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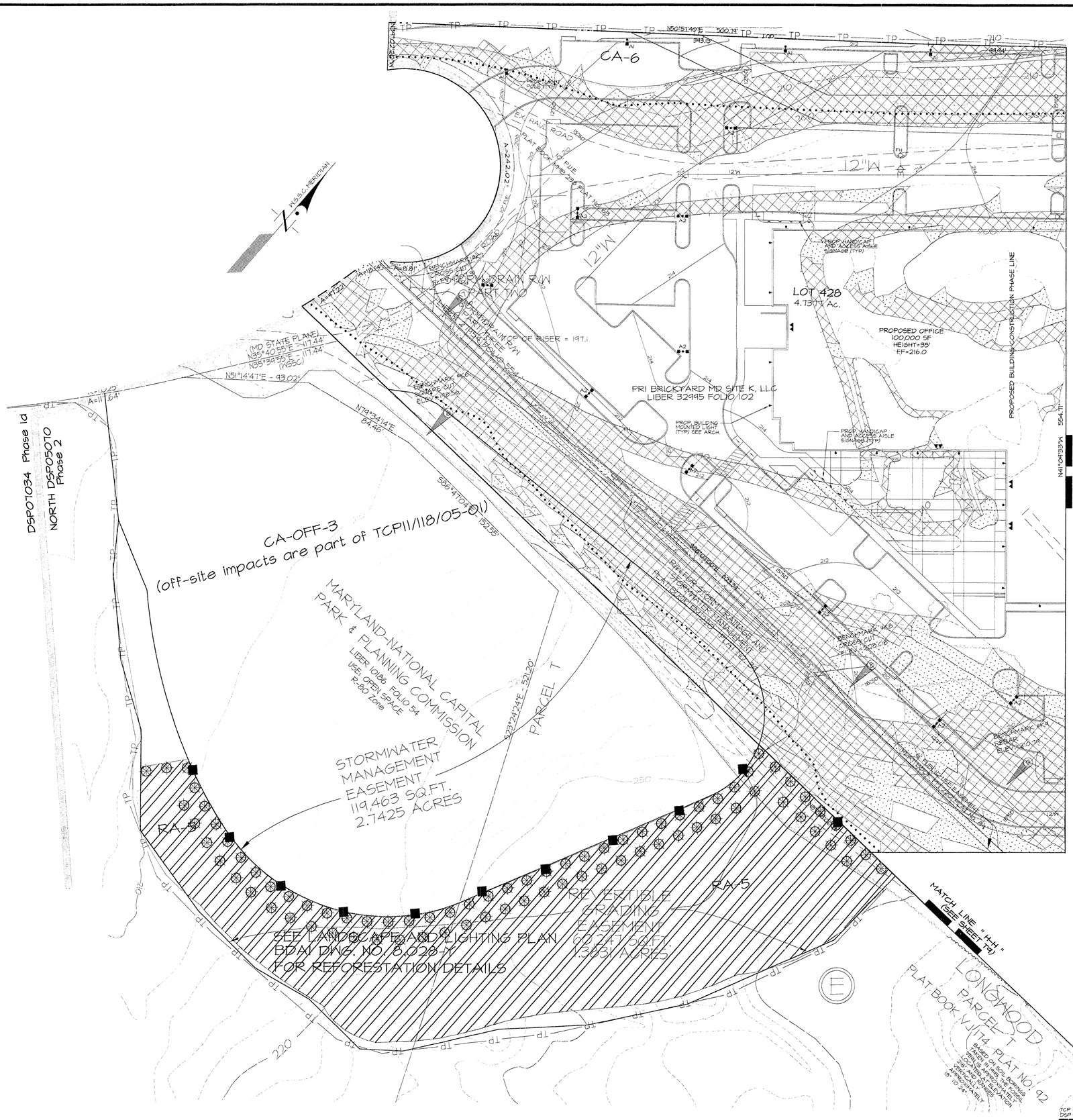
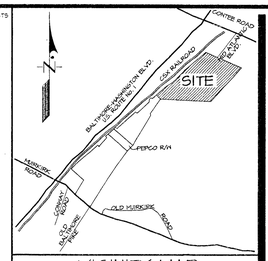


M-NCPPC Prince George's County Planning Department Natural Resources Division APPROVAL TCP 2-118-05			
	Approved by	DATE	
	Lori Shirley	8/15/07	DSP-05024
01	Lori Shirley	10/25/08	DSP-05070
02	Lori Shirley	5/4/07	DSP-05070-01
03	K. Shoulars	12/26/07	DSP-07034
04	K. Shoulars	5/20/10	
05	K. Shoulars	10/18/11	DSP-07034-01
06	K. Shoulars	6/13/13	DSP-07034-04
07	Megan K. Reiser	5/15/15	DSP-05070-03
08	K. Shoulars	8/04/14	DSP-07034-06
09	Megan K. Reiser	3/20/15	DSP-07034-08

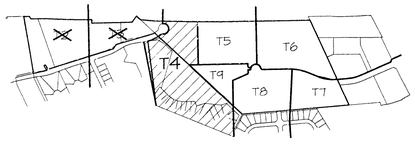
M.N.C.P.P.C. APPROVALS			
PROJECT NAME: THE BRICK YARD			
PROJECT NUMBER: DSP-05070			
For Conditions of approval see Site Plan Cover Sheet or approval Sheet. The Revisions Listed Below Apply to this Sheet.			
Approval of Revision #	Approval Date	Reviewer's Signature	Certification Date
	2/16/06	K.N.	3/1/07
01	3/15/07	L.S.	5/17/07
02	12/21/07	C.L.	1/2/08



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- PROPERTY BOUNDARY
- EX. CONTOUR (18)
- PROP. CONTOUR (12)
- EX. TREELINE
- LOD
- MINING LIMITS
- WATERS OF THE U.S.
- NONTIDAL WETLAND (NL)
- EX. WETLAND BUFFER (25') (WB)
- TREE PROTECTION FENCE (TP)
- PRESERVATION PROTECTION SIGNAGE (S)
- REFORESTATION PROTECTION SIGNAGE
- 1.5" CALIPER REFORESTATION TREE
- CLEARING AREA
- PRESERVATION AREA
- REFORESTATION AREA
- 15 - 25% SLOPES (HIGHLY ERODIBLE SOILS)
- 25% & GREATER SLOPES
- SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE (30" DBH OR GREATER)



KEY MAP

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QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.	
M-NCPPC APPROVAL	
PROJECT NAME: THE BRICK YARD SOUTH	
PROJECT NUMBER: DSP-07034/08	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.	

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M-NCPPC APPROVAL	
PROJECT NAME: THE BRICK YARD	
PROJECT NUMBER: DSP-05010/03	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.	

