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

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

DSP NOTES:
THE HOUSES ON LOTS ABUTTING MILL BRANCH ROAD SHALL DEMONSTRATE THE FOLLOWING ADDITIONAL ARCHITECTURAL AND SITING TREATMENTS TO BE MORE SENSITIVE TO THE SCENIC AND HISTORIC CHARACTER OF MILL BRANCH ROAD. (PGCPB No. 08-66, FILE No. DSP-07017, PAGE 16, CONDITIONS) 4, 6, 7)

a. ALL ELEVATIONS SHALL BE SHEATHED WITH EXTERIOR MATERIALS OF TRADITIONAL CHARACTER OR THE APPEARANCE OF IT. ACCEPTABLE EXTERIOR MATERIALS INCLUDE HARDIPLANK 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 REFMAINDER 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 HOSUE 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 HOSUE ON LOT 19 SHALL BE ROTATED SUCH THAT THE GARAGE ON THE RIGTH SIDE OF THE HOUSE WIIL 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.

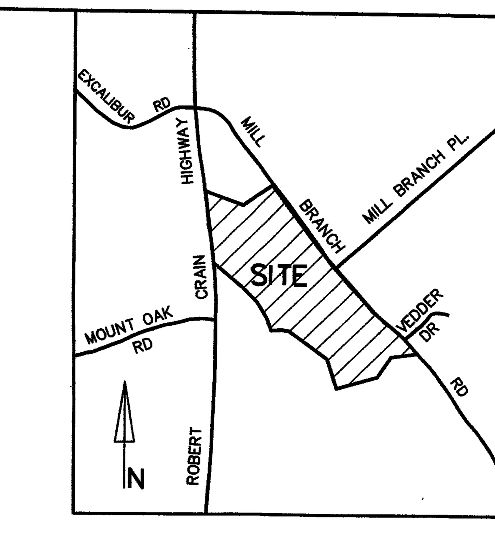
7. ALL VEHICLES VISITING THE SITE FOR CONSTRUCTION PURPOSES SHALL ACCESS MILL BRANCH ROAD DIRECTLY FROM U.S. 301 AND SHALL NOT TRAVEL ON MILL BRANCH ROAD TO THE EAST/SOUTH OF THE SITE.

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: MITCHELVILLE 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 - 6
    WATER - 6
    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 #200351, BY THE DEPARMENT 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, NRI/066/05-02, 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 THE 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 CERTIFICATION PREPARED BY A QUALIFIED PROFESSIONAL MAY BE USED TO PROVIDE VERIFICATION THAT A THE AFFORESTATION AND FENCE INSTALLATION HAVE BEEN COMPLETED. IT MUST INCLUDE, AT A MINIMUM, PHOTOS OF THE AFFORESTATION AREAS AND THE ASSOCIATED FENCING FOR EACH LOT, WITH LABELS ON THE PHOTOS IDENTIFYING THE LOCATIONS AND A PLAN SHOWING THE LOCATIONS WHERE THE PHOTOS WERE TAKEN".



VICINITY MAP
SCALE: 1"=2000'

LEGEND:

WOODLAND RETAINED NOT PART OF REQUIREMENTS (WOODLAND IS EITHER IN FLOODPLAIN OR DEDICATED AREA FOR ROUTE 301.)
WOODLAND PRESERVATION AREA
WOODLAND AFFORESTATION/ REFORESTATION AREA
P.M.A. — DESIGNATED PATUXENT MANAGEMENT AREA
EXISTING TREE LINE

SPECIAL NOTE:

The following text is taken directly from the Resolution, items (paragraph) #11(e):

11. "Prior to the approval of the final plat, a limited detailed site plan shall be approved for all lots adjacent to historic Mill Branch Road to address the conservation of the scenic rural viewshed through preservation, viewshed management, facade treatments and viewshed enhancement. The detailed site plan shall address but no limited to the following."

e. "Any facade that face the historic road shall be treated with brick or other compatible material and shall be architeturally designed to enhance the rural character of the development ."

All attempts have been made to comply with this directive.

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
	5-15-08	CL	3-2-09

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

TREE CONSERVATION PLAN CERTIFIED BY:
GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53
Feb 4 '09
DATE

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	[signature]	2/20/2009
02	[signature]	10/14/13
03		
04		
05		
06		

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

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

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DRAWN BY JRD/JDS | DESIGNED BY XX | CHECKED BY RLG | RECORD NO. B10043
SCALE 1" = 30' | DRWG. NO. 54.008-Z
DATE NOVEMBER 2010

DATE	DESCRIPTION	BY
7-9-13	Rev. to conform with the approved septic permits	MP

REVISIONS

9-25-2013
DATE
Mike Petrakis
Qualified Professional
COMAR 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. PER RESOLUTION COM. MP.
2. 12-18-10 Rev. Engr of Record, JRD

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

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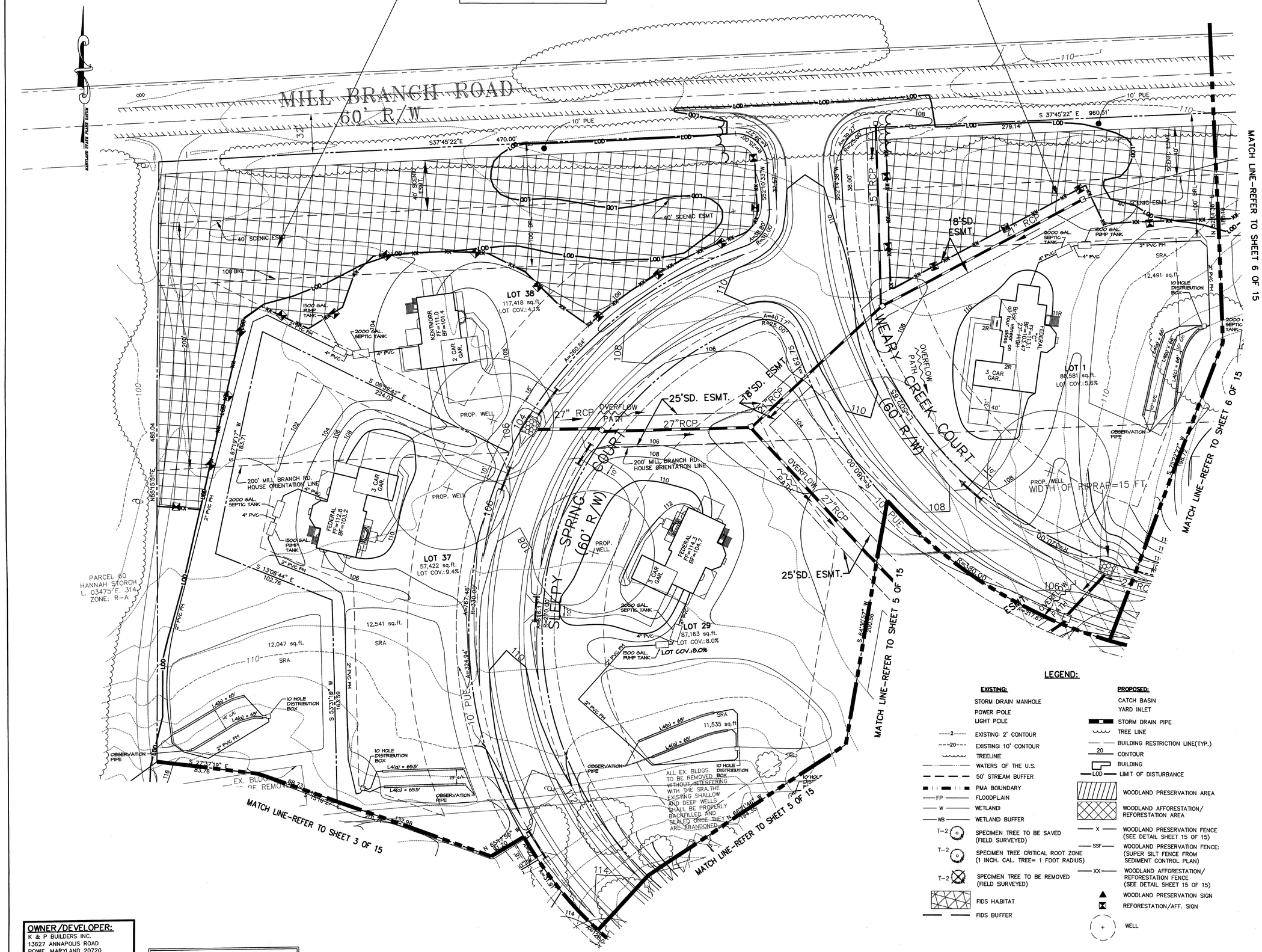
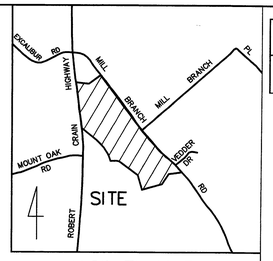
GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

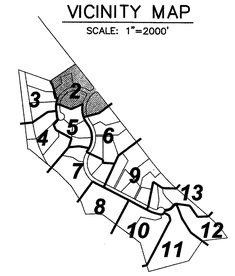
WOODLAND REF./AFFORESTATION
AREA #1
1.30 AC.
SEE LANDSCAPE PLAN FOR 40'
SCENIC ESMT. PLANTING
LAYOUT AND DETAILS

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

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: 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
	5-15-08	a	2-2-09

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

01		2/20/2009
02		10/17/13
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

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

BEN DYER ASSOCIATES, INC.
Highway / Surveys / Planners
7101 SUITLAND ROAD, SUITE 300
MD. RLS. LICENSE NO. 10738
FAX NO. (301) 449-0580

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DWN. BY	KEY MAP	BIO43
SCALE	1" = 30'	DWG. NO. 54-004-Z
DATE	NOVEMBER 2010	

DATE	DESCRIPTION
7-4-13	Rev. to conform with the approved septic permits

REVISIONS

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
11/25/08 REV. PER RESOLUTION COMM. MF
2. 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. 2 OF 15

SEP 27 2013

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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
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- T-2 — SPECIMEN TREE TO BE SAVED (FIELD SURVEYED)
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- T-2 — SPECIMEN TREE TO BE REMOVED (FIELD SURVEYED)
- FIDS HABITAT
- FIDS BUFFER
- UNMITIGATED 65 DBA LDN CONTOUR

PROPOSED:

