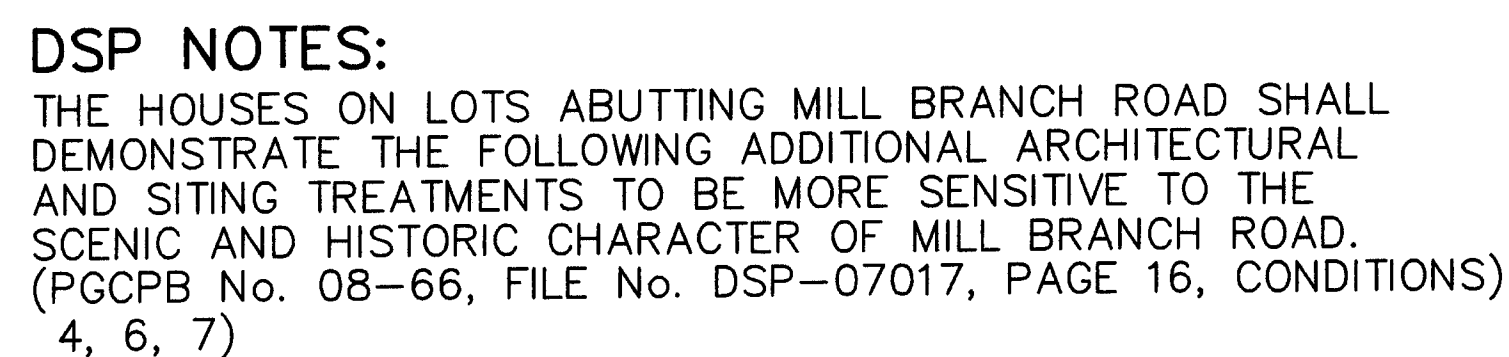


QUEEN ANNE ELECTION DISTRICT 7
PRINCE GEORGE'S COUNTY, MARYLAND



- a. ALL ELEVATIONS SHALL BE SHEATHED WITH EXTERIOR MATERIALS OF TRADITIONAL CHARACTER OR THE APPEARANCE OF IT. ACCEPTABLE EXTERIOR MATERIALS INCLUDE HARDPLANK LAP SIDING (SMOOTH FINISH) OR EQUIVALENT, AND DOMESTICALLY-SCALED COMMON BRICK IN A TRADITIONAL "RED" PALETTE. NEITHER RANDOM-ASHLAR, NOR FINISHED STONE SHALL BE USED FOR ANY ELEVATIONS OR FOUNDATIONS.
- b. WHENEVER POSSIBLE, WINDOWS ON ALL ELEVATIONS SHALL BE FRAMED WITH DECORATIVE SHUTTERS OF TRADITIONAL DESIGN AND APPROPRIATE SCALE. SHUTTER COLORS SHALL BE LIMITED TO BLACK, DARK GREEN, OR DARK RED, AND ONLY ONE SHUTTER COLOR SHALL BE USED PER HOUSE.
- c. NO HIP-ROOF ELEVATION OPTIONS SHALL BE USED. ALL MAIN BLOCK AND SECONDARY BLOCK ROOFS SHALL BE SIDE-GABLED OR FRONT-AND SIDE-GABLED OR FRONT-AND SIDE-GABLED. HIP ROOF FORMS SHALL BE LIMITED TO OPTIONAL ONE-STORY ADDITIONS OR PROJECTING WINDOW BAY OPTIONS ONLY. ROOFS SHALL BE COVERED ONLY WITH ASPHALT ARCHITECTURAL-GRADE SHINGLES IN A TRADITIONAL DARK COLOR. IF ANY METAL ROOFING IS USED FOR SECONDARY ROOFS OR MINOR FEATURES, IT SHOULD BE DETAILED AND FINISHED IN A TRADITIONAL MANNER AND EMPLOY A COLOR TO MATCH THE REMAINDER OF THE ROOF OR ONE FROM AN APPROVED LIST OF MATERIALS.
- d. ALL ELEVATIONS FACING MILL BRANCH ROAD SHALL UTILIZE AT LEAST FOUR ARCHITECTURAL FEATURES (SUCH AS FULL-SIZE WINDOWS OR DOORS), IN A BALANCED AND ATTRACTIVE ARRANGEMENT.
- e. f. THE HOUSE ON LOT 1 & 2 SHALL BE TREATED WITH BRICK ON ALL FOUR SIDES.
- g. THE HOUSE ON LOT 3 SHALL BE TURNED APPROXIMATELY 45 DEGREES CLOCKWISE TO FACE TOWARDS ITS ACCESS DRIVEWAY AND SHALL BE TREATED WITH BRICK ON FOUR SIDES.
- h. THE HOUSE ON LOT 4 SHALL BE TREATED WITH BRICK ON THE FRONT AND TWO SIDES.
- i. THE HOUSE ON LOT 10 SHALL BE TREATED WITH BRICK ON ALL FOUR SIDES.
- j. THE HOUSE ON LOT 13 SHALL BE ROTATED TO PARALLEL THE HOUSE ON LOTS 10 AND 14, AND SHALL BE TREATED WITH BRICK ON ALL FOUR SIDES.
- k. THE HOUSE ON LOT 14 SHALL BE TREATED WITH BRICK ON ALL FOUR SIDES.
- l. THE HOUSE ON LOT 18 SHALL BE ROTATED SUCH THAT THE FRONT-LOADED GARAGE ON THE RIGHT SIDE OF THE HOUSE WILL NOT FACE MILL BRANCH ROAD. THE FRONT AND SIDES OF THE HOUSE SHALL BE TREATED WITH BRICK.
- m. THE HOUSE ON LOT 19 SHALL BE ROTATED SUCH THAT THE GARAGE ON THE RIGHT SIDE OF THE HOUSE WILL NOT FACE MILL BRANCH ROAD. THE SIDE OF THE HOUSE SHALL BE PARALLEL TO MILL BRANCH ROAD. THE FRONT AND SIDES OF THE HOUSE SHALL BE TREATED WITH BRICK.
- n. SHOULD SITE CONDITIONS OR SELECTION OF A DIFFERENT MODEL ON A PARTICULAR LOT NECESSITATE ANY FURTHER SITING REVISIONS, THE REVISIONS SHALL BE MADE SO AS TO FOLLOW THE FOLLOWING GUIDELINES:
 - (1) GARAGES SHALL NOT FACE MILL BRANCH ROAD.
 - (2) ANY SIDE FACING MILL BRANCH ROAD SHOULD BE TREATED WITH BRICK. ANY HOUSE WITH A BRICK SIDE MUST UTILIZE BRICK ON THE FRONT AND BOTH SIDES. ANY HOUSE WITH A BRICK REAR MUST UTILIZE BRICK ON ALL FOUR SIDES.
 - (3) ALL ELEVATIONS FACING MILL BRANCH ROAD SHOULD HAVE AT LEAST FOUR ARCHITECTURAL FEATURES IN A BALANCED AND ATTRACTIVE ARRANGEMENT.
6. NO ENTRANCE FEATURE SHALL BE CONSTRUCTED FOR THIS SUBDIVISION WITHOUT A REVISION TO THE DETAILED SITE PLAN. ENTRANCE FEATURES SHALL NOT BE PERMITTED WITHIN THE SCENIC EASEMENT OR THE PUBLIC UTILITY EASEMENT.
7. ALL VEHICLES VISITING THE SITE FOR CONSTRUCTION PURPOSES SHALL ACCESS MILL BRANCH ROAD DIRECTLY FROM U.S. 301 AND SHALL NOT TRAVEL ON MILL BRANCH ROAD TO THE EAST/SOUTH OF THE SITE.

OWNER/DEVELOPER:
K & P BUILDERS INC.
13627 ANNAPOLIS ROAD
BOWIE, MARYLAND 20720
T.P.NO. OFFICE (301) 262-7227
FAX NO. (301) 805-7528

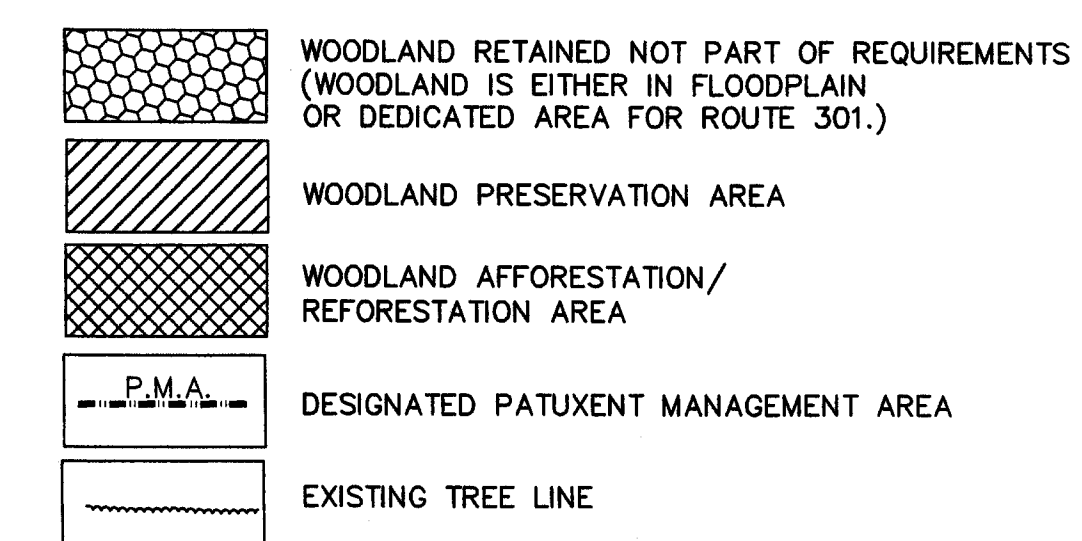
MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY



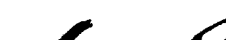
SHEET INDEX		
SHEET NO.	PLAN	TYPE
1 OF 15	COVER SHEET	
2 OF 15	TCP-II	
3 OF 15	TCP-II	
4 OF 15	TCP-II	
5 OF 15	TCP-II	
6 OF 15	TCP-II	
7 OF 15	TCP-II	
8 OF 15	TCP-II	
9 OF 15	TCP-II	
10 OF 15	TCP-II	
11 OF 15	TCP-II	
12 OF 15	TCP-II	
13 OF 15	TCP-II	
14 OF 15	DETAIL SHEET	
15 OF 15	DETAIL SHEET	

- SITE NOTES
1. ADC 15H # J8 AND 9
2. 200 SHEET NO. 204NE 14 # 15
3. POLICE: "COLLINGTON CENTER" COUNTY - 4.2 MILES
4. FIRE: MITCHELLVILLE CO. 43 - 2.2 MILES
5. TAX MAP/GRID: 63/E1, PARCEL 5
6. OWNER/DEED REF: P F SUMMERS K&P LLC
L. 17729, F. 246
7. TAX ACCT. NUMBERS: 0802553 # 0802546
8. ELECTION DISTRICT: 7
9. COUNCIL DISTRICT: 4
10. ZONING: R-A
11. SEWER & WATER CATEGORIES:
SEWER - G
WATER - G
PROPOSED PRIVATE WELL & SEPTIC
12. THE WETLAND INFORMATION SHOWN ON THIS PLAN
IS FROM A STUDY DONE BY C.D.D.I., DATED 10-9-03.
13. THE 100 YEAR FLOODPLAIN SHOWN IS FROM
FLOODPLAIN STUDY #20035 I, BY THE DEPARTMENT OF
ENVIRONMENTAL RESOURCES DATED 9-17-03.
14. THE PATUXENT RIVER PRIMARY MANAGEMENT AREA (P.M.A.)
IS FROM THE APPROVED NATURAL RESOURCE INVENTORY PLAN,
NR1066/05-02, DATED 5-3-06.
15. GROSS TRACT AREA OF SITE: 105.29 ACRES
100 YEAR FLOODPLAIN AREA: 16.93 ACRES
16. BOUNDARY PREPARED BY C.D.D.I., BASED ON FIELD SURVEY.
17. 2 FT. TOPO FROM SURVEY PERFORMED BY C.D.D.I.
18. STORMWATER MANAGEMENT CONCEPT: 2708-2006 APPROVED 1-30-06
19. APPROVED PRELIMINARY PLAN NO.: 4-05140
20. THERE ARE NO KNOWN HISTORIC RESOURCES
OR CEMETERIES WITHIN THE SITE.
21. PROPOSED USE: SINGLE FAMILY HOMES.
22. R-A ZONING REQUIREMENTS:
DENSITY: 0.50
LOTS PERMITTED: 43 (87.25 x 0.50)
LOTS PROPOSED: 38
PARCELS PROPOSED: 2 (PROPOSED FOR DEDICATION TO ROUTE 301)
- MINIMUM STANDARDS:
LOT AREA: 87,120 S.F. (IN GENERAL)
FRONT YARD: 50 FEET
REAR YARD: 35 FEET
SIDE YARD: 35 FEET/17 FEET
LOT WIDTH AT STREET: 25 FEET
LOT WIDTH AT BUILDING LINE: 150 FEET
MAXIMUM LOT COVERAGE: 10%
23. PROPOSED VARYING LOT SIZE:
60% OF LOTS AT LEAST 2 ACRE: 19 MINIMUM; 25 PROPOSED
1 ACRE LOTS PER 25 ACRES: 4 MAXIMUM; 0 PROPOSED
LOTS LESS THAN 50,000 S.F., BUT GREATER THAN 43,560 S.F.:
2 MAXIMUM; 1 PROPOSED...
REMAINING LOTS AT LEAST 50,000 S.F.
24. ALL STREETS PROPOSED FOR PUBLIC DEDICATION.
25. ALL EXISTING STRUCTURES SHALL BE REMOVED.
26. THIS PROJECT IS EXEMPT FROM MANDATORY PARK LAND DEDICATION.
27. ALL LOTS HAVE ADEQUATE PERCOLATION TESTING AND SEPTIC RECOVERY
AREAS AND HAVE BEEN APPROVED BY THE P.G. COUNTY HEALTH DEPT
DIVISION OF ENVIRONMENTAL HEALTH IN A LETTER DATED 12-6-06.
28. "ALL AFFORESTATION AND ASSOCIATED FENCING SHALL BE INSTALLED PRIOR
TO THE ISSUANCE OF THE BUILDING PERMITS FOR EACH LOT. A CERTIFICATE
PREPARED BY A QUALIFIED PROFESSIONAL MAY BE USED TO PROVIDE VET
THAT A THE AFFORESTATION AND FENCE INSTALLATION HAVE BEEN COMPLE
MUST INCLUDE, AT A MINIMUM, PHOTOS OF THE AFFORESTATION AREAS
ASSOCIATED FENCING FOR EACH LOT, WITH LABELS ON THE PHOTOS IDENTIFY
THE LOCATIONS AND A PLAN SHOWING THE LOCATIONS WHERE THE PHOTOS
TAKEN".