TREE CONSERVATION PLAN - TYPE II

THE BRICK YARD NORTH

PROPOSED LOTS 20 - 27 & PARCELS 'B', 'C' & 'D'
LAUREL DISTRICT No. 10
PRINCE GEORGES COUNTY, MARYLAND

GRAPHIC SCALE 1" = 30'
0 30 60 90

HSSC 200' SHEET SERIES: 216 NE 6 & 7 AND 217 NE 7
ADC MAP BK LOCATION 4 G-10

9 / 13

TCP SHEET 4 OF 10
DSP SHEET 26 OF 41

OWNER

JACKSON SHAW / BRICKYARD LIMITED PARTNERSHIP, LLLP
4640 Forbes Boulevard Suite 150-B
Lanham, Maryland 20706
301-429-1011
ATTN: Thomas J. Aylward III

APR 15 2015

Mike Petrokis
Qualified Professional
COMAR 08.19.06.01

DATE	DESCRIPTION	BY
4-13-15	Added previous TCP sheets from DSP05070 (Ph2)	PGN
03-15-13	REVISED BUILDING & LAYOUT ON LOT 8 AND 9	PGN
10-06-06	Revised per EPS review comments dated 9/1/06	MR
3-07-06	Revised per DSP-05070 Resolution comments dated 2-21-06	MR

REVISIONS

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

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DRAWN BY: GLZ | DESIGNED BY: SDZ | CHECKED BY: MR | RECORD NO. J-83048
SCALE: SCALE: 1"=30'
DATE: SEPT. 2005
DRWG. NO. 54.025-Z

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THE BRICK YARD
BELTSVILLE, MARYLAND

JACKSON SHAW COMPANY

ALLIANCE ARCHITECTS
1600 N. Collins Blvd., Suite 1000
Richardson, Texas 75080
(972) 233-0400
Fax: (972) 233-2259

PROJECT NO.: 24237

T4

DATE: SEPTEMBER 28, 2005

APR 13 2015

J:\LD7-PROJ\83048-LD7\sheets\TCP2-N4.dwg, 4/13/2015 11:51:27 AM, nicpag

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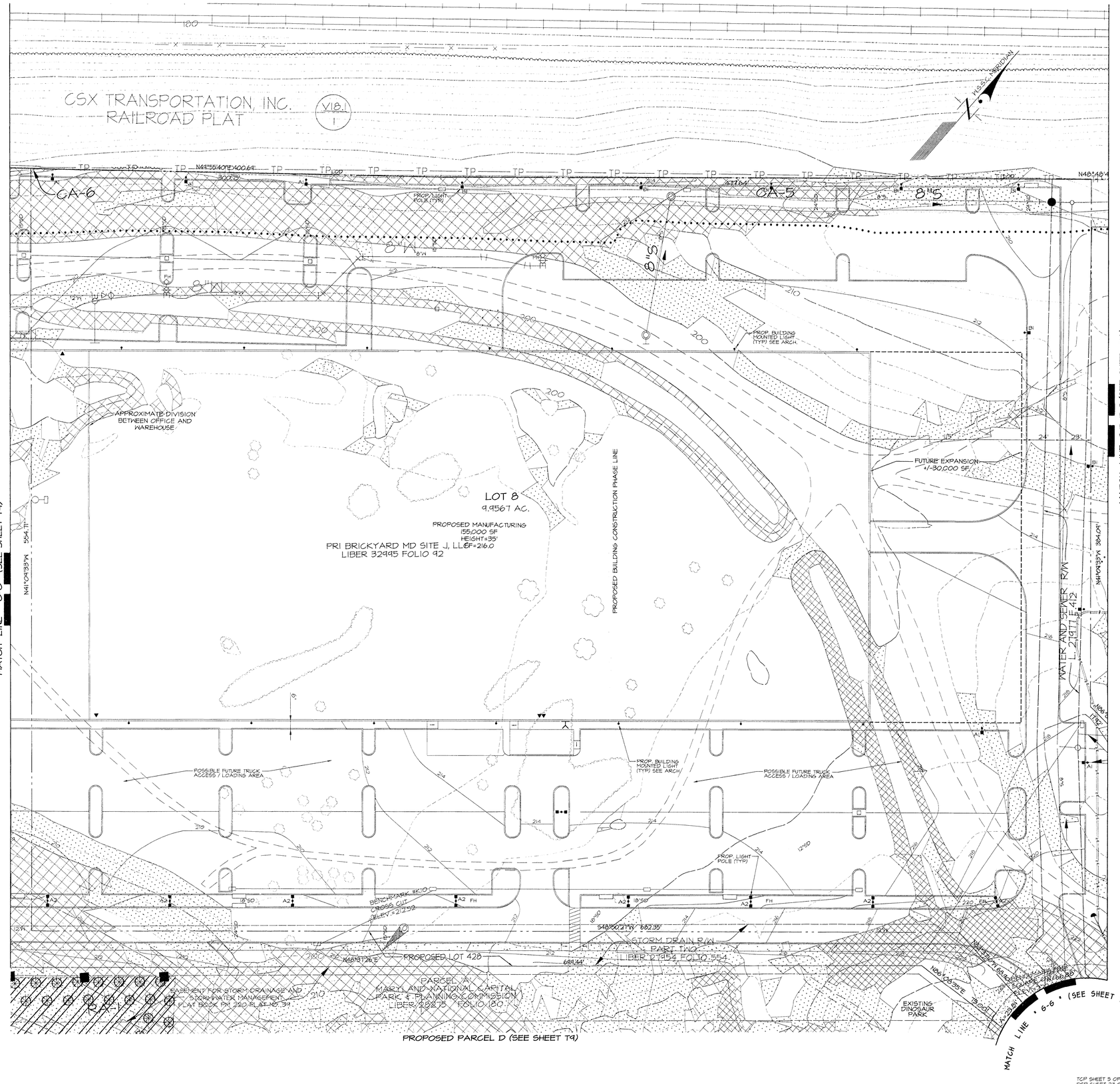

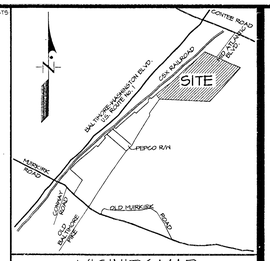

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP 2-118-05

	Approved by	DATE	
	Lori Shirley	8/15/07	DSP-05024
01	Lori Shirley	10/25/06	DSP-05070
02	Lori Shirley	5/6/07	DSP-05070-01
03	K. Shoulars	12/26/07	DSP-07034
04	K. Shoulars	5/20/10	
05	K. Shoulars	10/18/11	DSP-07034-01
06	K. Shoulars	6/19/13	DSP-07034-04
07	Megan K. Reiser	5/13/15	DSP-05070-03
08	K. Shoulars	8/04/14	DSP-07034-06
09	Megan K. Reiser	3/20/15	DSP-07034-08

LEGEND

- PROPERTY BOUNDARY
- EX. CONTOUR
- PROP. CONTOUR
- EX. TREELINE
- LOD
- MINING LIMITS
- WATERS OF THE U.S.
- NONTIDAL WETLAND
- EX. WETLAND BUFFER (25')
- TREE PROTECTION FENCE
- PRESERVATION PROTECTION SIGNAGE
- REFORESTATION PROTECTION SIGNAGE
- 1.5" CALIPER REFORESTATION TREE
- CLEARING AREA
- PRESERVATION AREA
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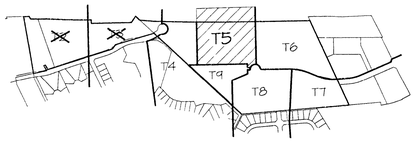
- 15 - 25% SLOPES (HIGHLY ERODIBLE SOILS)
- 25% & GREATER SLOPES
- SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE (30" DBH OR GREATER)

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

PROJECT NAME: THE BRICK YARD
PROJECT NUMBER: DSP-05070

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revisions Listed Below apply to this Sheet.

