

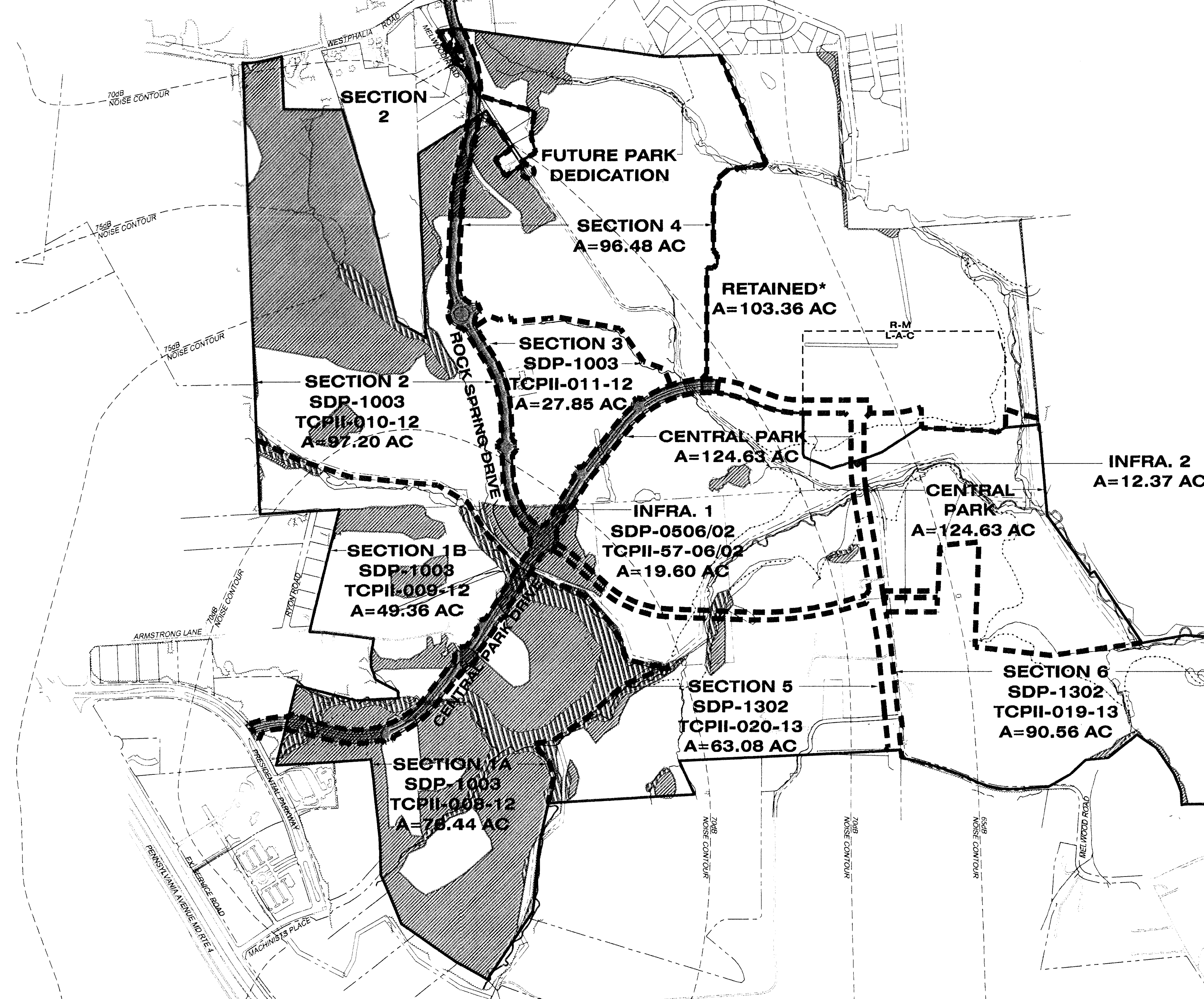
SMITH HOME FARM

TYPE II TREE CONSERVATION PLAN FOR AFFORESTATION

SECTION 5

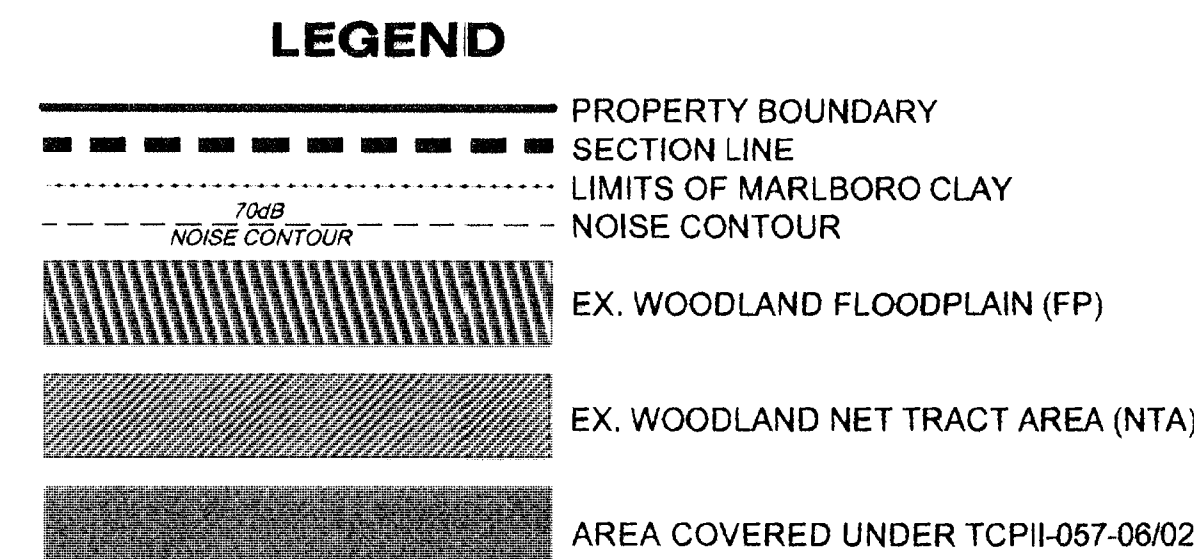
NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS, BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND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

NAVD 83
AND 83 DATUM



SECTION AND LOCATION PLAN
SCALE: 1"=500'

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



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

- GENERAL NOTES**
- WOODLAND CLEARED WITHIN THE PATUXENT RIVER PRIMARY MANAGEMENT AREA, PRESERVATION AREA SHALL BE MITIGATED ON-SITE AT A RATIO OF 1:1.
 - THE SECTION LINES FOR THE INFRASTRUCTURE ONLY SDP & TCPII IS THE ROAD RIGHT OF WAY. ALL WOODLAND CLEARING WITHIN THE ROAD RIGHT OF WAY IS COUNTED AS CLEARING FOR THAT SECTION. WOODLAND CLEARING OUTSIDE THE RIGHT OF WAY IS COUNTED IN ADJACENT SECTIONS. THIS IS REFLECTED ON THE PHASED WORKSHEET, SHEET 2. ALL REQUIRED MITIGATION FOR CLEARING ASSOCIATED WITH THIS PLAN, REGARDLESS OF WHAT SECTION THE CLEARING MAY OCCUR IN, IS PROVIDED AS NOTED IN THE NOTES UNDER THE WORKSHEET.
 - RESOURCE DATA TAKEN FROM NRI-006-05 PREPARED BY LOEDERMAN SOLTESZ ASSOCIATES, INC. AS REVISED 11/14/06 AND NRI-094-06/02 PREPARED BY DEWBERRY AS REVISED 07/25/12.
 - TOPOGRAPHY: VRM (AERIAL PHOTOGRAPHY)
 - WETLANDS: MCCARTHY ASSOCIATES, INC. STUDY DATED 11/2004.
 - FLOODPLAIN: PDGER 2004/07
 - RTE PRESENCE: NONE PER MD DNR LETTER DATED 11/10/04.
 - SPECIMEN TREES: FIELD OBSERVATION, LSA, INC.
 - BOUNDARY: ALTA PREPARED BY DEWBERRY REVISED JUNE 2011.
 - SOURCE OF NOISE CONTOURS: JOINT BASE ANDREWS NAVAL AIR FACILITY WASHINGTON JOINT LAND USE STUDY DATED DECEMBER 2009 (AIR INSTALLATION COMPATIBLE USE ZONE STUDY DATED DECEMBER 2007).
 - WESTPHALIA ROAD IS A DESIGNATED HISTORIC ROAD.
 - MARLBORO CLAY IS KNOWN TO EXIST ON SITE.

