TREE CONSERVATION PLAN
TYPE 2
TCP2 # 027-2015-01
FOR
LOCUST HILL

LOCATION OF SITE

14721 OAK GROVE ROAD, UPPER MALBORO, MD
PRINCE GEORGE'S COUNTY
TM 76, GRID E4, F3; TM 77, GRID B4
PARCEL 22, 23, & 30

OWNER/APPLICANT
WBLH, LLC
7164 COLUMBIA GATEWAY DR.,
STE. 320, COLUMBIA, MD
CONTACT: JOHN HARRIS
JHARRIS@TOLLBROTHERS.COM
CONTACT PHONE: 410.872.9105

STANDARD DRAWING LEGEND
FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE — TYPICAL NOTE TEXT
ONSITE PROPERTY LINE / R.O.W. LINE
NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE
EASEMENT LINE
SETBACK LINE
CONCRETE CURB & GUTTER — CURB AND GUTTER; SPILL CURB; TRANSITION CURB; DEPRESSED CURB AND GUTTER
UTILITY POLE WITH LIGHT
POLE LIGHT
TRAFFIC LIGHT
UTILITY POLE
TYPICAL LIGHT
ACORN LIGHT
TYPICAL SIGN
PARKING COUNTS
CONTOUR LINE — 170 / 190
SPOT ELEVATIONS — TO 516.4 / OR 516.4 / EX516.09 / EC 516.00 / EC 515.55
SANITARY LABEL — SAN #
STORM LABEL — X #
SANITARY SEWER LATERAL — SL
UNDERGROUND WATER LINE — W
UNDERGROUND ELECTRIC LINE — E
UNDERGROUND GAS LINE — G
OVERHEAD WIRE — OH
UNDERGROUND TELEPHONE LINE — T
UNDERGROUND CABLE LINE — C
STORM SEWER
SANITARY SEWER MAIN — S
HYDRANT
SANITARY MANHOLE — (S)
STORM MANHOLE — (D)
WATER METER — WM
WATER VALVE
GAS VALVE
GAS METER — GM
TYPICAL END SECTION
HEADWALL OR ENDWALL
GRATE INLET
CURB INLET
CLEAN OUT
ELECTRIC MANHOLE — (E)
TELEPHONE MANHOLE — (T)
ELECTRIC BOX — EB
ELECTRIC PEDESTAL — EP
MONITORING WELL
TEST PIT
BENCHMARK
BORING
WETLAND BUFFER — WB
FLOOD PLAIN BUFFER — FPB
100 YEAR FLOOD PLAIN
STREAM BUFFER — SB
STREAM
PRIMARY MANAGEMENT AREA — PMA
TREE LINE
LIMIT OF DISTURBANCE — LOD
RARE, ENDANGERED, OR THREATENED SPECIES HABITAT — RTE
SOIL DIVIDES — CnD / CnC
DRY WELLS

STANDARD ABBREVIATIONS
FOR ENTIRE PLAN SET

AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BUILDING BENCHMARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR (AT DOOR)
GH	GRADE HIGHER SIDE OF WALL
GL	GRADE LOWER SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
L/S	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PA	POINT OF ANALYSIS
PC	POINT CURVATURE
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
R/W	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
S/W	SIDEWALK
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TC	TOP OF CURB
TELE	TELEPHONE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W	WIDE
W/L	WATER LINE
W/M	WATER METER
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C101
COMPOSITE SHEET	C102
PLAN SHEETS	C301 - C346
DETAILS SHEETS	C901 - C904

MAPPED SOIL TYPES

MAP UNIT	SOIL DESCRIPTION	HYDROLOGIC SOIL GROUP	K-FACTOR (WHOLE SOIL)	HYDRIC RATING	DRAINAGE CLASS
AsA	ADELPHIA-HOLMDEL COMPLEX, 0 TO 2 PERCENT SLOPES	C	0.37	HYDRIC (0%)	MODERATELY WELL DRAINED
AsB	ADELPHIA-HOLMDEL COMPLEX, 2 TO 5 PERCENT SLOPES	C	0.37	HYDRIC (0%)	MODERATELY WELL DRAINED
AfB	ANNAPOLIS FINE SANDY LOAM, 2 TO 5 PERCENT SLOPES	B	0.24	NON-HYDRIC	WELL DRAINED
AfC	ANNAPOLIS FINE SANDY LOAM, 5 TO 10 PERCENT SLOPES	B	0.24	NON-HYDRIC	WELL DRAINED
AfD	ANNAPOLIS FINE SANDY LOAM, 10 TO 15 PERCENT SLOPES	B	0.24	NON-HYDRIC	WELL DRAINED
CcC	CHRISTIANA-DOWNER COMPLEX, 5 TO 10 PERCENT SLOPES	B/C	0.49	HYDRIC (0%)	MODERATELY WELL DRAINED
CnA	COLLINGTON-WIST COMPLEX, 0 TO 2 PERCENT SLOPES	B	0.17	NON-HYDRIC	WELL DRAINED
CnB	COLLINGTON-WIST COMPLEX, 2 TO 5 PERCENT SLOPES	B	0.17	NON-HYDRIC	WELL DRAINED
CnC	COLLINGTON-WIST COMPLEX, 5 TO 10 PERCENT SLOPES	B	0.17	NON-HYDRIC	WELL DRAINED
CnD	COLLINGTON-WIST COMPLEX, 10 TO 15 PERCENT SLOPES	B	0.17	NON-HYDRIC	WELL DRAINED
CnE	COLLINGTON-WIST COMPLEX, 15 TO 25 PERCENT SLOPES	B	0.17	NON-HYDRIC	WELL DRAINED
CoB	COLLINGTON-WISTARBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	B	0.20	NON-HYDRIC	WELL DRAINED
CoD	CROOM-MIXVILLE-COLLINGTON COMPLEX, 10 TO 15 PERCENT SLOPES	B	0.17	NON-HYDRIC	WELL DRAINED
DfB	DODON FINE SANDY LOAM, 2 TO 5 PERCENT SLOPES	B	0.24	NON-HYDRIC	MODERATELY WELL DRAINED
MaB	MARR-DODON COMPLEX, 2 TO 5 PERCENT SLOPES	B	0.20	NON-HYDRIC	WELL DRAINED
MrC	MARR-DODON COMPLEX, 5 TO 10 PERCENT SLOPES	B	0.20	NON-HYDRIC	WELL DRAINED
MrD	MARR-DODON COMPLEX, 10 TO 15 PERCENT SLOPES	B	0.20	NON-HYDRIC	WELL DRAINED
MrE	MARR-DODON COMPLEX, 15 TO 25 PERCENT SLOPES	B	0.20	NON-HYDRIC	WELL DRAINED
RsB	RUSSETT-CHRISTIANA COMPLEX, 2 TO 5 PERCENT SLOPES	C	0.28	HYDRIC (0%)	MODERATELY WELL DRAINED
WE	WIDEWATER AND ISSUE SOILS, FREQUENTLY FLOODED	C/D	0.37	HYDRIC (85%)	POORLY DRAINED

SOURCE: HTTP://WEBSOILSURVEY.NCRS.USDA.GOV (JULY 21, 2017)

REFERENCES

TOPOGRAPHIC/ALTA SURVEY:
VIRGINIA RESOURCE MAPPING
DATED: AUG. 2011
VERIFIED BY DEWBERRY CONSULTANTS, LLC

BOUNDARY SURVEY:
BOHLER ENGINEERING, LLC.
"LOCUST HILL, PHASE I," 14721 OAK GROVE ROAD, MARLBORO
(3RD) ELECTION DISTRICT, QUEEN ANNE (7TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND.
DATED: AUG 22, 2017

SOILS REPORT:
NRCS
"CUSTOM SOIL RESOURCE REPORT FOR PRINCE GEORGE'S COUNTY MARYLAND"
DATED: JUL. 2017

GEO-TECHNICAL REPORT:
GEO-TECHNOLOGY ASSOCIATES, INC.
"REPORT OF GEOTECHNICAL EXPLORATION LOCUST HILL PRINCE GEORGE'S COUNTY, MARYLAND"
GTA JOB NO.: 050755.1
DATED: MAR. 29, 2007

NATURAL RESOURCES INVENTORY:
BOHLER ENGINEERING, LLC.
"LOCUST HILL," 14721 OAK GROVE ROAD, UPPER MARLBORO, MD, PRINCE GEORGE'S COUNTY, 3RD AND 7TH ELECTION DISTRICT.
DATED: 10/4/17
APPROVED: 8/30/2019

SITE DEVELOPMENT CONCEPT PLAN NO. 42211-2014-01:
BOHLER ENGINEERING, LLC.
"LOCUST HILL," 14721 OAK GROVE ROAD, UPPER MARLBORO, MD, PRINCE GEORGE'S COUNTY, 3RD AND 7TH ELECTION DISTRICT, TM 76, GRID E4, F3; TM 77, GRID B4.
DATED: 08/23/17
APPROVED: 3/25/19

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

Phased Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)

1	Zone:		R-L			
2	Gross Tract:		505.81			Include acreages only in columns
3	Floodplain:		69.21			for which there is a corresponding zone.
4	Previously Dedicated Land:		0.00			
5	Net Tract (NTA):		436.60	0.00	0.00	
6	TCP II or 2 Number		027-2015	Revision	1	
7	Property/Description or Subdivision Name:		LOCUST HILL			
8	TCP1 Number		TCP-24-06			
9	Is this site subject to the 1989 Ordinance? (Y/N)	N	2010 Ordinance? (Y/N)	Y	Within PFA (Y/N)	Y
10	Break-even Point (preservation acres) =	157.30				
11	Acres of Net Tract clearing permitted w/o reforestation=	192.59				

SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)

12	Existing Woodland on Net Tract (acres)		349.89					
13	Existing Woodland in Floodplain (acres)		66.56					
14	Woodland Conservation Threshold (NTA) =	25.00%	109.15					
15	Smaller of 10 or 12		109.15					
16	Woodland above WCT		240.74					
17	Plan Number: (This must be completed for each phase)		SDP-1705					
18	Revision Number		0	1				
19	Plan Phase or Name:			Phase 1				
20	TCP2 Number for this Phase or Section			027-2015-01				
21	Revision Number		0	1				
22	Status			PENDING				
23	Approval Date							Total
24	Total area in this application (acres)			505.81				505.81
25	Floodplain area in this application (acres)			69.21				69.21
26	Net Tract area in the application (acres)			436.60				436.60
27	Woodland on the Net Tract for this phase (acres)			349.89				349.89
28	Woodland in the Floodplain for this phase			66.56				66.56
29	Woodland Cleared on Net Tract for this phase			125.48				125.48
30	Woodland Cleared in Floodplain (and PMA) for this phase			6.24				6.24
31	Off-site Woodland Clearing (1:1)			1.69				1.69
32	Off-site WCA being provided on this property (preservation)			0.00				0.00
33	Off-site WCA being provided on this property (afforestation)			0.00				0.00
34	Cummulative acres of Net Tract Woodland cleared		0.00	125.48				
35	Cummulative acres of Floodplain woodland cleared		0.00	6.24				
36	Smaller of 14 or 26		0.00	125.48				
37	Woodland Clearing below WCT		0.00	0.00				
38	Clearing below WCT (2:1 replacement requirement)		0.00	0.00				
39	Replacement for clearing above the WCT (0.25 : 1)		0.00	31.37				
40	Replacement for clearing below the WCT (2 : 1)		0.00	0.00				
39	Afforestation Required Threshold (AFT) =	20.00%	0.00	0.00				
40	**Cumulative Woodland Conservation Required**		109.15	148.45				

Latest phase indicates cumulative requirement through that phase of work

SECTION III - Meeting the Requirements

41	Woodland Preservation			222.76				222.76
42	Afforestation/Reforestation			22.41				22.41
43	Natural Regeneration			0.00				0.00
44	Landscape Credits			0.00				0.00
45	Specimen & Historic Tree (CRZ area)			0.00				
	Specimen & Historic Tree Credit							0.00
46	Forest Enhancement Acreage			0.00				
	Forest Enhancement Credit (25% of enhancement area)							0.00
47	Street Tree Credit (Existing or 10-year canopy)			0.00				0.00
48	Area approved for fee-in-lieu			0.00				0.00
50	Off-site Woodland Conservation Credits Required			0.00				0.00
51	Off-site WCA (preservation) being provided on this property	0.00	0.00	0.00	0.00	0.00	0.00	0.00
52	Off-site WCA (afforestation) being provided on this property	0.00	0.00	0.00	0.00	0.00	0.00	0.00
53	**Cummulative Woodland Conservation Provided**	0.00	245.11					245.11
54	Woodland saved on this phase but not counted	0.00	1.71					1.71
55	Existing Net Tract Woodland in later phases	0.00	0.00					
56	Requirement Status per Phase							

Prepared by: Christopher Rizzi, PLA — 9/3/2020
License Number: 3066 — Signature — Date

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
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GENERAL NOTES

1. PROJECT NAME: LOCUST HILL
2. TOTAL ACREAGE
   R-L
   GROSS ACREAGE: 505.81 ACRES
   FLOOD PLAIN ACREAGE 69.21 ACRES
   NET ACREAGE: 436.6 ACRES
3. EXISTING ZONING: R-L
4. PROPOSED USE: RESIDENTIAL
5. NUMBER OF PROPOSED LOTS, PARCELS, AND OUTPARCELS:
   - LOTS: 338
   - PARCELS: 18
6. BREAKDOWN OF PROPOSED DWELLING UNITS (DU) BY TYPE:
   - SINGLE FAMILY DETACHED: 285
   - SINGLE FAMILY ATTACHED: 53
7. GROSS FLOOR AREA: N/A
8. 200 FOOT MAP REFERENCE NUMBERS (WSSC): 202SE12, 202SE13, 203SE12, 203SE13
9. TAX MAP: 76, GRID: E4, F3 & TAX MAP: 77 GRID: B4
10. NO AVIATION POLICY AREA KNOWN TO EXIST ON SITE
11. THE SUBJECT PROPERTY IS ADJACENT TO ST. BARNABAS EPISCOPAL CHURCH AND CEMETERY, LEELAND, HISTORIC SITE 79-059.
12. ARCHEOLOGICAL SITE 18PR1124, THE OAK GROVE BURIAL GROUND, IS LOCATED ON THE SUBJECT PROPERTY.
13. THERE IS A CEMETERY WHERE STAND B2 IS LOCATED (SEE SHEET C333) PLEASE REFERENCE SHEET 20 OF APPROVED NRI-047-06-04.
14. EXISTING WATER AND SEWER DESIGNATION: W-4, S-4
15. PROPOSED WATER AND SEWER DESIGNATION: W-3, S-3
16. STORMWATER MANAGEMENT CONCEPT PLAN NO. 47462-2005, 42211-2014-00, & 42211-2014-01
17. TEN FOOT PUBLIC UTILITY EASEMENT (PUE) PROPOSED ALONG ALL RIGHT OF WAY
18. PARKLAND DEDICATION PROVIDED TO MEET REQUIREMENTS SET BY PRINCE GEORGE'S COUNTY ORDINANCE CODE SUBTITLE 24, DIVISION 5, SEC. 24-134
19. THERE ARE EXISTING STREAMS AND WETLANDS IN THE PROPERTY (THE WETLANDS DELINEATED ON THIS PLAN ARE THE RESULT OF FIELD INVESTIGATIONS CONDUCTED BY MCCARTHY AND ASSOCIATES, NOV. 2004; UPDATED NOV. 2010)
20. 100 YEAR FLOODPLAIN APPROVED BY PRINCE GEORGE'S COUNTY ON 08/06/2006 (FPS NO. 200521)
21. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA)
22. SUBMERGED GRAVEL WETLANDS WILL SERVE AS SEDIMENT BASINS DURING CONSTRUCTION IN ORDER TO PROVIDE EROSION AND SEDIMENT CONTROL.
23. ALL COMMUNITY LIGHTING SHALL USE FULL CUT-OFF OPTICS AND BE DIRECTED DOWNWARD TO REDUCE GLARE AND LIGHT SPILL-OVER.
23. PREVIOUS APPROVALS:
   - BASIC PLAN ZONING MAP AMENDMENT NO. A-9975, A-9975-C, & A-9975-01
   - COMPREHENSIVE DESIGN PLAN NO. CDP-0506
   - PRELIMINARY PLAN NO. 4-06075
   - NATURAL RESOURCES INVENTORY PLAN NO. NRI-047-06, NRI-047-06-01, NRI-047-06-02, & NRI-047-06-03
   - TREE CONSERVATION PLAN TYPE 2 NO. TCP2-027-2015

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR SPECIFIC DESIGN PLAN CASE #1705. IF THE SPECIFIC DESIGN PLAN CASE #1705 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
2. CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A $9.00 PER SQUARE FOOT MITIGATION FEE.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE PRINCE GEORGE'S COUNTY DEPARTMENT OF PERMITTING, INSPECTIONS, AND ENFORCEMENT SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS ZONED R-L (RESIDENTIAL LOW DEVELOPMENT), AND IS LOCATED IN ENVIRONMENTAL STRATEGY AREA 2 IN ACCORADNCE WITH PLAN 2035.
7. THE SITE IS ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
8. THE PROPERTY IS ADJACENT TO OAK GROVE ROAD, CLASSIFIED AS A MAJOR COLLECTOR ROADWAY.
9. THIS PLAN IS GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (G).

ADDITIONAL NOTES

10. 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.
11. 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 TPF MAY BEGIN.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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 PERMITTEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
17. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITTEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. 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 PERMITTEE 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.

IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. 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.

DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCUR WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT ARE MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.

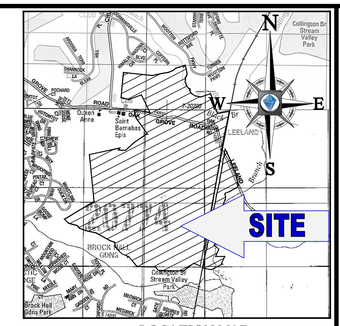
TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

18. WOODLAND CLEARED WITHIN THE PMA'S PRESERVATION AREA SHALL BE MITIGATED ON-SITE AT A RATIO OF 1:1 FOR ALL IMPACTS ASSOCIATED WITH DEVELOPMENT OF THE SUBJECT PARCELS. WOODLAND CLEARED WITHIN THE PMA FOR THE CONSTRUCTION OF THE MASTER PLANNED ROADWAY SHALL BE MITIGATED IN CONFORMANCE WITH THE STANDARDS OF THE WOODLAND CONSERVATION ORDINANCE.
19. PER GEOTECHNICAL REPORT DATED NOV. 28, 2018, "THE MITIGATED (PROPOSED) SLOPES ON THE PROJECT SITE GENERALLY HAVE FACTORS OF SAFETY FOR GLOBAL STABILITY GREATER THAN 1.5. THEREFORE, THE MITIGATED 1.5 FACTOR OF SAFETY LINE IS NOT APPLICABLE TO THIS PLAN."
20. DEVELOPMENT OF THIS SITE IS SUBJECT TO A HABITAT PROTECTION AND MANAGEMENT PROGRAM FOR THE LONG-TERM PROTECTION AND ASSESSMENT OF THE RARE, THREATENED AND ENDANGERED SPECIES HABITAT ON THIS SITE. THE PLAN WAS PREPARED BY MCCARTHY AND ASSOCIATES, INC. (MARCH 30, 2007) AND REVISED BY WETLAND STUDIES AND SOLUTIONS, INC. (WSSI) DATED NOVEMBER 11,2016, TO INCLUDE BOTH THE LOCUST HILL AND WILLOWBROOK DEVELOPMENT. THE REQUIRED HYDROLOGIC MONITORING DATA WAS PROVIDED IN A STREAM MONITORING AT WILLOWBROOK AND LOCUST HILL REPORT PREPARED BY WSSI DATED DECEMBER 20, 2017.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

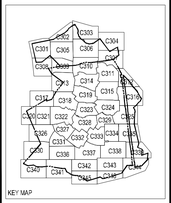
THIS BLOCK IS FOR OFFICIAL USE ONLY
QR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE, OR THE DISTRICT COUNCIL.
M-NCPPC
APPROVAL
PROJECT NAME: LOCUST HILL
PROJECT NUMBER: SDP - 1705
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20902153-5
SCALE: 1"=2000'

DRAINAGE AREA MAP

ZONING MAP



KEY MAP

NOTICE TO CONTRACTORS
THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE, ANYWHERE IN THE STATES IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL 811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

REVISIONS

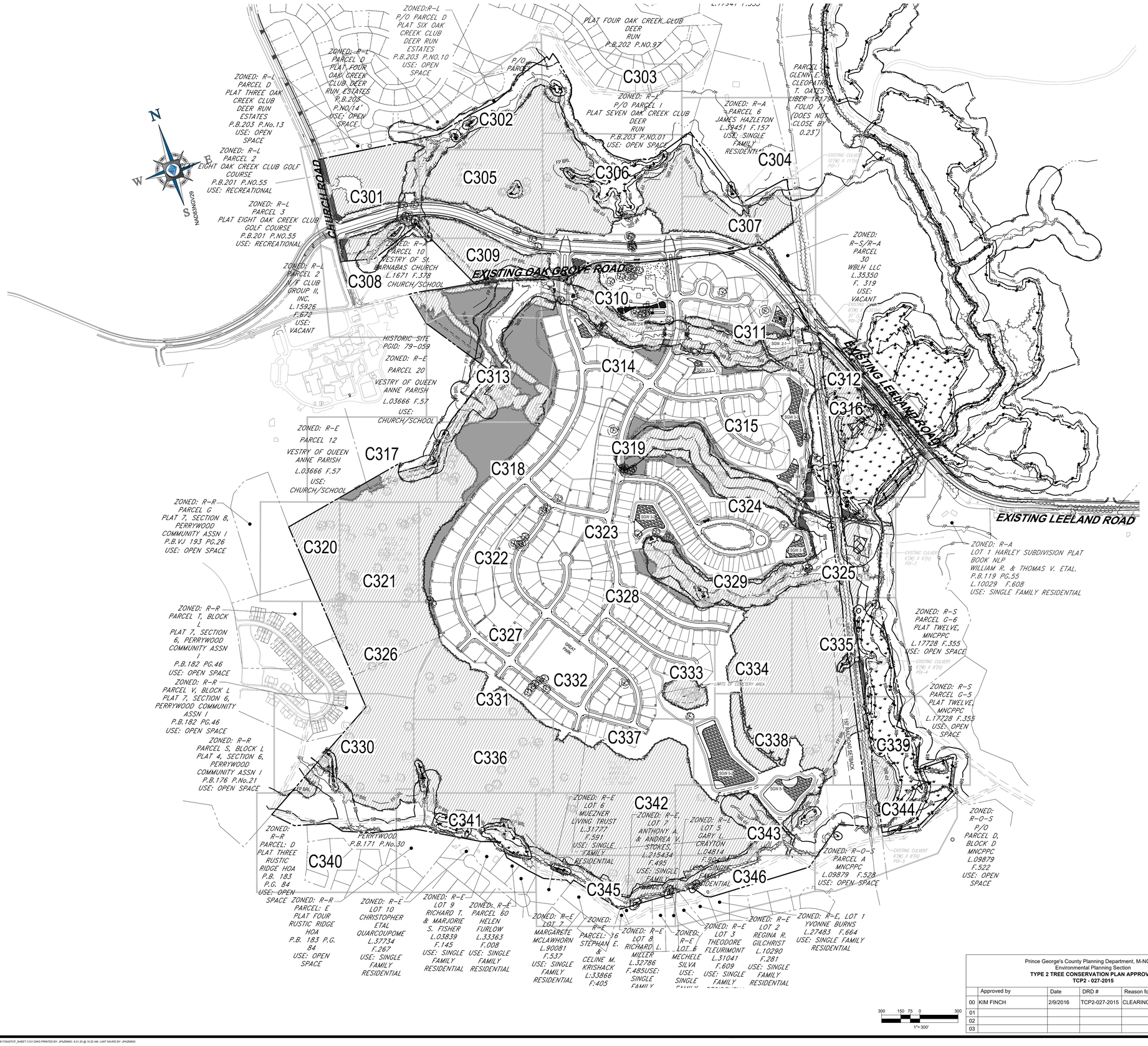
REV	DATE	COMMENT	BY

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	JD
DATE:	10/13/17
SCALE:	N/A
CAD I.D.:	TCP

PROJECT:
TREE CONSERVATION PLAN TYPE 2
FOR
LOCUST HILL PHASE I
LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

CHRISTOPHER RIZZI — 21708 — PROFESSIONAL LANDSCAPE ARCHITECT — STATE OF MARYLAND — LICENSE — 10/18/2020
I HEREBY C



HATCH LEGEND (NOT TO SCALE)	
	WETLAND
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA
	RARE, ENDANGERED, OR THREATENED SPECIES HABITAT
	RIP-RAP
	WOODLAND RETAINED - NOT CREDITED

TCP2 LEGEND (NOT TO SCALE)	
TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TBR)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WD WD	WETLAND BUFFER
	STREAM
	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

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M-NCPPC APPROVAL

PROJECT NAME: LOCUST HILL

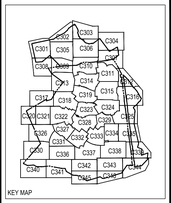
PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING

LAND SURVEYING
SITE DEVELOPMENT
SOIL & WETLAND STUDIES
TRANSPORTATION
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
PERMITTING & APPROVAL SERVICES
UPSTATE NEW YORK
NEW ENGLAND
NEW YORK METRO
NEW JERSEY
LEHIGH VALLEY, PA
SOUTHEASTERN, PA
BALTIMORE, MD
WASHINGTON, DC/MARYLAND
NORTHERN VIRGINIA
RICHMOND, VIRGINIA
RALEIGH, NC
CHARLOTTE, NC
ATLANTA, GA
TAMPA, FL
ORLANDO, FLORIDA
DALLAS, TX

REVISIONS			
REV	DATE	COMMENT	BY



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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 300'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

C. J. DIMARZZI
PROFESSIONAL LANDSCAPE ARCHITECT
I, CHRISTOPHER J. DIMARZZI, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2020

SHEET TITLE:

COMPOSITE SHEET

SHEET NUMBER:

C102

HATCH LEGEND (NOT TO SCALE)	
	WETLAND
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA
	WOODLAND RETAINED - NOT CREDITED
	RIP-RAP

TCP2 LEGEND (NOT TO SCALE)	
TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TBR)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

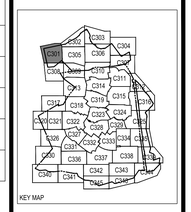
WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	7.08	AC
NON M-NCPPC WOODLAND PRESERVATION	0.27	AC
AFFORESTATION/REFORESTATION	0.00	AC
NET TRACT CLEARING	0.00	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	1.98	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.92	AC
OFF SITE CLEARING	0.00	AC

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

BOHLER ENGINEERING
SITE/CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
PERMITTING SERVICES
LAND SURVEYING
GEOTECHNICAL INVESTIGATION
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES
UPSTATE NEW YORK
LEHIGH VALLEY, PA
SOUTHEASTERN, PA
NEW ENGLAND
NEW YORK METRO
BALTIMORE, MD
NEW JERSEY
NORTHERN VIRGINIA
CENTRAL PENNSYLVANIA
RALEIGH, NC
CHARLOTTE, NC
ATLANTA, GA
TAMPA, FL
FLORIDA
DALLAS, TX
THE INFORMATION AND CONCEPTS IN THIS PLAN ARE PROPRIETARY AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. THE INFORMATION CONTAINED IN THIS PLAN SET SHALL NOT BE USED BY ANY PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED AND PUBLISHED. USE OF THIS PLAN SET FOR ANY OTHER PURPOSE IS PROHIBITED AND MAY RESULT IN LEGAL ACTION.