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- STORM DRAIN PIPE
- TREE LINE
- BUILDING RESTRICTION LINE(TYP.)
- 20 — CONTOUR
- BUILDING
- LOD — 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
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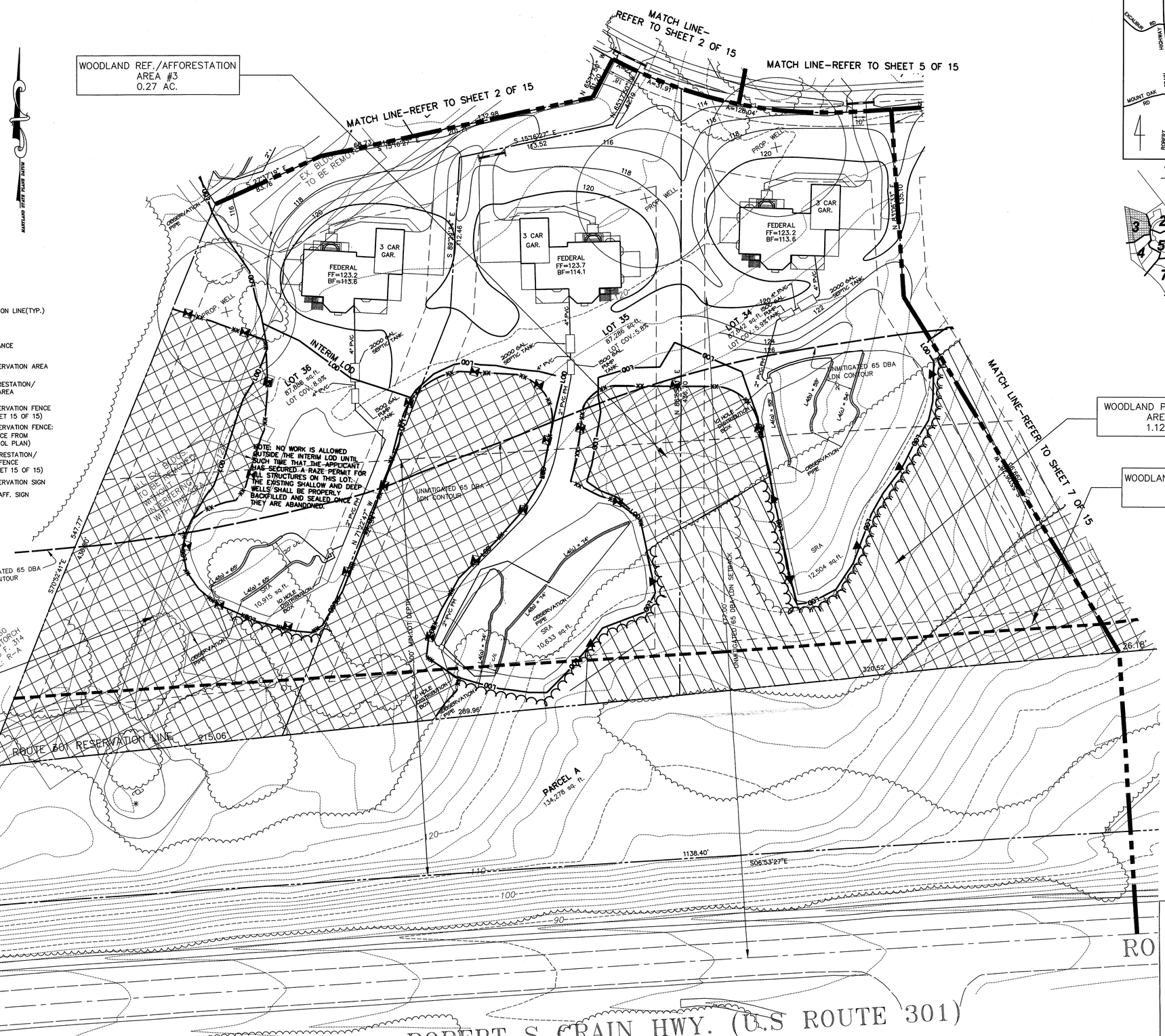
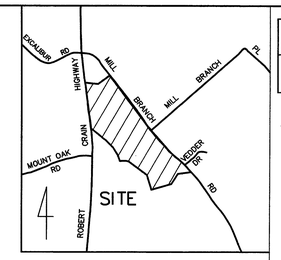
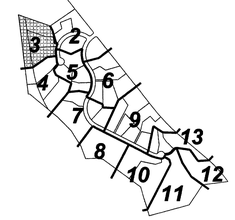
- WELL





VICINITY MAP
SCALE: 1"=2000'



KEY PLAN
NOT TO SCALE

OWNER/DEVELOPER:
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T.P.NO. OFFICE (301) 262-7227
FAX NO. (301) 805-7528

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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		2/20/09
02		10/15/13
03		
04		
05		
06		

M-NCPPC APPROVALS

PROJECT NAME: Mill Branch		
PROJECT NUMBER: DSP-07017		
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Resolution Listed Below Applies to This Sheet.		
Approval or Resolution	Approval Date	Certification Initials
	5/15/08	CC 3.2.09

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

1013 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20716
BEN DYER ASSOCIATES, INC.
Forest Conservation Management
TELEPHONE (301) 430-2000

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DESIGN BY	DSK	PROJECT NO.	BI-0043
DRAWN BY	DSK	DWG. NO.	54-010-Z
SCALE	1" = 30'		
DATE	NOVEMBER 2010		

BY	DATE	DESCRIPTION
NP	7-4-13	Rev. to conform with the approved septic permits
		REVISIONS

9-25-2013
DATE

Mike Petrokis
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
2/3/09 – REVISED NOISE CONTOUR PER APPROVED STUDY
2. 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. 3 OF 15

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GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

WOODLAND REF./AFFORESTATION AREA #7 0.10 AC.

WOODLAND PRESERVATION AREA #3 12.11 AC.

WOODLAND REF./AFFORESTATION AREA #5 0.37 AC.

WOODLAND REF./AFFORESTATION AREA #8 0.17 AC.

WOODLAND PRESERVATION AREA #2 0.20 AC.

MATCH LINE-REFER TO SHEET 5 OF 15

MATCH LINE-REFER TO SHEET 7 OF 15

MATCH LINE-REFER TO SHEET 3 OF 15

WOODLAND PRESERVATION AREA #1 1.12 AC.

WOODLAND REF./AFFORESTATION AREA #4 0.75 AC.

WOODLAND PRESERVATION AREA #3 12.11 AC.

ANNAPOLIS ELEV. C FF=124.5 B=114.67

LOT 31 — 121,842 sq.ft. gross, 85,450 sq.ft. net, 36,472 sq.ft. r.o.w., 1.91 ac., 30% lot coverage

LOT 32 — 54,168 sq.ft. gross, 52,675 sq.ft. net, 1.21 ac., 35% lot coverage

LOT 33 — 83,400 sq.ft. net, 1.91 ac., 5.3% lot coverage

PARCEL B — 1,777 sq. ft. net, 37,425 sq. ft. t.p., 48,602 sq. ft. gross

PARCEL 30 — J. ALLAN OFFUTT TRUSTEE, L. 13427, F. 000

WSSC SANITARY SEWER EASEMENT/RIGHTS OF WAY LIBER 6426, FOLIO 990 LIBER 6831, FOLIO 466

ROUTE 301 RESERVATION LINE

50' STREAM BUFFER

FIDS BUFFER LINE

UNMITIGATED 65 DBA LDN CONTOUR

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

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FAX NO. (301) 805-7528

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- T-2 — 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.)
- 20 — CONTOUR
- BUILDING
- LOD — 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
- 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
	5-15-08	[illegible]	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
Approved by

01	[illegible]	2/28/2013
02	[illegible]	10/17/13
03		
04		
05		
06		

VICINITY MAP
SCALE: 1"=2000'

KEY PLAN
NOT TO SCALE

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS – PLANNERS – SURVEYORS
4600 POWDER MILL ROAD – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

TITLE: WOODMORE ROAD, SUITE 300
OFFICE: BOWIE, MARYLAND 20715
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
4600 POWDER MILL ROAD, SUITE 200
BELTSVILLE, MARYLAND 20705

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ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

SCALE: 1" = 30' | DWG. NO. BIO049 | DATE: NOVEMBER, 2010 | 54-011-Z

DATE	DESCRIPTION
7-8-13	Rev. to conform with the approved septic permits

REVISIONS

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
2/3/09 – REVISED NOISE CONTOUR PER APPROVED STUDY
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. 4 OF 15

F:\LDT-PROJ\BIO043-LDT\SHEETS\TCP-II-SHEETS.dwg, 9/30/2013 2:39:55 PM, petmik

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

MARYLAND STATE PLANE DATUM

MATCH LINE SHEET 2 OF 15

MATCH LINE SHEET 6 OF 15

MATCH LINE SHEET 7 OF 15

MATCH LINE SHEET 4 OF 15

MATCH LINE SHEET 3 OF 15

MATCH LINE- REFER TO SHEET 3 OF 15

MATCH LINE- REFER TO SHEET 4 OF 15

WOODLAND REF./AFFORESTATION AREA #9 0.42 AC.

WOODLAND REF./AFFORESTATION AREA #6 0.10 AC.

WOODLAND PRESERVATION AREA #3 12.11 AC.

WEARY CREEK COURT (60' R/W)

SLEEPY SPRING COURT (60' R/W)

LOT 28 87,447 sq.ft. LOT COV.: 5.9%

LOT 27 67,514 sq.ft. LOT COV.: 7.5%

LOT 30 55,087 sq.ft. LOT COV.: 9.7%

LOT 26 60,016 sq.ft. LOT COV.: 9.6%

SRA 4,467 sq.ft.

SRA 6,175 sq.ft.

SRA 10,386 sq.ft.

SRA 9,923 sq.ft.

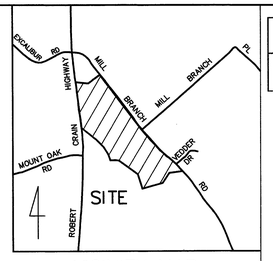
SRA 10,645 sq.ft.

EX. BLDG. TO BE REMOVED

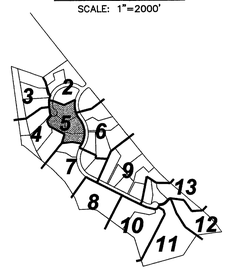
EXISTING TRAILERS TO BE REMOVED IN THE DIRECTION OF SLEEPY SPRING COURT SO AS NOT TO DRIVE OVER THE SEPTIC

50' STREAM BUFFER

22' R/W ESM't. FOR LOTS 31/32&33



VICINITY MAP
SCALE: 1"=2000'



KEY PLAN
NOT TO SCALE

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
	5-15-08	CL	3-2-09

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
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PROPOSED:

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- YARD INLET
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- WELL

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 2/20/2009
10/19/13

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

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OFFICE (301) 937-3501 FAX (301) 937-3507

10201 WOODMORE ROAD, SUITE 200
UPPER MARLBORO, MARYLAND 20772
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE: (301) 430-2000

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MP	DRAWN BY:	PROJECT NO.	BI0043
	DESIGN BY:	DRWG. NO.	54.012-Z
	REVIEWED BY:	SCALE:	1" = 30'
BY		DATE	NOVEMBER 2010

1-4-13	Rev. to conform with the approved septic permits.	MP
DATE	DESCRIPTION	BY

REVISIONS

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
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, JRD

DATE: FEB. 2009	
DWN. DS	CHECKED GB
SCALE: 1"=30'	
PROJECT/FILE NO. 02-083	
SHEET NO. 5 OF 15	

J:\LDT-PROJ\BI0043-LDT\SHEETS\TCP-II-SHEETS.dwg, 9/24/2013 4:28:35 PM, petmik

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

MILL BRANCH ROAD
60' R/W

MATCH LINE-REFER TO SHEET 2 OF 15

MATCH LINE-REFER TO SHEET 5 OF 15

MATCH LINE-REFER TO SHEET 9 OF 15

MATCH LINE-REFER TO SHEET 7 OF 15

WEARY CREEK COURT (60' R/W)

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.

