TREE CONSERVATION PLAN TYPE II
TCPII-027-2015-02
LOCUST HILL - PHASE I

GENERAL NOTES

1. PROJECT NAME: LOCUST HILL - PHASE I
2. TOTAL ACREAGE

   R-L
   GROSS ACREAGE: 505.81 ACRES
   FLOOD PLAIN ACREAGE 66.44 ACRES
   NET ACREAGE: 439.37 ACRES
3. EXISTING ZONING: LCD; FILED UNDER PREVIOUS R-L ZONE
4. PROPOSED USE: RESIDENTIAL
5. NUMBER OF PROPOSED LOTS, PARCELS, AND OUTPARCELS:
   - LOTS: 335
   - PARCELS: 13
   - OUTPARCELS: 3
6. BREAKDOWN OF PROPOSED DWELLING UNITS (DU) BY TYPE:
   - SINGLE FAMILY DETACHED: 285
   - SINGLE FAMILY ATTACHED: 50
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 035),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. 42211-2014-00, 42211-2014-01, 42211-2014-02, 57347-2019-00, 57347-2019-01 & 57347-2019-02
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) AND REVISED STUDY APPROVED 02/08/2022 (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.
24. 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, NRI-047-06-04, AND NRI-047-06-05
   - TREE CONSERVATION PLAN TYPE 2 NO. TCP2-027-2015
   - SPECIFIC DESIGN PLAN SDP-1705
   - SPECIFIC DESIGN PLAN SDP-2101
   - TREE CONSERVATION PLAN TYPE 2 NO. TCP2-027-2015-01

TCP TYPE II FOREST CONSERVATION WORKSHEET

Standard 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	0.00	0.00	
3	Floodplain:	66.44	0.00	0.00	
4	Previously Dedicated Land:	0.00	0.00	0.00	
5	Net Tract (NTA):	439.37	0.00	0.00	
6	TCP Number	TCPII-027-2015		Revision #	2
7	Property Description or Subdivision Name:	LOCUST HILL			
8	Is this site subject to the 1989 or 1991 Ordinance	N			
9	Is this site subject to the 1991 Ordinance	Y			
10	Subject to 2010 Ordinance and in PFA (Priority Funding Area)	N			
11	Is this one (1) single family lot? (Y or N)	N			
12	Are there prior TCP approvals which include a	Y			
13	combination of this lot/s? (Y or N)				
14	Is any portion of the property in a WC Bank? (Y or N)	N			
15	Break-even Point (preservation) =	158.69	acres		
16	Clearing permitted w/o reforestion=	195.40	acres		

	SECTION II-Determining Requirements (Enter acres for each corresponding column)					
		Column A WCT/AFT %	**Column B** Net Tract	**Column C** Floodplain (1:1)	**Column D** Off-Site Impacts (1:1)	
17	Existing Woodland		354.09	62.36		
18	Woodland Conservation Threshold (WCT) =	25.00%	109.84			
19	Smaller of 17 or 18		109.84			
20	Woodland above WCT		244.25			
21	Woodland cleared		215.60	3.47	5.19	
22	Woodland cleared above WCT (smaller of 16 or 17)		215.60			
23	Clearing above WCT (0.25 : 1) replacement requirement		53.90			
24	Woodland cleared below WCT		0.00			
25	Clearing below WCT (2:1 replacement requirement)		0.00			
26	Afforestation Required Threshold (AFT) =	20.00%	0.00			
27	Off-site WCA being provided on this property		0.00			
28	**Woodland Conservation Required**		**172.40**	acres		

	SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
29	Woodland Preservation		122.97		
30	Afforestation / Reforestation		33.11	Bond amount:	$ 478,550.16
31	Natural Regeneration		0.00		
32	Landscape Credits		3.51		
33	Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
34	Forest Enhancement Credit (Area * .25)	0.00	0.00		
35	Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
36	Area approved for fee-in-lieu		0.00	Fee amount:	$0.00
37	Off-site Woodland Conservation Credits Required		15.71		
38	Off-site WCA (preservation) being provided on this property		0.00		
39	Off-site WCA (afforestation) being provided on this property		0.00		
40	**Woodland Conservation Provided**		**175.30**	acres	

41	Area of woodland not cleared	138.49	acres
42	Net tract woodland retained not part of requirements:	15.52	acres
43	100-floodplain woodland retained	58.89	acres
44	On-site woodland conservation provided	156.08	acres
45	On-site woodland conservation alternatives provided	3.51	
46	On-site woodland retained not credited	74.41	acres
47	Prepared by:		
		Signed	Date

NOTES

1. COLUMN D INCLUDES WOODLAND CLEARED IN THE PMA - EXCLUDING CLEARING IN THE RIGHT-OF-WAY (SEE SHEET 02A WOODLAND CLEARING EXHIBIT).
2. THE R-L ZONE HAS A WOODLAND CONSERVATION THRESHOLD REQUIREMENT OF 25% OR 109.84 BASED ON A NET TRACT AREA OF 439.37 AND CONDITION B OF BASIC PLAN A-9975-01-C REQUIRES THAT THE WOODLAND CONSERVATION THRESHOLD MUST MET BE ON SITE.
3. WOODLANDS PRESERVED OR PLANTED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS IN FOUR PARTS: LIBER 49863 AT FOLIO 171, LIBER 49863 AT FOLIO 188, LIBER 49863 AT FOLIO 271, AND LIBER 49863 AT FOLIO 324.
4. NET SURPLUS OF CONSERVATION CREDITS TO BE APPLIED TO FUTURE PHASE(S).
5. A REVISED FLOODPLAIN STUDY (FPS NO. 200521) WAS APPROVED BY DPIE ON 02/08/22, WHICH RESULTED IN A FLOODPLAIN AREA REDUCTION FROM 69.21 ACRES TO 66.44 ACRES.

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR SPECIFIC DESIGN PLAN SDP-1705-02. IF THE SPECIFIC DESIGN PLAN SDP-1705-02 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 LCD (PREVIOUSLY ZONED R-L), AND IS LOCATED IN ENVIRONMENTAL STRATEGY AREA 2 IN ACCORDANCE WITH PLAN 2035.
7. THE SITE IS ADJACENT TO A LEELAND ROAD DESIGNATED AS SCENIC ROADWAY.
8. THE PROPERTY IS ADJACENT TO OAK GROVE ROAD, CLASSIFIED AS A MAJOR COLLECTOR ROADWAY AND DESIGNATED AS A SCENIC AND HISTORIC ROAD.
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 TEMPORARY CONSTRUCTION SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPF INSTALLATION. THESE SIGNS MUST REMAIN UNTIL RELEASE OF THE GRADING BOND OR, REPLACEMENT WITH PERMANENT SIGNAGE.
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 PRIMARY MANAGEMENT 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 NOVEMBER 28, 2018 AND REVISED JUNE 3, 2021,UNMITIGATED 1.5 F.S. SLOPE STABILITY DELINEATION SHOWN ON SHEET 034.
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 THE LOCUST HILL, WILLOWBROOK DEVELOPMENT, AND NATIONAL CAPITAL BUSINESS PARK. THE REQUIRED HYDROLOGIC MONITORING DATA WAS PROVIDED IN A STREAM MONITORING AT WILLOWBROOK AND LOCUST HILL REPORT PREPARED BY WSSI DATED DECEMBER 20, 2017.

Individual TCP2 with Previously Approved TCP1
Woodland Conservation Worksheet for Prince George's County

	SECTION I -- Establishing Site Information (Enter acres for each zone)			
	Zone:	R-L		
	Gross Tract:	8.72		
	Floodplain:	0.00		
	Previously Dedicated Land:	0.00		
	Net Tract (NTA):	8.72	0.00	0.00
	Property Description or Subdivision Name:	LOCUST HILL Parcel A PHASE I		
	Current TCP Number:	II-02-15	Rev #	0
	Previous TCP Number:	I-24-06	Rev #	
	Site subject to the 2010 Ordinance (Y or N)	N		
	Is this a priority funding area? (Y or N)	N		

	SECTION II - Determining Woodland Conservation Requirements (Enter acres in corresponding column)				
	Woodland Conservation Calculations:			Net tract	Floodplain
	Acreage of Existing Woodland			8.72	0.00
	Woodland Conservation Required for per TCPI or TCP2		36.12%	3.15	
	Area of Woodland Cleared per previous TCP1 or TCP2			5.57	0.00
	Area of Woodland Cleared per current TCP2			0.91	0.00
	Area of Woodland above WCT not cleared by previous TCP1 or TCP2			4.36	
	Additional Woodland Cleared by current TCP2	0.00			0.00
	Does the TCPI show 2:1 replacement?	N			
	Clearing above WCT (1/4:1 Replacement)	0.00	Replacement required =		0.00
	Clearing below WCT (2:1 Replacement)	0.00	Replacement required =		0.00
	Total Woodland Conservation Required :			**3.15**	

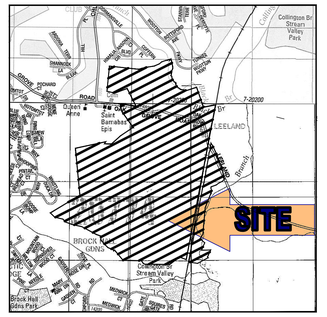
	SECTION III-Meeting the Requirement (Enter acres in corresponding column)			
	Woodland Conservation Provided:		(acres)	
	Woodland Preservation		7.86	
	Reforestation / Afforestation		0.00	Bond amount: $ -
	Natural Regeneration		0.00	
	Landscape Credits		0.00	
	Area approved for fee-in-lieu		0.00	Fee amount: $0.00
	Credits Received for Off-site Mitigation on another property		0.00	
	Off-site Mitigation provided on this property		0.00	
	Total Woodland Conservation Provided		**7.86**	
	Area of net tract woodland not cleared	7.81	acres	
	Woodland retained not part of requirements:	-0.05	acres	

Prepared by: _____ Date: _____

Qualifications: _____

Forest Conservation Act Reporting Information (Change Table)

	Original TCPII-027-2015	Revision TCPII-027-2015-01	Revision TCPII-027-2015-02	Cumulative Change
Gross Tract (Acres)	503.53	505.81	505.81	-
Existing Woodland (Acres)	413.6	416.45	416.45	-
Woodland Cleared (Acres)	0.91	139.68	224.25	+84.57
Woodland Retained On-Site (Acres)	412.74	211.69	122.97	-88.72
Woodland Planted On-Site (Acres)	-	22.41	33.11	+10.70
On-Site Woodland Easement/ Preservation and Planting (Acres)	412.74	234.1	156.08	-78.02
On-Site Wooded Floodplain in Easement (Acres)	-	-	-	-
Bond Amount			482,091.31	
Fee-In-Lieu Amount	-	-	-	-
50' Stream Buffers Conserved (Preservation) - Linear Length			12,084.82	
50' Stream Buffers Conserved (Preservation) - Acreage			18.98	
50' Stream Buffers Newly Established (Afforestation) - Linear Length			870.26	
50' Stream Buffers Newly Established (Afforestation) - Acreage			1.48	
Off-Site Woodland Conservation Credits Required (Acres)	-	-	12.81	+12.81
Off-Site Woodland Conservation Credits Provided (Acres)	-	-	15.71	+15.71



LOCATION MAP

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

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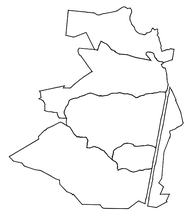
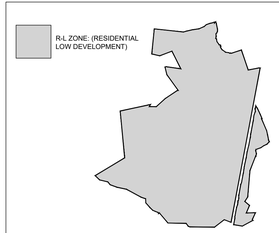
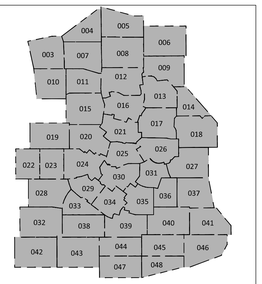
SCALE: 1"=2000'



DRAINAGE AREA MAP



ZONING MAP



KEY MAP

PLAN LEGEND

PROPERTY LINES
EXISTING CABLE TELEVISION CONDUIT
EXISTING ELECTRICAL CONDUIT
EXISTING EDGE OF PAVEMENT
EXISTING FENCE LINE
EXISTING NATURAL GAS CONDUIT
EXISTING OVERHEAD WIRES
EXISTING TELEPHONE CONDUIT
EXISTING PUBLIC UTILITIES EASEMENTS
EXISTING SANITARY SEWER CONDUIT
EXISTING STORM DRAIN CONDUIT
EXISTING WATER CONDUIT
EXISTING ZONE LIMITS
PROPOSED 10' CONTOUR
PROPOSED 2' CONTOUR
PROPOSED WATER LINE
PROPOSED SANITARY SEWER WITH STRUCTURE
PROPOSED STORM DRAIN
PROPOSED LIMITS OF DISTURBANCE
PROPOSED STORM WATER EASEMENT
PROPOSED SWM FACILITY WITH CHEEK WALL AND CURB CUT

EXISTING SIGN POST
EXISTING PARKING LABEL
EXISTING SANITARY CLEANOUT
EXISTING STORM DRAIN MANHOLE
EXISTING ELECTRICAL JUNCTION BOX
EXISTING ELECTRICAL MANHOLE
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING FIRE HYDRANT
EXISTING GAS MANHOLE
EXISTING GUY POLE
EXISTING GAS VALVE
EXISTING LIGHT POLE
EXISTING PHONE PEDESTAL
EXISTING PHONE MANHOLE
EXISTING UTILITY POLE
EXISTING SANITARY MANHOLE
EXISTING TRAFFIC CONTROL BOX
EXISTING TRAFFIC SIGNAL POLE
EXISTING TREE
EXISTING CABLE TELEVISION PEDESTAL
EXISTING UNKNOWN UTILITY MANHOLE
EXISTING WATER METER
EXISTING WATER MANHOLE
EXISTING WATER VALVE
EXISTING BOLLARD

EXISTING WOOD POST
EXISTING INLETS
EXISTING CURB INLET
EXISTING CONCRETE
EXISTING CURB AND GUTTER
EXISTING BUILDING
EXISTING STORY
EXISTING ELECTRICAL TRANSFORMER
EXISTING ASPHALT
EXISTING EASEMENT
EXISTING REINFORCED CONCRETE PIPE
EXISTING CORRUGATED METAL PIPE
EXISTING BUILDING RESTRICTION LINE
EXISTING RIGHT-OF-WAY
BUILDING HEIGHT MEASURING POINT
PROPOSED BIKE RACKS
PROPOSED LIGHTS
PEDESTRIAN LIGHTS
PROPOSED PARKING LABELS
PROPOSED CONCRETE PAVING
PROPOSED ASPHALT PAVING
PROPOSED FIRE HYDRANT
DOOR LOCATION

TREE CANOPY
PRIORITY MANAGEMENT AREA
FOREST STAND BOUNDARY
WETLAND BUFFER
WETLAND BOUNDARY
TOP OF BANK
100-YEAR FLOODPLAIN
100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER
LIMITS OF DISTURBANCE
TREE PROTECTION FENCE TEMPORARY
TREE PROTECTION FENCE PERMANENT
SLOPE STABILITY DELINEATION LINE
BUFFERYARD FENCE

EXISTING WETLANDS
STEEP SLOPES ≥ 15%
MARLBORO CLAY OUTCROPPING
WOODLAND PRESERVATION AREA (WPA)
WOODLAND PRESERVED-NOT CREDITED (WP-NC)
WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC)
CLEARED FLOODPLAIN AREA (C-FP)
WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
LANDSCAPE AREAS (LA)

SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
WOODLAND PRESERVATION SIGN
REFORESTATION/ AFFORESTATION SIGN

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S. NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

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

LAYOUT: TCP2-SDP-1705-02-001, Plotted By: nperez

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
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6731 COLUMBIA GATEWAY DR.
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COLUMBIA, MD, 21046
410.381.3263
JEFF DRISCOLL
JDRISCOL@TOLLBROTHERS.COM

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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II COVER SHEET

PROFESSIONAL SEAL

STATE OF MARYLAND — JOSHUA C. SLOAN — No. 3776 — LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, JOSHUA SLOAN LICENSE No. 3776 EXPIRATION DATE: MAY 23, 2025

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE THE ORIGINAL INTELLECTUAL PROPERTY OF SAID FIRM. THESE DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.
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SHEET INDEX

TCP-001	COVER SHEET
TCP-002	COMPOSITE SHEET
TCP-002A	WOODLAND CLEARING EXHIBIT
TCP-003-048	TCPII PLAN SHEETS
TCP-049-052	TCPII DETAILS
TCP-053-054	TCPII PLANTING SCHEDULES

DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT: VM50580
DRAWING NO.: TCPII-001
SHEET NO.: C-300

I:\2020\1-20580\CAD\LDEV\LOT 1\TCP2_LOT 1\TCP2_LOT 1.dwg, Monday, July 8, 2024 5:43:32 PM

PLAN LEGEND

- PROPERTY LINES
- CTV — EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING PUBLIC UTILITIES EASEMENTS
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- EXISTING ZONE LIMITS
- EXISTING SANITARY CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- EXISTING GAS MANHOLE
- EASMT. EXISTING EASEMENT
- RCP EXISTING REINFORCED CONCRETE PIPE
- CMP EXISTING CORRUGATED METAL PIPE
- BRL EXISTING BUILDING RESTRICTION LINE
- R/W EXISTING RIGHT-OF-WAY
- EXISTING GUY POLE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- PHN (TYPE) EXISTING PHONE PEDESTAL
- EXISTING PHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING TRAFFIC CONTROL BOX
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE
- CATV PED EXISTING CABLE TELEVISION PEDESTAL
- MH EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- BOL EXISTING BOLLARD
- EXISTING SIGN POST
- EXISTING WOOD POST
- EXISTING INLETS
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- BLDG EXISTING BUILDING
- STY. EXISTING STORY
- TRV EXISTING ELECTRICAL TRANSFORMER
- ASPH. EXISTING ASPHALT
- 520 EXISTING 10' CONTOURS
- 524 EXISTING 2' CONTOURS
- TREE CANOPY

- PMA — PRIMARY MANAGEMENT AREA
- WB — WETLAND BUFFER
- WCL — WETLAND BOUNDARY
- TOB — TOP OF BANK
- FP — 100-YEAR FLOODPLAIN
- FP BRL — 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
- RTE — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
- RTEB — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER
- LOD — LIMITS OF DISTURBANCE
- TPF — TREE PROTECTION FENCE TEMPORARY (OFFSET FROM LOD FRO VISUAL PURPOSES. MAY BE COMBINED WITH SILT FENCE)
- PPF — TREE PROTECTION FENCE PERMANENT (OFFSET FROM LOD FRO VISUAL PURPOSES. MAY BE COMBINED WITH SILT FENCE)
- WOODLAND PRESERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN
- EXISTING WETLANDS
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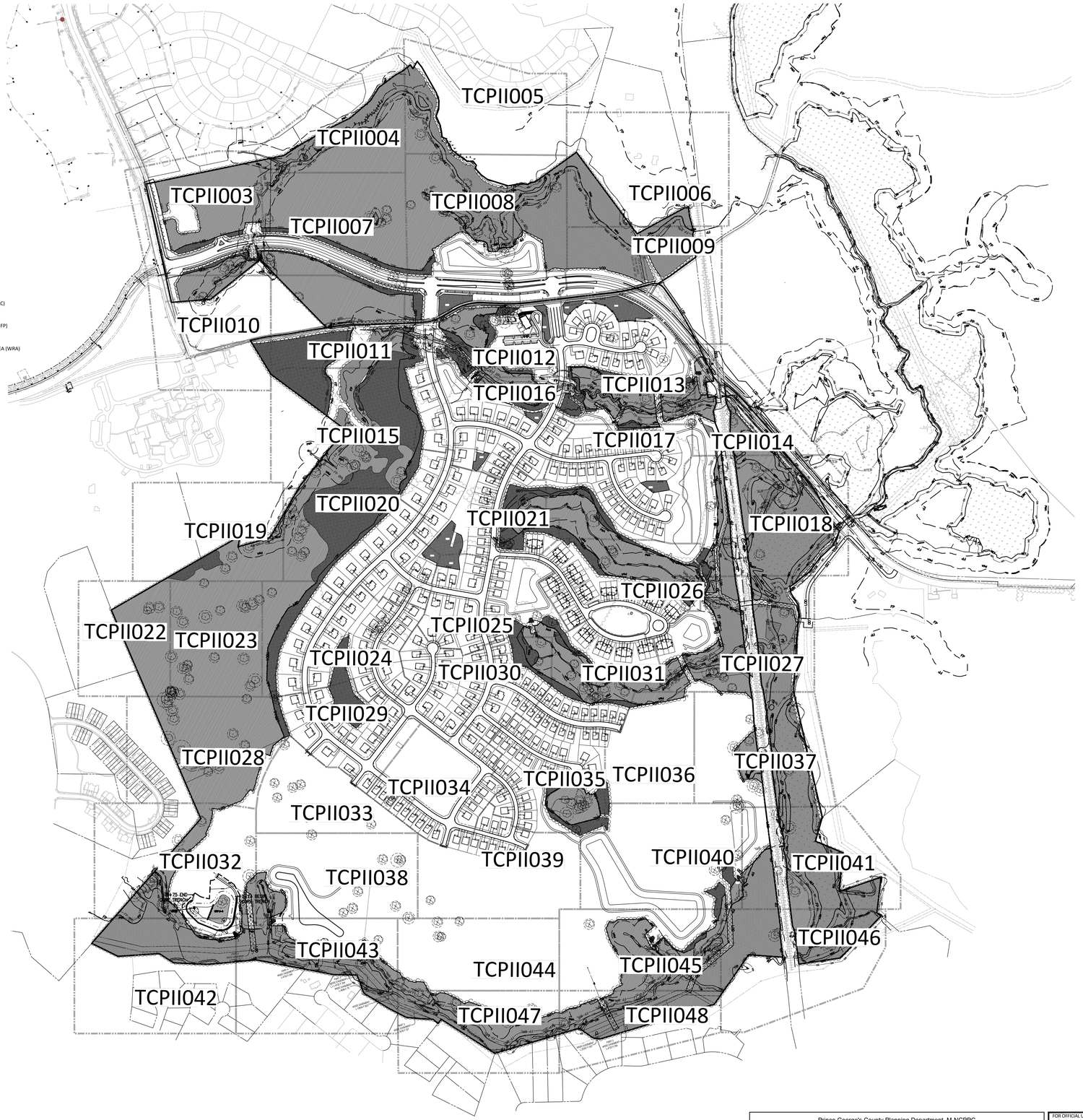
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- WOODLAND PRESERVED-ASSUMED CLEARED (WP-AC)
- CLEARED WOODLAND AREA IN THE FLOODPLAIN (C-FP)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- LANDSCAPE AREAS (LA)
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
- STEEP SLOPES 15% OR GREATER



Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/Assumed Cleared (WR-AC)
3	11.32	-	11.32	10.26	-	3.32			6.94	0.60		
4	7.49	2.20	5.29	5.44	2.20	-			5.32		2.32	
5	3.05	1.50	1.55	1.55	1.14	-			1.55		1.14	
6	3.33	1.79	1.54	1.56	1.77	-					3.33	
7	16.16	0.03	16.13	16.15	0.03	3.90			12.28	1.10	0.005	
8	17.45	5.00	12.45	12.45	4.74	3.72	0.06		5.56	0.13	7.86	
9	10.95	0.57	10.38	9.08	0.48	3.92		0.91			5.64	
10	1.45	-	1.45	1.39	-	0.16			1.24	0.32		
11	10.19	1.54	8.65	5.12	0.71	0.14			4.96	3.06	0.71	
12	17.09	0.40	16.69	14.87	0.40	12.80	0.38	0.71	2.06	2.32		
13	14.50	0.85	13.65	13.40	0.85	10.09	0.14	0.12	3.26	1.25	0.71	0.05
14	4.54	1.18	3.36	3.14	0.66	1.49	0.46		1.36		0.48	
15	12.80	2.34	10.46	3.47	1.40	0.13			3.33	6.90	1.40	
16	14.48	0.55	13.93	4.42	0.55	3.34	0.31	0.33	1.08	1.00	0.24	
17	16.48	-	16.48	3.19	-	1.01		0.26	2.18	1.03		
18	14.33	7.47	6.86	5.17	7.11	1.51	0.72		3.59	0.20	6.46	
19	3.85	-	3.85	3.25	-	-			3.25	0.61		
20	15.40	-	15.40	3.59	-	0.65		0.19	2.94	4.80		
21	12.90	-	12.90	4.30	-	3.12		0.70	1.19	1.81		
22	4.70	-	4.70	4.71	-	-			4.71			
23	11.14	-	11.14	11.19	-	-			11.19			
24	15.93	-	15.93	11.84	-	9.71			2.13	1.88		
25	11.20	-	11.20	1.47	-	1.06		0.29	0.38	0.46		0.04
26	13.82	0.02	13.80	9.83	0.02	6.27	0.002		3.56	0.84	0.02	
27	13.11	5.95	7.16	7.16	5.61	3.19	0.44		3.97	0.10	5.17	
28	11.65	-	11.65	11.66	-	0.93			10.70	0.26		0.04
29	9.43	-	9.43	9.43	-	9.43				1.11		
30	13.21	-	13.21	8.12	-	7.38			0.74	0.74		
31	10.07	-	10.07	9.07	-	5.25			3.82	0.79		
32	11.12	0.63	10.49	10.53	0.61	7.60			2.91		0.63	
33	9.13	-	9.13	9.13	-	9.13						
34	10.76	-	10.76	10.76	-	10.76						
35	12.20	-	12.20	12.21	-	10.59			1.62	0.85		
36	9.54	-	9.54	9.54	-	8.99			0.55	0.12		
37	11.94	4.10	7.84	7.82	3.74	6.53			1.29		3.74	
38	14.50	-	14.50	14.50	0.00	13.52	0.001		0.97		0.001	
39	15.97	-	15.97	15.04	-	15.04				0.01		
40	17.26	0.08	17.18	17.17	0.08	16.86	0.002		0.31	0.61	0.08	0.008
41	9.38	6.99	2.39	2.38	6.94	1.44			0.93		6.94	0.005
42	5.74	4.68	1.06	1.06	4.68	0.87	0.13		0.19		4.55	
43	9.86	4.38	5.48	5.49	4.38	3.99	0.15		1.50		4.22	
44	12.30	-	12.30	12.30	-	11.97			0.33			
45	13.88	2.04	11.84	11.85	2.04	7.66	0.29		4.19	0.23	1.75	
46	7.16	6.50	0.66	0.66	6.50	0.02	0.24		0.65		6.25	
47	7.44	2.04	5.40	5.40	2.04	2.35			3.05		2.04	
48	5.61	3.66	1.95	1.95	3.66	0.78	0.13		1.18		3.52	
Total	505.81	66.44	439.37	354.09	62.36	220.64	3.47	3.51	122.97	33.11	69.23	0.14

SITE STATISTICS	TOTAL[1] (AC)
GROSS TRACT AREA	505.81
EXISTING 100-YEAR FLOODPLAIN	66.44
NET TRACT AREA	439.37
EXISTING WOODLAND IN THE FLOODPLAIN	62.36
EXISTING WOODLAND NET TRACT	354.09
EXISTING WOODLAND TOTAL	416.45
EXISTING PMA	115.55
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	16681
RIPARIAN (WOODED) BUFFER UP TO 300 FEET WIDE[2]	169.53
MNCPPC PARK DEDICATION	44.90

[1] FIGURES ARE TO BE PROVIDED IN ACRES ROUNDED TO THE NEAREST 1/100TH OF AN ACRE UNLESS OTHERWISE INDICATED

[2] ACREAGE OF THE ONSITE WOODLAND UP TO 300 FEET MEASURED FROM THE STREAM CENTERLINE OR FROM THE TOP OF THE BANK ON BOTH SIDES OF ALL REGULATED STREAMS

300 150 0 300 600 900
SCALE: 1"=300'

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S-NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
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

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REVISIONS | DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II COMPOSITE

PROFESSIONAL SEAL
Joshua C. Sloan — Digitally signed by Joshua C. Sloan; DN: C=US, E=jsloan@vika.com, O=VIKA Maryland, LLC, OU=Planning, CN=Joshua C. Sloan; Reason: I am the author of this document; Location: Date: 2024.05.10 14:55:53-04'00'
STATE OF MARYLAND — JOSHUA CHRISTOPHER SLOAN — No. 3775 — REGISTERED LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 3775
EXPIRATION DATE: MAY 11, 2026

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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT: VM50580
DRAWING NO.: TCP 002
SHEET NO.: C-301

LAYOUT: TCP2-SDP-1705-02-002, Plotted By: nperez
Y:\2050\11000\50580\LDA\SDP\PLOT SHEETS\50580000_P_SDP2-002 COMPOSITE_T_LHE_05.03.24.dwg — Wednesday, May 15, 2024 11:04:22 AM

PLAN LEGEND

- PROPERTY LINES
- CTV CTV CTV — EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
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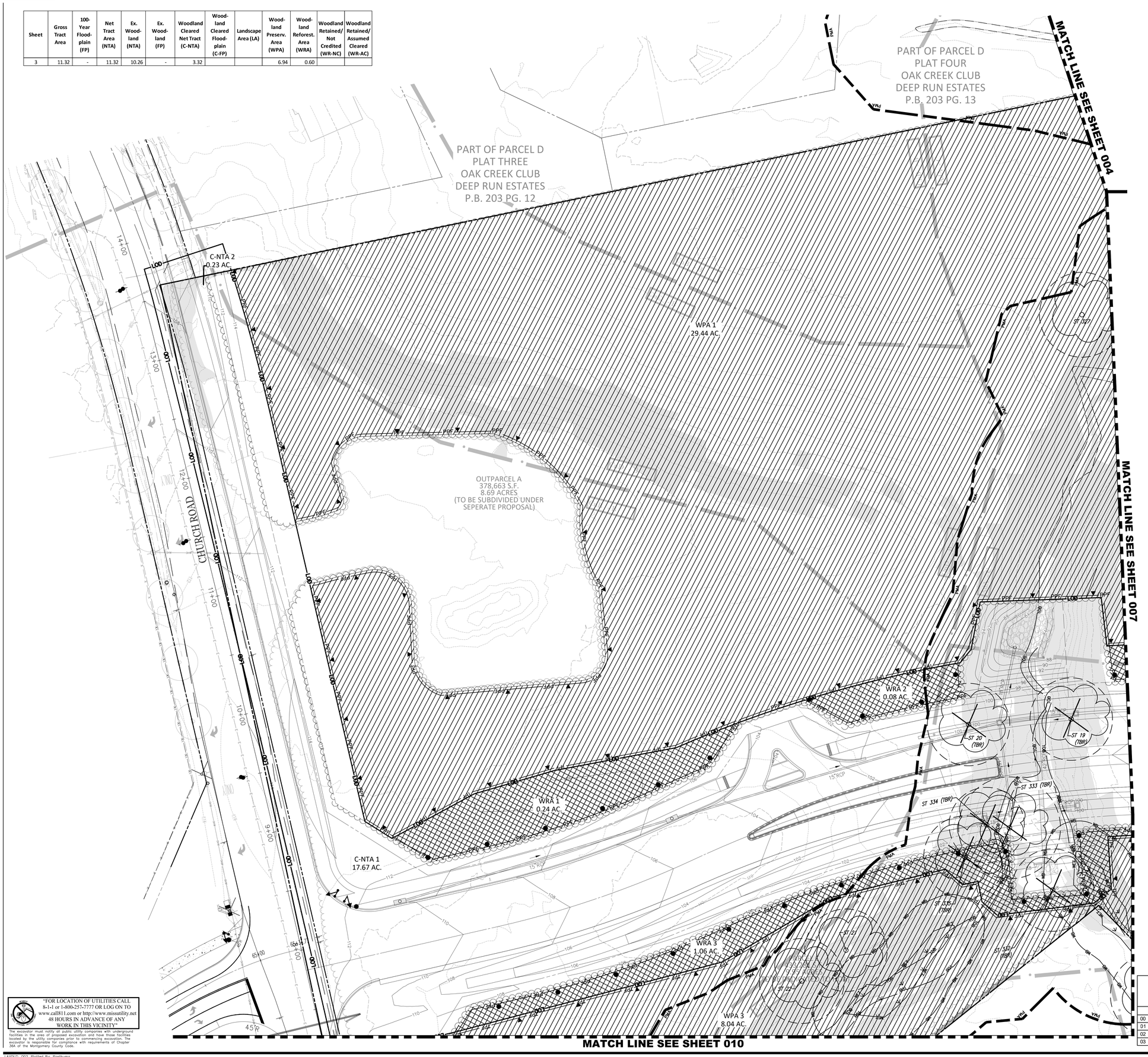
- LOD — LIMITS OF DISTURBANCE
- EXISTING WETLANDS
- WOODLAND CLEARED (C-DEV) [EXCLUDES C-PMA & C-ROW]
- WOODLAND CLEARED PMA ROW (C-ROW)
- WOODLAND PRESERVED-ASSUMED CLEARED (WP-AC)
- CLEARED WOODLAND AREA IN THE FLOODPLAIN (C-FP)
- WOODLAND CLEARED PMA (C-PMA) [EXCLUDES C-FP & C-ROW]

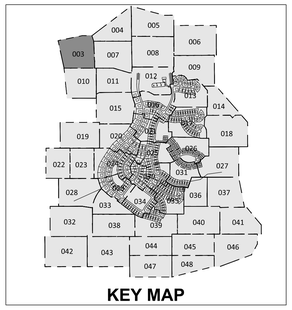
WOODLAND CLEARING CATEGORY	ACRES
OUTSIDE OF PRIMARY MANAGEMENT AREA; AND RIGHT-OF-WAY IN PMA	
WOODLAND CLEARED (C-DEV)	214.00
WOODLAND PRESERVED - ASSUME CLEARED (WP-AC)	0.39
WOODLAND CLEARED PMA IN RIGHT OF WAY (C-ROW)	1.21
SUBTOTAL, SUBJECT TO 0.25:1 RATIO (COLUMN B ON WORKSHEET)	215.60
WITHIN PRIMARY MANAGEMENT AREA	
WOODLAND CLEARED PMA (C-PMA)	5.03
WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC-PMA)	0.16
SUBTOTAL, SUBJECT TO 1:1 RATIO (COLUMN D ON WORKSHEET)	5.19
WITHIN FLOODPLAIN	
WOODLAND CLEARED FLOODPLAIN (C-FP)	3.47
SUBTOTAL, SUBJECT TO 1:1 RATIO (COLUMN C ON WORKSHEET)	3.47

NOTE:

WOODLAND CLEARED NET TRACT (C-NTA) IS COMPOSED BY THE SUM OF C-PMA, C-ROW, & C-DEV.

Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
3	11.32	-	11.32	10.26	-	3.32			6.94	0.60		





KEY MAP

LEGEND

- STREAM BUFFER
- PRIORITY MANAGEMENT AREA
- WETLAND BUFFER
- WETLAND BOUNDARY
- TOP OF BANK
- 100-YEAR FLOODPLAIN
- 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER
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- WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC)
- LANDSCAPE AREAS (LA)
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

NORTH

30 15 0 30 60 90

SCALE: 1"=30'

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M-NCPPC APPROVAL

PROJECT NAME: _____

PROJECT NUMBER:

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

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S_NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

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301.916.4100 | vika.com

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COLUMBIA, MD, 21046
410.381.3263
JEFF DRISCOLL
JDRISCOL@TOLLBROTHERS.COM

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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL

Digitally signed by Joshua Sloan
Date: 2024.05.31 11:42:42 -04'00'

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 3775
EXPIRATION DATE: MAY 13, 2025

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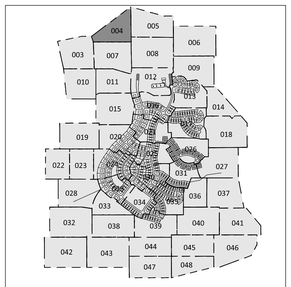
DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024
VIKA PROJECT VM50580
DRAWING NO. TCPII-003
SHEET NO. C-302

I:\50580-SHOOKSMILL\CAD\SITE\VM50580_P_CP2_003-TYP.dwg — Friday, May 10, 2024 11:56:42 AM



KEY MAP

Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
4	7.49	2.20	5.29	5.44	2.20	-			5.32		2.32	

LEGEND

- STREAM BUFFER
- PRIORITY MANAGEMENT AREA
- WETLAND BUFFER
- WETLAND BOUNDARY
- TOP OF BANK
- 100-YEAR FLOODPLAIN
- 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE TEMPORARY
- TREE PROTECTION FENCE PERMANENT
- SLOPE STABILITY DELINEATION LINE
- FOREST RETENTION SIGN
- REFORESTATION - AFFORESTATION SIGN
- EXISTING WETLANDS
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- CLEARED FLOODPLAIN AREA (C-FP)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC)
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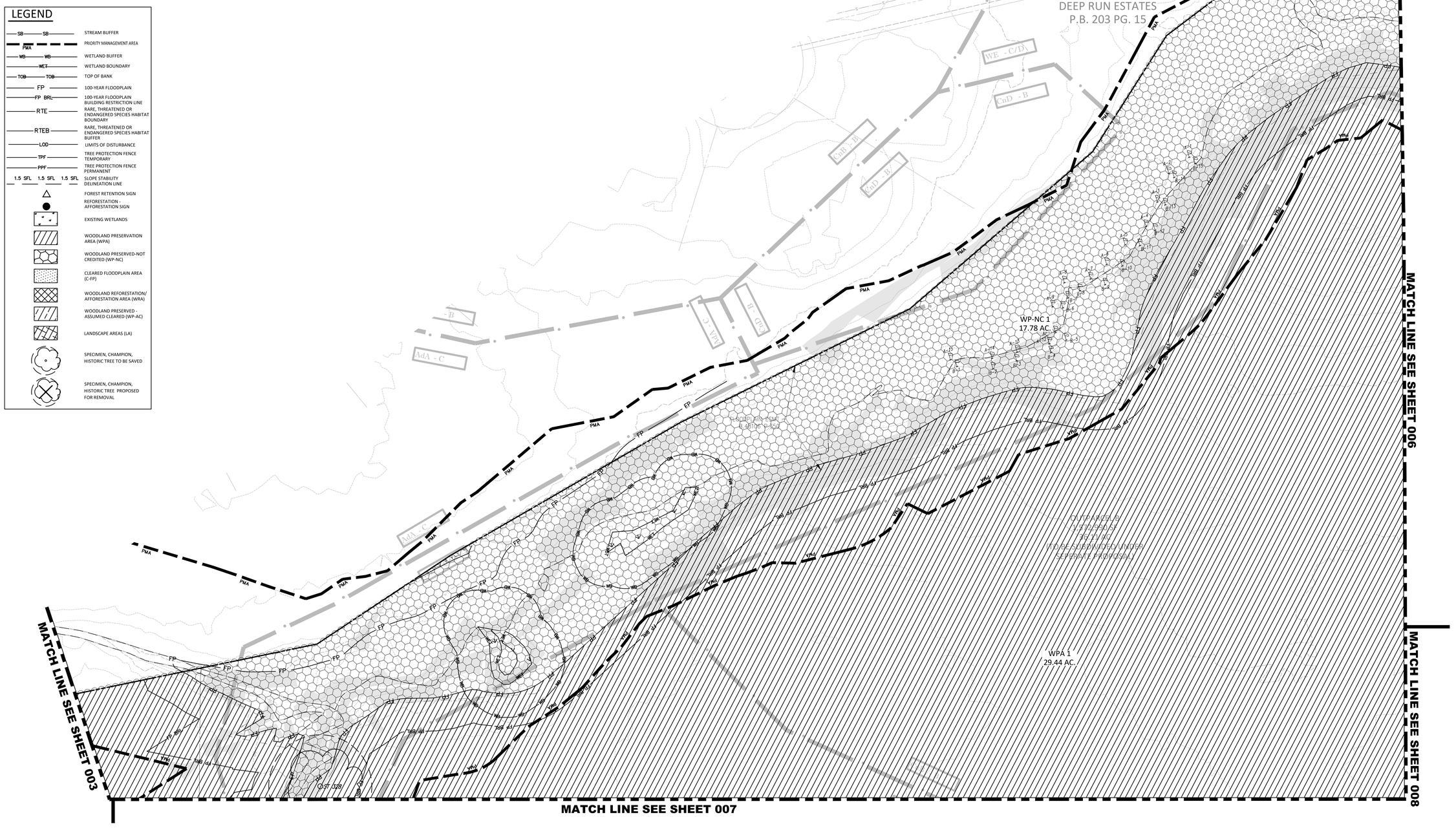
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL



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30 15 0 30 60 90

SCALE: 1"=30'

NORTH

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M-NCPPC APPROVAL
PROJECT NAME:
PROJECT NUMBER:
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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE II TREE CONSERVATION PLAN APPROVAL
TCPII - 027-2015

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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL

Joshua C. Sloan

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JOSHUA SLOAN LICENSE No. 3775
EXPIRATION DATE: MAY 11, 2026

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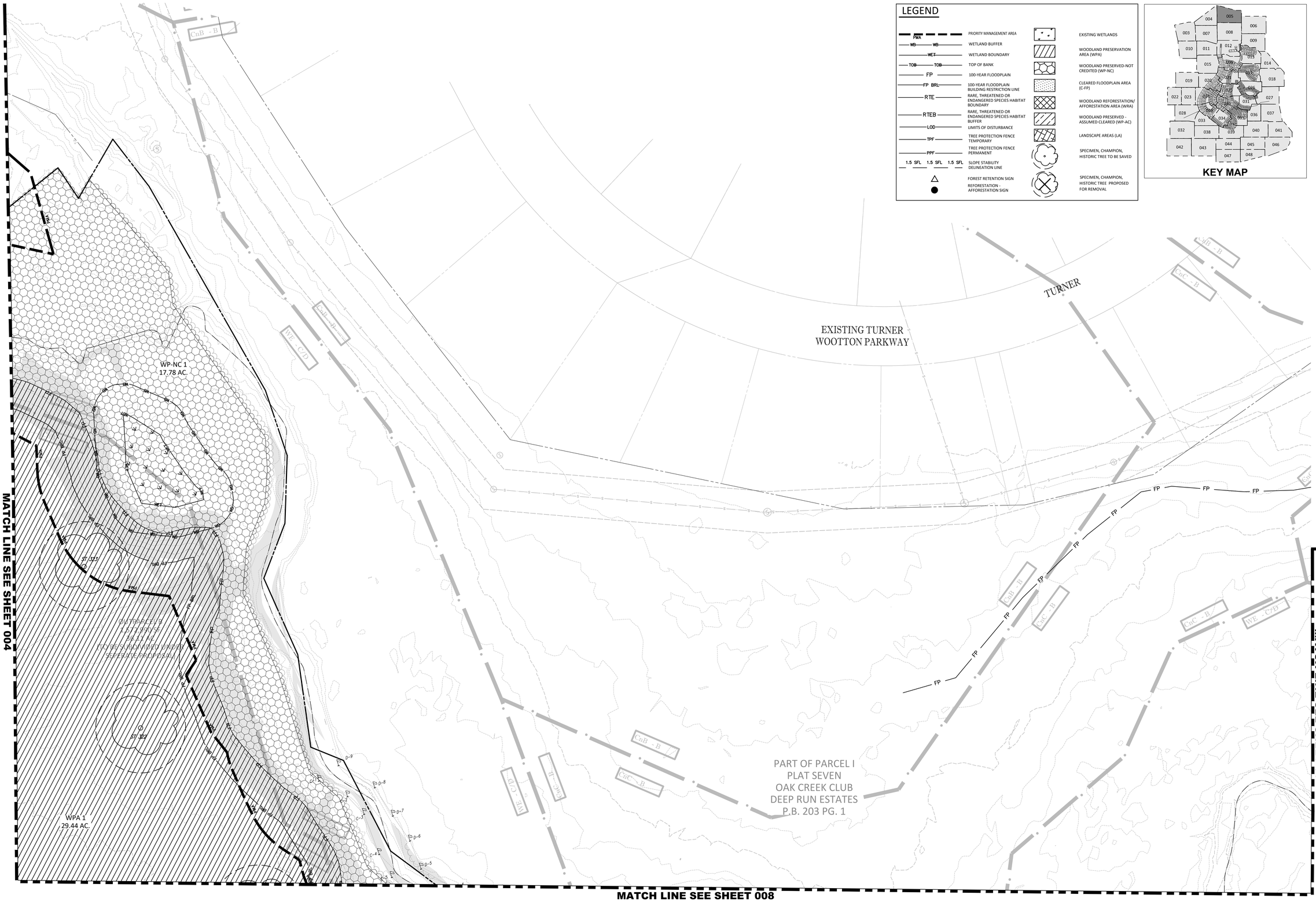
DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024
VIKA PROJECT NO. VM50580
DRAWING NO. TCPII-004
SHEET NO. C-303

Y:\2050\11\50580\CAD\SHEETS\50580000_sh_TCP2_005-048.dwg - Friday, May 10, 2024 12:00:00 PM

LAYOUT: 004, Plotted By: Posthuma



LEGEND

- PMA — PRIORITY MANAGEMENT AREA
- WB — WETLAND BUFFER
- WET — WETLAND BOUNDARY
- TOB — TOP OF BANK
- FP — 100-YEAR FLOODPLAIN
- FP BRL — 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
- RTE — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
- RTEB — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER
- LOD — LIMITS OF DISTURBANCE
- TPF — TREE PROTECTION FENCE TEMPORARY
- PPF — TREE PROTECTION FENCE PERMANENT
- 1.5 SFL 1.5 SFL 1.5 SFL — SLOPE STABILITY DELINEATION LINE
- FOREST RETENTION SIGN
- REFORESTATION - AFFORESTATION SIGN
- EXISTING WETLANDS
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
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KEY MAP

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5	3.05	1.50	1.55	1.55	1.14	-			1.55		1.14	

30 15 0 30 60 90

SCALE: 1"=30'

NORTH

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M-NCPPC APPROVAL
PROJECT NAME:
PROJECT NUMBER:
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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE II TREE CONSERVATION PLAN APPROVAL
TCPII - 027-2015

	Approved by	Date	DRD #	Reason for Revision
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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL

Joshua C. Sloan

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DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT VM50580
DRAWING NO. TCPII-005
SHEET NO. C-304

I:\2050\1-3500\2050001\DWG\PLOT\C-304-TCPII-005.dwg — Friday, May 10, 2024 12:02:38 PM

LAYOUT: 005, Plotted By: Posthuma

MATCH LINE SEE SHEET 005

MATCH LINE SEE SHEET 009

MATCH LINE SEE SHEET 009

WP-NC 1
17.78 AC.

WP-NC 2
2.51 AC.

PARCEL R
485,638 S.F.
11.15 ACRES
TO BE DEDICATED TO
M-NCPPC

PARCEL T
114,954 S.F.
2.64 ACRES
TO BE DEDICATED TO
M-NCPPC

LANDS N/F
PARCEL 6
JAMES HAZLETON
LIBER 39451 FOLIO 157
TM: 76 F3 06

CSX RAIL ROAD
CSX POPES CREEK BRANCH

EXISTING CULVERT
(W/W 5'+/H)

EXISTING CULVERT
(W/W 3'+/H)

EXISTING CULVERT
(W/W 4'+/H)

EXISTING CULVERT
(W/W 3'+/H)

EXISTING CULVERT
(W/W 3'+/H)

EXISTING CULVERT
(W/W 3

MATCH LINE SEE SHEET 004

MATCH LINE SEE SHEET 003

MATCH LINE SEE SHEET 009

MATCH LINE SEE SHEET 011

MATCH LINE SEE SHEET 012

MATCH LINE SEE SHEET 010

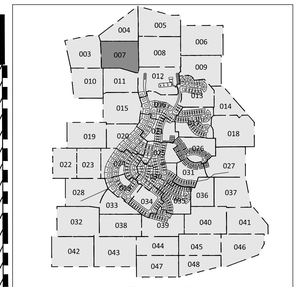
WPA 1
29.44 AC.

WPA 4
0.95 AC.

C-NTA 1
17.67 AC.

WPA 3
8.04 AC.

WRA 3
1.06 AC.



KEY MAP

LEGEND

- STREAM BUFFER
- PRIORITY MANAGEMENT AREA
- WETLAND BUFFER
- WETLAND BOUNDARY
- TOP OF BANK
- 100-YEAR FLOODPLAIN
- 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
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7	16.16	0.03	16.13	16.15	0.03	3.90			12.28	1.10	0.005	

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
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TCPII - 027-2015

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REVISIONS	DATE

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M-NCPPC
APPROVAL

DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT VM50580
PROJECT NAME:
PROJECT NUMBER:
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

DRAWING NO. TCPII-007
SHEET NO. C-306

LAYOUT: 007, Plotted By: Posthuma

Y:\50580\SHEETS\50580_TCP2_003-046.dwg, Friday, May 10, 2024 12:01:21 PM

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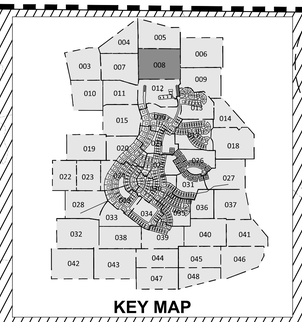
MATCH LINE SEE SHEET 004

MATCH LINE SEE SHEET 007

MATCH LINE SEE SHEET 006

MATCH LINE SEE SHEET 009

MATCH LINE SEE SHEET 012



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- WET — WETLAND BOUNDARY
- TOB — TOP OF BANK
- FP — 100-YEAR FLOODPLAIN
- FP BRL — 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
- RTE — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
- RTEB — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER
- LOD — LIMITS OF DISTURBANCE
- TPF — TREE PROTECTION FENCE TEMPORARY
- PPF — TREE PROTECTION FENCE PERMANENT
- 1.5 SFL 1.5 SFL 1.5 SFL — SLOPE STABILITY DELINEATION LINE
- FOREST RETENTION SIGN
- REFORESTATION - AFFORESTATION SIGN
- EXISTING WETLANDS
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- CLEARED FLOODPLAIN AREA (C-FP)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC)
- LANDSCAPE AREAS (LA)
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

PART OF PARCEL I
PLAT SEVEN
OAK CREEK CLUB
DEEP RUN ESTATES
P.B. 203 PG. 1

PARCEL I
(8.5 ACRES ±)
(TO BE DEDICATED TO M-NCPPC)

OUTPARCEL B
(17.77 AC. ±)
(TO BE CONVEYED UNDER SEPARATE CASH DEED)

FLOODPLAIN ESMT
B.48106 P.350

WPA 1
29.44 AC.

WP-NC 1
17.78 AC.

WPA 31
0.01 AC.

C-FP 1
0.05 AC.

C-FP 2
0.01 AC.

C-FP 3
0.003 AC.

C-NTA 1
17.67 AC.

WRA 4
0.95 AC.

ST 320 · ST 321 · ST 315 · ST 316 · ST 317 · ST 318 · ST 319 · ST 10 · ST 9 · ST 7 (TBR) · ST 6 (TBR)

SWM ESMT

SCALE: 1"=30'

Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
8	17.45	5.00	12.45	12.45	4.74	3.72	0.06		5.56	0.13	7.86	

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

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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:
PROJECT NUMBER:
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S. NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Stephanie M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

LAYOUT: 008, Plotted By: nperez

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Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

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JEFF DRISCOLL
JDRISCOLL@TOLLBROTHERS.COM

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ROB TILSON RLA ,FASLA
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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL

Joshua C. Sloan

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 3775
EXPIRATION DATE: MAY 31, 2026

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.
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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT NO. VM50580
DRAWING NO. TCPII-008
SHEET NO. C-307

Y:\2050\~\50580\CADD\SHEETS\50580000_sP_TCP2_005-048.dwg ~ Monday, May 13, 2024 2:36:27 PM

MATCH LINE SEE SHEET 006

MATCH LINE SEE SHEET 008

MATCH LINE SEE SHEET 012

MATCH LINE SEE SHEET 013

MATCH LINE SEE SHEET 014

WP-NC 1
17.78 AC.

WP-NC 2
2.51 AC.

C-NTA 1
17.67 AC.

C-NTA 4
17.69 AC.

WP-AC 9
0.32 AC.

LA 3
0.85 AC.

PARCEL R
485,638 S.F.
11.15 ACRES
(TO BE DEDICATED TO MNCPPC)

PARCEL T
114,934 S.F.
2.64 ACRES
(TO BE DEDICATED TO MNCPPC)

PARCEL S
29,803 SF
0.68 AC.
(TO BE DEDICATED TO HOA OR RETAINED BY OWNER)

PARCEL U
17,094 S.F.
0.39 ACRES
(TO BE DEDICATED TO MNCPPC)

PARCEL A5, PLAT 1
NATIONAL CAPITAL
BUSINESS PARK
PB 263 PG 36
MNCPPC
L.49053 F.483

EXISTING DRIVEWAY

-100' R/W (PUBLIC)

CSX RAIL ROAD
CSX POPES CREEK BRANCH

PROP. 10.0' PSME

EXISTING 10.0' PSME

PROP. 15.0' ESMT

EXISTING 15.0' ESMT

PROP. 5.48106 F.350 FOOTPATH ESMT.

LOD

TPF

PPF

FP BRL

PMA

15"RCP

LEGEND

- SB — STREAM BUFFER
- PMA — PRIORITY MANAGEMENT AREA
- WB — WETLAND BUFFER
- WET — WETLAND BOUNDARY
- TOB — TOP OF BANK
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- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

KEY MAP

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
9	10.95	0.57	10.38	9.08	0.48	3.92		0.91			5.64	

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S_NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne M Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

SCALE: 1"=30'

NORTH

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M-NCPPC
APPROVAL

PROJECT NAME:

PROJECT NUMBER:
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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REVISIONS | DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL
Joshua C. Sloan
Property line of Joshua C. Sloan
Registered Agent
VIKA MD, LLC
Date: 2024.05.13 13:21:37-04'00'
STATE OF MARYLAND
JOSHUA C. SLOAN
3776
LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. JOSHUA SLOAN LICENSE No. 3776 EXPIRATION DATE: MAY 13, 2026

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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

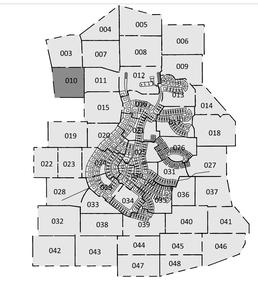
VIKA PROJECT NO. VM50580

DRAWING NO. TCPII-009

SHEET NO. C-308

LAYOUT: 009, Plotted By: Pashuma

V:\50580-SITEDEV\CAD\SHEETS\PLOT SHEETS\50580009_P_TCP2_2015-048.dwg - Friday, May 10, 2024 12:11:45 PM



LEGEND

- STREAM BUFFER (SB)
- PRIORITY MANAGEMENT AREA (PMA)
- WETLAND BUFFER (WB)
- WETLAND BOUNDARY (WET)
- TOP OF BANK (TOB)
- 100-YEAR FLOODPLAIN (FP)
- 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE (FP BRL)
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY (RTE)
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER (RTEB)
- LIMITS OF DISTURBANCE (LOD)
- TREE PROTECTION FENCE TEMPORARY (TPF)
- TREE PROTECTION FENCE PERMANENT (PPF)
- SLOPE STABILITY DELINEATION LINE (1.5 SFL 1.5 SFL 1.5 SFL)
- FOREST RETENTION SIGN
- REFORESTATION - AFFORESTATION SIGN
- EXISTING WETLANDS
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- WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC)
- LANDSCAPE AREAS (LA)
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

NORTH

30 15 0 30 60 90

SCALE: 1"=30'

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M-NCPPC
APPROVAL

PROJECT NAME:

PROJECT NUMBER:

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10	1.45	-	1.45	1.39	-	0.16			1.24	0.32		

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S_NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne V. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
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LAYOUT: 010, Plotted By: Posthuma

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JEFF DRISCOLL
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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL

Joshua C. Sloan

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 3776
EXPIRATION DATE: MAY 13, 2026

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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT VM50580

DRAWING NO. TCPII-010

SHEET NO. C-309

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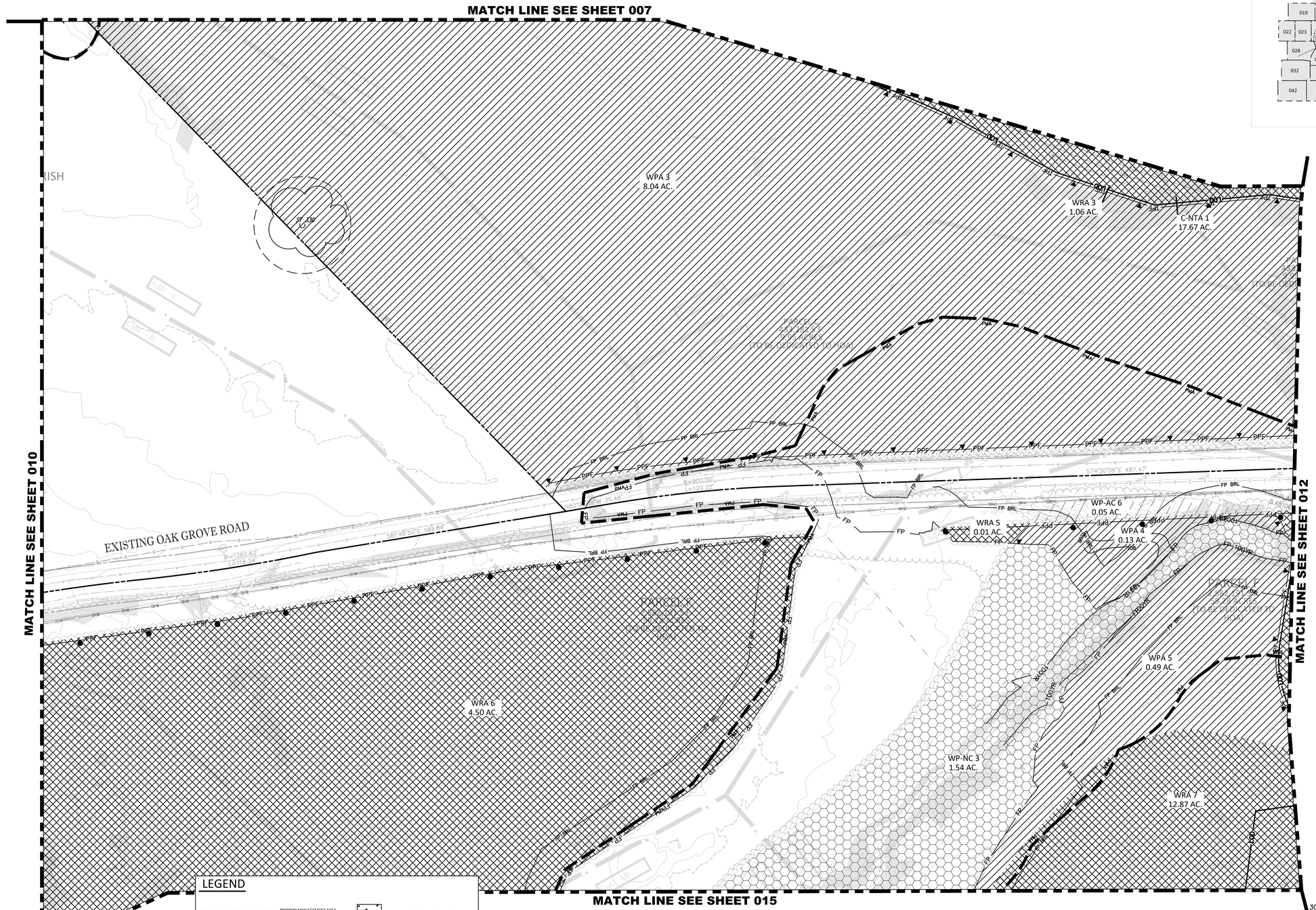

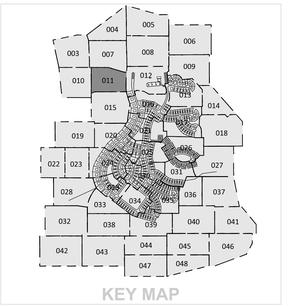

LEGEND

PMA — PMA — PRIORITY MANAGEMENT AREA	EXISTING WETLANDS
WB — WB — WETLAND BUFFER	WOODLAND PRESERVATION AREA (WPA)
WET — WETLAND BOUNDARY	WOODLAND PRESERVED-NOT CREDITED (WP-NC)
TOB — TOB — TOP OF BANK	CLEARED FLOODPLAIN AREA (C-FP)
FP — 100-YEAR FLOODPLAIN	WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
FP BRL — 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE	WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC)
RTE — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY	LANDSCAPE AREAS (LA)
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11	10.19	1.54	8.65	5.12	0.71	0.14			4.96	3.06	0.71	

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

	Approved by	Date	DRD #	Reason for Revision
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REVISIONS | DATE

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PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. JOSHUA SLOAN LICENSE No. 3776 EXPIRATION DATE: MAY 13, 2026

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:

PROJECT NUMBER:

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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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT NO. VM50580

DRAWING NO. TCPII-011

SHEET NO. C-310

MATCH LINE SEE SHEET 008

MATCH LINE SEE SHEET 007

MATCH LINE SEE SHEET 009

MATCH LINE SEE SHEET 011

MATCH LINE SEE SHEET 013

MATCH LINE SEE SHEET 015

MATCH LINE SEE SHEET 016

WRA 4
0.95 AC.

WRA 3
1.06 AC.

WPA 3
8.04 AC.

WRA 1a
0.03 AC.

WRA 26
0.02AC.

C-FP 4
0.43 AC.

WP-NC 3
1.54 AC.

WRA 7
12.87 AC.

C-NTA 1
17.67 AC.

EXISTING OAK GROVE ROAD

LA 1
0.44 AC.

WP-AC 9
0.32 AC.

WP-AC 8
0.03 AC.

WP-AC 7
0.01 AC.

