

CAPITOL DEVELOPMENT DESIGN, INC.  
ENGINEERS - PLANNERS - SURVEYOR'S

5010 SUNNYSIDE AVENUE - SUITE 200 - BELTSVILLE, MD 20705  
DEFECT (301) 982-1791  
FAX (301) 982-1984

**PHEASANT RIDGE**  
BOWIE (14TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

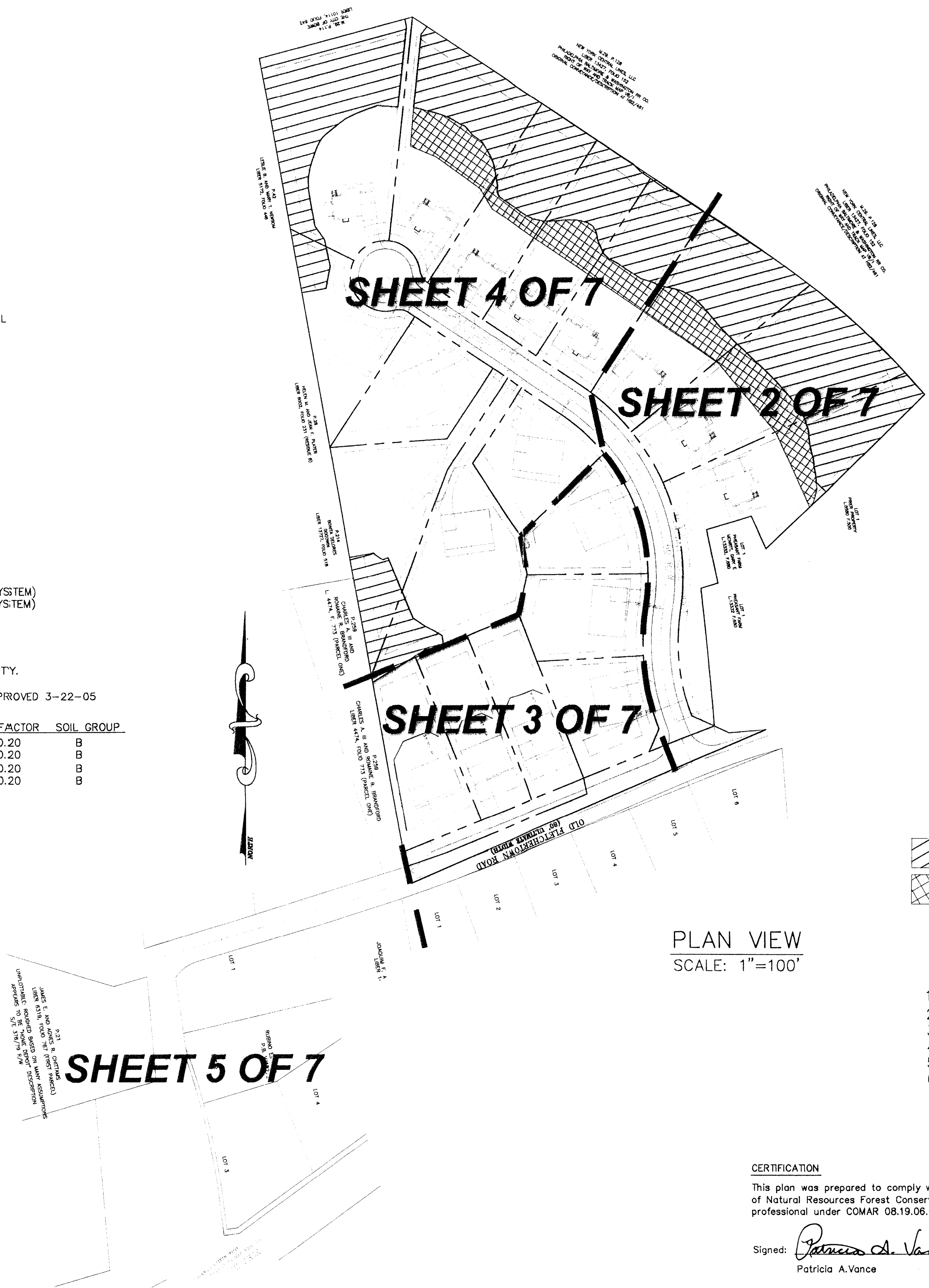
TREE CONSERVATION  
PLAN - TYPE II

## REVISIONS

7/5/06 REV. PER	
COUNTY COMMENT	
7/31/06 REV. PER	
COUNTY COMMENT	
DATE: JULY, 200	
DWN.	CHECK
DS	P
SCALE:	
AS SHOWN	
PROJECT/FILE NO	
04029	
SHEET NO.	
1 OF 7	



- NOTES

1. TOTAL AREA OF PROPERTY: 14.52 AC.  
2. EXISTING ZONE: R-R  
3. NO EXISTING FLOODPLAIN FOUND ON SITE.  
4. PROPOSED USE OF PROPERTY: SINGLE FAMILY RESIDENTIAL  
5. DENSITY: 2.17  
6. 2:17X14.5=31 LOTS PERMITTED  
7. PROPOSED NUMBER OF LOTS: 19 LOTS  
8. PROPOSED CONVENTIONAL LOT LAYOUT  
9. LOT SIZE REGULATIONS:  
NET LOT AREA (MINIMUM):  
20,000 S.F. REQ.  
10. MAX. LOT COV. =25%  
11. LOT/WIDTH FRONTAGE  
AT FRONT BACK LINE : 80' (PUBLIC W&S)  
AT FRONT STREET LINE : 70'  
AT CUL-DE-SAC : 60'  
FOR FLAG LOT : 25'  
12. No. OF LOTS > 20,000 S.F. = 19  
13. SETBACKS:  
FRONT YARD: 25'  
REAR YARD: 20'  
SIDE YARD: 8'/17' MIN.  
14. EXISTING WATER CATEGORY: W-5 (FUTURE COMMUNITY SYSTEM)  
15. EXISTING SEWER CATEGORY: S-5 (FUTURE COMMUNITY SYSTEM)  
16. FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.  
17. TAX MAP# 37, GRID : B1  
18. ADC MAP # 9,GRIDS H-9,10 AND J-9,10  
19. 200' MAP REFERENCE: 210NE11  
20. NO APPARENT HISTORICAL SITES FOUND ON THIS PROPERTY.  
21. NO EXISTING WETLANDS FOUND ON SITE.  
22. SEE STORMWATER CONTROL CSD# 39895-2004-00 APPROVED 3-22-05  
23. SOILS PER PRINCE GEORGE'S SOILS SURVEY
- | SYMBOL | DESCRIPTION                   | K-FACTOR      | SOIL GROUP |
|--------|-------------------------------|---------------|------------|
| (SgC2) | Sassafras gravelly loam       | 5-10% slopes  | B          |
| (SgD2) | Sassafras gravelly sandy loam | 10-15% slopes | B          |
| (SgE)  | Sassafras gravelly sandy loam | 15-30% slopes | B          |
| (ShC2) | Sassafras sandy loam          | 5-1-% slopes  | B          |
23. BOUNDARY PREPARED BY C.D.D.I.  
24. 2' TOPOGRAPHY PREPARED BY OTHERS



