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LEGEND			
	EXISTING 2' TOPOGRAPHY		R/W DEDICATION
	EXISTING PROPERTY LINES		FLOODPLAIN
	EXISTING TREE LINES		TREE CLEAR AREAS
	EXPANDED STREAM BUFFER		TREE CLEAR AREA OFF SITE
	WETLANDS		TREE PROTECTION DEVICE
	PROPOSED BUILDING		PERMANENT TREE PROTECTION DEVICE
	PROPOSED TREE LINE		
	100 YEAR FLOODPLAIN		
	EXISTING STREAM		
	FOREST RETENTION AREA		
	AFFORESTATION AREA		

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP11/ 89/ 00-01		
Approved by	Date	
KIM FINCH	9/27/05	
01 KIM FINCH	6/01/06	
02 KIM FINCH	8/25/17	
03 <i>Blue & Shindler</i>	3/23/18	
04		
05		

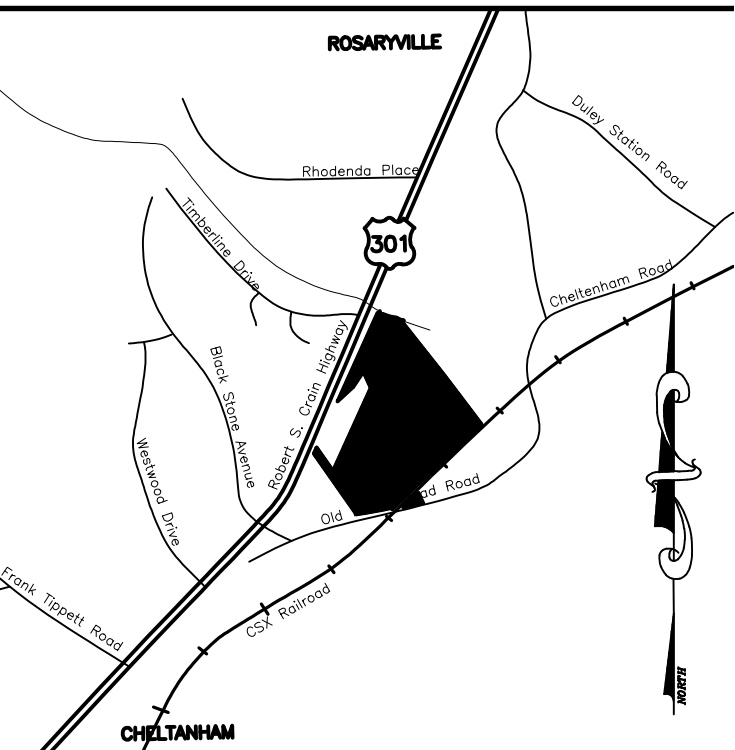
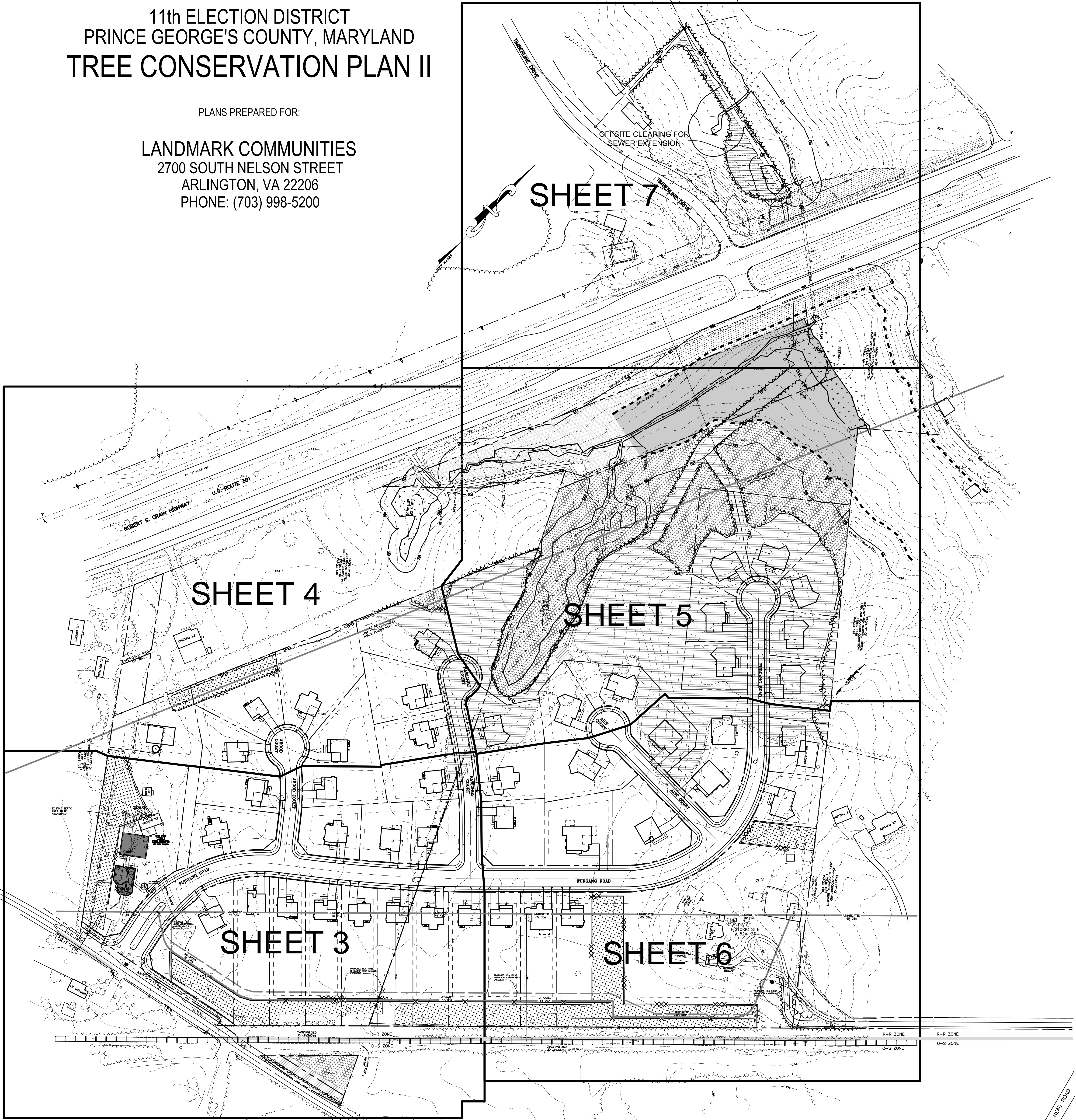
LOT	LOT/PARCEL AREA (S.F.)	EXISTING WOODLANDS (S.F.)	CLEARING PROPOSED (S.F.)	WOODLAND PRESERVED (S.F.)	AFFORESTATION PROPOSED (S.F.)
1	32,282	0	0	0	6,117
2	26,460	0	0	0	3,886
3	26,188	0	0	0	3,261
4	25,450	0	0	0	2,800
5	24,823	0	0	0	2,800
6	24,371	0	0	0	2,357
7	24,091	0	0	0	4,000
8	23,980	0	0	0	4,000
9	23,996	0	0	0	4,000
10	24,029	0	0	0	4,000
11	24,061	0	0	0	4,000
12	174,879	0	0	0	42,739
13	15,118	0	0	0	0
14	15,128	4,849	4,849	0	0
15	15,231	15,231	15,231	0	0
16	15,268	15,268	15,268	0	0
17	21,345	21,345	16,592	4,753	0
18	30,791	30,791	18,037	12,754	0
19	22,447	22,447	14,670	7,777	0
20	15,021	15,021	15,021	0	0
21	15,018	15,018	15,018	0	0
22	15,055	8,949	8,949	0	0
23	18,183	2,658	2,658	0	0
24	15,065	13,431	13,431	0	0
25	17,240	4,862	4,862	0	0
26	15,035	416	416	0	0
27	20,876	0	0	0	0
28	24,915	0	0	0	0
29	23,120	0	0	0	0
30	20,280	0	0	0	0
31	16,941	0	0	0	0
32	18,099	14,664	14,664	0	0
33	27,253	15,325	12,482	2,843	0
34	20,211	0	0	0	0
35	15,800	350	350	0	0
36	15,215	1,066	1,066	0	0
37	15,064	0	0	0	0
38	15,007	0	0	0	0
39	15,229	0	0	0	0
40	15,889	0	0	0	0
41	20,796	0	0	0	0
42	32,686	0	0	0	0
43	24,536	0	0	0	8,101
44	16,280	0	0	0	0
45	15,154	0	0	0	0
46	19,225	0	0	0	0
PARCEL A	285,700	250,516	113,178	137,338	0
PARCEL B	64,189	0	0	0	22,483
PARCEL C	3,860	0	0	0	0
PARCEL D	7,847	7,635	1,550	6,085	0
PARCEL E	4,022	4,022	4,022	0	0
PARCEL F	26,693	0	0	0	2,635
ROADS & 301 R/W DEDICATION		85,706	85,706	0	0
TOTALS		549,570	378,020	171,550	117,239

FURGANG FARM

11th ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND TREE CONSERVATION PLAN II

PLANS PREPARED FOR:

LANDMARK COMMUNITIES
2700 SOUTH NELSON STREET
ARLINGTON, VA 22206
PHONE: (703) 998-5200



VICINITY MAP
SCALE: 1"=2000'

OWNER:
KB HOMES
ATTN: STEVE CONIGLIO
8219 LEESBURG PIKE, SUITE 300
VENN, VA 22182
703-963-6500

DEVELOPER:
KB HOMES
ATTN: STEVE CONIGLIO
8219 LEESBURG PIKE, SUITE 300
VENN, VA 22182
703-963-6500

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive Columbia, MD 21045
T 410-997-8900 F 410-997-9922

NO.	REVISION	DATE	BY
1	ADD FENCE AND RENSE BERM	05/12/06	PJS
2	REVISE AFFORESTATION AREAS C & D	05/18/17	NTD
3	REVISE AFFORESTATION AREA D (REMOVE AFFORESTATION FROM LOT 42)	1/25/18	ALC

TREE CONSERVATION PLAN II
COVER SHEET

FURGANG FARM
TAX MAP 127, PARCEL 187 & 148
10811 OLD INDIAN HEAD ROAD
UPPER MARLBORO, MD 20772
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

SEAL

BY: _____

DESIGNED: PJS/ALC
DRAWN: PJS/ALC
DATE: 9/26/05
SCALE: 1"=100'

FILE NO: 12375-1-0
SHEET 1 OF 8

SEQUENCE OF OPERATIONS

PRE-CONSTRUCTION
SITE PREPARATION

1. FIELD STAKE LIMITS OF DISTURBANCE (L.O.D.) AT 25' INTERVALS.
2. REVIEW L.O.D. IN FIELD AND ADJUST IF PRACTICAL.
3. THE LOCATION OF ALL TREE PROTECTIVE DEVICES (TPD'S) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE SEDIMENT AND EROSION CONTROL INSPECTOR FROM DER. UPON APPROVAL OF THE FLAGGED OR STAKED TPD LOCATIONS BY THE INSPECTOR, INSTALLATION OF THE TPD'S AT THE L.O.D. AND IMPLEMENTATION OF TREE PROTECTION METHODS MAY BEGIN. TPD INSTALLATION SHALL BE COMPLETED PRIOR TO INSTALLATION OF INITIAL SEDIMENT CONTROLS. NO CUTTING OR CLEARING OF TREES MAY BEGIN BEFORE FINAL APPROVAL OF TPD INSTALLATION.
4. CLEAR AND GRUB AS NECESSARY TO FACILITATE ROOT PRUNING TO A DEPTH OF 2-3 FEET WITHIN THE LIMITS OF THE PROPOSED REFORESTATION AREA. CLEAR REMAINING TREES IN A WAY THAT "SAVE TREES" ARE NOT DISTURBED. GRIND STUMPS 12" IN DIAMETER AND LARGER THAT ARE WITHIN 25' OF THE L.O.D.
5. PRUNE AND FERTILIZE DESIRABLE 'EDGE TREES' AS PER CONSULTING LANDSCAPE ARCHITECT'S RECOMMENDATIONS.
6. REMOVE OR TREAT WITH AN ACCEPTABLE METHOD, NOXIOUS PLANT MATERIAL SUCH AS MULTIFLORA ROSE, TEARHUMB, AND JOHNSON GRASS BEFORE INSTALLING REFORESTATION PLANTS.
7. INSTALL TREE PROTECTION SIGNAGE.
8. STABILIZE ANY DISTURBED AREAS USING THE SPECIFIED STABILIZATION MIXTURE WHICH ALLOWS FOR NATURAL REVEGETATION OF FOREST COMMUNITIES.
9. ALL TREE PLANTING FOR WOODLAND REPLACEMENT, REFORESTATION OR AFFORESTATION WILL BE COMPLETED PRIOR TO COMPLETION OF SITE AND LOT GRADING. 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.

FOREST CONSERVATION SEQUENCE OF OPERATIONS

1. Prior to beginning any grading operations on this site or on a respective lot, there shall be a preconstruction meeting held at the site which is to include the Contractor and representatives from Patton Harris Rust & Associates, pc. (PHR&A), and a representative from Prince George's County Department of Environmental Resources. The purpose of this meeting will be to review the approved FCP and to field verify the correct Limits of Disturbance (LOD).
2. The Limits of Disturbance (LOD) pertinent to the preservation of wooded areas shall be staked in the field with final adjustments being made as necessary to insure adequate protection of the Critical Root Zone of trees designated for retention.
3. All forest retention areas shall be protected by highly visible, well anchored temporary protection devices (see detail), which shall be securely in place prior to any clearing or grading operations.
4. Woodland Conservation - Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time as Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place five years from initial planting.
5. Grading operations or other construction operations which could dislodge or otherwise damage the protective devices shall be avoided along the edges of the LOD lines if possible. Any protective devices which are damaged during site construction operations shall be properly repaired immediately by the Contractor.
6. After site grading, utility access road, and driveway construction have been completed, all trees adjacent to the LOD line shall be inspected for indications of crown die-back (summer indicators) damage within respective critical root zones or any dead wood or other conditions which might be hazardous to pedestrians, buildings, utility lines, vehicular access ways or parked vehicles.
7. Should there be evidence of any damage to tree trunks, branches or the critical root zone of trees within the protected areas, or to isolated specimen trees to be preserved, the damage shall be examined within a period of two (2) days from the date of observance by a Landscape Architect. Exposed roots should be covered immediately to a depth of 6 - 8 inches with soil, preferably mixed with 50% peat moss or leaf mold.
8. Remove damaged, dead or dying trees or limbs only if the trees or limbs pose an immediate safety hazard to buildings, utility lines, vehicles, or access and egress drives or pedestrian areas. Trees designated for pruning or removal shall be pruned or removed using equipment and methods which will not damage or destroy adjacent large trees or understory trees or shrubs designated for retention.
9. All temporary forest protection devices will be carefully removed after all general construction, necessary tree surgery, removal of debris, etc. regrading and reseeded of sediment and erosion control disturbance have been completed and acceptance and approval of the work and site conditions have been given by the project inspector (MNC&P&C).