LOT 2
86,528 sq.ft.
LOT COV.:6.7%

LOT 3
57,547 sq.ft.
LOT COV.:10%

LOT 4
84,022 sq.ft.
LOT COV.:10.1%

LOT 5
87,137 sq.ft.
LOT COV.:7.2%

LOT 6
90,570 sq.ft.
LOT COV.:9.7%

SEE TABLE "D" FOR SECTION 4.6 LANDSCAPE REQUIREMENTS

200' MILL BRANCH RD. HOUSE ORIENTATION LINE

40' SCENIC ESMT

10' PUE

22' R/W ESMT. FOR LOTS 3,4&5

10' P.U.E. FOR LOTS 3,4&5

SRA 12,763 sq.ft.

SRA 12,302 sq.ft.

SRA 11,920 sq.ft.

SRA 9,377sq.ft.

SRA 15,817 sq.ft.

THE BALTIMORE
FF=125.5
BF=116.5
Brick veneer on all four sides

BELAIR
ELEV.
FF=122.7
BF=113.1
Brick veneer on all four sides

FEDERAL
FF=113.3
BF=104.1

FEDERAL
FF=111.2
BF=101.6

2000 GAL. SEPTIC TANK

1500 GAL. PUMP TANK

10 HOLE DISTRIBUTION BOX

OBSERVATION PIPE

PROP. WELL

2 CAR GAR.

3 CAR GAR.

4" PVC

2" PVC PM

LOD

XX

L40(a) = 65'

20' c/c

R=320.00' A=95.32'

A=181.53' A=328.51'

R=325.00' A=371.50'

MARYLAND STATE PLANE DATUM

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
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- FIDS BUFFER

PROPOSED:

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- YARD INLET
- STORM DRAIN PIPE
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- REFORESTATION/AFF. SIGN
- WELL

OWNER/DEVELOPER:
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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

VICINITY MAP
SCALE: 1"=2000'

KEY PLAN
NOT TO SCALE

M-NCPPC APPROVALS

PROJECT NAME: Mill Branch
PROJECT NUMBER: 058-07017

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
	5-15-08	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
Approved by
2/20/2009
10/4/13

01	
02	
03	
04	
05	
06	

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

TOTI WOODMORE ROAD, SUITE 200
UPPER MARLBORO, MARYLAND 20772
BEN DYER ASSOCIATES, INC.
LAND SURVEYING & ENGINEERING
TELEPHONE (301) 420-2000

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RECORD NO.	B10043
SCALE	1" = 30'
DATE	NOVEMBER 2010
DWG. NO.	54.013-Z

BY	DATE	DESCRIPTION
MP	7-4-13	Rev. to conform with the approved septic permits

REVISIONS

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

11/25/08 REV. PER RESOLUTION COMM. MP
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	

J:\LDT-PROJ\B10043-LDT\SHEETS\TCP-II-SHEETS.dwg, 9/24/2013 4:39:24 PM, petrak

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

WOODLAND REF./AFFORESTATION
AREA #18
2.32 AC.

WOODLAND REF./AFFORESTATION
AREA #9
0.42 AC.

WOODLAND REF./AFFORESTATION
AREA #11
0.62 AC.

WOODLAND REF./AFFORESTATION
AREA #10
0.48 AC.

WOODLAND PRESERVATION
AREA #3
12.11 AC.

MATCH LINE SHEET 4 OF 15
MATCH LINE SHEET 5 OF 15
MATCH LINE SHEET 6 OF 15
MATCH LINE SHEET 8 OF 15
MATCH LINE SHEET 9 OF 15

WEARY CREEK COURT
(60' R/W)

LOT 7
52,316 sq.ft.
LOT COV.: 9.8%

LOT 8
69,228 sq.ft.
LOT COV.: 9.9%

LOT 24
222,748 sq.ft. gross
78,310 sq.ft. f.p.
144,438 sq.ft. net.
LOT COV.: 3.6%

LOT 25
63,713 sq.ft.
LOT COV.: 8.2%

SRA
11,235 sq.ft.
11,440 sq.ft.
10,046 sq.ft.
14,964 sq.ft.

FEDERAL
FF=104.0
BF=94.4

FEDERAL
FF=98.4
BF=86.8

3 CAR GAR.

PROP. WELL

OVERFLOW PATH

18' STORM DRAIN ESMT.

FIDS BUFFER LINE

WUS BUFFER LINE

WSSC SANITARY SEWER EASEMENT/RIGHTS OF WAY
LIBER 66311 FOLIO 695 LIBER 6426, FOLIO 992

50' STREAM BL

PARCEL 30
J. ALLAN OFFEN, TRUSTEE
LIBER 11382 F. 355
WUS BUFFER

MARYLAND STATE PLANE DATUM

VICINITY MAP
SCALE: 1"=2000'

SITE

KEY PLAN
NOT TO SCALE

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
	5-15-08	CL	3-2-09

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
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- FIDS HABITAT
- FIDS BUFFER

PROPOSED:
- CATCH BASIN
- YARD INLET
- STORM DRAIN PIPE
- TREE LINE
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- WELL

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 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

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

WTD, WOODWARD, ROAD, SUITE 300
ROCKVILLE, MARYLAND 20850
BEN DYER ASSOCIATES, INC.
Highways / Surveys / Reports
Water Mains / Sewers / Roads

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DRAWN BY BEN DYER ASSOCIATES
SCALE 1" = 30'
DATE NOVEMBER 2010
DWG. NO. B100-43
JOB NO. 54.014-Z

NO	DATE	DESCRIPTION
1	7-4-13	Rev. to conform with the approved septic permits

REVISIONS

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
SCALE: 1"=30'
PROJECT/FILE NO. 02-083
SHEET NO. 7 OF 15

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

WOODLAND REF./AFFORESTATION
AREA #12
0.20 AC.

MATCH LINE SHEET 7 OF 15

MATCH LINE SHEET 9 OF 15

WEARY CREEK COURT
(60' R/W)

S 62°46'05" E

S62°46'05"E 365.04'

594.36

10' PUE

OVERFLOW PATH

R=360.00'
L=53.80'

PROP. WELL

3 CAR GAR.

FEDERAL
FF=89.2
BF=79.6

W/O

SRA
10,971 sq.ft.

LOT 23
296,484 sq.ft. gross
-104,657 sq.ft. (R)
-172,175 sq.ft. net
LOT 23 = 6.80 ac.

25' STORM DRAIN ESMT

27" RCP

24" RCP

FDS BUFFER LINE

P.M.A.

WOODLAND REF./AFFORESTATION
AREA #10
0.48 AC.

WOODLAND REF./AFFORESTATION
AREA #13
0.73 AC.

MATCH LINE SHEET 7 OF 15

MATCH LINE SHEET 10 OF 15

WOODLAND PRESERVATION
AREA #3
12.11 AC.

MILL BRANCH BUFFER

50' STREAM BUFFER

43.42'

S31°28'00"E 290.35'

N19°22'22"E

314.50'

N87°37'38"E

WUS 83.15'

S79°42'22"E 99.00'

258.11'

S53°04'50"E

WUS

PARCEL 30
J. ALLAN OLSEN TRUSTEE
3,382 sq.ft.
ZONE: R-A

BATUXENT PT. PARCEL A
NURSERY SUBDIVISION
L. 12228 F. 021
ZONE: R-A

VICINITY MAP
SCALE: 1"=2000'

SITE

KEY PLAN
NOT TO SCALE

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

LEGEND:

EXISTING:

- STORM DRAIN MANHOLE
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- LIGHT POLE
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- EXISTING 10' CONTOUR
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- REFORESTATION/AFF. SIGN
- WELL

M-NCPPC APPROVALS

PROJECT NAME: Mill Branch
PROJECT NUMBER: DSP-02017

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
	5-15-08	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
Approved by

01		2/20/2009
02		10/21/13
03		
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OWNER/DEVELOPER:
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9-25-2013
DATE
Mike Petrokis
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
SCALE: 1"=30'
PROJECT/FILE NO. 02-083
SHEET NO. 8 OF 15

J:\LDT-PROJ\81043-LDT\SHEETS\TCP-II-SHEETS.dwg, 9/24/2013 4:32:39 PM, petmik

MILL BRANCH ROAD
60' R/W

LOT 9
87,693 sq.ft.
LOT COV.:5.7%

LOT 10
24,167 sq.ft.
LOT COV.:9.8%

LOT 11
30,464 sq.ft.
LOT COV.:9.7%

LOT 12
50,832 sq.ft.
LOT COV.:10.0%

LOT 13
90,869 sq.ft.
LOT COV.:6.0%

LOT 14
93,420 sq.ft.
LOT COV.:9.7%

LOT 15
50,838 sq.ft.
LOT COV.:9.6%

WEARY CREEK COURT (60' R/W)

MATCH LINE SHEET 6 OF 15
MATCH LINE SHEET 7 OF 15
MATCH LINE SHEET 8 OF 15
MATCH LINE SHEET 10 OF 15
MATCH LINE SHEET 13 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.

WOODLAND REF./AFFORESTATION
AREA #11
0.62 AC.

VICINITY MAP
SCALE: 1"=2000'

KEY PLAN
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

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.N.C.P.P.C.
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/89/2007
Approved by
2/20/2009

01			
02			
03			
04			
05			
06			

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
	5-18-08	CL	3-2-09

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.)
- 20 CONTOUR
- BUILDING
- LOD 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
- REFORESTATION/AFF. SIGN
- WELL

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

TITLE: TCP2 WOODLAND DETAIL SHEET 300
MPD: BELTSVILLE, MARYLAND 20705-2207
BEN DYER ASSOCIATES, INC.
Civil Engineers • Land Surveyors • Planners
TELEPHONE: (301) 490-2000
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DRAWN BY: DS
RECORD NO. BLOC43
SCALE 1" = 30'
DRAWING NO. 54-016-Z
DATE NOVEMBER 2010

DATE	DESCRIPTION	BY
7-4-13	Rev. to conform with the approved septic permits	NP

REVISIONS

9-25-2013
DATE

Mike Petrokis
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
11/25/08 REV. PER RESOLUTION COMM. MP
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. 9 OF 15

A:\07-PROJ\B1043-LD7\SHEETS\TCP-II-SHEETS.dwg, 9/24/2013 4:33:11 PM, petrok

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

WOODLAND REF./AFFORESTATION
AREA #15
0.13 AC.

WOODLAND REF./AFFORESTATION
AREA #14
0.10 AC.

WOODLAND PRESERVATION
AREA #3
12.11 AC.

