

[illegible]

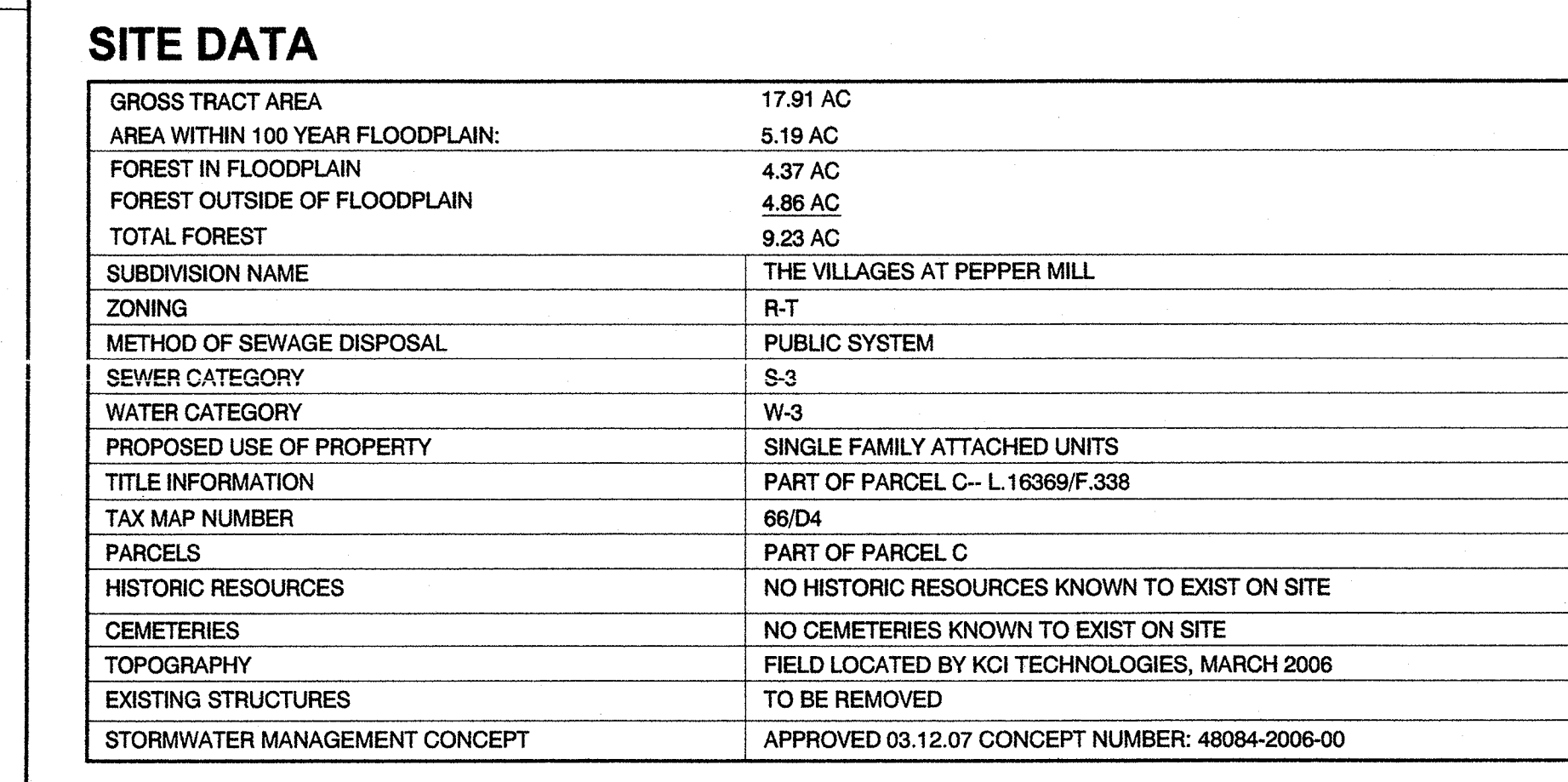
REVISIONS	
DRAWN BY	KMG
APPROVED BY	DLT
CHECKED BY	DLT
DATE	12/7/07

TREE
 CONSERVATION
 PLAN, TYPE II
 COVER SHEET

PROJECT NO. 50004292

1

SHEET NO. 1 OF 6

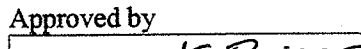


FOREST DATA				
FOREST CLEARED OUTSIDE FLOODPLAIN AREA (AC)	FOREST CLEARED WITHIN FLOODPLAIN AREA (AC)	FOREST CONSERVATION (WOODLAND PRESERVATION)(AC)	WOODLAND RETAINED (NON-FCA) AREA (AC)	AFFORESTATION/ REFORESTATION AREA (AC)
<div>AA4.55</div>	<div>U0.001</div>	<div>A0.19</div>	<div>△0.004</div>	<div>①0.07</div>
TOTAL4.55 AC	<div>V0.04</div>	<div>B0.08</div>	TOTAL0.004 AC	<div>②0.10</div>
	<div>W0.01</div>	<div>C0.02</div>		<div>③0.89</div>
	<div>X0.001</div>	<div>D0.01</div>		<div>④0.17</div>
	TOTAL0.05 AC	TOTAL0.30AC		TOTAL1.23 AC

AREAS PRESERVED AND PLANTED TO MEET THE REQUIREMENTS OF THE WOODLAND CONSERVATION ORDINANCE SHALL BE PROVIDED PERMANENT FENCING, AS SHOWN ON THIS TCP II.

SPECIMEN TREES				
SPECIMEN TREE #	SPECIES	SIZE	CONDITION	DISPOSITION
1	Red Oak (<i>Quercus falcata</i>)	30	Poor – Decay, hollow	Remove
2	Willow Oak (<i>Quercus phellos</i>)	34	Poor – Decay	Remove
3	Yellow Poplar (<i>Liriodendron tulipifera</i>)	33	Good	Remove
4	Yellow Poplar (<i>Liriodendron tulipifera</i>)	30	Good	Remove
5	Pin Oak (<i>Quercus palustris</i>)	54	Fair – Branching	Save
6	Yellow Poplar (<i>Liriodendron tulipifera</i>)	30	Good	Remove
7	Yellow Poplar (<i>Liriodendron tulipifera</i>)	41	Poor – Decay, hollow	Remove
8	Yellow Poplar (<i>Liriodendron tulipifera</i>)	36	Fair – Decay, top dieback	Remove
9	Yellow Poplar (<i>Liriodendron tulipifera</i>)	37	Poor – Decay, top dieback, hollow	Remove
10	Yellow Poplar (<i>Liriodendron tulipifera</i>)	30	Poor – Decay, hollow	Remove
11	Yellow Poplar (<i>Liriodendron tulipifera</i>)	33	Poor – Decay, hollow	Remove
12	White Oak (<i>Quercus alba</i>)	32	Fair – Top dieback	Remove

Woodland Conservation Worksheet for Prince George's County			
Zone:	R-T		
Gross Tract:	17.91		
Floodplain:	5.19		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	12.72	0.00	0.00
*Include acreage in the corresponding columns for each zone: The Villages at Pupper Mill			
Property Description or Subdivision Name:	N		
Is this site subject to the 1989 Ordinance?	N		
Reforestation Requirement Reduction Questions	Y		
Is this one (1) single family lot? (y,n)	N		
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y,n)	Y		
Is this a Mitigation Bank	N		
Break-even Point (preservation) =	3.01	acres	
Clearing permitted w/o reforestation=	1.85	acres	
Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland	4.86	4.37	
Woodland Conservation Threshold (NTA) =	20.00%	2.54	
Smaller of a or b		2.54	
Woodland above WCT		2.32	
Woodland cleared	4.49	0.05	0.00
Smaller of a or e		2.32	
Clearing above WCT (0.25 : 1) replacement requirement		0.58	
Clearing below WCT (2:1 replacement requirement)		2.17	
Afforestation Threshold (AFT) =	15.00%	0.00	
Off-site Mitigation being provided on this property		0.00	
Woodland Conservation Required		5.35	
Woodland Conservation Provided:	(acres)		
Woodland Preservation	0.30		
Afforestation / Reforestation	1.23		
Area approved for fee-in-lieu	0.00		\$0.00
Credits for Off-site Mitigation on another property	3.84		
Off-site Mitigation being provided on this property	0.00		
Total Woodland Conservation Provided	5.37		
Area of woodland not cleared	0.37	acres	
Woodland retained not part of requirements:	0.07	acres	

<p align="center"> M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP 11-08/08 </p>		
Approved by 	Date 8/8/10	
01		
02		
03		
04		
05		

CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

[illegible]

REFORESTATION INSPECTION AND PLANTING NARRATIVE

1. REFORESTATION INSPECTION SCHEDULE

THERE SHALL BE FIVE INSPECTIONS FOR FOREST CONSERVATION.

- A. THE FIRST INSPECTION SHALL OCCUR AFTER FLAGGING/STAKING OF THE L.O.D. AND/OR STREAM BUFFERS, AND PRIOR TO ANY CLEARING, GRADING OR SEDIMENT CONTROL MEASURES. THIS INSPECTION IS TO ADDRESS THE ISSUES OF TREE PROTECTION AND SEDIMENT CONTROL. THE DEVELOPER AND REPRESENTATIVES FROM MNCPPC AND MDCP WILL MEET TO WALK THE PROPOSED LIMITS OF DISTURBANCE AND DETERMINE THE FINAL LOCATIONS OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION DEVICES.
- B. THE SECOND INSPECTION SHALL OCCUR AFTER PLACEMENT OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION DEVICES, AND PRIOR TO CLEARING AND GRADING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF PROTECTIVE MEASURES.
- C. THE THIRD INSPECTION SHALL OCCUR PRIOR TO PLANTING IN REFORESTATION AREAS. THIS INSPECTION IS TO MAKE FINAL DECISIONS REGARDING THE BEST IMPLEMENTATION OF THE PLANTING PLAN, INCLUDING, BUT NOT LIMITED TO, THE FINAL PLACEMENT AND SELECTION OF PLANT SPECIES, DETERMINATION OF THE REGENERATION POTENTIAL OF EXISTING PLANTS TO REMAIN, AND A DETERMINATION OF THE BEST EDGE PLANTING TREATMENT. THE PURCHASE AND DELIVERY OF PLANT MATERIALS SHOULD NOT BE MADE UNTIL AFTER THIS INSPECTION SINCE A DETERMINATION MAY BE MADE IN THE FIELD TO ALTER THE CHOICE OF PLANT MATERIAL.
- D. THE FOURTH INSPECTION SHALL OCCUR IMMEDIATELY FOLLOWING THE COMPLETION OF THE REFORESTATION PLANTING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF THE PLANTING.
- E. THE FIFTH AND FINAL INSPECTION SHALL OCCUR AT THE COMPLETION OF THE TWO-YEAR MAINTENANCE PROGRAM. THE PURPOSE OF THIS INSPECTION IS TO DETERMINE THE SUCCESS AND ADEQUACY OF THE REFORESTATION PROGRAM. A DETERMINATION WILL BE MADE AT THIS TIME AS TO WHETHER ADDITIONAL PLANTINGS AND A FURTHER MAINTENANCE PROGRAM ARE NECESSARY.