REVISIONS			
REV	DATE	COMMENT	BY



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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
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C. M. IRIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
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SHEET TITLE:
PLAN SHEET

SHEET NUMBER:
C301

THIS BLOCK IS FOR OFFICIAL USE ONLY	
QR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.	
M-NCPPC APPROVAL	
PROJECT NAME: LOCUST HILL	
PROJECT NUMBER: SDP - 1705	
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER	

H:\17\MB172043\DRAWINGS\PLAN SETS\TCP II\MB172043TCP_SHEET C301-C312.DWG PRINTED BY: JPAZMINO 8:31:20 @ 10:24 AM LAST SAVED BY: JPAZMINO

HATCH LEGEND
(NOT TO SCALE)

	WETLAND
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA
	WOODLAND RETAINED - NOT CREDITED
	RIP-RAP

TCP2 LEGEND
(NOT TO SCALE)

TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
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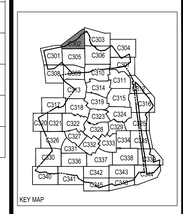
	STREAM
	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE



KEY MAP

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE: IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811
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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
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PROFESSIONAL LANDSCAPE ARCHITECT
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REVISIONS			
REV	DATE	COMMENT	BY

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	5.31	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.00	AC
NET TRACT CLEARING	0.00	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

30 15 7.5 0 30
1"= 30'

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

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M-NCPPC APPROVAL

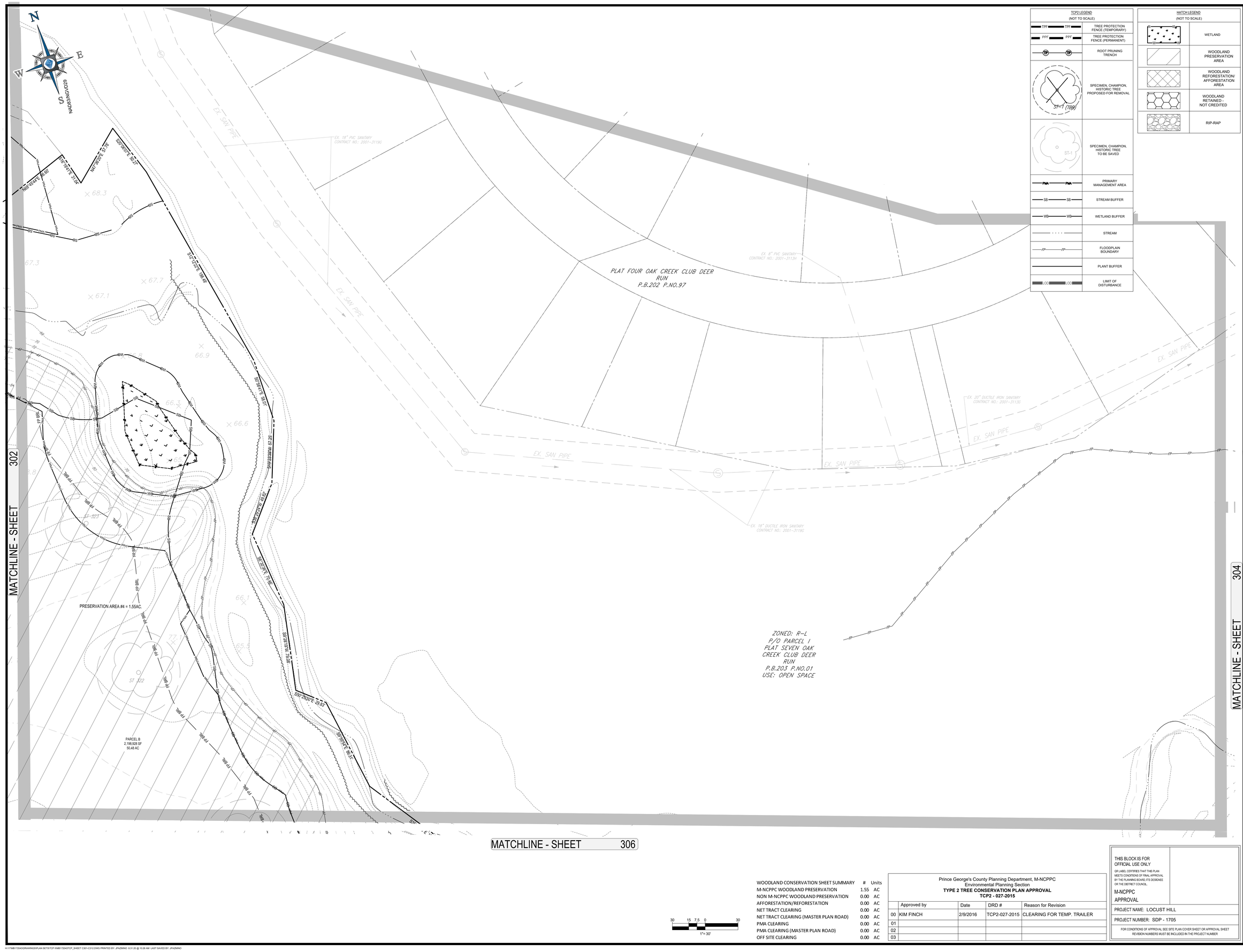
PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

SHEET TITLE:
PLAN SHEET

SHEET NUMBER:
C302



TCP2 LEGEND
(NOT TO SCALE)

TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TBR)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
FP FP	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

HATCH LEGEND
(NOT TO SCALE)

W W	WETLAND
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA
	WOODLAND RETAINED - NOT CREDITED
	RIP-RAP

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	1.55	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.00	AC
NET TRACT CLEARING	0.00	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

30 15 7.5 0 30
1"= 30'

Prince George's County Planning Department, M-NCPPC
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BOHLER ENGINEERING

LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
PERMITTING SERVICES

LAND SURVEYING
GEOTECHNICAL DESIGN

- LEHIGH VALLEY, PA
- SOUTHEASTERN, PA
- UPSTATE NEW YORK
- NEW ENGLAND
- NEW YORK METRO
- NEW JERSEY
- BALTIMORE, MD
- SOUTHERN MARYLAND
- NORTHERN VIRGINIA
- RICHMOND, VIRGINIA
- RALEIGH, NC
- CHARLOTTE, NC
- TAMPA, FL
- ORLANDO, FLORIDA
- DALLAS, TX

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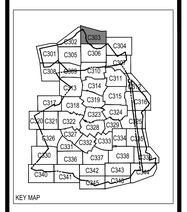
REVISIONS

REV	DATE	COMMENT	BY



KEY MAP

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

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16701 MELFORD BLVD , SUITE 310
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CJ DIMARZZI
PROFESSIONAL LANDSCAPE ARCHITECT
10/13/2020
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SHEET TITLE:
PLAN SHEET

SHEET NUMBER:
C303

H:\172\MB172043\DRAWINGS\PLAN SETS\TCP II\MB172043TCP_SHEET C301-C312.DWG PRINTED BY: JPAZMINO 8:31:20 @ 10:26 AM LAST SAVED BY: JPAZMINO

MATCHLINE - SHEET 303

MATCHLINE - SHEET 306

MATCHLINE - SHEET 307

N

S

W

E

VADER SWOOD

HATCH LEGEND
(NOT TO SCALE)

	WETLAND
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA
	WOODLAND RETAINED - NOT CREDITED
	RIP-RAP

ZONED: R-A
PARCEL 6
JAMES HAZLETON
L.39451 F.157
USE: SINGLE FAMILY RESIDENTIAL

PARCEL 3 GLENN E. & CLEOPATRA T. OATES
LIBER 16179 FOLIO 71
(DOES NOT CLOSE BY 0.23')

PRESERVATION AREA #5 = 1.39AC.

PRESERVATION AREA #6 = 0.16AC.

PARCEL B
2,198,928 SF
50.48 AC

S74°04'16"E 607.98'

S83°19'04"E 27.81'

N78°55'36"E 367.24'

S24°25'57"W 118.81'

65 dBA Ldn BUFFER

CSX POPES CREEK BRANCH

EXISTING CULVERT 10'(W) X 13'(H) RCP

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	1.55	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.00	AC
NET TRACT CLEARING	0.00	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

30 15 7.5 0 30
1"= 30'

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

THIS BLOCK IS FOR OFFICIAL USE ONLY

OR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

M-NCPPC APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING

LAND SURVEYING
SUSTAINABLE DESIGN

SITE DEVL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
PERMITTING SERVICES

LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES

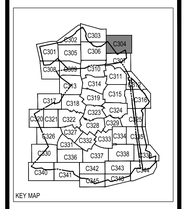
- LEHIGH VALLEY, PA
- SOUTHEASTERN, PA
- HARRISBURG, PA
- BALTIMORE, MD
- SOUTHERN MARYLAND
- NORTHERN VIRGINIA
- CENTRAL VIRGINIA

- UPSTATE NEW YORK
- NEW ENGLAND
- NEW YORK METRO
- NEW JERSEY
- PHILADELPHIA, PA

- RALEIGH, NC
- CHARLOTTE, NC
- RICHMOND, VA
- TAMPA, FL
- FLORIDA
- WASHINGTON
- DALLAS, TX

REVISIONS

REV	DATE	COMMENT	BY



KEY MAP

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE: IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

C. J. DIMARZZI
PROFESSIONAL LANDSCAPE ARCHITECT
I, CHRISTOPHER J. DIMARZZI, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2020

SHEET TITLE:
PLAN SHEET

SHEET NUMBER:
C304

H:\TMB\172043\DRAWINGS\PLAN SET\5TCP II\MB172043TCP_SHEET C301-C312.DWG PRINTED BY: JPAZMINO 8:31:20 @ 10:27 AM LAST SAVED BY: JPAZMINO

MATCHLINE - SHEET 302

MATCHLINE - SHEET 301

MATCHLINE - SHEET 306

MATCHLINE - SHEET 308

MATCHLINE - SHEET 309

MATCHLINE - SHEET 310

PROP. LEELAND ROAD

PARCEL A
379,873 SF
8.72 AC

PARCEL B
2,166,928 SF
50.48 AC

PARCEL C
433,281 SF
9.95 AC

PRESERVATION AREA #7 = 10.88 AC.

PRESERVATION AREA #8 = 1.41AC.

PROP. 30' BUILDING RESTRICTION LINE
PROP. 50' TYPE 'E' BUFFERYARD

N48°57'40"W 393.29'

N48°57'40"W 383.29'

R=1000.00'
L=407.82'

R=900.00'
L=761.12'

R=775.00'
L=276.58'

R=875.00'
L=340.54'

100' RIGHT OF WAY

NABB RUN - SEE SHEET 303

HATCH LEGEND (NOT TO SCALE)	
	WETLAND
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA
	WOODLAND RETAINED - NOT CREDITED
	RIP-RAP

TCP2 LEGEND (NOT TO SCALE)	
TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TBR)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
100' 100'	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	12.29	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.00	AC
NET TRACT CLEARING	0.00	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	3.80	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.07	AC
OFF SITE CLEARING	0.00	AC

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

30 15 7.5 0 30
1"= 30'

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

M-NCPPC
APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.

BOHLER ENGINEERING

LAND SURVEYING
SOIL SCIENCE & DESIGN

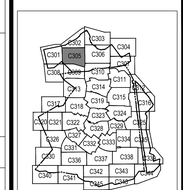
SITE, CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
PERMITTING SERVICES

- UPSTATE NEW YORK
- LEHIGH VALLEY, PA
- NEW ENGLAND
- SOUTHEASTERN, PA
- NEW YORK METRO
- BALTIMORE, MD
- NEW JERSEY
- DOVER, DELAWARE
- NORTHERN VIRGINIA
- ANNAPOLIS, MARYLAND
- RICHMOND, VIRGINIA
- RALEIGH, NC
- CHARLOTTE, NC
- GREENVILLE, SC
- TAMPA, FL
- ORLANDO, FLORIDA
- DALLAS, TX

LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS PLAN IS PROPRIETARY AND SHALL NOT BE DISCLOSED OR REPRODUCED WITHOUT THE WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. THE UNAUTHORIZED REUSE OF THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER ENGINEERING WILL BE UNLAWFUL AND A VIOLATION OF THE FEDERAL COPYRIGHT ACT, WITH CIVIL AND CRIMINAL PENALTIES AS PROVIDED BY LAW.

REVISIONS			
REV	DATE	COMMENT	BY



KEY MAP

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(WV - 1-800-245-4848) (PA - 1-800-242-1776) (DC - 1-800-257-7777) (VA 1-800-552-7001) (MD - 1-800-257-7777) (DE - 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

C. M. IANNUZZI
PROFESSIONAL LANDSCAPE ARCHITECT
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE:10/18/2020

SHEET TITLE:

PLAN
SHEET

SHEET NUMBER:

C305

H:\170\MB172043\DRAWINGS\PLAN SETS\TCP II\MB172043TCP_SHEET C301-C312.DWG PRINTED BY: JPAZMINO 8:31:20 @ 10:28 AM LAST SAVED BY: JPAZMINO

MATCHLINE - SHEET 303

MATCHLINE - SHEET 302

MATCHLINE - SHEET 305

MATCHLINE - SHEET 304

MATCHLINE - SHEET 307

MATCHLINE - SHEET 310

N

S

E

W

NORTH 4429'00" E 1.82'

S35°51'24"E 18.72'

S74°14'24"E 40.52'

S20°43'57"E 86.40'

S45°00'35"W 19.80'

S24°39'29"E 90.45'

S35°17'01"E 90.58'

S55°01'28"E 148.69'

S82°51'55"E 96.75'

S60°47'34"E 38.95'

S74°26'43"E 28.00'

N69°51'24"E 25.06'

N71°4...

ZONED: R-L
P/O PARCEL I
PLAT SEVEN OAK
CREEK CLUB DEER
RUN
P.B.203 P.NO.01
USE: OPEN SPACE

PRESERVATION AREA #10 = 7.32 AC.

PRESERVATION AREA #24 = 3.51 AC.

PARCEL B
2,198,928 SF
50.48 AC

ENVIRONMENTAL IMPACT, REFER TO ENVIRONMENTAL IMPACT PLATES

PROP. SUBMERGED GRAVEL WETLAND NO. 1-5 BOTT ELEV =75.00

WOODLAND CONSERVATION SHEET SUMMARY

	#	Units
M-NCPPC WOODLAND PRESERVATION	10.83	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.00	AC
NET TRACT CLEARING	0.00	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	1.62	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.04	AC
OFF SITE CLEARING	0.00	AC

TCP2 LEGEND
(NOT TO SCALE)

- TPF — TREE PROTECTION FENCE (TEMPORARY)
- PPF — TREE PROTECTION FENCE (PERMANENT)
- TP — ROOT PRUNING TRENCH
- ST-1 (TBR) — SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
- ST-1 — SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- PMA — PRIMARY MANAGEMENT AREA
- SB — STREAM BUFFER
- WB — WETLAND BUFFER
- STREAM
- FLOODPLAIN BOUNDARY
- PLANT BUFFER
- LOD — LIMIT OF DISTURBANCE

30 15 7.5 0 30
1"= 30'

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

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M-NCPPC APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LAND DEVELOPMENT SERVICES

LAND SURVEYING
GEOTECHNICAL DESIGN

LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES

- UPSTATE NEW YORK
- NEW ENGLAND
- NEW YORK METRO
- NEW JERSEY
- PHILADELPHIA, PA
- LEHIGH VALLEY, PA
- SOUTHEASTERN, PA
- BALTIMORE, MD
- WASHINGTON, DC
- NORTHERN VIRGINIA
- RICHMOND, VIRGINIA
- RALEIGH, NC
- CHARLOTTE, NC
- FLORENCE, SC
- TAMPA, FL
- ORLANDO, FLORIDA
- DALLAS, TX

THE INFORMATION CONTAINED IN THIS PLAN IS PROPRIETARY AND SHALL NOT BE DISCLOSED TO OTHERS WITHOUT WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. NO PORTION OF THIS PLAN SHALL BE REPRODUCED, COPIED OR USED IN ANY MANNER WITHOUT WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING.

REVISIONS

REV	DATE	COMMENT	BY

KEY MAP

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(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (MD 1-800-552-7001) (NJ 1-800-272-1000) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

C. M. DIMARZIO
No. 3096
PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF MARYLAND
10/18/2020
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3096, EXPIRATION DATE: 10/18/2020

SHEET TITLE:

PLAN SHEET

SHEET NUMBER:

C306

H:\TMB\172043\DRAWINGS\PLAN SETS\TCP II\MB172043TCP_SHEET C301-C312.DWG PRINTED BY: JPAZMINO 8:31:20 @ 10:30 AM LAST SAVED BY: JPAZMINO

MATCHLINE - SHEET 304

MATCHLINE - SHEET 306

MATCHLINE - SHEET 310

MATCHLINE - SHEET 311

MATCHLINE - SHEET 312

PRESERVATION AREA #11 = 3.23AC.

PRESERVATION AREA #12 = 1.93AC.

PARCEL B
2,198,928 SF
50.48 AC

PARCEL E
13,594 SF
0.31 AC
(TO BE DEDICATED TO HOA)

PARCEL H
2,261,796 SF
51.92 AC
(TO BE DEDICATED TO HOA)

PARCEL R
21,533 SF
0.49 AC

PROP. LEELAND ROAD
(PUBLIC)

EXISTING LEELAND ROAD

EX. 24" STEEL WATER MAIN, CONTRACT NO.: 2084-3192A

EX. 24" PUBLIC SANITARY SEWER EASEMENT

CSX POPES CREEK BRANCH

ZONED:
R-S/R-A
PARCEL 30
WBLH LLC
L.35350 F.
319
USE:
VACANT

ZONED:
R-S/R-A
PARCEL 30
WBLH LLC
L.35350 F.
319
USE:
VACANT

S46°25'20"W 14.31'

S71°40'W 181.81'

S71°30'52"W 211.72'

N74°23'47"E 85.90'

S71°20'47"W 83.84'

S67°25'58"E 58.13'

N79°16'51"W 27.56'

S79°16'30"E 348.02'

N71°57'24"W 78.33'

S78°02'16"W 78.33'

N57°52'46"W 70.48'

N39°22'05"W 70.48'

N10°13'26"W 69.02'

N80°15'41"W 62.56'

N69°19'54"W 63.26'

N59°19'54"W 76.98'

N39°24'58"W 76.47'

N07°51'49"W 76.47'

N03°56'42"W 134.48'

N03°56'42"W 224.41'

S24°16'58"W 69.44'

S01°13'30"W 61.51'

N10°33'54"E 268.44'

S82°21'41"W 154.49'

S78°41'45"E 98.97'

R=775.00'
L=294.58'

R=875.00'
L=503.30'

R=80.00'
L=42.47'

R=840.00'
L=324.87'

R=472.00'
L=337.19'

R=775.00'
L=419.70'

R=1000.00'
L=309.05'

R=70.00'
L=65.76'

R=70.00'
L=50.11'

R=70.00'
L=50.11'

R=70.00'
L=65.76'

20' SD EASEMENT

10' PUE

TCP2 LEGEND
(NOT TO SCALE)

TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST=1 (TBR)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
FP FP	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

HATCH LEGEND
(NOT TO SCALE)

	WETLAND
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA
	WOODLAND RETAINED - NOT CREDITED
	RIP-RAP

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	5.16	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.00	AC
NET TRACT CLEARING	1.19	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	2.83	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

30 15 7.5 0 30
1"= 30'

BOHLER ENGINEERING
SITE DEVELOPMENT, LAND DEVELOPMENT AND TRANSPORTATION CONSULTANTS
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
PERMITTING SERVICES
LAND SURVEYING
SOILS AND WETLAND DELINEATION
UPSTATE NEW YORK
NEW ENGLAND
NEW YORK METRO
NEW JERSEY
SOUTHEASTERN PA
LEHIGH VALLEY, PA
SOUTHEASTERN, PA
CENTRAL PENNSYLVANIA
BALTIMORE, MD
WASHINGTON, MARYLAND
NORTHERN VIRGINIA
RICHMOND, VIRGINIA
RALEIGH, NC
CHARLOTTE, NC
BOSTON, MA
TAMPA, FL
ORLANDO, FLORIDA
DALLAS, TX

REVISIONS

REV	DATE	COMMENT	BY

KEY MAP

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

CMDIMARZZI
PROFESSIONAL LANDSCAPE ARCHITECT
I, CHRISTOPHER M. DIMARZIO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2020

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M-NCPPC
APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

SHEET TITLE:

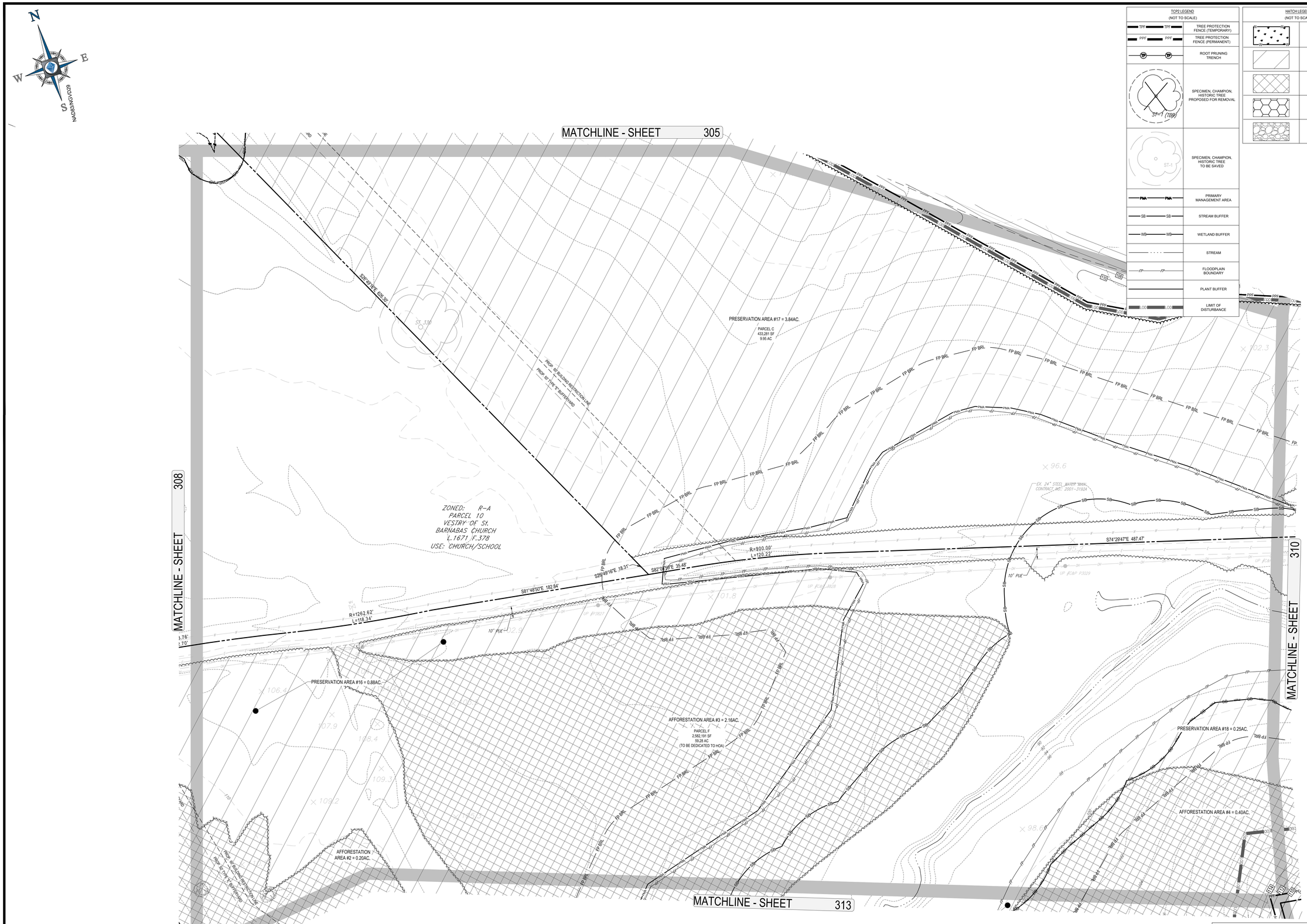
PLAN
SHEET

SHEET NUMBER:

C307

THE INFORMATION AND CONTENTS OF THIS PLAN AND REPORT SHALL NOT BE USED, COPIED OR REPRODUCED IN WHOLE OR IN PART, NOR ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN AUTHORIZATION AND CONSENT OF BOHLER ENGINEERING. ANY UNAUTHORIZED USE OF THIS PLAN AND REPORT SHALL BE AT THE SOLE RISK OF THE USER AND WITHOUT LIABILITY TO BOHLER ENGINEERING.

MATCHLINE - SHEET 301
MATCHLINE - SHEET 305
MATCHLINE - SHEET 309
MATCHLINE - SHEET 313
PRESERVATION AREA #2 = 0.71AC.
INTERSECTION SIGNALIZED (BY OTHERS)
PARCEL C
433,281 SF
9.95 AC
PRESERVATION AREA #14 = 1.22AC.
PROP. 60' BUILDING RESTRICTION LINE
PROP. 50' TYPE "E" BUFFERYARD
N16°57'59"W, 265.80'
RETAINED NOT CREDITED AREA #3 = 0.14AC.
CHURCH ROAD
EX. (PUBLIC)
CL CODE OF PAVEMENT
EX. 20' PAVEMENT
EX. DOUBLE YELLOW LINES
EX. R/W
ZONED: R-L
PARCEL 2
N/F CLUB GROUP II, INC.
L.15926 F.672
USE: VACANT
ZONED: R-A
PARCEL 10
VESTRY OF St. BARNABAS CHURCH
L.1671 F.378
USE: CHURCH/SCHOOL
HISTORIC SITE PGID: 79-059
ZONED: R-E
PARCEL 20
VESTRY OF QUEEN ANNE PARISH
L.03666 F.57
USE: CHURCH/SCHOOL
R=1513.76'
L=192.70'
S66°12'05"E 29.70'
S15°47'11"E 15.74'
PROP. 60' BUILDING RESTRICTION LINE
PARCEL F
2,582,191 SF
59.28 AC
(TO BE DEDICATED TO HOA)
PRESERVATION AREA #15 = 0.23AC.
PROP. 50' TYPE "E" BUFFERYARD
S15°47'11"E 50.74'
N74°41'11"W 40.00'
AFFORESTATION AREA #1 = 0.13AC.
OAK GROVE ROAD
EX. R/W
EX. 40' R/W
UP W/ 10009 NW
UP W/ 10005 NW
UP W/ 10003 NW
UP W/ 10007 NW
UP W/ 10001 NW



TCP2 LEGEND (NOT TO SCALE)	
TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TBR)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
FP FP	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

HATCH LEGEND (NOT TO SCALE)	
	WETLAND
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA
	WOODLAND RETAINED - NOT CREDITED
	RIP-RAP

30 15 7.5 0 30
1"= 30'

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	4.97	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	2.75	AC
NET TRACT CLEARING	0.00	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.15	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

THIS BLOCK IS FOR OFFICIAL USE ONLY

OR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

M-NCPPC APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
PERMITTING PROCESS

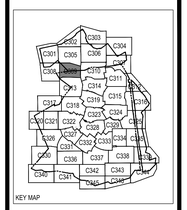
LAND SURVEYING
GEOTECHNICAL DESIGN

LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES

- LEHIGH VALLEY, PA
- SOUTHEASTERN, PA
- NEW ENGLAND
- NEW YORK METRO
- NEW JERSEY
- CENTRAL PENNSYLVANIA
- UPSTATE NEW YORK
- RALEIGH, NC
- CHARLOTTE, NC
- ATLANTA, GA
- TAMPA, FL
- ORLANDO, FLORIDA
- DALLAS, TX

THE INFORMATION AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE DISCLOSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. THE UNAUTHORIZED USE OF THE INFORMATION AND CONTENT OF THIS PLAN SHALL BE AT THE SOLE RISK OF THE USER AND SHALL OBLIGATE THE USER TO DEFEND AND INDEMNIFY BOHLER ENGINEERING AGAINST ANY LOSS, DAMAGE OR LIABILITY.

REVISIONS			
REV	DATE	COMMENT	BY



KEY MAP

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE: IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811
(WV - 1-800-245-4848) (PA - 1-800-242-1776) (DC - 1-800-257-7777) (VA - 1-800-552-7001) (MD - 1-800-257-7777) (DE - 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

C. J. DIMARZZI
No. 3066
PROFESSIONAL LANDSCAPE ARCHITECT
10/18/2020
I, CHRISTOPHER J. DIMARZZI, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2020

SHEET TITLE:
PLAN SHEET

SHEET NUMBER:
C309

MATCHLINE - SHEET 306

MATCHLINE - SHEET 305

MATCHLINE - SHEET 307

MATCHLINE - SHEET 309

MATCHLINE - SHEET 311

MATCHLINE - SHEET 313

MATCHLINE - SHEET 314

PROP. LEELAND ROAD

PROP. ROAD A

PROP. ROAD B

PARCEL B
2,198,928 SF
50.48 AC

PARCEL C
433,281 SF
9.95 AC
PRESERVATION
AREA #9 = 0.24AC.

PARCEL D
54,589 SF
1.25 AC
(TO BE DEDICATED TO HOA)

PARCEL E
2,582,191 SF
59.28 AC
(TO BE DEDICATED TO HOA)

PARCEL G
539,179 SF
12.38 AC
(TO BE DEDICATED TO HOA)

RETAINED NOT CREDITED
AREA #4 = 0.10 AC.

PRESERVATION AREA #22 = 1.93 AC.

PRESERVATION AREA #21 = 0.18AC.

PRESERVATION AREA #20 = 0.26AC.