SPECIES TREE LIST					
Number	Common Name	Species Name	DBH (inches)	Condition	Disposition
1	Yellow Poplar	Liriodendron tulipifera	37	Good	Remove
2	White Oak	Quercus alba	40	Good	Remove
3	Yellow Poplar	Liriodendron tulipifera	38	Fair	Save
4	Yellow Poplar	Liriodendron tulipifera	40	Good	Save
5	Yellow Poplar	Liriodendron tulipifera	32	Good	Save
6	Yellow Poplar	Liriodendron tulipifera	36	Fair	Save
7	Yellow Poplar	Liriodendron tulipifera	43	Fair	Save
8	Yellow Poplar	Liriodendron tulipifera	38	Good	Remove
9	Yellow Poplar	Liriodendron tulipifera	46	Fair	Remove
10	Yellow Poplar	Liriodendron tulipifera	30	Fair	Remove
11	Yellow Poplar	Liriodendron tulipifera	36	Good	Save
12	Scarlet Oak	Quercus coccinea	31	Fair	Remove
13	White Oak	Quercus alba	34	Fair	Remove
14	Yellow Poplar	Liriodendron tulipifera	34	Poor	Save
15	Yellow Poplar	Liriodendron tulipifera	40	Poor	Remove
16	Red Maple	Acer rubrum	40	Fair	Remove
17	Yellow Poplar	Liriodendron tulipifera	34	Good	Remove
18	Southern Red Oak	Quercus falcata	44	Good	Save
19	White Oak	Quercus alba	35	Good	Save
20	Southern Red Oak	Quercus falcata	34	Good	Save
21	Northern Red Oak	Quercus rubra	32	Good	Save
22	Southern Red Oak	Quercus falcata	34	Good	Save
23	Southern Red Oak	Quercus falcata	36	Good	Remove
24	Southern Red Oak	Quercus falcata	38	Good	Remove
25	Southern Red Oak	Quercus falcata	33	Poor	Remove
26	White Oak	Quercus alba	38	Fair	Remove

LEGEND:

-  WOODLAND CONSERVATION AREA  
 WOODLAND REFORESTATION AREA

SHEET INDEX

1. COVERSHEET
2. SITE LAYOUT
3. SITE LAYOUT
4. SITE LAYOUT
5. SITE LAYOUT
6. DETAIL SHEET I
7. DETAIL SHEET II

### CERTIFICATION

This plan was prepared to comply with the current standards of the Maryland Department of Natural Resources Forest Conservation Technical Manual. The preparer is a qualified professional under COMAR 08.19.06.01.

Signed: Patricia A. Vance  
Patricia A. Vance

8/03/06  
Date


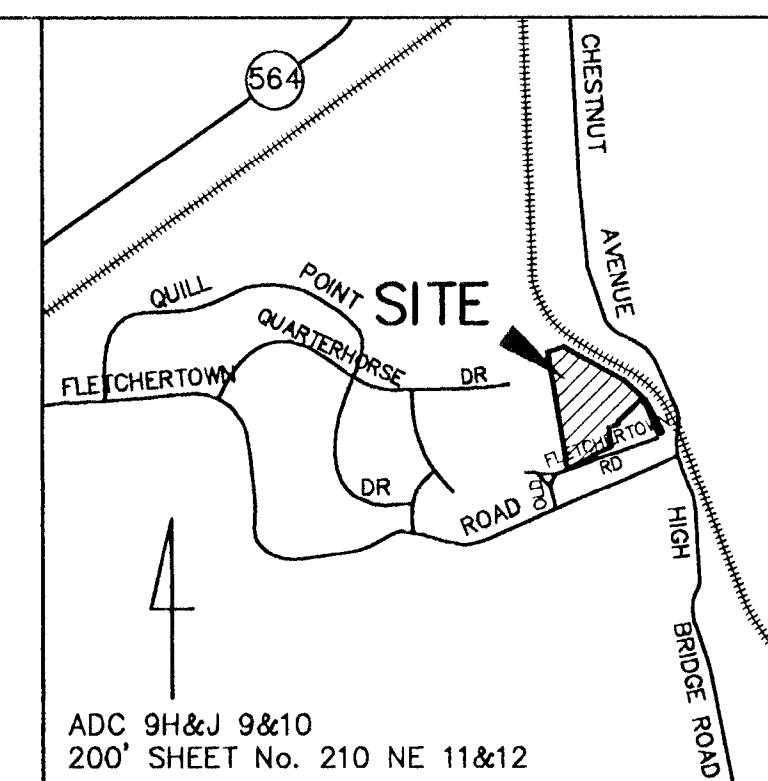
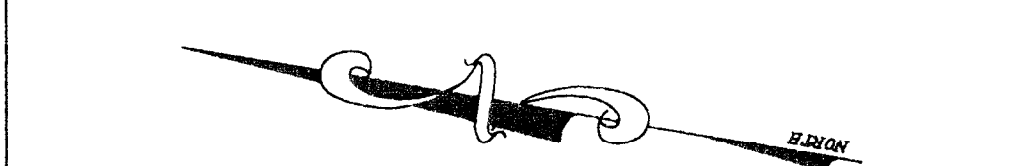
MD. NAT'L CAP. PK. & PL. COMM.  
PRINCE GEORGE'S COUNTY  
JAN 31 2014  
COUNTY PLANNING DIVISION  
ENVIRONMENTAL PLANNING SECTION

	<p align="center"><b>M.N.C.P.P.C.</b>  <b>Prince George's County Planning Department</b>  <b>Environmental Planning Section</b></p> <p align="center"><b>APPROVAL</b>  <b>TREE CONSERVATION PLAN</b></p> <p align="center"><b>TCP II/067/06</b></p>	
	<p>Approved by</p> <p><i>Fori Shirley</i></p>	<p><i>8/19/06</i></p>
01		
02		
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04		
05		
06		

**OWNER/DEVELOPER:**  
PHEASANT RIDGE DEVELOPMENT, LLC  
9220 OKLA DRIVE  
FAIRFAX VIRGINIA, 22031  
T.P.NO. OFFICE (703) 502-0112  
FAX NO. (703) 978-8822