STANDARD TYPE II TREE CONSERVATION PLAN NOTES

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR SDP-1003/01.
- CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$300 PER SQUARE FOOT MITIGATION FEE.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
- THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
- THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
- THE PROPERTY IS WITHIN THE DEVELOPING TIER AND IS ZONED R-M AND L-A-C.
- THE PROPERTY IS ADJACENT TO MELWOOD ROAD AND WESTPHALIA ROAD WHICH ARE DESIGNATED HISTORIC ROADWAYS.
- THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
- THIS PLAN IS GRANDFATHERED UNDER CB-27-2010, SECTION 25-117(G).
- 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 THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 34943 FOLIO 585. REVISIONS TO THIS TCPII MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

ADDITIONAL NOTES AS REQUIRED INCLUDED ON SHEET 2.

AFFORESTATION AREA SUMMARY TABLE

WOODLAND RE/AFFORESTATION (WRA) (1)		
LABEL	SECTION	AREA
1	5	0.13
2	5	1.88
3	5	3.73
4	5	1.93
5	5	0.15
6	5	0.98
7	5	0.19
8	5	1.25
TOTAL		10.24

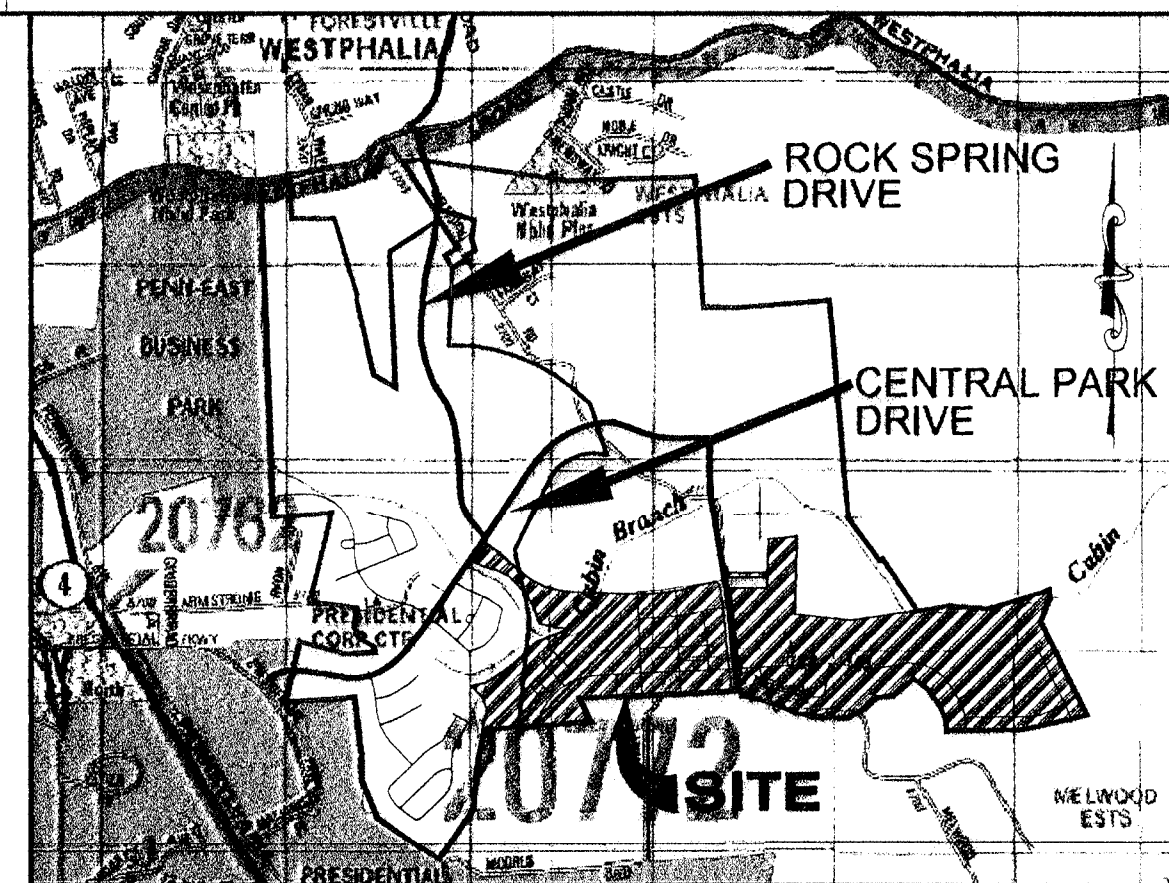
WOODLAND CONSERVATION SUMMARY TABLE

Section	Gross Tract Area	100-Yr Floodplain (FP)	Net Tract Area (NTA)	Ex. Woodland (WTA)	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)
5	63.08	12.38	50.70	3.98	3.52	0.75	0.36	0.00	0.04	3.19	12.41 *	3.18	0.00

*AFFORESTATION SHOWN IN THIS TABLE INCLUDES BOTH AFFORESTATION WHICH IS SHOWN ON THIS PLAN AND FUTURE AFFORESTATION ANTICIPATED IN THIS SECTION, WHICH WILL BE SHOWN AT TIME OF FORMAL SDP/TCPII REVISION TO INCLUDE DEVELOPMENT.
10.24 ACRES PROPOSED FOR AFFORESTATION IN THIS SECTION IS SHOWN UNDER SECTION 1B ON THE OVERALL WORKSHEET.

**NOTE:

THIS PLAN IS FOR AFFORESTATION ONLY AND DOES NOT SHOW ANY CLEARING OR PRESERVATION. THIS TCPII WILL BE REVISED AT A LATER DATE WHEN THE SPECIFIC DESIGN PLAN FOR THIS SECTION IS REVISED TO INCLUDE DEVELOPMENT.



VICINITY MAP
SCALE: 1" = 2000'

ADC MAP 5651
D-7 E-6, 7, 8, 9 F-6, 7, 8
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20711182

Dewberry

Dewberry
Consultants LLC
Formerly known as
Dewberry & Davis LLP

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

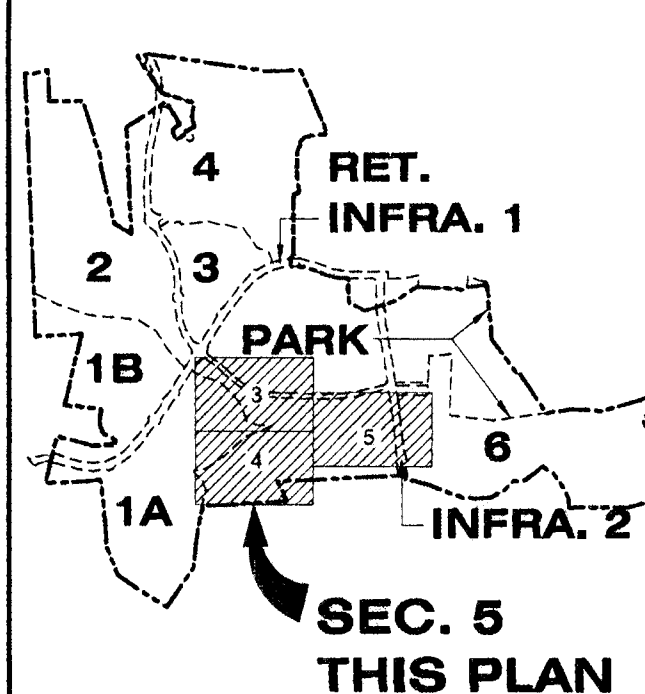
ATTORNEY/CONTACT:
MARVA JO CAMP
PH: 301-943-0255
ADDITIONAL CONTACT:
SEAN F. BRUCE
S. F. BRUCE DEVELOPMENT
PH: 301-502-0956

SMITH HOME FARM
PRINCE GEORGE'S COUNTY
MARYLAND
6TH & 15TH ELECTION DISTRICTS
TAX MAP 98-91 - GRID-MULTIPLE
ADJUSTED PARCEL PARCELS III, IV, VI, VII, VIII & IX
2007 MAP REFERENCE: 20050206-09, 20050206-09, 20050206-09

SEAL



KEY PLAN



SCALE

AS-SHOWN

No.	DATE	BY	Description
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DRAWN BY: RAL
APPROVED BY: TA
CHECKED BY: LRB
DATE: MAY 2013