LEGEND:

[illegible]

TREE CONSERVATION PLAN CERTIFIED BY:

  DATE: 12/4/98

GARY R. BURTON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53

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

APPROVAL
TREE CONSERVATION PLAN
TCP II/89/2007

Approved by _____

01	<i>K.P. Miller</i>	<i>12/20</i>
02	<i>K.P. Miller</i>	<i>12/13/07</i>
03		
04		
05		
06		

 BEN DYER ASSOCIATES, INC. 1000 W. BROADWAY, SUITE 200 WILMINGTON, DELAWARE 19801		 CAPITOL DEVELOPMENT DESIGN, INC. ENGINEERS — PLANNERS — SURVEYORS 4600 POWDER MILL ROAD — SUITE 200 — BELTSVILLE, MD 20705 OFFICE (301) 937-3501 FAX (301) 937-3507	
PROJECT NO. 1000-2000 DRAWING NO. 1000-2000		COPYRIGHT © 2010 BEN DYER ASSOCIATES, INC. ALL RIGHTS RESERVED BY BEN DYER ASSOCIATES, INC.	
MAP NO. 1000-2000		BIC04-5	
DATE 11-30-10		SCALE 1" = 30'	
DESCRIPTION REV. TO CONFORM WITH THE APPROVED SPECIAL PERMITS		DATE NOVEMBER 2010	
REVISIONS		SHEET NO. 54-C02B-Z	

9-25-2013

DATE

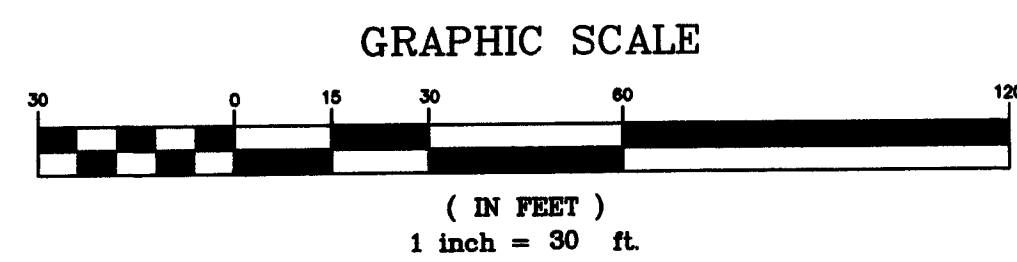


Mike Petrakia
 Qualified Professional
 CDMAR 08.19.06.01

TCP II COVER SHEET
MILL BRANCH
QUEEN ANNE ELECTION DISTRICT 7
PRINCE GEORGE'S COUNTY, MARYLAND

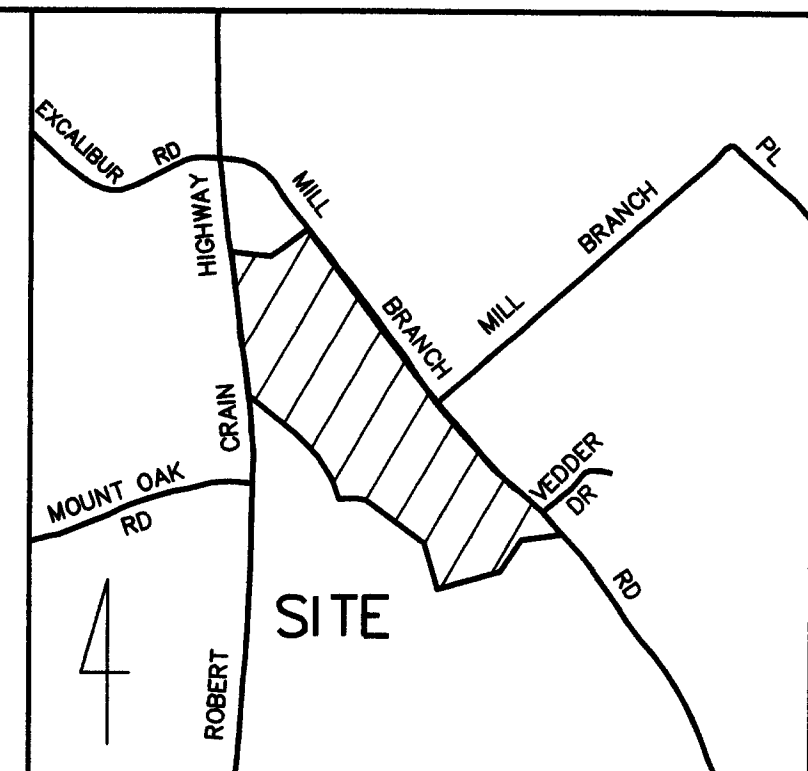
REVISIONS
1. 11/25/08 REV. PE RESOLUTION COM. MF
2. 12-18-10 Rev. Engr of Record - JPD

DATE: FEB. 2009	
DWN. DS	CHECKED GB
SCALE: 1"=200'	
PROJECT/FILE NO. 02-083	
SHEET NO. 1 OF 15	

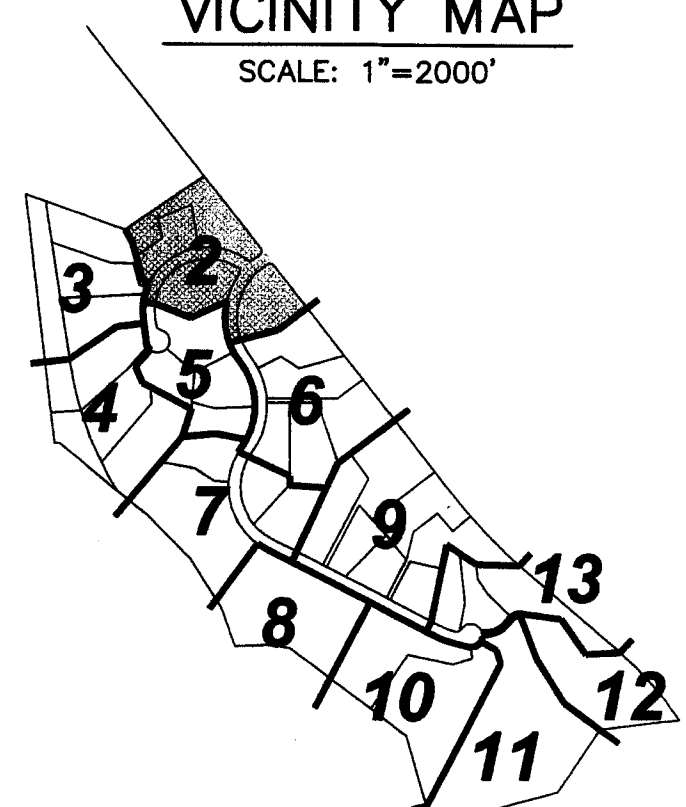


WOODLAND REF./AFFORESTATION
AREA #1
1.30 AC.
SEE LANDSCAPE PLAN FOR 40'
SCENIC ESMT. PLANTING
LAYOUT AND DETAILS

WOODLAND REF./AFFORESTATION
AREA #17
5.13 AC.
SEE LANDSCAPE PLAN FOR 40'
SCENIC ESMT. PLANTING
LAYOUT AND DETAILS



VICINITY MAP
SCALE: 1"=2000'



KEY PLAN
NOT TO SCALE

MATCH LINE-REFER TO SHEET 6 OF 15

MATCH LINE-REFER TO SHEET 6 OF 15

MATCH LINE-REFER TO SHEET 5 OF 15

MATCH LINE-REFER TO SHEET 5 OF 15

LEGEND:

- EXISTING:**
- STORM DRAIN MANHOLE
 - POWER POLE
 - LIGHT POLE
 - EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - TREELINE
 - WATERS OF THE U.S.
 - 50' STREAM BUFFER
 - PMA BOUNDARY
 - FLOODPLAIN
 - WETLAND
 - WETLAND BUFFER
 - SPECIMEN TREE TO BE SAVED (FIELD SURVEYED)
 - SPECIMEN TREE CRITICAL ROOT ZONE (1 INCH. CAL. TREE= 1 FOOT RADIUS)
 - SPECIMEN TREE TO BE REMOVED (FIELD SURVEYED)
 - FIDS HABITAT
 - FIDS BUFFER
- PROPOSED:**
- CATCH BASIN
 - YARD INLET
 - STORM DRAIN PIPE
 - TREE LINE
 - BUILDING RESTRICTION LINE(TYP.)
 - CONTOUR
 - BUILDING
 - LIMIT OF DISTURBANCE
 - WOODLAND PRESERVATION AREA
 - WOODLAND AFFORESTATION/ REFORESTATION AREA
 - WOODLAND PRESERVATION FENCE (SEE DETAIL SHEET 15 OF 15)
 - WOODLAND PRESERVATION FENCE (SUPER SILT FENCE FROM SEDIMENT CONTROL PLAN)
 - WOODLAND AFFORESTATION/ REFORESTATION FENCE (SEE DETAIL SHEET 15 OF 15)
 - WOODLAND PRESERVATION SIGN
 - REFORESTATION/AFF. SIGN
 - WELL

M-NCPPC APPROVALS			
PROJECT NAME: Mill Branch			
PROJECT NUMBER: DDP-07017			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
1	5-18-08	AL	2-2-09

M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section			
APPROVAL TREES CONSERVATION PLAN			
TCP 11/89/2007			
1	2/2/09	2/2/09	2/2/09
2			
3			
4			
5			
6			

TREE CONSERVATION
PLAN TYPE II
MILL BRANCH
QUEEN ANNE ELECTION DISTRICT 7
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

DATE: FEB. 2009	DWN.	CHECKED
DS		GB

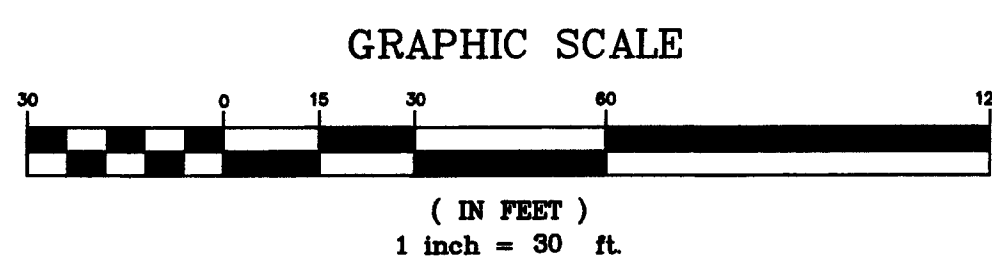
SCALE: 1"=30'

PROJECT/FILE NO.
02-083

SHEET NO.
2 OF 15

OWNER/DEVELOPER:
K & P BUILDERS INC.
13627 ANNAPOLIS ROAD
BOWIE, MARYLAND 20720
T.P.NO. OFFICE (301) 262-7227
FAX NO. (301) 805-7528

FOR LOCATION OF MISS UTILITY
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY



WOODLAND REF./AFFORESTATION
AREA #3
0.27 AC.

LEGEND:

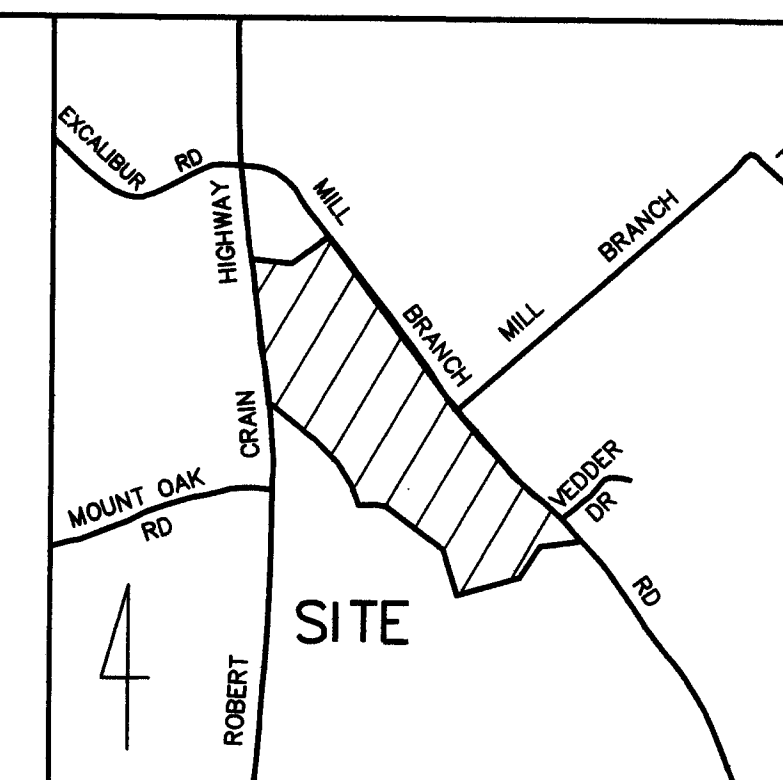
- EXISTING:**
STORM DRAIN MANHOLE
POWER POLE
LIGHT POLE
---2--- EXISTING 2' CONTOUR
---20--- EXISTING 10' CONTOUR
TREELINE
WATERS OF THE U.S.
50' STREAM BUFFER
PMA BOUNDARY
FLOODPLAIN
WETLAND
WETLAND BUFFER
SPECIMEN TREE TO BE SAVED
(FIELD SURVEYED)
SPECIMEN TREE CRITICAL ROOT ZONE
(1 INCH. CAL. TREE= 1 FOOT RADIUS)
SPECIMEN TREE TO BE REMOVED
(FIELD SURVEYED)
FIDS HABITAT
FIDS BUFFER
UNMITIGATED 65 DBA
LDN CONTOUR
- PROPOSED:**
CATCH BASIN
YARD INLET
STORM DRAIN PIPE
TREE LINE
BUILDING RESTRICTION LINE(TYP.)
CONTOUR
BUILDING
LOD
LIMIT OF DISTURBANCE
WOODLAND PRESERVATION AREA
WOODLAND AFFORESTATION/
REFORESTATION AREA
WOODLAND PRESERVATION FENCE
(SEE DETAIL SHEET 15 OF 15)
WOODLAND PRESERVATION FENCE:
(SUPER SILT FENCE FROM
SEDIMENT CONTROL PLAN)
WOODLAND AFFORESTATION/
REFORESTATION FENCE
(SEE DETAIL SHEET 15 OF 15)
WOODLAND PRESERVATION SIGN
REFORESTATION/AFF. SIGN
WELL

WOODLAND REF./AFFORESTATION
AREA #2
1.47 AC.