2. PRE-PLANTING CONSIDERATIONS

- A. IN AREAS WITH SUBSTANTIAL GROWTH OF INVASIVE GROUND COVER SPECIES, MEASURES SHALL BE TAKEN TO REMOVE AND CONTROL INVASIVES. THE INFESTED AREAS SHOULD BE MOWN PRIOR TO COMMENCEMENT OF PLANTING. NECESSARY WEED CONTROL MEASURES SHOULD BE DETERMINED DURING THE PRE-PLANTING INSPECTION, INCLUDING, BUT NOT LIMITED TO, PERIODIC MOWING AROUND THE REFORESTATION PLANTINGS, AND FABRIC COVERINGS. THE USE OF CHEMICAL WEED CONTROL WILL BE LIMITED TO THE BEST EDGE PLANTING TREATMENT. THE PURCHASE AND DELIVERY OF PLANT MATERIALS SHOULD NOT BE MADE UNTIL AFTER THIS INSPECTION SINCE A DETERMINATION MAY BE MADE IN THE FIELD TO ALTER THE CHOICE OF PLANT MATERIAL.
- B. A SOILS ANALYSIS WILL BE CONDUCTED PRIOR TO COMMENCEMENT OF REFORESTATION, ON LAND WHERE EXTENSIVE AGRICULTURAL USE HAS OCCURRED IN THE PAST. TEST FITS WILL BE DONE IN AREAS OF UNDISTURBED SOIL TO DETERMINE IF A FRAGIPAN LAYER IS PRESENT. IF FRAGIPAN IS PRESENT, IT SHOULD BE PERKED BY AUGURING AND PLANTING HOLES SHOULD BE DUG TO TWICE THE NORMAL DIAMETER FOR THE MATERIAL PLANTED.
- C. SOILS SHOULD BE TREATED BY INCORPORATING NATURAL MULCH WITHIN THE TOP 12 INCHES, OR AMENDMENTS AS DETERMINED BY THE SOILS ANALYSIS. NATURAL AMENDMENTS, SUCH AS ORGANIC MULCH, SHALL BE USED TO ENHANCE SOIL QUALITY AND BE MODIFIED SO AS TO ALLOW ACCESS BY MOVING EQUIPMENT WITHOUT DAMAGE TO PLANTINGS.
- D. IF FILL MATERIAL IS USED AT THE PLANTING SITE, IT SHOULD BE CLEAN FILL WITH 12 INCHES OF NATIVE SOIL. STOCKPILING OF NATIVE TOP SOIL MUST BE DONE IN SUCH A WAY THAT THE HEIGHT OF THE PILE DOES NOT DAMAGE THE SEED BANK.

3. PLANT MATERIAL STORAGE

IT IS RECOMMENDED THAT PLANTING OCCUR WITHIN 24 HOURS OF DELIVERY TO THE SITE. PLANT MATERIALS WHICH ARE LEFT UNPLANTED FOR MORE THAN 24 HOURS SHOULD BE PROTECTED FROM DIRECT SUN AND WEATHER AND KEPT MOIST. NURSERY STOCK SHOULD NOT BE LEFT UNPLANTED FOR MORE THAN TWO (2) WEEKS.

4. ON-SITE INSPECTION

PRIOR TO PLANTING, PLANTING STOCK SHOULD BE INSPECTED. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS, AND DISEASE SHOULD BE REPLACED.

5. PLANTING SPECIFICATIONS

- A. CONTAINER GROWN STOCK: SUCCESSFUL PLANTING OF CONTAINER GROWN STOCK REQUIRES CAREFUL SITE PREPARATION AND INSPECTION OF THE PLANT MATERIAL. ROOT SYSTEM CAUTION IS RECOMMENDED WHEN SELECTING PLANTS GROWN IN A SOILS MEDIUM DIFFERING FROM THAT OF THE PLANTING SITE. THE PLANT SHOULD BE REMOVED FROM THE CONTAINER AND THE ROOTS GENTLY LOOSENED FROM THE SOILS. IF THE ROOTS ENCIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED, AND SUBSTITUTED IF NECESSARY. ROOTS MAY NOT BE TRIMMED ON-SITE, BUT TO THE INCREASED CHANCES OF SOIL BORNE DISEASES. THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED. NATIVE STOCKPILED SOILS SHOULD BE USED TO BACKFILL PLANTING FIELD. RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH 2 TO 4 INCHES OF MULCH.
- B. BALLED AND BURLAPPED TREES: BALLED AND BURLAPPED TREES MUST BE HANDLED WITH CARE WHILE PLANTING. TREES SHOULD NOT BE PICKED UP BY THE TRUNK OR DROPPED, AS BOTH PRACTICES WILL TEND TO SEPARATE THE TRUNK FROM THE ROOT BALL. PRIOR TO PLANTING, ROOT BALLS SHOULD BE KEPT MOIST.
- C. PLANTING FIELDS SHOULD BE CREATED EQUAL TO 2.5 TIMES THE DIAMETER OF THE ROOT BALL. USE WATERING TO SETTLE SOIL BACKFILLED AROUND TREES. STOCKPILED NATIVE TOP SOILS, IF AVAILABLE, SHOULD BE USED TO BACKFILL THE PLANTING FIELD. AMENDMENTS ARE NOT RECOMMENDED IN THE PLANTING FIELD. AS STUDIES HAVE SHOWN THAT ROOTS WILL BE ENCOURAGED TO STAY WITHIN THE AMENDED SOILS. SOILS SHOULD BE RAKED EVENLY OVER THE PLANTING FIELD AND COVERED WITH 2 TO 4 INCHES OF MULCH.
- D. STAKING OF TREES IS NOT RECOMMENDED EXCEPT IN AREAS OF HIGH WINDS. MOVEMENT IS NECESSARY TO STRENGTHEN THE TRUNK OF THE PLANTED TREE. IF STAKES ARE USED, THEY SHOULD BE REMOVED AFTER THE FIRST GROWING SEASON. WRAPPING IS ALSO NOT RECOMMENDED DUE TO THE INCREASED OPPORTUNITIES FOR INSECT INFESTATION AND DISEASE.
- E. POST-PLANTING CONSIDERATIONS
- A. SOIL STABILIZATION: FOR AREAS OF LARGE-SCALE DISTURBANCE, SOILS MUST BE STABILIZED USING A NON-TURF-BUILDING GROUND COVER OR ENGINEERING FABRIC.
- B. PROTECTIVE DEVICES: TO PREVENT DAMAGE OF PLANTED AREAS, ALL REFORESTATION AND AFFORESTATION SITES MUST BE POSTED WITH APPROPRIATE SIGNS AND FENCED. CONSTRUCTION EQUIPMENT SHALL BE PROHIBITED IN THESE AREAS.
- C. SURVIVAL RATE OF REFORESTATION MATERIAL TO BE 75% AT THE END OF THE SECOND GROWING SEASON.

AFFORESTATION/REFORESTATION MANAGEMENT PLAN

YEAR 1: AREA IS PLANTED ACCORDING TO PRE-APPROVED PLAN. SURVIVAL CHECK 3 TIMES (MARCH-APRIL), (JULY-AUGUST), (OCTOBER-NOVEMBER). WATERING AS NEEDED. CONTROL OF UNDESIRABLE VEGETATION AS NEEDED.

YEARS 2-3: REINFORCEMENT PLANTING IF NEEDED. SURVIVAL CHECK TWICE ANNUALLY (APRIL-MAY), (SEPTEMBER-OCTOBER). WATERING AS NEEDED. CONTROL OF UNDESIRABLE VEGETATION AS NEEDED.

YEARS 4-5: REINFORCEMENT PLANTING IF NEEDED. SURVIVAL CHECK ONCE ANNUALLY (MAY-SEPTEMBER). FERTILIZATION OR WATERING DURING YEARS 1 THROUGH 3 WILL BE DONE ON AN AS NEEDED BASIS. CONDITION CHECK SHEETS SHOULD BE TO THE CLIENT AFTER EACH VISIT. WE REQUIRE A SURVIVAL RATE OF 75 PERCENT AFTER 5 YEARS. IF ADEQUATE NATURAL REGENERATION HAS OCCURRED, IT MAY BE INCLUDED IN THE FINAL SURVIVAL TALLY. SPECIAL RETURN OPERATIONS OR RECOMMENDATIONS WILL BE CONDUCTED ON AN AS NEEDED BASIS. PERIMETER FENCING AND SIGNAGE WILL BE REMOVED AFTER YEAR 5 BASED ON THE DATE PLANTED.

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

PREPARED BY THE ENVIRONMENTAL PLANNING SECTION, PLANNING DEPARTMENT, M-NCPPC
REVISED: 4/23/2003

REMOVAL OF HAZARDOUS TREES OR HAZARDOUS LIMBS BY DEVELOPERS OR BUILDERS

THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE DEPARTMENT OF ENVIRONMENTAL RESOURCES AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.

1. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A LICENSED ARBORIST OR A LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREE HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
2. IF A HAZARDOUS CONDITION MAY BE ALLEVIATED BY CORRECTIVE PRUNING, THE LICENSED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A-301 PRUNING STANDARDS (TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES).
3. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE BUILDING OFFICIAL IN PLACE INSPECTOR IF THERE IS A VALID GRADING OR BUILDING PERMIT FOR THE SUBJECT LOTS OR PARCELS ON WHICH THE TREES ARE LOCATED. ONLY AFTER APPROVAL OF THE APPROPRIATE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP MAY NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.

4. 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.

