

- 1 THIS PLAN WAS PREPARED FROM THE BEST AVAILABLE INFORMATION AND BASED UPON
- 2 BEST ENGINEERING JUDGEMENT.
- 3 THESE PLANS ARE BASED ON THE DATUM OF WASHINGTON SUBURBAN SANITARY
- 4 COMMISSION (WASDC91, NOV. 1959).
- 5 BOUNDARY LINES AND ACREAGE ARE BASED ON A FINAL BOUNDARY SURVEY
- 6 PREPARED BY DEWBERRY CONSULTANTS, LLC.
- 7 TOPOGRAPHY IS BASED ON AERIAL PHOTOGRAPHY AND IS AT 2 FOOT INTERVALS
- 8 THROUGHOUT THE ENTIRE PROJECT AREA. SHEET PAGE 06, GRID E1 AND E2
- 9 PUBLIC RIGHT-OF-WAYS ARE AS NOTED, ALL PRIVATE ALLEYS ARE 24' R/W.
- 10 EXTENSION OF ST. JOSEPH'S DRIVE IS PROPOSED AS A PUBLIC STREET.
- 11 NO CEMETERIES HAVE BEEN OBSERVED ON THE PROPERTY. DOCUMENTS HAVE
- 12 BEEN REVIEWED, HOWEVER, THE EXISTENCE OF A GRAVE SITE OR ADJACENT TO THE
- 13 PROPERTY.
- 14 THE HISTORIC ROSE MOUNT RESOURCE IS LOCATED ON THIS PROPERTY.
- 15 THE LOCATION OF THE SERVICE CATEGORY W3 AND SEWER SERVICE S3.
- 16 THE PREDOMINANT SOIL TYPES ARE COLLINGTON, OCHLOCKONEE, AND MIXED ALLUVIAL
- 17 LAND.
- 18 WETLAND INFORMATION IS BASED ON A WETLAND IDENTIFICATION PREPARED BY LSA IN
- 19 FEBRUARY 2002, AND SUBSEQUENTLY REVISED BY USA/COE AND MDE.
- 20 PERENNIAL STREAMS ARE LOCATED IN THE PROPERTY.
- 21 STORMWATER MANAGEMENT CONCEPT PLAN #4981-2002-00, APPROVED 1/9/03,
- 22 EXPIRATION 5/4/2013.
- 23 PAYMENT OF FEE-IN-LIEU IS PROPOSED FOR MANDATORY PARK DEDICATION.
- 24 GROSS ACREAGE OF TRACT 125.40 ACRES.
- 25 FLOODPLAIN 2.43 ACRES. APPROVED FLOODPLAIN STUDY NUMBER: 200802, APPROVED
- 26 MARCH 8, 2008.
- 27 NET ACREAGE OF TRACT 115.46 ACRES.
- 28 ZONE: M-X-T
- 29 PREVIOUS APPROVALS: A-9638-C, CSP-03001, PPS 4-03094, DSP-04067, DSP-0406702,
- 30 (DSP-0406701 WITHDRAWN)
- 31 THIS PROJECT USE RESIDENTIAL AND COMMERCIAL.
- 32 THE PROPOSED USE SHALL BE APPROVED PRIOR TO FINAL PLAT.

1. ALL SPECIMEN TREES WITH A CRITICAL ROOT ZONE TO BE IMPACTED BY THE PROPOSED PROJECT SHALL BE IDENTIFIED AND TAGGED PRIOR TO THE START OF CONSTRUCTION. A BLAZE OR ORANGE FENCE SHALL BE INSTALLED AROUND THE SPECIMEN TREES AND OUTSIDE OF THE CRITICAL ROOT ZONE AS SHOWN ON THE PLAN. ROOT PRUNING AND FENCE INSTALLATION SHALL BE ACCORDING TO THE COMMENCEMENT OF ALL CONSTRUCTION ACTIVITIES.
2. ROOT PRUNING SHALL OCCUR FOR SPECIMEN TREES 222, 226, 263 AS A METHOD OF PRESERVATION.
3. *TREES 229 - 597 *Nyssa sylvatica* MAY QUALIFY AS STATE AND COUNTY CHAMPION ACCORDING TO 2002 N.C. STATUTE 160A-200.
4. *TREES 71 AND 93 WERE IDENTIFIED/TAGGED PREVIOUSLY BY A PORT OF SIGNIFICANT TREE LOCATION ON AN ADJACENT PROPERTY.
5. *TREES 222, 226, 263 ARE LOCATIONS IDENTIFIED PREVIOUSLY BY LOIDERMAN SOL2 DATA.
6. POST CONSTRUCTION EVALUATION AND OPINION OF LONG-TERM SURVIVABILITY OF SPECIMEN TREES 212, 229, 230 AND 232 SHALL BE PERFORMED BY A CERTIFIED ARBORIST AND/OR LICENSED TREE EXPERT.
7. *AFTER FIELD SURVEY, THE DISPOSITION OF SPECIMEN TREES 212, 216, AND 230 HAVE BEEN REVISID.

3. PRESERVATION
4. ***NYSSEA SYLVATICA MAY QUALIFY AS STATE AND COMMON CHAMPION ACCORDING TO
5. 2002 STATE LIST.
6. ***TREES 71 AND 93 WERE IDENTIFIED/TAGGED PREVIOUSLY AS PART OF SIGNIFICANT TREE
7. PRESERVATION ON AN ADJACENT PROPERTY.
8. ***THESE TREE LOCATIONS HAVE BEEN PROVIDED BY LOIDERMAN SOLTEZ DATA.
9. POST CONSTRUCTION EVALUATION AND OPINION OF LONG-TERM SURVIVABILITY OF SPECIMEN
10. TREES 212, 229, 230 AND 232 SHALL BE PERFORMED BY A CERTIFIED ARBORIST AND/OR
11. LICENSED TREE EXPERT.
12. ***AFTER FIELD SURVEY, THE DISPOSITION OF SPECIMEN TREES 212, 216, AND 230 HAVE
13. BEEN REVISED.

213	30"	<i>Platanus occidentalis</i>	Good	REMOVED	APPROXIMATE	
214	21"	<i>Acer negundo</i>	Good	SAVED	FIELD SURVEY	
215	31"	<i>Liriodendron tulipifera</i>	Good	SAVED	APPROXIMATE	
216	31"	<i>Liriodendron tulipifera</i>	Good	SAVED	FIELD SURVEY-----	
217	31"	<i>Liriodendron tulipifera</i>	Good	REMOVED	APPROXIMATE	
218	34"	<i>Liriodendron tulipifera</i>	Good/gtr	REMOVED	APPROXIMATE	
219	32"	<i>Noronia pseudocarolinensis</i>	Good	REMOVED	APPROXIMATE	
220	41"	<i>Quercus prinus</i>	Good	REMOVED	APPROXIMATE	
221	37"	<i>Rhus pseudostratocarya</i>	Good	REMOVED	APPROXIMATE	
222	36"	<i>Rhus pseudostratocarya</i>	V Poor	REMOVED	FIELD SURVEY	4
223	38"	<i>Carpinus</i>	Fair	REMOVED	APPROXIMATE	
224	38"	<i>Noronia pseudocarolinensis</i>	V Poor	REMOVED	APPROXIMATE	
225	38"	<i>Carpinus</i>	V Poor	REMOVED	APPROXIMATE	
226	31"	<i>Carpinus</i>	Poor	REMOVED	APPROXIMATE	
227	31"	<i>Quercus alba</i>	V Poor	SAVED	APPROXIMATE	
228	205'	<i>Liriodendron tulipifera</i>	gtr	REMOVED	APPROXIMATE	
229	36"	<i>Nyssa sylvatica</i>	Good	REMOVED	FIELD SURVEY	
230	35"	<i>Prunus serotina</i>	Good	REMOVED	FIELD SURVEY-----	
231	36"	<i>Rhus pseudostratocarya</i>	gtr	REMOVED	APPROXIMATE	
232	36"	<i>Rhus pseudostratocarya</i>	gtr	REMOVED	APPROXIMATE	
233	31"	<i>Liriodendron tulipifera</i>	Good	REMOVED	FIELD SURVEY	4
234	37"	<i>Ulmus</i>	Good	REMOVED	APPROXIMATE	
235	35'	<i>Juglans nigra</i>	V Good	SAVED	APPROXIMATE	
236	307'	<i>Juglans nigra</i>	V Poor	SAVED	APPROXIMATE	
237	307'	<i>Juglans nigra</i>	Poor	SAVED	APPROXIMATE	
238	35'	<i>Populus</i>	V Poor	SAVED	APPROXIMATE	

241	52	<i>Limodorum tufifolia</i>	Good	REMOVED	APPROXIMATE
242	50	<i>Neottia pseudo-orcidea</i>	V Poor	REMOVED	APPROXIMATE
243	52	<i>Neottia pseudo-orcidea</i>	V Poor	REMOVED	APPROXIMATE
244	50	<i>Neottia pseudo-orcidea</i>	V Poor	REMOVED	APPROXIMATE
245	50	<i>Neottia pseudo-orcidea</i>	V Poor	REMOVED	APPROXIMATE
246	52	<i>Orchis coccinea</i>	Good	REMOVED	APPROXIMATE
247	50	<i>Acer negundo</i>	Good	REMOVED	APPROXIMATE
248	51	<i>Acer rubrum</i>	Good	REMOVED	APPROXIMATE
249	52	<i>Acer negundo</i>	Good	REMOVED	APPROXIMATE
250	52	<i>Neottia pseudo-orcidea</i>	V Poor	REMOVED	APPROXIMATE
251	52	<i>Neottia pseudo-orcidea</i>	V Poor	REMOVED	APPROXIMATE
252	50	<i>Neottia pseudo-orcidea</i>	V Poor	REMOVED	APPROXIMATE
253	50	<i>Neottia pseudo-orcidea</i>	V Poor	REMOVED	APPROXIMATE
254	51	<i>Fraxinus americana</i>	Good	REMOVED	APPROXIMATE
255	51	<i>Fraxinus americana</i>	Good	REMOVED	APPROXIMATE
256	50	<i>Fraxinus americana</i>	Good	REMOVED	APPROXIMATE
257	51	<i>Fraxinus americana</i>	Good	REMOVED	APPROXIMATE
258	51	<i>Fraxinus americana</i>	Good	REMOVED	APPROXIMATE
259	54	<i>Fraxinus americana</i>	Good	SAVED	APPROXIMATE
260	52	<i>Neottia pseudo-orcidea</i>	V Poor	REMOVED	APPROXIMATE
261	48	<i>Limodorum tufifolia</i>	Good	SAVED	APPROXIMATE
262	47	<i>Quercus pilulifera</i>	Good	SAVED	APPROXIMATE
263	50	<i>Betula picea</i>	Good	SAVED	APPROXIMATE
264	50	<i>Carya</i>	Good	REMOVED	APPROXIMATE
265	52	<i>Carya</i>	Good	REMOVED	APPROXIMATE
266	50	<i>Limodorum tufifolia</i>	Good	REMOVED	APPROXIMATE
267	52	<i>Limodorum tufifolia</i>	Good	REMOVED	APPROXIMATE
268	51	<i>Limodorum tufifolia</i>	Good	REMOVED	APPROXIMATE
269	51	<i>Limodorum tufifolia</i>	Good	REMOVED	APPROXIMATE

LEGEND

	EXISTING MAJOR CONTOUR		CLEARED NET
	EXISTING MINOR CONTOUR		CLEARED FLOODPLAIN
	EXISTING BOUNDARY		CLEARED OFFROAD
	EXISTING ADJACENT PROPERTY		WOODLAND PLANTATION
	EXISTING FLOOD PLAIN		WOODLAND AGRICULTURE
	EXISTING FLOOD PLAIN SET BACK		WOODLAND PASTURE
	PATUXENT MANAGEMENT AREA		WOODLAND RESIDENTIAL
	EXISTING STREAM		
	EXISTING STREAM BUFFER		
	EXISTING TREE LINE		
	EXISTING NON-WOODLAND AREA		
	PROPOSED MAJOR CONTOUR		
	PROPOSED MINOR CONTOUR		
	PROPOSED ROAD RIGHT-OF-WAY		
	PROPOSED PROPERTY LINE		
	PROPOSED LIMIT OF DISTURBANCE		
	SPECIMEN TREE SIGN		
	WOODLAND PRESERVATION SIGN		SPECIMEN TREE TO REMAIN
	AFFORESTATION / REFORESTATION SIGN		
	TREE PROTECTION FENCE (TEMPORARY)		SPECIMEN TREE TO REMAIN
	TREE PROTECTION FENCE (PERMANENT)		FOREST
	ROOT PRUNE		FOREST
	PHASE LINE		AFFORESTATION / REFORESTATION

	TREE PROTECTION FENCE (TEMPORARY)		SPECIFIC TREE TO BE REMOVED
	TREE PROTECTION FENCE (PERMANENT)		FOREST
	ROOT PRUNE		FOREST
	PHASE LINE		AFFORESTMENT

1. TYPE II TREE CONSERVATION PLAN COVER SHEET
2.-3. TYPE II TREE CONSERVATION PLAN
NOTES AND DETAILS
4.-17. TYPE II TREE CONSERVATION PLAN SHEETS

Phase	Gross Area	100-Yr Floodplain (FP)	Net Tract Area (NTA)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Net-Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-Site (C-WPA)	Woodland Preserv. Area (WPA)	Woodland Reforest. Area (WRA)	Woodland Not Credited (W-NC)	Woodland Retained/Assumed Cleared (W-RAC)
PHASE 1	68.43	0.06	65.37	44.66	0.06	23.41	0.00	1.23	0.63	0.64	14.92	0.00
PHASE 2	49.46	2.37	47.09	28.21	2.37	16.78	0.14	0.02	11.43	1.59	0.00	0.00
TOTALS	117.89	2.43	116.46	72.87	2.43	40.19	0.14	1.25	12.06	2.23	14.92	0.00

1 Zone:		M-XT			
2 Gross Tract:		117.89			Include acreages only in columns for which there is a corresponding zone.
3 Floodplain:		2.43			
4 Previously Dedicated Land:		0.00			
5 Net Tract (NTA):		115.46	0.00	0.00	
6 Property Description or Subdivision Name:					
7 Is this site subject to the 1989 Ordinance?	N				
8 Break-even Point (preservation acres) =	28.43				
9 Acres of Net Tract clearing permitted w/o refore	44.44				
Woodland Conservation Requirement Calculations:					
10 Existing Woodland on Net Tract (acres)		72.87			
11 Existing Woodland in Floodplain (acres)		2.43			
12 Woodland Conservation Threshold (NTA) =	15.00%	17.32			
13 Smaller of 10 or 12		17.32			
14 Woodland above WCT		55.55			
15 Plan Number: (this must be completed for each phase)			TCPI-82-05 PHASE 1	TCPI-82-05 PHASE 2	
16 Plan Phase or Name:					Total
17 Total area in this application (acres)		68.43	49.46		117.89
18 Floodplain area in this application (acres)		0.06	2.37		2.43
19 Net Tract area in the application (acres)		68.37	47.09		115.46
20 Woodland on the Net Tract for this phase (acres)		44.66	28.21		72.87
21 Woodland in the Floodplain for this phase		0.06	2.37		2.43
22 Woodland Cleared on Net Tract for this phase		23.41	16.78		46.19
23 Woodland Cleared in Floodplain for this phase		0.00	0.14		0.14
24 Off-site Woodland Clearing (1:1)		1.23	0.02		1.25
25 Off-site Conservation being provided on this property		0.00	0.00		0.00
26 Cumulative acres of Net Tract Woodland cleared		28.19	46.19		
27 Cumulative acres of Floodplain woodland cleared		0.00	0.14		
28 Smaller of 14 or 26		28.19	46.19		
29 Woodland Clearing below WCT		0.00	0.00		
30 Clearing below WCT (2:1 replacement requirement)		0.00	0.00		
31 Replacement for clearing above the WCT (0.25 : 1)		7.05	11.55		
32 Replacement for clearing below the WCT (2 : 1)		0.00	0.00		
33 Afforestation Threshold (AFT) =	15.00%	0.00	0.00		
34 Cumulative Woodland Conservation Required		25.60	30.26		
Latest phase indicates cumulative requirement through that phase of work					
Woodland Conservation Provided:					
35 Preservation		0.63	11.43		12.06
36 Reforestation		0.64	1.59		2.23
37 Afforestation					0.00
38 Area approved for fee-in-lieu					0.00
39 Credit for Off-site Mitigation on another property		10.17	5.80		15.97
40 Off-site Mitigation provided on this property					0.00
41 Total Woodland Conservation Provided		11.44	30.26		30.26
42 Woodland Preservation not credited		14.62	0.00		14.62
43 Existing Net Tract Woodland in later phases		30.58	0.00		
44 Requirement Status per Phase					
Prepared by: _____					
License Number:		Signature		Date	

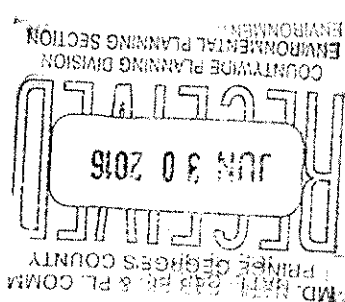
1. OFFSITE MITIGATION FOR PHASE 1 PROVIDED BY THE OFFSITE WOODLAND CONSERVATION AGERANCE TRANSFER CERTIFICATE AT THE DOBSON PROPERTY, 10000 DOBSON DRIVE, TOWN OF DOBSON, LIBER 2736 F061 665 FOR THE ESTABLISHMENT OF 9.85 ACRES OF WOODLAND CONSERVATION CREDITS ON THE DOBSON TREE TRAIL (TCP1/197/03).
2. OFFSITE MITIGATION FOR PHASE 2 TOTALING 5.80 ACRES, PROVIDED BY THE OFFSITE WOODLAND CONSERVATION AGERANCE TRANSFER CERTIFICATE AT THE DOBSON PROPERTY. THE TRANSFER CERTIFICATE HAS BEEN RECORDED IN THE LAND RECORDS AT LIBER 5931, F061 215 FOR THE ESTABLISHMENT OF 5.80 ACRES OF WOODLAND CONSERVATION CREDITS ON THE DOBSON TREE TRAIL (TCP1/197/03).
3. THE ADDITIONAL OFF-SITE WOODLAND CONSERVATION REQUIREMENT APPROVED WITH THE -03 REVISION TO THIS PLAN FOR THE RUBY LOCKHART BOULEVARD EXTENSION, ADDED TO THE PREVIOUS PHASE 1 REQUIREMENT, WILL BE MET AT THE DOBSON TREE TRAIL (TCP1/197/03). THE AMOUNT TO BE RECORDED IS 0.32 ACRES OF WOODLAND CONSERVATION CREDIT (0.64 ACRES OF PRESERVATION).

