
TOTAL		6.07

WOODLAND RETAINED- NOT CREDITED (WR-NC) a		
LABEL	SECTION	AREA
a	4	0.48
TOTAL		0.48

WOODLAND CONSERVATION SUMMARY TABLE

Section	Gross Tract Area	100-Yr Floodplain (FP)	Net Tract Area (NTA)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Net-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/ Assumed Cleared (WR-AC)
4	96.49	2.49	94.00	12.05	0.00	5.50	0.00	0.00	0.00	6.07	16.55	0.48	0.00

AFFORESTATION AREA SUMMARY TABLE

WOODLAND RE/AFFORESTATION (WRA) 1				
LABEL	SECTION	AREA	BONDING AMOUNT*	PERMIT NUMBER
1	4	0.11	$229,082.04	21048-2016-00
2	4	2.02		
3	4	1.19		
4	4	2.58		
5	4	8.54		
6	4	0.52		
7	4	1.53		
8	4	0.06		
TOTAL		16.55		

*17.53 AC OF AFFORESTATION PREVIOUSLY BONDED UNDER PERMIT #21048-2016

PROPERTY OWNERS AWARENESS CERTIFICATE

I/WE SHF PROJECT OWNER LLC. HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.

OWNER OR OWNERS REPRESENTATIVE — DATE 5/7/2018

BASIM KATTAN, DEVELOPMENT MANAGER

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-014-2016

	Approved by	Date	DRD#	Reason for Revision
00	K. FINCH	2/3/17	SDP-1601	
01	K. FINCH	12/11/17	SDP-1601-01	ADDED ROUGH GRADDING
02	Kim A. Finch	7/30/2019	SDP-1601-02	ADDED SITE LAYOUT
03				
04				

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber ___ Folio ___. Revisions to this TCP2 may require a revision to the recorded easement.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: PARKSIDE, SECTION 4 (INFRASTRUCTURE))

APPLICATION #: SDP-1601-02

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION #19-51 DATED May 16, 2019

SIGNATURE APPROVAL DATE:

Jill Kosack — Digitally signed by Jill Kosack Date: 2019.08.18 12:01:11 -04'00'

AUTHORIZED SIGNATURE

AUTHORIZATION EXPIRES 3 YEARS OR IN ACCORDANCE WITH THE PGCPB RESOLUTION

Dewberry®

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5501
301.731.0188 (FAX)
www.dewberry.com

DEVLOPER/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

PARKSIDE
(FORMERLY SMITH HOME FARM)
PRINCE GEORGE'S COUNTY
MARYLAND
6TH & 15TH ELECTION DISTRICTS

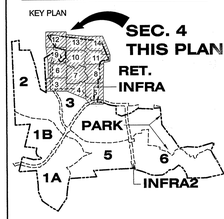
TAX MAP: 90 - GRID: E1
ADJUSTED PARCEL I & PARCEL VIII
200 MAP REFERENCE: 206SE09

SEAL

7-22-2019

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. 1029. EXPIRATION DATE: JULY 14, 2020.

KEY PLAN



SCALE
AS-SHOWN

No.	DATE	BY	Description

REVISIONS

DRAWN BY	SGT
APPROVED BY	TA
CHECKED BY	RAL
DATE	MAY, 2018

TITLE
TYPE II TREE CONSERVATION PLAN
SECTION 4
COVER SHEET

DEWBERRY JOB NO. 50038403

1

SHEET NO. 1 OF 17

OVERALL WOODLAND CONSERVATION WORKSHEET

Woodland Conservation Worksheet for Prince George's County, Maryland

	R-M	L-A-C	
Zone:			
Gross Tract:	730.48	30.45	Include acreages only in columns
Floodplain:	112.54	0.11	for which there is a corresponding zone.
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?	N	
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)		26.18
Woodland Conservation Threshold (NTA)[1] =	24.53%	159.04
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	7/26/2018	11/7/2017	7/21/2015		5/16/2019	1/10/2019	1/10/2019	5/16/2016
Certification Status/Date	7/17/2012	11/12/2013	3/22/2019	11/8/2017	8/6/2015		Pending	Pending	Pending	2/21/2017
TCP2 #	2-057-06	2-008-12	2-008-12	2-010-12	2-011-12		2-014-2016	2-020-13	2-019-13	2-021-2015
Rev#	2	1	2	3	2		2	3	3	0
Approval Date	7/13/2012	11/7/2013	7/26/2018	11/6/2017	7/21/2015		5/16/2019	1/10/2019	1/10/2019	5/16/2016
Certification Status/Date	7/17/2012	11/12/2013	4/8/2019	11/6/2017	8/20/2015		Pending	Pending	Pending	2/21/2017
Permit Status										
Plan Number: (This must be completed for each section)	TCPII-57-06	TCPII-08-12	TCPII-09-12	TCPII-10-12	TCPII-11-12	TCPII-##	TCPII-014-2016	TCPII-020-13	TCPII-019-13	TCPII-021-2015	TCPII-##
Plan Section or Name:	INFRA 1	SEC 1A	SEC 1B	SEC 2	SEC 3	INFRA 2	SEC 4	SEC 5	SEC 6	PARK	RETAINED	**Total**
Total area in this application (acres)	19.60	76.44	49.36	97.20	27.85	9.16	96.49	66.37	81.42	133.67	103.37	**760.93**
Floodplain area in this application (acres)	1.13	14.26	7.75	8.49	0.00	0.99	2.49	12.83	1.03	55.82	7.86	**112.65**
Net Tract area in the application (acres)	18.47	62.18	41.61	88.71	27.85	8.17	94.00	53.54	80.39	77.85	95.51	**648.28**
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	**137.33**
Woodland in the Floodplain for this section	0.82	13.04	3.90	3.52	0.00	0.00	0.00	3.63	0.22	0.49	0.56	**26.18**
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	**104.20**
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	**5.02**
E **Woodland Cleared in the PMA[2]**	0.72	0.79	0.48	1.38	0.00	0.00	0.00	0.04	0.05	0.00	0.00	**3.46**
Off-site Woodland Clearing (1:1)	2.49	0.46	0.00	0.00	0.00	0.00	0.00	0.18	0.41	0.00	0.00	**3.54**
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	**0.00**
Cummulative 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	
Cummulative 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	
Cummulative acres of Floodplain woodland cleared	0.82	2.97	3.64	3.83	3.83	3.83	3.83	4.88	4.88	4.98	5.02	
Smaller of d or e	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 (AFT) = 15.00%	0.00	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**	**251.90**	**253.31**	**253.55**	

Latest section indicates cumulative requirement through that section of work

Woodland Conservation Provided:												**Total**
Preservation	0.00	8.68	1.16	7.79	0.00	0.00	6.07	2.82	0.62	1.01	0.89	**29.04**
Afforestation/Reforestation	0.00	6.10	9.00	12.52	4.17	0.00	16.55	7.78	10.73	30.59	10.13	**107.57**
Afforestation Located in Future Section (See Note 3 below)			10.24	11.15	6.61							**28.00**
Natural Regeneration												**0.00**
Area approved for fee-in-lieu												**0.00**
Credit for Off-site Mitigation on another property	0.00	16.48	0.00	9.74	0.00	0.00	0.00	26.58	32.60	0.00	3.54	**88.94**
Off-site Mitigation Preservation provided on this property												**0.00**
Off-site Mitigation Afforestation provided on this property									1.01			**1.01**
Total Woodland Conservation Provided	**0.00**	**31.26**	**51.66**	**92.86**	**103.64**	**103.64**	**126.26**	**163.44**	**208.40**	**240.00**	**254.56**	**254.56**
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	-0.38
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	-113.60	-84.17	-38.62	-10.83		
	Shortage	Shortage	Shortage	Shortage	Shortage	Shortage	Shortage	Shortage	Shortage	Shortage		
Woodland Conservation Requirement This Section	14.83	88.17	18.94	98.72	1.06	0.00	17.55	7.75	0.42	3.77	1.33	252.54
Woodland Conservation Provided This Section	0.00	31.26	20.40	41.20	10.78	0.00	22.62	37.18	44.96	31.60	14.56	254.56
Woodland Conservation Shortage/Surplus This Section	-14.83	-56.91	1.46	-57.52	9.72	0.00	5.07	29.43	44.54	27.83	13.23	2.02

NOTES: 1. PER CONDITION 1.n.1 OF COUNTY COUNCIL ORDER CDP-0501, R-M IS TO HAVE 25% THRESHOLD.
2. PER CONDITION 1.n.2 OF COUNTY COUNCIL ORDER CDP-0501, CLEARING IN THE PMA IS TO BE MITIGATED AT 1:1.
3. "Afforestation Located in Future Section" listed for Section 1B is located in Section 5 and for Sections 2 & 3, located in Section 6 and the Central Park.
4. PER THE FINAL DECISION OF THE DISTRICT COUNCIL ON A-9965-C AND A-9966-C, THE WOODLAND CONSERVATION THRESHOLD FOR THE PARKSIDE (FORMERLY SMITH HOME FARM) DEVELOPMENT SHALL BE MET ONSITE.

Prepared by: TORBEN AGESEN 7-22-2019
License Number: 1079 Signature Date

WORKSHEET NOTES:

1. THE LOCATION OF OFF-SITE WOODLAND CONSERVATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE PRIORITIES LISTED IN SECTION 24-122(a)(6) OF THE SUBDIVISION REGULATIONS: WITHIN THE SAME EIGHT-DIGIT SUB-WATERSHED (CABIN BRANCH), WITHIN THE SAME WATERSHED (WESTERN BRANCH), WITHIN THE SAME RIVER BASIN (PATUXENT), WITHIN THE SAME GROWTH POLICY TIER (DEVELOPING), OR WITHIN PRINCE GEORGE'S COUNTY. THE APPLICANT SHALL DEMONSTRATE TO THE PLANNING DIRECTOR OR ITS DESIGNEE DUE DILIGENCE IN SEEKING OUT APPROPRIATE LOCATION OPPORTUNITIES FOR OFF-SITE WOODLAND.

INDIVIDUAL WOODLAND CONSERVATION WORKSHEET

Individual TCPII Worksheet for Phased Projects
Woodland Conservation Worksheet
for Prince George's County

Zone:	R-M
Gross Tract:	96.49
Floodplain:	2.49
Previously Dedicated Land:	0.00
Net Tract (NTA):	94.00
Property Description or Subdivision Name:	Parkside (Formerly Smith Home Farm) Section 4
Owner:	SHF Project Owner, LLC
Address:	1999 Avenue of the Stars Los Angeles, CA 90067
Phone:	310.824.2200
TCPI Number:	TCPII/38/05

Woodland Conservation Calculations:		Net Tract (acres)		Floodplain (acres)	Off-site (acres)
Acreage of Existing Woodland		12.05		0.00	0.00
Woodland Conservation Required for this Phase*		22.62			
Area of Woodland Cleared per TCPI		98.47		4.90	9.27
Area of Woodland Cleared per TCPII		5.50		0.00	0.00
Area of Woodland above WCT that was not cleared by TCPI		0.00			
Additional Woodland Cleared by TCPII	0.00			0.00	0.00
Does the TCPI show 2:1 replacement	Y				
Clearing above WCT	0.00	Additional 1/4:1Replacement required =		0.00	
Clearing below WCT	**0.00**	Additional 2:1Replacement required =		0.00	
Total Woodland Conservation Required for this **Section**:		**22.62**			

Woodland Conservation Provided:	(acres)		
Woodland Preservation	6.07		
Afforestation / Reforestation	16.55		
Natural Regeneration			
Area approved for fee-in-lieu in a Priority Funding Area	0.00	=	0.00
Area approved for fee-in-lieu in a non-Priority Funding Area	0.00	=	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	**22.62**		

Area of net tract woodland not cleared 6.55 acres
Woodland retained not part of requirements: 0.48 acres

Prepared by: Torben Agesen
Address 4601 Forbes Blvd., Suite 300
Lanham, MD 20706
Phone 301.364.1864
License Licensed Landscape Architect

PLANTING SPECIFICATION NOTES

1. QUANTITY: (SEE PLANT SCHEDULE)
2. TYPE: (SEE PLANT SCHEDULE)
3. PLANT QUALITY STANDARDS: 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 $\frac{3}{8}$". THE ROOTS SHALL BE WELL DEVELOPED AND AT LEAST 8" 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 GREEN HOUSE, 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.
4. 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.
5. TIMING OF PLANTING: THE BEST TIME TO PLAN 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 GRADES AND STABILIZATION OF PLANTING AREAS.
6. 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; THEY 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 WERE PLANTED IN THE NURSERY OR TEMPORARY STORAGE AREA. 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.
7. 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.
8. 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.
9. SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
10. 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.
11. PLANTING METHOD: CONSULT THE PLANTING DETAIL(S) SHOWN ON THIS PLAN.
12. MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIP OR SHREDDED HARDWOOD MUCH (AS NOTED) TO EACH PLANTING SITE (SEE DETAIL SHOWN ON THIS PLAN).
13. GROUNDCOVER 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.
14. MOWING: NO MOWING SHALL BE ALLOWED IN ANY PLANTING AREA.
15. 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 NUMBER AT TIME OF PLANTING.
16. SOURCE OF SEEDLINGS: TO BE DETERMINED BY APPLICANT.

AFFORESTATION AND REFORESTATION NOTES

1. ALL AFFORESTATION AND REFORESTATION BONDS, BASED ON SQUARE FOOTAGE, SHALL BE POSTED WITH THE COUNTY PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED OR THE REQUIRED TIMEFRAME FOR MAINTENANCE HAS PASSED WHICHEVER IS LONGER.
2. THE PLANTING OF AFFORESTATION OR REFORESTATION AREAS SHALL BE COMPLETED IN SEQUENCE WITH DEVELOPMENT. SEEDLING PLANTING IS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY AS LONG AS THE GROUND IS NOT FROZEN. PLANTING WITH LARGER CALIPER STOCK OR CONTAINERIZED STOCK MAY BE DONE AT ANY TIME PROVIDED A DETAILED MAINTENANCE SCHEDULE IS PROVIDED.
3. IF PLANTING CANNOT OCCUR DUE TO PLANTING CONDITIONS, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL THE FENCING AND SIGNAGE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN. PLANTING SHALL THEN BE ACCOMPLISHED DURING THE NEXT PLANTING SEASON. IF PLANTING IS DELAYED BEYOND THE TRANSFER OF THE PROPERTY TITLE TO THE HOMEOWNER, THE DEVELOPER OR BUILDER SHALL OBTAIN A SIGNED STATEMENT FROM THE PURCHASER INDICATING THAT THEY UNDERSTAND THAT THE REFORESTATION AREA LOCATED ON THEIR PROPERTY AND THAT REFORESTATION WILL OCCUR DURING THE NEXT PLANTING SEASON. A COPY OF THAT DOCUMENT SHALL BE PRESENTED TO THE GRADING INSPECTOR AND THE COUNTY.
4. REFORESTATION AREAS SHALL NOT BE MOWED. THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES AND THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION WITHIN THE REFORESTATION AREAS IS ACCEPTABLE.
5. ALL REQUIRED TEMPORARY TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT TREE PROTECTION FENCING IS INSTALLED WITH THE REQUIRED PLANTING. THE TEMPORARY FENCING IS NOT REQUIRED TO BE INSTALLED IF THE PERMANENT FENCING IS INSTALLED PRIOR TO CLEARING AND GRADING OF THE SITE. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE FENCING IS A VIOLATION OF THIS TCP2.
6. AFFORESTATION/REFORESTATION AREAS SHALL BE POSTED WITH NOTIFICATION SIGNAGE, AS SHOWN ON THE PLANS, AT THE SAME TIME AS THE PERMANENT PROTECTION FENCING INSTALLATION. THESE SIGNS SHALL REMAIN IN PERPETUITY.
7. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
8. AT TIME OF ISSUANCE OF THE FIRST PERMIT, THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO THE M-NCPPC PLANNING DEPARTMENT REGARDING THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS PLAN: CONTRACTOR NAME; BUSINESS NAME (IF DIFFERENT); ADDRESS; AND PHONE NUMBER. RESULTS OF ANNUAL SURVIVAL CHECKS FOR EACH OF THE REQUIRED FOUR YEARS AFTER TREE PLANTING SHALL BE REPORTED TO THE M-NCPPC, PLANNING DEPARTMENT.
9. FAILURE TO ESTABLISH THE AFFORESTATION OR REFORESTATION WITHIN THE PRESCRIBED TIME FRAME WILL RESULT IN THE FORFEITURE OF THE REFORESTATION BOND AND/OR A VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED $9.00 PER SQUARE FOOT PENALTY UNLESS THE COUNTY INSPECTOR APPROVES A WRITTEN EXTENSION.

FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS

FIELD CHECK THE RE-AFFORESTATION AREA ACCORDING TO THE FOLLOWING SCHEDULE:

YEAR 1: SITE PREPARATION AND TREE PLANTING
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER) SEE NOTE 1
WATERING IS NEEDED (2 X MONTH)
CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (1 X IN JUNE AND 1 X IN SEPTEMBER MIN.)

YEAR 2-3: REINFORCEMENT PLANTING IS NEEDED (SEE NOTE 2)
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER)
CONTROL OF UNDESIRABLE VEGETATION IF NEEDED (1 X IN MAY AND 1 X IN AUGUST MIN.)

YEAR 4: REINFORCEMENT PLANTING IF NEEDED. (SEE NOTE 2)
SURVIVAL CHECK (SEPTEMBER-NOVEMBER)

1. SURVIVAL CHECK: CHECK PLANTED STOCK AGAINST PLANT LIST (OR AS-BUILT) BY WALKING THE SITE AND TAKING INVENTORY. PLANTS MUST SHOW VITALITY. SUBMIT FIELD DATA FORMS (CONDITION CHECK SHEETS) TO OWNER AFTER EACH INSPECTION. REMOVE ALL DEAD PLANTS.
2. REINFORCEMENT PLANTING: REPLACE DEAD OR MISSING PLANTS IN SUFFICIENT QUANTITY TO BRING THE TOTAL NUMBER OF LIVE PLANTS TO AT LEAST 75% OF THE NUMBER ORIGINALLY PLANTED. IF A PARTICULAR SPECIES SUFFERS UNUSUALLY HIGH MORTALITY, REPLACE WITH AN ALTERNATIVE PLANT TYPE.
3. MISCELLANEOUS: FERTILIZATION OR WATERING DURING YEARS 1 THROUGH 3 WILL BE DONE ON AN AS NEEDED BASIS. SPECIAL RETURN OPERATIONS OR RECOMMENDATIONS WILL BE CONDUCTED ON AN AS NEEDED BASIS.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

1. REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN.
2. REFORESTATION AREAS SHALL NOT BE MOWED; HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

OFF-SITE WOODLAND CONSERVATION NOTE:

PRIOR TO THE ISSUANCE OF THE FIRST GRADING PERMIT FOR THE SECTION OF DEVELOPMENT SHOWN ON THIS TCP2, ALL OFF SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TCP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECORDATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC, PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

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

1. 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.