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
	2/16/06	K.A.	3/1/07
01	9/15/07	L.S.	5/11/07
02	2/27/07	C.L.	1/2/08



KEY MAP

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M-NCPPC
APPROVAL
PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-07034/08
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

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M-NCPPC
APPROVAL
PROJECT NAME: THE BRICK YARD
PROJECT NUMBER: DSP-05070/03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

TREE CONSERVATION PLAN - TYPE II

THE BRICK YARD NORTH

PROPOSED LOTS 20 - 27 & PARCELS 'B', 'C' & 'D'
LAUREL DISTRICT No. 10
PRINCE GEORGES COUNTY, MARYLAND

GRAPHIC SCALE 1" = 30'
0 30 60 90

WSSC 200' SHEET SERIES: 216 NE 6 & 7 AND 217 NE 7
ADC MAP BK LOCATION 4 G-10

9/13

TCP SHEET 3 OF 10
DSP SHEET 21 OF 41

OWNER
JACKSON SHAW / BRICKYARD LIMITED PARTNERSHIP, LLLP
4640 Forbes Boulevard, Suite 150-B
Lanham, Maryland 20706
301-429-1011
ATTN: Thomas J. Aylward III

April 15, 2015
DATE
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE	DESCRIPTION	BY
4-13-15	Added previous TCP sheets from DSP05070 (PR2)	PGN
03-15-13	REVISED BUILDING & LAYOUT ON LOT 8 AND 9	PGN
12-04-06	Revised footprints for buildings 'D' and 'F'	MR
10-06-06	Revised per EPS review comments dated 9/1/06	MR
3-07-06	Revised per DSP-05070 Resolution comments dated 2-21-06	MR

REVISIONS

DRAWN BY: GD | DESIGNED BY: GD | REVIEWED BY: MR | RECORD NO. J-83048
SCALE: 1" = 30'
DATE: SEPT. 2005
DWG. NO. 54.026-Z

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
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Engineers / Surveyors / Planners
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JACKSON SHAW COMPANY

ALLIANCE ARCHITECTS
1600 N. Collins Blvd., Suite 1000
Richardson, Texas 75080
(972) 233-0400
Fax: (972) 233-2259

PROJECT NO.: 24237

T5

DATE: SEPTEMBER 28, 2005

APR 15 2015

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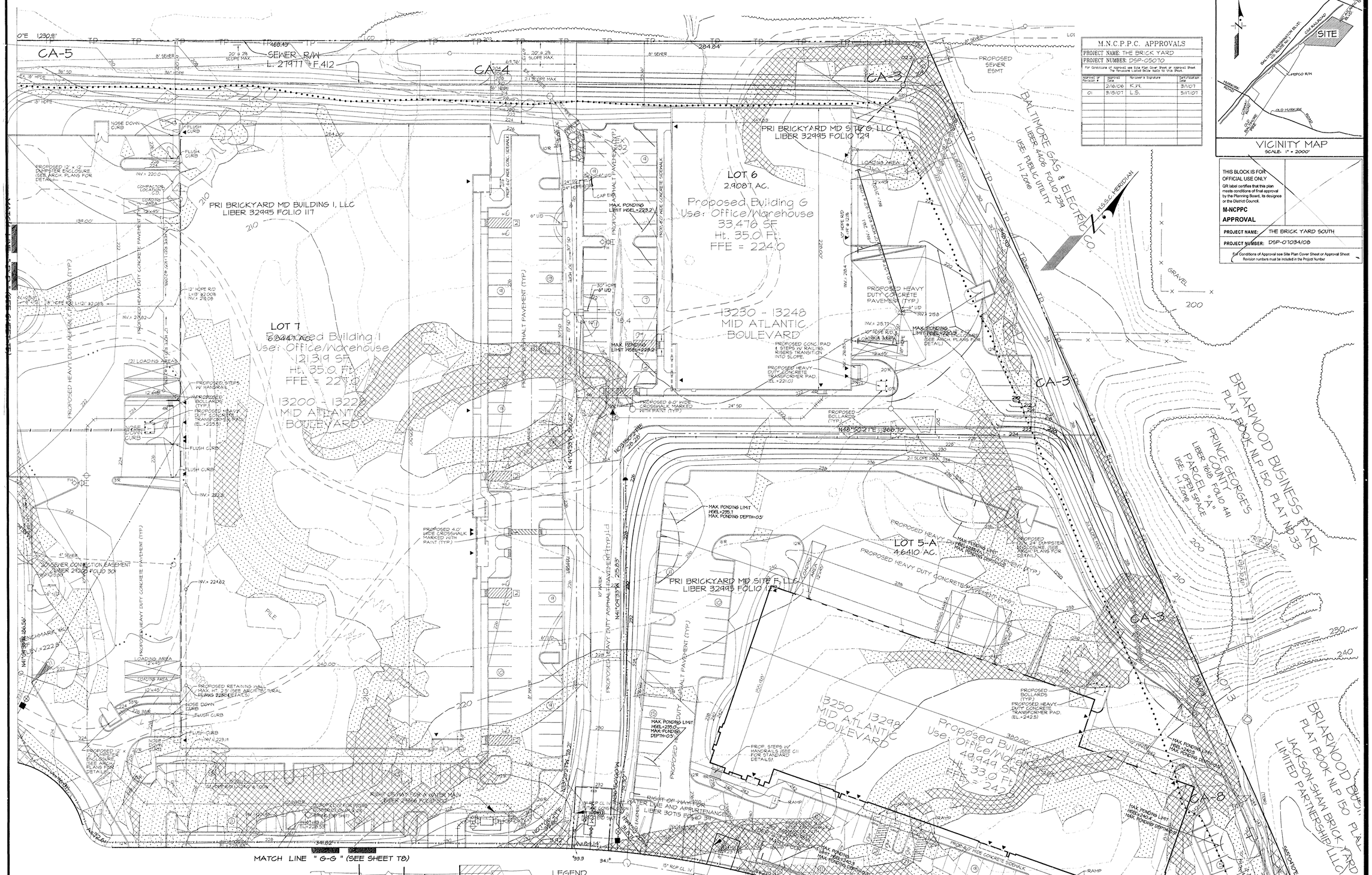

