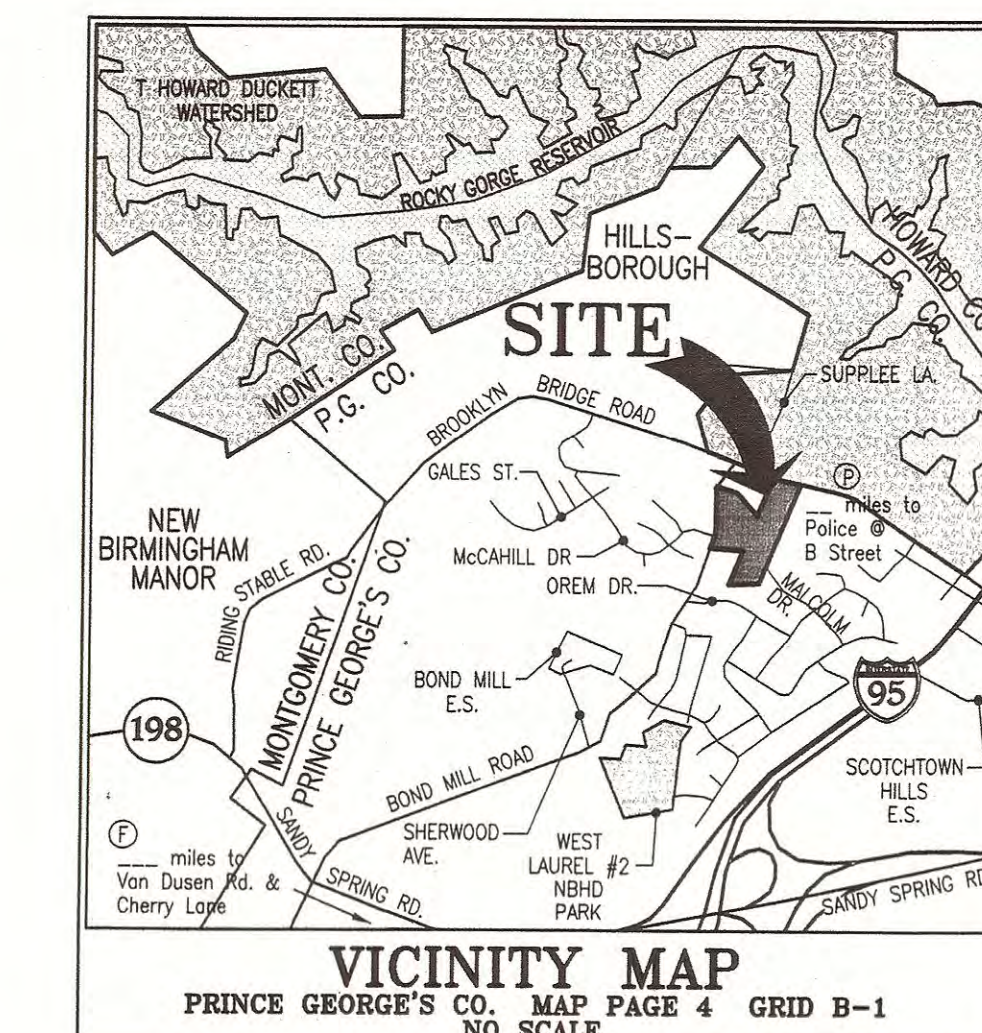
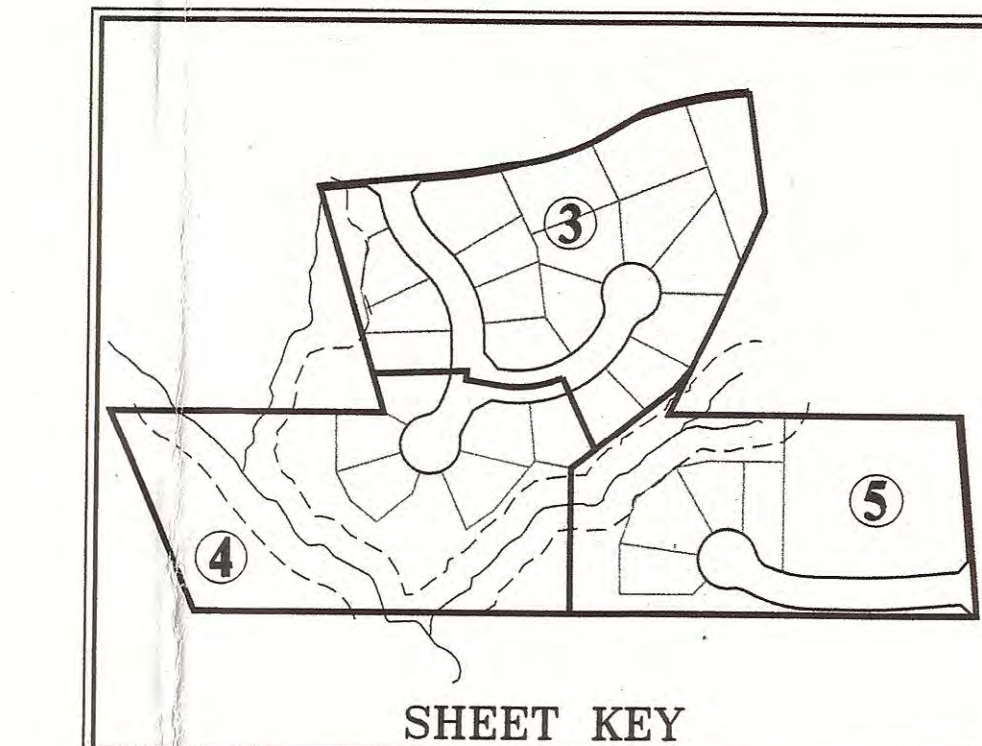


- ### LEGEND
- PROPERTY LINE
 - SPECIMEN TREES
 - 100 YEAR FLOODPLAIN
 - 25' FLOODPLAIN BUILDING RESTRICTION LINE
 - WETLAND
 - WETLAND BUFFER
 - WATERS OF THE US
 - STREAM
 - STREAM BUFFER
 - PATUXENT MANAGEMENT AREA (PMA)
 - WOODLAND PRESERVATION (COUNTED AS WCA)
 - WOODLAND NOT COUNTED TOWARDS REQUIREMENTS
 - WOODLAND COUNTED AS CLEARED
 - FOREST TO BE CLEARED
 - ON SITE REFORESTATION
 - LIMIT OF DISTURBANCE
 - TREE FENCE
 - REFORESTATION SIGN
 - WOODLAND CONSERVATION SIGN
 - STEEP SLOPES (15-25% WITH HIGHLY ERODIBLE SOILS)
 - SEVERE SLOPES (GREATER THAN 25%)
- ### SEDIMENT CONTROL DEVICES LEGEND
- EARTH DIKE
 - SILT FENCE
 - STABILIZED CONSTRUCTION ENTRANCE



SCHEDULE FOR SECTION 4.1: RESIDENTIAL ON-LOT PLANTING REQUIREMENT

| | |
|--|-----------|
| NUMBER OF LOTS > 9,500 SQ. FT. | 23 |
| SHADE TREES REQUIRED @ 1/LOT | 46 |
| ORNAMENTAL/EVERGREEN TREES REQ'D @ 1/LOT | 23 |
| SUBTOTAL | 69 |
| NUMBER OF LOTS > 20,000 SQ. FT. | 5 |
| SHADE TREES REQUIRED @ 1/LOT | 10 |
| ORNAMENTAL/EVERGREEN TREES REQ'D @ 1/LOT | 5 |
| SUBTOTAL | 15 |
| TOTAL TREES | 84 |
| SHADE TREES | 61 |
| ORNAMENTAL TREES/EVERGREEN TREES | 23 |

Section 4.6 Schedule

Buffering Residential Development from Streets
Lots 20 & 21 along Bond Mill Road (Collector)

| | |
|--|--|
| 1. Linear Feet of Street Frontage Towards Which Rear Yards Are Oriented: | 117' |
| 2. Minimum Width of Required Buffer: | 35' |
| 3. Number of plants required: | 5 shade trees 15 evergreen trees 35 shrubs |
| 4. Number of plants provided: | 3 shade trees* 4 ornamental trees* 35 evergreen trees 35 shrubs |