TITLE: TYPE II TREE CONSERVATION PLAN
SECTION 5
COVER SHEET
DEWBERRY JOB NO. 50038403

1

SHEET NO. 1 OF 8

F

E

D

C

B

A

OVERALL WOODLAND CONSERVATION WORKSHEET

Woodland Conservation Worksheet for Prince George's County, Maryland													
Zone:		R-M	L-A-C										
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:		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 reforestation=		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%											
Smaller of a or c		137.33											
Woodland above WCT		0.00											
SDP#		SDP-0506	SDP-1003	SDP-1003	SDP-1003	SDP-1003		SDP-1302	SDP-1302				
Rev#		2	1	1	1	1		0	0				
Approval Date		2/23/2012	5/30/2013	5/30/2013	5/30/2013	5/30/2013		Pending	Pending				
Certification Status/Date		7/17/2012	Pending	Pending	Pending	Pending		Pending	Pending				
TCP2 #		2-057-06	2-008-12	2-009-12	2-010-12	2-011-12		2-020-13	2-019-13				
Rev#		2	1	1	1	1		0	0				
Approval Date		2/23/2012	Pending	Pending	Pending	Pending		Pending	Pending				
Certification Status/Date		7/13/2012	Pending	Pending	Pending	Pending		Pending	Pending				
Permit Status													
Plan Number: (This must be completed for each section)		TCPII-57-06	TCPII-08-12	TCPII-08-12	TCPII-10-12	TCPII-11-12	TCPII-##	TCPII-##	TCPII-020-13	TCPII-019-13	TCPII-##	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	49.38	97.20	27.85	12.37	96.48	83.08	90.56	124.63	103.36	760.93
Floodplain area in this application (acres)		1.13	14.26	7.75	8.49	0.00	1.48	2.49	12.38	13.45	43.38	7.86	112.65
Net Tract area in the application (acres)		18.47	62.18	41.61	88.71	27.85	10.91	93.99	50.70	77.11	81.25	95.50	648.28
Woodland on the Net Tract for this section (acres)		5.76	47.17	10.37	52.51	0.53	0.69	12.05	3.99	0.82	2.36	1.09	137.33
Woodland in the Floodplain for this section		0.82	13.04	3.90	3.92	0.00	0.11	0.00	3.52	0.22	0.49	0.56	26.18
Woodland Cleared on Net Tract for this section		5.04	37.60	8.72	43.26	0.53	0.69	4.30	0.75	0.10	1.11	0.20	102.30
Woodland Cleared in Floodplain for this section		0.82	2.15	0.87	0.19	0.00	0.11	0.00	0.38	0.00	0.03	0.04	4.37
Woodland Cleared in the PMA2		0.72	0.79	0.48	1.35	0.00	0.00	0.00	0.04	0.00	0.00	0.00	3.38
Off-site Woodland Clearing (1:1)		2.49	0.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.95
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
Cumulative acres of Net Tract Woodland cleared		5.04	42.64	51.36	94.62	95.15	95.84	100.14	100.89	100.99	102.10	102.30	
Cumulative acres of PMA Woodland Cleared		0.72	1.51	1.34	3.34	3.34	3.34	3.34	3.38	3.38	3.38	3.38	
Cumulative acres of Floodplain woodland cleared		0.82	2.97	3.64	3.83	3.83	3.94	3.94	4.30	4.30	4.33	4.37	
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	94.62	95.15	95.84	100.14	100.89	100.99	102.10	102.30	
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	189.24	190.30	191.68	200.28	201.78	201.98	204.20	204.60	
Afforestation Threshold (AFT) =		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	242.07	242.60	243.40	247.70	248.85	248.95	250.09	250.33	
Latest section indicates cumulative requirement through this section of work													
Woodland Conservation Provided:													
Preservation		0.00	8.68	1.17	7.90	0.00	0.00	7.17	3.19	0.72	0.00	0.89	29.72
Afforestation/Reforestation		0.00	6.10	9.03	13.14	4.09	0.00	12.85	2.17	6.89	38.32	10.13	102.52
Afforestation Located in Future Section			17.78	10.24									28.00
Natural Regeneration													0.00
Area approved for fee-in-lieu													0.00
Credit for Off-site Mitigation on another property		0.00	0.00	0.00	27.10	13.34	0.00	0.00	20.33	25.78	0.00	3.54	90.09
Off-site Mitigation Preservation provided on this property													0.00
Off-site Mitigation Afforestation provided on this property													0.00
Total Woodland Conservation Provided		0.00	32.54	52.98	101.12	118.55	118.55	138.57	164.26	197.45	235.77	250.33	250.33
Woodland saved on this phase but not counted		0.00	0.10	0.00	0.00	0.00	0.00	0.58	0.00	0.00	1.25	0.00	0.10
Existing Net Tract Woodland in later section		131.57	84.40	74.68	21.52	20.99	20.30	8.25	4.27	3.45	1.09	0.00	
Revised 5/2011		-14.83	-70.56	-69.06	-119.53	-103.16	-104.65	-101.56	-61.00	-48.73	-15.16	-1.93	
		Shortage	Shortage	Shortage	Shortage	Shortage	Shortage	Shortage	Shortage	Shortage	Shortage	Shortage	
Woodland Conservation Requirement This Section		14.83	88.17	18.94	98.61	1.06	1.49	16.35	5.13	0.92	3.50	1.33	250.33
Woodland Conservation Provided This Section		0.00	32.54	20.44	48.14	17.43	0.00	20.02	25.69	33.19	38.32	14.56	250.33
Woodland Conservation Shortage/Suplus This Section		-14.83	-56.63	1.50	-50.47	16.37	-1.49	3.67	20.66	32.27	34.82	13.23	0.00
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 1A is located in Section 6 and for Section 1B is located in Section 5.													
Prepared by:		Signature											
License Number:		Date											

WORKSHEET NOTES:

- OFF-SITE WOODLAND CONSERVATION SHALL BE PROCURED WITHIN THE SAME RIVER BASIN (PATUXENT) AND WITHIN PRINCE GEORGE'S COUNTY.
- THIS PLAN COVERS ONLY THE AFFORESTATION PHYSICALLY LOCATED IN SECTIONS 5 & 6 THAT IS REQUIRED TO SATISFY PERMIT REQUIREMENTS IN SECTIONS 1A & 1B, AS SHOWN IN THE "AFFORESTATION LOCATED IN FUTURE SECTION" ROW OF THE WORKSHEET ABOVE. IT IS ANTICIPATED THAT ADDITIONAL AFFORESTATION WILL BE PROVIDED IN SECTIONS 5 & 6 AT THE TIME OF FORMAL SDP/TCPPI REVISION PROCESSING TO INCLUDE DEVELOPMENT. THESE ANTICIPATED AREAS ARE REFLECTED IN THE AFFORESTATION/REFORESTATION ROW FOR SECTIONS 5 & 6 IN THE WORKSHEET ABOVE.

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

- IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS", THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. THE STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. THE REMOVAL OR GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED.

IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

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.

- THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY. PRUNERS OR A CHAIN SAW. THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.
- THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDES SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
- THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES.

INDIVIDUAL WOODLAND CONSERVATION WORKSHEET

Individual TCPII Worksheet for Phased Projects										
Woodland Conservation Worksheet										
for Prince George's County										
Zone:		R-M								
Gross Tract:		83.08								
Floodplain:		12.38								
Previously Dedicated Land:		0.00								
Net Tract (NTA):		50.70								
Property Description or Subdivision Name:		TCPII-020-13 Smith Home Farm Section 5								
Owner:		SHF Project Owner, LLC								
Address:		1999 Avenue of the Stars Los Angeles, CA 90067								
Phone:		310.824.2200								
TCPI Number:		TCP/38/05								
Woodland Conservation Calculations:			Net Tract (acres)		Floodplain (acres)		Off-site (acres)			
Acreage of Existing Woodland			3.98		3.52		0.00			
Woodland Conservation Required for this Phase			15.60							
Area of Woodland Cleared per TCPI			98.47		4.90		9.27			
Area of Woodland above WCT that was not cleared by TCPI			0.79		0.36		0.00			
Additional Woodland Cleared by TCPI		0.00			0.00		0.00			
Does the TCPI show 2:1 replacement		Y								
Clearing above WCT		0.00	Additional 1/4:1 Replacement required =		0.00					
Clearing below WCT		0.00	Additional 2:1 Replacement required =		0.00					
Total Woodland Conservation Required for this Section:			15.60							
Woodland Conservation Provided:			(acres)							
Woodland Preservation			3.19							
Afforestation / Reforestation			12.41 *							
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			15.60							
Area of net tract woodland not cleared		3.19	acres							
Woodland retained not part of requirements:		0.00	acres							
Prepared by:		Torben Aagesen								
Address:		10003 Derekwood Lane, Ste. 204 Lanham, MD 20706								
Phone:		301.364.1864								
License:		Licensed Landscape Architect								

*AFFORESTATION SHOWN IN THIS TABLE INCLUDES BOTH AFFORESTATION WHICH IS SHOWN ON THIS PLAN AND FUTURE AFFORESTATION ANTICIPATED IN THIS SECTION, WHICH WILL BE SHOWN AT TIME OF FORMAL SDP/TCPPI REVISION TO INCLUDE DEVELOPMENT. 10.24 ACRES OF AFFORESTATION OCCURRING IN THIS SECTION IS SHOWN UNDER SECTION 1B ON THE OVERALL WORKSHEET.