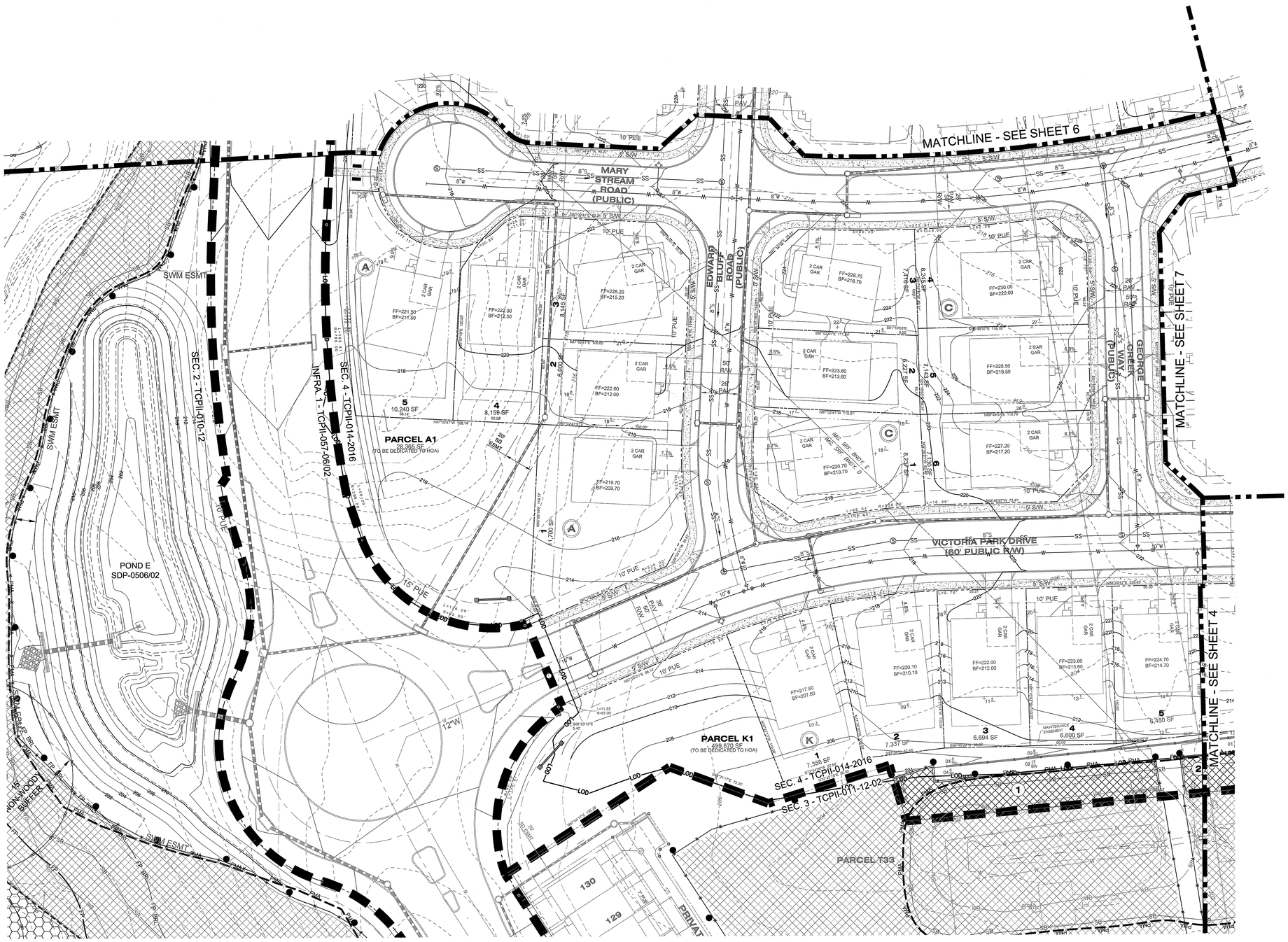
   TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.
2. THE REMOVAL OF NOXIOUS, INVASIVE, 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.
3. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDES SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
4. 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.

TREE PRESERVATION AND RETENTION NOTES

1. 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 TCP2.
2. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
3. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFs) 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, INSTALLATION OF THE TPFs MAY BEGIN.
4. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.
5. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

6. THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.
7. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREE HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
8. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LE



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING FOREST STAND
- EXISTING FLOOD PLAIN
- EXISTING FLOOD PLAIN SET BACK
- PATUXENT MANAGEMENT AREA
- 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, CHAMPION HISTORIC TREE TO BE REMOVED
- 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 AFFORESTATION / REFORESTATION AREA (WRA) (PREVIOUSLY APPROVED UNDER SEPARATE TCPII)
- WOODLAND PRESERVED-NOT CREDITED (WR-NC)
- WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
- FOREST CLEARED
- FOREST PRESERVATION
- AFFORESTATION / REFORESTATION
- 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 3	LABEL	AREA (ACRES)
WOODLAND CLEARED (C-NTA)	-	-
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)	1	0.11
WOODLAND RE/AFFORESTATION (WRA)	2	2.02

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-014-2016

	Approved by	Date	DRD#	Reason for Revision
00	K. FINCH	2/3/17	SDP-1601	
01	K. FINCH	12/11/17	SDP-1601-01	ADDED ROUGH GRADDING
02	Kim A. Finch	7/30/2019	SDP-1601-02	ADDED SITE LAYOUT
03				
04				

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber ___ Folio ___. Revisions to this TCP2 may require a revision to the recorded easement.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: PARKSIDE, SECTION 4 (INFRASTRUCTURE))

APPLICATION #: SDP-1601-02

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION #19-51 DATED May 16, 2019

SIGNATURE APPROVAL DATE:

Jill Kosack — Digitally signed by Jill Kosack, Date: 2019.08.16 12:07:11 -04'00'

AUTHORIZED SIGNATURE

Amendment numbers must be included in the project number

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5561
301.731.0188 (FAX)
www.dewberry.com

DEVLOPER/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

PARKSIDE
(FORMERLY SMITH HOME FARM)
PRINCE GEORGE'S COUNTY
MARYLAND

6TH & 15TH ELECTION DISTRICTS

TAX MAP: 90 - GRID: E1
ADJUSTED PARCEL I & PARCEL VIII
200' MAP REFERENCE: 205SE09

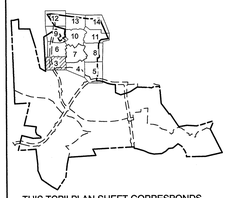
SEAL

STATE OF MARYLAND — JOSEPH AGNELLO — No. 10123 — LANDSCAPE ARCHITECT

7-22-2019

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. 10123, EXPIRATION DATE: JULY 14, 2020.

KEY PLAN



THIS TCPII PLAN SHEET CORRESPONDS TO SHEET 4 OF THE SDP.

SCALE

0 30 60

SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY	SGT
APPROVED BY	TA
CHECKED BY	RAL
DATE	MAY, 2018

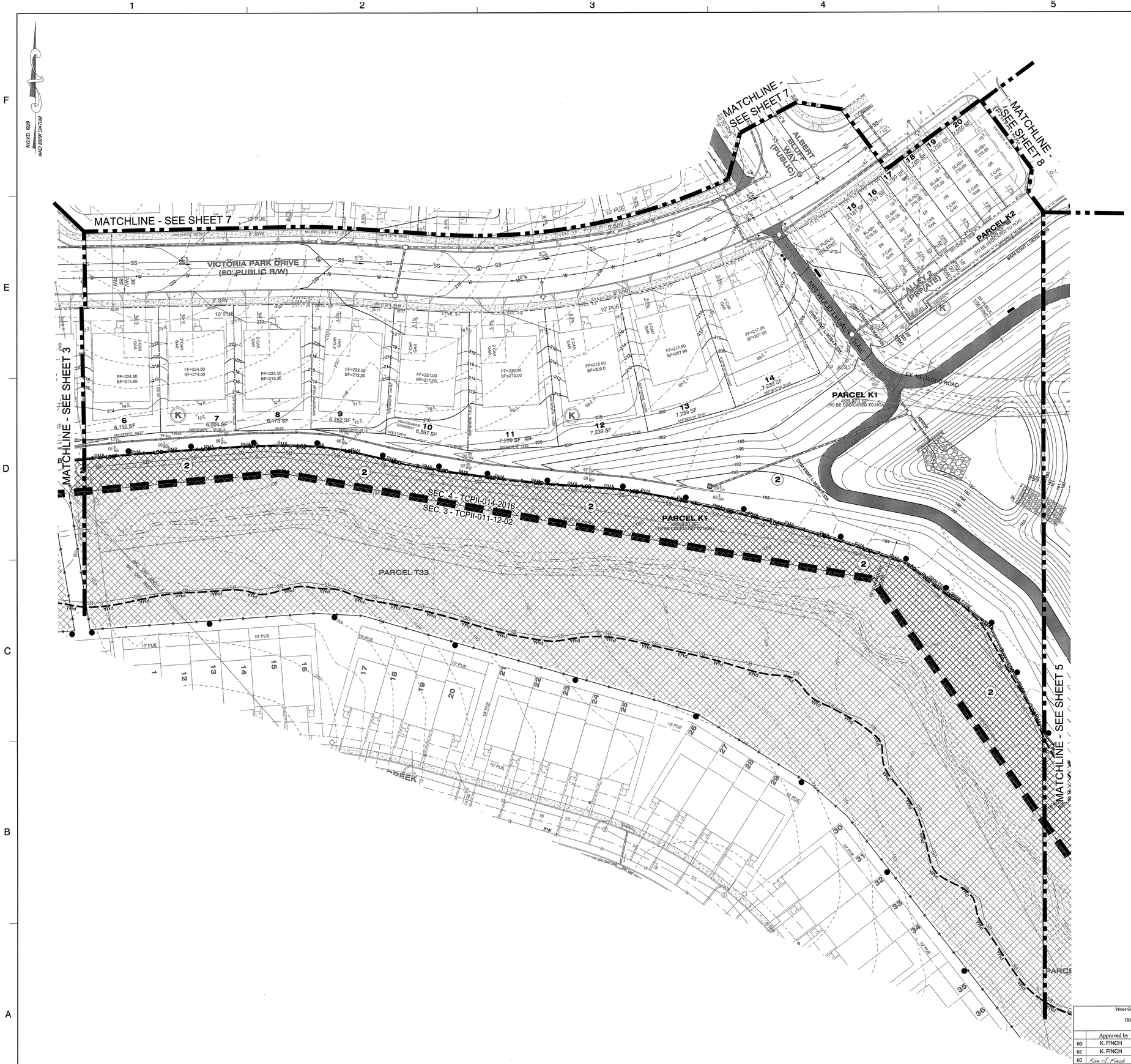
TITLE

TYPE II TREE CONSERVATION PLAN
SECTION 4

DEWBERRY JOB NO. 50038403

3

SHEET NO. 3 OF 17



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING FOREST STAND
- EXISTING FLOOD PLAIN
- EXISTING FLOOD PLAIN SET BACK
- PATUXENT MANAGEMENT AREA
- 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, CHAMPION HISTORIC TREE TO BE REMOVED
- 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 AFFORESTATION / REFORESTATION AREA (WRA) (PREVIOUSLY APPROVED UNDER SEPARATE TCPII)
- WOODLAND PRESERVED-NOT CREDITED (WR-NC)
- WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
- FOREST CLEARED
- FOREST PRESERVATION
- AFFORESTATION / REFORESTATION
- 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 4	LABEL	AREA (ACRES)
WOODLAND CLEARED (C-NTA)	-	-
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)	2	2.02

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-014-2016

	Approved by	Date	DRD#	Reason for Revision
00	K. FINCH	2/3/17	SDP-1601	
01	K. FINCH	12/11/17	SDP-1601-01	ADDED ROUGH GRADDING
02	Kim A. Finch	7/30/2019	SDP-1601-02	ADDED SITE LAYOUT
03				
04				

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber ___ Folio ___. Revisions to this TCP2 may require a revision to the recorded easement.

Free Space

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: PARKSIDE, SECTION 4 ((INFRASTRUCTURE))

APPLICATION #: SDP-1601-02

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION #19-51 DATED May 16, 2019

SIGNATURE APPROVAL DATE:

Jill Kosack — Digitally signed by Jill Kosack Date: 2019.08.18 12:07:11 -04'00'

AUTHORIZED SIGNATURE

For Conditions of Approval see Site Plan Cover Sheet or Approval sheet. Amendment numbers must be included in the Project Number

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

DEVLOPER/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

PARKSIDE
(FORMERLY SMITH HOME FARM)
PRINCE GEORGE'S COUNTY
MARYLAND
6TH & 15TH ELECTION DISTRICTS

TAX MAP: 90 - GRID: E1
ADJUSTED PARCEL I & PARCEL VIII
200' MAP REFERENCE: 205SE09

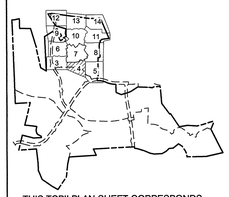
SEAL

STATE OF MARYLAND — KORBEN ACEVEDO — No. 1079 — LANDSCAPE ARCHITECT

7-22-2019

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. 1079. EXPIRATION DATE: JULY 14, 2020.

KEY PLAN



THIS TCPII PLAN SHEET CORRESPONDS TO SHEET 5 OF THE SDP.

SCALE

0 30 60
SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

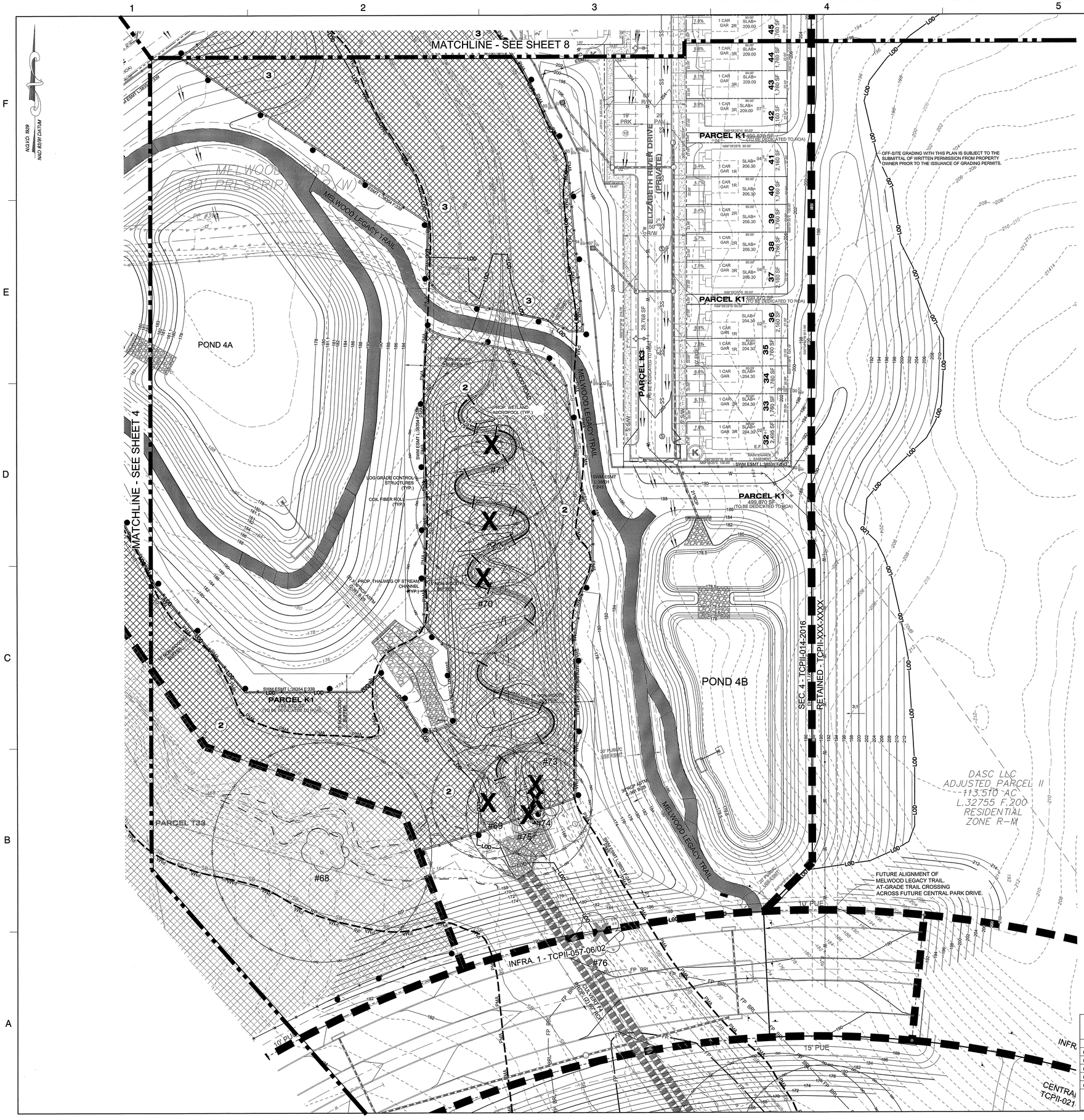
DRAWN BY	SGT
APPROVED BY	TA
CHECKED BY	RAL
DATE	MAY, 2018

TITLE
TYPE II TREE CONSERVATION PLAN
SECTION 4

DEWBERRY JOB NO. 50038403

4

SHEET NO. 4 OF 17



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING FOREST STAND
- EXISTING FLOOD PLAIN
- EXISTING FLOOD PLAIN SET BACK
- PATUXENT MANAGEMENT AREA
- 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, CHAMPION HISTORIC TREE TO BE REMOVED
- 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 AFFORESTATION / REFORESTATION AREA (WRA) (PREVIOUSLY APPROVED UNDER SEPARATE TCPII)
- WOODLAND PRESERVED-NOT CREDITED (WR-NC)
- WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
- FOREST CLEARED
- FOREST PRESERVATION
- AFFORESTATION / REFORESTATION
- 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.

