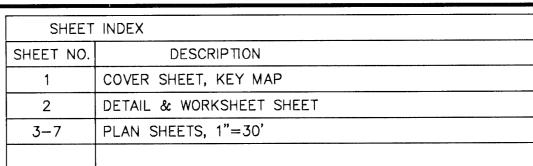
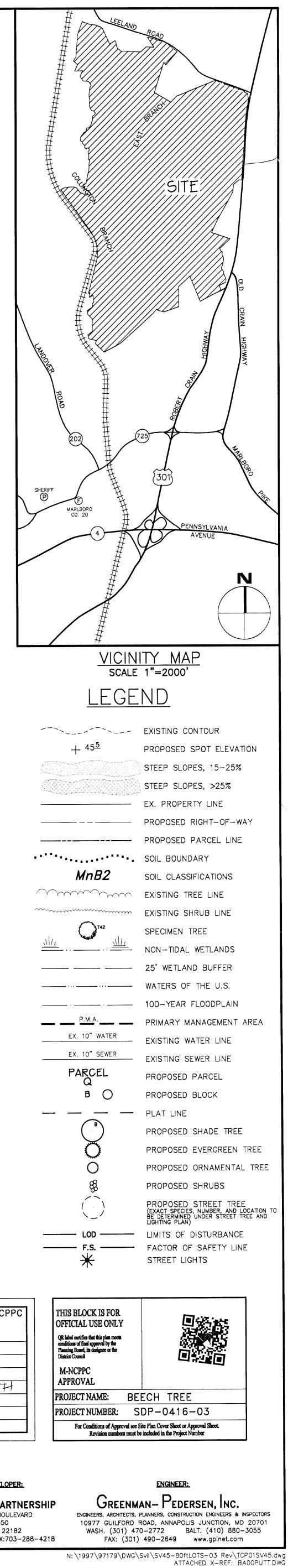


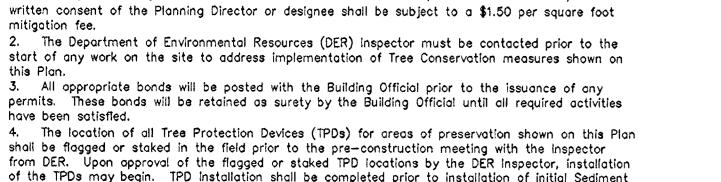
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	10/30/15	REV. SV5 TO TOWNHOUSES	мн
	1/21/11	85 LOTS & SEPERATE SV 4&5 PLAN	SMD
NO.	DATE	DESCRIPTION	BY





TCP2-026-12 Approved By: Date: DRD: Reason for Revision KI, FINCH 3/30/2015 01 KIFMM 11/16/16 3416-03 Addition of TH	Approved By: Date: DRD: Reason for Revision KI, FINCH 3/30/2015					nning Section
KI, FINCH 3/30/2015	KI, FINCH 3/30/2015			TCF	² 2- 026	-12
			Approved By:	Date:	DRD:	Reason for Revision
-01 KIFMUL 11/16/16 37,6-03 Addition of TA	-01 KIFMUL 11/16/16 2715-03 Addition of T	_	KI, FINCH	3/30/2015		
		-01	KIFMUL	11/16/16	2715-0	3 Addition of TI
				/ /		0

OWNER/DEVELOPER: VOB LIMITED PARTNERSHIP 8245 BOONE BOULEVARD SUITE 550 VIENNA, VA 22182 703–288–4200 FAX:703–288–4218



4. The location of all Tree Protection Devices (TPDs) for areas of preservation shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the inspector from DER. Upon approval of the flagged or staked TPD locations by the DER inspector, installation of the TPDs may begin. TPD installation shall be completed prior to installation of initial Sediment

Woodland Conservation — Tree Save Areas shall be posted as shown at the same time as Tree

Controls. No cutting or clearing of trees may begin before final opproval of TPD installation.

phase shall be installed prior to any disturbance within that phase of work.

Protective Device installation. The signs shall remain in place in perpetuity.

5. Since work on this project will be initiated in several phases all TPDs required for a given

7. Roots of all trees within 20 feet of the limits of disturbance shall be cut along the limits of

8. Contractor is liable for any damages he causes during construction to any preservation areas,

9. Approved Sediment and Erosion Control Measures may be substituted in lieu of Tree Protective

Use 2"x4" lumber for / cross bracing

Devices (TPDs) shown on this plan. In-field location and substitutions must be approved by the

disturbance to a depth of at least 18 inches using a vibratory plow (cable laying machine) or

toothed chain trencher, prior to installation of Tree Protective Devices or start of grading.

fences, roads, paved paths, utilities, or other improvements on private or public property.

10. Tree Protection Device shown below (Detail 1) is to be used for both preservation and

MAXIMUM

8 FEET

TREE PROTECTIVE DEVICE

MAXIMUM 8 FEET

SMOOTH WRE FENCE

BLAZE ORANGE PLASTIC MESH

Use an 8° wire "U

to secure the bottor

GENERAL NOTES

erecting the protective device. Anchor posts should be placed to avoid

Limits of disturbance will be set as part of

he review process for an approved TCP.

2. The boundaries of the limits of disturbance

should be staked and flagged prior to

sevening or damaging large tree roots.

4. Fencing material should be fastened securely to the anchor posts, cross bracing, and

TPD-G

OPTION 3

TREE CONSERVATION SIGN

INSTALL WIRE AT ABOUT EQUAL SPACING

have been satisfied.

3. All appropriate bonds will be posted with the Building Official prior to the issuance of any

1. Cutting or clearing of woodland not in conformance with this plan or without the expressed

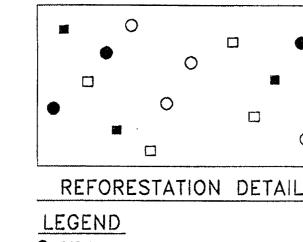
General Tree Conservation Notes:

DER Inspector.

reforestation areas.

TYP

Anchor posts should be minimum 2", steel U-channel or 2"x2" timber at least 6' in length.



RED MAPLE O PIN OAK SWEETGUM

REFORESTATION PLANT

SPECIES ACER RUBRUM - RED MAPLE QUERCUS PALUSTRIS - PIN OAK LIQUIDAMBER STYRACIFLUA - SWEETGUM

ILEX OPACA - AMERICAN HOLLY

1,000 Seedling Equivalents per Acre, and that a Whip is the Equivalent to Two Seedlings, so that 500 Whips per Acre Satisfies the Requirement.