REMOVAL OF HAZARDOUS TREES, HAZARDOUS LIMBS, NOXIOUS PLANTS, INVASIVE PLANTS OR NON-NATIVE PLANTS IN WOODLAND CONSERVATION AREAS OWNED BY INDIVIDUAL HOMEOWNERS

1. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY THE HOME OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM THE LICENSED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. THE TREE MAY THEN BE REMOVED BY THE ARBORIST OR TREE EXPERT. THE STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. THE REMOVAL OR GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED.
2. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVES PLANT SPECIES FROM THE WOODLAND CONSERVATION AREAS MAY 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.
3. 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.

NOTE: 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 CUTTINGS OF TREES.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY DEVELOPERS OR BUILDERS

1. REFORESTATION AND AFFORESTATION AREAS SHALL BE PLANTED PRIOR TO THE OCCUPANCY OF THE NEAREST BUILDING OR RESIDENCE. 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 II 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 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 ENVIRONMENTAL PLANNING SECTION.
2. REFORESTATION AREAS SHALL NOT TO BE MOVED, HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

1. REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE II TREE CONSERVATION PLAN OR UNTIL THE TREES HAVE GROWN SUFFICIENTLY TO HAVE CROWN CLOSURE.
2. REFORESTATION AREAS SHALL NOT TO BE MOVED, HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

WOODLAND AREAS NOT COUNTED AS PART OF THE WOODLAND CONSERVATION REQUIREMENTS

1. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING ANY WOODLAND AREA WHICH IS NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE MOST RECENTLY APPROVED TYPE II TREE CONSERVATION (TCP) ON FILE IN THE OFFICE OF THE M-NCPPC, ENVIRONMENTAL PLANNING SECTION LOCATED ON THE 4TH FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 14741 GORHAM ROAD, UPPER MARLBORO, MARYLAND 20772. PHONE 301-862-3660. ADDITIONAL MITIGATION WILL BE REQUIRED FOR THE CLEARING OF ALL WOODLANDS BEYOND THAT REFLECTED ON THE APPROVED PLANS. ALTHOUGH CLEARING MAY BE ALLOWED, IT MAY BE SUBJECT TO ADDITIONAL REPLACEMENT REQUIREMENTS, MITIGATION, AND FEES WHICH MUST BE REFLECTED ON TCP REVISIONS APPROVED BY THE M-NCPPC ENVIRONMENTAL PLANNING SECTION.
2. HOMEOWNERS OR PROPERTY OWNERS MAY REMOVE TREES LESS THAN TWO (2) INCHES DIAMETER, SHRUBS, AND VINES IN WOODLAND AREAS WHICH ARE SAVED BUT NOT PART OF THE WOODLAND CONSERVATION REQUIREMENTS AFTER ALL PERMITS HAVE BEEN RELEASED FOR THE SUBJECT PROPERTY. THIS AREA MAY NOT BE TILLED OR HAVE OTHER GROUND DISTURBANCES WHICH WOULD RESULT IN DAMAGE TO THE TREE ROOTS. RAKING THE LEAVES AND OVERSEEDING WITH NATIVE GRASSES, WITH NATIVE FLOWERS, NATIVE GROUND COVERS IS ACCEPTABLE. SEEDING WITH INVASIVE GRASSES INCLUDING ANY VARIETY OF KENTUCKY 31 FESCUE IS NOT ACCEPTABLE.

STANDARD TYPE II TREE CONSERVATION PLAN NOTES

1. 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 \$1.50 PER SQUARE FOOT MITIGATION FEE.
2. THE DEPARTMENT OF ENVIRONMENTAL RESOURCES (DER) MUST BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO ADDRESS IMPLEMENTATION OF TREE CONSERVATION MEASURES SHOWN ON THIS PLAN.
3. PROPERTY OWNERS SHALL BE NOTIFIED BY THE DEVELOPER OR CONTRACTOR OF ANY WOODLAND CONSERVATION AREAS (TREE SAVE AREAS, REFORESTATION AREAS, AFFORESTATION AREAS, OR SELECTIVE CLEARING AREAS) LOCATED ON THEIR LOT OR PARCEL OF LAND AND THE ASSOCIATED FINES FOR UNAUTHORIZED DISTURBANCES TO THESE AREAS. UPON THE SALE OF THE PROPERTY THE OWNER/DEVELOPER OR OWNERS REPRESENTATIVE SHALL NOTIFY THE PURCHASER OF THE PROPERTY OF ANY WOODLAND CONSERVATION AREAS.
4. ALL APPROPRIATE BONDS WILL BE POSTED WITH THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY BY THE BUILDING OFFICIAL UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED.
5. THE LOCATION OF ALL TREE PROTECTIVE DEVICES (TPDs) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRECONSTRUCTION MEETING WITH THE SEDIMENT AND EROSION CONTROL INSPECTOR FROM DER. UPON APPROVAL OF THE FLAGGING OR STAKED TPD LOCATIONS BY THE INSPECTOR, INSTALLATION OF THE TPD'S MAY BEGIN. TPD INSTALLATION SHALL BE COMPLETED PRIOR TO INSTALLATION OF INITIAL SEDIMENT CONTROLS. NO CUTTING OR CLEARING OF TREES MAY BEGIN BEFORE FINAL APPROVAL OF TPD INSTALLATION.
6. WOODLAND CONSERVATION TREE SAVE AREAS AND/OR REFORESTATION AREAS SHALL BE POSTED AS SHOWN AT THE SAME TIME AS TREE PROTECTIVE DEVICE INSTALLATION AND/OR START OF REFORESTATION ACTIVITIES. THESE SIGNS SHALL REMAIN PERMANENTLY IN PLACE.
7. ALL TREE PLANTING FOR WOODLAND REPLACEMENT, REFORESTATION OR AFFORESTATION WILL BE COMPLETED PRIOR TO USE AND OCCUPANCY PERMIT. FAILURE TO ESTABLISH THE WOODLAND REPLACEMENT, REFORESTATION OR AFFORESTATION WITHIN THE PRESCRIBED TIME FRAME WILL RESULT IN THE FORFEITURE OF THE REFORESTATION EXTENSION IS APPROVED BY DER INSPECTOR.
8. THE DER INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
9. RESULTS OF SURVIVAL CHECKS FOR ALL TREE PLANTINGS SHALL BE REPORTED TO THE DER INSPECTOR FOR THAT SITE.
10. PRIOR TO THE ISSUANCE ON ANY PERMITS THE CONTRACTOR RESPONSIBLE FOR SOIL PREPARATION, SITE PREPARATION, TREE PLANTING AND TREE MAINTENANCE MUST BE IDENTIFIED.

PLANTING DISTRIBUTION PATTERNS
AFFORESTATION & REFORESTATION AREAS

AGGREGATE DISTRIBUTION DRIFT

NOTE: CLUSTERED TREE GROUPINGS THAT FORM A CLUSTER OF TREES TO MEET A MINIMUM OF 10% OF THE TOTAL TREE COUNT. CLUSTERS OF TREES SHOULD BE PLACED AT VARIOUS SPACINGS.

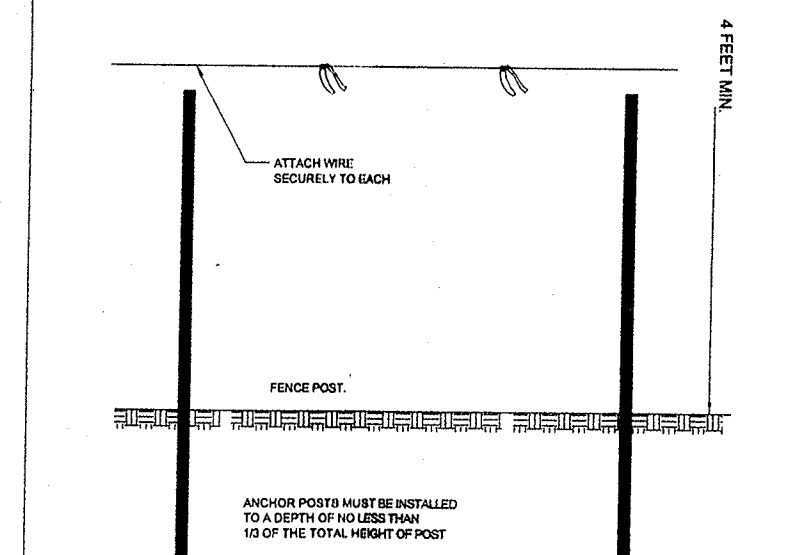
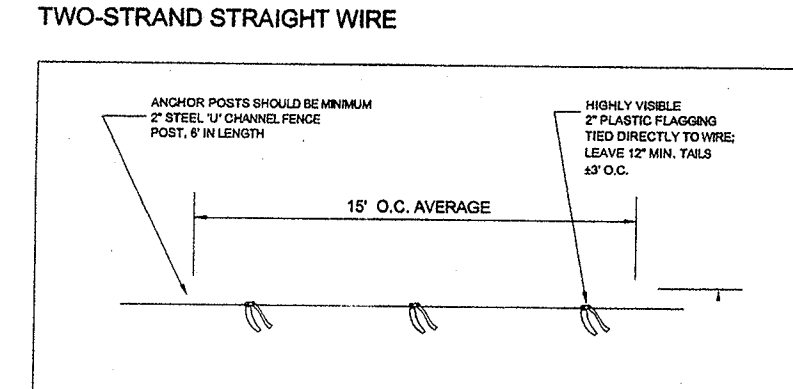
TYPICAL FOREST TREE DISTRIBUTION PATTERNS

NOTE: NATURALLY OCCURRING POPULATIONS OF TREES TEND TO BE FOUND IN INFORMAL GROUPINGS. A CLUSTER OF TREES TO MEET A MINIMUM OF 10% OF THE TOTAL TREE COUNT. CLUSTERS OF TREES SHOULD BE PLACED AT VARIOUS SPACINGS.