* Ornamental trees used in place of shade trees on a two-to-one basis

PLANTING SCHEDULE

| Quantity | Symbol | Scientific Name | Common Name | Planting Size |
|----------|--------|--|------------------------|-----------------------|
| 29 | AR | Acer rubrum 'October Glory' | October Glory Maple | 2 1/2" - 3" cal. B&B |
| 7 | BN | Betula Nigra 'Heritage' | Heritage River Birch | 2 1/2" - 3" cal. B&B |
| 5 | LS | Liquidambar styraciflua 'Rotundiloba' | Flowering Dogwood | 2 1/2" - 3" cal. B&B |
| 28 | QR | Quercus Rubra | Northern Red Oak | 2 1/2" - 3" cal. B&B |
| 54 | IO | Ilex opaca | American Holly | 6-10" ht. B&B |
| 18 | CU | Quercus coccinea | Scarlet Oak | 6-10" ht. B&B |
| 6 | CS | Cedrus Atlantica 'Glauca' | Atlas Cedar | 6-10" ht. B&B |
| 8 | AL | Amelanchier laevis | Servicberry | 7-9" ht. B&B |
| 16 | CO | Cornus canadensis | Eastern Dogwood | 7-9" ht. B&B |
| 6 | PY | Pinus x yezoensis | Yoshino Cherry | 7-9" ht. B&B |
| 2 | JS | Styrax Japonica | Japanese Snowbell | 7-9" ht. B&B |
| 63 | HQ | Hydrangea quercifolia | Oakleaf Hydrangea | 30-36" B&B |
| 26 | RY | Rhododendron yakushimanum | Yakushima Rhododendron | 2 gal. cont. |
| 9 | VT | Viburnum plicatum tomentosum | Douglas Viburnum | 2 gal. cont. |
| 6 | CL | Calamagrostis canadensis 'Karl Foerster' | Feather Reed Grass | 3 gal. cont. |
| 28 | SS | Salix x sup. | Violet Sage | 16 gal. plant 2' o.c. |

STREET TREE PLANTING SCHEDULE

| Quantity | Symbol | Scientific Name | Common Name | Planting Size |
|----------|--------|------------------------------------|-----------------------------------|----------------------|
| 40 | AR | Acer rubrum 'October Glory' | October Glory Maple | 2 1/2" - 3" cal. B&B |
| 17 | GT | Gleditsia triacanthos Var. Inermis | Shademaster Thornless Honeylocust | 2 1/2" - 3" cal. B&B |
| 21 | OW | Quercus Phellos | Willow Oak | 2 1/2" - 3" cal. B&B |

Quantities to be verified by landscape contractor at time of installation

STORMWATER MANAGEMENT PLANTING SCHEDULE

| Quantity | Symbol | Scientific Name | Common Name | Planting Size |
|----------|--------|------------------------------|------------------------|---------------|
| 10 | AL | Amelanchier laevis | Servicberry | 7-9" ht. B&B |
| 25 | HO | Hydrangea quercifolia | Oakleaf Hydrangea | 30-36" B&B |
| 19 | VO | Viburnum opulus | European Cranberrybush | 24-30" B&B |
| 19 | VT | Viburnum plicatum tomentosum | Douglas Viburnum | 30-36" B&B |

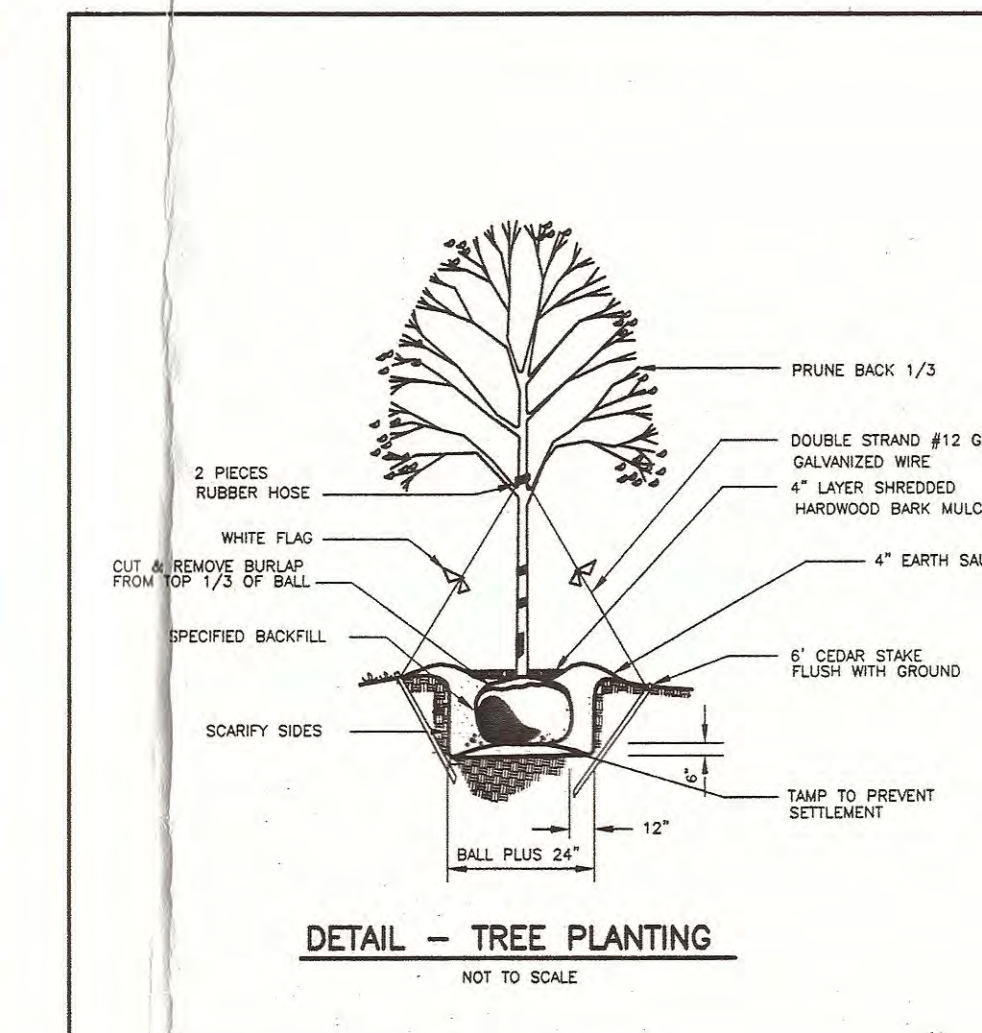
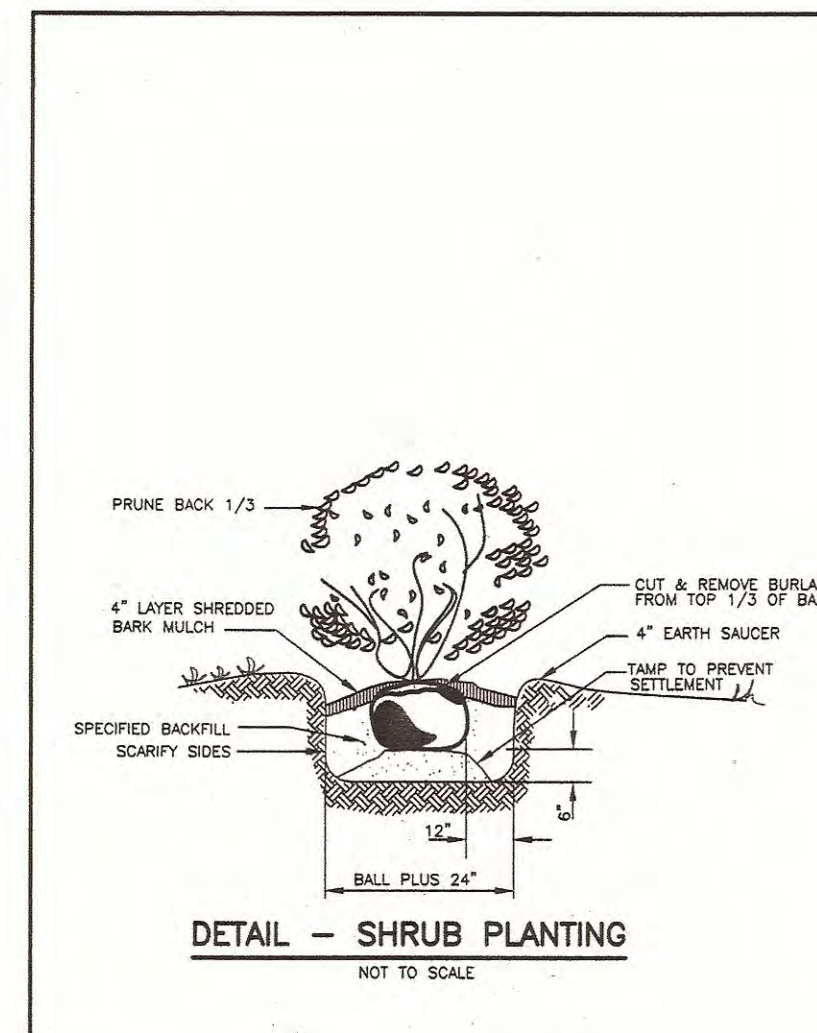
GENERAL NOTES