Reforestation Notes:

1. Seedlings will be hand planted using random distribution of species and locations, at an average of 500 inch calipers per acre, utilizing the "Dibble Planting Method". 2. Seedlings will be graded for quality, especially root systems, before planting, and come from local sources.

5. Contractor will provide for proper care of seedlings, including during transport, in storage, and handling in the field. 4. Any tree shown by inspection within 30 days of planting to be improperly planted will be replaced and properly planted with new trees of the same type and specifications. If 20% or more of seedlings are improperly planted, the entire stand may be required to be replaced with new trees properly planted, or the total cost of the trees and replanting repaid to the owner, at the owner s

5. The planting contractor shall guarantee a minimum of 75% survival of the plants for 5 years from date of planting. Plants will be field checked at least three times during the first year, with watering if needed and control of undesirable vegetation if needed. Plants will be field checked two times during the second and third years with reinforcement planting if needed and control of undesirable vegetation if needed. Plants will be field checked one time during the fourth and fifth years with reinforcement planting if needed. Records of survival to be maintained during the field checks. Field data forms will be sent to the client after each visit. (See Tee Condition Check Sheet on plan.) Dead plants will be replaced to maintain at least 75% survival. Perimeter fencing and signage will be removed after year 5 based on the date planted. Contractor will locate all existing utilities prior to start of operations.

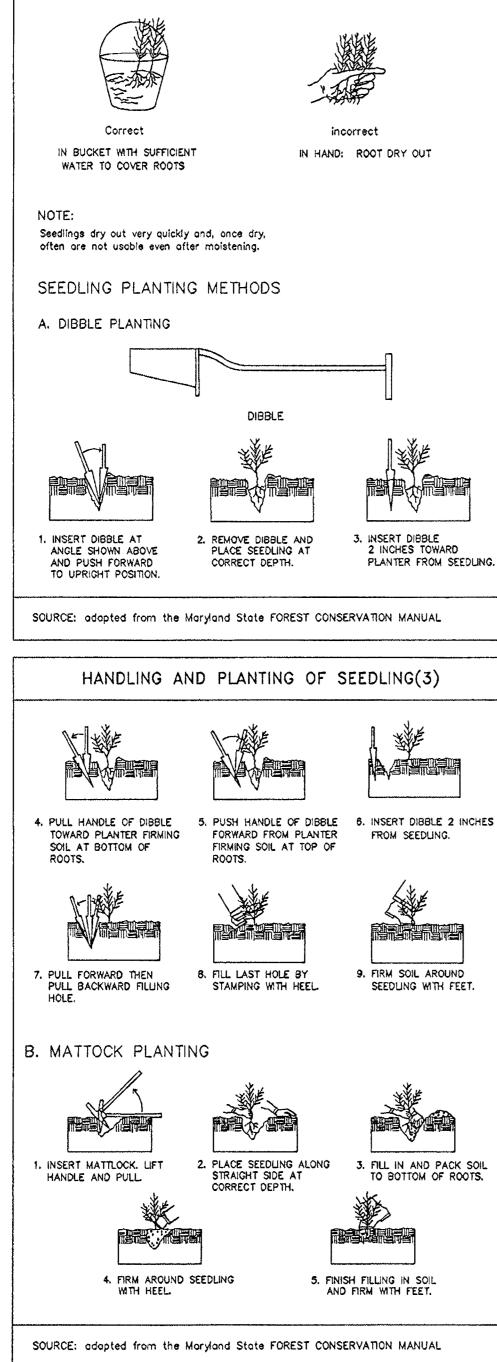
Contractor to adjust plant locations to avoid existing utilities and maintain existing easements. New plant locations to be approved by the County and/or Urban Forester. B. Contractor is liable for damages caused to any utilities, including any repairs, at no additional cost to the owner. 9. Contractor is liable for damages he causes during planting to any fences, roads, paved paths, other improvements on private or public property.

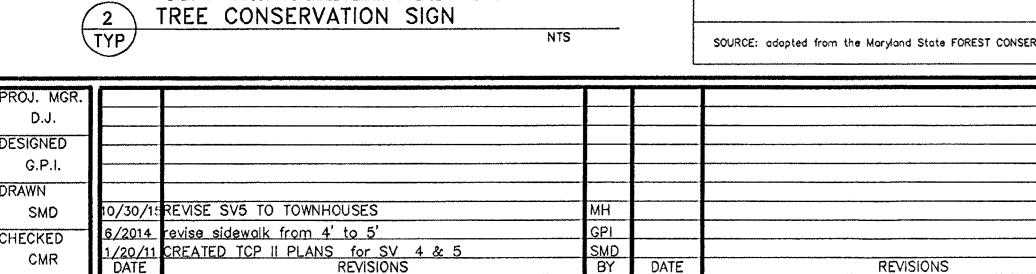
10. Twenty-five percent (25%) of Afforestation requirements met through the use of landscope plant materials in Afforestation areas. 11. All reforestation/afforestation areas adjacent to lots, and split rail fencing along the outer

edge of all reforestation/afforestation areas shall be installed prior to issuance of use and occupancy permits for the adjacent lots. 12. All reaeneration, reforestation/afforestation areas adjacent to lots shall have an edge planting treatment of double row of larger stock, with a minimum of one-inch caliper, shall be planted.

HANDLING AND PLANTING OF SEEDLING(2)

HANDLING SEEDLINGS IN THE FIELD





NTS

3. SMOOTH WRE SHOULD BE EVENLY SPACED ALONG THE HEIGHT OF THE POSTS, AND FASTENED SECURELY TO THE POSTS. MINIMUM ACCEPTABLE WRE IS "LIGHT GUAGE, CLASS 1", GALVANIZED. 4. TREE CONSERVATION AREA SIGNS WILL BE SECURELY ATTACHED TO AT LEAST EVERY FIFTH POST AND SHALL REMAIN IN PLACE IN PERPETUITY.

1. TREE PROTECTIVE DEVICE LOCATIONS WILL CORRESPOND TO THE LOCATIONS SHOWN ON THIS TREE CONSERVATION PLAN.

__ANCHOR POSTS SHOULD BE INSTALLED TO A DEPTH OF AT LEAST 2'.

FENCE POSTS WILL BE A MINIMUM OF 1 3/4 " X 1" STEEL U-CHANNEL OR 2" X 2" LUMBER, SPACED NO MORE THAN 8 FEET APART. POSTS WILL BE INSTALLED AT LEAST 2 FEET DEEP.