AFFORESTATION/REFORESTATION PLANTING SEQUENCE OF OPERATIONS

1. The Contractor(s) shall inform the Landscape Architect and the project manager when planting operations are to begin. The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
2. Determine storage areas for materials and equipment. Obtain approval of location from the Landscape Architect and project inspector (DER).
3. Prior to beginning any planting, the soils within the area(s) designated for Afforestation or Reforestation shall be analyzed regarding the following features: nutrient content, organic matter, structure, pH and cation exchange capacity. Soils that have been actively farmed may require evaluation for pesticide or herbicide contamination. Such analysis may be performed by the local Soil Conservation Service or Agricultural Extension Service. A minimum of three random samples should be collected for the analysis. An assessment of soil moisture should also be made at this time. Corrective measures shall be made in accordance with analysis results and recommendations. Step 3 is to be performed by the contractor and all costs involved in testing or corrective measures shall be the contractor's responsibility.
4. The Contractor, assisted by the PHR&A Landscape Architect, shall stake (or wire-flag) planting area limits and plant locations in accordance with the plan and details.
5. Provide and plant all trees of the species and sizes specified and in accordance with the detail(s) shown on the Forest Conservation Plans.
6. At the completion of planting, remove all excess materials and miscellaneous debris from the respective area(s) of work.
7. Protection Devices - to prevent damage within planted areas, all reforestation and/or afforestation sites must be posted with appropriate signs and the area(s) delineated with appropriate protective fencing. No construction equipment nor storage of materials shall be permitted within the planted areas. Details are shown on the Forest Conservation Plans regarding typical sign size and wording. No pedestrian traffic shall be allowed within the protected areas.
8. Attachment of signs or any other objects to trees within the protected areas is prohibited.
9. Prior to issuance of any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

REFORESTATION / AFFORESTATION MANAGEMENT PLAN

The landscape contractor will field check the reforestation areas according to the following schedule:

- | | |
|-----------|---|
| Year 1: | tree planting
survival check 3 times (March-April), (July-August), (October-November)
watering if needed
control of undesirable vegetation if needed |
| Year 2-3: | reinforcement planting if needed
survival check twice annually (April-May), (September-October)
control of undesirable vegetation if needed |
| Year 4-5: | reinforcement planting if needed
survival check twice annually (May-September) |

Fertilization or watering during years 1 through 3 will be done on an as-needed basis. Field data forms (Condition Check Sheets) will be sent to the client and the Environmental Division of MNCPPC after each visit. We estimate a survival rate of about 75 percent through 5 years. Special return operations or recommendations will be conducted on an as-needed basis. Perimeter fencing and signage will be removed after year 5 based on the date planted.

THE CONTRACTOR SHALL INSURE
THAT THESE PRACTICES OCCUR

1. All trees which are not to be preserved are to be removed in a manner that will not damage those trees and/or plants that are to remain. Any trees that are to remain that have been damaged during the clearing operation must be repaired in an approved manner by a MARYLAND LICENSED ARBORIST (tree expert) as soon as final clearing has been completed.
- Any trees inside the designated tree save areas that are effectively destroyed by construction activities should be left in place until their condition has been verified by the County Arborist and grading inspector. The contractor shall replace said trees per the direction of the engineer and grading inspector.
2. Upon completion of construction, the following must be done:
 - a. Removal of protected trees destroyed as the fault of construction activities.
 - b. Treatment of tree wounds and removal of broken branches of protected trees injured by construction activities.
 - c. Removal of all delineation materials and temporary protective devices after approval by the Department of Environmental Resources of the condition of protected trees.
 - d. All surplus materials, trash, debris, and rubbish shall be removed from the site. All backfill shall be cleared of building material, stone, rubbish, and construction debris in general.

SOIL PREPARATION NOTES

FOR AFFORESTATION AREA C WHERE GRAVEL PARKING LOT IS TO BE REMOVED:

1. REMOVE EXISTING PAVING AND SUB BASE.
2. REMOVE OR TILL 18" OF COMPACTED SUB GRADE BELOW EXISTING PAVING.
3. REESTABLISH EXISTING GRADE BY FILLING AREA WITH A MINIMUM OF 6" OF TOP SOIL.
4. AMEND SOIL AND PREPARE TREE PITTS AS NOTED ON PLANS.

PLANTING SPECIFICATIONS

1. Plants, related material, and operations shall meet the detailed description, as given on the plans and as described herein. Where discrepancies exist between Standards & Guidelines referenced within these specifications and the Landscape Manual of the applicable jurisdiction, the latter takes precedence.
2. All plant material, unless otherwise specified, that is not nursery grown, uniformly branched, does not have a vigorous root system, and does not conform to the most recent edition of the American Association of Nurserymen (AAN) Standards will be rejected. Plant material that is not healthy, vigorous, free from defects, decay, disfiguring roots, sunscald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements will be rejected. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will be rejected. All B & B plants shall be freshly dug, no heated-in plants or plants from cold storage will be accepted.
3. Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to the most recent edition of the "Landscape Specification Guidelines by the Landscape Contractors Association of MD, DC, & VA", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects.
4. Contractor shall guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section on the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.
5. Contractor shall be responsible for notifying all relevant and appropriate utility companies, utility contractors, and "Miss Utility" a minimum of 48 hours prior to the beginning of any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Major changes will require the approval of the landscape architect. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.
6. Protection of existing vegetation to remain shall be accomplished via the temporary installation of 4 foot high snow fence at the drip line, see detail.
7. Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within growing season of completion of site construction. Do not plant Pinus strobus or XPresscyparis leylandii between November 15 and March 15. Landscape plants are not to be installed before site is graded to final grade.
8. Contractor to regrade, fine grade, sod, hydroseed and straw mulch all areas disturbed by their work.
9. Bid shall be based on actual site conditions. No extra payment shall be made for work arising from actual site conditions differing from those indicated on drawings and specifications.
10. Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plant take precedence. Where discrepancies on the plan exist between the symbols and the callout leader, the number of symbols take precedence.
11. All shrubs and groundcover areas shall be planted in continuous planting beds, prepared as specified, unless otherwise indicated on plans. (See Specification 13). Beds to be mulched with minimum 2" and maximum 3" of composted, double-shredded hardwood mulch throughout.
12. Positive drainage shall be maintained on planting beds (minimum 2 percent slope).
13. Bed preparation shall be as follows: Till into a minimum depth of 6" 1/2 yard of Compro or Leafgro per 200 SF of planting bed, and 1 yard of topsoil per 100 SF of bed. Add 5 lbs of standard 5-10-5 fertilizer per cubic yard of planting mix and till. Ericaceous plants (Azaleas, Rhododendrons, etc.); top dress after planting with iron sulfate or comparable product according to package directions. Taxus baccata 'Repandens' (English weeping yews): Top dress after planting with 1/4 to 1/2 cup lime each.
14. Planting mix: For trees not in a prepared bed, mix 50% Compro or Leafgro with 50% soil from tree hole to use as backfill, see tree planting detail.
15. Weed & insect control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. For tree planting, apply a pre-emergent on top of soil and root ball before mulching. Caution: For areas to be planted with a ground cover, be sure to carefully check the chemical used to assure its adaptability to the specific groundcover to be treated. Maintain the mulch weed-free for the extent of the warranty period. Under no circumstances is a pesticide containing chlorpyrifos to be used as a means of pest control.
16. Water: All plant material planted shall be watered thoroughly the day of planting. All plant material not yet planted shall be properly protected from drying out until planted. At a minimum, water unplanted plant material daily and as necessary to avoid dessication.
17. Pruning: Do not heavily prune trees and shrubs at planting. Prune only broken, dead, or diseased branches.
18. All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded, grass seed planted, and covered with straw mulch.

EDGE MANAGEMENT NOTES

Removal of Hazardous Trees or Hazardous Limbs by Developer or Builders

The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the Department of Environmental Resources as dead, dying or hazardous may be removed.

1. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest ANSI A-300 Pruning Standards ("Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices").
3. Corrective Measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building 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 of the appropriate inspector may the tree be cut by chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
4. Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed 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 facilitating decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED USING A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY PHR+.
2. NO CRITICAL HABITATS OF RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED.
3. NO TREES, SHRUBS, OR PLANTS IDENTIFIED AS RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED.
4. THERE ARE NO KNOWN CEMETERIES OR BURIAL PLOTS LOCATED ON THE SITE.
5. EXISTING BUILDINGS AREA LOCATED ON THE SITE AS SHOWN.
6. THE FSD, APPROVED DECEMBER 2004, HAS BEEN PREPARED BY PATTON HARRIS RUST & ASSOCIATES IN CONJUNCTION WITH THIS PROJECT. THE TCP I/76/03, APPROVED DECEMBER 2004, HAS BEEN PREPARED BY PATTON HARRIS RUST & ASSOCIATES IN CONJUNCTION WITH THIS PROJECT.
7. JUSTIFICATION FOR FOREST REMOVAL: IN ORDER TO DEVELOP THE PROPERTY AS SHOWN, THE FORESTED AREA NEEDS TO BE CLEARED. EFFORTS HAVE BEEN MADE TO LIMIT THE DEVELOPMENT AS MUCH AS POSSIBLE TO THE OPEN AREAS OF THE SITE.
8. THIS PROJECT COMPLIES WITH THE WOODLAND CONSERVATION/TREE PRESERVATION MANUAL FOR PRINCE GEORGE'S COUNTY.
9. THE TREE CONSERVATION OBLIGATION FOR THE PROPOSED SITE DEVELOPMENT WILL BE MET BY ON-SITE RETENTION, AFFORESTATION IN THE AREAS SHOWN AND OFF-SITE FOREST RETENTION/REFORESTATION.
10. CUTTING, CLEARING, OR DAMAGING WOODLANDS CONTRARY TO THIS PLAN WILL BE SUBJECT TO A \$1.50 PER SQUARE FOOT MITIGATION FEE OF WOODLAND DISTURBED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PRINCE GEORGE'S COUNTY PLANNING BOARD OR DESIGNEE. THE WOODLANDS CLEARED IN CONFLICT WITH AN APPROVED PLAN SHALL BE MITIGATED ON A 1:1 BASIS. IN ADDITION, THE WOODLAND CONSERVATION REPLACEMENT REQUIREMENTS (1:1, 2:1, AND/OR 1:1) SHALL BE CALCULATED FOR THE WOODLAND CLEARING ABOVE THAT IS REFLECTED ON THE APPROVED TCP.
11. THE FOREST RESOURCES UNIT OF THE DEPARTMENT OF ENVIRONMENTAL RESOURCES (DER) MUST BE CONTACTED AT (301) 925-5820 PRIOR TO THE START OF ANY WORK ON THE SITE TO ADDRESS IMPLEMENTATION OF TREE CONSERVATION MEASURES SHOWN ON THIS PLAN.
12. 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 SALE OF THE PROPERTY, THE OWNER/DEVELOPER OR OWNER'S REPRESENTATIVE SHALL NOTIFY THE PURCHASER OF ANY WOODLAND CONSERVATION AREAS.
13. 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.
14. THIS SITE WAS THE SUBJECT OF A FOREST HARVESTING PERMIT DATED JULY 26, 2000 (PERMIT # TCP-I/89/00). BECAUSE THE CLEARING ASSOCIATED WITH THE FOREST HARVEST PERMIT WAS MINIMAL, THE ENTIRE WOODED AREA IS STILL RELATIVELY INTACT AND CAN STILL BE CONSIDERED FOREST.
15. FOREST CONSERVATION FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED BY ON-SITE FOREST RETENTION, OFF-SITE FOREST CONSERVATION AND A COMBINATION OF ON-SITE REFORESTATION, AFFORESTATION, AND LANDSCAPING.
16. THE HOUSE FOOTPRINT SHOWN ON THIS PLAN IS CONCEPTUAL AND IS FOR PLANNING PURPOSES ONLY. THE FINAL FOOTPRINT WILL VARY WITH FINAL ENGINEERING AND DESIGN.
17. NOISE LEVELS IN OUTDOOR ACTIVITY AREAS ADJUTING US 301 AND POPES CREEK RAILROAD LINE SHALL BE MITIGATED TO 65 DBA LBN BY A 4' EARTHEN BERM, A 6" SOLID WOOD FENCE, AND THE ESTABLISHMENT OF A BUILDING RESTRICTION LINE. NOISE LEVELS IN INTERIOR AREAS SHALL BE MITIGATED TO 45 DBA LBN OR LESS THROUGH BUILDING ARCHITECTURE.

The following Reforestation / Afforestation table contains large stock plants and seedlings. The larger stock plants are also shown as part of the landscape requirements. Some of these plants are required by the Prince George's County Landscape Manual. It is the intent of this plan to take credit for these plants as Afforestation / Reforestation planting.