PLANTING SPECIFICATION NOTES

- QUANTITY: (SEE PLANT SCHEDULE)
- TYPE: (SEE PLANT SCHEDULE)
- 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 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.

- PLANT HANDLING: THE QUANTITY OF SEEDLINGS TAKEN TO THE FIELD SHALL NOT EXCEED THE QUANTITY THAT CAN BE PLANTED IN A DAY. SEEDLINGS, ONCE REMOVED FROM THE NURSERY OR TEMPORARY STORAGE AREA SHALL BE PLANTED IMMEDIATELY.
- TIMING OF PLANTING: THE BEST TIME TO PLANT SEEDLINGS IS WHILE THEY ARE DORMANT, PRIOR TO SPRING BUDDING. THE MOST SUITABLE MONTHS FOR PLANTING ARE MARCH AND APRIL, WHEN THE SOIL IS MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING SHALL OCCUR WITHIN ONE GROWING SEASON OF THE ISSUANCE OF GRADING/BUILDING PERMITS AND/OR REACHING THE FINAL GRADES AND STABILIZATION OF PLANTING AREAS.
- SEEDLING PLANTING: TREE SEEDLINGS SHALL BE PLANTED USING A DIBBLE BAR OR SHARP-SHOOTER SHOVEL. IT IS IMPORTANT THAT THE SEEDLING BE PLACED IN THE HOLE SO THAT THE ROOTS CAN SPREAD OUT NATURALLY; 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 LIE JUST BELOW THE GROUND SURFACE. AIR POCKETS SHOULD NOT BE LEFT AFTER CLOSING THE HOLE WHICH WOULD ALLOW THE ROOTS TO DRY OUT. SEE PLANTING DETAILS FOR FURTHER EXPLANATION. IF THE CONTRACTOR WISHES TO PLANT BY ANOTHER METHOD, THE PREPARER OF THIS TREE CONSERVATION PLAN MUST BE CONTACTED AND GIVE HIS APPROVAL BEFORE PLANTING MAY BEGIN.
- SPACING: SEE PLANT SCHEDULE AND/OR PLANTING PLAN FOR SPACING REQUIREMENTS. ALSO REFER TO THE PLANTING LAYOUT DETAIL FOR A DESCRIPTION OF THE GENERAL PLANTING THEORY.
- SOIL: UPON THE COMPLETION OF ALL GRADING OPERATIONS, A SOIL TEST SHALL BE CONDUCTED TO DETERMINE WHAT SOIL PREPARATION AND SOIL AMENDMENTS, IF ANY, ARE NECESSARY TO CREATE GOOD TREE GROWING CONDITIONS. SOIL SAMPLES SHALL BE TAKEN AT A RATE THAT PROVIDES ONE SOIL SAMPLE FOR EACH AREA THAT APPEARS TO HAVE A DIFFERENT SOIL TYPE (IF THE ENTIRE AREA APPEARS UNIFORM, THEN ONLY ONE SAMPLE IS NECESSARY), AND SUBMITTED FOR TESTING TO A PRIVATE COMPANY. THE COMPANY OF CHOICE SHALL MAKE RECOMMENDATIONS FOR IMPROVING THE EXISTING SOIL. THE SOIL WILL BE TESTED AND RECOMMENDED FOR CORRECTIONS OF SOIL TEXTURE, pH, MAGNESIUM, PHOSPHORUS, POTASSIUM, CALCIUM AND ORGANIC MATTER.
- SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
- FENCING AND SIGNAGE: FINAL PROTECTIVE FENCING SHALL BE PLACED ON THE VISIBLE AND/OR DEVELOPMENT SIDE OF PLANTING AREAS. THE FINAL PROTECTIVE FENCE SHALL BE INSTALLED UPON COMPLETION OF PLANTING OPERATIONS UNLESS IT WAS INSTALLED DURING THE INITIAL STAGES OF DEVELOPMENT. SIGNS SHALL BE POSTED PER THE SIGNAGE DETAIL ON THIS SHEET.
- PLANTING METHOD: CONSULT THE PLANTING DETAIL(S) SHOWN ON THIS PLAN.
- MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIP OR SHREDDED HARDWOOD MUGH (AS NOTED) TO EACH PLANTING SITE (SEE DETAIL SHOWN ON THIS PLAN).
- GROUND COVER ESTABLISHMENT: THE REMAINING DISTURBED AREA BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDDED AND STABILIZED WITH WHITE CLOVER SEED AT THE RATE OF 5 LBS/ACRE.
- MOVING: NO MOVING SHALL BE ALLOWED IN ANY PLANTING AREA.
- SURVIVAL CHECK FOR BOND RELEASE: THE SEEDLING PLANTING IS TO BE CHECKED AT THE END OF EACH YEAR FOR FOUR YEARS TO ASSURE THAT NO LESS THAN 75% OF THE ORIGINAL PLANTED QUANTITY SURVIVES. IF THE MINIMUM NUMBER HAS NOT BEEN PROVIDED THE AREA MUST BE SUPPLEMENTED WITH ADDITIONAL SEEDLINGS TO REACH THE REQUIRED NUMBER AT TIME OF PLANTING.
- SOURCE OF SEEDLINGS: TO BE DETERMINED BY APPLICANT.

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 RECDORATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC, PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

TREE PRESERVATION AND RETENTION NOTES

- ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.
- TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
- THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPF) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFs MAY BEGIN.
- 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.
- 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

- 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.
- 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 RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
- 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 EX

F

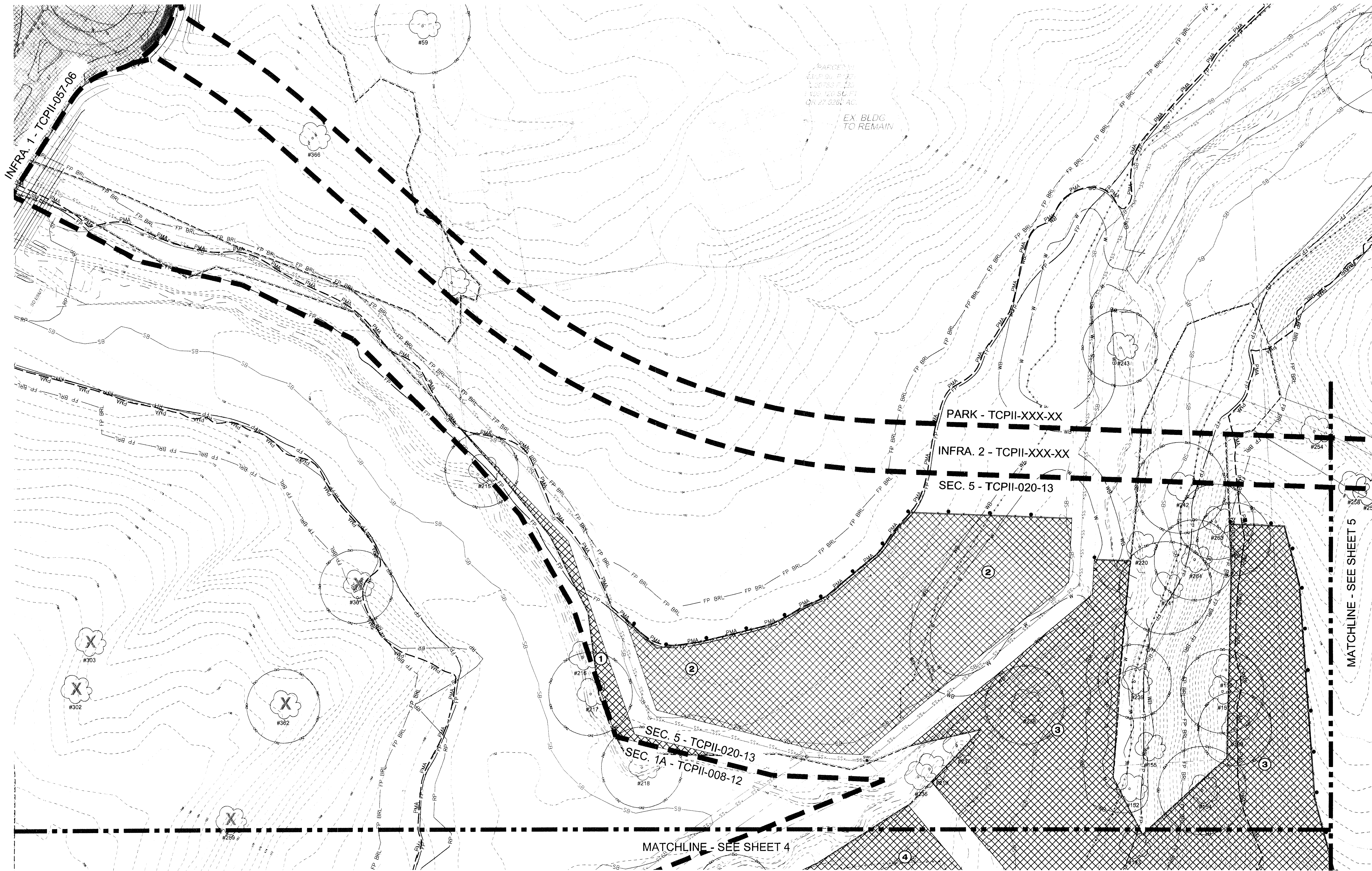
E

D

C

B

A



PARCELS BY
DEVELOPER
10000 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20706
301.721.5351
www.dewberry.com

