

VICINITY MAP
SCALE: 1" = 2000'

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS — PLANNERS — SURVEYOR'S

4600 POWDER MILL ROAD — SUITE 200 — BELTSVILLE, MD. 20705
OFFICE (301) 937-3501 FAX (301) 937-3507



OAKLANDS

LIBER 6682,FOLIO 412;LIBER 4516,FOLIO 736
LAUREL (10th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

COVER SHEET
TCP II

REVISIONS	
12/15/05 REV. PER	
COUNTY COMMENTS MP.	
DATE: JULY, 2010	
DWN. PJ	CHECKED WE
SCALE: 1"=30'	
PROJECT/FILE NO. 01011	
SHEET NO. 1 OF 8	

PARCELS:	300.961 SQ. FT.
A	623,302 SQ. FT.
B	107,675 SQ. FT.
C	
PARCELS TOTAL:	1,031,939 SQ. FT.
100 YR. FLOOD PLAIN	138,956 SQ. FT.
STORM W. M. EASEMENTS (FOND 1):	75,940 SQ. FT.
STORM W. M. EASEMENTS (FOND 2):	67,940 SQ. FT.
TOTAL:	282,876 SQ. FT.
MINUS 213 X 282.676 FT. =	186,584 SQ. FT.
TOTAL:	94,292 SQ. FT.
MINUS TOTAL:	1,031,939 SQ. FT.
MINUS 100YR F. PLAIN AND SWM AREAS:	282,876 SQ. FT.
TOTAL:	749,062 SQ. FT.
PLUS 1/3 OF 100 YR. F.P. AND SWM. PARCELS	94,292 SQ. FT.
TOTAL: (OPEN SPACE PROVIDED)	843,354 SQ. FT.
PROVIDED NET OPEN SPACE:	843,354 SQ. FT.
REQUIRED NET OPEN SPACE:	843,354 SQ. FT.
EXCESS NET OPEN SPACE:	224,030 SQ. FT.

SHEET INDEX	
SHEET NO.	PLAN TYPE
1 OF 8	COVER SHEET
2 OF 8	TCP II
3 OF 8	TCP II
4 OF 8	TCP II
5 OF 8	TCP II
6 OF 8	TCP II
7 OF 8	TCP II
8 OF 8	DETAIL SHEET

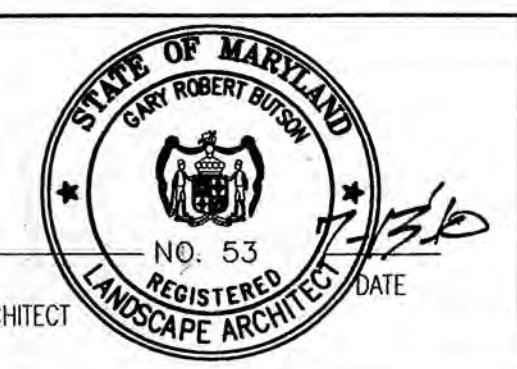


1. PROPERTY ZONED: R-R R-R
2. USE OF PROPERTY: SINGLE FAMILY
3. TOTAL LOTS SHOWN: 73 LOTS
4. AREAS:
GROSS TRACT AREA FOR TOTAL SITE 48.96 AC.
100 YEAR FLOODPLAIN 3.19 AC.
OPEN SPACE REQUIRED: 14.22 AC.
OPEN SPACE PROVIDED: 19.36 AC.
25% SLOPES 0.90 AC.
NET TRACT AREA 45.73 AC.
5. ZONING REQUIREMENTS:
MIN. LOT WIDTH @ BLDG. LINE: 75 FT.
MIN. LOT WIDTH @ STREET: 50 FT.
FRONT SETBACK: 25 FT.
REAR SETBACK: 20 FT.
SIDE SETBACK: 17/18 MIN.
LOTS @ CUL-DE-SAC 50 MIN
LOT COVERAGE(CLUSTER): 30%(MAX)
6. BOUNDARY PREPARED BY C.D.D.I.
7. 2 FT. TOPO FROM C.D.D.I.
8. NO WETLANDS FOUND TO OCCUR ON SITE
9. ALL LOTS PROPOSED FOR PUBLIC DEDICATION
10. HOMEOWNERS WILL OWN PARCELS 'A', 'B', AND 'C'
11. THE 'OAKLANDS HOUSE' BUILT IN 1796 IS LISTED
ON THE MARYLAND HISTORIC SITES DIRECTORY.
PRINCE GEORGES COUNTY PLANNING AREA 62.3,
AND LOCATED AT 8314 CONITE ROAD IN LAUREL, MD.
IT WILL REMAIN ON THE PROPERTY AS LOT 55.
12. NO CEMETARIES FOUND ON SITE
13. TAX MAP #10, GRID B-2, C-3, P, 54
14. ADC MAP #4, GRID P-8
15. 200 SHEET NO. 217 NE 740, 218 NE 740
16. SEWER CATEGORY: 4/3
WATER CATEGORY: 4/3
17. FOR PUBLIC WATER AND SEWER SYSTEMS ONLY
18. SWM CONCEPT APPROVAL # 229745-2002-00
19. PLAT REFERENCES:
20. MANDATORY DEDICATION TO PARKLAND TO BE BY FEE-IN-LIEU
1.00YD. FLOOD PLAIN BY C.D.D.I.
FLOOD ZONE: C, FEMA C.P. NO 245208 0010 C MAP
REV. JUNE 18, 1987
21. PRIOR TO THE TRANSFER OF THE OAKLANDS HISTORIC SITE TO
THE SIGN ENTRANCE FEATURE SHALL BE COMPLETED.
22. THE PROJECTS SIGN WILL BE SET BACK AS TO PROVIDE A 5'
UNOBSTRUCTED LINE OF SIGHT IN BOTH DIRECTIONS.
23. THE OAKLANDS DEVELOPMENT IS A CLUSTER SUBDIVISION.

SOIL ANALYSIS (MAP)				
SYMBOL	SOIL	SLOPE	ERODABILITY	HYDROLOGIC CLASS/ K-FACTOR
Bo	BIBB SILT LOAM	-	-	HIDRIC
B1C3	BELTSVILLE SILT LOAM	5% TO 10%	SEVERE	---
BeB2	BELTSVILLE FINE SANDY LOAM	2% TO 5%	MODERATE	.43K
CcD3	CHRISTIANA CLAY	10% TO 15%	SEVERE	---
CcD3	CHRISTIANA CLAY	5% TO 10%	SEVERE	---
CdC2	CHRISTIANA FINE SANDY LOAM	5% TO 10%	MODERATE	---
ShB2	SASSAFRAS SANDY LOAM	2% TO 5%	MODERATE	---
ShC3	SASSAFRAS SANDY LOAM	5% TO 10%	SEVERE	---

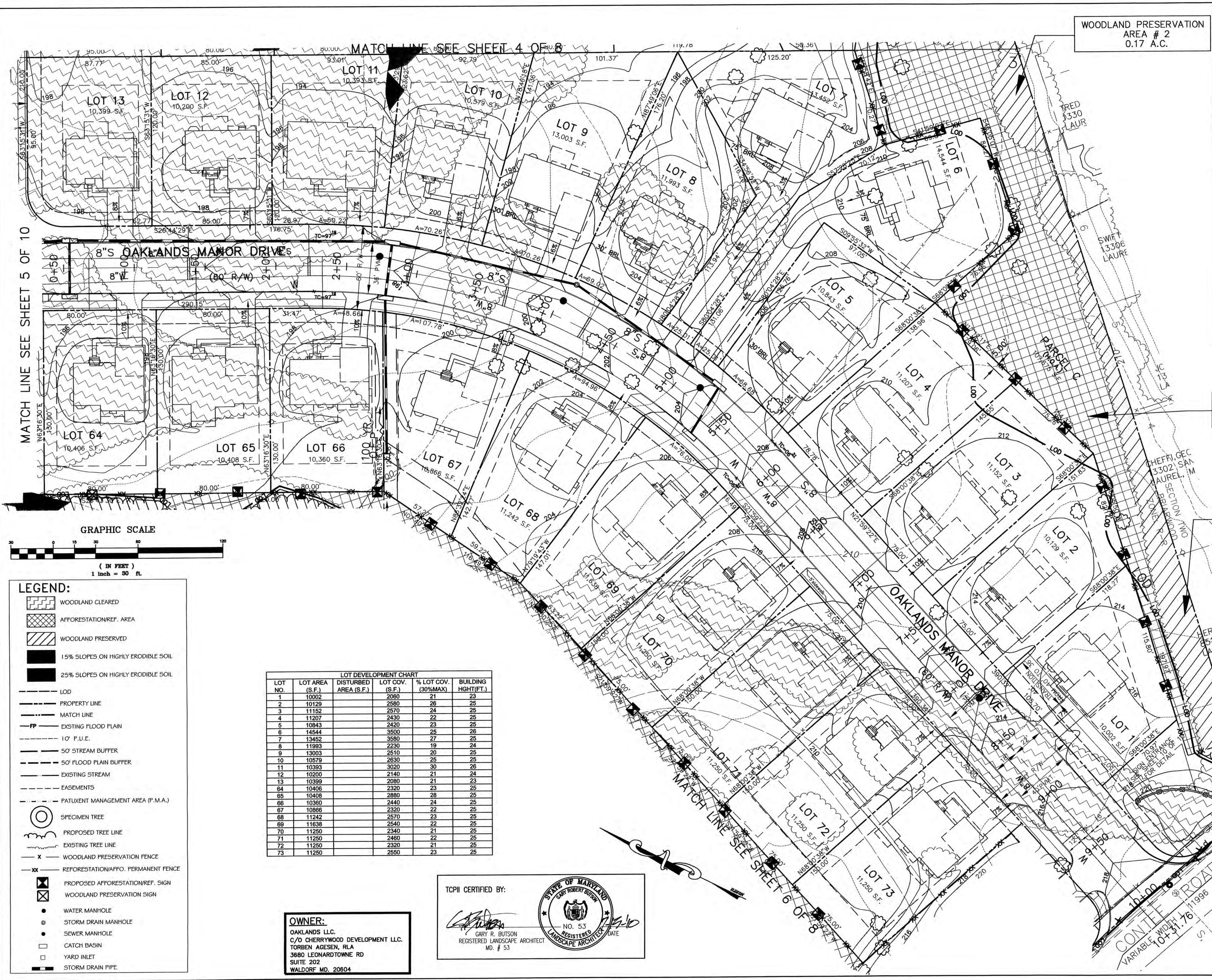
SPECIMEN TREE LIST						
Number	Common Name	Species Name	DBH (inches)	Condition	Method of location	Disposition
1	Silver Maple	<i>Acer saccharinum</i>	42	Good	Surveyed	To be removed
2	Sycamore	<i>Platanus occidentalis</i>	36	Fair	Surveyed	To be saved


GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53

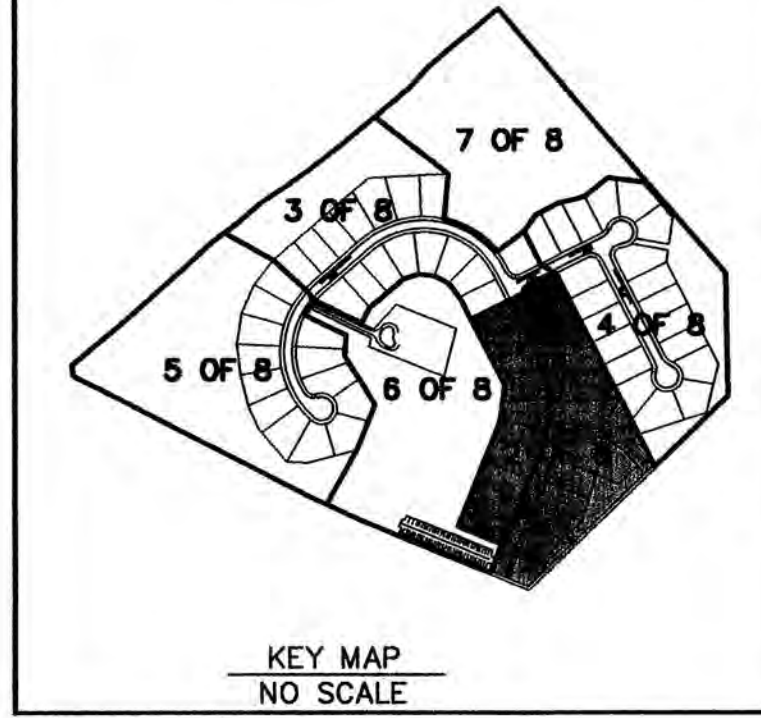
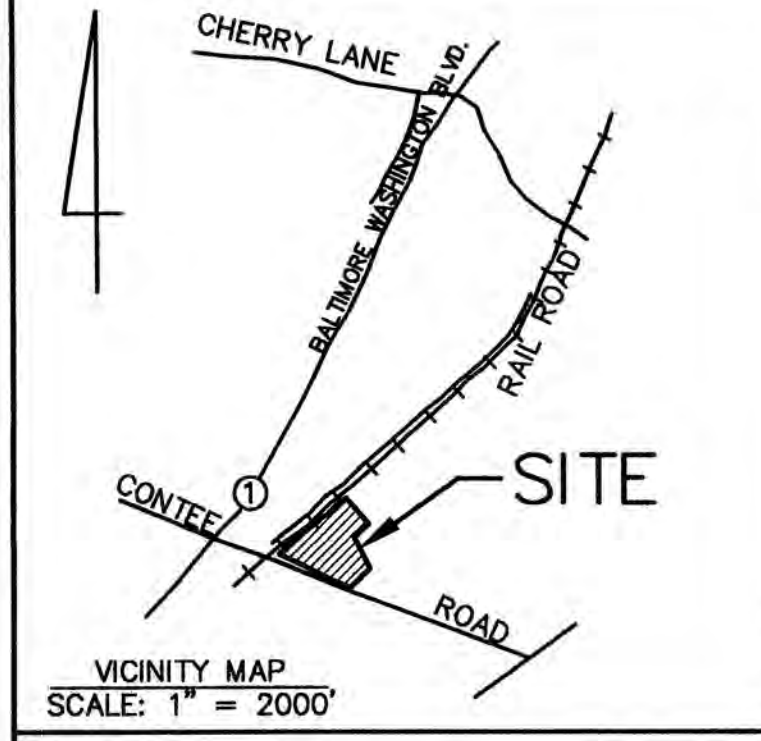


M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP II/ 015 / 05 Approved by		
01	LORI SHIRLEY	1/19/06
02	<i>L. Shirley</i>	1/20/06
03		
04		
05		
06		

OWNER:
OAKLANDS LLC.
C/O CHERRYWOOD DEVELOPMENT LLC.
TORBEN AGESEN, RLA
3680 LEONARDTOWNE RD
SUITE 202
WALDORF MD. 20604



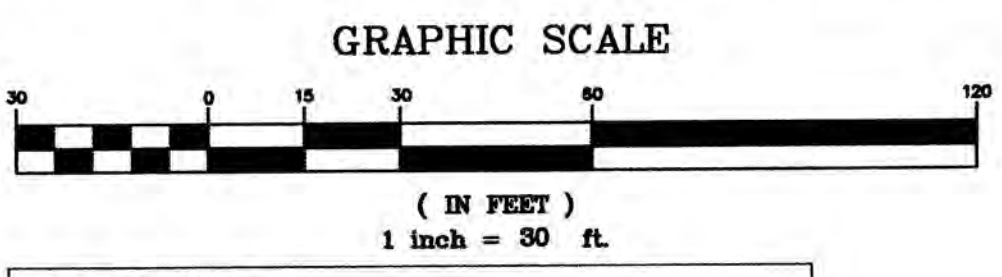
WOODLAND PRESERVATION
AREA # 2
0.17 A.C.



REFORESTATION/AFF. AREA #1
0.62 A.C.

WOODLAND PRESERVATION
AREA # 1
0.17 A.C.

MATCH LINE SEE SHEET 5 OF 10



- LEGEND:**
- WOODLAND CLEARED
 - AFFORESTATION/REF. AREA
 - WOODLAND PRESERVED
 - 15% SLOPES ON HIGHLY ERODIBLE SOIL
 - 25% SLOPES ON HIGHLY ERODIBLE SOIL
 - LOD
 - PROPERTY LINE
 - MATCH LINE
 - EXISTING FLOOD PLAIN
 - 10' F.U.E.
 - 50' STREAM BUFFER
 - 50' FLOOD PLAIN BUFFER
 - EXISTING STREAM
 - EASEMENTS
 - PATUXENT MANAGEMENT AREA (P.M.A.)
 - SPECIMEN TREE
 - PROPOSED TREE LINE
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 - WOODLAND PRESERVATION FENCE
 - REFORESTATION/AFFO. PERMANENT FENCE
 - PROPOSED AFFORESTATION/REF. SIGN
 - WOODLAND PRESERVATION SIGN
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - STORM DRAIN PIPE

LOT DEVELOPMENT CHART				
LOT NO.	LOT AREA (S.F.)	DISTURBED AREA (S.F.)	LOT COV. (S.F.)	% LOT COV. (30% MAX)
1	10002	2080	21	23
2	10129	2580	26	26
3	11152	2570	24	25
4	11207	2430	22	25
5	10843	2420	23	25
6	14544	3500	25	26
7	13452	3580	27	25
8	11993	2230	19	24
9	13003	2510	20	25
10	10579	2630	25	25
11	10393	3020	30	26
12	10200	2140	21	24
13	10399	2080	21	23
64	10406	2320	23	25
65	10408	2880	28	25
66	10360	2440	24	25
67	10866	2320	22	25
68	11242	2570	23	25
69	11638	2540	22	25
70	11250	2340	21	25
71	11250	2480	22	25
72	11250	2320	21	25
73	11250	2550	23	25

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TCP II CERTIFIED BY:

CARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53

STATE OF MARYLAND
CARY ROBERT BUTSON
NO. 53
REGISTERED LANDSCAPE ARCHITECT

M.N.C.P.F.C.
Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN

TCP II/ 015 / 05

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OAKLANDS
LOTS 1 THRU 13 & 64 THRU 73
LIBER 6682 FOLIO 412; LIBER 4516 FOLIO 736
LAUREL (10th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II PLAN

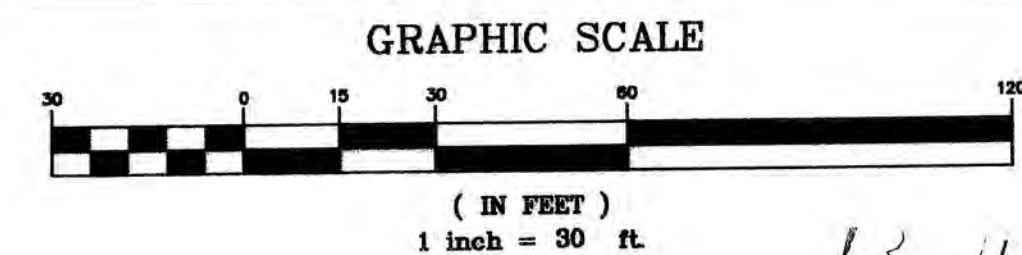
REVISIONS

DATE:	JULY, 2010
DWN.	BO
CHECKED	GB

SCALE: 1"=30'