MIXING TRANSPLANT STOCK

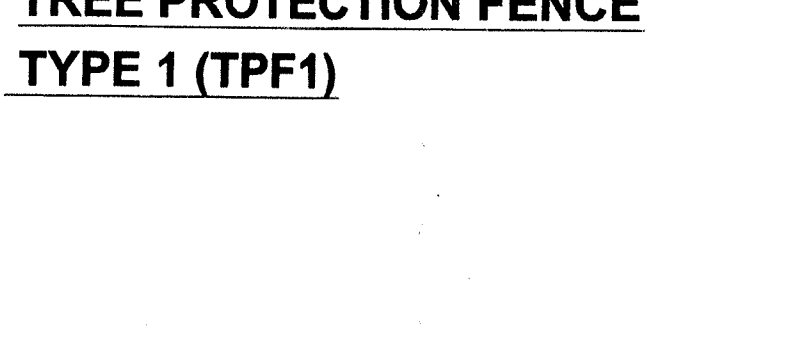
NOTE: MIXING TRANSPLANT STOCK FROM DIFFERENT SOURCES (NURSERY STOCK, WOODLAND STOCK, OR TRANSPLANT STOCK) AT THE PERMIT OF REFORESTATION/ AFFORESTATION/ PLANTING OF TREES IS ENCOURAGED.

WIRE TREE PROTECTION FENCING
TWO-STRAND STRAIGHT WIRE

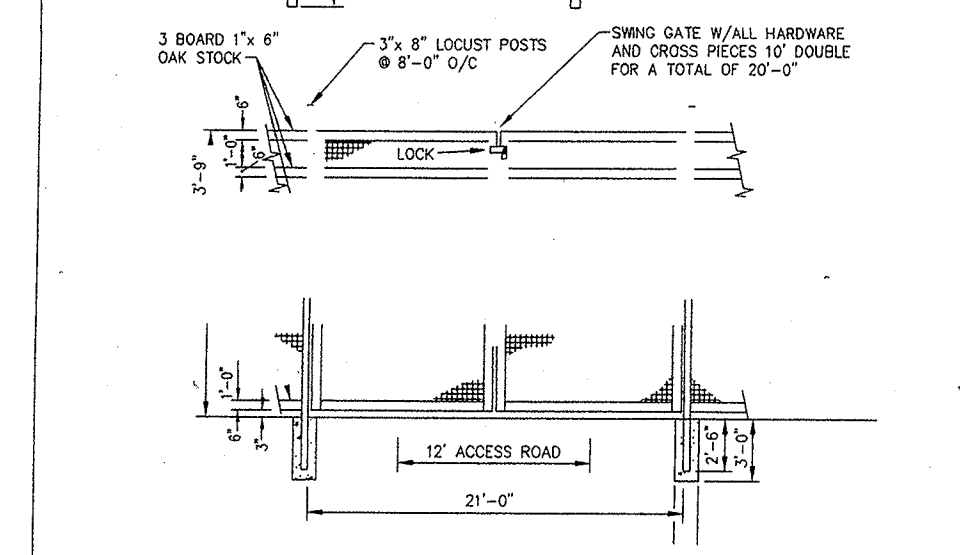
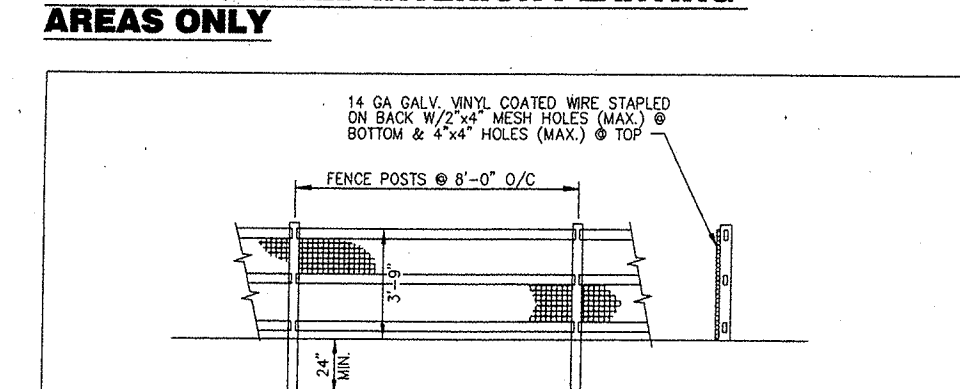


NOTE: 1. FOREST PROTECTION DEVICES ONLY. 2. WITHIN THE AREA, ALL TREES MUST BE PROTECTED BY THE REFORESTATION PROCESS. 3. BOUNDARIES OF PROTECTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLATION OF FENCING. 4. BOUNDARIES OF PROTECTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLATION OF FENCING. 5. PROTECTIVE DEVICES ARE REQUIRED FOR ALL TREES PLANTED IN ALL AFFORESTATION AREAS. 6. DEVICES SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCE
TYPE 1 (TPF1)

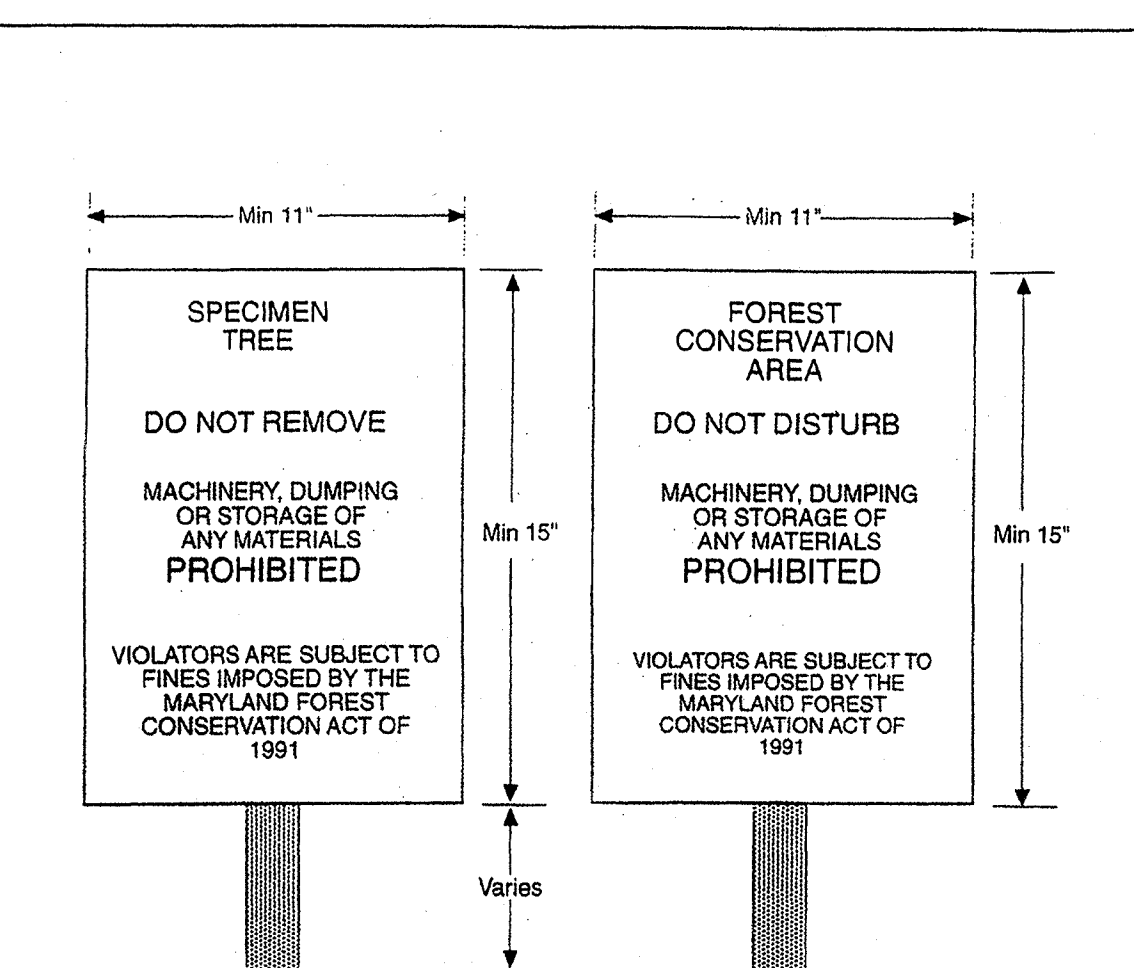
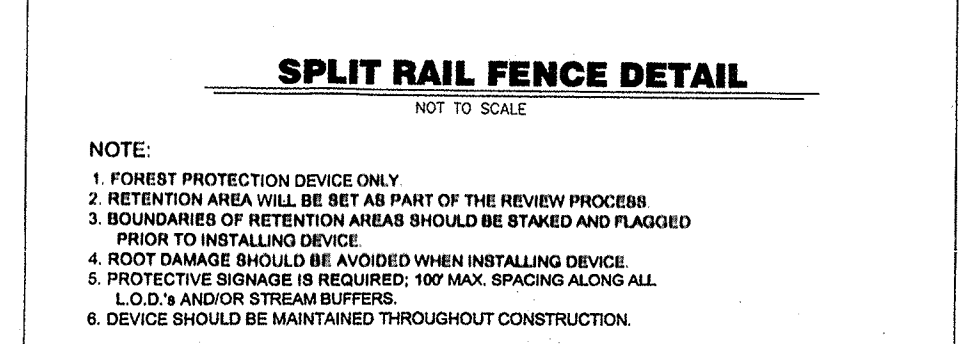


REFORESTATION/ AFFORESTATION FENCING
FOR DESIGNATED INTERIOR PLANTING AREAS ONLY



NOTE: 1. FOREST PROTECTION DEVICES ONLY. 2. WITHIN THE AREA, ALL TREES MUST BE PROTECTED BY THE REFORESTATION PROCESS. 3. BOUNDARIES OF PROTECTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLATION OF FENCING. 4. BOUNDARIES OF PROTECTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLATION OF FENCING. 5. PROTECTIVE DEVICES ARE REQUIRED FOR ALL TREES PLANTED IN ALL AFFORESTATION AREAS. 6. DEVICES SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCE
TYPE 2 (TPF2)



Notes:
1. Bottom of signs to be higher than top of tree protection fence.
2. Signs to be placed approximately 50 feet apart. Conditions on site affecting visibility may warrant placing signs closer or further apart.
3. Attachment of signs to trees is prohibited.