- 5. SEDIMENT AND EROSION CONTROL MEASURES WILL COMPLY WITH THE SEDIMENT CONTROL PLAN AS APPROVED BY THE PRINCE GEORGE'S COUNTY SOIL CONSERVATION DISTRICT, AND MAY INCLUDE COMBINATIONS OF SEDIMENT CONTROL FENCING WITH TREE CONSERVATION AREA PROTECTIVE DEVICE FENCING, IF SO
- DEVICES WILL BE ERECTED IMMEDIATELY AFTER TREE AND IS COMPLETED, AND REMOVED AFTER THE FINAL (5 YEAR) THE CONTRACTOR WILL ADVISE THE OWNER IN WRITING WHEN
- 6 TREE PROTECTION DEVICE TYPE 2
- TYP SMOOTH WIRE FENCE
 - MIN. 11"
 - TREE CONSERVATION AREA MACHINERY, DUMPING
 - OR STORAGE
- OF ANY MATERIALS IS

997\97179\DWG\SviNSV45-80ftLOTS-03 Rev\TCP02SV45.dwg, 11/15/2016 5:05:11 PM, \Wd1ps1v\MD1-Engineering,

- PROHIBITED
- Violators are Subject t
 - Fines as imposed by the Maryland Forest Conservation Act of 1991

 - 2. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.

- 1. SIGN TO BE LAMINATED CARDBOARD OR PLASTIC WHITE WITH RED PRINT.
- - , TREE CONSERVATION AREA SIGNS WILL BE SECURELY ATTACHED TO AT LEAST EVERY FIFTH POST AND SHALL REMAIN IN PLACE IN PERPETUITY.

MAMERICAN HOLLY

SCHE	DULE
ONDITION	QUANTITY/ACR
WHIP	100 (20%)
WHIP	150 (30%)
WHIP	150 (30%)
WHIP	100 (20%)
	500

INSERT DIBBLE 2 INCHES TOWARD

₩Ē.

6. INSERT DIBBLE 2 INCHES FROM SEEDLING.

9. FIRM SOIL AROUND SEEDLING WITH FEET.

3. FILL IN AND PACK SOIL TO BOTTOM OF ROOTS.

AND FIRM WITH FEET.

RY

SPECIFICATIONS FOR PLANTING

Plant Identification. All plants shall be properly marked for identification.

List of Plant Material

The Contractor will verify the plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Landscape Architect. The Contractor shall furnish and plant all plants required to complete the work shown on the drawings. Substitution shall not be made without the written approval of the Landscape Architect. This Contract will be based on the bidder having verified prior to bidding, the availability of the required plant material as specified on the Plant Materials List.

Plant Quality

All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been sheared regularly, and shall be sound, free of plant disease or insect eggs and shall have a healthy normal root system. Plants shall be freshly dug and not heeled-in stock, nor from cold storage. All plants shall be nursery grown (except as noted below). Plants shall not be pruned prior to delivery. The shape of the plant shall in general conform to its natural growth proportions unless otherwise specified. Trees shall conform to the branching, caliber, and height specifications of the American Association of Nurserymen, and shall have a well-shaped, heavy branch structure for the species. Evergreen trees are to have an internode no greater than 18° and shall be uniformly well shaped. All plant sizes shall average at least the middle of the range given in the plant list.

Soil Mix

Soil mix will be 2/3 existing soil, 1/3 leafmold or equal organic material, thoroughly mixed and homogenized. Excavation

Holes for all plants shall be 18' larger in diameter than size of ball or container and shall have vertical sides. Hedges shall be planted in a trench 12' wider; beds for mass planting shall be entirely rototilled to a depth of 8' and shall be 18' beyond the average outside edge of plant

Planting

Backfilling shall be done with soil mix, reasonably free of stones, subsoil, clay lumps, stumps, roots, weeds, bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth, or hinder grading, planting, or maintenance operations. Should any unforeseen or unsultable planting conditions arise, such as faulty soil drainage or chemical residues, they should be called to the attention of the Landscape Architect and Dwner for adjustment before planting. The plant shall be set plumb and straight, and shall be staked at the time of planting, Backfill shall be well worked about the roots and settled by watering. Plants will be planted higher than surrounding grade. Shrubs will be 1' higher and trees will be 3' higher.

Cultivation

All trenches and shrub beds shall be cultivated, edged and mulched to a depth of 3' with fine shredded hardwood bark. The area around isolated plants shall be mulched to at least a 6' greater diameter than that of the hole. Plant beds adjacent to buildings shall be mulched to the building wall. Maintenance

The Contractor shall be responsible during the contract and up to the time of acceptance, for keeping the planting and work incidental thereto in good conditions, by replanting, plant replacement, watering, weeding, cultivating, pruning and spraying, restaking and cleaning up and by performing all other necessary operations of care for promotion of good plant growth so that all work is in satisfactory condition at time of acceptance, at no additional cost to the Owner

Fertilizer

Fertilizer shall be a slow release type contained in polyethylene perforated bags with micropore holes for controlled feeding such as Easy Grow as manufactured by Specialty Fertilizer, Inc., Box 355, Suffern, New York 10901 or approved equal. The bags shall contain 1 ounce of soluble fertilizer analysis 16-18-18 per units to last for three years and shall be applied during planting as recommended by the manufacturer. If fertilizer packets are not used the Contractor shall apply granular fertilizer to the soil mix with 10-6-4 analysis at the following rates: Tree Pits, 2-3 lbs. per caliper inch; Shrub Beds, 3-5 lbs. per 100 square foot; Ground cover, 2-3 lbs. per 100 square foot.

Ground Cover

All areas of ground cover shall be rototiled to a depth of 6. Apply 2" of organic material and rototill until thoroughly mixed. Apply fertilizer as stated above.

Guarantee and Replacement

All materials shall be unconditionally guaranteed for one year. The Contractor is not responsible for losses or damages caused by mechanical Injury or vandalism. Guarantee shall cover both labor and materials. Earth saucers and stakes and guys shall be removed and trees, shrubs, and whips mulched to 3' maximum depth with shredded bark just prior to expiration of the one-year guarantee. The owner shall be notified in writing when this work is to occur,

Plant Spacing

Plant spacing is generally to scale on plan. Shrub spacing is noted in the plant list. No plants except viney ground covers or espallered material shall be closer than 30' to building, walks or curbs.