WOODLAND PRESERVATION
AREA #4
4.03 AC.

WOODLAND PRESERVATION
AREA #5
0.04 AC.

WOODLAND PRESERVATION
AREA #3
12.11 AC.

MATCH LINE SHEET 13 OF 15

MATCH LINE SHEET 9 OF 15

MATCH LINE SHEET 11 OF 15

MATCH LINE SHEET 8 OF 15

WEARY CREEK COURT (60' R/W)

OVERFLOW PATH

18' STORM DRAIN ESMT.

FIDS BUFFER LINE

50' STREAM BUFFER

P.M.A.

LOT 22
166,416 sq.ft. gross
16,715 sq.ft. f.p.
177,701 sq.ft. net
LOT COV.: 6.9%

LOT 21
255,823 sq.ft. gross
112,499 sq.ft. f.p.
143,324 sq.ft. net
LOT COV.: 4.0%

SRA
10,006 sq.ft.

SRA
10,138 sq.ft.

PROP. WELL

FEDERAL
FF=85.7
BF=76.1

THE PERRYWOOD (PB)
ELEV. W/O

PATUXENT NURSERY SUBDIVISION
PB 12228 F. 027
ZONE: R-A

PARCEL A

225.42'

260.83'

744.36'

S16°33'04"E

488.57'

KEY PLAN

NOT TO SCALE

VICINITY MAP

SCALE: 1"=2000'

SITE

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 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-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
	5-15-08	CL	3-2-09

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

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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
2/20/2009

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02		
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06		

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OFFICE (301) 937-3501 FAX (301) 937-3507

BEN DYER ASSOCIATES, INC.
7501 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
TELEPHONE (301) 430-2000

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SCALE	1" = 30'	DRWG. NO.	54.011-Z
DATE	NOVEMBER 2010		

DATE	DESCRIPTION
1-4-13	Rev. to conform with the approved septic permits

REVISIONS

9-25-2013
DATE

Mike Petrokis
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
SCALE: 1"=30'
PROJECT/FILE NO. 02-083
SHEET NO. 10 of 15

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

WOODLAND REF./AFFORESTATION
AREA #16
0.03 AC.

WOODLAND PRESERVATION
AREA #6
1.10 AC.

WOODLAND PRESERVATION
AREA #3
12.11 AC.

WOODLAND PRESERVATION
AREA #4
4.03 AC.

MATCH LINE SHEET 12 OF 15

MATCH LINE SHEET 13 OF 15

MATCH LINE SHEET 10 OF 15

MATCH LINE
SEE INSET 'A' THIS SHEET

LOT 20
455,789 sq.ft. gross
213,414 sq.ft. f.p.
242,345 sq.ft. net.
LOT COV.: 2.8%

50' STREAM BUFFER

SRA
10,570 sq.ft.

FEDERAL
FF=81.7
BF=72.1

3 CAR GAR.

PROP. WELL

22' R/W ESMT. FOR LOTS 18 & 19

N33°51'43"E 391.88'

670.37'

488.57'

N74°33'24"E

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

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

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

MARYLAND STATE PLANE GRID

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 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

INSET 'A'

VICINITY MAP
SCALE: 1"=2000'

KEY PLAN
NOT TO SCALE

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

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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
	5-15-08	CL	2-2-09

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

01	C Finch	2/02/2009
02	C Finch	10/14/13
03		
04		
05		
06		

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

10701 WOODMORE ROAD, SUITE 200 LANDOVER, MARYLAND 20785	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners 10701 Woodmore Road, Suite 200, Landover, MD 20785
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	DATA ATTACHED BY REFERENCE TO BDA FILE NO. BI0043
	SCALE: 1" = 30' DWG. NO. 54-018-Z
	DATE NOVEMBER 2010

T-4-13	Rev. to conform with the approved septic permits	MP
DATE	DESCRIPTION	BY
	REVISIONS	

9-25-2013
DATE

Mike Petrokis
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
SCALE: 1"=30'
PROJECT/FILE NO. 02-083
SHEET NO. 11 OF 15

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NORTH NATIVE STATE PLANE

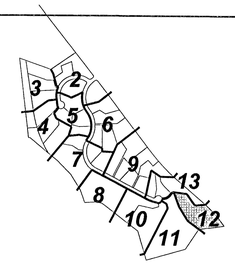
LEGEND:

EXISTING:

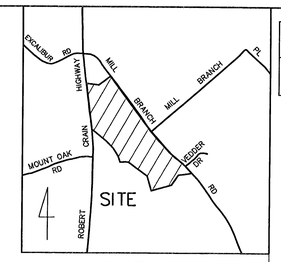
- STORM DRAIN MANHOLE
- POWER POLE
- LIGHT POLE
- 2 — EXISTING 2' CONTOUR
- 20 — EXISTING 10' CONTOUR
- TREELINE
- WATERS OF THE U.S.
- 50' STREAM BUFFER
- PMA BOUNDARY
- FP — FLOODPLAIN
- W — WETLAND
- WB — WETLAND BUFFER
- T-2 — SPECIMEN TREE TO BE SAVED (FIELD SURVEYED)
- T-2 — SPECIMEN TREE CRITICAL ROOT ZONE (1 INCH. CAL. TREE= 1 FOOT RADIUS)
- T-2 — SPECIMEN TREE TO BE REMOVED (FIELD SURVEYED)
- FIDS HABITAT
- FIDS BUFFER

PROPOSED:

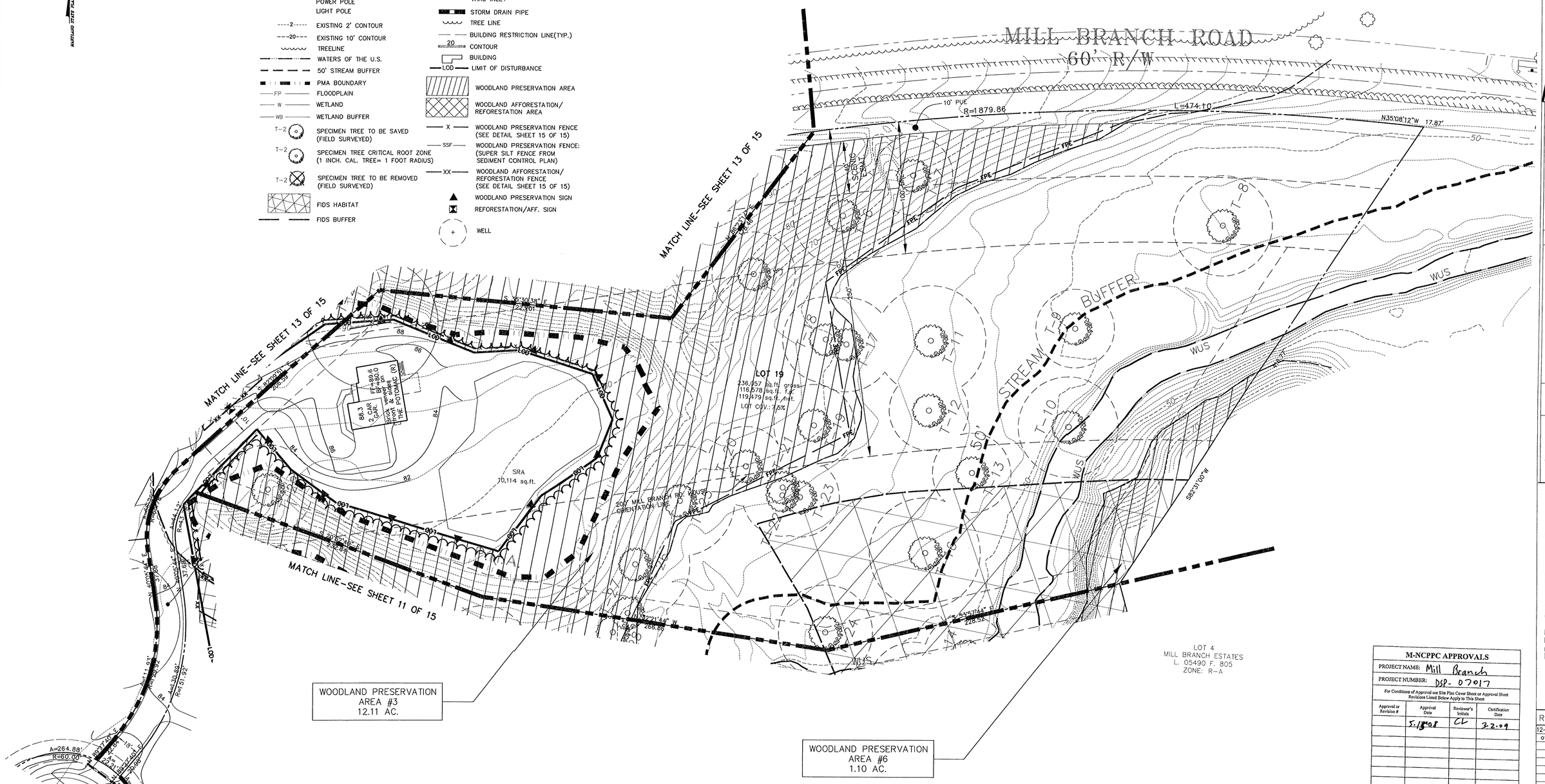
- CATCH BASIN
- YARD INLET
- STORM DRAIN PIPE
- TREE LINE
- BUILDING RESTRICTION LINE(TYP.)
- 20 — CONTOUR
- BUILDING
- LOD — LIMIT OF DISTURBANCE
- WOODLAND PRESERVATION AREA
- WOODLAND AFFORESTATION/ REFORESTATION AREA
- X — WOODLAND PRESERVATION FENCE (SEE DETAIL SHEET 15 OF 15)
- SSF — WOODLAND PRESERVATION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



KEY PLAN
NOT TO SCALE



VICINITY MAP
SCALE: 1"=2000'



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 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
	5/13/08	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
Approved by

01		2/20/2009
02		11/19/13
03		
04		
05		
06		

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

10721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Surveying & Mapping
TELEPHONE (301) 430-2000

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FIELD BK.	BK0043
SCALE	1" = 50'
DWG. NO.	54.014-Z
DATE	NOVEMBER 2010

DATE	DESCRIPTION
7-4-13	Rev. to conform with the approved septic permits

REVISIONS

9-25-2013
DATE

Mike Petrokis
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
SCALE: 1"=30'	
PROJECT/FILE NO. 02-083	
SHEET NO. 12 OF 15	

LDT-PROJ\BL0083-LDT\SHEETS\TCP-II-SHEETS.dwg 9/24/2013 4:57:14 PM petrokis

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

MARYLAND STATE PLANE NAD'83

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

WOODLAND PRESERVATION
AREA #3
12.11 AC.

MILL BRANCH ROAD
60' R/W

MATCH LINE-SEE SHEET 9 OF 15

MATCH LINE-SEE SHEET 12 OF 15

MATCH LINE-SEE SHEET 11 OF 15

LOT 18
109,960 sq.ft.
LOT COV.: 5.3%

LOT 17
51,828 sq.ft.
LOT COV.: 9.5%

LOT 16
50,027 sq.ft.
LOT COV.: 9.6%

SRA
10,781 sq.ft.