CV INC
1395 PICCARD DRIVE, SUITE 370
ROCKVILLE, MD 20850
PHONE: (301) 637 2510

ENGINEER'S ESTIMATE - SWM OUTSIDE PUBLIC ROW (PRIVATE)
SMITH HOME FARM STREAM REACH 6.2

July, 2017

NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
CONSTRUCTION COST OF SWM OUTSIDE PUBLIC RIGHT OF WAY					
STORMWATER MANAGEMENT					
2201	CLEAR AND GRUB MEDIUM	1.12	AC	$6,700.00	$7,504.00
2300	CUT/FILL	3,000.00	CY	$10.00	$30,000.00
	LOG GRADE CONTROL STRUCTURES	18.00	EA	$3,000.00	$54,000.00
	COIR FIBER LOGS	260.00	LF	$30.00	$7,800.00
	SOIL STABILIZATION MATTING	1,333.00	SY	$12.00	$15,996.00
	WETLAND AND FLOODPLAIN PLANTINGS	1.00	LS	$20,000.00	$20,000.00
	EXCAVATION AND GRADING	4,500.00	CY	$15.00	$67,500.00

SUBTOTAL OF SWM COST **$202,800.00**
SEDIMENT CONTROL (10% OF ESTIMATED COST) $20,280.00
OUTSIDE PUBLIC ROW SWM COST TOTAL **$223,080.00**

THIS ENGINEER'S ESTIMATE IS AN OPINION BASED ON THE ROUGH GRADING PLANS FOR THE PROJECT BASED ON DPIE'S ESTABLISHED RATES. THE DESIGN PROFESSIONAL HAS NO CONTROL OVER COSTS OR THE PRICE OF LABOR AND EQUIPMENT. THIS ESTIMATE IS NOT TO BE USED FOR BIDDING PURPOSE

STATE OF MARYLAND — CHINMAY G. VYAS — No. 20001 — PROFESSIONAL ENGINEER

CHINMAY VYAS, P.E. — DATE: 10/12/2017

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR

SHEET 5	LABEL	AREA (ACRES)
WOODLAND CLEARED (C-NTA)	-	-
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)	2	2.02
WOODLAND RE/AFFORESTATION (WRA)	3	1.19

NOTE:
REVISION-01: THIS SHEET HAS BEEN REVISED TO INCLUDE THE STREAM RESTORATION TECHNICAL PLAN FOR REACH 6.2 APPROVED BY THE SITE/ROAD PLANS REVISION DIVISION OF THE DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT ON OCT. 20 2017.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-014-2016

	Approved by	Date	DRD#	Reason for Revision
00	K. FINCH	2/3/17	SDP-1601	
01	K. FINCH	12/11/17	SDP-1601-01	ADDED ROUGH GRADDING
02	Kim S. Finch	7/30/2019	SDP-1601-02	ADDED SITE LAYOUT
03				
04				

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber ___ Folio ___. Revisions to this TCP2 may require a revision to the recorded easement.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: PARKSIDE, SECTION 4 (INFRASTRUCTURE))

APPLICATION #: SDP-1601-02

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION #19-51 DATED May 16, 2019

SIGNATURE APPROVAL DATE:

Jill Kosack — Digitally signed by Jill Kosack Date: 2019.08.18 12:07:11 -04'00'

AUTHORIZED SIGNATURE

Amendment numbers must be included in the Project Number

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

DEVLOPER/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

PARKSIDE
(FORMERLY SMITH HOME FARM)
PRINCE GEORGE'S COUNTY
MARYLAND

6TH & 15TH ELECTION DISTRICTS

TAX MAP: 90 - GRID: E1
ADJUSTED PARCEL I & PARCEL VIII
200' MAP REFERENCE: 205SE09

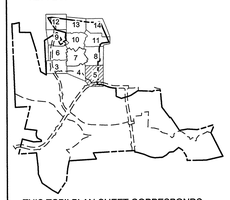
SEAL

STATE OF MARYLAND — TIMOTHY A. ALLEN — No. 1079 — REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

7-22-2019

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. 1079, EXPIRATION DATE: JULY 14, 2020.

KEY PLAN



THIS TCPII PLAN SHEET CORRESPONDS TO SHEET 6 OF THE SDP.

SCALE
0 30 60
SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

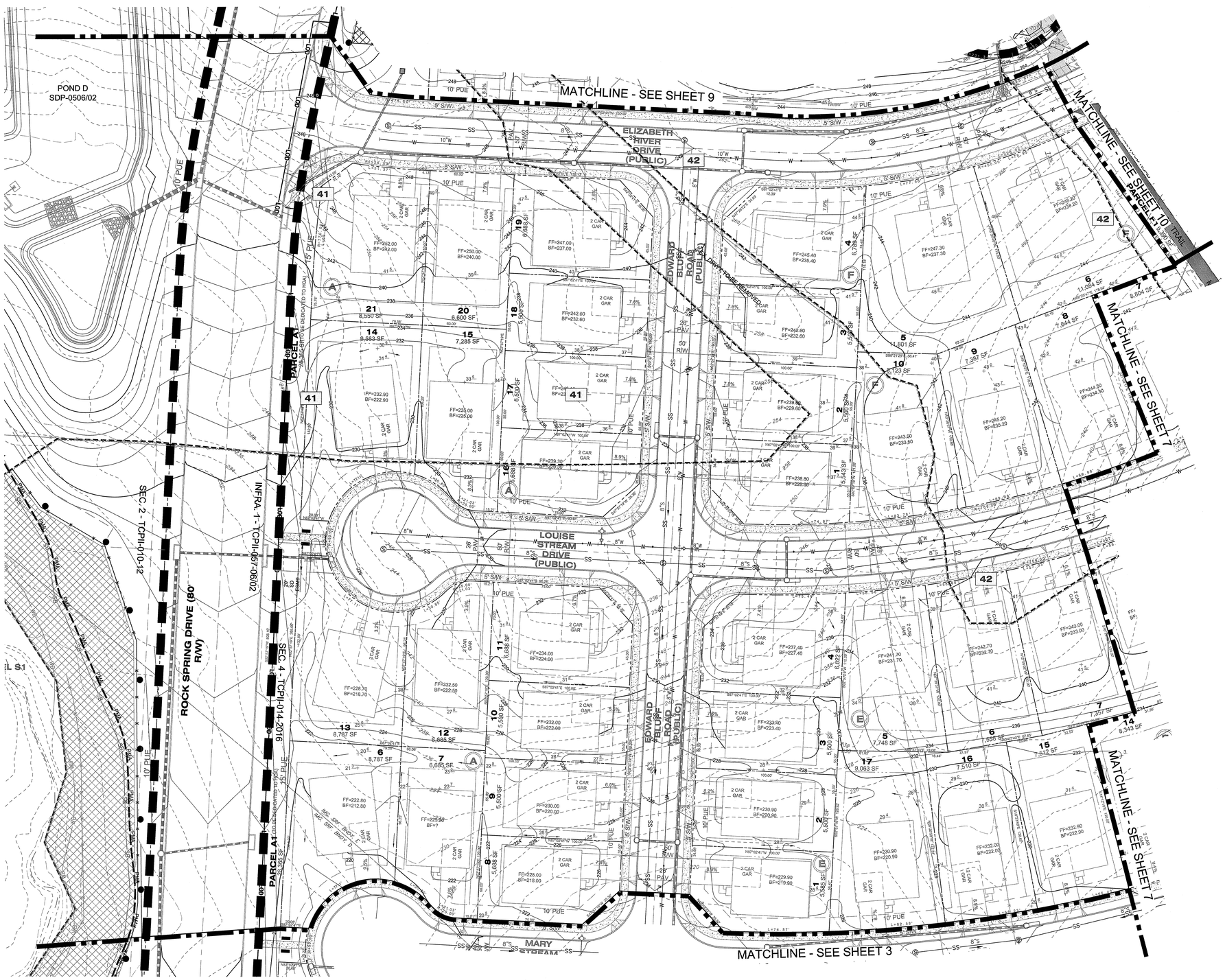
DRAWN BY	SGT
APPROVED BY	TA
CHECKED BY	RAL
DATE	MAY, 2018

TITLE
TYPE II TREE CONSERVATION PLAN
SECTION 4

DEWBERRY JOB NO. 50038403

5

SHEET NO. 5 OF 17



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING FOREST STAND
- EXISTING FLOOD PLAIN
- EXISTING FLOOD PLAIN SET BACK
- PATUXENT MANAGEMENT AREA
- 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, CHAMPION HISTORIC TREE TO BE REMOVED
- 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 AFFORESTATION / REFORESTATION AREA (WRA) (PREVIOUSLY APPROVED UNDER SEPARATE TCPII)
- WOODLAND PRESERVED-NOT CREDITED (WR-NC)
- WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
- FOREST CLEARED
- FOREST PRESERVATION
- AFFORESTATION / REFORESTATION
- 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 6	LABEL	AREA (ACRES)
WOODLAND CLEARED (C-NTA)	41	1.71
WOODLAND CLEARED (C-NTA)	42	3.22
WOODLAND CLEARED FLOODPLAIN (C-FP)	-	-
WOODLAND CLEARED OFFSITE (C-OS) &/OR PMA	-	-
WOODLAND PRESERVATION (WPA)	-	-
WOODLAND RETAINED-NOT CREDTIED (WR-NC)	-	-
WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)	-	-
WOODLAND RE/AFFORESTATION (WRA)	-	-

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

DEVLOPER/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

PARKSIDE
(FORMERLY SMITH HOME FARM)
PRINCE GEORGE'S COUNTY
MARYLAND

6TH & 15TH ELECTION DISTRICTS

TAX MAP: 90 - GRID: E1
ADJUSTED PARCEL I & PARCEL VIII
200' MAP REFERENCE: 205SE09

SEAL

7-22-2019

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. 1079, EXPIRATION DATE: JULY 14, 2020.

KEY PLAN

THIS TCPII PLAN SHEET CORRESPONDS TO SHEET 7 OF THE SDP.

SCALE
0 30 60
SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY	SGT
APPROVED BY	TA
CHECKED BY	RAL
DATE	MAY, 2018

TITLE
TYPE II TREE CONSERVATION PLAN
SECTION 4

DEWBERRY JOB NO. 50038403

SHEET NO. 6 OF 17

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-014-2016

	Approved by	Date	DRD#	Reason for Revision
00	K. FINCH	2/3/17	SDP-1601	
01	K. FINCH	12/11/17	SDP-1601-01	ADDED ROUGH GRADDING
02	Kim A. Finch	7/30/2019	SDP-1601-02	ADDED SITE LAYOUT
03				
04				

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber ___ Folio ___. Revisions to this TCP2 may require a revision to the recorded easement.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: PARKSIDE, SECTION 4 (INFRASTRUCTURE))

APPLICATION #: SDP-1601-02

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION #19-51 DATED May 16, 2019

SIGNATURE APPROVAL DATE:
Jill Kosack (Digitally signed by Jill Kosack Date: 2019.08.16 12:07:13 -04'00')
AUTHORIZED SIGNATURE

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OF APPROVAL SHEET.
Amendment numbers must be included in the Project Number

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING FOREST STAND
- EXISTING FLOOD PLAIN
- EXISTING FLOOD PLAIN SET BACK
- PATUXENT MANAGEMENT AREA
- 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, CHAMPION HISTORIC TREE TO BE REMOVED
- 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 AFFORESTATION / REFORESTATION AREA (WRA) (PREVIOUSLY APPROVED UNDER SEPARATE TCPII)
- WOODLAND PRESERVED-NOT CREDITED (WR-NC)
- WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
- FOREST CLEARED
- FOREST PRESERVATION
- AFFORESTATION / REFORESTATION
- SPECIMEN TREE SIGN (1/15)
- WOODLAND PRESERVATION SIGN (2/15)
- AFFORESTATION / REFORESTATION SIGN (3/15)
- TREE PROTECTION FENCE (TEMPORARY) (4/15)
- TREE PROTECTION FENCE (PERMANENT) (5/15)
- ROOT PRUNE (6/15)
- SECTION LINE

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

SHEET 7	LABEL	AREA (ACRES)
WOODLAND CLEARED (C-NTA)	42	3.22
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)	-	-

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.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-014-2016

	Approved by	Date	DRD#	Reason for Revision
00	K. FINCH	2/3/17	SDP-1601	
01	K. FINCH	12/11/17	SDP-1601-01	ADDED ROUGH GRADDING
02	Kim A. Finch	7/30/2019	SDP-1601-02	ADDED SITE LAYOUT
03				
04				

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber ___ Folio ___. Revisions to this TCP2 may require a revision to the recorded easement.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: PARKSIDE, SECTION 4 (INFRASTRUCTURE))

APPLICATION #: SDP-1601-02

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION #19-51 DATED May 16, 2019

SIGNATURE APPROVAL DATE:

Jill Kosack Digitally signed by Jill Kosack Date: 2019.08.18 12:07:11 -04'00'

AUTHORIZED SIGNATURE

Amendment numbers must be included in the Project Number

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5501
301.731.0188 (FAX)
www.dewberry.com

DEVLOPER/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

PARKSIDE
(FORMERLY SMITH HOME FARM)
PRINCE GEORGE'S COUNTY
MARYLAND

6TH & 15TH ELECTION DISTRICTS

TAX MAP: 90 - GRID: E1
ADJUSTED PARCEL I & PARCEL VIII
200' MAP REFERENCE: 206SE09

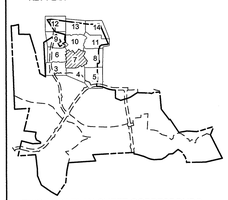
SEAL

STATE OF MARYLAND — TERRENCE A. GOSNELL — No. 1079 — LICENSED LANDSCAPE ARCHITECT

7-22-2019

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. 1079, EXPIRATION DATE: JULY 14, 2020.

KEY PLAN



THIS TCPII PLAN SHEET CORRESPONDS TO SHEET 8 OF THE SDP.

SCALE
0 30 60
SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY	SGT
APPROVED BY	TA
CHECKED BY	RAL
DATE	MAY, 2018

TITLE
TYPE II TREE CONSERVATION PLAN
SECTION 4

DEWBERRY JOB NO. 50038403

7

SHEET NO. 7 OF 17

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING FOREST STAND
- EXISTING FLOOD PLAIN
- EXISTING FLOOD PLAIN SET BACK
- PATUXENT MANAGEMENT AREA
- 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, CHAMPION HISTORIC TREE TO BE REMOVED
- 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 AFFORESTATION / REFORESTATION AREA (WRA) (PREVIOUSLY APPROVED UNDER SEPARATE TCPII)
- WOODLAND PRESERVED-NOT CREDITED (WR-NC)
- WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
- FOREST CLEARED
- FOREST PRESERVATION
- AFFORESTATION / REFORESTATION
- 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 8	LABEL	AREA (ACRES)
WOODLAND CLEARED (C-NTA)	-	-
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)	3	1.19

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-014-2016				
	Approved by	Date	DRD#	Reason for Revision
00	K. FINCH	2/3/17	SDP-1601	
01	K. FINCH	12/11/17	SDP-1601-01	ADDED ROUGH GRADDING
02	Kim A. Finch	7/30/2019	SDP-1601-02	ADDED SITE LAYOUT
03				
04				

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber ___ Folio ___. Revisions to this TCP2 may require a revision to the recorded easement.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: PARKSIDE, SECTION 4 (INFRASTRUCTURE))

APPLICATION #: SDP-1601-02

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION #19-51 DATED May 16, 2019

SIGNATURE APPROVAL DATE:

Jill Kosack — Digitally signed by Jill Kosack Date: 2019.08.18 12:07:11 -04'00'

AUTHORIZED SIGNATURE

Fax no. /

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

DEVLOPER/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

PARKSIDE
(FORMERLY SMITH HOME FARM)
PRINCE GEORGE'S COUNTY
MARYLAND
6TH & 15TH ELECTION DISTRICTS

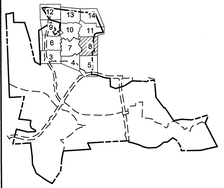
TAX MAP: 90 - GRID: E1
ADJUSTED PARCEL I & PARCEL VIII
200 MAP REFERENCE: 205SE09

SEAL

7-22-2019

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. 1079, EXPIRATION DATE: JULY 14, 2020.

KEY PLAN



THIS TCPII PLAN SHEET CORRESPONDS TO SHEET 9 OF THE SDP.