WOODLAND CONSERVATION AREA EDGE MANAGEMENT NOTES Prepared by the Environmental Planning Section, Planning Department, M-NCPPC Revised 4/23/2003

Removal of Hazardous Tree or Hazardous Limbs By Developers or Builders

The Devoloper 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 Department of Environmental Resources as dead, dying or hazardous may be removed.

- A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a 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.
- 2. If a hazardous condition may be alleviated by corective pruning, the Licensed Arborist or the Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards ("Tree. Shrub, and other Woody Plant Maintenance - Standard Practices").
- Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval of the appropriate inspector may the tree be cut by chainsaw to neat the existing ground level. The stump may not be removed or covered with soil, mulch or other

materials that would inhibit sprouting.

GP

4. Debris from the tree removal or pruning that occurs within 35 fett of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition, The smaller the materials shall be placed into brush piles that will serve as wildlife habitat.

VIENNA, VA 22182

THIS PLAN IS FOR TREE

- OWNER/DEVELOPER:
- Total area in this application (ecces) Floodplain area in this application (ecces) Net Tract area in the application (ecces) Woodland on the Net Tract for this phase (ecces) Woodland in the Floodplain for this phase Woodland Cleared on Net Tract for this phase Woodland Cleared in Floodplain for this phase Woodland Cleared in PMA outside of FP (1:1) Off-site Woodland Clearing (1:1) Off-site Mitigation provided on this property Cummulative acres of Floodplain woodland cleared Smaller of d or e Smaler of d or e Woodland Clearing below WCT Replacement for clearing above the WCT (0.25 : 1) Replacement for clearing below the WCT (2 : 1) Alforestation Threshold (AFT) = VOB LIMITED PARTNERSHI Cumulative Woodland Conservation Required 8245 BOONE BOULEVARD SUITE 550 Voodland Conservation Provided: Preservation Alforestation (Reforestation Alforestation(Reforestation (PMA) Natural Regeneration (PMA) Natural Regeneration Area approved for fee-in-Seu 703-288-4200 FAX:703-288-4218

Credit for Off-site Mitigation on another property Off-site Mitigation provided on this property lal Woodland Conservation Provided Woodland saved on this phase but not counted Existing Net Tract Woodland in later phases Revised 61/04 CONSERVATION PURPOSES ONLY

Zone: Gross Tract Floodplain:

Previously Dedicated Land: Net Trad (NTA):

Plan Revision # TCPII # TCPII Revision # Plan Phase or Name:

Plan Status Approval Date Permit Status

Property Description or Subdivision Name; Is this tife subject to the 1989 Ordinance? Break-even Point (preservation acres) = Acres of Net Tract clearing permitted w/o reforest

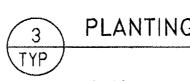
Voodland Conservation Requirement Cal costing Woodland on Net Tract (acres)

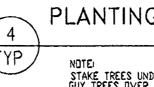
Existing Woodland In Net I Had (scres) Existing Woodland In Floodplain (scres) Woodland Conservation Threshold (NTA) = Smaller of a or c Woodland above WCT Plan Number: (This must be completed for each phase) Plan Number: (This must be completed for each phase)

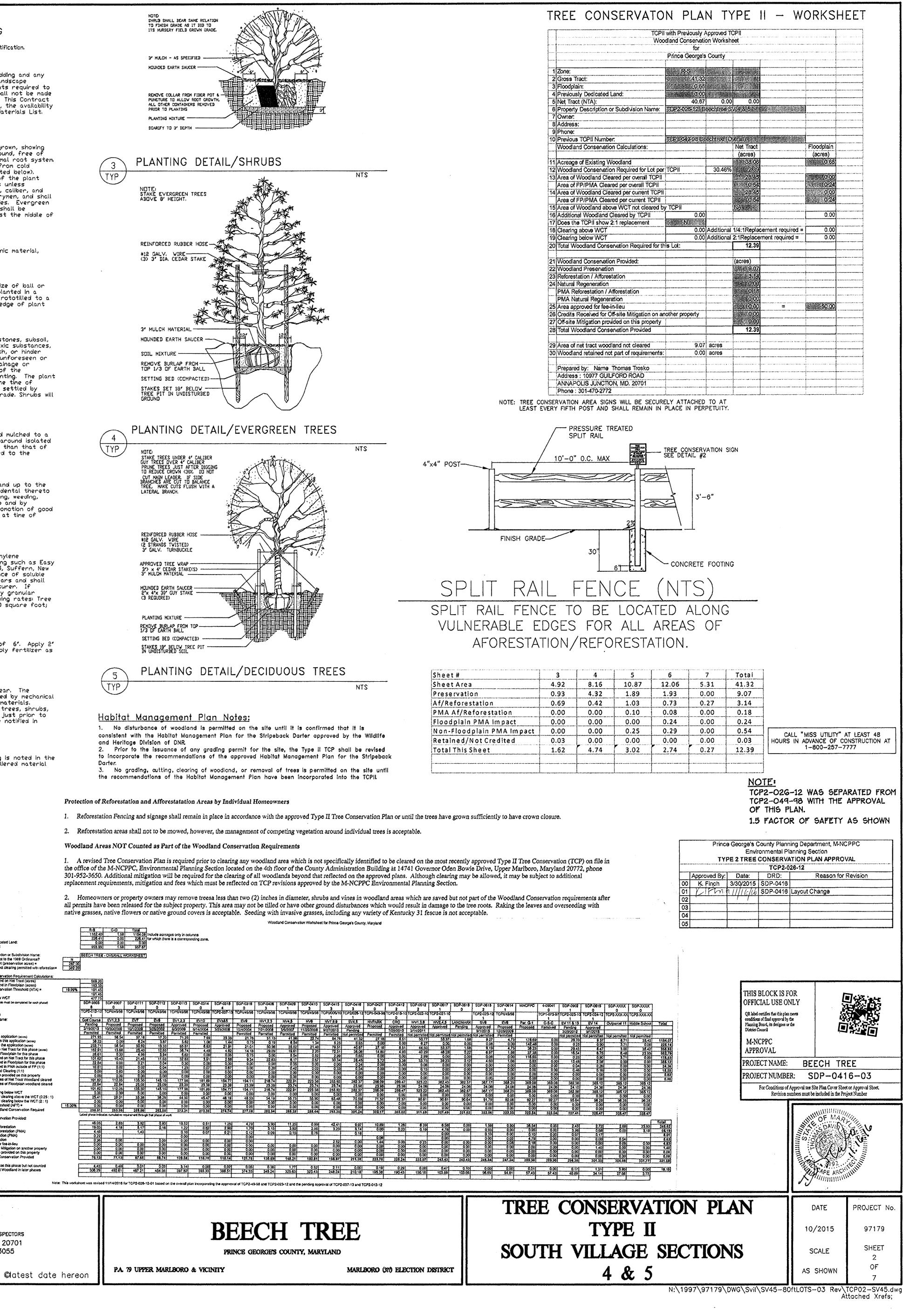
GREENMAN-PEDERSEN, INC. ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS 10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701 WASH. (301) 470-2772 BALT. (410) 880-3055