AFFORESTATION AREA #5 = 0.18AC

ENVIRONMENTAL IMPACT, REFER TO ENVIRONMENTAL IMPACT PLATES

PROP. MBIO NO. 2-4A
BOTT ELEV =96.50

PROP. MBIO NO. 2-4B
BOTT ELEV =96.50

PROP. MBIO NO. 2-4C
BOTT ELEV =96.50

PROP. MBIO NO. 2-4D
BOTT ELEV =96.50

PROP. MBIO NO. 2-4E
BOTT ELEV =96.50

PROP. DETENTION BASIN NO. 2-4G BOTT ELEV =92.00

10' MAINTENANCE PATH

15' NON-WOODY BUFFER

20' SAN. EASEMENT

20' SD EASEMENT

PROP. SD EASEMENT

PROP. SWM EASEMENT

TX. 24" STEEL WATER MAIN
CONTRACT NO.: 2001-3152

TCP2 LEGEND
(NOT TO SCALE)

TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TBR)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
FP FP	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

HATCH LEGEND
(NOT TO SCALE)

W W	WETLAND
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA
	WOODLAND RETAINED - NOT CREDITED
	RIP-RAP

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	2.61	AC
NON M-NCPPC WOODLAND PRESERVATION	0.10	AC
AFFORESTATION/REFORESTATION	0.18	AC
NET TRACT CLEARING	7.61	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	3.65	AC
PMA CLEARING	0.72	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

30 15 7.5 0 30
1"= 30'

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

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M-NCPPC APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING

LAND SURVEYING
SOIL AND WETLAND SCIENCE

SITE/CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
TRANSPORTATION AND PERMITTING SERVICES

- LEHIGH VALLEY, PA
- SOUTHEASTERN, PA
- NEW ENGLAND
- NEW YORK METRO
- NEW JERSEY
- CENTRAL PENNSYLVANIA
- RALEIGH, NC
- CHARLOTTE, NC
- GREENVILLE, SC
- TAMPA, FL
- ORLANDO, FLORIDA
- NORTHERN VIRGINIA
- BALTIMORE, MARYLAND
- DALLAS, TX

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REVISIONS

REV	DATE	COMMENT	BY

KEY MAP

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WV 1-800-245-4848 | PA 1-800-242-1776 (DC 1-800-257-7777 VA 1-800-552-7001) | MD 1-800-257-7777 (DC 1-800-257-7777) | DE 1-800-282-8555

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

CARMINE J. DIMARZIO
PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF MARYLAND
No. 3008
EXPIRATION DATE: 10/18/2020
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3008, EXPIRATION DATE: 10/18/2020

SHEET TITLE:
PLAN SHEET

SHEET NUMBER:
C310

H:\172043\TCP2\DRAWINGS\PLAN SETS\TCP 2\MB172043TCP_SHEET C301-C312.DWG PRINTED BY: JPAZMINO 8:02:26 @ 10:33 AM LAST SAVED BY: JPAZMINO

HATCH LEGEND (NOT TO SCALE)	
	WETLAND
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA
	WOODLAND RETAINED - NOT CREDITED
	RIP-RAP

TCP2 LEGEND (NOT TO SCALE)	
TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TBR)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
FP FP	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	9.58	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.81	AC
NET TRACT CLEARING	9.38	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.38	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

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QR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

M-NCPPC APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LAND DEVELOPMENT CONSULTANTS
LAND SURVEYING
GEOTECHNICAL DESIGN

LANDSCAPE ARCHITECTURE
TRANSPORTATION PLANNING

- LEHIGH VALLEY, PA
- SOUTHEASTERN, PA
- BALTIMORE, MD
- NEW YORK METRO
- NEW ENGLAND
- UPSTATE NEW YORK
- NEW JERSEY
- NORTHERN VIRGINIA
- RICHMOND, VIRGINIA
- RALEIGH, NC
- CHARLOTTE, NC
- ATLANTA, GA
- TAMPA, FL
- ORLANDO, FLORIDA
- DALLAS, TX

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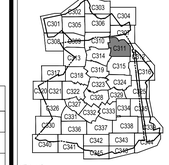
REVISIONS			
REV	DATE	COMMENT	BY



KEY MAP

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(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

C. M. IZZI
PROFESSIONAL LANDSCAPE ARCHITECT
I, CHRISTOPHER M. IZZI, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE:10/18/2020

SHEET TITLE:
PLAN
SHEET

SHEET NUMBER:
C311

MATCHLINE - SHEET 307

MATCHLINE - SHEET 311

MATCHLINE - SHEET 315

MATCHLINE - SHEET 316

N 0° 50' 35" W 1541.41'

N 20° 09' 25" E 1541.41'

ZONED: R-S
P/O PARCEL 30
WBLH LLC
L.35350 F. 319
USE: VACANT

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

MATCHLINE - SHEET 309

MATCHLINE - SHEET 310

MATCHLINE - SHEET 314

MATCHLINE - SHEET 319

MATCHLINE - SHEET 317

MATCHLINE - SHEET 318

PRESERVATION AREA #19 =0.01AC.

PRESERVATION AREA #42 = 0.26AC.

AFFORESTATION AREA #11 = 1.39AC.

PARCEL F
2,582,197 SF
59.28 AC
(TO BE DEDICATED TO HOA)

AFFORESTATION AREA #12 = 5.97AC.

PRESERVATION AREA #32 = 0.40AC.

PRESERVATION AREA #31 = 2.33AC.

PRESERVATION AREA #33 = 0.68AC.

AFFORESTATION AREA #10 = 0.12AC.

N28°56'31"W 458.92'

N80°09'42"E 37.65'

PROP. 50' TYPE 'E' BUFFER

PROP. 50' BUILDING RESTRICTION LINE

HISTORIC SITE PGID: 79-059
ZONED: R-E
PARCEL 20
VESTRY OF QUEEN ANNE PARISH
L.03666 F.57
USE: CHURCH/SCHOOL

HATCH LEGEND
(NOT TO SCALE)

	WETLAND
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA
	WOODLAND PRESERVED - NOT CREDITED
	RIP-RAP

TCP2 LEGEND
(NOT TO SCALE)

TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TBR)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
FP FP	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

WOODLAND CONSERVATION SHEET SUMMARY

	#	Units
M-NCPPC WOODLAND PRESERVATION	3.68	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	7.47	AC
NET TRACT CLEARING	0.14	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

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QR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

M-NCPPC
APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.

BOHLER ENGINEERING
LAND SURVEYING
SITE DEVELOPMENT
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
TRANSPORTATION SERVICES

UPSTATE NEW YORK
LEHIGH VALLEY, PA
SOUTHEASTERN, PA
NEW ENGLAND
NEW YORK METRO
WASHINGTON, DC
NEW JERSEY
PHILADELPHIA, PA
BALTIMORE, MD
PRINCE GEORGES PLAZA
NORTHERN VIRGINIA
FREDERICK, MARYLAND
RALEIGH, NC
CHARLOTTE, NC
ATLANTA, GA
TAMPA, FL
FORT MYERS, FLORIDA
DALLAS, TX

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(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

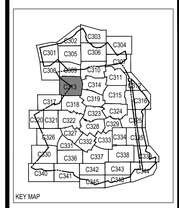
FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGES COUNTY
3RD AND 7TH ELECTION DISTRICT

REVISIONS

REV	DATE	COMMENT	BY



KEY MAP

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

C. M. IRIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2020

SHEET TITLE:
PLAN SHEET

SHEET NUMBER:
C313

H:\TMP\BT\DOCS\DRAWINGS\PLAN SET\TCP\#MB172043TCP_SHEET C313-C324.DWG PRINTED BY: JPAZMINO 8:31:20 @ 11:19 AM LAST SAVED BY: JPAZMINO

MATCHLINE - SHEET 310

MATCHLINE - SHEET 311

MATCHLINE - SHEET 313

MATCHLINE - SHEET 315

MATCHLINE - SHEET 319

PRESERVATION AREA #34 = 0.17AC.

PRESERVATION AREA #36 = 0.27AC.

PRESERVATION AREA #35 = 0.69AC.

AFFORESTATION AREA #13 = 0.17AC.

AFFORESTATION AREA #14 = 0.45AC.

PARCEL E
2,582,181 SF
59.29 AC
(TO BE DEDICATED TO HOA)

PARCEL G
539,179 SF
12.38 AC
(TO BE DEDICATED TO HOA)

PARCEL I
123,316 SF
2.83 AC
(TO BE DEDICATED TO HOA)

ENVIRONMENTAL IMPACT
REFER TO ENVIRONMENTAL IMPACT PLATES

PROP. ROAD A

PROP. ROAD B

PROP. ROAD E

6' FEEDER TRAIL

PROP. RETAINING WALL

SWM EASEMENT

20' SD EASEMENT

10' NON-WOODY BUFFER

LOW POINT
E 99.97

LOW POINT
E 98.44

RIGHT POINT
E 113.83

TCP2 LEGEND
(NOT TO SCALE)

TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
SF=1 (TBR)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
FP FP	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

HATCH LEGEND
(NOT TO SCALE)

	WETLAND
	RIP-RAP
	WOODLAND RETAINED - NOT CREDITED
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	1.13	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.62	AC
NET TRACT CLEARING	2.35	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	1.13	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

30 15 7.5 0 30
1"= 30'

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
SOILS AND WETLAND DELINEATION
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES
PROGRAM MANAGEMENT
UPSTATE NEW YORK
NEW ENGLAND
NEW YORK METRO
NEW JERSEY
SOUTHEASTERN, PA
LEHIGH VALLEY, PA
SOUTHEASTERN, PA
CHARLOTTE, NC
RALEIGH, NC
CHARLOTTE, NC
BALTIMORE, MD
FORT MYERS, FL
TAMPA, FL
NORTHERN VIRGINIA
WASHINGTON, DC
DALLAS, TX

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REVISIONS

REV	DATE	COMMENT	BY

KEY MAP

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE: IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL 811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

CARLO DIMARZZI
PROFESSIONAL LANDSCAPE ARCHITECT
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3065, EXPIRATION DATE: 10/18/2020

SHEET TITLE:

PLAN SHEET

SHEET NUMBER:

C314

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

M-NCPPC APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.

MATCHLINE - SHEET 311

MATCHLINE - SHEET 312

MATCHLINE - SHEET 314

MATCHLINE - SHEET 316

MATCHLINE - SHEET 319

MATCHLINE - SHEET 324

NORTH
SOUTH
EAST
WEST
UNKNOWN

HATCH LEGEND
(NOT TO SCALE)

	WETLAND
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA
	WOODLAND PRESERVED - NOT CREDITED
	RIP-RAP

PROP. SUBMERGED GRAVEL WETLAND NO. 2-5 BOTT ELEV =88.00

PARCEL H
2,261,796 SF
51.92 AC
(TO BE DEDICATED TO HOA)

PRESERVATION AREA #64 = 0.01AC.

AFFORESTATION AREA #15 = 0.23AC.

PRESERVATION AREA #40 = 0.18AC.

PROP. ROAD E

PROP. ROAD F

8' TRAIL

AFFORESTATION AREA #16 =0.56AC.

PRESERVATION AREA #41 =2.13AC.

AFFORESTATION AREA #17 =0.12AC.

PROP. SUBMERGED GRAVEL WETLAND NO. 3-3 BOTT ELEV =66.00

LOW POINT TC 89.49 BC 88.99

LOW POINT TC 89.76 BC 89.26

HIGH POINT 92.98

SWM EASEMENT

20' SD EASEMENT

TREE CONSERVATION PLAN TYPE 2
(NOT TO SCALE)

TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TYP.)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
FP FP	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	2.32	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.90	AC
NET TRACT CLEARING	0.83	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

KEY MAP

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(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

C. J. DIMARZZI
PROFESSIONAL LANDSCAPE ARCHITECT
PROFESSIONAL LANDSCAPE ARCHITECT
I, CHRISTOPHER J. DIMARZZI HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2020

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M-NCPPC
APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

SHEET TITLE:
PLAN SHEET

SHEET NUMBER:
C315

H:\17\MB172043\DRAWINGS\PLAN SETS\TCP II\MB172043TCP_SHEET C313-C324.DWG PRINTED BY: JPAZMINO 8:31:20 @ 11:12 AM LAST SAVED BY: JPAZMINO

MATCHLINE - SHEET 312

MATCHLINE - SHEET 315

MATCHLINE - SHEET 324

MATCHLINE - SHEET 325

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

HATCH LEGEND
(NOT TO SCALE)

- WETLAND
- WOODLAND PRESERVATION AREA
- WOODLAND REFORESTATION/ AFFORESTATION AREA
- WOODLAND PRESERVED - NOT CREDITED
- RIP-RAP
- RARE, ENDANGERED, OR THREATENED SPECIES HABITAT

TCP2 LEGEND
(NOT TO SCALE)

- TPF — TREE PROTECTION FENCE (TEMPORARY)
- PPF — TREE PROTECTION FENCE (PERMANENT)
- TP — ROOT PRUNING TRENCH
- ST-1 (TBR) — SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
- ST-1 — SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- PMA — PRIMARY MANAGEMENT AREA
- SB — STREAM BUFFER
- WB — WETLAND BUFFER
- STREAM
- FP — FLOODPLAIN BOUNDARY
- PLANT BUFFER
- LOD — LIMIT OF DISTURBANCE

LEELAND ROAD

WILLOW BROOK EAST OF RAILROAD
19,126,927 sq.Ft. or 439.0938 Ac

PARCEL P
1,308,673 SF
30.04 AC
(TO BE DEDICATED TO MNCPPC)

PARCEL H
2,261,796 SF
51.92 AC
(TO BE DEDICATED TO HOA)

PROP. SUBMERGED GRAVEL WETLAND NO. 3-3
BOTT ELEV =66.00

PROP. SUBMERGED GRAVEL WETLAND NO. 3-4
BOTT ELEV =76.90

PRESERVATION AREA #43 =3.43AC.

RETAINED NOT CREDITED AREA #13 =0.04AC.

RETAINED NOT CREDITED AREA #14 =0.21AC.

ENVIRONMENTAL IMPACT, REFER TO ENVIRONMENTAL IMPACT PLATES

DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION PRINCE GEORGE'S COUNTY 40' R/W PLAT NO.S 1388 & 1370

CSX POPES CREEK BRANCH

150' RAILROAD SETBACK

50' R/W

ZONED: R-A
LOT 1 HARLEY
SUBDIVISION PLAT

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	3.40	AC
NON M-NCPPC WOODLAND PRESERVATION	0.25	AC
AFFORESTATION/REFORESTATION	0.00	AC
NET TRACT CLEARING	1.28	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.11	AC
PMA CLEARING	0.16	AC
PMA CLEARING (MASTER PLAN ROAD)	0.45	AC
OFF SITE CLEARING	0.15	AC

30 15 7.5 0 30
1"= 30'

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M-NCPPC
APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING
LAND SURVEYING · SITE DEVELOPMENT · PROGRAM MANAGEMENT · PERMITTING · LANDSCAPE ARCHITECTURE · TRANSPORTATION · SITE DEVELOPMENT · LAND DEVELOPMENT CONSULTING
UPSTATE NEW YORK · LEHIGH VALLEY, PA · NEW ENGLAND · SOUTHEASTERN, PA · NEW YORK METRO · BALTIMORE, MD · NEW JERSEY · NORTHERN VIRGINIA · CENTRAL PENNSYLVANIA · RALEIGH, NC · CHARLOTTE, NC · GREENVILLE, SC · TAMPA, FL · ORLANDO, FLORIDA · DALLAS, TX
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REVISIONS

REV	DATE	COMMENT	BY

KEY MAP

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

C. M. IZZI
PROFESSIONAL LANDSCAPE ARCHITECT
10/18/2020
I CERTIFY THAT THE ATTACHED DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3095, EXPIRATION DATE: 10/18/2020

SHEET TITLE:
PLAN SHEET

SHEET NUMBER:
C316

N

E

S

W

GOOGLE MAPS

HATCH LEGEND (NOT TO SCALE)	
	WETLAND
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA
	WOODLAND PRESERVED - NOT CREDITED
	RIP-RAP

TCP2 LEGEND (NOT TO SCALE)	
TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TBR)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
FP FP	FLOODPLAIN BOUNDARY
	PLANT BUFFER
.OO .OO	LIMIT OF DISTURBANCE

MATCHLINE - SHEET 313

MATCHLINE - SHEET 318

HISTORIC SITE PGID: 79-059
ZONED: R-E
PARCEL 20
VESTRY OF QUEEN ANNE PARISH
L.03666 F.57
USE: CHURCH/SCHOOL

ZONED: R-E
PARCEL 12
VESTRY OF QUEEN ANNE PARISH
L.03666 F.57
USE: CHURCH/SCHOOL

S24°17'00"W 0.80'

S88°19'35"E 224.55

PROP. 50' TYPE "E" BUFFERYARD

PROP. 60' BUILDING RESTRICTION LINE

AFFORESTATION AREA #20 = 0.57AC.

N77°38'13"E 1067.99'

PARCEL F
2,582,191 SF
59.28 AC
(TO BE DEDICATED TO HOA)

PRESERVATION AREA #44 = 3.28AC.

ST. 247

ST. 244

ST. 245

ST. 246

MATCHLINE - SHEET 320

MATCHLINE - SHEET 321

MATCHLINE - SHEET 322

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	3.28	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.57	AC
NET TRACT CLEARING	0.00	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

30 15 7.5 0 30
1"= 30'

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

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M-NCPPC
APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.

BOHLER ENGINEERING

LAND SURVEYING
LOCUST HILL SECTION

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
PERMITTING SERVICES

- UPSTATE NEW YORK
- LEHIGH VALLEY, PA
- NEW ENGLAND
- SOUTHEASTERN, PA
- NEW YORK METRO
- BALTIMORE, MD
- NEW JERSEY
- WASHINGTON, DC/MARYLAND
- PHILADELPHIA, PA
- NORTHERN VIRGINIA
- CENTRAL PENNSYLVANIA

LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES

- RALEIGH, NC
- CHARLOTTE, NC
- ATLANTA, GA
- TAMPA, FL
- FORT MYERS, FL
- DALLAS, TX

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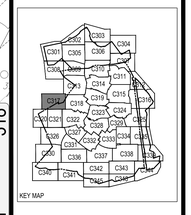
REVISIONS

REV	DATE	COMMENT	BY



KEY MAP

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MB172043
DRAWN BY: ECR
CHECKED BY: AE
DATE: 10/13/17
SCALE: 1" = 30'
CAD I.D.: TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

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Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

C. M. IMBRIZZI
No. 2400
REGISTERED
PROFESSIONAL LANDSCAPE ARCHITECT
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SHEET TITLE:
PLAN SHEET

SHEET NUMBER:
C317

H:\172043\DRAWINGS\PLAN SETS\TCP II\MB172043TCP_SHEET C313-C324.DWG PRINTED BY: JPAZMINO 8:31:20 @ 11:15 AM LAST SAVED BY: JPAZMINO

MATCHLINE - SHEET 313

MATCHLINE - SHEET 317

MATCHLINE - SHEET 319

MATCHLINE - SHEET 322

MATCHLINE - SHEET 323

PRESERVATION AREA #46 = 0.02AC.

PRESERVATION AREA #45 = 2.95AC.

AFFORESTATION AREA #21 = 4.56 AC.

PARCEL F
2,582,191 SF
59.28 AC
(TO BE DEDICATED TO HOA)

PARCEL I
123,316 SF
2.83 AC
(TO BE DEDICATED TO HOA)

PARCEL J
121,273 SF
2.78 AC
(TO BE DEDICATED TO HOA)

PROP. ROAD A

PROP. ROAD J

PROP. ROAD K

"F" FEEDER TRAIL

PROP. 50' TYPE 'F' BUFFERYARD

PROP. RETAINING WALL

20' SD EASEMENT

ST-1 (TBR)

ST-1

KEY MAP

HATCH LEGEND
(NOT TO SCALE)

	WETLAND
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA
	WOODLAND PRESERVED - NOT CREDITED
	RIP-RAP

TCP2 LEGEND
(NOT TO SCALE)

TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TBR)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
	FLOODPLAIN BOUNDARY
	PLANT BUFFER
L.O.D. L.O.D.	LIMIT OF DISTURBANCE

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00				
01				
02				
03				

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	2.97	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	4.55	AC
NET TRACT CLEARING	0.65	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

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M-NCPPC APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.

30 15 7.5 0 30
1"= 30'

BOHLER ENGINEERING

SITE DEVELOPMENT & CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LAND SURVEYING
SOILS AND WETLAND SCIENCE
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES

- LEHIGH VALLEY, PA
- SOUTHEASTERN, PA
- CENTRAL NEW JERSEY
- BALTIMORE, MD
- WASHINGTON, MARYLAND
- NORTHERN VIRGINIA
- RICHMOND, VIRGINIA
- UPSTATE NEW YORK
- NEW ENGLAND
- NEW YORK METRO
- HUDSON VALLEY
- NEW JERSEY
- RALEIGH, NC
- CHARLOTTE, NC
- GREENVILLE, SC
- TAMPA, FL
- ORLANDO, FLORIDA
- DALLAS, TX

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REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE: IN VIRGINIA, MARYLAND, PENNSYLVANIA, DC COLUMBIA, AND DELAWARE CALL 811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

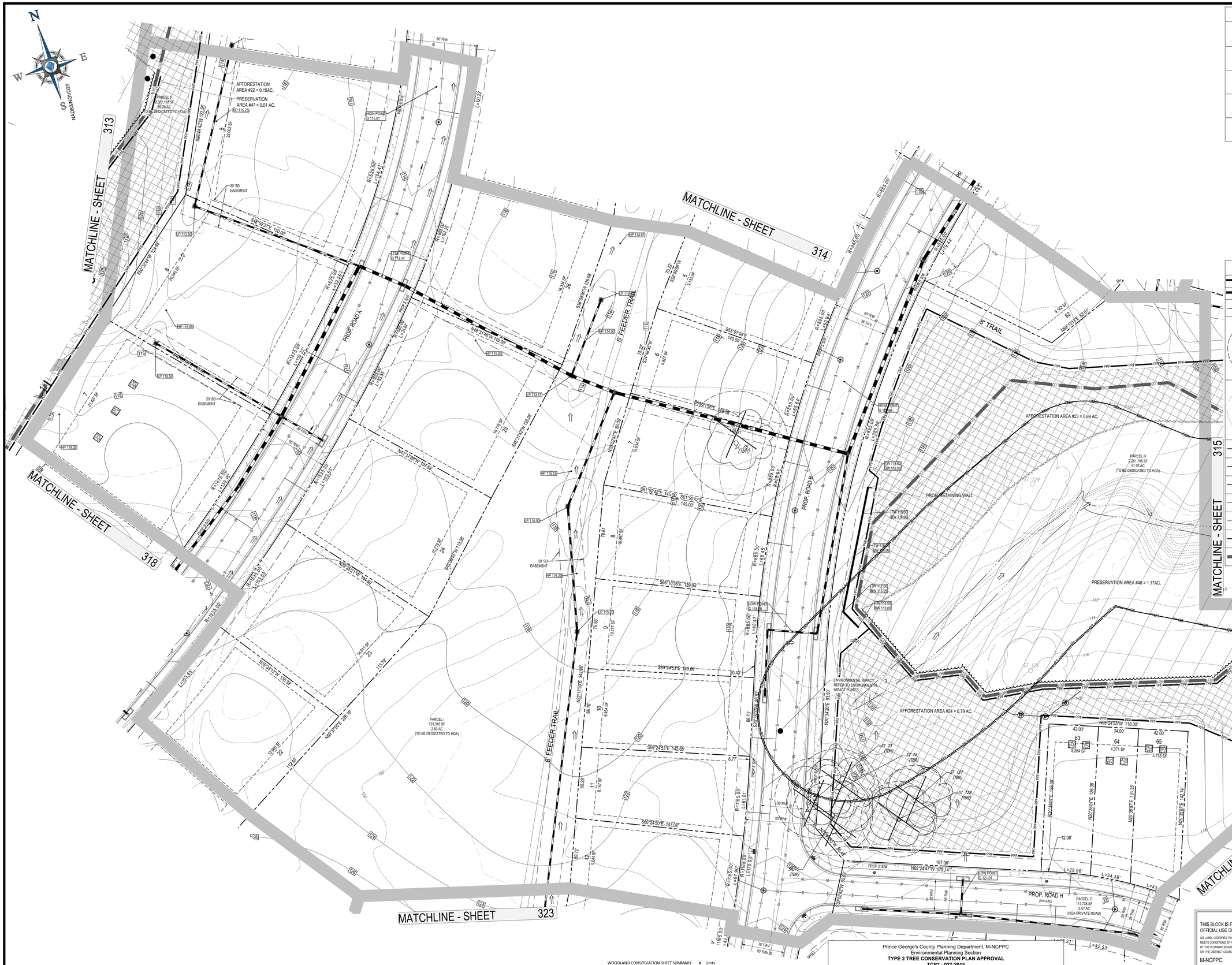
LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

CARLO DIMARZZI
PROFESSIONAL LANDSCAPE ARCHITECT
I, CARLO DIMARZZI, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3065, EXPIRATION DATE: 10/18/2020

SHEET TITLE:
PLAN SHEET

SHEET NUMBER:
C318


MATCHLINE - SHEET 313
MATCHLINE - SHEET 314
MATCHLINE - SHEET 315
MATCHLINE - SHEET 318
MATCHLINE - SHEET 323
MATCHLINE - SHEET 324
6' FEEDER TRAIL
8' TRAIL
PROP. ROAD A
PROP. ROAD B
PROP. ROAD H
PARCEL F
9,592,197 SF
59.29 AC
(TO BE DEDICATED TO HOA)
PARCEL I
123,316 SF
2.83 AC
(TO BE DEDICATED TO HOA)
PARCEL O
111,738 SF
2.57 AC
(HOA PRIVATE ROAD)
PARCEL H
2,281,796 SF
51.92 AC
(TO BE DEDICATED TO HOA)
AFFORESTATION AREA #22 = 0.15AC.
PRESERVATION AREA #47 = 0.01 AC.
AFFORESTATION AREA #23 = 0.69 AC.
AFFORESTATION AREA #24 = 0.79 AC.
PRESERVATION AREA #48 = 1.17AC.
PROP. RETAINING WALL
ENVIRONMENTAL IMPACT - REFER TO ENVIRONMENTAL IMPACT PLATES
20' SD EASEMENT
22' SD EASEMENT
HIGH POINT El 115.01
LOW POINT El 113.47
LOW POINT El 118.58
LOW POINT El 121.01
HIGH POINT El 120.91
S46°30'07"E 100.00'
S36°54'40"W 123.58'
S36°54'40"W 104.94'
N43°31'29"W 140.00'
S33°07'45"E 140.00'
S44°21'58"E 140.18'
S61°50'42"E 145.00'
N53°52'42"E 145.00'
N37°31'29"W 191.76'
N09°22'21"W 145.00'
S25°08'59"W 113.36'
S06°16'36"E 139.64'
S69°24'53"E 140.89'
S69°24'53"E 142.68'
S66°24'50"E 143.06'
N69°24'47"W 179.14'
N69°24'53"W 118.00'
N20°35'07"E 125.38'
N20°35'07"E 125.00'
N20°35'07"E 131.35'
N20°35'07"E 147.24'
N20°35'07"E 167.00'
S30°02'40"W 50.00'
N09°34'20"E 83.93'
N21°17'50"E 342.86'
N57°57'07"E 226.09'
S30°32'44"W 104.94'
S39°49'55"W 128.08'
S39°49'55"W 128.05'
N39°49'55"E 128.05'
N53°52'42"E 145.00'
R=1433.00'
R=1374.00'
R=1433.00'
R=1374.00'
R=1374.00'
R=1433.00'
R=1374.00'
R=1433.00'
R=1374.00'
R=1433

MATCHLINE - SHEET 317

ZONED: R-E
PARCEL 12
VESTRY OF QUEEN ANNE PARISH
L.03666 F.57
USE:
CHURCH/SCHOOL

N77°38'13"E 1007.93'

ZONED: R-R
PARCEL G
PLAT 7, SECTION 8, PERRYWOOD COMMUNITY ASSN 1
P.B.VJ 193 PG.26
USE: OPEN SPACE

S54°11'E 1272.46'

ZONED: R-R
PARCEL T, BLOCK L
PLAT 7, SECTION 6, PERRYWOOD COMMUNITY ASSN 1
P.B.182 PG.46
USE: OPEN SPACE

PARCEL F
2,582,191 SF
59.28 AC
(TO BE DEDICATED TO HOA)

PRESERVATION AREA #49 = 4.71AC.