**BUILDER**  
REGAL HOMES LLC  
9220 OKLA DRIVE  
FAIRFAX VIRGINIA, 22031  
T.P.NO. OFFICE (703) 502-0112  
FAX NO. (703) 978-8822

MISS UTILITY  
FOR LOCATION OF UTILITIES CALL 1-800-257-7777  
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY



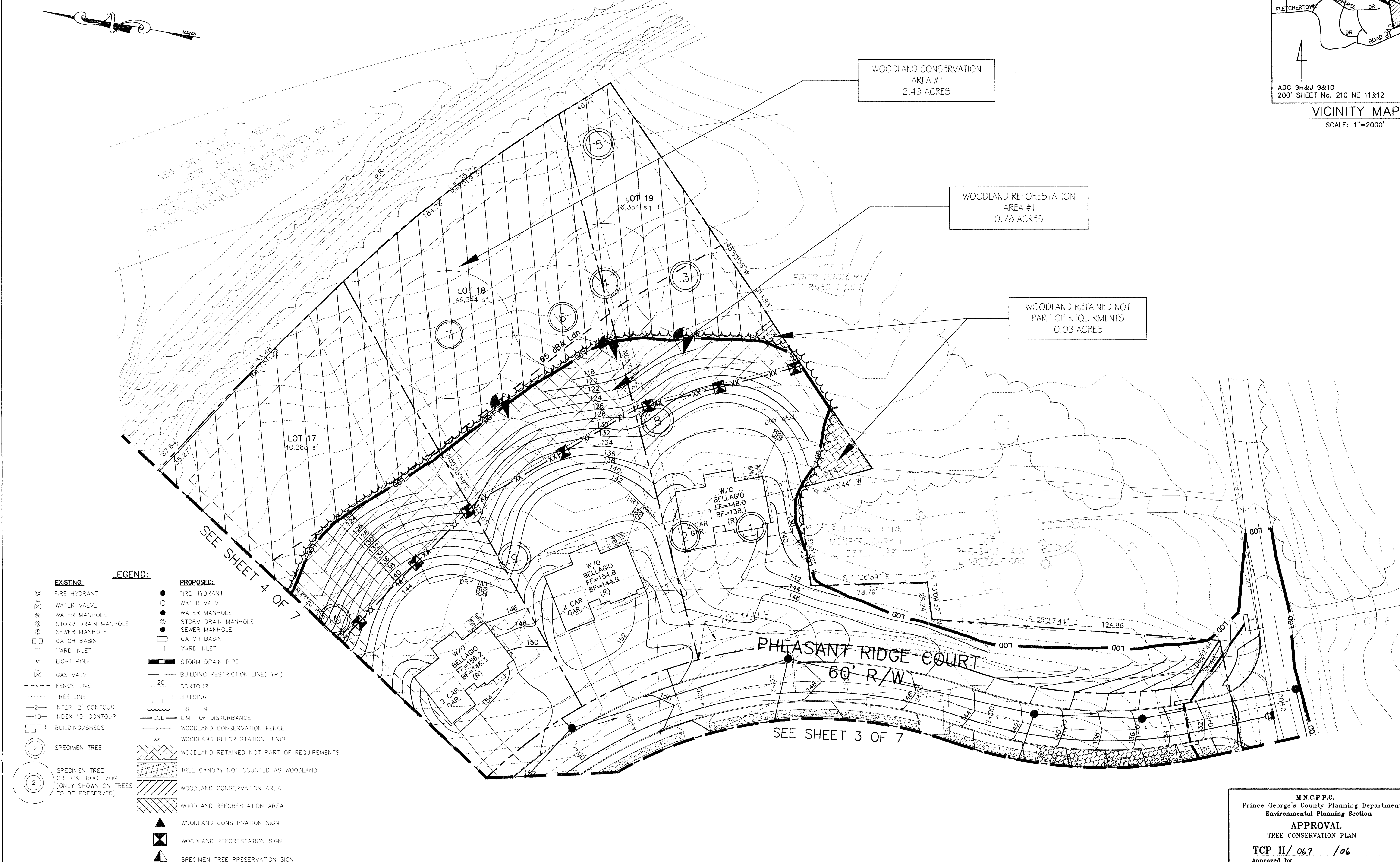
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**PHEASANT RIDGE**  
BOWIE (14TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION  
PLAN - TYPE II

<b>REVISIONS</b>	
7/5/06 REV. PER COUNTY COMMENTS.	D.S.
7/31/06 REV. PER. COUNTY COMMENTS.	P.S.
DATE: JULY, 2006	
DWN. DS	CHECKED PV
SCALE:	1"=30'
PROJECT/FILE NO. 04029	
SHEET NO. 2	OF 7

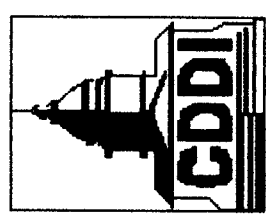
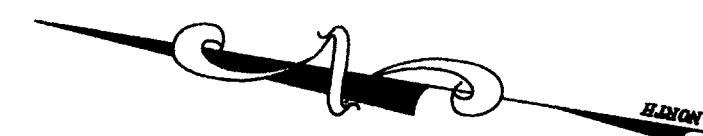


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	M.N.C.P.C.	
	Prince George's County Planning Department	
	Environmental Planning Section	
	APPROVAL	
	TREE CONSERVATION PLAN	
	TCP II/ 067 /06	
	Approved by	
	<i>Eric Shirley</i>	8/13/06
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PROJECT/FILE NO. 04029	
SHEET NO. 3 OF 7	

**M.N.C.P.F.C.**  
**Prince George's County Planning Department**  
**Environmental Planning Section**

**APPROVAL**  
**TREE CONSERVATION PLAN**

**TCP II/067      /06**

Approved by \_\_\_\_\_

*Eric Shirley*      **8/18/06**

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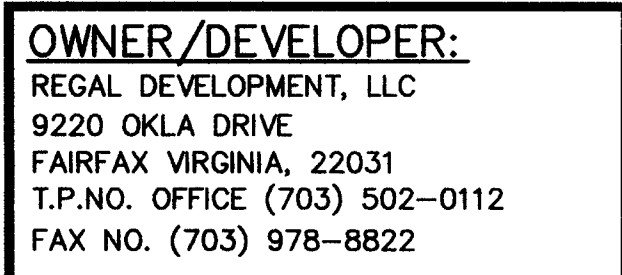
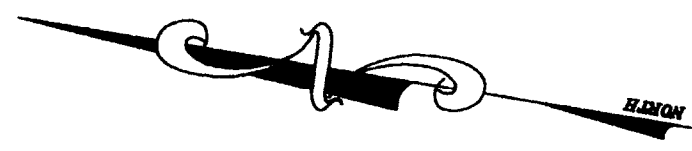
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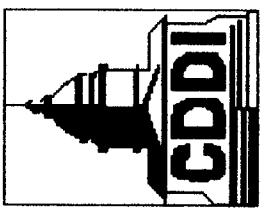