Source: Adapted from Forest Conservation Manual, 1991

Construction Signs

Figure C-4

Dewberry

Dewberry & Davis LLC
1000 DEREKWOOD LANE
LAWANNA, MD 20706
PHONE: 301.751.0851
FAX: 301.751.0188
SHAN-GUO@DEWBERRY.COM

DEVELOPER/APPLICANT
VILLAGES AT PEPPER MILL, LLC

STEVE GUDEMAN
11703 SILVERCREEK COURT
BOWIE, MD 20720-3474
410.242.7017

PRINCE GEORGES COUNTY
MARYLAND
TAX MAP/GRID: 66C4
WESB GRID: 201N06R, 201E05R

THE VILLAGES AT PEPPER MILL

SEAL OF THE STATE OF MARYLAND
JUL 12 2010
7/22/2010

KEY PLAN

SCALE

AS SHOWN

CONDITION CHECK SHEET

PROJECT NAME:	DATE:
SPECIES	REMOVED FROM LAST CHECK
NUMBER FROM TREE CHECK	CONDITION

SPECIAL NOTES:
APPROVED PLAN
RECOMMENDATIONS:
DSP-07061

CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

M.N.C.P.P.C. APPROVALS
PROJECT NAME: THE VILLAGES AT PEPPER MILL
PROJECT NUMBER: DSP-07061
For Conditions of Approval see Site Plan Cover Sheet or Approval
The Revision Listed Below Apply to this Sheet

Revised	Approved	Revised	Approved
6/10/10	ME	7/27/10	

Approved by: *Megan K. Reiser* Date: 6/6/10

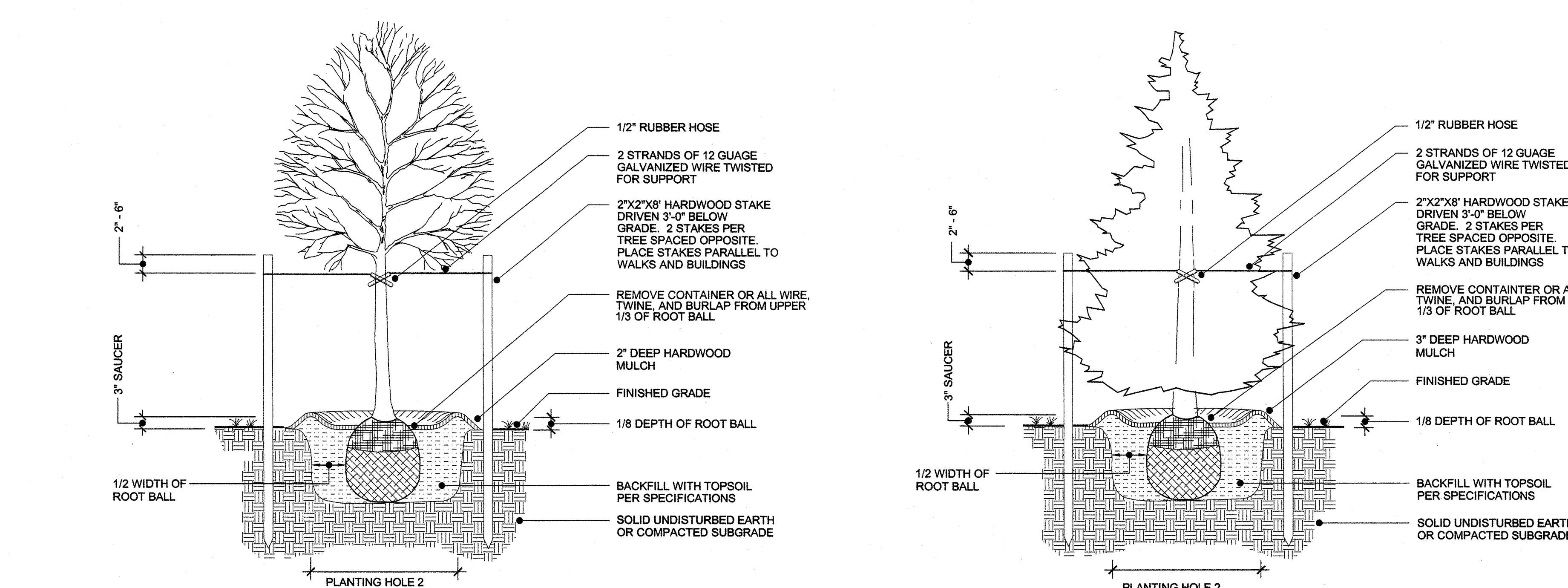
01	02	03	04	05

TREE CONSERVATION PLAN, TYPE II
DETAIL SHEET

PROJECT NO. 50004292

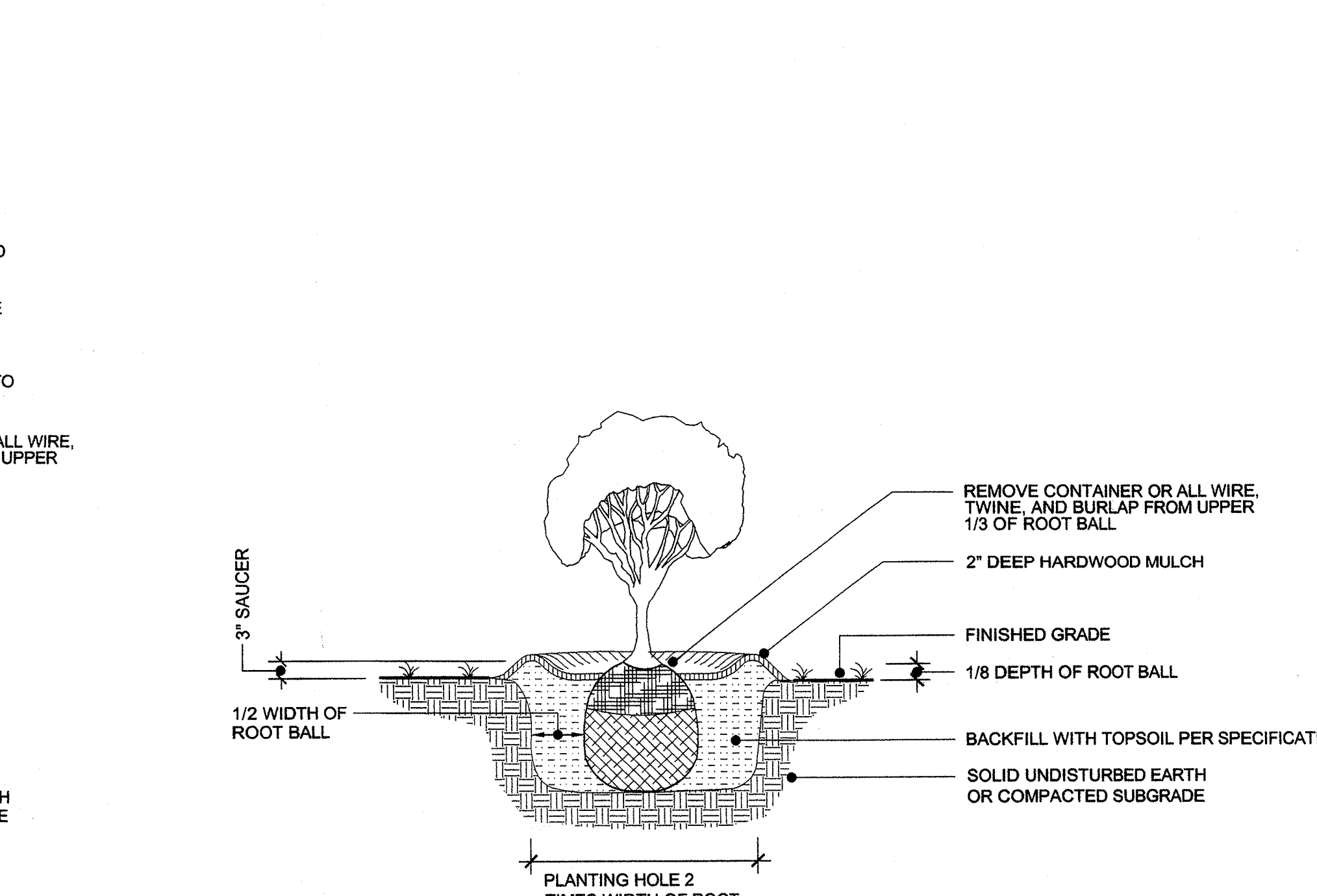
2

SHEET NO. 2 OF 6



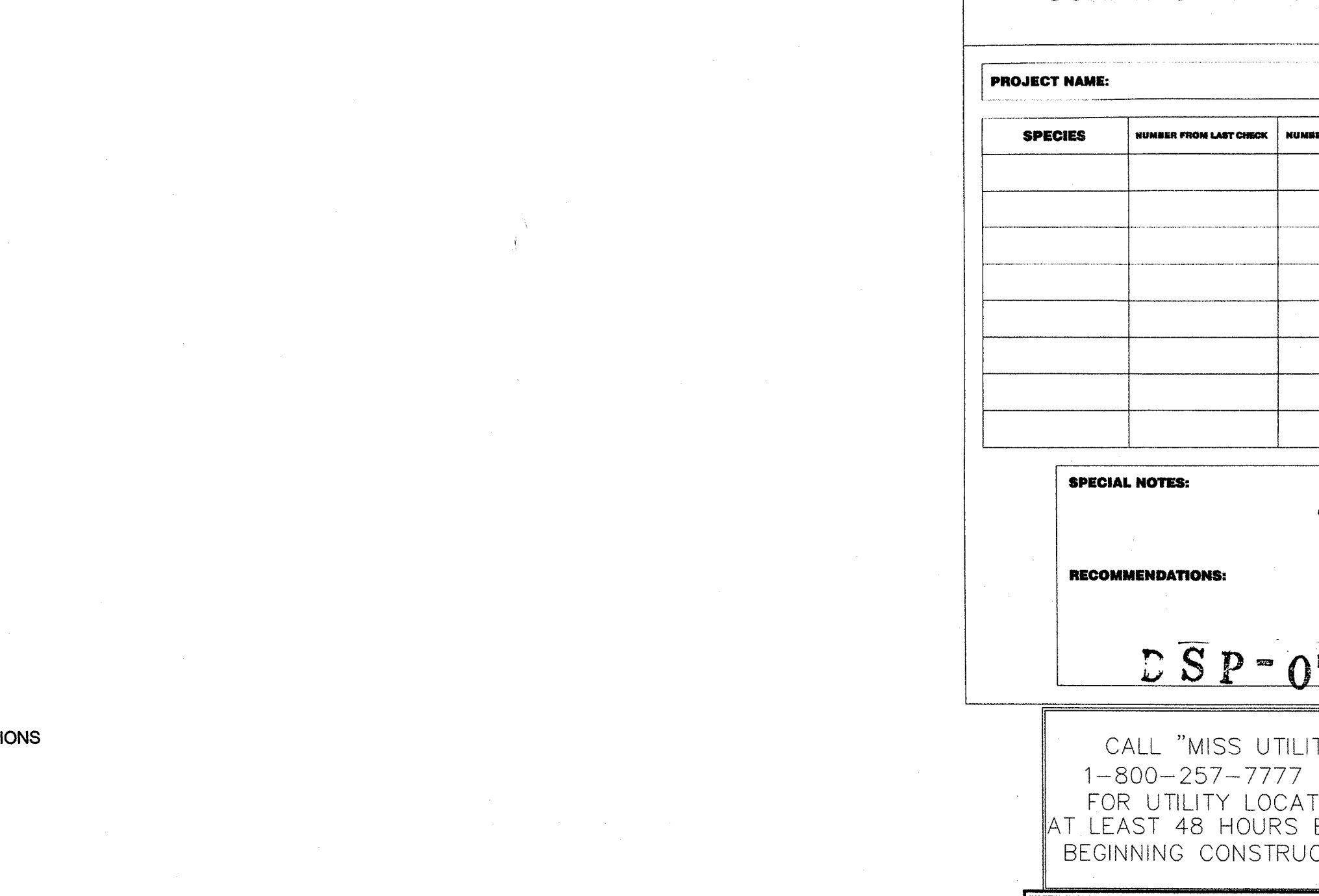
NOTES:
1. DETAIL APPLIES TO B & B OR CONTAINER PLANTING.
2. WHEN PLANTING ON A SLOPE, ENSURE LANDSCAPING IS INSTALLED VERTICAL AND PLUMB.
3. MULCH SAUCER HEIGHT SHALL BE LEVEL AND UNIFORM AROUND CIRCUMFERENCE OF PLANT BASE.