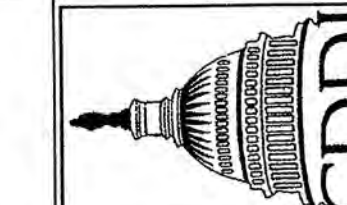
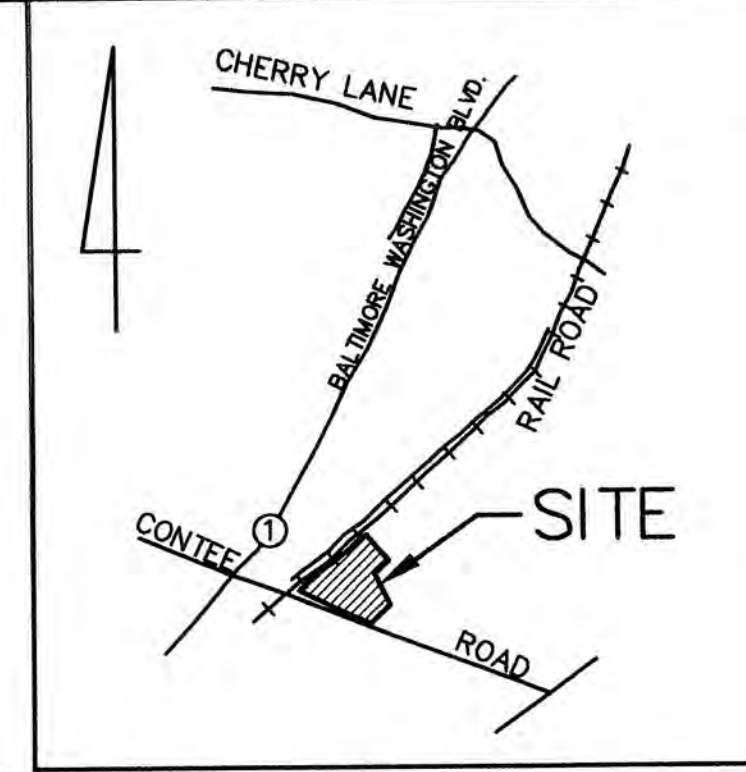
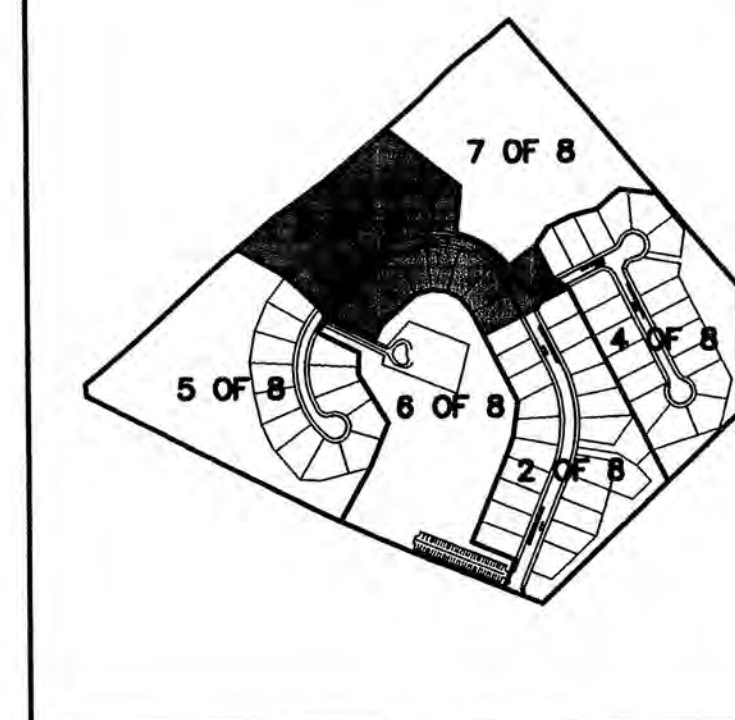
PROJECT/FILE NO. 01011

SHEET NO. 2 OF 8



WOODLAND PRESERVATION
AREA # 7
4.98 A.C.

WOODLAND PRESERVATION
AREA # 6
1.29 A.C.



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OAKLANDS
LOTS 34 THRU 41 & 56 THRU 63
LIBER 6682 FOLIO 412; LIBER 4516 FOLIO 736
LAUREL (10th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

REVISIONS

08/15/05 REV. PER
RESOLUTION MP.
12/15/05 REV. PER
COUNTY COMMENTS MP.
04/07/05 REV. TO
ELIMINATE REF/AFFO.
AREAS 9 & 17 MP.

DATE: JULY, 2010
DWN. MP CHECKED GB

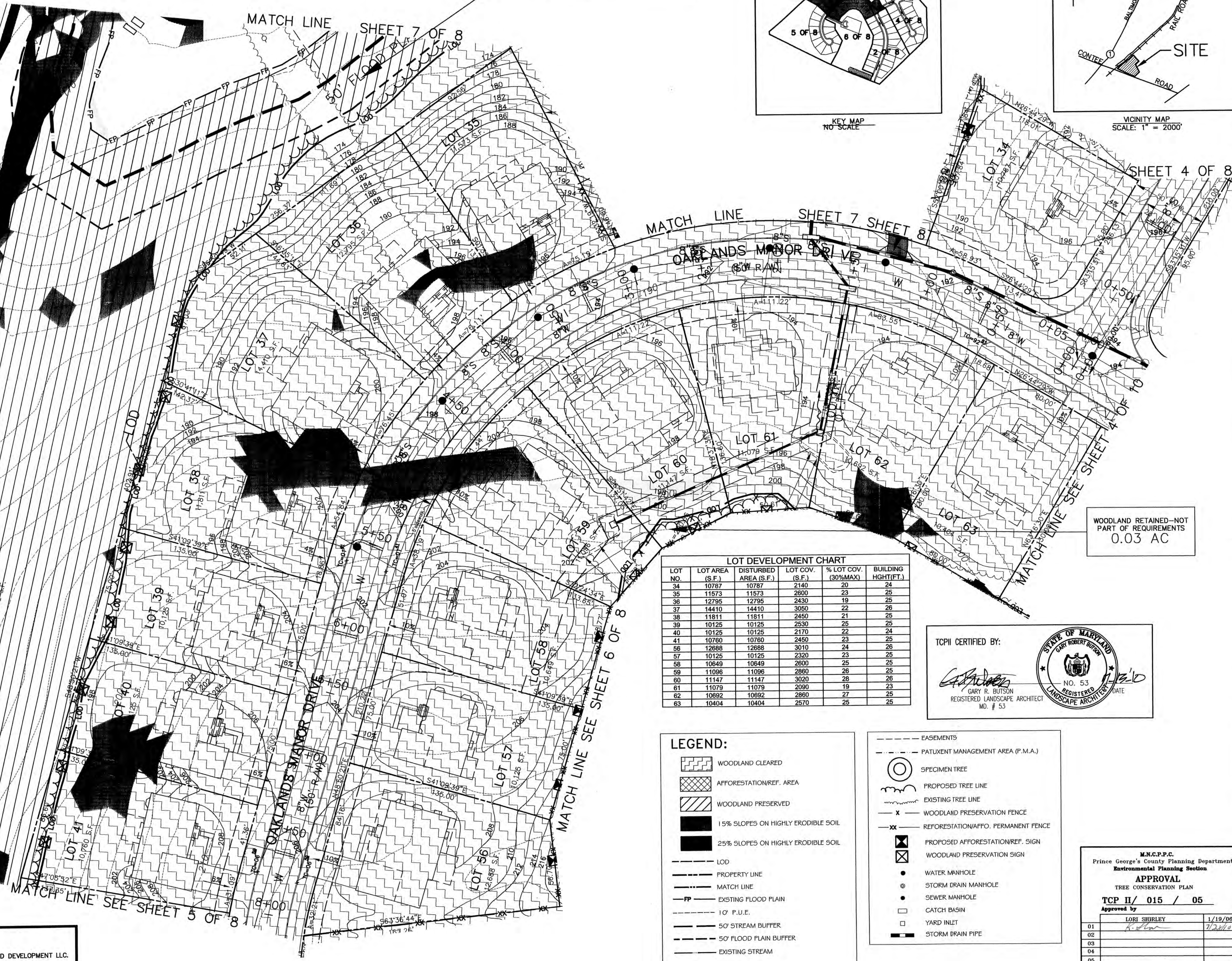
SCALE: 1"=30'

PROJECT/FILE NO.
01011

SHEET NO.
3 OF 8

OWNER:
OAKLANDS LLC.
C/O CHERRYWOOD DEVELOPMENT LLC.
TORBEN AGESEN, RLA
3680 LEONARDTOWNE RD
SUITE 202
WALDORF MD. 20604

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY



LOT DEVELOPMENT CHART

LOT NO.	LOT AREA (S.F.)	DISTURBED AREA (S.F.)	LOT COV. (S.F.)	% LOT COV. (30% MAX)	BUILDING HIGHT (FT.)
34	10787	10787	2140	20	24
35	11573	11573	2600	23	25
36	12795	12795	2430	19	25
37	14410	14410	3050	22	26
38	11811	11811	2450	21	25
39	10125	10125	2530	25	25
40	10125	10125	2170	22	24
41	10760	10760	2450	23	25
56	12688	12688	3010	24	26
57	10125	10125	2320	23	25
58	10649	10649	2600	25	25
59	11096	11096	2860	26	25
60	11147	11147	3020	28	26
61	11079	11079	2090	19	23
62	10692	10692	2860	27	25
63	10404	10404	2570	25	25