M.N.C.P.F.C.	
Prince George's County Planning Department	
Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II/067 /06	
Approved by	
	<i>Eric Shirley</i> 8/18/06
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TREE CONSERVATION  
PLAN - TYPE II

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D.S.	
7/31/06 REV. PER COUNTY COMMENTS.	
DS	
DATE: JULY, 2006	
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SCALE: 1" = 30'	
PROJECT/FILE NO. 04029	
SHEET NO. 5 OF 7	



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 NCPPC and MCDER 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 protection measures.
- C. The third inspection shall occur prior to planting in reforestation areas. This 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, 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 maintenance program (and deer management program). A final 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 groundcover species, measure shall be taken to remove and control invasive. The infested areas should be mowed prior to commencement of planting. Necessary weed control measures should be determined during the pre- planting inspection, including, but not limited to, mulching, periodic mowing around the reforestation plantings, and fabric coverings. The use of chemical weed controls will be limited to extreme cases and, and only with prior written approval by the MNCPPC 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 the plantings.
- B. A soil 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 fragipan layer is present. If fragipan is present, it should be pierced 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 or leaf mold compost are preferred.
- 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 soils 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 keep 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. Plantings 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, due to the increase 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, roots 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 plating field and covered with 2 to 4 inches of mulch. 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.

6. 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. In areas where a significant risk of damage by deer is anticipated, a deer management program must be reviewed and approved by M-NCPPC, any substantial damage or destruction resulting from a failure to comply with the approved deer management program must be repaired before reforestation bonds will be released.
- D. Survival rate of reforestation material to be 100% at the end of the second growing season.

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

- A tree is considered hazardous if a condition is present which leads a Licensed Arborist or Licensed Tree Expert to believe that the tree or 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.
- 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 lots or parcels on which the trees are located. Only after approval by 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, 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 home owner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and 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 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.
- 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 accordance with the label instructions.

Notes: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 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 mowed, 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 Conservation Plan or until the trees have grown sufficiently to have crown closure.
- Reforestation areas shall not be mowed, 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 Plan (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building located at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-952-3650. 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-NCPPC 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 overseeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fescue is not acceptable.

5 YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION

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 if needed (2 X month)  
Control of undesirable vegetation as needed (1X in June & 1 X in september min).

YEAR 2–3 Reinforcement planting if needed (see Note 2)  
Survival check once annually (September–November)  
Control of undesirable vegetation if needed (1X in May & 1 X in August min.)

YEAR 4–5 Reinforcement planting if needed (See Note 2)  
Survival check once annually (September–November)

Notes:

- survival Checck: check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit field date forms (condition Check Sheets) to owner after each inspection. Remove all dead plants.
- Reinforcement Planting: replace dead and 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 suffer unusually high mortality, replace with an alternate plant type.
- Macellaneous: fertilization of watering during years 1 through 3 will be done on as needed basis. Special return operations or recommendations will be conducted on as needed basis. Remove perimeter fencing and signage after year 5 based on the date planted.

TYPE II TREE CONSERVATION PLAN NOTES

- Cutting or clearing of woodland not in conformance with this plan or without the express written consent of the Planning Director or designee shall be subject to a \$1.50 per square foot mitigation fee.
- The Department of Environmental Resources shall 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 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.
- 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.
- The location of all Tree Protection Devices(TPD's) shown on this plan shall be flagged or staked 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 TPD's may begin. TPD installation shall be completed prior to the installation of initial sediment controls. No cutting or clearing of trees may begin before final approval of TPD installation.

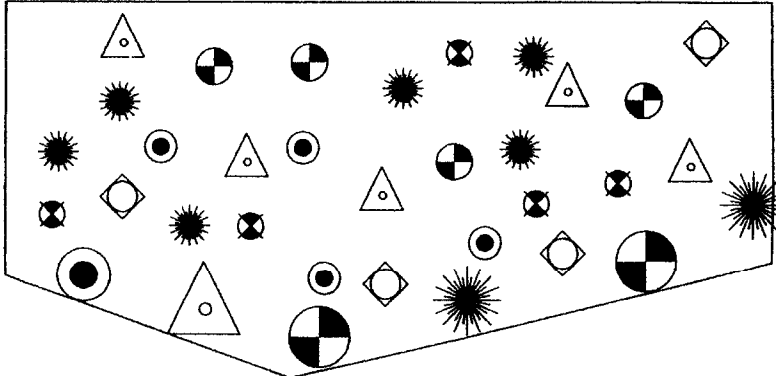
Additional Notes

- Woodland Conservation– Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time as Tree Protection Device installation and/or start of reforestation activities. These signs shall remain in place.
- All tree planting for woodnd 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 soil preparation or initiation of any tree planting on the site.
- Results of survival checks for all tree plantings shall be reported to the DER inspector for the site and M-NCPPC, Environmental Planning Section.
- Prior to issuance of any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

Name:  
Business Name:  
Address:  
Phone Number:

Woodland Consenvation Worksheet for Prince George's County			
Zone:	R-R		
Gross Tract:	14.50		
Floodplain:	0.00		
Previously Dedicated Land:			
Net Tract (NTA):	14.50	0.00	0.00
*Include acreage in the corresponding columns for each zone.			
Property Description or Subdivision Name: PHEASANT RIDGE			
Reforestation Requirement Reduction Questions			
Is this one (1) single family lot? (y,n)			
Are there prior TCP approvals which include a combinationof this lot and/or other lots. (y,n)			
Break-even Point (preservation) = 4.184 acres			
Clearing permitted w/o reforestation= 5.136 acres			
Woodland Conservation Calculations:		Off-site	
	Net Tract (acres)	Floodplain Impacts (acres)	(acres)
Existing Woodland	9.32	0.00	
Woodland Conservation Threshold (NTA) =	20.00%	2.90	
Smaller of a or b		2.90	
Woodland above WCT	6.42		
Woodland cleared	5.62	0.00	0.00
Smaller of d or e	5.62		
Clearing above WCT (0.25 : 1) replacement requirement	1.41		
Clearing below WCT (2-1 replacement requirement)	0.00		
Afforestation Threshold (AFT) =	15.00%	0.00	
Woodland Conservation Required	4.31		
Woodland Conservation Provided:		(acres)	
Woodland Preservation	3.53		
Reforestation / Replacement	0.78		
Afforestation	0.00		
Area approved for fee-in-lieu	0.00		\$0.00
Credits for Off-site Mitigation on another property	0.00		
Off-site Mitigation provided on this property	0.00		
Total Woodland Conservation Provided	4.31		
Area of woodland not cleared		3.70 acres	
Woodland retained not part of requirements:		0.17 acres	
Prepared by: <i>Eric Shirley</i> 7-31-06 Signed Date			