EX BLDG
TO REMAIN

SHEET 3	LABEL	AREA (ACRES)
WOODLAND RE/AFFORESTATION (WRA)	1	0.13
WOODLAND RE/AFFORESTATION (WRA)	2	1.88
WOODLAND RE/AFFORESTATION (WRA)	3	3.73
WOODLAND RE/AFFORESTATION (WRA)	4	1.93

LEGEND

210 --- EXISTING MAJOR CONTOUR
212 --- EXISTING MINOR CONTOUR
--- EXISTING BOUNDARY
--- EXISTING ADJACENT PROPERTY
--- EXISTING FOREST STAND
--- EXISTING FLOOD PLAIN
--- EXISTING FLOOD PLAIN SET BACK
PMA --- PATUXENT MANAGEMENT AREA
--- EXISTING STREAM
--- EXISTING STREAM BUFFER
--- EXISTING TREE LINE
--- EXISTING NON-WOODLAND AREA

■ SPECIMEN TREE SIGN
● AFFORESTATION / REFORESTATION SIGN
--- TREE PROTECTION FENCE (PERMANENT)

WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)

SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED

AFFORESTATION / REFORESTATION 5

SEC. XX - TCPII-XXX-XX
SEC. XX - TCPII-XXX-XX SECTION LINE

1 10
2 2
3 10
10

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.

M-NCPPC
PRINCE GEORGE'S COUNTY
PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII-020-13

Approved by *K.F. Mui* Date *11/08/13*

01			
02			
03			
04			
05			

M.N.C.P.P.C. APPROVALS

PROJECT NAME: SMITH HOME FARM
PROJECT NUMBER: SDP-1302

For Certificate of Approval and Site Plan Review, the Applicant must submit the following information to the Department of Planning and Environmental Management:

Department of Planning and Environmental Management	Department of Public Works	Department of Public Safety	Department of Public Works
11/8/13	JR	11/13/13	



Dewberry
Consultants LLC
Formerly known as
Dewberry & Davis LLC

10000 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20706
301.721.5351
www.dewberry.com

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

ATTORNEY/CONTACT:
MARVA JO CAMP
PH: 301-943-0255
ADDITIONAL CONTACT:
SEAN F. BRUCE
S. F. BRUCE DEVELOPMENT
PH: 301-502-0655

SMITH HOME FARM
PRINCE GEORGE'S COUNTY
MARYLAND
6TH & 15TH ELECTION DISTRICTS
TAX MAP: 90, 91 - GRID: MULTIPLE
ADJUSTED PARCEL 1 PARCELS III, IV, VI, VII, VIII & IX
2007 MAP REFERENCE: 20SSE08-09, 20SSE09-08, 20TSE08

SEAL

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME AND THAT I AM A
DULY LICENSED LAND SURVEYOR
UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 10713,
EXPIRATION DATE: JULY 14, 2014.

KEY PLAN

THIS TCPII PLAN SHEET CORRESPONDS
TO SHEET 3 OF THE SDP.

SCALE

SCALE: 1"=50'

No.	DATE	BY	Description
REVISIONS			

DRAWN BY: RAL
APPROVED BY: TA
CHECKED BY: LRB
DATE: MAY 2013

TITLE
**TYPE II TREE
CONSERVATION
PLAN
SECTION 5**

DEWBERRY JOB NO. 50038403

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

TAX MAP: 90, 91 - GRID: MULTIPLE
ADJUSTED PARCEL I, PARCELS III, IV, V, VII, VIII & X
2007 MAP REFERENCE: 20SE08-09, 20SE08-09, 20TSE08

STATE OF MARYLAND
 DEPARTMENT OF GENERAL SERVICES
 DIVISION OF GENERAL SERVICES
 OFFICE OF THE STATE ARCHITECT
 No. 1079
 EXPIRATION DATE: JULY 14, 2014

John 7-5-13

PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE
 DOCUMENTS WERE PREPARED OR
 APPROVED BY ME, AND THAT I AM A
 JULY LICENSED LANDSCAPE ARCHITECT
 UNDER THE LAWS OF THE STATE OF
 MARYLAND, LICENSE NO. 1079.
 EXPIRATION DATE: JULY 14, 2014.

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

SCALE

0 50' 100'

SCALE: 1"=50'

[illegible]