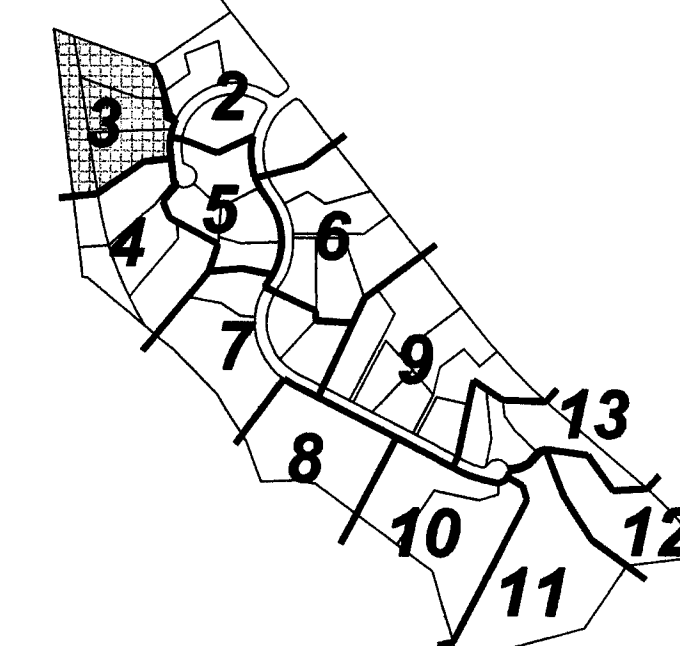
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K & P BUILDERS INC.
13627 ANNAPOLIS ROAD
BOWIE, MARYLAND 20720
T.P.NO. OFFICE (301) 262-7227
FAX NO. (301) 805-7528

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

ROBERT S CRAIN HWY. (U.S ROUTE 301)
(VARIABLE R/W)



VICINITY MAP
SCALE: 1"=2000'



KEY PLAN
NOT TO SCALE

WOODLAND PRESERVATION
AREA #1
1.12 AC.

WOODLAND REF./AFFORESTATION
AREA #4
0.75 AC.

M-NCPPC APPROVALS			
PROJECT NAME:	Mill Branch	DATE:	2/2/09
PROJECT NUMBER:	DB-07017	APPROVED BY:	[Signature]
Rev. to conform with the approved design permits		DATE:	2/2/09

APPROVAL			
TREE CONSERVATION PLAN			
TCP II/89/2007			
APPROVED BY:	[Signature]	DATE:	2/2/09
CHECKED BY:	[Signature]	DATE:	2/2/09
DATE:	2/2/09	CHECKED BY:	[Signature]

REVISIONS			
DATE	DESCRIPTION	BY	DATE
9-25-2003	MADE	Mike Petrakis	08/19/06

TREE CONSERVATION
PLAN TYPE II
MILL BRANCH
QUEEN ANNE ELECTION DISTRICT 7
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS
2/3/09 - REVISED
NOISE CONTOUR PER
APPROVED STUDY
2-12-10 Rev. Engr
of Record, JRD

DATE: FEB. 2009
DWN. DS
CHECKED GB

SCALE: 1"=30'

PROJECT/FILE NO.
02-083

SHEET NO.
3 OF 15

DATE: NOVEMBER 2003

DATE: NOVEMBER 2003

DATE: NOVEMBER 2003

DATE: NOVEMBER 2003

DATE: NOVEMBER 2003

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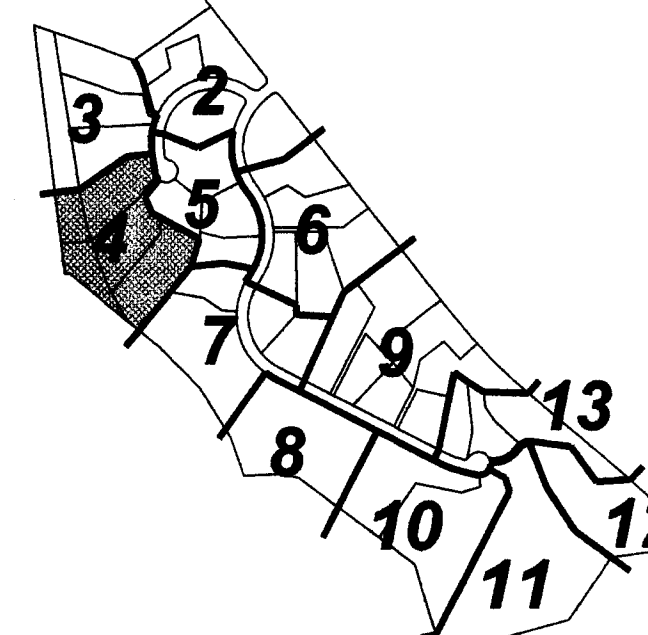
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DATE: NOVEMBER 2003

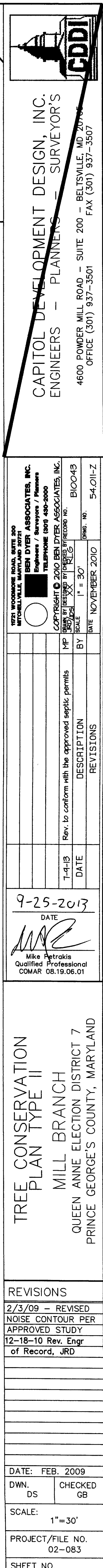
DATE: NOVEMBER 2003



VICINITY MAP
SCALE: 1"=2000'



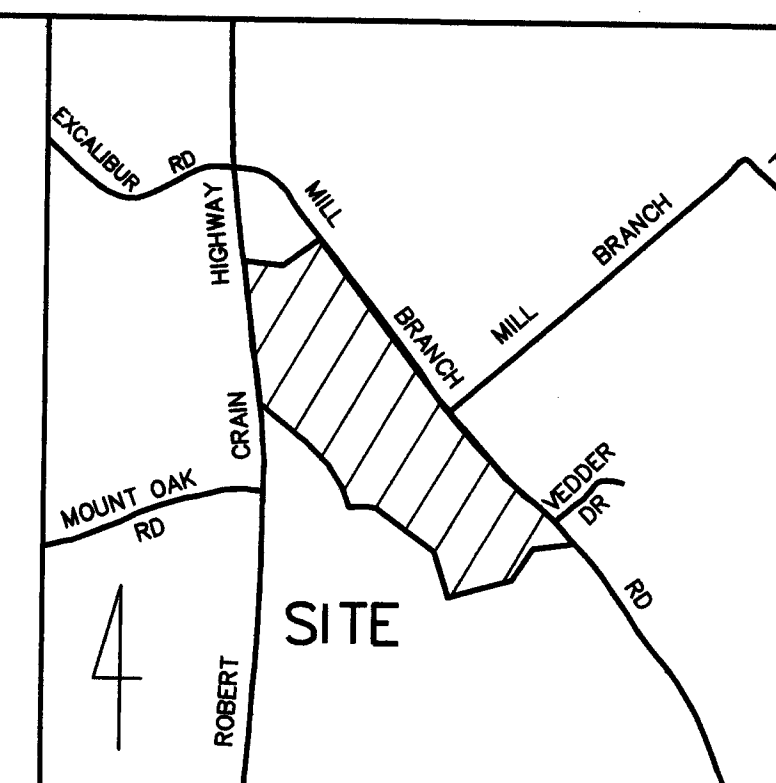
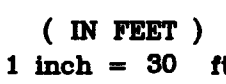
KEY PLAN
NOT TO SCALE

[illegible]

TREE CONSERVATION
PLAN TYPE II
MILL BRANCH
QUEEN ANNE ELECTION DISTRICT 7
PRINCE GEORGE'S COUNTY, MARYLAND

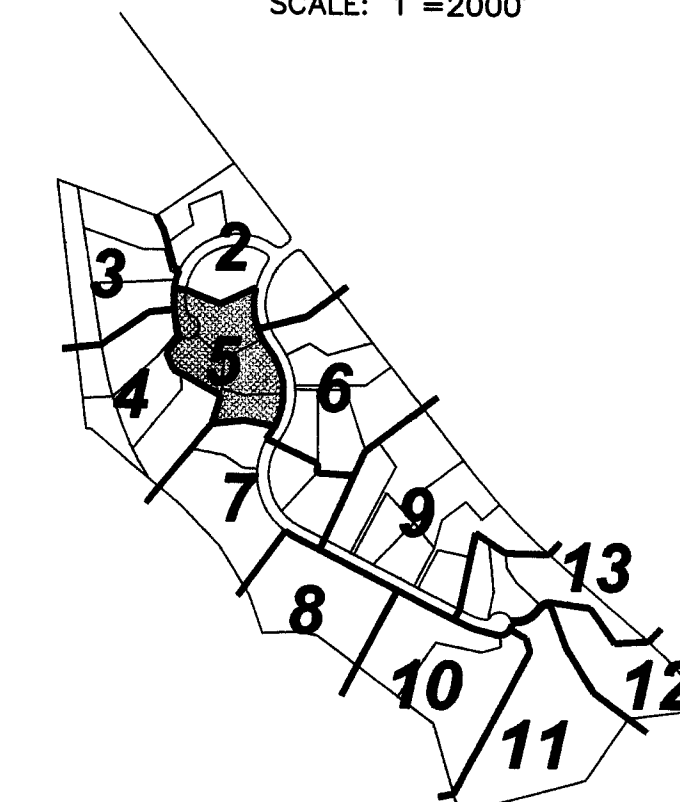
REVISIONS
2/3/09 - REVISED
NOISE CONTOUR PER
APPROVED STUDY
12-18-10 Rev. Engr
of Record, IPD

DATE: FEB. 2009	
DWN. DS	CHECKED GB
SCALE: 1"=30'	
PROJECT/FILE NO. 02-083	
SHEET NO. 4 OF 15	



VICINITY MAP

SCALE: 1"=200'



KEY PLAN

NOT TO SCALE

[illegible]

17221 WOODMOORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721

 BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

COPYRIGHT © 2010 BEN DYER ASSOCIATES, INC.

1" = 30'	DATE NOVEMBER 2010	DATE NOV 27 7
SCALE	DESIGNED BY	DATE
XX	XX	XX
REVISION	BY	DATE
XX	XX	XX
RECORD NO.	B100413	

[illegible]

9-25-2013
DATE
MAE
Mike Petrakis
Qualified Professional
COMAR 08.18.06.01

TREE CONSERVATION
PLAN TYPE II
MILL BRANCH
QUEEN ANNE ELECTION DISTRICT 7
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS
11/25/08 REV. PER
RESOLUTION COMM. MP
2/3/09 - REVISED
TREE T-65 PER CO.
COMMENTS
12-18-10 Rev. Engr
of Record JPD

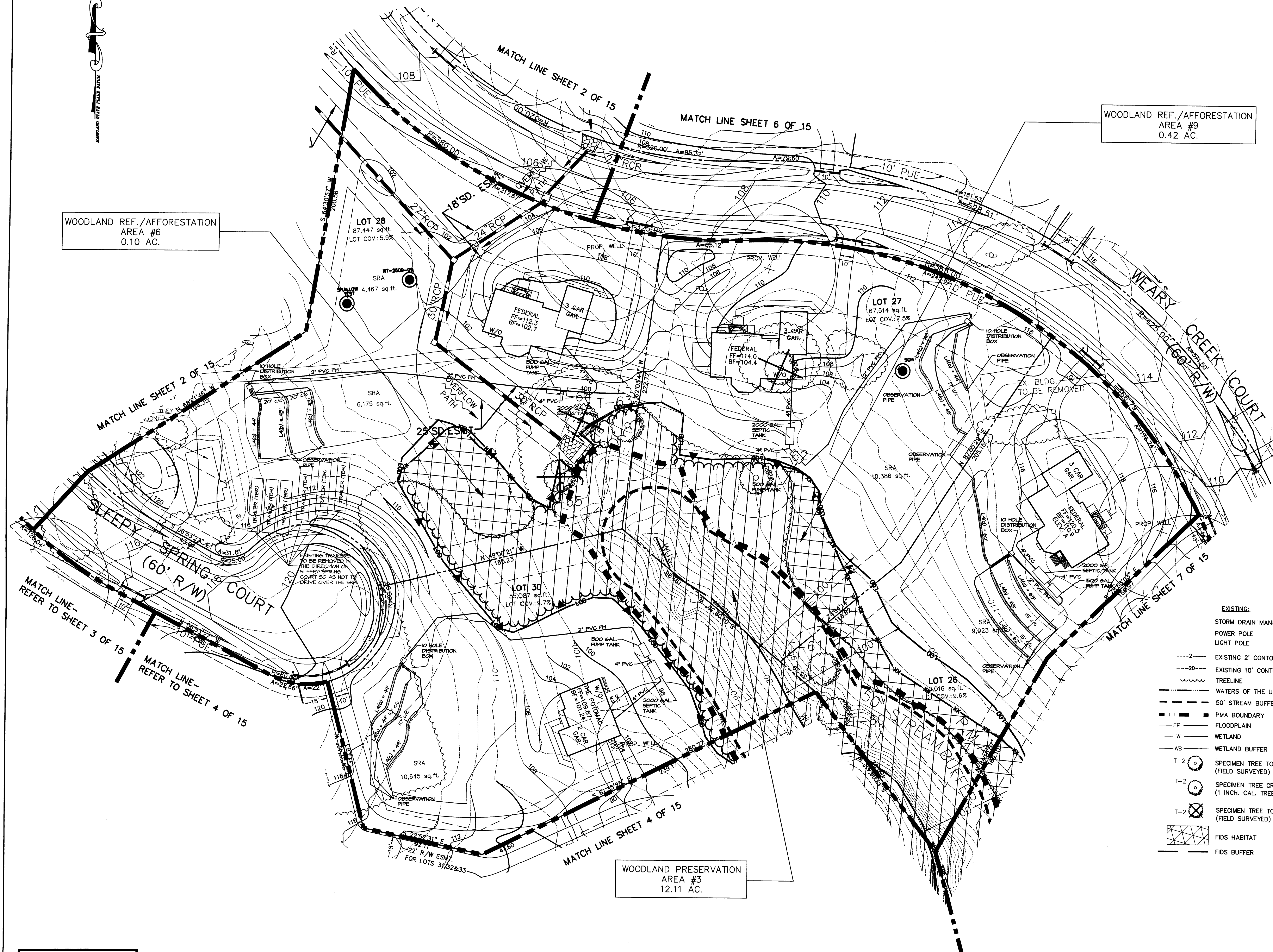
DATE: FEB. 2009	
DWN. DS	CHECKED GB

SCALE: 1" = 30'

1 = 30

PROJECT/FILE NO.
02-083

SHEET NO.



