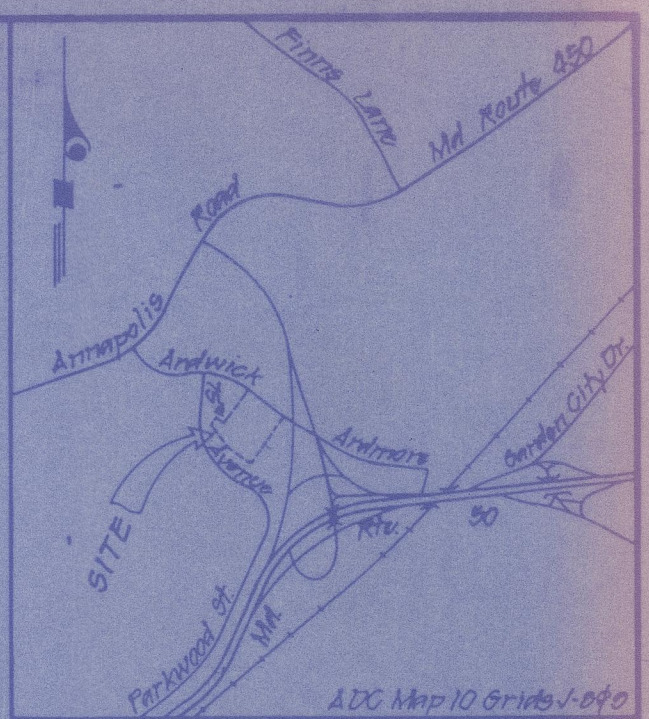


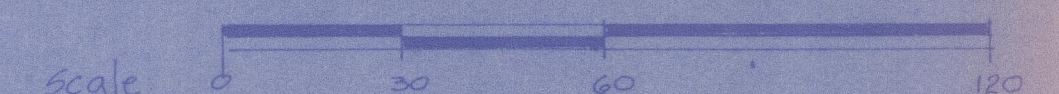


Any departure from this plan shall be resubmitted to the Planning Board for approval.

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP- W/113/95
Spanghorne 2-14-96
BY 195-396 DATE
REC'D BY 195-396
OK JL Spanghorne 180-35

BELLEMEAD

TREE CONSERVATION PLAN
 TYPE II
 LANDSCAPING PLAN



REVISIONS			C W A	CORDERO WARD & ASSOCIATES ENGINEERS & PLANNERS	
DATE	DESCRIPTION	BY		5010 SUNNYSIDE AVE. SUITE 100 BELT, CALIF. 94028 (301) 345-0440	drawn by [checked] record no. P. 88075
11-7-95	Deleted Protection Arrears/Revised grade	SFB		scale 1" = 30'	dwg. no. 16-002.4
				date 9.25	



2 Landscape Specifications

- Landscape specifications shall be as outlined below. Any item or procedure not mentioned below shall be as specified in the Landscape Specification Guidelines published by the Landscape Contractors Association (latest edition).
- Plant Materials

The landscape contractor shall furnish and install and/or dig, ball, burlap and transplant all of the plant materials called for on the drawings and/or listed in the Plant Schedule.

- Plant Names**
Plant names used in the Plant Schedule shall be identified in accordance with Hortus Third, by L.H. Bailey, 1976.

2. Plant Standards

All plant materials shall be equal to or better than the requirements of the "American Standard for Nursery Stock," latest edition, as published by the American Association of Nurserymen (hereafter referred to as AAN Standards). All plants shall be typical of their species and variety, shall have a normal habit of growth, and shall be first quality, sound, vigorous, well-branched and with healthy, well-furnished root systems. They shall be free of disease, insect pests and mechanical injuries.

- All plants shall be nursery grown and shall have been grown under the same climatic conditions as the location of this project for at least two years before planting. Neither heeled-in plants nor plants from cold storage will be accepted.

- Collected plants or transplanted trees may be called for by the landscape architect and used, provided, however, that locations and soil conditions will permit proper balling.