No.	DATE	BY	Description
REVISIONS			

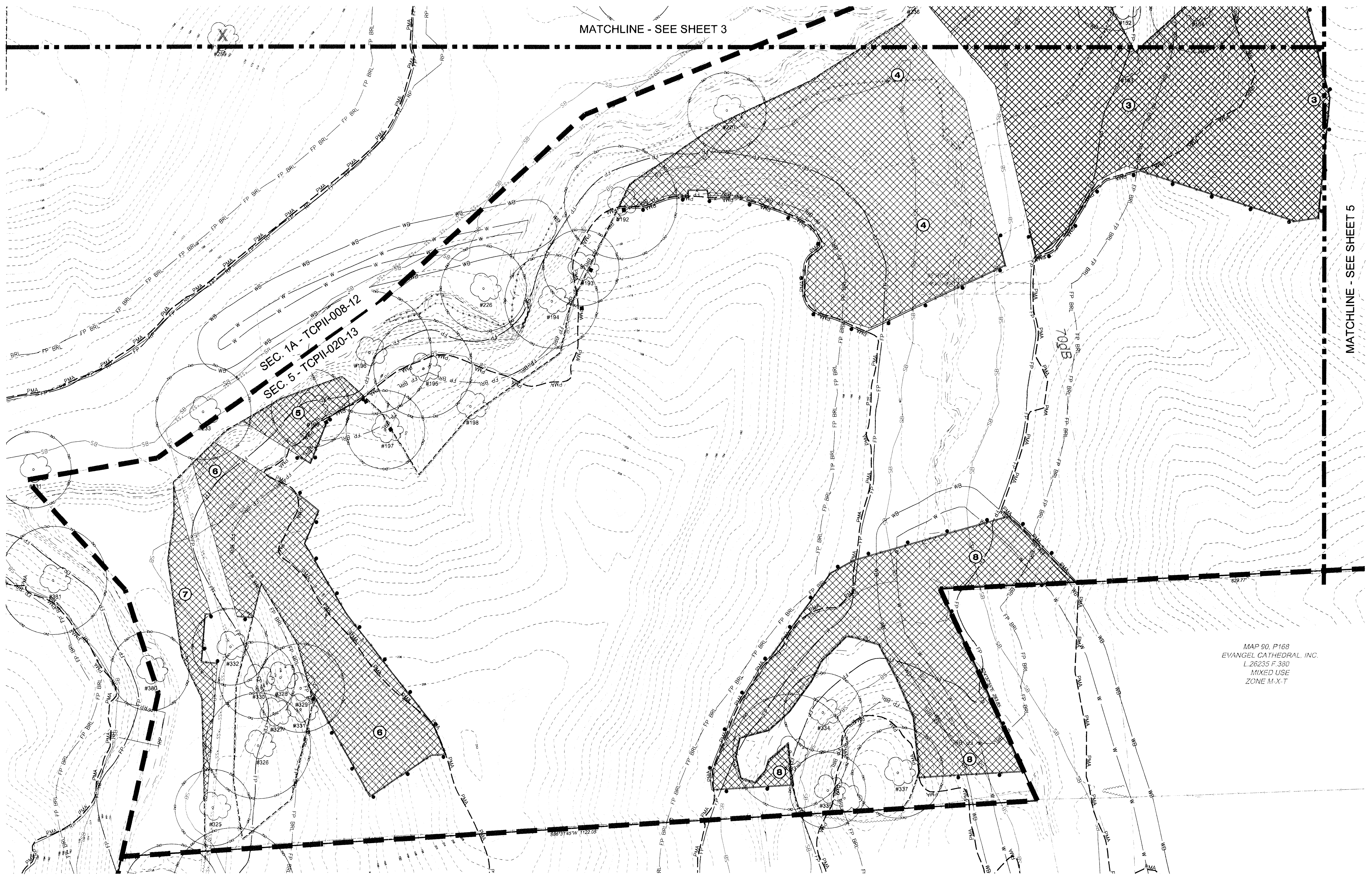
DRAWN BY	RAL
APPROVED BY	TA
CHECKED BY	LRB
DATE	MAY 2013

TITLE
TYPE II TREE
CONSERVATION
PLAN
SECTION 5

DEWBERRY JOB NO. 50038403

4

SHEET NO. 4 OF 8



SHEET #	LABEL	AREA (ACRES)
WOODLAND RE/AFFORESTATION (WRA)	3	3.73
WOODLAND RE/AFFORESTATION (WRA)	4	1.93
WOODLAND RE/AFFORESTATION (WRA)	5	0.15
WOODLAND RE/AFFORESTATION (WRA)	6	0.98
WOODLAND RE/AFFORESTATION (WRA)	7	0.19
WOODLAND RE/AFFORESTATION (WRA)	8	1.25

LEGEND

	EXISTING MAJOR CONTOUR		WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
	EXISTING MINOR CONTOUR		SPECIMEN CHAMPION HISTORIC TREE TO BE SAVED
	EXISTING BOUNDARY		AFFORESTATION / REFORESTATION
	EXISTING ADJACENT PROPERTY		SEC. XX - TCP11-XXX-XX
	EXISTING FOREST STAND		SEC. XX - TCP11-XXX-XX
	EXISTING FLOOD PLAIN		SECTION LINE
	EXISTING FLOOD PLAIN SET BACK		
	PATUXENT MANAGEMENT AREA		
	EXISTING STREAM		
	EXISTING STREAM BUFFER		
	EXISTING TREE LINE		
	EXISTING NON-WOODLAND AREA		
	SPECIMEN TREE SIGN		
	AFFORESTATION / REFORESTATION SIGN		
	TREE PROTECTION FENCE (PERMANENT)		

M-NCPPC
PRINCE GEORGE'S COUNTY
PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII-020-13

M.N.C.P.P.C. APPROVALS

PROJECT NAME:	SMITH HOME FARM
PROJECT NUMBER:	SDP-1302

For Condition of Approval See SLS Plan Cover Sheet or Approval
The Revisions Listed Below Apply to This Sheet

Approval of Contract	Approval of Contract	Approval of Contract	Certification
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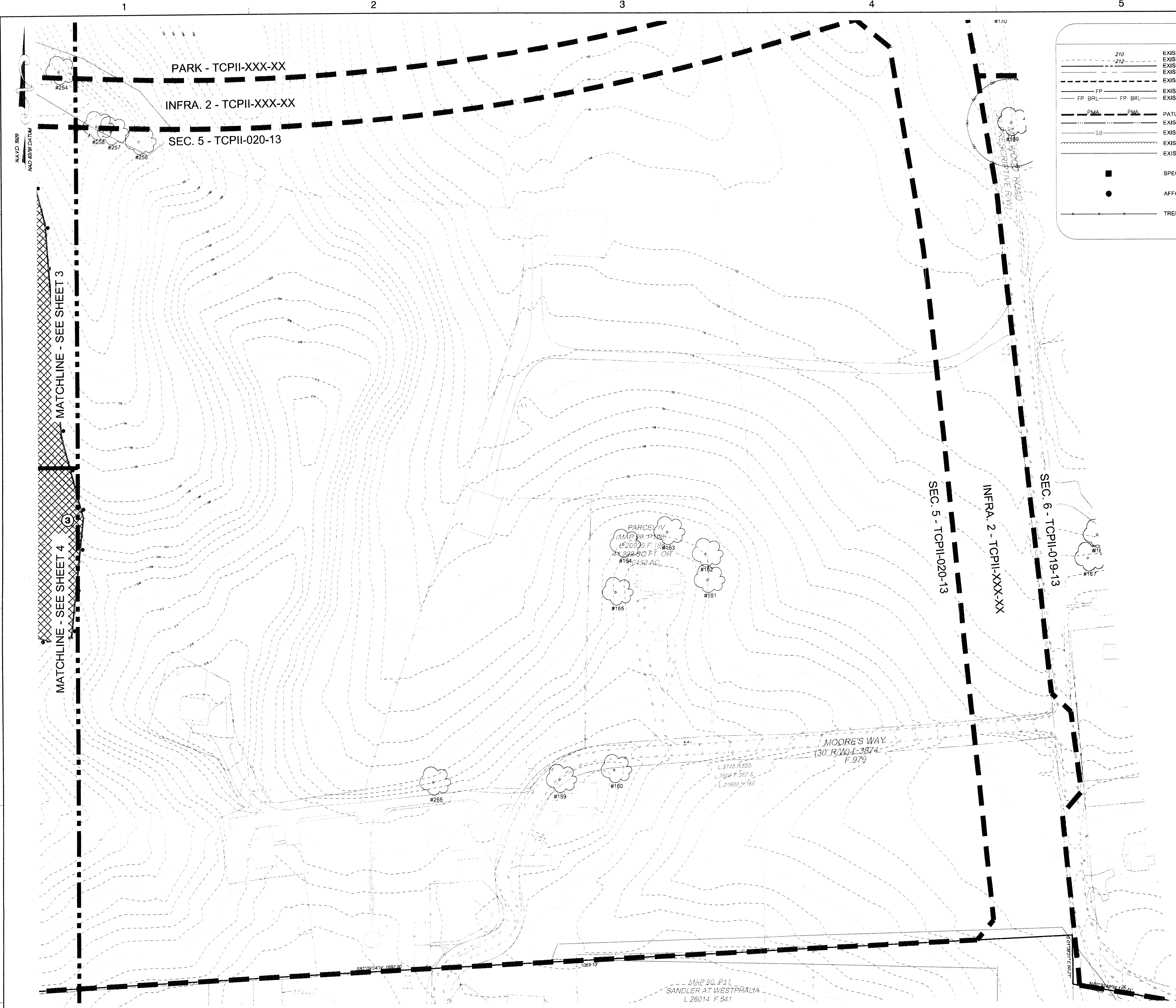
DATE	NAME	SIGNATURE	DATE
11.8.13	JK		11.13.13

NOTE

FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.cal811.com
<http://www.missutility.net>

48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY

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



LEGEND

210	EXISTING MAJOR CONTOUR	WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
212	EXISTING MINOR CONTOUR	
---	EXISTING BOUNDARY	
---	EXISTING ADJACENT PROPERTY	
---	EXISTING FOREST STAND	
FP	EXISTING FLOOD PLAIN	SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
FP BRL	EXISTING FLOOD PLAIN SET BACK	
PMA	PATUXENT MANAGEMENT AREA	
PMA	EXISTING STREAM	AFFORESTATION / REFORESTATION
SB	EXISTING STREAM BUFFER	5
---	EXISTING TREE LINE	SEC. XX - TCPII-XXX-XX
---	EXISTING NON-WOODLAND AREA	SEC. XX - TCPII-XXX-XX
■	SPECIMEN TREE SIGN	
●	AFFORESTATION / REFORESTATION SIGN	
---	TREE PROTECTION FENCE (PERMANENT)	

SHEET 5	LABEL	AREA (ACRES)
WOODLAND RE/AFFORESTATION (WRA)	3	3.73

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

M-NICPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII-020-13		M.N.C.P.P.C. APPROVALS PROJECT NAME: SMITH HOME FARM PROJECT NUMBER: SDP-1302 For Condition of Approval use this Plan Cover Sheet in Support of "Performance Based Review" to the SDP.	
Approved by <i>AF mch</i>	Date <i>11/08/13</i>	Approved by <i>JK</i>	Date <i>11/13/13</i>
01			
02			
03			
04			
05			

Dewberry
Dewberry & Davis, LLC
10003 DEREKWOOD LANE
SUITE 201
LANNAM, MD 20706
301.731.0551
301.731.0188 (FAX)
www.dewberry.com

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

ATTORNEY/CONTACT:
MARVA JO CAMP
PH: 301-943-0255

ADDITIONAL CONTACT:
SEAN F. BRUCE
S. F. BRUCE DEVELOPMENT
PH: 301-502-0856

SMITH HOME FARM
PRINCE GEORGE'S COUNTY
MARYLAND
6TH & 15TH ELECTION DISTRICTS
TAX MAP: 90, 91 - GRID: MULTIPLE
ADJUSTED PARCEL I, PARCELS III, IV, V, VII, VIII & IX
2007 MAP REFERENCE: 2005SE08-09, 2005E09-09, 2075E08

SEAL

PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland, License No. 10729, Expiration Date: July 14, 2014.