WOODLAND REF./AFFORESTATION
AREA #6
0.10 AC.

WOODLAND REF./AFFORESTATION
AREA #9
0.42 AC.

WOODLAND PRESERVATION
AREA #3
12.11 AC.

LEGEND:

EXISTING:

STORM DRAIN MANHOLE
POWER POLE
LIGHT POLE

---2--- EXISTING 2' CONTOUR
---20--- EXISTING 10' CONTOUR
TREELINE
WATERS OF THE U.S.
50' STREAM BUFFER

PMA BOUNDARY
FLOODPLAIN
WETLAND
WETLAND BUFFER

T-2 (o) SPECIMEN TREE TO BE SAVED (FIELD SURVEYED)
T-2 (o) SPECIMEN TREE CRITICAL ROOT ZONE (1 INCH. CAL. TREE= 1 FOOT RADIUS)
T-2 (X) SPECIMEN TREE TO BE REMOVED (FIELD SURVEYED)

FIDS HABITAT
FIDS BUFFER

PROPOSED:

CATCH BASIN
YARD INLET
STORM DRAIN PIPE
TREE LINE
BUILDING RESTRICTION LINE(TYP.)
CONTOUR
BUILDING
LIMIT OF DISTURBANCE

WOODLAND PRESERVATION AREA
WOODLAND AFForestation/ REFORESTATION AREA

X WOODLAND PRESERVATION FENCE (SEE DETAIL SHEET 15 OF 15)
SSF WOODLAND PRESERVATION FENCE (SUPER SILT FENCE FROM SEDIMENT CONTROL PLAN)
XX WOODLAND AFForestation/ REFORESTATION FENCE (SEE DETAIL SHEET 15 OF 15)

▲ WOODLAND PRESERVATION SIGN
⊠ WOODLAND AFForestation/ REFORESTATION SIGN

WELL

OWNER / DEVELOPER:

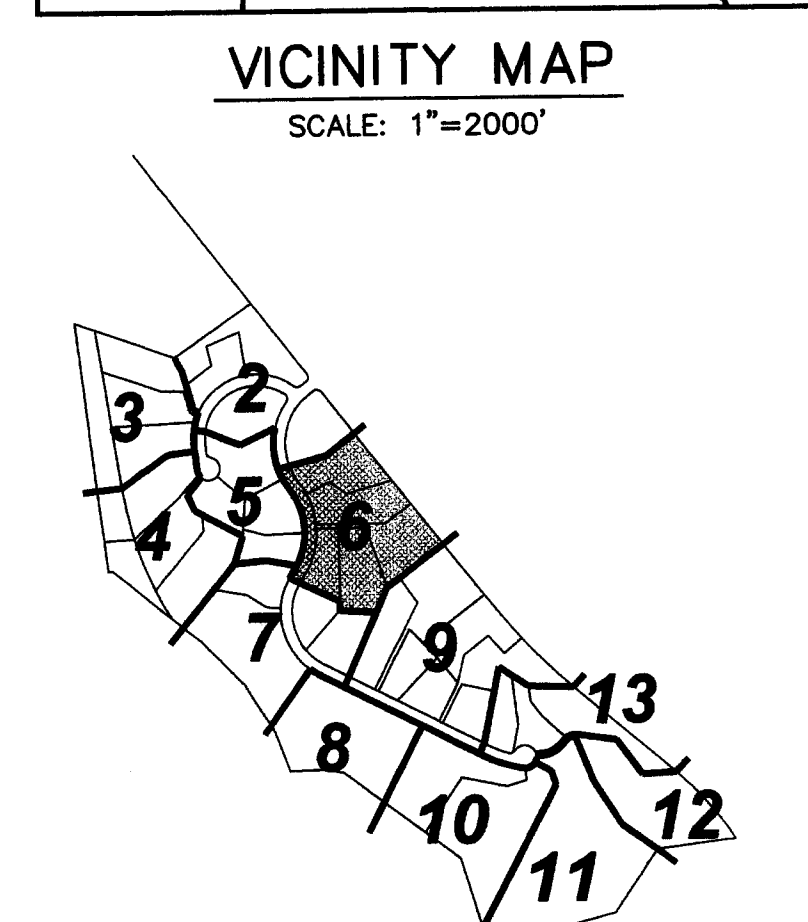
K & P BUILDERS INC.
13627 ANNAPOLIS ROAD
BOWIE, MARYLAND 20720
T.P.NO. OFFICE (301) 262-7227
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MISS UTILITY
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48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

M.N.G.P.F.C.
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/89/2007

Approved by
K. Krnich *2/29/2008*
K. Krnich *10/19/13*

01	
02	
03	
04	
05	
06	

[illegible][illegible]

TREE CONSERVATION
PLAN TYPE II
MILL BRANCH
QUEEN ANNE ELECTION DISTRICT 7
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS
11/25/08 REV. PER
RESOLUTION COMM. I
12-18-10 Rev. Engr
of Record. JRD

DATE: FEB. 2009	
DWN. DS	CHECKED GB
SCALE: 1"=30'	
PROJECT/FILE NO. 02-083	
SHEET NO. 6 OF 15	

WOODLAND REF./AFFORESTATION
AREA #17
5.13 AC.
SEE LANDSCAPE PLAN FOR 40'
SCENIC ESMT. PLANTING
LAYOUT AND DETAILS

WOODLAND REF./AFFORESTATION
AREA #18
2.32 AC.

MATCH LINE—REFER TO SHEET 5 OF 15

MATCH LINE-REFER TO SHEET 9 OF 15

OWNER/DEVELOPER:
K & P BUILDERS INC.
13627 ANNAPOLIS ROAD
BOWIE, MARYLAND 20720
T.P.NO. OFFICE (301) 262-7227
FAX NO. (301) 805-7528

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

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

APPROVAL
TREE CONSERVATION PLAN

TCP II/89/2007

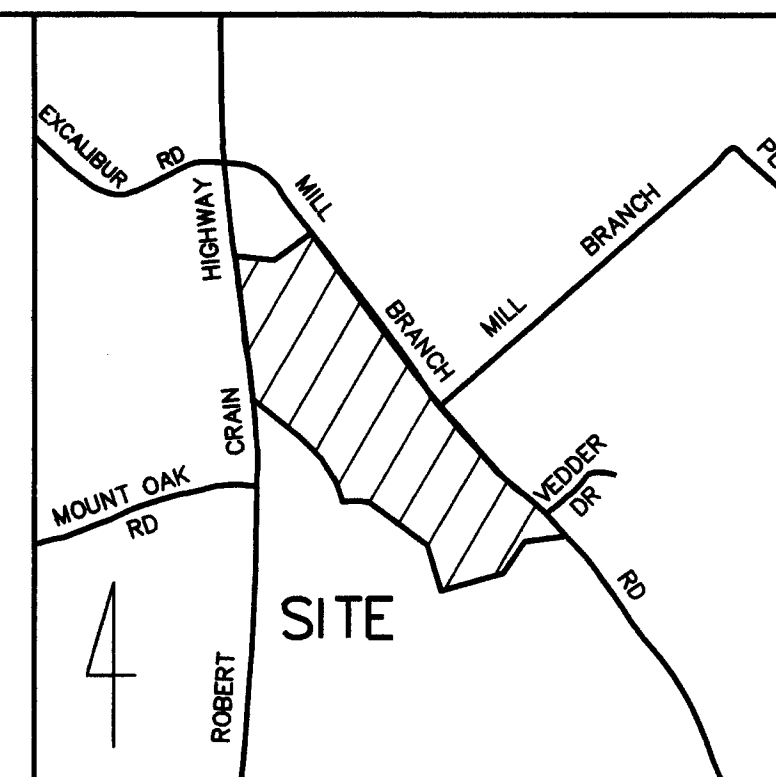
Approved by _____
[Signature]

2 28/2007
[Signature] 10/14/13

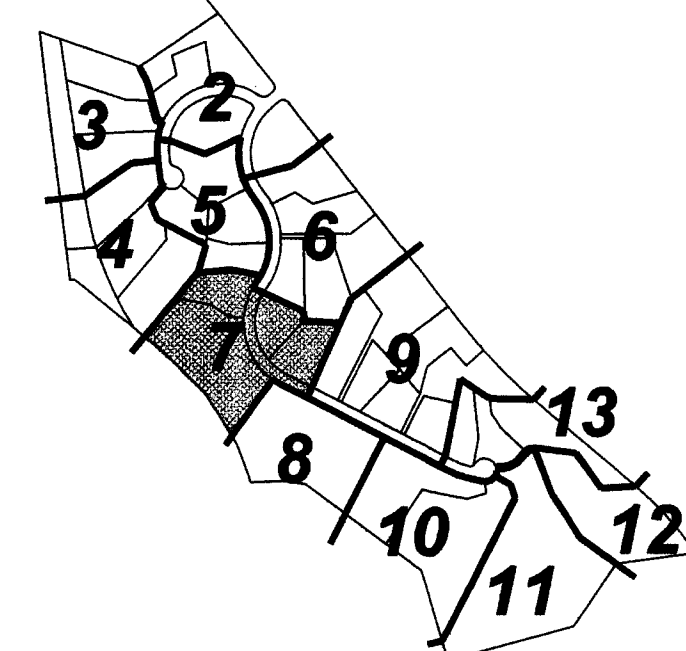
01	
02	
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WOODLAND REF./AFFORESTATION
AREA #9
0.42 AC.



VICINITY MAP
SCALE: 1"=2000'



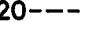
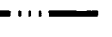
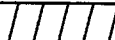
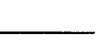
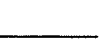
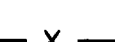
KEY PLAN
NOT TO SCALE

[illegible]

WOODLAND REF./AFFORESTATION
AREA #11
0.62 AC.

WOODLAND REF./AFFORESTATION
AREA #10
0.48 AC.

LEGEND:

- | EXISTING: | | PROPOSED: | |
|---|---|---|--|
| | STORM DRAIN MANHOLE |  | CATCH BASIN |
| | POWER POLE |  | YARD INLET |
| | LIGHT POLE |  | STORM DRAIN PIPE |
|  | EXISTING 2' CONTOUR |  | TREE LINE |
|  | EXISTING 10' CONTOUR |  | BUILDING RESTRICTION LINE (TYP.) |
|  | TREELINE |  | 20' CONTOUR |
|  | WATERS OF THE U.S. |  | BUILDING |
|  | 50' STREAM BUFFER |  | LIMIT OF DISTURBANCE |
|  | PMA BOUNDARY |  | WOODLAND PRESERVATION AREA |
|  | FLOODPLAIN |  | WOODLAND AFFORESTATION/
REFORESTATION AREA |
|  | WETLAND |  | WOODLAND PRESERVATION FENCE
(SEE DETAIL SHEET 15 OF 15) |
|  | WETLAND BUFFER |  | WOODLAND PRESERVATION FENCE:
(SUPER SILT FENCE FROM
SEDIMENT CONTROL PLAN) |
|  | SPECIMEN TREE TO BE SAVED
(FIELD SURVEYED) |  | WOODLAND AFFORESTATION/
REFORESTATION FENCE
(SEE DETAIL SHEET 15 OF 15) |
|  | SPECIMEN TREE CRITICAL ROOT ZONE
(1 INCH. CAL. TREE = 1 FOOT RADIUS) |  | WOODLAND PRESERVATION SIGN |
|  | SPECIMEN TREE TO BE REMOVED
(FIELD SURVEYED) |  | FIDS HABITAT |
|  | FIDS HABITAT |  | FIDS BUFFER |
|  | FIDS BUFFER |  | WELL |

WOODLAND PRESERVATION
AREA #3
12.11 AC.