SCALE

0 30 60

SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY	SGT
APPROVED BY	TA
CHECKED BY	RAL
DATE	MAY, 2018

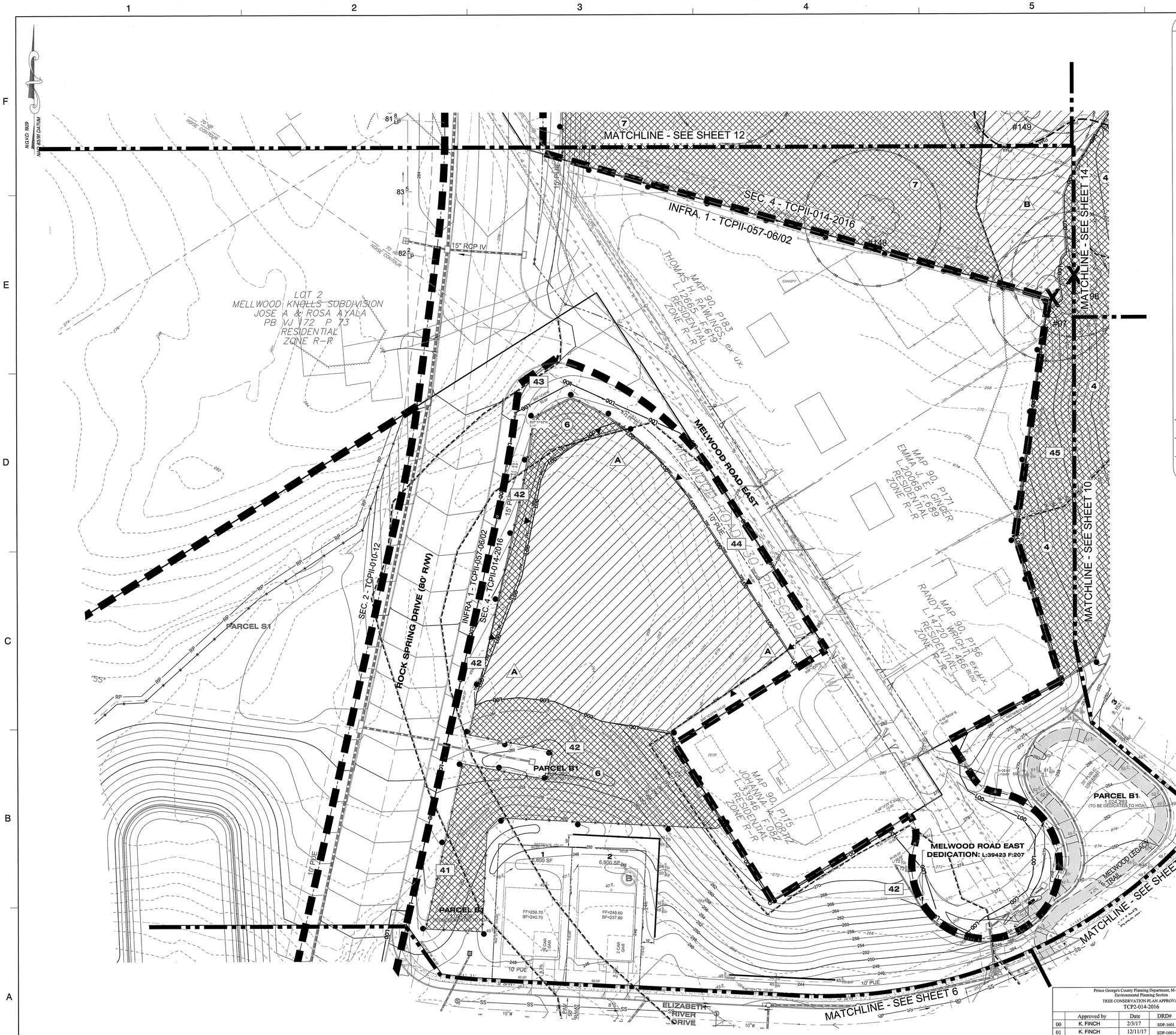
TITLE

TYPE II TREE CONSERVATION PLAN
SECTION 4

DEWBERRY JOB NO. 50038403

8

SHEET NO. 8 OF 17



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING FOREST STAND
- EXISTING FLOOD PLAIN
- EXISTING FLOOD PLAIN SET BACK
- PATUXENT MANAGEMENT AREA
- 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, CHAMPION HISTORIC TREE TO BE REMOVED
- 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 AFFORESTATION / REFORESTATION AREA (WRA) (PREVIOUSLY APPROVED UNDER SEPARATE TCPII)
- WOODLAND PRESERVED-NOT CREDITED (WR-NC)
- WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
- FOREST CLEARED
- FOREST PRESERVATION
- AFFORESTATION / REFORESTATION
- 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 9	LABEL	AREA (ACRES)
WOODLAND CLEARED (C-NTA)	41	1.71
WOODLAND CLEARED (C-NTA)	42	3.22
WOODLAND CLEARED (C-NTA)	43	0.01
WOODLAND CLEARED (C-NTA)	44	0.13
WOODLAND CLEARED (C-NTA)	45	0.43
WOODLAND CLEARED FLOODPLAIN (C-FP)	-	-
WOODLAND CLEARED OFFSITE (C-OS) &/OR PMA	-	-
WOODLAND PRESERVATION (WPA)	A	0.86
WOODLAND PRESERVATION (WPA)	B	5.21
WOODLAND RETAINED-NOT CREDITED (WR-NC)	-	-
WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)	-	-
WOODLAND RE/AFFORESTATION (WRA)	4	2.58
WOODLAND RE/AFFORESTATION (WRA)	6	0.52
WOODLAND RE/AFFORESTATION (WRA)	7	1.53

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-014-2016

	Approved by	Date	DRD#	Reason for Revision
00	K. FINCH	2/3/17	SDP-1601	
01	K. FINCH	12/11/17	SDP-1601-01	ADDED ROUGH GRADDING
02	Kim A. Finch	7/30/2019	SDP-1601-02	ADDED SITE LAYOUT
03				
04				

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber ___ Folio ___. Revisions to this TCP2 may require a revision to the recorded easement.

Form 1

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: PARKSIDE, SECTION 4 (INFRASTRUCTURE))

APPLICATION #: SDP-1601-02

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION #19-51 DATED May 16, 2019

SIGNATURE APPROVAL DATE:

Jill Kosack Digitally signed by Jill Kosack Date: 2019.08.16 12:07:11 -04'00'

AUTHORIZED SIGNATURE

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

DEVLOPER/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

PARKSIDE
(FORMERLY SMITH HOME FARM)
PRINCE GEORGE'S COUNTY
MARYLAND

6TH & 15TH ELECTION DISTRICTS

TAX MAP: 90 - GRID: E1
ADJUSTED PARCEL I & PARCEL VIII
200' MAP REFERENCE: 203SE09

SEAL

7-22-2019

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. 1073, EXPIRATION DATE: JULY 14, 2020.

KEY PLAN

THIS TCPII PLAN SHEET CORRESPONDS TO SHEET 10 OF THE SDP.

SCALE

0 30 60
SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

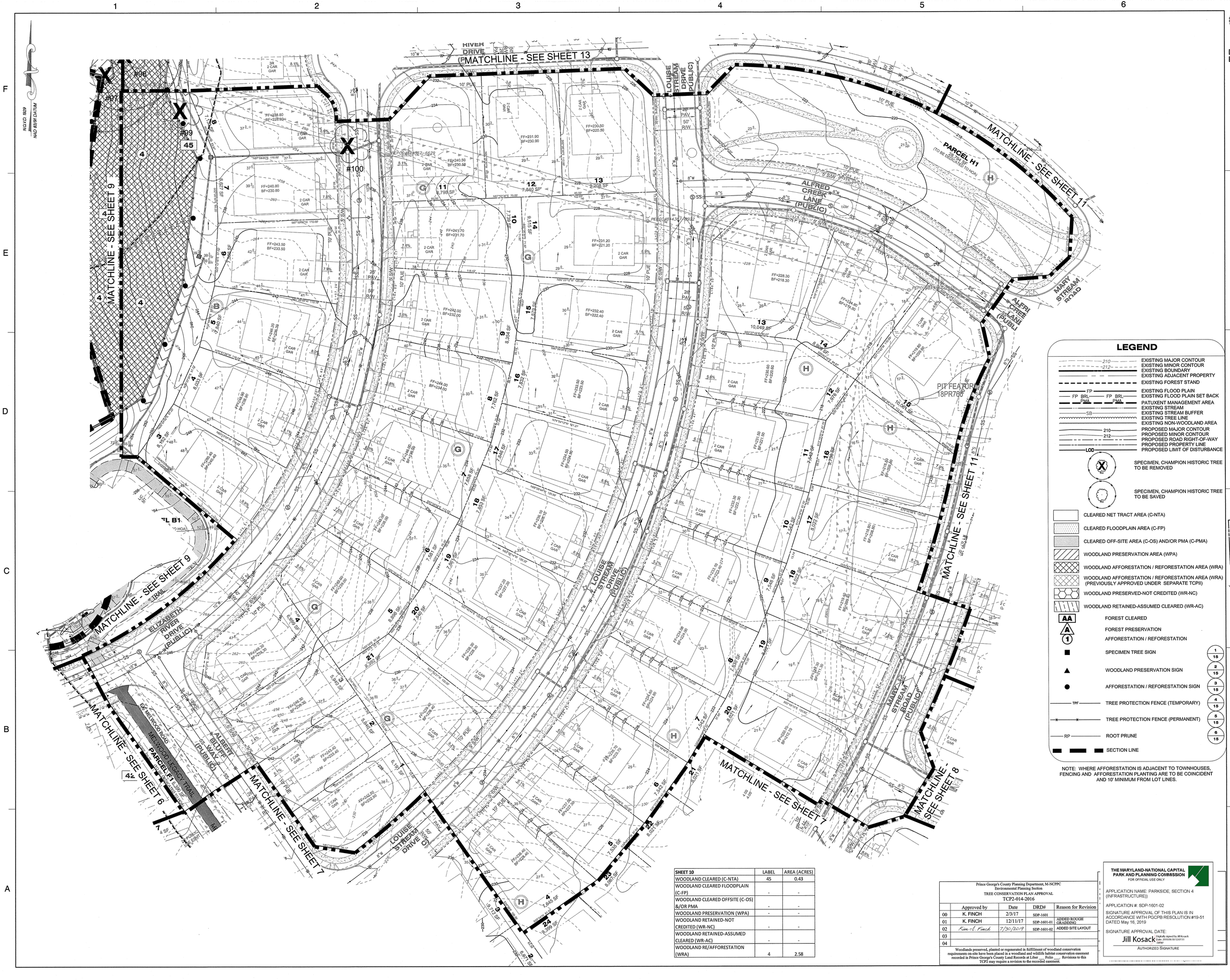
DRAWN BY	SGT
APPROVED BY	TA
CHECKED BY	RAL
DATE	MAY, 2018

TITLE
TYPE II TREE CONSERVATION PLAN
SECTION 4

DEWBERRY JOB NO. 50038403

9

SHEET NO. 9 OF 17



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING FOREST STAND
- EXISTING FLOOD PLAIN
- EXISTING FLOOD PLAIN SET BACK
- PATUXENT MANAGEMENT AREA
- 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, CHAMPION HISTORIC TREE TO BE REMOVED
- 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 AFFORESTATION / REFORESTATION AREA (WRA) (PREVIOUSLY APPROVED UNDER SEPARATE TCPII)
- WOODLAND PRESERVED-NOT CREDITED (WR-NC)
- WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
- FOREST CLEARED
- FOREST PRESERVATION
- AFFORESTATION / REFORESTATION
- 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 10	LABEL	AREA (ACRES)
WOODLAND CLEARED (C-NTA)	45	0.43
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)	4	2.58

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-014-2016

	Approved by	Date	DRD#	Reason for Revision
00	K. FINCH	2/3/17	SDP-1601	
01	K. FINCH	12/11/17	SDP-1601-01	ADDED ROUGH GRADDING
02	Kim A. Finch	7/30/2019	SDP-1601-02	ADDED SITE LAYOUT
03				
04				

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber ___ Folio ___. Revisions to this TCP2 may require a revision to the recorded easement.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: PARKSIDE, SECTION 4 (INFRASTRUCTURE))

APPLICATION #: SDP-1601-02

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION #19-51 DATED May 16, 2019

SIGNATURE APPROVAL DATE:

Jill Kosack — Digitally signed by Jill Kosack Date: 2019.08.28 12:07:31 -04'00'

AUTHORIZED SIGNATURE

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

DEVLOPER/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

PARKSIDE
(FORMERLY SMITH HOME FARM)
PRINCE GEORGE'S COUNTY
MARYLAND

6TH & 15TH ELECTION DISTRICTS

TAX MAP: 90 - GRID: E1
ADJUSTED PARCEL I & PARCEL VIII
200' MAP REFERENCE: 205SE09

SEAL

STATE OF MARYLAND — SGT — 7-22-2019

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 1079, EXPIRATION DATE: JULY 14, 2020.

KEY PLAN

THIS TCPII PLAN SHEET CORRESPONDS TO SHEET 11 OF THE SDP.

SCALE
0 30 60
SCALE: 1"=30'

No.	DATE	BY	Description

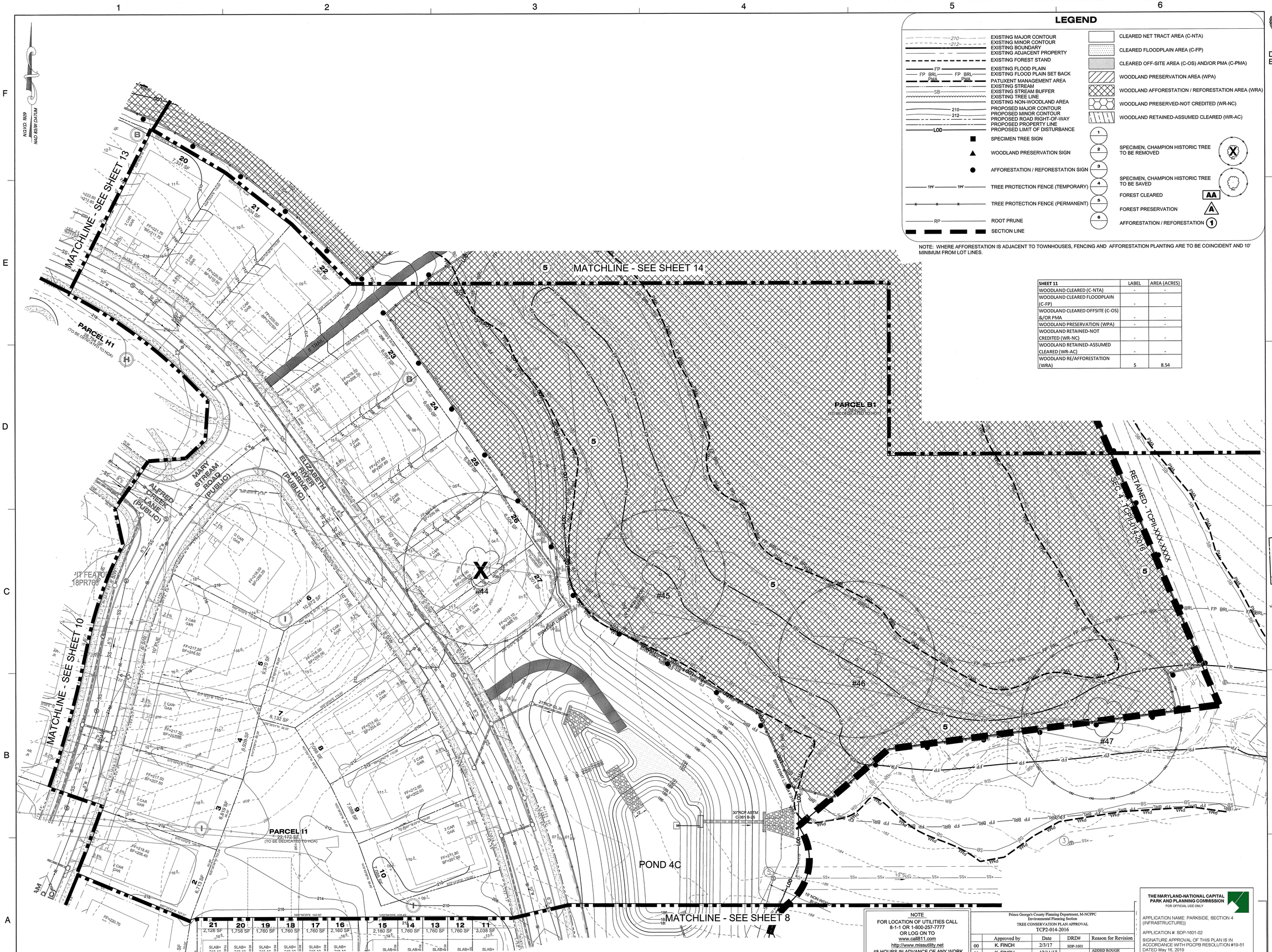
REVISIONS

DRAWN BY	SGT
APPROVED BY	TA
CHECKED BY	RAL
DATE	MAY, 2018

TITLE
TYPE II TREE CONSERVATION PLAN
SECTION 4

DEWBERRY JOB NO. 50038403

SHEET NO. 10 OF 17



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING FOREST STAND
- EXISTING FLOOD PLAIN
- EXISTING FLOOD PLAIN SET BACK
- PATUXENT MANAGEMENT AREA
- 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
- WOODLAND PRESERVATION SIGN
- AFFORESTATION / REFORESTATION SIGN
- TREE PROTECTION FENCE (TEMPORARY)
- TREE PROTECTION FENCE (PERMANENT)
- ROOT PRUNE
- SECTION LINE
- 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)
- SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
- SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
- FOREST CLEARED
- FOREST PRESERVATION
- AFFORESTATION / REFORESTATION

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

SHEET 11	LABEL	AREA (ACRES)
WOODLAND CLEARED (C-NTA)	-	-
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)	5	8.54

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.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-014-2016

	Approved by	Date	DRD#	Reason for Revision
00	K. FINCH	2/3/17	SDP-1601	
01	K. FINCH	12/11/17	SDP-1601-01	ADDED ROUGH GRADDING
02	Kim A. Finch	7/30/2019	SDP-1601-02	ADDED SITE LAYOUT
03				
04				

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber ___ Folio ___. Revisions to this TCP2 may require a revision to the recorded easement.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: PARKSIDE, SECTION 4 ((INFRASTRUCTURE))

APPLICATION #: SDP-1601-02

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION #19-51 DATED May 16, 2019

SIGNATURE APPROVAL DATE:

Jill Kosack Digitally signed by Jill Kosack DN: cn=Jill Kosack, c=US, o=M-NCPPC, ou=Parks, email=jill.kosack@pgparks.com Date: 2019.08.12 09:07:11 -04'00'

AUTHORIZED SIGNATURE

Amendment numbers must be included in the Project Number

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

DEVLOPER/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

PARKSIDE
(FORMERLY SMITH HOME FARM)
PRINCE GEORGE'S COUNTY
MARYLAND

6TH & 15TH ELECTION DISTRICTS

TAX MAP: 90 - GRID: E1
ADJUSTED PARCEL I & PARCEL VIII
200' MAP REFERENCE: 203SE09

SEAL

STATE OF MARYLAND — FORREST AGEE RAY — No. 1079 — LANDSCAPE ARCHITECT

7-22-2019

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. 1079, EXPIRATION DATE: JULY 14, 2020.

KEY PLAN

THIS TCPII PLAN SHEET CORRESPONDS TO SHEET 12 OF THE SDP.