DECIDUOUS TREE PLANTING DETAIL
(NOT TO SCALE)



NOTES:
1. DETAIL APPLIES TO B&B OR CONTAINER PLANTING.
2. WHEN PLANTING ON A SLOPE, ENSURE LANDSCAPING IS INSTALLED VERTICAL AND PLUMB.
3. MULCH SAUCER HEIGHT SHALL BE LEVEL AND UNIFORM AROUND CIRCUMFERENCE OF PLANT BASE.

EVERGREEN TREE PLANTING DETAIL
(NOT TO SCALE)



NOTES:
1. DETAIL APPLIES TO B&B OR CONTAINER PLANTING.
2. WHEN PLANTING ON A SLOPE, ENSURE LANDSCAPING IS INSTALLED VERTICAL AND PLUMB.
3. MULCH SAUCER HEIGHT SHALL BE LEVEL AND UNIFORM AROUND CIRCUMFERENCE OF PLANT BASE.

SHRUB PLANTING DETAIL
(NOT TO SCALE)

STEVE GUDEMAN
11703 SILVERCREEK COURT
BOWIE, MD 20720-3474
410.242.7017

[illegible]

AFFORESTATION AREA #2										0.10	Bottomland Planting
										Acreage	
Botanical Name		Species	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Reforestation Credits	Percent of Stocking	
Latiendens tulipifera		Tulip Poplar		1-1.5"	3'	B&B	B	6	18	16.7%	
Liquidambar styraciflua		Sweetgum		1-1.5"	3'	B&B	B	8	24	22.2%	
Acer rubrum		Red Maple		1-1.5"	3'	B&B	B	24	72	66.7%	
Platanus occidentalis		American Sycamore		1-1.5"	3'	B&B	B	6	18	16.7%	
Quercus phellos		Willow Oak		1-1.5"	3'	B&B	2	6	5.6%		
Betula nigra		River Birch		1-1.5"	3'	B&B	2	6	5.6%		
						0		0	0	88.9%	
Linden benzoin		Spicebush		1-5.2"	1	Container	5	3	4.6%		
Ilex verticellata		Winterberry Holly (male)		1-5.2"	1	Container	1	1	0.9%		
Ilex verticellata		Winterberry Holly (female)		1-5.2"	1	Container	1	1	0.9%		
Viburnum punctifolium		Blackhaw Viburnum		1-5.2"	1	Container	2	2	1.9%		
Viburnum dentatum		Arrowwood Viburnum		1-5.2"	1	Container	2	2	1.9%	11.1%	
				0	0	Seeding	0	0	0.0%		
				0	0	Seeding	0	0	0.0%	0.0%	
Reforestation Units Required									108		
Total Reforestation Units Required									103		
Excess									5		

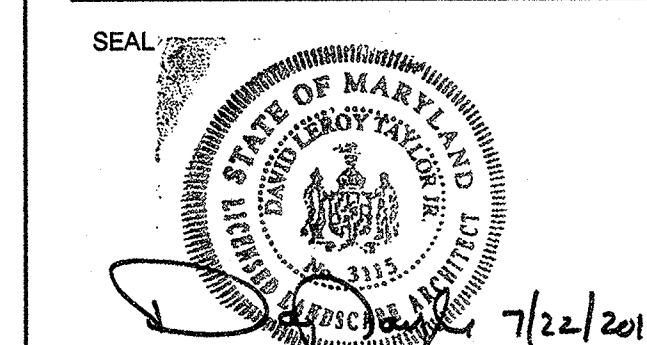
AFFORESTATION AREA #3						Acreage	0.89	Upland Plantings
Species		Large Caliber Planting Stock					Reforestation	Percent of Stocking
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	
Linodendron tulipifera	Tulip Poplar	1.1-1.5"	3	BA-B	3	50	154	15.6%
Quercus rubra	Northern Red Oak	1.1-1.5"	3	BA-B	35	105		10.9%
Liquidambar styraciflua	Sweetgum	1.1-1.5"	3	BA-B	50	168		17.5%
Acer rubrum	Red Maple	1.1-1.5"	3	BA-B	53	159		16.6%
Cercis canadensis	Eastern Redbud	1.1-1.5"	3	BA-B	24	72		7.5%
Ilexopaea (M)	American Holly (male)	1.1-1.5"	6-8	3	BA-B	9		2.8%
Ilexopaea (F)	American Holly (female)	6-8"	6	BA-B	15	90		9.4%
Pinus taeda	Loblolly Pine	6-8"	6	BA-B	24	144		15.0%
Kalmia latifolia	Mt. Laurel	1.5-2"	1	Container	45	45	0.0%	93.3%
				0	Container		0.0%	4.7%
				0	Container		0.0%	
				0	Seedling		0.0%	
				0	Seedling		0.0%	0.0%
Reforestation Units Provided						903		
Total Reforestation Units Required						850		

AFFORESTATION AREA #4				Acreage		017		Bottomland Planting	
Species		Common Name	Large Caliper Planting Stock		Type	Quantity	Reforestation Credits	Percent of	Stocking
Botanical Name	Caliper		Height	Credits/Unit					
Liriodendron tulipifera	Tulip Poplar	1-1.5"	3	B&B	10	30	16.9%		
Liquidambar styraciflua	Sweetgum	1-1.5"	3	B&B	12	36	20.2%		
Acer rubrum	Red Maple	1-1.5"	3	B&B	10	30	17.0%		
Platanus occidentalis	American Sycamore	1-1.5"	3	B&B	10	30	16.9%		
Quercus phellos	Willow Oak	1-1.5"	3	B&B	7	21	11.9%		
Betula nigra	River Birch	1-1.5"	3	B&B	4	12	6.8%		
			0	B&B	2	6	0.0%	0.9%	0.1%
Lindera benzoin	Spicebush	1-5.2"	1	Container	5	5	2.8%		
Ilex verticillata	Winterberry (holy male)	1-5.2"	1	Container	1	1	0.6%		
Ilex verticillata	Winterberry (holy female)	1-5.2"	1	Container	1	1	0.6%		
Viburnum paniculatum	Blackhaw Viburnum	1-5.2"	1	Container	3	3	1.7%		
Viburnum dentatum	Arrowwood Viburnum	1-5.2"	1	Container	3	3	1.7%	8.5%	
		0	0	Seedling	0	0	0.0%		
		0	0	Seedling	0	0	0.0%		
		0	0	Seedling	0	0	0.0%	0.0%	0.0%
Reforestation Units Provided						177			
Total Reforestation Units Required						178			
Excess						1			

THE VILLAGES AT PEPPER MILL

PRINCE GEORGE'S COUNTY
MARYLAND
TAX MAP/GRID: 66/D4
WSSC GRID: 201NE06, 201SE06

TAX MAP\GRID: 66\D4
WSSC GRID: 201NE06, 201SE06



A key plan map showing the layout of the site. The map is divided into three numbered areas: 4, 5, and 6. Area 4 is the central part of the site, area 5 is the southern part, and area 6 is the northern part. The map shows the boundaries of these areas and the location of the proposed development.

SCALE

AS SHOWN

[illegible]

DRAWN BY	KMG
APPROVED BY	DLT
CHECKED BY	DLT
DATE	12/7/07
TITLE	

TREE
 CONSERVATION
 PLAN, TYPE II
 DETAIL SHEET

PROJECT NO.	50004292
-------------	----------

3

SHEET NO. 3 OF 6

APPROVED
PLAN

DSP-07061

CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

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

PROJECT NAME: THE VILLAGES AT PEPPER MIL
PROJECT NUMBER: DSP-07061

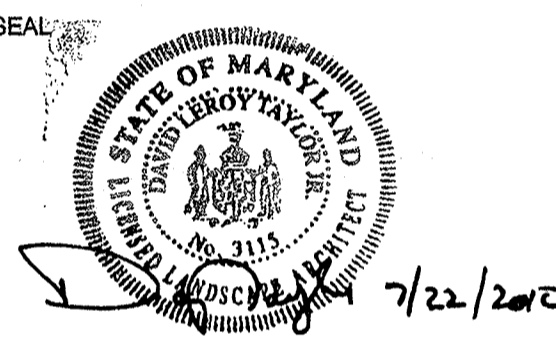
For Conditions of Approval see Site Plan Cover Sheet or Approval

The Revisions Listed Below Apply to This Sheet.