AFFORESTATION / REFORESTATION PLANTING LISTS

QUANTITIES						TOTAL	SYMB.	SCIENTIFIC/ COMMON NAME	SIZE	ROOT	REMARKS
AREA A	AREA B	AREA C	AREA D	AREA E							
1320	170	530	230	570		2820		SEEDLINGS REQUIRED (1000/AC.)			
4	1	1	1	6		13	AR	Acer rubrum Red Maple			
10	1	1	1	1		14	LT	Liriodendron tulipifera Tulipifree	3" CAL. (6 SEED- LINGS EA.)	B & B	FULL CROWN PLANT AS SHOWN
6	2	1	0	2		11	LS	Liquidambar styraciflua American Sweetgum			
12	2	2	1	1		18	NS	Nyssa sylvatica Black Gum			
11	2	3	1	5		22	PO	Platanus occidentalis Sycamore			
5	1	3	1	4		14	QC	Quercus coccoinea Scarlet Oak	1.5" CAL. * (3 SEED- LINGS EA.)		
10	1	1	1	2		15	QP	Quercus palustris Pin Oak			
16	2	5	1	9		33	AA	Amelanchier arborea Serviceberry	2" CAL. (4 SEED- LINGS EA.)		
19	2	2	3	3		29	CC	Cercis canadensis Eastern Redbud			
10	2	2	1	6		21	CO	Carpinus caroliniana American Hornbeam	1.5" CAL. * (3 SEED- LINGS EA.)	B & B	FULL CROWN PLANT AS SHOWN
14	2	5	5	6		32	MV	Magnolia virginiana Sweetbay Magnolia			
26	5	7	4	15		57	IO	Ilex opaca American Holly	6"-8" HEIGHT	B & B	FULL CROWN PLANT AS SHOWN
22	2	6	3	11		44	JV	Juniperus virginiana Eastern Red Cedar	(4 SEED- LINGS EA.)		
27	6	3	3	10		49	PT	Pinus taeda Loblolly Pine			
26	2	5	0	10		43	PV	Pinus virginiana Virginia Pine			
40	5	10	-	19		74	AN	Aronia arbutifolia Red Chokeberry	18"-24" HEIGHT	CONT.	FULL CROWN PLANT AS SHOWN
37	5	22	-	19		83	CA	Clethra alnifolia Sweet Pepperbush			
33	6	10	-	17		66	LB	Lindera benzoin Spicebush	(1 SEED- LING EA. - COUNTS UP TO 10% OF REQ. SEED- LINGS PER AREA)		
66	15	15	-	32		128	MP	Myrica pensylvanica Northern Bayberry			
51	15	9	-	25		100	IG	Ilex glabra Inkberry			
54	20	8	-	27		109	KL	Kalmia latifolia Mountain Laurel			
30	5	11	-	15		61	VA	Viburnum acerifolium Maple-leaved Arrowwood			
201	1	252	142	107		703		ADDITIONAL SEEDLINGS PROVIDED			
1320	170	530	230	570		2820		TOTAL SEEDLINGS PROVIDED (EQUIVALENT AND SEEDLINGS)			

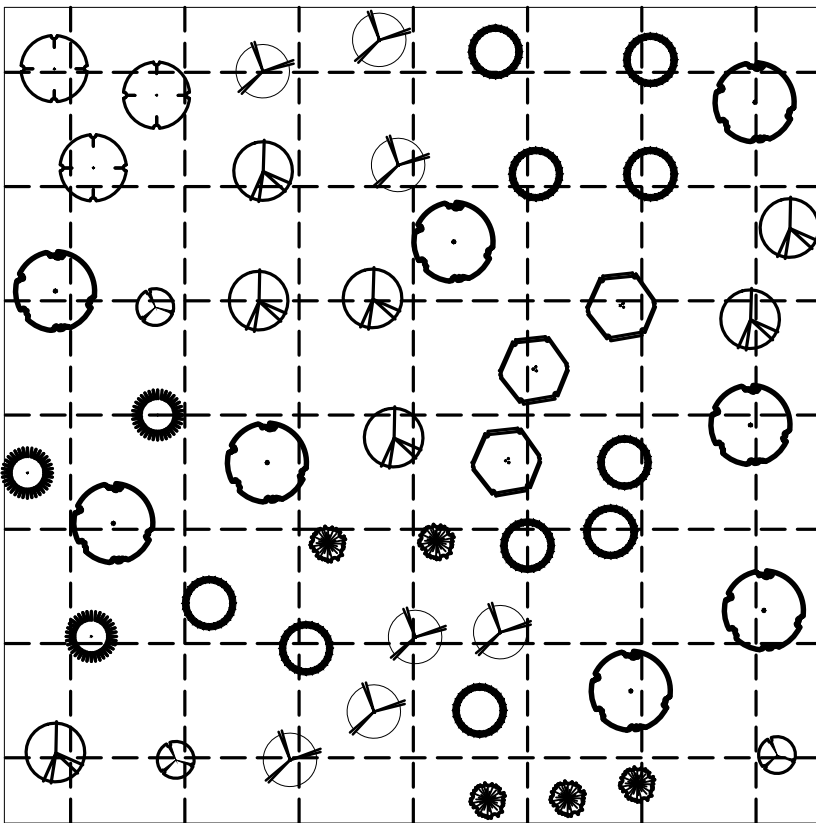
* 1.5" CAL. SIZES/EQUIVALENTS USED ONLY FOR AFFORESTATION AREA D

SEEDLING NOTES:

1. SEEDLING STOCK SHALL MEET THE FOLLOWING CRITERIA:
HARDWOODS- 1/4" TO 1/2" CALIPER WITH ROOTS NO LESS THAN 8" LONG
CONIFERS- 1/8" TO 1/4" CALIPER WITH ROOTS NOT LESS THAN 8" LONG AND TOP HEIGHT OF 6" OR MORE

2. 873 SEEDLINGS SHALL BE PLANTED (SEE TABLE ABOVE FOR QUANTITIES FOR EACH AREA).
SEEDLINGS SHALL BE AN EQUAL PARTS MIXTURE OF:
RED MAPLE, AMERICAN SWEETGUM, BLACK GUM, SCARLET OAK, PIN OAK, SERVICEBERRY, EASTERN REDBUD, AMERICAN HOLLY, AND VIRGINIA PINE.

3. SEEDLINGS WILL BE PLANTED IN A RANDOM LAYOUT (SEE DETAIL THIS SHEET) AMONG THE LARGER STOCK PLANTS.



RANDOM PLANTING SEEDLING LAYOUT DETAIL

NOT TO SCALE

KEY			
TREES			
	TREE SPECIES 'A'		TREE SPECIES 'F'
	TREE SPECIES 'B'		TREE SPECIES 'G'
	TREE SPECIES 'C'		TREE SPECIES 'H'
	TREE SPECIES 'D'		TREE SPECIES 'I'
	TREE SPECIES 'E'		
NOTES			

1. RANDOMLY LOCATE GROUPS OF PLANT SPECIES, TAKING CARE NOT TO PLANT IN SUCCESSION MORE THAN 4 OF THE SAME SPECIES.
2. THIS DETAIL PROVIDES A HYPOTHETICAL GRAPHIC DEPICTION OF A PROPOSED LAYOUT FOR NINE DIFFERENT TREE SPECIES (A-I). IT IS NOT MEANT TO BE FOLLOWED EXACTLY. THE PURPOSE IS TO ACHIEVE THE APPEARANCE OF RANDOM SPACING. QUANTITIES ARE TO BE EQUALLY DIVIDED AMONG PLANT SPECIES.

Woodland Conservation Worksheet for Prince George's County			
Zone:	R-R	O-S	
Gross Tract:	41.83	0.30	
Floodplain:	2.24		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	39.59	0.30	0.00
*Include acreage in the corresponding columns for each zone.			
Property Description or Subdivision Name:	Furgang Farm		

Reforestation Requirement Reduction Questions

- | | |
|--|--------------|
| Is this one (1) single family lot? (y/n) | N |
| Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n) | N |
| Is this a Mitigation Bank | N |
| Break-even Point (preservation) = | 9.0684 acres |
| Clearing permitted w/o reforestation = | 4.0016 acres |

Woodland Conservation Calculations:		Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland		13.07	2.24	
Woodland Conservation Threshold (NTA) =	20.23%	8.068		
Smaller of a or b		8.068		
Woodland above WCT		5.002		
Woodland cleared		8.68	1.54	0.35
Smaller of d or e		5.00		
Clearing above WCT (0.25 : 1) replacement requirement		1.25		
Clearing below WCT (2:1 replacement requirement)		3.68		
Afforestation Threshold (AFT) =	15.04%	0.00		
Woodland Conservation Required		14.89		

Woodland Conservation Provided:		(acres)
Woodland Preservation		3.93
Reforestation / Replacement		0.00
Afforestation		2.69
Area approved for fee-in-lieu		0.29
Credits for Off-site Mitigation on another property		7.98
Off-site Mitigation provided on this property		14.89
Total Woodland Conservation Provided		14.89

Area of woodland not cleared 4.39 acres
Woodland retained not part of requirements: 0.46 acres

Prepared by:

Peter J. Stone, RLA Date

WOODLAND CONSERVATION TABULATIONS

FOREST RETENTION

AREA A - 2.07± AC
AREA B - 1.17± AC
AREA C - 0.08± AC
AREA D - 0.14± AC
AREA E - 0.47± AC

TOTAL RETENTION - 3.93± AC

REFORESTATION

0.00 AC

AFFORESTATION

AREA A - 1.32± AC
AREA B - 0.17± AC
AREA C - 0.53± AC
AREA D - 0.23± AC
AREA E - 0.44± AC

TOTAL REFORESTATION / AFFORESTATION - 2.69± AC

TOTAL ON-SITE WOODLAND CONSERVATION - 6.62± AC


TOTAL AREA APPROVED FOR FEE-IN-LIEU - 0.29 AC

TOTAL OFF-SITE WOODLAND CONSERVATION - 7.98± AC

TOTAL WOODLAND CONSERVATION - 14.89 ± AC

SPECIMEN TREE CHART				
KEY	SPECIES	SIZE	CONDITION	REMOVE/REMAIN
A	RED OAK (Quercus rubra)	36"	GOOD	REMAIN

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

M-NCPPC Prince George's County Planning Department Environmental Planning Section		
APPROVAL		
TREE CONSERVATION PLAN TCP II/ 89/ 00-01		
	Approved by	Date
	KIM FINCH	9/27/03
01	KIM FINCH	6/01/00
02	KIM FINCH	8/25/17
03		3/23/18
04		
05		

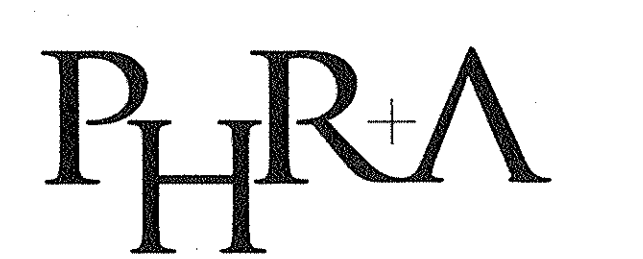
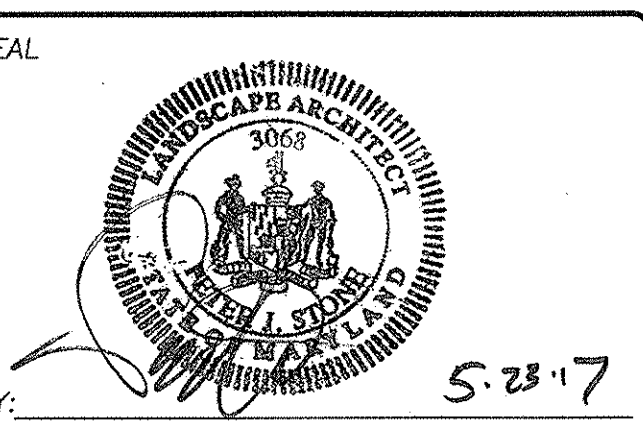


MATCHLINE - SEE SHEET 6

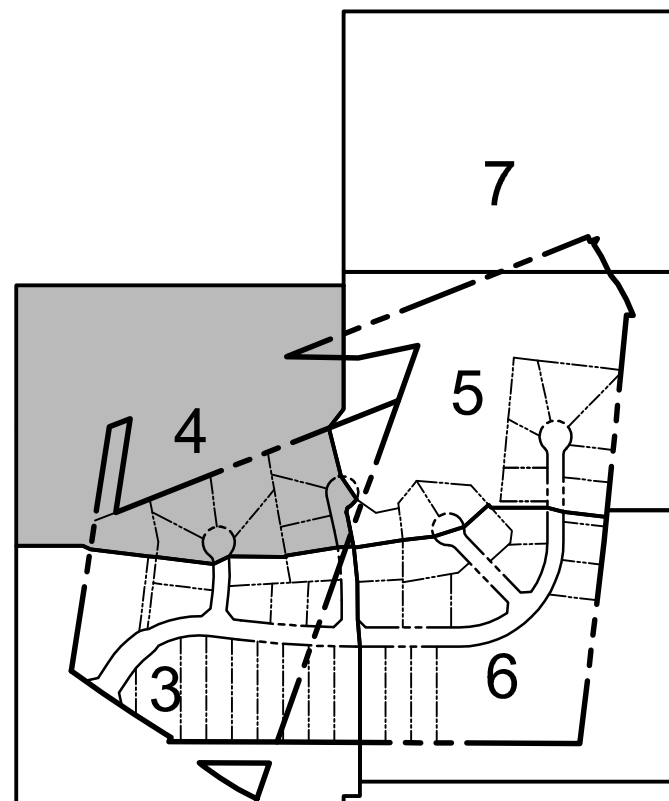
TREE CONSERVATION PLAN II

FURGANG FARM
TAX MAP 127, PARCEL 187 & 148
10811 OLD INDIAN HEAD ROAD
UPPER MARLBORO, MD 20772

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

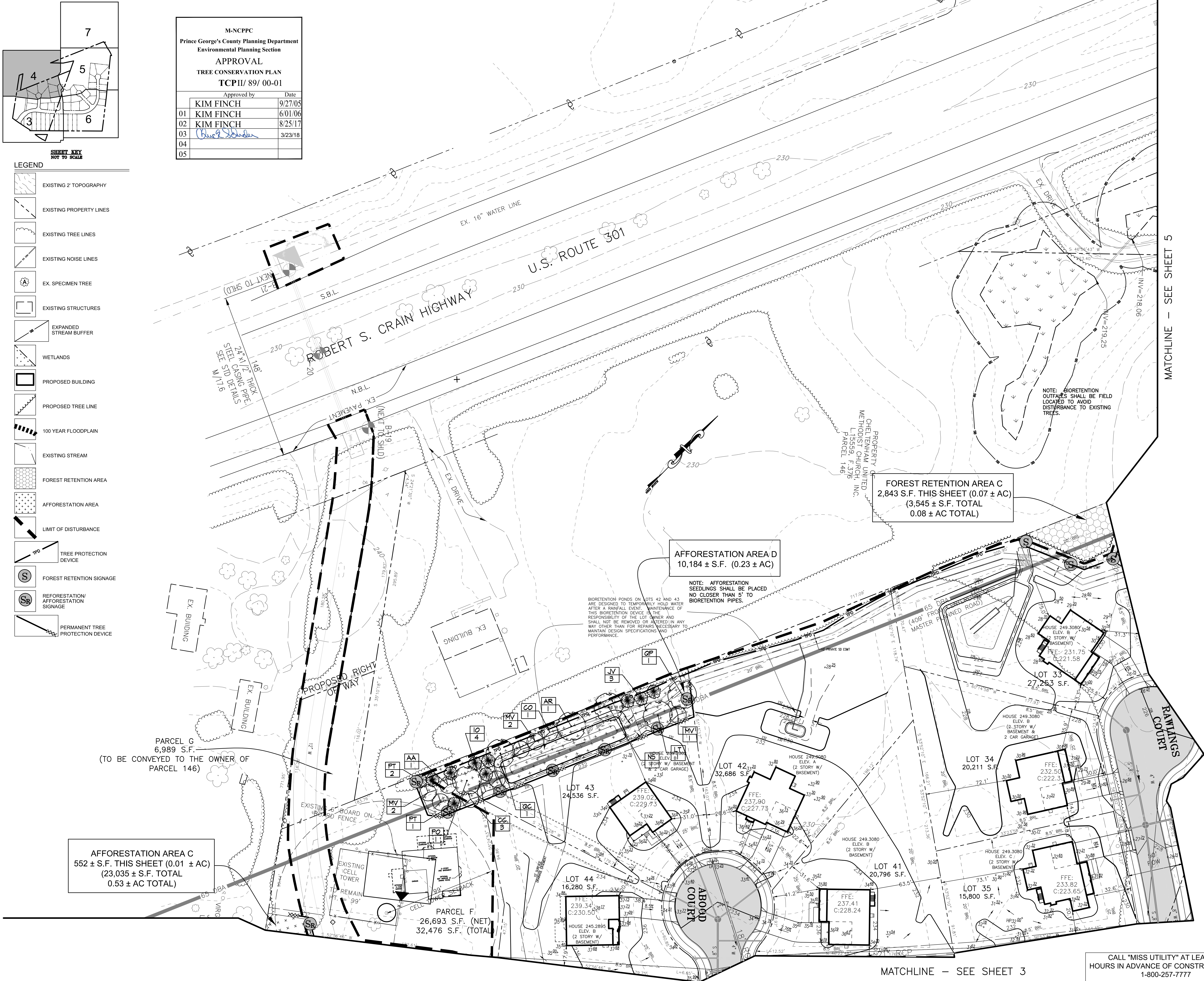


SIGNED: PHRA
DRAWN: ALC
DATE: 9/26/05
SCALE: 1" = 30'