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: THE BRICK YARD			
PROJECT NUMBER: DSP-05070			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revisions Listed Below Apply to this Sheet.			
Approval or Revision #	Approval Date	Reviewer & Signature	Certification Date
00	2/16/06	K.W.	3/1/07
01	3/15/07	L.S.	5/11/07

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M-NCPPC
APPROVAL
PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-07034/08
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

11721 WOODMORE ROAD, SUITE 200
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JACKSON-SHAW COMPANY

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Richardson, Texas 75080
(972) 233-0400
Fax: (972) 233-0259

THE BRICK YARD

BELTSVILLE, MARYLAND

PROJECT NO.: 24237

T6

DATE: SEPTEMBER 28, 2005

TREE CONSERVATION PLAN - TYPE II

THE BRICK YARD NORTH

PROPOSED LOTS 1 & 2, 4 - 9 & PARCELS 'A' & 'B'

LAUREL DISTRICT No. 10

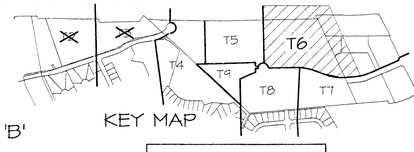
PRINCE GEORGES COUNTY, MARYLAND

GRAPHIC SCALE 1" = 30'

0 30 60 90

NAD83 200' SHEET SERIES: 216 NE 6 & 7 AND 217 NE 7
ADC MAP BK LOCATION 4 C-10

TCP SHEET 6 OF 10
DSP SHEET 28 OF 41



KEY MAP

M-NCPPC Prince George's County Planning Department Natural Resources Division APPROVAL TREE CONSERVATION PLAN TCP 2-118-05		
Approved by		DATE
	Lori Shirley	8/15/07 DSP-05024
01	Lori Shirley	10/25/08 DSP-05070
02	Lori Shirley	8/4/07 DSP-05070-01
03	K. Shoulars	12/26/07 DSP-07034
04	K. Shoulars	5/20/10
05	K. Shoulars	10/18/11 DSP-07034-01
06	K. Shoulars	8/19/13 DSP-07034-04
07	Megan K. Reiser	5/13/15 DSP-05070-03
08	K. Shoulars	8/04/14 DSP-07034-06
09	Megan K. Reiser	3/20/15 DSP-07034-08

LEGEND

- PROPERTY BOUNDARY
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- MINING LIMITS
- WATERS OF THE U.S.
- NONTIDAL WETLAND
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M-NCPPC
APPROVAL
PROJECT NAME: THE BRICK YARD
PROJECT NUMBER: DSP-05070/08
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

OWNER
JACKSON SHAW / BRICKYARD LIMITED PARTNERSHIP, LLLP
4640 Forbes Boulevard, Suite 150-B
Lanham, Maryland 20706
301-429-1011
ATTN: Thomas J. Aylward III

April 15, 2015 DATE	Mike Petrokis Qualified Professional COMAR 08.19.06.01	4-13-15	Added previous TCP sheets from DSP05070 (Ph2)	PCN
		12-27-07	Revised Lot 3 to Lots 4 & 5	MR
		11-15-07	Revised per DSP-05070 revisions	MR
		12-04-06	Revised footprints for buildings 'D' and 'F'	MR
		10-06-06	Revised per EPS review comments dated 9/1/06	MR
		3-07-06	Revised per DSP-05070 Resolution comments dated 2-21-06	MR
	DATE		REVISIONS DESCRIPTION	BY

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	DESIGNED BY	CHECKED BY	RECORD NO.
GLF	GLF	MRD	J-83048
SCALE 1"=30'			DRWG. NO. 54.027-Z
DATE SEPT. 2005			

J:\LD7-PROJ\83018-LD7\sheet\TCP2-NG.dwg, 4/15/2015 2:27:02 PM, micpag

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- MINING LIMITS
- WATERS OF THE U.S.
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Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP 2-118-05

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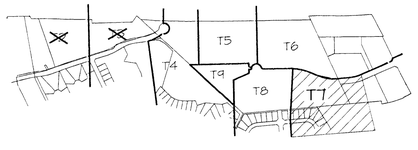

KEY MAP

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

PROJECT NAME: THE BRICK YARD
PROJECT NUMBER: DSP-05070

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

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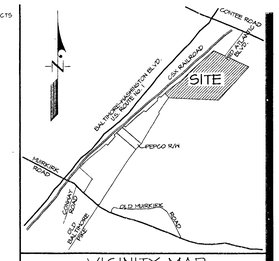
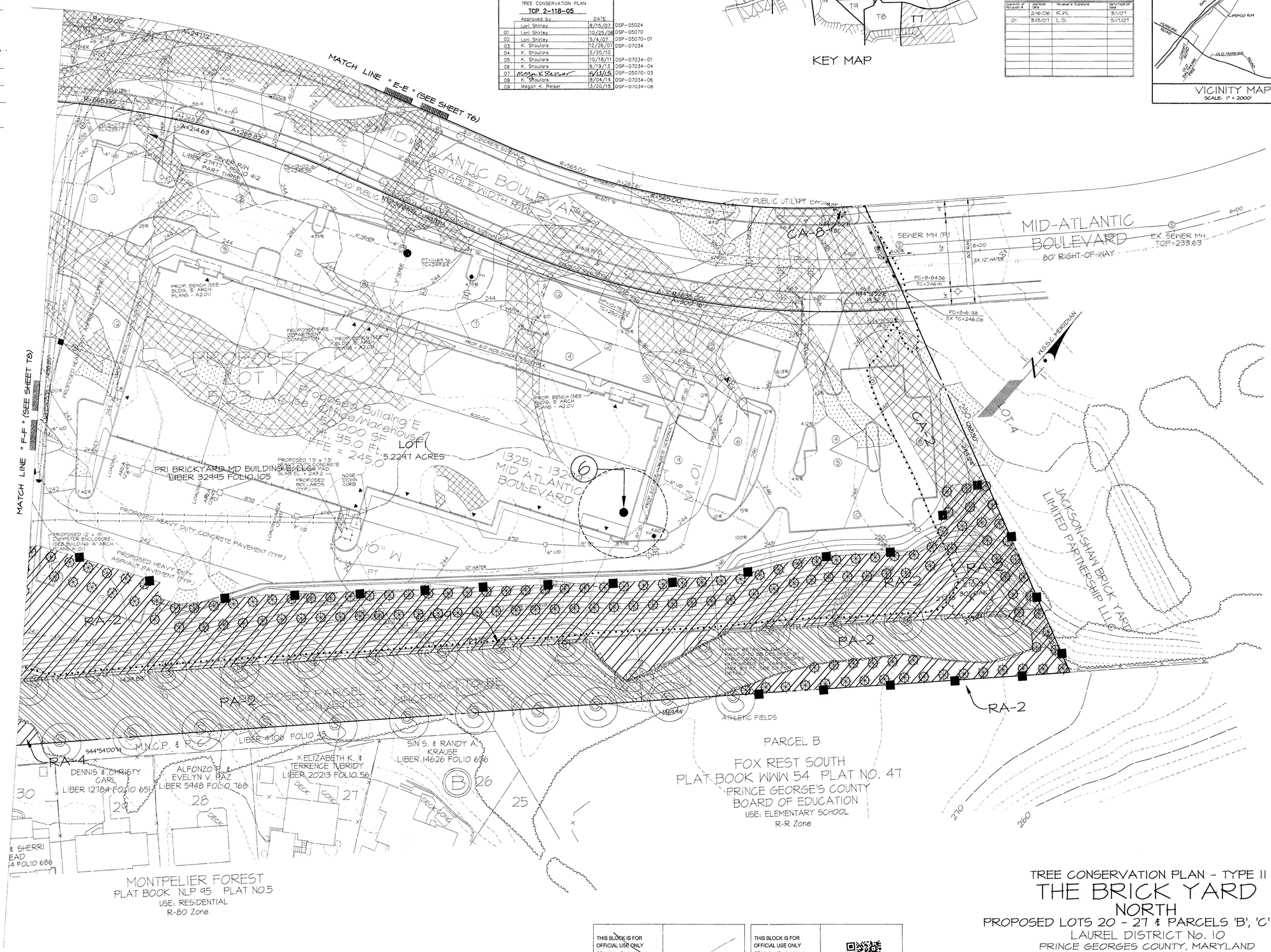
	2/16/06	K.W.	3/1/07
01	3/15/07	L.S.	5/17/07