1. Zoning: RR - Cluster
2. No. of Lots Proposed: 28
3. Max. Allowed: 40
4. Gross Tract Area For Total Site: 20.91 Ac.
5. Reserved Street Dedication: Bond Mill Road: 0.11 Ac.
6. Brooklyn Bridge Road: 0.07 Ac.
7. 100 Year Flood Plain: 1.92 Ac.
8. Net Tract Area: 18.61 Ac.
9. Wetlands: 0.40 Ac.
10. Proposed open area: 7.27 Ac.
11. Parcel A = 0.33 Ac.
12. Parcel B = 6.94 Ac.
13. Water/Bever Categories: W-3/5-3
14. Method Of Stormwater Management: SWM Concept Approval #33343-2003-00, Approved Oct. 13, 2003
15. Topographical Information From Prince George's County Annual Boundary Information From Charles F. Johnson & Associates, Inc.
16. Contour Interval: 2'
17. W.S.C. Datum Used: OZES
18. Tie Map Reference: OZES
19. Minimum Development Standards: RR-Cluster
20. Lot Area: 10,000 sq. ft.
21. Lot Coverage: 30%
22. Lot Width: 75 ft.
23. at hdg. Line: 50 ft.
24. at street line: 25 ft.
25. Front: 25 ft.
26. Side: 0/17 ft.
27. Rear: 20 ft.
28. Mandatory dedication of parkland (24-134 (1))
29. 5% of 20.75 ac. or 1.1 ac.
30. Existing home on P. 50 (Prop. Lot 23) and P. 61 (Prop. Lot 24) will remain.
31. All strings are conceptual unless existing trees are noted.
32. There are no cemeteries within this site.
33. There are no known cultural features or historic sites within or adjacent to the site.
34. The plan should not be used as a legal document for representation of bearings, distances, lot square footages and easements. For recorded information, please see record plat or applicable recorded documents.
35. Stormwater Management Concept Approval #33343-2003-00, dated October 13, 2003
36. All units sited must have a minimum finished living area of 2,600 square feet.
37. A minimum of 60% of all units shall have brick fronts.
38. Preliminary Plan #4-03013, Approved February 3, 2004

Type II - TREE CONSERVATION PLAN SHEET INDEX

Sheet 1 Cover, Landscape Schedules
Sheet 2 TCP II Details
Sheets 3-5 30-36 Scale Landscape # TCP II Plans

DSP-04008



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

PROJECT NAME: BOND MILL STATION
PROJECT NUMBER: DSP-04008

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revision Listed Below Apply to this Sheet

| Approval or Revision # | Approval Date | Reviewer's Signature | Certification Date |
|------------------------|---------------|----------------------|--------------------|
| 6-16-08 | 5-1 | | 12-2-08 |

M.N.C.P.P.C. APPROVAL

Prince George's County Planning Department
Environmental Planning Section

TREE CONSERVATION PLAN

TCP II/ 62 / 05

Approved by: *Chris Shirley* Date: 12/1/05

LANDSCAPE & TYPE II TREE CONSERVATION PLAN

BOND MILL STATION

LAUREL (10th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPI Associates

Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone: (301) 434-7000 E-mail: cpi@cpia.com Fax: (301) 434-0394
FREDERICK, MD FAIRFAX, VA

CLIENT: BOND MILL LLC
290 LANTER LANE SUITE 200
SILVER SPRING, MD 20906

PRELIMINARY PLAN NO: 4-03003 SITE PLAN NO: DSP-04008

DESIGN: MLB SHEET: 1 OF 5
DRAFT: HWJ
DATE: NOV. 2004
SCALE: 1"=100'

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OR REPRODUCTION IS PROHIBITED.

FILE NO: 33-015-22-D
Dwg: N:\33015\dwg\22-001 Xrefs: TOP\0\22-00\21-00\44-099\46-099\53-00

PLANTING PROCEDURES FOR REFORESTATION AREAS (LANDSCAPE AND SEEDLING STOCK)

Results of survival checks for all tree planting shall be reported to DER.

- Planting window for bare root seedlings – December 1st – April 30th . Planting window for landscape stock – March 1st – December 30th. No planting will occur while the ground is frozen.
- Species List – Based on the native forest association of the area in which Bond Mill Station Community is located (see "Reforestation Plant Lists").
- Seedling size to be 1/4" to 1 1/2" caliper with roots not less than 8" long. Landscape stock to range from 1" – 2 1/2" caliper.
- Spacing and Quantity – See "Reforestation Plant Lists".
- Layout – For findings see "Planting Layout" Detail. For landscape stock – see TCP-II planting plan.
- The designated regulatory agency shall inspect site.

- No tree shelters are to be used for seedlings unless excessive deer browse is evident or adjacent infestations of invasive species are present. Tree shelters increase native owl nesting bird mortality and inhibit plants ability to establish root systems.
- Each individual seedling is to be flagged with fluorescent flagging tape and mulched with 2" of composted wood chips or shredded hardwood mulch for maintenance and monitoring purposes.
- Each landscape tree should be mulched with 2-3" of composted shredded hardwood mulch while they are in a planting bed where mulch will be spread throughout.

SITE PREPARATION (EXPOSED AND NEWLY GRADED SOILS)

- Contractor is to perform soil tests in proposed planting areas prior to site preparation, to identify potential nutrient and pH deficiencies.
- Soils shall be free of contaminants (oil products, concentrated soluble salts, ferrous iron, soluble aluminum and soluble manganese).
- Apply soil amendments, if specified, prior to tilling, grading, raking, final grading, etc. Soil amendments are to be determined by the University of Maryland Cooperative Extension Service or a qualified Ecologist based on soil test results.
- Flat areas and slopes up to 3:1 shall be loose and friable to a depth of at least 6 inches. The top layer of soil shall be loosened by raking, disking or other acceptable means before seeding.
- Slopes steeper than 3:1 grade shall have the top 1-3 inches of soil loose and friable before seeding.
- Seed and fertilizer. Seed with a hydroseser for sites larger than one half acre. Dry seed with manual centrifugal spreader for sites less than one half acre or that are inaccessible to hydrosesing equipment (see seeding specifications to follow for either method used). Fertilizer is to be incorporated into the hydrosesed mix if hydrosesing is used, or it is to be applied with a manual centrifugal spreader if dry seeding is the method used. Fertilizer type, analysis, and application rate to be determined by University of Maryland Cooperative Extension Service or a qualified Ecologist based on soil test results.
- Herbicide applications for the control of invasive species after planting will be done as part of the maintenance agreement, only with written permission from Environmental Planning. There will be no use of herbicides within the PMA.