TCP II CERTIFIED BY:

GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53



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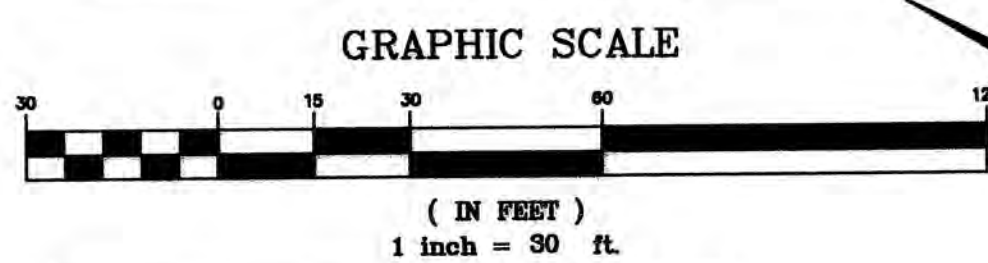
M.N.C.F.P.C.
Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN

TCP II/ 015 / 05

Approved by

01	LORI SHIRLEY	1/19/08
02		7/2/10
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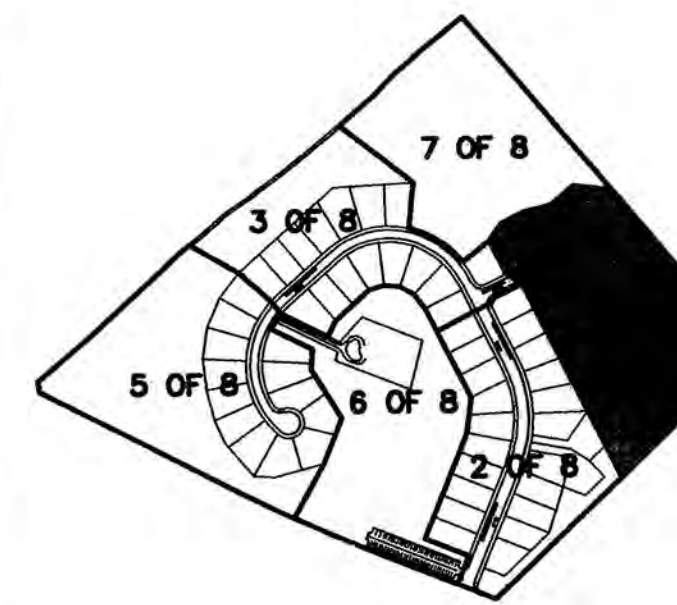


REFORESTATION/AFF. AREA #4
0.41 A.C.

WOODLAND PRESERVATION
AREA # 5
0.29 A.C.

REFORESTATION/AFF. AREA #3
0.10 A.C.

WOODLAND PRESERVATION
AREA # 4
0.09 A.C.



WOODLAND PRESERVATION
AREA # 3
0.05 A.C.

REFORESTATION/AFF. AREA #2
0.05 A.C.

WOODLAND PRESERVATION
AREA # 2
0.17 A.C.

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LOT DEVELOPMENT CHART					
LOT NO.	LOT AREA (S.F.)	DISTURBED AREA (S.F.)	LOT COV. (S.F.)	% LOT COV. (30% MAX)	BUILDING HGT.(FT.)
14	13166	2140	17	24	
15	11200	2080	19	23	
16	11200	2360	22	25	
17	11200	2140	20	24	
18	11191	2570	23	25	
19	11158	2580	24	25	
20	14337	3020	22	26	
21	11480	2430	22	25	
22	11195	2870	26	25	
23	10401	2250	22	23	
24	10500	2340	23	25	
25	10500	2570	25	25	
26	10500	2570	25	25	
27	13198	2450	19	25	
28	10588	2320	22	25	
29	13024	3020	24	26	
30	11654	2890	26	26	
31	10447	2530	25	25	
32	11239	2480	22	25	
33	10246	2340	23	25	

M.N.C.P.P.C.
Prince George's County Planning Department
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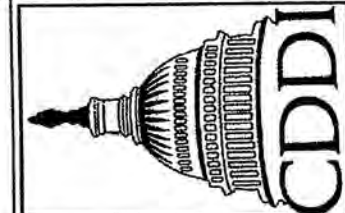
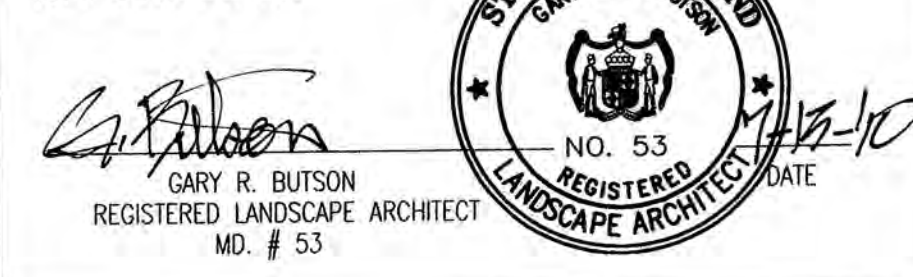
Approved by
LORI SHIRLEY 1/19/06

01		7/2/06
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REVISIONS
06/15/05 REV. PER
RESOLUTION MP
06/15/05 REV. PER
COUNTY COMMENTS MP.

DATE: JULY, 2010
DWN. MP CHECKED GB
SCALE: 1"=30'
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SHEET NO.
4 OF 8

TCPII CERTIFIED BY:



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TCP II

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TCP II CERTIFIED BY:

GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53



WOODLAND RETAINED-NOT
PART OF REQUIREMENTS
0.22 AC

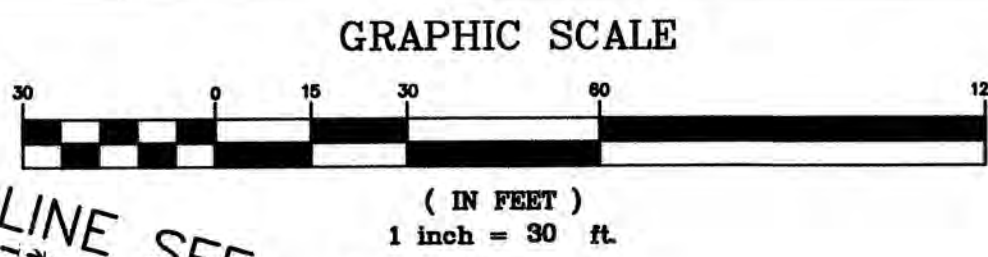
M.N.C.P.P.C.
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APPROVAL
TREE CONSERVATION PLAN
TCP II/ 015 / 05