3. Plant Measurements

All plants shall conform to the measurement specified in the Plant Schedule.

- Caliper measurements shall be taken six inches (6") above grade for trees under four-inch (4") caliper and twelve inches (12") above grade for trees four inches (4") in caliper and over.

- Minimum branching height for all shade trees shall be six feet (6').

- Minimum size for planting shade trees shall be 2-1/2"-3" caliper, 12'-14' in height.

- Minimum size for planting minor shade trees shall be 2-1/2"-3" in caliper, 8'-10' in height.

- Minimum size for planting ornamental trees shall be 1-1/2"-1-3/4" caliper, 7'-9' height.

Caliper	Height	Spread
2-1/2"-3"	12'-14'	6'-8'
3-1/2"-4"	14'-16'	8'-10'
4-1/2"-5"	16'-18'	10'-12'
5-1/2"-6"	18'-20'	12'-14'

All plant material shall generally average the median for the size ranges indicated above and as indicated in the "AAN Standards."

- Minimum size for planting shrubs shall be, in general, 18"-24" in height or spread, as appropriate, except that a larger size may be required when deemed appropriate by the Planning Director or designee in the case of particular species or planting situations.

c. Planting Methods

All proposed plant material that meets the specifications in Section b. above are to be planted in accordance with the following planting methods during the proper seasons as described below.

1. Planting Seasons

A professional horticulturist/nurseryman shall be consulted to determine the proper time, based on plant species and weather conditions, to move and install particular plant material to minimize stress to the plant. Planting of deciduous material may be continued during the winter months provided there is no frost in the ground and frost-free top soil planting mixtures are used.

2. Digging

All plant material shall be dug, balled and burlapped (B+B) or bare root in accordance with the "AAN Standards."

3. Excavation of Plant Pits

The landscape contractor shall excavate all plant pits, vine pits, hedge trenches and shrub beds as follows:

- All pits shall be generally circular in outline, with vertical sides. The tree pit shall be deep enough to allow 1/8 of the ball to be above the existing grade. Plants shall rest on undisturbed existing soil or well compacted backfill. The tree pit must be a minimum of nine (9) inches larger on every side than the ball of the tree.
- If areas are designated as shrub beds or hedge trenches, they shall be cultivated to at least 18" depth minimum. Areas designated for ground covers and vines shall be cultivated to at least 12" in depth minimum.

4. Staking, Guying and Wrapping

See the Landscape Specification Guidelines.

5. Plant Pruning, Edging and Mulching

- Each tree, shrub or vine shall be pruned in an appropriate manner to its particular requirements, in accordance with accepted standard practice. Broken or bruised branches shall be removed with clean cuts made on an angle from the bark ridge to the branch collar, no flush cuts, to minimize the area cut. All cuts shall be made with sharp tools. Trim all edges smooth. No tree wound dressings shall be applied.

- All trenches and shrub beds shall be edged and cultivated to the lines shown on the drawing. The areas around isolated plants shall be edged and cultivated to the full diameter of the pit. Sod which has been removed and stacked shall be used to trim the edges of all excavated areas to the neat lines of the plant pit saucers. The edges of shrub areas, hedge trenches and vine pockets.

- After cultivation, all plant materials shall be mulched with a 2"-3" layer of tan bark, peat moss, or another approved material over the entire area of the bed or saucer.

d. Seeding and Sodding

- All seeding and sodding shall be as per "Standards and Specifications for Soil Erosion and Sediment Control in Urbanizing Areas" as published by the Maryland Department of Natural Resources.