PLANT INSTALLATION METHODS

- Auger planting method is preferred for level areas, as it creates better soil porosity by drilling a hole much larger than the root system and producing tilled backfill, see Method for Auger Tree Planting detail.
- Hand digging is acceptable in situations where the auger cannot be applied (slopes, wet areas, confined spaces, etc.). See "Planting Methods" detail.

PLANT CARE FOR REFORESTATION AREAS (LANDSCAPE AND SEEDLING STOCK)

- Plants supplied shall conform in all respects to the current edition of the American Standard for Nursery stock (ANSI Z60.1). They shall be nursery grown in accordance with good horticultural practice and grown under the same conditions as those in the locality of the project. Plant names shall be those given in the edition of Standard Plant Names, American joint committee on Horticultural Nomenclature.
- Prior to planting, protect plants at all times from sun and drying winds. Plants that cannot be planted immediately shall be kept in the shade, and kept well watered. Plants shall not remain unplanted for more than three (3) calendar days unless adequate irrigation and protection from the elements is provided on site.
- Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches or twigs.
- Plants shall be sound, vigorous and healthy. They shall be free of disease and insect pests and shall have healthy, well developed root systems. Trunks and branches shall be free of cuts and abrasions over one inch (1") in any dimension.
- Container-grown plants shall not have roots that encircle the rootball.
- All plants shall be certified pest-free by the Department of Agriculture of the state of origin.

SPECIFICATIONS FOR HYDROSEEDING ALL REFORESTATION AREAS WITH A STABILIZATION SEED MIX (MIN. PMA AREA EXCLUDED)

- Timing. Apply seed upon the completion of site preparation (herbicide application, topical or incorporated soil amendment applications grading, etc.)
- Stabilization seed mix to consist of a non-turf building ground cover.
- State certified seed free seed (seeded) seed.
- Rate = 50 lbs/acre (for disturbed, exposed or newly graded soils) and overseeding existing vegetation with less than 80% cover).
- Note: For best success rates under drought conditions i.e. unusually dry seasons, S/W facing slopes, sandy soils etc., the application rate should be reduced to 25-30 lbs/acre
- Apply seed uniformly with a hydroseser. The slurry includes seed, fertilizer, mulch and soil (where applicable) on a firm, moist seedbed. Note: The seed and fertilizer will be mixed on site and the seeding shall be immediate without interruption.
- Mulch Blend (for 20% or greater exposed soils only). Utilize only wood cellulose fiber mulch as manufactured by Corwood, or an approved equal. Much of the rate of 35 pounds per 1000 square feet not use on sites which have more than 80% existing ground cover as seed will adhere to the vegetation causing it to dry out. On sites where existing ground and existing ground cover exists, apply mulch blend to exposed soils only after seed has been applied to the entire site.

- Fertilizer. Type, analysis and application rates previously listed as specified by University of Maryland Cooperative Extension Service and/or a qualified ecologist based on the soil test results.
- Gel. As necessary provide a water absorbing co-polymer which can absorb up to 400 times its own weight to aid in fluffing the surface soil during application and to provide a lubricant coating to protect the plant when passing through the hydroseser nozzle.
- Irrigation. If soil moisture is deficient, supply new seedling with adequate water for plant growth until they are firmly established. This is especially true when seedling is made in abnormally dry or hot seasons, or on adverse soils.

REFORESTATION MANAGEMENT PLAN

- REFORESTATION SHOULD BE COMPLETED WITHIN ONE (1) YEAR OF FINAL GRADING.

- The Contractor implementing the reforestation plan is subject to a binding maintenance agreement for the length of the first 5 years. PMA practices will be employed as needed to control disease, insects and weeds. The contractor is responsible for the following:

- Field check the planting area according to the following schedule:
Year 1-1: 3 times (March-April), (July-August), (October-November)
Year 2-3: Twice annually (April-May), (September-October).
Years 4-5: Once annually (May-September). If appropriate, remove temporary tree protection fencing at this time.
Field Data Forms (Condition check sheets) will be sent to the client after each visit.
- Watering is dependent on rainfall and the amount and frequency will vary. Plants will be watered as needed, during years 1-3, depending on rainfall, time of season, and installation timing.
- Control of invasive species will be achieved by annually mulching individual trees with composted woodchips or shredded hardwood mulch, re-flagging them as needed and spot applications of herbicide applied directly to target species competing with reforestation plants. Be careful not to spray herbicide onto or inside the critical root zone of desirable plants.
- Fertilizing within the first 3 years of the maintenance period may not be necessary and will be based on the soil test results and the UMC ES. Services Recommendations.
- Pest control is to be accomplished by identifying insect and disease, problems and applying appropriate integrated pest management practices as needed.
- Perimeter fencing and signage will be removed after five years based on the planting date.
- The Warranty service obligations are such that at the end of the 5-year period, at (1,000) seedlings per acre or (500) 1" caliper trees per acre plant survivability must be above 75% and at (200) 2 1/2" caliper trees per acre, survivability must be 100%. The applicant will be charged with a mitigation fee to restock the area and it will be levied based on the square footage of the affected area.

LONG TERM PROTECTION

Protection of forest areas, as established through the forest conservation process, relies upon adherence to protection and maintenance standards during construction and preservation of these areas as undisturbed open space after construction to ensure their long-term survival. In order to provide for identification of these measures and ensure that they are carried out, refer to this Type II Tree Conservation Plan.

TREE PROTECTION MEASURES

Tree protection fence and signs are to be installed along the perimeter of existing forest and individual trees to remain. It is to be installed outside of the critical root zone of the trees and the reestablishment line (if present) and will be smooth wire fencing. It is to be installed before any grading. If possible, install before sediment control measures. Necessary signage may be determined during the pre-construction meeting. Grounds maintenance staff shall be instructed to avoid disturbance within designated Conservation areas. Root Pruning is to be performed as per TCP-II, typically outside the critical root zone of specified forest edges and specified individual trees to remain. It is to be accomplished by a vibratory plow with a serrated cutting edge or a root cutter with a 36" wheel to a depth of 8". Other stress reduction/tree protection measures for individual trees should be implemented at this time.

TREE PROTECTION SIGNAGE

- Pre-construction meeting: After the boundaries of the limits of disturbance have been staked and flagged, but before any disturbance has taken place on-site, a pre-construction meeting at the construction site shall be held. The developer, contractor, or project manager, all construction personnel, contracted tree professional and appropriate local inspectors shall attend. The purpose of the meeting will be to field verify the limits of clearing as specified on the plan and make any necessary adjustments. They will authorize installation of protection devices and determine location and quantity of necessary signage. Enforcement staff will also discuss the value and importance of the preservation areas, outline responsibilities and discuss violation penalties. An additional inspection may be required after installation of the protection devices before construction is authorized to begin.
- Tree protection measures and devices shall be implemented after the pre-construction meeting and prior to any disturbance or clearing activity including erosion control devices.
- If pruning is specified, do so before installing fence to avoid damage to fencing.
- Root prune all designated areas.
- Install tree protection fence and signs (see detail on sheet 1). To be maintained at least through the construction period for retention areas, and through the 2-year maintenance period for reforestation areas unless waived by county inspector.
- When site fence is specified, it should be installed outside of the tree protection fence. In areas where site fence and tree protection fence are to be used a "combination tree protection sign" can be used instead. This determination can be made at the pre-construction meeting (see alternative fence detail on sheet 1).
- Approved clearing will take place after all tree protection measures are completed and will occur outside of the tree protection fence.
- Upon completion of construction, corrective measures may include: Removal of dead or dying trees, pruning of dead or declining limbs, soil aeration, fertilization, watering of specimen trees when specified, and clean-up of retention areas.
- Inspection and approval by regulatory agency for Prince George's County.
- Removal of temporary protective measures, such as tree protection fence and signs.

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

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 portions thereof designated by the Department of Environmental Resources as dead, or hazardous may be removed.

- A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards ("Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices").
- 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-300 Pruning Standards ("Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices").
- Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lot or parcels 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.
- 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

- If the developer or builder no longer has an interest in the property the homeowner 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.
- The removal of noxious, invasive, and non-native plant species from the woodland conservation area 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.
- The 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. 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.