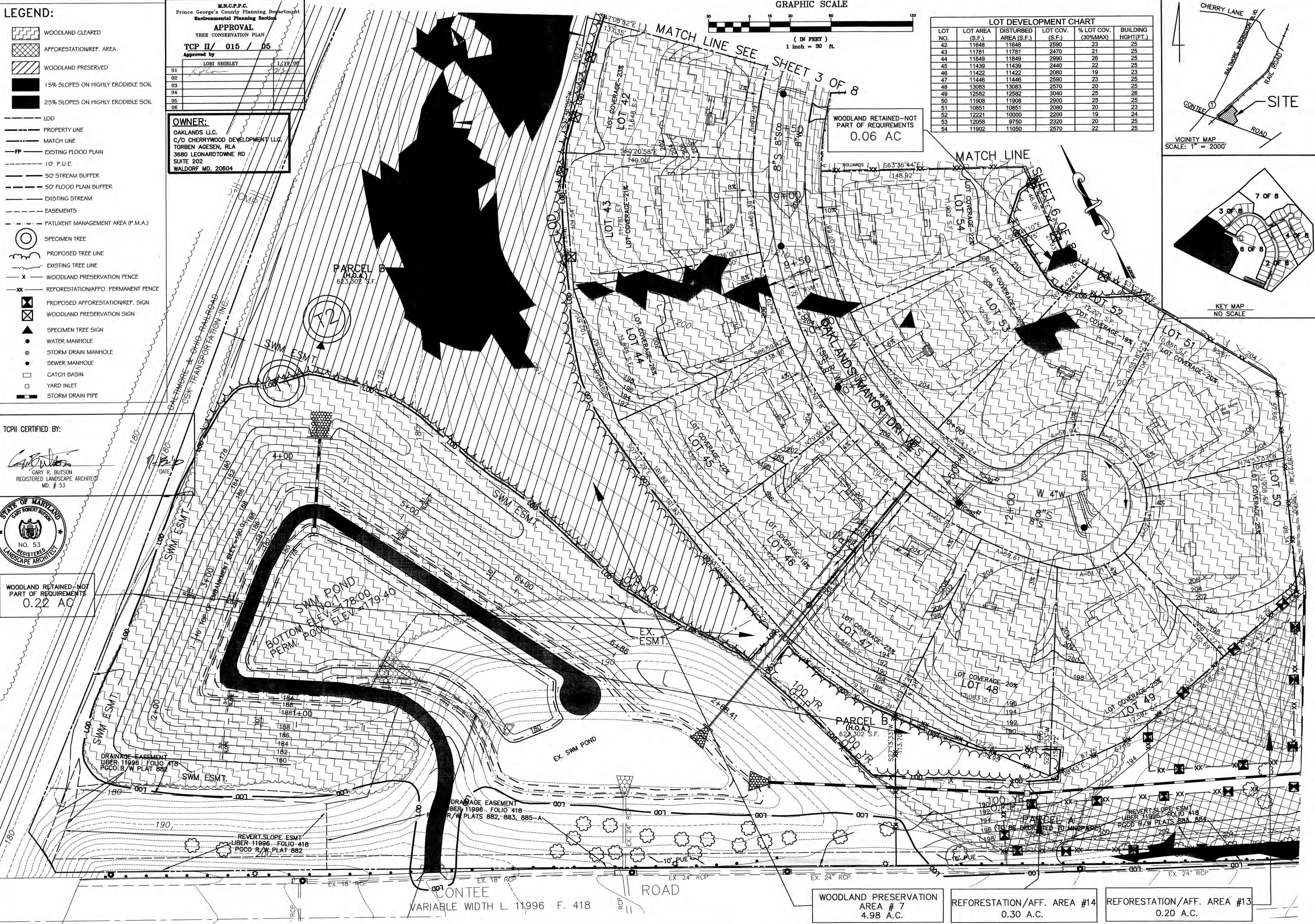
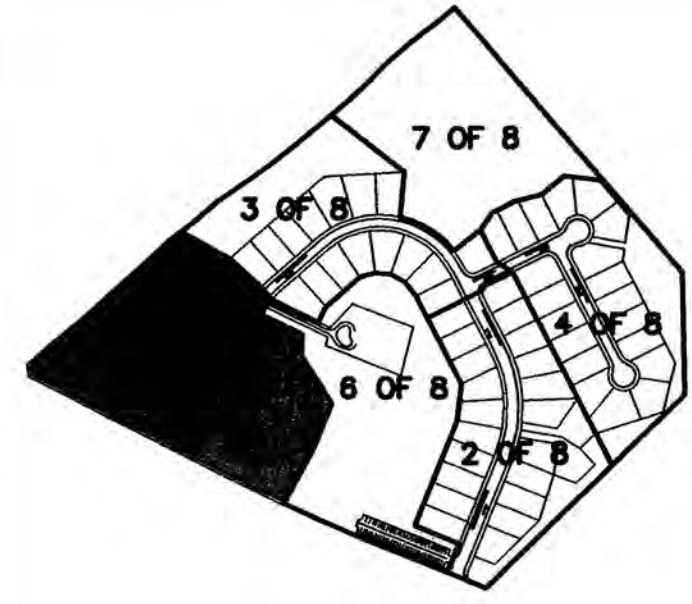
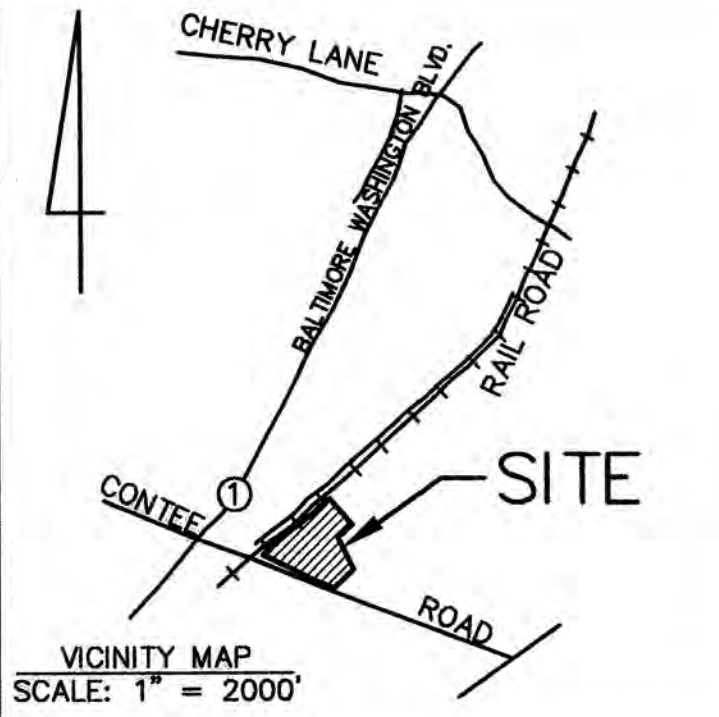
Approved by
LORI SHIRLEY 1/19/08

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C/O CHERRYWOOD DEVELOPMENT LLC.
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LOT NO.	LOT AREA (S.F.)	DISTURBED AREA (S.F.)	LOT COV. (S.F.)	% LOT COV. (30% MAX)	BUILDING HEIGHT (FT.)
42	11649	11649	2590	23	25
43	11781	11781	2470	21	25
44	11849	11849	2990	26	25
45	11439	11439	2440	22	25
46	11422	11422	2080	19	23
47	11446	11446	2590	23	25
48	13083	13083	2570	20	25
49	12582	12582	3040	25	26
50	11908	11908	2900	25	25
51	10851	10851	2080	20	23
52	12221	10900	2200	19	24
53	12058	9750	2320	20	25
54	11902	11050	2570	22	25



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OAKLANDS
LOTS 42 THRU 54
LIBER 6682 FOLIO 412; LIBER 4516 FOLIO 736
LAUREL (10th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

REVISIONS

06/15/05 REV. PER RESOLUTION MP.

12/15/05 REV. PER COUNTY COMMENTS.

4/07/10 REV. TO ELIMINATE AFFO/REF.

AREAS #16 & 17, AND REV. ORDER OF SCHED.

REV. NUMERICAL ORDER OF AFF/REF, SCHEDULES MP.

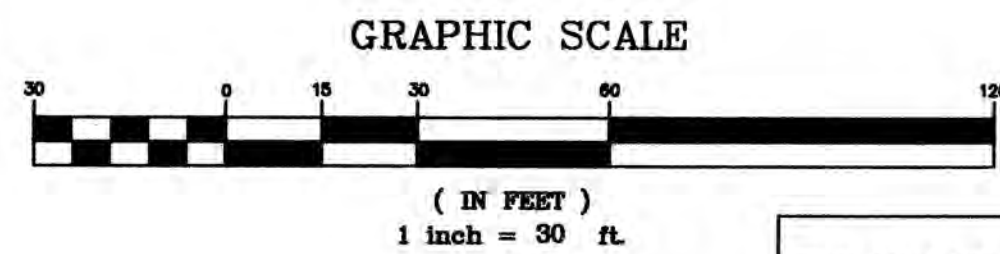
DATE: APRIL, 2010

DWN. MP CHECKED GB

SCALE: 1"=30'

PROJECT/FILE NO. 01011

SHEET NO. 5 OF 8



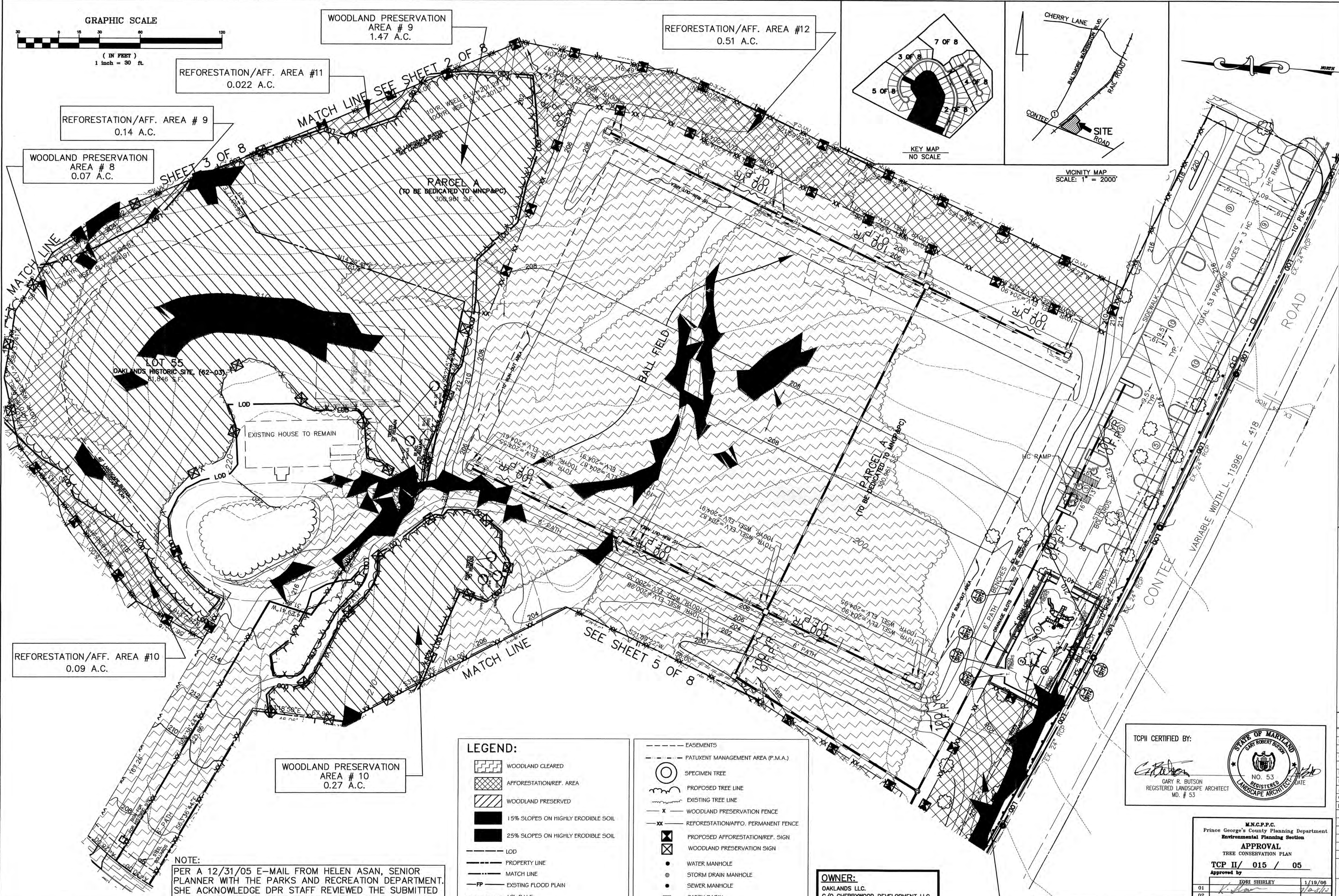
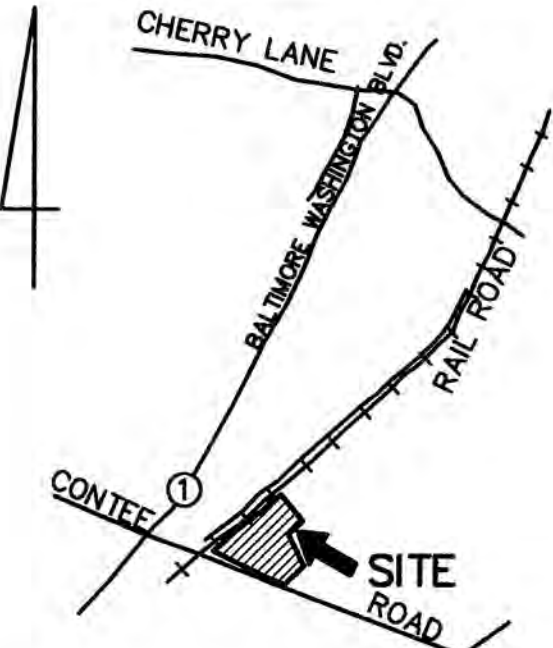
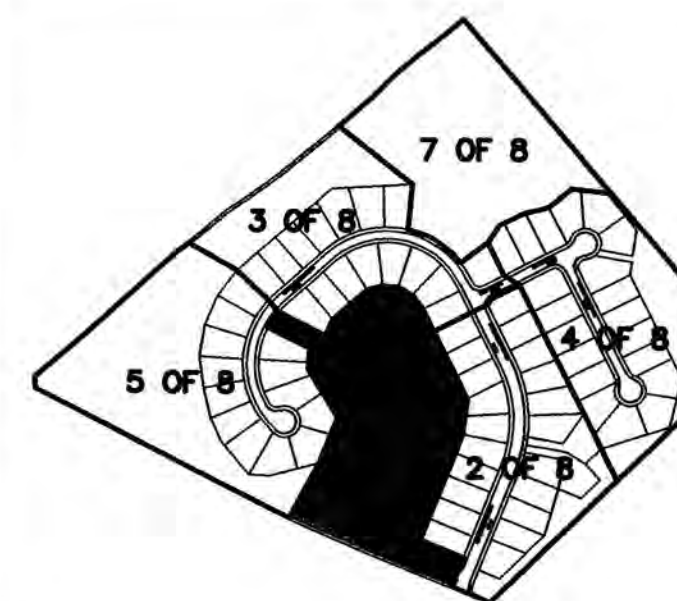
WOODLAND PRESERVATION
AREA # 9
1.47 A.C.