WPA 6
1.31 AC.

WRA 8
0.08 AC.

WRA 9
0.38 AC.

WRA 10
1.14 AC.

C-NTA 5
3.02 AC.

WPA 7
0.85 AC.

C-NTA 4
17.69 AC.

LA 2
0.27 AC.

OUTPARCEL B
1,572,990 SF
36.11 AC
(TO BE SUBDIVIDED UNDER SEPERATE PROPOSAL)

DRY POND 2-4X

MBF 2-4A

MBF 2-4B

MBF 2-4C

MBF 2-4D

LEELAND FOREST ROAD

LEELAND KNOLL PARKWAY

ST 1 (TBR)
ST 2 (TBR)
ST 3 (TBR)
ST 4 (TBR)
ST 5 (TBR)
ST 283
ST 284 (TBR)
ST 285
ST 286
ST 287
ST 288
ST 289
ST 290
ST 291
ST 292
ST 293
ST 294
ST 295 (TBR)
ST 296 (TBR)
ST 297 (TBR)
ST 298 (TBR)
ST 299 (TBR)
ST 300 (TBR)
ST 301 (TBR)
ST 302 (TBR)
ST 303
ST 304
ST 305
ST 306
ST 307 (TBR)
ST 308 (TBR)
ST 309 (TBR)
ST 310 (TBR)
ST 311 (TBR)
ST 312 (TBR)
ST 313 (TBR)
ST 314 (TBR)

LEGEND

PMA	PRIORITY MANAGEMENT AREA
WB WB	WETLAND BUFFER
WET	WETLAND BOUNDARY
TOB TOB	TOP OF BANK
FP	100-YEAR FLOODPLAIN
FP BRL	100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
RTE	RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
RTEB	RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER
LOD	LIMITS OF DISTURBANCE
TPF	TREE PROTECTION FENCE TEMPORARY
PPF	TREE PROTECTION FENCE PERMANENT
1.5 SFL 1.5 SFL 1.5 SFL	SLOPE STABILITY DELINEATION LINE
△	FOREST RETENTION SIGN
●	REFORESTATION - AFFORESTATION SIGN
	EXISTING WETLANDS
	WOODLAND PRESERVATION AREA (WPA)
	WOODLAND PRESERVED-NOT CREDITED (WP-NC)
	CLEARED FLOODPLAIN AREA (C-FP)
	WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
	WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC)
	LANDSCAPE AREAS (LA)
	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

KEY MAP

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/Assumed Cleared (WR-AC)
12	17.09	0.40	16.69	14.87	0.40	12.80	0.38	0.71	2.06	2.32		

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S_NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Stephanie A Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

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M-NCPPC
APPROVAL
PROJECT NAME:
PROJECT NUMBER:
For Each Sheet of Approved see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

30 15 0 30 60 90
SCALE: 1"=30'

NORTH

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
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410.381.3263
JEFF DRISCOLL
JDRISCOL@TOLLBROTHERS.COM

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REVISIONS | DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL
Joshua C. Sloan

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JOSHUA SLOAN LICENSE No. 3776
EXPIRATION DATE: MAY 13, 2026

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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024
VIKA PROJECT NO. VM50580
DRAWING NO. TCPII-012
SHEET NO. C-311

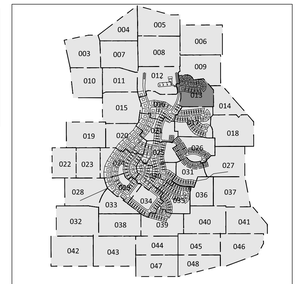
LAYOUT: 012, Plotted By: nperez

V:\50580-31000\50580\DGN\TCPII\VM50580_P_TCP2_2025-046.dwg, Wednesday, May 15, 2024 10:31:01 AM

Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
13	14.50	0.85	13.65	13.40	0.85	10.09	0.14	0.12	3.26	1.25	0.71	0.05

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S. NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				



KEY MAP

LEGEND

- STREAM BUFFER
- PRIORITY MANAGEMENT AREA
- WETLAND BUFFER
- WETLAND BOUNDARY
- TOP OF BANK
- 100-YEAR FLOODPLAIN
- 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE TEMPORARY
- TREE PROTECTION FENCE PERMANENT
- SLOPE STABILITY DELINEATION LINE
- FOREST RETENTION SIGN
- REFORESTATION - AFFORESTATION SIGN
- EXISTING WETLANDS
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- CLEARED FLOODPLAIN AREA (C-FP)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC)
- LANDSCAPE AREAS (LA)
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

MATCH LINE SEE SHEET 012

MATCH LINE SEE SHEET 009

MATCH LINE SEE SHEET 016

MATCH LINE SEE SHEET 014

MATCH LINE SEE SHEET 017

BLUE SEDGE DRIVE

SWEET PEPPER BUSH PLACE

LEELAND KNOLL PARKWAY

LA 12
0.18 AC.

C-NTA 4
17.69 AC.

WPA 9
1.60 AC.

WRA 14
0.66 AC.

WRA 15
0.22 AC.

WPA 12
0.50 AC.

C-FP 5
0.33 AC.

WRA 13
0.12 AC.

WP-NC 6
0.32 AC.

WPA 10
0.47 AC.

WRA 12
0.32 AC.

WP-AC 3
0.01 AC.

C-NTA 6
2.24 AC.

C-FP 6
0.01 AC.

WP-AC 2
0.04 AC.

WRA 17
0.20 AC.

WPA 11
0.52 AC.

C-FP 7
0.05 AC.

WP-NC 7
0.59 AC.

WPA 13
0.60 AC.

C-NTA 7
3.59 AC.

PARCEL X
LIBER 7214 FOLIO 577
32.73 ACRES
TO BE REPLICATED TO
HOAH

SGW 2-1
(P#36-23)

ST 275 (TBR)
ST 140 (TBR)
ST 293
ST 294

SWM ESMT
20' STORM DRAIN ESMT
25' STORM DRAIN ESMT

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NORTH

30 15 0 30 60 90

SCALE: 1"=30'

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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL

Joshua C. Sloan

Digitally signed by Joshua C. Sloan
Date: 2024.11.14 15:57:23 -05'00'
Joshua Sloan, RLA
Landscape Architect, MD
LA 3775
Date: 2024.11.14
15:57:23-05'00'

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 3775
EXPIRATION DATE: MAY 13, 2026

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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT: VM50580
DRAWING NO.: TCPII-013
SHEET NO.: C-312

LAYOUT: 013, Plotted By: Posthuma

LEGEND

- STREAM BUFFER (SB)
- PRIORITY MANAGEMENT AREA (PMA)
- WETLAND BUFFER (WB)
- WETLAND BOUNDARY (WET)
- TOP OF BANK (TOB)
- 100-YEAR FLOODPLAIN (FP)
- 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE (FP BRL)
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY (RTE)
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER (RTEB)
- LIMITS OF DISTURBANCE (LOD)
- TREE PROTECTION FENCE TEMPORARY (TPF)
- TREE PROTECTION FENCE PERMANENT (PPF)
- SLOPE STABILITY DELINEATION LINE (1.5 SFL)
- FOREST RETENTION SIGN
- REFORESTATION - AFFORESTATION SIGN
- EXISTING WETLANDS
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- CLEARED FLOODPLAIN AREA (C-FP)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC)
- LANDSCAPE AREAS (LA)
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
14	4.54	1.18	3.36	3.14	0.66	1.49	0.46		1.36		0.48	

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30 15 0 30 60 90

SCALE: 1"=30'

NORTH

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M-NCPPC APPROVAL
PROJECT NAME:
PROJECT NUMBER:
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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE II TREE CONSERVATION PLAN APPROVAL
TCPII - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S. NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne M Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL

Joshua C. Sloan

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JOSHUA SLOAN LICENSE No. 3775
EXPIRATION DATE: MAY 11, 2025

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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT VM50580
DRAWING NO. TCPII-014
SHEET NO. C-313

LAYOUT: 014, Plotted By: Posthuma

I:\50581-01\00\DSB\DRAWINGS\TCP\SHEETS\50581000_TCP2-027-2015-14B.dwg - Friday, May 10, 2024 12:22:23 PM

Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
15	12.80	2.34	10.46	3.47	1.40	0.13			3.33	6.90	1.40	

MATCH LINE SEE SHEET 011

MATCH LINE SEE SHEET 014

MATCH LINE SEE SHEET 012

MATCH LINE SEE SHEET 016

MATCH LINE SEE SHEET 021

MATCH LINE SEE SHEET 019

MATCH LINE SEE SHEET 020

WRA 6
4.50 AC.

WP-NC 3
1.54 AC.

WRA 7
12.87 AC.

WP-NC 4
0.58 AC.

WPA 14
0.36 AC.

WPA 15
0.70 AC.

WPA 16
39.40 AC.

C-NTA 17
0.99 AC.

FLOODPLAIN ESMT
B.48106 P.350

PARCEL 28
LANDS N/F
VESTRY OF QUEEN ANNE PARISH
LIBER 3666 FOLIO 57
TM: 76 E3 20

KEY MAP

LEGEND

- STREAM BUFFER
- PRIORITY MANAGEMENT AREA
- WETLAND BUFFER
- WETLAND BOUNDARY
- TOP OF BANK
- 100-YEAR FLOODPLAIN
- 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE II TREE CONSERVATION PLAN APPROVAL
TCPII - 027-2015

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S. NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Stephanie M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

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SCALE: 1"=30'

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:

PROJECT NUMBER:

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

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
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6731 COLUMBIA GATEWAY DR.
SUITE 120
COLUMBIA, MD, 21046
410.381.3263
JEFF DRISCOLL
JDRISCOL@TOLLBROTHERS.COM

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ROB TILSON RLA ,FASLA
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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL
Joshua C. Sloan
Digitally signed by Joshua C. Sloan
DN: C=US, E=jsloan@vika.com, O=VIKA MD, CN=Joshua C. Sloan
Reason: I am the author of this document
Date: 2024.05.13 15:20:47 -04'00'
LANDSCAPE ARCHITECT
3715
MARYLAND

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 3776
EXPIRATION DATE: MAY 13, 2026

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS AND DOCUMENTS ARE THE PROPERTY OF VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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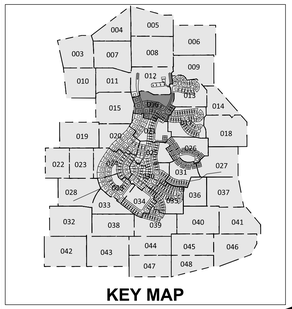
DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT VM50580
DRAWING NO. TCPII-015
SHEET NO. C-314

LAYOUT: 015, Plotted By: Posthuma

I:\50580\15000\50586\DWG\SITE\VM50586_TCP2-015-24.dwg — Friday, May 10, 2024 - 12:24:33 PM



MATCH LINE SEE SHEET 012

MATCH LINE SEE SHEET 013

MATCH LINE SEE SHEET 015

MATCH LINE SEE SHEET 017

MATCH LINE SEE SHEET 021

GOLDCREST FOXGLOVE DRIVE

LEELAND FOREST ROAD

LEELAND FOREST PARKWAY

SGW 2-3 (P#37-23)

C-NTA 5
3.02 AC.

C-NTA 6
2.24 AC.

C-FP 4
0.43 AC.

C-FP 5
0.33 AC.

C-FP 22
0.0004 AC.

WP-NC 5
0.24 AC.

WRA 9
0.38 AC.

WRA 11
0.51 AC.

WRA 7
12.87 AC.

WRA 14
0.66 AC.

WRA 12
0.32 AC.

WPA 7
0.85 AC.

WPA 8
0.73 AC.

LA 4
0.15 AC.

LA 5
0.18 AC.

PARCEL A
223,412 SQ. FT.
OR 5.13 AC.
OWNER: WBLH, LLC
6731 COLUMBIA GATEWAY DR.
SUITE 120
COLUMBIA, MD 21046

LEGEND

- PMA — PRIORITY MANAGEMENT AREA
- WB — WETLAND BUFFER
- WET — WETLAND BOUNDARY
- TOB — TOP OF BANK
- FP — 100-YEAR FLOODPLAIN
- FP BRL — 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
- RTE — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
- RTEB — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER
- LOD — LIMITS OF DISTURBANCE
- TPF — TREE PROTECTION FENCE TEMPORARY
- PPF — TREE PROTECTION FENCE PERMANENT
- 1.5 SFL 1.5 SFL 1.5 SFL — SLOPE STABILITY DELINEATION LINE
- FOREST RETENTION SIGN
- REFORESTATION - AFFORESTATION SIGN
- EXISTING WETLANDS
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- CLEARED FLOODPLAIN AREA (C-FP)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC)
- LANDSCAPE AREAS (LA)
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

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Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
16	14.48	0.55	13.93	4.42	0.55	3.34	0.31	0.33	1.08	1.00	0.24	

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

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02	Suzanne M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

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M-NCPPC APPROVAL
PROJECT NAME: ———
PROJECT NUMBER:
Per Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

NORTH

30 15 0 30 60 90
SCALE: 1"=30'

LAYOUT: 016, Plotted By: Posthuma

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REVISIONS	DATE

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UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL

Joshua C. Sloan, RLA, ASLA, LEED AP
Date: 2024.05.01
STATE OF MARYLAND
LANDSCAPE ARCHITECT
3776

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 3776
EXPIRATION DATE: MAY 13, 2026

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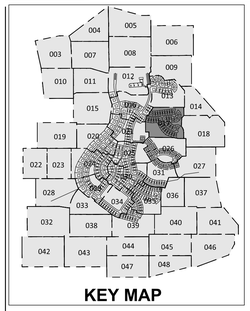
DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT VM50580
DRAWING NO. TCPII-016
SHEET NO. C-315

Y:\50580-01000\DGN\COVER\COVER\STLPLOT SHEETS\50580000_P_TCP2_003-348.dwg — Friday, May 10, 2024 12:26:48 PM



MATCH LINE SEE SHEET 013
MATCH LINE SEE SHEET 016
MATCH LINE SEE SHEET 014
MATCH LINE SEE SHEET 018
MATCH LINE SEE SHEET 021
MATCH LINE SEE SHEET 026

GOLDCREST FOXGLOVE DRIVE

ROSE MALLOW TERRACE

WRA 17
0.20 AC.

WPA 11
0.52 AC.

LA 6
0.26 AC.

WRA 18
3.06 AC.

WPA 17
6.89 AC.

C-NTA 7
3.59 AC.

C-NTA 9
0.00 AC.

C-NTA 10
0.04 AC.

SGW 2-5
(P#39-23)

SGW 3
(P#42-

6' ASPHALT PATH

100YR WSEL 88.75

24"RCP

SWM ESMT

25' STORM DRAIN ESMT

10' PUE

PROP 5' S/W

8' W

4' W

8' S

LOD

TPF

PPF

TOB

FP

RTE

RTEB

LEGEND

SB SB	STREAM BUFFER
PMA	PRIORITY MANAGEMENT AREA
WB WB	WETLAND BUFFER
WET	WETLAND BOUNDARY
TOB TOB	TOP OF BANK
FP	100-YEAR FLOODPLAIN
FP BRL	100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
RTE	RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
RTEB	RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER
LOD	LIMITS OF DISTURBANCE
TPF	TREE PROTECTION FENCE TEMPORARY
PPF	TREE PROTECTION FENCE PERMANENT
1.5 SFL 1.5 SFL 1.5 SFL	SLOPE STABILITY DELINEATION LINE
	FOREST RETENTION SIGN
	REFORESTATION - AFFORESTATION SIGN
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17	16.48	-	16.48	3.19	-	1.01		0.26	2.18	1.03		

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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL

Joshua C. Sloan

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JOSHUA SLOAN LICENSE No. 3775
EXPIRATION DATE: MAY 13, 2026

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PROJECT NAME:	
PROJECT NUMBER:	
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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT VM50580
DRAWING NO. TCPII-017
SHEET NO. C-316

LAYOUT: D17, Plotted By: Posthuma
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MATCH LINE SEE SHEET 014

MATCH LINE SEE SHEET 017

MATCH LINE SEE SHEET 026

MATCH LINE SEE SHEET 027

LANDS N/F
CONSOLIDATED RAIL CORP.
LIBER 5283 FOLIO 607
TM. 84 F1 03

PARCEL A
NATIONAL BUSINESS PARK
PB 263 PG 35
MNCPPC
L.49053 F.483

PARCEL P
20,081,573 SF
460.90 ACRES
(NO PROPRIETARY TO MNCPPC)

PARCEL X
256,774 SF
5.89 ACRES

CSX RAIL ROAD
(CSX POPES CREEK BRANCH)

WP-NC 19
0.15 AC.

WPA 32
4.40 AC.

C-NTA 8
0.71 AC.

WP-NC 8
0.50 AC.

C-FP 11
0.76 AC.

WP-NC 9
0.01 AC.

C-NTA 7
3.59 AC.

WPA 2
0.29 AC.

WRA 19
0.27 AC.

WP-NC 12
1.00 AC.

C-FP 10
0.24 AC.

WP-NC 18
6.34 AC.

KEY MAP

LEGEND

- STREAM BUFFER (SB)
- PRIORITY MANAGEMENT AREA (PMA)
- WETLAND BUFFER (WB)
- WETLAND BOUNDARY (WET)
- TOP OF BANK (TOB)
- 100-YEAR FLOODPLAIN (FP)
- 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE (FP BRL)
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY (RTE)
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER (RTEB)
- LIMITS OF DISTURBANCE (LOD)
- TREE PROTECTION FENCE TEMPORARY (TPF)
- TREE PROTECTION FENCE PERMANENT (PPF)
- SLOPE STABILITY DELINEATION LINE (1.5 SFL)
- FOREST RETENTION SIGN
- REFORESTATION - AFFORESTATION SIGN
- EXISTING WETLANDS
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- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

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18	14.33	7.47	6.86	5.17	7.11	1.51	0.72		3.59	0.20	6.46	

30 15 0 30 60 90
SCALE: 1"=30'

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REVISIONS	DATE

LOCUST HILL

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3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
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TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL
Joshua C. Sloan

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JOSHUA SLOAN LICENSE No. 3715
EXPIRATION DATE: MAY 13, 2025

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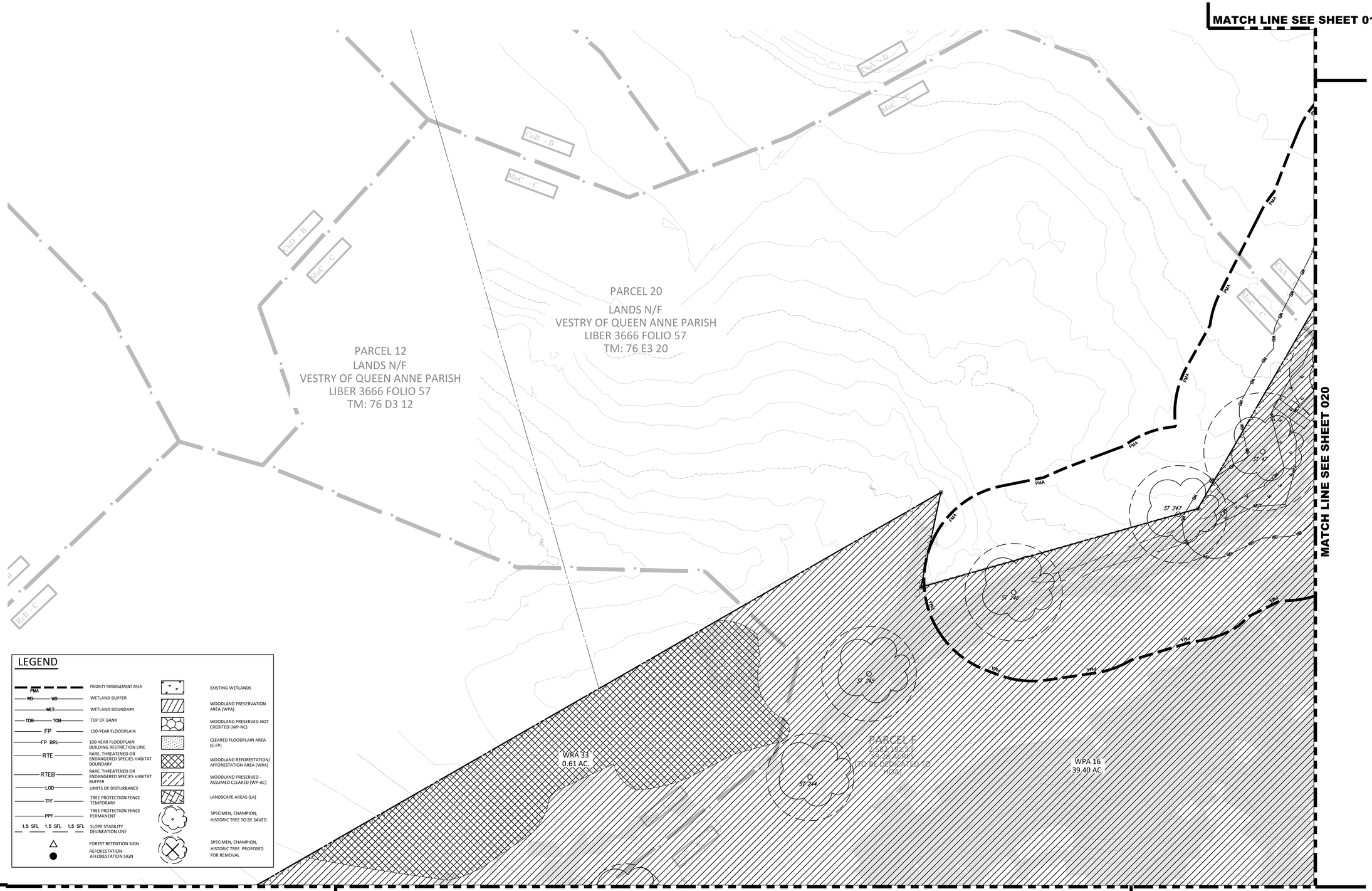
DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT VM50580
DRAWING NO. TCPII-018
SHEET NO. C-317

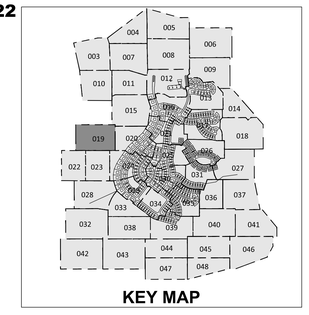
LAYOUT: 018, Plotted By: Posthuma

I:\50580\-50580\DGN\CAD\SITE\PLOT SHEETS\50580020_C_TCP_2015-1548.dwg - Friday, May 10, 2024 12:31:05 PM



LEGEND

- PMA — PRIORITY MANAGEMENT AREA
- WB — WETLAND BUFFER
- WET — WETLAND BOUNDARY
- TOB — TOP OF BANK
- FP — 100-YEAR FLOODPLAIN
- FP BRL — 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
- RTE — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
- RTEB — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER
- LOD — LIMITS OF DISTURBANCE
- TPF — TREE PROTECTION FENCE TEMPORARY
- PPF — TREE PROTECTION FENCE PERMANENT
- 1.5 SFL 1.5 SFL 1.5 SFL — SLOPE STABILITY DELINEATION LINE
- FOREST RETENTION SIGN
- REFORESTATION - AFFORESTATION SIGN
- EXISTING WETLANDS
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- CLEARED FLOODPLAIN AREA (C-FP)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC)
- LANDSCAPE AREAS (LA)
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL



KEY MAP

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
19	3.85	-	3.85	3.25	-	-			3.25	0.61		

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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: ———
PROJECT NUMBER:
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S_NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Susanne M Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

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JDRISCOL@TOLLBROTHERS.COM

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ROB TILSON RLA ,FASLA
TILSON@VIKA.COM

REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL
Joshua C. Sloan
Date: 2024.05.13 15:10:52 -04'00'
Joshua C. Sloan, RLA, ASLA
LANDSCAPE ARCHITECT
MARYLAND
No. 3715
Date: MAY 13, 2025

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. JOSHUA SLOAN LICENSE No. 3715 EXPIRATION DATE: MAY 13, 2025

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NORTH

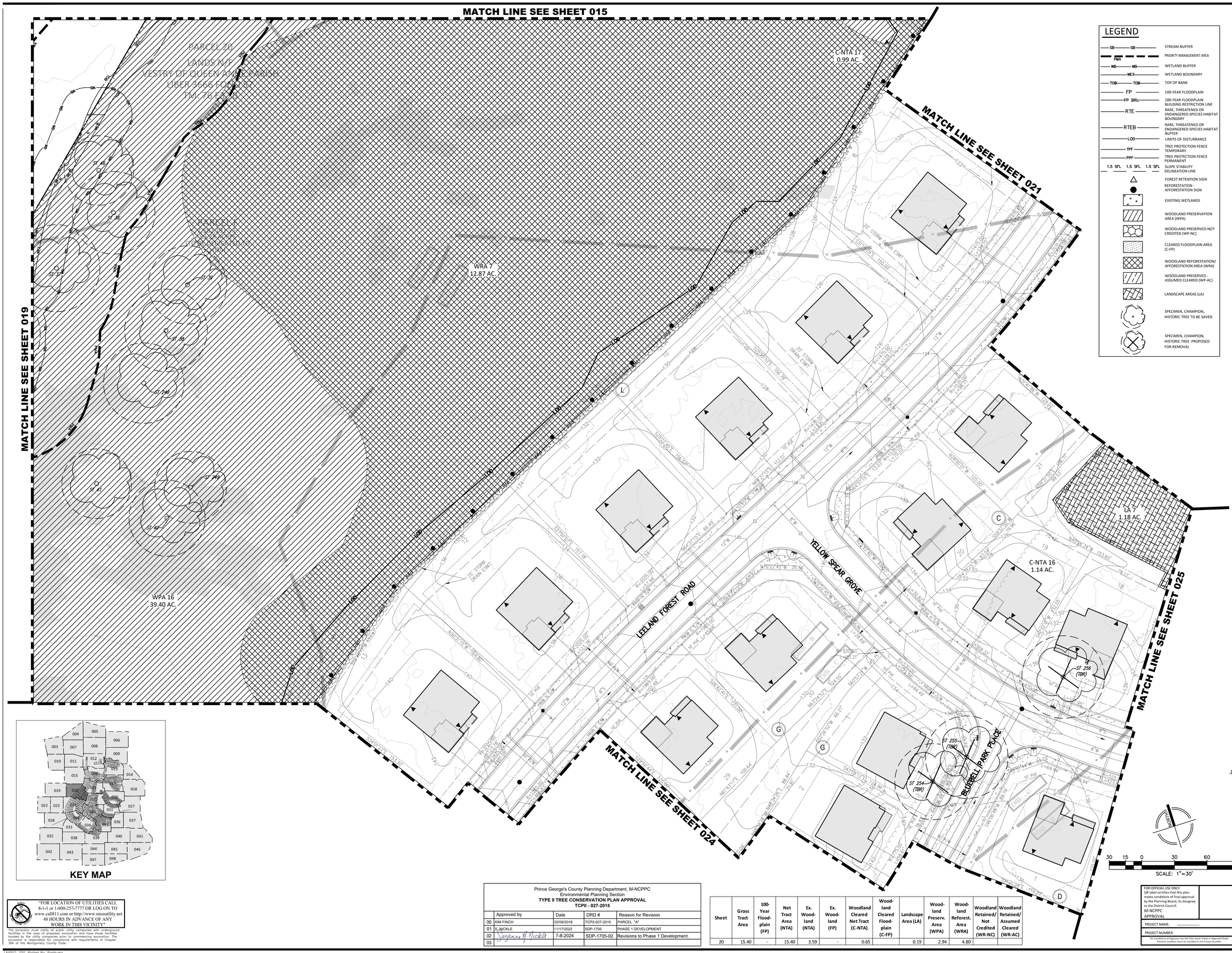
30 15 0 30 60 90
SCALE: 1"=30'

DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT VM50580
DRAWING NO. TCPII-019
SHEET NO. C-318

LAYOUT: 019, Plotted By: Posthuma

I:\50580-PI\00\50580_QUADSITE.VOT SHEETS\50580_P__CP2_203-148.dwg — Friday, May 10, 2024 12:33:02 PM



LEGEND

- SB — STREAM BUFFER
- PMA — PRIORITY MANAGEMENT AREA
- WB — WETLAND BUFFER
- WET — WETLAND BOUNDARY
- TOB — TOP OF BANK
- FP — 100-YEAR FLOODPLAIN
- FP BRL — 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
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- RTEB — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER
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- PPF — TREE PROTECTION FENCE PERMANENT
- 1.5 SFL 1.5 SFL 1.5 SFL — SLOPE STABILITY DELINEATION LINE
- FOREST RETENTION SIGN
- REFORESTATION - AFFORESTATION SIGN
- EXISTING WETLANDS
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- CLEARED FLOODPLAIN AREA (C-FP)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC)
- LANDSCAPE AREAS (LA)
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S. NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
20	15.40	-	15.40	3.59	-	0.65		0.19	2.94	4.80		

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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:

PROJECT NUMBER:

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

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
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301.916.4100 | vika.com

Our Site Set on the Future.