Protection of Reforestation and Afforestation Areas by Developers or Builders

- 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.
- Reforestation areas shall not be to moved, however, the management of competing vegetation around individual trees is acceptable.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

- Reforestation fencing and signage shall remain in place in accordance with the approved Type II Tree II Tree Conservation Plan or until the trees have grown sufficiently to have crown closure.
- Reforestation areas shall not be to moved, however, the management of competing vegetation around individual trees is acceptable.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

- 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.N.C.P.C.'s Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 Governor Odun Bowie Drive, Upper Marlboro, Maryland 20775, phone 301-953-3650. 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.N.C.P.C.'s Environmental Planning Section.
- 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 over-seeding with native grasses, native flowers or native groundcover is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fescue is not acceptable.

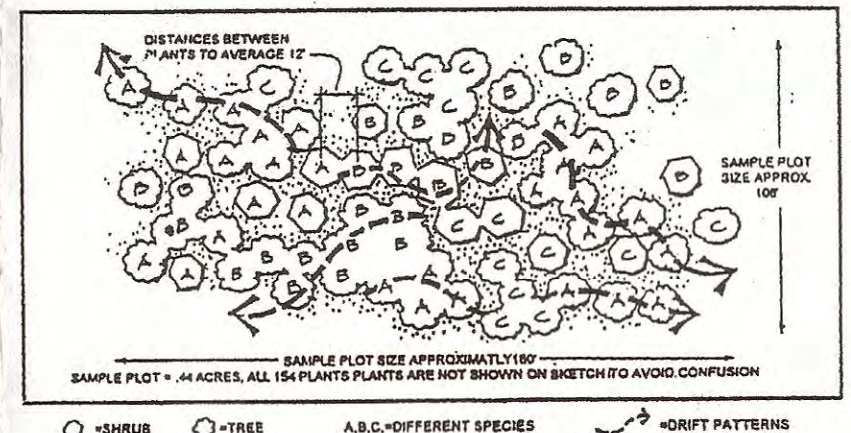
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Standard Type II Tree Conservation Plan Notes

- 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 / square foot mitigation fee.
- 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.
- 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 fees for unauthorized disturbances to these areas. Upon the sale of the property, the Owner/Developer or Owner Representative shall notify the Purchaser of the property of any Woodland Conservation Areas.
- All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be posted with the Building Official until all required activities have been satisfied.
- All required off-site mitigation shall be identified on an approved TCP-II for the off-site location and shall be recorded as an off-site easement in the land records of Prince George's County prior to issuance of any permits for the subject property.
- The location of all Tree Protective Devices, (TPDs), shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPDs 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.
- Woodland conservation – Tree Save areas and 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 in place.
- 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 Bond and/or a violation of this Plan including the associated \$1.50 per square foot penalty unless a written extension is approved by the DER Inspector.
- The DER Inspector shall be notified prior to site preparation or initiation of any tree planting on this site.
- Results of survival checks for all tree plantings shall be reported to the DER Inspector for that site area in accordance with the TCP-II.
- Prior to issuance of any permits, the Contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

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PLANTING LAYOUT (AGGREGATE DISTRIBUTION DRIFT THEORY)



- Consent:** Aggregate Drift or Swamp. A cluster type grouping which tapers or feathers out along the edges.
- Example:** Aggregate massing or clustering. Areas are one of the most common natural distribution patterns occurring in nature. Principles seed bearers are at the central core of the cluster with seed dispersal outwardly, often with windborne seed dispersal along the length or axis of the cluster. Groupings blend through and into other groupings. Imagine the fallout of woodland seedlings seeds. They often appear as aggregate drifts, elongated and lead drop in shape.
- Application:** This does not mean that plants must be in a grid pattern, that drifts of shrubs cannot blend into groupings of trees, or that groupings of same species cannot occur together. It simply means that the installer should meet the aforementioned forest conservation criteria at the same time replicating nature's aggregate drift pattern (see detail).

When using this theory to lay out a planting plan the size of the drifts will depend on the quantity of plants allocated, the scale of the site, and the careful consideration of the installer.

PLANTING METHOD (1-3 gallon container grown stock)

- Begin planting upon the completion of site preparation (see planting specifications for site specific preparation information).
- Dig hole twice the width and no deeper than the actual size of the root ball. Scarify the sides of the hole to prevent girdling and to encourage root penetration.
- Place sides of the root ball if pot bound, and place onto the bottom of the hole. Hole should be the same depth as the root ball. Do not butterfly root ball, as this method causes air pockets. Backfill with the existing native soil. A polymer gel soil moisture enhancer mixed into backfill soil is optional depending on site conditions.
- Tamp existing back fill soil around root ball. Avoid excessive tamping and other soil compacting activities.
- No fertilizer is necessary at the time of planting because site specific fertilizer determined by soil test results was applied during site preparation.
- Mulch with 2" of shredded hardwood mulch, shredded blackbark mulch or composted woodchips.
- Water all plants at the time of initial planting.

| TASKS | MONTHS | | | | | | | | | | | |
|----------------------------------|--------|-----|-----|-----|-----|-----|------|-----|------|-----|-----|-----|
| | JAN | FEB | MAR | APR | MAY | JUN | JULY | AUG | SEPT | OCT | NOV | DEC |
| TRANSPLANT OF 1" CAL OR GREATER | | | | | | | | | | | | |
| PLANTING 1" CAL OR GREATER | | | | | | | | | | | | |
| TRANSPLANT OF 2" CAL OR GREATER | | | | | | | | | | | | |
| PLANTING 2" CAL OR GREATER | | | | | | | | | | | | |
| TRANSPLANT OF 3" CAL OR GREATER | | | | | | | | | | | | |
| PLANTING 3" CAL OR GREATER | | | | | | | | | | | | |
| TRANSPLANT OF 4" CAL OR GREATER | | | | | | | | | | | | |
| PLANTING 4" CAL OR GREATER | | | | | | | | | | | | |
| TRANSPLANT OF 5" CAL OR GREATER | | | | | | | | | | | | |
| PLANTING 5" CAL OR GREATER | | | | | | | | | | | | |
| TRANSPLANT OF 6" CAL OR GREATER | | | | | | | | | | | | |
| PLANTING 6" CAL OR GREATER | | | | | | | | | | | | |
| TRANSPLANT OF 7" CAL OR GREATER | | | | | | | | | | | | |
| PLANTING 7" CAL OR GREATER | | | | | | | | | | | | |
| TRANSPLANT OF 8" CAL OR GREATER | | | | | | | | | | | | |
| PLANTING 8" CAL OR GREATER | | | | | | | | | | | | |
| TRANSPLANT OF 9" CAL OR GREATER | | | | | | | | | | | | |
| PLANTING 9" CAL OR GREATER | | | | | | | | | | | | |
| TRANSPLANT OF 10" CAL OR GREATER | | | | | | | | | | | | |
| PLANTING 10" CAL OR GREATER | | | | | | | | | | | | |

KEY:

- * ACTIVITIES DURING THESE MONTHS ARE DEPENDENT UPON GROUND CONDITIONS
- REALLY RECOMMENDED
- RECOMMENDED WITH ADDITIONAL CARE
- RECOMMENDED
- DEPENDENT UPON SITE CONDITIONS
- DEPENDENT UPON SITE CONDITIONS (SEE NOTE 1)

NOTE: The planting and date of trees is most successful when coordinated with the local climatic conditions. The seasonal weathering time of the recommended tree types for best reforestation and forest conservation activities.

REFORESTATION INSPECTION AND PLANTING NARRATIVE

- REFORESTATION INSPECTION SCHEDULE: There shall be five inspections for forest conservation.
 - The first inspection shall occur after logging/staking of the L.O.D. and/or stream borders 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 representative M.N.C.P.C. and MDCP will meet to walk the proposed limits of disturbance and determine the final locations of sediment control devices and tree protection devices.
 - 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.
 - The third inspection shall occur prior to planting in reforestation areas. The pre-planting 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 seedling planting technique. 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.
 - 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.
 - 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 maintenance program (and deer management program). Final determination will be made at this time as to whether additional plantings and a further maintenance program are necessary.