**Dewberry
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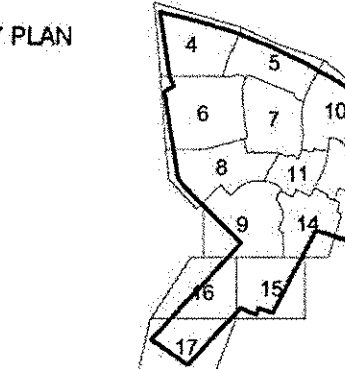
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**BALK HILL VILLAGE
PRINCE GEORGE'S COUNTY
MARYLAND
KENT / 13TH ELECTION DISTRICT**



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A
DULY REGISTERED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 3108,
EXPIRATION DATE: OCTOBER 3, 2017.



SCALE

AS SHOWN

4	03/10/16	SGT	Specimen Tree planting replacement / Permanent fencing around preservation area 'D'.
3	12/02/14	NB	Address staff comments.
2	11/25/14	NB	Account for Ruby Lockhart Construction.
1	11/14/13	NB	Address staff comments.
No.	DATE	BY	Description

REVISIONS

DRAWN BY CAP, EDL
APPROVED BY DLT
CHECKED BY LRB
DATE MAY 24, 2013

TITLE

TYPE II TREE CONSERVATION PLAN

COVER SHEET

PROJECT NO. 50059112

SHEET NO. 1 OF 17

STANDARD TYPE II TREE CONSERVATION PLAN NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DSP-04067. IF DSP-04067 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
2. CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$1.50 PER SQUARE FOOT MITIGATION FEE.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS WITHIN THE DEVELOPING TIER AND IS ZONED M-X-T.
7. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR SCENIC BYWAY.
8. THE SITE IS ADJACENT TO CAMPUIS WAY WHICH IS CLASSIFIED AS AN URBAN ARTERIAL ROAD.
9. THIS PLAN IS GRANDFATHERED UNDER CB-27-2010, SECTION 25-117(6).

POST DEVELOPMENT NOTES WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN:

1. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT GUIDANCE FOR PRINCE GEORGES COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND AND CONSERVATION AREAS, THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. 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.

IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

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

2. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAIN SAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND 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 HERBICIDES SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
4. 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.

SPECIMEN TREE #222 5-YEAR MAINTENANCE SCHEDULE

ALL MAINTENANCE WORK SHALL BE CONDUCTED BY OR UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST OR MARYLAND LICENSED TREE PROFESSIONAL. ALL CONSTRUCTION EQUIPMENT SHALL BE KEPT OUTSIDE OF THE TREE PROTECTION FENCE.

AN ANNUAL INSPECTION REPORT SHALL BE SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION BY NOVEMBER 1ST OF EACH YEAR BEGINNING IN 2014 TO ENSURE THAT THE FOLLOWING MAINTENANCE SCHEDULE IS BEING FOLLOWED.

YEAR 0-1: PRE-CONSTRUCTION

1. THE CRITICAL ROOT ZONE (CRZ) SHALL BE DETERMINED BY INVESTIGATIVE DIGGING WITH THE FOLLOWING FORMULA AS A STARTING POINT: RADIUS = 1.5' x DBH, WHERE DBH STANDS FOR DIAMETER AT BREAST HEIGHT.
2. MARK THE LOCATION OF THE TREE PROTECTION FENCE. FENCE LOCATION SHALL BE WITHIN 1' OF THE CRITICAL ROOT ZONE. PROVIDE AN ACCESS POINT IN THE FENCE. ENSURE THAT NO MORE THAN 25% OF THE ROOTS SHALL BE IMPACTED.
3. REMOVE ALL TRASH AND DEBRIS BY HAND FROM WITHIN THE CRZ OR DRIP LINE.
4. ROOT PRUNING: WHERE THE CRZ WILL BE IMPACTED BY CONSTRUCTION ACTIVITIES, PRUNE THE ROOTS USING WELL-MAINTAINED VIBRATORY FLOW FOR A CLEAN CUT PER DETAIL 5-3. ROOT PRUNING SHALL BE CONDUCTED UP TO ONE GROWING SEASON PRIOR TO CONSTRUCTION. COVER EXPOSED ROOTS IMMEDIATELY WITH TOPSOIL, PEAT MOSS, OR OTHER ORGANIC MATERIAL. MONITOR FOR SIGNS OF STRESS AND APPLY WATER IF NEEDED.
5. CROWN REDUCTION OR PRUNING: PRUNE ANY DEAD, DAMAGED OR DISEASED LIMBS. PRUNING SHALL OCCUR IN LATE WINTER, EARLY SPRING, OR MID-SUMMER. NO MORE THAN 1/3 OF THE CROWN SHALL BE REMOVED AT ANY TIME. MONITOR FOR SIGNS OF STRESS.
6. WATERING: PROVIDE WATERING AS NEEDED, IF TREE IS STRESSED OR DROUGHT CONDITIONS ARE PRESENT.
7. FERTILIZATION: USE LOW NITROGEN AND SLOW RELEASE FERTILIZERS AND APPLY IN LATE FALL OR EARLY SPRING. AVOID ROOT INJURY WHILE INJECTING FERTILIZER. DO NOT APPLY FERTILIZER CLOSER THAN 3' TO THE TREE TRUNK. PROVIDE VERTICAL MULCHING.

YEAR 1-4 (OR DURATION OF CONSTRUCTION):

1. MONITOR THE SPECIMEN TREE EACH SEASON FOR STRESS INCLUDING SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, FLOOD CONDITIONS, DROUGHT CONDITION, AND INVASIVE SPECIES.
2. REMOVE INVASIVE SPECIES AND PROVIDE ADDITIONAL SOIL AERATION, ROOT PRUNING, CROWN PRUNING, WATERING AND FERTILIZATION AS NECESSARY AND IN ACCORDANCE WITH STEP 1.
3. REMOVE ANY ACCUMULATED TRASH OR DEBRIS FROM WITHIN THE CRZ OR DRIP LINE.

YEAR 4-5 (OR POST-CONSTRUCTION):

1. ENSURE STRESS REDUCTION BY PROVIDING ANY ADDITIONAL SOIL AERATION, ROOT PRUNING, CROWN PRUNING, WATERING AND FERTILIZATION IN ACCORDANCE WITH STEP 1.
2. REPAIR ANY TREE DAMAGE INCLUDING ROOT REPAIR, REMOVAL OF DEAD LIMBS AND SOIL AERATION. DEAD LIMBS SHALL BE REMOVED CAREFULLY TO IMPROVE AESTHETICS AND THOSE LIMBS WILL BE RIGGED DOWN BY ROPE SYSTEM OR CRANE.
3. REMOVE TREE PROTECTION DEVICES.

*PREPARED BY DEWBERRY CONSULTANTS AND REVIEWED BY MR. WILLIAM DOWLING, MTEL #001146

FIVE-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS

FIELD CHECK THE RE-AFFORESTATION AREA ACCORDING TO THE FOLLOWING SCHEDULE:

- YEAR 1: SITE PREPARATION AND TREE PLANTING
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER) SEE NOTE 1
WATERING IS NEEDED (2 X MONTH)
CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (1 X IN JUNE AND 1 X IN SEPTEMBER MIN.)
- YEAR 2-3: REINFORCEMENT PLANTING IS NEEDED (SEE NOTE 2)
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER)
CONTROL OF UNDESIRABLE VEGETATION IF NEEDED (1 X IN MAY AND 1 X IN AUGUST MIN.)
- YEAR 4-5: REINFORCEMENT PLANTING IF NEEDED. (SEE NOTE 2)
SURVIVAL CHECK (SEPTEMBER-NOVEMBER)

1. SURVIVAL CHECK: CHECK PLANTED STOCK AGAINST PLANT LIST (OR AS-BUILT) BY WALKING THE SITE AND TAKING INVENTORY. PLANTS MUST SHOW VITALITY. SUBMIT FIELD DATA FORMS (CONDITION CHECK SHEETS) TO OWNER AFTER EACH INSPECTION. REMOVE ALL DEAD PLANTS.
2. REINFORCEMENT PLANTING: REPLACE DEAD OR MISSING PLANTS IN SUFFICIENT QUANTITY TO BRING THE TOTAL NUMBER OF LIVE PLANTS TO AT LEAST 75% OF THE NUMBER ORIGINALLY PLANTED. IF A PARTICULAR SPECIES SUFFERS UNUSUALLY HIGH MORTALITY, REPLACE WITH AN ALTERNATIVE PLANT TYPE.
3. MISCELLANEOUS: FERTILIZATION OR WATERING DURING YEARS 1 THROUGH 3 WILL BE DONE ON AN AS NEEDED BASIS. SPECIAL RETURN OPERATIONS OR RECOMMENDATIONS WILL BE CONDUCTED ON AN AS NEEDED BASIS. REMOVE PERIMETER FENCING AND SIGNAGE AFTER YEAR 5 BASED ON THE DATE PLANTED.

SPECIMEN TREE PRESERVATION NOTE PER CONDITION 8 OF CSP-03001

SPECIMEN TREES TO BE PRESERVED AS A PART OF THIS DSP SHALL BE PROTECTED BY A BLAZE ORANGE PLASTIC MESH FENCE AROUND THE PERIMETER OF THEIR BRANCHES. INSTALLATION OF THE BLAZE ORANGE FENCE SHALL BE IN ACCORDANCE WITH THE DETAIL PROVIDED ON SHEET 3. SPECIMEN TREES #71, 93, 202-218, 227-239, 258, AND 261-263 WITHIN 100 FEET OF THE LIMITS OF DISTURBANCE SHALL BE IDENTIFIED IN THE SPECIMEN TREE TABLE AS TO EACH TREE'S DISPOSITION BEFORE SIGNATURE APPROVAL OF THE TCP2. FENCING SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION ACTIVITY.

REFORESTATION NOTE PER RESOLUTION 18 OF PGCPB NO. 05-202

THE REFORESTATION AND ASSOCIATED FENCING SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR LOTS 16-20 OF BLOCK O. A CERTIFICATION PREPARED BY A QUALIFIED PROFESSIONAL MAY BE USED TO PROVIDE VERIFICATION THAT THE REFORESTATION HAS BEEN COMPLETED. IT MUST INCLUDE, AT A MINIMUM, PHOTOS OF THE REFORESTATION AREA AND THE ASSOCIATED FENCING IN RELATION TO EACH LOT (LOTS 18-20 OF BLOCK O), WITH LABELS ON THE PHOTOS IDENTIFYING THE LOCATION AND A PLAN SHOWING THE LOCATION WHERE THE PHOTOS WERE TAKEN.

PLANTING SPECIFICATION NOTES

1. QUANTITY: (SEE PLANT SCHEDULE)
2. TYPE: (SEE PLANT SCHEDULE)
3. PLANT QUALITY STANDARDS: THE PLANTS SHALL BE HEALTHY AND STURDY REPRESENTATIVES OF THEIR SPECIES. SEEDLINGS SHALL HAVE A MINIMUM TOP GROWTH OF 18". THE DIAMETER OF THE ROOT COLLAR (THE PART OF THE ROOT JUST BELOW GROUND LEVEL) SHALL BE AT LEAST $\frac{3}{8}$ ". THE ROOTS SHALL BE WELL DEVELOPED AND AT LEAST 8' LONG, NO MORE THAN TWENTY-FIVE PERCENT (25%) OF THE ROOT SYSTEM (BOTH PRIMARY AND AUXILIARY/FIBROUS ROOTS SHALL BE PRESENT).

PLANTS THAT DO NOT HAVE AN ABUNDANCE OF WELL DEVELOPED TERMINAL BUDS ON THE LEADERS AND BRANCHES SHALL BE REJECTED.

PLANTS SHALL BE SHIPPED BY THE NURSERY IMMEDIATELY AFTER LIFTING FROM THE FIELD OR REMOVAL FROM THE GREEN HOUSE, AND PLANTED IMMEDIATELY UPON RECEIPT BY THE LANDSCAPE CONTRACTOR.

IF THE PLANTS CANNOT BE PLANTED IMMEDIATELY AFTER DELIVERY TO THE REFORESTATION SITE, THEY SHALL BE STORED IN THE SHADE WITH THEIR ROOT MASSES PROTECTED FROM DIRECT EXPOSURE TO SUN AND WIND BY THE USE OF STRAW, PEAT MOSS, COMPOST, OR OTHER SUITABLE MATERIAL AND SHALL BE MAINTAINED THROUGH PERIODIC WATERING, UNTIL THE TIME OF PLANTING.