REFORESTATION DETAIL

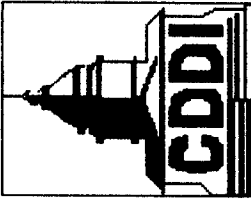


- PLANTING NOTES:
- PLANT ALL 1" CALIPER STOCK AROUND PERIMETER OF REFORESTATION AREA.
  - PLANTS TO BE PLANTED IN RANDOM DISTRIBUTION PATTERN.
- ◊ RED MAPLE  
 ▲ AMERICAN HOLLY  
 ● PIN OAK  
 ● GREEN ASH  
 ● AMERICAN BEECH  
 ● FLOWERING DOGWOOD

REFORESTATION PLANTING SCHEDULES

REFORESTATION AREA #1 PLANTING SCHEDULE				
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY
Acer rubrum	Red Maple	30	50	80
Ilex opaca	American Holly	30	50	80
Quercus palustris	Pin Oak	30	50	80
Fraxinus pennsylvanica	Green Ash	30	50	80
Ficus grandifolia	American Beech	30	50	80
Cornus florida	Flowering Dogwood	30	50	80
TOTAL		180	300	480
REFORESTATION CREDIT AREAS		0.18	0.6	0.78
TOTAL REFORESTATION ACRES = 0.78 AC.				
NOTE: SEEDLINGS CREDITED AT 1,000 PER ACRE AND 1" STOCK CREDITED AT 500 PER AC.				
LOCATE 1" STOCK ALONG PERIMETER OF REFORESTATION AREAS CLOSEST TO HOUSE				

M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II/067/06	
Approved by	
<i>Eric Shirley</i>	8/18/06
01	
02	
03	
04	
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06	



CAPITOL DEVELOPMENT DESIGN, INC.  
ENGINEERS – PLANNERS – SURVEYOR'S

5010 SUNNYSIDE AVENUE – SUITE 200 – BELTSVILLE, MD 20705  
OFFICE (301) 982-1781

PHEASANT RIDGE  
BOWIE (14TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION  
PLAN – TYPE II  
DETAIL SHEET

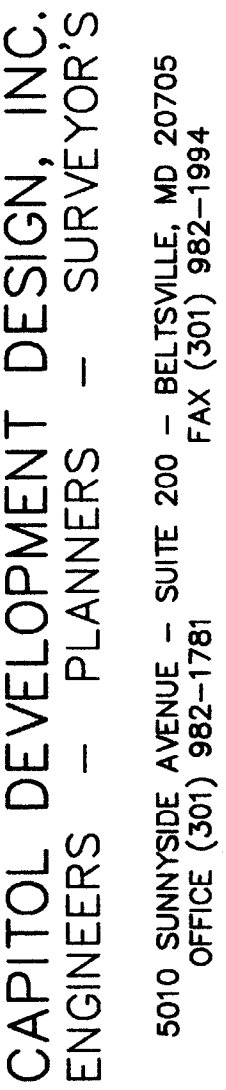
REVISIONS	
7/5/06 REV. PER	COUNTY COMMENTS.
	D.S.
7/31/06 REV. PER	COUNTY COMMENTS.
	D.S.

DATE: JULY, 2006	
DWN. DS	CHECKED PV
SCALE: 1"=30'	
PROJECT/FILE NO. 04029	
SHEET NO. 6 OF 7	

MISS UTILITY  
FOR LOCATION OF UTILITIES CALL 1-800-257-7777  
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

OWNER/DEVELOPER:  
REGAL DEVELOPMENT, LLC  
9220 OKLA DRIVE  
FAIRFAX VIRGINIA, 22031  
T.P.NO. OFFICE (703) 502-0112  
FAX NO. (703) 978-8822





**PHEASANT RIDGE**  
BOWIE (14TH) ELECTION DISTRICT  
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TREE CONSERVATION  
PLAN - TYPE II  
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## REVISIONS