SRA
12,109 sq.ft.

SRA
10,721 sq.ft.

ANNAPOLIS
FF=98.4
BF=88.8

FEDERAL(R)
FF=93.7
BF=84.1

FEDERAL(R)
FF=90.7
BF=81.1

3 CAR GAR.

PROP. WELL

FDS BUFFER LINE

S 49°35'12" E 168.20'

S 49°35'12" E 446.42'

S 50°30'38" E 223.01'

S 56°10'60" E 180.00 102.27 77.93

S 05°34'10" E 260.97'

S 38°35'10" E 87.65

S 46°00'52" E 173.01

A=264.88'
R=60.00'

A=99.12'
R=60.00'

A=61.16'

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)
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PROPOSED:

- CATCH BASIN
- YARD INLET
- STORM DRAIN PIPE
- TREE LINE
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- 20 — CONTOUR
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- LOD — LIMIT OF DISTURBANCE
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- X — WOODLAND PRESERVATION FENCE (SEE DETAIL SHEET 15 OF 15)
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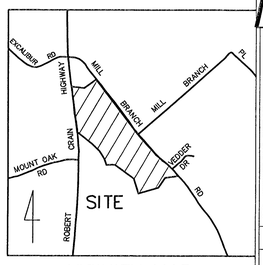
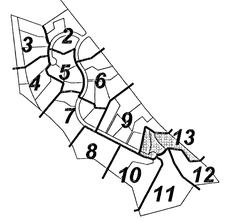
- REFORESTATION/AFF. SIGN
- WELL



VICINITY MAP
SCALE: 1"=2000'



KEY PLAN
NOT TO SCALE

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
	5-15-08	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
Approved by

01		2/20/2009
02		2/24/2009
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BEN DYER ASSOCIATES, INC.
LAND SURVEYING & MAPPING
TELEPHONE (301) 430-2000

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MP	SHEET 21 OF 25 PLAT BK. BTP 5 PG. 5	FIELD BK. NO.
BY	SCALE 1" = 30'	DWG. NO. 54.020-Z
	DATE NOVEMBER 2010	BIO043

DATE	DESCRIPTION
7-4-13	Rev. to conform with the approved septic permits

REVISIONS

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
SCALE: 1"=30'
PROJECT/FILE NO. 02-083
SHEET NO. 13 OF 15

J:\LD7-PROJ\BI0043-LDT\SHEETS\TCP-II-SHEETS.dwg, 9/30/2013 2:40:43 PM, petrak

REFORESTATION/AFFORESTATION PLANTING SCHEDULES

REFORESTATION/AFFORESTATION PLANTING SCHEDULE (AREA #1)

BOTANICAL NAME	COMMON NAME	2 1/2"-3" CAL. STOCK	7-9' 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					8
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			8			8
Thuja occidentalis	Arborvitae			25			25
TOTAL		53	9	36	720	90	838
REFORESTATION/AFF. CREDIT AREAS		0.265	0.03	0.11	0.72	0.18	1.30

TOTAL REFORESTATION/AFF. ACRES = 1.30 AC.
NOTE: 2 1/2"-3" CAL. STOCK CREDITED AT 200/ACRE. 7-9' 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, 7-9' 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

TOTAL REFORESTATION/AFF. ACRES = 1.47 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.
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	36	4	40
Cornus florida	Dogwood	36	4	40
TOTAL		220	25	245
REFORESTATION/AFF. CREDIT AREAS		0.22	0.05	0.27

TOTAL REFORESTATION/AFF. ACRES = 0.27 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.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

REFORESTATION/AFF. 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	0.13	0.75

TOTAL REFORESTATION/AFF. ACRES = 0.75 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.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

REFORESTATION/AFF. 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	278
REFORESTATION/AFF. CREDIT AREAS		0.298	0.072	0.37

TOTAL REFORESTATION/AFF. ACRES = 0.37 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.
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

TOTAL REFORESTATION/AFF. ACRES = 0.10 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.
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	12	2	14
Cornus florida	Dogwood	12	2	14
TOTAL		76	12	88
REFORESTATION/AFF. CREDIT AREAS		0.076	0.024	0.1

TOTAL REFORESTATION/AFF. ACRES = 0.10 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.
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

TOTAL REFORESTATION/AFF. ACRES = 0.17 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.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

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

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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	6	63
Cornus florida	Dogwood	57	6	63
TOTAL		340	40	380
REFORESTATION/AFF. CREDIT AREAS		0.34	0.08	0.42

TOTAL REFORESTATION/AFF. ACRES = 0.42 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.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

REFORESTATION/AFF. 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

TOTAL REFORESTATION/AFF. ACRES = 0.48 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.
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 SEEDLINGS EQUIVALENCY
Acer rubrum	Red Maple	85	10	95
Liriodendron tulipifera	Tulip Poplar	85	9	94
Ilex opaca	American Holly	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	55	565
REFORESTATION/AFF. CREDIT AREAS		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.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

REFORESTATION/AFF. PLANTING SCHEDULE (AREA #12)

BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY
Acer rubrum	Red Maple	28	3	31
Liriodendron tulipifera	Tulip Poplar	28	3	31
Ilex opaca	American Holly	27	3	30
Fagus grandifolia	American Beech	27	3	30
Platanus occidentalis	Sycamore	27	3	30
Cornus florida	Flowering Dogwood	27	3	30
TOTAL		164	18	182
REFORESTATION/AFF. CREDIT AREAS		0.164	0.036	0.20

TOTAL REFORESTATION/AFF. ACRES = 0.20 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.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

REFORESTATION/AFF. PLANTING SCHEDULE (AREA #13)

BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY
Acer rubrum	Red Maple	100	11	111
Liriodendron tulipifera	Tulip Poplar	100	11	111
Ilex opaca	American Holly	100	11	111
Fagus grandifolia	American Beech	100	11	111
Platanus occidentalis	Sycamore	100	11	111
Cornus florida	Flowering Dogwood	100	10	110
TOTAL		600	65	665
REFORESTATION/AFF. CREDIT AREAS		0.6	0.13	0.73

TOTAL REFORESTATION/AFF. ACRES = 0.73 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.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

REFORESTATION/AFF. PLANTING SCHEDULE (AREA #14)

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	1	14
Cornus florida	Flowering Dogwood	13	2	15
TOTAL		78	11	89
REFORESTATION/AFF. CREDIT AREAS		0.078	0.022	0.10

TOTAL REFORESTATION/AFF. ACRES = 0.10 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.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

REFORESTATION/AFF. PLANTING SCHEDULE (AREA #15)

BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY
Acer rubrum	Red Maple	18	2	20
Liriodendron tulipifera	Tulip Poplar	18	2	20
Ilex opaca	American Holly	18	2	20
Fagus grandifolia	American Beech	18	2	20
Platanus occidentalis	Sycamore	17	2	19
Cornus florida	Flowering Dogwood	17	2	19
TOTAL		106	12	118
REFORESTATION/AFF. CREDIT AREAS		0.106	0.024	0.13

TOTAL REFORESTATION/AFF. ACRES = 0.13 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.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

REFORESTATION/AFF. PLANTING SCHEDULE (AREA #16)

BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY
Acer rubrum	Red Maple	3	1	4
Liriodendron tulipifera	Tulip Poplar	3	1	4
Ilex opaca	American Holly	3	1	4
Fagus grandifolia	American Beech	3	1	4
Platanus occidentalis	Sycamore	3	1	4
Cornus florida	Flowering Dogwood	3	1	4
TOTAL		18	6	24
REFORESTATION/AFF. CREDIT AREAS		0.018	0.012	0.03

TOTAL REFORESTATION/AFF. ACRES = 0.03 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.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

REFORESTATION/AFFORESTATION PLANTING SCHEDULE (AREA #17)

BOTANICAL NAME	COMMON NAME	2 1/2"-3" CAL. STOCK	7-9' HT. STOCK	6-8' HT. STOCK	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY
Acer rubrum	Red Maple	56			446	50	552
Liriodendron tulipifera	Tulip Poplar	36			446	50	532
Ilex opaca	American Holly			9	447	49	505
Fagus grandifolia	American Beech				447	49	496
Platanus occidentalis	Sycamore				447	49	496
Cornus florida	Dogwood		19		447	49	515
Quercus palustris	Pin Oak	36					36
Quercus coccinea	Scarlet Oak	24					24
Quercus alba	White Oak	27					27
Nyssa sylvatica	Black Tupelo	35					35
Carpinus caroliniana	American Hornbeam		9				9
Cercis canadensis	Redbud		11				11
Pinus strobus	White Pine			43			43
Pinus virginiana	Virginia Pine			20			20
Thuja occidentalis	Arborvitae			151			151
TOTAL		214	39	223	2680	296	3096
REFORESTATION/AFF. CREDIT AREAS		1.07	0.12	0.67	2.68	0.592	5.13

TOTAL REFORESTATION/AFF. ACRES = 5.13 AC.
NOTES: 2 1/2"-3" CAL. STOCK CREDITED AT 200/ACRE. 7-9' 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.
SEEDLING AND 1" CAL. STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)
SEE LANDSCAPE PLAN FOR LOCATION OF 2 1/2"-3" CAL, 7-9' HT. STOCK & 6-8' HT. STOCK WITHIN THE SCENIC ESMT.