2. PRE-PLANTING CONSIDERATIONS

- In areas with substantial growth of invasive groundcover species, measures shall be taken to remove and control invasives. The infested area should be mown prior to commencement of planting. Necessary seed control measure should be determined during the pre-planting inspection. Weeding, but not limited to mowing, periodic mowing around the reforestation plantings, and fabric coverings. The use of chemical weed controls will be limited to extreme cases, and only with prior written approval by MNCPC staff. Where periodic mowing will occur as a weed control measure, the typical tree planting distribution pattern should be modified so as to allow access by mowing equipment without damage to plantings.
- A soils analysis will be conducted prior to commencement of reforestation on land where extensive agricultural use has occurred in the past. Test pits will be dug in areas of undisturbed soil to determine if a grapple layer is present. If grapple is present, it should be pierced by auguring and planting. Holes should be dug to twice the normal diameter for the material planted.
- Soils should be treated by incorporating natural mulch within the top 12 inches or more of leaf mold compost are preferred.
- If fill material is used at the planting site, it should be clean fill with 12 inches of native soil. Stockpiling of native top soils must be done in a way that the height of the pile does not degrade the seed bank.

| Woodland Conservation Worksheet | | | |
|---------------------------------|-------------|------|------|
| Prince George's County | | | |
| | R-R Cluster | | |
| Zone: | 20.91 | | |
| Grass Tract: | 1.92 | | |
| Floodplain: | 0.00 | | |
| Previously Dedicated Land: | 18.99 | 0.00 | 0.00 |
| Net Tract (NTA): | | | |

Property Description or Subdivision Name: Bond Mill Station

Reforestation Requirement Reduction Questions

- 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) N

| | | |
|---|-------------------|----------------------------|
| Break-even Point (preservation) = | 5.79 acres | |
| Clearing permitted w/o reforestation = | 7.99 acres | |
| Woodland Conservation Calculations: | Net Tract (acres) | Floodplain Impacts (acres) |
| Existing Woodland | 13.78 | 1.88 |
| Woodland Conservation Threshold (NTA) = | 20.00% | |
| Smaller of a or b | 3.80 | |
| Woodland above WCT | 9.99 | |
| Woodland cleared | 8.92 | 0.04 |
| Smaller of d or e | 8.92 | |
| Clearing above WCT (0.25 : 1) replacement requirement | 2.23 | |
| Clearing below WCT (2-1 replacement requirement) | 0.00 | |
| Afforestation Threshold (AFT) = | 0.00% | |
| Woodland Conservation Required | 6.07 | |

| | |
|---|------------|
| Woodland Conservation Provided: | (acres) |
| Woodland Preservation | 3.89 |
| Reforestation / Replacement | 0.21 |
| Afforestation | 0.00 |
| Area approved for fee-in-lieu | 0.00 |
| Requirement for Off-site Mitigation on another property | 1.97 |
| Off-site Mitigation provided on this property | 0.00 |
| Total Woodland Conservation Provided | 6.07 |
| Area of woodland not cleared | 4.87 acres |
| Woodland retained not part of requirements: | 0.98 acres |

BOND MILL STATION TCP II INFORMATION

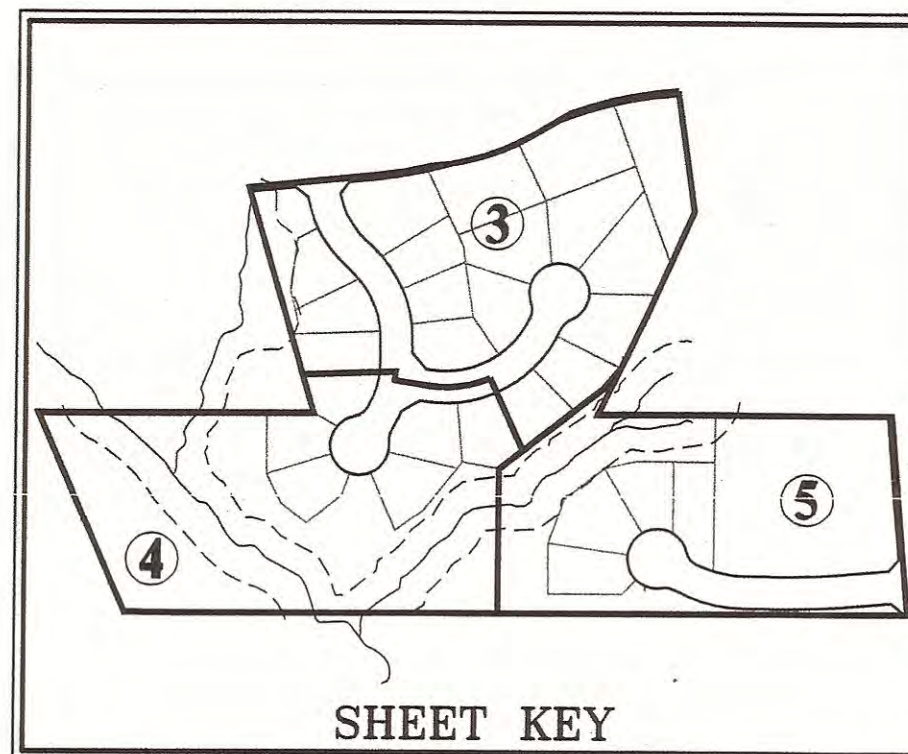
- FLOODPLAIN STUDY BY CHARLES P. JOHNSON & ASSOCIATES - APPROVAL PENDING.
- JURISDICTIONAL DELINEATION OF WATERS OF THE US, INCLUDING WETLANDS, WAS FIELD LOCATED BY MCCARTHY & ASSOCIATES AND HAS BEEN SUBMITTED TO US ARMY CORPS OF ENGINEERS FOR APPROVAL.
- SPECIMEN TREES SHOWN ON THIS PLAN WERE FIELD LOCATED BY CHARLES P. JOHNSON & ASSOCIATES.
- AREAS LABELED AS "WOODLAND NOT COUNTED TOWARD REQUIREMENTS" ARE AREAS OF EXISTING FOREST THAT WILL NOT BE CLEARED BUT IS NOT COUNTED AS WCA.
- AREAS LABELED AS "WOODLAND COUNTED AS CLEARED" ARE AREAS OF EXISTING FOREST THAT WILL BE SAVED. HOWEVER, OWNER HAS RIGHT TO CLEAR THESE TREES IN THE FUTURE. AREA COUNTED AS CLEARED EVEN THOUGH THE TREES WILL REMAIN AT THIS TIME.

| SPECIMEN TREE TABLE | | | | | | |
|---------------------|----------------------|----|----|----|----|-----------|
| TREE ID# | SPECIES & SIZE (DBH) | RP | TP | CA | SP | CONDITION |
| 1 | 36" MAPLE | | | | | Good |
| 2 | 36" MAPLE | | | | | Good |
| 3 | 25" WHITE PINE | | | | | Good |
| 4 | 30" RED OAK | | | | | Good |

NOTES:

- (RP) – ROOT PRUNING IS TO BE PERFORMED OUTSIDE THE TREE PROTECTION FENCE AND THE CRITICAL ROOT ZONE. IT IS TO BE ACCOMPLISHED BY A VIBRATORY PLOW WITH A SERRATED CUTTING EDGE OR A ROOT CUTTER WITH A 36" WHEEL TO A DEPTH OF 8" – 10". CHAIN DRIVEN TRENCHERS ARE NOT ACCEPTABLE.
- (TP) – TOPICAL FERTILIZER IS TO BE A DRY FORMULATION FIBROUS ROOT SIMULATOR SUCH AS ROOTS 2-4-2. APPLICATION RATE : 1 LB. OF FERT / 1" – TRUNK DIAMETER THROUGHOUT ROOT ZONE.
- (CA) – CORE AERATION IS TO BE DONE WITH A HAND HELD MANUAL PUNCH; CORE AERATOR AT 2 HOLES PER SQ. FT. THROUGHOUT THE ROOT ZONE.
- (SP) – SANITARY PRUNING IS THE REMOVAL OF DEAD/DYING LIMBS ON A TREE TO IMPROVE ITS HEALTH AND APPEARANCE.