KEY PLAN

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

SCALE
0 50' 100'
SCALE: 1"=50'

No.	DATE	BY	Description
REVISIONS			
DRAWN BY: RAL			
APPROVED BY: TA			
CHECKED BY: LRB			
DATE: MAY 2013			
TITLE TYPE II TREE CONSERVATION PLAN SECTION 5			
DEWBERRY JOB NO. 50038403			
5			
SHEET NO. 5 OF 8			

F
E
D
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B
A

REFORESTATION/AFFORESTATION PLANT SCHEDULES

AFFORESTATION / REFORESTATION AREA #1 (SECTION 5)						Acreage	0.13	Upland Plantings
Species		Planting Stock			Reforestation	Percent of		Stocking
Botanical Name	Common Name	Size	Credits/Unit	Type	Quantity	Credits		
<i>Acer rubrum</i>	Red Maple	Seedling: 6"-18" HT.	1	Bare Root	25	25	24.0%	
<i>Liquidambar styraciflua</i>	Sweetgum	Seedling: 6"-18" HT.	1	Bare Root	20	20	19.2%	
<i>Pinus taeda</i>	Loblolly Pine	Seedling: 6"-18" HT.	1	Bare Root	9	9	8.7%	
<i>Platanus occidentalis</i>	American Sycamore	Seedling: 6"-18" HT.	1	Bare Root	25	25	24.0%	
<i>Quercus phellos</i>	Willow Oak	Seedling: 6"-18" HT.	1	Bare Root	25	25	24.0%	
					Reforestation Units Provided	104		
					Total Reforestation Units Required	104		
					Excess	0		
AFFORESTATION / REFORESTATION AREA #2 (SECTION 5)						Acreage	1.88	Upland Plantings
Species		Planting Stock			Reforestation	Percent of		Stocking
Botanical Name	Common Name	Size	Credits/Unit	Type	Quantity	Credits		
<i>Acer rubrum</i>	Red Maple	Seedling: 6"-18" HT.	1	Bare Root	345	345	22.9%	
<i>Liquidambar styraciflua</i>	Sweetgum	Seedling: 6"-18" HT.	1	Bare Root	340	340	22.6%	
<i>Pinus taeda</i>	Loblolly Pine	Seedling: 6"-18" HT.	1	Bare Root	139	139	9.2%	
<i>Platanus occidentalis</i>	American Sycamore	Seedling: 6"-18" HT.	1	Bare Root	340	340	22.6%	
<i>Quercus phellos</i>	Willow Oak	Seedling: 6"-18" HT.	1	Bare Root	340	340	22.6%	
					Reforestation Units Provided	1,504		
					Total Reforestation Units Required	1,504		
					Excess	0		
AFFORESTATION / REFORESTATION AREA #3 (SECTION 5)						Acreage	3.73	Upland Plantings
Species		Planting Stock			Reforestation	Percent of		Stocking
Botanical Name	Common Name	Size	Credits/Unit	Type	Quantity	Credits		
<i>Acer rubrum</i>	Red Maple	Seedling: 6"-18" HT.	1	Bare Root	600	600	20.1%	
<i>Cercis canadensis</i>	Eastern Redbud	Seedling: 6"-18" HT.	1	Bare Root	320	320	10.7%	
<i>Pinus taeda</i>	Loblolly Pine	Seedling: 6"-18" HT.	1	Bare Root	279	279	9.3%	
<i>Liquidambar styraciflua</i>	Sweetgum	Seedling: 6"-18" HT.	1	Bare Root	595	595	19.9%	
<i>Platanus occidentalis</i>	American Sycamore	Seedling: 6"-18" HT.	1	Bare Root	595	595	19.9%	
<i>Quercus phellos</i>	Willow Oak	Seedling: 6"-18" HT.	1	Bare Root	595	595	19.9%	
					Reforestation Units Provided	2,984		
					Total Reforestation Units Required	2,984		
					Excess	0		
AFFORESTATION / REFORESTATION AREA #4 (SECTION 5)						Acreage	1.93	Upland Plantings
Species		Planting Stock			Reforestation	Percent of		Stocking
Botanical Name	Common Name	Size	Credits/Unit	Type	Quantity	Credits		
<i>Acer rubrum</i>	Red Maple	Seedling: 6"-18" HT.	1	Bare Root	320	320	20.7%	
<i>Cercis canadensis</i>	Eastern Redbud	Seedling: 6"-18" HT.	1	Bare Root	110	110	7.1%	
<i>Pinus taeda</i>	Loblolly Pine	Seedling: 6"-18" HT.	1	Bare Root	154	154	10.0%	
<i>Liquidambar styraciflua</i>	Sweetgum	Seedling: 6"-18" HT.	1	Bare Root	320	320	20.7%	
<i>Platanus occidentalis</i>	American Sycamore	Seedling: 6"-18" HT.	1	Bare Root	320	320	20.7%	
<i>Quercus phellos</i>	Willow Oak	Seedling: 6"-18" HT.	1	Bare Root	320	320	20.7%	
					Reforestation Units Provided	1,544		
					Total Reforestation Units Required	1,544		
					Excess	0		
AFFORESTATION / REFORESTATION AREA #5 (SECTION 5)						Acreage	0.15	Upland Plantings
Species		Planting Stock			Reforestation	Percent of		Stocking
Botanical Name	Common Name	Size	Credits/Unit	Type	Quantity	Credits		
<i>Acer rubrum</i>	Red Maple	Seedling: 6"-18" HT.	1	Bare Root	35	35	29.2%	
<i>Liquidambar styraciflua</i>	Sweetgum	Seedling: 6"-18" HT.	1	Bare Root	25	25	20.8%	
<i>Pinus taeda</i>	Loblolly Pine	Seedling: 6"-18" HT.	1	Bare Root	10	10	8.3%	
<i>Platanus occidentalis</i>	American Sycamore	Seedling: 6"-18" HT.	1	Bare Root	25	25	20.8%	
<i>Quercus phellos</i>	Willow Oak	Seedling: 6"-18" HT.	1	Bare Root	25	25	20.8%	
					Reforestation Units Provided	120		
					Total Reforestation Units Required	120		
					Excess	0		

AFFORESTATION / REFORESTATION AREA #6 (SECTION 5)						Acreage	0.98	Upland 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	180	180	23.0%	
Cercis canadensis	Eastern Redbud	Seedling: 6'-18" HT.	1	Bare Root	175	175	22.3%	
Liquidambar styraciflua	Sweetgum	Seedling: 6'-18" HT.	1	Bare Root	175	175	22.3%	
Pinus taeda	Loblolly Pine	Seedling: 6'-18" HT.	1	Bare Root	79	79	10.1%	
Quercus rubra	Red Oak	Seedling: 6'-18" HT.	1	Bare Root	175	175	22.3%	
					Reforestation Units Provided	784		
					Total Reforestation Units Required	784		
					Excess	0		
AFFORESTATION / REFORESTATION AREA #7 (SECTION 5)						Acreage	0.19	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	35	35	23.0%	
Liquidambar styraciflua	Sweetgum	Seedling: 6'-18" HT.	1	Bare Root	35	35	23.0%	
Pinus taeda	Loblolly Pine	Seedling: 6'-18" HT.	1	Bare Root	12	12	7.9%	
Platanus occidentalis	American Sycamore	Seedling: 6'-18" HT.	1	Bare Root	35	35	23.0%	
Quercus phellos	Willow Oak	Seedling: 6'-18" HT.	1	Bare Root	35	35	23.0%	
					Reforestation Units Provided	152		
					Total Reforestation Units Required	152		
					Excess	0		
AFFORESTATION / REFORESTATION AREA #8 (SECTION 5)						Acreage	1.25	Upland 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	210	210	21.0%	
Cercis canadensis	Eastern Redbud	Seedling: 6'-18" HT.	1	Bare Root	75	75	7.5%	
Pinus taeda	Loblolly Pine	Seedling: 6'-18" HT.	1	Bare Root	85	85	8.5%	
Liquidambar styraciflua	Sweetgum	Seedling: 6'-18" HT.	1	Bare Root	210	210	21.0%	
Platanus occidentalis	American Sycamore	Seedling: 6'-18" HT.	1	Bare Root	210	210	21.0%	
Quercus phellos	Willow Oak	Seedling: 6'-18" HT.	1	Bare Root	210	210	21.0%	
					Reforestation Units Provided	1,000		
					Total Reforestation Units Required	1,000		
					Excess	0		
NOTES:								
1. The following (lowland) species may be planted in the floodplain: Red Maple, Sweetgum, Loblolly Pine, American Sycamore, and Willow Oak.								
2. 800 reforestation units (or 400 caliper inches) per acre rather than 1,000 units per acre has been used as directed by Pat Vance of MNCPPC Environmental Planning via meeting with Dewberry on 11/22/2011.								