OWNER/DEVELOPER:
K & P BUILDERS INC.
13627 ANNAPOLIS ROAD
BOWIE, MARYLAND 20720
T.P.NO. OFFICE (301) 262-7227
FAX NO. (301) 805-7528

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

CDDI

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

4600 POWDER MILL ROAD — SUITE 200 — BELTSVILLE, MD 20705
OFFICE (301) 937-3501
FAX (301) 937-3507

1721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721

 BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

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BY DESIGN STUDIO, INC. WITHDRAWN NO.
DATE 02/28/10 FILED

SCALE 1" = 30'

DRAWING NO. B10043

SHEET NO. 54 OF 47

DATE NOVEMBER 2010

[illegible]

9-25-2013
DATE

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

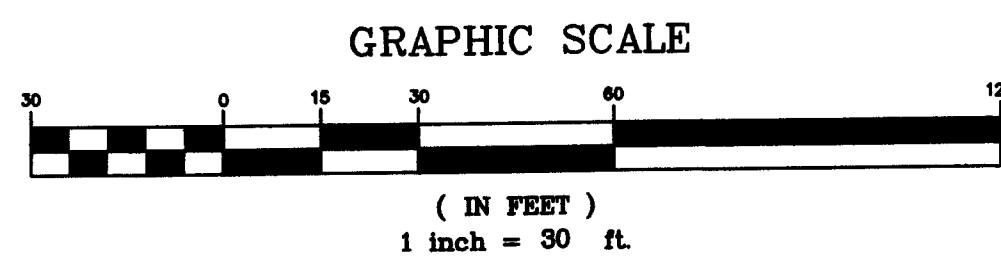
TREE CONSERVATION
PLAN TYPE II
MILL BRANCH
QUEEN ANNE ELECTION DISTRICT 7
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS
12-18-10 Rev. Engr of Record, JRD

DATE: FEB. 2009	
DWN. DS	CHECKED GB

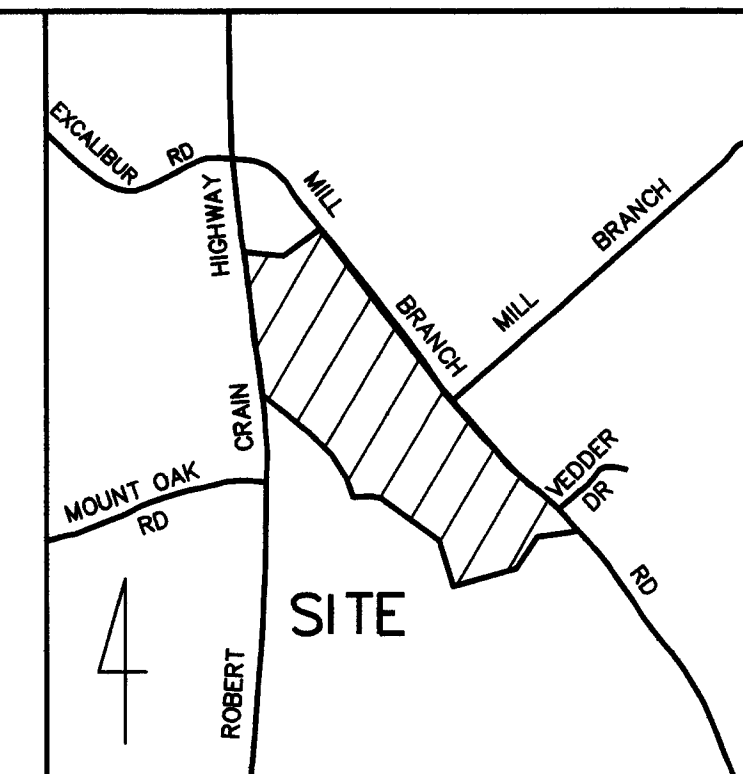
PROJECT/FILE NO. 02-083
SHEET NO. 7 OF 15

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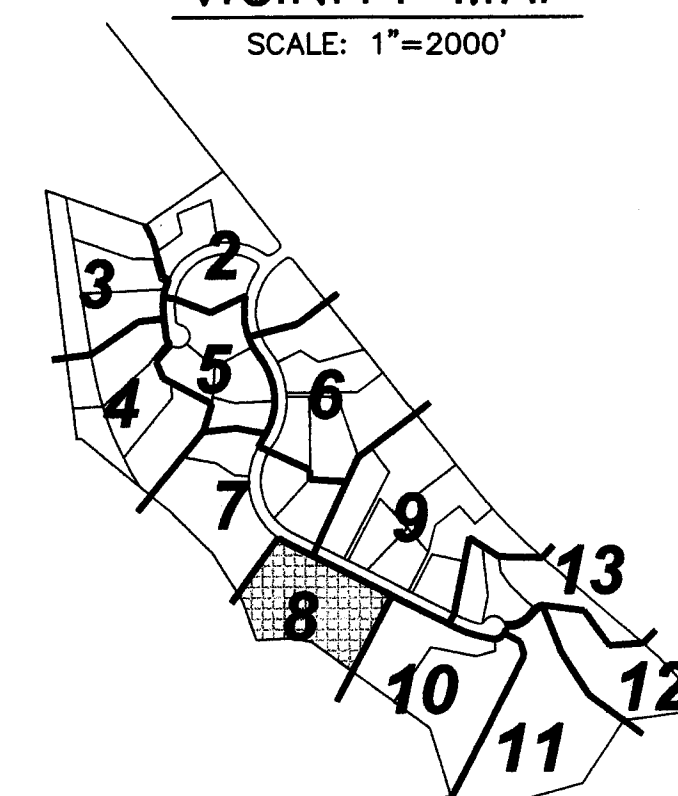


WOODLAND REF./AFFORESTATION
AREA #12
0.20 AC.

WOODLAND REF./AFFORESTATION
AREA #10
0.48 AC.



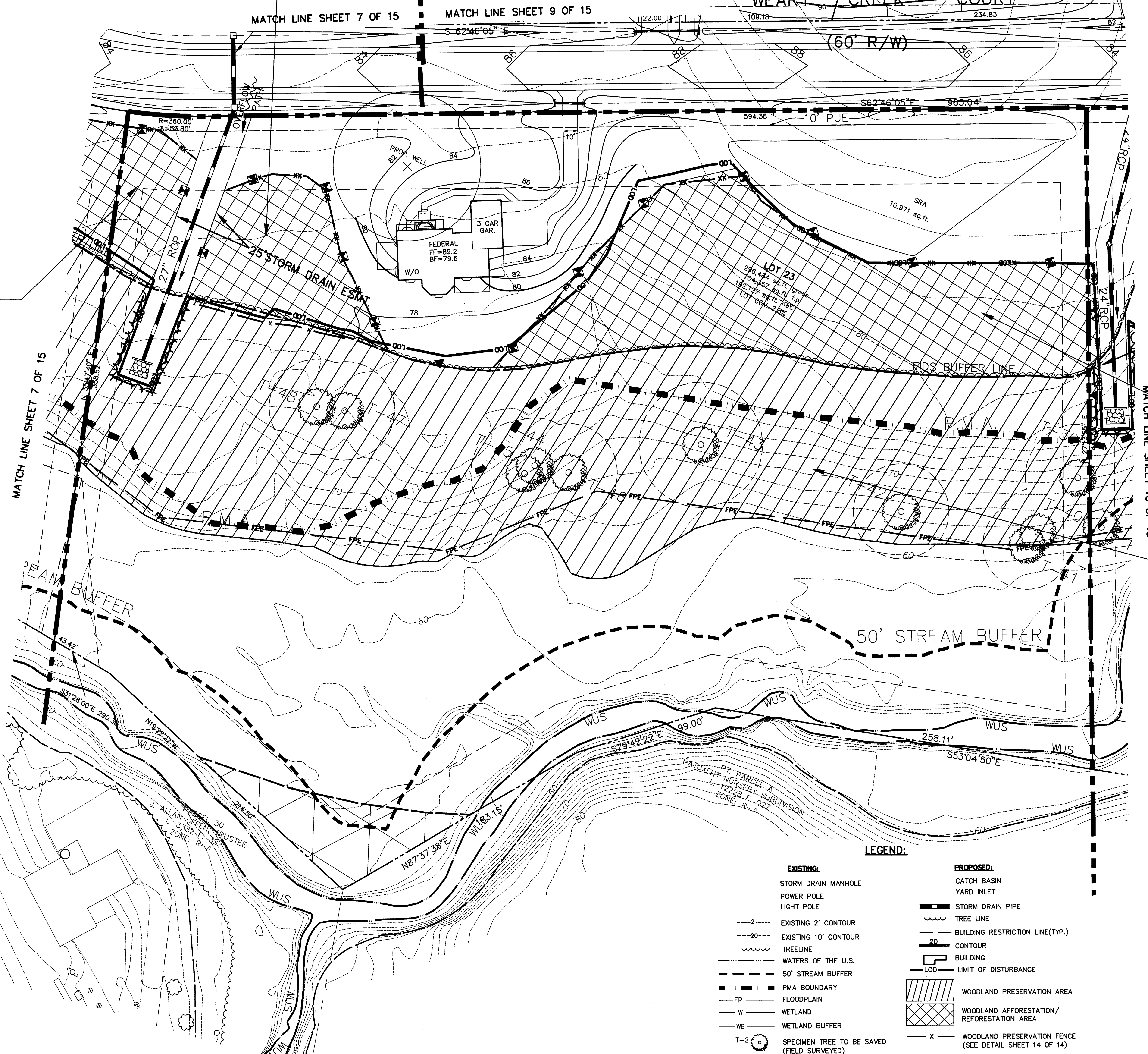
VICINITY MAP
SCALE: 1"=2000'



KEY PLAN
NOT TO SCALE

WOODLAND REF./AFFORESTATION
AREA #13
0.73 AC.

WOODLAND PRESERVATION
AREA #3
12.11 AC.



LEGEND:

- EXISTING:**
- STORM DRAIN MANHOLE
 - POWER POLE
 - LIGHT POLE
 - EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - TREELINE
 - WATERS OF THE U.S.
 - 50' STREAM BUFFER
 - PMA BOUNDARY
 - FP FLOODPLAIN
 - W WETLAND
 - WB WETLAND BUFFER
 - T-2 SPECIMEN TREE TO BE SAVED (FIELD SURVEYED)
 - T-2 SPECIMEN TREE CRITICAL ROOT ZONE (1 INCH. CAL. TREE= 1 FOOT RADIUS)
 - T-2 SPECIMEN TREE TO BE REMOVED (FIELD SURVEYED)
 - FIDS HABITAT
 - FIDS BUFFER
- PROPOSED:**
- CATCH BASIN
 - YARD INLET
 - STORM DRAIN PIPE
 - TREE LINE
 - BUILDING RESTRICTION LINE(TYP.)
 - 20' CONTOUR
 - BUILDING
 - LOD LIMIT OF DISTURBANCE
 - WOODLAND PRESERVATION AREA
 - WOODLAND AFFORESTATION/ REFORESTATION AREA
 - WOODLAND PRESERVATION FENCE (SEE DETAIL SHEET 14 OF 14)
 - WOODLAND PRESERVATION FENCE: (SUPER SILT FENCE FROM SEDIMENT CONTROL PLAN)
 - WOODLAND AFFORESTATION/ REFORESTATION FENCE (SEE DETAIL SHEET 14 OF 14)
 - WOODLAND PRESERVATION SIGN
 - REFORESTATION/AFF. SIGN
 - WELL

M-NCPP APPROVALS			
PROJECT NAME: <u>Mill Branch</u>			
PROJECT NUMBER: <u>OSP-07017</u>			
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	5-18-08	CL	3-2-09

M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section			
APPROVAL			
TREE CONSERVATION PLAN			
TCP II/89/2007			
01	02/20/2009	2/20/2009	2/20/2009
02			
03			
04			
05			
06			

OWNER/DEVELOPER:
K & P BUILDERS INC.
13627 ANNAPOLIS ROAD
BOWIE, MARYLAND 20720
T.P.NO. OFFICE (301) 262-7227
FAX NO. (301) 805-7528

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

DATE: NOVEMBER 2007
BY: [Signature]
DATE: NOVEMBER 2007
BY: [Signature]

DATE: NOVEMBER 2007
BY: [Signature]
DATE: NOVEMBER 2007
BY: [Signature]

DATE: NOVEMBER 2007
BY: [Signature]
DATE: NOVEMBER 2007
BY: [Signature]

DATE: NOVEMBER 2007
BY: [Signature]
DATE: NOVEMBER 2007
BY: [Signature]

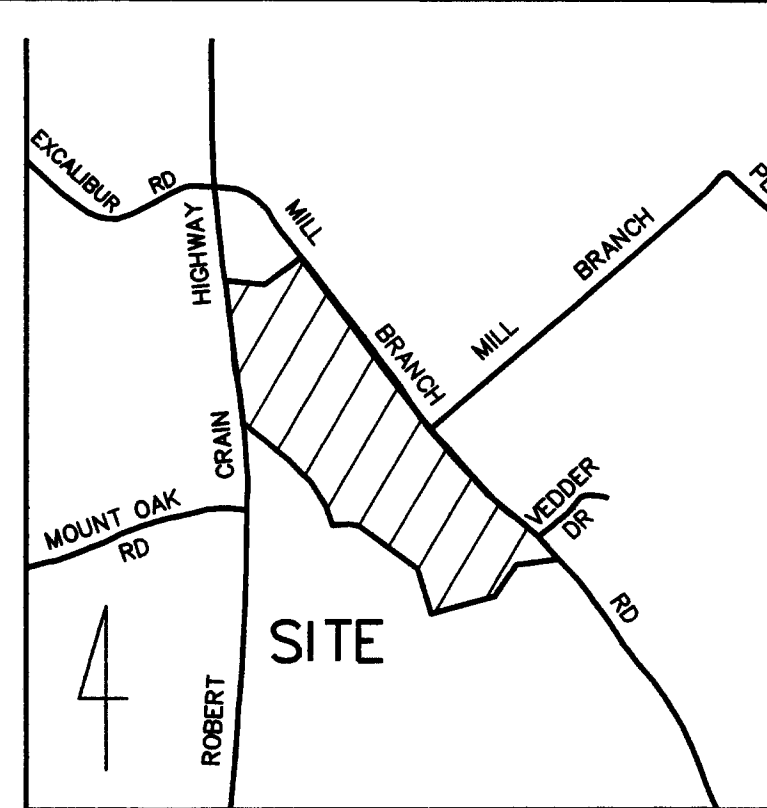
DATE: NOVEMBER 2007
BY: [Signature]
DATE: NOVEMBER 2007
BY: [Signature]