4. PLANT HANDLING: THE QUANTITY OF SEEDLINGS TAKEN TO THE FIELD SHALL NOT EXCEED THE QUANTITY THAT CAN BE PLANTED IN A DAY. SEEDLINGS, ONCE REMOVED FROM THE NURSERY OR TEMPORARY STORAGE AREA SHALL BE PLANTED IMMEDIATELY.
5. TIMING OF PLANTING: THE BEST TIME TO PLANT SEEDLINGS IS WHILE THEY ARE DORMANT, PRIOR TO SPRING BUDDING. THE MOST SUITABLE MONTHS FOR PLANTING ARE MARCH AND APRIL, WHEN THE SOIL IS MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING SHALL OCCUR WITHIN ONE GROWING SEASON OF THE ISSUANCE OF GRADING/BUILDING PERMITS AND/OR REACHING THE FINAL GRADES AND STABILIZATION OF PLANTING AREAS.
6. SEEDLING PLANTING: TREE SEEDLINGS SHALL BE PLANTED USING A DIBBLE BAR OR SHARP-SHOOTER SHOVEL. IT IS IMPORTANT THAT THE SEEDLING BE PLACED IN THE HOLE SO THAT THE ROOTS CAN SPREAD OUT NATURALLY; THEY SHOULD NOT BE TWISTED, BALLED UP OR BENT. MOIST SOIL SHOULD THEN BE PACKED FIRMLY AROUND THE ROOTS. SEEDLINGS SHOULD BE PLANTED AT A DEPTH WHERE THEIR ROOTS LIE JUST BELOW THE GROUND SURFACE. AIR POCKETS SHOULD NOT BE LEFT AFTER CLOSING THE HOLE WHICH WOULD ALLOW THE ROOTS TO DRY OUT. SEE PLANTING DETAILS FOR FURTHER EXPLANATION. IF THE CONTRACTOR WISHES TO PLANT BY ANOTHER METHOD, THE PREPARER OF THIS TREE CONSERVATION PLAN MUST BE CONTACTED AND GIVE HIS APPROVAL BEFORE PLANTING MAY BEGIN.
7. SPACING: SEE PLANT SCHEDULE AND/OR PLANTING PLAN FOR SPACING REQUIREMENTS. ALSO REFER TO THE PLANTING LAYOUT DETAIL FOR A DESCRIPTION OF THE GENERAL PLANTING THEORY.
8. SOIL: UPON THE COMPLETION OF ALL GRADING OPERATIONS, A SOIL TEST SHALL BE CONDUCTED TO DETERMINE WHAT SOIL PREPARATION AND SOIL AMENDMENTS, IF ANY, ARE NECESSARY TO CREATE GOOD TREE GROWING CONDITIONS. SOIL SAMPLES SHALL BE TAKEN AT A RATE THAT PROVIDES ONE SOIL SAMPLE FOR EACH AREA THAT APPEARS TO HAVE A DIFFERENT SOIL TYPE (IF THE ENTIRE AREA APPEARS UNIFORM, THEN ONLY ONE SAMPLE IS NECESSARY), AND SUBMITTED FOR TESTING TO A PRIVATE COMPANY. THE COMPANY OF CHOICE SHALL MAKE RECOMMENDATIONS FOR IMPROVING THE EXISTING SOIL. THE SOIL WILL BE TESTED AND RECOMMENDED FOR CORRECTIONS OF SOIL TEXTURE, pH, MAGNESIUM, PHOSPHORUS, POTASSIUM, CALCIUM AND ORGANIC MATTER.
9. SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
10. FENCING AND SIGNAGE: FINAL PROTECTIVE FENCING SHALL BE PLACED ON THE VISIBLE AND/OR DEVELOPMENT SIDE OF PLANTING AREAS. THE FINAL PROTECTIVE FENCE SHALL BE INSTALLED UPON COMPLETION OF PLANTING OPERATIONS UNLESS IT WAS INSTALLED DURING THE INITIAL STAGES OF DEVELOPMENT. SIGNS SHALL BE POSTED PER THE SIGNAGE DETAIL ON THIS SHEET.
11. PLANTING METHOD: CONSULT THE PLANTING DETAILS(S) SHOWN ON THIS PLAN.
12. MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIP OR SHREDED HARDWOOD MUGH (AS NOTED) TO EACH PLANTING SITE (SEE DETAIL SHOWN ON THIS PLAN).
13. GROUND COVER ESTABLISHMENT: THE REMAINING DISTURBED AREA BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDED AND STABILIZED WITH WHITE CLOVER SEED AT THE RATE OF 5 LBS/ACRE.
14. MOIVING: NO MOVING SHALL BE ALLOWED IN ANY PLANTING AREA.
15. SURVIVAL CHECK FOR BOND REBARS: THE SEEDLING PLANTING IS TO BE CHECKED AT THE END OF EACH YEAR FOR FOUR YEARS TO ASSURE THAT NO LESS THAN 75% OF THE ORIGINAL PLANTED QUANTITY SURVIVES. IF THE MINIMUM NUMBER HAS NOT BEEN PROVIDED THE AREA MUST BE SUPPLEMENTED WITH ADDITIONAL SEEDLINGS TO REACH THE REQUIRED NUMBER AT TIME OF PLANTING.
16. SOURCE OF SEEDLINGS: TO BE DETERMINED BY APPLICANT.

INVASIVE SPECIES MANAGEMENT PLAN

SITE EVALUATION PRIOR TO CONTROL MEASURE INITIATION AND SUBSEQUENT SITE EVALUATIONS

ONCE THE LIMIT OF DISTURBANCE HAS BEEN ESTABLISHED IN THE FIELD, ALL AREAS OF THE PROJECT SITE WHERE INVASIVE VEGETATIVE SPECIES CONTROL WILL BE IMPLEMENTED SHALL BE EVALUATED BY, OR UNDER THE SUPERVISION OF, A CERTIFIED ARBORIST OR OTHER APPROPRIATELY QUALIFIED PROFESSIONAL TO DETERMINE QUANTITIES AND EXTENT OF SPECIFIC PLANT SPECIES TO BE CONTROLLED AND TO ASSIGN APPROPRIATE CONTROL MEASURES TO SITE SPECIFIC AREAS. SINCE PLANT SPECIES ARE MOST EASILY IDENTIFIED ONCE LEAF OUT HAS OCCURRED AND PRIOR TO LEAF DROP IN THE FALL, THE INITIAL SITE EVALUATION CAN TAKE PLACE AT ANY TIME DURING THE GROWING SEASON, IN CONJUNCTION WITH DETERMINATION AND MARKING OF THE LIMIT OF DISTURBANCE IN THE FIELD. HOWEVER, FOR EACH SPECIES, THERE ARE SEASONAL REQUIREMENTS FOR APPLICATION OF CONTROLS THAT WILL MAXIMIZE SUCCESSFUL IMPLEMENTATION OF CONTROL MEASURES WHICH SHOULD BE TAKEN INTO ACCOUNT WHEN THE SITE EVALUATION IS PERFORMED. THESE REQUIREMENTS SHALL BE DETERMINED BY THE QUALIFIED PROFESSIONAL AND IMPLEMENTED BY A MARYLAND LICENSED HERBICIDE APPLICATOR.

THE SITE SHOULD BE EVALUATED TWICE MONTHLY ONCE CONTROL MEASURES HAVE BEEN INITIATED EACH GROWING SEASON, BETWEEN APRIL AND NOVEMBER OF EACH YEAR, TO MONITOR SUCCESS OF CONTROL MEASURES AND DETERMINE RECOMMENDATIONS FOR FURTHER ACTION BASED ON FIELD CONDITIONS. ALL SITE EVALUATIONS SHOULD BE PERFORMED BY, OR UNDER THE SUPERVISION OF, A CERTIFIED ARBORIST OR OTHER APPROPRIATELY QUALIFIED PROFESSIONAL. WRITTEN REPORTS OF SITE CONDITIONS FOUND DURING EACH SITE EVALUATION ALONG WITH RECOMMENDATIONS FOR FURTHER ACTION, SHOULD BE PREPARED BY THE SITE EVALUATOR WHICH SHOULD THEN BE SUBMITTED TO, REVIEWED, AND APPROVED BY AN M-NCPPC INSPECTOR.

THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF IF 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 OR TO THE HERBACEOUS PLANT. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS AND BE APPLIED BY A MARYLAND CERTIFIED PESTICIDE APPLICATOR.

PROPOSED MAINTENANCE PLAN

MAINTENANCE SHOULD OCCUR BETWEEN MARCH - NOVEMBER FOR A MINIMUM OF 2 YEARS AND UP TO 4 YEARS. AFTER 2 YEARS THE SITE SHOULD BE EVALUATED FOR SUCCESS OF INVASIVES CONTROL AND MONITORED ANNUALLY UNTIL ALL INVASIVES HAVE BEEN SUCCESSFULLY ERADICATED. SINCE INVASIVES LIKELY OCCUR ON ADJACENT PROPERTIES, IT IS LIKELY THAT THE SITE WILL REQUIRE CONTINUOUS MONITORING TO ENSURE ADEQUATE INVASIVES CONTROL.

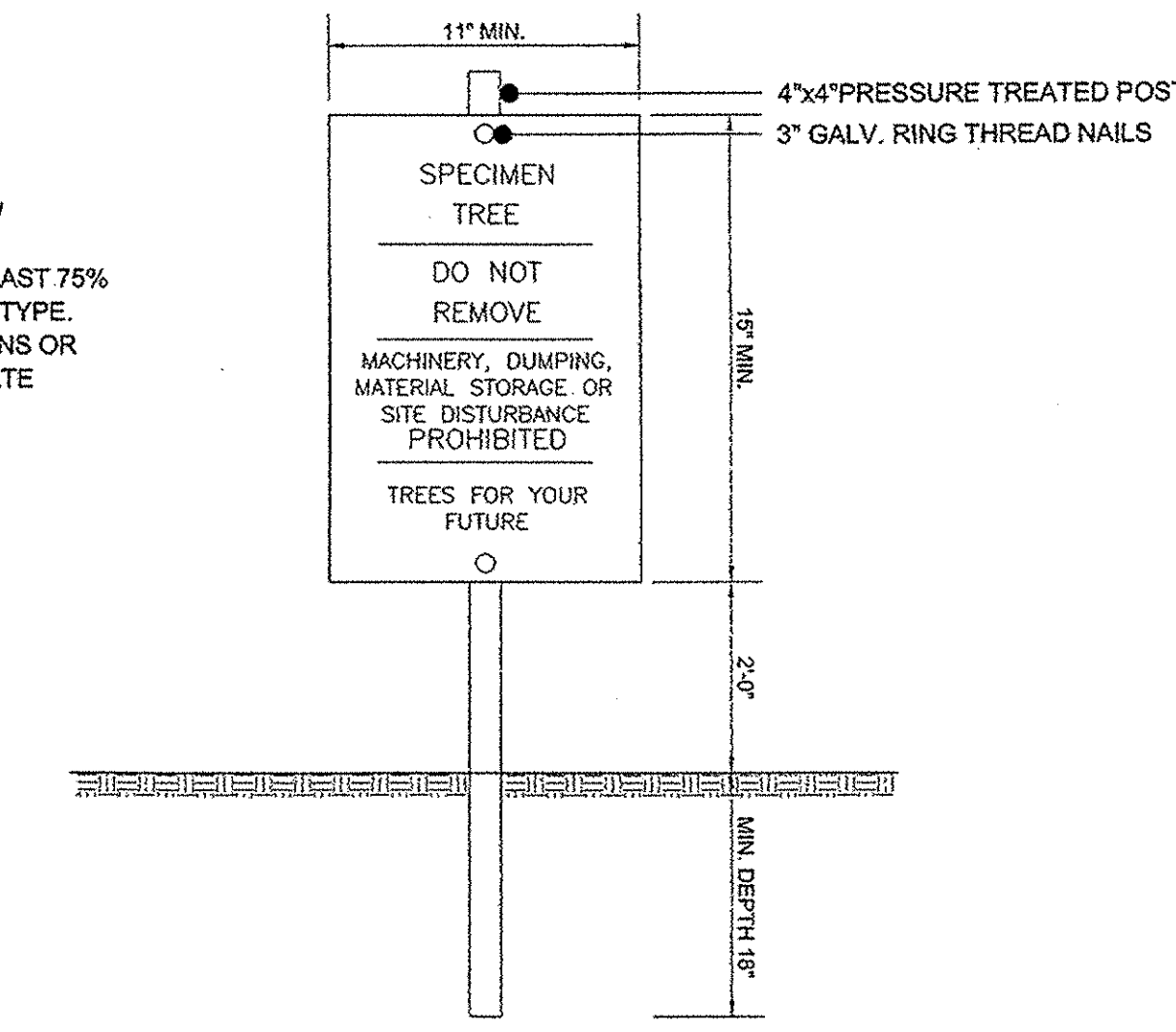
PRIOR TO BEGINNING INVASIVE CONTROL, IDENTIFY AREAS OF EACH PLANT TO BE ERADICATED. UTILIZE A LICENSED HERBICIDE APPLICATOR AND OBTAIN APPROVAL FOR USE OF HERBICIDES BY MNCPC.

CARE SHALL BE TAKEN NOT TO DAMAGE TRUNKS OF TREES AND NATIVE VEGETATION. ONLY HAND TOOLS SHOULD BE USED TO AVOID UNNECESSARY DISTURBANCE TO NATIVE VEGETATION AND SOIL. MOTORIZED WHEELED EQUIPMENT USED FOR HAULING SHALL NOT BE DRIVEN INTO FOREST AREA; IT SHOULD BE PARKED IN THE OPEN AREAS ADJACENT TO THE AREAS WHERE INVASIVE SPECIES ARE BEING CONTROLLED. ALL INVASIVE SPECIES CONTROL WORK SHALL BE DONE BY OR UNDER THE SUPERVISION OF A CERTIFIED ARBORIST OR APPROPRIATE LICENSED/QUALIFIED PROFESSIONAL. ALL CUT VEGETATIVE MATERIAL LESS THAN 2" DIAMETER SHALL BE BAGGED AND DISPOSED OF IN THE LANDFILL; ALL MATERIAL GREATER THAN 2" DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION; MULCHING OF MATERIALS IS NOT PERMITTED ON-SITE AND NOT RECOMMENDED OFF-SITE.

INVASIVE PLANT REMOVAL SHALL BE COMPLETED PRIOR TO COMPLETION OF 5 YEAR MAINTENANCE AND MANAGEMENT PLANS AND CONFORM TO THE RECOMMENDATIONS OF THIS INVASIVE PLANT REMOVAL PLAN PREPARED BY DAVID L. TAYLOR, RLA DATED MAY 24, 2015.

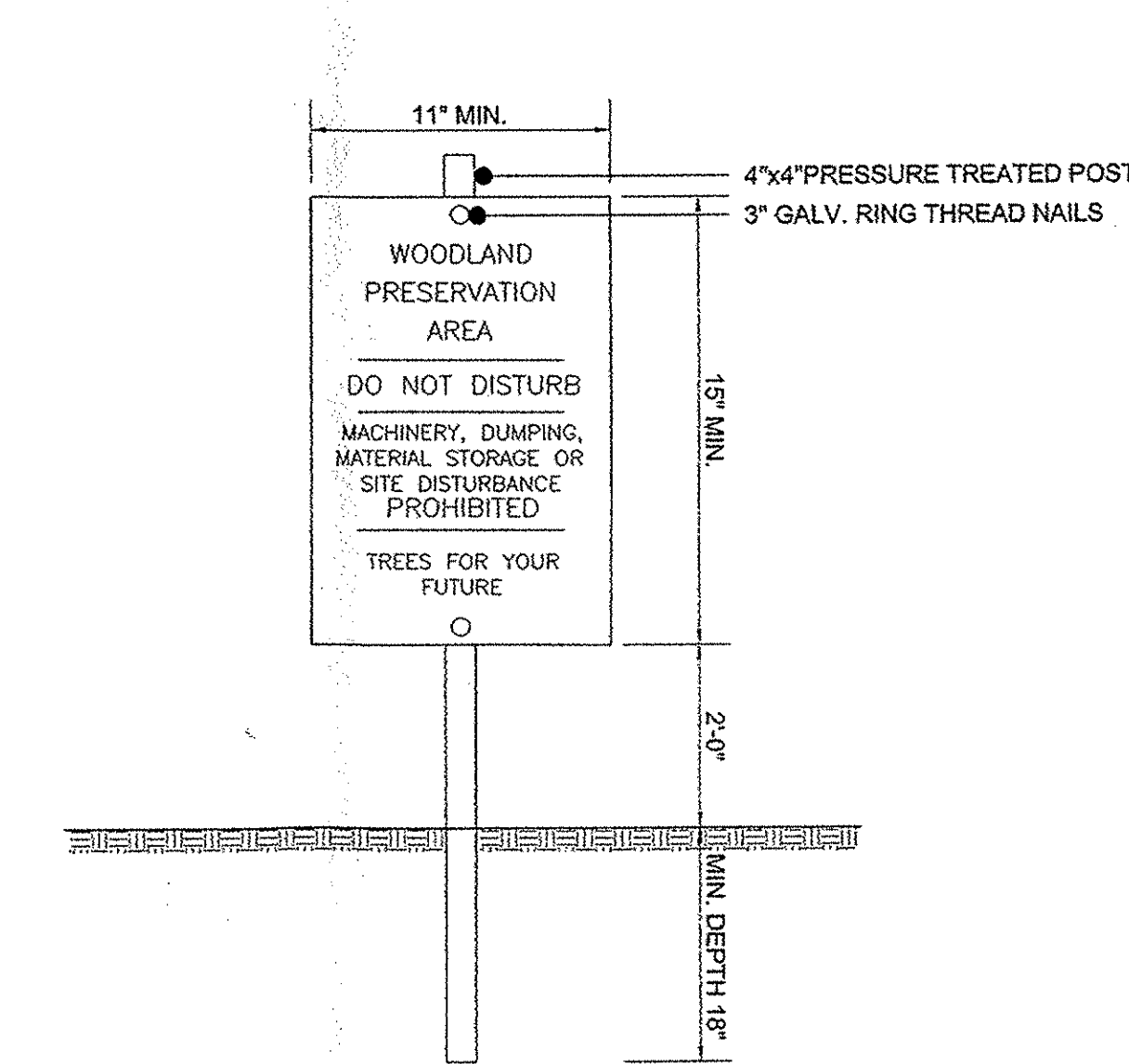
POST CONSTRUCTION EVALUATION OF SPECIMEN TREES

POST CONSTRUCTION EVALUATION AND OPINION OF LONG-TERM SURVIVABILITY OF SPECIMEN TREES 229, 230, AND 232 SHALL BE PERFORMED BY A CERTIFIED ARBORIST AND/OR LICENSED TREE EXPERT.



- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
 6. LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG FENCING.
 7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.
 8. WHEN THE SPECIMEN TREE SIGN IS LOCATED WITHIN 10' OF EITHER A PRESERVATION OR REFORESTATION AREA, THE TWO SIGNS MAY BE POSTED ON A SINGLE POST.

1
SPECIMEN TREE SIGN
SCALE: NTS



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

2
WOODLAND PRESERVATION AREA SIGN
SCALE: NTS

TREE PRESERVATION AND RETENTION NOTES

1. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.
2. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
3. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPF) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFs MAY BEGIN.
4. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.
5. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

6. THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.
7. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREE HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
8. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
9. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

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

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

10. WORK ON THIS PROJECT WILL BE INITIATED IN SEVERAL PHASES. ALL TEMPORARY TPFs REQUIRED FOR A GIVEN PHASE SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE WITHIN THAT PHASE OF WORK.
11. DEBRIS PILES SHOWN IN WOODLAND PRESERVATION AREAS SHALL BE REMOVED BY HAND WITHOUT THE USE OF MECHANICAL EQUIPMENT WITHIN THE PRESERVATION AREA. CHAINS MAY BE USED TO PULL DEBRIS OUT OF THE PRESERVATION AREAS. CAUTION MUST BE USED NOT TO DAMAGE REMAINING VEGETATION.

AFFORESTATION AND REFORESTATION NOTES

1. ALL AFFORESTATION AND REFORESTATION BONDS, BASED ON SQUARE FOOTAGE, SHALL BE POSTED WITH THE COUNTY PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED OR THE REQUIRED TIMEFRAME FOR MAINTENANCE HAS PASSED WHICHEVER IS LONGER.
2. THE PLANTING OF AFFORESTATION OR REFORESTATION AREAS SHALL BE COMPLETED IN SEQUENCE WITH DEVELOPMENT. SEEDLING PLANTING IS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY AS LONG AS THE GROUND IS NOT FROZEN. PLANTING WITH LARGER CALPER STOCK OR CONTAINERIZED STOCK MAY BE DONE AT ANY TIME PROVIDED A DETAILED MAINTENANCE SCHEDULE IS PROVIDED.
3. IF PLANTING CANNOT OCCUR DUE TO PLANTING CONDITIONS, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL THE FENCING AND SIGNAGE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN. PLANTING SHALL THEN BE ACCOMPLISHED DURING THE NEXT PLANTING SEASON. IF PLANTING IS DELAYED BEYOND THE TRANSFER OF THE PROPERTY TITLE TO THE HOMEOWNER, THE DEVELOPER OR OWNER SHALL OBTAIN A SIGNED STATEMENT FROM THE PURCHASER INDICATING THAT THEY UNDERSTAND THAT THE REFORESTATION AREA IS LOCATED ON THEIR PROPERTY AND THAT REFORESTATION WILL OCCUR DURING THE NEXT PLANTING SEASON. A COPY OF THAT DOCUMENT SHALL BE PRESENTED TO THE GRADING INSPECTOR AND THE COUNTY.
4. REFORESTATION AREAS SHALL NOT BE MOWED. THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES AND THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION WITHIN THE REFORESTATION AREAS IS ACCEPTABLE.
5. ALL REQUIRED TEMPORARY TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT TREE PROTECTION FENCING IS INSTALLED WITH THE REQUIRED PLANTING. THE TEMPORARY FENCING IS NOT REQUIRED TO BE INSTALLED IF THE PERMANENT FENCING IS INSTALLED PRIOR TO CLEARING AND GRADING OF THE SITE. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE FENCING IS A VIOLATION OF THIS TCP2.
6. AFFORESTATION/REFORESTATION AREAS SHALL BE POSTED WITH NOTIFICATION SIGNAGE, AS SHOWN ON THE PLANS, AT THE SAME TIME AS THE PERMANENT PROTECTION FENCING INSTALLATION. THESE SIGNS SHALL REMAIN IN PERPETUITY.
7. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
8. AT TIME OF ISSUANCE OF THE FIRST PERMIT, THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO THE M-NCPPC PLANNING DEPARTMENT REGARDING THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS PLAN: CONTRACTOR NAME, BUSINESS NAME (IF DIFFERENT), ADDRESS, AND PHONE NUMBER. RESULTS OF ANNUAL SURVIVAL CHECKS FOR EACH OF THE REQUIRED FOUR YEARS AFTER TREE PLANTING SHALL BE REPORTED TO THE M-NCPPC, PLANNING DEPARTMENT.
9. FAILURE TO ESTABLISH THE AFFORESTATION OR REFORESTATION WITHIN THE PRESCRIBED TIME FRAME WILL RESULT IN THE FORFEITURE OF THE REFORESTATION BOND AND/OR A VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED \$9.00 PER SQUARE FOOT PENALTY UNLESS THE COUNTY INSPECTOR APPROVES A WRITTEN EXTENSION.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

1. REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN.
2. REFORESTATION AREAS SHALL NOT BE MOWED; HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

REFORESTATION AND AFFORESTATION CERTIFICATION

ALL REFORESTATION AND ASSOCIATED FENCING AND SIGNS SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR LOTS ABUTTING REFORESTATION AREAS. A CERTIFICATION SHALL BE PREPARED BY A QUALIFIED PROFESSIONAL TO PROVIDE VERIFICATION THAT THE REFORESTATION HAS BEEN COMPLETED. THE CERTIFICATION SHALL INCLUDE, AT A MINIMUM, PHOTOS OF THE REFORESTATION AREA AND ASSOCIATED FENCING IN RELATION TO THE ABUTTING LOT, WITH LABELS ON THE PHOTOS IDENTIFYING THE LOCATIONS, AND A PLAN SHOWING THE LOCATIONS WHERE THE PHOTOGRAPHS WERE TAKEN.

OFF-SITE WOODLAND CONSERVATION NOTE:

PRIOR TO THE ISSUANCE OF THE FIRST GRADING PERMIT FOR THE DEVELOPMENT SHOWN ON THIS TCP2, ALL OFF SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TCP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGES COUNTY. PROOF OF RECORDATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC, PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

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

1
SPECIMEN TREE SIGN
SCALE: NTS

- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
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 6. LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG FENCING.
 7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

2
WOODLAND PRESERVATION AREA SIGN
SCALE: NTS

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

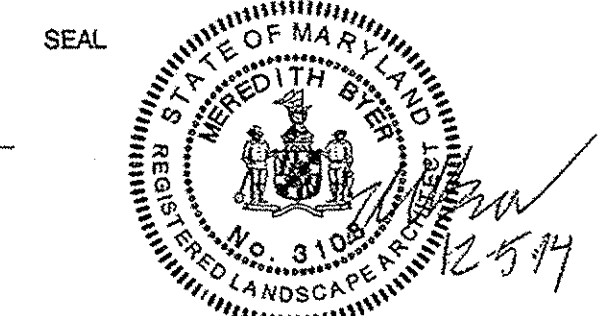
3
REFORESTATION AREA SIGN
SCALE: NTS

Dewberry
Consultants LLC
10005 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20706
301.281.5551
301.731.0188 (FAX)
www.dewberry.com

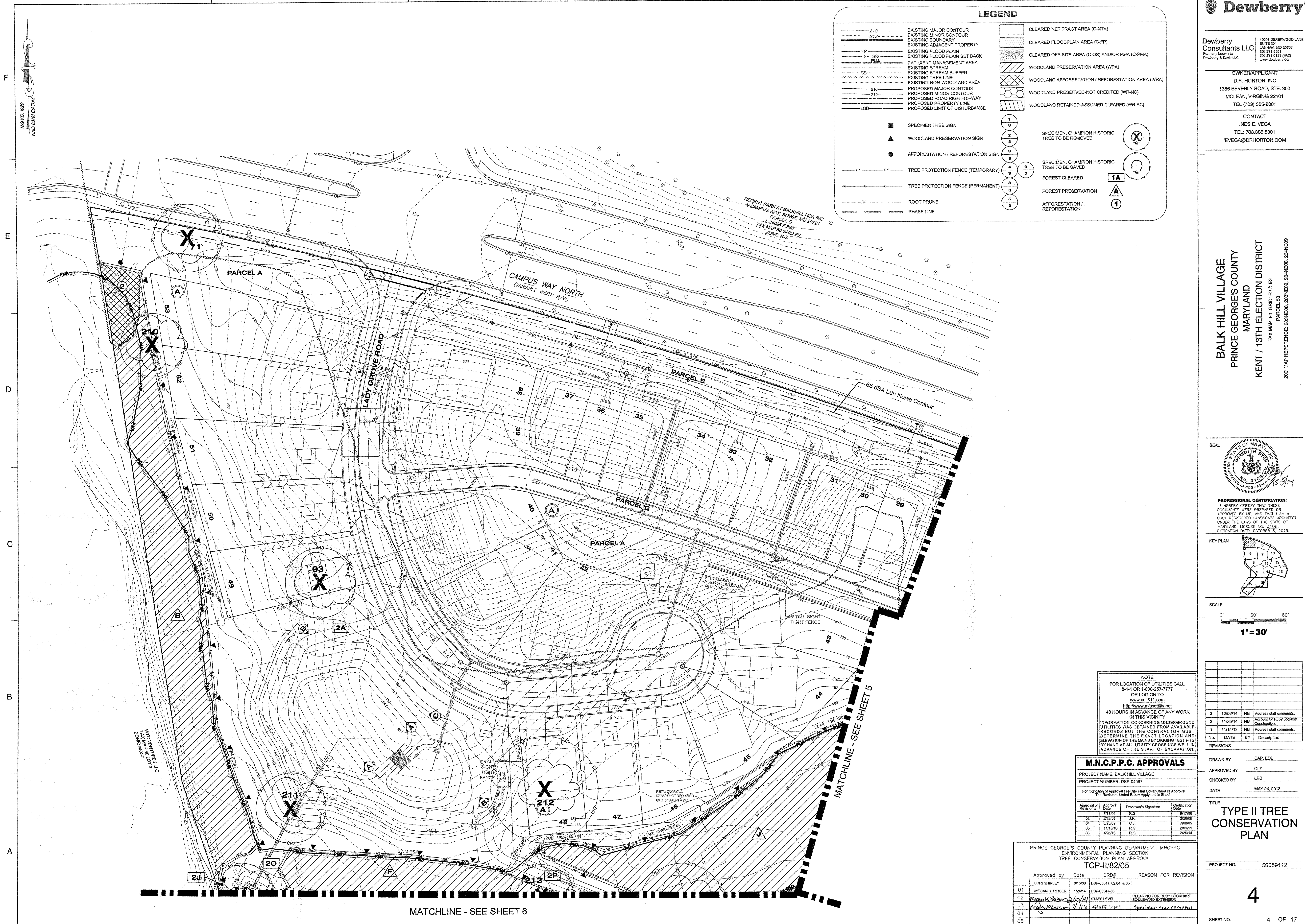
OWNER/APPLICANT
D.R. HORTON, INC
1356 BEVERLY ROAD, STE. 300
MCLEAN, VIRGINIA 22101
TEL (703) 385-8001

CONTACT
INES E. VEGA
TEL: 703.385.8001
IEVEGA@DRHORTON.COM

BALK HILL VILLAGE
PRINCE GEORGES COUNTY
MARYLAND
KENT / 13TH ELECTION DISTRICT
TAX MAP: 60 GRID E2 & E3
PARCELS 63
2007 MAP REFERENCE: 203N060, 203N060, 204N060, 204N060



PROFESSIONAL CERT



LEGEND

210	EXISTING MAJOR CONTOUR		CLEARED NET TRACT AREA (C-NTA)
212	EXISTING MINOR CONTOUR		CLEARED FLOODPLAIN AREA (C-FP)
---	EXISTING ADJACENT PROPERTY		CLEARED OFF-SITE AREA (C-OS) AND/OR PMA (C-PMA)
FP	EXISTING FLOOD PLAIN		WOODLAND PRESERVATION AREA (WPA)
FP BR	EXISTING FLOOD PLAIN SET BACK		WOODLAND AFForestation / REFORESTATION AREA (WRA)
---	EXISTING STREAM		WOODLAND PRESERVED-NOT CREDITED (WR-NC)
SB	EXISTING STREAM BUFFER		WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
---	EXISTING TREE LINE		
---	EXISTING NON-WOODLAND AREA		
210	PROPOSED MAJOR CONTOUR		
212	PROPOSED MINOR CONTOUR		
---	PROPOSED ROAD RIGHT-OF-WAY		
---	PROPOSED PROPERTY LINE		
---	PROPOSED LIMIT OF DISTURBANCE		
LOD			
■	SPECIMEN TREE SIGN	1	SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
▲	WOODLAND PRESERVATION SIGN	2	
●	AFForestation / REFORESTATION SIGN	3	
---	TREE PROTECTION FENCE (TEMPORARY)	4	SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
---	TREE PROTECTION FENCE (PERMANENT)	5	FOREST CLEARED
---	ROOT PRUNE	6	FOREST PRESERVATION
---	PHASE LINE	7	AFForestation / REFORESTATION

Dewberry

Dewberry Consultants LLC
10000 DEERWOOD LAKE
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LANHAM, MD 20706
301.731.0591
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BALK HILL VILLAGE
PRINCE GEORGE'S COUNTY
MARYLAND
KENT / 13TH ELECTION DISTRICT
TAX MAP 60 GRID E2 & E3
PARCEL 53
2007 MAP REFERENCE: 2008NE6, 2008NE8, 2008NE9

SEAL
STATE OF MARYLAND
LANDSCAPE ARCHITECT
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3108, EXPIRATION DATE: OCTOBER 3, 2015.

KEY PLAN

SCALE
0' 30' 60'
1" = 30'

NOTE
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

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

Approval of	Approval Date	Reviewer's Signature	Certification Date
01	7/18/05	R.G.	8/17/05
02	2/28/06	J.R.	2/28/06
04	6/25/09	C.J.	7/6/09
05	11/18/10	R.G.	2/6/11
05	4/25/13	R.G.	2/26/14

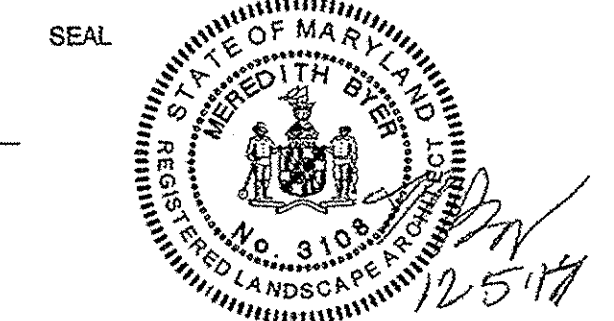
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, MNCPPC
ENVIRONMENTAL PLANNING SECTION
TREE CONSERVATION PLAN APPROVAL
TCP-II/82/05

Approved by	Date	DRD#	REASON FOR REVISION
LORI SHIRLEY	8/15/08	DSP-08047, 02.04, & 05	
01	MEGAN K. REISER	1/24/14	DSP-08047-03
02	Megan K. Reiser	6/10/14	STAFF LEVEL
03	Megan K. Reiser	7/1/16	STAFF LEVEL
04			Specimen tree removal
05			

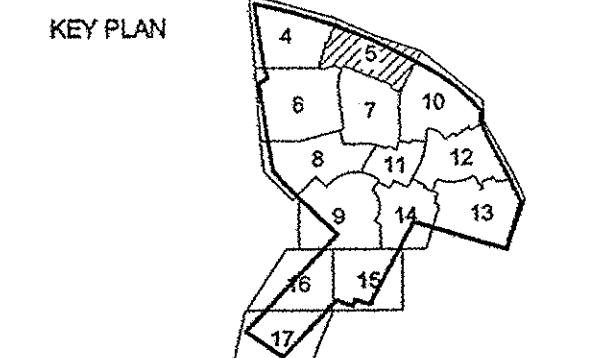
PROJECT NO. 50059112

4

SHEET NO. 4 OF 17



PROFESSIONAL CERTIFICATION:
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UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 3108,
EXPIRATION DATE: OCTOBER 3, 2015.



SCALE
0' 30' 60'
1"=30'

No.	DATE	BY	Description
3	12/02/14	NB	Address staff comments.
2	11/25/14	NB	Account for Ruby Lockhart Construction
1	11/14/13	NB	Address staff comments.