FAX: (301) 490-2649 www.gpinet.com

RIOR TO PLANTING



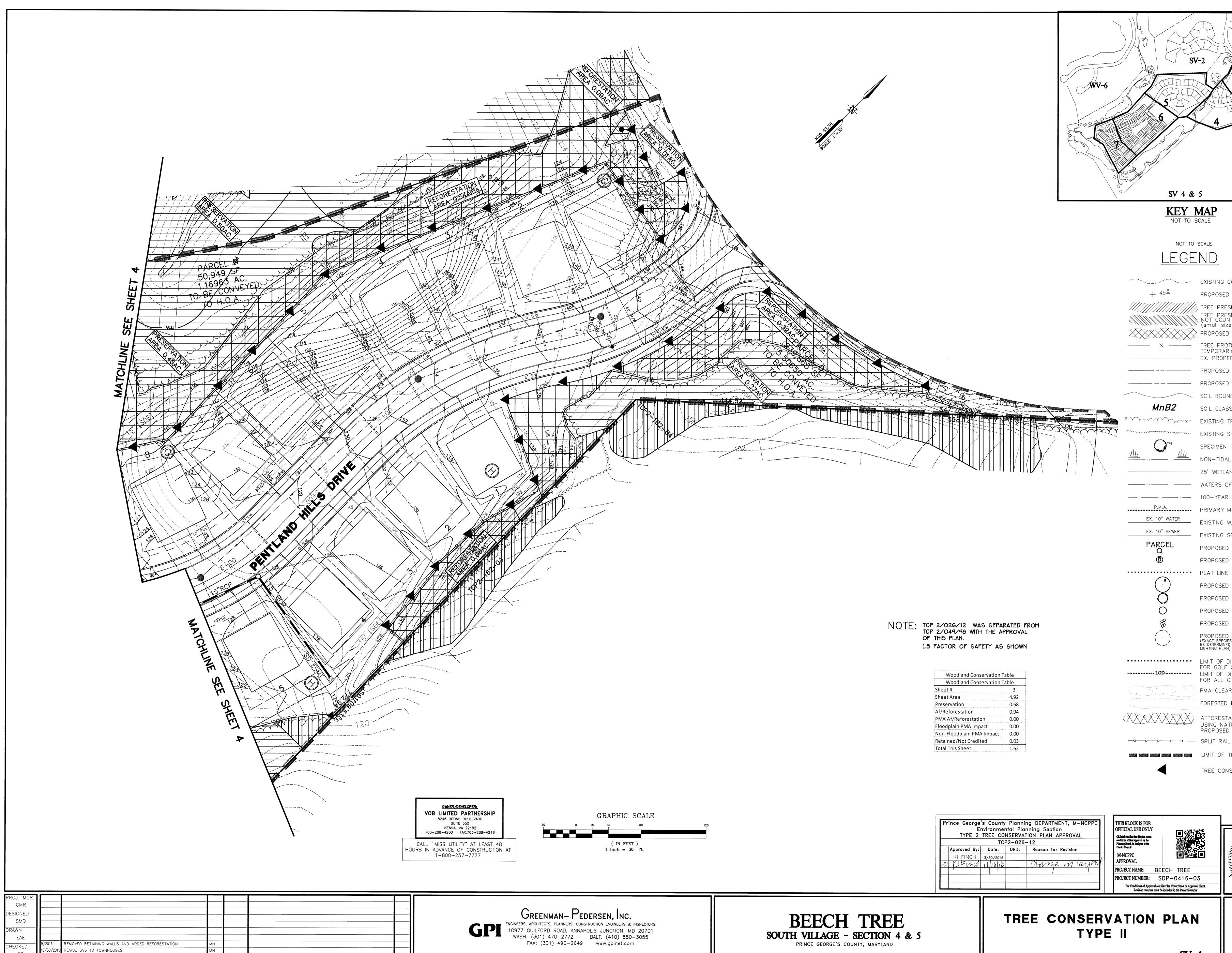




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SD

REVISIONS

BY

DATE

REVISIONS

MARLBORO (3rd) ELECTION DISTRICT

Woodland Conservation	Tabla			
Woodland Conservation Table				
Sheet #	3			
Sheet Area	4.92			
Preservation	0.68			
Af/Reforestation	0.94			
PMA Af/Reforestation	0.00			
Floodplain PMA Impact	0.00			
Non-Floodplain PMA Impact	0.00			
Retained/Not Credited	0.03			
Total This Sheet	1.62			