DATE: NOVEMBER 2007
BY: [Signature]
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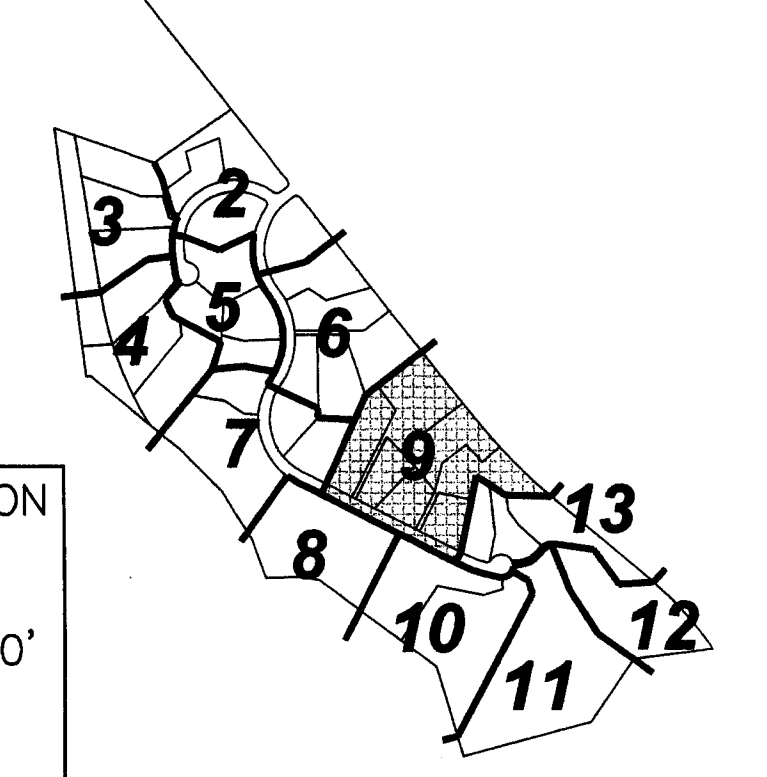
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BY: [Signature]
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BY: [Signature]

DATE: NOVEMBER 2007
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DATE: NOVEMBER 2007
BY: [Signature]

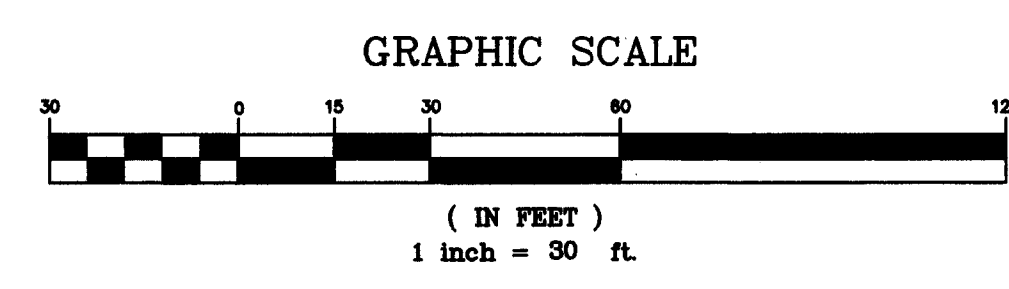


VICINITY MAP
SCALE: 1"=2000'



KEY PLAN
NOT TO SCALE

WOODLAND REF./AFFORESTATION
AREA #17
5.13 AC.
SEE LANDSCAPE PLAN FOR 40'
SCENIC ESMT. PLANTING
LAYOUT AND DETAILS



M-NCPPC APPROVALS			
PROJECT NAME: Mill Branch			
PROJECT NUMBER: USP-07017			
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	5-18-08	CL	3-2-09

9-25-2013
DATE
Mike Petrakis
Qualified Professional
COMAR 08.18.06.01

LEGEND:

- EXISTING:

 - STORM DRAIN MANHOLE
 - POWER POLE
 - LIGHT POLE
 - EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - TREELINE
 - WATERS OF THE U.S.
 - 50' STREAM BUFFER
 - PMA BOUNDARY
 - FLOODPLAIN
 - WETLAND
 - WETLAND BUFFER
 - SPECIMEN TREE TO BE SAVED (FIELD SURVEYED)
 - SPECIMEN TREE CRITICAL ROOT ZONE (1 INCH. CAL. TREE= 1 FOOT RADIUS)
 - SPECIMEN TREE TO BE REMOVED (FIELD SURVEYED)
 - FIDS HABITAT
 - FIDS BUFFER
- PROPOSED:

 - CATCH BASIN
 - YARD INLET
 - STORM DRAIN PIPE
 - TREE LINE
 - BUILDING RESTRICTION LINE(TYP.)
 - CONTOUR
 - BUILDING
 - LIMIT OF DISTURBANCE
 - WOODLAND PRESERVATION AREA
 - WOODLAND AFFORESTATION/ REFORESTATION AREA
 - WOODLAND PRESERVATION FENCE (SEE DETAIL SHEET 15 OF 15)
 - WOODLAND PRESERVATION FENCE: (SUPER SILT FENCE FROM SEDIMENT CONTROL PLAN)
 - WOODLAND AFFORESTATION/ REFORESTATION FENCE (SEE DETAIL SHEET 15 OF 15)
 - WOODLAND PRESERVATION SIGN
 - REFORESTATION/AFF. SIGN
 - WELL

WOODLAND REF./AFFORESTATION
AREA #18
2.32 AC.

WOODLAND REF./AFFORESTATION
AREA #11
0.62 AC.

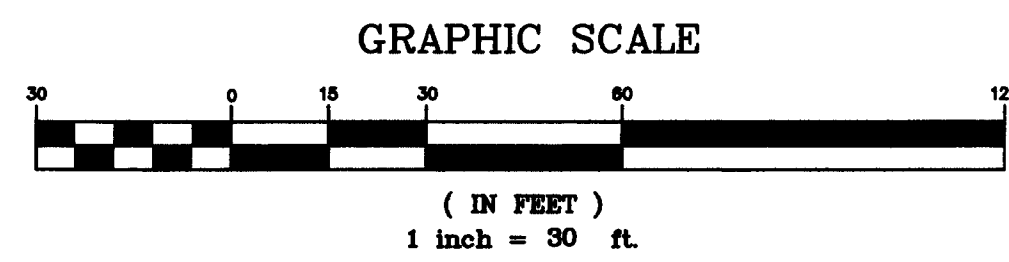
OWNER/DEVELOPER:
K & P BUILDERS INC.
13627 ANNAPOLIS ROAD
BOWIE, MARYLAND 20720
T.P.NO. OFFICE (301) 262-7227
FAX NO. (301) 805-7528

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

M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II/89/2007	
Approved by	2/20/2019
01	
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TREE CONSERVATION
PLAN TYPE II
MILL BRANCH
QUEEN ANNE ELECTION DISTRICT 7
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS	
11/25/08 REV. PER	RESOLUTION COMM. MP
12-18-10 Rev. Engr	of Record, JRD
DATE: FEB. 2009	
DWN.	CHECKED
DS	GB
SCALE: 1"=30'	
PROJECT/FILE NO.	02-083
SHEET NO.	9 OF 15



WOODLAND REF./AFFORESTATION
AREA #14
0.10 AC.

WOODLAND REF./AFFORESTATION
AREA #15
0.13 AC.

WOODLAND PRESERVATION
AREA #3
12.11 AC.

KEY PLAN
NOT TO SCALE

VICINITY MAP
SCALE: 1"=2000'

LEGEND:

- EXISTING:**
STORM DRAIN MANHOLE
POWER POLE
LIGHT POLE
---2--- EXISTING 2' CONTOUR
---20--- EXISTING 10' CONTOUR
TREELINE
WATERS OF THE U.S.
50' STREAM BUFFER
PMA BOUNDARY
FP FLOODPLAIN
W WETLAND
WB WETLAND BUFFER
T-2 SPECIMEN TREE TO BE SAVED (FIELD SURVEYED)
T-2 SPECIMEN TREE CRITICAL ROOT ZONE (1 INCH. CAL. TREE = 1 FOOT RADIUS)
T-2 SPECIMEN TREE TO BE REMOVED (FIELD SURVEYED)
FIDS HABITAT
FIDS BUFFER
- PROPOSED:**
CATCH BASIN
YARD INLET
STORM DRAIN PIPE
TREE LINE
BUILDING RESTRICTION LINE(TYP.)
CONTOUR
BUILDING
LOD LIMIT OF DISTURBANCE
WOODLAND PRESERVATION AREA
WOODLAND AFFORESTATION/ REFORESTATION AREA
X WOODLAND PRESERVATION FENCE (SEE DETAIL SHEET 14 OF 14)
SSF WOODLAND PRESERVATION FENCE: (SUPER SILT FENCE FROM SEDIMENT CONTROL PLAN)
XX WOODLAND AFFORESTATION/ REFORESTATION FENCE (SEE DETAIL SHEET 14 OF 14)
WOODLAND PRESERVATION SIGN
REFORESTATION/AFF. SIGN
WELL

M-NCPPC APPROVALS

PROJECT NAME: Mill Branch			
PROJECT NUMBER: DSP-07017			
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
	5-15-11	CL	2-2-09

WOODLAND PRESERVATION
AREA #4
4.03 AC.

WOODLAND PRESERVATION
AREA #3
12.11 AC.

OWNER/DEVELOPER:
K & P BUILDERS INC.
13627 ANNAPOLIS ROAD
BOWIE, MARYLAND 20720
T.P.NO. OFFICE (301) 262-7227
FAX NO. (301) 805-7528

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

WOODLAND PRESERVATION
AREA #5
0.04 AC.

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/89/2007
Approved by: [Signature] 2/20/2009
[Signature] 10/17/13

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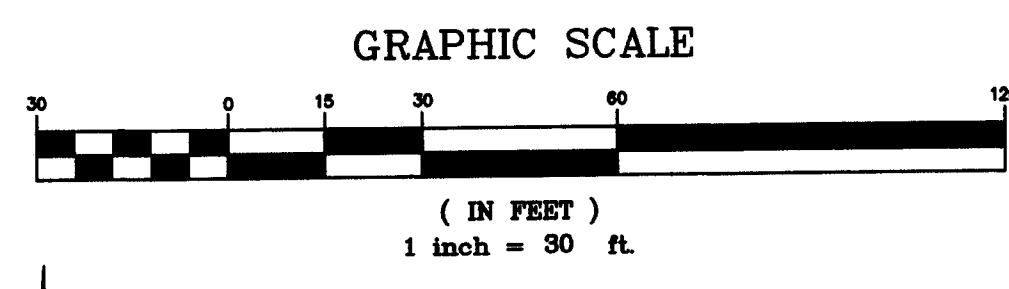
WETA WOODBINE ROAD, SUITE 200
MILLSVILLE, MARYLAND 20725
CAPITOL DEVELOPMENT DESIGN, INC.
Engineers / Planners / Surveyors
TELEPHONE (301) 430-0000
FAX (301) 430-0001
E-MAIL: info@capitoldevelopmentdesign.com
PROJECT NO.: 07017
SHEET NO.: 7
DATE: 9-25-2013
Mike Petroski
Qualified Professional
COMAR 08.19.06.01

DATE	DESCRIPTION	REVISIONS
9-25-2013	Rev. to conform with the approved sewage permits	1

TREE CONSERVATION
PLAN TYPE II
MILL BRANCH
QUEEN ANNE ELECTION DISTRICT 7
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS
12-18-10 Rev. Engr
of Record, JRD

DATE: FEB. 2009
DWN. DS
CHECKED GB
SCALE: 1"=30'
PROJECT/FILE NO.
02-083
SHEET NO.



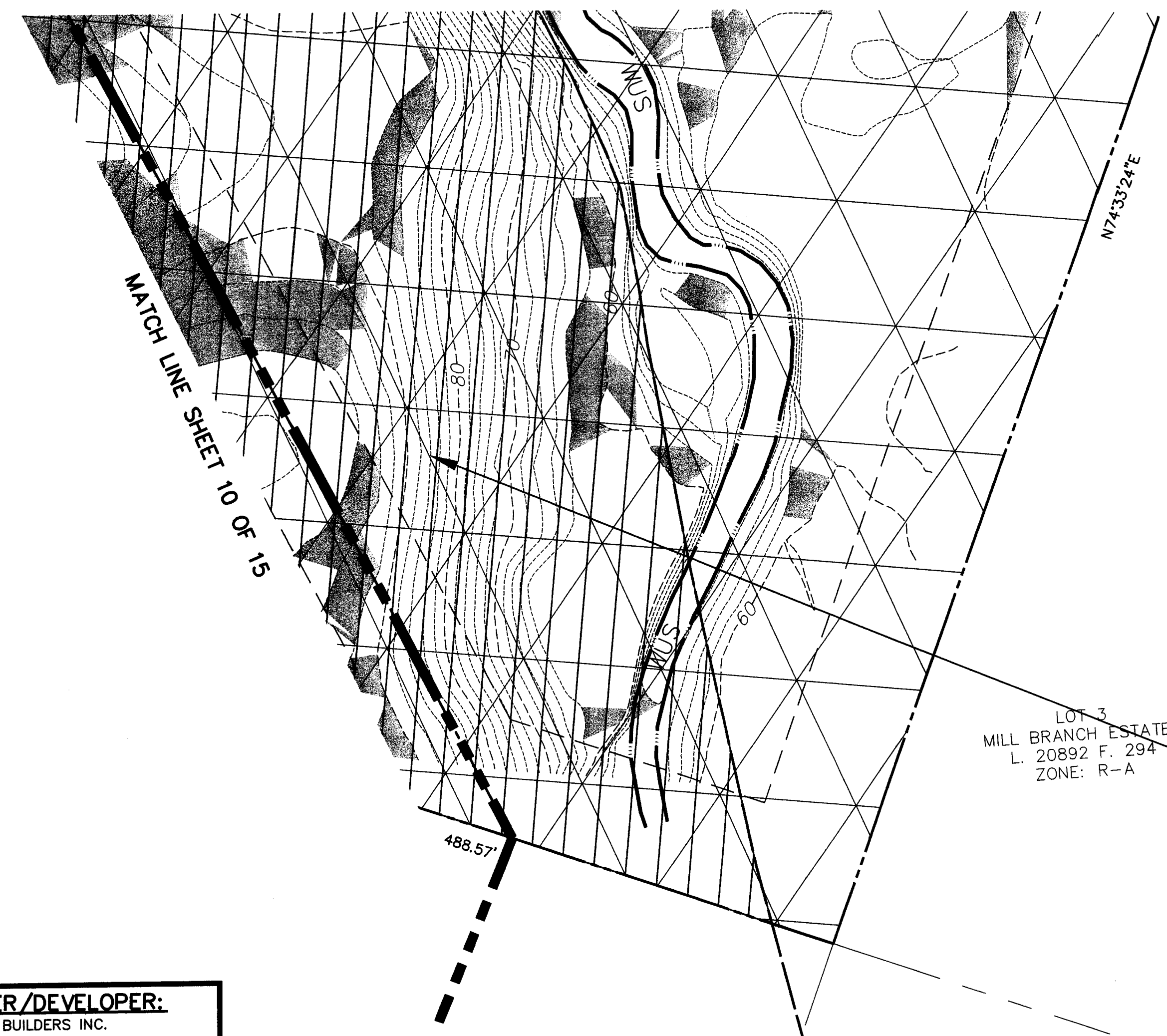
MOUNTAIN STATE PLANNING DIVISION

WOODLAND REF./AFFORESTATION
AREA #16
0.03 AC.