REVISIONS
DRAWN BY CAP, EDL
APPROVED BY DLT
CHECKED BY LRB
DATE MAY 24, 2013

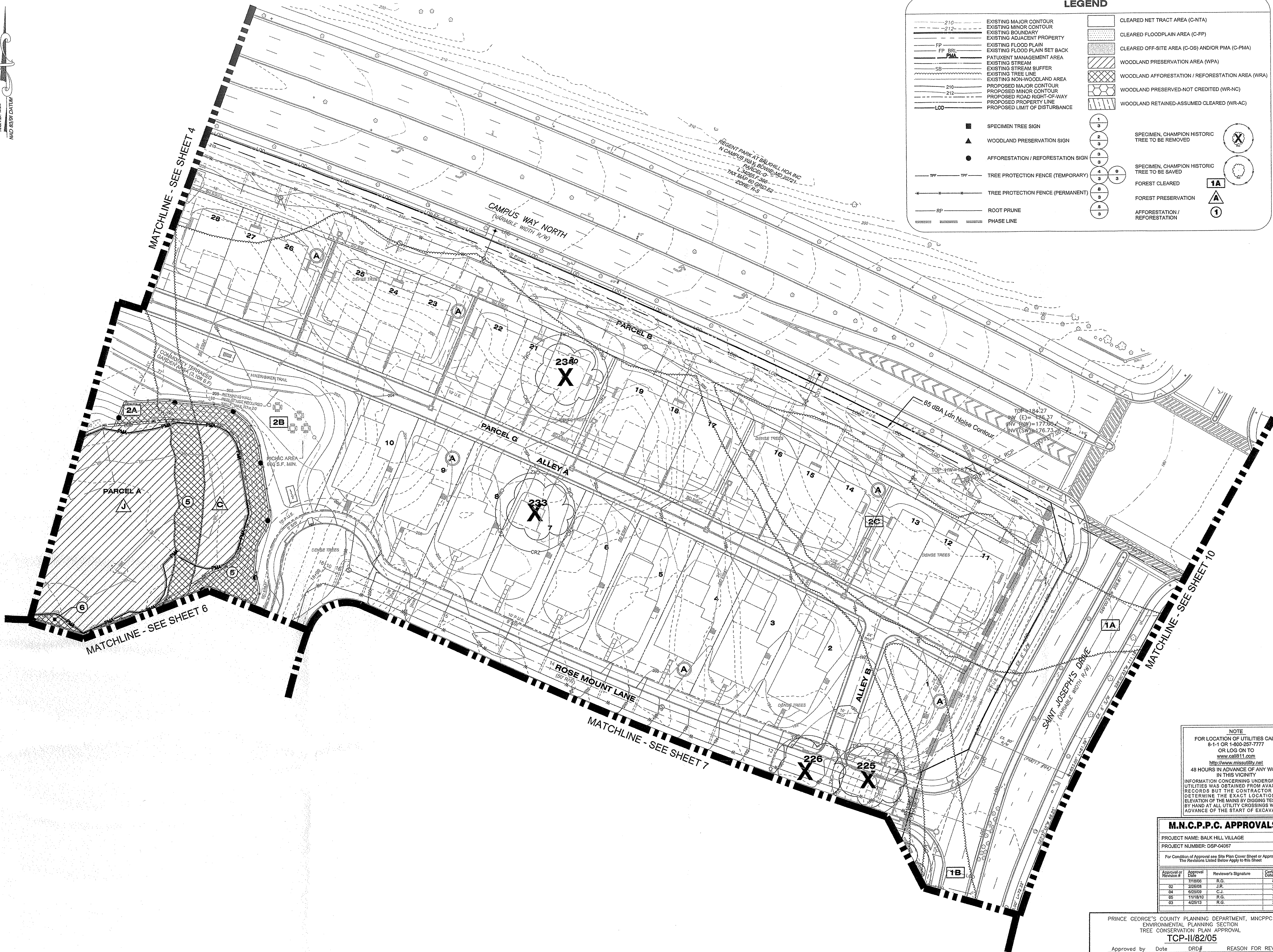
TITLE
TYPE II TREE
CONSERVATION
PLAN

PROJECT NO. 50059112

LEGEND

---	EXISTING MAJOR CONTOUR		CLEARED NET TRACT AREA (C-NTA)
---	EXISTING MINOR CONTOUR		CLEARED FLOODPLAIN AREA (C-FP)
---	EXISTING BOUNDARY		CLEARED OFF-SITE AREA (C-OS) AND/OR PMA (C-PMA)
---	EXISTING ADJACENT PROPERTY		WOODLAND PRESERVATION AREA (WPA)
---	EXISTING FLOOD PLAIN		WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
---	EXISTING FLOOD PLAIN SET BACK		WOODLAND PRESERVED-NOT CREDITED (WR-NC)
---	PATENT MANAGEMENT AREA		WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
---	EXISTING STREAM		
---	EXISTING STREAM BUFFER		
---	EXISTING TREE LINE		
---	EXISTING NON-WOODLAND AREA		
---	PROPOSED MAJOR CONTOUR		
---	PROPOSED MINOR CONTOUR		
---	PROPOSED ROAD RIGHT-OF-WAY		
---	PROPOSED PROPERTY LINE		
---	PROPOSED LIMIT OF DISTURBANCE		

■	SPECIMEN TREE SIGN	1 3	SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
▲	WOODLAND PRESERVATION SIGN	2 3	
●	AFFORESTATION / REFORESTATION SIGN	3 3	
---	TREE PROTECTION FENCE (TEMPORARY)	4 3	SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
---	TREE PROTECTION FENCE (PERMANENT)	5 3	FOREST CLEARED
---	ROOT PRUNE	6 3	FOREST PRESERVATION
---	PHASE LINE	7 3	AFFORESTATION / REFORESTATION

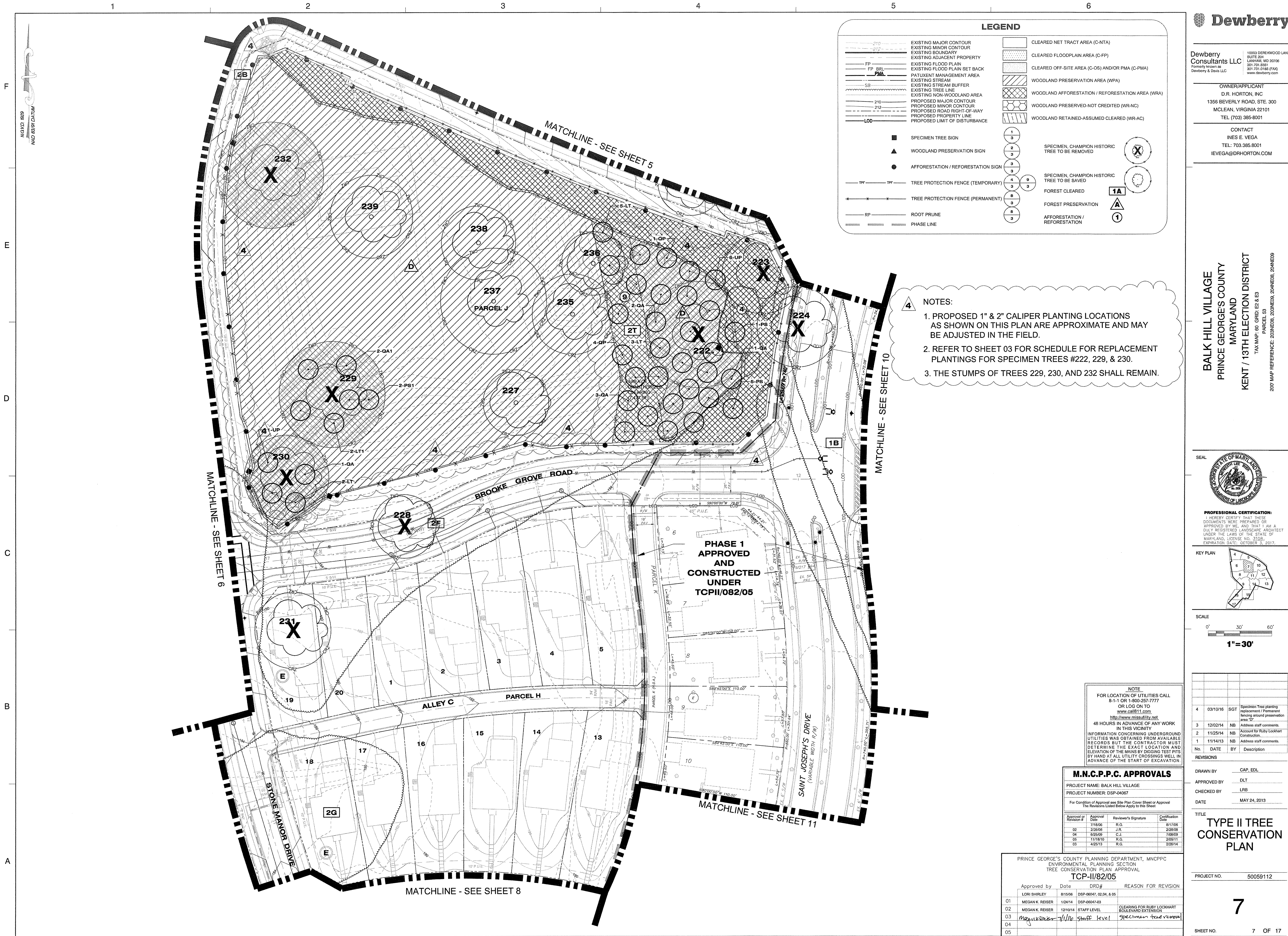


NOTE
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BY HAND AT ALL UTILITY CROSSINGS WELL IN
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Approval of	Approval	Reviewer's Signature	Certification
Revision #	Date		Date
01	7/18/06	R.G.	8/17/06
02	2/26/08	J.R.	2/28/08
04	4/25/09	C.J.	7/6/09
05	11/16/10	R.G.	2/09/11
03	4/26/13	R.G.	2/26/14

Approved by	Date	DRD#	REASON FOR REVISION
LORI SHIRLEY	8/15/06	DSP-08047, 02, 04, & 05	
01	MEGAN K. REISER	1/24/14	DSP-08047-03
02	Megan K. Reiser	12/10/14	STAFF LEVEL
03	Megan K. Reiser	7/1/14	Staff level
04			
05			





LEGEND

EXISTING MAJOR CONTOUR	CLEARED NET TRACT AREA (C-NTA)
EXISTING MINOR CONTOUR	CLEARED FLOODPLAIN AREA (C-FP)
EXISTING BOUNDARY	CLEARED OFF-SITE AREA (C-OS) AND/OR PMA (C-PMA)
EXISTING ADJACENT PROPERTY	WOODLAND PRESERVATION AREA (WPA)
EXISTING FLOOD PLAIN	WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
EXISTING FLOOD PLAIN SET BACK	WOODLAND PRESERVED-NOT CREDITED (WR-NC)
PATUXENT MANAGEMENT AREA	WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
EXISTING STREAM	
EXISTING STREAM BUFFER	
EXISTING TREE LINE	
EXISTING NON-WOODLAND AREA	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
PROPOSED ROAD RIGHT-OF-WAY	
PROPOSED PROPERTY LINE	
PROPOSED LIMIT OF DISTURBANCE	

■	SPECIMEN TREE SIGN
▲	WOODLAND PRESERVATION SIGN
●	AFFORESTATION / REFORESTATION SIGN
---	TREE PROTECTION FENCE (TEMPORARY)
---	TREE PROTECTION FENCE (PERMANENT)
---	ROOT PRUNE
---	PHASE LINE

1	SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
2	SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
3	FOREST CLEARED
4	FOREST PRESERVATION
5	AFFORESTATION / REFORESTATION

- NOTES:**
1. PROPOSED 1" & 2" CALIPER PLANTING LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE ADJUSTED IN THE FIELD.
 2. REFER TO SHEET 03 FOR SCHEDULE FOR REPLACEMENT PLANTINGS FOR SPECIMEN TREES #222, 229, & 230.
 3. THE STUMPS OF TREES 229, 230, AND 232 SHALL REMAIN.

Dewberry

Dewberry Consultants LLC
Formerly known as Dewberry & Davis LLC

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CONTACT
INES E. VEGA
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IEVEGA@DRHORTON.COM

BALK HILL VILLAGE
PRINCE GEORGE'S COUNTY
MARYLAND
KENT / 13TH ELECTION DISTRICT
TAX MAP: 60 GRD: E2 & E3
PARCEL 53
2007 MAP REFERENCE: 203NE08, 203NE09, 204NE08, 204NE09

SEAL

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 31008. EXPIRATION DATE: OCTOBER 3, 2017.

KEY PLAN

SCALE
0' 30' 60'
1"=30'

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

PROJECT NAME: BALK HILL VILLAGE
PROJECT NUMBER: DSP-04067

For Condition of Approval see Site Plan Cover Sheet or Approval
The Revisions Listed Below Apply to this Sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	7/18/06	R.G.	8/17/06
02	2/28/08	J.R.	2/28/08
04	6/26/09	C.J.	7/08/09
05	11/19/10	R.G.	2/09/11
03	4/25/13	R.G.	2/26/14

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, MNCPPC
ENVIRONMENTAL PLANNING SECTION
TREE CONSERVATION PLAN APPROVAL
TCP-II/82/05

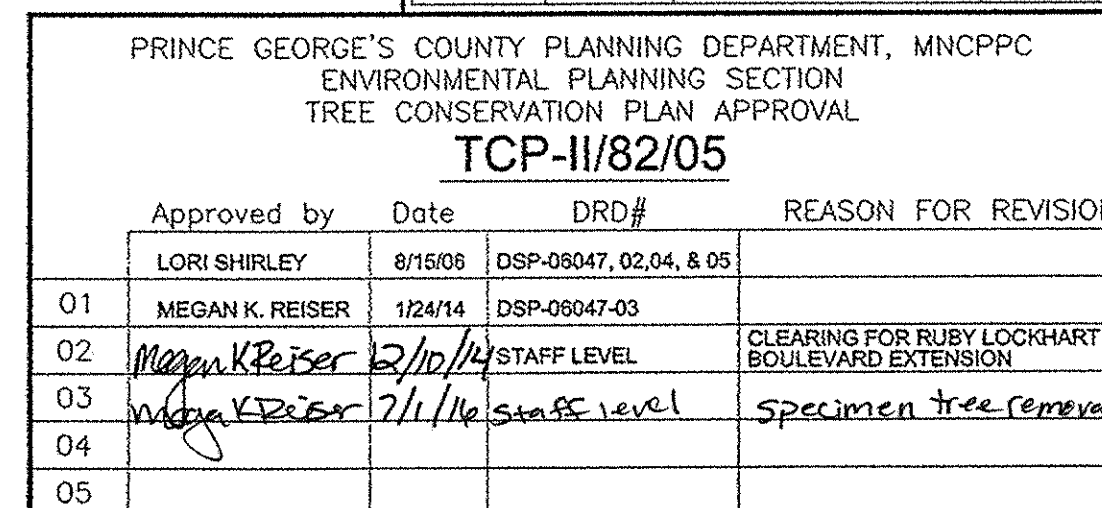
Approved by	Date	DRD#	REASON FOR REVISION
LORI SHIRLEY	8/15/06	DSP-06047, 02.04, & 05	
01 MEGAN K. REISER	1/24/14	DSP-06047-03	
02 MEGAN K. REISER	12/10/14	STAFF LEVEL	CLEARING FOR RUBY LOCKHART BOULEVARD EXTENSION
03 <i>Meghan K. Reiser</i>	7/1/16	Staff Level	Specimen tree removal
04			
05			

TYPE II TREE CONSERVATION PLAN

PROJECT NO. 50059112

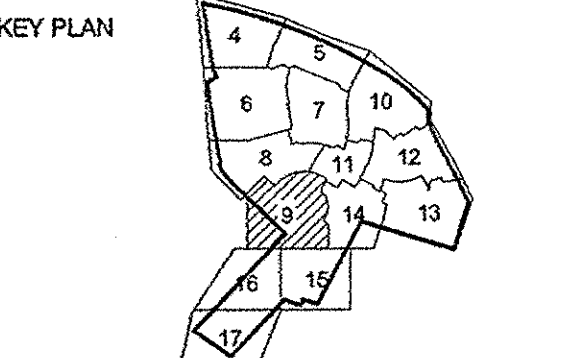
7

SHEET NO. 7 OF 17





PROFESSIONAL CERTIFICATION:
HEREBY, I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3108, EXPIRATION DATE: OCTOBER 3, 2015.