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410.381.3263
JEFF DRISCOLL
JDRISCOLL@TOLLBROTHERS.COM

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301.916.4100
ROB TILSON RLA ,FASLA
TILSON@VIKA.COM

REVISIONS | DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL
Digitally signed by Joshua C. Sloan
Date: 2024.08.02 13:44:02 -04'00'
Joshua C. Sloan
STATE OF MARYLAND
No. 3775
LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 3775
EXPIRATION DATE: MAY 31, 2026

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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT: VM50580
DRAWING NO.: TCPII-020

SHEET NO. C-319

LEGEND

- STREAM BUFFER (SB)
- PRIORITY MANAGEMENT AREA (PMA)
- WETLAND BUFFER (WB)
- WETLAND BOUNDARY (WET)
- TOP OF BANK (TOB)
- 100-YEAR FLOODPLAIN (FP)
- 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE (FP BRL)
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY (RTE)
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER (RTEB)
- LIMITS OF DISTURBANCE (LOD)
- TREE PROTECTION FENCE TEMPORARY (TPF)
- TREE PROTECTION FENCE PERMANENT (PPF)
- SLOPE STABILITY DELINEATION LINE (1.5 SFL)
- FOREST RETENTION SIGN
- REFORESTATION - AFFORESTATION SIGN
- EXISTING WETLANDS
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- CLEARED FLOODPLAIN AREA (C-FP)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC)
- LANDSCAPE AREAS (LA)
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
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Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
21	12.90	-	12.90	4.30	-	3.12		0.70	1.19	1.81		

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S. NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

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ROB TILSON RLA ,FASLA
TILSON@VIKA.COM

REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL
Digitally signed by Joshua C. Sloan
Date: 2024.05.15 09:45:10 -04'00'
Joshua C. Sloan Duly Licensed Professional Landscape Architect
IS 3776
Date: 2024.05.15
EXPIRATION DATE: MAY 13, 2026
3776
LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 3776
EXPIRATION DATE: MAY 13, 2026

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M-NCPPC
APPROVAL

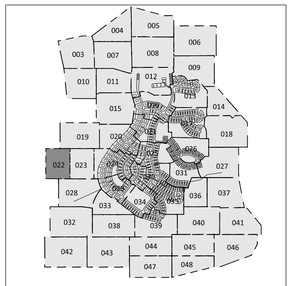
PROJECT NAME:
PROJECT NUMBER:
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

SCALE: 1" = 30'

DRAWN BY:	SG/NT
DESIGNED BY:	JS
DATE ISSUED:	MAY, 2024
VIKA PROJECT	VM50580
DRAWING NO.	TCPII-021
SHEET NO.	C-320

LAYOUT: 021, Plotted By: Posthuma

I:\50580-SITE00\DESIGN\CADD\SITE\TCP_SHEETS\50580SDP_P_TCP_005-Site.dwg — Friday, May 10, 2024 1:23:25 PM



KEY MAP

LEGEND

- STREAM BUFFER
- PRIORITY MANAGEMENT AREA
- WETLAND BUFFER
- WETLAND BOUNDARY
- TOP OF BANK
- 100-YEAR FLOODPLAIN
- 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER
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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

NORTH

SCALE: 1"=30'

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M-NCPPC
APPROVAL
PROJECT NAME:
PROJECT NUMBER:
For Certification of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

PROFESSIONAL SEAL

Joshua C. Sloan

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JOSHUA SLOAN LICENSE No. 3776
EXPIRATION DATE: MAY 13, 2025

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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT VM50580
DRAWING NO. TCPII-022
SHEET NO. C-321

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22	4.70	-	4.70	4.71	-	-			4.71			

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S. NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

LAYOUT: 022, Plotted By: Posthuma

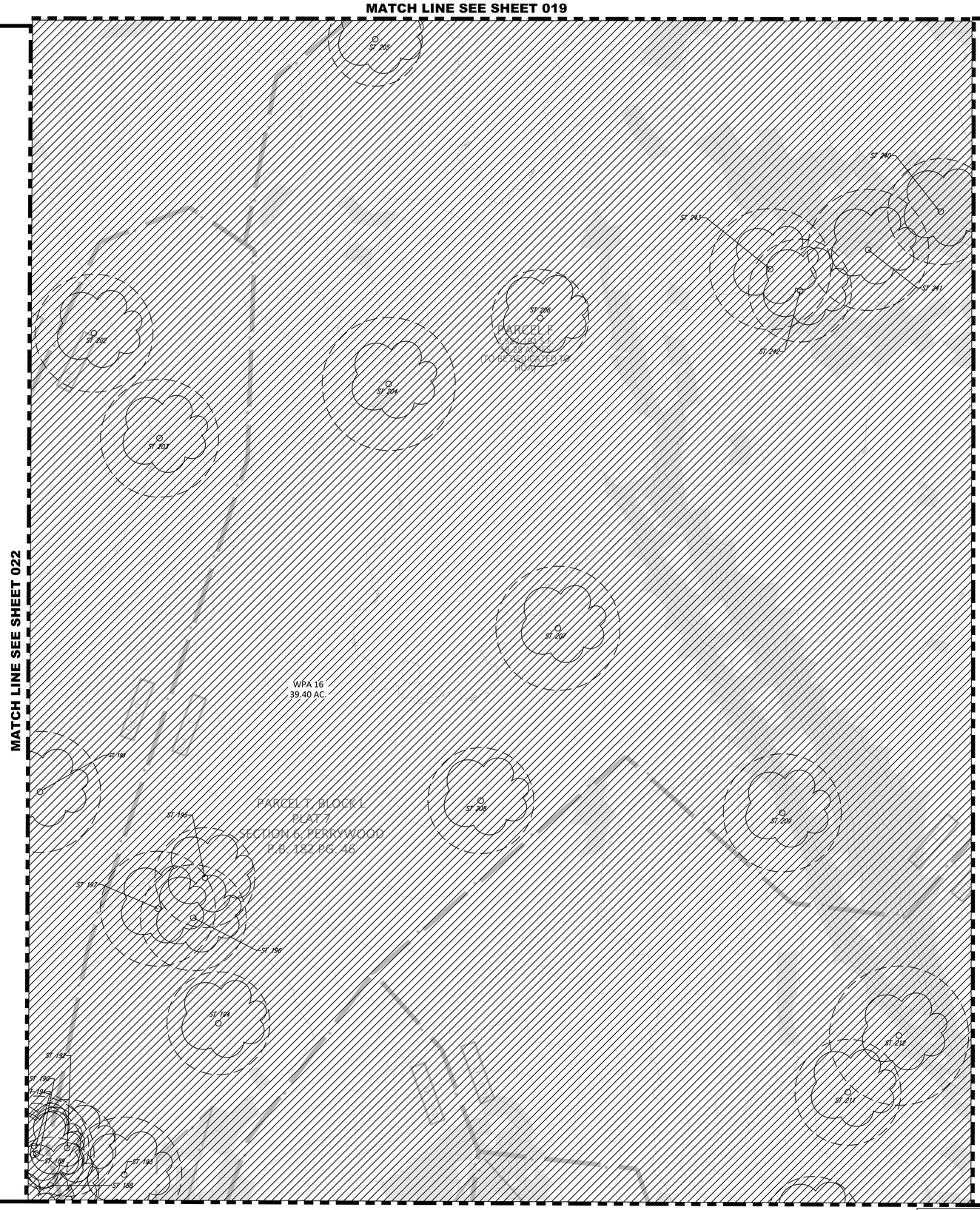
K:\50580-Locust Hill\50580-00000\LDA\DWG\TB\PLOT SHEETS\50580000_TCP2_003-1048.dwg - Friday, May 10, 2024 12:39:33 PM

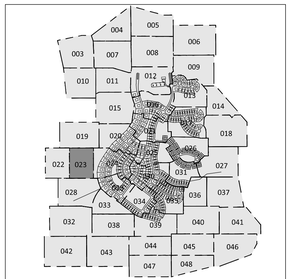
MATCH LINE SEE SHEET 019

MATCH LINE SEE SHEET 022

MATCH LINE SEE SHEET 024

MATCH LINE SEE SHEET 028





KEY MAP

LEGEND

SB SB	STREAM BUFFER
PMA	PRIORITY MANAGEMENT AREA
WB WB	WETLAND BUFFER
WET	WETLAND BOUNDARY
TOB TOB	TOP OF BANK
FP	100-YEAR FLOODPLAIN
FP BRL	100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
RTE	RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
RTEB	RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER
LOD	LIMITS OF DISTURBANCE
TPF	TREE PROTECTION FENCE TEMPORARY
PPF	TREE PROTECTION FENCE PERMANENT
1.5 SFL 1.5 SFL 1.5 SFL	SLOPE STABILITY DELINEATION LINE
△	FOREST RETENTION SIGN
●	REFORESTATION - AFFORESTATION SIGN
	EXISTING WETLANDS
	WOODLAND PRESERVATION AREA (WPA)
	WOODLAND PRESERVED-NOT CREDITED (WP-NC)
	CLEARED FLOODPLAIN AREA (C-FP)
	WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
	WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC)
	LANDSCAPE AREAS (LA)
	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
23	11.14	-	11.14	11.19	-	-			11.19			

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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30 15 0 30 60 90

SCALE: 1"=30'

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M-NCPPC APPROVAL

PROJECT NAME:

PROJECT NUMBER:

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

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM PINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S. NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL

Joshua C. Sloan

Originally signed by Joshua C. Sloan
Date: 2024.07.10 09:43:10 -04'00'

STATE OF MARYLAND
JOSHUA C. SLOAN
No. 3776
LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 3776
EXPIRATION DATE: MAY 13, 2026

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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT VM50580
DRAWING NO. TCPII-023
SHEET NO. C-322

LAYOUT: 023, Plotted By: Posthuma

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MATCH LINE SEE SHEET 019

MATCH LINE SEE SHEET 020

MATCH LINE SEE SHEET 023

MATCH LINE SEE SHEET 025

MATCH LINE SEE SHEET 030

MATCH LINE SEE SHEET 029

MATCH LINE SEE SHEET 028

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

	Approved by	Date	DRD #	Reason for Revision
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01	S_NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
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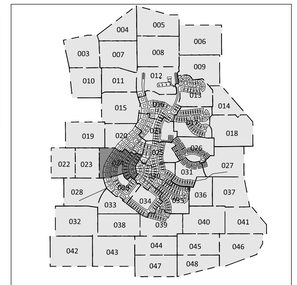

KEY MAP

PARCEL F
4.75 ± AC.
ZONE RSF-A
TO BE REZONED TO
RSF-65

WRA 7
12.87 AC.

PARCEL V
132,375 S.F.
3.04 AC.

WRA 24
0.29 AC.

WRA 25
1.41 AC.

C-NTA 17
160.34 AC.

LEELAND FOREST ROAD

BLUEBELL PARK PLACE

ST 239

ST 213 (TBR)

ST 250 (TBR)

ST 251 (TBR)

ST 252 (TBR)

ST 253 (TBR)

LEGEND

SB SB	STREAM BUFFER
PMA	PRIORITY MANAGEMENT AREA
WB WB	WETLAND BUFFER
WET	WETLAND BOUNDARY
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FP	100-YEAR FLOODPLAIN
FP BRL	100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
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	FOREST RETENTION SIGN
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	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
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NORTH

30 15 0 30 60 90

SCALE: 1"=30'

Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
24	15.93	-	15.93	11.84	-	9.71			2.13	1.88		

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M-NCPPC APPROVAL

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PROJECT NUMBER:

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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL
Digitally signed by Joshua C. Sloan
Date: 2024.05.10 08:47:11 -04'00'
Joshua C. Sloan
LANDSCAPE ARCHITECT
MD LICENSE NO. 3715
Expiration Date: May 11, 2025

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. JOSHUA SLOAN LICENSE No. 3715 EXPIRATION DATE: MAY 11, 2025

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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT VM50580
DRAWING NO. TCPII-024
SHEET NO. C-323

LAYOUT: 024, Plotted By: Posthumo

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LEGEND

- SB — STREAM BUFFER
- PMA — PRIORITY MANAGEMENT AREA
- WB — WETLAND BUFFER
- WET — WETLAND BOUNDARY
- TOB — TOP OF BANK
- FP — 100-YEAR FLOODPLAIN
- FP BRL — 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
- RTE — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
- RTEB — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER
- LOD — LIMITS OF DISTURBANCE
- TPF — TREE PROTECTION FENCE TEMPORARY
- PPF — TREE PROTECTION FENCE PERMANENT
- 1.5 SFL 1.5 SFL 1.5 SFL — SLOPE STABILITY DELINEATION LINE
- FOREST RETENTION SIGN
- REFORESTATION - AFFORESTATION SIGN
- EXISTING WETLANDS
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- WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC)
- LANDSCAPE AREAS (LA)
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

NORTH

30 15 0 30 60 90

SCALE: 1"=30'

Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
25	11.20	-	11.20	1.47	-	1.06		0.29	0.38	0.46		0.04

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
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02	Suzanne M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
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M-NCPPC
APPROVAL

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LAYOUT: 025, Plotted By: Posthuma

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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL
Joshua C. Sloan
Date: 2024.05.13
STATE OF MARYLAND
JOSHUA C. SLOAN
No. 3715
LANDSCAPE ARCHITECT

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JOSHUA SLOAN LICENSE No. 3776
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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT: VM50580
DRAWING NO.: TCPII-025
SHEET NO.: C-324

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LEGEND

PMA	PRIORITY MANAGEMENT AREA
WB WB	WETLAND BUFFER
WET	WETLAND BOUNDARY
TOB TOB	TOP OF BANK
FP	100-YEAR FLOODPLAIN
FP BRL	100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
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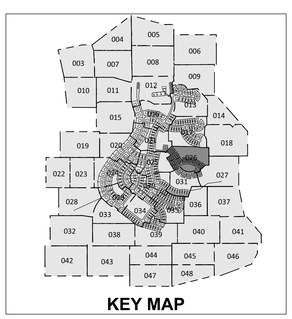

KEY MAP

Sheet	Gross Tract Area	100-Year Floodplain (FP)	Net Tract Area (NTA)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Landscape Area (LA)	Woodland Preserv. Area (WPA)	Woodland Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
26	13.82	0.02	13.80	9.83	0.02	6.27	0.002		3.56	0.84	0.02	

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

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REVISIONS	DATE

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PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

NORTH

SCALE: 1"=30'

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PROJECT NUMBER:
For conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included to the Project Number

PROFESSIONAL SEAL
Joshua C. Sloan
Date: 2024.05.08 14:48:05 -04'00'
LANDSCAPE ARCHITECT
MARYLAND
No. 3776

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 3776
EXPIRATION DATE: MAY 13, 2026

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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

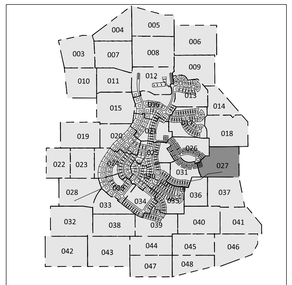
VIKA PROJECT NO. VM50580
DRAWING NO. TCPII-026
SHEET NO. C-325

LAYOUT: 026, Plotted By: Posthuma

\\Vikafs1-sh\VIKA\Projects\VM50580\Drawings\Sheets\TCP_II\VM50580_TCPII_026.dwg — Friday, May 10, 2024 - 12:48:05 PM

LEGEND

- SB — SB — STREAM BUFFER
- PMA — PRIORITY MANAGEMENT AREA
- WB — WB — WETLAND BUFFER
- WET — WETLAND BOUNDARY
- TOB — TOB — TOP OF BANK
- FP — 100-YEAR FLOODPLAIN
- FP BRL — 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
- RTE — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
- RTEB — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER
- LOD — LIMITS OF DISTURBANCE
- TPF — TREE PROTECTION FENCE TEMPORARY
- PPF — TREE PROTECTION FENCE PERMANENT
- 1.5 SFL 1.5 SFL 1.5 SFL — SLOPE STABILITY DELINEATION LINE
- FOREST RETENTION SIGN
- REFORESTATION - AFFORESTATION SIGN
- EXISTING WETLANDS
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- CLEARED FLOODPLAIN AREA (C-FP)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC)
- LANDSCAPE AREAS (LA)
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL



KEY MAP

MATCH LINE SEE SHEET 026

MATCH LINE SEE SHEET 018

MATCH LINE SEE SHEET 031

MATCH LINE SEE SHEET 036

MATCH LINE SEE SHEET 037

WRA 18 3.06 AC.
WP-NC 11 0.05 AC.
WPA 2 0.29 AC.
C-NTA 7 3.59 AC.
WP-NC 12 1.00 AC.
WRA 19 0.27 AC.
C-NTA 11 0.02 AC.
WPA 18 0.04 AC.
C-FP 11 0.76 AC.
C-NTA 12 0.09 AC.
WPA 33 0.14 AC.
WP-NC 18 6.34 AC.
C-FP 12 0.13 AC.
WP-NC 16 14.05 AC.
WPA 34 0.90 AC.
C-FP 13 0.01 AC.
WP-NC 15 1.96 AC.
WPA 19 0.42 AC.
C-NTA 13 9.04 AC.
WRA 21 0.64 AC.
C-FP 14 0.02 AC.
WP-NC 14 0.05 AC.
WPA 21 1.31 AC.
C-NTA 17 160.34 AC.
WPA 35 0.56 AC.

(TO BE DEDICATED TO M-NCPPC)

PARCEL R
1,368,672 S.F.
31.04 ACRES
(TO BE DEDICATED TO M-NCPPC)

PARCEL X
1,295,724 S.F.
29.74 ACRES
(TO BE DEDICATED TO HOA)

PARCEL P
208,679 S.F.
4.79 ACRES
(TO BE DEDICATED TO M-NCPPC)

OUTPARCEL Q
8,217,240 S.F.
188.67 ACRES
(TO BE SUBDIVIDED UNDER SEPERATE PRELIMINARY PLAN)

LANDS N/F
CONSOLIDATED RAIL CORP
LIBER 5283 FOLIO 607
TM: 84 F1 03

CSX RAILROAD
(SAN FORDS RUN BRANCH)

PARCEL G-6
PLAT TWELVE
BEECH TREE
P.B. 190 PG. 36

SGW 3-1
(P#40-23)

10'S (OI)
TACK & BORE

SWM ESMT

ASPHALT PATH

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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Sheet	Gross Tract Area	100-Year Floodplain (FP)	Net Tract Area (NTA)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Landscape Area (LA)	Woodland Preserv. Area (WPA)	Woodland Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
27	13.11	5.95	7.16	7.16	5.61	3.19	0.44		3.97	0.10	5.17	

30 15 0 30 60 90
SCALE: 1"=30'

NORTH

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:

PROJECT NUMBER:

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

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S_NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne M Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

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Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

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JDRISCOLL@TOLLBROTHERS.COM

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GERMANTOWN MD, 20874
301.916.4100
ROB TILSON RLA ,FASLA
TILSON@VIKA.COM

REVISIONS | DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL
Joshua C. Sloan
Digitally signed by Joshua C. Sloan
DN: cn=US, o=VIKA MD, ou=Planning, email=jsloan@vika.com, c=US
Date: 2024.05.07 14:27:37 -04'00'
Joshua C. Sloan
LANDSCAPE ARCHITECT
MD 3775

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 3775
EXPIRATION DATE: MAY 11, 2026

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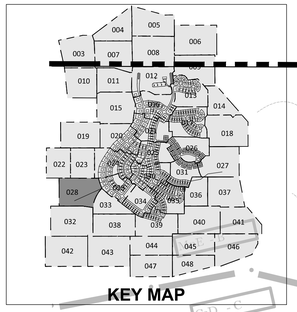
DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT NO. VM50580
DRAWING NO. TCPII-027
SHEET NO. C-326



MATCH LINE SEE SHEET 022

MATCH LINE SEE SHEET 023

MATCH LINE SEE SHEET 024

MATCH LINE SEE SHEET 029

MATCH LINE SEE SHEET 033

MATCH LINE SEE SHEET 032

PARCEL V, BLOCK L
PLAT 7
SECTION 6, PERRYWOOD
P.B. 182 PG. 46

WPA 16
39.40 AC.

WRA 7
12.87 AC.

WP-AC 5
0.04 AC.

C-NTA 17
160.34 AC.

PARCEL P
2562 ACRES
3.58 ACRES
TO BE REMOVED
(WP-AC)

OUTPARCEL Q
6.5714 AC.
286,207 SQ.FT.
TO BE SUBDIVIDED UNDER
SEPERATE SDP/DRD

STORM DRAIN EASEMENT
L.10558 F.282

ST 186
ST 187
ST 185
ST 184
ST 183
ST 182
ST 181
ST 180
ST 179
ST 178
ST 177
ST 176
ST 215
ST 214
ST 213
ST 212
ST 211
ST 210

LEGEND

SB SB	STREAM BUFFER
PMA	PRIORITY MANAGEMENT AREA
WB WB	WETLAND BUFFER
WET	WETLAND BOUNDARY
TOB TOB	TOP OF BANK
FP	100-YEAR FLOODPLAIN
FP BRL	100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
RTE	RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
RTEB	RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER
LOD	LIMITS OF DISTURBANCE
TPF	TREE PROTECTION FENCE TEMPORARY
PPF	TREE PROTECTION FENCE PERMANENT
1.5 SFL 1.5 SFL 1.5 SFL	SLOPE STABILITY DELINEATION LINE
	FOREST RETENTION SIGN
	REFORESTATION - AFFORESTATION SIGN
	EXISTING WETLANDS
	WOODLAND PRESERVATION AREA (WPA)
	WOODLAND PRESERVED-NOT CREDITED (WP-NC)
	CLEARED FLOODPLAIN AREA (C-FP)
	WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
	WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC)
	LANDSCAPE AREAS (LA)
	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

30 15 0 30 60 90

SCALE: 1" = 30'

NORTH

Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
28	11.65	-	11.65	11.66	-	0.93			10.70	0.26		0.04

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S_NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne A Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

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The excavator must notify all public utility companies with underground facilities in the proposed excavation at least two full working days but not more than ten days before commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

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Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

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COLUMBIA, MD, 21046
410.381.3263
JEFF DRISCOLL
JDRISCOL@TOLLBROTHERS.COM

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ROB TILSON RLA ,FASLA
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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL

Joshua C. Sloan

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. JOSHUA SLOAN LICENSE No. 3775 EXPIRATION DATE: MAY 13, 2025

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M-NCPPC APPROVAL

PROJECT NAME: _____
PROJECT Revisions to Phase 1 Development.
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT NO. VM50580
DRAWING NO. TCPII-028
SHEET NO. C-327

LAYOUT: 028, Plotted By: Poshuma

Y:\50580-PG000\50580_QUADSHEETS\PLOT SHEETS\50580000_P_TCP2_028-1-048.dwg - Friday, May 10, 2024 12:32:36 PM

MATCH LINE SEE SHEET 024
MATCH LINE SEE SHEET 024
MATCH LINE SEE SHEET 030
MATCH LINE SEE SHEET 028
MATCH LINE SEE SHEET 033
MATCH LINE SEE SHEET 036
WRA 25
1.41 AC.
C-NTA 17
160.34 AC.
PARCEL K
247,190 S.F.
5.67 ACRES
(TO BE DEDICATED
TO HOA)
ST 214
(TBR)
ORCHARD ORIOLE WAY
LEELAND FOREST ROAD
CHIPPING SPARROW WAY
25' STORM DRAIN ESMT.
15"RCP
10' PUE
8"W
12"W
6"W
N85°44'45"E 164.00'
N85°47'16"E 137.92'
N69°00'01"E 176.30'
N69°00'01"E 125.00'
S35°05'21"E 72.00'
S35°05'21"E 131.08'
S35°05'21"E 106.00'
S35°05'21"E 120.00'
S35°05'21"E 35.36'
S35°05'21"E 88.00'
S35°54'39"W 54.83'
S35°54'39"W 97.51'
S35°54'39"W 14.00'
N54°54'39"E 97.51'
N54°54'39"E 14.00'
N35°05'21"W 72.00'
N35°05'21"W 131.08'
N35°05'21"W 106.00'
N35°05'21"W 120.00'
N35°05'21"W 35.36'
N35°05'21"W 88.00'
N77°25'54"E 173.96'
S35°00'00"E 33.85'
R=575.00'
L=137.92'
R=525.00'
L=126.00'
R=475.74'
L=114.16'
R=475.74'
L=125.62'
R=575.00'
L=138.00'
R=475.74'
L=125.62'
R=475.74'
L=114.16'
R=525.00'
L=126.00'
R=575.00'
L=137.92'
R=475.74'
L=125.62'
R=475.74'
L=114.16'
R=525.00'
L=126.00

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30	13.21	-	13.21	8.12	-	7.38			0.74	0.74		

MATCH LINE SEE SHEET 024

MATCH LINE SEE SHEET 025

MATCH LINE SEE SHEET 029

MATCH LINE SEE SHEET 031

MATCH LINE SEE SHEET 034

MATCH LINE SEE SHEET 035

C-NTA 17
160.34 AC.

WRA 23
1.26 AC.

CHIPPING SPARROW WAY

BLUEBELL PARK PLACE

LEELAND KNOLL PARKWAY

GRAY GOLDENROD DRIVE

WILD GINGER WAY

20' STORM DRAIN ESMT

10' PUE

60' R/W

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KEY MAP

SCALE: 1"=30'

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M-NCPPC APPROVAL	
PROJECT NAME:	
PROJECT NUMBER:	
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Environmental Planning Section
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TCPII - 027-2015

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3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
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TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

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Joshua C. Sloan

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JOSHUA SLOAN LICENSE No. 3376
EXPIRATION DATE: MAY 13, 2026

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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT VM50580

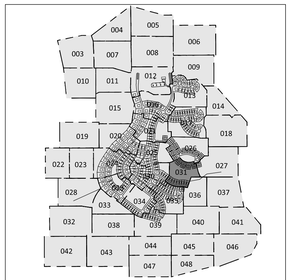
DRAWING NO. TCPII-030

SHEET NO. C-329

LAYOUT: 030, Plotted By: Posthuma
P:\50501-50600\50580\CAD\SITE\VLOT SHEETS\50580030_TCPII_030-HILL.dwg ~ Friday, May 10, 2024 12:57:27 PM

LEGEND

- STREAM BUFFER (SB)
- PRIORITY MANAGEMENT AREA (PMA)
- WETLAND BUFFER (WB)
- WETLAND BOUNDARY (WCT)
- TOP OF BANK (TOB)
- 100-YEAR FLOODPLAIN (FP)
- 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE (FP BRL)
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY (RTE)
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER (RTEB)
- LIMITS OF DISTURBANCE (LOD)
- TREE PROTECTION FENCE TEMPORARY (TPF)
- TREE PROTECTION FENCE PERMANENT (PPF)
- SLOPE STABILITY DELINEATION LINE (1.5 SFL 1.5 SFL 1.5 SFL)
- FOREST RETENTION SIGN
- REFORESTATION - AFFORESTATION SIGN
- EXISTING WETLANDS
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- CLEARED FLOODPLAIN AREA (C-FP)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC)
- LANDSCAPE AREAS (LA)
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL



Sheet	Gross Tract Area	100-Year Floodplain (FP)	Net Tract Area (NTA)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Landscape Area (LA)	Woodland Preserv. Area (WPA)	Woodland Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
31	10.07	-	10.07	9.07	-	5.25			3.82	0.79		

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S. NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

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The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

LAYOUT: 031, Plotted By: Posthuma

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JDRISCOLL@TOLLBROTHERS.COM

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301.916.4100
ROB TILSON RLA ,FASLA
TILSON@VIKA.COM

REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

SCALE: 1"=30'

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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:
PROJECT NUMBER:
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

PROFESSIONAL SEAL

Joshua C. Sloan

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 3775
EXPIRATION DATE: MAY 31, 2026

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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT NO. VM50580
DRAWING NO. TCPII-031
SHEET NO. C-330

I:\50581-51000\50586\CADD\SHEETS\50586000_01_TCP2_C-330.dwg - Friday, May 10, 2024 12:59:30 PM

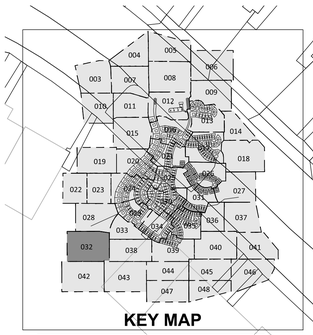
MATCH LINE SEE SHEET 028

MATCH LINE SEE SHEET 033

MATCH LINE SEE SHEET 038

MATCH LINE SEE SHEET 043

MATCH LINE SEE SHEET 042



KEY MAP

LEGEND

- STREAM BUFFER (SB)
- PRIORITY MANAGEMENT AREA (PMA)
- WETLAND BUFFER (WB)
- WETLAND BOUNDARY (WET)
- TOP OF BANK (TOB)
- 100-YEAR FLOODPLAIN (FP)
- 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE (FP BRL)
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY (RTE)
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- LANDSCAPE AREAS (LA)
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

EXISTING WHISTLING DUCK DRIVE

PARCEL V, BLOCK L
PLAT 7
SECTION 6, PERRYWOOD
P.B. 182 PG. 46

PARCEL S
BLOCK L
PLAT 4
SECTION 6
PERRYWOOD
P.B. 176 PG. 21

WPA 16
39.40 AC.

C-NTA 17
160.34 AC.

WP-NC 17
21.53 AC.

WPA 30
0.55 AC.

WPA 28
1.43 AC.

WPA 29
0.19 AC.