LEGEND

- EXISTING 2" TOPOGRAPHY
- EXISTING PROPERTY LINES
- EXISTING TREE LINES
- EXISTING NOISE LINES
- EX. SPECIMEN TREE
- EXISTING STRUCTURES
- EXPANDED STREAM BUFFER
- WETLANDS
- PROPOSED BUILDING
- PROPOSED TREE LINE
- 100 YEAR FLOODPLAIN
- EXISTING STREAM
- FOREST RETENTION AREA
- AFFORESTATION AREA
- LIMIT OF DISTURBANCE
- TREE PROTECTION DEVICE
- FOREST RETENTION SIGNAGE
- REFORESTATION/AFFORESTATION SIGNAGE
- PERMANENT TREE PROTECTION DEVICE



MATCHLINE - SEE SHEET 5

KB HOMES
ATTENDING ARCHITECT
8219 LEEBSBURG PIKE SUITE 300
VIENNA, VIRGINIA 22182
703-865-6500

KB HOMES
ATTENDING ARCHITECT
8219 LEEBSBURG PIKE SUITE 300
VIENNA, VIRGINIA 22182
703-865-6500

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive Columbia, MD 21045
T 410-997-9800 F 410-997-9882

NO.	REVISION	DATE	BY
1	ADD REVISIONS	5/18/09	ALC
2	REVISE AFFORESTATION AREAS C & D	5/18/09	ALC
3	REVISE AFFORESTATION AREA D (REMOVE AFFORESTATION FROM LOT 42)	1/25/18	ALC

TREE CONSERVATION PLAN II

FURGANG FARM
TAX MAP 127, PARCEL 187 & 148
10811 OLD INDIAN HEAD ROAD
UPPER MARLBORO, MD 20772
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

SEAL

BY:

PHRA

DESIGNED: PHRA
DRAWN: ALC
DATE: 9/26/05
SCALE: 1" = 30'

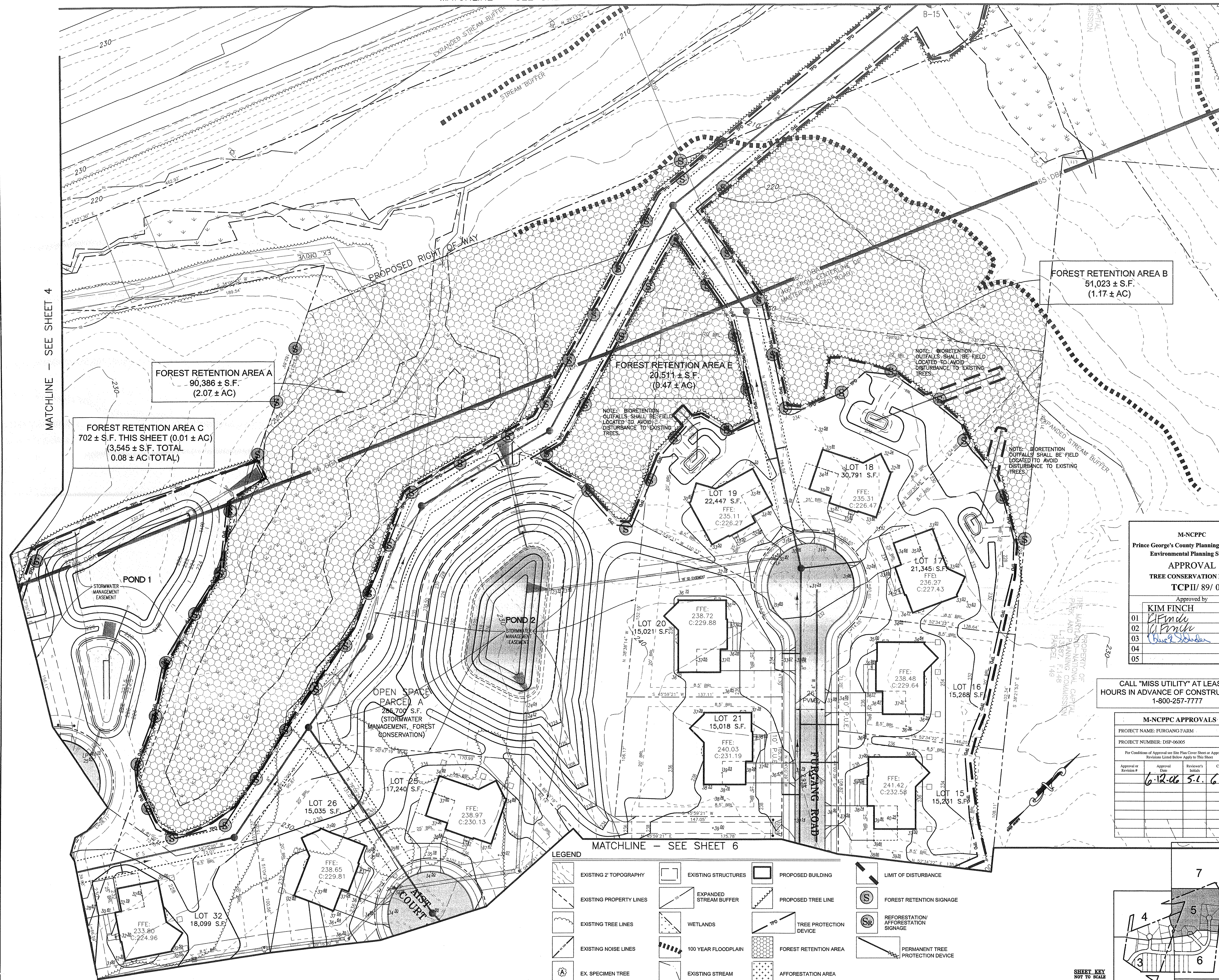
FILE NO: 12375-1-0
SHEET 4 OF 8

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

MATCHLINE - SEE SHEET 3

NOTE: IF THIS DRAWING IS NOT 30" X 42" IT IS A REPRODUCED PRINT

MATCHLINE - SEE SHEET 4



MATCHLINE - SEE SHEET 6

FOREST RETENTION AREA B
51,023 ± S.F.
(1.17 ± AC)

FOREST RETENTION AREA E
20,511 ± S.F.
(0.47 ± AC)

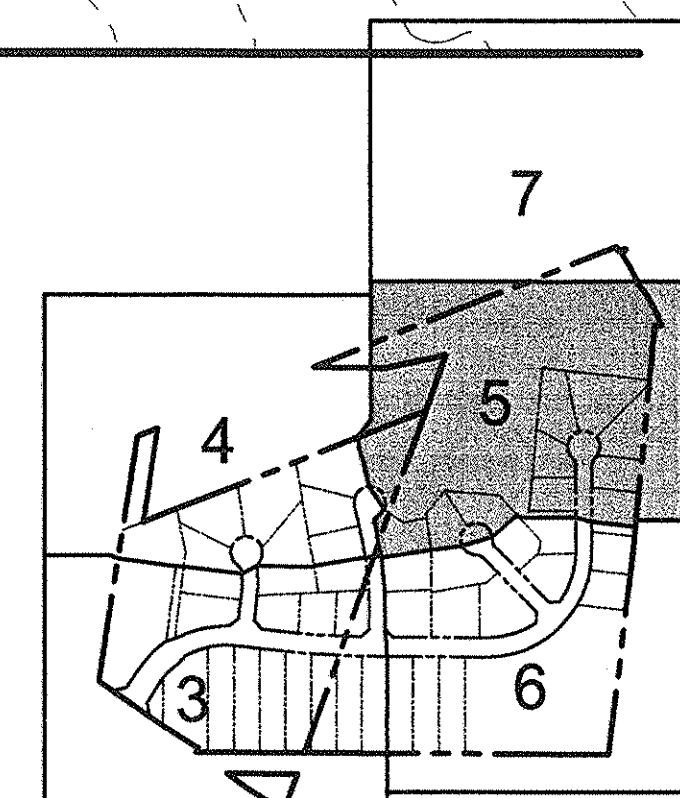
FOREST RETENTION AREA A
90,386 ± S.F.
(2.07 ± AC)

FOREST RETENTION AREA C
702 ± S.F. THIS SHEET (0.01 ± AC)
(3,545 ± S.F. TOTAL)
(0.08 ± AC TOTAL)

M-NCPPC Prince George's County Planning Department Environmental Planning Section			
APPROVAL			
TREE CONSERVATION PLAN			
TCP/II/ 89/ 00			
Approved by	Date		
KIM FINCH	9/27/05		
01	6/10/06		
02	3/25/17		
03	3/23/18		
04			
05			

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

M-NCPPC APPROVALS			
PROJECT NAME: FURGANG FARM			
PROJECT NUMBER: DSP-06005			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			
Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
6-12-06	5-1-06	6-14-06	

SHEET KEY
NOT TO SCALE

NOTE: IF THIS DRAWING IS NOT 30" X 42", IT IS A REDUCED PRINT.

OWNER:

DATE:

BY:

REVISION:

NO.:

ADD:

REVISION:

DATE:

BY:

REVISION:

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DATE:

BY:

REVISION:

NO.:

ADD:

FURGANG FARM

TAX MAP 127, PARCEL 187 & 148

10811 OLD INDIAN HEAD ROAD

UPPER MARLBORO, MD 20772

11th ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MD

Patton Harris Rust & Associates, pc

Engineers, Surveyors, Planners, Landscape Architects.

818 Centre Park Drive Columbia, MD 21045

T 410-997-8900 F 410-997-9282

OWNER:

DATE:

BY:

REVISION:

NO.:

ADD:

REVISION:

DATE:

BY:

REVISION:

NO.:

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REVISION:

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REVISION:

DATE:

BY:

REVISION:

NO.:

ADD:

DESIGNED: PHRA

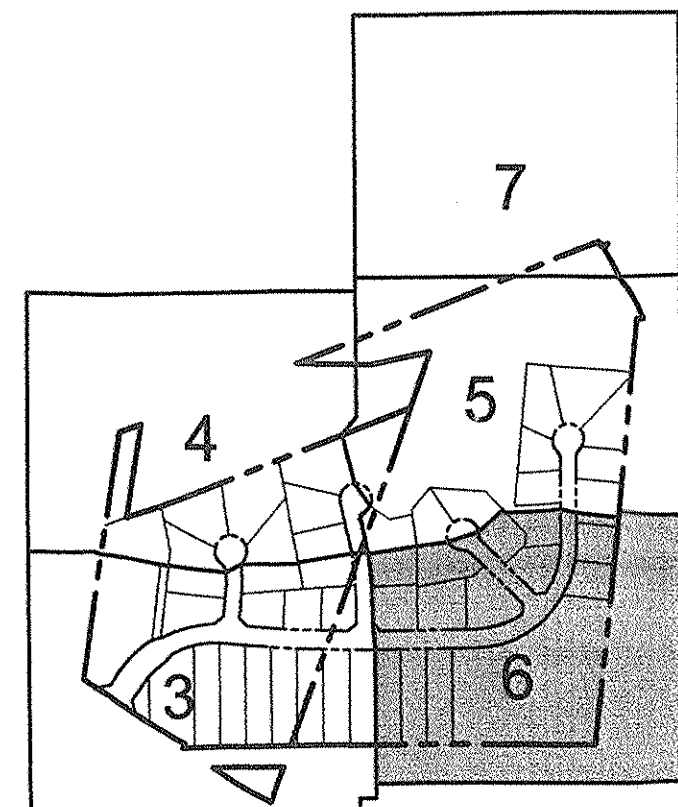
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DATE: 9/26/05

SCALE: 1" = 30'