7/5/06 REV. PER  
COUNTY COMMENT

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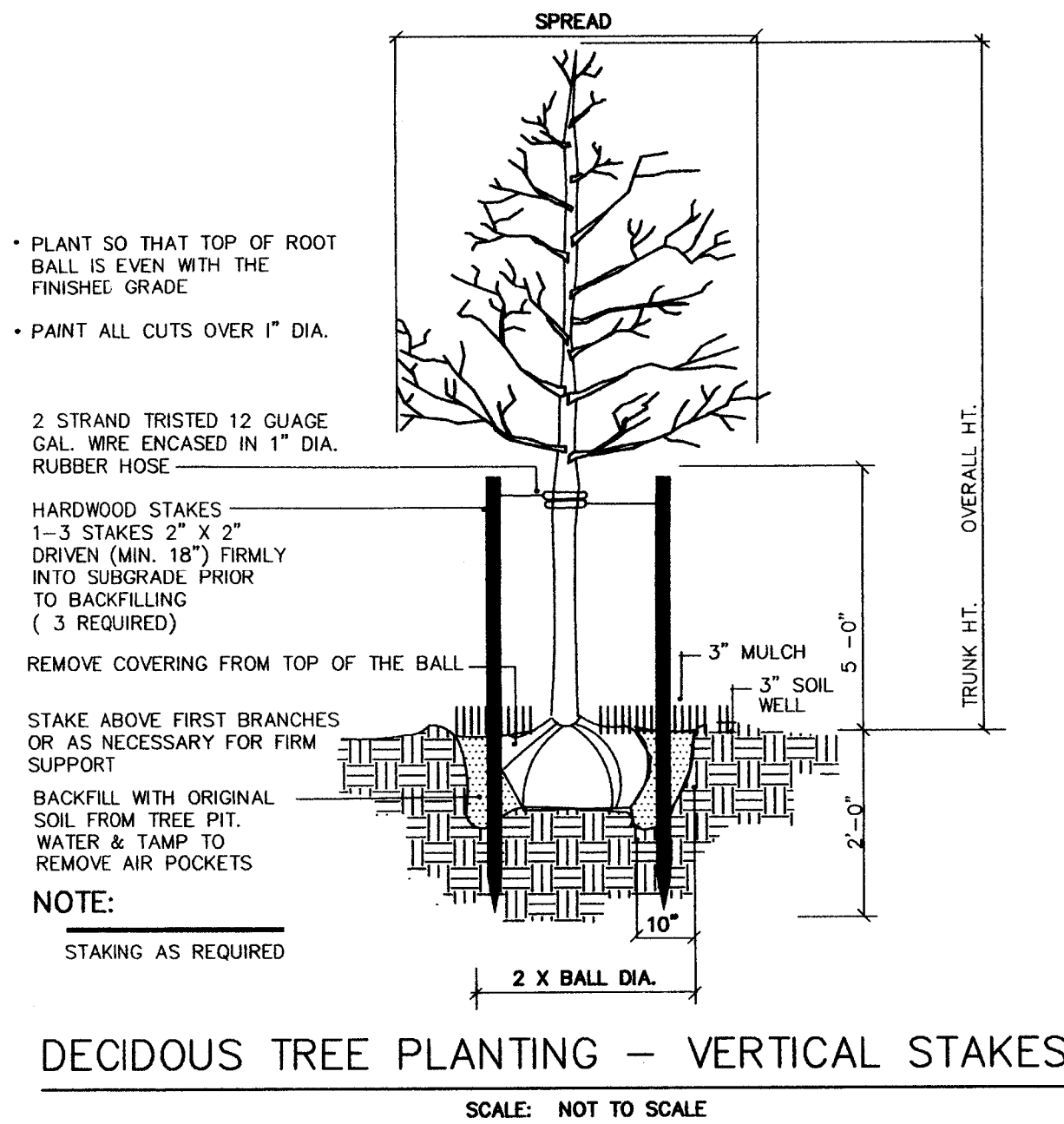
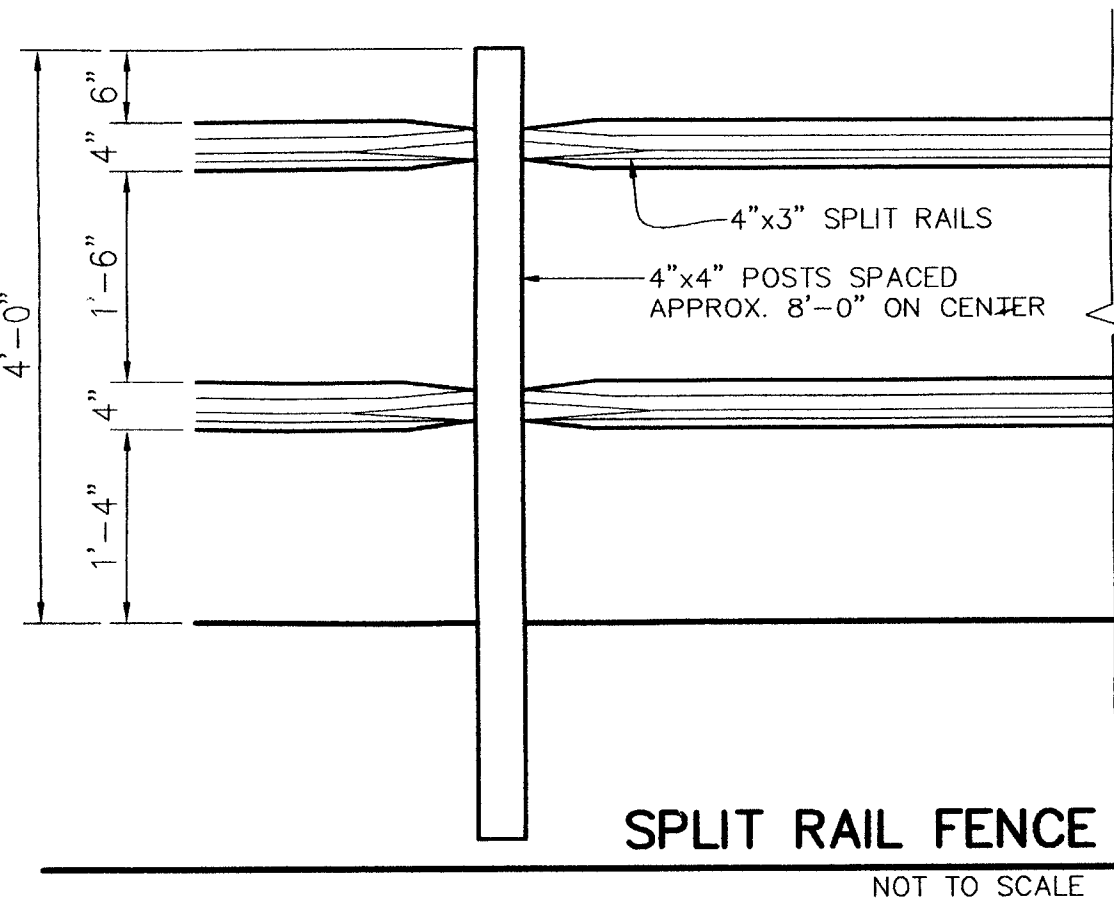
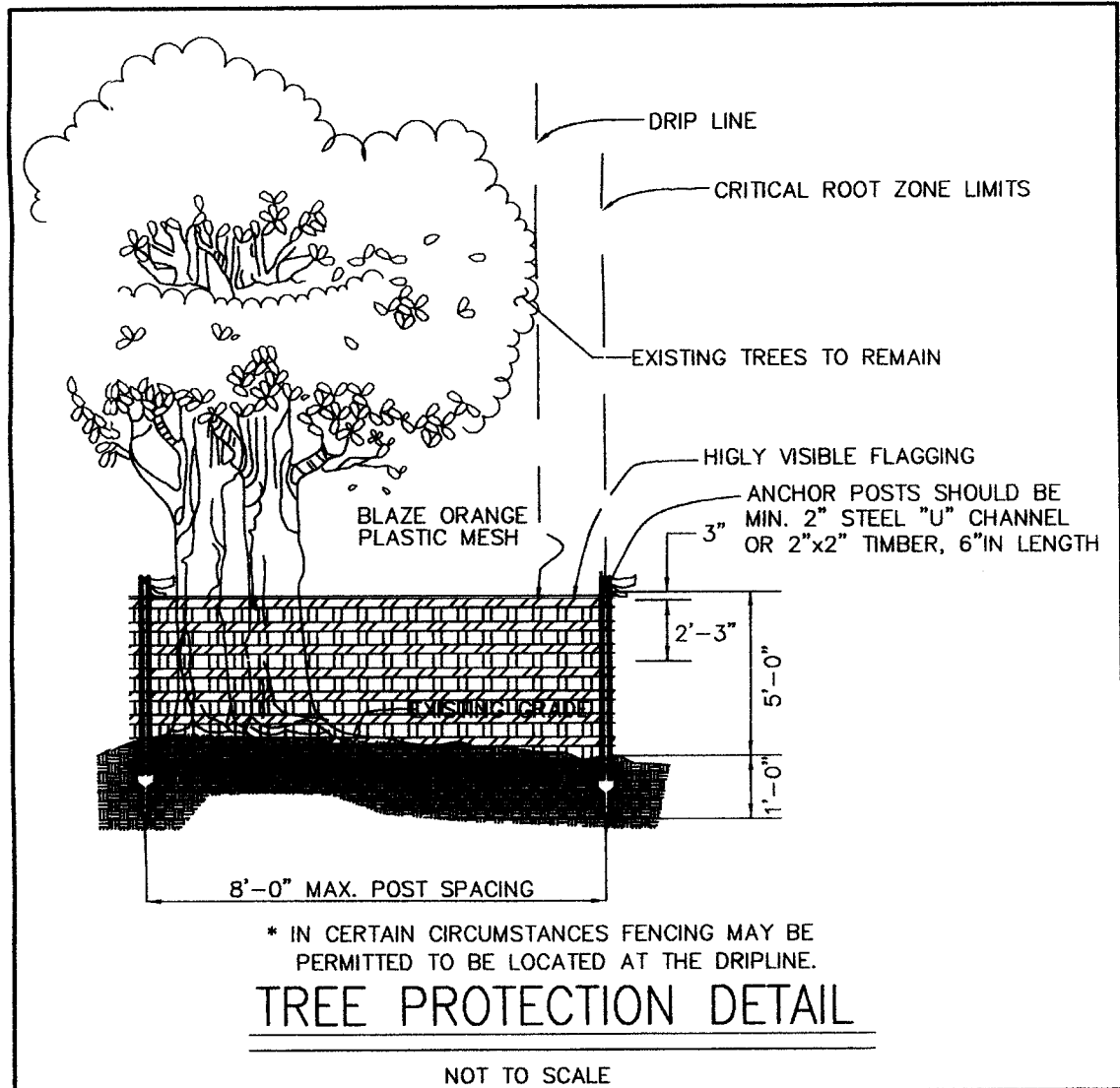
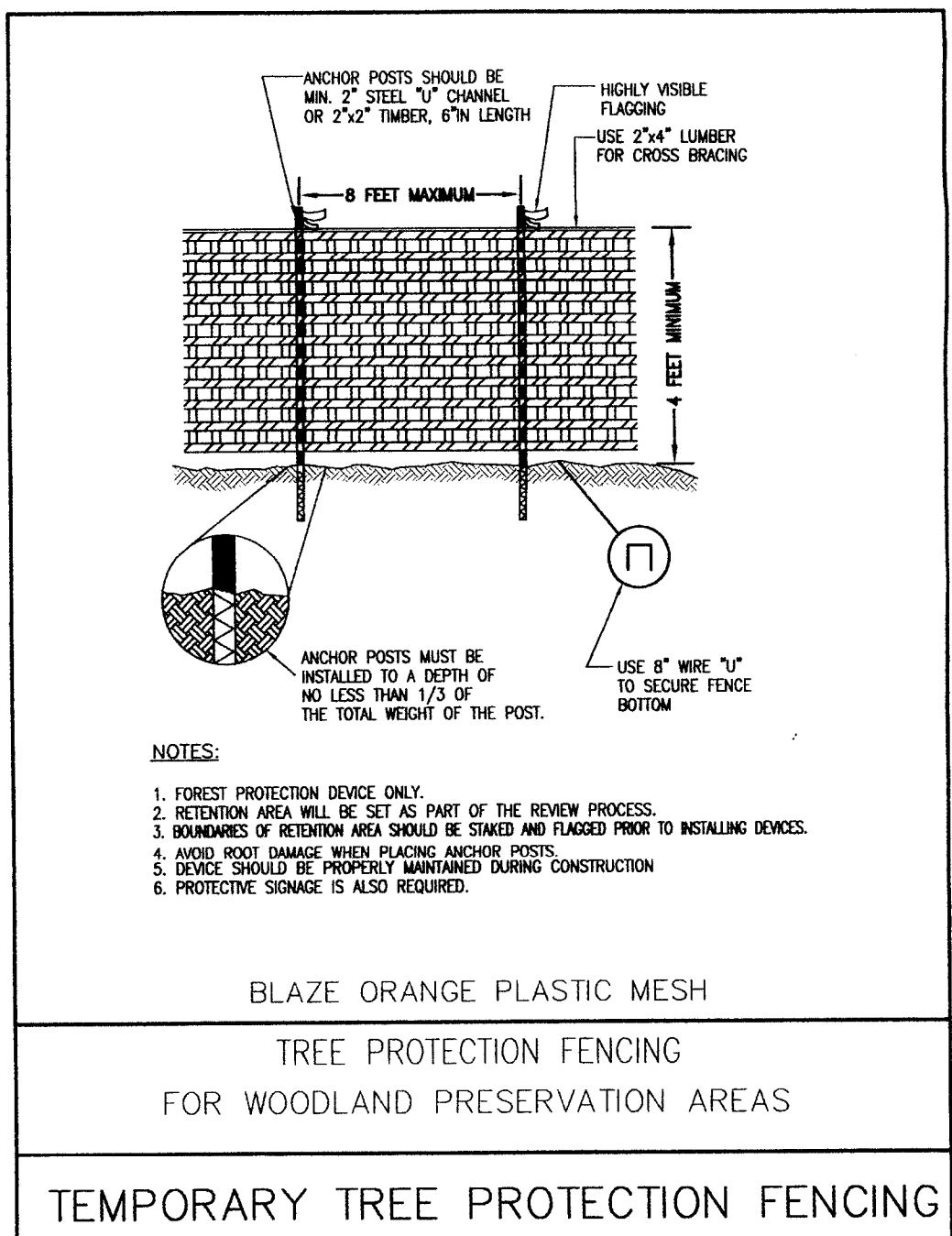