LEGEND:

- EXISTING:**
- ⊙ STORM DRAIN MANHOLE
 - ⊙ POWER POLE
 - ☆ LIGHT POLE
 - 2--- EXISTING 2' CONTOUR
 - 20--- EXISTING 10' CONTOUR
 - T--- TREE LINE
 - W--- WATERS OF THE U.S.
 - 50'--- 50' STREAM BUFFER
 - PMA--- PMA BOUNDARY
 - FP--- FLOODPLAIN
 - W--- WETLAND
 - WB--- WETLAND BUFFER
 - T-2--- SPECIMEN TREE TO BE SAVED (FIELD SURVEYED)
 - T-2--- SPECIMEN TREE CRITICAL ROOT ZONE (1 INCH. CAL. TREE = 1 FOOT RADIUS)
 - T-2--- SPECIMEN TREE TO BE REMOVED (FIELD SURVEYED)
 - FIDS--- FIDS HABITAT
 - FIDS--- FIDS BUFFER
- PROPOSED:**
- CATCH BASIN
 - YARD INLET
 - S--- STORM DRAIN PIPE
 - T--- TREE LINE
 - BRL--- BUILDING RESTRICTION LINE(TYP.)
 - 20--- CONTOUR
 - B--- BUILDING
 - LOD--- LIMIT OF DISTURBANCE
 - WP--- WOODLAND PRESERVATION AREA
 - WA--- WOODLAND AFFORESTATION/REFORESTATION AREA
 - X--- WOODLAND PRESERVATION FENCE (SEE DETAIL SHEET 14 OF 14)
 - SSF--- WOODLAND PRESERVATION FENCE: (SUPER SILT FENCE FROM SEDIMENT CONTROL PLAN)
 - XX--- WOODLAND AFFORESTATION/REFORESTATION FENCE (SEE DETAIL SHEET 14 OF 14)
 - WPS--- WOODLAND PRESERVATION SIGN
 - +--- WELL

INSET 'A'



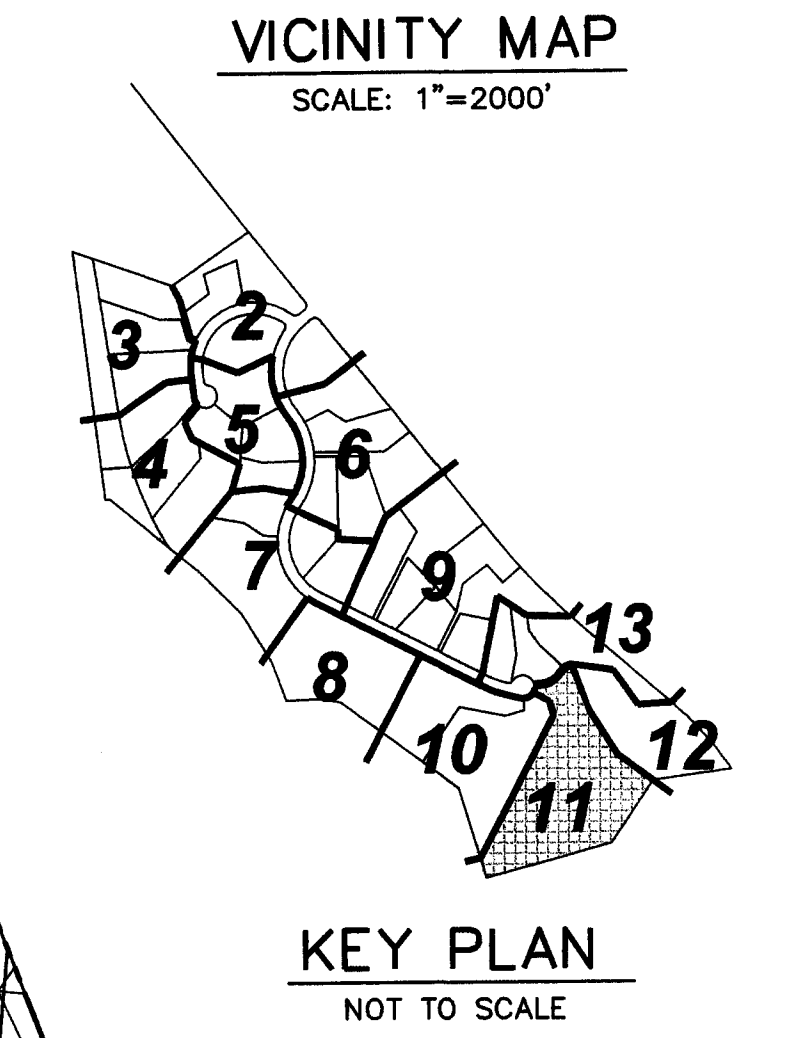
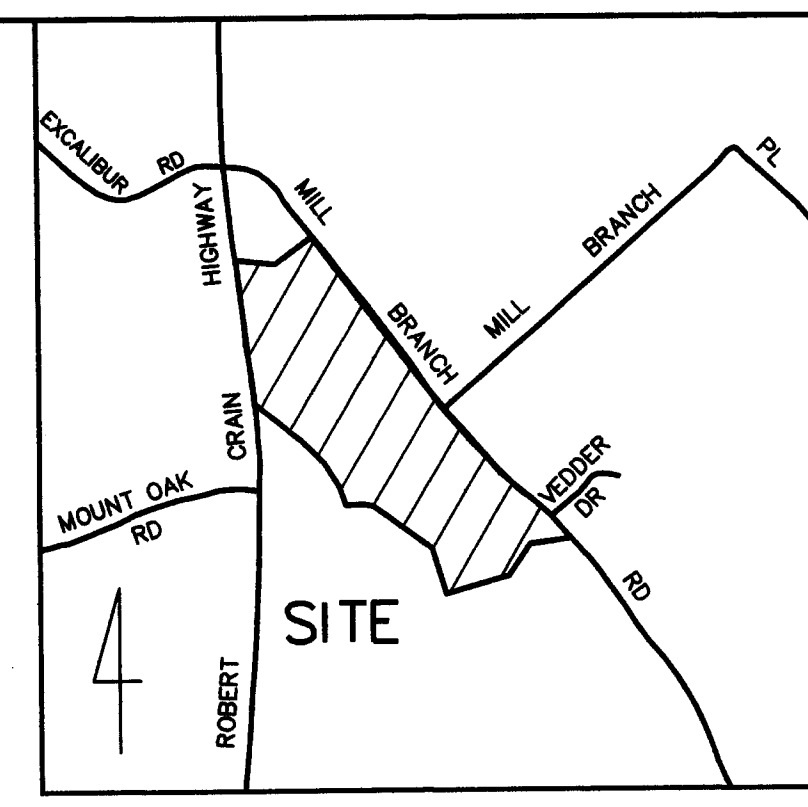
MATCH LINE SHEET 12 OF 15

WOODLAND PRESERVATION
AREA #6
1.10 AC.

WOODLAND PRESERVATION
AREA #3
12.11 AC.

WOODLAND PRESERVATION
AREA #4
4.03 AC.

MATCH LINE
SEE INSET 'A' THIS SHEET



LOT 3
MILL BRANCH ESTATE
L. 20892 F. 294
ZONE: R-A

M-NCPPC APPROVALS

PROJECT NAME:	Mill Branch		
PROJECT NUMBER:	DSP- 07017		
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
	5/18/07	CL	22-09

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

APPROVAL
TREE CONSERVATION PLAN
TCP II/89/2007

Approved by: [Signature]

01			
02			
03			
04			
05			
06			

OWNER/DEVELOPER:
K & P BUILDERS INC.
13627 ANNAPOLIS ROAD
BOWIE, MARYLAND 20720
T.P.NO. OFFICE (301) 262-7227
FAX NO. (301) 805-7528

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

LOT 7
HIDDEN HILLS SUBDIVISION
L. 20883 F. 661
ZONE: R-A

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDER MILL ROAD, SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3301 FAX (301) 937-3307

DATE: 9-25-2013
Mike Petroski
Qualified Professional
COMAR 08.18.06.01

TREE CONSERVATION
PLAN TYPE II
MILL BRANCH
QUEEN ANNE ELECTION DISTRICT 7
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS
12-18-10 Rev. Engr
of Record, JRD

DATE: FEB. 2009
DWN, DS CHECKED GB
SCALE: 1"=30'
PROJECT/FILE NO.
02-083
SHEET NO.
11 OF 15



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS — PLANNERS — SURVEYORS



4600 POWDER MILL ROAD — SUITE 200 — BELTSVILLE, MD 20814
OFFICE (301) 937-3501
FAX (301) 937-3507

17721 WOODMORE ROAD, SUITE 200
MIDCHELLEVILLE, MARYLAND 20721

 **BEN DYER ASSOCIATES, INC.**
Engineers / Surveyors / Planners
TELEPHONE (907) 430-2000

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NOT DESIGNED BY OR FOR RECORD NO.
10/2010/2010 XX PLG

DATE 1" = 30'

DRWG. NO. B10043

54 014-7

[illegible]

9-25-2013
DATE
MAKAL
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

TREE CONSERVATION
PLAN TYPE II
MILL BRANCH
QUEEN ANNE ELECTION DISTRICT 7
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

12-18-10 Rev. Engr
of Record. JBD

DATE: FEB. 2009

DWN. DS	CHECKED GB
------------	---------------

SCALE: 1"=30'

1"=30'
PROJECT/FILE NO.

PROJECT/FILE NO.	02-083
SHEET NO.	

OWNER/DEVELOPER:
K & P BUILDERS INC.
13627 ANNAPOLIS ROAD
BOWIE, MARYLAND 20720
T.P.N.O. OFFICE (301) 262-7227
FAX (301) 262-7500

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777

[illegible]

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

APPROVAL
TREE CONSERVATION PLAN

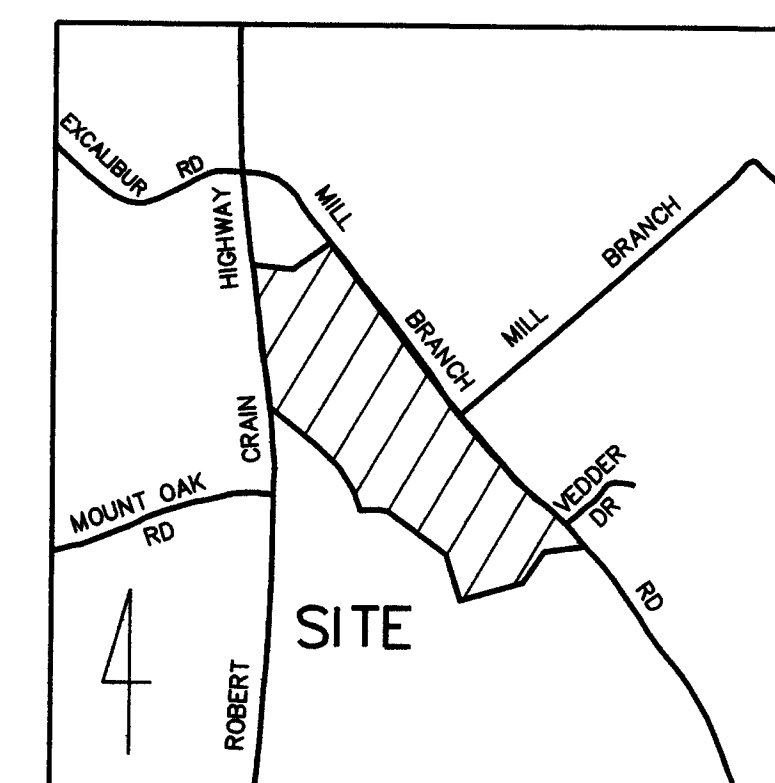
TCF II/89/2007

Approved by _____

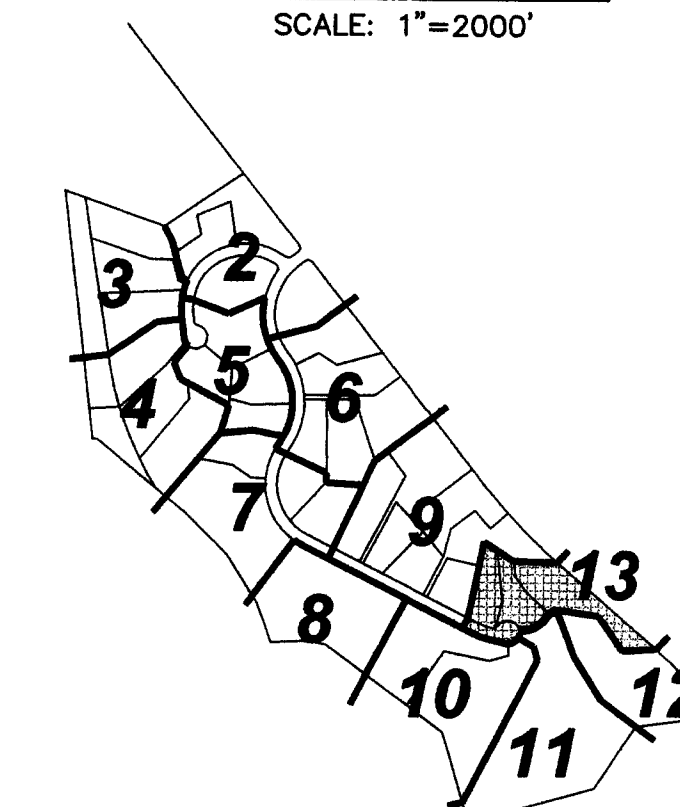
01	<i>[Signature]</i>	<i>2/20/2008</i>
02	<i>[Signature]</i>	<i>10/24/13</i>
04		
05		



WOODLAND PRESERVATION
AREA #3
12.11 AC.