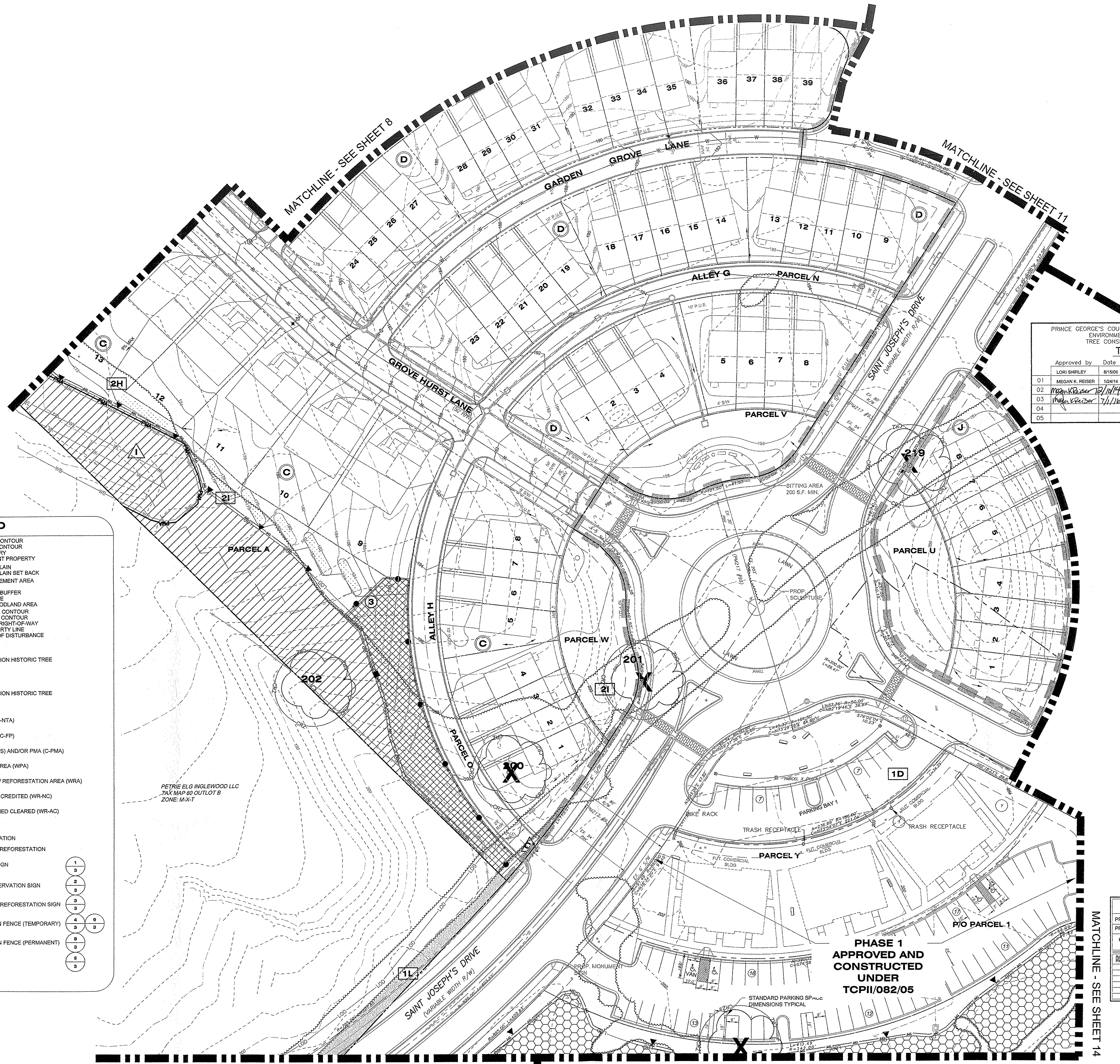
SCALE
0' 30' 60'
1"=30'

No.	DATE	BY	Description
3	12/02/14	NB	Address staff comments.
2	11/28/14	NB	Account for Ruby Lookhart Construction.
1	11/14/13	NB	Address staff comments.

REVISIONS
DRAWN BY: CAP, EDL
APPROVED BY: DLT
CHECKED BY: LRB
DATE: MAY 24, 2013

TITLE
TYPE II TREE CONSERVATION PLAN

PROJECT NO. 50059112



PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, MNCPPC
ENVIRONMENTAL PLANNING SECTION
TREE CONSERVATION PLAN APPROVAL

TCP-II/82/05

Approved by	Date	DRD#	REASON FOR REVISION
LORI SHIRLEY	8/15/08	DSP-06047, 02, 04, & 05	
01 MEGAN K. REISER	1/24/14	DSP-06047-03	
02 Megan K. Reiser	12/11/14	STAFF LEVEL	CLEARING FOR RUBY LOOKHART BOULEVARD EXTENSION
03 Megan K. Reiser	7/1/16	STAFF LEVEL	Specimen tree removal
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M.N.C.P.P.C. APPROVALS

PROJECT NAME: BALK HILL VILLAGE
PROJECT NUMBER: DSP-04067

For Condition of Approval see Site Plan Cover Sheet or Approval The Revisions Listed Below Apply to this Sheet

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02	7/18/08	R.G.	8/17/08
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05	6/25/09	C.J.	7/6/09
05	11/18/10	R.G.	2/20/11
03	4/25/13	R.G.	2/28/14

LEGEND

210 --- EXISTING MAJOR CONTOUR
212 --- EXISTING MINOR CONTOUR
--- EXISTING BOUNDARY
--- EXISTING ADJACENT PROPERTY
--- EXISTING FLOOD PLAIN
--- EXISTING FLOOD PLAIN SET BACK
--- PATIENT MANAGEMENT AREA
--- EXISTING STREAM
--- EXISTING STREAM BUFFER
--- EXISTING TREE LINE
--- EXISTING NON-WOODLAND AREA
210 --- PROPOSED MAJOR CONTOUR
212 --- PROPOSED MINOR CONTOUR
--- PROPOSED ROAD RIGHT-OF-WAY
--- PROPOSED PROPERTY LINE
--- PROPOSED LIMIT OF DISTURBANCE
LOD

(X) SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
(O) SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED

CLEARED NET TRACT AREA (C-NTA)
CLEARED FLOODPLAIN AREA (C-FP)
CLEARED OFF-SITE AREA (C-OS) AND/OR PMA (C-PMA)
WOODLAND PRESERVATION AREA (WPA)
WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
WOODLAND PRESERVED-NOT CREDITED (WR-NC)
WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)

1A FOREST CLEARED
A FOREST PRESERVATION
1 AFFORESTATION / REFORESTATION
1 SPECIMEN TREE SIGN
WOODLAND PRESERVATION SIGN
AFFORESTATION / REFORESTATION SIGN

TPF --- TREE PROTECTION FENCE (TEMPORARY)
--- TREE PROTECTION FENCE (PERMANENT)
RP --- ROOT PRUNE
--- PHASE LINE

1 2 3 4 5 6 7 8 9

**PHASE 1
APPROVED AND
CONSTRUCTED
UNDER
TCP-II/082/05**

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 15


MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 11

CONTACT
INES E. VEGA
TEL: 703.385.8001
IEVEGA@DRHORTON.COM

**BALK HILL VILLAGE
PRINCE GEORGE'S COUNTY
MARYLAND
KENT / 13TH ELECTION DISTRICT
TAX MAP: 60 GRID E2 & E3
PARCEL 63
2000 MAP REFERENCE: 203NE08, 203NE09, 204NE08, 204NE09**



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EXPIRATION DATE: 12/31/2015.

3	12/02/14	NB	Address staff comments.
2	11/25/14	NB	Account for Ruby Lockhart Construction.
1	11/14/13	NB	Address staff comments.
No.	DATE	BY	Description

REVISIONS

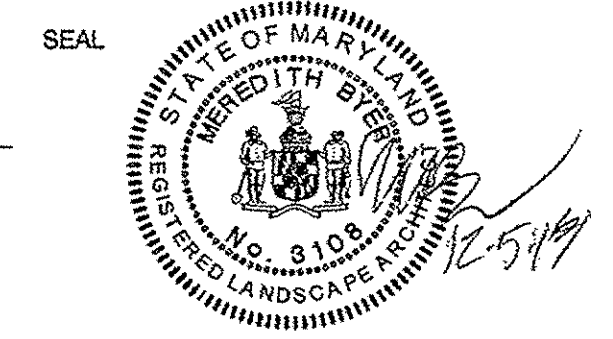
DRAWN BY CAP, EDL
APPROVED BY DLT
CHECKED BY LRB
DATE MAY 24, 2013

TITLE
TYPE II TREE
CONSERVATION
PLAN

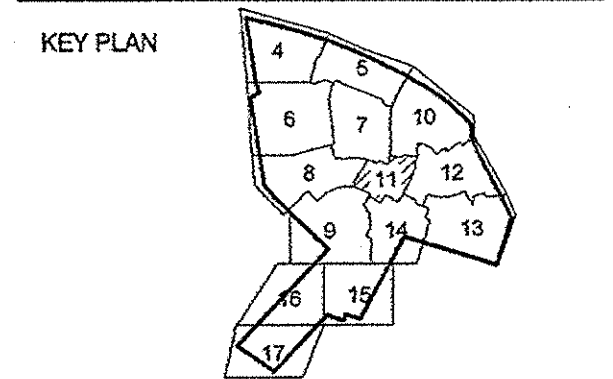
PROJECT NO. 50059112

10





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SCALE
0' 30' 60'
1"=30'

No.	DATE	BY	DESCRIPTION
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1	11/14/13	NB	Address staff comments.

REVISIONS

DRAWN BY: CAP, EDL
APPROVED BY: DLT
CHECKED BY: LRB
DATE: MAY 24, 2013

TITLE
TYPE II TREE CONSERVATION PLAN

PROJECT NO. 50059112

LEGEND

210	EXISTING MAJOR CONTOUR		CLEARED NET TRACT AREA (C-NTA)
212	EXISTING MINOR CONTOUR		CLEARED FLOODPLAIN AREA (C-FP)
---	EXISTING ADJACENT PROPERTY		CLEARED OFF-SITE AREA (C-OS) AND/OR PMA (C-PMA)
FP	EXISTING FLOOD PLAIN		WOODLAND PRESERVATION AREA (WPA)
FP SBL	EXISTING FLOOD PLAIN SET BACK		WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
PMA	PATUXENT MANAGEMENT AREA		WOODLAND PRESERVED-NOT CREDITED (WR-NC)
SB	EXISTING STREAM		WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
---	EXISTING STREAM BUFFER		
---	EXISTING NON-WOODLAND AREA		
210	PROPOSED MAJOR CONTOUR		
212	PROPOSED MINOR CONTOUR		
---	PROPOSED ROAD RIGHT-OF-WAY		
---	PROPOSED PROPERTY LINE		
LOD	PROPOSED LIMIT OF DISTURBANCE		

■	SPECIMEN TREE SIGN	1	SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
▲	WOODLAND PRESERVATION SIGN	2	
●	AFFORESTATION / REFORESTATION SIGN	3	
---	TREE PROTECTION FENCE (TEMPORARY)	4	SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
---	TREE PROTECTION FENCE (PERMANENT)	5	FOREST CLEARED
RP	ROOT PRUNE	6	FOREST PRESERVATION
---	PHASE LINE	7	AFFORESTATION / REFORESTATION

NOTE: FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-287-7777 OR LOG ON TO www.call811.com http://www.missutility.net

48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

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

PROJECT NAME: BALK HILL VILLAGE
PROJECT NUMBER: DSP-04067

For Condition of Approval see Site Plan Cover Sheet or Approval The Revisions Listed Below Apply to this Sheet

Approval #	Approval Date	Reviewer's Signature	Certification Date
------------	---------------	----------------------	--------------------

02	2/25/08	J.R.	8/17/08
04	6/25/09	C.J.	7/08/09
05	11/18/10	R.G.	2/06/11
03	4/25/13	R.G.	2/28/14

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, MNCPPC
ENVIRONMENTAL PLANNING SECTION
TREE CONSERVATION PLAN APPROVAL
TCP-II/82/05

Approved by	Date	DRD#	REASON FOR REVISION
-------------	------	------	---------------------

01	LORI SHIRLEY	8/15/06	DSP-08047, 02, 04, & 05
02	MEGAN K. REISER	1/24/14	DSP-08047-03
03	Megan K. Reiser	5/10/14	STAFF LEVEL
04	Megan K. Reiser	7/1/14	STAFF LEVEL
05			

CLEARING FOR RUBY LOCKHART BOULEVARD EXTENSION
Specimen tree removal

PHASE 1
APPROVED AND
CONSTRUCTED UNDER
TCP-II/082/05

MATCHLINE - SEE SHEET 7
MATCHLINE - SEE SHEET 8
MATCHLINE - SEE SHEET 9
MATCHLINE - SEE SHEET 10
MATCHLINE - SEE SHEET 11
MATCHLINE - SEE SHEET 12
MATCHLINE - SEE SHEET 13
MATCHLINE - SEE SHEET 14

SAINT JOSEPH'S DRIVE
BAYVIEW BOULEVARD

PARCEL K
10' P.U.E.

10' P.U.E.

10' P.U.E.

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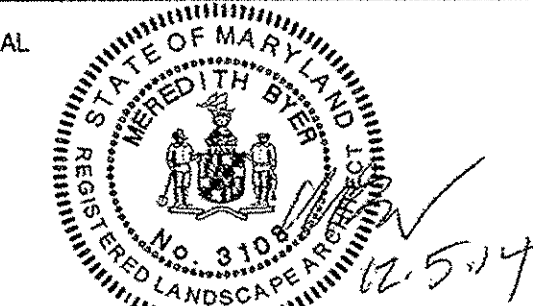
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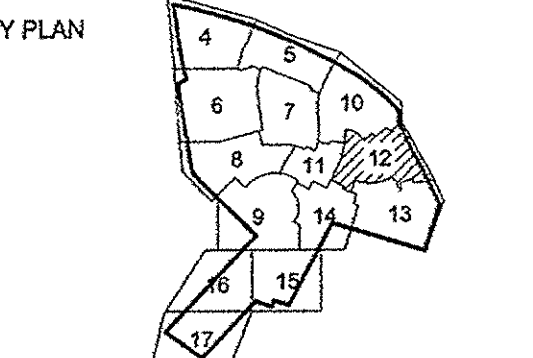
10' P.U.E.

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10' P.U.E.



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A
DULY REGISTERED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 12547,
EXPIRATION DATE: OCTOBER 3, 2015.



SCALE
0' 30' 60'
1"=30'

No.	DATE	BY	Description
3	12/02/14	NB	Address staff comments.
2	11/25/14	NB	Account for Ruby Lockhart Contributions
1	11/14/13	NB	Address staff comments.

REVISIONS	DATE	BY	DESCRIPTION
3	12/02/14	NB	Address staff comments.
2	11/25/14	NB	Account for Ruby Lockhart Contributions
1	11/14/13	NB	Address staff comments.