OUTPARCEL Q
6,574 ~~sq.ft.~~
1.5092 ACRES
(TO BE SUBDIVIDED UNDER SEPERATE PROPOSAL)

SGW 5-4

SWM ESMT

CnB - B

CnC - B

CnD - C

CnB - A

CrB - B

CrC - B

ST 178 · ST 177 · ST 176 · ST 173 · ST 172 · ST 174 · ST 175 · ST 170 · ST 169 · ST 168 · ST 167 · ST 220 · ST 221

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Sheet	Gross Tract Area	100-Year Floodplain (FP)	Net Tract Area (NTA)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Landscape Area (LA)	Woodland Preserv. Area (WPA)	Woodland Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
32	11.12	0.63	10.49	10.53	0.61	7.60			2.91		0.63	

30 15 0 30 60 90

SCALE: 1"=30'

NORTH

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M-NCPPC
APPROVAL

PROJECT NAME:

PROJECT NUMBER:

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

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S. NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL

Joshua C. Sloan

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 3776
EXPIRATION DATE: MAY 13, 2025

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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

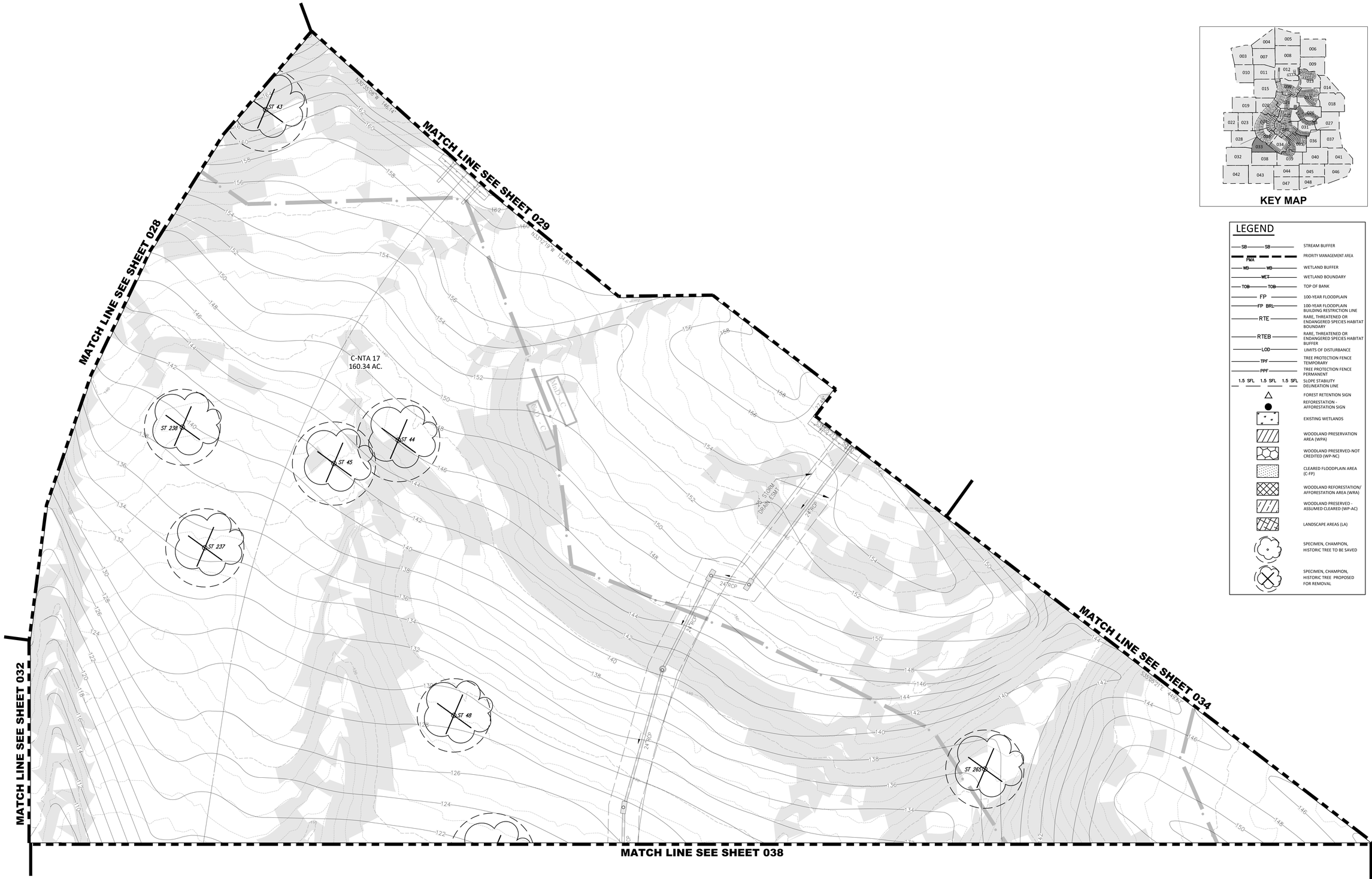
VIKA PROJECT NO. VM50580

DRAWING NO. TCP II-032

SHEET NO. C-331

LAYOUT: 032, Plotted By: Posthuma

P:\50501-51000\50580\CAD\SITE\TCP II SHEETS\50580000_P_TCPII_003-Site.dwg - Friday, May 10, 2024 1:02:13 PM



KEY MAP

LEGEND

- STREAM BUFFER (SB)
- PRIORITY MANAGEMENT AREA (PMA)
- WETLAND BUFFER (WB)
- WETLAND BOUNDARY (WET)
- TOP OF BANK (TOB)
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- LANDSCAPE AREAS (LA)
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

30 15 0 30 60 90

SCALE: 1"=30'

NORTH

Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
33	9.13	-	9.13	9.13	-	9.13						

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M-NCPPC APPROVAL

PROJECT NAME: _____

PROJECT NUMBER:

For Certification of Approval use Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S. NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
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LAYOUT: 033, Plotted By: Posthuma

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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL

Joshua C. Sloan

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DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT VM50580
DRAWING NO. TCPII-033
SHEET NO. C-332

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LEGEND

- STREAM BUFFER
- PRIORITY MANAGEMENT AREA
- WETLAND BUFFER
- WETLAND BOUNDARY
- TOP OF BANK
- 100-YEAR FLOODPLAIN
- 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
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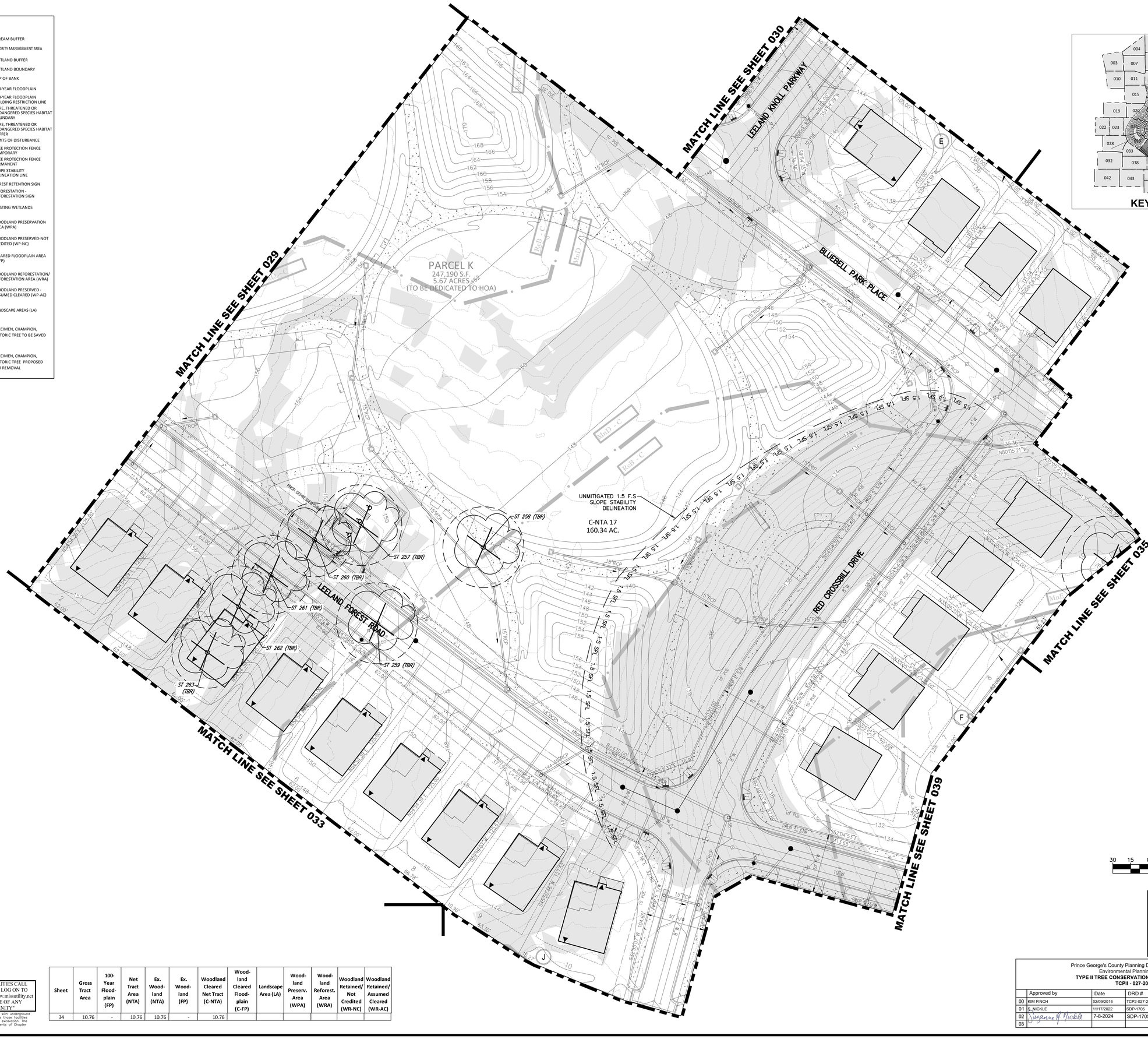
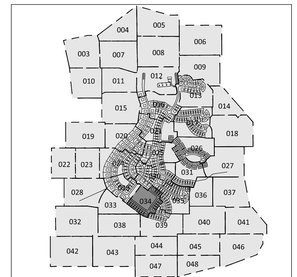
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL





KEY MAP

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Our Site Set on the Future.

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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

NORTH

30 15 0 30 60 90
SCALE: 1"=30'

PROFESSIONAL SEAL
Joshua C. Sloan
Date: 2024.05.13
LANDSCAPE ARCHITECT
STATE OF MARYLAND
JOSHUA C. SLOAN
No. 3715
MD LANDSCAPE ARCHITECT

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JOSHUA SLOAN LICENSE No. 3715
EXPIRATION DATE: MAY 13, 2025

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PROJECT NAME:	
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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT: VM50580
DRAWING NO.: TCPII-034
SHEET NO.: C-333

Prince George's County Planning Department, M-NCPPC Environmental Planning Section **TYPE II TREE CONSERVATION PLAN APPROVAL** **TCPII - 027-2015**				
	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S_NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

Sheet	Gross Tract Area	100-Year Floodplain (FP)	Net Tract Area (NTA)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Landscape Area (LA)	Woodland Preserv. Area (WPA)	Woodland Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
34	10.76	-	10.76	10.76	-	10.76						

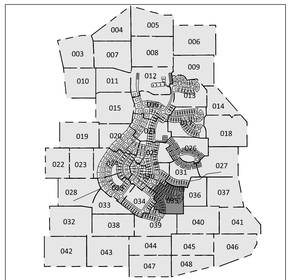
"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

LAYOUT: 034, Plotted By: Posthuma

V:\50580\...\50580_TCP2_003-1546.dwg - Friday, May 10, 2024 1:01:10 PM

Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
35	12.20	-	12.20	12.21	-	10.59			1.62	0.85		



LEGEND

- STREAM BUFFER
- PRIORITY MANAGEMENT AREA
- WETLAND BUFFER
- WETLAND BOUNDARY
- TOP OF BANK
- 100-YEAR FLOODPLAIN
- 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE TEMPORARY
- TREE PROTECTION FENCE PERMANENT
- SLOPE STABILITY DELINEATION LINE
- FOREST RETENTION SIGN
- REFORESTATION - AFFORESTATION SIGN
- EXISTING WETLANDS
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- CLEARED FLOODPLAIN AREA (C-FP)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC)
- LANDSCAPE AREAS (LA)
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

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LAYOUT: 035, Plotted By: Posthuma

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JEFF DRISCOLL
JDRISCOLL@TOLLBROTHERS.COM

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ROB TILSON RLA ,FASLA
TILSON@VIKA.COM

REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

SCALE: 1"=30'

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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:
PROJECT NUMBER:
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S. NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

PROFESSIONAL SEAL
Joshua C. Sloan
Digitally signed by Joshua C. Sloan
DN: C=US, E=jsloan@vika.com, O=VIKA MD, L=Germantown, S=Maryland, CN=Joshua C. Sloan
Reason: I am the author of this document
Location: Your Signing Location here
Date: 2024.05.09 15:47:08-04'00'
MARYLAND LANDSCAPE ARCHITECT 3715

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 3715
EXPIRATION DATE: MAY 13, 2025

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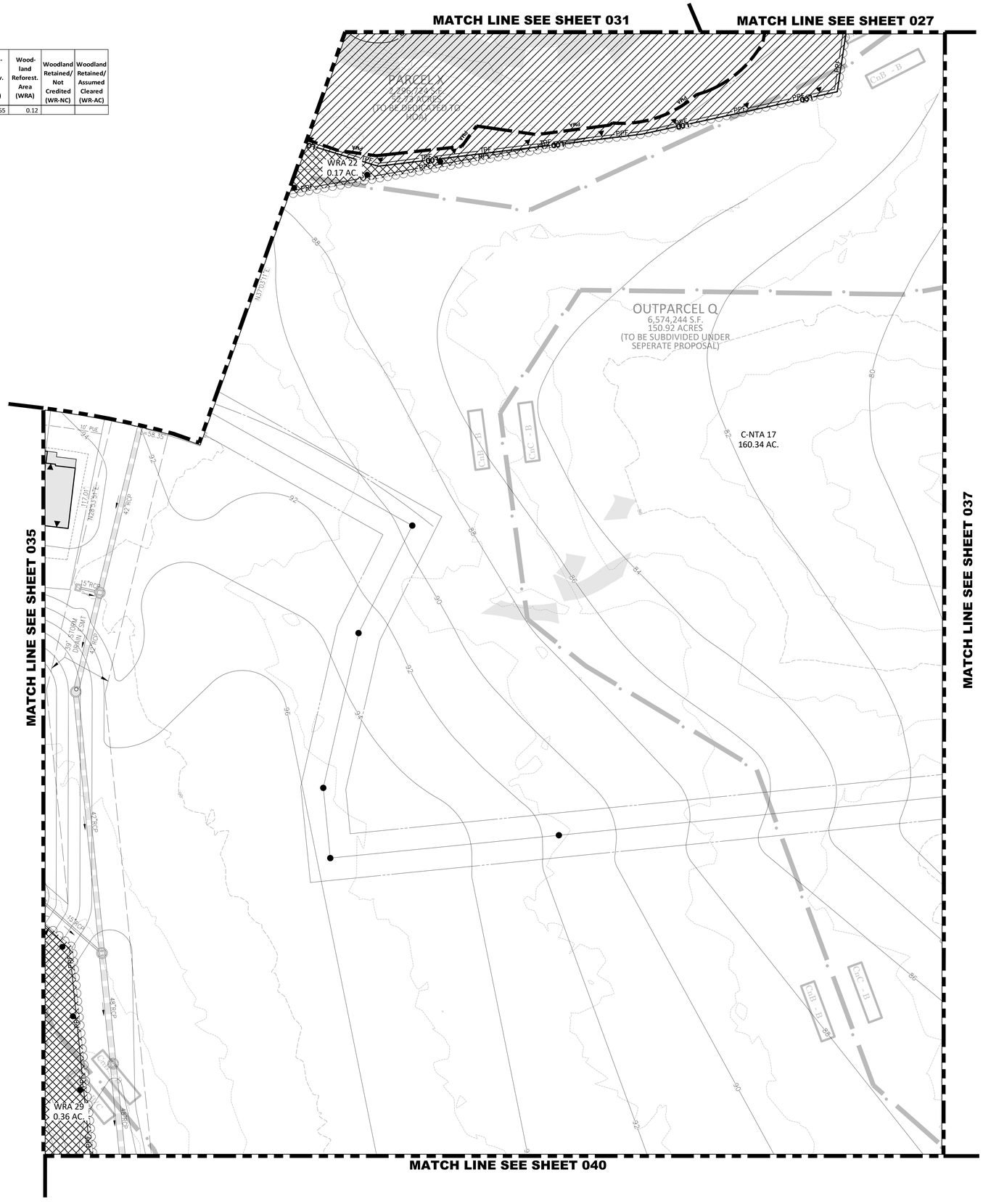
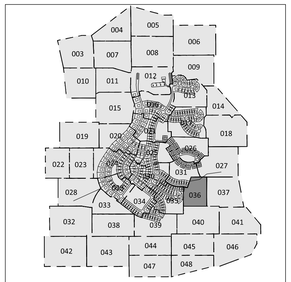
DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT: VM50580
DRAWING NO.: TCPII-035
SHEET NO.: C-334

S:\50001-55000\50580\CAD\STR\PDF SHEETS\50580_0_TCP2_035-HS6.dwg - Friday, May 10, 2024 - 1:06:30 PM

Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
36	9.54	-	9.54	9.54	-	8.99			0.55	0.12		





KEY MAP

LEGEND

- STREAM BUFFER (SB)
- PRIORITY MANAGEMENT AREA (PMA)
- WETLAND BUFFER (WB)
- WETLAND BOUNDARY (WET)
- TOP OF BANK (TOB)
- 100-YEAR FLOODPLAIN (FP)
- 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE (FP BRL)
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY (RTE)
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER (RTEB)
- LIMITS OF DISTURBANCE (LOD)
- TREE PROTECTION FENCE TEMPORARY (TPF)
- TREE PROTECTION FENCE PERMANENT (PPF)
- SLOPE STABILITY DELINEATION LINE (1.5 SFL 1.5 SFL 1.5 SFL)
- FOREST RETENTION SIGN
- REFORESTATION - AFFORESTATION SIGN
- EXISTING WETLANDS
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- CLEARED FLOODPLAIN AREA (C-FP)
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- LANDSCAPE AREAS (LA)
- SPECIMEN, CchampION, HISTORIC TREE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

NORTH

30 15 0 30 60 90

SCALE: 1"=30'

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M-NCPPC APPROVAL

PROJECT NAME:

PROJECT NUMBER:

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

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S. NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

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LAYOUT: 036, Plotted By: Poshuma

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301.916.4100 | vika.com

Our Site Set on the Future.

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ROB TILSON RLA ,FASLA
TILSON@VIKA.COM

REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL

Joshua C. Sloan

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 3775
EXPIRATION DATE: MAY 13, 2025

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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT: VM50580
DRAWING NO.: TCPII-036
SHEET NO.: C-335

I:\50580\PLANNING\50580_CLADD_SITE_PLAN.dwg - Friday, May 10, 2024 1:11:38 PM

MATCH LINE SEE SHEET 027

MATCH LINE SEE SHEET 036

MATCH LINE SEE SHEET 040

MATCH LINE SEE SHEET 041

LANDS N/F
CONSOLIDATED RAIL CORP
LIBER 5213 FOLIO 607
TM 84 F103

WPA 35
0.56 AC.

WP-NC 16
14.05 AC.

PARCEL G-6
PLAT TWELVE
BEECH TREE
P.B. 190 PG. 36

OUTPARCEL Q
(NOT A PART)
2.87 ACRES
(TO BE SUBDIVIDED UNDER
SEPERATE PROPOSAL)

PARCEL P
(NOT A PART)
43,673 SF
1.003 ACRES
(TO BE DEDICATED
TO M-NCPPC)

WPA 22
0.98 AC.

C-NTA 17
160.34 AC.

WPA 36
0.22 AC.

CSX RAIL ROAD
CSX POPES CREEK BRANCH

CnB - B

CnC - B

ST 107

ST 106

ST 105

ST 104

ST 89

ST 40

ST 51

ST 103

ST 102

LOD

PPF

FP

PWA

WB

WET

TOB

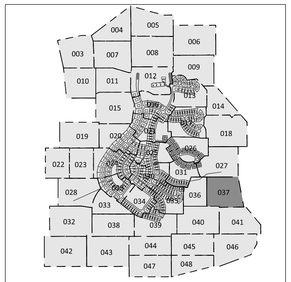
WE

WE2

WE3

15' NON-WOODED BUFFER

KEY MAP



LEGEND

- SB — STREAM BUFFER
- PMA — PRIORITY MANAGEMENT AREA
- WB — WETLAND BUFFER
- WET — WETLAND BOUNDARY
- TOB — TOP OF BANK
- FP — 100-YEAR FLOODPLAIN
- FP BRL — 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
- RTE — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
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- PPF — TREE PROTECTION FENCE PERMANENT
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- LANDSCAPE AREAS (LA)
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- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

NORTH

30 15 0 30 60 90

SCALE: 1"=30'

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M-NCPPC APPROVAL

PROJECT NAME:

PROJECT NUMBER:

For Conformance of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
37	11.94	4.10	7.84	7.82	3.74	6.53			1.29		3.74	

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S. NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
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LAYOUT: 037, Plotted By: Posthuma

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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 3715
EXPIRATION DATE: MAY 13, 2026

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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT: VM50580
DRAWING NO.: TCPII-037
SHEET NO.: C-336

I:\50580-01\000\50586\DWG\SITE\PLOT SHEETS\50586000_C_PCP_2303-1346.dwg - Friday, May 10, 2024 1:14:03 PM

MATCH LINE SEE SHEET 033

MATCH LINE SEE SHEET 032

MATCH LINE SEE SHEET 039

MATCH LINE SEE SHEET 043

MATCH LINE SEE SHEET 044

C-NTA 17
160.34 AC.

OUTPARCEL Q
6,974,248 S.F.
160.92 ACRES
(TO BE SUBDIVIDED UNDER SEPERATE PROPOSAL)

WPA 28
1.43 AC.

WP-NC 18
0.001 AC.

SWM ESMT

30' STORM DRAIN ESMT

36"RCP

5' ASPHALT PATH

ST 49
ST 235
ST 234
ST 233
ST 264
ST 236
ST 223
ST 222
ST 54
ST 224

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38	14.50	-	14.50	14.50	0.00	13.52	0.001		0.97		0.001	

KEY MAP

LEGEND

- PMA — PRIORITY MANAGEMENT AREA
- WB WB — WETLAND BUFFER
- WET — WETLAND BOUNDARY
- TOB TOB — TOP OF BANK
- FP — 100-YEAR FLOODPLAIN
- FP BRL — 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
- RTE — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
- RTEB — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER
- LOD — LIMITS OF DISTURBANCE
- TPF — TREE PROTECTION FENCE TEMPORARY
- PPF — TREE PROTECTION FENCE PERMANENT
- 1.5 SFL 1.5 SFL 1.5 SFL — SLOPE STABILITY DELINEATION LINE
- FOREST RETENTION SIGN
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- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

30 15 0 30 60 90
SCALE: 1"=30'

NORTH

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S. NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

VIKA MARYLAND, LLC
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PREPARED FOR:
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JEFF DRISCOLL
JDRISCOL@TOLLBROTHERS.COM

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ROB TILSON RLA ,FASLA
TILSON@VIKA.COM

REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL

Digitally signed by Joshua C. Sloan
Date: 2024.06.07 13:47:39 -04'00'

STATE OF MARYLAND — JOSHUA C. SLOAN — No. 3775 — LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 3775
EXPIRATION DATE: MAY 13, 2025

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY WORK PRODUCT. THESE DRAWINGS OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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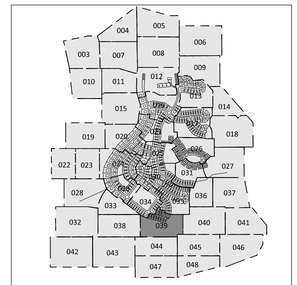
DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT VM50580
DRAWING NO. TCPII-038
SHEET NO. C-337

I:\50580\01-SD\50580_LOD&TCPII.PVP SHEETS:50580_0_TCP_C337-1546.dwg - Wednesday, June 12, 2024 1:54:20 PM

LEGEND

PMA	PRIORITY MANAGEMENT AREA		EXISTING WETLANDS
WB WB	WETLAND BUFFER		WOODLAND PRESERVATION AREA (WPA)
WET	WETLAND BOUNDARY		WOODLAND PRESERVED-NOT CREDITED (WP-NC)
TOB TOB	TOP OF BANK		CLEARED FLOODPLAIN AREA (C-FP)
FP	100-YEAR FLOODPLAIN		WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
FP BRL	100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE		WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC)
RTE	RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY		LANDSCAPE AREAS (LA)
RTEB	RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER		SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
LOD	LIMITS OF DISTURBANCE		SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
TPF	TREE PROTECTION FENCE TEMPORARY		
PPF	TREE PROTECTION FENCE PERMANENT		
1.5 SFL 1.5 SFL 1.5 SFL	SLOPE STABILITY DELINEATION LINE		
△	FOREST RETENTION SIGN		
●	REFORESTATION - AFFORESTATION SIGN		



MATCH LINE SEE SHEET 034

MATCH LINE SEE SHEET 035

MATCH LINE SEE SHEET 038

MATCH LINE SEE SHEET 040

MATCH LINE SEE SHEET 045

MATCH LINE SEE SHEET 044

LEELAND FOREST ROAD

BLUEBELL PARK PLACE

WRA 27
0.65 AC.

C-NTA 17
160.34 AC.

ST 232

Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
39	15.97	-	15.97	15.04	-	15.04				0.01		

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

LAYOUT: 039, Plotted By: Posthuma

30 15 0 30 60 90

SCALE: 1"=30'

NORTH

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:

PROJECT NUMBER:

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

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

	Approved by	Date	DRD #	Reason for Revision
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REVISIONS	DATE

LOCUST HILL

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UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL

Joshua C. Sloan

STATE OF MARYLAND — JOSHUA CHRISTOPHER SLOAN — No. 3776 — LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 3776
EXPIRATION DATE: MAY 13, 2026

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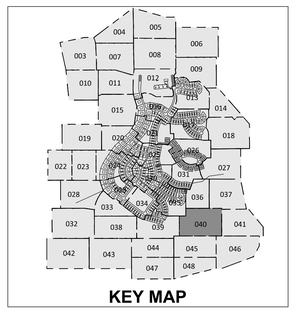
DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT NO. VM50580

DRAWING NO. TCPII-039

SHEET NO. C-338

V:\50580-SITE\06-ENGINEERING\LDD\SITE\PLOT SHEETS\50580000_P_TCP2_2015-046.dwg - Friday, May 10, 2024 1:20:17 PM



MATCH LINE SEE SHEET 035

MATCH LINE SEE SHEET 036

MATCH LINE SEE SHEET 037

MATCH LINE SEE SHEET 039

MATCH LINE SEE SHEET 041

MATCH LINE SEE SHEET 045

MATCH LINE SEE SHEET 046

LEGEND

- PMA — PRIORITY MANAGEMENT AREA
- WB — WETLAND BUFFER
- WET — WETLAND BOUNDARY
- TOB — TOP OF BANK
- FP — 100-YEAR FLOODPLAIN
- FP BRL — 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
- RTE — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
- RTEB — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER
- LOD — LIMITS OF DISTURBANCE
- TPF — TREE PROTECTION FENCE TEMPORARY
- PPF — TREE PROTECTION FENCE PERMANENT
- 1.5 SFL 1.5 SFL 1.5 SFL — SLOPE STABILITY - DELINEATION LINE
- FOREST RETENTION SIGN
- REFORESTATION - AFFORESTATION SIGN
- EXISTING WETLANDS
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- CLEARED FLOODPLAIN AREA (C-FP)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC)
- LANDSCAPE AREAS (LA)
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

OUTPARCEL Q
6,574,244 S.F.
150.92 ACRES
(TO BE SUBDIVIDED UNDER SEPERATE PROPOSAL)

C-NTA 17
160.34 AC.

WRA 29
0.36 AC.

WRA 27
0.65 AC.

WRA 27
0.65 AC.

WRA 30
0.23 AC.

WRA 31
0.33 AC.

WPA 24
0.37 AC.

WPA 25
1.24 AC.

WP-AC 4
0.01 AC.

WP-NC 17
21.53 AC.

C-FP 16
0.53 AC.

SGW 5-1

SWM ESMT

ST 100 ST 99 ST 98 ST 227 ST 226

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Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
40	17.26	0.08	17.18	17.17	0.08	16.86	0.002		0.31	0.61	0.08	0.008

30 15 0 30 60 90
SCALE: 1"=30'

NORTH

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:
PROJECT NUMBER:
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

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

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02	Suzanne M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

LAYOUT: 040, Plotted By: Posthuma

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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL

Joshua C. Sloan

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JOSHUA SLOAN LICENSE No. 3775
EXPIRATION DATE: MAY 13, 2026

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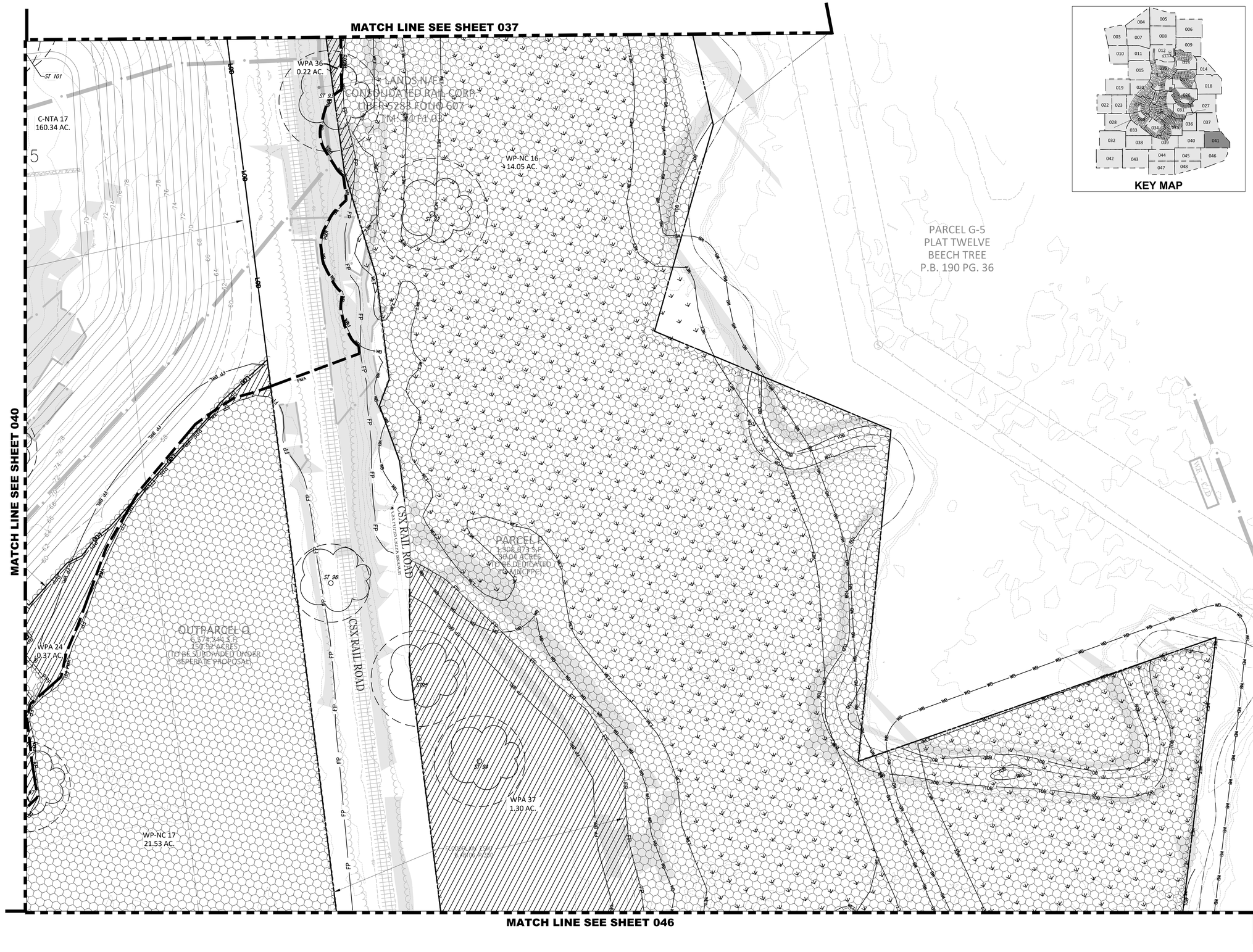
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT VM50580
DRAWING NO. TCPII-040
SHEET NO. C-339

I:\50580\SHEET\50580000_CAD\SHEETS\50580000_CP2_L03.dwg - Friday, May 10, 2024 1:22:23 PM



LEGEND

- STREAM BUFFER (SB)
- PRIORITY MANAGEMENT AREA (PMA)
- WETLAND BUFFER (WB)
- WETLAND BOUNDARY (WC)
- TOP OF BANK (TOB)
- 100-YEAR FLOODPLAIN (FP)
- 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE (FP BRL)
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY (RTE)
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER (RTEB)
- LIMITS OF DISTURBANCE (LOD)
- TREE PROTECTION FENCE TEMPORARY (TPF)
- TREE PROTECTION FENCE PERMANENT (PPF)
- SLOPE STABILITY DELINEATION LINE (1.5 SFL 1.5 SFL 1.5 SFL)
- FOREST RETENTION SIGN
- REFORESTATION - AFFORESTATION SIGN
- EXISTING WETLANDS
- WOODLAND PRESERVATION AREA (WPA)
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- LANDSCAPE AREAS (LA)
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

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41	9.38	6.99	2.39	2.38	6.94	1.44			0.93		6.94	0.005

30 15 0 30 60 90
SCALE: 1"=30'

NORTH

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M-NCPPC
APPROVAL
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PROJECT NUMBER:
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REVISIONS	DATE

LOCUST HILL

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3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL

Joshua C. Sloan

Digitally signed by Joshua C. Sloan
DN: cn=Joshua C. Sloan, o=VIKA Maryland, LLC, ou=Landscape Architecture, email=jsloan@vika.com, c=US
Date: 2024.06.28 15:42:37 -04'00'

MARYLAND REGISTERED LANDSCAPE ARCHITECT No. 3715

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 3715
EXPIRATION DATE: MAY 13, 2026