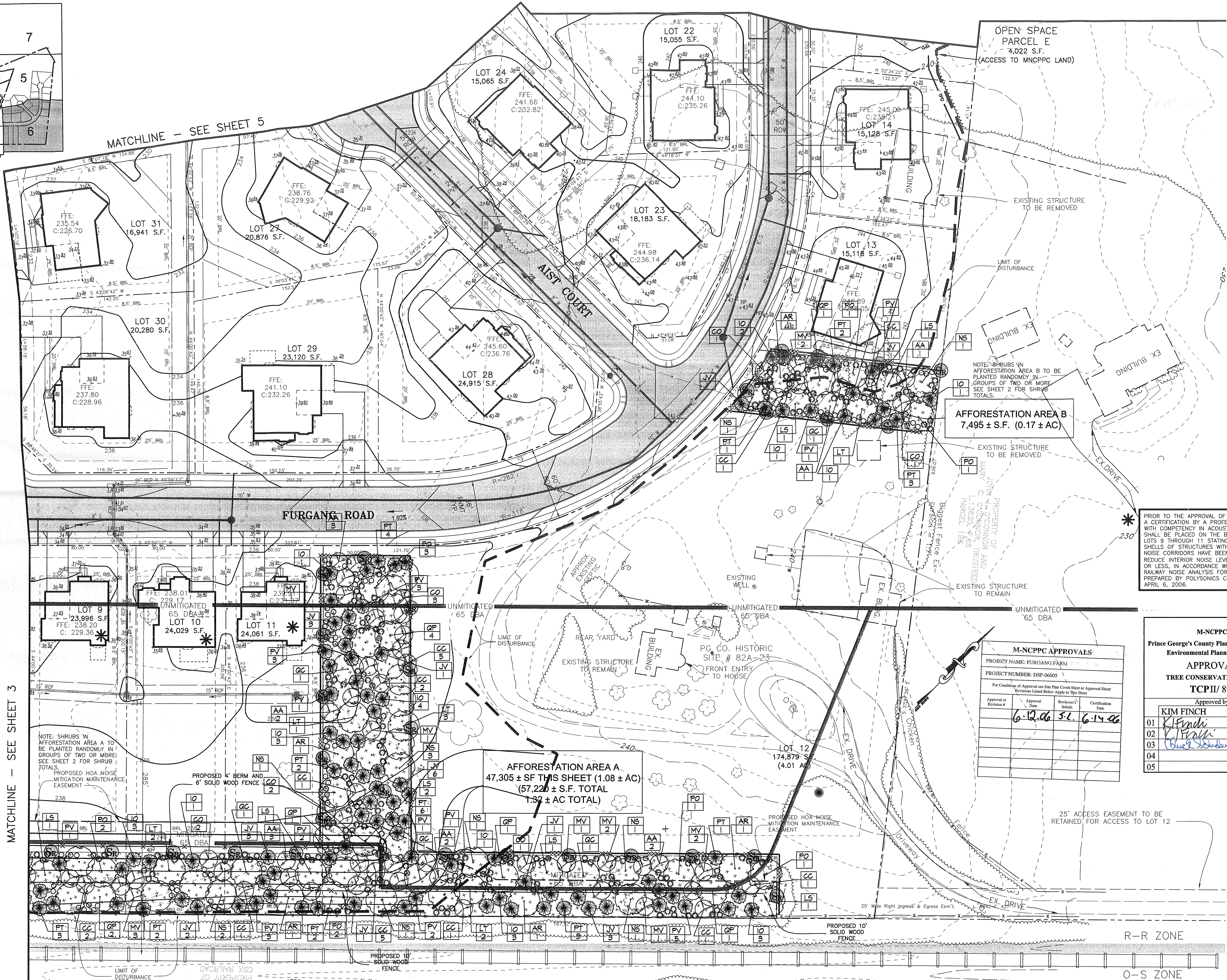
FILE NO: 12375-1-0

SHEET 5 OF 8



SHEET KEY
NOT TO SCALE

MATCHLINE - SEE SHEET 5



MATCHLINE - SEE SHEET 3

LEGEND

- | | | | | | | |
|-------------------------|--------------------|----------------------|------------------------|-----------------------|--------------------------|-------------------------------------|
| EXISTING 2' TOPOGRAPHY | PROPOSED BUILDING | EXISTING NOISE LINES | 100 YEAR FLOODPLAIN | FOREST RETENTION AREA | LIMIT OF DISTURBANCE | REFORESTATION/AFFORESTATION SIGNAGE |
| EXISTING PROPERTY LINES | PROPOSED TREE LINE | EX. SPECIMEN TREE | EXISTING STREAM | AFFORESTATION AREA | TREE PROTECTION DEVICE | PERMANENT TREE PROTECTION DEVICE |
| EXISTING TREE LINES | WETLANDS | EXISTING STRUCTURES | EXPANDED STREAM BUFFER | | FOREST RETENTION SIGNAGE | |

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

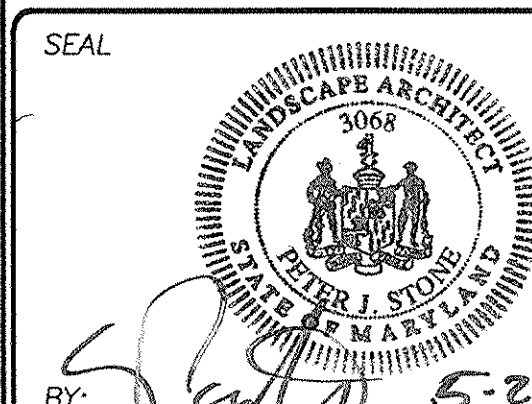
PRIOR TO THE APPROVAL OF BUILDING PERMITS, A CERTIFICATION BY A PROFESSIONAL ENGINEER WITH COMPETENCY IN ACOUSTICAL ANALYSIS SHALL BE PLACED ON THE BUILDING PERMIT FOR LOTS 9 THROUGH 11 STATING THAT BUILDING SHELLS OF STRUCTURES WITHIN PRESCRIBED NOISE CORRIDORS HAVE BEEN DESIGNED TO REDUCE INTERIOR NOISE LEVELS TO 45DBA (LDN) OR LESS, IN ACCORDANCE WITH THE PHASE II RAILWAY NOISE ANALYSIS FOR FURGANG FARM, PREPARED BY POLYSONICS CORPORATION, DATED APRIL 6, 2006.

M-NCPPC APPROVALS			
PROJECT NAME: FURGANG FARM			
PROJECT NUMBER: DSP-06005			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			
Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
1	6-12-06	SL	6-14-06

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII/ 89/ 00			
Approved by		Date	
KIM FINCH		9/27/05	
01	[Signature]	6/21/06	
02	[Signature]	8/28/07	
03	[Signature]	3/23/18	
04			
05			

TREE CONSERVATION PLAN II

FURGANG FARM
TAX MAP 127, PARCELS 187 & 148
10811 OLD INDIAN HEAD ROAD
UPPER MARLBORO, MD 20772
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

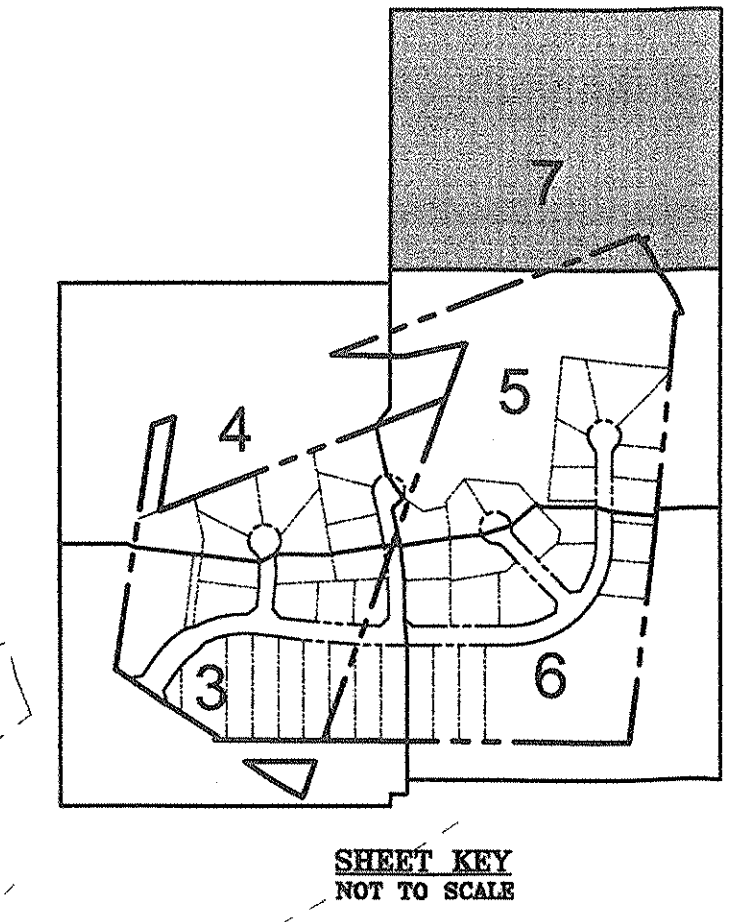
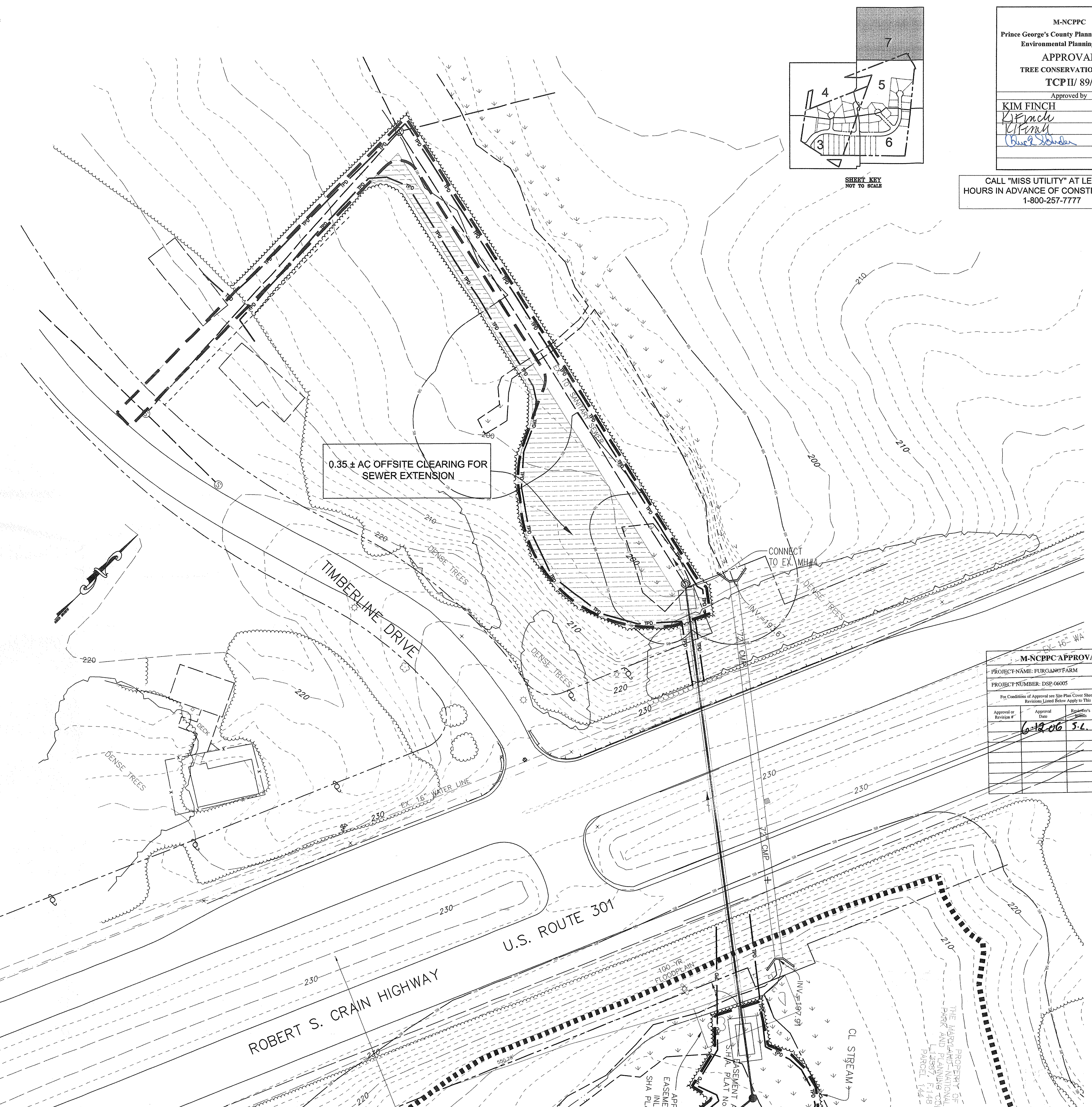


PHRA

DESIGNED: PHRA
DRAWN: ALC
DATE: 9/26/05
SCALE: 1" = 30'
FILE NO: 12375-1-0
SHEET 6 OF 8

LEGEND

	EXISTING 2' TOPOGRAPHY		100 YEAR FLOODPLAIN
	EXISTING PROPERTY LINES		EXISTING STREAM
	EXISTING TREE LINES		TREE PROTECTION DEVICE
	EXISTING NOISE LINES		FOREST RETENTION AREA
	EX. SPECIMEN TREE		AFFORESTATION AREA
	EXISTING STRUCTURES		LIMIT OF DISTURBANCE
	EXPANDED STREAM BUFFER		FOREST RETENTION SIGNAGE
	WETLANDS		REFORESTATION/AFFORESTATION SIGNAGE
	PROPOSED BUILDING		PERMANENT TREE PROTECTION DEVICE
	PROPOSED TREE LINE		



M-NCPPC
Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN
TCP# 89/ 00

Approved by	Date
KIM FINCH	9/27/05
<i>[Signature]</i>	6/12/06
<i>[Signature]</i>	6/14/06
<i>[Signature]</i>	3/29/18

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

M-NCPPC APPROVALS

PROJECT NAME: FURGANG FARM			
PROJECT NUMBER: DSP-06005			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revisions Listed Below Apply to This Sheet.			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
6-12-06	5-2	6-14-06	

OWNER: KB HOMES ATTN: STEVE CONIGLIO 8210 LEBANON PIKE, SUITE 300 VIENNA, VIRGINIA 22182 (703) 780-4484	DEVELOPER: KB HOMES ATTN: STEVE CONIGLIO 8210 LEBANON PIKE, SUITE 300 VIENNA, VIRGINIA 22182 (703) 780-4484	DATE BY 5/12/06 PJS	REVISION	No.	1	ADD FENCE AND REVISE BERM

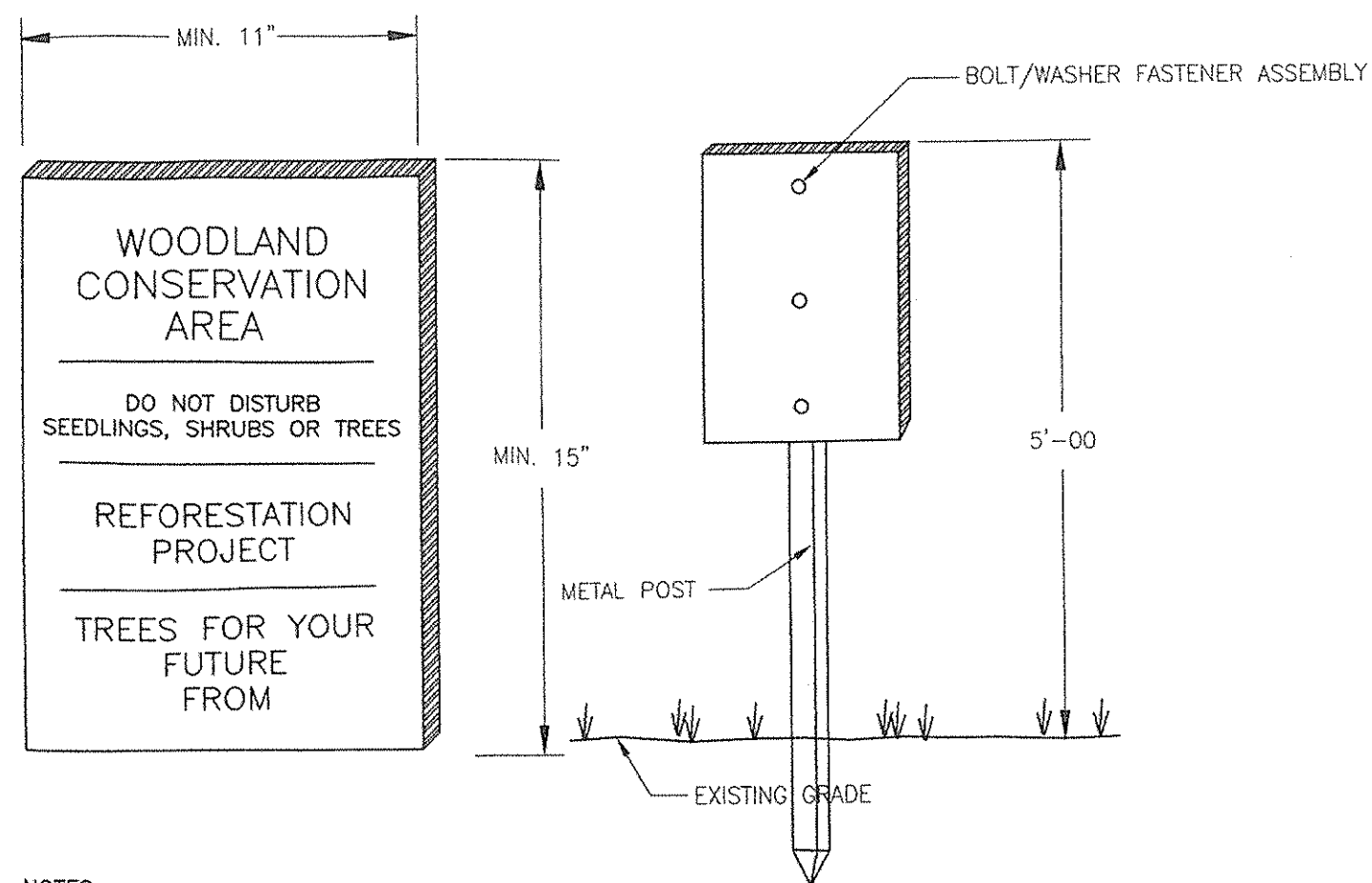
11th ELECTION DISTRICT
PRINCE GEORGES COUNTY, MD