DRAWN BY CAP, EDL

APPROVED BY DLT

CHECKED BY LRB

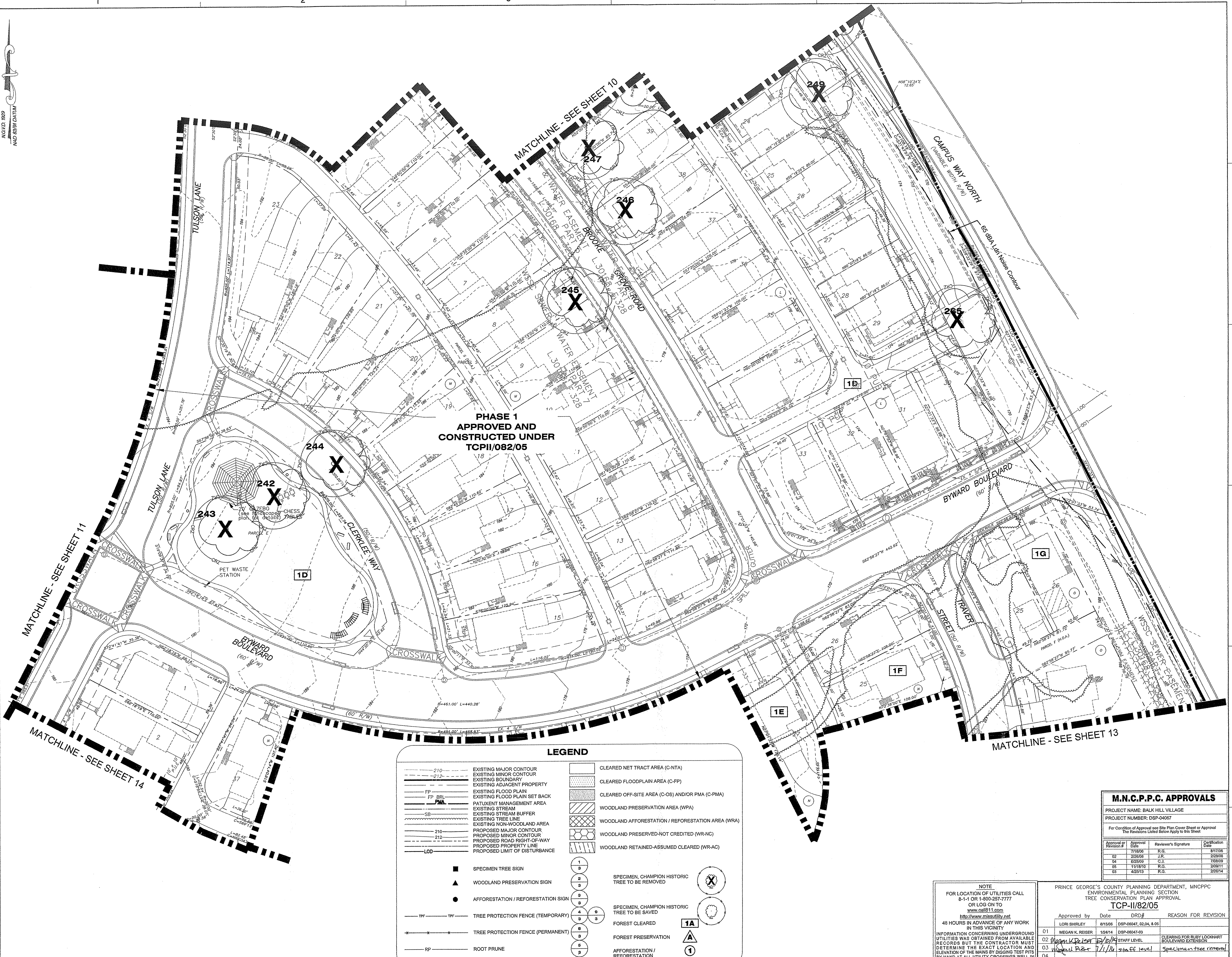
DATE MAY 24, 2013

TITLE

TYPE II TREE
CONSERVATION
PLAN

PROJECT NO. 50059112

SHEET NO. 12 OF 17



LEGEND

— 210 —	EXISTING MAJOR CONTOUR	□	CLEARED NET TRACT AREA (C-NTA)
— 212 —	EXISTING MINOR CONTOUR	□	CLEARED FLOODPLAIN AREA (C-FP)
— — —	EXISTING ADJACENT PROPERTY	□	CLEARED OFF-SITE AREA (C-OS) AND/OR PMA (C-PMA)
FP	EXISTING FLOOD PLAIN	□	WOODLAND PRESERVATION AREA (WPA)
FP	EXISTING FLOOD PLAIN SET BACK	□	WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
FP	PATIENT MANAGEMENT AREA	□	WOODLAND PRESERVED-NOT CREDITED (WR-NC)
SB	EXISTING STREAM	□	WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
SB	EXISTING STREAM BUFFER		
— 210 —	PROPOSED MAJOR CONTOUR		
— 212 —	PROPOSED MINOR CONTOUR		
— — —	EXISTING NON-WOODLAND AREA		
— — —	PROPOSED ROAD RIGHT-OF-WAY		
— — —	PROPOSED PROPERTY LINE		
— — —	PROPOSED LIMIT OF DISTURBANCE		
— — —	LOD		
■	SPECIMEN TREE SIGN	1	SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
▲	WOODLAND PRESERVATION SIGN	2	
●	AFFORESTATION / REFORESTATION SIGN	3	
— TFF —	TREE PROTECTION FENCE (TEMPORARY)	4	SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
— TFF —	TREE PROTECTION FENCE (PERMANENT)	5	
— RP —	ROOT PRUNE	6	FOREST CLEARED
— — —	PHASE LINE	7	FOREST PRESERVATION
		8	AFFORESTATION / REFORESTATION
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OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY

INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

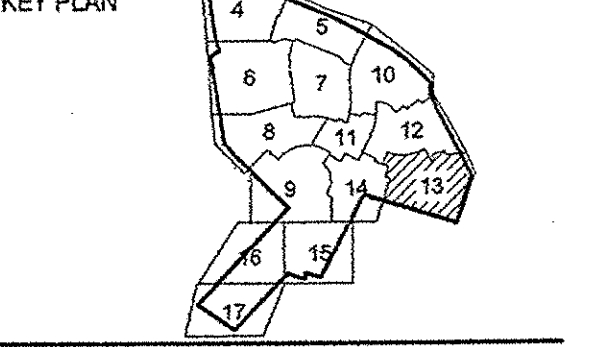
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, MNCPPC
ENVIRONMENTAL PLANNING SECTION
TREE CONSERVATION PLAN APPROVAL
TCP-II/82/05

Approval of	Approval	Reviewer's Signature	Certification
Revision	Date		Date
01	7/18/06	R.G.	8/17/06
02	2/28/08	J.R.	2/28/08
03	6/28/09	C.L.	7/28/09
04	11/18/10	R.G.	2/28/11
05	4/28/13	R.G.	2/28/14

Approved by	Date	ORD#	REASON FOR REVISION
LORI SHIRLEY	8/15/06	DSP-08047, 02.04, & 05	
MEGAN K. REISER	12/01/14	DSP-08047-03	CLEARING FOR RUBY LOCKHART BOULEVARD EXTENSION
Megan Reiser	7/1/14	STAFF LEVEL	Specimen tree removal



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A
DULY REGISTERED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 3108.
EXPIRATION DATE: OCTOBER 3, 2015.



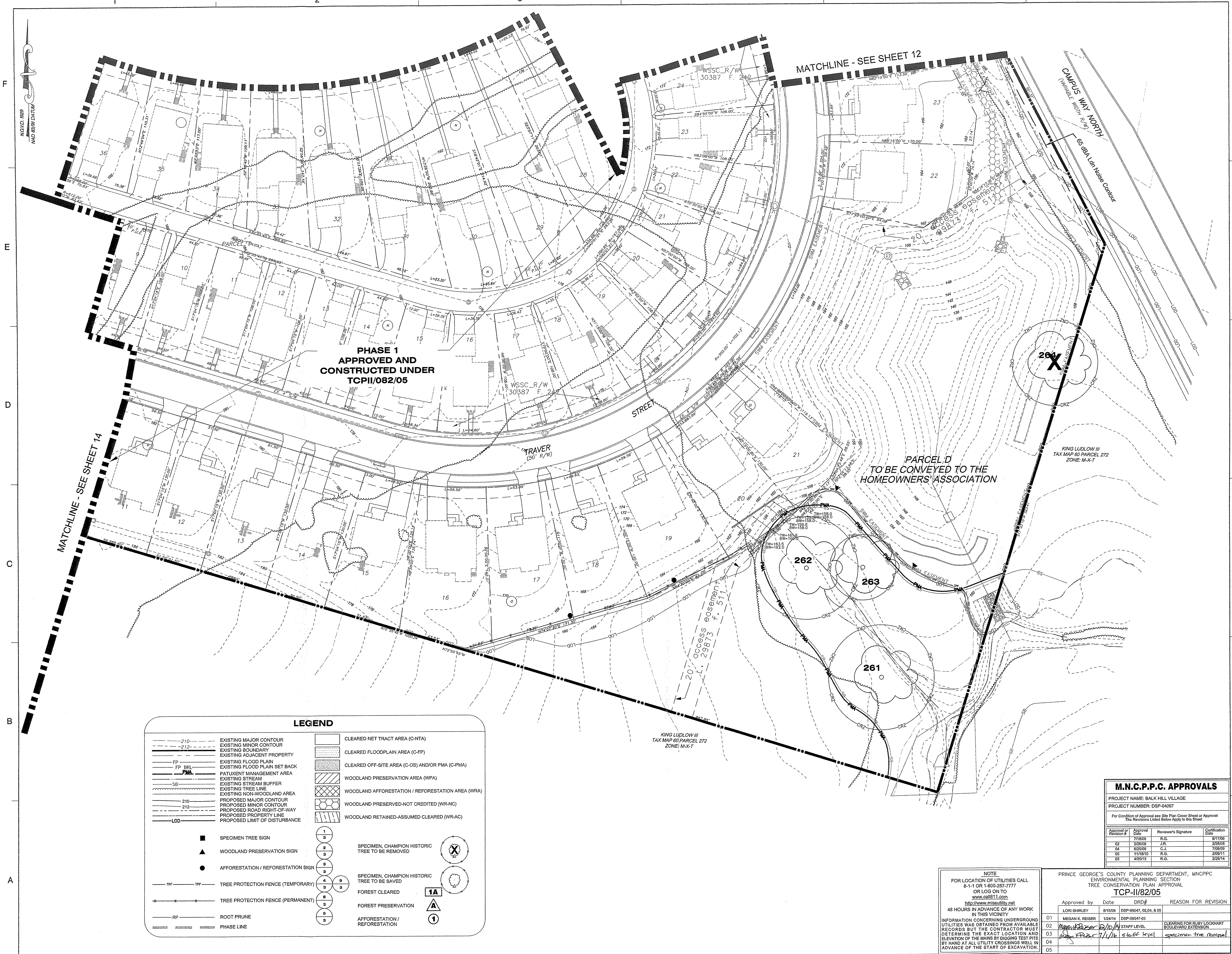
SCALE
0' 30' 60'
1"=30'

No.	DATE	BY	Description
3	12/02/14	NB	Address staff comments.
2	11/25/14	NB	Account for Ruby Lookhart Construction.
1	11/14/13	NB	Address staff comments.

REVISIONS
DRAWN BY CAP, EDL
APPROVED BY DLT
CHECKED BY LRB
DATE MAY 24, 2013

TITLE
TYPE II TREE
CONSERVATION
PLAN

PROJECT NO. 50059112



LEGEND

---	EXISTING MAJOR CONTOUR	---	CLEARED NET TRACT AREA (C-NTA)
---	EXISTING MINOR CONTOUR	---	CLEARED FLOODPLAIN AREA (C-FP)
---	EXISTING BOUNDARY	---	CLEARED OFF-SITE AREA (C-OS) AND/OR PMA (C-PMA)
---	EXISTING ADJACENT PROPERTY	---	WOODLAND PRESERVATION AREA (WPA)
---	EXISTING FLOOD PLAIN SET BACK	---	WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
---	PATUXENT MANAGEMENT AREA	---	WOODLAND PRESERVED-NOT CREDITED (WR-NC)
---	EXISTING STREAM	---	WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
---	EXISTING STREAM BUFFER		
---	EXISTING TREE LINE		
---	EXISTING NON-WOODLAND AREA		
---	PROPOSED MAJOR CONTOUR		
---	PROPOSED MINOR CONTOUR		
---	PROPOSED ROAD RIGHT-OF-WAY		
---	PROPOSED PROPERTY LINE		
---	PROPOSED LIMIT OF DISTURBANCE		

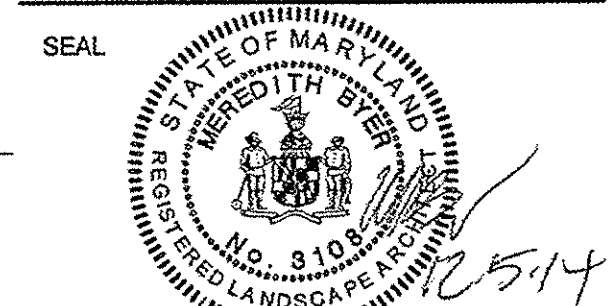
■	SPECIMEN TREE SIGN	1	SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
▲	WOODLAND PRESERVATION SIGN	2	
●	AFFORESTATION / REFORESTATION SIGN	3	
		4	SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
		5	FOREST CLEARED
		6	FOREST PRESERVATION
		7	AFFORESTATION / REFORESTATION

---	TPF	---	TREE PROTECTION FENCE (TEMPORARY)
---	TPF	---	TREE PROTECTION FENCE (PERMANENT)
---	RP	---	ROOT PRUNE
---	---	---	PHASE LINE

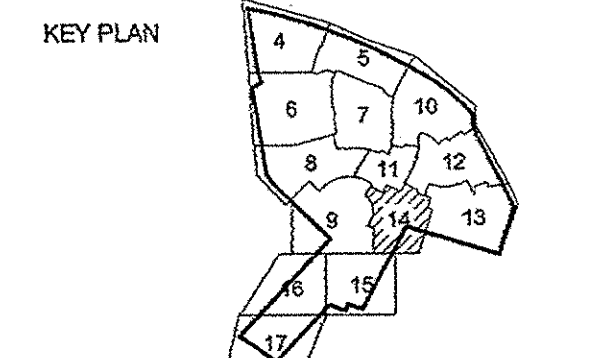
M.N.C.P.C. APPROVALS			
PROJECT NAME: BALK HILL VILLAGE			
PROJECT NUMBER: DSP-04087			
For Condition of Approval see Site Plan Cover Sheet or Approval. The Revisions Listed Below Apply to this Sheet.			
Approval of Revision #	Approval Date	Reviewer's Signature	Certification Date
01	7/18/06	R.G.	6/17/06
02	2/26/08	J.R.	2/26/08
04	6/25/09	C.J.	7/08/09
05	11/18/10	R.G.	2/09/11
03	4/26/13	R.G.	2/26/14

NOTE			
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-287-7777 OR LOG ON TO www.misutility.net			
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY			
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE LINES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.			

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, MNCPC ENVIRONMENTAL PLANNING SECTION TREE CONSERVATION PLAN APPROVAL			
TCP-II/82/05			
Approved by	Date	DRD#	REASON FOR REVISION
LCRI SHIRLEY	8/15/06	DSP-05047, 02, 04, & 05	
MEGAN K. REISER	12/24/14	DSP-05047-03	
Megan K. Reiser	2/10/14	STAFF LEVEL	CLEARING FOR RUBY LOOKHART BOULEVARD EXTENSION
Megan K. Reiser	7/1/16	STAFF LEVEL	specimen tree removal



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3103, EXPIRATION DATE: OCTOBER 3, 2015.



SCALE
0' 30' 60'
1"=30'

No.	DATE	BY	Description
3	12/02/14	NB	Address staff comments.
2	11/25/14	NB	Account for Ruby Lockhart Construction.
1	11/14/13	NB	Address staff comments.