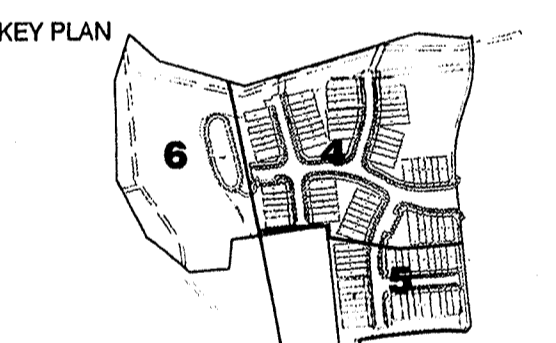
Approval or Date	Approval Date	Reviewer's Signature
---------------------	------------------	----------------------

6/10/10	MF

	<p align="center">M-NCPPC Prince George's County Planning Department Environmental Planning Section</p> <p align="center">APPROVAL TREE CONSERVATION PLAN TCP II <u>28/05</u></p> <p>Approved by _____</p> <p><u>Morgan K. Reiser</u></p>	
01		
02		
03		
04		
05		



SEAL



SCALE

AS SHOWN

NO.	DATE	BY	DESCRIPTION
1	2/7/10	DT	ARCHITECTURE
2	4/12/10	DT	DSP COMMENTS
3	5/15/10	DT	ADD REAR LOAD UNITS
4	6/30/10	DT	RESOLUTION COMMENTS

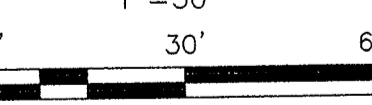
REVISIONS	
DRAWN BY	KMG
APPROVED BY	DLT
CHECKED BY	DLT
DATE	12/7/07
TITLE	TREE CONSERVATION PLAN TYPE II

PROJECT NO. 50004292

LEGEND:

- EXISTING CONTOURS
- EXISTING TIE LINE
- 1:25% SLOPES IN ERODIBLE SOILS
- 25% AND GREATER SLOPES
- EXPANDED BUFFER
- EXISTING 100-YEAR FLOODPLAIN
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING STREAM
- EXISTING STREAM BUFFER
- EXISTING SANITARY SEWER
- EXISTING PROPERTY LINE
- EXISTING ROAD
- EXISTING RIGHT-OF-WAY
- EXISTING CURB
- EXISTING UNDER GROUND ELECTRIC
- EXISTING TELEPHONE
- EXISTING STORM DRAIN
- EXISTING STORM DRAIN MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER
- EXISTING WATER MANHOLE
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING GAS MAIN
- EXISTING GAS MANHOLE
- EXISTING 6" GAS
- PROPOSED CONTOURS
- PROPOSED BUILDING
- PROPOSED LOTLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED ELECTRIC
- PROPOSED TELEPHONE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER
- PROPOSED WATER MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED GAS MAIN
- PROPOSED GAS MANHOLE
- EXISTING UNIMAGATED 6" GAS
- EXISTING SIDEWALK
- PROPOSED STREET LIGHT
- FLOODPLAIN SETBACK
- EXISTING SPECIMAN TREE
- EXISTING SPECIMAN TREE TO BE REMOVED
- CRITICAL ROOT ZONE
- FOREST CONSERVATION SIGN
- TREE PROTECTION FENCE (TPF1)
- TREE PROTECTION FENCE (TPF2)
- ROOT PRUNE
- FOREST CLEARED WITHIN FLOODPLAIN AREA
- FOREST CLEARED AREA
- WOODLANDS RETAINED NON-FCA AREA
- WOODLAND PRESERVATION
- AFFORESTATION/REFORESTATION AREA

PLAN



APPROVED
PLAN

DSP-07061

CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

M.N.C.P.C. APPROVALS

PROJECT NAME: THE VILLAGES AT PEPPER MILL
PROJECT NUMBER: DSP-07061

For Conditions of Approval see Site Plan Cover Sheet or Approval
The Following Listed Items Apply to the Plans

APPROVAL

TREE CONSERVATION PLAN

TCP II-2868

Date 8/8/10

Approved by [Signature]

01
02
03
04
05

ALL REFORESTATION/AFFORESTATION AREAS ADJACENT TO LOTS, AND THE ASSOCIATED
SPLIT RAIL FENCING ALONG THE OUTER EDGE OF ALL REFORESTATION/AFFORESTATION
AREAS, SHALL BE INSTALLED PRIOR TO THE BUILDING PERMITS FOR THE ADJACENT LOTS.
A CERTIFICATION PREPARED BY A QUALIFIED PROFESSIONAL MAY BE USED TO PROVIDE
VERIFICATION THAT THE AFFORESTATION HAS BEEN COMPLETED. IT MUST INCLUDE, AT
A MINIMUM, PHOTOS OF THE AFFORESTATION AREAS AND THE ASSOCIATED FENCING
FOR EACH LOT, WITH LABELS ON THE PHOTOS IDENTIFYING THE LOCATIONS AND A PLAN
SHOWING THE LOCATIONS WHERE THE PHOTOS WERE TAKEN.

NO.	DATE	BY	DESCRIPTION
4	6/30/10	DT	RESOLUTION COMMENTS
3	5/5/10	DT	ADD REAR LOAD UNITS
2	4/12/10	DT	DSP COMMENTS
1	2/17/10	DT	ARCHITECTURE
1	DATE	BY	DESCRIPTION

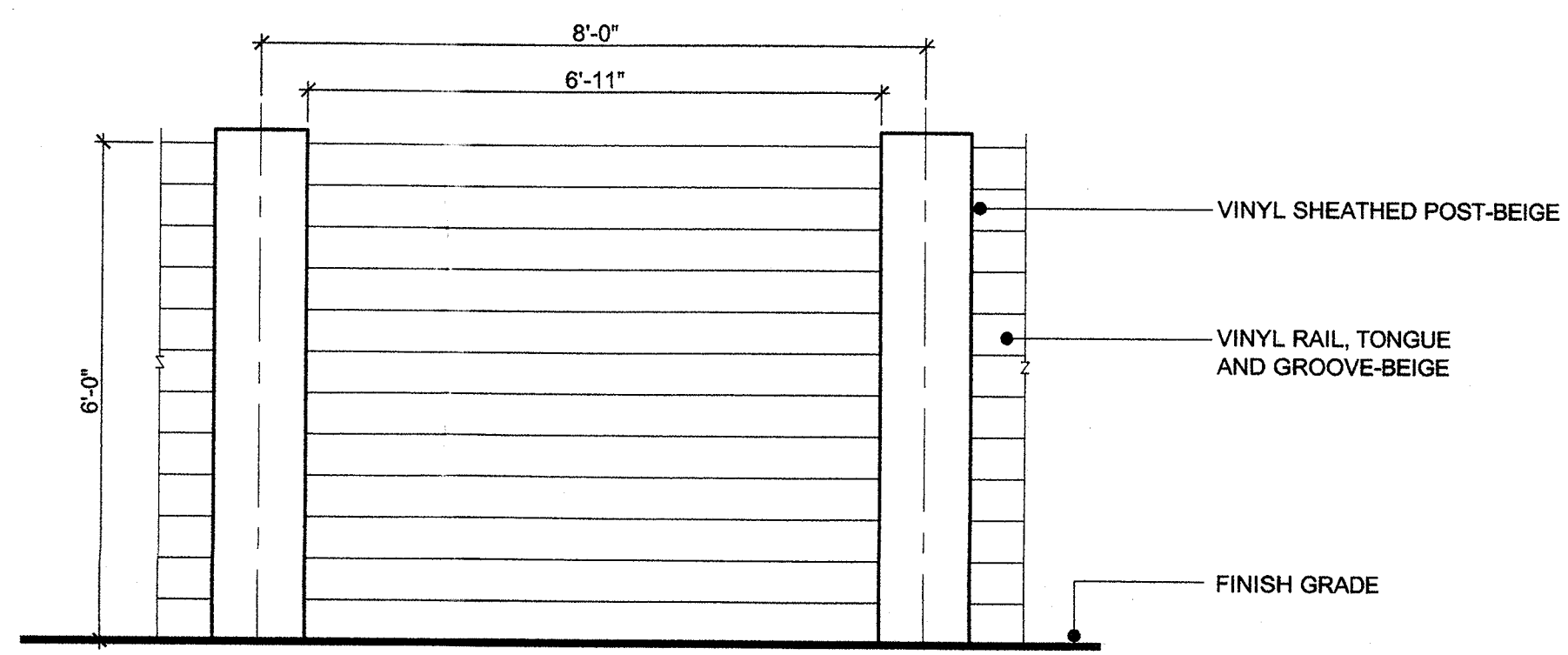
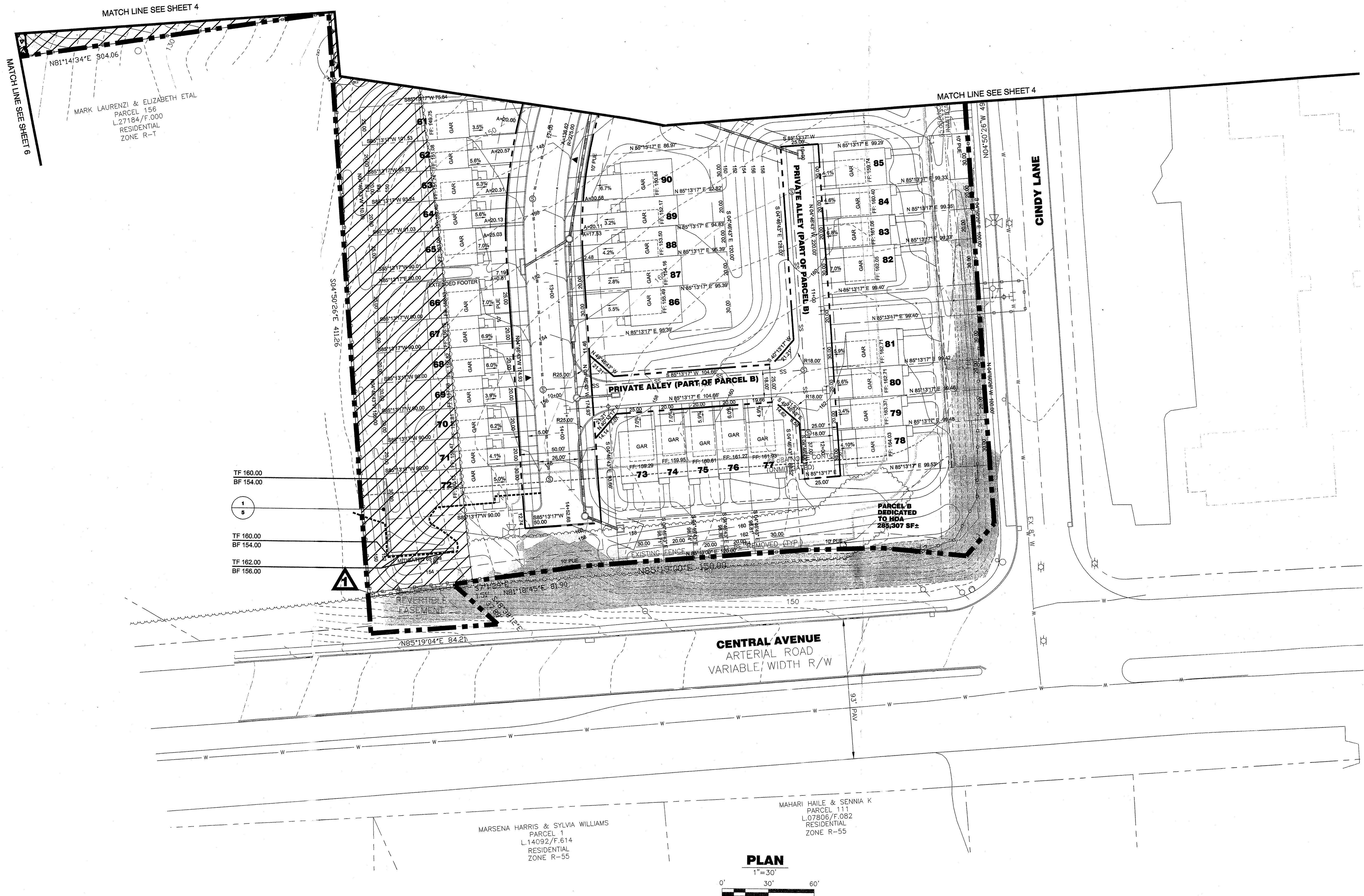
DRAWN BY	KMG
APPROVED BY	DLT
CHECKED BY	DLT
DATE	12/7/07
TITLE	