FURGANG FARM
TAX MAP 127 PARCEL 187 & 148
10811 OLD INDIAN HEAD ROAD
UPPER MARLBORO, MD 20772

DESIGNED: PHRA
DRAWN: ALC
DATE: 9/26/05
SCALE: 1" = 30'

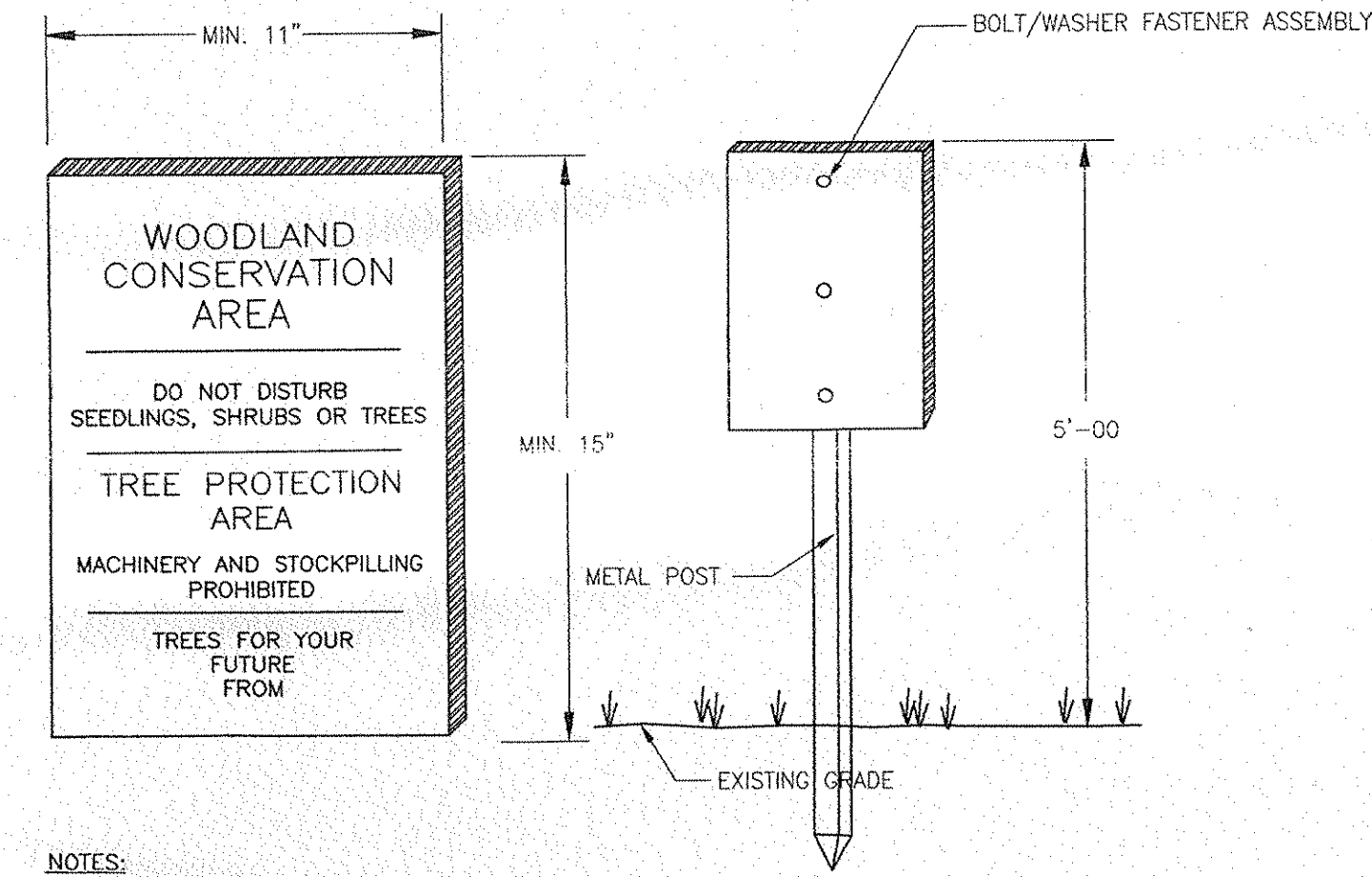
FILE NO: 12375-1-0
SHEET 7 OF 8

NOTE: IF THIS DRAWING IS NOT 30" X 42", IT IS A REDUCED PRINT.



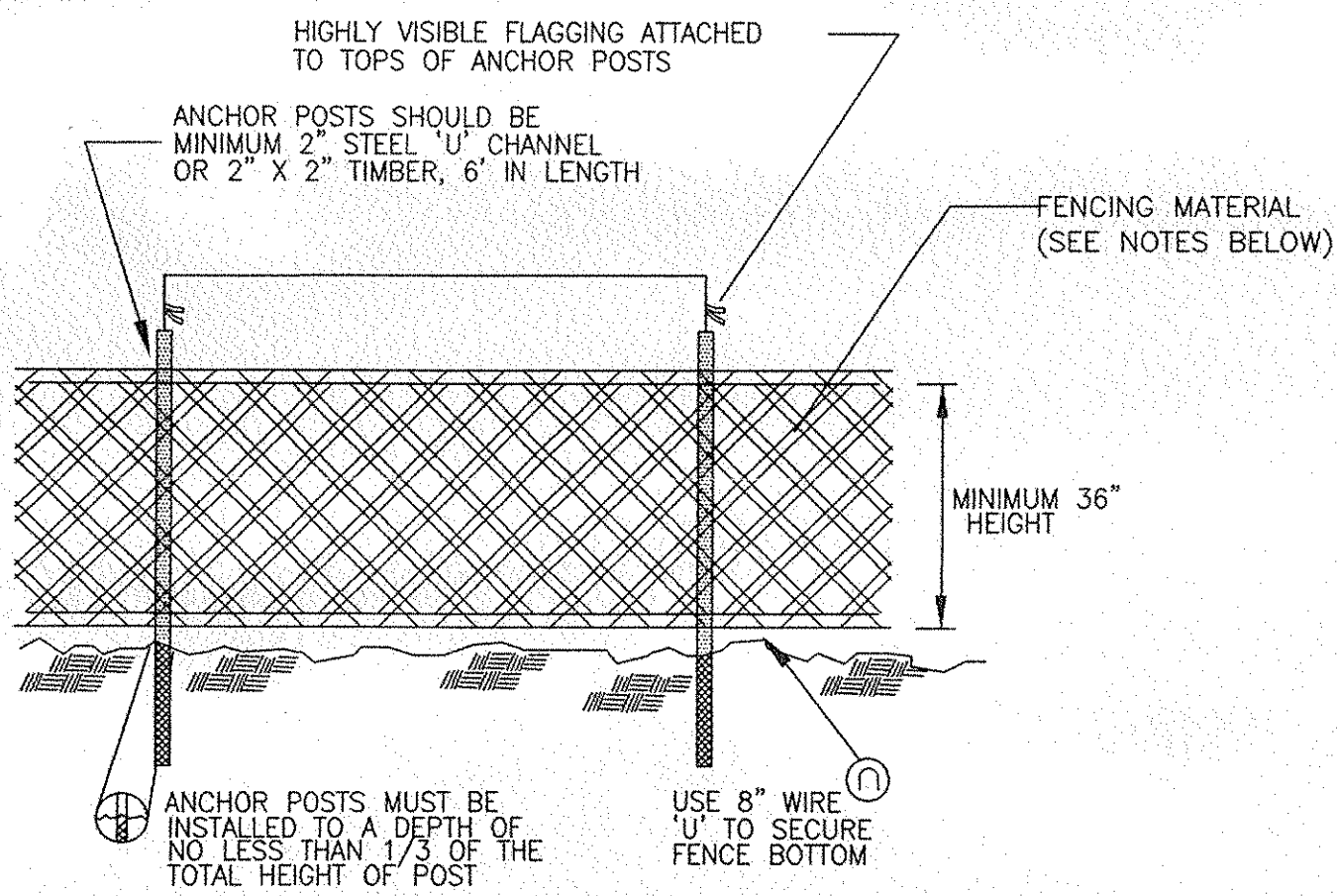
- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.

REFORESTATION AREA SIGN DETAIL NOT TO SCALE



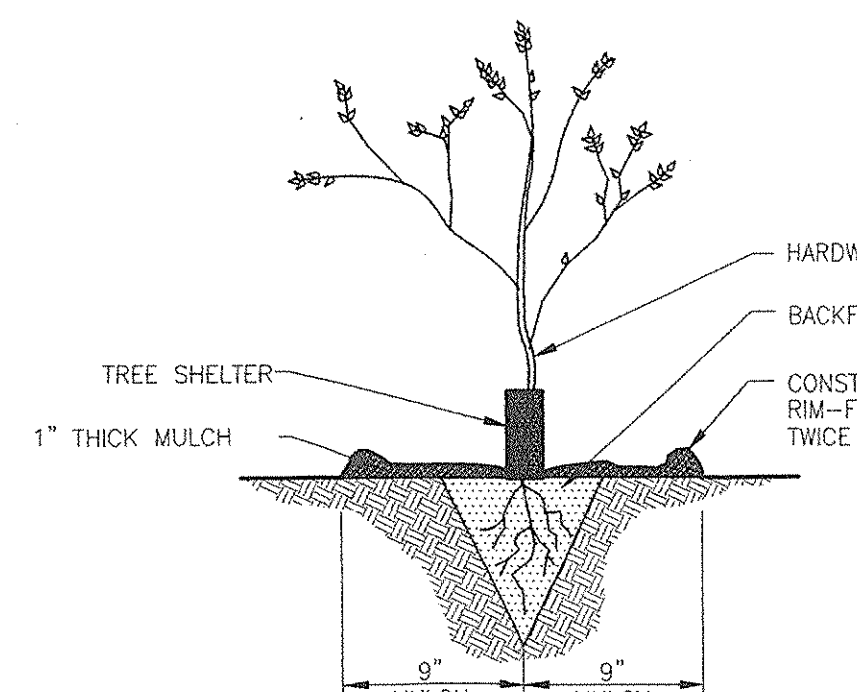
- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.

FOREST RETENTION AREA SIGN DETAIL NOT TO SCALE



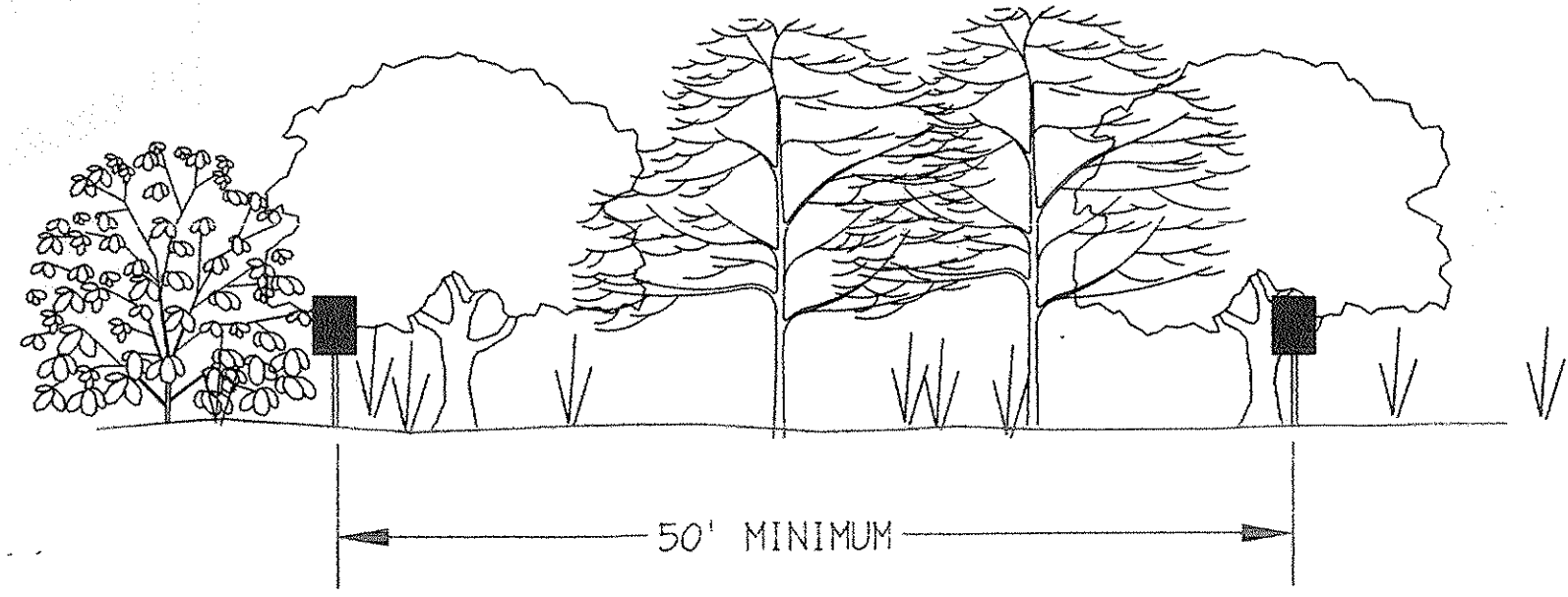
- NOTES:
1. BLAZE ORANGE MESH OR SUPER SILT FENCE FOR TREE PROTECTION DEVICE, ONLY.
 2. BOUNDARIES OF PROTECTION AREA WILL BE ESTABLISHED PRIOR TO GRADING AND SEDIMENT CONTROL.
 3. AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMAGE OR SEVER LARGE ROOTS WHEN INSTALLING POSTS.
 4. FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 5. SEE SUPER SILT FENCE DETAILS ON APPROVED SEDIMENT CONTROL PLANS.