ST 201
ST 200
ST 199
ST-1 (TBR)
ST-1

MATCHLINE - SHEET 321

MATCHLINE - SHEET 326

30 15 7.5 0 30
1"= 30'

HATCH LEGEND
(NOT TO SCALE)

	WETLAND
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA
	WOODLAND PRESERVED - NOT CREDITED
	RIP-RAP

TCP2 LEGEND
(NOT TO SCALE)

TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TBR)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
FP FP	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	4.71	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.00	AC
NET TRACT CLEARING	0.00	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

Prince George's County Planning Department, M-NCPPC Environmental Planning Section **TYPE 2 TREE CONSERVATION PLAN APPROVAL** **TCP2 - 027-2015**				
	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

THIS BLOCK IS FOR OFFICIAL USE ONLY

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M-NCPPC
APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING
LAND SURVEYING
SUSTAINABLE DESIGN
SITE DEVELOPMENT
PROGRAM MANAGEMENT
PERMIT EXPEDITING
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES
UPSTATE NEW YORK
NEW ENGLAND
NEW YORK METRO
NEW JERSEY
LEHIGH VALLEY, PA
SOUTHEASTERN, PA
PITTSBURGH, PA
WASHINGTON, DC
BALTIMORE, MD
EASTERN MARYLAND
NORTHERN VIRGINIA
CENTRAL VIRGINIA
RALEIGH, NC
CHARLOTTE, NC
GREENVILLE, SC
TAMPA, FL
ORLANDO, FL
JACKSONVILLE, FLORIDA
DALLAS, TX

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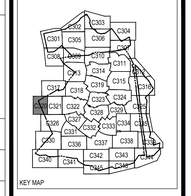
REVISIONS

REV	DATE	COMMENT	BY



KEY MAP

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
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jdimarco@BohlerEng.com

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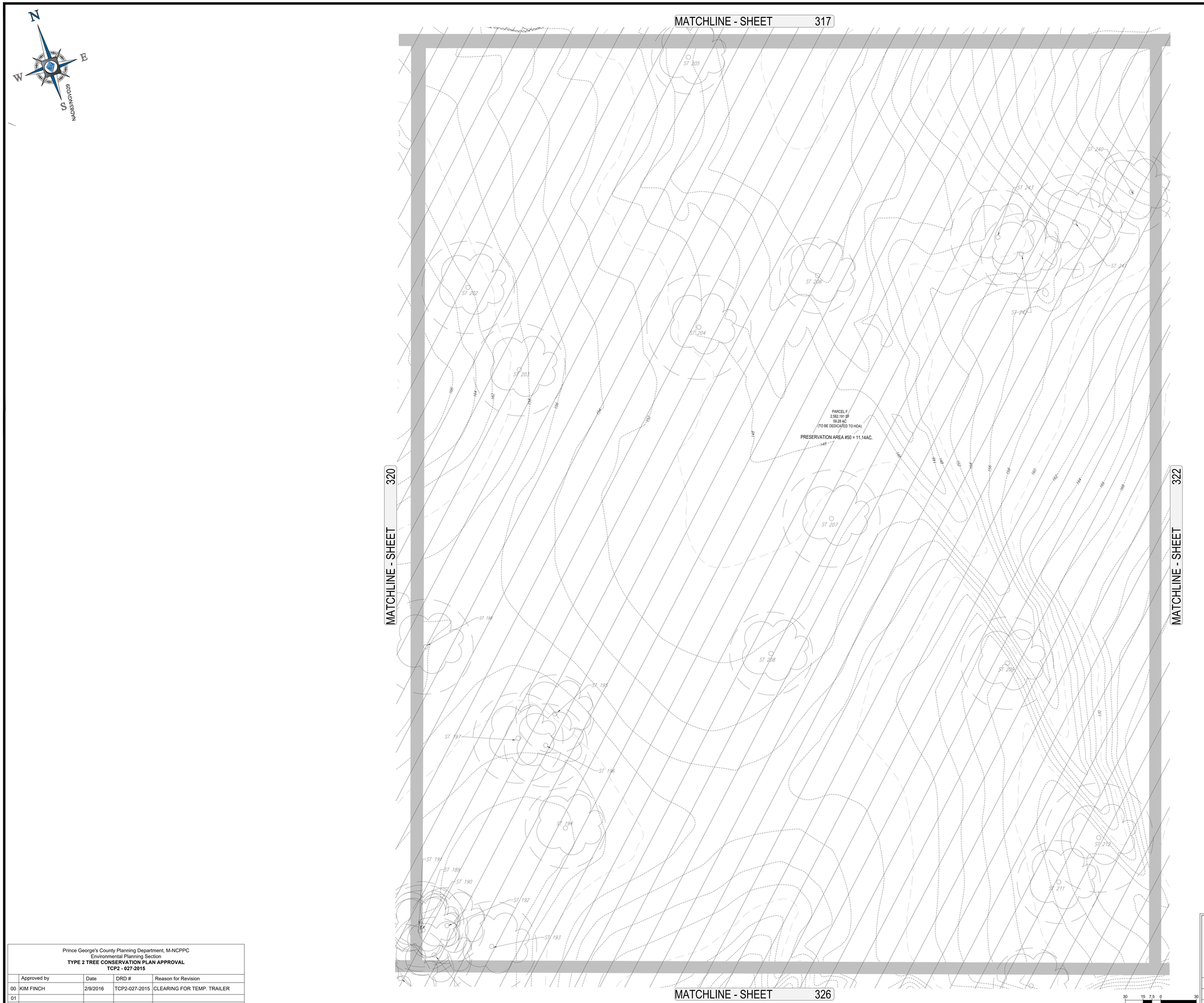
PROFESSIONAL LANDSCAPE ARCHITECT
I, CHRISTOPHER J. D'AMBRUZZI, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2020

SHEET TITLE:
PLAN
SHEET

SHEET NUMBER:
C320

H:\17\MB172043\DRAWINGS\PLAN SETS\TCP II\MB172043TCP_SHEET C313-C324.DWG PRINTED BY: JPAZMINO 8:31:20 @ 11:18 AM LAST SAVED BY: JPAZMINO



HATCH LEGEND (NOT TO SCALE)	
	WETLAND
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA
	WOODLAND PRESERVED - NOT CREDITED
	RIP-RAP

TCP2 LEGEND (NOT TO SCALE)	
TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TBR)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	11.14	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.00	AC
NET TRACT CLEARING	0.00	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

30 15 7.5 0 30
1"= 30'

Prince George's County Planning Department, M-NCPPC Environmental Planning Section **TYPE 2 TREE CONSERVATION PLAN APPROVAL** **TCP2 - 027-2015**				
	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

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M-NCPPC APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING
LAND SURVEYING
SUSTAINABLE DESIGN
SITE DEVELOPMENT
PROGRAM MANAGEMENT
PERMITTING SERVICES
LANDSCAPE ARCHITECTURE
TRANSPORTATION PLANNING
PHILADELPHIA, PA
LEHIGH VALLEY, PA
SOUTHEASTERN, PA
RALEIGH, NC
CHARLOTTE, NC
BALTIMORE, MD
TAMPA, FL
NEW ENGLAND
ORLANDO, FLORIDA
NEW YORK METRO
DALLAS, TX
NORTHERN VIRGINIA
NEW JERSEY
CENTRAL MARYLAND
UPSTATE NEW YORK

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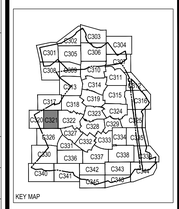
REVISIONS

REV	DATE	COMMENT	BY



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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	EOR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
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C. J. D'IMARZIO
PROFESSIONAL LANDSCAPE ARCHITECT
10/13/2020
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SHEET TITLE:

PLAN SHEET

SHEET NUMBER:

C321

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	2.13	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	1.10	AC
NET TRACT CLEARING	9.72	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

PARCEL F
2,582,191 SF
59.28 AC
(TO BE DEDICATED TO HOA)

PRESERVATION AREA #51 = 2.13 AC.

AFFORESTATION AREA #25 = 1.10 AC.

PARCEL J
121,273 SF
2.78 AC
(TO BE DEDICATED TO HOA)

6' FEEDER TRAIL

PROP ROAD A

PROP ROAD K

MATCHLINE - SHEET 318

MATCHLINE - SHEET 321

MATCHLINE - SHEET 323

MATCHLINE - SHEET 326

MATCHLINE - SHEET 327

MATCHLINE - SHEET 328

HATCH LEGEND
(NOT TO SCALE)

	WETLAND
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA
	WOODLAND PRESERVED - NOT CREDITED
	RIP-RAP

TCP2 LEGEND
(NOT TO SCALE)

TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TBR)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
FP FP	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

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M-NCPPC
APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

30 15 7.5 0 30
1"= 30'

BOHLER ENGINEERING
LAND SURVEYING
SITE DEVELOPMENT
LANDSCAPE ARCHITECTURE
TRANSPORTATION
PROGRAM MANAGEMENT
CONSTRUCTION SERVICES
UPSTATE NEW YORK
NEW ENGLAND
NEW YORK METRO
NEW JERSEY
SOUTHEASTERN PA
LEHIGH VALLEY, PA
SOUTHEASTERN, PA
PHILADELPHIA, PA
BALTIMORE, MD
CENTRAL MARYLAND
NORTHERN VIRGINIA
RICHMOND, VIRGINIA
RALEIGH, NC
CHARLOTTE, NC
ATLANTA, GA
TAMPA, FL
ORLANDO, FLORIDA
DALLAS, TX

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REVISIONS			
REV	DATE	COMMENT	BY

KEY MAP

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
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Phone: (301) 809-4500
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jdimarco@BohlerEng.com

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PROFESSIONAL LANDSCAPE ARCHITECT

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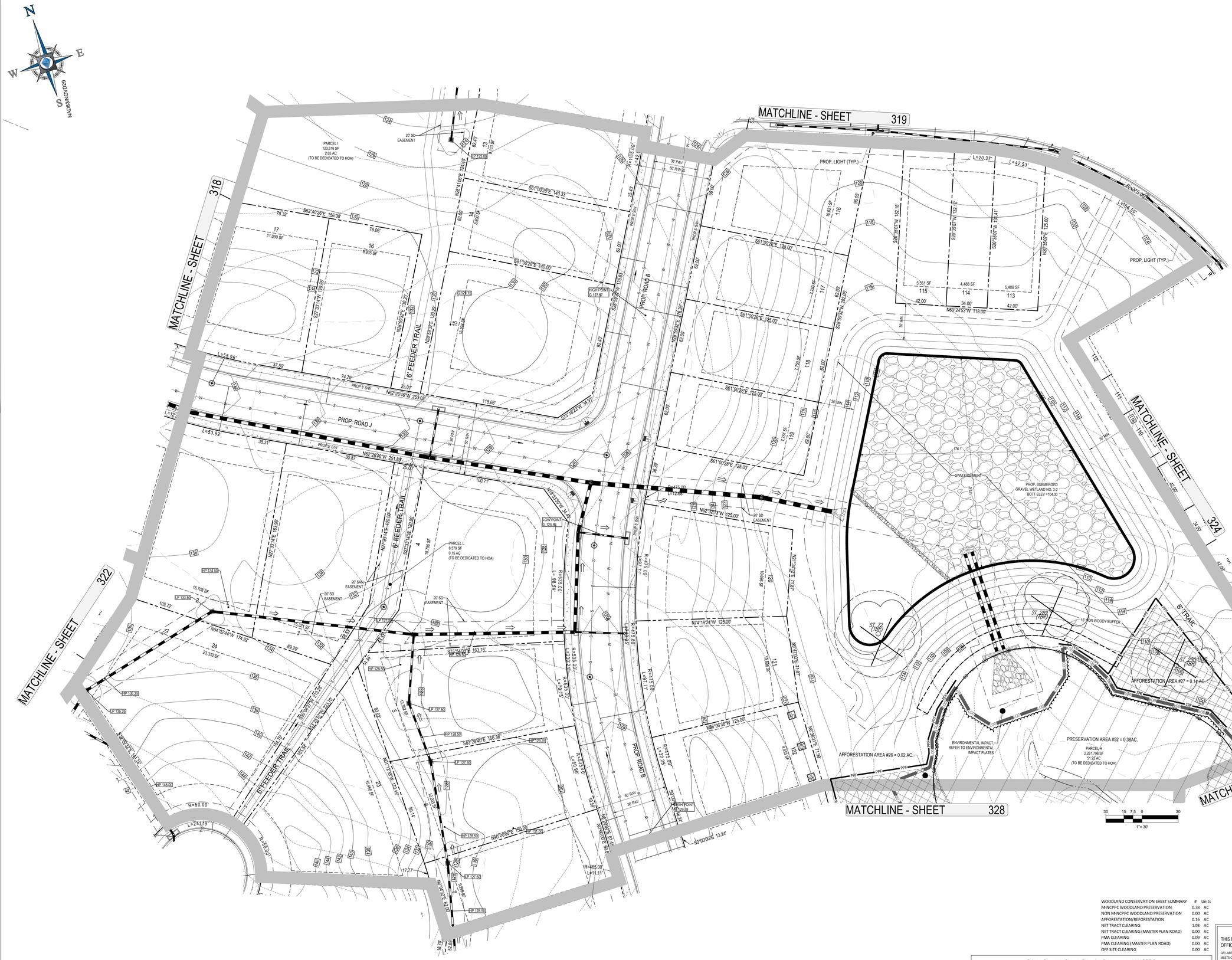
SHEET TITLE:

PLAN
SHEET

SHEET NUMBER:

C322

H:\TMP\172043\DRAWINGS\PLAN SETS\TCP II\MB172043TCP_SHEET C315-C324.DWG PRINTED BY: JPAZMINO 8:51:20 @ 11:20 AM LAST SAVED BY: JPAZMINO



HATCH LEGEND (NOT TO SCALE)	
	WETLAND
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA
	WOODLAND PRESERVED - NOT CREDITED
	RIP-RAP

TCP2 LEGEND (NOT TO SCALE)	
TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TBR)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
FP FP	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	0.38	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.16	AC
NET TRACT CLEARING	1.03	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.09	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

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M-NCPPC APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.

BOHLER ENGINEERING
SITE DEVELOPMENT & CONSULTING ENGINEERING
LAND SURVEYING
SOILS INVESTIGATION
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES
PROGRAM MANAGEMENT
PERMITTING SERVICES
UPSTATE NEW YORK
NEW ENGLAND
NEW YORK METRO
NEW JERSEY
SOUTHEASTERN PA
RALEIGH, NC
CHARLOTTE, NC
SOUTH CAROLINA
TAMPA, FL
CENTRAL FLORIDA
DALLAS, TX

REVISIONS			
REV	DATE	COMMENT	BY

KEY MAP

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE, ANYWHERE IN THE STATE: IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811
(WV - 1-800-245-4848) (PA - 1-800-242-1776) (DC - 1-800-257-7777) (VA 1-800-552-7001) (MD - 1-800-257-7777) (DE - 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGES COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

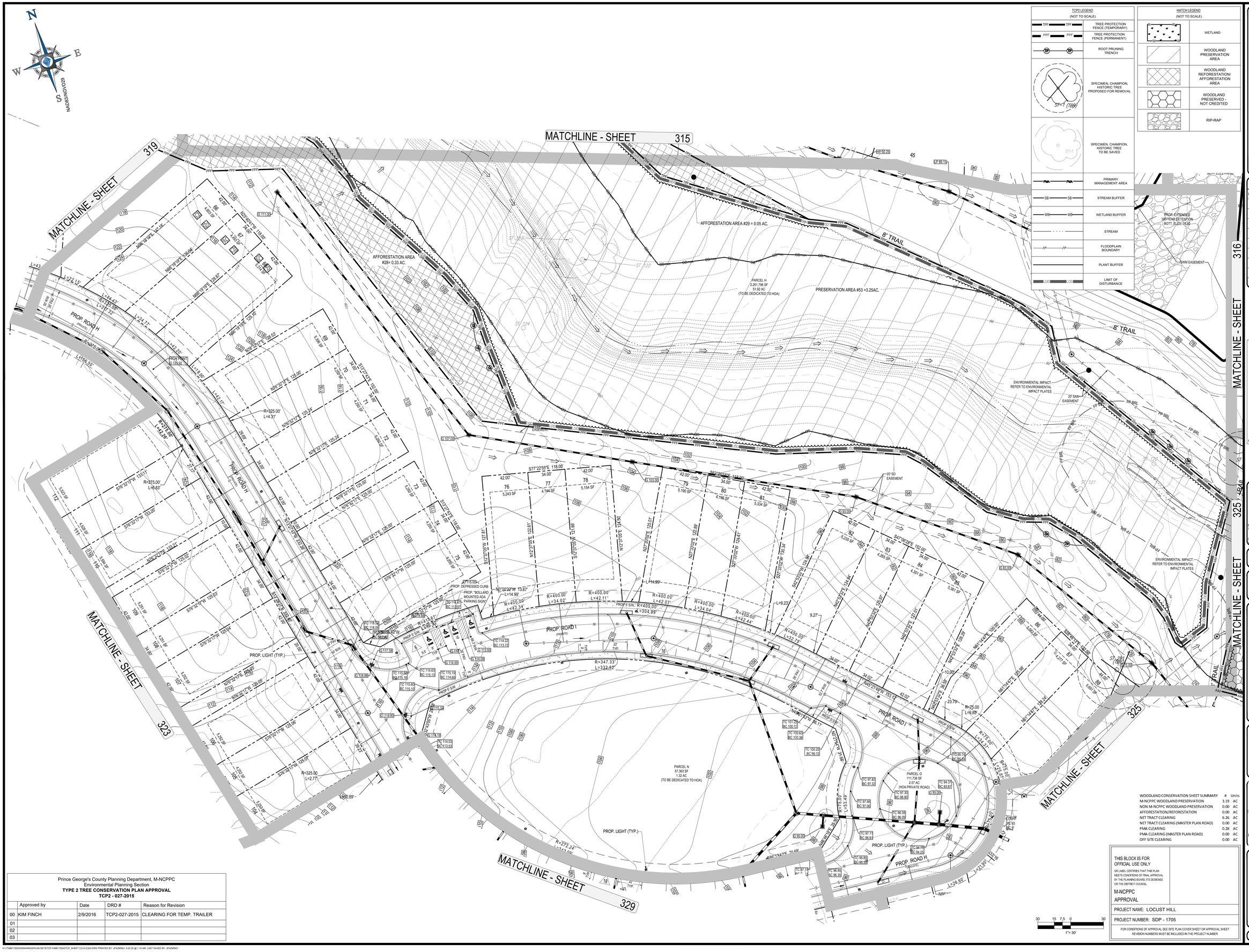
C. JAMES DIMARZIO
PROFESSIONAL LANDSCAPE ARCHITECT
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2020

SHEET TITLE:

PLAN SHEET

SHEET NUMBER:

C323


MATCHLINE - SHEET 315
MATCHLINE - SHEET 319
MATCHLINE - SHEET 316
MATCHLINE - SHEET 323
MATCHLINE - SHEET 325
MATCHLINE - SHEET 329
PROP. ROAD H
PROP. ROAD I
8' TRAIL
AFFORESTATION AREA #28= 0.33 AC.
AFFORESTATION AREA #29 = 0.05 AC.
PRESERVATION AREA #53 =3.25AC.
PARCEL H
2,261,796 SF
51.92 AC
(TO BE DEDICATED TO HOA)
PARCEL N
57,363 SF
1.32 AC
(TO BE DEDICATED TO HOA)
PARCEL O
111,738 SF
2.57 AC
(HOA PRIVATE ROAD)
PROP. EXTENDED DRY POND DETENTION BOTT. ELEV.=135
SWM EASEMENT
20' SAN EASEMENT
20' SD EASEMENT
ENVIRONMENTAL IMPACT - REFER TO ENVIRONMENTAL IMPACT PLATES
PROP. LIGHT (TYP.)
PROP. DEPRESSED CURB
PROP. "BOLLARD MOUNTED ADA PARKING SIGN"
PROP. 5' SW
PROP. 6' SW
FP BRL
PROP. 8" WATER
PROP. 8" SEWER
PROP. 12" WATER
PROP. 12" SEWER
PROP. 24" STORM DRAIN
PROP. 30" STORM DRAIN
PROP. 36" STORM DRAIN
PROP. 42" STORM DRAIN
PROP. 48" STORM DRAIN
PROP. 54" STORM DRAIN
PROP. 60" STORM DRAIN
PROP. 66" STORM DRAIN
PROP. 72" STORM DRAIN
PROP. 84" STORM DRAIN
PROP. 96" STORM DRAIN
PROP. 108" STORM DRAIN
PROP. 120" STORM DRAIN
PROP. 132" STORM DRAIN
PROP. 144" STORM DRAIN
PROP. 156" STORM DRAIN
PROP. 168" STORM DRAIN
PROP. 180" STORM DRAIN
PROP.

N

W E

S

GOVERNORS DR

TCP2 LEGEND (NOT TO SCALE)	
TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TBR)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
	FLOODPLAIN BOUNDARY
	PLANT BUFFER
OD OD	LIMIT OF DISTURBANCE

HATCH LEGEND (NOT TO SCALE)	
	WETLAND
	RIP-RAP
	WOODLAND RETAINED - NOT CREDITED
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA
	RARE, ENDANGERED, OR THREATENED SPECIES HABITAT

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	4.03	AC
NON M-NCPPC WOODLAND PRESERVATION	0.35	AC
AFFORESTATION/REFORESTATION	0.00	AC
NET TRACT CLEARING	2.38	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.62	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.07	AC

MATCHLINE - SHEET 316

MATCHLINE - SHEET 324

MATCHLINE - SHEET 329

MATCHLINE - SHEET 334

MATCHLINE - SHEET 335

RETAINED NOT CREDITED AREA #19 =0.07AC.

RETAINED NOT CREDITED AREA #20 =0.02AC.

RETAINED NOT CREDITED AREA #21 = 0.15AC.

RETAINED NOT CREDITED AREA #22 = 0.11AC.

PRESERVATION AREA #54 = 0.70AC.

PRESERVATION AREA #56 = 0.92AC.

PRESERVATION AREA #57 = 0.47AC.

PRESERVATION AREA #55 = 1.94AC.

ENVIRONMENTAL IMPACT. REFER TO ENVIRONMENTAL IMPACT PLATES

PARCEL P 1,308,673 SF 30.04 AC (TO BE DEDICATED TO MNCPPC)

PARCEL H 2,261,796 SF 51.92 AC (TO BE DEDICATED TO HOA)

PARCEL Q 6,575,484 SF 150.95 AC

ZONED: R-A LOT 1 HARLEY SUBDIVISION PLAT BOOK NLP WILLIAM R. & THOMAS V. ETAL. P.B.119 PG.55 L.10029 F.608 USE: SINGLE FAMILY RESIDENTIAL

ZONED: R-S PARCEL G-6 PLAT TWELVE, MNCPPC L.17728 F.355 USE: OPEN SPACE

8' TRAIL

27' SD EASEMENT

20' SD EASEMENT

15' RAILROAD SETBACK

10' WATER & SEWER EASEMENT

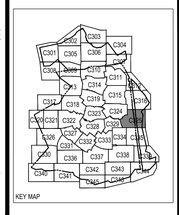
SWM EASEMENT

PROP. SUBMERGED GRAVEL WETLAND NO. 3-1 BOTT ELEV =70.00

EXISTING CULVERT 6'(W) x 6'(H)

CSX RAILROAD

CSX POPES CREEK BRANCH



MISS UTILITY

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TREE CONSERVATION PLAN TYPE 2

FOR:

LOCUST HILL PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

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BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

C. VOZZI
21009
PROFESSIONAL LANDSCAPE ARCHITECT
I, CHRISTOPHER VOZZI, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2020.

REVISIONS			
REV	DATE	COMMENT	BY

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

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QR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

M-NCPPC APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

SHEET TITLE:

PLAN SHEET

SHEET NUMBER:

C325

30 15 7.5 0 30

1"= 30'

MATCHLINE - SHEET 320

MATCHLINE - SHEET 321

MATCHLINE - SHEET 322

MATCHLINE - SHEET 327

MATCHLINE - SHEET 330

MATCHLINE - SHEET 331

N

S

E

W

ZONED: R-R
PARCEL 'I', BLOCK L
PLAT 7, SECTION 6,
PERRYWOOD
COMMUNITY ASSN I
P.B.182 PG.46
USE: OPEN SPACE

PARCEL F
2,592,191 SF
59.28 AC
(TO BE DEDICATED TO HOA)

PRESERVATION AREA #58 = 11.44AC.

AFFORESTATION AREA #30 = 0.13 AC.

PARCEL Q
6,575,464 SF
150.95 AC

N83°17'30"E 777.72'

ZONED: R-R
PARCEL 'V', BLOCK L
PLAT 7, SECTION 6,
PERRYWOOD COMMUNITY
ASSN I
P.B.182, PG.46
USE: OPEN SPACE

S51°41'E 283.95'

WHISTLING DUCK DRIVE

14 15 16 17 18 19 20 85 86 87 88 89 90 91 92 93 116

ST 181 ST 182 ST 183 ST 184 ST 185 ST 186 ST 187 ST 188 ST 189 ST 210 ST 211 ST 212 ST 213 ST 214 ST 215 ST 216 ST 217 ST 218 ST 219 ST 220

HATCH LEGEND
(NOT TO SCALE)

	WETLAND
	RIP-RAP
	WOODLAND RETAINED - NOT CREDITED
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA

TCP2 LEGEND
(NOT TO SCALE)

TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TBR)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
FP FP	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

30 15 7.5 0 30
1"= 30'

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	11.44	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.13	AC
NET TRACT CLEARING	0.21	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

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M-NCPPC
APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING

LAND SURVEYING
SOIL/WETLAND CLASSIFICATION

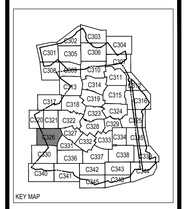
SITE/CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
PERMITTING SERVICES

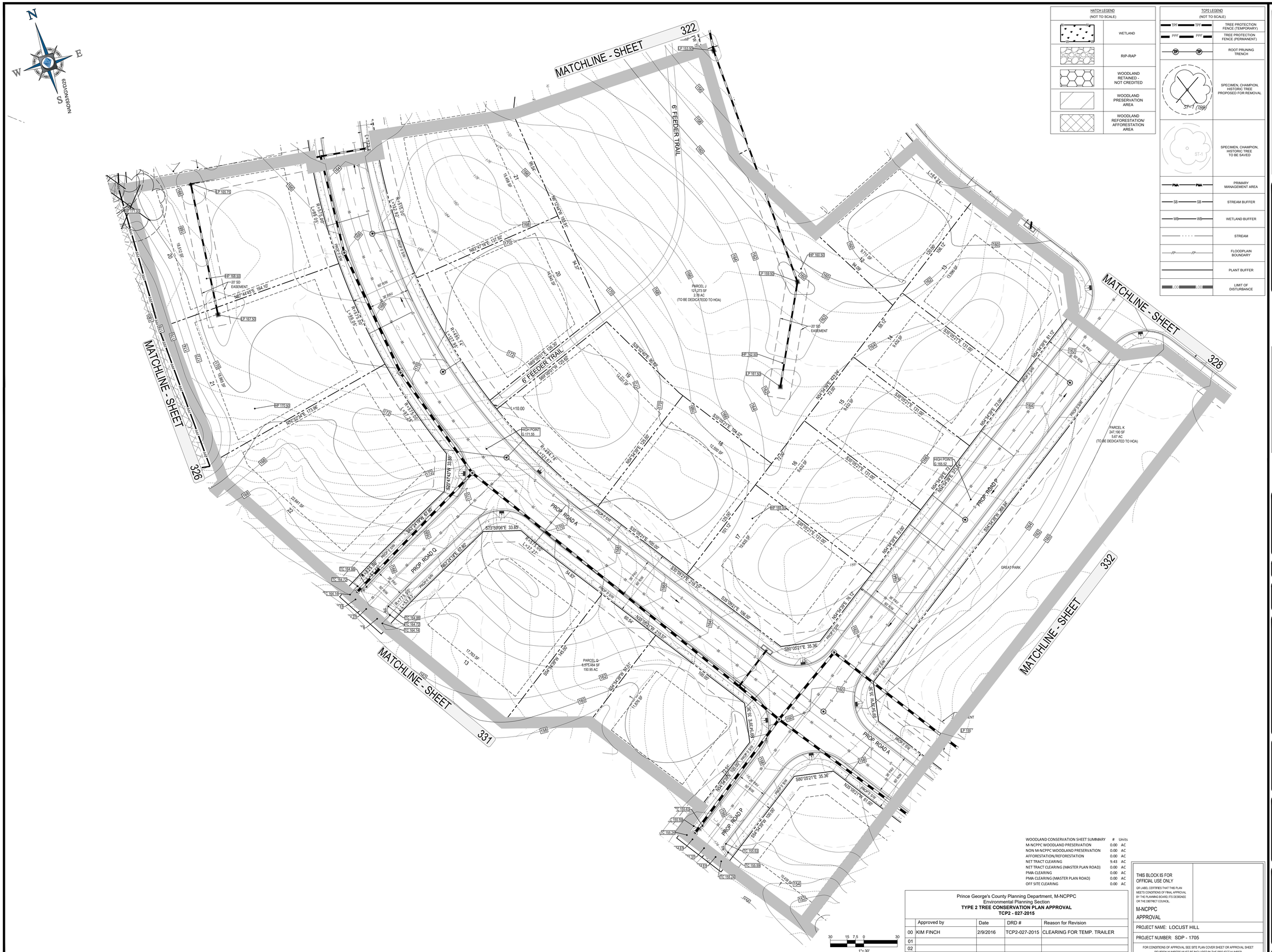
- UPSTATE NEW YORK
- NEW ENGLAND
- PENNSYLVANIA
- NEW YORK METRO
- NEW JERSEY
- MID-ATLANTIC, PA
- LANDSCAPE ARCHITECTURE
- TRANSPORTATION SERVICES
- RALEIGH, NC
- CHARLOTTE, NC
- ATLANTA, GA
- TAMPA, FL
- FORT MYERS, FLORIDA
- DALLAS, TX
- LEHIGH VALLEY, PA
- SOUTHEASTERN, PA
- PHILADELPHIA, PA
- BALTIMORE, MD
- WASHINGTON, MARYLAND
- NORTHERN VIRGINIA
- RICHMOND, VIRGINIA

THE INFORMATION CONTAINED IN THIS PLAN IS PROPRIETARY AND SHALL NOT BE DISCLOSED, REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF BOHLER ENGINEERING. THE INFORMATION CONTAINED IN THIS PLAN SHALL NOT BE DISCLOSED TO ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN AUTHORIZATION OF BOHLER ENGINEERING.