REFORESTATION/AFF. PLANTING SCHEDULE (AREA #18)

BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY
Acer rubrum	Red Maple	316	35	351
Liriodendron tulipifera	Tulip Poplar	316	35	351
Ilex opaca	American Holly	317	35	352
Fagus grandifolia	American Beech	317	35	352
Platanus occidentalis	Sycamore	317	35	352
Cornus florida	Flowering Dogwood	317	35	352
TOTAL		1900	210	2110
REFORESTATION/AFF. CREDIT AREAS		1.9	0.42	2.32

TOTAL REFORESTATION/AFF. ACRES = 2.32 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.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

LOT BY LOT WOODLAND CONSERVATION CALCULATIONS (TCP-II)

LOT #	Gross Lot Area (sq. ft.)	Net Lot Area (sq. ft.)	Existing Gross Woodland (sq. ft.)	Woodland Cleared (sq. ft.)	Woodland Cons. (sq. ft.)	Woodland Aff./ Ref. (sq. ft.)	Unencumbered Yard (sq. ft.)	Percentage Encumbered Yard
1	86,581	86,581	0	0	0	21,392	65,189	25
2	86,528	86,528	0	0	0	35,216	51,312	41
3	87,337	87,337	0	0	0	25,967	61,370	30
4	95,022	95,022	0	0	0	36,836	58,186	39
5	87,137	87,137	0	0	0	42,484	44,653	49
6	50,570	50,570	0	0	0	802	49,768	2
7	52,316	52,316	0	0	0	7,213	45,103	14
8	69,228	69,228	0	0	0	17,470	51,758	25
9	87,693	87,693	0	0	0	47,240	40,453	54
10	124,167	124,167	0	0	0	62,933	61,234	51
11	50,464	50,464	0	0	0	0	50,464	0
12	50,832	50,832	0	0	0	0	50,832	0
13	90,869	90,869	0	0	0	19,424	71,445	21
14	93,420	93,420	0	0	0	18,677	74,743	20
15	50,038	50,038	0	0	0	0	50,038	0
16	50,027	50,027	0	0	0	0	50,027	0
17	51,828	51,828	0	0	0	0	51,828	0
18	109,960	109,960	56,256	8,249	43,414	16,373	50,173	54
19	236,057	119,479	231,766	33,539	77,116	0	42,363	65
20	455,759	242,345	427,454	14,366	199,842	1,469	41,034	83
21	255,823	143,324	239,361	24,983	100,564	0	42,760	70
22	168,416	117,701	152,307	63,318	40,842	9,906	66,953	43
23	296,484	192,127	192,818	1,683	86,480	44,188	61,459	68
24	222,748	144,438	148,887	2,825	67,305	23,504	53,629	63
25	63,713	63,713	11,104	0	10,881	5,477	47,355	26
26	50,016	50,016	9302	0	9395	2,892	37,729	25
27	67,514	67,514	15,101	309	14,873	3,408	49,233	27
28	87,447	87,447	15,700	8,313	8,062	4,525	74,860	14
29	87,163	87,163	0	0	0	0	87,163	0
30	55,087	55,087	47,357	32,446	14,721	0	40,366	27
31	121,822	96,472	96,141	21,065	49,816	7,610	39,046	60
32	94,736	92,073	48,831	16,147	30,785	16,810	44,478	52
33	93,401	93,401	30,980	8,389	21,789	27,364	44,248	53
34	87,642	87,642	49,366	9,212	28,877	13,100	45,665	48
35	87,286	87,286	11,509	4,471	5,321	31,201	50,764	42
36	87,888	87,888	436	0	0	39,666	48,222	45
37	57,422	57,422	0	0	0	0	57,422	0
38	117,418	117,418	0	0	0	56,837	60,581	48
PARCEL A	134,278	134,278	83,893	0	0	0	134,278	0
PARCEL B	48,602	11,177	48,602	0	0	0	11,177	0
R/W	237,640	237,640	10,517	10,699	0	0	237,640	0
TOTAL S.F.:	4,586,379	3,848,967	1,927,688	260,014	810,083	639,984		
TOTAL ACRES:	105.29	88.36	44.25	5.97	18.60	14.69		

Woodland Conservation Worksheet
for
Prince George's County

Zone:	R-A		
Gross Tract:	105.29		
Floodplain:	16.93		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	88.36	0.00	0.00

*Include acreage in the corresponding columns for each zone.

Property Description or Subdivision Name:	MILL BRANCH
Is this site subject to the 1989 Ordinance?	N
Reforesation Requirement Reduction Questions	
Is this one (1) single family lot? (y,n)	N
Are there prior TCP approvals which include a combinationof this lot and/or other lots. (y,n)	Y
Is this a Mitigation Bank	N
Break-even Point (preservation) =	44.18 acres
Clearing permitted w/o reforestion=	-16.86 acres

Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)	Off-site impacts (acres)
Existing Woodland		27.32	0.00	
Woodland Conservation Threshold (NTA) =	50.00%	44.18		
Smaller of a or b		27.32		
Woodland above WCT		0.00		
Woodland cleared		5.97	0.00	0.00
Smaller of d or e		0.00		
Clearing above WCT (0.25 : 1) replacement requirement		0.00		
Clearing below WCT (2:1 replacement requirement)		5.97		
Afforestation Threshold (AFT) =	20.00%	0.00		
Off-site Mitigation being provided on this property		0.00		
Woodland Conservation Required		**33.29**		

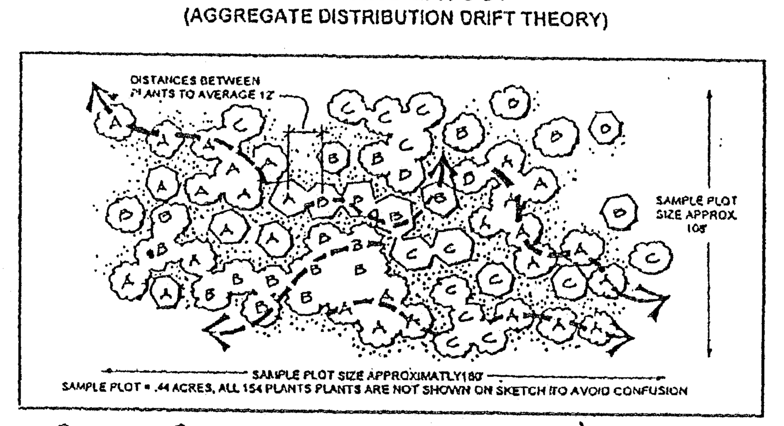
Woodland Conservation Provided:	(acres)	
Woodland Preservation	18.60	
Afforestation / Reforestation	14.69	
Area approved for fee-in-lieu		$0.00
Credits for Off-site Mitigation on another property	0.00	
Off-site Mitigation being provided on this property	0.00	
Total Woodland Conservation Provided	**33.29**	

Area of woodland not cleared 21.35 acres
Woodland retained not part of requirements: 2.75 acres

Prepared by:

Signed | Date

PLANTING LAYOUT
(AGGREGATE DISTRIBUTION DRIFT THEORY)



○ =SHRUB ○=TREE A,B,C,=DIFFERENT SPECIES =DRIFT PATTERNS

Concept: Aggregate Drift or Sweep. A cluster type grouping which tapers or feathers out along the edges.

Example: Aggregate massing or drifts are one of the most common vegetation distribution patterns occurring in nature. Principle seed bearers are at the central core of the cluster with seed dispersal outwards, often windblown with densities thinning out along the fringes or extremities. Groupings blend through and into other groupings. Imagine the fallout of windblown milkweed seeds. They often appear as aggregate drifts, elongated and tear drop in shape.

Application: This does not mean that plants must be in a grid pattern, that drifts of shrubs cannot blend into groupings of trees or that groupings of same species cannot occur together. It simply means that the installer should meet the aforementioned forest conservation act criteria at the same time replicating natures aggregate drift patterns (see detail).

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

SPECIMEN TREE LIST

Tree No	Common Name	Botanical Name	Caliper	Condition	Save/Remove
T-1	Tulip Tree	Liriodendron tulipifera	40+	Fair	Remove
T-2	Tulip Tree	Liriodendron tulipifera	40+	Poor	Save
T-3	Sweet Gum	Liquidambar styraciflua	40+	Poor	Save
T-4	Red Oak	Quercus borealis	30	Poor	Save
T-5	Tulip Tree	Liriodendron tulipifera	32	Fair	Save
T-6	Tulip Tree	Liriodendron tulipifera	38	Fair	Save
T-7	Tulip Tree	Liriodendron tulipifera	30	Fair	Save
T-8	Tulip Tree	Liriodendron tulipifera	38	Fair	Save
T-9	Tulip Tree	Liriodendron tulipifera	30	Fair	Save
T-10	Tulip Tree	Liriodendron tulipifera	38	Fair	Save
T-11	Red Maple	Acer rubrum	40+	Poor	Save
T-12	Tulip Tree	Liriodendron tulipifera	30	Fair	Save
T-13	Tulip Tree	Liriodendron tulipifera	30	Poor	Save
T-14	Tulip Tree	Liriodendron tulipifera	32	Fair	Save
T-15	Tulip Tree	Liriodendron tulipifera	34	Poor	Save
T-16	Tulip Tree	Liriodendron tulipifera	40+	Poor	Save
T-17	Tulip Tree	Liriodendron tulipifera	36	Fair	Save
T-18	Tulip Tree	Liriodendron tulipifera	33	Fair	Save
T-19	Tulip Tree	Liriodendron tulipifera	31	Fair	Save
T-20	Tulip Tree	Liriodendron tulipifera	30	Fair	Save
T-21	Tulip Tree	Liriodendron tulipifera	33	Fair	Save
T-22	Tulip Tree	Liriodendron tulipifera	31	Fair	Save
T-23	Tulip Tree	Liriodendron tulipifera	30	Poor	Save
T-24	Tulip Tree	Liriodendron tulipifera	36	Fair	Save
T-25	Tulip Tree	Liriodendron tulipifera	40+	Poor	Save
T-26	Tulip Tree	Liriodendron tulipifera	40+	Fair	Save
T-27	Tulip Tree	Liriodendron tulipifera	30	Poor	Save
T-28	Tulip Tree	Liriodendron tulipifera	34	Fair	Save
T-29	Tulip Tree	Liriodendron tulipifera	34	Fair	Save
T-30	Tulip Tree	Liriodendron tulipifera	34	Fair	Save
T-31	Tulip Tree	Liriodendron tulipifera	40+	Poor	Save
T-32	Tulip Tree	Liriodendron tulipifera	37	Fair	Save
T-33	Tulip Tree	Liriodendron tulipifera	40+	Poor	Save
T-34	Tulip Tree	Liriodendron tulipifera	37	Poor	Save
T-35	Tulip Tree	Liriodendron tulipifera	36	Fair	Remove
T-36	Tulip Tree	Liriodendron tulipifera	40+	Fair	Save
T-37	Tulip Tree	Liriodendron tulipifera	36	Fair	Save
T-38	Tulip Tree	Liriodendron tulipifera	30	Fair	Save
T-39	Tulip Tree	Liriodendron tulipifera	36	Fair	Save
T-40	Sycamore	Acer pseudoplatanus	30	Fair	Save
T-41	Tulip Tree	Liriodendron tulipifera	30	Fair	Save
T-42	Sweet Gum	Liquidambar styraciflua	32	Fair	Save
T-43	Tulip Tree	Liriodendron tulipifera	40+	Fair	Save
T-44	Tulip Tree	Liriodendron tulipifera	32	Fair	Save
T-45	Tulip Tree	Liriodendron tulipifera	36	Fair	Save
T-46	Tulip Tree	Liriodendron tulipifera	33	Fair	Save
T-47	Tulip Tree	Liriodendron tulipifera	33	Fair	Save
T-48	Tulip Tree	Liriodendron tulipifera	32	Fair	Save
T-49	Tulip Tree	Liriodendron tulipifera	36	Fair	Save
T-50	Tulip Tree	Liriodendron tulipifera	34	Fair	Save
T-51	Tulip Tree	Liriodendron tulipifera	30	Fair	Save
T-52	Tulip Tree	Liriodendron tulipifera	31	Fair	Save
T-53	Tulip Tree	Liriodendron tulipifera	34	Fair	Save
T-54	Tulip Tree	Liriodendron tulipifera	36	Fair	Save
T-55	Tulip Tree	Liriodendron tulipifera	32	Fair	Save
T-56	Tulip Tree	Liriodendron tulipifera	40+	Poor	Save
T-57	Tulip Tree	Liriodendron tulipifera	32	Fair	Save
T-58	Tulip Tree	Liriodendron tulipifera	32	Fair	Save
T-59	Tulip Tree	Liriodendron tulipifera	32	Fair	Save
T-60	Tulip Tree	Liriodendron tulipifera	38	Fair	Save
T-61	Tulip Tree	Liriodendron tulipifera	32	Poor	Save
T-62	Sycamore	Acer pseudoplatanus	30	Poor	Save
T-63	Tulip Tree	Liriodendron tulipifera	40+	Poor	Save
T-64	Sycamore	Acer pseudoplatanus	39	Poor	Remove
T-65	Tulip Tree	Liriodendron tulipifera	38	Poor	Remove
T-66	Tulip Tree	Liriodendron tulipifera	30	Fair	Save
T-67	Tulip Tree	Liriodendron tulipifera	30	Fair	Save
T-68	American	Fagus grandifolia	32	Fair	Save
T-69	Red Maple	Acer rubrum	36	Fair	Save
T-70	Red Maple	Acer rubrum	34	Fair	Save
T-71	Tulip Tree	Liriodendron tulipifera	34	Fair	Save
T-72	Tulip Tree	Liriodendron tulipifera	30	Fair	Save
T-73	Tulip Tree	Liriodendron tulipifera	30	Fair	Save
T-74	Black Oak	Quercus velutina	32	Poor	Save