REFORESTATION/AFF. AREA #12
0.51 A.C.

REFORESTATION/AFF. AREA #11
0.022 A.C.

REFORESTATION/AFF. AREA # 9
0.14 A.C.

WOODLAND PRESERVATION
AREA # 8
0.07 A.C.



REFORESTATION/AFF. AREA #10
0.09 A.C.

WOODLAND PRESERVATION
AREA # 10
0.27 A.C.

- LEGEND:**
- WOODLAND CLEARED
 - AFFORESTATION/REF. AREA
 - WOODLAND PRESERVED
 - 15% SLOPES ON HIGHLY ERODIBLE SOIL
 - 25% SLOPES ON HIGHLY ERODIBLE SOIL
 - LOD
 - PROPERTY LINE
 - MATCH LINE
 - EXISTING FLOOD PLAIN
 - 10' P.U.E.
 - 50' STREAM BUFFER
 - 50' FLOOD PLAIN BUFFER
 - EXISTING STREAM

- EASEMENTS
- PATUXENT MANAGEMENT AREA (P.M.A.)
- SPECIMEN TREE
- PROPOSED TREE LINE
- EXISTING TREE LINE
- WOODLAND PRESERVATION FENCE
- REFORESTATION/AFFO. PERMANENT FENCE
- PROPOSED AFFORESTATION/REF. SIGN
- WOODLAND PRESERVATION SIGN
- WATER MANHOLE
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- YARD INLET
- STORM DRAIN PIPE

OWNER:
OAKLANDS LLC.
C/O CHERRYWOOD DEVELOPMENT LLC.
TORBEN AGESEN, RLA
3680 LEONARDTOWNE RD
SUITE 202
WALDORF MD. 20604

REFORESTATION/AFF. AREA #14
0.30 A.C.

TCP II CERTIFIED BY:

GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53

STATE OF MARYLAND
GARY R. BUTSON
NO. 53
REGISTERED LANDSCAPE ARCHITECT

M.N.C.P.P.C.
Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN
TCP II / 015 / 05

01	JOHN SHIRLEY	1/19/06
02		
03		
04		
05		
06		

NOTE:
PER A 12/31/05 E-MAIL FROM HELEN ASAN, SENIOR PLANNER WITH THE PARKS AND RECREATION DEPARTMENT. SHE ACKNOWLEDGE DPR STAFF REVIEWED THE SUBMITTED TCP-II AND FOUND TREE PRESERVATION ON DEDICATED PARKLAND AS ACCEPTABLE.

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

Capitol Development Design, Inc.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3501

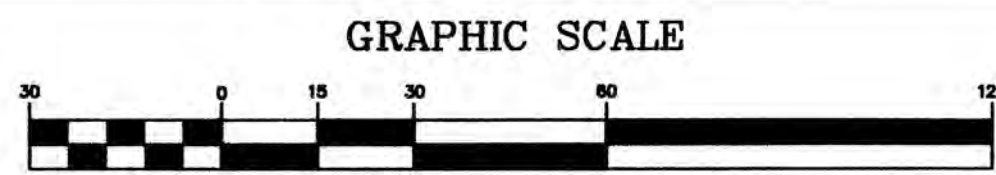
OAKLANDS
LOT 55 & PARCEL "A"
LIBER 6682 FOLIO 412; LIBER 4516 FOLIO 736
LAUREL (10th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

REVISIONS

06/15/05 REV. PER	RESOLUTION MP.
12/15/05 REV. PER	COUNTY COMMITTEES MP.
01/18/06 ADDED NOTE	PER COUNTY COMMITTEES MP.
04/07/10 REV. ORDER	OF REF/AFF SCHEDULES MP.

DATE: APRIL, 2010
DWN. MP CHECKED GB
SCALE: 1"=30'
PROJECT/FILE NO. 01011
SHEET NO. 6 OF 8



(IN FEET)
1 1/8" = 200'

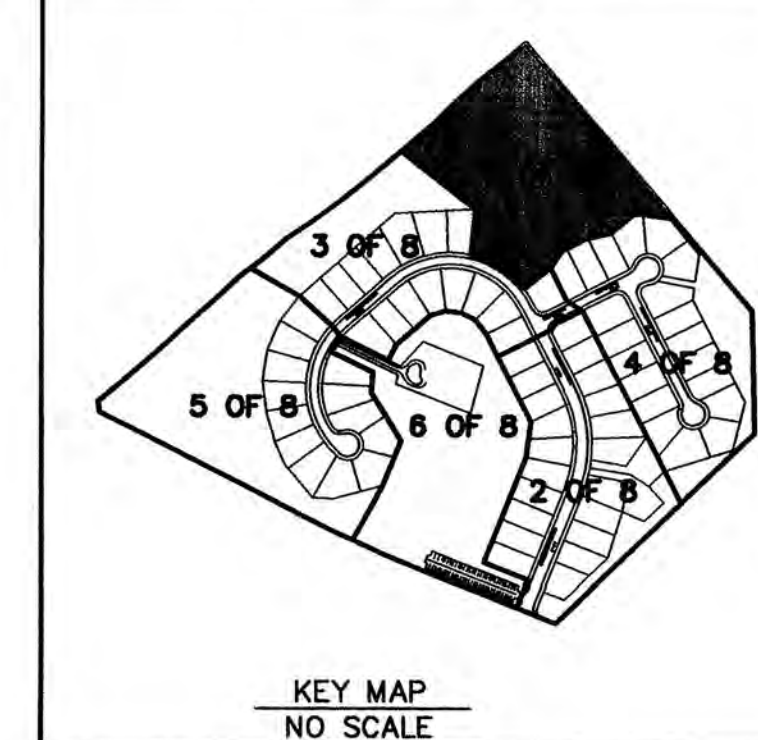
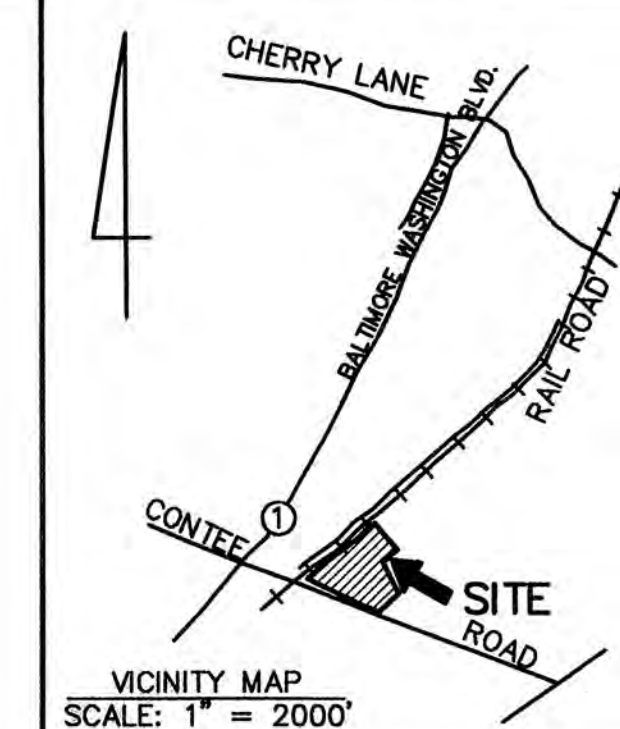
13600 ENGLEMAN DR
LAUREL, MD 20708-1324

SECTION SIX
BRIARWOOD
ZONE: R-R

13600 ENGLEMAN DR
LAUREL, MD 20708-1324

SECTION ONE
BRIARWOOD
ZONE: R-R

FLYNN, DAVID C
8510 BRIARCREST LN
LAUREL, MD 20708-1316



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3507 FAX (301) 937-3507

OAKLANDS
PARCEL "B"
LIBER 6682 FOLIO 412; LIBER 4516 FOLIO 736
LAUREL (10th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

REVISIONS
06/15/05 REV. PER
RESOLUTION MP.
12/15/05 REV. PER
COUNTY COMMITTEES MP.