SCALE

0 30 60

SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

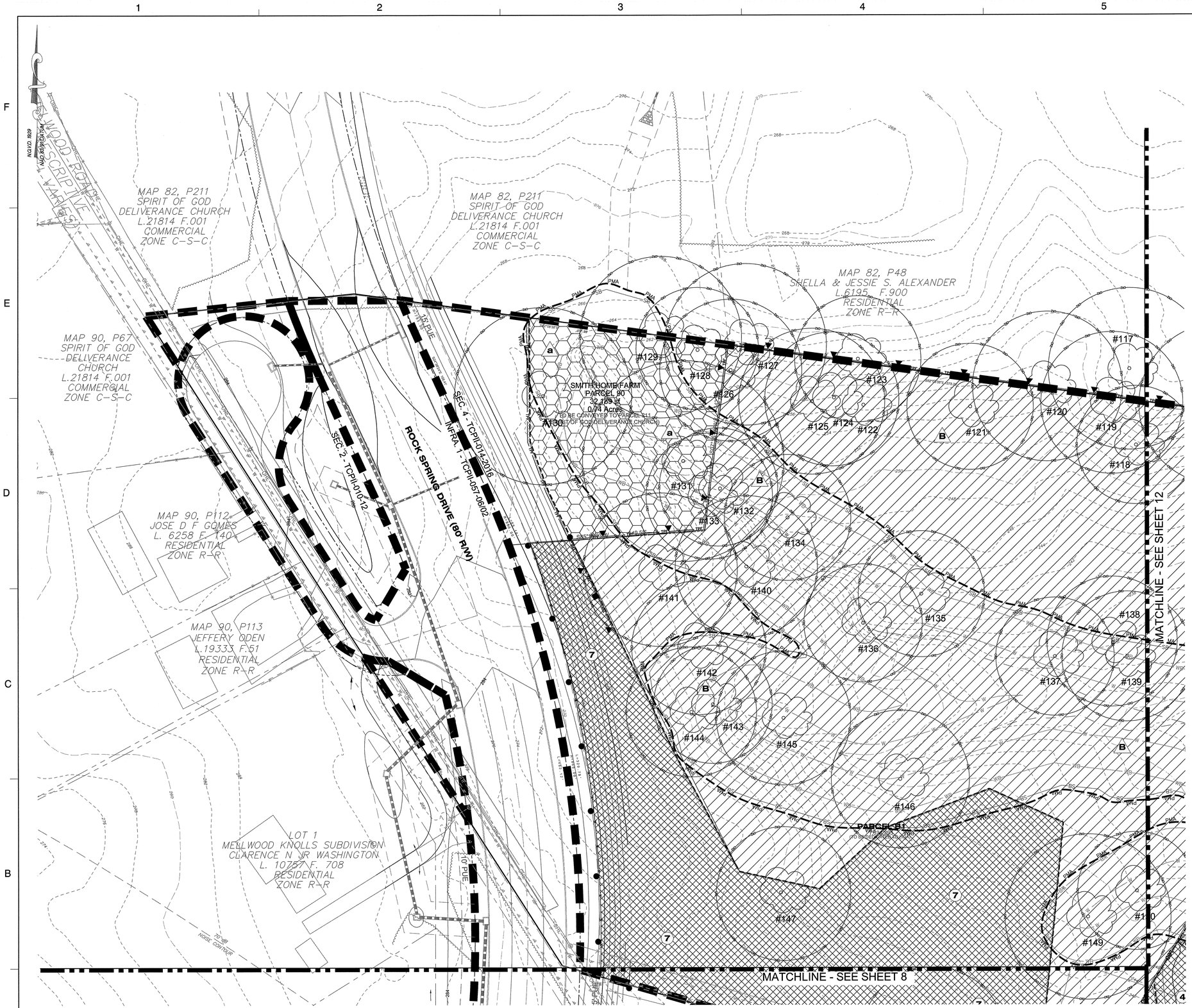
DRAWN BY	SGT
APPROVED BY	TA
CHECKED BY	RAL
DATE	MAY, 2018

TITLE

TYPE II TREE CONSERVATION PLAN
SECTION 4

DEWBERRY JOB NO. 50038403

SHEET NO. 11 OF 17



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING FOREST STAND
- EXISTING FLOOD PLAIN
- EXISTING FLOOD PLAIN SET BACK
- PATUXENT MANAGEMENT AREA
- 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, CHAMPION HISTORIC TREE TO BE REMOVED
- 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 AFFORESTATION / REFORESTATION AREA (WRA) (PREVIOUSLY APPROVED UNDER SEPARATE TCPII)
- WOODLAND PRESERVED-NOT CREDITED (WR-NC)
- WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
- FOREST CLEARED
- FOREST PRESERVATION
- AFFORESTATION / REFORESTATION
- 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 12	LABEL	AREA (ACRES)
WOODLAND CLEARED (C-NTA)	-	-
WOODLAND CLEARED FLOODPLAIN (C-FP)	-	-
WOODLAND CLEARED OFFSITE (C-OS) &/OR PMA	-	-
WOODLAND PRESERVATION (WPA)	B	5.21
WOODLAND RETAINED-NOT CREDITED (WR-NC)	a	0.48
WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)	-	-
WOODLAND RE/AFFORESTATION (WRA)	7	1.53

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

DEVLOPER/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: 202-342-1533

PARKSIDE
(FORMERLY SMITH HOME FARM)
PRINCE GEORGE'S COUNTY
MARYLAND

6TH & 15TH ELECTION DISTRICTS

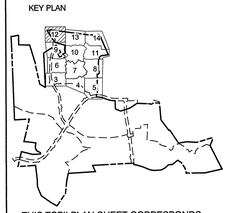
TAX MAP: 90 - GRID: E1
ADJUSTED PARCEL I & PARCEL VIII
200' MAP REFERENCE: 205SE09

SEAL

7-22-2019

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. 1029, EXPIRATION DATE: JULY 14, 2020.

KEY PLAN



THIS TCPII PLAN SHEET CORRESPONDS TO SHEET 13 OF THE SDP.

SCALE

0 30 60

SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY	SGT
APPROVED BY	TA
CHECKED BY	RAL
DATE	MAY, 2018

TITLE
TYPE II TREE CONSERVATION PLAN
SECTION 4

DEWBERRY JOB NO. 50038403

12

SHEET NO. 12 OF 17

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-014-2016

	Approved by	Date	DRD#	Reason for Revision
00	K. FINCH	2/3/17	SDP-1601	
01	K. FINCH	12/11/17	SDP-1601-01	ADDED ROUGH GRADDING
02	Kim A. Finch	7/30/2019	SDP-1601-02	ADDED SITE LAYOUT
03				
04				

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber ___ Folio ____. Revisions to this TCP2 may require a revision to the recorded easement.

For Office Use Only

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

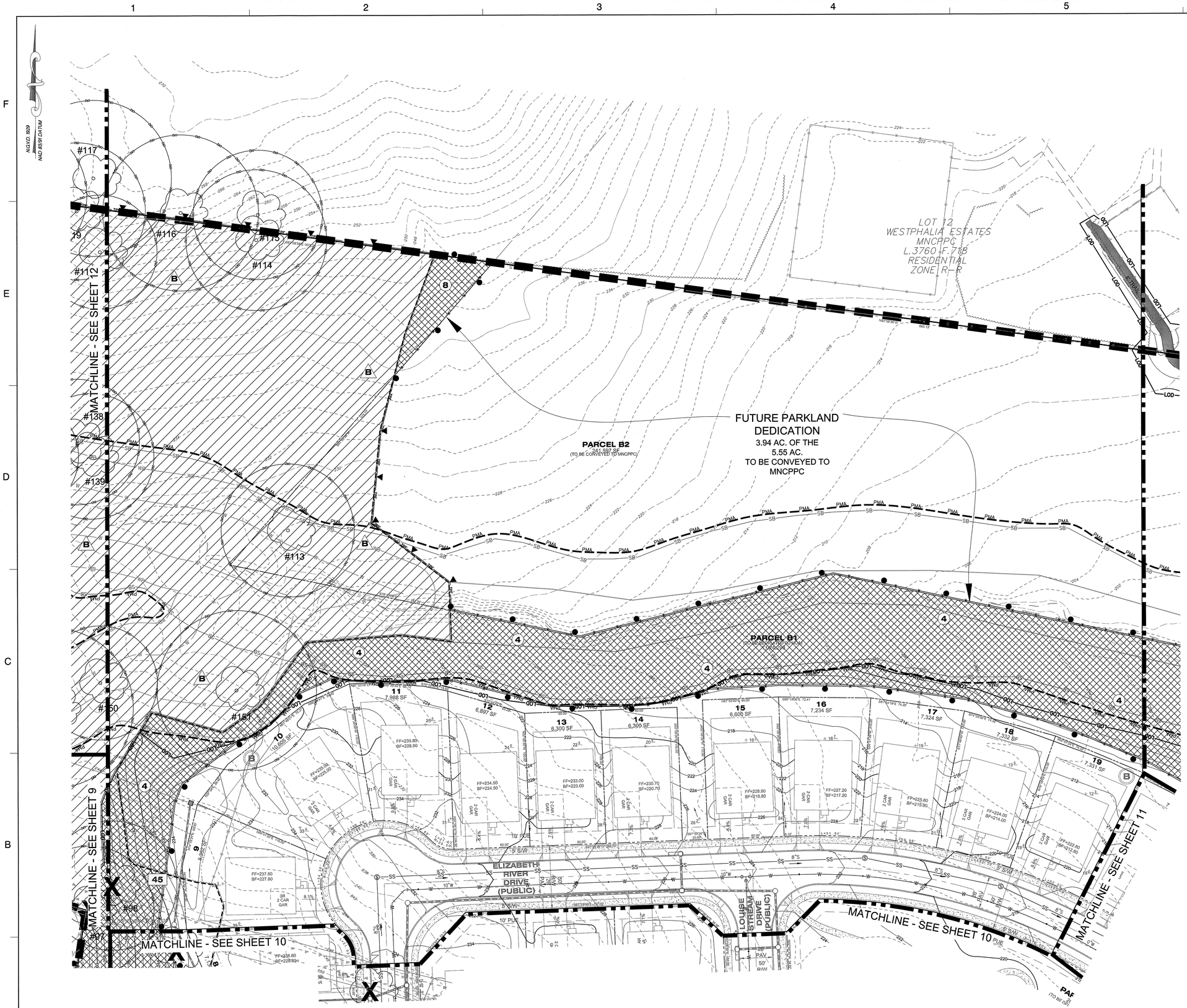
APPLICATION NAME: PARKSIDE, SECTION 4 (INFRASTRUCTURE))

APPLICATION #: SDP-1601-02

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION #19-51 DATED May 16, 2019

SIGNATURE APPROVAL DATE:
Jill Kosack Digitally signed by Jill Kosack Date: 2020.06.18 12:07:13 -04'00'
AUTHORIZED SIGNATURE

Amendment numbers must be included in the Project Number



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING FOREST STAND
- EXISTING FLOOD PLAIN
- EXISTING FLOOD PLAIN SET BACK
- PATUXENT MANAGEMENT AREA
- 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, CHAMPION HISTORIC TREE TO BE REMOVED
- 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 AFFORESTATION / REFORESTATION AREA (WRA) (PREVIOUSLY APPROVED UNDER SEPARATE TCPII)
- WOODLAND PRESERVED-NOT CREDITED (WR-NC)
- WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
- FOREST CLEARED
- FOREST PRESERVATION
- AFFORESTATION / REFORESTATION
- 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 13	LABEL	AREA (ACRES)
WOODLAND CLEARED (C-NTA)	45	0.43
WOODLAND CLEARED FLOODPLAIN (C-FP)	-	-
WOODLAND CLEARED OFFSITE (C-OS) &/OR PMA	-	-
WOODLAND PRESERVATION (WPA)	B	5.21
WOODLAND RETAINED-NOT CREDITED (WR-NC)	-	-
WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)	-	-
WOODLAND RE/AFFORESTATION (WRA)	4	2.58
WOODLAND RE/AFFORESTATION (WRA)	8	0.06

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-014-2016

	Approved by	Date	DRD#	Reason for Revision
00	K. FINCH	2/3/17	SDP-1601	
01	K. FINCH	12/11/17	SDP-1601-01	ADDED ROUGH GRADDING
02	Kim A. Finch	7/30/2019	SDP-1601-02	ADDED SITE LAYOUT
03				
04				

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber ___ Folio ___. Revisions to this TCP2 may require a revision to the recorded easement.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: PARKSIDE, SECTION 4 (INFRASTRUCTURE))

APPLICATION #: SDP-1601-02

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION #19-51 DATED May 16, 2019

SIGNATURE APPROVAL DATE:

Jill Kosack Digitally signed by Jill Kosack Date: 2019.08.18 12:07:31 -04'00'

AUTHORIZED SIGNATURE

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

DEVLOPER/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

PARKSIDE
(FORMERLY SMITH HOME FARM)
PRINCE GEORGE'S COUNTY
MARYLAND
6TH & 15TH ELECTION DISTRICTS

TAX MAP: 90 - GRID: E1
ADJUSTED PARCEL I & PARCEL VIII
200' MAP REFERENCE: 205SE09

SEAL

STATE OF MARYLAND — TORBEN ADSERSEN — No. 1079 — REGISTERED LANDSCAPE ARCHITECT

7-22-2019

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. 1079. EXPIRATION DATE: JULY 14, 2020.

KEY PLAN

THIS TCPII PLAN SHEET CORRESPONDS TO SHEET 14 OF THE SDP.

SCALE

0 30 60
SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

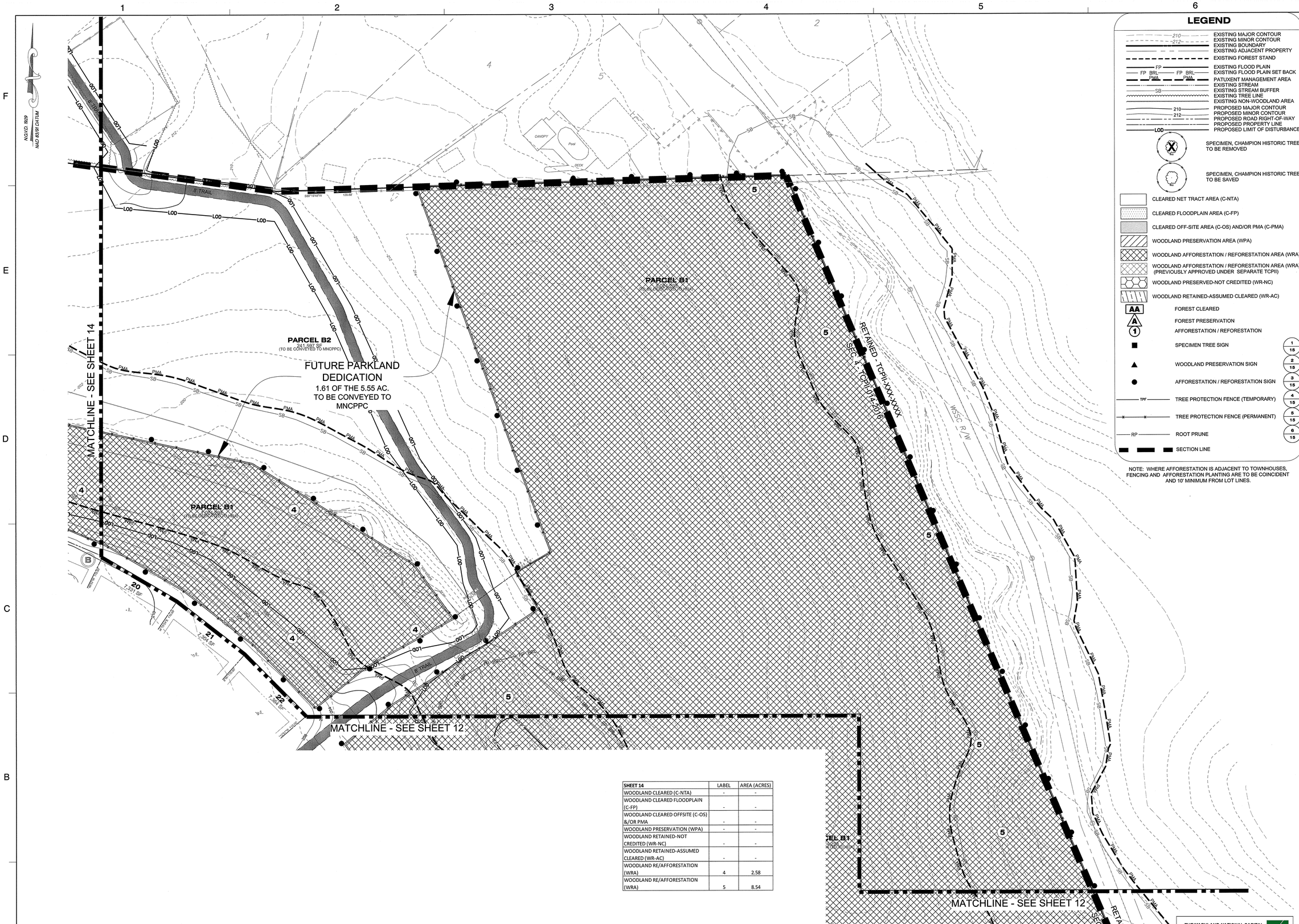
DRAWN BY	SGT
APPROVED BY	TA
CHECKED BY	RAL
DATE	MAY, 2018

TITLE
TYPE II TREE CONSERVATION PLAN
SECTION 4

DEWBERRY JOB NO. 50038403

13

SHEET NO. 13 OF 17



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING FOREST STAND
- EXISTING FLOOD PLAIN
- EXISTING FLOOD PLAIN SET BACK
- PATUXENT MANAGEMENT AREA
- 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, CHAMPION HISTORIC TREE TO BE REMOVED
- 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 AFFORESTATION / REFORESTATION AREA (WRA) (PREVIOUSLY APPROVED UNDER SEPARATE TCPII)
- WOODLAND PRESERVED-NOT CREDITED (WR-NC)
- WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
- FOREST CLEARED
- FOREST PRESERVATION
- AFFORESTATION / REFORESTATION
- 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 14	LABEL	AREA (ACRES)
WOODLAND CLEARED (C-NTA)	-	-
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)	4	2.58
WOODLAND RE/AFFORESTATION (WRA)	5	8.54

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-014-2016

	Approved by	Date	DRD#	Reason for Revision
00	K. FINCH	2/3/17	SDP-1601	
01	K. FINCH	12/11/17	SDP-1601-01	ADDED ROUGH GRADDING
02	Kim A. Finch	7/30/2019	SDP-1601-02	ADDED SITE LAYOUT
03				
04				

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber ___ Folio ___. Revisions to this TCP2 may require a revision to the recorded easement.