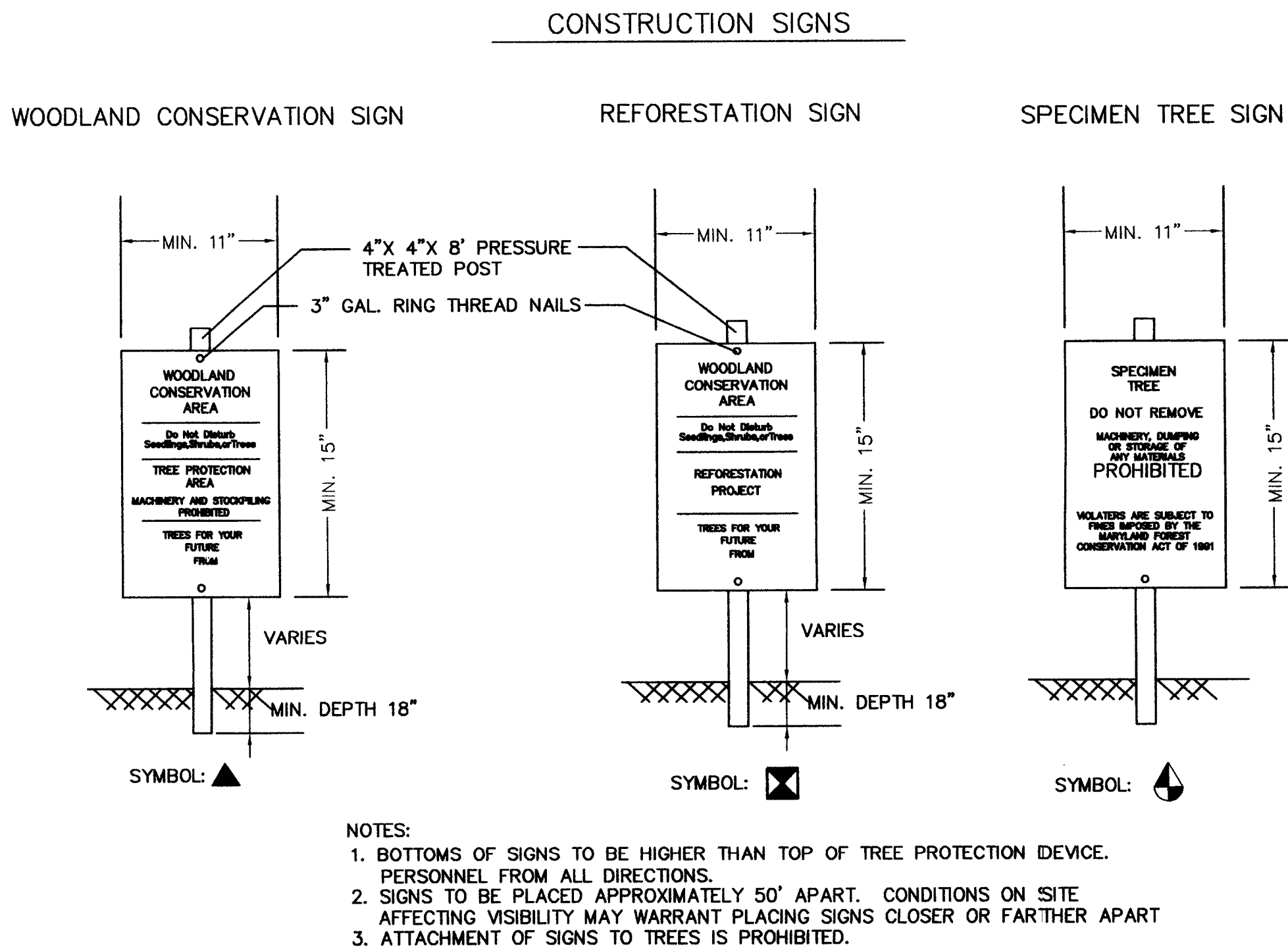
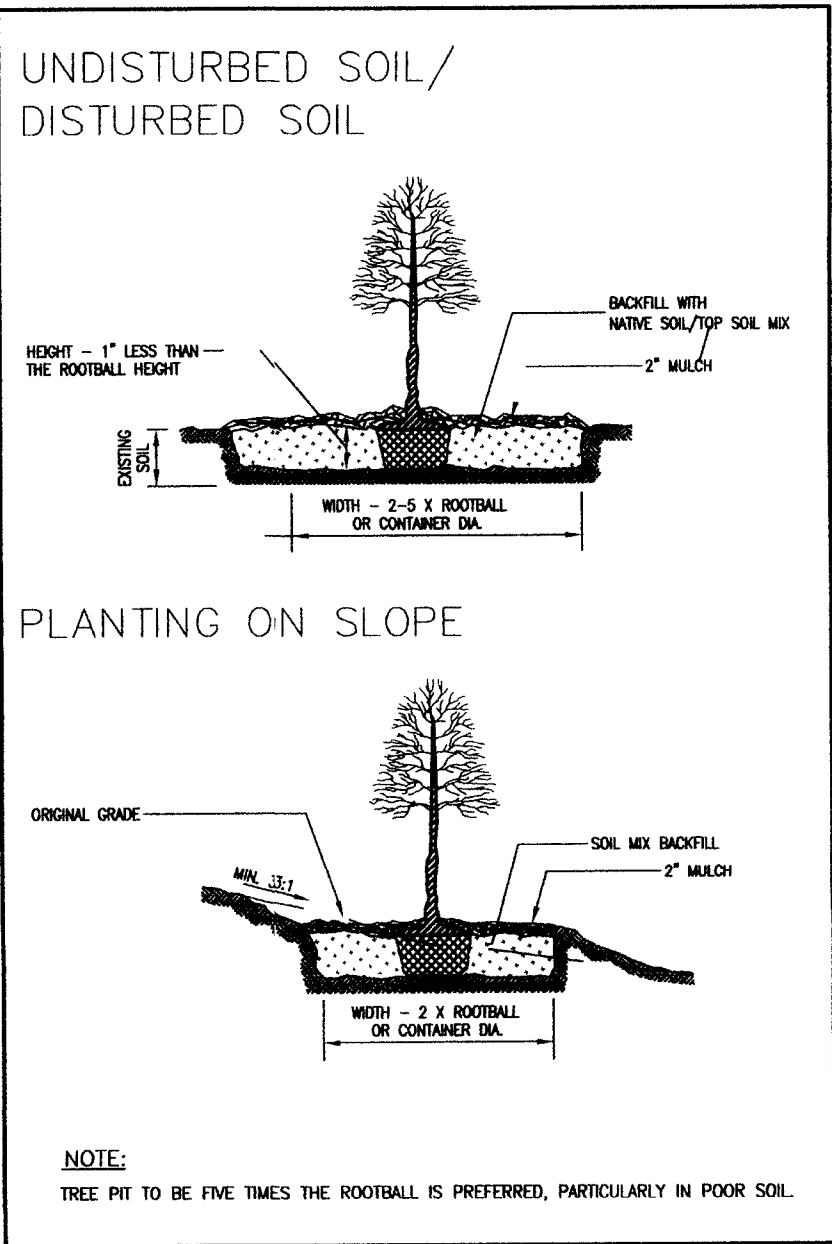
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DATE: JULY, 200	
DWN. DS	CHECK P

SCALE: 1"=30'

PROJECT/FILE NO  
04029

SHEET NO.  
7 OF 7



M.N.C.P.P.C.		
Prince George's County Planning Department		
Environmental Planning Section		
APPROVAL		
TREE CONSERVATION PLAN		
<u>TCP II/067/06</u>		
Approved by		
	<i>Eric Shirley</i>	2/12/06
01		
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