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
	5-15-08	CL	3.2.09

Mapped Soil Types on Mill Branch Property

Symbol	Description	K > .37	Group
AdA	Adelphia fine sandy loam, 0-2% slopes	--	B
CmB2	Collington fine sandy loam, 2-5% slopes moderately eroded	--	B
CmC2	Collington fine sandy loam, 5-10% slopes moderately eroded	--	B
CmD2	Collington fine sandy loam 10-15% slopes moderately eroded	--	B
CmD3	Collington fine sandy loam 10-15% slopes severely eroded	--	B
CmE2	Collington fine sandy loam 15-40% slopes moderately eroded	--	B
CmE3	Collington fine sandy loam 15-30% slopes severely eroded	--	B
Mw	Mixed Alluvial land	No K	N/A
MyD2	Monmouth fine sandy loam, 10-15% slopes moderately eroded	.43	C

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	[illegible]	2/20/2009
	[illegible]	10/1/13
02		
03		
04		
05		
06		

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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DRAWN BY JRD/JDS | DESIGNED BY XX | CHECKED BY RLG | RECORD NO. B10043
SCALE 1" = 30' | DRWG. NO. 54.021-Z
DATE NOVEMBER 2010

7-9-13	Rev. to conform with the approved septic permits	MP
DATE	DESCRIPTION	BY

REVISIONS

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

TREE CONSERVATION PLAN TYPE II
NOTES AND DETAIL SHEET
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. DS | CHECKED GB
SCALE: N/A
PROJECT/FILE NO. 02-083

TCP NOTES

1. Cutting or clearing of woodland not in conformance with this plan or without the express written consent of the Planning Director or designee shall be subject to a $1.50 per square foot mitigation fee.
2. The Department of Environmental Resources shall be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this plan.
3. Property owners shall be notified by the Developer or contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner/developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
4. 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.
5. The location of all Tree Protection Devices(TPD's) shown on this plan shall be flagged or staked prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Forest Resources Unit, installation of the TPD's may begin. TPD installation shall be completed prior to the installation of initial sediment controls. No cutting or clearing of trees may begin before final approval of TPD installation.

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

Removal of Hazardous Trees or Hazardous Limbs By Developers or Builders

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

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

Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, or Non- Native Plants in Woodland Conservation Areas Owned by Individual Homeowners

1. If the developer or builder no longer has an interest in the property, the home owner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
2. The removal of noxious, invasive, and non-native plant species from the woodland conservation areas may be done with the use of hand-held equipment only, such as pruners or a chain saw. These plants may be cut near the ground and the material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
3. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done accordance with the label instructions.

Note: The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment , without safety equipment, or by individuals not trained in the use of this equipment for the pruning/and or cutting of trees.

Protection of Reforestation and Afforestation Areas by Developers or Builders

1. Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the Type II Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title, to the homeowner, the developer shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the Environmental Planning Section.
2. Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

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

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

1. A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation Plan (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building located at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-952-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.
2. Homeowners or property owners may remove trees less than two (2) inches diameter. shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and overseeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fescue is not acceptable.

5 YEAR MANEGEMENT PLAN FOR RE/AFFORESTATION

Field cfheck the re-afforestation area according to the following schedule:

YEAR 1: Site prepareation and tree planting
Survival check once annually (september-november, see Note 1)
Watering if needed (2 X month)
Control of undesirable vegetation as needed (1X in June & 1 X in september min).

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

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

Notes:
1) survival Checc: check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit field date forms (condition Check Sheets) to owner after each inspection. Remove all dead plants.
2) Reinforcement Planting: replace dead and missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted, if a particular species sfuffer unusually high mortatlity, replace with an alternate plant type.
3) Mscellaneous: fertilization of watering during years 1 through 3 will be done on as needed basis. Special return operations or recomendations will be conducted on as needed basis. Remove perimeter fencing and signage after year 5 based on the date planted.

REFORESTATION PLANTING AND MANAGEMENT PLAN

SITE PREPARATION- DISTURBED SOILS

1. WHEN SOILS HAVE BEEN COMPACTED, OR ORGANIC, OR TOPSOIL LAYERS HAVE BEEN REMOVED BY GRADING, TREATMENT WILL BE NECESSARY AS FOLLOWS:
   a. Reserve topsoil should be replaced in the planting area. If supplemental fill is required, it may be mixed with the reserved topsoil.
   b. Analyze nutrients, organic matter, soil texture and moisture to evaluate soil amendments or treatments.
   c. Disturbed soils should be treated by incorporating composted organic material material within the top 12 inches and other amendments as determined by a soils analysis.
   c. Disturbed soils should be treated by incorporating composted organic material material within the top 12 inches and other amendments as determined by a soils analysis. If fill material is used at the planting site, it should be clean fill topped with a minimum of 12 inches of organic topsoil. Stockpiling or native top soils should not compact or damage the remaining seed bank.

PLANTING

a. The planting and care of trees is most successful when coordinated with the local conditions. Refer to the Maintenance Calender for recommended time frames for basic reforestation and stress reduction activities.
b. Plants which are not planted within a day after delivery should be protected from desiccation through shading, watering, shielding from wind or other methods. Bare root stock may be heeled in. Transplanted or delivered materials may be stored in tree banks if necessary in undisturbed areas.
c. Prior to planting, inspect planting stock. Plants not conforming to the American Standard for Nursery Stock specifications for size, form, vigor or roots or due to trunk wounds, insects, and disease should be replaced.

SEEDLINGS/WHIPS

d. Planting small stock such as seedlings and whips, can be done manually. Extreme care should be taken to ensure plant roots retain moisture. Use a moist carrying container to furthur prevent desiccation.
e. Areas planted with seedlings or whips should be mulched after planting.

CONTAINER GROWN STOCK

f. Successful planting of container grown stock requires careful site preparation and inspection of the root system. The plant should be removed from the container and roots gently loosened. If the roots encircle the root ball or if "J" shaped or kinked roots are present, replace the plant.
g. Rake soils evenly over the planting field and cover with 2 to 4 inches of mulch.

BALLED AND BURLAPPED TREES

h. Balled and burlapped trees are usually planted using tree spades. They must be handled with care while planting. Do not pick up trees by the trunk or drop them as this will tend to separate the tree from the root ball. Prior to planting, root balls should be kept moist. Water the planting field to settle soil backfilled around trees.
i. Rake soils evenly over the planting field and cover with 2 to 4 inches of mulch.

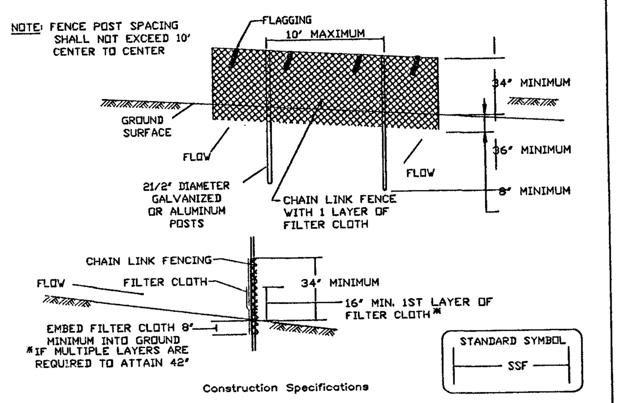
SOIL STABILIZATION

j. For large-scale disturbance, stabilize soils with a non-turf building ground cover or engineering fabric.

PROTECTION DEVICES

k. To prevent damage to planted areas, reforestation and afforestation signs should be posted with appropriate fences prior to planting. Construction equipment must not enter planting areas.

SUPER SILT FENCE- TEMPORARY TREE PROTECTION FENCING

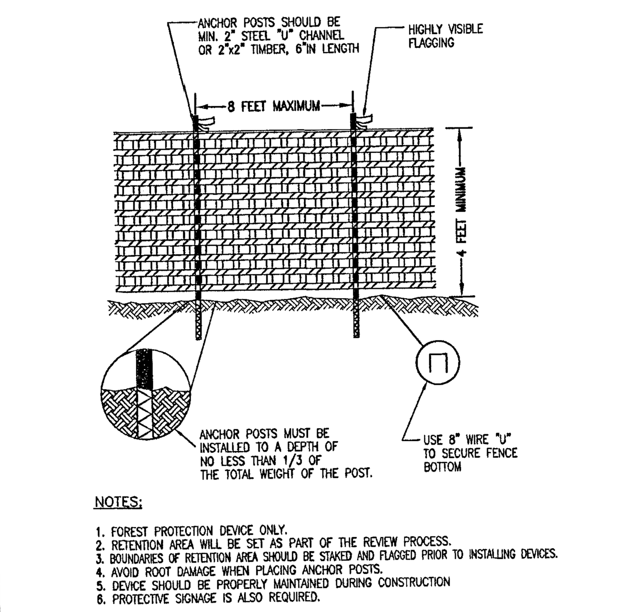


Construction Specifications

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 8" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height
7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft²/minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H - 26 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



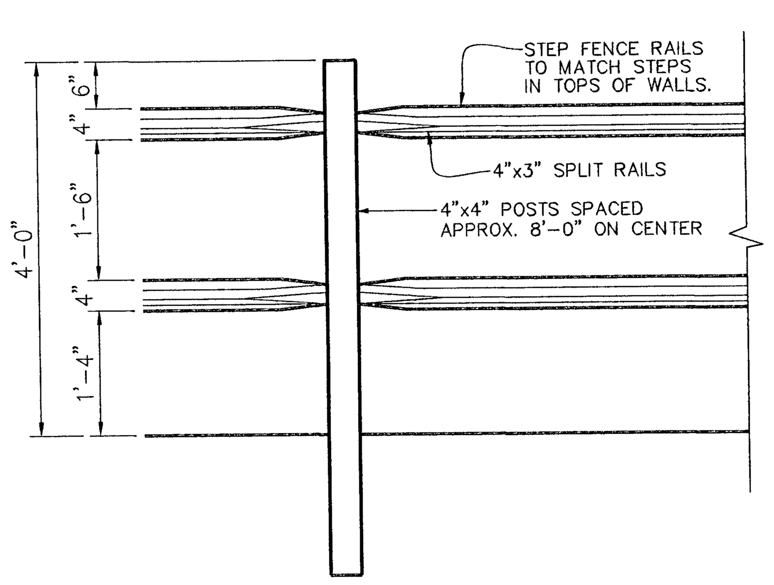
NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