REVISIONS

REV	DATE	COMMENT	BY




MATCHLINE - SHEET 322
MATCHLINE - SHEET 326
MATCHLINE - SHEET 328
MATCHLINE - SHEET 331
MATCHLINE - SHEET 332
6' FEEDER TRAIL
PROP ROAD A
PROP ROAD O
PROP ROAD P
PARCEL J
121,273 SF
2.78 AC
(TO BE DEDICATED TO HOA)
PARCEL K
247,190 SF
5.67 AC
(TO BE DEDICATED TO HOA)
PARCEL Q
6,572,484 SF
150.95 AC
GREAT PARK
HIGH POINT
G 171.55
HIGH POINT
G 165.52
20' SD EASEMENT
N63°47'45"W 33.88'
S73°59'06"E 33.85'
S80°05'21"E 35.36'
N63°47'45"W 61.00'
S54°54'39"W 165.00'
S54°54'39"W 165.00'
S54°54'39"W 165

TCP2 LEGEND (NOT TO SCALE)	
TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TYP.)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

HATCH LEGEND (NOT TO SCALE)	
	WETLAND
	RIP-RAP
	WOODLAND RETAINED - NOT CREDITED
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA

MATCHLINE - SHEET 322

MATCHLINE - SHEET 323

MATCHLINE - SHEET 327

MATCHLINE - SHEET 329

MATCHLINE - SHEET 332

MATCHLINE - SHEET 333

PARCEL H 2,261,799 SF 51.92 AC (TO BE DEDICATED TO HOA)

AFFORESTATION AREA #31 = 0.62 AC.

PRESERVATION AREA #59 = 0.75AC.

PROP. ROAD K

PROP. ROAD L

PROP. ROAD M

PROP. ROAD N

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	0.75	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTION/REFORESTATION	0.62	AC
NET TRACT CLEARING	7.40	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

30 15 7.5 0 30
1"= 30'

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M-NCPPC APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
SOILS INVESTIGATION
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES
PROGRAM MANAGEMENT
PERMITTING SERVICES

- UPSTATE NEW YORK
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- RALEIGH, NC
- CHARLOTTE, NC
- ATLANTA, GA
- TAMPA, FL
- FORT MYERS, FLORIDA
- DALLAS, TX

16701 MELFORD BLVD , SUITE 310
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Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

CARLO M. CIMBOLIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
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REVISIONS			
REV	DATE	COMMENT	BY

KEY MAP

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
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PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

SHEET TITLE:

PLAN SHEET

SHEET NUMBER:

C328

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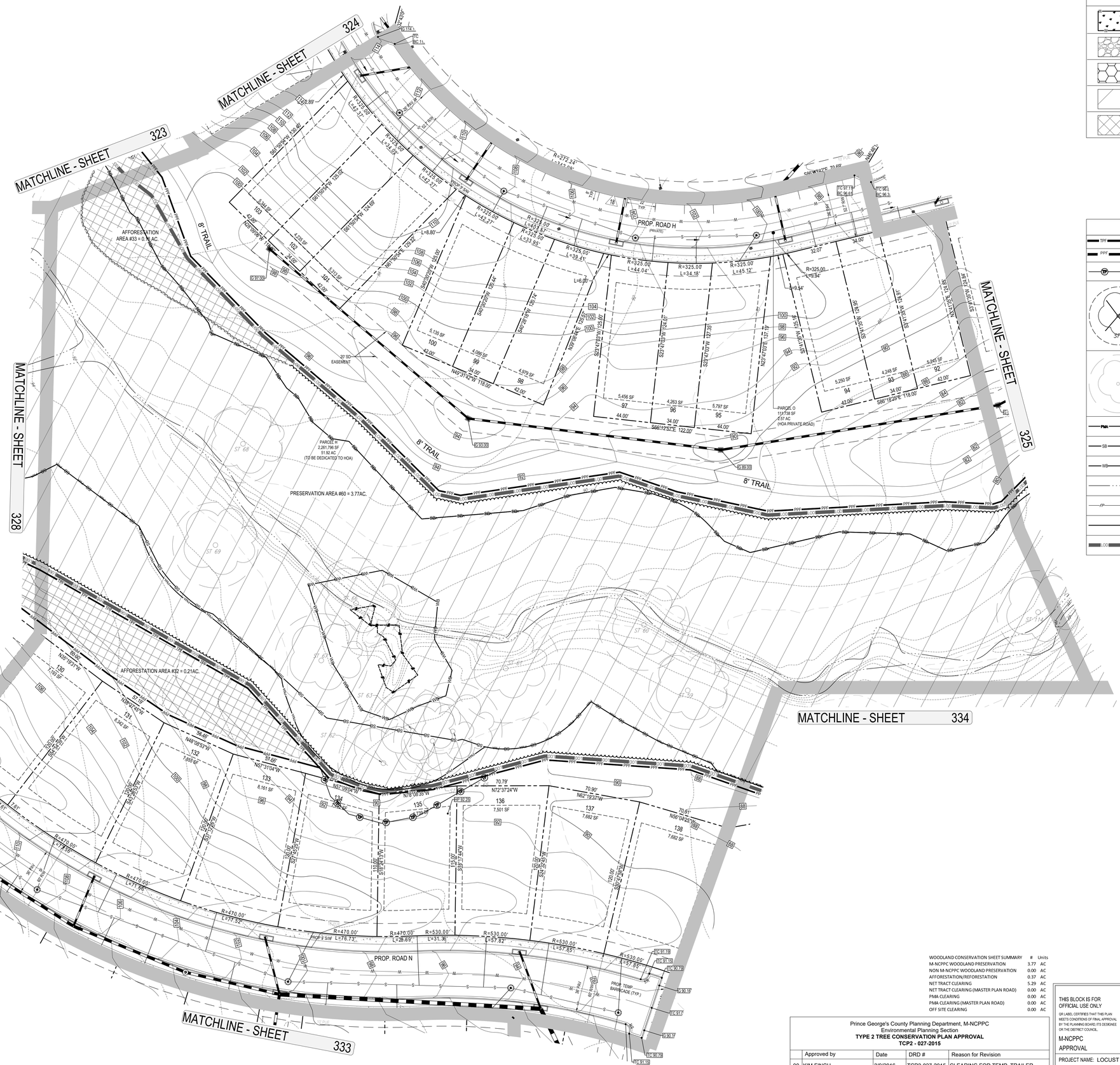

HATCH LEGEND (NOT TO SCALE)	
	WETLAND
	RIP-RAP
	WOODLAND RETAINED - NOT CREDITED
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA

TCP2 LEGEND (NOT TO SCALE)	
TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	3.77	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.37	AC
NET TRACT CLEARING	5.29	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
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01				
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M-NCPPC APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
SOILS INVESTIGATION
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES
PROGRAM MANAGEMENT
PERMITTING SERVICES
UPSTATE NEW YORK
NEW ENGLAND
NEW YORK METRO
NEW JERSEY
PENNSYLVANIA
RALEIGH, NC
CHARLOTTE, NC
FLORIDA
TAMPA, FL
ORLANDO, FLORIDA
DALLAS, TX
LEHIGH VALLEY, PA
SOUTHEASTERN, PA
CENTRAL PENNSYLVANIA
BALTIMORE, MD
WASHINGTON, MARYLAND
NORTHERN VIRGINIA
CENTRAL VIRGINIA

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REVISIONS			
REV	DATE	COMMENT	BY

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TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
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14721 OAK GROVE ROAD
UPPER MARLBORO, MD
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BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

CHRISTOPHER J. DIMARZZI
PROFESSIONAL LANDSCAPE ARCHITECT
I, CHRISTOPHER J. DIMARZZI, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2020

SHEET TITLE:
PLAN SHEET

SHEET NUMBER:
C329

N E S W

GOOGLE SEARCH

HATCH LEGEND (NOT TO SCALE)	
	WETLAND
	RIP-RAP
	WOODLAND RETAINED - NOT CREDITED
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA

TCP2 LEGEND (NOT TO SCALE)	
TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TRP)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
FP FP	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

MATCHLINE - SHEET 326

MATCHLINE - SHEET 331

MATCHLINE - SHEET 336

MATCHLINE - SHEET 340

8" PVC SANITARY CONNECT NO.: 1995-13508

EX. SAN MANHOLE

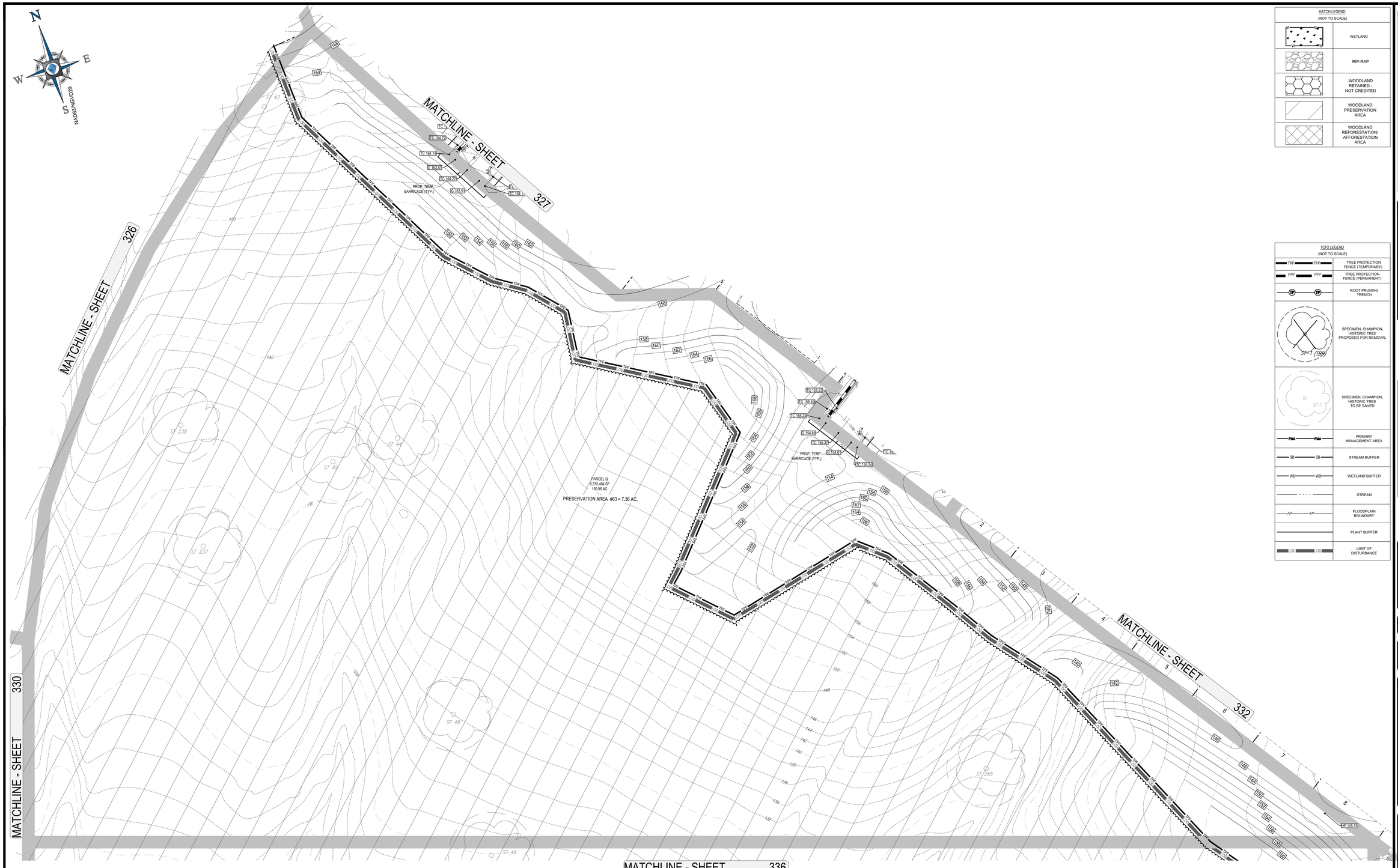
EX. SAN LINE

EX. SAN MANHOLE

EX. SAN LINE

EX. SAN MANHOLE

EX. SAN LINE



HATCH LEGEND
(NOT TO SCALE)

	WETLAND
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	WOODLAND RETAINED - NOT CREDITED
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SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	7.36	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.04	AC
NET TRACT CLEARING	1.77	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

30 15 7.5 0 30
1"= 30'

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

THIS BLOCK IS FOR OFFICIAL USE ONLY

OR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

M-NCPPC
APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING
SITE DEVELOPMENT
LAND SURVEYING
SUSTAINABLE DESIGN
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES
PROGRAM MANAGEMENT
PERMITTING SERVICES
UPSTATE NEW YORK
LEHIGH VALLEY, PA
SOUTHEASTERN, PA
NEW ENGLAND
NEW YORK METRO
NEW JERSEY
PHILADELPHIA, PA
BALTIMORE, MD
PISCATAWAY/CENTRAL MD
NORTHERN VIRGINIA
RICHMOND, VIRGINIA
CENTRAL VIRGINIA
RALEIGH, NC
CHARLOTTE, NC
GREENVILLE, SC
TAMPA, FL
FLORIDA
DALLAS, TX

REVISIONS

REV	DATE	COMMENT	BY

KEY MAP

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE: IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (MD 1-800-352-7001) (NJ 1-800-272-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
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jdimarco@BohlerEng.com

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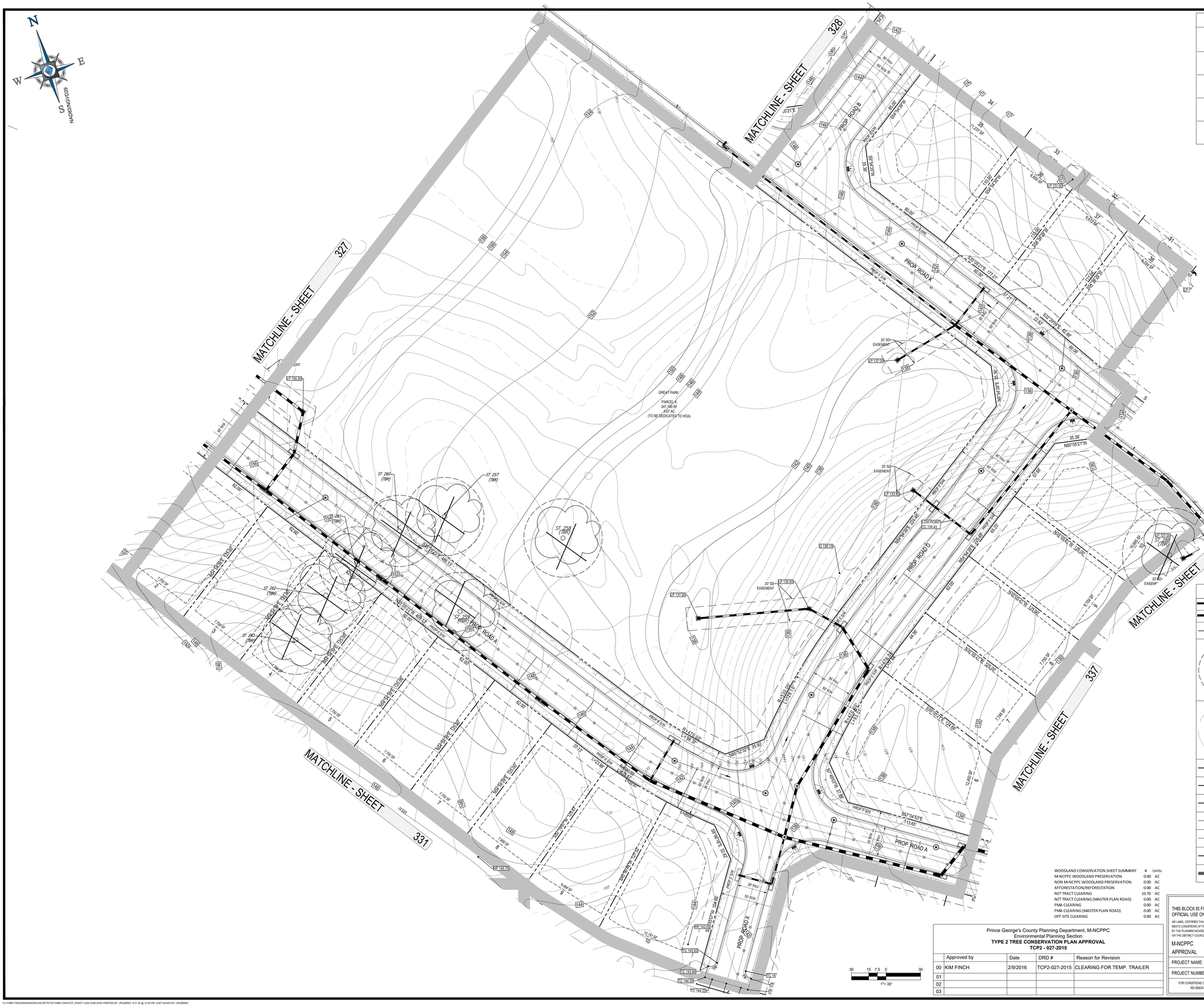
SHEET TITLE:
PLAN
SHEET

SHEET NUMBER:
C331

H:\TMP\MB172043\DRAWINGS\PLAN SETS\TCP II\MB172043TCP_SHEET C325-C336.DWG PRINTED BY: JPAZMINO 8:31:20 @ 12:48 PM LAST SAVED BY: JPAZMINO



HATCH LEGEND (NOT TO SCALE)	
	WETLAND
	RIP-RAP
	WOODLAND RETAINED - NOT CREDITED
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA

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WOODLAND CONSERVATION SHEET SUMMARY	#	Units
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AFFORESTATION/REFORESTATION	0.00	AC
NET TRACT CLEARING	10.76	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
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03				

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1"= 30'

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M-NCPPC APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING

LAND SURVEYING
SUSTAINABLE DESIGN
SITE DEVELOPMENT
PROGRAM MANAGEMENT
PERMITTING SERVICES

LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES

- UPSTATE NEW YORK
- NEW ENGLAND
- NEW YORK METRO
- NEW JERSEY
- PHILADELPHIA, PA
- LEHIGH VALLEY, PA
- SOUTHEASTERN, PA
- BALTIMORE, MD
- WASHINGTON, DC
- NORTHERN VIRGINIA
- RALEIGH, NC
- CHARLOTTE, NC
- ATLANTA, GA
- TAMPA, FL
- ORLANDO, FLORIDA
- DALLAS, TX

THE INFORMATION AND CONCEPTS CONTAINED IN THIS PLAN ARE THE PROPRIETARY AND REAL ESTATE OF BOHLER ENGINEERING AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. THE INFORMATION AND CONCEPTS CONTAINED IN THIS PLAN SHALL NOT BE DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING.

REVISIONS			
REV	DATE	COMMENT	BY

KEY MAP

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
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BOWIE, MARYLAND 20715
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jdimarco@BohlerEng.com

CHRISTOPHER M. RIZZI
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PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF MARYLAND
I, CHRISTOPHER M. RIZZI, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE:10/18/2020

SHEET TITLE:
PLAN SHEET

SHEET NUMBER:
C332

H:\17\MB172043\DRAWING\SP\LAN SET\5\TCP II\MB172043TCP_SHEET C325-C336.DWG PRINTED BY: JPAZMINO 8:31:20 @ 12:49 PM LAST SAVED BY: JPAZMINO

HATCH LEGEND
(NOT TO SCALE)

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	WOODLAND RETAINED - NOT CREDITED
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(NOT TO SCALE)

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SB SB	STREAM BUFFER
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	STREAM
	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	1.37	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.00	AC
NET TRACT CLEARING	10.83	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

30 15 7.5 0 30
1"= 30'

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

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M-NCPPC
APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING
SITE DEVELOPMENT | LAND DEVELOPMENT | LAND SURVEYING | SUSTAINABLE DESIGN
LANDSCAPE ARCHITECTURE | TRANSPORTATION SERVICES | PROGRAM MANAGEMENT | PERMIT EXPEDITING | CONSTRUCTION SERVICES
UPSTATE NEW YORK | LEHIGH VALLEY, PA | SOUTHEASTERN, PA | NEW ENGLAND | NEW YORK METRO | NEW JERSEY | CENTRAL NEW YORK
RALEIGH, NC | CHARLOTTE, NC | FAYETTEVILLE, NC | TAMPA, FL | ORLANDO, FLORIDA | DALLAS, TX

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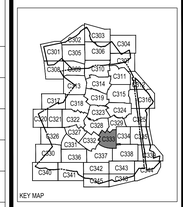
REVISIONS

REV	DATE	COMMENT	BY



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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR:

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
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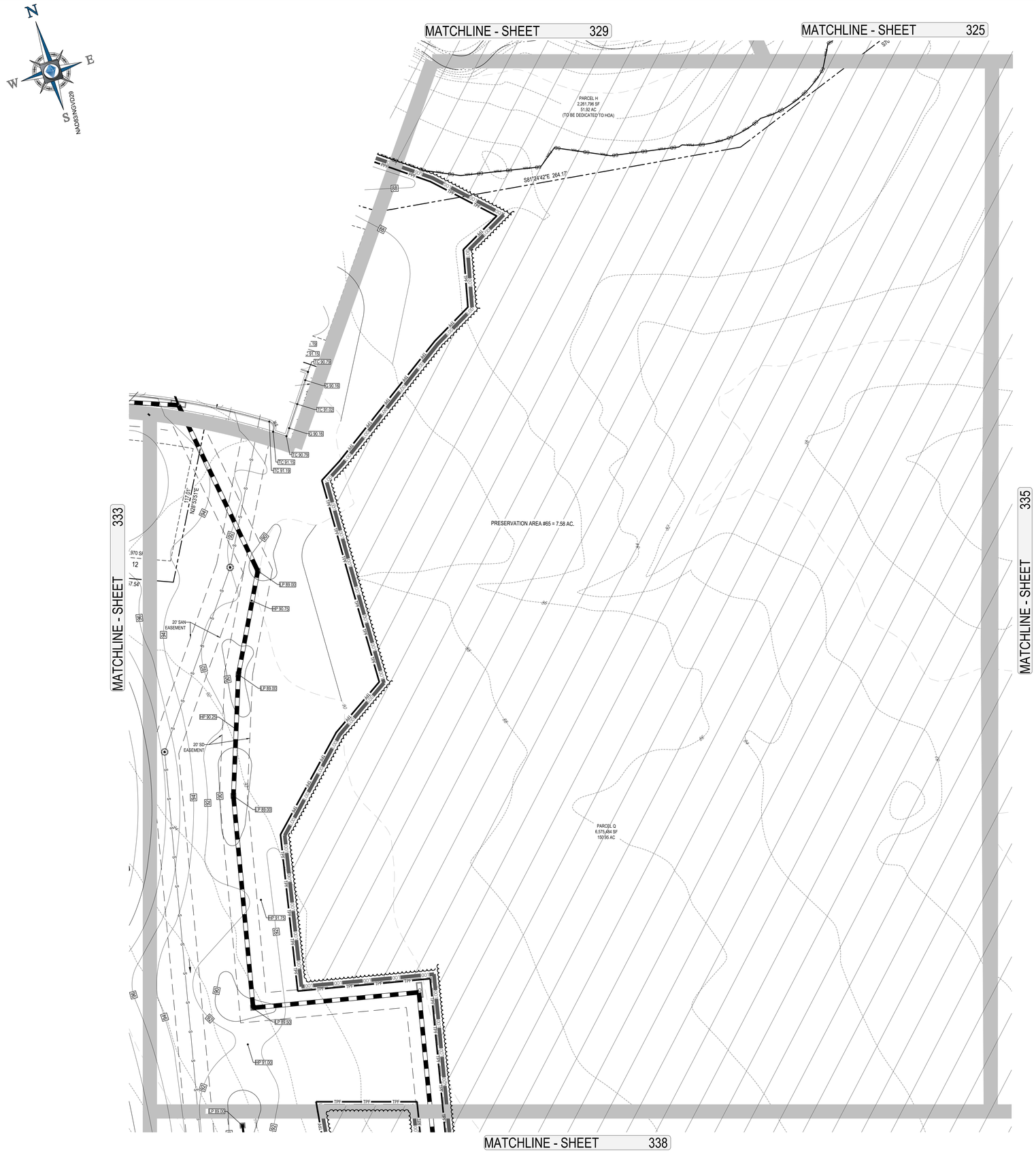
SHEET TITLE:

PLAN
SHEET

SHEET NUMBER:

C333



HATCH LEGEND (NOT TO SCALE)	
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	WOODLAND PRESERVATION AREA
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WB WB	WETLAND BUFFER
	STREAM
FP FP	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	7.58	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.00	AC
NET TRACT CLEARING	1.94	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

30 15 7.5 0 30
1"= 30'

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Environmental Planning Section
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M-NCPPC APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING

LAND SURVEYING
SOILS AND WETLANDS

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
PERMITTING SERVICES

LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES

- UPSTATE NEW YORK
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- NEW ENGLAND
- NEW YORK METRO
- NEW JERSEY
- CENTRAL PENNSYLVANIA
- BALTIMORE, MD
- NORTHERN VIRGINIA
- RALEIGH, NC
- CHARLOTTE, NC
- ATLANTA, GA
- TAMPA, FL
- ORLANDO, FLORIDA
- DALLAS, TX

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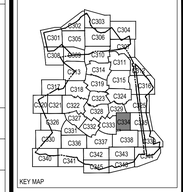
REVISIONS			
REV	DATE	COMMENT	BY



KEY MAP

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PROJECT No.:	MB172043
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SCALE:	1" = 30'
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PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

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SHEET TITLE:
PLAN SHEET

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C334

H:\172043\DRAWINGS\PLAN SETS\TCP II\MB172043TCP_SHEET C325-C336.DWG PRINTED BY: JPAZMINO 8:31:20 @ 12:50 PM LAST SAVED BY: JPAZMINO

MATCHLINE - SHEET 325

MATCHLINE - SHEET 334

MATCHLINE - SHEET 338

MATCHLINE - SHEET 339

PRESERVATION AREA #67 = 0.09AC.

PRESERVATION AREA #66 = 7.54AC.

RETAINED NOT CREDITED AREA #23 = 0.01AC.

RETAINED NOT CREDITED AREA #24 = 0.19AC.

PARCEL P
1,308,673 SF
30.04 AC
(TO BE DEDICATED TO MNCPPC)

PARCEL Q
6,575,484 SF
150.95 AC

ZONED: R-S
PARCEL 'G-6'
PLAT TWELVE,
MNCPPC
L.17728
F.355
USE: OPEN
SPACE

150' RAILROAD SETBACK

CSX POPES CREEK BRANCH

N 84°57'14" W 1,457.51'

S 10°27'43" W 20.38'

S 84°57'14" E 1,457.51'

S 84°57'14" E 20.38'

S 84°57'14" E 1,457.51'

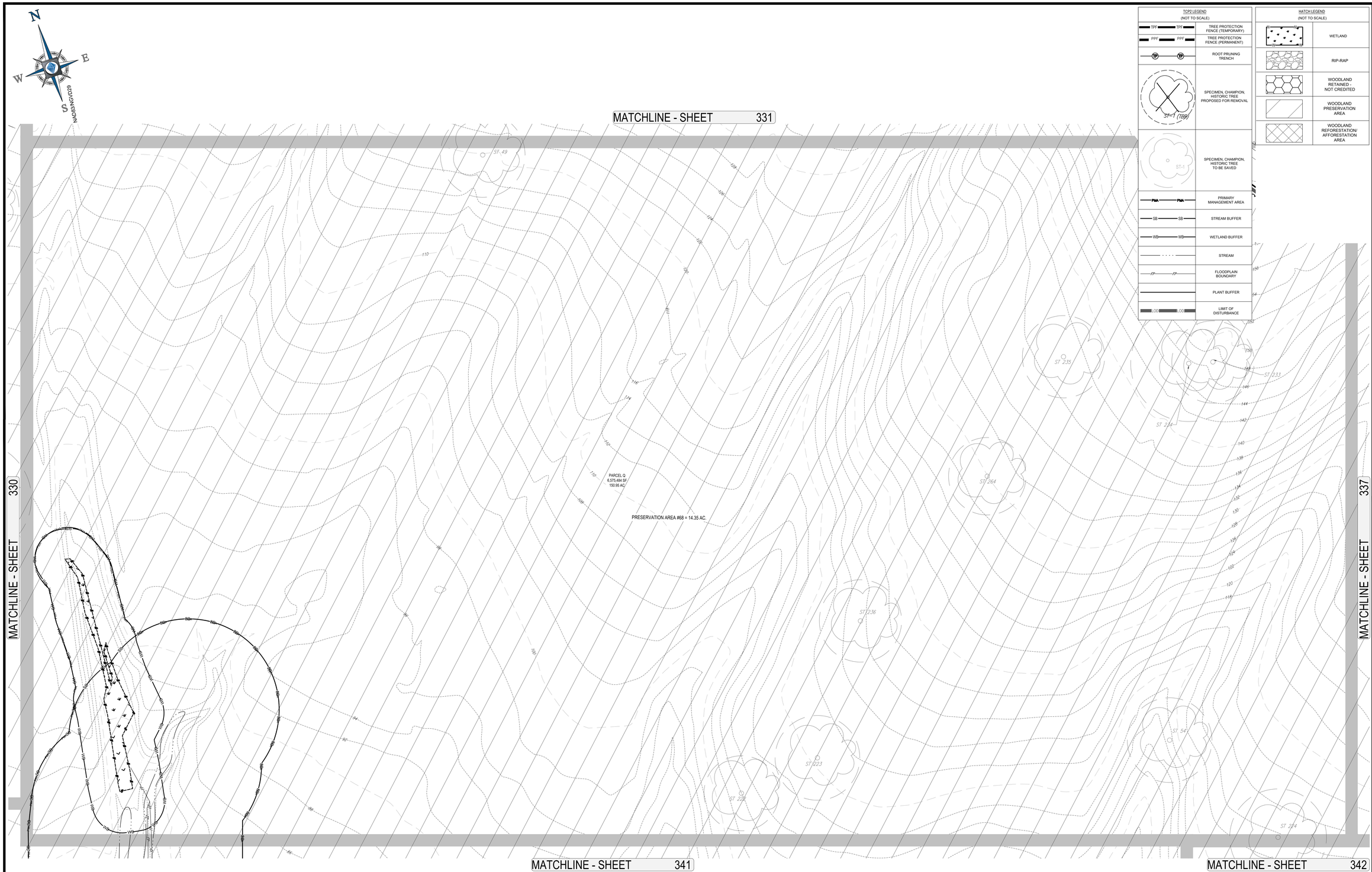
S 84°57'14" E 373.83'

N 82°41'38" W 373.83'

N 82°41'38" W 20.40'

S 82°41'38" E 20.40'

S 82°41'38



TCP2 LEGEND
(NOT TO SCALE)

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SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

HATCH LEGEND
(NOT TO SCALE)

	WETLAND
	RIP-RAP
	WOODLAND RETAINED - NOT CREDITED
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	14.35	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.00	AC
NET TRACT CLEARING	0.14	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

30 15 7.5 0 30
1"= 30'

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

M-NCPPC
APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING
LAND SURVEYING
SOIL SCIENCE
TRANSPORTATION
SITE DEVELOPMENT AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES
UPSTATE NEW YORK
LEHIGH VALLEY, PA
SOUTHEASTERN, PA
NEW ENGLAND
NEW YORK METRO
NEW JERSEY
PHILADELPHIA, PA
RALEIGH, NC
CHARLOTTE, NC
ATLANTA, GA
TAMPA, FL
ORLANDO, FLORIDA
DALLAS, TX

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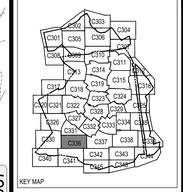
REVISIONS

REV	DATE	COMMENT	BY



KEY MAP

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH AND ANY PERSON ENGAGE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811:
WV: 1-800-245-4848) (PA: 1-800-242-1776) (DC: 1-800-257-7777) (VA:1-800-552-7001) (MD: 1-800-257-7777) (DE: 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

C.M. IZZI
PROFESSIONAL LANDSCAPE ARCHITECT
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2020

SHEET TITLE:

PLAN
SHEET

SHEET NUMBER:

C336

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	8.85	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.00	AC
NET TRACT CLEARING	6.19	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

TCP2 LEGEND (NOT TO SCALE)

- TPF — TPF — TREE PROTECTION FENCE (TEMPORARY)
- PPF — PPF — TREE PROTECTION FENCE (PERMANENT)
- TP — TP — ROOT PRUNING TRENCH
- ST-1 (TYP.) — SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
- ST-1 — SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- PMA — PMA — PRIMARY MANAGEMENT AREA
- SB — SB — STREAM BUFFER
- WB — WB — WETLAND BUFFER
- STREAM
- FP — FP — FLOODPLAIN BOUNDARY
- PLANT BUFFER
- LOD — LOD — LIMIT OF DISTURBANCE

HATCH LEGEND (NOT TO SCALE)

- WETLAND
- RIP-RAP
- WOODLAND RETAINED - NOT CREDITED
- WOODLAND PRESERVATION AREA
- WOODLAND REFORESTATION/ AFFORESTATION AREA

MATCHLINE - SHEET 332
MATCHLINE - SHEET 333
MATCHLINE - SHEET 336
MATCHLINE - SHEET 338
MATCHLINE - SHEET 342

PROP ROAD A
PROP. TEMP. BARRICADE (TYP.)
PROP. TEMP. ACCESS
20' SD EASEMENT
20' SB EASEMENT
PARCEL Q
6,575,484 SF
150.95 AC
PRESERVATION AREA #69 = 8.85 AC.