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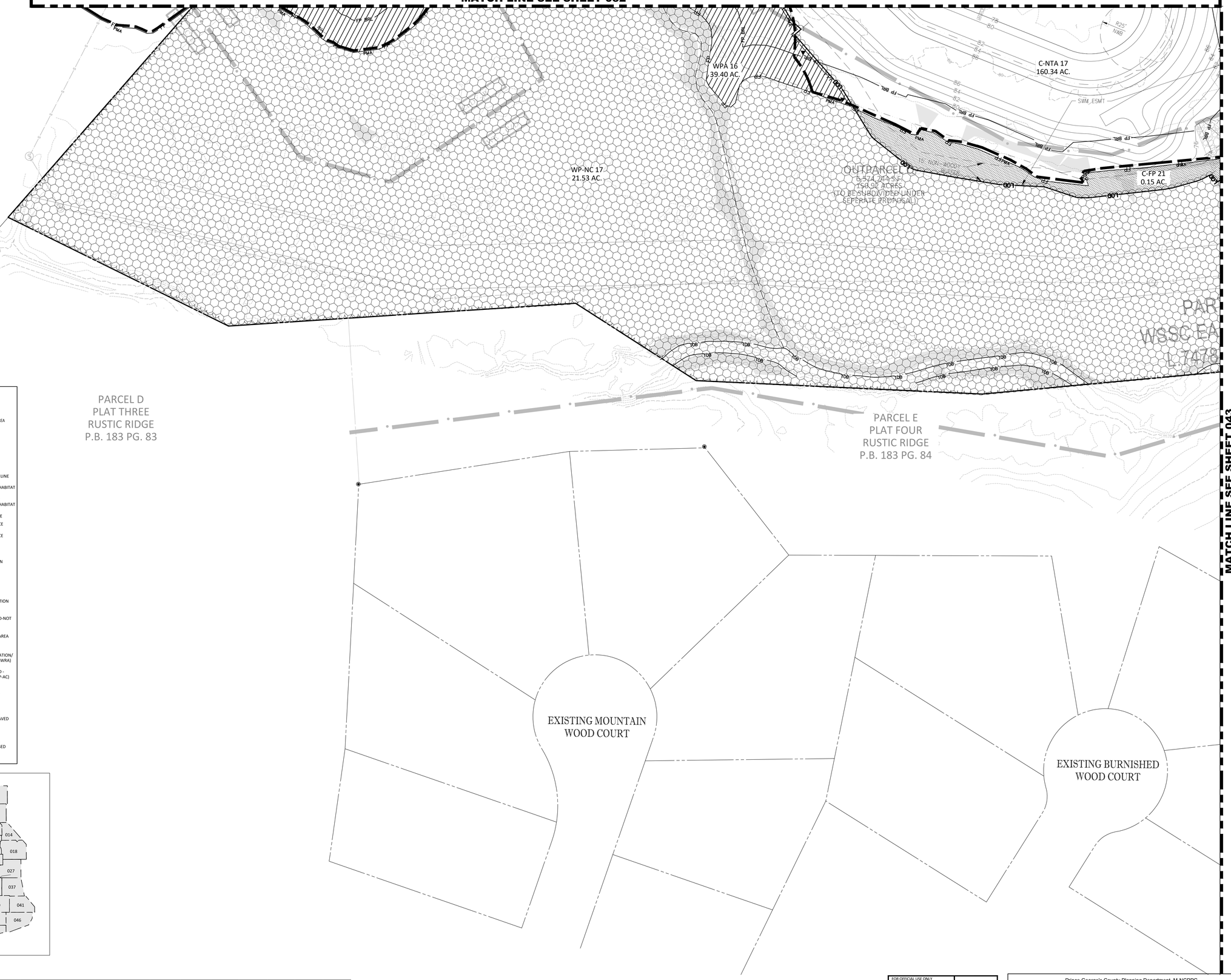
DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT: VM50580
DRAWING NO.: TCPII-041
SHEET NO.: C-340

MATCH LINE SEE SHEET 032



MATCH LINE SEE SHEET 043

LEGEND

- SB — STREAM BUFFER
- PMA — PRIORITY MANAGEMENT AREA
- WB — WETLAND BUFFER
- WET — WETLAND BOUNDARY
- TOB — TOP OF BANK
- FP — 100-YEAR FLOODPLAIN
- FP BRL — 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
- RTE — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
- RTEB — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER
- LOD — LIMITS OF DISTURBANCE
- TPF — TREE PROTECTION FENCE TEMPORARY
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- 1.5 SFL 1.5 SFL 1.5 SFL — SLOPE STABILITY DELINEATION LINE
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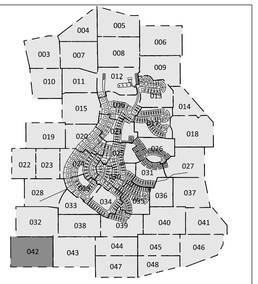
- LANDSCAPE AREAS (LA)
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL



"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the excavation area at least 48 hours and not more than ten days before beginning excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
42	5.74	4.68	1.06	1.06	4.68	0.87	0.13		0.19		4.55	

30 15 0 30 60 90
SCALE: 1"=30'

NORTH

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M-NCPPC APPROVAL
PROJECT NAME:
PROJECT NUMBER:
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S. NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

LAYOUT: 042, Plotted By: Posthuma

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GERMANTOWN MD, 20874
301.916.4100
ROB TILSON RLA ,FASLA
TILSON@VIKA.COM

REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL
Joshua C. Sloan
Digitally signed by Joshua C. Sloan
Date: 2024.04.30 13:19:04 -04'00'
LICENSE No. 3775 STATE OF MARYLAND JOSHUA C. SLOAN LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. JOSHUA SLOAN LICENSE No. 3775 EXPIRATION DATE: MAY 13, 2025

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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024
VIKA PROJECT: VM50580
DRAWING NO.: TCPII-042
SHEET NO.: C-341

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MATCH LINE SEE SHEET 032

MATCH LINE SEE SHEET 038

MATCH LINE SEE SHEET 042

MATCH LINE SEE SHEET 044

MATCH LINE SEE SHEET 047

WPA 29
0.19 AC.

C-NTA 17
160.34 AC.

C-NTA 17
160.34 AC.

WPA 28
1.43 AC.

C-NTA 18
0.01 AC.

C-FP 21
0.15 AC.

C-FP 20
0.12 AC.

C-FP 19
0.01 AC.

SGW 5-3

6' ASPHALT PATH

15' NON-WOODY BUFFER

25' STORM DRAIN ESMT

24"RCP

SWM ESMT

C-NTA 17
160.34 AC.

WPA 27
5.29 AC.

OUTPARCEL Q
6,574,242 S.F.
150.92 ACRES
(TO BE SUBDIVIDED UNDER
SEPERATE PROPOSAL)

WP-NC 17
21.53 AC.

PART 4
WSSC EASEMENT
L.4722 F.254

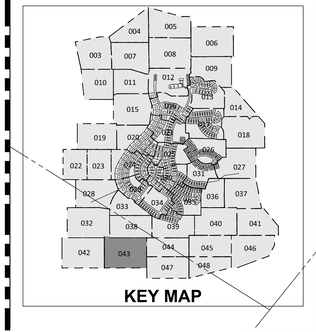
PART 3
WSSC EASEMENT
L.4722 F.254
WSSC EASEMENT
L.4926 F.75

WSSC EASEMENT
L.12834 F.623

PARCEL E
PLAT FOUR
RUSTIC RIDGE
P.B. 183 PG. 84

EXISTING
ROSE
PLACE
60' R/W

ST 164
ST 165
ST 53
ST 50
ST 51



LEGEND

PMA	PRIORITY MANAGEMENT AREA
WB WB	WETLAND BUFFER
WET	WETLAND BOUNDARY
TOB TOB	TOP OF BANK
FP	100-YEAR FLOODPLAIN
FP BRL	100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
RTE	RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
RTEB	RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER
LOD	LIMITS OF DISTURBANCE
TPF	TREE PROTECTION FENCE TEMPORARY
PPF	TREE PROTECTION FENCE PERMANENT
1.5 SFL 1.5 SFL 1.5 SFL	SLOPE STABILITY DELINEATION LINE
△	FOREST RETENTION SIGN
●	REFORESTATION - AFFORESTATION SIGN
	EXISTING WETLANDS
	WOODLAND PRESERVATION AREA (WPA)
	WOODLAND PRESERVED-NOT CREDITED (WP-NC)
	CLEARED FLOODPLAIN AREA (C-FP)
	WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
	WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC)
	LANDSCAPE AREAS (LA)
	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
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43	9.86	4.38	5.48	5.49	4.38	3.99	0.15		1.50		4.22	

30 15 0 30 60 90

SCALE: 1"=30'

NORTH

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

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SUITE 120
COLUMBIA, MD, 21046
410.381.3263
JEFF DRISCOLL
JDRISCOL@TOLLBROTHERS.COM

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ROB TILSON RLA ,FASLA
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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL
Digitally signed by Joshua C. Sloan
Date: 2024.08.16 10:24:08 -04'00'
Joshua C. Sloan
LANDSCAPE ARCHITECT
STATE OF MARYLAND
No. 3715

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 3715
EXPIRATION DATE: MAY 13, 2026

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M-NCPPC APPROVAL
PROJECT NAME:
PROJECT NUMBER:
For Conditions of Approval see Site Plan Cover Sheet of Approval Sheet. Revision numbers must be included in the Project Number

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S. NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT VM50580
DRAWING NO. TCPII-043
SHEET NO. C-342

LAYOUT: 043, Plotted By: Posthuma

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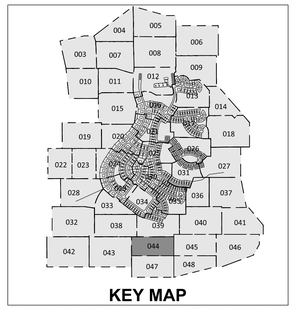
MATCH LINE SEE SHEET 038

MATCH LINE SEE SHEET 039

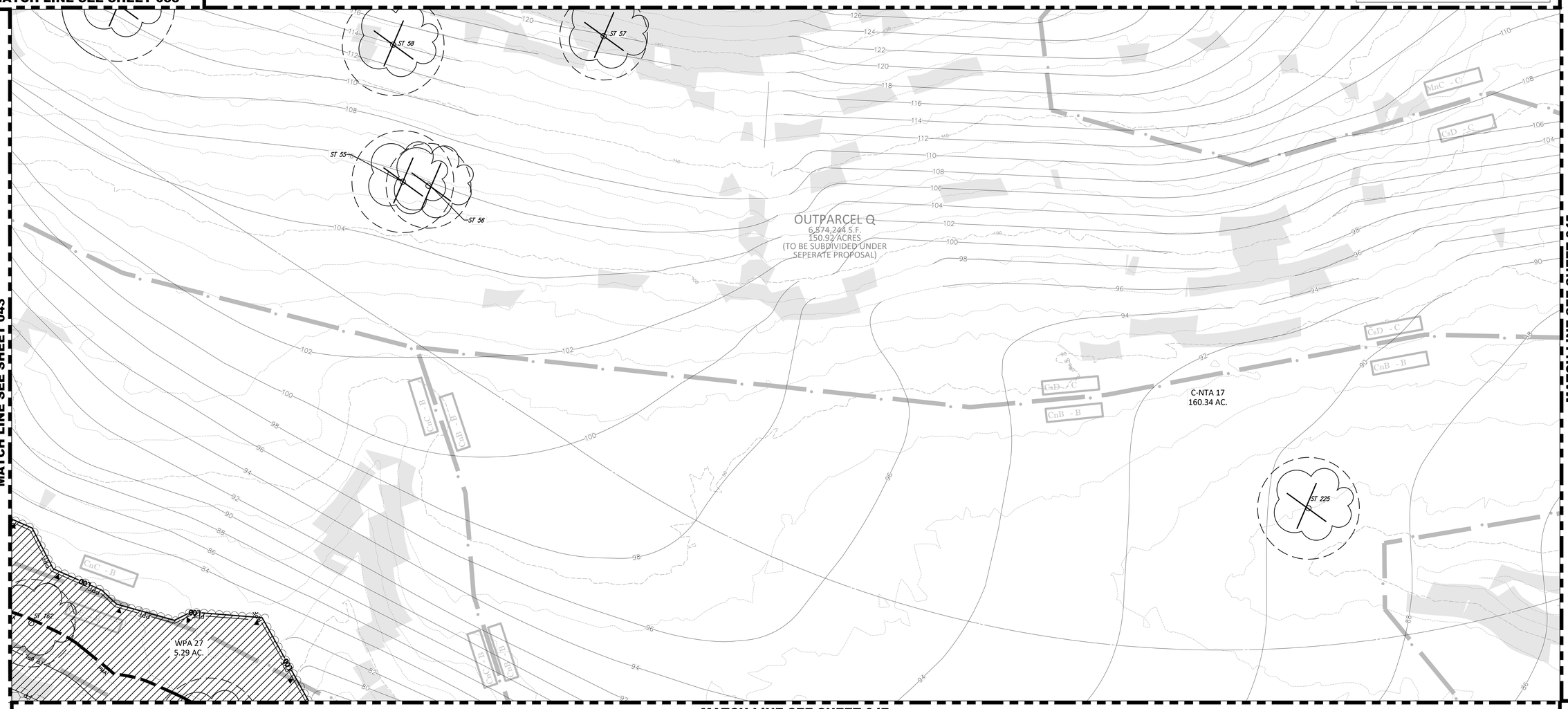
MATCH LINE SEE SHEET 043

MATCH LINE SEE SHEET 045

MATCH LINE SEE SHEET 047



KEY MAP



LEGEND

- PRIORITY MANAGEMENT AREA (PMA)
- WETLAND BUFFER (WB)
- WETLAND BOUNDARY (WET)
- TOP OF BANK (TOB)
- 100-YEAR FLOODPLAIN (FP)
- 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE (FP BRL)
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY (RTE)
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER (RTEB)
- LIMITS OF DISTURBANCE (LOD)
- TREE PROTECTION FENCE TEMPORARY (TPF)
- TREE PROTECTION FENCE PERMANENT (PPF)
- SLOPE STABILITY DELINEATION LINE (1.5 SFL 1.5 SFL 1.5 SFL)
- FOREST RETENTION SIGN
- REFORESTATION - AFFORESTATION SIGN
- EXISTING WETLANDS
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- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
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- WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC)
- LANDSCAPE AREAS (LA)
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

30 15 0 30 60 90

SCALE: 1"=30'

NORTH

Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
44	12.30	-	12.30	12.30	-	11.97			0.33			

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

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M-NCPPC APPROVAL

PROJECT NAME:

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LAYOUT: 044, Plotted By: Posthuma

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REVISIONS	DATE

LOCUST HILL

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UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL

Joshua C. Sloan

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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT: VM50580
DRAWING NO.: TCPII-044
SHEET NO.: C-343

I:\50580-01\000\02\DWG\CAD\SITE\PLOT SHEETS\50580002_TCP2-027-15-044.dwg - Friday, May 10, 2024 1:31:25 PM

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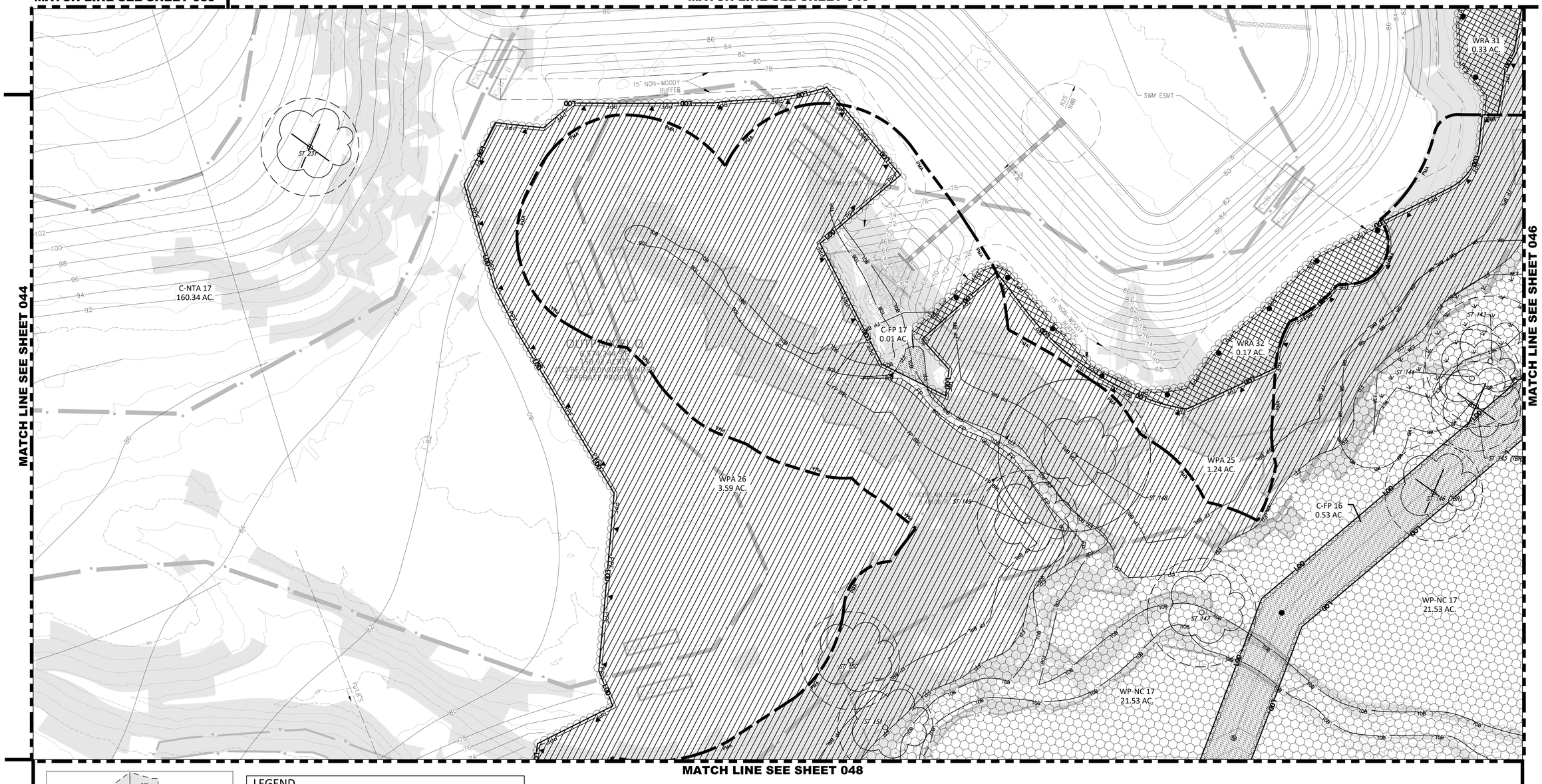
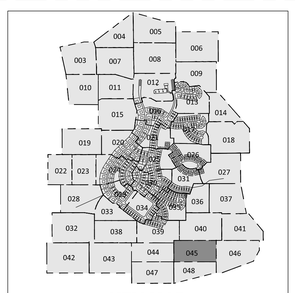
MATCH LINE SEE SHEET 040

MATCH LINE SEE SHEET 044

MATCH LINE SEE SHEET 046

MATCH LINE SEE SHEET 048





LEGEND

- PMA — PRIORITY MANAGEMENT AREA
- WB WB — WETLAND BUFFER
- WET — WETLAND BOUNDARY
- TOB TOB — TOP OF BANK
- FP — 100-YEAR FLOODPLAIN
- FP BRL — 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
- RTE — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
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45	13.88	2.04	11.84	11.85	2.04	7.66	0.29		4.19	0.23	1.75	

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

	Approved by	Date	DRD #	Reason for Revision
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02	Suzanne M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

30 15 0 30 60 90

SCALE: 1"=30'

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JEFF DRISCOLL
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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL
Digitally signed by Joshua C. Sloan
Date: 2024.05.08 09:37:10 -04'00'
Joshua C. Sloan
Landscape Architect
Expires: 5-31-2025
MD 3775

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 3775
EXPIRATION DATE: MAY 31, 2025

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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT NO. VM50580
DRAWING NO. TCPII-045
SHEET NO. C-344

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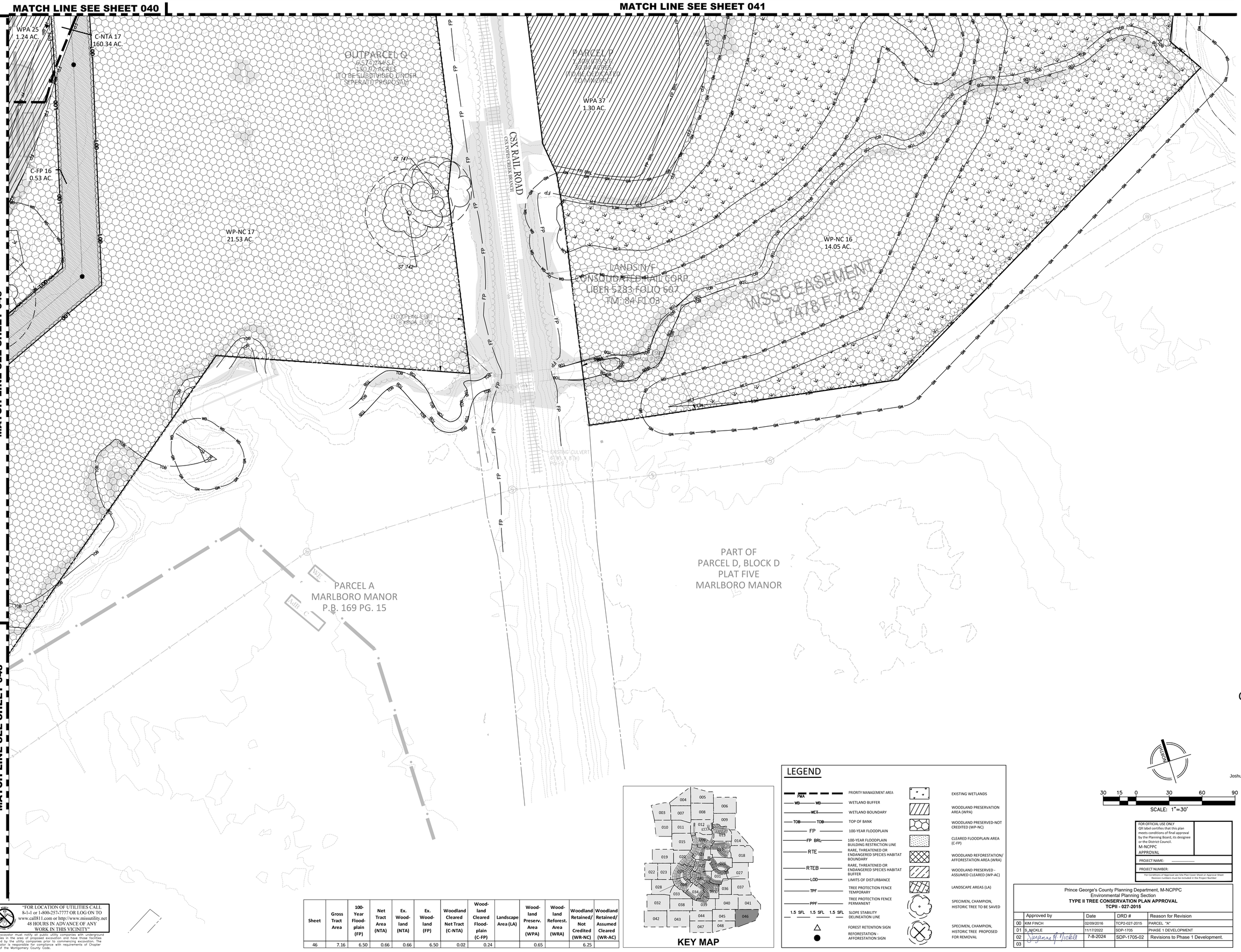
MATCH LINE SEE SHEET 040

MATCH LINE SEE SHEET 041

MATCH LINE SEE SHEET 045

MATCH LINE SEE SHEET 048



Sheet	Gross Tract Area	100-Year Floodplain (FP)	Net Tract Area (NTA)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Landscape Area (LA)	Woodland Preserv. Area (WPA)	Woodland Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
46	7.16	6.50	0.66	0.66	6.50	0.02	0.24		0.65		6.25	

LEGEND

- PRIORITY MANAGEMENT AREA (PMA)
- WETLAND BUFFER (WB)
- WETLAND BOUNDARY (WET)
- TOP OF BANK (TOB)
- 100-YEAR FLOODPLAIN (FP)
- 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE (FP BRL)
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY (RTE)
- RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER (RTEB)
- LIMITS OF DISTURBANCE (LOD)
- TREE PROTECTION FENCE TEMPORARY (TPF)
- TREE PROTECTION FENCE PERMANENT (PPF)
- SLOPE STABILITY DELINEATION LINE (1.5 SFL 1.5 SFL 1.5 SFL)
- FOREST RETENTION SIGN
- REFORESTATION - AFFORESTATION SIGN
- EXISTING WETLANDS
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- CLEARED FLOODPLAIN AREA (C-FP)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC)
- LANDSCAPE AREAS (LA)
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

NORTH

30 15 0 30 60 90

SCALE: 1"=30'

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M-NCPPC APPROVAL

PROJECT NAME:

PROJECT NUMBER:

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

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S. NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

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301.916.4100 | vika.com
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COLUMBIA, MD, 21046
410.381.3263
JEFF DRISCOLL
JDRISCOL@TOLLBROTHERS.COM

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ROB TILSON RLA ,FASLA
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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL

Joshua C. Sloan

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JOSHUA SLOAN LICENSE No. 376
EXPIRATION DATE: MAY 13, 2025

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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT: VM50580

DRAWING NO.: TCPII-046

SHEET NO.: C-345

LAYOUT: 046, Plotted By: Posthuma

XREFS:

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MATCH LINE SEE SHEET 044

MATCH LINE SEE SHEET 043

MATCH LINE SEE SHEET 048

C-NTA 17
160.34 AC.

OUTPARCEL Q
6,575,244 S.F.
150.92 ACRES
(TO BE SUBDIVIDED UNDER
SEPERATE PROPOSAL)

WPA 27
5.29 AC.

WP-NC 17
21.53 AC.

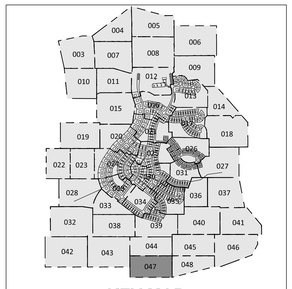
PART 3
C EASEMENT
.7478 F.727

LANDS N/F
STEPHAN E. KRISHACK AND
CELINE MEYONG KRISHACK
LIBER 33866 FOLIO 405
P.B. 203 PG. 13
TM: 84 E1 16

WE - C/D

LEGEND

PMA	PRIORITY MANAGEMENT AREA
WB	WETLAND BUFFER
WET	WETLAND BOUNDARY
TOB	TOP OF BANK
FP	100-YEAR FLOODPLAIN
FP BRL	100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
RTE	RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
RTEB	RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER
LOD	LIMITS OF DISTURBANCE
TPF	TREE PROTECTION FENCE TEMPORARY
PPF	TREE PROTECTION FENCE PERMANENT
1.5 SFL 1.5 SFL 1.5 SFL	SLOPE STABILITY DELINEATION LINE
△	FOREST RETENTION SIGN
●	REFORESTATION - AFFORESTATION SIGN
	EXISTING WETLANDS
	WOODLAND PRESERVATION AREA (WPA)
	WOODLAND PRESERVED-NOT CREDITED (WP-NC)
	CLEARED FLOODPLAIN AREA (C-FP)
	WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
	WOODLAND PRESERVED - ASSUMED CLEARED (WP-AC)
	LANDSCAPE AREAS (LA)
	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL



KEY MAP

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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Sheet	Gross Tract Area	100-Year Flood-plain (FP)	Net Tract Area (NTA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net Tract (C-NTA)	Wood-land Cleared Flood-plain (C-FP)	Landscape Area (LA)	Wood-land Preserv. Area (WPA)	Wood-land Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
47	7.44	2.04	5.40	5.40	2.04	2.35			3.05		2.04	

30 15 0 30 60 90

SCALE: 1"=30'

NORTH

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:
PROJECT NUMBER:
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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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT VM50580
DRAWING NO. TCPII-047
SHEET NO. C-346

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S. NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

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REVISIONS	DATE

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PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

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Joshua C. Sloan

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JOSHUA SLOAN LICENSE No. 3776
EXPIRATION DATE: MAY 11, 2026

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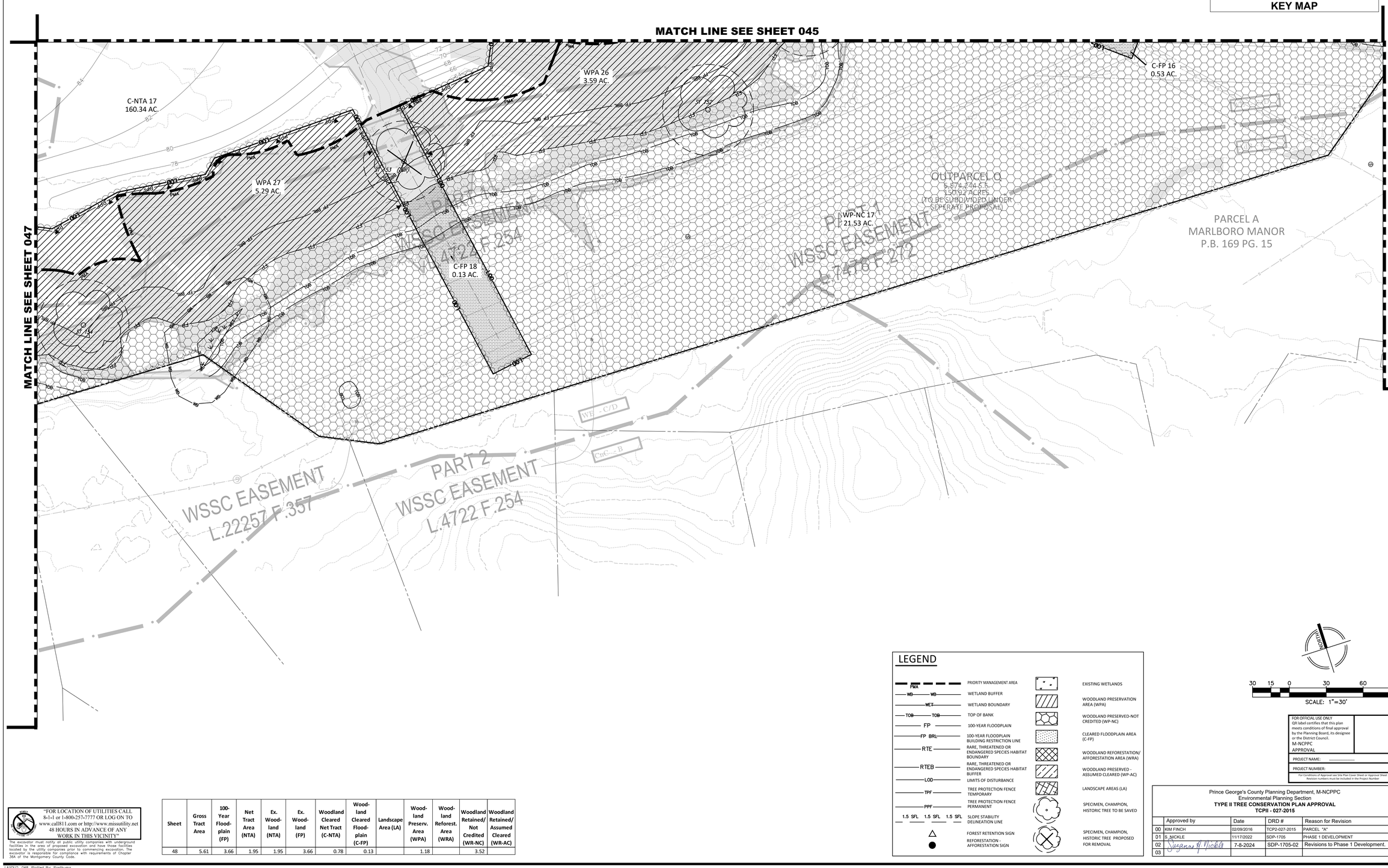

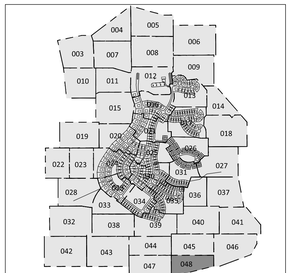

LEGEND

- PMA — PRIORITY MANAGEMENT AREA
- WB — WETLAND BUFFER
- WET — WETLAND BOUNDARY
- TOB — TOP OF BANK
- FP — 100-YEAR FLOODPLAIN
- FP BRL — 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
- RTE — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BOUNDARY
- RTEB — RARE, THREATENED OR ENDANGERED SPECIES HABITAT BUFFER
- LOD — LIMITS OF DISTURBANCE
- TPF — TREE PROTECTION FENCE TEMPORARY
- PPF — TREE PROTECTION FENCE PERMANENT
- 1.5 SFL 1.5 SFL 1.5 SFL — SLOPE STABILITY DELINEATION LINE
- FOREST RETENTION SIGN
- REFORESTATION - AFFORESTATION SIGN
- EXISTING WETLANDS
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48	5.61	3.66	1.95	1.95	3.66	0.78	0.13		1.18		3.52	

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NORTH

30 15 0 30 60 90

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M-NCPPC
APPROVAL

PROJECT NAME: _____

PROJECT NUMBER:

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Environmental Planning Section
TYPE II TREE CONSERVATION PLAN APPROVAL
TCPII - 027-2015

	Approved by	Date	DRD #	Reason for Revision
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REVISIONS	DATE

LOCUST HILL

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TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II

PROFESSIONAL SEAL

Joshua C. Sloan

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JOSHUA SLOAN LICENSE No. 3775
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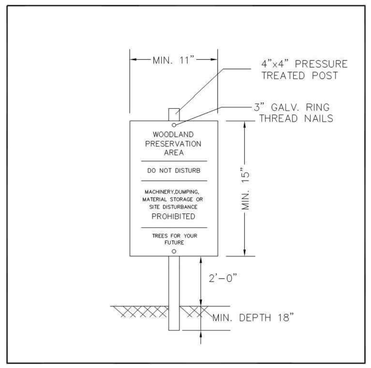
DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT VM50580
DRAWING NO. TCPII-048
SHEET NO. C-347

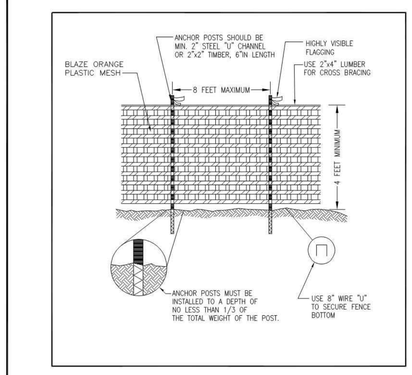


NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE AND POSTED ON A TPF 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 UNTIL TPF IS REMOVED AND PERMANENT SIGNAGE CAN BE INSTALLED ON POSTS.