Woodland Conservation Worksheet

Non-Governmental Projects
Zone: B-55
Gross Tract: 0.0805 Ac.
Floodplain: N/A
Dedicated Land: 0.9012
Net Tract: 3.1293
Owner: Thompson Family Ltd. Partnership
Address: 2211 Spencerville Rd.
Chesapeake, MD
Phone: 301-848-7551
Tax map/G.O.D./parcel: 51/ 6-2
Permit #: _____

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)
Existing Woodland WCT (2.00 x Net Tract)	6.258	0.0000
Smaller of a. or b.	6.258	0.0000
Woodland above WCT (a - b); if < 0 enter 0	0.0000	0.0000
Woodland Cleared	2.2962	1.0000
Smaller of d. or e.	2.2962	1.0000
Clearing below WCT (a - f); if < 0 enter 0	0.0000	0.0000
Replacement (f x 2.0)	0.0000	0.0000
Afforestation: (net tract x 2 - a), or (net tract x .15 - a) if < 0 enter 0	0.0000	0.0000
Replacement required = (h + i + j) - Woodland Conservation Required: (c + j + m - g)	0.0000	0.0000

Woodland Conservation Provided:	Total (acres)	On-site (acres)	Off-site (acres)	Fee in-lieu Approved
Woodland Preservation	0.0000	0.0000	0.0000	0.0000
Woodland Replacement Credit (o - b)	0.0000	0.0000	0.0000	0.0000
Woodland Replacement (m - p)	0.0000	0.0000	0.0000	0.0000
Afforestation (j)	0.0000	0.0000	0.0000	0.0000
Area approved for fee-in-lieu	0.0000	0.0000	0.0000	0.0000
Total Woodland Conservation Provided (o + q + r - s)	0.0000	0.0000	0.0000	0.0000

Additional woodland retained but not part of any requirements: 0.00 acres

TCP II NOTES

- This plan was previously exempt from the Tree Preservation Ordinance.
- No tree cutting or clearing shall take place on this site without the express written consent of the Prince George's County Planning Board, its designee, or the approval of this plan.
- Cutting or clearing of woodland, not in conformance with this plan or without the aforementioned authorization, shall be subject to a mitigation fee of \$1.50 per square foot.
- Plans for stormwater management are contained in Conceptual Storm Drain Plan CSD # 89587-30.
- Tree protective devices shall be installed prior to any disturbance or clearing activity. Contact the Department of Environmental Resources (DER) prior to the start of any work on the site and for approval of staked or flagged TPD prior to installation.
- Edge trees shall be root-pruned prior to any disturbance or clearing activity. Short lived, weak, and edge trees should be selectively pruned or removed, to minimize blowdown damage, with approval from DER.
- LOD and sediment control device locations are to be determined at the time of sediment control plan review.
- No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
- Any changes made to the Tree Conservation Plan due to on-site conditions shall be made in consultation with a qualified individual from DER or the Natural Resources Division of the Maryland-National Capital Park and Planning Commission.
- Woodland conservation areas shall be posted, as shown, at the same time as the Tree Protective Device installation. These signs shall remain for a period of 30 days after use and occupancy permits are issued.
- Prior to the issuance of any permits, the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.
- Property owners shall be notified by the developer or contractor of any woodland conservation areas (tree save areas, reforestation/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 shall notify the purchaser of the property of any Woodland Conservation Areas.
- Existing Zoning: R-55
- Net Tract Area: 3.18 Ac
- Woodland Conservation Required: 1.39 Ac.
- Woodland Conservation Provided: 0.89 Ac. + fee-in-lieu

Tree Conservation Plan Certified by: Name: Susan Anderson-Finelli
Address: 9812 Caroline Avenue
License: Silver Spring, Md 20901
Qualified Professional

CONSTRUCTION TIME TABLE*

1. Flag tree conservation areas.	1 day
2. Conduct pre-construction meeting on site with developer, contractor or project manager and DER Inspector(s).	1 day
3. Install tree protective devices, on each lot prior to grading, as development progresses.	3 days
4. Construct houses and monitor protection devices during construction and correct any damage.	180 days
6. Stabilize disturbed areas.	1 day
7. With approval of DER Inspector(s), post tree save areas, and remove tree conservation and sediment control devices.	2 days

*NOTE: This property will be developed incrementally. The first step will provide rough grading for road construction and the construction of one house. Thereafter, each lot will be graded individually.