30 15 7.5 0 30
1"= 30'

KEY MAP

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CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
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PROJECT:
TREE CONSERVATION PLAN TYPE 2
FOR
LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
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Fax: (301) 809-4501
jdimarco@BohlerEng.com

C. M. IZZI
No. 3065
PROFESSIONAL LANDSCAPE ARCHITECT
10/18/2020
I, CHRISTOPHER M. IZZI, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3065, EXPIRATION DATE:10/18/2020

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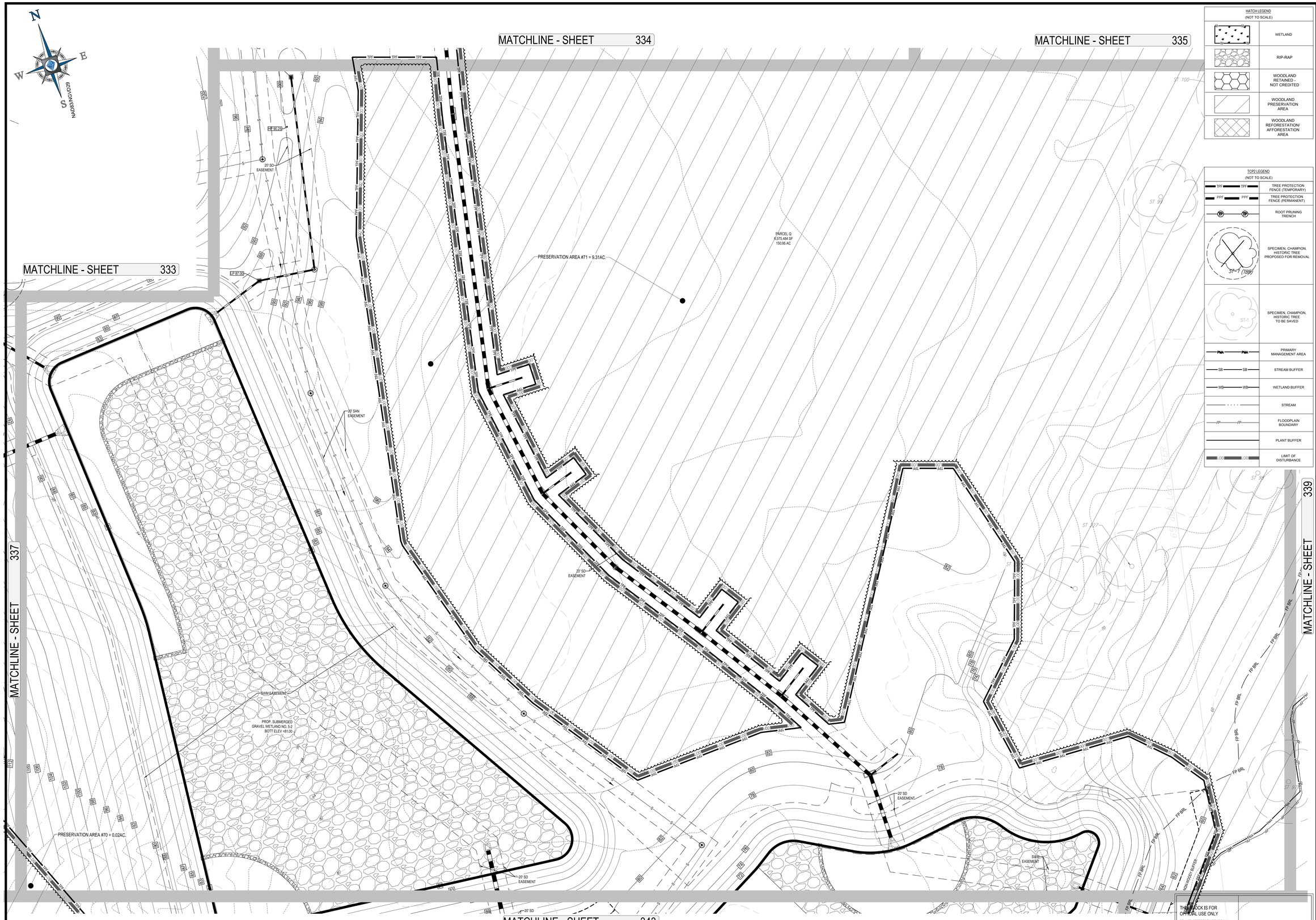
M-NCPPC
APPROVAL
PROJECT NAME: LOCUST HILL
PROJECT NUMBER: SDP - 1705
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

REVISIONS

REV	DATE	COMMENT	BY

SHEET TITLE:
PLAN
SHEET

SHEET NUMBER:
C337



HATCH LEGEND
(NOT TO SCALE)

	WETLAND
	RIP-RAP
	WOODLAND RETAINED - NOT CREDITED
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA

TCP2 LEGEND
(NOT TO SCALE)

TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TBR)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	9.33	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.00	AC
NET TRACT CLEARING	7.84	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

30 15 7.5 0 30
1"= 30'

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
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02				
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M-NCPPC
APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING

LAND SURVEYING
SOILS AND WETLAND DELINEATION

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
PERMITTING SERVICES

- UPSTATE NEW YORK
- NEW ENGLAND
- LEHIGH VALLEY, PA
- NEW YORK METRO
- NEW JERSEY
- SOUTHEASTERN, PA
- LANDSCAPE ARCHITECTURE
- TRANSPORTATION SERVICES
- RALEIGH, NC
- CHARLOTTE, NC
- ATLANTA, GA
- TAMPA, FL
- ORLANDO, FLORIDA
- DALLAS, TX

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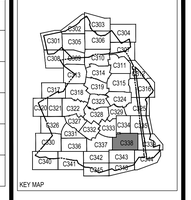
REVISIONS

REV	DATE	COMMENT	BY



KEY MAP

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
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BOWIE, MARYLAND 20715
Phone: (301) 809-4500
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I, CHRISTOPHER M. BIZZI, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3095, EXPIRATION DATE:10/18/2020

SHEET TITLE:
PLAN
SHEET

SHEET NUMBER:
C338

H:\172043\DRAWINGS\PLAN SETS\TCP II\MB172043TCP_SHEET C337-C346.DWG PRINTED BY: JPAZMINO 8:31:20 @ 1:11 PM LAST SAVED BY: JPAZMINO

MATCHLINE - SHEET 335

MATCHLINE - SHEET 338

MATCHLINE - SHEET 344

RETAINED NOT CREDITED AREA #25 = 0.03AC.

PRESERVATION AREA #72 = 1.58AC.

PRESERVATION AREA #73 = 0.77AC.

PARCEL P
1,308,674 SF
30.04 AC
(TO BE DEDICATED TO MNCPPC)

PARCEL Q
6,575,484 SF
150.95 AC

150' RAILROAD SETBACK

CSX POPES CREEK BRANCH

ZONED: R-S
PARCEL G-5
PLAT TWELVE,
MNCPPC
L.17728
F.355
USE: OPEN SPACE

EX. 30" CMP STORM DRAIN

EX. SAN. PIPE

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	2.35	AC
NON M-NCPPC WOODLAND PRESERVATION	0.03	AC
AFFORESTATION/REFORESTATION	0.00	AC
NET TRACT CLEARING	0.00	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

30 15 7.5 0 30
1"= 30'

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

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M-NCPPC
APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

HATCH LEGEND
(NOT TO SCALE)

- WETLAND
- RIP-RAP
- WOODLAND RETAINED - NOT CREDITED
- WOODLAND PRESERVATION AREA
- WOODLAND REFORESTATION/ AFFORESTATION AREA

TCP2 LEGEND
(NOT TO SCALE)

- TPF — TREE PROTECTION FENCE (TEMPORARY)
- PPF — TREE PROTECTION FENCE (PERMANENT)
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- ST-1 — SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- PMA — PRIMARY MANAGEMENT AREA
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- STREAM
- FP — FLOODPLAIN BOUNDARY
- PLANT BUFFER
- LOD — LIMIT OF DISTURBANCE

KEY MAP

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR:

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
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Phone: (301) 809-4500
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jdimarco@BohlerEng.com

CARLO J. VOLPIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
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SHEET TITLE:
PLAN SHEET

SHEET NUMBER:
C339

REVISIONS			
REV	DATE	COMMENT	BY

BOHLER ENGINEERING
LAND SURVEYING
SITE DEVELOPMENT
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES
PROGRAM MANAGEMENT
CONSTRUCTION SERVICES
UPSTATE NEW YORK
LEHIGH VALLEY, PA
NEW ENGLAND
NEW YORK METRO
NEW JERSEY
SOUTHEASTERN, PA
BALTIMORE, MD
NORTHERN VIRGINIA
RALEIGH, NC
CHARLOTTE, NC
GREENVILLE, SC
TAMPA, FL
FORT MYERS, FLORIDA
DALLAS, TX
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MATCHLINE - SHEET 330

MATCHLINE - SHEET 341

N

NADS1983/2002

ZONED: R-R
PARCEL S, BLOCK L
PLAT 4, SECTION 6,
PERRYWOOD COMMUNITY
ASSN I
P.B.176 P.No.21
USE: OPEN SPACE

PRESERVATION AREA #74 = 0.06AC.

PRESERVATION AREA #75 = 0.99AC.

PARCEL Q
6,570,484 SF
150.95 AC

EX. 8" PVC SANITARY
CONTRACT NO. 1969-1355B

EX. 12" PVC SANITARY
CONTRACT NO. 1969-7972C

EX. SAN PIPE

EX SMH

N66°15'32"W 198.26'

N76°15'32"W 280.51'

N69°48'43"W 115.69'

N69°48'43"W 231.00'

N77°48'43"W 330.00'

ZONED: R-R
PARCEL: D
PLAT THREE
RUSTIC RIDGE
HOA
P.B. 183 P.G. 84
USE: OPEN
SPACE

ZONED: R-R
PARCEL: E
PLAT FOUR RUSTIC
RIDGE HOA
P.B. 183 P.G. 84
USE: OPEN SPACE

EXISTING
MOUNTAIN WOOD
COURT

EXISTING
BURNISHED WOOD
COURT

74

HATCH LEGEND
(NOT TO SCALE)

	WETLAND
	RIP-RAP
	WOODLAND RETAINED - NOT CREDITED
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA

TCP2 LEGEND
(NOT TO SCALE)

TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TBR)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
FP FP	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	1.05	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.00	AC
NET TRACT CLEARING	0.00	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

30 15 7.5 0 30
1"= 30'

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
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M-NCPPC APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING

LAND SURVEYING
CIVIL ENGINEERING
SITE DEVELOPMENT
PROGRAM MANAGEMENT
PERMITTING SERVICES

LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES

- LEHIGH VALLEY, PA
- SOUTHEASTERN, PA
- UPSTATE NEW YORK
- NEW ENGLAND
- NEW YORK METRO
- NEW JERSEY
- PHILADELPHIA, PA
- RALEIGH, NC
- CHARLOTTE, NC
- COLUMBIA, MD
- TAMPA, FL
- ORLANDO, FLORIDA
- NORTHERN VIRGINIA
- BALTIMORE, MARYLAND
- DALLAS, TX

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REVISIONS

REV	DATE	COMMENT	BY

KEY MAP

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
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SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
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PROFESSIONAL LANDSCAPE ARCHITECT
I, CHRISTOPHER J. DIMARZZI, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2020

SHEET TITLE:
PLAN SHEET

SHEET NUMBER:
C340

MATCHLINE - SHEET 330

MATCHLINE - SHEET 336

MATCHLINE - SHEET 340

MATCHLINE - SHEET 342

MATCHLINE - SHEET 345

N

S

E

W

NORTH 1/2 MILE

PERRYWOOD R.B.111 P.No.30

PRESERVATION AREA #76 = 5.49AC.

PARCEL G
8,575,484 SF
150.95 AC

EX SMH 011M
PRELIM INV = 62.3

EX SMH 010M
PRELIM INV = 62.6

EX SMH 013M

EX SMH 012M

EX SMH 014M

EX SMH 015M

EX SMH 016M

EX SMH 017M

EX SMH 018M

EX SMH 019M

EX SMH 020M

EX SMH 021M

EX SMH 022M

EX SMH 023M

EX SMH 024M

EX SMH 025M

EX SMH 026M

EX SMH

N
W E
S
NADS/NGVD29

MATCHLINE - SHEET 336

MATCHLINE - SHEET 337

MATCHLINE - SHEET 341

MATCHLINE - SHEET 343

MATCHLINE - SHEET 345

ST 224

ST 58

ST 57

ST 55

ST 56

ST 225

PRESERVATION AREA #77 = 12.30AC.

PARCEL Q
6,575,484 SF
150.95 AC

FP BRL

HATCH LEGEND (NOT TO SCALE)	
	WETLAND
	RIP-RAP
	WOODLAND RETAINED - NOT CREDITED
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA

TCP2 LEGEND (NOT TO SCALE)	
TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TBR)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
FP FP	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	12.30	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.00	AC
NET TRACT CLEARING	0.00	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

30 15 7.5 0 30
1"= 30'

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

THIS BLOCK IS FOR OFFICIAL USE ONLY

OR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

M-NCPPC APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING
LAND SURVEYING
SUSTAINABLE DESIGN
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES
SITE/CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
PERMITTING SERVICES
LEHIGH VALLEY, PA
SOUTHEASTERN, PA
NEW ENGLAND
NEW YORK METRO
NEW JERSEY
UPSTATE NEW YORK
RALEIGH, NC
CHARLOTTE, NC
ATLANTA, GA
TAMPA, FL
ORLANDO, FLORIDA
DALLAS, TX
NORTHERN VIRGINIA
BALTIMORE/MARYLAND

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REVISIONS			
REV	DATE	COMMENT	BY

KEY MAP

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE: IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

C. M. IMBRIZZI
REGISTERED LANDSCAPE ARCHITECT
STATE OF MARYLAND
No. 3066
PROFESSIONAL LANDSCAPE ARCHITECT
I, CHRISTOPHER M. IMBRIZZI, 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. 3066, EXPIRATION DATE: 10/18/2020

SHEET TITLE:
PLAN
SHEET

SHEET NUMBER:
C342

H:\17\MB172043\DRAWINGS\PLAN SETS\TCP II\MB172043TCP_SHEET C337-C346.DWG PRINTED BY: JPAZMINO 8:31:20 @ 1:15 PM LAST SAVED BY: JPAZMINO

MATCHLINE - SHEET 337

MATCHLINE - SHEET 338

MATCHLINE - SHEET 342

MATCHLINE - SHEET 344

MATCHLINE - SHEET 346

EASEMENT

20' SD EASEMENT

20' SAN EASEMENT

15' NON-WOODY BUFFER

ENVIRONMENTAL IMPACT - REFER TO ENVIRONMENTAL IMPACT PLATES

PROP. SUBMERGED GRAVEL WETLAND NO. 5-1 BOTT ELEV =70.00

PROP. EXTENDED 100 YEAR DETENTION BOTT ELEV =70.50

SWM EASEMENT

PRESERVATION AREA #79 = 0.01 AC.

PARCEL Q
6,573,484 SF
150.95 AC

PRESERVATION AREA #78 = 8.23AC.

ENVIRONMENTAL IMPACT. REFER TO ENVIRONMENTAL IMPACT PLATES

ST 231 · ST 145 · ST 146 · ST 147 · ST 148 · ST 149

30 15 7.5 0 30
1"= 30'

HATCH LEGEND
(NOT TO SCALE)

	WETLAND
	RIP-RAP
	WOODLAND RETAINED - NOT CREDITED
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA

TCP2 LEGEND
(NOT TO SCALE)

TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TBR)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	8.84	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.00	AC
NET TRACT CLEARING	2.92	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.19	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

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M-NCPPC
APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING

LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES
SITE/CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LAND SURVEYING
GOVERNMENT AFFAIRS

LEHIGH VALLEY, PA
SOUTHEASTERN, PA
UPSTATE NEW YORK
NEW ENGLAND
NEW YORK METRO
NEW JERSEY
PHILADELPHIA, PA

RALEIGH, NC
CHARLOTTE, NC
GREENSBORO, NC
TAMPA, FL
ORLANDO, FLORIDA
DALLAS, TX

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REVISIONS

REV	DATE	COMMENT	BY

KEY MAP

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE: IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

CARMEN J. DIMARZZI
No. 3066
PROFESSIONAL LANDSCAPE ARCHITECT
10/9/2020
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2020

SHEET TITLE:

PLAN SHEET

SHEET NUMBER:

C343

MATCHLINE - SHEET 338

MATCHLINE - SHEET 339

MATCHLINE - SHEET 343

MATCHLINE - SHEET 346

PARCEL Q
6,575,464 SF
150.95 AC

PRESERVATION AREA #80 = 0.05AC.

PRESERVATION AREA #81 =0.53AC.

PARCEL P
1,308,673 SF
30.04 AC
(TO BE DEDICATED TO MNCPPC)

150' RAILROAD SETBACK

CSX PIPES CREEK BRANCH

ST 141

ST 142

S23°11'50"W 41.25'

S18°25'39"W 162'

N68°25'39"W 231.43'

S18°25'39"W 34.48'

S18°25'39"W 34.48'

S13°43'33"W 196.17'

N21°26'49"E 39.61'

N67°26'49"E 384.65'

S80°53'12"E 284.21'

EX. 12" PVC SANITARY
CONTRACT NO.: 1989-79728

EX. 14" DUCTILE IRON, SANITARY
CONTRACT NO.: 1989-79728

EX. 15" SAN PIPE

EX. 12" DUCTILE IRON, SANITARY
CONTRACT NO.: 1989-79728

EX. 15" SAN PIPE

ZONED: R-O-S
P/O PARCEL D,
BLOCK D
MNCPPC
L.09879 F.522
USE: OPEN SPACE

ZONED: R-O-S
PARCEL A
MNCPPC
L.09879 F.528
USE: OPEN SPACE

65 dBA Ldn Boundary

NADSNGVD29

30 15 7.5 0 30
1"= 30'

HATCH LEGEND
(NOT TO SCALE)

	WETLAND
	RIP-RAP
	WOODLAND RETAINED - NOT CREDITED
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA

TCP2 LEGEND
(NOT TO SCALE)

TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TBR)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
FP FP	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	0.58	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.00	AC
NET TRACT CLEARING	0.08	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

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M-NCPPC APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING

LAND SURVEYING
SITE/CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
PLANNING SERVICES

LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES

- UPSTATE NEW YORK
- LEHIGH VALLEY, PA
- SOUTHEASTERN, PA
- NEW ENGLAND
- NEW YORK METRO
- BALTIMORE, MD
- NEW JERSEY
- RALEIGH, NC
- CHARLOTTE, NC
- ATLANTA, GA
- TAMPA, FL
- ORLANDO, FL
- NORTHERN VIRGINIA
- RICHMOND, VIRGINIA
- DALLAS, TX

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REVISIONS

REV	DATE	COMMENT	BY

KEY MAP

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE: IN VIRGINIA, MARYLAND, PENNSYLVANIA, DC, DELAWARE AND NEW JERSEY CALL 811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

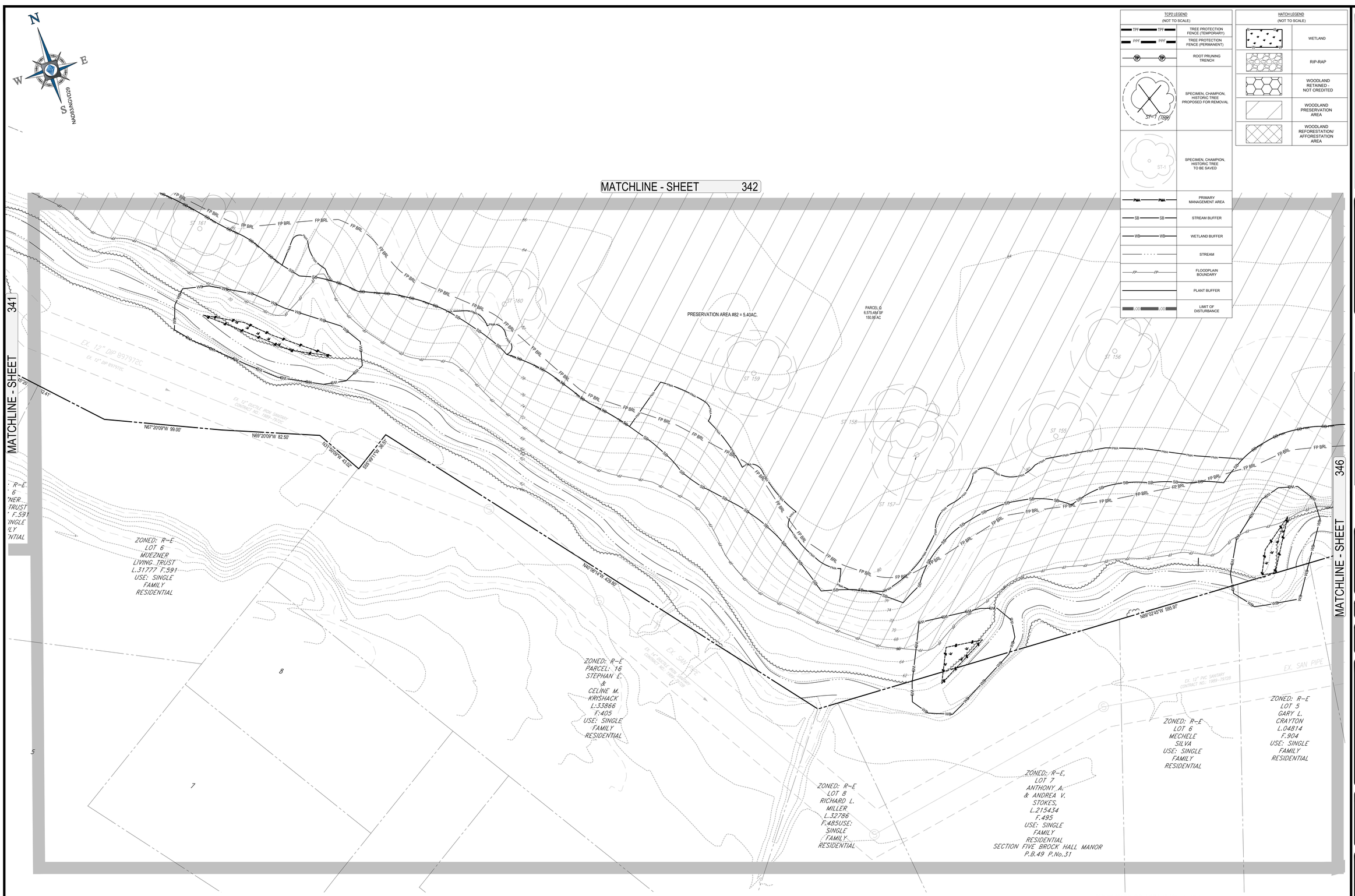
BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

CHRISTOPHER A. CIRUZZI
PROFESSIONAL LANDSCAPE ARCHITECT
I, CHRISTOPHER A. CIRUZZI, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2020

SHEET TITLE:
PLAN SHEET

SHEET NUMBER:
C344

H:\172\MB172043\DRAWINGS\PLAN SETS\TCP II\MB172043TCP_SHEET C337-C346.DWG PRINTED BY: JPAZMINO 8-31-20 @ 1:17 PM LAST SAVED BY: JPAZMINO



TCP2 LEGEND (NOT TO SCALE)	
TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TBR)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
FP FP	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

HATCH LEGEND (NOT TO SCALE)	
	WETLAND
	RIP-RAP
	WOODLAND RETAINED - NOT CREDITED
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA

WOODLAND CONSERVATION SHEET SUMMARY	#	Units
M-NCPPC WOODLAND PRESERVATION	5.40	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.00	AC
NET TRACT CLEARING	0.00	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

30 15 7.5 0 30
1"= 30'

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

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M-NCPPC APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
PERMITTING SERVICES
LAND SURVEYING
GOVERNMENT SERVICES
RALEIGH, NC
CHARLOTTE, NC
PITTSBURGH, PA
TAMPA, FL
ORLANDO, FLORIDA
DALLAS, TX
LEHIGH VALLEY, PA
SOUTHEASTERN, PA
WASHINGTON, DISTRICT OF COLUMBIA
BALTIMORE, MD
SOUTHERN MARYLAND
NORTHERN VIRGINIA
CENTRAL VIRGINIA
UPSTATE NEW YORK
NEW ENGLAND
NEW YORK METRO
NEW JERSEY
CENTRAL PA

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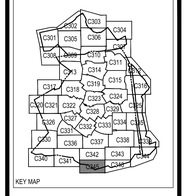
NOT APPROVED FOR CONSTRUCTION