VICINITY MAP
SCALE: 1" = 2000'



OWNER

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4640 Forbes Boulevard, Suite 150-B
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ATTN: Thomas J. Aylward III

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M-NCPPC
APPROVAL
PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-07034/08
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

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M-NCPPC
APPROVAL
PROJECT NAME: THE BRICK YARD
PROJECT NUMBER: DSP-05070/03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

TREE CONSERVATION PLAN - TYPE II
THE BRICK YARD NORTH
PROPOSED LOTS 20 - 27 & PARCELS 'B', 'C' & 'D'
LAUREL DISTRICT No. 10
PRINCE GEORGES COUNTY, MARYLAND

GRAPHIC SCALE 1" = 30'
0 30 60 90

WSSC 200' SHEET SERIES: 210 NE 6 & 7 AND 217 NE 7
ADC MAP BK LOCATION 4 C-10

TCP SHEET 7 OF 10
DSP SHEET 24 OF 41

April 15, 2015
DATE
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE	DESCRIPTION	BY
4-13-15	Added previous TCP sheets from DSP05070 (1-9)	PGN
11-15-07	Revised per DSP-05070 revisions	MR
10-06-06	Revised per EPS review comments dated 9/1/06	MR
3-07-06	Revised per DSP-05070 Resolution comments dated 2-21-06	MR

REVISIONS

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DRAWN BY: BD | DESIGNED BY: BD | REVIEWED BY: MR | RECORD NO. J-83048
SCALE: 1"=30'
DATE: SEPT. 2005
DRWG. NO. 54.028-Z

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JACKSON-SHAW COMPANY

ALLIANCE ARCHITECTS
1600 N. Collins Blvd., Suite 1000
Richardson, Texas 75080
(972) 233-0400
Fax: (972) 233-2259

THE BRICK YARD
BELTSVILLE, MARYLAND

PROJECT NO.: 24237

T7

DATE: SEPTEMBER 28, 2005

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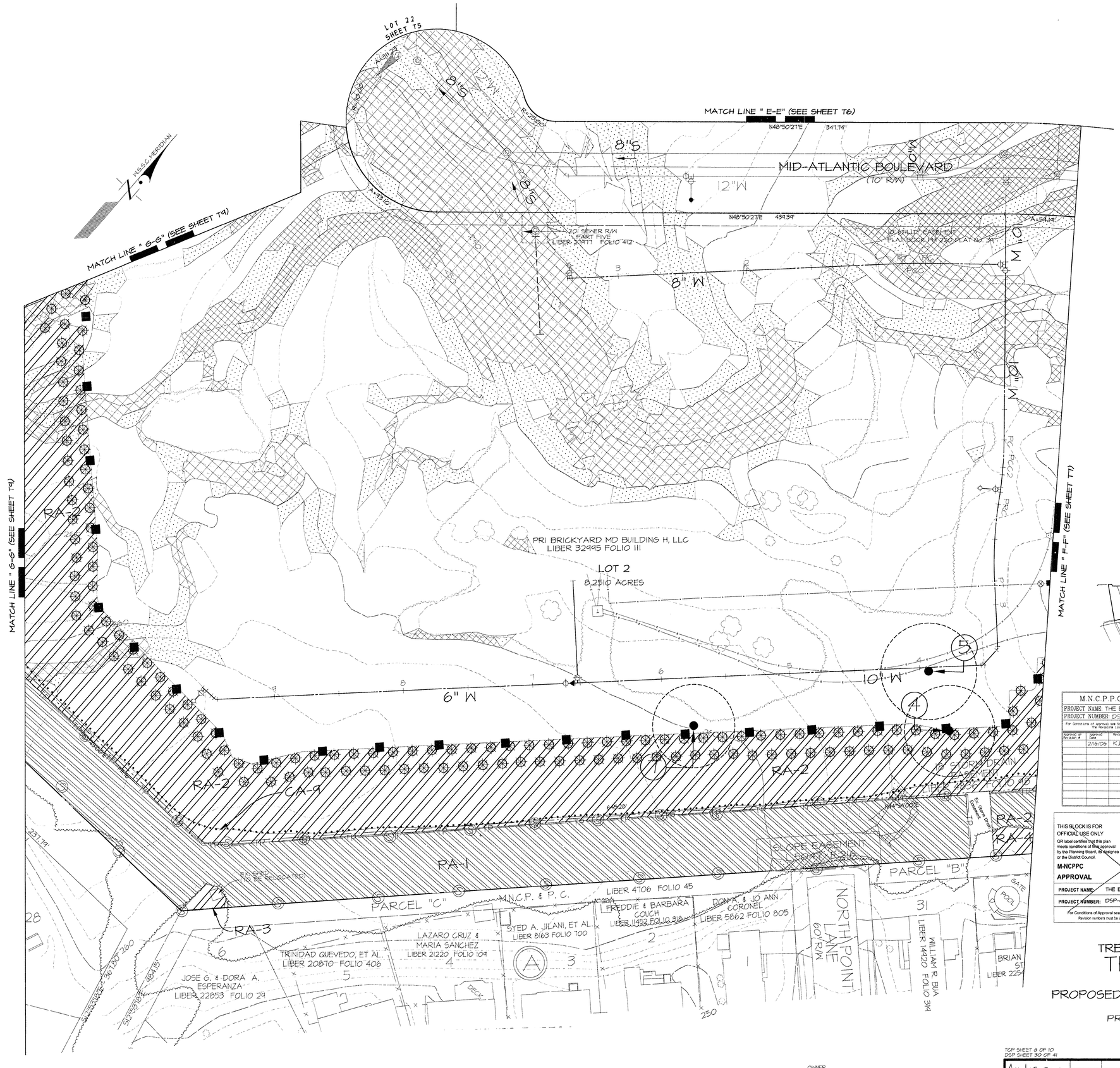
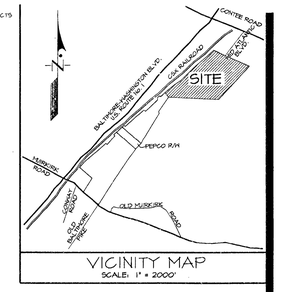
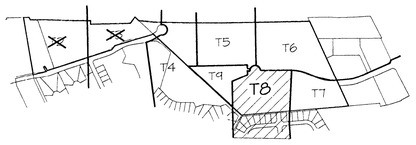




VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- PROPERTY BOUNDARY
- EX. CONTOUR
- PROP. CONTOUR
- EX. TREELINE
- LOD
- MINING LIMITS
- WATERS OF THE U.S.
- NONTIDAL WETLAND
- EX. WETLAND BUFFER (25')
- TREE PROTECTION FENCE — TP
- PRESERVATION PROTECTION SIGNAGE
- REFORESTATION PROTECTION SIGNAGE
- CLEARING AREA
- PRESERVATION AREA
- REFORESTATION AREA
- 15 - 25% SLOPES (HIGHLY ERODIBLE SOILS)
- 25% & GREATER SLOPES
- SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE (30" DBH OR GREATER)



KEY MAP

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: THE BRICK YARD			
PROJECT NUMBER: DSP-05070			
For Conditions of approval see Site Plan Cover Sheet or approval Sheet. The Revisions Listed Below Apply to this Sheet.			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
	2/16/06	K.W.	3/1/07

M-NCPPC Prince George's County Planning Department Natural Resources Division APPROVAL TREE CONSERVATION PLAN TCP 2-118-05			
	Approved by	DATE	
	Lori Shirley	8/15/07	DSP-05024
01	Lori Shirley	10/25/06	DSP-05070
02	Lori Shirley	5/4/07	DSP-05070-01
03	K. Shoulars	12/26/07	DSP-07034
04	K. Shoulars	5/20/10	
05	K. Shoulars	10/18/11	DSP-07034-01
06	K. Shoulars	8/19/13	DSP-07034-04
07	Megan K. Reiser	5/13/15	DSP-05070-03
08	K. Shoulars	8/04/14	DSP-07034-06
09	Megan K. Reiser	3/20/15	DSP-07034-08

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M-NCPPC APPROVAL
PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-07034/08
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

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M-NCPPC APPROVAL
PROJECT NAME: THE BRICK YARD
PROJECT NUMBER: DSP-05070/03
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TREE CONSERVATION PLAN - TYPE II
THE BRICK YARD
NORTH
PROPOSED LOTS 20 - 27 & PARCELS 'B', 'C' & 'D'
LAUREL DISTRICT No. 1
PRINCE GEORGES COUNTY, MARYLAND

GRAPHIC SCALE 1" = 30'
0 30 60 90

HSG 200' SHEET SERIES: 216 NE 6 & 7 AND 217 NE 7
ADC MAP BK LOCATION 4 C-10

9/13

TCP SHEET 8 OF 10
DSP SHEET 30 OF 41

OWNER
JACKSON SHAW / BRICKYARD LIMITED PARTNERSHIP, LLLP
4640 Forbes Boulevard, Suite 150-B
Lanham, Maryland 20706
301-429-1011
ATTN: Thomas J. Aylward III

April 15, 2015
DATE
Mike Petrokis
Qualified Professional
COMAR 08.19.06.01

DATE	DESCRIPTION	BY
4-13-15	Added previous TCP sheets from DSP05070 (PH2)	PGN
10-06-06	Revised per EPS review comments dated 9/1/06	MR
3-07-06	Revised per DSP-05070 Resolution comments dated 2-21-06	MR

REVISIONS

DRAWN BY: GD | DESIGNED BY: GD | CHECKED BY: MR | RECORD NO.: J-83048
SCALE: SCALE: 1"=30'
DATE: SEPT. 2005
DRWG. NO.: 54.024-Z

11721 WOODMORE ROAD, SUITE 200
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BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
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THE BRICK YARD
BELTSVILLE, MARYLAND