CERTIFICATE OF APPROVAL

BELLEMEAD
SP-003201

This Detailed Site Plan was approved on November 16, 1995, by the Prince George's County Planning Board in accordance with Subtitle 27, Part 3, Division 9 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 89-596, which contains the conditions listed below:

- Prior to certificate approval, the architecture shall be revised to provide a minimum of two standard architectural features such as windows, doors, or fireplace chimneys on all elevations of all units.
- The developer, his heirs, successors, and/or assigns, shall display in the sales office all of the plans approved by the Planning Board for this subdivision, including all exterior elevations of all approved models, the Detailed Site Plan and the Landscape Plan.
- Prior to the issuance of any grading permits, the limit of disturbance line shall be surveyed and staked in the field. No selective clearing will be permitted in the Tree Conservation Area.
- All grading and building permits for lots with a Tree Conservation Easement shall be accompanied by an approved Sediment and Erosion Control Plan.

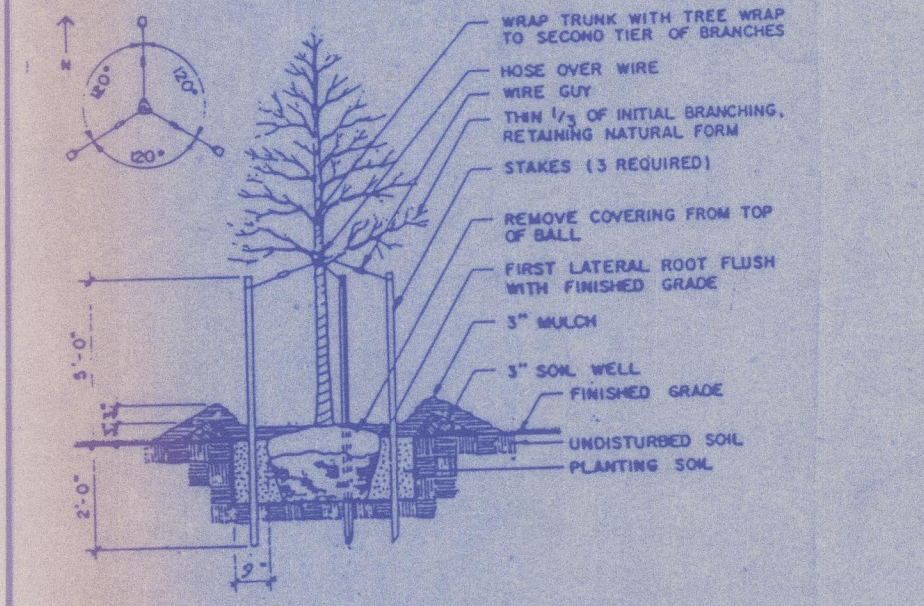
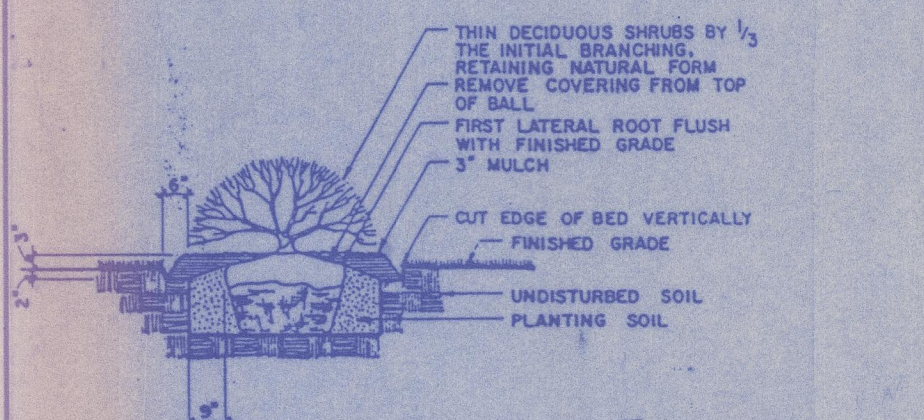
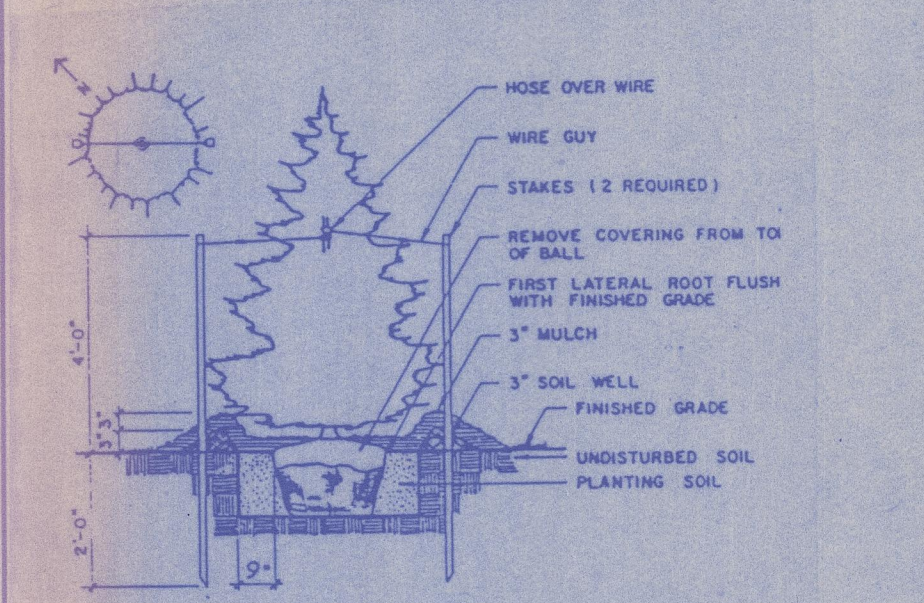
This approval includes:

- Site Development Plan
- Architectural Elevations
- Tree Conservation & Landscape Plans

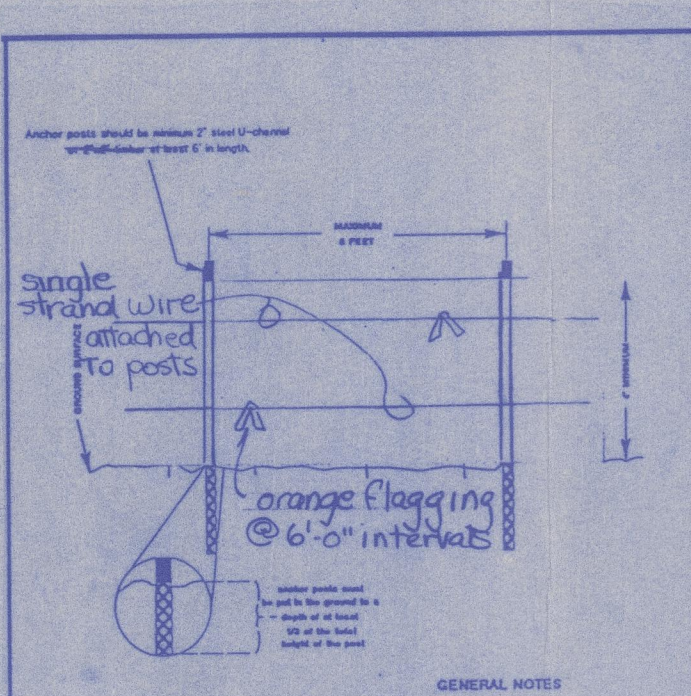
Any departure from this plan shall be resubmitted to the Planning Board for approval.

This Detailed Site Plan is valid for 3 years, until December 8, 1998.