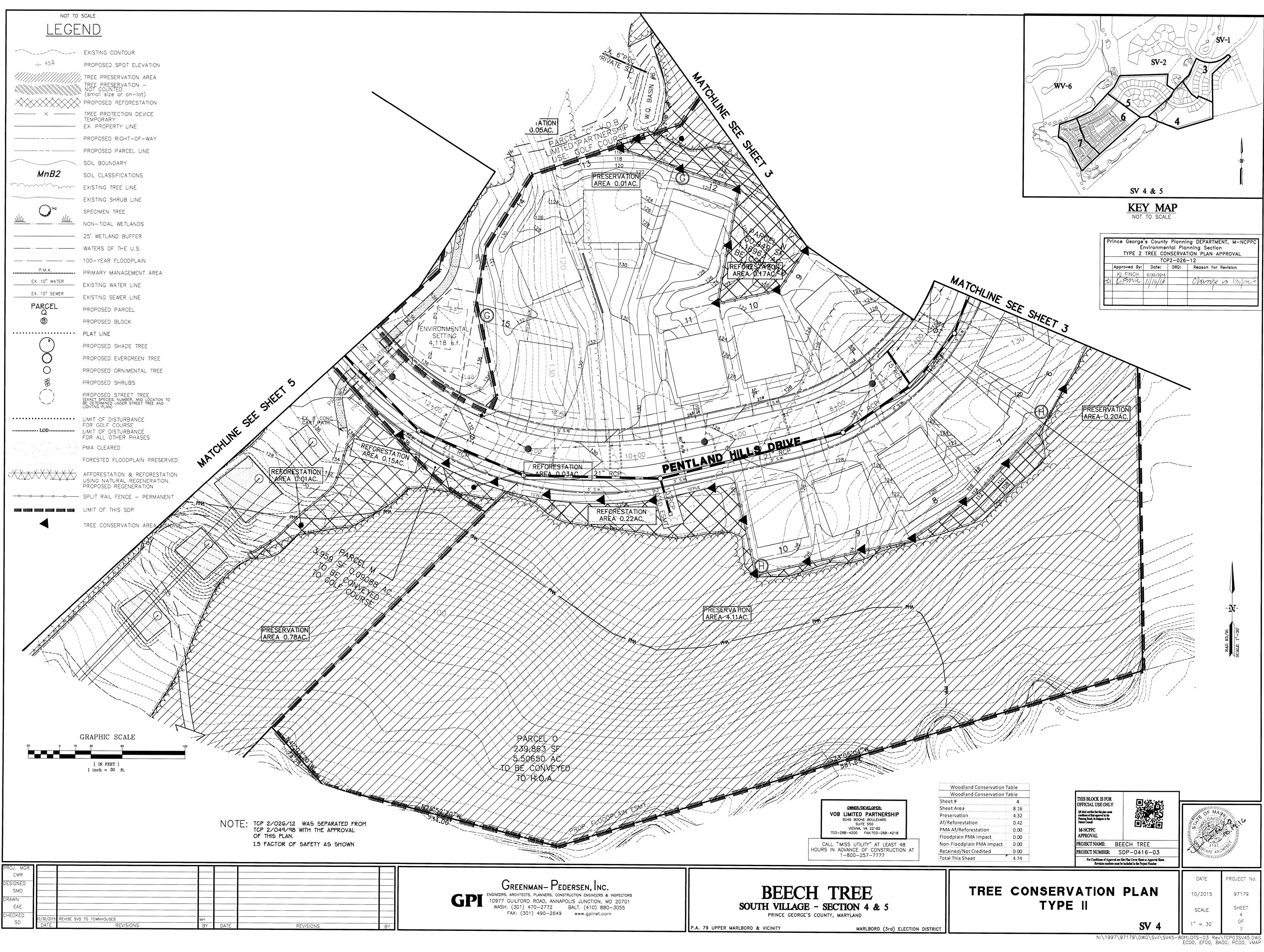
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	1 1		2-026	1	conditions of final approval by the Planning Board, its designee or the District Council	
	Approved By:		DRD:	Reason for Revision	- M-NCPPC	
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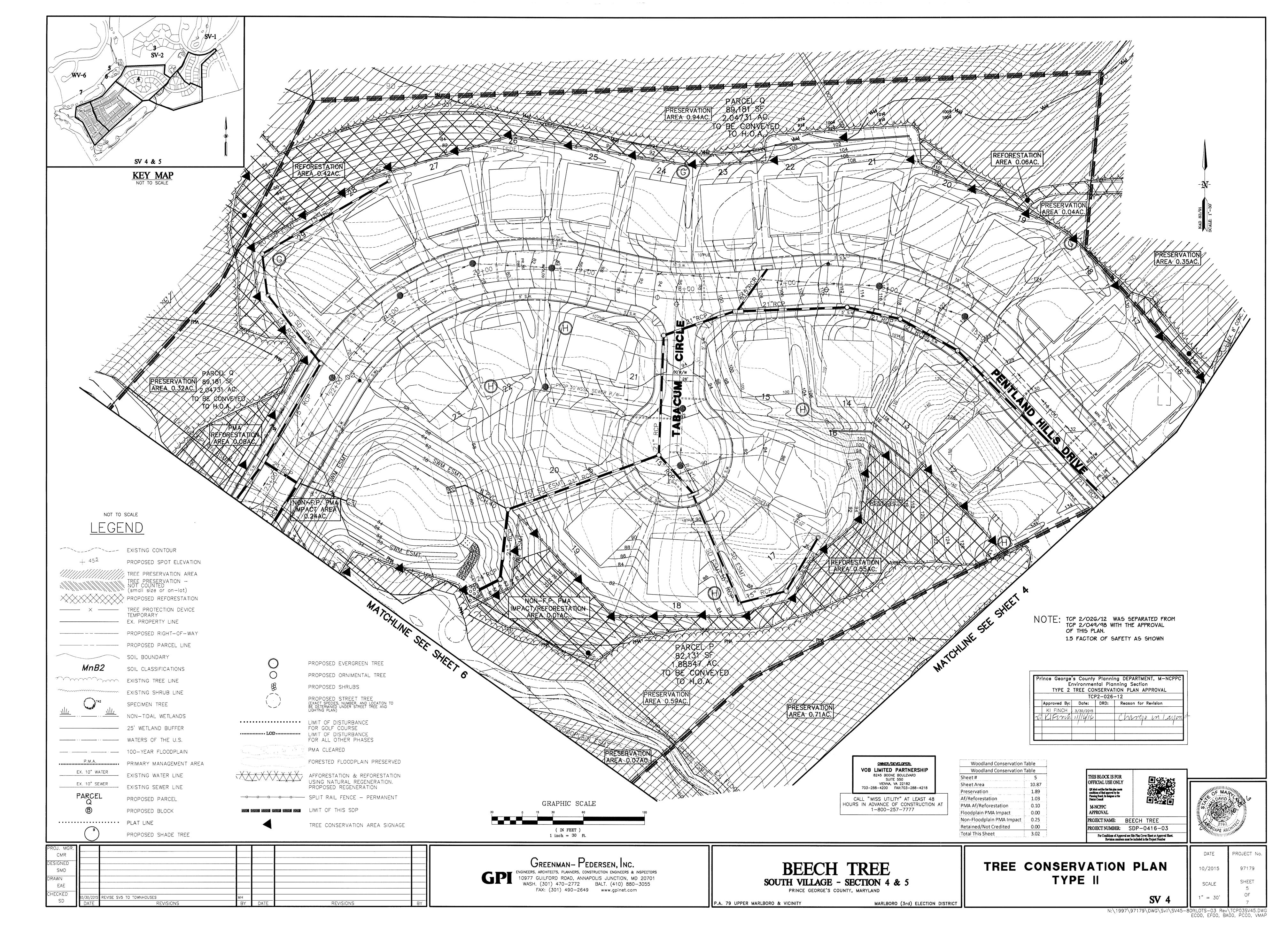
CH TREE DP-0416-03 e Plan Cover Sheet or Approval Sheet. included in the Project Number DATE PROJECT No TREE CONSERVATION PLAN 10/2015 97179 SHEET SCALE 1" = 30' OF SV 4