REVISIONS
DRAWN BY CAP, EDL
APPROVED BY DLT
CHECKED BY LRB
DATE MAY 24, 2013

TITLE
TYPE II TREE CONSERVATION PLAN

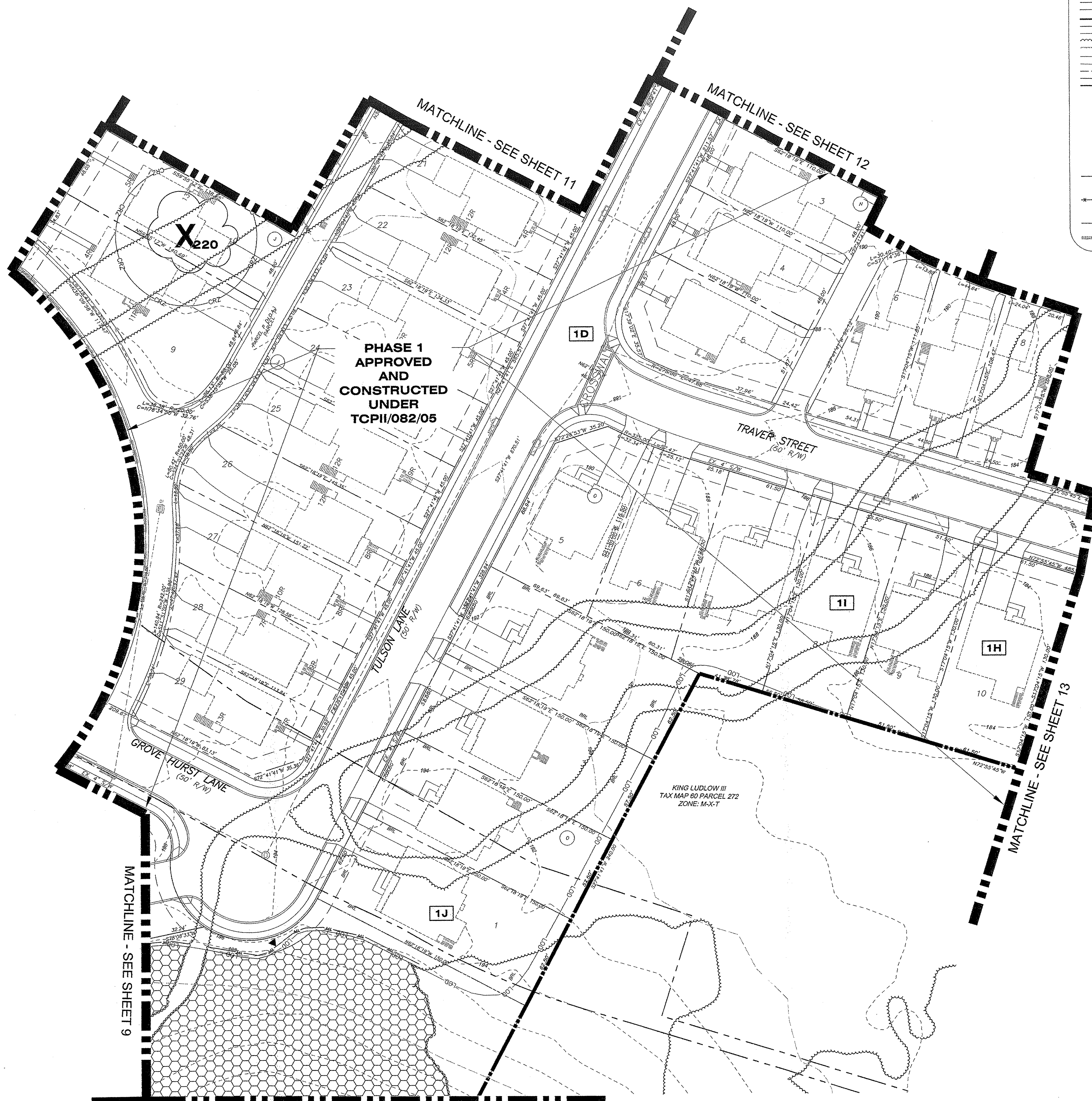
PROJECT NO. 50059112

14

SHEET NO. 14 OF 17

LEGEND

---	210	EXISTING MAJOR CONTOUR	[Pattern]	CLEARED NET TRACT AREA (C-NTA)
---	212	EXISTING MINOR CONTOUR	[Pattern]	CLEARED FLOODPLAIN AREA (C-FP)
---	---	EXISTING ADJACENT PROPERTY	[Pattern]	CLEARED OFF-SITE AREA (C-OS) AND/OR PMA (C-PMA)
---	FP	EXISTING FLOOD PLAIN	[Pattern]	WOODLAND PRESERVATION AREA (WPA)
---	FP BRL	EXISTING FLOOD PLAIN SET BACK	[Pattern]	WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
---	PMA	PATUXENT MANAGEMENT AREA	[Pattern]	WOODLAND PRESERVED-NOT CREDITED (WR-NC)
---	---	EXISTING STREAM	[Pattern]	WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
---	SB	EXISTING STREAM BUFFER		
---	---	EXISTING TREE LINE		
---	---	EXISTING NON-WOODLAND AREA		
---	210	PROPOSED MAJOR CONTOUR		
---	212	PROPOSED MINOR CONTOUR		
---	---	PROPOSED ROAD RIGHT-OF-WAY		
---	---	PROPOSED PROPERTY LINE		
---	---	PROPOSED LIMIT OF DISTURBANCE		
■		SPECIMEN TREE SIGN	[Symbol]	SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
▲		WOODLAND PRESERVATION SIGN	[Symbol]	SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
●		AFFORESTATION / REFORESTATION SIGN	[Symbol]	FOREST CLEARED
---	---	TREE PROTECTION FENCE (TEMPORARY)	[Symbol]	FOREST PRESERVATION
---	---	TREE PROTECTION FENCE (PERMANENT)	[Symbol]	AFFORESTATION / REFORESTATION
---	---	ROOT PRUNE		
---	---	PHASE LINE		



MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 9

NOTE
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PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, MNCPPC
ENVIRONMENTAL PLANNING SECTION
TREE CONSERVATION PLAN APPROVAL
TCPII-11/82/05

Approval of Revision #	Approval Date	Reviewer's Signature	Certification Date
01	7/16/05	R.G.	8/17/05
02	2/28/09	J.R.	2/28/09
04	6/25/09	C.L.	7/08/09
05	11/18/10	R.G.	2/09/11
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Approved by	Date	DRD#	REASON FOR REVISION
LORI SHIRLEY	8/15/05	DSP-00047, 02/04, & 05	
01	MEGAN K. REISER	1/24/14	DSP-00047-03
02	Megan K. Reiser	6/10/14	STAFF LEVEL
03	Megan K. Reiser	7/1/16	STAFF LEVEL
04			
05			

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 16

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING FLOOD PLAIN
- EXISTING FLOOD PLAIN SET BACK
- PATUXENT MANAGEMENT AREA
- EXISTING STREAM
- EXISTING STREAM BUFFER
- EXISTING TREE LINE
- EXISTING NON-WOODLAND AREA
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED ROAD RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED LIMIT OF DISTURBANCE

SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
 SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
 CLEARED NET TRACT AREA (C-NTA)
 CLEARED FLOODPLAIN AREA (C-FP)
 CLEARED OFF-SITE AREA (C-OS) AND/OR PMA (C-PMA)
 WOODLAND PRESERVATION AREA (WPA)
 WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
 WOODLAND PRESERVED-NOT CREDITED (WR-NC)
 WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
 FOREST CLEARED
 FOREST PRESERVATION
 AFFORESTATION / REFORESTATION
 SPECIMEN TREE SIGN
 WOODLAND PRESERVATION SIGN
 AFFORESTATION / REFORESTATION SIGN
 TREE PROTECTION FENCE (TEMPORARY)
 TREE PROTECTION FENCE (PERMANENT)
 ROOT PRUNE
 PHASE LINE

**RUBY LOCKHART DRIVE PHASE I
APPROVED AND REVISED UNDER
DSP-04067, /02, /04, /05**

KING LUDLOW III
TAX MAP 60 PARCEL 272
ZONE: M-X-T

KING LUDLOW III
TAX MAP 60 PARCEL 276
ZONE: M-X-T

LUDLOW III
TAX MAP 60 PARCEL 27
ZONE: M-X-T

NOTE
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ADVANCE OF THE START OF EXCAVATION.

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

PROJECT NAME: BALK HILL VILLAGE
PROJECT NUMBER: DSP-04067

For Condition of Approval see Site Plan Cover Sheet or Approval
The Revisions Listed Below Apply to this Sheet

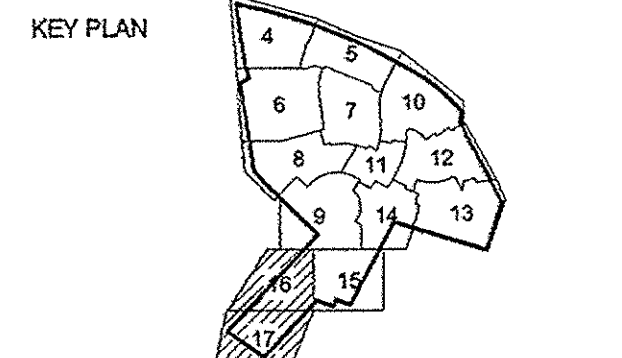
Approval of Revision #	Approval Date	Reviewer's Signature	Certification Date
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PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, MNCPPC
ENVIRONMENTAL PLANNING SECTION
TREE CONSERVATION PLAN APPROVAL
TCP-II/82/05

Approved by	Date	DRD#	REASON FOR REVISION
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Megan K. Reiser	6/10/14	STAFF LEVEL	CLEARING FOR RUBY LOCKHART BOULEVARD EXTENSION
Megan K. Reiser	7/1/14	STAFF LEVEL	specimen tree removed



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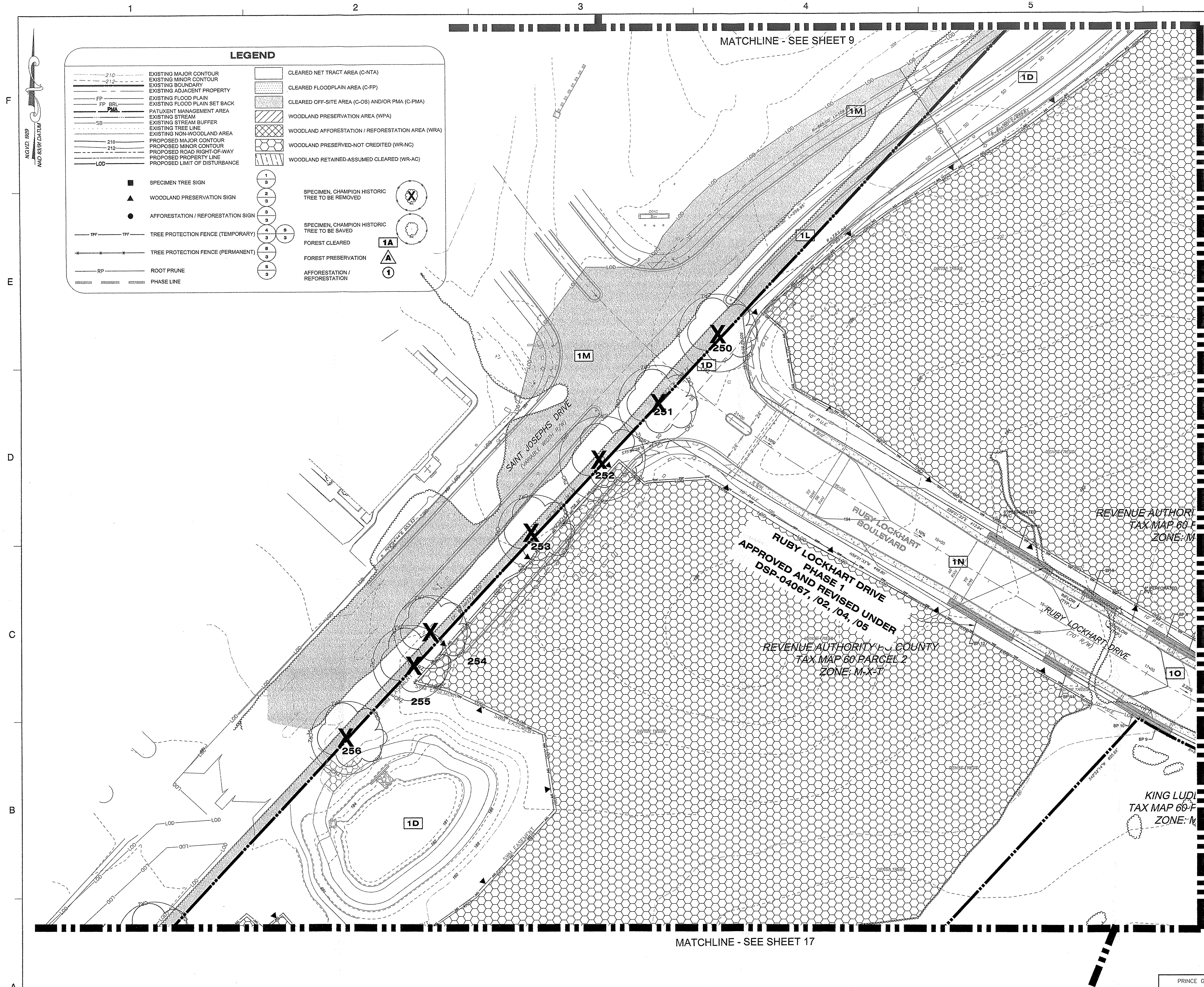
SCALE
0' 30' 60'
1" = 30'

No.	DATE	BY	Description
3	12/02/14	NB	Address staff comments.
2	11/25/14	NB	Account for Ruby Lockhart Construction.
1	11/14/13	NB	Address staff comments.

REVISIONS
DRAWN BY: CAP, EDL
APPROVED BY: DLT
CHECKED BY: LRB
DATE: MAY 24, 2013

TITLE
TYPE II TREE CONSERVATION PLAN

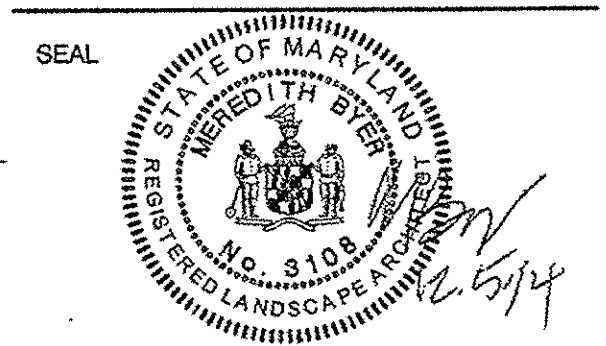
PROJECT NO. 50059112



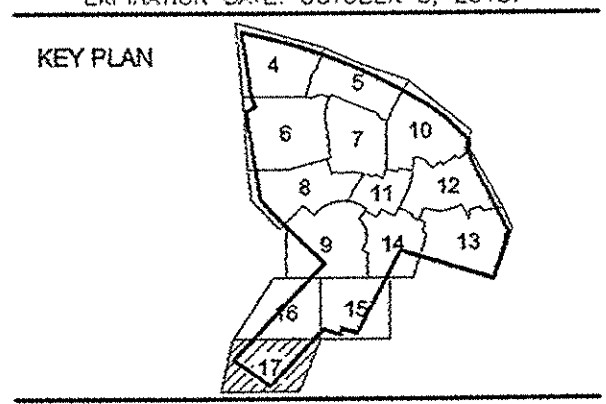
MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 9



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3102, EXPIRATION DATE: OCTOBER 3, 2015.



SCALE
0' 30' 60'
1"=30'

No.	DATE	BY	Description
3	12/02/14	NB	Address staff comments.
2	11/25/14	NB	Account for Ruby Lockhart Construction.
1	11/14/13	NB	Address staff comments.

REVISIONS
DRAWN BY CAP, EDL
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CHECKED BY LRB
DATE MAY 24, 2013

TITLE
TYPE II TREE CONSERVATION PLAN

PROJECT NO. 50059112

LEGEND

EXISTING MAJOR CONTOUR	CLEARED NET TRACT AREA (C-NTA)
EXISTING MINOR CONTOUR	CLEARED FLOODPLAIN AREA (C-FP)
EXISTING BOUNDARY	CLEARED OFF-SITE AREA (C-OS) AND/OR PMA (C-PMA)
EXISTING ADJACENT PROPERTY	WOODLAND PRESERVATION AREA (WPA)
EXISTING FLOOD PLAIN	WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
EXISTING FLOOD PLAIN SET BACK	WOODLAND PRESERVED-NOT CREDITED (WR-NC)
FP BRL	WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
PMA	
EXISTING STREAM	
EXISTING STREAM BUFFER	
EXISTING TREE LINE	
EXISTING NON-WOODLAND AREA	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
PROPOSED ROAD RIGHT-OF-WAY	
PROPOSED PROPERTY LINE	
PROPOSED LIMIT OF DISTURBANCE	
LOD	
SPECIMEN TREE SIGN	SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
WOODLAND PRESERVATION SIGN	SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
AFFORESTATION / REFORESTATION SIGN	FOREST CLEARED
TREE PROTECTION FENCE (TEMPORARY)	FOREST PRESERVATION
TREE PROTECTION FENCE (PERMANENT)	AFFORESTATION / REFORESTATION
ROOT PRUNE	
PHASE LINE	

MATCHLINE - SEE SHEET 16

PARCEL 2
CONVEYED TO THE REVENUE AUTHORITY
BY L. 33973 P. 098
NOT PART OF THIS DSP

NOTE
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.call811.com
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: BALK HILL VILLAGE			
PROJECT NUMBER: DSP-04067			
For Condition of Approval see Site Plan Cover Sheet or Approval. The Revisions Listed Below Apply to this Sheet.			
Approval of Revision #	Approval Date	Reviewer's Signature	Certification Date
01	7/18/08	R.G.	8/17/08
02	2/28/08	J.R.	2/28/08
04	6/25/09	C.J.	7/05/09
05	11/16/10	R.G.	2/09/11
03	4/25/13	R.G.	2/26/14

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, MNCPPC ENVIRONMENTAL PLANNING SECTION TREE CONSERVATION PLAN APPROVAL TCP-II/82/05			
Approved by	Date	DRD#	REASON FOR REVISION
LORI SHIRLEY	8/15/08	DSP-06047, 02, 04, & 05	
MEGAN K. REISER	1/24/14	DSP-06047-03	
Megan K. Reiser	12/0/14	STAFF LEVEL	CLEARING FOR RUBY LOCKHART BOULEVARD EXTENSION
Megan K. Reiser	7/1/14	STAFF LEVEL	Specimen tree removal
05			