Signed: Abraham M. Hewitt
Chairman
Prince George's County Planning Board

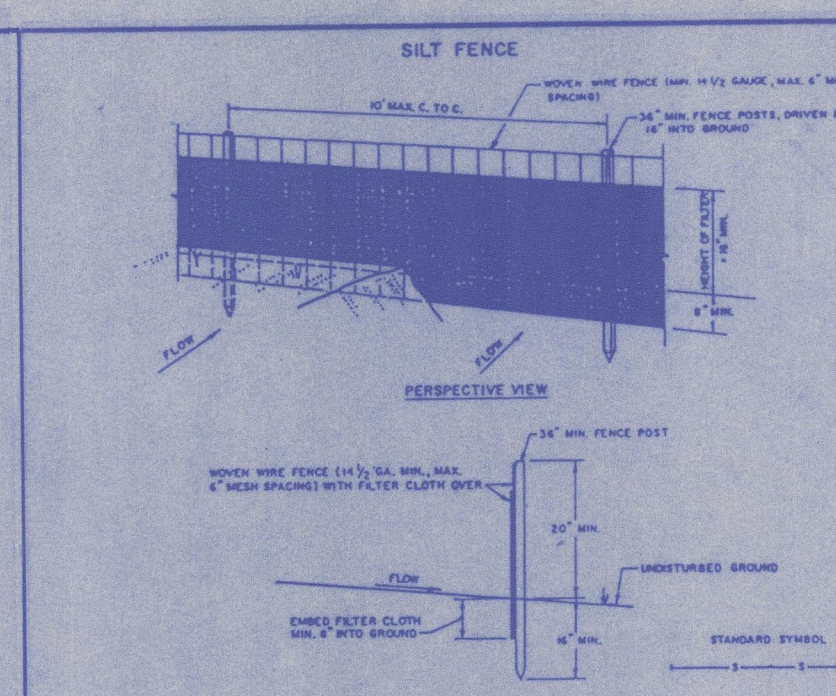


OWNER/DEVELOPER:
Hayden Construction
P.O. Box 93
Burtonsville, Md. 20866
Attn: Mr. Barney Hayden



TREE PROTECTIVE DEVICE	TPD-G
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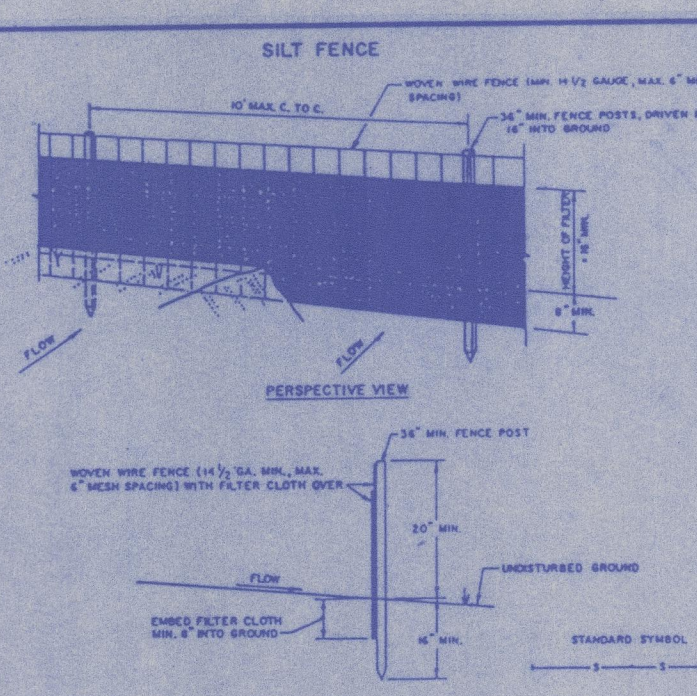
MIN. 11"
FOREST RETENTION AREA
MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED
VIOLATORS ARE SUBJECT TO FINES IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991