PROJECT NO.: 24237

T8

DATE: SEPTEMBER 28, 2005

APR 13 2015

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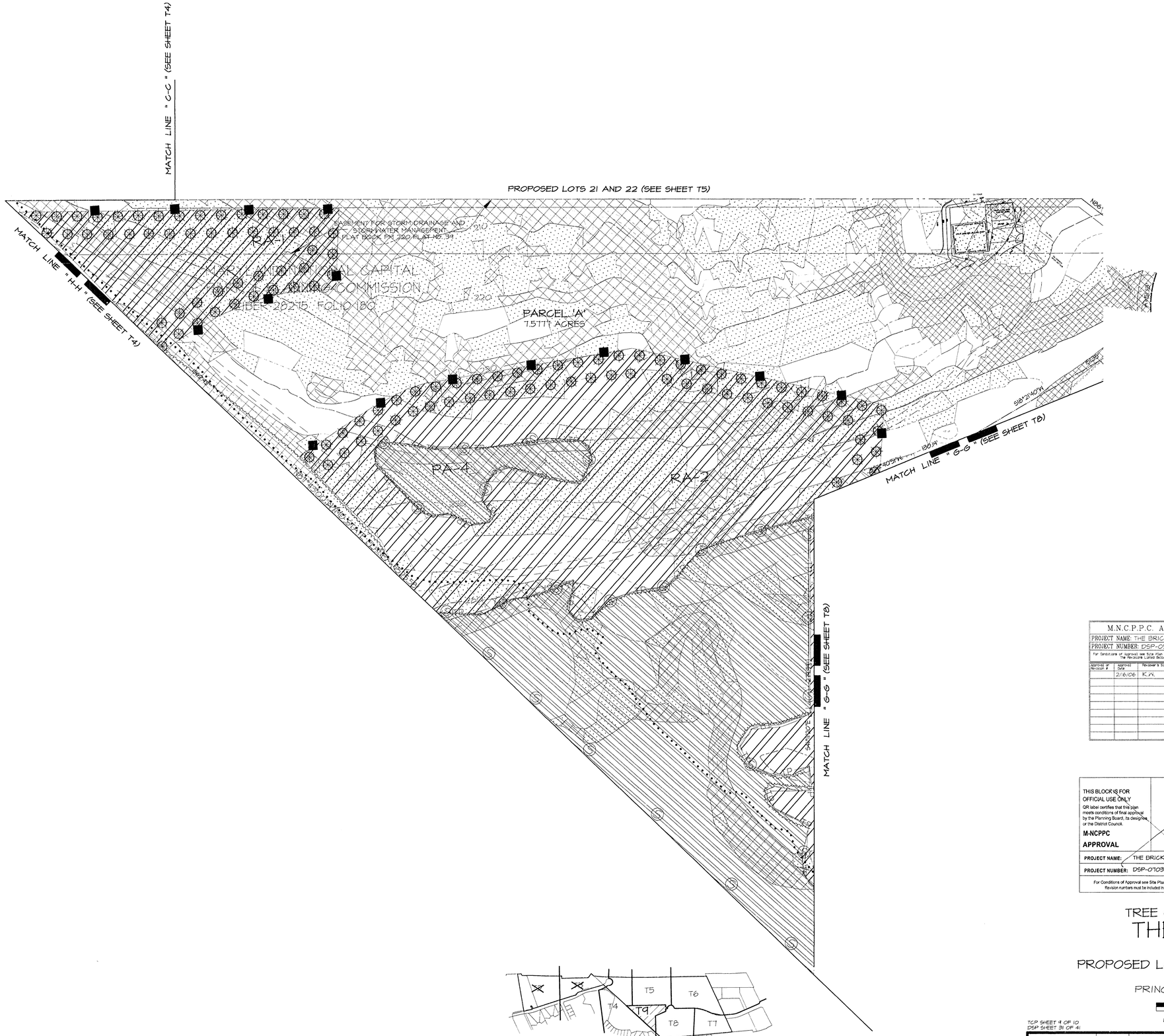

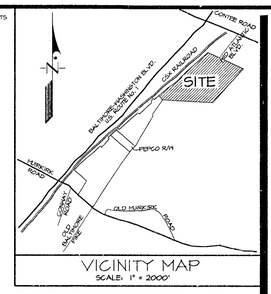

VICINITY MAP
SCALE: 1" = 2000'

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- 1.5" CALIPER REFORESTATION TREE
- CLEARING AREA
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APPROVAL
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APPROVAL
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PROJECT NUMBER: DSP-05070/03
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THE BRICK YARD
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PROPOSED LOTS 20 - 27 & PARCELS 'B', 'C' & 'D'
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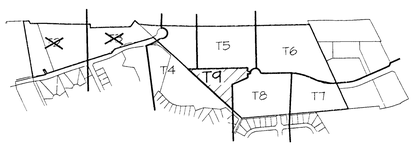
TCP SHEET 9 OF 10
DSP SHEET 31 OF 41

9/13



KEY MAP

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DATE	DESCRIPTION	BY
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10-06-06	Revised per EPS review comments dated 9/1/06	MR
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REVISIONS

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DRAWN BY	DESIGNED BY	CHECKED BY	RECORD NO.
GDT	GDT	MR	J-83048
SCALE: 1"=30'			DRWG. NO.
DATE SEPT. 2005			54.030-Z

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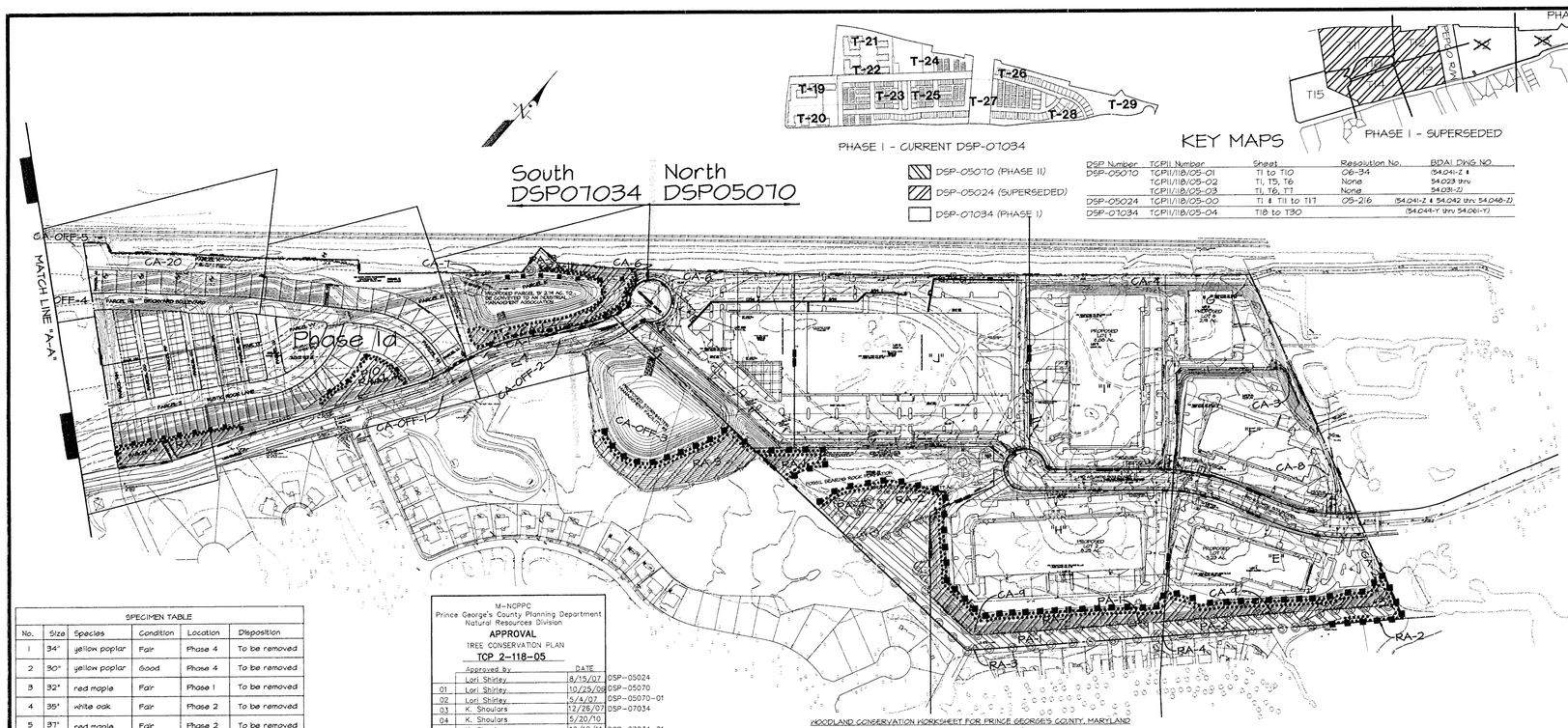
T9