Prince Georges County MD Upland Forest Mix			
% of Mix	Latin Name	Common Name	Cultivar / Ecotype
4	Agrostis perennans	Autumn Bentgrass	PA
20	Elymus virginicus	Virginia Wildrye	Suther
25	Panicum anceps	Beaked Panicgrass	MD or SC
16	Panicum clandestinum	Deertongue	Tioga
17	Tridens flavus	Purple Top	MO
2	Cornus florida	Flowering Dogwood	Any
2	Nyssa sylvatica	Black Gum	Any
3	Prunus serotina	Black Cherry	Any
5	Quercus alba	White Oak	Any
5	Quercus rubra	Red Oak	Any
1	Rhus typhina	Staghorn Sumac	Any
100	Total		
Apply at 25 lbs/acre with 30 lbs/acre cover crop			
For a cover crop use either grain oats (Jan 1 to Aug 1) or grain rye (Aug 1 to Jan 1).			

Prince Georges County MD Lowland Mix			
% of Mix	Latin Name	Common Name	Cultivar / Ecotype
5	Carex lupulina	Hop Sedge	MD
5	Carex lurida	Lurid Sedge	PA
7	Carex vulpinoidea	Fox Sedge	PA
5	Cinna arundinacea	Wood Reedgrass	PA
20	Elymus virginicus	Virginia Wildrye	Suther
2	Juncus effusus	Soft Rush	NC or PA
20	Panicum clandestinum	Deertongue	Tioga
30	Panicum rigidulum	Redtop Panicgrass	NC
1	Scirpus cyperinus	Woolgrass	PA
0.5	Cephalanthus occidentalis	Buttonbush	PA
2	Comus amomum	Silky Dogwood	PA
2	Lindera benzoin	Spicebush	Any
0.25	Rosa palustris	Swamp Rose	PA
0.25	Spireae tomentosa	Steeplebush	PA
100	Total		
Apply at 20 lbs/acre with 30 lbs grain rye/acre as a cover crop			

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-251-7777
OR LOG ON TO
www.811.com
http://www.midelectric.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.



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301.731.0188 (FAX)
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DEVELOPER/APPLICANT
SHF PROJECT OWNER, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067

ATTORNEY/CONTACT:
MARVA JO CAMP
PH: 301-943-0255
ADDITIONAL CONTACT:
SEAN F. BRUCE
S. F. BRUCE DEVELOPMENT
PH: 301-502-0956

SMITH HOME FARM
PRINCE GEORGES COUNTY
MARYLAND
6TH & 15TH ELECTION DISTRICTS
TAX MAP: 90, 91 - GRID: MULTIPLE
ADJUSTED PARCEL

[illegible]

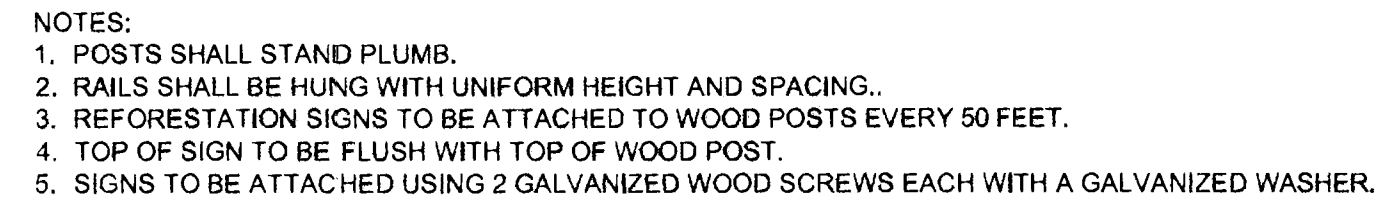
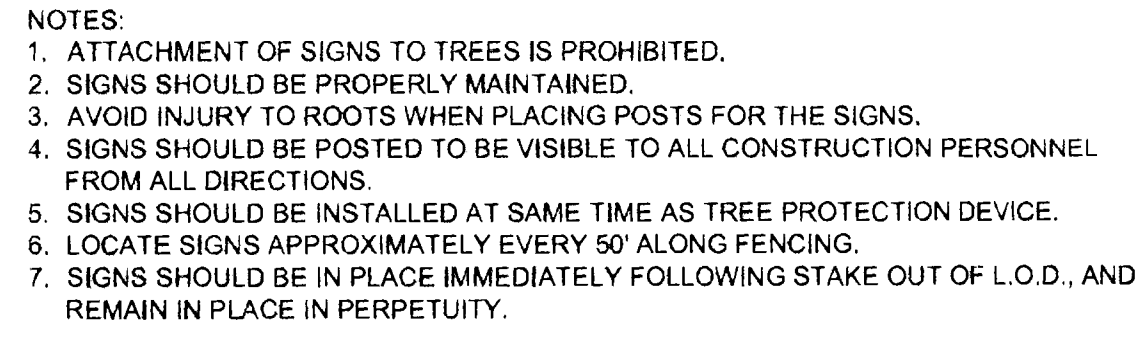
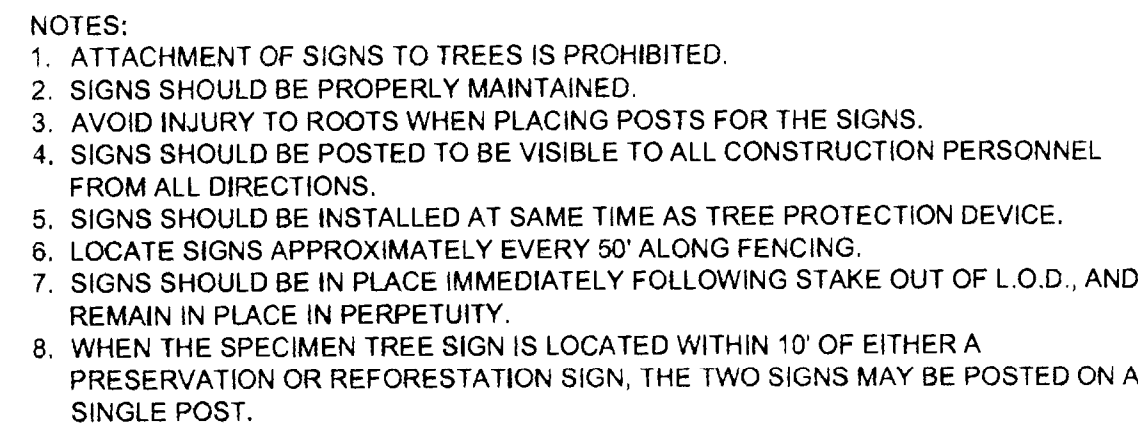
No.	DATE	BY	Description
REVISIONS			

DRAWN BY	RAL
APPROVED BY	TA
CHECKED BY	LRB
DATE	MAY 2013

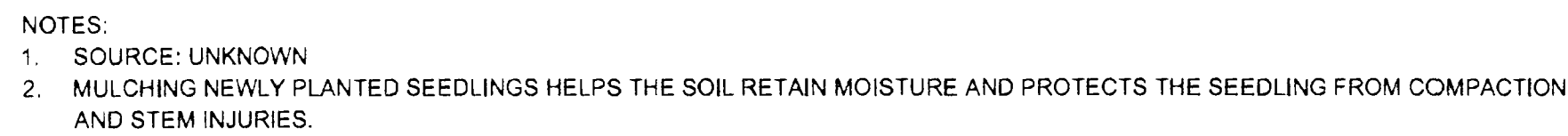
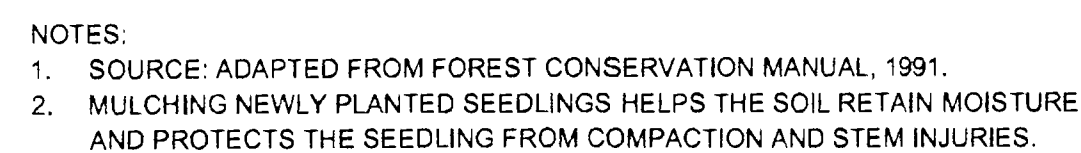
TITLE

**TYPE II TREE
CONSERVATION
PLAN
SECTION 5
DETAILS, NOTES,
& COMPUTATIONS**

DEWBERRY JOB NO. 50038403



WHIPS OR SEEDLINGS



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