WOODLAND PRESERVATION AREA SIGN

NTS

August 2010 A-4, DET-1



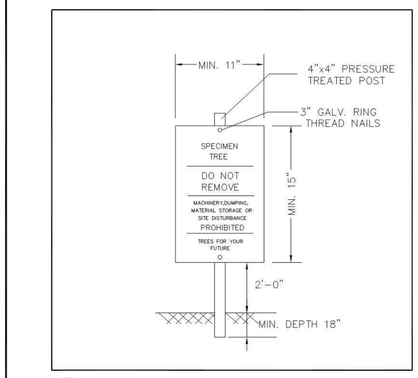
NOTES: (MUST BE INCLUDED WITH DETAIL)

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



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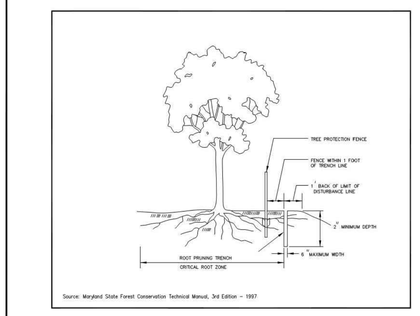
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF LOD FOR INDIVIDUAL SPECIMEN TREES WHICH REQUIRE TPF TO PROTECT THEIR CRITICAL ROOT ZONE (CRZ) AND BE REMOVED WHEN TPF IS REMOVED.

SPECIMEN TREE SIGN

NTS

August 2010 A-4, DET-3



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

ROOT PRUNING

NTS

August 2010 A-4, DET-10

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

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 THE SAME TIME AS PERMANENT TREE PROTECTION FENCE AND PLANTING.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING PLANTING 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

Tree Pruning

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

Prince George's County Planning Department, M-NCPPC Environmental Planning Section **TYPE II TREE CONSERVATION PLAN APPROVAL** **TCPII - 027-2015**				
	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S. NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
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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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II DETAILS

PROFESSIONAL SEAL
Joshua C. Sloan
Digitally signed by Joshua C. Sloan
Date: 2024.05.21 14:41:41 -04'00'
STATE OF MARYLAND
JOSHUA C. SLOAN
No. 3775
LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 3775
EXPIRATION DATE: MAY 13, 2026

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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT: VM50580

DRAWING NO.: TCPII-049

SHEET NO.: C-350

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

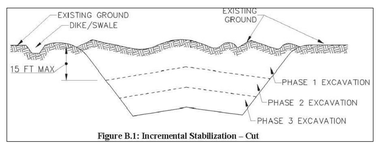

Figure B.1: Incremental Stabilization – Cut

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.
   e. 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.

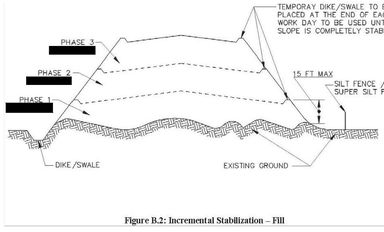

Figure B.2: Incremental Stabilization – Fill

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, REMOVE 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 AN IRREGULAR 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.

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

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, TRASH, 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 ANALYSES MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR GOVERNMENTAL 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 (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIME MUST BE GROUND TO SUCH A 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 LABORATORY IF REQUESTED. ALL SEED 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 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 (PHOSPHOROUS), 200 POUNDS PER ACRE; K2O (POTASSIUM), 200 POUNDS PER ACRE.
   h. LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 2 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 WHEN 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 MUSTY, MOLDY, CAKED, DECAYED 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 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 FLEXIBLE, POROUS GROUND COVER ON SOIL SURFACES HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST NOT INHIBIT SEED GERMINATION WHEN IN CONTACT WITH THE SOIL. WCFM MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.
      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 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 TO PARTIALLY SHADE THE SOIL SURFACE IS NOT TO BE MORE THAN 1 LAYER DEEP. DO NOT APPLY MULCH SO THICK THAT SUNLIGHT IS EXCLUDED. APPLY 750 POUNDS WOOD CELLULOSE FIBER USED AS MULCH PER ACRE 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 IN PREFERRED ORDER), 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 ALONG THE CONTOUR. 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. SYNTHETIC 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 OF MULCHED AREAS, 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 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

HARDINESS ZONE (from Figure B.3): ZONE 7A SEED MIXTURE (from Table B.1)					FERTILIZER RATE (19-20-20)	LIME RATE
NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS		
			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"	436 LB/AC (10 LB/1000 SF)	2 TONS/AC (90 LB/1000 SF)
7	PEARL MILLET	20	6/1 - 7/31	0.5"		

PERMANENT SEEDING SUMMARY

HARDINESS ZONE (from Figure B.3): ZONE 7A SEED MIXTURE (from Table B.3)					FERTILIZER RATE (10-20-20)			LIME RATE
NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	N	P2O5	K2O	
9	TALL FESCUE KENTUCKY BLUEGRASS PERENNIAL RYE GRASS	60 40 20	3/1 - 5/15 8/1 - 10/15	1/4" - 1/2"	45 LB/AC (1.0 LB/1000 SF)	90 LB/AC (2 LB/1000 SF)	90 LB/AC (2 LB/1000 SF)	2 TONS/AC (90 LB/1000 SF)
5	HARD FESCUE PERENNIAL RYE GRASS TALL FESCUE	20 10 15	3/1 - 5/15 8/1 - 10/15	1/4" - 1/2"				
1	SWITCH GRASS CREEPING RED FESCUE PERENNIAL RYEGRASS	10 15 4	3/1 - 5/15	1/4" - 1/2"				

B. SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

1. GENERAL SPECIFICATIONS
   a. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.
   b. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF ¾ INCH, PLUS OR MINUS ¼ INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.
   c. STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.
   d. SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
   e. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.

2. SOD INSTALLATION
   a. DURING PERIODS OF EXCESSIVEL

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 not be left after closing the hole which would allow the roots to dry out. See planting details for further explanation. If the

   contractor wishes to plant by another method, the preparer of this tree conservation plan must be contacted and give his approval before planting may begin.
7. Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory.
8. Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.
9. Soil Improvement Measures: the soil shall then be improved according to the recommendations made by the testing company.
10. Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operations unless it was installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.
11. Planting method: Consult the Planting Detail(s) shown on this plan.
12. Mulching: Apply two-inch thick layer of woodchip or shredded hardwood 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/Afforestion 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.

INVASIVE PLANT SPECIES PLAN

1. 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.
2. 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.
3. THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES.

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

LAYOUT: TCP2-SDP-1705-02-051, Plotted By: Posthuma

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S. NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Stephanie J. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
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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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II DETAILS

PROFESSIONAL SEAL

Joshua C. Sloan

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
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EXPIRATION DATE: MAY 13, 2026

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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT: VM50580
DRAWING NO.: TCPII-051
SHEET NO.: C-352

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N	COMMON NAME	SCIENTIFIC NAME	DBH (INCHE	CONDITIO	COMMENTS	DISPOSITIC	TCP1 Approx	TCP2 Approx
1	Yellow Poplar	*Liriodendron tulipifera*	30	Poor	Decay	Removed	Removed	Removed
2	Yellow Poplar	*Liriodendron tulipifera*	32	Good		Removed	Removed	Removed
3	Yellow Poplar	*Liriodendron tulipifera*	36	Good		Removed	Removed	Removed
4	Yellow Poplar	*Liriodendron tulipifera*	34	Good		Removed	Removed	Removed
5	Sweetgum	*Liquidambar styraciflua*	38	Poor	Decay	Removed	Removed	Removed
6	Yellow Poplar	*Liriodendron tulipifera*	66	Poor	Hollow	Removed		Removed
7	Red Oak	*Quercus falcata*	38	Poor	Dieback	Removed		
8	Yellow Poplar	*Liriodendron tulipifera*	34	Good				
9	Yellow Poplar	*Liriodendron tulipifera*	32	Good				
10	Yellow Poplar	*Liriodendron tulipifera*	30	Good		Saved	Removed	
11	Yellow Poplar	*Liriodendron tulipifera*	33	Good		Saved	Removed	
12	Yellow Poplar	*Liriodendron tulipifera*	38	Good		Saved	Removed	
13	Yellow Poplar	*Liriodendron tulipifera*	32	Good		Saved	Removed	
14	Yellow Poplar	*Liriodendron tulipifera*	42	Good		Saved	Removed	
15	Yellow Poplar	*Liriodendron tulipifera*	32	Good		Saved	Removed	
16	Yellow Poplar	*Liriodendron tulipifera*	32	Good		Saved	Removed	
17	Yellow Poplar	*Liriodendron tulipifera*	40	Good				
18	Red Oak	*Quercus falcata*	35	Good		Saved	Removed	
19	White Oak	*Quercus alba*	34	Poor	Decay	Removed	Removed	Removed
20	Red Oak	*Quercus falcata*	34	Poor	Decay	Removed		Removed
21	Red Oak	*Quercus falcata*	34	Poor	Decay			
22	Sweetgum	*Liquidambar styraciflua*	35	Poor	Decay/Hollow			
23	Sweetgum	*Liquidambar styraciflua*	34	Poor	Decay/Hollow			
24	Red Oak	*Quercus falcata*	36	Poor	Decay/Hollow			
25	Sweetgum	*Liquidambar styraciflua*	32	Good				
26	White Oak	*Quercus alba*	35	Good				
27	Sweetgum	*Liquidambar styraciflua*	35	Good				
28	Red Oak	*Quercus falcata*	48	Fair	Limited Decay/Fork			
29	Black Cherry	*Prunus serotina*	30	Good				
30	Red Oak	*Quercus falcata*	36	Good				
31	Red Oak	*Quercus falcata*	35	Good				
32	Scarlet Oak	*Quercus coccinea*	44	Good				
33	Sycamore	*Platanus occidentalis*	32	Good				
34	Sycamore	*Platanus occidentalis*	34	Good				
35	Beech	*Fagus grandifolia*	35	Poor	Decay	Removed		Removed
36	Scarlet Oak	*Quercus coccinea*	38	Poor	Decay			
37	Yellow Poplar	*Liriodendron tulipifera*	40	Good				
38	Yellow Poplar	*Liriodendron tulipifera*	38	Good				
39	Yellow Poplar	*Liriodendron tulipifera*	36	Good				
40	Yellow Poplar	*Liriodendron tulipifera*	35	Poor				
41	Yellow Poplar	*Liriodendron tulipifera*	32	Good				
42	White Oak	*Quercus alba*	37	Average	Limited Decay/Fork			
43	Yellow Poplar	*Liriodendron tulipifera*	34	Good		Removed	Removed	
44	Yellow Poplar	*Liriodendron tulipifera*	34	Good		Removed	Removed	
45	Yellow Poplar	*Liriodendron tulipifera*	34	Good		Removed	Removed	
46	Scarlet Oak	*Quercus coccinea*	32	Good				
47	Yellow Poplar	*Liriodendron tulipifera*	46	Poor	Decay/Dieback			
48	White Oak	*Quercus alba*	30	Good		Removed	Removed	
49	Yellow Poplar	*Liriodendron tulipifera*	35	Good		Removed	Removed	
50	Yellow Poplar	*Liriodendron tulipifera*	35	Good				
51	Red Oak	*Quercus falcata*	30	Good		Saved	Removed	
52	Yellow Poplar	*Liriodendron tulipifera*	31	Good		Removed	Removed	
53	Yellow Poplar	*Liriodendron tulipifera*	30	Good		Removed	Removed	
54	Yellow Poplar	*Liriodendron tulipifera*	35	Good		Removed		
55	Yellow Poplar	*Liriodendron tulipifera*	36	Fair	Limited Decay	Removed	Removed	
56	White Oak	*Quercus alba*	30	Good		Removed	Removed	
57	Yellow Poplar	*Liriodendron tulipifera*	31	Good		Removed		
58	Yellow Poplar	*Liriodendron tulipifera*	36	Poor	Decay	Removed		
59	White Oak	*Quercus alba*	30	Fair	Decay			
60	Yellow Poplar	*Liriodendron tulipifera*	35	Average	Dieback			
61	Red Oak	*Quercus falcata*	42	Poor	Decay			
62	Red Oak	*Quercus falcata*	35	Poor	Decay			
63	Yellow Poplar	*Liriodendron tulipifera*	33	Good				
64	Yellow Poplar	*Liriodendron tulipifera*	30	Good				
65	Yellow Poplar	*Liriodendron tulipifera*	38	Poor	Decay			
66	Yellow Poplar	*Liriodendron tulipifera*	35	Good				
67	Yellow Poplar	*Liriodendron tulipifera*	36	Poor	Decay/Dieback			
68	Sycamore	*Platanus occidentalis*	30	Average	Dieback			
69	Yellow Poplar	*Liriodendron tulipifera*	33	Good				
70	Sycamore	*Platanus occidentalis*	30	Poor	Hollow			
71	Sycamore	*Platanus occidentalis*	35	Good				
72	Red Oak	*Quercus falcata*	36	Good		Removed	Removed	Removed
73	Sycamore	*Platanus occidentalis*	34	Poor	Decay	Removed	Removed	Removed
74	Sycamore	*Platanus occidentalis*	36	Average	Dieback	Removed		Removed
75	Sycamore	*Platanus occidentalis*	34	Average	Dieback	Removed		Removed
76	Sycamore	*Platanus occidentalis*	44	Average	Limited Decay	Removed	Removed	Removed
77	Red Oak	*Quercus falcata*	31	Good		Saved	Removed	
78	River Birch	*Betula nigra*	31	Good				
79	Sycamore	*Platanus occidentalis*	35	Good				
80	Sycamore	*Platanus occidentalis*	32	Good				
81	Scarlet Oak	*Quercus coccinea*	32	Good				
82	Beech	*Fagus grandifolia*	30	Good				
83	Sycamore	*Platanus occidentalis*	37	Good				
84	Yellow Poplar	*Liriodendron tulipifera*	34	Poor	Decay			
85	Beech	*Fagus grandifolia*	34	Good				
86	Hickory	*Carya sp.*	34	Good				
87	Yellow Poplar	*Liriodendron tulipifera*	34	Poor	Decay			
88	Hickory	*Carya sp.*	30	Poor	Decay			
89	Red Maple	*Acer rubrum*	30	Poor				
90	Yellow Poplar	*Liriodendron tulipifera*	34	Good				
91	Red Maple	*Acer rubrum*	33	Good	Decay			
92	Beech	*Fagus grandifolia*	44	Poor	Decay			
93	Beech	*Fagus grandifolia*	40	Good				
94	Red Oak	*Quercus falcata*	36	Good				
95	Scarlet Oak	*Quercus coccinea*	38	Good				
96	Scarlet Oak	*Quercus coccinea*	31	Good				
97	Yellow Poplar	*Carya sp.*	36	Good				
98	Yellow Poplar	*Liriodendron tulipifera*	36	Good		Removed		
99	Yellow Poplar	*Liriodendron tulipifera*	32	Good		Removed	Removed	
100	Yellow Poplar	*Liriodendron tulipifera*	46	Poor	Decay/Split	Removed	Removed	
101	Yellow Poplar	*Liriodendron tulipifera*	42	Poor	Decay/Split	Removed	Removed	
102	Blackgum	*Nyssa sylvatica*	35	Poor	Decay/Hollow	Removed	Removed	
103	Yellow Poplar	*Liriodendron tulipifera*	40	Good		Removed	Removed	
104	Yellow Poplar	*Liriodendron tulipifera*	42	Good		Removed		
105	Red Maple	*Acer rubrum*	32	Good				
106	Yellow Poplar	*Liriodendron tulipifera*	38	Good				
107	Yellow Poplar	*Liriodendron tulipifera*	30	Good		Removed		
108	Yellow Poplar	*Liriodendron tulipifera*	32	Good				
109	Yellow Poplar	*Liriodendron tulipifera*	30	Good				
110	Beech	*Fagus grandifolia*	42	Poor	Decay			
111	Yellow Poplar	*Liriodendron tulipifera*	52	Poor	Decay			
112	Yellow Poplar	*Liriodendron tulipifera*	30	Good				
113	Yellow Poplar	*Liriodendron tulipifera*	38	Poor	Decay			
114	Yellow Poplar	*Liriodendron tulipifera*	32	Good				
115	Yellow Poplar	*Liriodendron tulipifera*	36	Good		Removed		
116	Red Oak	*Quercus falcata*	35	Good		Saved		Removed
117	Yellow Poplar	*Liriodendron tulipifera*	30	Good				
118	Beech	*Fagus grandifolia*	30	Good				
119	Red Oak	*Quercus falcata*	32	Fair	Decay/Fork	Removed		Removed
120	White Oak	*Quercus alba*	35	Fair	Decay			

N	COMMON NAME	SCIENTIFIC NAME	DBH (INCHE	CONDITIO	COMMENTS	DISPOSITIC	TCP1 Approx	TCP2 Approx
121	Scarlet Oak	*Quercus coccinea*	44	Poor	Decay/Hollow			
122	Red Oak	*Quercus falcata*	34	Good				
123	Scarlet Oak	*Quercus coccinea*	34	Poor	Decay			
124	Yellow Poplar	*Liriodendron tulipifera*	38	Average	Some Dieback			
125	Yellow Poplar	*Liriodendron tulipifera*	49	Poor	Decay			
126	Red Oak	*Quercus falcata*	37	Poor	Decay			
127	Yellow Poplar	*Liriodendron tulipifera*	30	Good		Removed		Removed
128	Yellow Poplar	*Liriodendron tulipifera*	32	Good		Removed		Removed
129	Red Oak	*Quercus falcata*	42	Poor	Decay			
130	White Oak	*Quercus alba*	54	Poor	Decay			
131	Yellow Poplar	*Liriodendron tulipifera*	34	Poor	Decay	Removed		Removed
132	Yellow Poplar	*Liriodendron tulipifera*	30	Poor	Decay	Removed		
133	Yellow Poplar	*Liriodendron tulipifera*	36	Good		Removed	Removed	Removed
134	Yellow Poplar	*Liriodendron tulipifera*	30	Good		Removed	Removed	
135	Yellow Poplar	*Liriodendron tulipifera*	47	Poor	V-Fork			
136	Yellow Poplar	*Liriodendron tulipifera*	30	Good				
137	Yellow Poplar	*Liriodendron tulipifera*	36	Poor	Decay			
138	Yellow Poplar	*Liriodendron tulipifera*	49	Poor	Decay/V-Fork			
139	Sweetgum	*Liquidambar styraciflua*	36	Good				
140	Yellow Poplar	*Liriodendron tulipifera*	45	Poor	Decay/Form	Removed		Removed
141	Yellow Poplar	*Liriodendron tulipifera*	32	Good				
142	Yellow Poplar	*Liriodendron tulipifera*	40	Good				
143	Sycamore	*Platanus occidentalis*	48	Good				
144	Sycamore	*Platanus occidentalis*	36	Good				
145	Sycamore	*Platanus occidentalis*	33	Good		Removed		
146	Sycamore	*Platanus occidentalis*	36	Good		Removed		
147	Yellow Poplar	*Liriodendron tulipifera*	40	Good				
148	Yellow Poplar	*Liriodendron tulipifera*	56	Poor	Decay			
149	Yellow Poplar	*Liriodendron tulipifera*	37	Poor	Decay/Dieback			
150	White Oak	*Quercus alba*	36	Poor	Decay/V-Fork			
151	Yellow Poplar	*Liriodendron tulipifera*	35	Poor	Hollow			
152	Yellow Poplar	*Liriodendron tulipifera*	37	Good				
153	White Oak	*Quercus alba*	33	Good		Removed		
154	Yellow Poplar	*Liriodendron tulipifera*	37	Good				
155	Yellow Poplar	*Liriodendron tulipifera*	38	Good				
156	Beech	*Fagus grandifolia*	37	Fair	V-Fork	Removed		
157	Yellow Poplar	*Liriodendron tulipifera*	38	Good				
158	Yellow Poplar	*Liriodendron tulipifera*	31	Good				
159	Yellow Poplar	*Liriodendron tulipifera*	36	Good				
160	Yellow Poplar	*Liriodendron tulipifera*	35	Poor	Hollow			
161	White Oak	*Quercus alba*	37	Poor	Decay			
162	White Oak	*Quercus alba*	31	Good				
163	White Oak	*Quercus alba*	36	Good				
164	Red Oak	*Quercus falcata*	32	Good		Removed		
165	Red Oak	*Quercus falcata*	30	Good		Removed		
166	Red Oak	*Quercus falcata*	35	Poor	Hollow			
167	Yellow Poplar	*Liriodendron tulipifera*	37	Poor	Decay/Hollow	Removed	Removed	
168	Yellow Poplar	*Liriodendron tulipifera*	40	Good		Removed	Removed	
169	Yellow Poplar	*Liriodendron tulipifera*	33	Good		Removed	Removed	
170	Yellow Poplar	*Liriodendron tulipifera*	47	Poor	Decay/Hollow	Removed	Removed	
171	Yellow Poplar	*Liriodendron tulipifera*	40	Poor	Decay			
172	Red Maple	*Acer rubrum*	30	Fair	Dieback			
173	Yellow Poplar	*Liriodendron tulipifera*	47	Good				
174	Blackgum	*Nyssa sylvatica*	51	Fair	V-Fork			
175	Yellow Poplar	*Liriodendron tulipifera*	40	Poor	Decay/Dieback			
176	Blackgum	*Nyssa sylvatica*	40	Good				
177	Red Oak	*Quercus falcata*	34	Average	Dieback			
178	Red Maple	*Acer rubrum*	40	Poor	Decay/Hollow			
179	White Oak	*Quercus alba*	34	Good				
180	American Elm	*Ulmus americana*	32	Good				
181	Yellow Poplar	*Liriodendron tulipifera*	66	Poor	Decay/Hollow			
182	Black Oak	*Quercus velutina*	48	Average	Some Dieback/Decay			
183	Yellow Poplar	*Liriodendron tulipifera*	40	Average	Some Dieback/Decay			
184	Yellow Poplar	*Liriodendron tulipifera*	40	Poor	Decay/V-Fork			
185	Green Ash	*Fraxinus pennsylvanica*	36	Good				
186	Yellow Poplar	*Liriodendron tulipifera*	52	Poor	Decay/Dieback			
187	Yellow Poplar	*Liriodendron tulipifera*	46	Average	Dieback			
188	Yellow Poplar	*Liriodendron tulipifera*	32	Good				
189	Yellow Poplar	*Liriodendron tulipifera*	34	Good				
190	Yellow Poplar	*Liriodendron tulipifera*	38	Good				
191	Yellow Poplar	*Liriodendron tulipifera*	36	Good				
192	Yellow Poplar	*Liriodendron tulipifera*	32	Poor	Decay			
193	Yellow Poplar	*Liriodendron tulipifera*	38	Good				
194	Yellow Poplar	*Liriodendron tulipifera*	34	Good				
195	Yellow Poplar	*Liriodendron tulipifera*	33	Good				
196	Yellow Poplar	*Liriodendron tulipifera*	35	Good				
197	Yellow Poplar	*Liriodendron tulipifera*	38	Poor	Decay/Dieback			
198	Yellow Poplar	*Liriodendron tulipifera*	40	Good				
199	Pawpaw	*Asimina triloba*	5	Good				
200	Black Cherry	*Prunus serotina*	38	Poor	Dieback			
201	Yellow Poplar	*Liriodendron tulipifera*	38	Good				
202	Yellow Poplar	*Liriodendron tulipifera*	39	Good				
203	Yellow Poplar	*Liriodendron tulipifera*	39	Good				
204	Yellow Poplar	*Liriodendron tulipifera*	44	Good				
205	Sycamore	*Platanus occidentalis*	31	Good				
206	Yellow Poplar	*Liriodendron tulipifera*	32	Fair	Dieback			
207	Yellow Poplar	*Liriodendron tulipifera*	41	Fair	Dieback			
208	Yellow Poplar	*Liriodendron tulipifera*	35	Good				
209	Yellow Poplar	*Liriodendron tulipifera*	39	Good				
210	Yellow Poplar	*Liriodendron tulipifera*	32	Poor	Dieback/Form			
211	Yellow Poplar	*Liriodendron tulipifera*	35	Fair	Dieback/Form			
212	Yellow Poplar	*Liriodendron tulipifera*	46	Poor	Decay/Broken Top			
213	Yellow Poplar	*Liriodendron tulipifera*	34	Good		Removed		Removed
214	Red Oak	*Quercus falcata*	33	Good		Removed	Removed	Removed
215	Yellow Poplar	*Liriodendron tulipifera*	35	Good				
216	Yellow Poplar	*Liriodendron tulipifera*	38	Poor	Decay			
217	Yellow Poplar	*Liriodendron tulipifera*	37	Good				
218	Yellow Poplar	*Liriodendron tulipifera*	36	Good				
219	Yellow Poplar	*Liriodendron tulipifera*	39	Good				
220	Red Oak	*Quercus falcata*	35	Good		Removed	Removed	
221	White Oak	*Quercus alba*	47	Good		Removed	Removed	
222	Red Oak	*Quercus falcata*	31	Good		Removed		
223	Red Oak	*Quercus falcata*	35	Good		Removed		
224	White Oak	*Quercus alba*	40	Average	Decay	Removed	Removed	
225	White Oak	*Quercus alba*	36	Good		Removed	Removed	
226	Yellow Poplar	*Liriodendron tulipifera*	37	Good		Removed	Removed	
227	Yellow Poplar	*Liriodendron tulipifera*	31	Poor	Decay	Removed		
228	Yellow Poplar	*Liriodendron tulipifera*	38	Average	Dieback			
229	White Oak	*Quercus alba*	36	Good				
230	Yellow Poplar	*Liriodendron tulipifera*	34	Good				
231	Yellow Poplar	*Liriodendron tulipifera*	36	Poor	Decay	Removed	Removed	
232	Beech	*Fagus grandifolia*	30	Good		Removed	Removed	
233	White Oak	*Quercus alba*	34	Good		Removed	Removed	
234	White Oak	*Quercus alba*	48	Average	Decay	Removed	Removed	
235	Red Oak	*Quercus falcata*	34	Average	Decay	Removed	Removed	
236	Beech	*Fagus grandifolia*	34	Average	Decay	Removed	Removed	
237	Yellow Poplar	*Liriodendron tulipifera*	32	Fair	Dieback	Removed	Removed	
238	Yellow Poplar	*Liriodendron tulipifera*	31	Good		Removed	Removed	
239	Yellow Poplar	*Liriodendron tulipifera*	32	Good				
240	Yellow Poplar	*Liriodendron tulipifera*	35	Poor	Dieback			