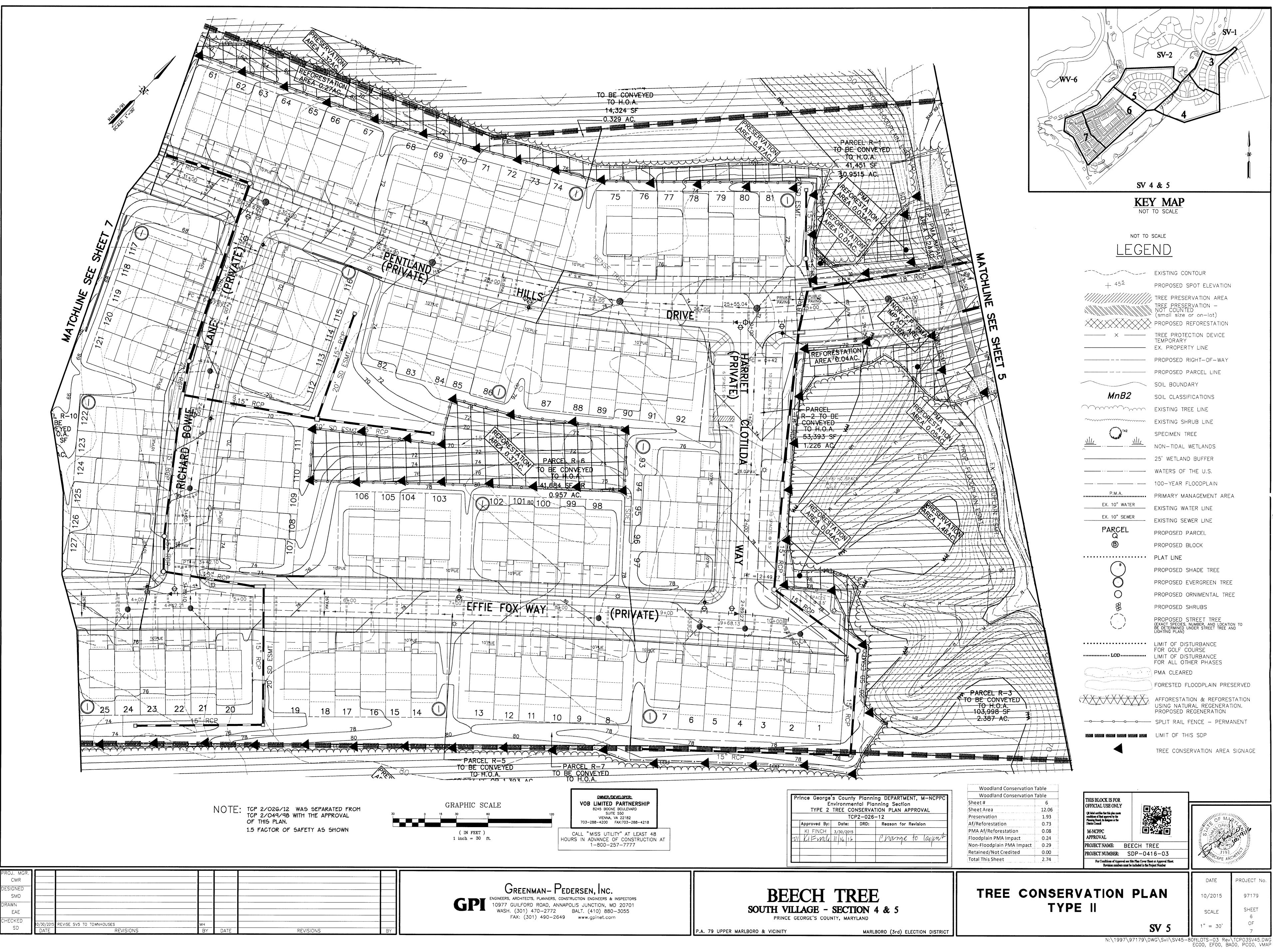
P.A. 79 UPPER MARLBORO & VICINITY

/SV-1 SV 4 & 5 KEY MAP NOT TO SCALE EGEND ---- EXISTING CONTOUR PROPOSED SPOT ELEVATION TREE PRESERVATION AREA TREE PRESERVATION -NOT COUNTED (small size or on-lot) PROPOSED REFORESTATION TREE PROTECTION DEVICE - EX. PROPERTY LINE --- PROPOSED RIGHT-OF-WAY - ----- PROPOSED PARCEL LINE SOIL BOUNDARY SOIL CLASSIFICATIONS EXISTING TREE LINE EXISTING SHRUB LINE SPECIMEN TREE NON-TIDAL WETLANDS ----- 25' WETLAND BUFFER WATERS OF THE U.S. P.M.A. PRIMARY MANAGEMENT AREA EX. 10" WATER EXISTING WATER LINE EX. 10" SEWER EXISTING SEWER LINE PROPOSED PARCEL PROPOSED BLOCK PROPOSED SHADE TREE PROPOSED EVERGREEN TREE PROPOSED ORNIMENTAL TREE PROPOSED SHRUBS PROPOSED STREET TREE (exact species, number, and location to be determined under street tree and lighting plan) LIMIT OF DISTURBANCE FOR GOLF COURSE LIMIT OF DISTURBANCE FOR ALL OTHER PHASES PMA CLEARED FORESTED FLOODPLAIN PRESERVED AFFORESTATION & REFORESTATION USING NATURAL REGENERATION. PROPOSED REGENERATION LIMIT OF THIS SDP TREE CONSERVATION AREA SIGNAGE

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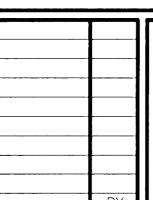
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PRESERVATION - COUNTED

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P.M.A.
EX. 10" WATER
EX. 10" SEWER
PARCEL Q ®