TREE PROTECTIVE DEVICE	TPD-G
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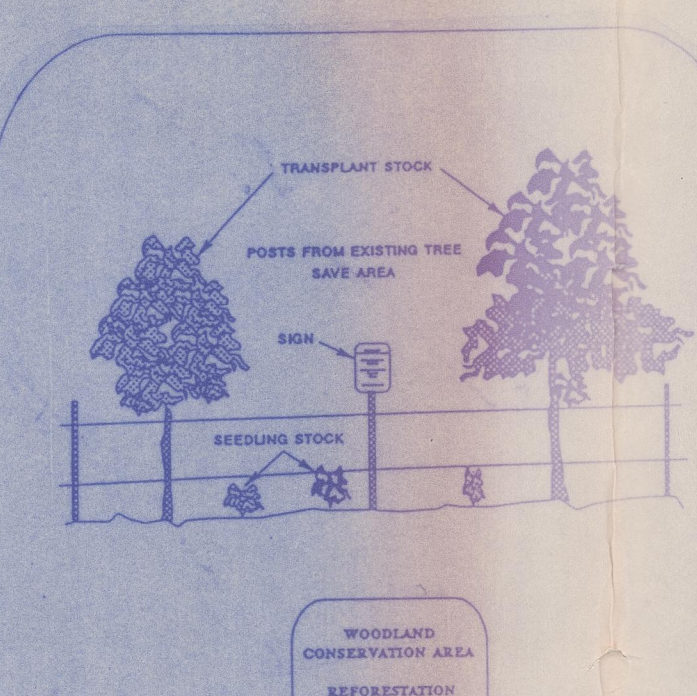
MIN. 11"
FOREST RETENTION AREA
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Signs to be attached to tree protective devices (TPD) @ 60' intervals.



TREE PROTECTIVE DEVICE	TPD-G
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MIN. 11"
FOREST RETENTION AREA
MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED
VIOLATORS ARE SUBJECT TO FINES IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991



TREE PROTECTIVE DEVICE	TPD-G
------------------------	-------

MIN. 11"
FOREST RETENTION AREA
MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED
VIOLATORS ARE SUBJECT TO FINES IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991

RESIDENTIAL LANDSCAPING REQUIREMENTS

TOTAL SHADE TREES REQUIRED	20
TOTAL ORNAMENTAL TREES REQUIRED	18
TOTAL SHADE TREES PROVIDED	21
Existing - 18, New - 3	
TOTAL ORNAMENTAL TREES PROVIDED	38

PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE/METHOD	QTY
KP	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2.5" CAL/B&B	6
A-2	HYPERICUM DECOLORUM	COMMON ST. JOHNS WORT	3-4" HT/CONT.	30
H-C	HYPERICUM CALICINUM	AARONSBEARD ST. JOHNS WORT	18-24" SP/CONT.	63
AC	AMELANCHIER CANADENSIS	SHADBUSH	3-4" HT/CONT.	3
B-2	KALMIA LATIFOLIA	MOUNTAIN LAUREL	3-4" HT/CONT.	18
L-S	LIRIOPE SPICATA	LIRIOPE	18-24" SP/CONT.	88
H-V	HAMAMELIS VIRGINIANA	COMMON WITCHHAZEL	2.5" CAL/B&B	8
G-2	SPIREA THUNBERGII	THUNBERG SPIREA	3-4" HT/CONT.	18
PC	PRUNUS CERASIFERA	CHERRY PLUM	2.5" CAL/B&B	4
D-2	CORNUS SERICEA	REDOSTER DOGWOOD	3-4" HT/CONT.	42

TREE CONSERVATION PLAN TYPE II LANDSCAPING PLAN

REVISIONS			C W A	CORDERO WARD & ASSOCIATES ENGINEERS & PLANNERS 5010 SUNNYSIDE AVE. SUITE 100 BELTSVILLE, MARYLAND 20705 (301) 345-0440
DATE	DESCRIPTION	BY		
11-7-95	Revised Plant List			
			drawn by	checked by
			scale 1" = 30'	record no. 2 88075
			date 2-25	dwn. no. 16-003-Y