N	COMMON NAME	SCIENTIFIC NAME	DBH (INCHE	CONDITIO	COMMENTS	DISPOSITIC	TCP1 Approx	TCP2 Approx
241	Yellow Poplar	*Liriodendron tulipifera*	40	Fair	Decay			
242	Red Maple	*Acer rubrum*	34	Poor	Decay			
243	Yellow Poplar	*Liriodendron tulipifera*	40	Poor	Decay			
244	Sycamore	*Platanus occidentalis*	34	Good				
245	Yellow Poplar	*Liriodendron tulipifera*	37	Good				
246	Sweetgum	*Liquidambar styraciflua*	38	Good				
247	Yellow Poplar	*Liriodendron tulipifera*	38	Poor	Decay			
248	Yellow Poplar	*Liriodendron tulipifera*	37	Good				
249	Yellow Poplar	*Liriodendron tulipifera*	33	Poor	Dieback			
250	Yellow Poplar	*Liriodendron tulipifera*	40	Poor	Decay	Removed	Removed	Removed
251	Sycamore	*Platanus occidentalis*	32	Poor	Decay/Dieback	Removed	Removed	Removed
252	Yellow Poplar	*Liriodendron tulipifera*	37	Poor	Decay/Dieback	Removed	Removed	Removed
253	Red Oak	*Quercus falcata*	33	Poor	Top/V-Fork	Removed	Removed	Removed
254	Sycamore	*Platanus occidentalis*	35	Poor	Decay	Removed	Removed	Removed
255	Sycamore	*Platanus occidentalis*	38	Fair	Decay/Branching	Removed	Removed	Removed
256	Scarlet Oak	*Quercus coccinea*	38	Poor	Decay	Removed	Removed	Removed
257	Yellow Poplar	*Liriodendron tulipifera*	34	Poor	Decay	Removed	Removed	Removed
258	Yellow Poplar	*Liriodendron tulipifera*	32	Good		Removed	Removed	Removed
259	Yellow Poplar	*Liriodendron tulipifera*	34	Poor	Decay	Removed	Removed	Removed
260	Red Oak	*Quercus falcata*	31	Good		Removed	Removed	Removed
261	Red Oak	*Quercus falcata*	33	Good		Removed	Removed	Removed
262	Red Oak	*Quercus falcata*	34	Poor	Split	Removed	Removed	Removed
263	Yellow Poplar	*Liriodendron tulipifera*	30	Good		Removed		Removed
264	Yellow Poplar	*Liriodendron tulipifera*	32	Poor	Decay	Removed	Removed	
265	Black Oak	*Quercus velutina*	32	Good		Removed	Removed	
266	Red Oak	*Quercus falcata*	33	Good		Removed	Removed	Removed
267	Black Oak	*Quercus velutina*	47	Poor	Decay	Saved	Removed	
268	Black Oak	*Quercus velutina*	46	Good		Saved	Removed	
269	Black Oak	*Quercus velutina*	36	Good		Saved	Removed	
270	Black Oak	*Quercus velutina*	38	Poor	Decay	Saved	Removed	
271	Red Oak	*Quercus falcata*	40	Poor	Decay	Saved	Removed	
272	Red Oak	*Quercus falcata*	36	Poor	Decay	Saved	Removed	
273	Black Oak	*Quercus velutina*	42	Poor	Decay	Saved	Removed	
274	Black Oak	*Quercus velutina*	36	Good		Saved	Removed	
275	Yellow Poplar	*Liriodendron tulipifera*	34	Poor	Decay/Dieback	Removed	Removed	Removed
276	Red Oak	*Quercus falcata*	35	Poor	Decay			
277	Sweetgum	*Liquidambar styraciflua*	32	Poor	Decay			
278	Yellow Poplar	*Liriodendron tulipifera*	48	Fair	Decay/Dieback			
279	Yellow Poplar	*Liriodendron tulipifera*	32	Poor	Decay			
280	River Birch	*Betula nigra*	34	Good		Removed		Removed
281	Pawpaw	*Asimina triloba*	7	Good		Removed		
282	Red Oak	*Quercus falcata*	34	Good		Removed		
283	Yellow Poplar	*Liriodendron tulipifera*	33	Good		Removed		
284	Yellow Poplar	*Liriodendron tulipifera*	34	Good		Removed	Removed	Removed
285	Yellow Poplar	*Liriodendron tulipifera*	34	Good		Removed	Removed	
286	Pin Oak	*Quercus palustris*	36	Good				
287	Black Walnut	*Juglans nigra*	32	Poor	Decay			
288	Yellow Poplar	*Liriodendron tulipifera*	41	Poor	Decay/Hollow	Removed		Removed
289	Black Walnut	*Juglans nigra*	31	Poor	Decay/Hollow	Removed		Removed
290	Sycamore	*Platanus occidentalis*	38	Fair	Decay	Removed		Removed
291	Yellow Poplar	*Liriodendron tulipifera*	36	Poor	Decay/Dieback	Removed		Removed
292	Sycamore	*Platanus occidentalis*	40	Poor	Decay	Removed		Removed
293	Yellow Poplar	*Liriodendron tulipifera*	39	Good				
294	Yellow Poplar	*Liriodendron tulipifera*	30	Good		Saved	Removed	
295	Sycamore	*Platanus occidentalis*	33	Good		Removed		Removed
296	Yellow Poplar	*Liriodendron tulipifera*	31	Good		Removed		Removed
297	Yellow Poplar	*Liriodendron tulipifera*	34	Good		Removed		Removed
298	Yellow Poplar	*Liriodendron tulipifera*	36	Fair	Decay/Dieback	Removed		Removed
299	Yellow Poplar	*Liriodendron tulipifera*	35	Good		Removed		Removed
300	Yellow Poplar	*Liriodendron tulipifera*	38	Good		Removed		Removed
301	Yellow Poplar	*Liriodendron tulipifera*	35	Good		Removed		Removed
302	Yellow Poplar	*Liriodendron tulipifera*	38	Fair	Dieback	Removed		Removed
303	Yellow Poplar	*Liriodendron tulipifera*	48	Poor	Decay/V-Fork			
304	Yellow Poplar	*Liriodendron tulipifera*	36	Good				
305	Yellow Poplar	*Liriodendron tulipifera*	44	Good		Removed		
306	Yellow Poplar	*Liriodendron tulipifera*	35	Good				
307	White Oak	*Quercus alba*	35	Good		Removed	Removed	Removed
308	White Oak	*Quercus alba*	38	Good		Removed	Removed	Removed
309	White Oak	*Quercus alba*	46	Fair	V-Fork	Removed	Removed	Removed
310	Beech	*Fagus grandifolia*	30	Good		Removed	Removed	Removed
311	White Oak	*Quercus alba*	34	Average	Decay/V-Fork	Removed	Removed	Removed
312	White Oak	*Quercus alba*	35	Poor	Decay/Split	Removed	Removed	Removed
313	Red Oak	*Quercus falcata*	43	Good		Removed	Removed	Removed
314	Yellow Poplar	*Liriodendron tulipifera*	37	Poor	Decay/Dieback	Removed	Removed	Removed
315	White Oak	*Quercus alba*	37	Poor	Decay/Dieback	Saved	Removed	
316	Yellow Poplar	*Liriodendron tulipifera*	38	Poor	Decay/Hollow			
317	Scarlet Oak	*Quercus coccinea*	36	Poor	Decay/Dieback			
318	Yellow Poplar	*Liriodendron tulipifera*	35	Poor	V-Fork			
319	Yellow Poplar	*Liriodendron tulipifera*	31	Poor	V-Fork			
320	Beech	*Fagus grandifolia*	36	Poor	Decay			
321	Beech	*Fagus grandifolia*	40	Poor	Decay/Hollow			
322	Yellow Poplar	*Liriodendron tulipifera*	38	Poor	Decay	Saved	Removed	
323	Beech	*Fagus grandifolia*	38	Poor	Decay/Hollow	Saved	Removed	
324	Yellow Poplar	*Liriodendron tulipifera*	34	Poor	Decay/Dieback	Removed	Removed	Removed
325	Yellow Poplar	*Liriodendron tulipifera*	36	Poor	Decay/Dieback	Removed	Removed	Removed
326	Yellow Poplar	*Liriodendron tulipifera*	34	Poor	Dieback	Removed	Removed	Removed
327	Beech	*Fagus grandifolia*	35	Poor	Decay/Form			
328	Yellow Poplar	*Liriodendron tulipifera*	39	Poor	Decay/Dieback			
329	Red Oak	*Quercus falcata*	37	Poor	Decay			
330	Yellow Poplar	*Liriodendron tulipifera*	35	Poor	Dieback			
331	Red Oak	*Quercus falcata*	34	Poor	Decay			
332	Sweetgum	*Liquidambar styraciflua*	34	Poor	Decay	Removed	Removed	Removed
333	Yellow Poplar	*Liriodendron tulipifera*	42	Good		Removed	Removed	Removed
334	Beech	*Fagus grandifolia*	31	Poor	Decay	Removed	Removed	Removed
335	Red Oak	*Quercus falcata*	34	Poor	Decay	Removed	Removed	Removed

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.

2. "REMOVED" DENOTES SPECIMEN TREES TO BE REMOVED

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S.NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Suzanne M Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

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

SHEET NO. C-353

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REVISIONS | DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MAR

WOODLAND REFORESTATION/AFFORESTATION PLANTING SCHEDULES

Woodland Reforestation/Afforestation Area 1 — 0.24 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
13	Sweet Gum	*Liquidambar styraciflua*	2" cal	20' o.c.	50
13	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	50
11	Eastern Red Cedar	*Juniperus virginiana*	2" cal	20' o.c.	42
6	Scarlet Oak	*Quercus falcata*	2" cal	20' o.c.	25

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
9	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	18
5	Black Cherry	*Prunus serotina*	1" cal	15' o.c.	11
7	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	14
7	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	14
7	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6'o.c.	14
				Total Plant Units:	240

Woodland Reforestation/Afforestation Area 2 — 0.08 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
4	Sweet Gum	*Liquidambar styraciflua*	2" cal	20' o.c.	17
4	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	17
4	Eastern Red Cedar	*Juniperus virginiana*	2" cal	20' o.c.	14
2	Scarlet Oak	*Quercus falcata*	2" cal	20' o.c.	8

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
3	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	6
2	Black Cherry	*Prunus serotina*	1" cal	15' o.c.	4
2	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	5
2	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	5
2	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6'o.c.	5
				Total Plant Units:	80

Woodland Reforestation/Afforestation Area 3 — 1.06 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
56	Sweet Gum	*Liquidambar styraciflua*	2" cal	20' o.c.	223
56	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	223
46	Eastern Red Cedar	*Juniperus virginiana*	2" cal	20' o.c.	186
28	Scarlet Oak	*Quercus falcata*	2" cal	20' o.c.	111

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
40	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	80
24	Black Cherry	*Prunus serotina*	1" cal	15' o.c.	48
32	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	64
32	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	64
32	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6'o.c.	64
				Total Plant Units:	1060

Woodland Reforestation/Afforestation Area 4 — 0.95 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
50	Sweet Gum	*Liquidambar styraciflua*	2" cal	20' o.c.	200
50	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	200
42	Virginia Pine	*Pinus virginiana*	2" cal	20' o.c.	166
25	Scarlet Oak	*Quercus falcata*	2" cal	20' o.c.	100

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
36	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	71
21	Black Cherry	*Prunus serotina*	1" cal	15' o.c.	43
29	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	57
29	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	57
29	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6'o.c.	57
				Total Plant Units:	950

Woodland Reforestation/Afforestation Area 5 — 0.01 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
1.00	Sweet Gum	*Liquidambar styraciflua*	2" cal	20' o.c.	4
1.00	Eastern Red Cedar	*Juniperus virginiana*	2" cal	20' o.c.	4

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
1.00	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	3
				Total Plant Units:	10

Woodland Reforestation/Afforestation Area 6 — 4.50 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
236	Sweet Gum	*Liquidambar styraciflua*	2" cal	20' o.c.	945
236	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	945
197	Eastern Red Cedar	*Juniperus virginiana*	2" cal	20' o.c.	788
118	Scarlet Oak	*Quercus falcata*	2" cal	20' o.c.	473

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
169	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	338
101	Black Cherry	*Prunus serotina*	1" cal	15' o.c.	203
135	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	270
135	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	270
135	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6'o.c.	270
				Total Plant Units:	4500

Woodland Reforestation/Afforestation Area 7 — 12.87 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
676	Sweet Gum	*Liquidambar styraciflua*	2" cal	20' o.c.	2703
676	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	2703
225	Eastern Red Cedar	*Juniperus virginiana*	2" cal	20' o.c.	901
338	Scarlet Oak	*Quercus falcata*	2" cal	20' o.c.	1351

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
483	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	965
290	Black Cherry	*Prunus serotina*	1" cal	15' o.c.	579
386	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	772
386	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	772
386	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6'o.c.	772
				Total Plant Units:	11518.65

Woodland Reforestation/Afforestation Area 8 — 0.08 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
4	Sweet Gum	*Liquidambar styraciflua*	2" cal	20' o.c.	17
4	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	17
1	Eastern Red Cedar	*Juniperus virginiana*	2" cal	20' o.c.	6
2	Scarlet Oak	*Quercus falcata*	2" cal	20' o.c.	8

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
3	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	6
2	Black Cherry	*Prunus serotina*	1" cal	15' o.c.	4
2	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	5
2	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	5
2	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6'o.c.	5
				Total Plant Units:	71.6

Woodland Reforestation/Afforestation Area 9 — 0.38 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
20	Sweet Gum	*Liquidambar styraciflua*	2" cal	20' o.c.	80
20	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	80
7	Eastern Red Cedar	*Juniperus virginiana*	2" cal	20' o.c.	27
10	Scarlet Oak	*Quercus falcata*	2" cal	20' o.c.	40

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
14	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	29
9	Black Cherry	*Prunus serotina*	1" cal	15' o.c.	17
11	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	23
11	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	23
11	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6'o.c.	23
				Total Plant Units:	340.1

Woodland Reforestation/Afforestation Area 10 — 1.14 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
60	Sweet Gum	*Liquidambar styraciflua*	2" cal	20' o.c.	239
60	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	239
20	Eastern Red Cedar	*Juniperus virginiana*	2" cal	20' o.c.	80
30	Scarlet Oak	*Quercus falcata*	2" cal	20' o.c.	120

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
43	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	86
26	Black Cherry	*Prunus serotina*	1" cal	15' o.c.	51
34	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	68
34	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	68
34	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6'o.c.	68
				Total Plant Units:	1020.3

Woodland Reforestation/Afforestation Area 11 — 0.51 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
27	Sweet Gum	*Liquidambar styraciflua*	2" cal	20' o.c.	107
27	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	107
9	Eastern Red Cedar	*Juniperus virginiana*	2" cal	20' o.c.	36
13	Scarlet Oak	*Quercus falcata*	2" cal	20' o.c.	54

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
19	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	38
11	Black Cherry	*Prunus serotina*	1" cal	15' o.c.	23
15	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	31
15	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	31
15	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6'o.c.	31
				Total Plant Units:	456.45

Woodland Reforestation/Afforestation Area 12 — 0.32 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
17	Sweet Gum	*Liquidambar styraciflua*	2" cal	20' o.c.	67
17	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	67
6	Eastern Red Cedar	*Juniperus virginiana*	2" cal	20' o.c.	22
8	Scarlet Oak	*Quercus falcata*	2" cal	20' o.c.	34

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
12	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	24
7	Black Cherry	*Prunus serotina*	1" cal	15' o.c.	14
10	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	19
10	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	19
10	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6'o.c.	19
				Total Plant Units:	286.4

Woodland Reforestation/Afforestation Area 13 — 0.12 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
6	Sweet Gum	*Liquidambar styraciflua*	2" cal	20' o.c.	25
6	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	25
2	Eastern Red Cedar	*Juniperus virginiana*	2" cal	20' o.c.	8
3	Scarlet Oak	*Quercus falcata*	2" cal	20' o.c.	13

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
5	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	9
3	Black Cherry	*Prunus serotina*	1" cal	15' o.c.	5
4	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	7
4	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	7
4	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6'o.c.	7
				Total Plant Units:	107.4

Woodland Reforestation/Afforestation Area 14 — 0.66 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
17	Hickory	*Carya spp.*	2" cal	20' o.c.	69
29	Beech	*Fagus grandifolia*	2" cal	20' o.c.	116
29	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	116
17	White Oak	*Quercus alba*	2" cal	20' o.c.	69
23	Red Oak	*Quercus rubra*	2" cal	20' o.c.	92

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
15	Chokeberry	*Aronia arbutifolia*	5 gal.	6' o.c.	30
25	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	50
15	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	30
25	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	50
20	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6' o.c.	40
				Total Plant Units:	660

Woodland Reforestation/Afforestation Area 15 — 0.22 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
6	Hickory	*Carya spp.*	2" cal	20' o.c.	23
10	Beech	*Fagus grandifolia*	2" cal	20' o.c.	39
10	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	39
6	White Oak	*Quercus alba*	2" cal	20' o.c.	23
8	Red Oak	*Quercus rubra*	2" cal	20' o.c.	31

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
5	Chokeberry	*Aronia arbutifolia*	5 gal.	6' o.c.	10
5	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	17
5	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	10
8	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	17
7	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6'o.c.	13
				Total Plant Units:	220

Woodland Reforestation/Afforestation Area 16 — 0.03 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
3	Sweet Gum	*Liquidambar styraciflua*	2" cal	20' o.c.	13
0	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	0
1	Eastern Red Cedar	*Juniperus virginiana*	2" cal	20' o.c.	5
1	Scarlet Oak	*Quercus falcata*	2" cal	20' o.c.	3

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
2	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	4
1	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	3
1	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6'o.c.	3
				Total Plant Units:	30

Woodland Reforestation/Afforestation Area 17 — 0.20 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
5	Hickory	*Carya spp.*	2" cal	20' o.c.	21
9	Beech	*Fagus grandifolia*	2" cal	20' o.c.	35
9	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	35
5	White Oak	*Quercus alba*	2" cal	20' o.c.	21
7	Red Oak	*Quercus rubra*	2" cal	20' o.c.	28

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
5	Chokeberry	*Aronia arbutifolia*	5 gal.	6' o.c.	9
8	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	15
5	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	9
8	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	15
6	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6' o.c.	12
				Total Plant Units:	200

Woodland Reforestation/Afforestation Area 18 — 3.06 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
80	Hickory	*Carya spp.*	2" cal	20' o.c.	321
134	Beech	*Fagus grandifolia*	2" cal	20' o.c.	536
134	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	536
80	White Oak	*Quercus alba*	2" cal	20' o.c.	321
107	Red Oak	*Quercus rubra*	2" cal	20' o.c.	428

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
69	Chokeberry	*Aronia arbutifolia*	5 gal.	6' o.c.	138
115	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	230
69	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	138
115	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	230
92	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6' o.c.	184
				Total Plant Units:	3060

Woodland Reforestation/Afforestation Area 19 — 0.27 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
7	Hickory	*Carya spp.*	2" cal	20' o.c.	28
12	Beech	*Fagus grandifolia*	2" cal	20' o.c.	47
12	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	47
7	White Oak	*Quercus alba*	2" cal	20' o.c.	28
9	Red Oak	*Quercus rubra*	2" cal	20' o.c.	38

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
6	Chokeberry	*Aronia arbutifolia*	5 gal.	6' o.c.	12
10	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	20
6	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	12
10	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	20
8	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6' o.c.	16
				Total Plant Units:	270

Woodland Reforestation/Afforestation Area 20 — 0.23 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
6	Hickory	*Carya spp.*	2" cal	20' o.c.	24
10	Beech	*Fagus grandifolia*	2" cal	20' o.c.	40
10	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	40
6	White Oak	*Quercus alba*	2" cal	20' o.c.	24
8	Red Oak	*Quercus rubra*	2" cal	20' o.c.	32

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
5	Chokeberry	*Aronia arbutifolia*	5 gal.	6' o.c.	10
9	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	17
5	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	10
9	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	17
7	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6' o.c.	14
				Total Plant Units:	230

Woodland Reforestation/Afforestation Area 21 — 0.64 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
17	Hickory	*Carya spp.*	2" cal	20' o.c.	67
28	Beech	*Fagus grandifolia*	2" cal	20' o.c.	112
28	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	112
17	White Oak	*Quercus alba*	2" cal	20' o.c.	67
22	Red Oak	*Quercus rubra*	2" cal	20' o.c.	90

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
14	Chokeberry	*Aronia arbutifolia*	5 gal.	6' o.c.	29
24	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	48
14	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	29
24	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	48
19	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6' o.c.	38
				Total Plant Units:	640

Woodland Reforestation/Afforestation Area 22 — 0.17 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
4	Hickory	*Carya spp.*	2" cal	20' o.c.	18
7	Beech	*Fagus grandifolia*	2" cal	20' o.c.	30
7	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	30
4	White Oak	*Quercus alba*	2" cal	20' o.c.	18
6	Red Oak	*Quercus rubra*	2" cal	20' o.c.	24

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
4	Chokeberry	*Aronia arbutifolia*	5 gal.	6' o.c.	8
6	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	13
4	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	8
6	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	13
5	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6' o.c.	10
				Total Plant Units:	170

Woodland Reforestation/Afforestation Area 23 — 1.26 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
33	Hickory	*Carya spp.*	2" cal	20' o.c.	132
55	Beech	*Fagus grandifolia*	2" cal	20' o.c.	221
55	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	221
33	White Oak	*Quercus alba*	2" cal	20' o.c.	132
44	Red Oak	*Quercus rubra*	2" cal	20' o.c.	176

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
28	Chokeberry	*Aronia arbutifolia*	5 gal.	6' o.c.	57
47	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	95
28	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	57
47	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	95
38	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6' o.c.	76
				Total Plant Units:	1260

Woodland Reforestation/Afforestation Area 24 — 0.29 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
8	Hickory	*Carya spp.*	2" cal	20' o.c.	30
13	Beech	*Fagus grandifolia*	2" cal	20' o.c.	51
13	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	51
8	White Oak	*Quercus alba*	2" cal	20' o.c.	30
10	Red Oak	*Quercus rubra*	2" cal	20' o.c.	41

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
7	Chokeberry	*Aronia arbutifolia*	5 gal.	6' o.c.	13
11	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	22
7	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	13
11	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	22
9	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6' o.c.	17
				Total Plant Units:	290

Woodland Reforestation/Afforestation Area 25 — 1.41 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
37	Hickory	*Carya spp.*	2" cal	20' o.c.	148
62	Beech	*Fagus grandifolia*	2" cal	20' o.c.	247
62	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	247
37	White Oak	*Quercus alba*	2" cal	20' o.c.	148
49	Red Oak	*Quercus rubra*	2" cal	20' o.c.	197

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
32	Chokeberry	*Aronia arbutifolia*	5 gal.	6' o.c.	63
53	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	106
32	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	63
53	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	106
42	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6' o.c.	85
				Total Plant Units:	1410

Woodland Reforestation/Afforestation Area 26 — 0.02 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
0	River Birch	*Betula nigra*	2" cal	20' o.c.	2
0	Beech	*Fagus grandifolia*	2" cal	20' o.c.	1
1	Sweet Gum	*Liquidambar styraciflua*	2" cal	20' o.c.	4
1	Sycamore	*Platanus occidentalis*	2" cal	20' o.c.	4

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
0	Paw Paw	*Asimina triloba*	1" cal	15' o.c.	2
0	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	2
0	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6' o.c.	2
0	Black Cherry	*Prunus serotina*	1" cal	15' o.c.	2
				Total Plant Units:	18

Woodland Reforestation/Afforestation Area 27 — 0.65 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
17	Hickory	*Carya spp.*	2" cal	20' o.c.	68
28	Beech	*Fagus grandifolia*	2" cal	20' o.c.	114
28	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	114
17	White Oak	*Quercus alba*	2" cal	20' o.c.	68
23	Red Oak	*Quercus rubra*	2" cal	20' o.c.	91

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
15	Chokeberry	*Aronia arbutifolia*	5 gal.	6' o.c.	29
24	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	49
15	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	29
24	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	49
20	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6' o.c.	39
				Total Plant Units:	650

Woodland Reforestation/Afforestation Area 28 — 0.04 Ac.

CANOPY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
1	Hickory	*Carya spp.*	2" cal	20' o.c.	4
2	Beech	*Fagus grandifolia*	2" cal	20' o.c.	7
2	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	7
1	White Oak	*Quercus alba*	2" cal	20' o.c.	4
1	Red Oak	*Quercus rubra*	2" cal	20' o.c.	6

UNDERSTORY LAYER

QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
1	Chokeberry	*Aronia arbutifolia*	5 gal.	6' o.c.	2
2	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	3
1	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	2
2	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	3
1	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6' o.c.	2
				Total Plant Units:	40

**

LANDSCAPE AREAS PLANTING SCHEDULES

Landscape Area 1					0.44 Ac.
CANOPY LAYER					
QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
23	Sweet Gum	*Liquidambar styraciflua*	2" cal	20' o.c.	92
23	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	92
19	Eastern Red Cedar	*Juniperus virginiana*	2" cal	20' o.c.	77
12	Scarlet Oak	*Quercus falcata*	2" cal	20' o.c.	46
UNDERSTORY LAYER					
QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
17	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	33
10	Black Cherry	*Prunus serotina*	1" cal	15' o.c.	20
13	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	26
13	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	26
13	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6'o.c.	26
				Total Plant Units:	440

Landscape Area 2					0.27 Ac.
CANOPY LAYER					
QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
7	Hickory	*Carya spp.*	2" cal	20' o.c.	28
12	Beech	*Fagus grandifolia*	2" cal	20' o.c.	47
12	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	47
7	White Oak	*Quercus alba*	2" cal	20' o.c.	28
9	Red Oak	*Quercus rubra*	2" cal	20' o.c.	38
UNDERSTORY LAYER					
QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
6	Chokeberry	*Aronia arbutifolia*	5 gal.	6' o.c.	12
10	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	20
6	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	12
10	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	20
8	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6' o.c.	16
				Total Plant Units:	270

Landscape Area 3					0.85 Ac.
CANOPY LAYER					
QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
60	American Holly	*Ilex opaca*	2" cal	20' o.c.	238
30	Beech	*Fagus grandifolia*	2" cal	20' o.c.	119
22	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	89
30	White Oak	*Quercus alba*	2" cal	20' o.c.	119
30	Red Oak	*Quercus rubra*	2" cal	20' o.c.	119
UNDERSTORY LAYER					
QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
32	Chokeberry	*Aronia arbutifolia*	5 gal.	6' o.c.	64
32	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	64
19	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	38
26	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	51
19	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6' o.c.	38
				Total Plant Units:	939

Landscape Area 4					0.15 Ac.
CANOPY LAYER					
QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
7	Hickory	*Carya spp.*	2" cal	20' o.c.	26
5	Beech	*Fagus grandifolia*	2" cal	20' o.c.	21
4	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	16
5	White Oak	*Quercus alba*	2" cal	20' o.c.	21
5	Red Oak	*Quercus rubra*	2" cal	20' o.c.	21
UNDERSTORY LAYER					
QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
6	Chokeberry	*Aronia arbutifolia*	5 gal.	6' o.c.	11
6	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	11
3	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	7
5	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	9
3	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6' o.c.	7
				Total Plant Units:	150

Landscape Area 5					0.18 Ac.
CANOPY LAYER					
QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
9	Sweet Gum	*Liquidambar styraciflua*	2" cal	20' o.c.	38
9	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	38
3	Virginia Pine	*Pinus virginiana*	2" cal	20' o.c.	13
5	Scarlet Oak	*Quercus falcata*	2" cal	20' o.c.	19
UNDERSTORY LAYER					
QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
5	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	11
5	Black Cherry	*Prunus serotina*	1" cal	15' o.c.	11
4	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	8
5	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	11
7	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6'o.c.	14
				Total Plant Units:	161.1

Landscape Area 6					0.26 Ac.
CANOPY LAYER					
QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
14	Sweet Gum	*Liquidambar styraciflua*	2" cal	20' o.c.	55
14	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	55
5	Virginia Pine	*Pinus virginiana*	2" cal	20' o.c.	18
7	Scarlet Oak	*Quercus falcata*	2" cal	20' o.c.	27
UNDERSTORY LAYER					
QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
8	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	16
8	Black Cherry	*Prunus serotina*	1" cal	15' o.c.	16
6	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	12
8	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	16
10	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6'o.c.	20
				Total Plant Units:	232.7

Landscape Area 7					1.18 Ac.
CANOPY LAYER					
QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
25	River Birch	*Betula nigra*	2" cal	20' o.c.	124
17	Beech	*Fagus grandifolia*	2" cal	20' o.c.	83
50	Sweet Gum	*Liquidambar styraciflua*	2" cal	20' o.c.	248
50	Sycamore	*Platanus occidentalis*	2" cal	20' o.c.	248
UNDERSTORY LAYER					
QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
18	Paw Paw	*Asimina triloba*	1" cal	15' o.c.	89
18	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	89
18	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6' o.c.	89
18	Black Cherry	*Prunus serotina*	1" cal	15' o.c.	89
				Total Plant Units:	1056

Landscape Area 8	DELETED

Landscape Area 9	DELETED

Landscape Area 10	DELETED

Landscape Area 11	DELETED

Landscape Area 12					0.18 Ac.
CANOPY LAYER					
QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
13	American Holly	*Ilex opaca*	2" cal	20' o.c.	50
6	Beech	*Fagus grandifolia*	2" cal	20' o.c.	25
5	Tulip Poplar	*Lirodendron tuplifera*	2" cal	20' o.c.	19
6	White Oak	*Quercus alba*	2" cal	20' o.c.	25
6	Red Oak	*Quercus rubra*	2" cal	20' o.c.	25
UNDERSTORY LAYER					
QNTY	Common Name	Botanical Name	Size	Spacing	Plant Units
7	Chokeberry	*Aronia arbutifolia*	5 gal.	6' o.c.	14
7	Spicebush	*Lindera benzoin*	1" cal	15' o.c.	14
4	Sassafras	*Sassafras albidum*	1" cal	15' o.c.	8
5	Early Low Blueberry	*Vaccinium angustifolium*	5 gal.	6' o.c.	11
4	Mapleleaf Viburnum	*Viburnum dentatum*	5 gal.	6' o.c.	8
				Total Plant Units:	199

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of a proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

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

	Approved by	Date	DRD #	Reason for Revision
00	KIM FINCH	02/09/2016	TCP2-027-2015	PARCEL "A"
01	S. NICKLE	11/17/2022	SDP-1705	PHASE 1 DEVELOPMENT
02	Stephanie M. Nickle	7-8-2024	SDP-1705-02	Revisions to Phase 1 Development.
03				

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

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Our Site Set on the Future.

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REVISIONS	DATE

LOCUST HILL

14721 OAK GROVE ROAD
UPPER MARLBORO, MD
3RD & 7TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
WSSC GRID: 202SE12
TAX MAP:76-E4

TREE CONSERVATION PLAN TYPE II PLANTING SCHEDULES

PROFESSIONAL SEAL

Joshua C. Sloan

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 3776
EXPIRATION DATE: MAY 13, 2026

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DRAWN BY: SG/NT
DESIGNED BY: JS
DATE ISSUED: MAY, 2024

VIKA PROJECT VM50580

DRAWING NO. TCPII-054

SHEET NO. C-355

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