BLAZE ORANGE PLASTIC MESH

TREE PROTECTION FENCING FOR WOODLAND PRESERVATION AREAS

TEMPORARY TREE PROTECTION FENCING

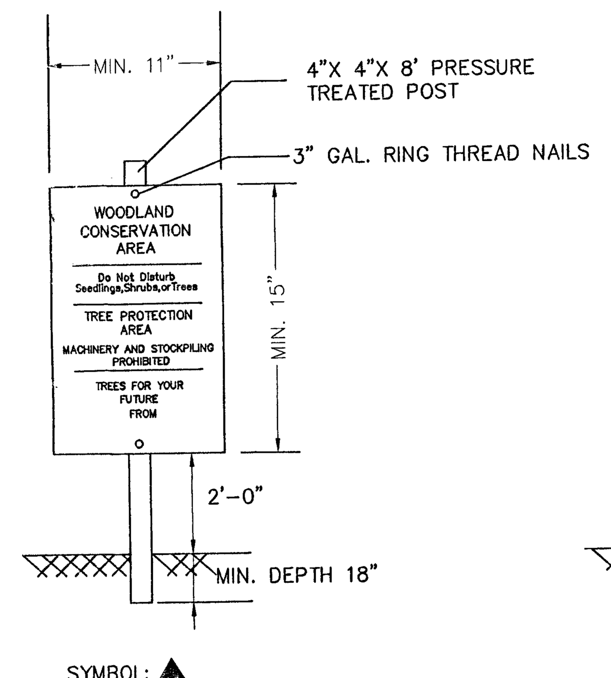
NOTES:
1. POSTS SHALL STAND PLUMB.
2. RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING.
3. WOOD POSTS AND RAILS SHALL BE WOLMANIZED PINE, GRADE C OR BETTER.



SPLIT RAIL FENCE
SCALE: NOT TO SCALE

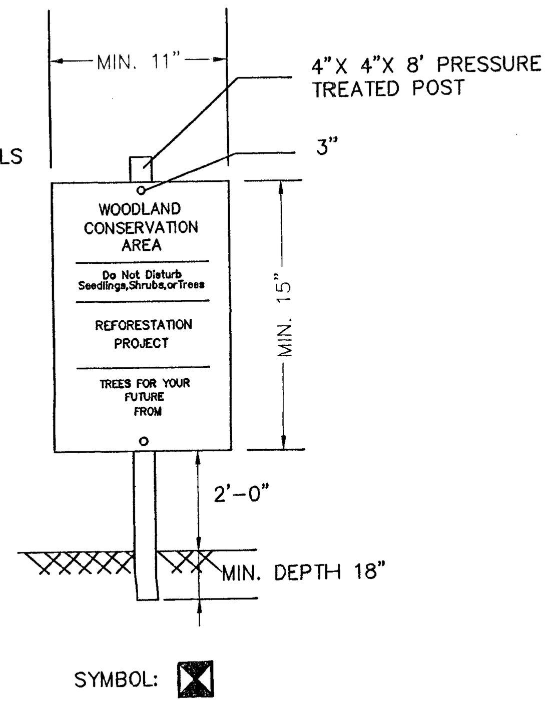
PERMANENT TREE PROTECTION FENCING FOR AFFORESTATION/REFORESTATION AREAS

WOODLAND CONSERVATION SIGN



SYMBOL: ▲

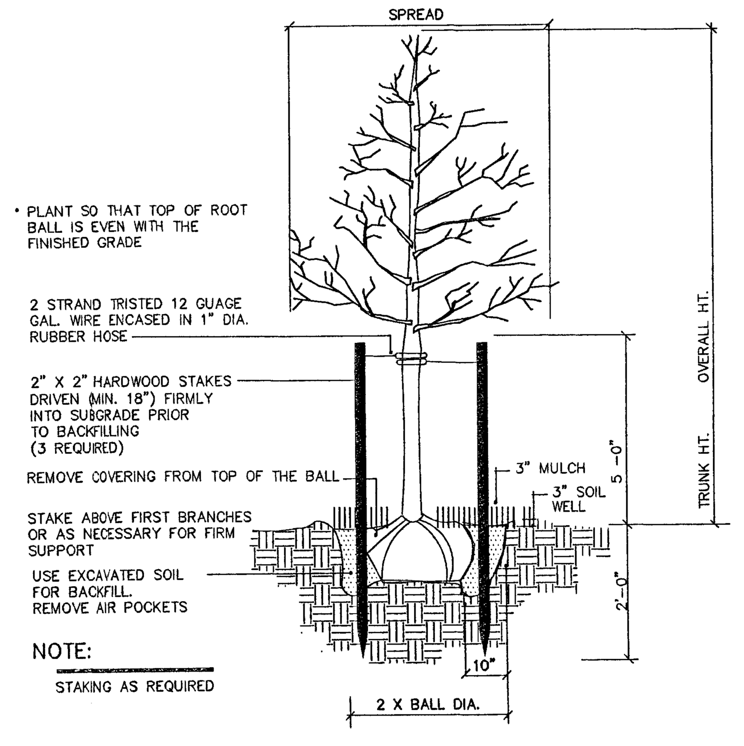
AFFORESTATION/REFORESTATION SIGN



SYMBOL: ☒

SIGNAGE

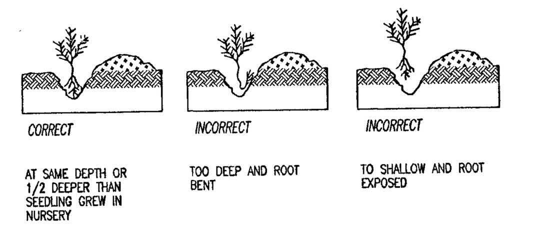
SIGNAGE NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT THE SAME TIME AS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



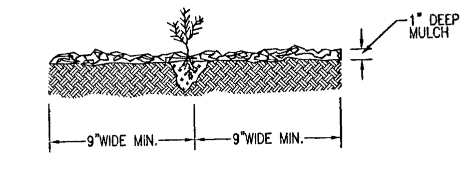
NOTE:
STAKING AS REQUIRED

DECIDOUS TREE PLANTING - VERTICAL STAKES
SCALE: NOT TO SCALE

CORRECT AND INCORRECT PLANTING DEPTH



SEEDLING AND WHIP PLANTING SPECIFICATION

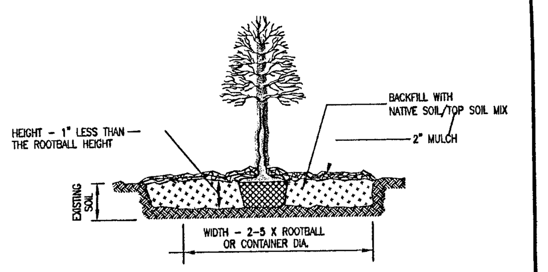


NOTE:
MULCHING NEWLY PLANTED SEEDLINGS HELPS THE SOIL RETAIN MOISTURE AND IT PROTECTS THE SEEDLING FROM COMPACTION AND STEM INJURIES.

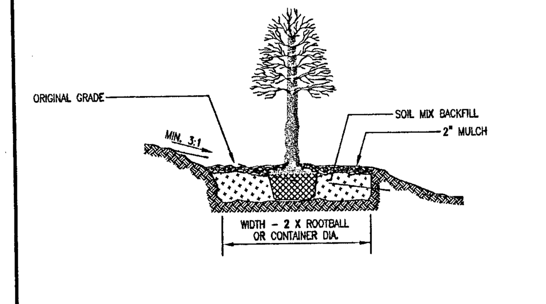
SOURCE: ADAPTED FROM MARYLAND STATE FOREST CONSERVATION MANUAL

HANDLING AND PLANTING OF SEEDLINGS

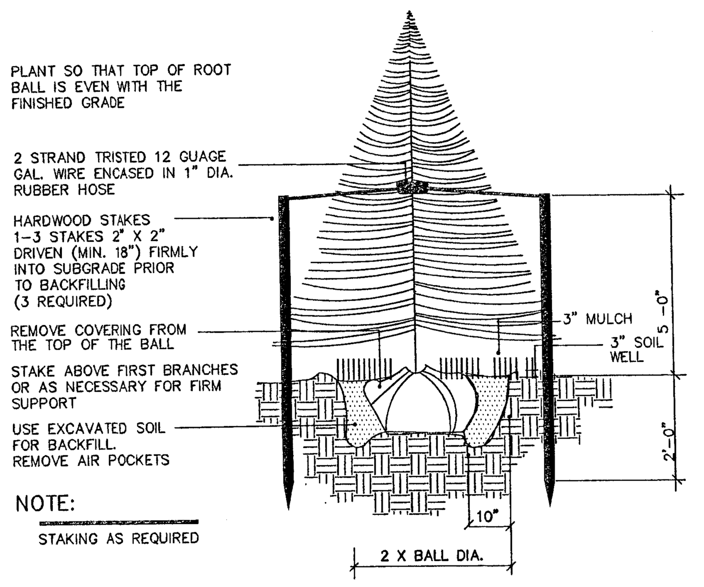
UNDISTURBED SOIL/ DISTURBED SOIL



PLANTING ON SLOPE



NOTE:
TREE PIT TO BE FIVE TIMES THE ROOTBALL IS PREFERRED, PARTICULARLY IN POOR SOIL.



NOTE:
STAKING AS REQUIRED

EVERGREEN TREE PLANTING - VERTICAL STAKES
SCALE: NOT TO SCALE

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
	5-15-08	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

Approved by		
01	[signature]	2/20/2009
02	[signature]	10/19/13
03		
04		
05		
06		

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

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

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

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

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DRAWN BY JRD/DS	DESIGNED BY XX	CHECKED BY RLG	RECORD NO. B10043		
SCALE 1" = 30'			DRWG. NO. 54.022-Z		
DATE NOVEMBER 2010					

DATE	DESCRIPTION	BY
7-9-13	Rev. to conform with the approved septic permits	MP

REVISIONS

9-25-2013
DATE

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

TREE CONSERVATION PLAN TYPE II NOTES AND DETAIL SHEET
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: N/A

PROJECT/FILE NO. 02-083

7-PROJ\B10043-LD7\SHEETS\TCP-II-00 DETAIL SHEET.dwg, 9/25/2013 7:49:24 AM, petmik