For Reference Only

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: PARKSIDE, SECTION 4 (INFRASTRUCTURE))

APPLICATION #: SDP-1601-02

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION #19-51 DATED May 16, 2019

SIGNATURE APPROVAL DATE:

Jill Kosack Digitally signed by Jill Kosack Date: 2019.08.28 12:07:11 -04'00'

AUTHORIZED SIGNATURE

Amendment numbers must be included in the Project Number

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

DEVLOPER/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

PARKSIDE
(FORMERLY SMITH HOME FARM)
PRINCE GEORGE'S COUNTY
MARYLAND
6TH & 15TH ELECTION DISTRICTS

TAX MAP: 90 - GRID: E1
ADJUSTED PARCEL I & PARCEL VIII
200' MAP REFERENCE: 205SE09

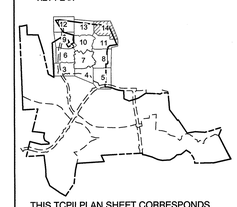
SEAL

STATE OF MARYLAND
TORBEN AGENBROAD
No. 1079
REGISTERED LANDSCAPE ARCHITECT

7-22-2019

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. 1079, EXPIRATION DATE: JULY 14, 2020.

KEY PLAN



THIS TCPII PLAN SHEET CORRESPONDS TO SHEET 15 OF THE SDP.

SCALE

0 30 60

SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY	SGT
APPROVED BY	TA
CHECKED BY	RAL
DATE	MAY, 2018

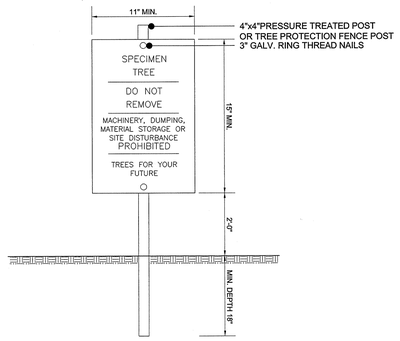
TITLE

TYPE II TREE CONSERVATION PLAN
SECTION 4

DEWBERRY JOB NO. 50038403

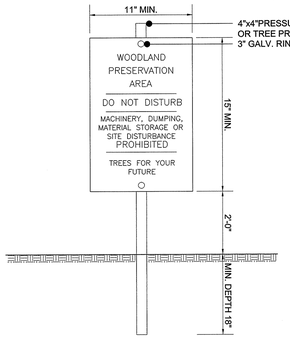
14

SHEET NO. 14 OF 17



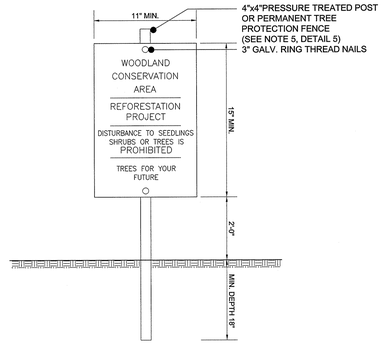
NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.
8. 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.

1/15 SPECIMEN TREE SIGN
SCALE: NTS



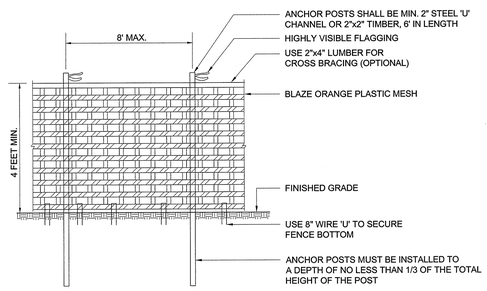
NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION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

2/15 WOODLAND PRESERVATION AREA SIGN
SCALE: NTS



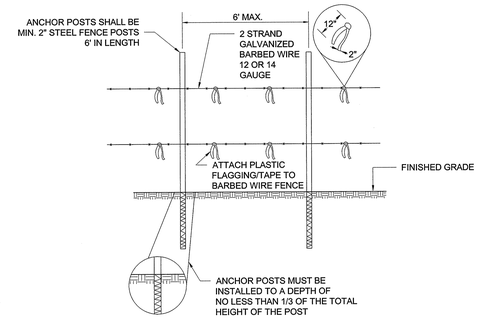
NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION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

3/15 REFORESTATION AREA SIGN
SCALE: NTS



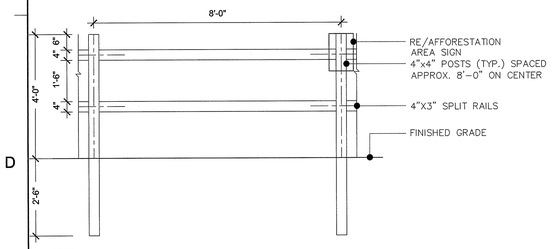
NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.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

4A/15 TYPE 1 (TEMPORARY) TREE PROTECTION FENCE
SCALE: NTS



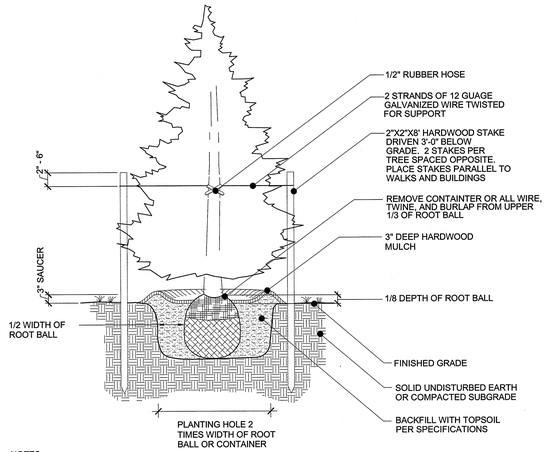
NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. BARBED WIRE SHOULD BE SECURELY ATTACHED TO POST.
6. DEVICE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

4B/15 TYPE 2 (TEMPORARY) TREE PROTECTION FENCE
SCALE: NTS



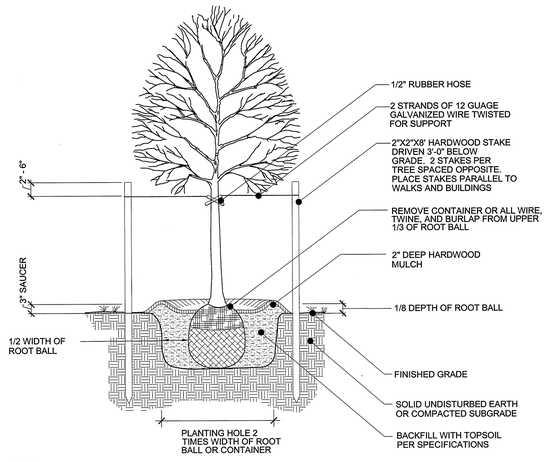
NOTES:
1. POSTS SHALL STAND PLUMB.
2. RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING..
3. REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET.
4. TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
5. SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

5/15 PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE
SCALE: NTS



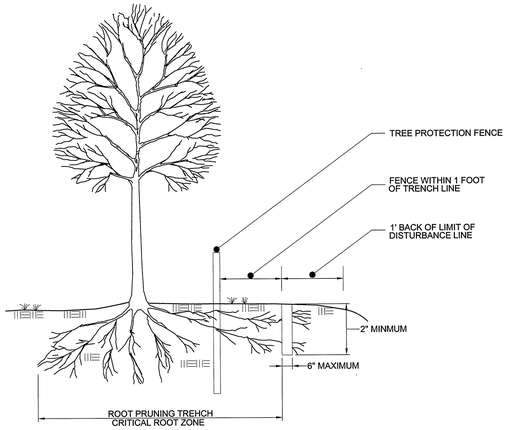
NOTES:
1. DETAIL APPLIES TO B&B OR CONTAINER PLANTING.
2. WHEN PLANTING ON A SLOPE, ENSURE LANDSCAPING IS INSTALLED VERTICAL AND PLUM.
3. MULCH SAUCER HEIGHT SHALL BE LEVEL AND UNIFORM AROUND CIRCUMFERENCE OF PLANT BASE.

EVERGREEN TREE PLANTING DETAIL
(NOT TO SCALE)



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

DECIDUOUS TREE PLANTING DETAIL
(NOT TO SCALE)



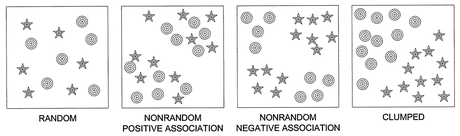
NOTES:
1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED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

6/15 ROOT PRUNING
SCALE: NTS

PLANTING DISTRIBUTION PATTERNS

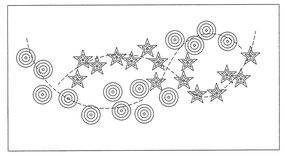
AFFORESTATION & REFORESTATION AREAS

TYPICAL FOREST TREE DISTRIBUTION PATTERNS



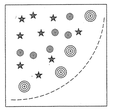
NOTE:
NATURALLY OCCURRING POPULATIONS OF TREES TEND TO BE FOUND IN INFORMAL GROUPINGS. A CLUSTER OF TREES IS REALLY A MOSAIC OF DIFERENT SPECIES GROUPS. THE OBJECTIVE OF AN AFFORESTATION/ REFORESTATION PLAN IS TO SELECT THE APPROPRIATE SPECIES AND DISTRIBUTION PATTERN FOR A CHOSEN SITE THAT MIMICS NATURAL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

AGGREGATE DISTRIBUTION DRIFT



NOTE:
PLANT CLUSTER TYPE GROUPINGS THAT TAPER OUT ALONG EDGES. CLUSTERS OFTEN APPEAR AS ELONGATED OR TEAR-DROP SHAPES.

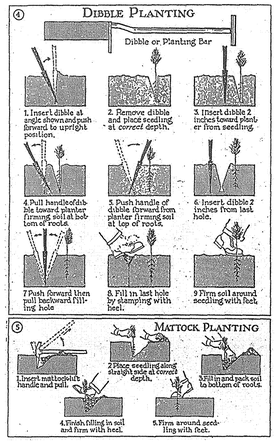
MIXING TRANSPLANT STOCK



LOCATE LARGER TREES (B&B OR CONTAINER) OR TRANSPLANT STOCK AT THE PERIMETER OF REFORESTATION (AFFORESTATION) PLANTINGS. PLANT WHIPS OR SEEDLING GROWN STOCK IN THE INTERIOR.

PROTECTIVE FENCING

WHIPS OR SEEDLINGS



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

7/15 SEEDLING PLANTING TECHNIQUES (MANUAL)
SCALE: NTS

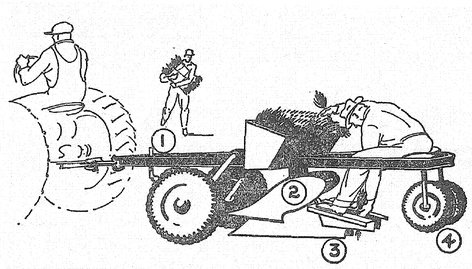
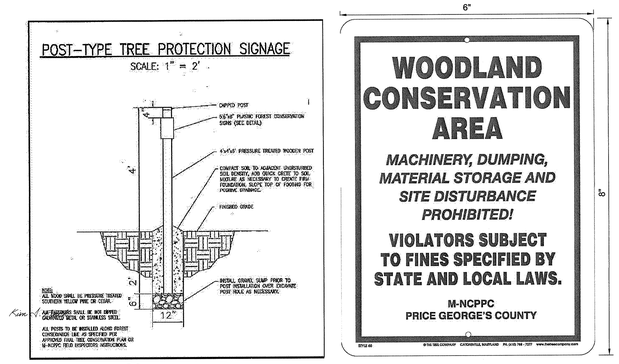


Fig. 4. Typical tree-planting machine.

(1) Rolling coulter. (2) Double mouldboard plow or middle buster. Not essential in the absence of heavy ground cover. (3) Planting shoe, which opens the trench. (4) Packing wheels, which close trench and firm the soil.

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

8/15 SEEDLING PLANTING TECHNIQUES (MACHINE)
SCALE: NTS



9/15 POST-TYPE CONSERVATION SIGN
SCALE: NTS

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-014-2016

	Approved by	Date	DRD#	Reason for Revision
00	K. FINCH	2/3/17	SDP-1601	
01	K. FINCH	12/11/17	SDP-1601-01	ADDED ROUGH GRADDING
02	Kim A. Finch	7/30/2019	SDP-1601-02	ADDED SITE LAYOUT
03				
04				

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber ____ Folio ____. Revisions to this TCP2 may require a revision to the recorded easement.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: PARKSIDE, SECTION 4 (INFRASTRUCTURE))

APPLICATION #: SDP-1601-02

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION #19-51 DATED May 16, 2019

SIGNATURE APPROVAL DATE:

Jill Kosack — Digitally signed by Jill Kosack Date: 2019.06.18 12:07:31 -04'00'

AUTHORIZED SIGNATURE

Amendment numbers must be included in the Project Number

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5591
301.731.0188 (FAX)
www.dewberry.com

DEVLOPER/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

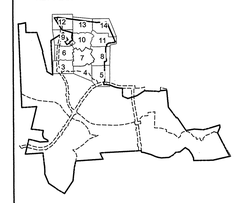
PARKSIDE
(FORMERLY SMITH HOME FARM)
PRINCE GEORGE'S COUNTY
MARYLAND
6TH & 15TH ELECTION DISTRICTS

TAX MAP: 90 - GRID: E1
ADJUSTED PARCEL I & PARCEL VIII
200' MAP REFERENCE: 205SE09

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. 1079, EXPIRATION DATE: JULY 14, 2020.