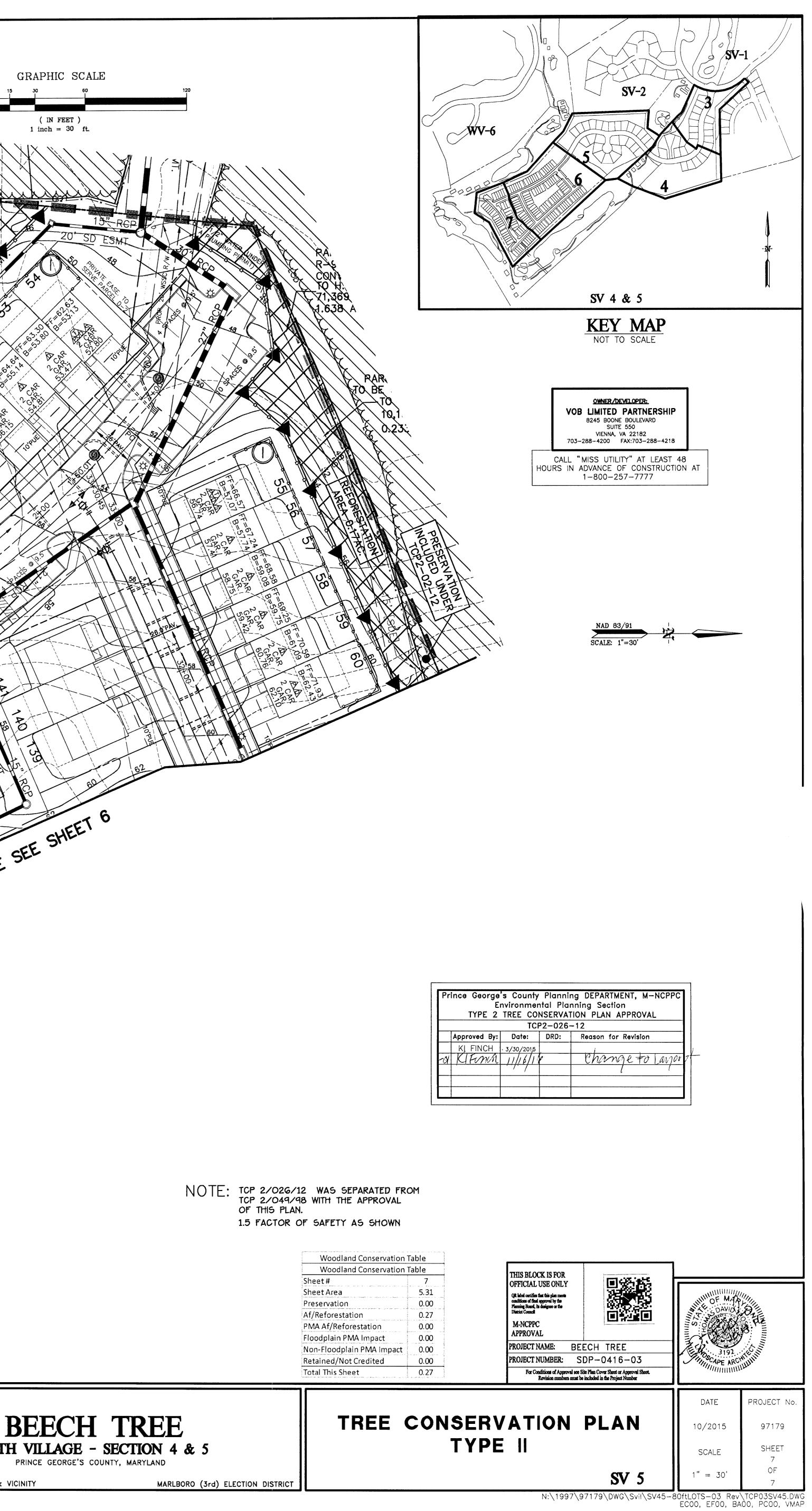
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	10/30/2015	REVISE SV5 TO TOWNHOUSES	мн		
SD	DATE	REVISIONS	BY	DATE	REVISIONS



Greenman– Pedersen, Inc. GPT ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS 10977 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD 20701 WASH. (301) 470–2772 BALT. (410) 880–3055 FAX: (301) 490–2649 www.gpinet.com

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P.A. 79 UPPER MARLBORO & VICINITY

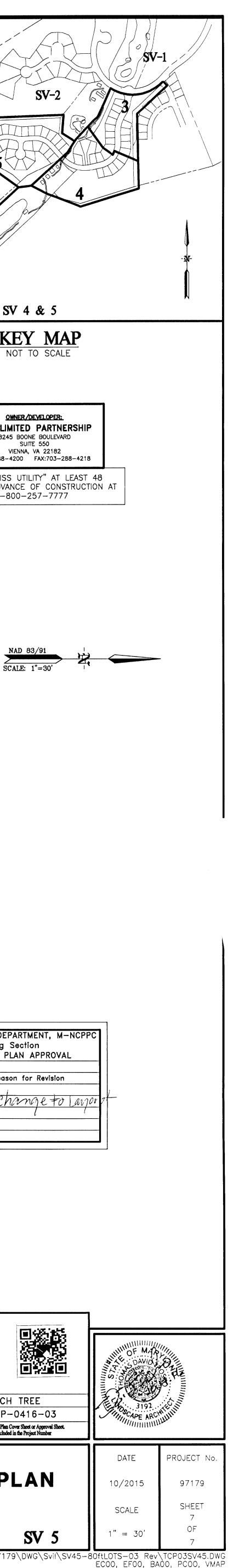


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Woodland Conservation T	able
Woodland Conservation T	able
Sheet#	7
Sheet Area	5.31
Preservation	0.00
Af/Reforestation	0.27
PMA Af/Reforestation	0.00
Floodplain PMA Impact	0.00
Non-Floodplain PMA Impact	0.00
Retained/Not Credited	0.00

For Conditions of Appro Revision number			
PROJECT NUMBER:	S	DP-	041
PROJECT NAME:	BEI	ECH	TR
APPROVAL			
M-NCPPC			
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council			
OFFICIAL USE ONLY			
THIS BLOCK IS FOR			



	E	nvironmer	ntal Pla	nning Sectio
	TYPE 2	TREE CO	NSERVA	TION PLAN A
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GRAPHIC SCALE	
(IN FEET) 1 inch = 30 ft.	
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