Tree Conservation Plan Certified by:



- LEGEND**
- PROPERTY LINE
 - SPECIMEN TREES
 - 100 YEAR FLOODPLAIN
 - 25' FLOODPLAIN BUILDING RESTRICTION LINE
 - WETLAND
 - WETLAND BUFFER
 - WATERS OF THE US
 - STREAM
 - STREAM BUFFER
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 - WOODLAND CONSERVATION SIGN
 - STEEP SLOPES (15-25% WITH HIGHLY ERODIBLE SOILS)
 - SEVERE SLOPES (GREATER THAN 25%)

- SEDIMENT CONTROL DEVICES LEGEND**
- EARTH DIKE
 - SILT FENCE
 - STABILIZED CONSTRUCTION ENTRANCE

DSP-04008
GRAPHIC SCALE
SCALE: 1" = 30'

| M.N.C.P.C. APPROVALS | | | |
|--|---------------|----------------------|--------------------|
| PROJECT NAME: BOND MILL STATION | | | |
| PROJECT NUMBER: DSP-04008 | | | |
| For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet | | | |
| The Revision Listed Below Apply to This Sheet | | | |
| Approval or Revision # | Approval Date | Reviewer's Signature | Certification Date |
| 6-16-05 | | S.L. | 12-12-05 |
| | | | |
| | | | |
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| | | | |

Tree Conservation Plan Certified by
Sallie P. Stewart
Sallie P. Stewart, P.L.A., A.S.L.A.
Md. Registered Landscape Architect #612

| M.N.C.P.C. | |
|--|---------|
| Prince George's County Planning Department | |
| Environmental Planning Section | |
| APPROVAL | |
| TREE CONSERVATION PLAN | |
| TCP II/ 62 / 05 | |
| Approved by | 12/1/05 |
| 01 | |
| 02 | |
| 03 | |
| 04 | |
| 05 | |
| 06 | |

UPDATES/REVISIONS:
02/10/05 ADDED SIDEWALK, CURBS & GUTTER @ BOND MILL RD. SPS
07/08/05 ADDRESSED APPROVAL CONDITIONS SPS
08/15/05 ADDRESSED COUNTY REVIEW COMMENTS SPS
09/22/05 REVISED PER W&S CHANGES & COUNTY COMMENTS MLB
10/25/05 REVISED LOCATION OF WALL AND CONSERVATION SIGNAGE MLB

LANDSCAPE & TYPE II TREE CONSERVATION PLAN
BOND MILL STATION APPROVED PLAN
LAUREL (10th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPI Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone: (301) 434-7000 E-mail: cpi@cpi.com Fax: (301) 434-0394
FREDERICK, MD

CUSTOMER: BOND MILL, L.L.C.
2900 LINDEN LANE SUITE 200
SILVER SPRING, MD 20906
PRELIMINARY PLAN NO. 4-02003 SITE PLAN NO. DSP-04008
DESIGN MLB SHEET 3 OF 5
DRAFT HWJ
DATE NOV. 2004
SCALE 1"=30' FILE NO. 33-015-22 D
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OR REPRODUCTION IS PROHIBITED.

LEE R. HILL & DIANE P.
L. 06383 - F.0428
ZONED: R-R
5.16 Ac.
P.79

SLEY
1791

B. FEESER & CHERYL A.
L. 06341 - F.0172
ZONED: R-R
0.93Ac.
LOT# 12

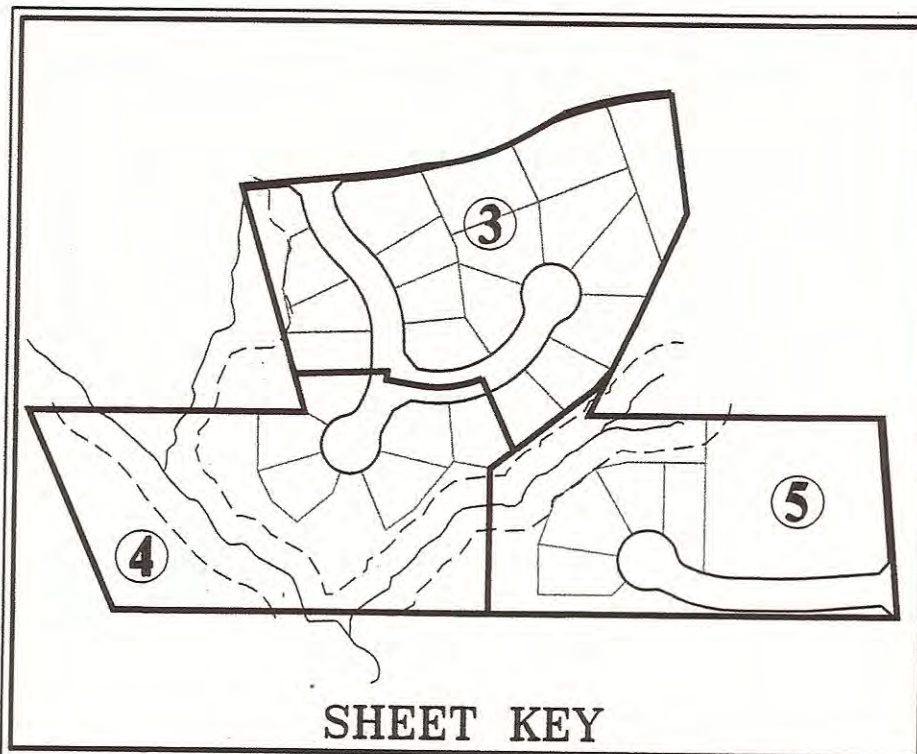
DALE KUNZE & KAREN D. MARTIN
L. 06752 - F.0340
ZONED: R-R
0.84Ac.
LOT# 11

RONALD THOMSEN & PATRICIA M.
L. 07101 - F.0075
ZONED: R-R
0.46 Ac.
LOT# 18

P-3
0.03 Ac.

DENNIS R. COOK & JUDITH S.
L. 04854 - F.0881
ZONED: R-R
1.97 Ac.

WILLIAM B. STILES & SUSAN K.
L. 04726 - F.0182
ZONED: R-R
2.46 Ac.
LOT# 3



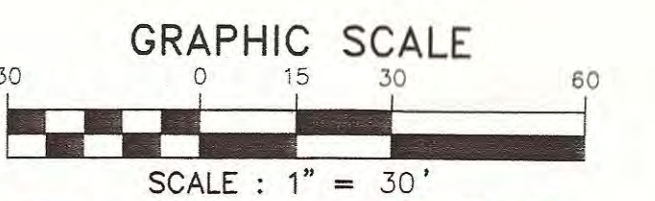
SHEET KEY

LEGEND

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- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE



SCALE: 1" = 30'

DSP-04008

UPDATES/REVISIONS:
07/08/05 ADDRESSED APPROVAL CONDITIONS SPS
08/15/05 ADDRESSED COUNTY REVIEW COMMENTS SPS
09/22/05 REVISED PER WBS CHANGES & COUNTY COMMENTS MLB

LANDSCAPE & TYPE II TREE CONSERVATION PLAN
BOND MILL STATION
LAUREL (10th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