TREE PROTECTION FENCING NOT TO SCALE



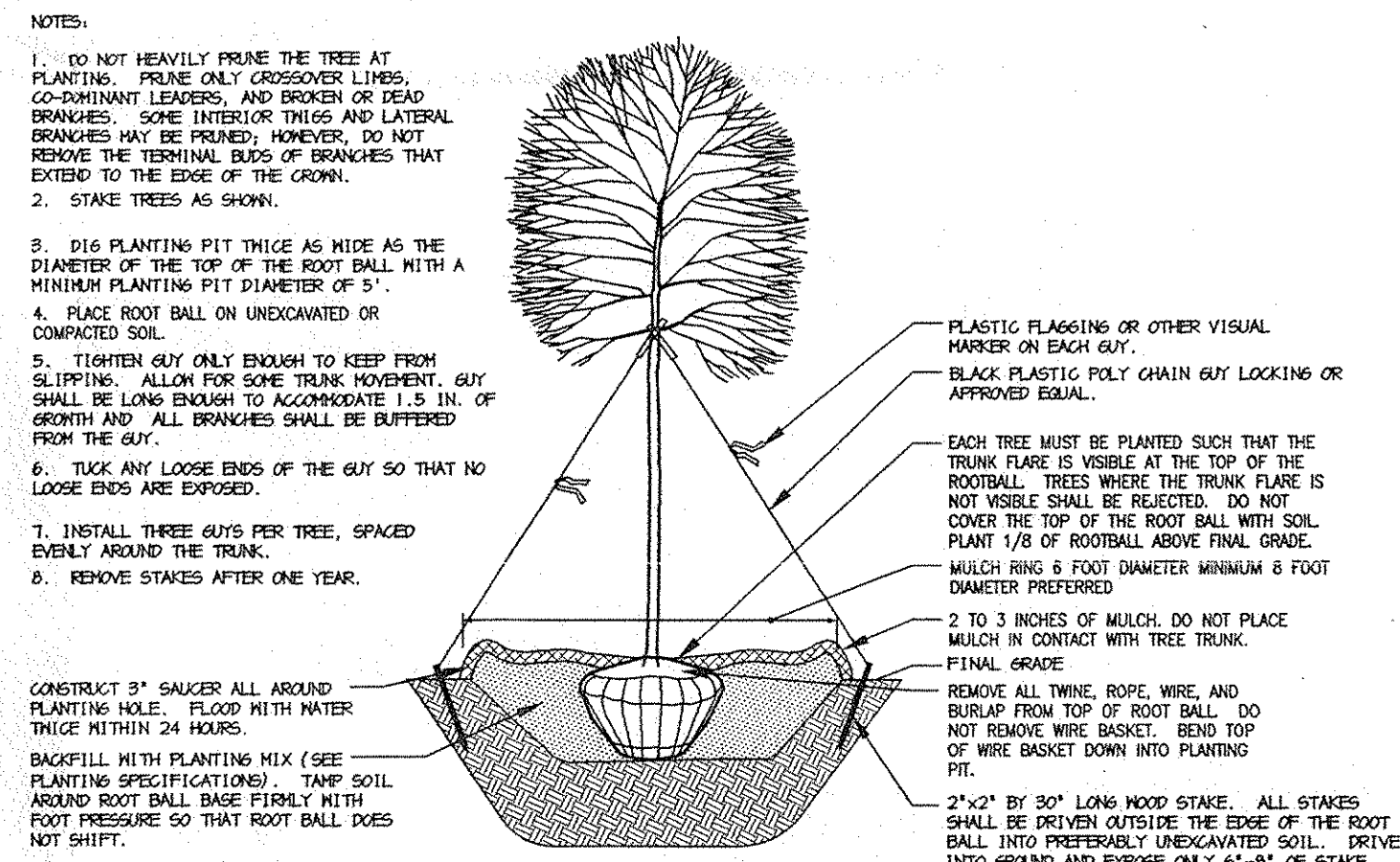
- NOTES:
1. EXTREME CARE SHALL BE TAKEN TO INSURE RETAINED MOISTURE OF THE ROOTS. A MOIST CARRYING CONTAINER SHALL BE USED WHEN TRANSPORTING WHIPS TO THE FIELD.
 2. DO NOT SUBMERGE ROOTS OF WHIPS IN WATER OVERNIGHT.

SEEDLING PLANTING W/ TREE SHELTER DETAIL NOT TO SCALE

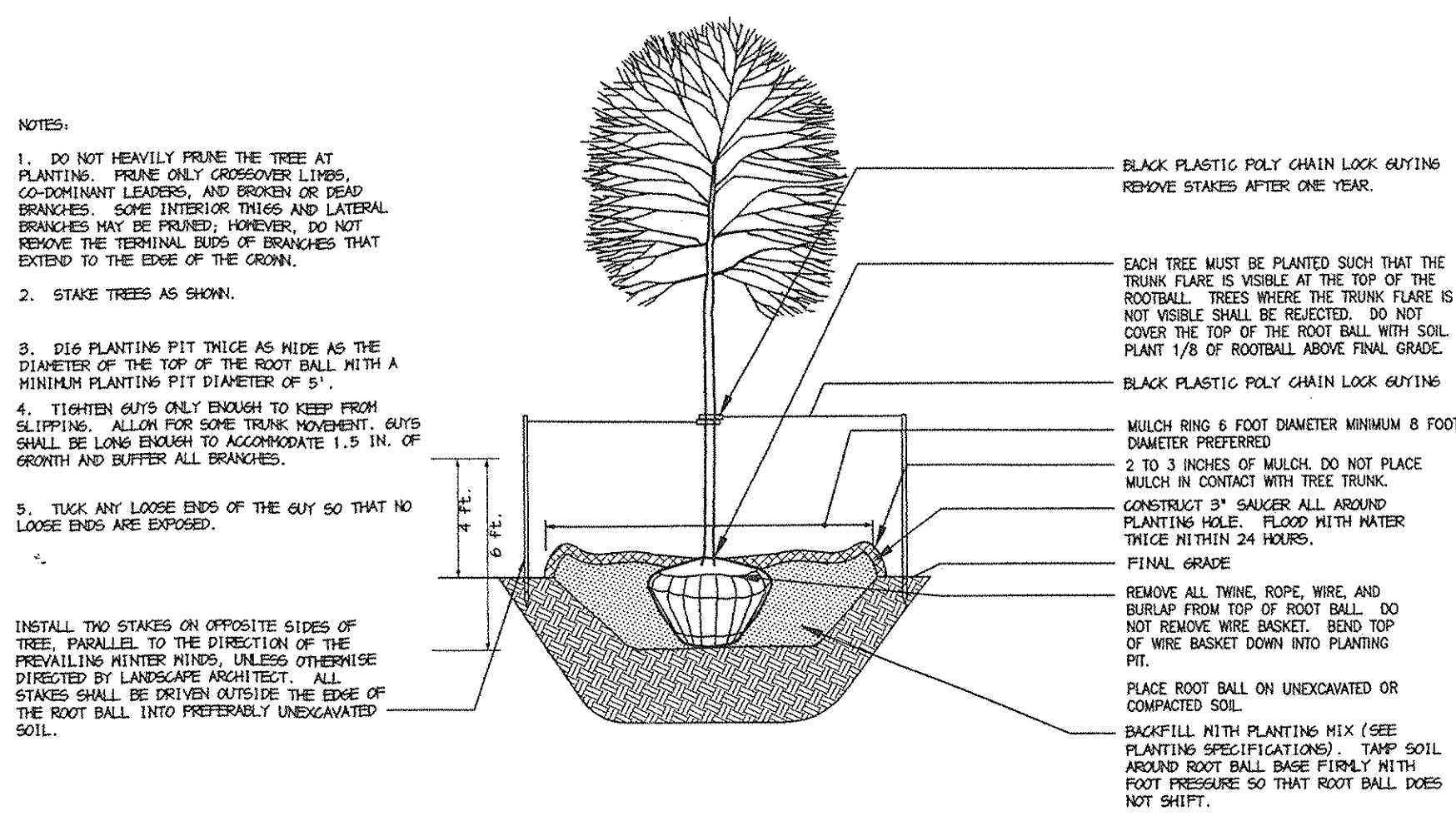


- NOTES:
1. WOODLAND PRESERVATION AREA SIGNS AND WOODLAND REFORESTATION AREA SIGNS SHALL BE LOCATED AS SHOWN ON THE TYPE II T.C.P. ALL SIGNS SHALL BE MOUNTED ON METAL POSTS.