KEY PLAN



SCALE

AS-SHOWN

No.	DATE	BY	Description

REVISIONS

DRAWN BY	SGT
APPROVED BY	TA
CHECKED BY	RAL
DATE	MAY, 2018

TITLE

TYPE II TREE CONSERVATION PLAN
SECTION 4
DETAILS, NOTES, & COMPUTATIONS

DEWBERRY JOB NO. 50038403

SHEET NO. 15 OF 17

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	*Liriodendron tulipifera*	34	Good	Save	offsite
2	Southern Red Oak	*Quercus falcata*	34	Poor, trunk damage	Save	offsite
3	Southern Red Oak	*Quercus falcata*	39	Fair, twin	Save	2
4	White Oak	*Quercus alba*	43	Fair	Save	offsite
5	White Oak	*Quercus alba*	40	Good	Save	2
6	Tulip Tree	*Liriodendron tulipifera*	30	Fair	Save	2
7	Tulip Tree	*Liriodendron tulipifera*	30	Fair	Save	2
8	White Oak	*Quercus alba*	50	Good	Save	offsite
9	Tulip Tree	*Liriodendron tulipifera*	32	Fair	Save	2
10	Tulip Tree	*Liriodendron tulipifera*	30	Fair	Save	2
11	Tulip Tree	*Liriodendron tulipifera*	31	Fair, twin	Save	offsite
12	Tulip Tree	*Liriodendron tulipifera*	30	Good	Save	offsite
13	Southern Red Oak	*Quercus falcata*	30	Good	Save	offsite
14	Red Maple	*Acer rubrum*	45	Fair, 3 stem	Save	2
15	**Tulip Tree**	***Liriodendron tulipifera***	**34**	**Good**	**Remove**	**2**
16	**Tulip Tree**	***Liriodendron tulipifera***	**33**	**Good**	**Remove**	**2**
17	**Tulip Tree**	***Liriodendron tulipifera***	**30**	**Fair, twin with #18**	**Remove**	**2**
18	**Tulip Tree**	***Liriodendron tulipifera***	**32**	**Fair, twin with 30"**	**Remove**	**2**
19	**Pin Oak**	***Quercus palustris***	**36**	**Poor, insect damage**	**Remove**	**2**
20	**Red Maple**	***Acer rubrum***	**34**	**Good**	**Remove**	**2**
21	Tulip Tree	*Liriodendron tulipifera*	53	Fair, twin	Save	offsite
22	Tulip Tree	*Liriodendron tulipifera*	34	Fair	Save	offsite
23	**Tulip Tree**	***Liriodendron tulipifera***	**31**	**Good**	**Remove**	**2**
24	**Tulip Tree**	***Liriodendron tulipifera***	**33**	**Fair**	**Remove**	**2**
25	**White Oak**	***Quercus alba***	**39**	**Poor, half missing**	**Remove**	**2**
26	White Oak	*Quercus alba*	32	Fair	Save	2
27	**White Oak**	***Quercus alba***	**30**	**Good**	**Remove**	**2**
28	Amercian Beech	*Fagus grandifolia*	39	Poor	Save	2
29	**Tulip Tree**	***Liriodendron tulipifera***	**30**	**Fair**	**Remove**	**2**
30	**Tulip Tree**	***Liriodendron tulipifera***	**39**	**Fair**	**Remove**	**2**
31	**Tulip Tree**	***Liriodendron tulipifera***	**31**	**Good**	**Remove**	**2**
32	Green Ash	*Fraxinus pennsylvanica*	49	Fair	Save	park
33	Red Maple	*Acer rubrum*	40	Fair, stream bank	Save	park
34	Tulip Tree	*Liriodendron tulipifera*	39	Good	Save	park
35	Amercian Beech	*Fagus grandifolia*	30	Good	Save	park
36	Tulip Tree	*Liriodendron tulipifera*	52	Fair	Save	park
37	Sweetgum	*Liquidambar styraciflua*	31	Good	Save	park
38	Red Maple	*Acer rubrum*	46	Fair	Save	park
39	Sycamore	*Platanus occidentalis*	37	Fair, stream bank	Save	park
40	**Sycamore**	***Platanus occidentalis***	**50**	**Fair**	**Remove**	**infra 2**
41	Tulip Tree	*Liriodendron tulipifera*	37	Fair	Save	park
42	Tulip Tree	*Liriodendron tulipifera*	49	Good	Save	park
43	Tulip Tree	*Liriodendron tulipifera*	46	Good	Save	park
44	**Pin Oak**	***Quercus palustris***	**45**	**Fair, insect damage**	**Remove**	**4**
45	Pin Oak	*Quercus palustris*	38	Good	Save	4
46	Tulip Tree	*Liriodendron tulipifera*	46	Good	Save	4
47	Pin Oak	*Quercus palustris*	47	Good	Save	4
48	Pin Oak	*Quercus palustris*	42	Good	Save	retained
49	Tulip Tree	*Liriodendron tulipifera*	43	Good	Save	retained
50	Red Maple	*Acer rubrum*	50	Poor, 1/2 missing	Save	retained
51	Sweetgum	*Liquidambar styraciflua*	34	Good	Save	retained
52	River Birch	*Betula nigra*	33	Fair	Save	retained
53	Tulip Tree	*Liriodendron tulipifera*	37	Fair	Save	offsite
54	Tulip Tree	*Liriodendron tulipifera*	46	Fair	Save	retained
55	Tulip Tree	*Liriodendron tulipifera*	35	Very poor, damaged	Save	retained
56	Sycamore	*Platanus occidentalis*	33	Fair, twin	Save	park
57	**Tulip Tree**	***Liriodendron tulipifera***	**30**	**Poor**	**Remove**	**park**
58	**Pin Oak**	***Quercus palustris***	**31**	**Good**	**Remove**	**park**
59	**Red Oak**	***Quercus rubra***	**39**	**Fair**	**Remove**	**park**
60	**Silver Maple**	***Acer saccharinum***	**31**	**Fair**	**Remove**	**park**
61	**Silver Maple**	***Acer saccharinum***	**31**	**Poor**	**Remove**	**park**
62	**Silver Maple**	***Acer saccharinum***	**35**	**Fair**	**Remove**	**park**
63	Tulip Tree	*Liriodendron tulipifera*	36	Good	Save	park
64	**Tulip Tree**	***Liriodendron tulipifera***	**37**	**Fair, twin with 65**	**Remove**	**park**
65	**Tulip Tree**	***Liriodendron tulipifera***	**38**	**Fair**	**Remove**	**park**
66	**Silver Maple**	***Acer saccharinum***	**65**	**Fair, 4 stems**	**Remove**	**park**
67	**Black Cherry**	***Prunus serotina***	**40**	**Poor, damaged**	**Remove**	**3**
68	Tulip Tree	*Liriodendron tulipifera*	58	Fair	Save	3
69	**Sycamore**	***Platanus occidentalis***	**30**	**Fair**	**Remove**	**4**
70	**Silver Maple**	***Acer saccharinum***	**40**	**Fair, 6 stems**	**Remove**	**4**
71	**Silver Maple**	***Acer saccharinum***	**44**	**Fair, 4 stems**	**Remove**	**4**
72	**Silver Maple**	***Acer saccharinum***	**39**	**Good, stream bank**	**Remove**	**4**
73	**Tulip Tree**	***Liriodendron tulipifera***	**36**	**Fair, 3 stems**	**Remove**	**4**
74	**Tulip Tree**	***Liriodendron tulipifera***	**30**	**Fair, 3 stems**	**Remove**	**4**
75	**Tulip Tree**	***Liriodendron tulipifera***	**33**	**Poor**	**Remove**	**4**
76	Tulip Tree	*Liriodendron tulipifera*	32	Good	Save	infra
77	Tulip Tree	*Liriodendron tulipifera*	60	Fair, 3 stems	Save	park
78	**Tulip Tree**	***Liriodendron tulipifera***	**30**	**Poor**	**Remove**	**park**
79	Tulip Tree	*Liriodendron tulipifera*	30	Fair	Save	park
80	Tulip Tree	*Liriodendron tulipifera*	31	Fair, twin with 81	Save	park
81	Tulip Tree	*Liriodendron tulipifera*	30	Fair, twin	Save	park
82	Silver Maple*	*Acer saccharinum*	67	Fair	Save	6
83	Silver Maple	*Acer saccharinum*	59	Fair	Save	6
84	Silver Maple*	*Acer saccharinum*	75	Fair	Save	6
85	Silver Maple	*Acer saccharinum*	50	Good	Save	6
86	Black Walnut	*Juglans nigra*	34	Fair	Save	6
87	Silver Maple	*Acer saccharinum*	40	Fair	Save	6
88	Pin Oak	*Quercus palustris*	38	Good	Save	6
89	Pin Oak	*Quercus palustris*	30	Good	Save	6
90	Silver Maple	*Acer saccharinum*	47	Good	Save	6
91	Black Walnut	*Juglans nigra*	30	Poor	Save	6
92	Black Walnut	*Juglans nigra*	30	Fair	Save	6
93	**Pin Oak**	***Quercus palustris***	**32**	**Good**	**Remove**	**6**
94	**Silver Maple**	***Acer saccharinum***	**44**	**Poor, trunk damage**	**Remove**	**park**
95	**Pin Oak**	***Quercus palustris***	**34**	**Good**	**Remove**	**park**
96	**Cedar**	***Juniperus* sp.**	**30**	**Good**	**Remove**	**4**
97	**Tulip Tree**	***Liriodendron tulipifera***	**34**	**Fair**	**Remove**	**4**
98	**Red Maple**	***Acer rubrum***	**34**	**Fair**	**Remove**	**4**
99	**Tulip Tree**	***Liriodendron tulipifera***	**45**	**Good**	**Remove**	**4**
100	**Black Locust**	***Robinia pseudoacacia***	**36**	**Poor**	**Remove**	**4**
101	Sweetgum	*Liquidambar styraciflua*	35	Fair	Save	park
102	Sweetgum	*Liquidambar styraciflua*	34	Fair	Save	park
103	American Beech	*Fagus grandifolia*	40	Good	Save	park
104	Red Maple	*Acer rubrum*	35	Good	Save	park
105	Red Maple	*Acer rubrum*	30	Fair	Save	park
106	Red Maple	*Acer rubrum*	52	Poor	Save	park
107	Sweetgum	*Liquidambar styraciflua*	31	Fair	Save	park
108	Red Maple	*Acer rubrum*	35	Good	Save	park
109	Tulip Tree	*Liriodendron tulipifera*	52	Poor	Save	park
109 A	Sweetgum	*Liquidambar styraciflua*	51	Fair	Save	park
110	**Sweetgum**	***Liquidambar styraciflua***	**33**	**Fair**	**Remove**	**6**
111	**Sweetgum**	***Liquidambar styraciflua***	**37**	**Good**	**Remove**	**6**
112	**Elm**	***Ulmus* sp.**	**36**	**Fair**	**Remove**	**6**
113	Tulip Tree	*Liriodendron tulipifera*	35	Fair, twin	Save	4
114	Tulip Tree	*Liriodendron tulipifera*	37	Good	Save	4
115	Tulip Tree	*Liriodendron tulipifera*	34	Good	Save	offsite
116	Tulip Tree	*Liriodendron tulipifera*	41	Good	Save	offsite
117	Tulip Tree	*Liriodendron tulipifera*	41	Good	Save	offsite
118	Tulip Tree	*Liriodendron tulipifera*	30	Good	Save	4
119	Tulip Tree	*Liriodendron tulipifera*	36	Good	Save	4
120	Tulip Tree	*Liriodendron tulipifera*	38	Fair	Save	4
121	Tulip Tree	*Liriodendron tulipifera*	32	Fair, twin with 29"	Save	4
122	Tulip Tree	*Liriodendron tulipifera*	33	Good	Save	4
123	Tulip Tree	*Liriodendron tulipifera*	32	Fair	Save	offsite
124	Tulip Tree	*Liriodendron tulipifera*	34	Fair	Save	4
125	Tulip Tree	*Liriodendron tulipifera*	37	Good	Save	4
126	Elm	*Ulmus* sp.	36	Fair, twin	Save	4
127	Tulip Tree	*Liriodendron tulipifera*	41	Fair	Save	4
128	Tulip Tree	*Liriodendron tulipifera*	31	Fair	Save	4 church
129	Tulip Tree	*Liriodendron tulipifera*	41	Fair	Save	4 church
130	Tulip Tree	*Liriodendron tulipifera*	45	Fair, trash in area	Save	4 church
131	Tulip Tree	*Liriodendron tulipifera*	51	Fair, twin	Save	4 church
132	Tulip Tree	*Liriodendron tulipifera*	30	Fair	Save	4
133	American Beech	*Fagus grandifolia*	32	Fair	Save	4
134	American Beech	*Fagus grandifolia*	32	Fair, trash in area	Save	4
135	Tulip Tree	*Liriodendron tulipifera*	32	Good	Save	4
136	Tulip Tree	*Liriodendron tulipifera*	30	Fair, stream bank	Save	4
137	White Oak	*Quercus alba*	30	Good	Save	4
138	White Oak	*Quercus alba*	33	Good	Save	4
139	White Oak	*Quercus alba*	33	Good	Save	4
140	White Oak	*Quercus alba*	36	Good, stream bank	Save	4
141	Tulip Tree	*Liriodendron tulipifera*	39	Fair	Save	4
142	White Oak	*Quercus alba*	34	Good	Save	4
143	Tulip Tree	*Liriodendron tulipifera*	30	Fair,head of swale	Save	4
144	Tulip Tree	*Liriodendron tulipifera*	33	Fair	Save	4
145	Tulip Tree	*Liriodendron tulipifera*	34	Good, stream bank	Save	4
146	Tulip Tree	*Liriodendron tulipifera*	35	Fair	Save	4
147	Red Oak	*Quercus rubra*	34	Fair	Save	4
148	Tulip Tree	*Liriodendron tulipifera*	37	Good	Save	4
149	Tulip Tree	*Liriodendron tulipifera*	42	Fair	Save	4
150	Tulip Tree	*Liriodendron tulipifera*	30	Fair	Save	4
151	Tulip Tree	*Liriodendron tulipifera*	42	Good	Save	4
152	Red Maple	*Acer rubrum*	33	Poor	Save	5
153	American Beech	*Fagus grandifolia*	34	Good	Save	5
154	Tulip Tree	*Liriodendron tulipifera*	36	Good	Save	5
155	American Beech	*Fagus grandifolia*	30	Good	Save	5
156	Tulip Tree	*Liriodendron tulipifera*	40	Fair	Save	5
157	White Oak	*Quercus alba*	34	Fair	Save	5
158	Black Gum	*Nyssa sylvatica*	30	Fair	Save	5
159	**Silver Maple**	***Acer saccharinum***	**36**	**Poor**	**Remove**	**5**
160	**Silver Maple**	***Acer saccharinum***	**52**	**Fair**	**Remove**	**5**
161	**Red Maple**	***Acer rubrum***	**39**	**Fair**	**Remove**	**5**
162	**Red Maple**	***Acer rubrum***	**36**	**Fair**	**Remove**	**5**
163	**Norway Maple**	***Acer platanoides***	**51**	**Fair**	**Remove**	**5**
164	**Norway Maple**	***Acer platanoides***	**34**	**Fair**	**Remove**	**5**
165	**Red Maple**	***Acer rubrum***	**35**	**Poor**	**Remove**	**5**
166	**Red Maple**	***Acer rubrum***	**31**	**Fair**	**Remove**	**6**
167	**Red Maple**	***Acer rubrum***	**30**	**Poor**	**Remove**	**6**
168	**Hickory**	***Carya* sp.**	**31**	**Poor**	**Remove**	**6**
169	**Black Locust**	***Robinia pseudoacacia***	**36**	**Poor**	**Remove**	**6**
170	**Black Locust**	***Robinia pseudoacacia***	**30**	**Fair**	**Remove**	**infra 2**
171	**Black Locust**	***Robinia pseudoacacia***	**35**	**Poor**	**Remove**	**park**
172	**Silver Maple**	***Acer saccharinum***	**46**	**Fair**	**Remove**	**park**
173	**Silver Maple**	***Acer saccharinum***	**35**	**Fair**	**Remove**	**park**
174	**Silver Maple**	***Acer saccharinum***	**49**	**Fair**	**Remove**	**park**
175	Tulip Tree	*Liriodendron tulipifera*	37	Good	Save	park
176	Tulip Tree	*Liriodendron tulipifera*	34	Fair	Save	park
177	Tulip Tree	*Liriodendron tulipifera*	35	Fair	Save	park
178	Black Walnut	*Juglans nigra*	31	Fair	Save	6
179	Black Locust	*Robinia pseudoacacia*	36	Poor	Save	6
180	Osage Orange*	*Maclura pomifera*	57	Fair, covered in English	Save	6
181	Hickory	*Carya* sp.	33	Fair	Save	6
182	Black Gum*	*Nyssa sylvatica*	44	Fair	Save	6
183	Black Gum*	*Nyssa sylvatica*	54	Fair	Save	6
184	Beech	*Fagus* sp.	43	Fair	Save	6
185	Red Maple	*Acer rubrum*	30	Good	Save	6
186	Silver Maple	*Acer saccharinum*	34	Poor	Save	6
187	Black Walnut	*Juglans nigra*	31	Fair	Save	6
188	Silver Maple	*Acer saccharinum*	48	Poor	Save	6
189	Silver Maple	*Acer saccharinum*	42	Fair	Save	6
190	Pin oak	*Quercus palustris*	30	Good	Save	6
191	Red Maple	*Acer rubrum*	39	Fair	Save	park
192	**Red Oak**	***Quercus rubra***	**46**	**Fair, twin**	**Remove**	**5**
193	**Red Oak**	***Quercus rubra***	**31**	**Good**	**Remove**	**5**
194	**Red Oak**	***Quercus rubra***	**38**	**Good**	**Remove**	**5**
195	**Tulip Tree**	***Liriodendron tulipifera***	**40**	**Good**	**Remove**	**5**
196	**White Oak**	***Quercus alba***	**50**	**Fair, stream bank**	**Remove**	**5**
197	**Red Oak**	***Quercus alba***	**32**	**Fair**	**Remove**	**5**
198	**Tulip Tree**	***Liriodendron tulipifera***	**30**	**Good**	**Remove**	**5**
199	Tulip Tree	*Liriodendron tulipifera*	32	Good	Save	5
200	**Tulip Tree**	***Liriodendron tulipifera***	**41**	**Fair**	**Remove**	**1A**
201	Number not used					
202	Tulip Tree	*Liriodendron tulipifera*	30	Fair	Save	1b
203	Tulip Tree	*Liriodendron tulipifera*	32	Good	Save	1b
204	Tulip Tree	*Liriodendron tulipifera*	30	Fair	Save	1b
205	Tulip Tree	*Liriodendron tulipifera*	31	Fair	Save	1b
206	Southern Red Oak	*Quercus falcata*	36	Fair	Save	1b
207	Black Walnut	*Juglans nigra*	38	Fair	Save	1b
208	Tulip Tree	*Liriodendron tulipifera*	43	Fair	Save	1b
209	Tulip Tree	*Liriodendron tulipifera*	45	Fair	Save	offsite
210	**Tulip Tree**	***Liriodendron tulipifera***	**31**	**Fair**	**Remove**	**1b**
211	Number not used					
212	Tulip Tree	*Liriodendron tulipifera*	30	Fair	Save	1b
213	Tulip Tree	*Liriodendron tulipifera*	34	Fair	Save	1b
214	Tulip Tree	*Liriodendron tulipifera*	41	Fair	Save	1b
215	Black Walnut	*Juglans nigra*	30	Fair	Save	1a
216	Sycamore	*Platanus occidentalis*	32	Fair	Save	1a
217	Sycamore	*Platanus occidentalis*	34	Fair	Save	1a
218	Sycamore	*Platanus occidentalis*	33	Fair	Save	1a
219	Sycamore	*Platanus occidentalis*	32	Fair	Save	5
220	Red Maple	*Acer rubrum*	30	Fair	Save	5
221- 225	Numbers not used					
226	**Tulip Tree**	***Liriodendron tulipifera***	**35**	**Fair**	**Remove**	**5**
227- 230	Numbers not used					
231	Tulip Tree	*Liriodendron tulipifera*	31	Fair	Save	1A
232	Number not used					
233	Tulip Tree	*Liriodendron tulipifera*	39	Fair	Save	1a
234-235	Numbers not used					
236	Pin Oak	*Quercus palustris*	34	Fair	Save	5
237	Sweetgum	*Liquidambar styraciflua*	31	Fair	Save	5
238	**Sweetgum**	***Liquidambar styraciflua***	**32**	**Fair, twin**	**Remove**	**5**
239	Sweetgum	*Liquidambar styraciflua*	30	Fair	Save	5
240	Number not used					
241	Tulip Tree	*Liriodendron tulipifera*	38	Fair	Save	5
242	Tulip Tree	*Liriodendron tulipifera*	37	Fair	Save	5
243	Sycamore	*Platanus occidentalis*	31	Fair	Save	park
244-245	Numbers not used					
246	Sycamore	*Platanus occidentalis*	41	Fair	Save	park
247	Tulip Tree	*Liriodendron tulipifera*	48	Fair	Save	park
248	Silver Maple	*Acer saccharinum*	45	Fair	Save	park
249	Number not used					
250	Black Walnut	*Juglans nigra*	34	Poor	Save	park
251-253	Numbers not used					
254	**Southern Red Oak**	***Quercus falcata***	**34**	**Fair**	**Remove**	**park**
255	Number not used					
256	**Tulip Tree**	***Liriodendron tulipifera***	**31**	**Fair**	**Remove**	**5**
257	**Tulip Tree**	***Liriodendron tulipifera***	**35**	**Fair**	**Remove**	**5**
258	**Tulip Tree**	***Liriodendron tulipifera***	**32**	**Fair**	**Remove**	**5**
259-261	Numbers not used					
262	American Beech	*Fagus grandifolia*	30	Fair	Save	5
263	Tulip Tree	*Liriodendron tulipifera*	31	Fair	Save	5
264	Tulip Tree	*Liriodendron tulipifera*	33	Fair	Save	5
265	**Black Walnut**	***Juglans nigra***	**33**	**Poor**	**Remove**	**5**
266-269	Numbers not used					
270	Tulip Tree	*Liriodendron tulipifera*	53	Fair	Save	5
271-288	Numbers not used					
289	Tulip Tree	*Liriodendron tulipifera*	31	Fair	Remove	1a
290	Number not used					
291	Virginia Pine	*Pinus virginiana*	31	Poor	Remove	1a
292	Tulip Tree	*Liriodendron tulipifera*	31	Fair	Remove	1a
293-294	Numbers not used					
295	Silver Maple	*Acer saccharinum*	33	Fair	Remove	infra 1
296-299	Numbers not used					
300	**Silver Maple**	***Acer saccharinum***	**37**	**Fair**	**Remove**	**1a**
301	Tulip Tree	*Liriodendron tulipifera*	34	Fair	Remove	infra 1
302	Tulip Tree	*Liriodendron tulipifera*	43	Fair	Remove	1a
303	Southern Red Oak	*Quercus falcata*	30	Fair	Remove	1a
304	Silver Maple	*Acer saccharinum*	36	Fair, 2 of 11 stems	Save	1b
305	Silver Maple	*Acer saccharinum*	34	Fair, 2 of 11 stems	Save	1b
306	Tulip Tree	*Liriodendron tulipifera*	30	Fair	Save	1b
307-308	Numbers not used					
309	**Red Maple**	***Acer rubrum***	**37**	**Fair**	**Remove**	**1b**
310	**Red Maple**	***Acer rubrum***	**42**	**Fair**	**Remove**	**1b**
311	Red Maple	*Acer rubrum*	35	Fair	Remove	1b
312	Tulip Tree	*Liriodendron tulipifera*	38	Fair	Remove	1b
313	Tulip Tree	*Liriodendron tulipifera*	38	Good	Save	1a
314	Tulip Tree	*Liriodendron tulipifera*	37	Fair	Remove	1a
315	**Tulip Tree**	***Liriodendron tulipifera***	**32**	**Fair**	**Remove**	**1a**
316	**Tulip Tree**	***Liriodendron tulipifera***	**48**	**Fair, twin**	**Remove**	**1a**
317	**Red Maple**	***Acer rubrum***	**30**	**Fair**	**Remove**	**1a**
318	**Tulip Tree**	***Liriodendron tulipifera***	**33**	**Fair**	**Remove**	**1a**
319	Tulip Tree	*Liriodendron tulipifera*	34	Good	Save	1a
320	Tulip Tree	*Liriodendron tulipifera*	40	Fair, twin	Save	1a
321	Tulip Tree	*Liriodendron tulipifera*	36	Fair	Save	1a
322	Tulip Tree	*Liriodendron tulipifera*	35	Fair	Save	1a
323	Sycamore	*Platanus occidentalis*	39	Fair	Save	offsite
324	Sycamore	*Platanus occidentalis*	50	Fair	Save	offsite
325	Sycamore	*Platanus occidentalis*	31	Fair	Save	5
326	Tulip Tree	*Liriodendron tulipifera*	43	Good	Save	5
327	Tulip Tree	*Liriodendron tulipifera*	38	Fair	Save	5
329	Tulip Tree	*Liriodendron tulipifera*	36	Good	Save	5
330	Red Maple	*Acer rubrum*	31	Good	Save	5
331	Tulip Tree	*Liriodendron tulipifera*	48	Fair	Save	5
332	Sycamore	*Platanus occidentalis*	31	Fair, twin	Save	5
333	American Beech	*Fagus grandifolia*	47	Good	Save	5
334	White Oak	*Quercus alba*	32	Good	Save	5
335	Red Oak	*Quercus rubra*	31	Very Poor	Save	5
336	Black Gum	*Nyssa sylvatica*	34	Fair	Save	5
337	Red Oak	*Quercus rubra*	37	Good	Save	5
338-359	Numbers not used					
360	**Tulip Tree**	***Liriodendron tulipifera***	**35**	**Fair**	**Remove**	**infra 1**
361	**Sycamore**	***Platanus occidentalis***	**30**	**Fair**	**Remove**	**1a**
362	**Tulip Tree**	***Liriodendron tulipifera***	**30**	**Fair**	**Remove**	**1a**
363	**Tulip Tree**	***Liriodendron tulipifera***	**34**	**Poor, hollow**	**Remove**	**2**
364	Tulip Tree	*Liriodendron tulipifera*	30	Fair	Save	2
365	**Tulip Tree**	***Liriodendron tulipifera***	**32**	**fair**	**Remove**	**2**
366	**Tulip Tree**	***Liriodendron tulipifera***	**43**	**Fair, twin**	**Remove**	**5**
367	**Tulip Tree**	***Liriodendron tulipifera***	**37**	**Fair**	**Remove**	**5**
368	**Tulip Tree**	***Liriodendron tulipifera***	**34**	**Fair, twin**	**Remove**	**1b**
369	Tulip Tree	*Liriodendron tulipifera*	36	Fair	Save	1A
370	**Tulip Tree**	***Liriodendron tulipifera***	**32**	**Fair**	**Remove**	**infra 1**
371	**Sweetgum**	***Liquidambar styraciflua***	**30**	**Fair**	**Remove**	**infra 1**
372	**Tulip Tree**	***Liriodendron tulipifera***	**50**	**Poor, large cavity**	**Remove**	**offsite**
373	**Tulip Tree**	***Liriodendron tulipifera***	**41**	**Fair**	**Remove**	**1a**
374	Red Maple	*Acer rubrum*	32	Fair	Save	1A
375	Tulip Tree	*Liriodendron tulipifera*	58	Fair	Save	offsite
376	Tulip Tree	*Liriodendron tulipifera*	57	Poor	Save	offsite
377	**Tulip Tree**	***Liriodendron tulipifera***	**30**	**Fair**	**Remove**	**1a**
378	Red Oak	*Quercus rubra*	32	Fair	Save	offsite
379	Red Oak	*Quercus rubra*	51	Fair	Save	offsite
380	American Beech	*Fagus grandifolia*	32	Fair	Save	1a
381	American Beech	*Fagus grandifolia*	44	Fair	Save	1a