VICINITY MAP
SCALE: 1"=2000'



KEY PLAN
NOT TO SCALE

- | EXISTING: | PROPOSED: |
|---|---|
| STORM DRAIN MANHOLE | CATCH BASIN |
| POWER POLE | YARD INLET |
| LIGHT POLE | |
| --- | STORM DRAIN PIPE |
| ---2--- EXISTING 2' CONTOUR | ~~~~~ TREE LINE |
| ---20--- EXISTING 10' CONTOUR | ____ BUILDING RESTRICTION LINE(TYP.) |
| ~~~~~ TREELINE | <u>20</u> CONTOUR |
| ----- WATERS OF THE U.S. | ┌ BUILDING |
| --- 50' STREAM BUFFER | └ LOD --- LIMIT OF DISTURBANCE |
| █ █ █ █ █ PMA BOUNDARY |  WOODLAND PRESERVATION AREA |
| ---FP--- FLOODPLAIN |  WOODLAND AFFORESTATION / REFORESTATION AREA |
| ---W--- WETLAND | --- X --- WOODLAND PRESERVATION FENCE (SEE DETAIL SHEET 15 OF 15) |
| ---WB--- WETLAND BUFFER | --- SSF --- WOODLAND PRESERVATION FENCE (SUPER SILT FENCE FROM SEDIMENT CONTROL PLAN) |
| T-2  SPECIMEN TREE TO BE SAVED (FIELD SURVEYED) | --- XX --- WOODLAND AFFORESTATION / REFORESTATION FENCE (SEE DETAIL SHEET 15 OF 15) |
| T-2  SPECIMEN TREE CRITICAL ROOT ZONE (1 INCH. CAL. TREE= 1 FOOT RADIUS) | ▲ WOODLAND PRESERVATION SIGN |
| T-2  SPECIMEN TREE TO BE REMOVED (FIELD SURVEYED) | ☒ REFORESTATION/AFF. SIGN |
|  FIDS HABITAT |  WELL |
| ---- FIDS BUFFER | |

[illegible]

REVISIONS
12-18-10 Rev. Engr
of Record, JRD

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

APPROVAL
TREE CONSERVATION PLAN

TCP II/89/2007

Approved by _____
_____ 2/28/2010
_____ 10/19/13

01					
02					
03					
04					
05					
06					

DATE: FEB. 2009	
DWN. DS	CHECK GE

SCALE: 1"=30'

PROJECT/FILE NO.	02-083
SHEET NO.	

OWNER/DEVELOPER:
K & P BUILDERS INC.
13627 ANNAPOLIS ROAD
BOWIE, MARYLAND 20720
T.P.NO. OFFICE (301) 262-7227
FAX NO. (301) 805-7528

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

4751 WOODMAN ROAD, SUITE 200
 MITCHELLVILLE, KY 40371
 BEN DYER ASSOCIATES, INC.
 Engineers / Surveyors / Planners
 TELEPHONE (501) 430-2000
 COPYRIGHT © 2010 BEN DYER ASSOCIATES, INC.
 COPYRIGHT BY DESIGNED BY RECORD NO.
 1" = 30'
 DATE 11/10/10
 B10043
 54-020-Z
 DRWG. NO.
 11 NOVEMBER 2010

[illegible]

TREE CONSERVATION
PLAN TYPE II
MILL BRANCH
QUEEN ANNE ELECTION DISTRICT 7
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS
12-18-10 Rev. Engr
of Record, JRD

DATE: FEB. 2009	
DWN. DS	CHECK GE

SCALE: 1"=30'

PROJECT/FILE NO.	02-083
SHEET NO.	

REFORESTATION/AFFORESTATION PLANTING SCHEDULES

REFORESTATION/AFFORESTATION PLANTING SCHEDULE (AREA #1)									
BOTANICAL NAME	COMMON NAME	2 1/2" - 3" CAL. STOCK	7-8" HT. STOCK	6-8" HT. STOCK	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY		
Acer rubrum	Red Maple	13			120	15	148		
Liriodendron tulipifera	Tulip Poplar	7			120	15	142		
Ilex opaca	American Holly		3		120	15	138		
Fagus grandifolia	American Beech				120	15	135		
Platanus occidentalis	Sycamore				120	15	135		
Cornus florida	Dogwood		5		120	15	140		
Quercus palustris	Pin Oak	8					3		
Quercus coccinea	Scarlet Oak	3					3		
Quercus alba	White Oak	7					7		
Nyssa sylvatica	Black Tupelo	15					15		
Carpinus caroliniana	American Hornbeam		2				2		
Cercis canadensis	Redbud		2				2		
Pinus strobus	White Pine			6			6		
Thuja occidentalis	Arborvitae			25			25		
TOTAL		53	9	30	720	90	838		
REFORESTATION/AFF. CREDIT AREAS		0.265	0.03	0.11	0.72	0.18	1.30		

NOTE: 2 1/2" - 3" CAL. STOCK CREDITED AT 200/ACRE. 7-8" HT. STOCK & 6-8" HT. STOCK CREDITED AT 333/ACRE. SEEDLINGS CREDITED AT 1000/ACRE. 1" CAL. STOCK CREDITED AT 500/ACRE. SEEDLINGS AND 1" CAL. STOCK TO BE LOCATED OUTSIDE OF 40' SCENIC ESMT. CONCENTRATE 1" CAL. STOCK AROUND PERIMETER OF AFFORESTATION AREAS ADJACENT TO DISTURBED OR OPEN AREAS. SEEDLINGS AND 1" CAL. STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL). SEE LANDSCAPE PLAN FOR LOCATION OF 2 1/2" - 3" CAL. 7-8" HT. STOCK & 6-8" HT. STOCK WITHIN THE SCENIC ESMT.

REFORESTATION/AFFORESTATION PLANTING SCHEDULE (AREA #2)									
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY					
Acer rubrum	Red Maple	185	30	215					
Liriodendron tulipifera	Tulip Poplar	185	30	215					
Ilex opaca	American Holly	185	30	215					
Fagus grandifolia	American Beech	185	30	215					
Platanus occidentalis	Sycamore	185	30	215					
Cornus florida	Dogwood	185	30	215					
TOTAL		1110	180	1290					
REFORESTATION/AFF. CREDIT AREAS		1.11	0.36	1.47					

NOTE: REFORESTATION/AFF. ACRES = 1.47 AC. SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER ACRE. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION AREAS ADJACENT TO DISTURBED OR OPEN AREAS. SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL).

REFORESTATION/AFFORESTATION PLANTING SCHEDULE (AREA #3)									
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY					
Acer rubrum	Red Maple	37	5	42					
Liriodendron tulipifera	Tulip Poplar	37	4	41					
Ilex opaca	American Holly	37	4	41					
Fagus grandifolia	American Beech	37	4	41					
Platanus occidentalis	Sycamore	37	4	41					
Cornus florida	Dogwood	37	4	41					
TOTAL		220	25	245					
REFORESTATION/AFF. CREDIT AREAS		0.22	0.05	0.27					

NOTE: REFORESTATION/AFF. ACRES = 0.27 AC. SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER ACRE. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION AREAS ADJACENT TO DISTURBED OR OPEN AREAS. SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL).

REFORESTATION/AFFORESTATION PLANTING SCHEDULE (AREA #4)									
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY					
Acer rubrum	Red Maple	95	15	110					
Liriodendron tulipifera	Tulip Poplar	95	15	110					
Ilex opaca	American Holly	95	15	110					
Fagus grandifolia	American Beech	95	15	110					
Platanus occidentalis	Sycamore	95	15	110					
Cornus florida	Dogwood	95	15	110					
TOTAL		570	90	660					
REFORESTATION/AFF. CREDIT AREAS		0.57	0.18	0.75					

NOTE: REFORESTATION/AFF. ACRES = 0.75 AC. SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER ACRE. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION AREAS ADJACENT TO DISTURBED OR OPEN AREAS. SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL).

REFORESTATION/AFFORESTATION PLANTING SCHEDULE (AREA #5)									
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY					
Acer rubrum	Red Maple	49	6	55					
Liriodendron tulipifera	Tulip Poplar	49	6	55					
Ilex opaca	American Holly	50	6	56					
Fagus grandifolia	American Beech	50	6	56					
Platanus occidentalis	Sycamore	50	6	56					
Cornus florida	Dogwood	50	6	56					
TOTAL		298	36	334					
REFORESTATION/AFF. CREDIT AREAS		0.298	0.072	0.37					

NOTE: REFORESTATION/AFF. ACRES = 0.37 AC. SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER ACRE. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION AREAS ADJACENT TO DISTURBED OR OPEN AREAS. SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL).

REFORESTATION/AFFORESTATION PLANTING SCHEDULE (AREA #6)									
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY					
Acer rubrum	Red Maple	12	2	14					
Liriodendron tulipifera	Tulip Poplar	12	2	14					
Ilex opaca	American Holly	13	2	15					
Fagus grandifolia	American Beech	13	2	15					
Platanus occidentalis	Sycamore	13	2	15					
Cornus florida	Dogwood	13	2	15					
TOTAL		76	12	88					
AFFORESTATION/REF. CREDIT AREAS		0.076	0.024	0.10					

NOTE: REFORESTATION/AFF. ACRES = 0.10 AC. SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER ACRE. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION AREAS ADJACENT TO DISTURBED OR OPEN AREAS. SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL).

REFORESTATION/AFFORESTATION PLANTING SCHEDULE (AREA #7)									
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY					
Acer rubrum	Red Maple	13	2	15					
Liriodendron tulipifera	Tulip Poplar	13	2	15					
Ilex opaca	American Holly	13	2	15					
Fagus grandifolia	American Beech	13	2	15					
Platanus occidentalis	Sycamore	13	2	15					
Cornus florida	Dogwood	13	2	15					
TOTAL		76	12	88					
REFORESTATION/AFF. CREDIT AREAS		0.076	0.024	0.1					

NOTE: REFORESTATION/AFF. ACRES = 0.10 AC. SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER ACRE. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION AREAS ADJACENT TO DISTURBED OR OPEN AREAS. SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL).

REFORESTATION/AFFORESTATION PLANTING SCHEDULE (AREA #8)									
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY					
Acer rubrum	Red Maple	21	4	25					
Liriodendron tulipifera	Tulip Poplar	21	4	25					
Ilex opaca	American Holly	20	4	24					
Fagus grandifolia	American Beech	20	4	24					
Platanus occidentalis	Sycamore	20	4	24					
Cornus florida	Dogwood	20	4	24					
TOTAL		122	24	146					
REFORESTATION/AFF. CREDIT AREAS		0.122	0.048	0.17					

NOTE: REFORESTATION/AFF. ACRES = 0.17 AC. SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER ACRE. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION AREAS ADJACENT TO DISTURBED OR OPEN AREAS. SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL).

REFORESTATION/AFFORESTATION PLANTING SCHEDULE (AREA #9)									
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY					
Acer rubrum	Red Maple	56	7	63					
Liriodendron tulipifera	Tulip Poplar	56	7	63					
Ilex opaca	American Holly	57	7	64					
Fagus grandifolia	American Beech	57	7	64					
Platanus occidentalis	Sycamore	57	7	64					
Cornus florida	Dogwood	57	7	64					
TOTAL		340	40	380					
REFORESTATION/AFF. CREDIT AREAS		0.34	0.08	0.42					

NOTE: REFORESTATION/AFF. ACRES = 0.42 AC. SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER ACRE. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION AREAS ADJACENT TO DISTURBED OR OPEN AREAS. SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL).

REFORESTATION/AFFORESTATION PLANTING SCHEDULE (AREA #10)									
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY					
Acer rubrum	Red Maple	66	7	73					
Liriodendron tulipifera	Tulip Poplar	66	7	73					
Ilex opaca	American Holly	66	7	73					
Fagus grandifolia	American Beech	66	7	73					
Platanus occidentalis	Sycamore	66	7	73					
Cornus florida	Flowering Dogwood	66	7	73					
TOTAL		396	42	438					
REFORESTATION/AFF. CREDIT AREAS		0.396	0.084	0.48					

NOTE: REFORESTATION/AFF. ACRES = 0.48 AC. SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER ACRE. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION AREAS ADJACENT TO DISTURBED OR OPEN AREAS. SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL).

REFORESTATION/AFF. PLANTING SCHEDULE (AREA #11)				
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLING EQUIVALENCY
Acer rubrum	Red Maple	85	10	95
Liriodendron tulipifera	Tulip Poplar	85	9	94
Liriodendron tulipifera	American Tulip	85	9	94
Fagus grandifolia	American Beech	85	9	94
Platanus occidentalis	Sycamore	85	9	94
Cornus florida	Flowering Dogwood	85	9	94
TOTAL		510	85	595
REFORESTATION/AFF. CREDIT ACRES		0.51	0.11	0.62

TOTAL REFORESTATION/AFF. ACRES = 0.62 AC.

NOTE: SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER AC. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION AREAS ADJACENT TO DISTURBED OR OPEN AREAS.