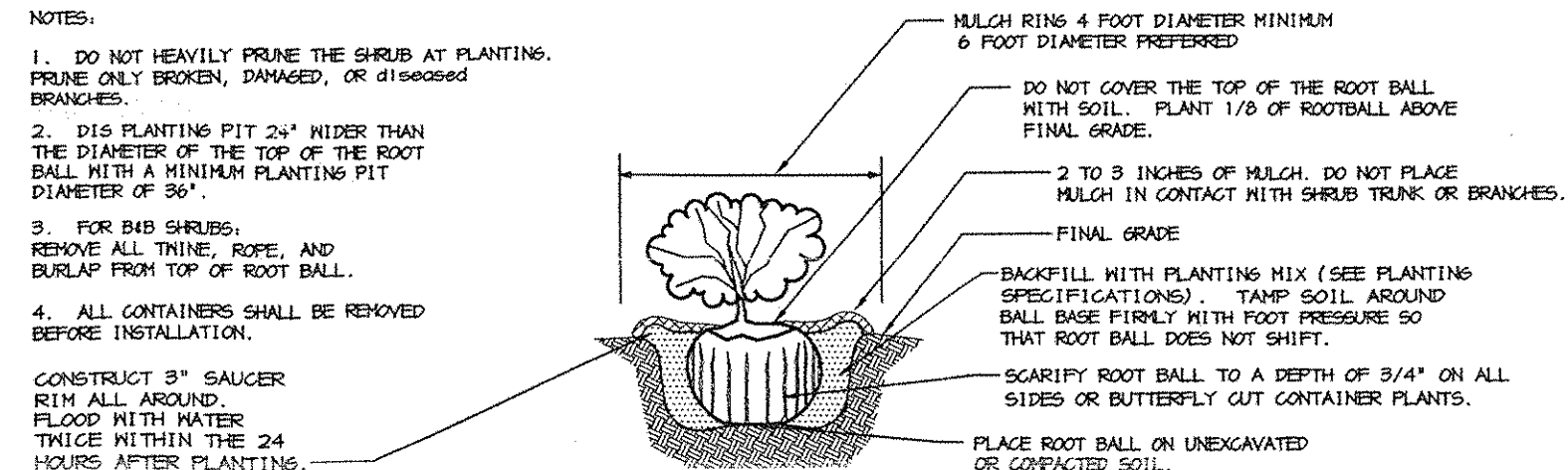
PRESERVATION AND REFORESTATION AREA SIGN SPACING DETAIL NOT TO SCALE



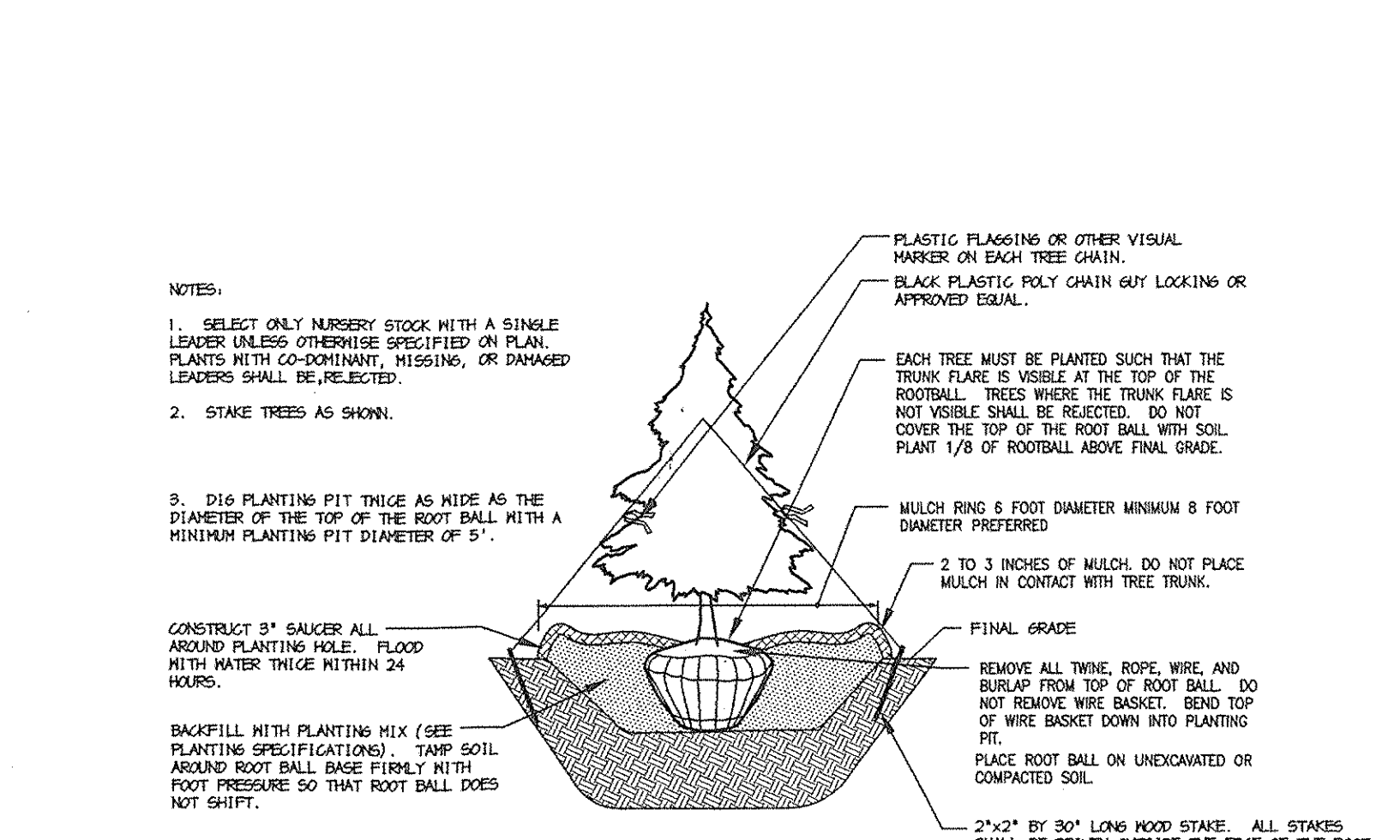
DECIDUOUS B&B TREE PLANTING DETAIL (TREES 3" CAL. OR LARGER) NOT TO SCALE



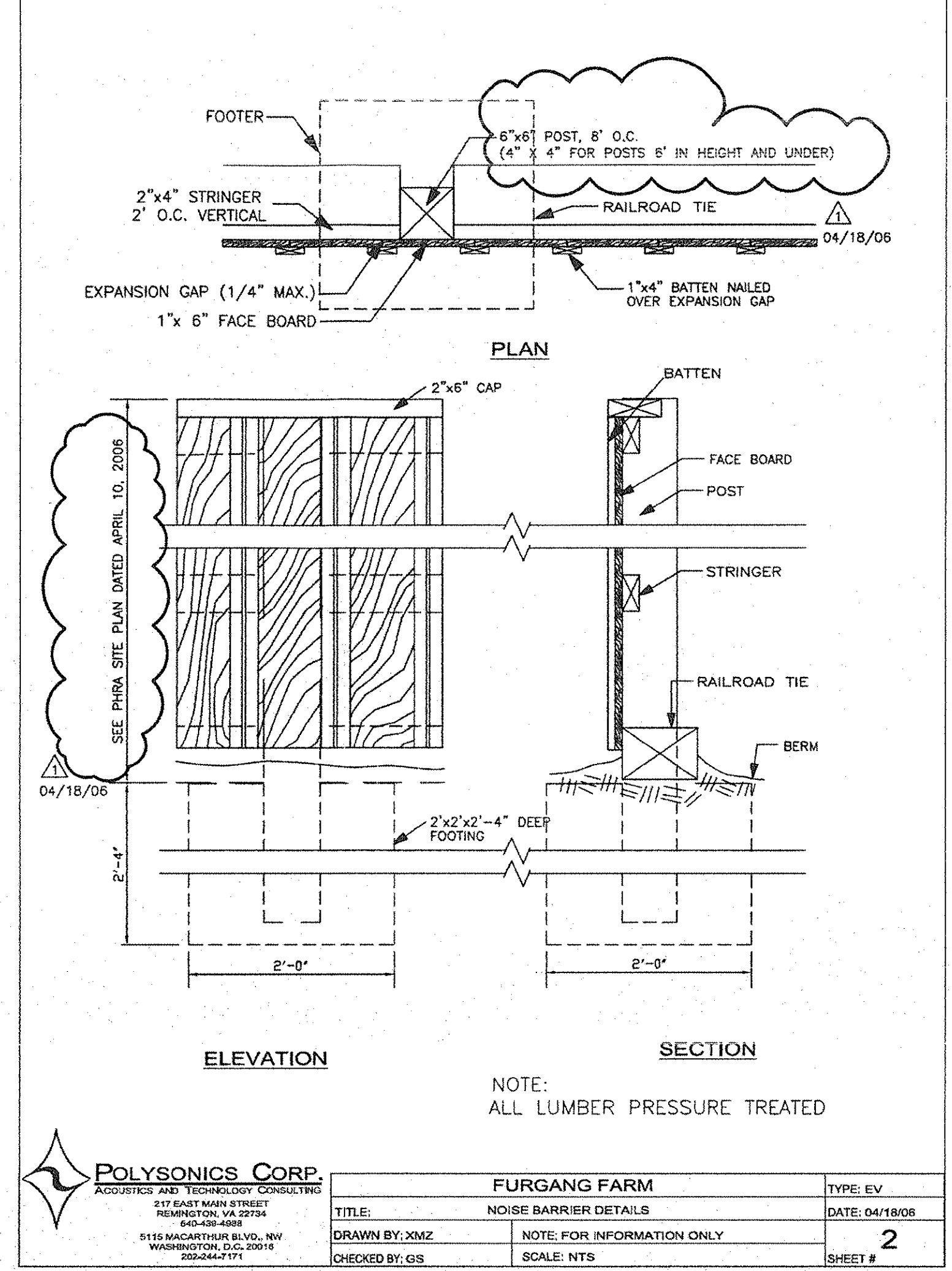
DECIDUOUS B&B TREE PLANTING DETAIL (TREES 3" CAL. OR SMALLER) NOT TO SCALE



INDIVIDUAL SHRUB PLANTING DETAIL - B&B AND CONTAINER SHRUBS NOT TO SCALE

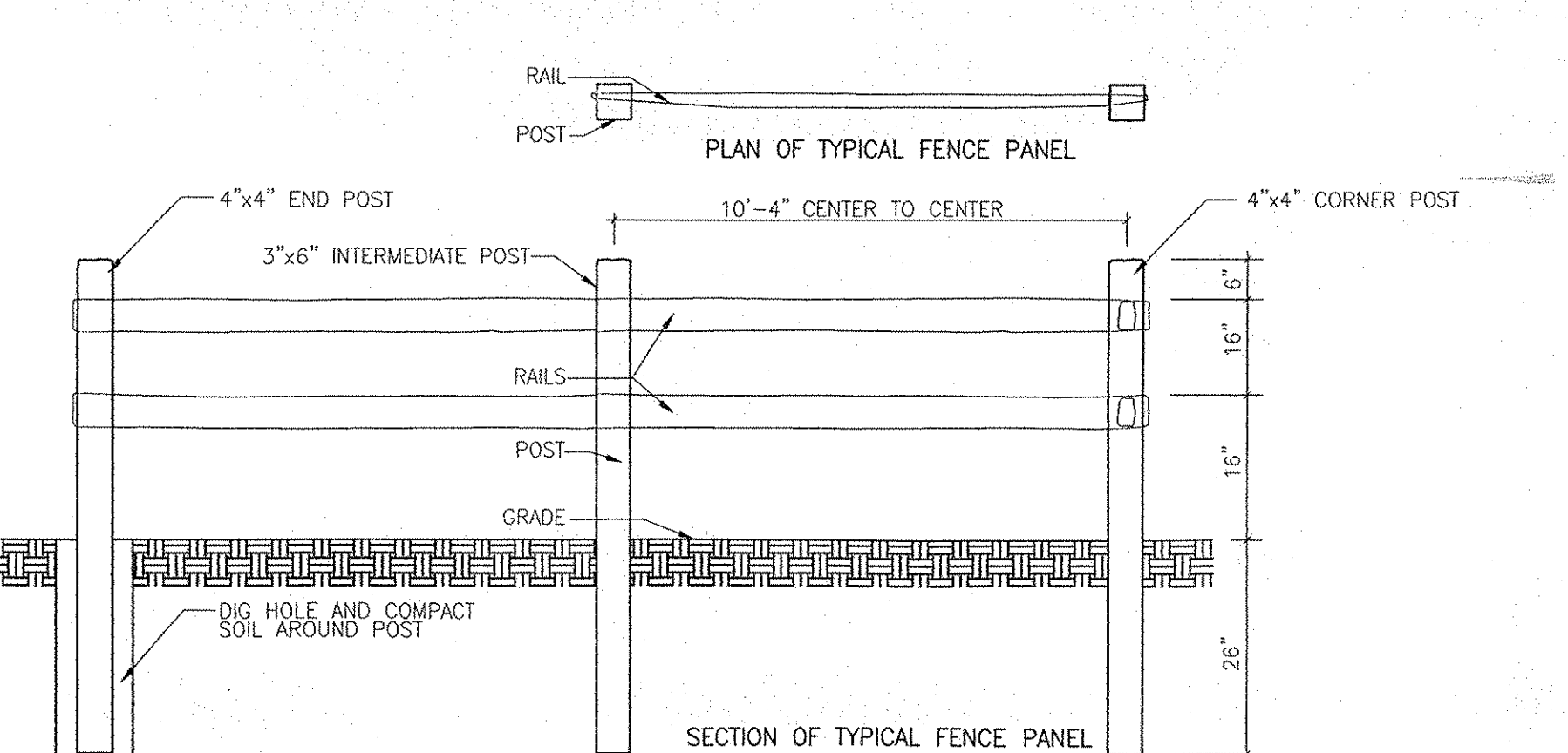


EVERGREEN B&B TREE PLANTING DETAIL NOT TO SCALE



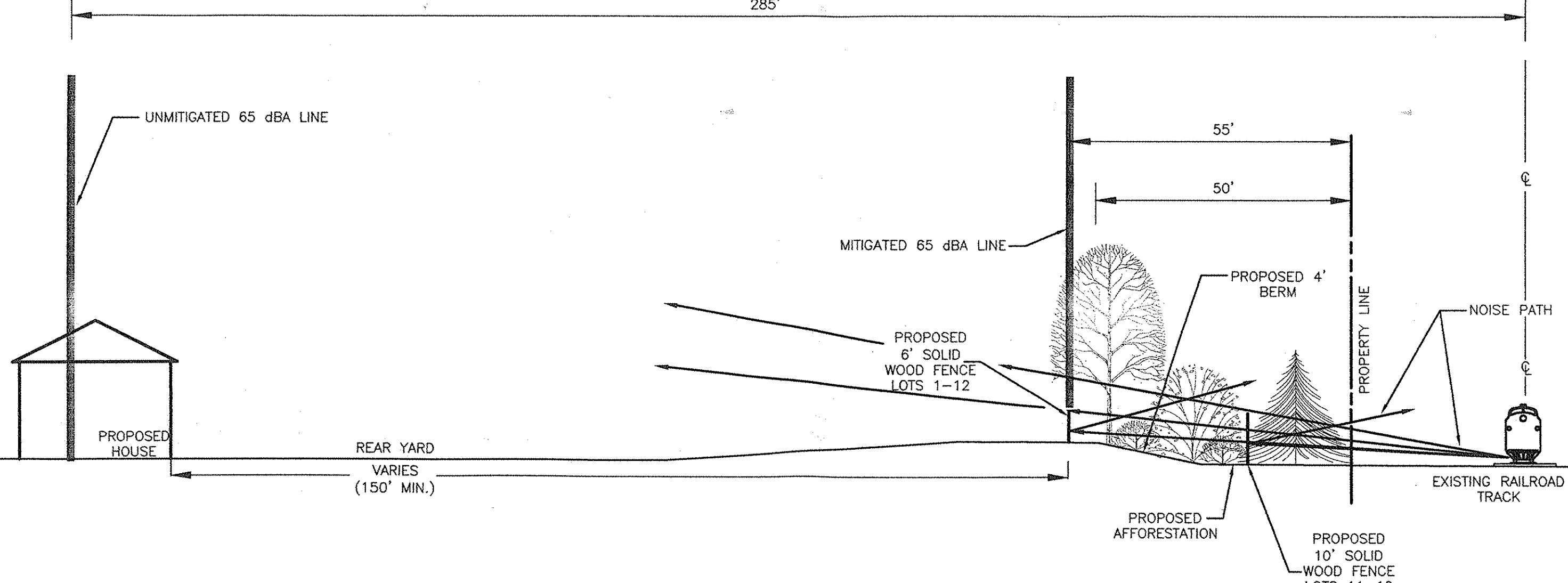
TYPICAL NOISE BARRIER DETAIL SCALE: NOT TO SCALE

- NOTES:
1. BARRIER HEIGHT NOTED ON PLANS. ON LOTS 1-11, ON TOP OF 4' BERM, BARRIER IS TO BE 6' TALL FOR A TOTAL HEIGHT OF 10'. ON LOTS 11 AND 12, AGAINST RAILROAD, BARRIER IS TO BE 10' TALL.
 2. ALL LUMBER FOR BARRIER SHALL BE PRESSURE TREATED.
 3. ALL CONCRETE FOR FOOTINGS SHALL BE 3,000 PSI.



- NOTES:
1. CONTRACTOR SHALL SPECIFY POST SPACING IN THE FIELD ONE SPAN AT A TIME.
 2. RAILS SHALL BE MADE OF TREATED LOCUST, HEMLOCK, OR MIXED HARDWOODS. POSTS SHALL BE COMPOSED OF LOCUST OR APPROVED EQUAL.

PERMANENT TREE PROTECTION DEVICE (WOODEN SPLIT RAIL FENCE) NOT TO SCALE



TYPICAL SECTION OF PROPOSED NOISE MITIGATION SCALE: 1" = 20'

M-NCPPC APPROVALS			
PROJECT NAME: FURGANG FARM			
PROJECT NUMBER: DSP-06005			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
6-12-06	5.1	6-14-06	

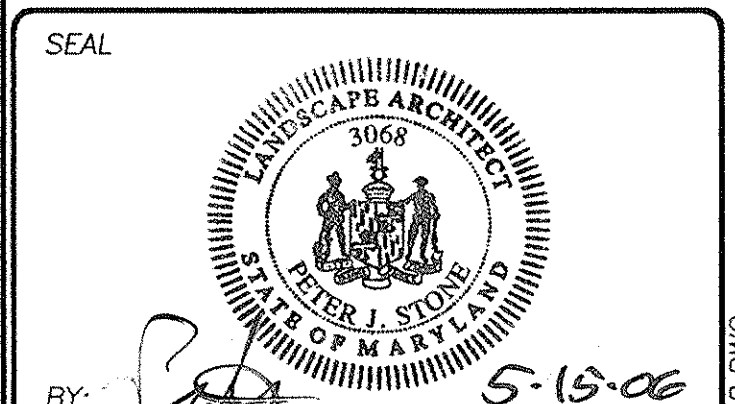
M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP# 89/ 00	
Approved by	Date
KIM FINCH	9/27/05
01 K.Finch	6/21/06
02 K.Finch	8/28/17
03 K.Finch	3/23/18
04	
05	

DESIGNED: PJS/ALC DRAWN: PJS/ALC DATE: 9/26/05 SCALE: AS SHOWN	
FILE NO: 12375-1-0 SHEET 8 OF 8	

**TREE CONSERVATION
PLAN II DETAILS**

FURGANG FARM
TAX MAP 127, PARCEL 187 & 148
10811 OLD INDIAN HEAD ROAD
UPPER MARLBORO, MD 20772

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD



DESIGNED: PJS/ALC
DRAWN: PJS/ALC
DATE: 9/26/05
SCALE: AS SHOWN

FILE NO: 12375-1-0
SHEET 8 OF 8

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Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive Columbia, MD 21045
T 410-597-8800 F 410-597-9282

NO.	REVISION	DATE	BY
1	ADD FENCE AND REUSE BERM	5/12/06	PJS