REVISIONS			
REV	DATE	COMMENT	BY



KEY MAP

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL
PHASE I

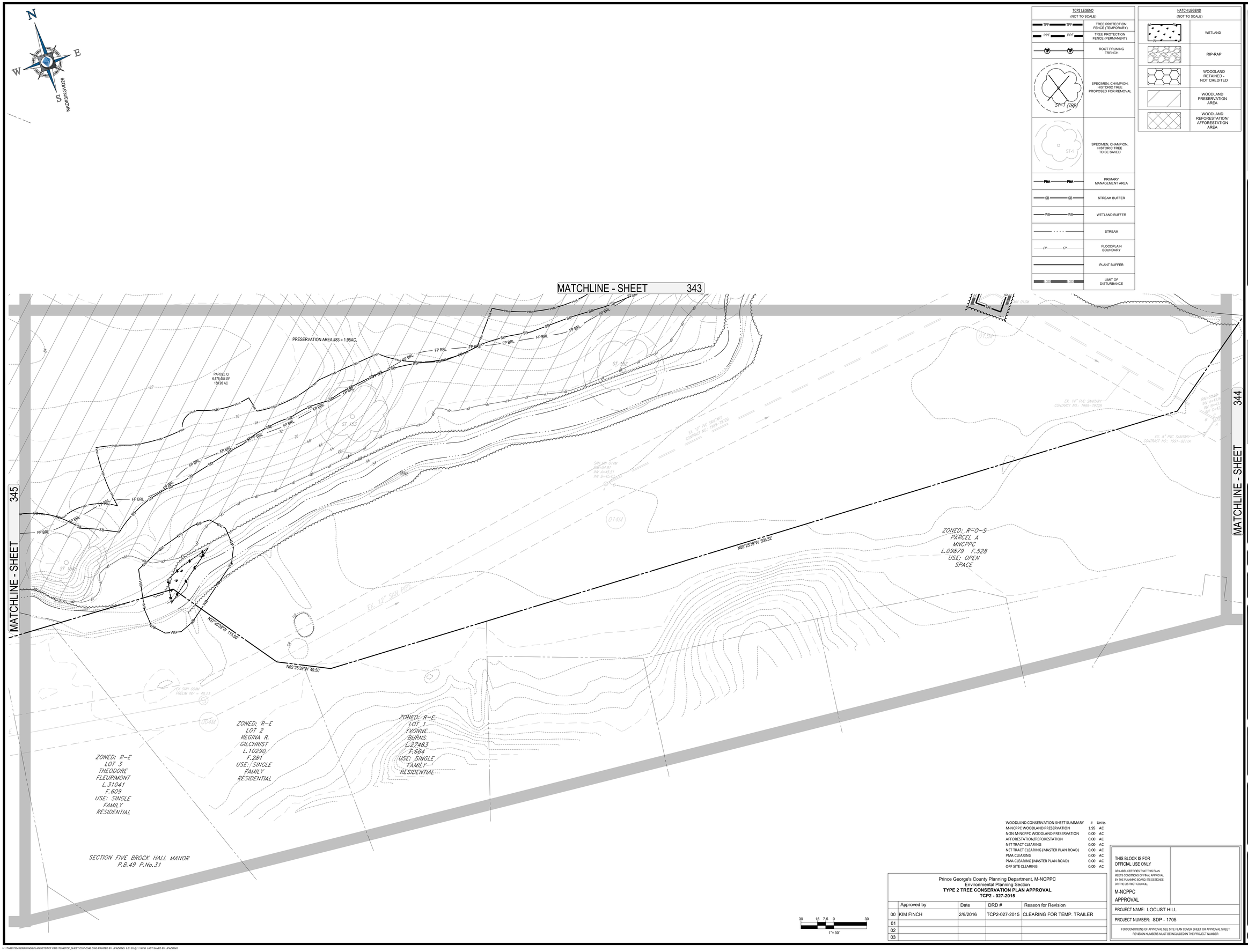
LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

C. JAMES IMPERATRICE
21006
STATE OF MARYLAND
PROFESSIONAL LANDSCAPE ARCHITECT
10/18/2020
I, CHRISTOPHER JAMES IMPERATRICE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2020

SHEET TITLE:
PLAN
SHEET

SHEET NUMBER:
C345



TCP2 LEGEND
(NOT TO SCALE)

TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
PPF PPF	TREE PROTECTION FENCE (PERMANENT)
TP TP	ROOT PRUNING TRENCH
ST-1 (TBR)	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PMA PMA	PRIMARY MANAGEMENT AREA
SB SB	STREAM BUFFER
WB WB	WETLAND BUFFER
	STREAM
FP FP	FLOODPLAIN BOUNDARY
	PLANT BUFFER
LOD LOD	LIMIT OF DISTURBANCE

HATCH LEGEND
(NOT TO SCALE)

W W	WETLAND
	RIP-RAP
	WOODLAND RETAINED - NOT CREDITED
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA

WOODLAND CONSERVATION SHEET SUMMARY

	#	Units
M-NCPPC WOODLAND PRESERVATION	1.95	AC
NON M-NCPPC WOODLAND PRESERVATION	0.00	AC
AFFORESTATION/REFORESTATION	0.00	AC
NET TRACT CLEARING	0.00	AC
NET TRACT CLEARING (MASTER PLAN ROAD)	0.00	AC
PMA CLEARING	0.00	AC
PMA CLEARING (MASTER PLAN ROAD)	0.00	AC
OFF SITE CLEARING	0.00	AC

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	2/9/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

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QR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

M-NCPPC APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

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LANDSCAPE ARCHITECTURE
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PROGRAM MANAGEMENT
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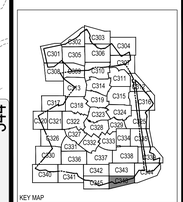
REVISIONS

REV	DATE	COMMENT	BY



THE FOLLOWING STATE'S REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNATED SUBJOY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL 811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	1" = 30'
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR:

LOCUST HILL
PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

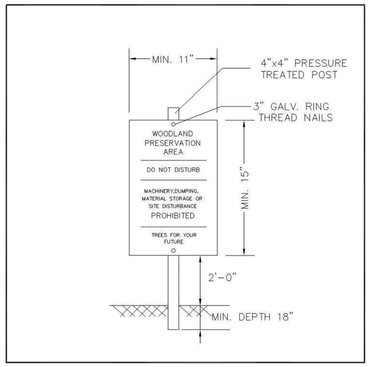
C. J. TRIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2020.

SHEET TITLE:

PLAN SHEET

SHEET NUMBER:

C346

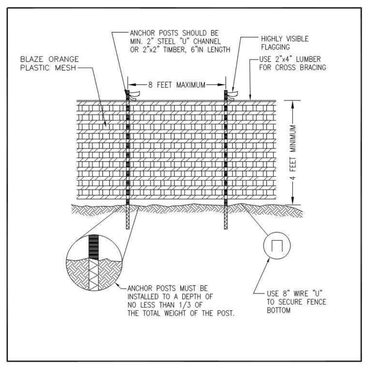


NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION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

WOODLAND PRESERVATION AREA SIGN

NTS

August 2010 A-4, DET-1



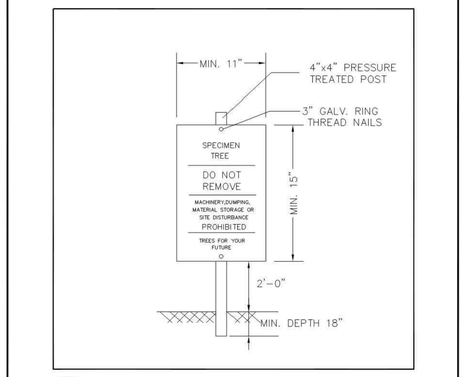
NOTES: (MUST BE INCLUDED WITH DETAIL)

1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS

NTS

August 2010 A-4, DET-4

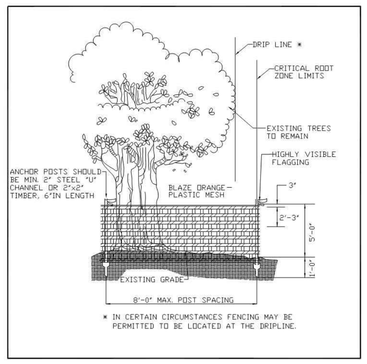


NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION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

SPECIMEN TREE SIGN

NTS

August 2010 A-4, DET-3



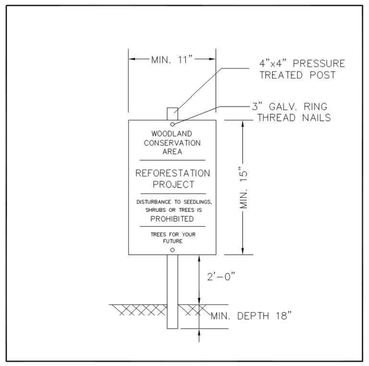
NOTES: (MUST BE INCLUDED WITH DETAIL)

1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TEMPORARY FENCE PROTECTION DETAIL FOR WOODLAND PRESERVATION AREAS

NTS

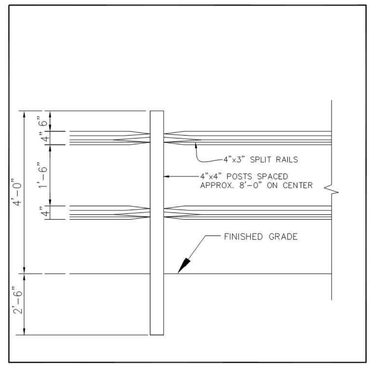
August 2010 A-4, DET-5



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

REFORESTATION AREA SIGN

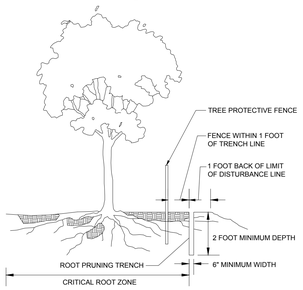
August 2010 A-4, DET-2



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

PERMANENT (SPLIT RAIL)TREE PROTECTION FENCE FOR REFORESTATION AREAS

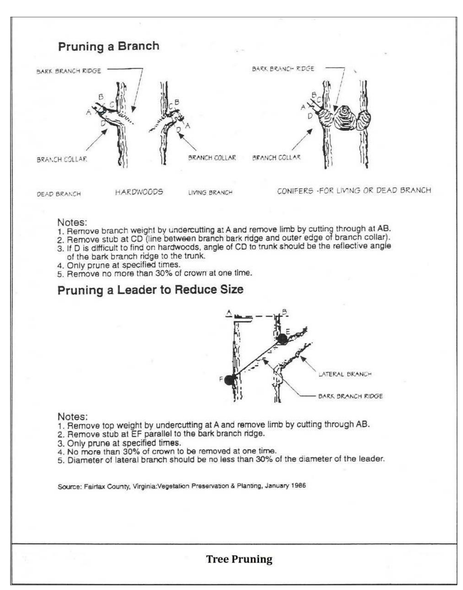
August 2010 A-4, DET-9



NOTES:

1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS.
2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED FLAGGED PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

ROOT PRUNING DETAIL



Tree Pruning

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
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02				
03				

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M-NCPPC APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING LANDSCAPE ARCHITECTURE
GEOTECHNICAL ENGINEERING PROGRAM MANAGEMENT TRANSPORTATION SERVICES
UPSTATE NEW YORK
NEW ENGLAND
NEW YORK METRO
NEW JERSEY
SOUTHEASTERN PA
LEHIGH VALLEY, PA
SOUTHEASTERN, PA
BALTIMORE, MD
DELAWARE/MARYLAND
NORTHERN VIRGINIA
RICHMOND, VIRGINIA
RALEIGH, NC
CHARLOTTE, NC
ATLANTA, GA
TAMPA, FL
FLORIDA
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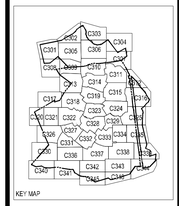
REV	DATE	COMMENT	BY



THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB172043
DRAWN BY:	ECR
CHECKED BY:	AE
DATE:	10/13/17
SCALE:	N/A
CAD I.D.:	TCP

PROJECT:

TREE CONSERVATION PLAN TYPE 2

FOR

LOCUST HILL PHASE I

LOCATION OF SITE
14721 OAK GROVE ROAD
UPPER MARLBORO, MD
PRINCE GEORGE'S COUNTY
3RD AND 7TH ELECTION DISTRICT

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
jdimarco@BohlerEng.com

C. MAZZIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
I, CHRISTOPHER MAZZIZZI, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE:10/18/2020

SHEET TITLE:

DETAILS SHEET

SHEET NUMBER:

C901

B-4 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

DEFINITION

USING VEGETATION AS COVER TO PROTECT EXPOSED SOIL FROM EROSION.

PURPOSE

TO PROMOTE THE ESTABLISHMENT OF VEGETATION ON EXPOSED SOIL.

CONDITIONS WHERE PRACTICE APPLIES

ON ALL DISTURBED AREAS NOT STABILIZED BY OTHER METHODS. THIS SPECIFICATION IS DIVIDED INTO SECTIONS ON INCREMENTAL STABILIZATION, SOIL PREPARATION, SOIL AMENDMENTS AND TOPSOILING; SEEDING AND MULCHING; TEMPORARY STABILIZATION; AND PERMANENT STABILIZATION.

EFFECTS ON WATER QUALITY AND QUANTITY

STABILIZATION PRACTICES ARE USED TO PROMOTE THE ESTABLISHMENT OF VEGETATION ON EXPOSED SOIL. WHEN SOIL IS STABILIZED WITH VEGETATION, THE SOIL IS LESS LIKELY TO ERODE AND MORE LIKELY TO ALLOW INFILTRATION OF RAINFALL, THEREBY REDUCING SEDIMENT LOADS AND RUNOFF TO DOWNSTREAM AREAS.

PLANTING VEGETATION IN DISTURBED AREAS WILL HAVE AN EFFECT ON THE WATER BUDGET, ESPECIALLY ON VOLUMES AND RATES OF RUNOFF, INFILTRATION, EVAPORATION, TRANSPIRATION, PERCOLATION, AND GROUNDWATER RECHARGE. OVER TIME, VEGETATION WILL INCREASE ORGANIC MATTER CONTENT AND IMPROVE THE WATER HOLDING CAPACITY OF THE SOIL AND SUBSEQUENT PLANT GROWTH.

VEGETATION WILL HELP REDUCE THE MOVEMENT OF SEDIMENT, NUTRIENTS, AND OTHER CHEMICALS CARRIED BY RUNOFF TO RECEIVING WATERS. PLANTS WILL ALSO HELP PROTECT GROUNDWATER SUPPLIES BY ASSIMILATING THOSE SUBSTANCES PRESENT WITHIN THE ROOT ZONE.

SEDIMENT CONTROL PRACTICES MUST REMAIN IN PLACE DURING GRADING, SEEDBED PREPARATION, SEEDING, MULCHING, AND VEGETATIVE ESTABLISHMENT.

ADEQUATE VEGETATIVE ESTABLISHMENT

INSPECT SEEDED AREAS FOR VEGETATIVE ESTABLISHMENT AND MAKE NECESSARY REPAIRS, REPLACEMENTS, AND RESEEDINGS WITHIN THE PLANTING SEASON.

1. ADEQUATE VEGETATIVE STABILIZATION REQUIRES 95 PERCENT GROUNDCOVER.
2. IF AN AREA HAS LESS THAN 40 PERCENT GROUNDCOVER, RESTABILIZE FOLLOWING THE ORIGINAL RECOMMENDATIONS FOR LIME, FERTILIZER, SEEDBED PREPARATION, AND SEEDING.
3. IF AN AREA HAS BETWEEN 40 AND 94 PERCENT GROUNDCOVER, OVER-SEED AND FERTILIZE USING HALF OF THE RATES ORIGINALLY SPECIFIED.
4. MAINTENANCE FERTILIZER RATES FOR PERMANENT SEEDING ARE SHOWN IN TABLE B.6.

B-4-1 STANDARDS AND SPECIFICATIONS FOR INCREMENTAL STABILIZATION

DEFINITION

ESTABLISHMENT OF VEGETATIVE COVER ON CUT AND FILL SLOPES.

PURPOSE

TO PROVIDE TIMELY VEGETATIVE COVER ON CUT AND FILL SLOPES AS WORK PROGRESSES.

CONDITIONS WHERE PRACTICE APPLIES

ANY CUT OR FILL SLOPE GREATER THAN 15 FEET IN HEIGHT. THIS PRACTICE ALSO APPLIES TO STOCKPILES.

CRITERIA

A. INCREMENTAL STABILIZATION - CUT SLOPES

1. EXCAVATE AND STABILIZE CUT SLOPES IN INCREMENTS NOT TO EXCEED 15 FEET IN HEIGHT. PREPARE SEEDBED AND APPLY SEED AND MULCH ON ALL CUT SLOPES AS THE WORK PROGRESSES.
2. CONSTRUCTION SEQUENCE EXAMPLE (REFER TO FIGURE B.1):
   a. CONSTRUCT AND STABILIZE ALL TEMPORARY SWALES OR DIKES THAT WILL BE USED TO CONVEY RUNOFF AROUND THE EXCAVATION.
   b. PERFORM PHASE 1 EXCAVATION, PREPARE SEEDBED, AND STABILIZE.
   c. PERFORM PHASE 2 EXCAVATION, PREPARE SEEDBED, AND STABILIZE. OVER-SEED PHASE 1 AREAS AS NECESSARY.
   d. PERFORM FINAL PHASE EXCAVATION, PREPARE SEEDBED, AND STABILIZE. OVER-SEED PREVIOUSLY SEEDED AREAS AS NECESSARY.

NOTE: ONCE EXCAVATION HAS BEGUN THE OPERATION SHOULD BE CONTINUOUS FROM GRUBBING THROUGH THE COMPLETION OF GRADING AND PLACEMENT OF TOPSOIL (IF REQUIRED) AND PERMANENT SEED AND MULCH. ANY INTERRUPTIONS IN THE OPERATION OR COMPLETING THE OPERATION OUT OF THE SEEDING SEASON WILL NECESSITATE THE APPLICATION OF TEMPORARY

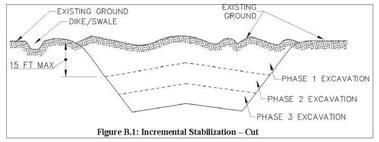


Figure B.1: Incremental Stabilization – Cut

B. INCREMENTAL STABILIZATION - FILL SLOPES

1. CONSTRUCT AND STABILIZE FILL SLOPES IN INCREMENTS NOT TO EXCEED 15 FEET IN HEIGHT. PREPARE SEEDBED AND APPLY SEED AND MULCH ON ALL SLOPES AS THE WORK PROGRESSES.
2. STABILIZE SLOPES IMMEDIATELY WHEN THE VERTICAL HEIGHT OF A LIFT REACHES 15 FEET, OR WHEN THE GRADING OPERATION CEASES AS PRESCRIBED IN THE PLANS.
3. AT THE END OF EACH DAY, INSTALL TEMPORARY WATER CONVEYANCE PRACTICE(S), AS NECESSARY, TO INTERCEPT SURFACE RUNOFF AND CONVEY IT DOWN THE SLOPE IN A NON-EROSIVE MANNER.
4. CONSTRUCTION SEQUENCE EXAMPLE (REFER TO FIGURE B.2):
   a. CONSTRUCT AND STABILIZE ALL TEMPORARY SWALES OR DIKES THAT WILL BE USED TO DIVERT RUNOFF AROUND THE FILL. CONSTRUCT SILT FENCE ON LOW SIDE OF FILL UNLESS OTHER METHODS SHOWN ON THE PLANS ADDRESS THIS AREA.
   b. AT THE END OF EACH DAY, INSTALL TEMPORARY WATER CONVEYANCE PRACTICE(S) AS NECESSARY, TO INTERCEPT SURFACE RUNOFF AND CONVEY IT DOWN THE SLOPE IN A NON-EROSIVE MANNER.
   c. PLACE PHASE 1 FILL, PREPARE SEEDBED, AND STABILIZE. D. PLACE PHASE 2 FILL, PREPARE SEEDBED, AND STABILIZE.
   d. PLACE FINAL PHASE FILL, PREPARE SEEDBED, AND STABILIZE. OVERSEED PREVIOUSLY SEEDED AREAS AS NECESSARY.

NOTE: ONCE THE PLACEMENT OF FILL HAS BEGUN THE OPERATION SHOULD BE CONTINUOUS FROM GRUBBING THROUGH THE COMPLETION OF GRADING AND PLACEMENT OF TOPSOIL (IF REQUIRED) AND PERMANENT SEED AND MULCH. ANY INTERRUPTIONS IN THE OPERATION OR COMPLETING THE OPERATION OUT OF THE SEEDING SEASON WILL NECESSITATE THE APPLICATION OF TEMPORARY STABILIZATION.

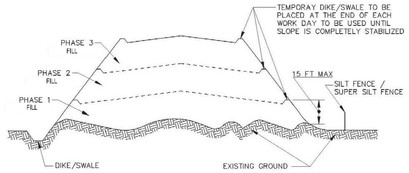


Figure B.2: Incremental Stabilization – Fill

B-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION

THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

PURPOSE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.

CONDITIONS WHERE PRACTICE APPLIES

WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

CRITERIA

A. SOIL PREPARATION

1. TEMPORARY STABILIZATION
   a. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
   b. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
   c. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
2. PERMANENT STABILIZATION
   a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
      i. SOIL PH BETWEEN 6.0 AND 7.0.
      ii. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
      iii. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
      iv. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
      v. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
   b. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
   c. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES.
   d. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.
   e. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVING LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN A LOOSE, ROUGHENED CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRIABLE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

B. TOPSOILING

1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.
2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.
3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
   a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
   b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
   c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
   d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.
5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:
   a. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TREES, OR OTHER MATERIALS LARGER THAN 1½ INCHES IN DIAMETER.
   b. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
   c. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
6. TOPSOIL APPLICATION
   a. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL.
   b. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
   c. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)

1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.
2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.
3. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES OF CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIME STONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE.
4. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
5. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

DEFINITION

THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

PURPOSE

TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

CONDITIONS WHERE PRACTICE APPLIES

TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

CRITERIA

A. SEEDING

1. SPECIFICATIONS
   a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY IF ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.
   b. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAWS.
   c. INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP THE INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.
   d. SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
2. APPLICATION
   a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON
   i. TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES.
   b. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.
   c. DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL.
   d. CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDBED MUST BE FIRM AFTER PLANTING.
   e. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.
   f. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER).
   g. IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN; P2O5 (PHOSPHORUS), 200 POUNDS PER ACRE; K2O (POTASSIUM), 200 POUNDS PER ACRE.
   h. LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATED LIME WITH HYDROSEEDING.
   i. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION.
   j. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

B. MULCHING

1. MULCH MATERIALS (IN ORDER OF PREFERENCE)
   a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MOLDY, CHOKED, CAKED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.
      i. WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE A VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY.
      ii. WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.
      iii. WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS.
      iv. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.
      v. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.
2. APPLICATION
   a. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.
   b. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
3. ANCHORING
   a. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD:
      i. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, THIS PRACTICE SHOULD FOLLOW THE CONTOUR.
      ii. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
      iii. THE FOLLOWING BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, PETROSET, TERRA TAX II, TERRA TACK AR OR OTHER APPROVED EQUAL MAY BE USED. FOLLOW APPLICATION RATES AS SPECIFIED BY THE MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED.
      iv. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION

TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

PURPOSE

TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

CRITERIA

1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.
2. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
3. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

TEMPORARY SEEDING SUMMARY

NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)	LIME RATE
	COOL SEASON GRASSES					
1	ANNUAL RYEGRASS	40	3/1 - 5/15 8/1 - 10/15	0.5"	436 LB/AC (10 LB/1000 SF)	2 TONS/AC (90 LB/1000 SF)
2	BARLEY	96	3/1 - 5/15 8/1 - 10/15	1"		
3	OATS	72	3/1 - 5/15 8/1 - 10/15	1"		
4	WHEAT	120	3/1 - 5/15 8/1 - 10/15	1"		
5	CEREAL RYE	112	3/1 - 5/15 8/1 - 10/15	1"		
	WARM SEASON GRASSES					
6	FOXTAIL MILLET	30	6/1 - 7/31	0.5"		
7	PEARL MILLET	20	6/1 - 7/31	0.5"		

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION

TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

PURPOSE

TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

CRITERIA

A. SEED MIXTURES

1. GENERAL USE
   a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
   b. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE, OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.
   c. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.
   d. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 ½ POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.
2. TURFGRASS MIXTURES
   a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.
   b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
      i. KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
      ii. KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESS

ADDITIONAL NOTES

To be provided when appropriate. Must be numbered in sequence starting with number 10.

When preservation or retention of existing woodlands is proposed:

Tree Preservation and Retention Notes

a. 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.

b. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.

c. The location of all temporary tree protection fencing (TPFs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installation of the TPFs may begin.

d. 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.

e. 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

f. 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.

g. 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.

h. During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permitee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chainsaw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

i. If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permitee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. 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.

If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. 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.

Debris from the tree removal or pruning that occurs within 35 feet 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 materials shall be placed into brush piles that will serve as wildlife habitat.

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.

If development is proposed to be completed in phases:

j. Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.

If existing trees are proposed for use as protection for preservation areas:

k. Tree protection fencing (TPFs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land /or a 50-foot forested buffer is being maintained between the limit of disturbance (LOD) and the woodland preservation areas. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluate the change to determine if a revision to the tree conservation plan is necessary or if installation of TPFs will be required.

If debris piles are noted on the FSD and located in preservation areas:

l. Debris piles shown in woodland preservation areas shall be removed by hand without the use of mechanical equipment within the preservation area. Chains may be used to pull debris out of the preservation areas. Caution must be used not to damage remaining vegetation.

When afforestation/reforestation is proposed:

Afforestation and Reforestation Notes

a. All afforestation and reforestation bonds, based on square footage, shall be posted with the county prior to the issuance of any permits. These bonds will be retained as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.

b. The planting of afforestation or reforestation areas shall be completed prior to the issuance of the first building permit. *(This standard note may be modified as necessary to address which building permits are adjacent to the proposed planting area.)* Seedling planting is to occur from November through May only. No planting shall be done while ground is frozen. Planting with larger caliper stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.

c. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type 2 Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title to the homeowner, the developer or builder shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the county.

d. Reforestation areas shall not be mowed. The management of competing vegetation around individual trees and the removal of noxious, invasive, and non-native vegetation within the reforestation areas is acceptable.

e. All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a violation of this TCP2.

f. Afforestation/reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.

g. The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.

h. At time of issuance of the first permit, the following information shall be submitted to the M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan: contractor name; business name (if different); address; and phone number.

Results of annual survival checks for each of the required four years after tree planting shall be reported to the M-NCPPC, Planning Department.

i. Failure to establish the afforestation or reforestation within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including the associated $9.00 per square foot penalty unless the county inspector approves a written extension.

Planting Specification Notes

1. Quantity: (See Plant Schedule)
2. Type: (See Plant Schedule)
3. Plant Quality Standards: The plants selected 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.
4. Plant Handling: the quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.
5. Timing of Planting: The best time to 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.
6. Seedling Planting: Tree seedlings shall be hand 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 be left after closing the hole which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another method, the preparer of this tree conservation plan must be contacted and give his approval before planting may begin.
7. Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory.
8. Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.
9. Soil Improvement Measures: the soil shall then be improved according to the recommendations made by the testing company.
10. Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operations unless it was installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.
11. Planting method: Consult the Planting Detail(s) shown on this plan.
12. Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each plating site (see detail shown on this plan).
13. Groundcover Establishment: the remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.
14. Mowing: No mowing shall be allowed in any planting area.
15. Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for four years to assure that no less than 75% of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.
16. Source of Seedlings: state name, address, and phone number of nursery or supplier.

A Four-Year Management Plan for Re/Afforestation shall be added to the plan as follows:

Four-Year Management Plan for Re/Afforestation Areas

Field check the re-afforestation area according to the following schedule:

Year 1: Site preparation and Tree Planting
Survival check once annually (September-November) see Note 1)
Watering is needed (2 x month)
Control of undesirable vegetation as needed (1 x in June and 1 x in September min.)

Year 2-3: Reinforcement planting is needed (See Note 2)
Survival check once annually (September-November)
Control of undesirable vegetation if needed (1 x in May and 1 x in August min.)

Year 4: Reinforcement planting if needed. (See Note 2)
Survival check (September –November)

1. Survival Check: Check planted stock against plant list (or as- built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
2. Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.
3. Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis.

When off-site woodland conservation is proposed:

Prior to the issuance of the first permit for the development shown on this TCP2, all off site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.

Add the applicable invasive plan removal notes if afforestation is used on an off-site woodland conservation bank.

When the use of fee-in-lieu is proposed:

All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit shall be provided prior to issuance of any permits related to this TCP2 unless the project is phased. Phased projects shall pay the fee-in-lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee-in-lieu breakdown on this TCP2.

When invasive plant species are to be removed by the permittee:
(use the applicable notes based on the invasive plant removal plan)

a. Invasive plant removal shall be completed prior to _____ (*insert timing mechanism*) and conform to the recommendations of the invasive plant removal plan shown on the plan prepared by _____ (*insert the qualified professional's name who prepared the invasive plant removal recommendations*) dated _____.

b. The removal of noxious, invasive, and non-natives plant species shall be done with the use of hand-held equipment only such as pruners or a chain saw. These plants may be cut near the ground and the 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.

c. 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 herbicide shall be done in accordance with the label instructions and be applied by a certified pesticide applicator.

When Virginia pines are present within 40 feet of the limits of disturbance in a preservation area:

a. The subject property contains Virginia pines (*Pinus virginiana*) that are subject to wind throw.

   All Virginia pines greater than 6 inches in diameter within 40 feet of the final proposed limit of disturbance or the boundary of the property shall be cut down by hand during the clearing of the site.

b. After the Virginia pines have been removed, the contractor responsible for implementation of this TCP2 shall submit an evaluation of the stocking levels for the residual stand, management techniques to be applied to the residual stand, and supplemental planting requirements to the M-NCPPC Planning Department. This evaluation shall be submitted prior to the issuance of the first building permit to ensure that all high risk trees have been removed. A planting schedule and/or details for the management of natural regeneration to fully restock the site must be shown on the plan.

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER, AND CLAY CLODS.