DATE: JULY, 2010
DWN. MP CHECKED GB
SCALE: 1"=30'
PROJECT/FILE NO. 01011
SHEET NO. 7 OF 8

CSX TRANSPORTATION INC.
FORMER BALTIMORE & ANNAPOLIS RAILROAD R/W V18: 1/18

50' FLOOD PLAIN BRL

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50' FLOOD PLAIN BRL

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50' FLOOD PLAIN BRL

WOODLAND PRESERVATION
AREA # 6
1.29 A.C.

REFORESTATION/AFF. AREA #8
SEE SWM LANDSCAPE PLAN
0.12 A.C.

OWNER:
OAKLANDS LLC.
C/O CHERRYWOOD DEVELOPMENT LLC.
TORBEN AGESEN, RLA
3680 LEONARDTOWNE RD
SUITE 202
WALDORF, MD. 20604

REFORESTATION/AFF. AREA #7
SEE SWM LANDSCAPE PLAN
0.23 A.C.

REFORESTATION/AFF. AREA #5
0.009 A.C.

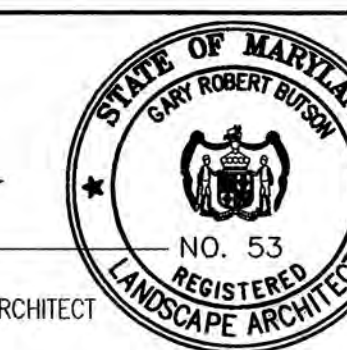
REFORESTATION/AFF. AREA #6
0.005 A.C.

LEGEND:

- WOODLAND CLEARED
- AFFORESTATION/REF. AREA
- WOODLAND PRESERVED
- 15% SLOPES ON HIGHLY ERODIBLE SOIL
- 25% SLOPES ON HIGHLY ERODIBLE SOIL
- LOD
- PROPERTY LINE
- MATCH LINE
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- SEWER MANHOLE
- CATCH BASIN
- YARD INLET
- STORM DRAIN PIPE

TCP II CERTIFIED BY:

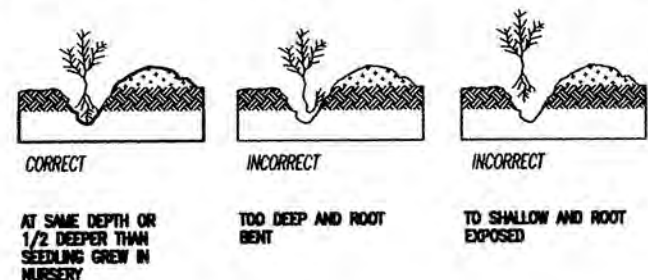
GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53



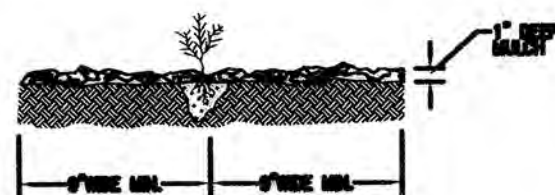
M.N.C.P.F.C. Prince George's County Planning Department Environmental Planning Section		
APPROVAL		
TREE CONSERVATION PLAN		
TCP II / 015 / 05		
Approved by		
LOUI SHIRLEY	1/19/08	
	7/2/10	
01		
02		
03		
04		
05		
06		

MISS UTILITY
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48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

C. CORRECT AND INCORRECT PLANTING DEPTH



SEEDLING AND WHIP PLANTING SPECIFICATION

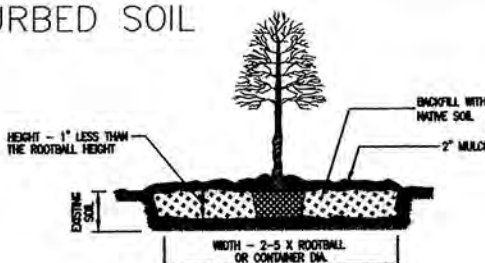


NOTE:
MULCHING NEWLY PLANTED SEEDLINGS HELPS THE SOIL RETAIN MOISTURE AND IT PROTECTS THE SEEDLING FROM COMPACTION AND STEM INJURIES.

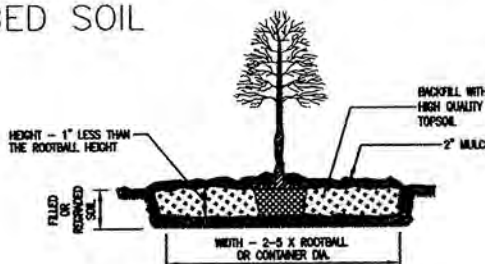
SOURCE ADAPTED FROM AMERICAN FOREST CONSERVATION MANUAL

HANDLING AND PLANTING OF SEEDLING (4)

UNDISTURBED SOIL



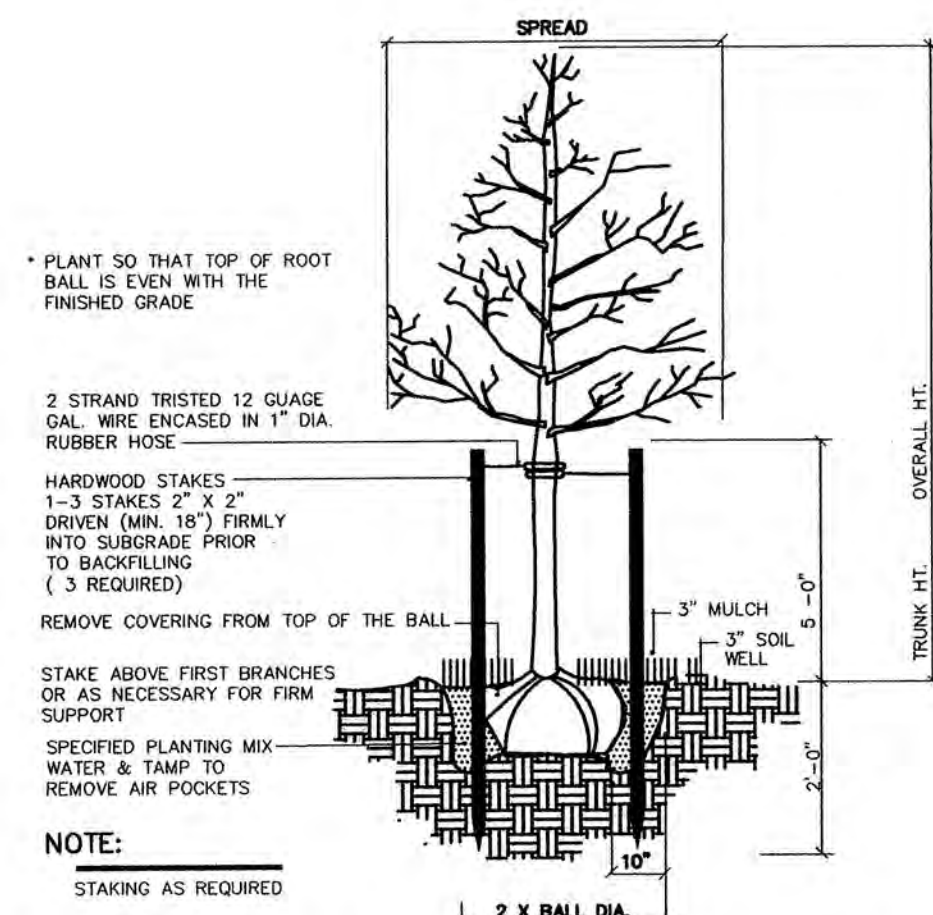
DISTURBED SOIL



PLANTING ON SLOPE



NOTE:
TREE PIT TO BE FIVE TIMES THE ROOTBALL IS PREFERRED, PARTICULARLY IN POOR SOIL.