NOTE: 305 Trees were tagged. Some trees were not tagged due to proximity to residences and potentially aggressive dogs.
Numbers with * indicate trees that are in DBH close to the County Champion or even exceed County Champion DBH size.

NOTES:

1. RESOURCE DATA TAKEN FROM NRI-006-05 PREPARED BY LOIEDERMAN SOLTESZ ASSOCIATES, INC. AS REVISED 11/14/06.
2. TREES DENOTED AS "SAVE" ON THIS PLAN REFER ONLY TO THE CONDITION ANTICIPATED AS A RESULT OF CONSTRUCTION PERMITTED WITH THIS PLAN. FUTURE CONSTRUCTION ACTIVITIES PERMITTED UNDER A SEPARATE TCPII SHALL MAKE AN APPROPRIATE DETERMINATION AS TO THE FINAL CONDITION OF TREES IMPACTED BY CONSTRUCTION ACTIVITIES.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSTRUCTION PLAN APPROVAL
TCP2-014-2016

	Approved by	Date	DRD#	Reason for Revision
00	K. FINCH	2/3/17	SDP-1601	
01	K. FINCH	12/11/17	SDP-1601-01	ADDED ROUGH GRADDING
02	Kim A. Finch	7/30/2019	SDP-1601-02	ADDED SITE LAYOUT
03				
04				

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber ___ Folio ____. Revisions to this TCP2 may require a revision to the recorded easement.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: PARKSIDE, SECTION 4 (INFRASTRUCTURE))

APPLICATION #: SDP-1601-02

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION #19-51 DATED May 16, 2019

SIGNATURE APPROVAL DATE:

Jill Kosack — Digitally signed by Jill Kosack Date: 2020.08.18 12:05:13 -07'00'

AUTHORIZED SIGNATURE

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

DEVLOPER/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

PARKSIDE
(FORMERLY SMITH HOME FARM)
PRINCE GEORGE'S COUNTY
MARYLAND
6TH & 15TH ELECTION DISTRICTS

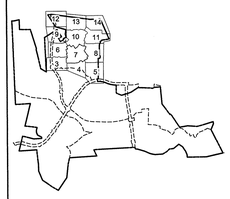
TAX MAP: 90 - GRID: E1
ADJUSTED PARCEL 1 & PARCEL VIII
200' MAP REFERENCE: 206SE09

SEAL

7-22-2019

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. 1079, EXPIRATION DATE: JULY 14, 2020.

KEY PLAN



SCALE

AS-SHOWN

No.	DATE	BY	Description

REVISIONS

DRAWN BY	SGT
APPROVED BY	TA
CHECKED BY	RAL
DATE	MAY, 2018

TITLE

TYPE II TREE CONSERVATION PLAN
SECTION 4
DETAILS, NOTES, & COMPUTATIONS

DEWBERRY JOB NO. 50038403

16

SHEET NO. 16 OF 17

REFORESTATION/AFFORESTATION PLANT SCHEDULES

AFFORESTATION / REFORESTATION AREA #1 (SECTION 4)(*) — Acreage: 0.11 — Lowland Plantings

Species		Planting Stock				Reforestation	Percent of
Botanical Name	Common Name	Size	Credits/Unit	Type	Quantity	Credits	Stocking
Acer rubrum	Red Maple	Seedling: 6"-18" HT.	1	Bare Root	20	20	22.7%
Platanus occidentalis	American Sycamore	Seedling: 6"-18" HT.	1	Bare Root	15	15	17.0%
Liquidambar styraciflua	Sweetgum	Seedling: 6"-18" HT.	1	Bare Root	15	15	17.0%
Pinus taeda	Loblolly Pine	Seedling: 6"-18" HT.	1	Bare Root	18	18	20.5%
Quercus phellos	Willow Oak	Seedling: 6"-18" HT.	1	Bare Root	20	20	22.7%

Reforestation Units Provided: 88
Total Reforestation Units Required: 88
Excess: 0

AFFORESTATION / REFORESTATION AREA #2 (SECTION 4) — Acreage: 2.02 — Lowland Plantings

Species		Planting Stock				Reforestation	Percent of
Botanical Name	Common Name	Size	Credits/Unit	Type	Quantity	Credits	Stocking
Acer rubrum	Red Maple	Seedling: 6"-18" HT.	1	Bare Root	325	325	20.1%
Platanus occidentalis	American Sycamore	Seedling: 6"-18" HT.	1	Bare Root	326	326	20.2%
Liquidambar styraciflua	Sweetgum	Seedling: 6"-18" HT.	1	Bare Root	320	320	19.8%
Pinus taeda	Loblolly Pine	Seedling: 6"-18" HT.	1	Bare Root	320	320	19.8%
Quercus phellos	Willow Oak	Seedling: 6"-18" HT.	1	Bare Root	325	325	20.1%

Reforestation Units Provided: 1,616
Total Reforestation Units Required: 1,616
Excess: 0

AFFORESTATION / REFORESTATION AREA #3 (SECTION 4) (*) — Acreage: 1.19 — Lowland Plantings

Species		Planting Stock				Reforestation	Percent of
Botanical Name	Common Name	Size	Credits/Unit	Type	Quantity	Credits	Stocking
	Ornamental Tree	1.5"-1.75" Cal.	3	B&B	11	33	3.47%
SEE NOTE 1	Evergreen Tree	6'-8' HT (2.5" Cal.)	5	B&B	5	25	2.63%
Acer rubrum	Red Maple	Seedling: 6"-18" HT.	1	Bare Root	174	174	18.3%
Platanus occidentalis	American Sycamore	Seedling: 6"-18" HT.	1	Bare Root	180	180	18.9%
Liquidambar styraciflua	Sweetgum	Seedling: 6"-18" HT.	1	Bare Root	180	180	18.9%
Pinus taeda	Loblolly Pine	Seedling: 6"-18" HT.	1	Bare Root	180	180	18.9%
Quercus phellos	Willow Oak	Seedling: 6"-18" HT.	1	Bare Root	180	180	18.9%

Reforestation Units Provided: 952
Total Reforestation Units Required: 952
Excess: 0

AFFORESTATION / REFORESTATION AREA #4 (SECTION 4) (*) — Acreage: 2.58 — Lowland Plantings

Species		Planting Stock				Reforestation	Percent of
Botanical Name	Common Name	Size	Credits/Unit	Type	Quantity	Credits	Stocking
Acer rubrum	Red Maple	Seedling: 6"-18" HT.	1	Bare Root	410	410	19.9%
Platanus occidentalis	American Sycamore	Seedling: 6"-18" HT.	1	Bare Root	414	414	20.1%
Liquidambar styraciflua	Sweetgum	Seedling: 6"-18" HT.	1	Bare Root	415	415	20.1%
Pinus taeda	Loblolly Pine	Seedling: 6"-18" HT.	1	Bare Root	410	410	19.9%
Quercus phellos	Willow Oak	Seedling: 6"-18" HT.	1	Bare Root	415	415	20.1%

Reforestation Units Provided: 2,064
Total Reforestation Units Required: 2,064
Excess: 0

AFFORESTATION / REFORESTATION AREA #5 (SECTION 4) (*) — Acreage: 8.54 — Lowland Plantings

Species		Planting Stock				Reforestation	Percent of
Botanical Name	Common Name	Size	Credits/Unit	Type	Quantity	Credits	Stocking
Acer rubrum	Red Maple	Seedling: 6"-18" HT.	1	Bare Root	1,367	1,367	20.0%
Platanus occidentalis	American Sycamore	Seedling: 6"-18" HT.	1	Bare Root	1,370	1,370	20.1%
Liquidambar styraciflua	Sweetgum	Seedling: 6"-18" HT.	1	Bare Root	1,365	1,365	20.0%
Pinus taeda	Loblolly Pine	Seedling: 6"-18" HT.	1	Bare Root	1,365	1,365	20.0%
Quercus phellos	Willow Oak	Seedling: 6"-18" HT.	1	Bare Root	1,365	1,365	20.0%

Reforestation Units Provided: 6,832
Total Reforestation Units Required: 6,832
Excess: 0

AFFORESTATION / REFORESTATION AREA #6 (SECTION 4) — Acreage: 0.52 — Lowland Plantings

Species		Planting Stock				Reforestation	Percent of
Botanical Name	Common Name	Size	Credits/Unit	Type	Quantity	Credits	Stocking
Acer rubrum	Red Maple	Seedling: 6"-18" HT.	1	Bare Root	80	80	19.2%
Platanus occidentalis	American Sycamore	Seedling: 6"-18" HT.	1	Bare Root	85	85	20.4%
Liquidambar styraciflua	Sweetgum	Seedling: 6"-18" HT.	1	Bare Root	85	85	20.4%
Pinus taeda	Loblolly Pine	Seedling: 6"-18" HT.	1	Bare Root	85	85	20.4%
Quercus phellos	Willow Oak	Seedling: 6"-18" HT.	1	Bare Root	81	81	19.5%

Reforestation Units Provided: 416
Total Reforestation Units Required: 416
Excess: 0

AFFORESTATION / REFORESTATION AREA #7 (SECTION 4) — Acreage: 1.53 — Lowland Plantings

Species		Planting Stock				Reforestation	Percent of
Botanical Name	Common Name	Size	Credits/Unit	Type	Quantity	Credits	Stocking
Acer rubrum	Red Maple	Seedling: 6"-18" HT.	1	Bare Root	245	245	20.0%
Platanus occidentalis	American Sycamore	Seedling: 6"-18" HT.	1	Bare Root	245	245	20.0%
Liquidambar styraciflua	Sweetgum	Seedling: 6"-18" HT.	1	Bare Root	245	245	20.0%
Pinus taeda	Loblolly Pine	Seedling: 6"-18" HT.	1	Bare Root	244	244	19.9%
Quercus phellos	Willow Oak	Seedling: 6"-18" HT.	1	Bare Root	245	245	20.0%

Reforestation Units Provided: 1,224
Total Reforestation Units Required: 1,224
Excess: 0

AFFORESTATION / REFORESTATION AREA #8 (SECTION 4) — Acreage: 0.06 — Lowland Plantings

Species		Planting Stock				Reforestation	Percent of
Botanical Name	Common Name	Size	Credits/Unit	Type	Quantity	Credits	Stocking
Acer rubrum	Red Maple	Seedling: 6"-18" HT.	1	Bare Root	10	10	20.8%
Platanus occidentalis	American Sycamore	Seedling: 6"-18" HT.	1	Bare Root	10	10	20.8%
Liquidambar styraciflua	Sweetgum	Seedling: 6"-18" HT.	1	Bare Root	10	10	20.8%
Pinus taeda	Loblolly Pine	Seedling: 6"-18" HT.	1	Bare Root	8	8	16.7%
Quercus phellos	Willow Oak	Seedling: 6"-18" HT.	1	Bare Root	10	10	20.8%

Reforestation Units Provided: 48
Total Reforestation Units Required: 48
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**

(*) Areas contain delineated wetlands and wetland buffers; plant material shall be installed manually per detail 7, sheet 16 within the wetland buffers. Plant material to be placed in the wetland buffer shall be field located under the supervision of a Certified Professional Wetland Scientist or qualified equivalent prior to installation.

PLANT SCHEDULE- SECTION 4

Botanical Name	Common Name	Size	Type	Quantity	%Stocking
Acer rubrum	Red Maple	Seedling: 6"-18" HT.	Bare Root	2,631	20.0%
Platanus occidentalis	American Sycamore	Seedling: 6"-18" HT.	Bare Root	2,645	20.1%
Liquidambar styraciflua	Sweetgum	Seedling: 6"-18" HT.	Bare Root	2,635	20.0%
Pinus taeda	Loblolly Pine	Seedling: 6"-18" HT.	Bare Root	2,630	20.0%
Quercus phellos	Willow Oak	Seedling: 6"-18" HT.	Bare Root	2,641	20.0%
			TOTAL	**13,182**	**100.0%**

Note: The stocking % and (grand) total quantity reflects the planting equivalents for Shade, Evergreen, and Ornamental

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-014-2016

	Approved by	Date	DRD#	Reason for Revision
00	K. FINCH	2/3/17	SDP-1601	
01	K. FINCH	12/11/17	SDP-1601-01	ADDED ROUGH GRADDING
02	Kim A. Finch	7/30/2019	SDP-1601-02	ADDED SITE LAYOUT
03				
04				

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber ___ Folio ___. Revisions to this TCP2 may require a revision to the recorded easement.

For Info

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: PARKSIDE, SECTION 4 (INFRASTRUCTURE))

APPLICATION #: SDP-1601-02

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION #19-51 DATED May 16, 2019

SIGNATURE APPROVAL DATE:

Jill Kosack — Digitally signed by Jill Kosack Date: 2019.08.15 12:07:11 -04'00'

AUTHORIZED SIGNATURE

Amendment numbers must be included in the PGCPB number

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0186 (FAX)
www.dewberry.com

DEVLOPER/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

PARKSIDE
(FORMERLY SMITH HOME FARM)
PRINCE GEORGE'S COUNTY
MARYLAND
6TH & 15TH ELECTION DISTRICTS

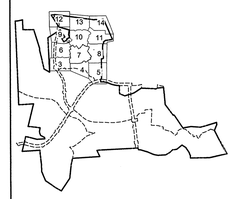
TAX MAP: 90 - GRID: E1
ADJUSTED PARCEL I & PARCEL VIII
200' MAP REFERENCE: 205SE09

SEAL

7-22-2019

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. 1079, EXPIRATION DATE: JULY 14, 2020.

KEY PLAN



SCALE

AS-SHOWN

No.	DATE	BY	Description

REVISIONS

DRAWN BY	SGT
APPROVED BY	TA
CHECKED BY	RAL
DATE	MAY, 2018

TITLE

TYPE II TREE CONSERVATION PLAN
SECTION 4
DETAILS, NOTES, & COMPUTATIONS

DEWBERRY JOB NO. 50038403

17

SHEET NO. 17 OF 17