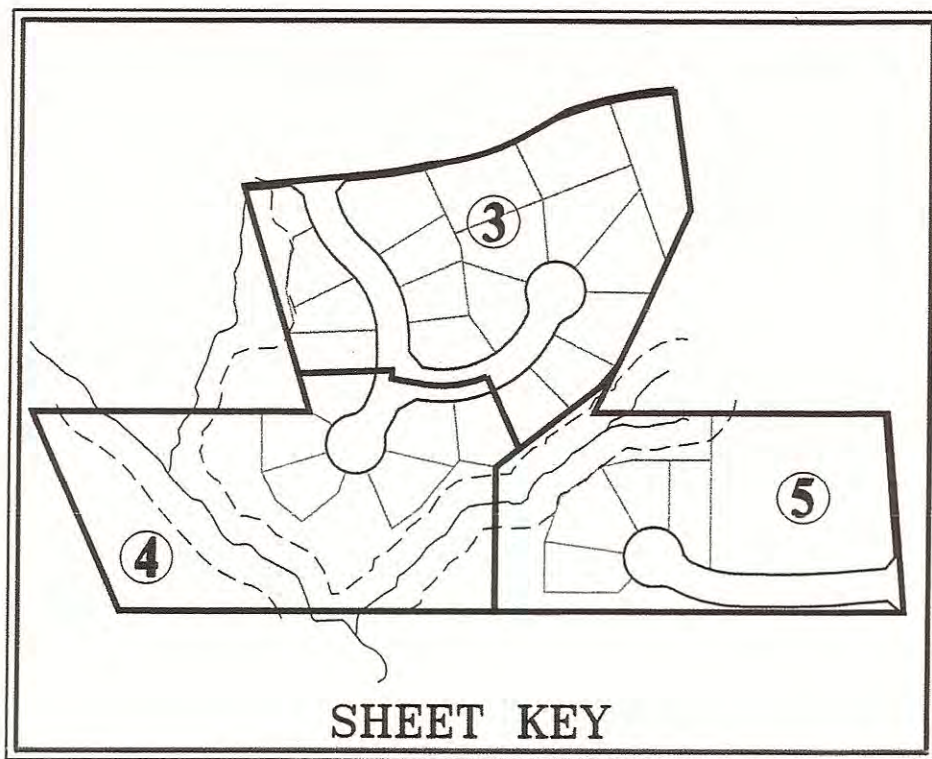
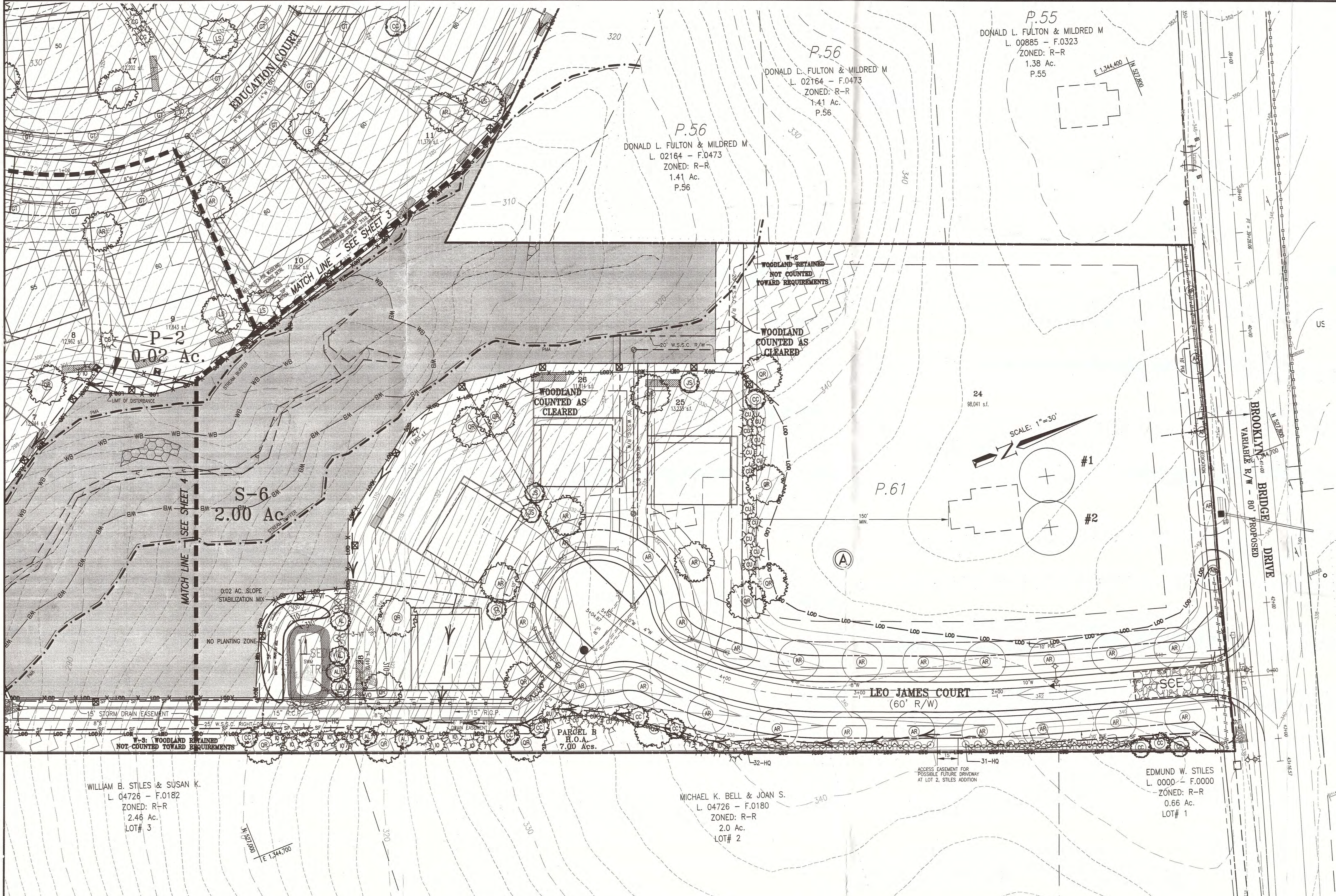
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Phone: (301) 434-7000 E-mail: cpi@cpia.com Fax: (301) 434-9294
FREDERICK, MD FAIRFAX, VA

| | | | | | |
|--|--|----------------------|-----------|---------------|-------------|
| CLIENT: | BOND MILL, LLC 2800 LINDEN LANE, SUITE 300 SILVER SPRING, MD 20906 | PRELIMINARY PLAN NO: | 4-0303 | SITE PLAN NO: | DSP-04008 |
| DESIGN: | MLB | SHEET: | 4 | 5 | |
| DRAFT: | HWD | DATE: | NOV. 2004 | FILE NO.: | 33-015-22 D |
| COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED. | | SCALE: | 1"=30' | | |

| M.N.C.P.P.C. APPROVALS | | | |
|--|---------------|----------------------|--------------------|
| PROJECT NAME: BOND MILL STATION | | | |
| PROJECT NUMBER: DSP-04008 | | | |
| For Conditions of Approval and Site Plan Cover Sheet or Approval Sheet The Revisions Listed Below Apply to this Sheet | | | |
| Approval or Revision # | Approval Date | Reviewer's Signature | Certification Date |
| 6-6-05 | | S.L. | 12-12-05 |
| | | | |
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Tree Conservation Plan Certified by
Sallie P. Stewart
Sallie P. Stewart, RLA, ASLA
Md. Registered Landscape Architect #612

| M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section | |
|--|---------|
| APPROVAL | |
| TREE CONSERVATION PLAN | |
| TCP II/ 62 / 05 | |
| Approved by | 12/1/05 |
| 01 | |
| 02 | |
| 03 | |
| 04 | |
| 05 | |
| 06 | |



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DSP-04008

UPDATES/REVISIONS:

LANDSCAPE & TYPE II TREE CONSERVATION PLAN
BOND MILL STATION
LAUREL (10th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

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FREDERICK, MD FAIRFAX, VA

CLIENT: BOND MILL, LLC
2900 LINDEN LANE, SUITE 200
SILVER SPRING, MD 20910

PRELIMINARY PLAN NO. 4-03023
DESIGN MLB
DRAFT HWD
DATE NOV. 2004
SCALE 1"=30'

SITE PLAN NO. DSP-04008
SHEET 5
OF 5
FILE NO. 33-015-22 D

| M.N.C.P.P.C. APPROVALS | | | |
|---|---------------|----------------------|--------------------|
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| Approval or Revision # | Approval Date | Reviewer's Signature | Certification Date |
| 1 | 6-16-05 | S-L | 12-12-05 |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |

Tree Conservation Plan Certified by
Sallie P. Stewart Date: 11/2/05
Sallie P. Stewart, RLA, ASLA
Md. Registered Landscape Architect #612

M.N.C.P.P.C.
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/ 62 / 05
Approved by: *Lori Marley* 12/1/05