DECIDUOUS TREE PLANTING — VERTICAL STAKES

SCALE: NOT TO SCALE

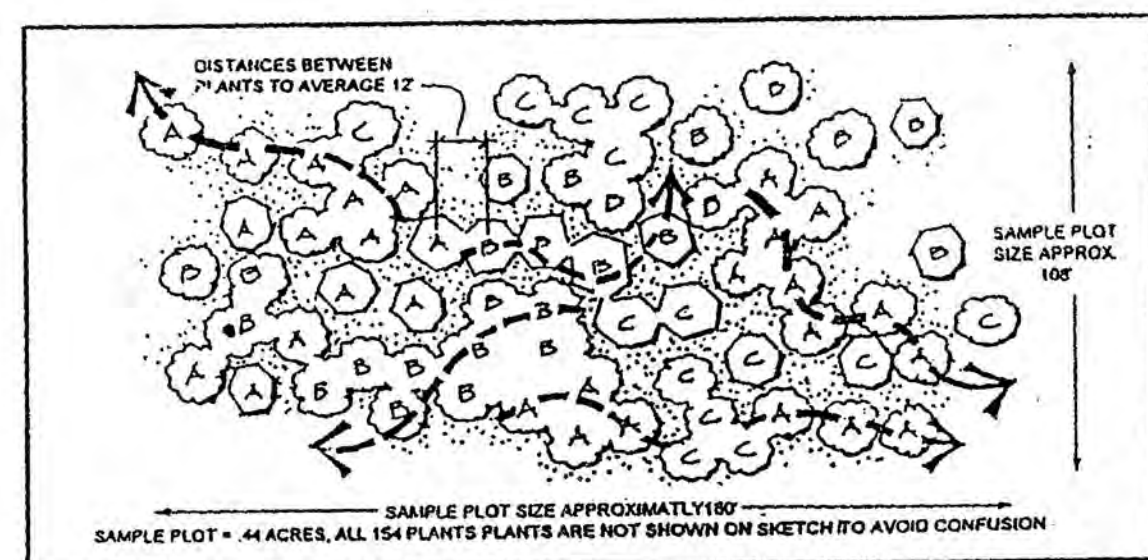
LANDSCAPE SCHEDULE

TASK	MONTHS											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TRANSPLANT OF 1"-2" DIAM OR GREATER												
PLANTING SEEDLING WHIPS												
ANNUAL MONITORING												
FERTILIZER (IF NEEDED)												
WATER*												
PRUNING**												

KEY
* ACTIVITIES DURING THESE MONTHS ARE DEPENDANT UPON GROUND CONDITIONS
** GREATLY RECOMMENDED
*** RECOMMENDED WITH ADDITIONAL CARE
**** RECOMMENDED
***** DEPENDANT UPON SITE CONDITIONS
***** DEPENDANT UPON SITE CONDITIONS NEEDLY WATER & GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEDDLY RAIN EXCEEDS 1"

NOTE:
THE PLANTING AND CARE OF TREES IS MOST SUCCESSFUL WHEN COORDINATED WITH LOCAL CLIMATIC CONDITION. THIS CALENDAR SUMMARIZES SOME OF THE RECOMMENDED TIME FRAMES FOR BASIC TRANSPLANT AND STRESS REDUCTION ACTIVITIES.

PLANTING LAYOUT
(AGGREGATE DISTRIBUTION DRIFT THEORY)



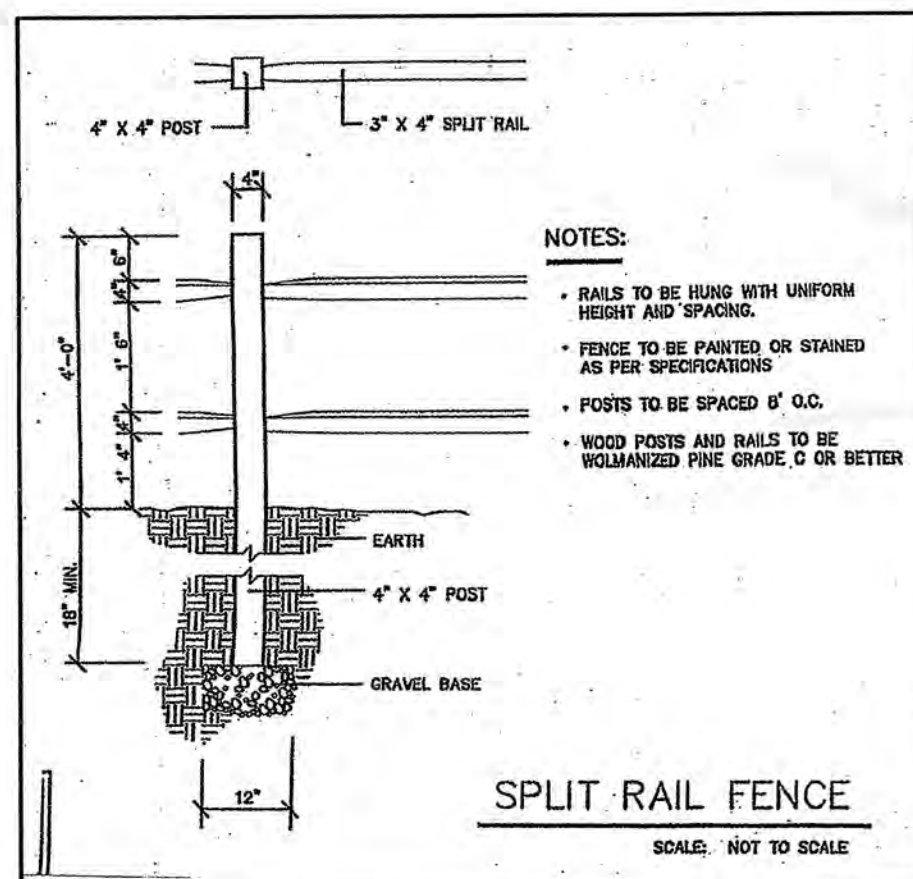
○ = SHRUB ○ = TREE A,B,C = DIFFERENT SPECIES → DRIFT PATTERNS

Concept: Aggregate Drift or Sweep. A cluster type grouping which tapers or feathers out along the edges.

Example: Aggregate massing or drifts are one of the most common vegetation distribution patterns occurring in nature. Principle seed bearers are at the central core of the cluster with seed dispersal outwards, often windblown with densities thinning out along the fringes or extremities. Groupings blend through and into other groupings. Imagine the fallout of windblown milkweed seeds. They often appear as aggregate drifts, elongated and tear drop in shape.

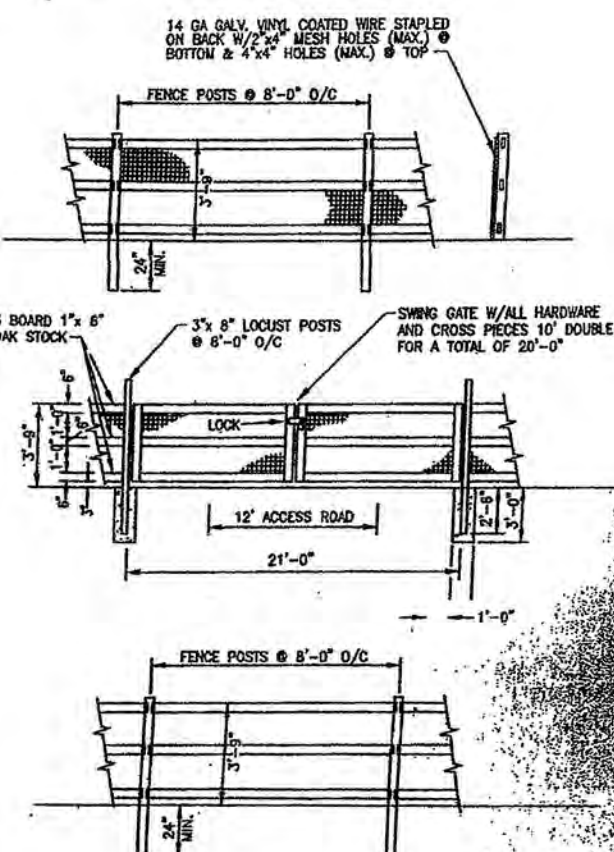
Application: This does not mean that plants must be in a grid pattern, that drifts of shrubs cannot blend into groupings of trees or that groupings of same species cannot occur together. It simply means that the installer should meet the aforementioned forest conservation act criteria at the same time replicating nature's aggregate drift patterns (see detail).

When using this theory to lay out a planting plan the size of the drifts will depend on the quantity of plants allocated, the scale of the site, and the careful consideration of the installer.



PERMANENT TREE PROTECTION FENCING

REFORESTATION/
AFFORESTATION FENCING
FOR DESIGNATED INTERIOR PLANTING
AREAS ONLY



SPLIT RAIL FENCE DETAIL

NOT TO SCALE

NOTE:

1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED WHEN INSTALLING DEVICE.
5. PHOTOGRAPHIC EVIDENCE IS REQUIRED: 100' MAX. SPACED ALONG ALL L.O.S. AND/OR CRITICAL BUFFERS.
6. DEVICE SHOULD BE INSTALLED PRIOR TO THE ISSUANCE OF REFORESTATION PLAN. SEE REFORESTATION CONSTRUCTION WITH THE BUILDING PERMIT IN WHICH CASE THE REFORESTATION AFFORESTATION FENCING SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION AND STABILIZATION OF THE GRADING.

TCP#II CERTIFIED BY:

GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53



M.N.C.P.F.C. Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II/ 015 / 05	
Approved by	
01	LORE SHIRLEY 1/19/08
02	
03	
04	
05	
06	

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS — PLANNERS — SURVEYOR'S
5010 SUNNYSIDE AVENUE — SUITE 200 — BELTSVILLE, MD 20705
OFFICE (301) 982-1781 FAX (301) 982-1994

OAKLANDS
LOTS 14 THRU 33
LIBER 6682 FOLIO 412; LIBER 4516 FOLIO 736
LAUREL (10th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP-II
DETAIL SHEET

REVISIONS
05/29/05 REVISE
PER RESOLUTION MP.

DATE: JULY, 2010
DWN. PJ CHECKED WE

SCALE: 1" = 30'

PROJECT/FILE NO. 01011

SHEET NO. 8B OF 8