C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS.
1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

E. FERTILIZER
1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL
1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1¼", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED.PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTIVE ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
1.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA):
1.1. 20 POUNDS 'GROW POWER OR APPROVED EQUAL
1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING
A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS.
1.1. PLANTS: MARCH 15 TO DECEMBER 15
1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON.

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULOUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA	QUERCUS VARIETIES
LIQUIDAMBER STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES

I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
- 1 PART PEAT MOSS
- 1 PART COMPOSTED COW MANURE BY VOLUME
- 3 PARTS TOPSOIL BY VOLUME
- 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
  - A) 2 TABLETS PER 1 GALLON PLANT
  - B) 3 TABLETS PER 5 GALLON PLANT
  - C) 4 TABLETS PER 15 GALLON PLANT
  - D) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK

J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.

M. GROUND COVER AREAS SHALL RECEIVE A ½" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THORO

SPECIMEN TREE LIST

No.	Species	DBH	Condition	Comments	Disposition
1	Yellow Poplar	30	Poor	Decay	X
2	Yellow Poplar	32	Good		X
3	Yellow Poplar	36	Good		X
4	Yellow Poplar	34	Good		X
5	Sweetgum	38	Poor	Decay	X
6	Yellow Poplar	66	Poor	Hollow	X
7	Red Oak	38	Poor	Dieback	
8	Yellow Poplar	34	Good		
9	Yellow Poplar	32	Good		
10	Yellow Poplar	30	Good		
11	Yellow Poplar	33	Good		
12	Yellow Poplar	38	Good		
13	Yellow Poplar	32	Good		
14	Yellow Poplar	42	Good		
15	Yellow Poplar	32	Good		
16	Yellow Poplar	32	Good		
17	Yellow Poplar	40	Good		
18	Red Oak	35	Good		
19	White Oak	34	Poor	Decay	X
20	Red Oak	34	Poor	Decay	X
21	Red Oak	34	Poor	Decay	
22	Sweetgum	35	Poor	Decay / Hollow	
23	Sweetgum	34	Poor	Decay / Hollow	
24	Red Oak	36	Poor	Decay / Hollow	
25	Sweetgum	32	Good		
26	White Oak	35	Good		
27	Sweetgum	35	Good		
28	Red Oak	48	Fair	Limited Decay / Fork	
29	Black Cherry	30	Good		
30	Red Oak	36	Good		
31	Red Oak	35	Good		
32	Scarlet Oak	44	Good		
33	Sycamore	32	Good		
34	Sycamore	34	Good		
35	Beech	35	Poor	Decay	X
36	Scarlet Oak	38	Poor	Decay	
37	Yellow Poplar	40	Good		
38	Yellow Poplar	38	Good		
39	Yellow Poplar	36	Good		
40	Yellow Poplar	35	Poor	Decay	
41	Yellow Poplar	32	Good		
42	White Oak	37	Average	Limited Decay	
43	Yellow Poplar	34	Good		
44	Yellow Poplar	34	Good		
45	Yellow Poplar	34	Good		
46	Scarlet Oak	32	Good		
47	Yellow Poplar	46	Poor	Decay / Dieback	

No.	Species	DBH	Condition	Comments	Disposition
48	White Oak	30	Good		
49	Yellow Poplar	35	Good		
50	Yellow Poplar	35	Good		
51	Red Oak	30	Good		
52	Yellow Poplar	31	Good		
53	Yellow Poplar	30	Good		
54	Yellow Poplar	35	Good		
55	Yellow Poplar	36	Fair	Limited Decay	
56	White Oak	30	Good		
57	Yellow Poplar	31	Good		
58	Yellow Poplar	36	Poor	Decay	
59	White Oak	30	Fair	Decay	
60	Yellow Poplar	35	Average	Dieback	
61	Red Oak	42	Poor	Decay	
62	Red Oak	35	Poor	Decay	
63	Yellow Poplar	33	Good		
64	Yellow Poplar	30	Good		
65	Yellow Poplar	38	Poor	Decay	
66	Yellow Poplar	35	Good		
67	Yellow Poplar	36	Poor	Decay / Dieback	
68	Sycamore	30	Average	Dieback	
69	Yellow Poplar	33	Good		
70	Sycamore	30	Poor	Hollow	
71	Sycamore	35	Good		
72	Red Oak	36	Good		
73	Sycamore	34	Poor	Decay	
74	Sycamore	36	Average	Dieback	
75	Sycamore	34	Average	Dieback	
76	Sycamore	44	Average	Limited Decay	
77	Red Oak	31	Good		
78	River Birch	31	Good		
79	Sycamore	35	Good		
80	Sycamore	32	Good		
81	Scarlet Oak	32	Good		
82	Beech	30	Good		
83	Sycamore	37	Good		
84	Yellow Poplar	34	Poor	Decay	
85	Beech	34	Good		
86	Hickory	34	Good		
87	Yellow Poplar	34	Poor	Decay	
88	Hickory	30	Poor	Decay	
89	Red Maple	30	Good		
90	Yellow Poplar	34	Good		
91	Red Maple	33	Poor	Decay	
92	Beech	44	Poor	Decay	
93	Beech	45	Good		
94	Red Oak	36	Good		

No.	Species	DBH	Condition	Comments	Disposition
95	Scarlet Oak	38	Good		
96	Scarlet Oak	31	Good		
97	Yellow Poplar	36	Good		
98	Yellow Poplar	36	Good		
99	Yellow Poplar	32	Good		
100	Yellow Poplar	46	Poor	Decay / Split	
101	Yellow Poplar	42	Poor	Decay / Split	
102	Blackgum	33	Poor	Decay / Hollow	
103	Yellow Poplar	40	Good		
104	Yellow Poplar	42	Good		
105	Red Maple	32	Good		
106	Yellow Poplar	38	Good		
107	Yellow Poplar	30	Good		
108	Yellow Poplar	32	Good		
109	Yellow Poplar	30	Good		
110	Beech	42	Poor	Decay	
111	Yellow Poplar	52	Poor	Decay	
112	Yellow Poplar	30	Good		
113	Yellow Poplar	38	Poor	Decay	
114	Yellow Poplar	32	Good		
115	Yellow Poplar	36	Good		
116	Red Oak	35	Good		X
117	Yellow Poplar	30	Good		
118	Beech	30	Good		
119	Red Oak	32	Fair	Decay / Fork	X
120	White Oak	35	Fair	Decay	
121	Scarlet Oak	44	Poor	Decay / Hollow	
122	Red Oak	34	Good		
123	Scarlet Oak	34	Poor	Decay	
124	Yellow Poplar	38	Average	Some Dieback	
125	Yellow Poplar	49	Poor	Decay	
126	Red Oak	37	Poor	Decay	
127	Yellow Poplar	30	Good		X
128	Yellow Poplar	32	Good		X
129	Red Oak	42	Poor	Decay	
130	White Oak	54	Poor	Decay	
131	Yellow Poplar	34	Poor	Decay	X
132	Yellow Poplar	30	Poor	Decay	
133	Yellow Poplar	36	Good		X
134	Yellow Poplar	30	Good		
135	Yellow Poplar	47	Poor	V-Fork	
136	Yellow Poplar	30	Good		
137	Yellow Poplar	36	Poor	Decay	
138	Yellow Poplar	49	Poor	Decay / V-Fork	
139	Sweetgum	36	Good		
140	Yellow Poplar	45	Poor	Decay / Form	X
141	Yellow Poplar	32	Good		

No.	Species	DBH	Condition	Comments	Disposition
142	Yellow Poplar	40	Good		
143	Sycamore	48	Good		
144	Sycamore	36	Good		
145	Sycamore	33	Good		
146	Sycamore	36	Good		
147	Yellow Poplar	40	Good		
148	Yellow Poplar	36	Poor	Decay	
149	Yellow Poplar	37	Poor	Decay / Dieback	
150	White Oak	36	Poor	Decay / V-Fork	
151	Yellow Poplar	35	Poor	Hollow	
152	Yellow Poplar	37	Good		
153	White Oak	33	Good		
154	Yellow Poplar	37	Good		
155	Yellow Poplar	38	Good		
156	Beech	37	Fair	V-Fork	
157	Yellow Poplar	38	Good		
158	Yellow Poplar	31	Good		
159	Yellow Poplar	36	Good		
160	Yellow Poplar	35	Poor	Hollow	
161	White Oak	37	Poor	Decay	
162	White Oak	31	Good		
163	White Oak	36	Good		
164	Red Oak	32	Good		
165	Red Oak	30	Good		
166	Red Oak	35	Poor	Hollow	
167	Yellow Poplar	37	Poor	Decay / Hollow	
168	Yellow Poplar	40	Good		
169	Yellow Poplar	33	Good		
170	Yellow Poplar	47	Poor	Decay / Hollow	
171	Yellow Poplar	49	Poor	Decay	
172	Red Maple	30	Fair	Dieback	
173	Yellow Poplar	47	Good		
174	Blackgum	51	Fair	V-Fork	
175	Yellow Poplar	40	Poor	Decay / Dieback	
176	Blackgum	49	Good		
177	Red Oak	34	Average	Dieback	
178	Red Maple	40	Poor	Decay / Hollow	
179	White Oak	34	Good		
180	American Elm	32	Good		
181	Yellow Poplar	66	Poor	Decay / Hollow	
182	Black Oak	48	Average	Some Dieback / Decay	
183	Yellow Poplar	40	Average	Some Dieback / Decay	
184	Yellow Poplar	40	Poor	Decay / V-Fork	
185	Green Ash	36	Good		
186	Yellow Poplar	52	Poor	Decay / Dieback	
187	Yellow Poplar	46	Average	Dieback	
188	Yellow Poplar	32	Good		

No.	Species	DBH	Condition	Comments	Disposition
189	Yellow Poplar	34	Good		
190	Yellow Poplar	38	Good		
191	Yellow Poplar	36	Good		
192	Yellow Poplar	32	Poor	Decay	
193	Yellow Poplar	38	Good		
194	Yellow Poplar	34	Good		
195	Yellow Poplar	33	Good		
196	Yellow Poplar	37	Good		
197	Yellow Poplar	38	Poor	Decay / Dieback	
198	Yellow Poplar	35	Good		
199	Pawpaw	5	Good		
200	Black Cherry	38	Poor	Dieback	
201	Yellow Poplar	38	Good		
202	Yellow Poplar	39	Good		
203	Yellow Poplar	39	Good		
204	Yellow Poplar	44	Good		
205	Sycamore	31	Good		
206	Yellow Poplar	32	Fair	Dieback	
207	Yellow Poplar	41	Fair	Dieback	
208	Yellow Poplar	35	Good		
209	Yellow Poplar	30	Fair	Dieback	
210	Yellow Poplar	32	Poor	Dieback / Form	
211	Yellow Poplar	35	Fair	Dieback / Form	
212	Yellow Poplar	46	Poor	Decay / Broken Top	
213	Yellow Poplar	34	Good		X
214	Red Oak	33	Good		X
215	Yellow Poplar	35	Good		
216	Yellow Poplar	38	Poor	Decay	
217	Yellow Poplar	37	Good		
218	Yellow Poplar	38	Good		
219	Yellow Poplar	39	Good		
220	Red Oak	35	Good		
221	White Oak	47	Good		
222	Red Oak	31	Good		
223	Red Oak	35	Good		
224	White Oak	40	Average	Decay	
225	White Oak	36	Good		
226	Yellow Poplar	37	Good		
227	Yellow Poplar	51	Poor	Decay / Dieback	
228	Yellow Poplar	38	Average	Dieback	
229	White Oak	36	Good		
230	Yellow Poplar	34	Good		
231	Yellow Poplar	36	Poor	Decay	
232	Beech	30	Good		
233	White Oak	34	Good		
234	White Oak	48	Average	Decay	
235	Red Oak	34	Average	Decay	

No.	Species	DBH	Condition	Comments	Disposition
236	Beech	34	Average	Decay	
237	Yellow Poplar	32	Fair	Dieback	
238	Yellow Poplar	31	Good		
239	Yellow Poplar	32	Good		
240	Yellow Poplar	35	Poor	Dieback	
241	Yellow Poplar	40	Fair	Decay	
242	Red Maple	34	Poor	Decay	
243	Yellow Poplar	40	Poor	Decay	
244	Sycamore	34	Good		
245	Yellow Poplar	37	Good		
246	Sweetgum	38	Good		
247	Yellow Poplar	38	Poor	Decay	
248	Yellow Poplar	37	Good		
249	Yellow Poplar	33	Poor	Dieback	
250	Yellow Poplar	40	Poor	Decay	X
251	Sycamore	32	Poor	Decay / Dieback	X
252	Yellow Poplar	37	Poor	Decay / Dieback	X
253	Red Oak	33	Poor	Top / V-Fork	X
254	Sycamore	35	Poor	Decay	X
255	Sycamore	38	Fair	Decay / Branching	X
256	Scarlet Oak	38	Poor	Decay	X
257	Yellow Poplar	34	Poor	Decay	X
258	Yellow Poplar	32	Good		X
259	Yellow Poplar	34	Poor	Decay	X
260	Red Oak	31	Good		X
261	Red Oak	33	Good		X
262	Red Oak	34	Poor	Split	X
263	Yellow Poplar	30	Good		X
264	Yellow Poplar	32	Poor	Decay	
265	Black Oak	32	Good		
266	Red Oak	33	Good		X
267	Black Oak	47	Poor	Decay	
268	Black Oak	46	Good		
269	Black Oak	36	Good		
270	Red Oak	38	Poor	Decay	
271	Red Oak	40	Poor	Decay	
272	Red Oak	36	Poor	Decay	
273	Black Oak	42	Poor	Decay	
274	Black Oak	36	Good		
275	Yellow Poplar	34	Poor	Decay / Dieback	X
276	Red Oak	35	Poor	Decay	
277	Sweetgum	32	Poor	Decay	
278	Yellow Poplar	48	Fair	Decay / Dieback	
279	Yellow Poplar	32	Poor	Decay	
280	River Birch	34	Good		
281	Pawpaw	7	Good		X
282	Red Oak	34	Good		

No.	Species	DBH	Condition	Comments	Disposition
283	Yellow Poplar	33	Good		
284	Yellow Poplar	34	Good		X
285	Yellow Poplar	34	Good		
286	Pin Oak	36	Good		
287	Black Walnut	32	Poor	Decay	
288	Yellow Poplar	41	Poor	Decay / Hollow	X
289	Black Walnut	31	Poor	Decay / Hollow	X
290	Sycamore	38	Fair	Decay	X
291	Yellow Poplar	36	Poor	Decay / Dieback	X
292	Sycamore	40	Poor	Decay	X
293	Yellow Poplar	39	Good		
294	Yellow Poplar	30	Good		
295	Sycamore	33	Good		X
296	Yellow Poplar	31	Good		X
297	Yellow Poplar	34	Good		X
298	Yellow Poplar	36	Fair	Decay / Dieback	X
299	Yellow Poplar	35	Good		X
300	Yellow Poplar	38	Good		X
301	Yellow Poplar	35	Good		X
302	Yellow Poplar	38	Fair	Dieback	X
303	Yellow Poplar	48	Poor	Decay / V-Fork	
304	Yellow Poplar	36	Good		
305	Yellow Poplar	44	Good		
306	Yellow Poplar	35	Good		
307	White Oak	35	Good		X
308	White Oak	38	Good		X
309	White Oak	46	Fair	V-Fork	X
310	Beech	30	Good		X
311	White Oak	34	Average	Decay / V-Fork	X
312	White Oak	35	Poor	Decay / Split	X
313	Red Oak	43	Good		X
314	Yellow Poplar	37	Poor	Decay / Dieback	
315	White Oak	37	Poor	Decay / Dieback	
316	Yellow Poplar	68	Poor	Decay / Hollow	
317	Scarlet Oak	36	Poor	Decay / Dieback	
318	Yellow Poplar	35	Poor	V-Fork	
319	Yellow Poplar	31	Poor	V-Fork	
320	Beech	36	Poor	Decay	
321	Beech	40	Poor	Decay / Hollow	
322	Yellow Poplar	38	Poor	Decay	
323	Beech	38	Poor	Decay / Hollow	
324	Yellow Poplar	34	Poor	Decay / Dieback	X
325	Yellow Poplar	36	Poor	Decay / Dieback	X
326	Yellow Poplar	34	Poor	Dieback	X
327	Beech	35	Poor	Decay / Form	
328	Yellow Poplar	39	Poor	Decay / Dieback	
329	Red Oak	37	Poor	Decay	

No.	Species	DBH	Condition	Comments	Disposition
330	Yellow Poplar	35	Poor	Dieback	
331	Red Oak	34	Poor	Decay	X
332	Sweetgum	34	Poor	Decay	X
333	Yellow Poplar	42	Good		X
334	Beech	31	Poor	Decay	X
335	Red Oak	34	Poor	Decay	X

NOTES:

1. THESE TREES WERE LOCATED USING FIELD OBSERVATIONS AND GPS PER THE APPROVED NATURAL RESOURCES INVENTORY PLAN NRI 047-06-01 PREPARED BY LOIEDERMAN SOLTESZ ASSOCIATES, INC DATED 12/22/06. BOHLER ENGINEERING, LLC DID NOT SURVEY THESE TREES.

2. "X" DENOTES SPECIMEN TREES TO BE REMOVED

STAND SUMMARIES

STAND A — Immature Bottomland Hardwoods

1	Dominant species	Sycamore, Sweetgum, Red Maple
2	Codominant species	Sweetgum, Beech, River Birch
3	Basal area in s.f. per acre	90
	Number of trees per acre	167
	Average Diameter at Breast Height (DBH)	14.9 "
4	Size class of dominant species	12-20 Inches
5	Percent canopy coverage	83%
6	Average number of tree species per sample plot	4
7	Understory species	Pawpaw, Spicebush, Dogwood
8	Percent of understory coverage - 3' to 20' tall	58%
9	Number of woody plant species - 3' to 20' tall	2
10	Herbaceous species - 0' to 3' tall	Pawpaw, Spicebush, Dewberry, Virginia Creeper, Trumpet Vine, May Apple, Assorted Ferns
11	Percent herbaceous plant coverage - 0' to 3' tall	63%
12	List of major invasive plant species and percent of coverage	Overstory 0% 0 Understory 0% 0 Herbaceous 14% Honeysuckle, Mile-a-Minute Vine
13	Number of standing dead trees 6" dbh or greate	4
	Number of Tree Species > 6" dbh	14
14	Comments	Bottomland hardwoods, very dense understory through much, some limited evidence of pasting loggi
	Forest Structure Rating Score	Priority

STAND B — Immature Upland Hardwood

1	Dominant species	Beech, Red Oak, White Oak, Yellow Poplar, Hickory
2	Codominant species	Hickory, Beech, Red Maple
3	Basal area in s.f. per acre	100
	Number of trees per acre	185
	Average Diameter at Breast Height (DBH)	14.3 "
4	Size class of dominant species	12-20 Inches
5	Percent canopy coverage	95%
6	Average number of tree species per sample plot	5
7	Understory species	Spicebush, Highbush Blueberry, Beech, Dogwood, Hickory, Ironwood, Pawpaw
8	Percent of understory coverage - 3' to 20' tall	23%
9	Number of woody plant species - 3' to 20' tall	2
10	Herbaceous species - 0' to 3' tall	Spicebush, Greenbrier, Virginia Creeper, Beech, Dogwood, Snakeroot, Pawpaw
11	Percent herbaceous plant coverage - 0' to 3' tall	24%
12	List of major invasive plant species and percent of coverage	Overstory 0% Bigtooth Aspen Understory 0% 0 Herbaceous 4% Honeysuckle
13	Number of standing dead trees 6" dbh or greate	4
	Number of Tree Species > 6" dbh	13
14	Comments	0
	Forest Structure Rating Score	Priority

STAND C — Immature Hardwood

1	Dominant species	Yellow Poplar, Sweetgum, Red Maple, Bigtooth Aspen
2	Codominant species	Yellow Poplar, Sweetgum, Red Maple, Hickory
3	Basal area in s.f. per acre	110
	Number of trees per acre	208
	Average Diameter at Breast Height (DBH)	14.0 "
4	Size class of dominant species	12-20 Inches
5	Percent canopy coverage	91%
6	Average number of tree species per sample plot	3
7	Understory species	Spicebush, Pawpaw,
8	Percent of understory coverage - 3' to 20' tall	45%
9	Number of woody plant species - 3' to 20' tall	2
10	Herbaceous species - 0' to 3' tall	Spicebush, Pawpaw, Dewberry
11	Percent herbaceous plant coverage - 0' to 3' tall	65%
12	List of major invasive plant species and percent of coverage	Overstory 3% Bigtooth Aspen Understory 0% 0 Herbaceous 16% Honeysuckle, Multiflora Rose, Mile-a-Minute Vine
13	Number of standing dead trees 6" dbh or greate	9
	Number of Tree Species > 6" dbh.	20
14	Comments	Past logging @ 1975, numerous damaged larger size class trees from that logging
	Forest Structure Rating Score	Priority

STAND D — Early Successional

1	Dominant species	Tree of Heaven, Black Cherry, Black Locust, Persimmon, Sweetgum, Yellow Poplar
2	Codominant species	Sweetgum, Black Cherry, Tree of Heaven, River Birch
3	Basal area in s.f. per acre	45
	Number of trees per acre	125
	Average Diameter at Breast Height (DBH)	12.6 "
4	Size class of dominant species	6-12 Inches
5	Percent canopy coverage	68%
6	Average number of tree species per sample plot	4
7	Understory species	Spicebush, Black Cherry, Pokeweed, Pawpaw, Sweetgum, Bowlder
8	Percent of understory coverage - 3' to 20' tall	74%
9	Number of woody plant species - 3' to 20' tall	3
10	Herbaceous species - 0' to 3' tall	Pokeweed, Greenbrier, Jewelweed, Blackberry, Virginia Creeper, Trumpet Vine, Poison Ivy
11	Percent herbaceous plant coverage - 0' to 3' tall	98%
12	List of major invasive plant species and percent of coverage	Overstory 45% Tree of Heaven Understory 0% Tree of Heaven Herbaceous 53% Honeysuckle
13	Number of standing dead trees 6" dbh or greate	5
	Number of Tree Species > 6" dbh	9
14	Comments	Ridges that have been desturbed
	Forest Structure Rating Score	Priority

STAND E — Immature Hardwoods

1	Dominant species	Sweetgum, Yellow Poplar, Red Maple, Virginia Pine
2	Codominant species	Sweetgum, Yellow Poplar, Red Maple, Virginia Pine
3	Basal area in s.f. per acre	125
	Number of trees per acre	252
	Average Diameter at Breast Height (DBH)	12.3 "
4	Size class of dominant species	6-12 Inches
5	Percent canopy coverage	89%
6	Average number of tree species per sample plot	3
7	Understory species	Spicebush, Red Maple, Dogwood, Ironwood, Sweetgum
8	Percent of understory coverage - 3' to 20' tall	43%
9	Number of woody plant species - 3' to 20' tall	3
10	Herbaceous species - 0' to 3' tall	Spicebush, Virginia Creeper, Dewberry, Assorted Ferns, Greenbrier
11	Percent herbaceous plant coverage - 0' to 3' tall	69%
12	List of major invasive plant species and percent of coverage	Overstory 0% None Understory 0% None Herbaceous 16% Honeysuckle, Multiflora Rose
13	Number of standing dead trees 6" dbh or greate	0
	Number of Tree Species > 6" dbh	12
14	Comments	0
	Forest Structure Rating Score	Good

Area #	Woodland Preservation Area (acres)	Woodland Afforestation Area (acres)	Woodland Retained - Not Credited (acres)
1	6.37	0.13	0.14
2	0.71	0.20	0.13
3	5.31	2.16	0.14
4	1.55	0.40	0.10
5	1.39	0.18	
6	0.16	0.50	
7	10.88	0.28	
8	1.41	0.03	0.01
9	0.24		
10	7.32	0.12	
11	3.23	1.39	
12	1.93	5.97	
13		0.17	0.04
14	1.22	0.45	0.21
15	0.23	0.23	
16	0.88	0.56	
17	3.84	0.12	
18	0.25		
19	0.01		0.07
20	0.26	0.57	0.02
21	0.18	4.56	0.15
22	1.93	0.15	0.11
23		0.69	0.01
24	3.51	0.79	0.19
25	1.59	1.10	0.03
26	0.36	0.02	
27	0.30	0.14	
28	1.04	0.33	
29	0.80	0.05	
30	1.02	0.13	
31	2.33	0.62	
32	0.40	0.21	
33	0.68	0.16	
34	0.17		
35	0.69		
36	0.27		
37	0.29		
38	1.37		
39			
40	0.18		
41	2.13		
42	0.26		
43	3.40		
44	3.28		
45	2.95		
46	0.02		
47	0.01		
48	1.17		
49	4.71		
50	11.14		
51	2.13		
52	0.38		
53	3.25		
54	0.70		
55	1.94		
56	0.92		
57	0.47		
58	11.44		
59	0.75		
60	3.77		
61	10.02		
62	0.49		
63	7.36		
64	0.01		
65	7.58		
66	7.54		
67	0.09		
68	14.35		
69	8.85		
70	0.02		
71	9.31		
72	1.58		
73	0.77		
74	0.06		
75	0.99		
76	5.49		
77	12.30		
78	8.23		
79	0.61		
80	0.05		
81	0.53		
82	5.40		
83	1.95		
Total	222.70	22.41	1.35

FOREST STAND AREAS (ACRES)

	FOREST STAND "A"	FOREST STAND "B"	FOREST STAND "C"	FOREST STAND "D"	FOREST STAND "E"
SECTION 1	1.14	6.25	176.31	0.98	0.96
SECTION 2	3.87	2.19	0.74		17.37
SECTION 3	22.64	9.68	9.81		11.35
SECTION 4	21.82	2.93	21.00		2.51
SECTION 5	3.76	3.81		2.76	20.94
SECTION 6		1.03			9.24
SECTION 7		54.74			8.26
TOTAL = 416.45	**53.23**	**80.63**	**207.86**	**3.74**	**70.99**
RETENTION POTENTIAL FOREST STRUCTURE VALUE	PRIORITY PRIORITY	PRIORITY PRIORITY	LOW PRIORITY	LOW PRIORITY	LOW GOOD

REFORESTATION PLANTING SCHEDULE

	FCE #1	FCE #2	FCE #3	FCE #4	FCE #5
ACREAGE	53.23	80.63	176.31	3.74	70.99
P.U. REQUIRED	19010	28796	62967	1335	25353

QTY					SPECIES	SIZE	SPACING	TOTAL FCA UNITS
2716	4114	8996	191	3622	QUERCUS FALCATA - SOUTHERN RED OAK	HARDWOOD SEEDLINGS OR WHIPS AT LEAST 18" IN HEIGHT WITH THREE (3+0) STEMS	11' O.C.	19638
2716	4114	8996	191	3622	PLATANUS OCCIDENTALIS - AMERICAN SYCAMORE	HARDWOOD SEEDLINGS OR WHIPS AT LEAST 18" IN HEIGHT WITH THREE (3+0) STEMS	11' O.C.	19638
2716	4114	8996	191	3622	QUERCUS PALUSTRIS - PIN OAK	HARDWOOD SEEDLINGS OR WHIPS AT LEAST 18" IN HEIGHT WITH THREE (3+0) STEMS	11' O.C.	19638
2716	4114	8996	191	3622	QUERCUS RUBRA - RED OAK	HARDWOOD SEEDLINGS OR WHIPS AT LEAST 18" IN HEIGHT WITH THREE (3+0) STEMS	11' O.C.	19638
2716	4114	8996	191	3622	LIRIODENDRON TULIPIFERA - TULIP POPLAR	HARDWOOD SEEDLINGS OR WHIPS AT LEAST 18" IN HEIGHT WITH THREE (3+0) STEMS	11' O.C.	19638
2715	4113	8995	190	3622	CERCIS CANADENSIS - EASTERN REDBUD	HARDWOOD SEEDLINGS OR WHIPS AT LEAST 18" IN HEIGHT WITH THREE (3+0) STEMS	11' O.C.	19636
2715	4113	8995	190	3621	AMELANCHIER CANADENSIS - SERVICEBERRY	HARDWOOD SEEDLINGS OR WHIPS AT LEAST 18" IN HEIGHT WITH THREE (3+0) STEMS	11' O.C.	19634
19010	28796	62967	1335	25353			TOTAL PLANTINGS	137461
P.U. PROVIDED								

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	CLEARING FOR TEMP. TRAILER
01				
02				
03				

THIS BLOCK IS FOR OFFICIAL USE ONLY

OR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

M-NCPPC APPROVAL

PROJECT NAME: LOCUST HILL

PROJECT NUMBER: SDP - 1705

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING · PROGRAM MANAGEMENT · LANDSCAPE ARCHITECTURE
GEOTECHNICAL · ENVIRONMENTAL · TRANSPORTATION SERVICES
◆ PHILADELPHIA, PA ◆ RALEIGH, NC
◆ UPSTATE NEW YORK ◆ CHARLOTTE, NC
◆ NEW ENGLAND ◆ ATLANTA, GA
◆ NEW YORK METRO ◆ TAMPA, FL
◆ NEW JERSEY ◆ NORTHERN VIRGINIA
◆ SOUTHEASTERN, PA ◆ CENTRAL FLORIDA
◆ LEHIGH VALLEY, PA ◆ DALLAS, TX
◆ SOUTHEASTERN, PA
◆ BALTIMORE, MD
◆ CENTRAL PENNSYLVANIA