TREE CONSERVATION PLAN TYPE II

PROJECT NO. 50004292

LEGEND:

	EXISTING CONTOURS
	EXISTING TREELINE
	15-25% SLOPES IN ERODIBLE SOILS
	25% AND GREATER SLOPES
	EXPANDED BUFFER
	EXISTING 100-YEAR FLOODPLAIN
	EXISTING WETLAND
	EXISTING WETLAND BUFFER
	EXISTING STREAM
	EXISTING STREAM BUFFER
	EXISTING SANITARY SEWER
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING CURB
	EXISTING UNDERGROUND ELECTRIC
	EXISTING TELEPHONE
	EXISTING STORM DRAIN
	EXISTING STORM DRAIN MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING GAS MAIN
	EXISTING GAS MANHOLE
	EXISTING 60 DBA
	PROPOSED CONTOURS
	PROPOSED BUILDING
	PROPOSED LOTLINE
	PROPOSED ROAD
	PROPOSED RIGHT-OF-WAY
	PROPOSED PUBLIC UTILITY EASEMENT
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED ELECTRIC
	PROPOSED TELEPHONE
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED GAS MAIN
	PROPOSED GAS MANHOLE
	EXISTING UNDISTURBED 60 DBA
	MITIGATED 60 DBA
	PROPOSED SIDEWALK
	PROPOSED STREET LIGHT
	FLOODPLAIN SETBACK
	EXISTING SPECIMEN TREE
	EXISTING SPECIMEN TREE TO BE REMOVED
	CRITICAL ROOT ZONE
	FOREST CONSERVATION SIGN
	TREE PROTECTION FENCE (TPF)
	TREE PROTECTION FENCE (TPF2)
	ROOT PRUNE
	FOREST CLEARED WITHIN FLOODPLAIN AREA
	FOREST CLEARED AREA
	WOODLANDS RETAINED NON-PCA AREA
	WOODLAND PRESERVATION
	AFFORESTATION/REFORESTATION AREA



NOTES:
1. SOUND BARRIER WILL BE CONSTRUCTED FROM ACQUSTIVINYL WALL SYSTEMS OR OTHER SIMILAR MANUFACTURER WITH A BEIGE VINYL SHELL. MINIMUM STC RATING (SOUND TRANSMISSION LOSS) OF 30 IS REQUIRED.
ACQUSTICAL SOLUTIONS, INC.
2420 GRENOBLE ROAD
RICHMOND, VA 23294
1-800-782-5742

SOUND BARRIER
SCALE: 1/2"=1'-0"

ALL REFORESTATION/AFFORESTATION AREAS ADJACENT TO LOTS, AND THE ASSOCIATED SPLIT RAIL FENCING ALONG THE OUTER EDGE OF ALL REFORESTATION/AFFORESTATION AREAS, SHALL BE INSTALLED PRIOR TO THE BUILDING PERMITS FOR THE ADJACENT LOTS. A CERTIFICATION PREPARED BY A QUALIFIED PROFESSIONAL MAY BE USED TO PROVIDE VERIFICATION THAT THE AFFORESTATION HAS BEEN COMPLETED. IT MUST INCLUDE, AT A MINIMUM, PHOTOS OF THE AFFORESTATION AREAS AND THE ASSOCIATED FENCING FOR EACH LOT, WITH LABELS ON THE PHOTOS IDENTIFYING THE LOCATIONS AND A PLAN SHOWING THE LOCATIONS WHERE THE PHOTOS WERE TAKEN.

M-NCPPC
Prince Georges County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP 11/28/09
Approved by: *Meghan K. Davis* Date: 8/2/10

APPROVED
PLAN
DSP-07061
CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

M.N.C.P.P.C. APPROVALS
PROJECT NAME: THE VILLAGES AT PEPPER MILL
PROJECT NUMBER: DSP-07061
For Certificate of Approval and Site Plan Review Permit to be Approved
The Following Local Rules Apply to this Sheet

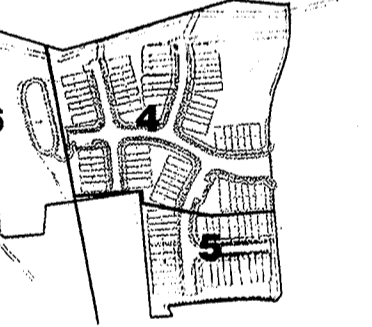
Revision #	Revised	Revised's Signature	Revised's Date
6/10/10	ME	1/27/10	

SEAL



SEAL

KEY PLAN



SCALE

AS SHOWN

NO.	DATE	BY	DESCRIPTION
1	2/17/10	DT	ARCHITECTURE
2	4/12/10	DT	DSP COMMENTS
3	5/5/10	DT	ADD REAR LOAD UNITS
4	6/30/10	DT	RESOLUTION COMMENTS

DRAWN BY KMG
APPROVED BY DLT
CHECKED BY DLT
DATE 12/7/07
TITLE

TREE
CONSERVATION
PLAN
TYPE II

PROJECT NO. 50004292

LEGEND:

- EXISTING CONTOURS
- EXISTING TREELINE
- 15-25% SLOPES IN ERODIBLE SOILS
- 25% AND GREATER SLOPES
- EXPANDED BUFFER
- EXISTING 100-YEAR FLOODPLAIN
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING STREAM BUFFER
- EXISTING STREAM
- EXISTING PROPERTY LINE
- EXISTING ROAD
- EXISTING RIGHT-OF-WAY
- EXISTING CURB
- EXISTING UNDERGROUND ELECTRIC
- EXISTING TELEPHONE
- EXISTING STORM DRAIN
- EXISTING STORM DRAIN MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER
- EXISTING WATER MANHOLE
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING GAS MAIN
- EXISTING GAS MANHOLE
- EXISTING 48" dba
- PROPOSED CONTOURS
- PROPOSED BUILDING
- PROPOSED LOTLINE
- PROPOSED ROAD
- PROPOSED RIGHT-OF-WAY
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED ELECTRIC
- PROPOSED TELEPHONE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER
- PROPOSED WATER MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED GAS MAIN
- PROPOSED GAS MANHOLE
- EXISTING UNMITIGATED 48" dba
- MITIGATED 48" dba
- PROPOSED SIDEWALK
- PROPOSED STREET LIGHT
- FLOODPLAIN SETBACK
- EXISTING SPECIMAN TREE
- EXISTING SPECIMAN TREE TO BE REMOVED
- CRITICAL ROOT ZONE
- FOREST CONSERVATION SIGN
- TREE PROTECTION FENCE (TPF1)
- TREE PROTECTION FENCE (TPF2)
- ROOT PRUNE
- FOREST CLEARED WITHIN FLOODPLAIN AREA
- FOREST CLEARED AREA
- WOODLANDS RETAINED NON-PCA AREA
- WOODLAND PRESERVATION
- AFFORESTATION/REFORESTATION AREA

APPROVED
PLAN

DSP-07061

CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

M.N.C.P.C. APPROVALS

PROJECT NAME: THE VILLAGES AT PEPPER MILL
PROJECT NUMBER: DSP-07061

For Condition of Approval see Site Plan Cover Sheet or Approval
by the Reviewer Listed Below apply to this Sheet

Approval Date: 7/22/10
Reviewer's Signature: [Signature]
Date: 7/22/10

NO.	DATE	BY	DESCRIPTION
01	5/6/10	DLT	APPROVAL
02			
03			
04			
05			

ALL REFORESTATION/AFFORESTATION AREAS ADJACENT TO LOTS, AND THE ASSOCIATED SPLIT RAIL FENCING ALONG THE OUTER EDGE OF ALL REFORESTATION/AFFORESTATION AREAS, SHALL BE INSTALLED PRIOR TO THE BUILDING PERMITS FOR THE ADJACENT LOTS. A CERTIFICATION PREPARED BY A QUALIFIED PROFESSIONAL MAY BE USED TO PROVIDE VERIFICATION THAT THE AFFORESTATION HAS BEEN COMPLETED. IT MUST INCLUDE, AT A MINIMUM, PHOTOS OF THE AFFORESTATION AREAS AND THE ASSOCIATED FENCING FOR EACH LOT, WITH LABELS ON THE PHOTOS IDENTIFYING THE LOCATIONS AND A PLAN SHOWING THE LOCATIONS WHERE THE PHOTOS WERE TAKEN.

PLAN

1"=30'
0' 30' 60'