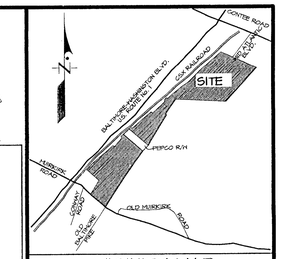
DATE: SEPTEMBER 28, 2005

APR 15 2015



KEY MAPS

DSP Number	TCPII Number	Sheet	Resolution No.	BDAI DWG NO.
DSP-05010	TCPII/118/05-01	T1 to T10	06-34	54.041-Z &
	TCPII/118/05-02	T1, T3, T6	None	54.023 thru
	TCPII/118/05-03	T1, T6, T7	None	54.031-Z)
DSP-05024	TCPII/118/05-00	T1 & T11 to T17	05-216	(54.041-Z & 54.042 thru 54.048-Z)
DSP-07034	TCPII/118/05-04	T18 to T30		(54.049-Y thru 54.061-Y)



VICINITY MAP
SCALE: 1" = 2000'

NORTH DSP-05070 PHASE II

PHASE II* PRESERVATION AREAS (PA)	
No.	AREA (AC)
1	1.78
2	0.13
3	0.08
4	0.13
TOTAL	2.12

PHASE II* CLEARING AREAS (CA)	
No.	AREA (AC)
1	0.11
2	0.20
3	0.46
4	0.27
5	0.38
6	0.40
7	0.01
8	0.16
9	REMOVED
TOTAL	1.99

PHASE II* OFF-SITE CLEARING AREAS (CA-OFF)	
No.	AREA (AC)
1	0.22
2	0.26
3	3.45
TOTAL	4.43

PHASE II* REFORESTATION AREAS (RA)	
No.	AREA (AC)
1	0.34
2	3.87
3	0.01
4	0.02
5**	1.28
TOTAL	5.52

* These Clearing, Off-Site Clearing, Preservation and Reforestation areas are shown on approved TCPII/118/05-01 with DSP-05010.

** Located off-site and shown on approved TCPII/118/05-01 with DSP-05010 and indicated on the revised Longwood TCP II/2/95-01 approved 9/1/06.

LEGEND

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- TREE PROTECTION FENCE — TP
- REFORESTATION PROTECTION SIGNAGE
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- 15 - 25% SLOPES (HIGHLY ERODIBLE SOILS)
- 25% & GREATER SLOPES
- SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE (30" DBH OR GREATER)
- PROPOSED TREE 1-1/2"-2" CAL.
- MINING LIMITS
- PHASE LINE

SPECIMEN TABLE					
No.	Size	Species	Condition	Location	Disposition
1	34"	yellow poplar	Fair	Phase 4	To be removed
2	30"	yellow poplar	Good	Phase 4	To be removed
3	32"	red maple	Fair	Phase 1	To be removed
4	35"	white oak	Fair	Phase 2	To be removed
5	37"	red maple	Fair	Phase 2	To be removed
6	34"	red maple	Good	Phase 2	To be removed
7	32"	red oak	Good	Phase 2	To be removed
8	45.5"	black locust	Fair	Phase 1	To be removed

NOTE: All specimen trees were field located.

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP 2-118-05

	Approved by	DATE	
	Lori Shirley	8/15/07	DSP-05024
01	Lori Shirley	10/25/08	DSP-05070
02	Lori Shirley	5/4/07	DSP-05070-01
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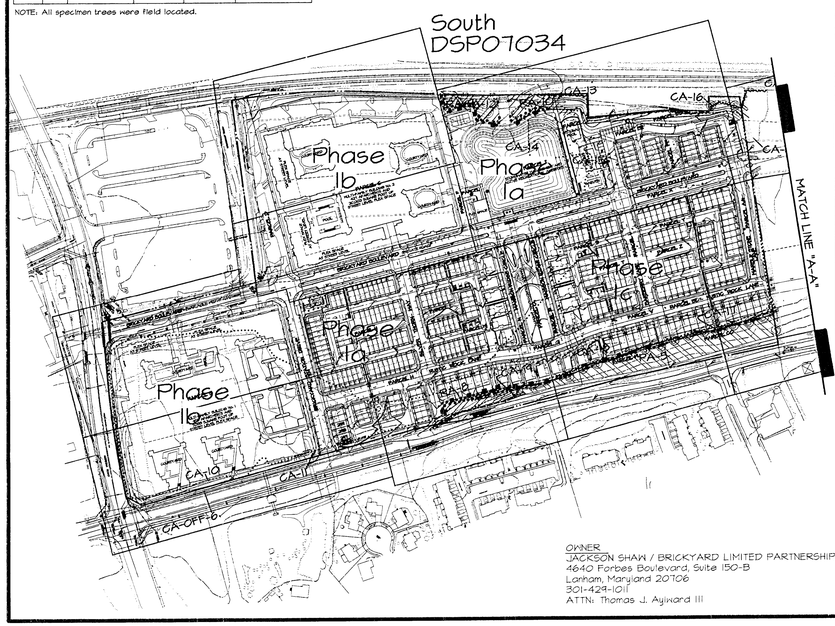

WOODLAND CONSERVATION WORKSHEET FOR PRINCE GEORGES COUNTY, MARYLAND

ZONE:	I-2
GROSS TRACT:	15.48
FLOODPLAIN:	0.00
PREVIOUSLY DEDICATED LAND:	0.00
NET TRACT (NTA):	15.48

PROPERTY DESCRIPTION OR SUBDIVISION NAME:	THE BRICK YARD SOUTH PHASES I-4 & NORTH
IS THIS SITE SUBJECT TO THE 1991 ORDINANCE?	N
BREAK-EVEN POINT (PRESERVATION ACRES):	17.40
ACRES OF NET TRACT CLEARING	
PERMITTED NO REFORESTATION:	-10.85

WOODLAND CONSERVATION REQUIREMENT CALCULATIONS:		
EXISTING WOODLAND ON NET TRACT (ACRES):		6.45
EXISTING WOODLAND IN FLOODPLAIN (ACRES):		0.00
WOODLAND CONSERVATION THRESHOLD (NTA):	* 15.00%	1.40
SMALLER OF A OR C		6.45
WOODLAND ABOVE NET		0.00

PHASE NUMBER:	NORTH(Ph2) DSP-05010 (COMPLETE)	SOUTH(Ph1a) DSP-07034	SOUTH(Ph1b) DSP-07034	SOUTH(Ph1c) DSP-07034	SOUTH(Ph1d) DSP-07034	TOTAL
GROSS TRACT AREA	52.75	18.72	15.55	17.64	11.21	115.48
FLOODPLAIN AREA IN THE APPLICATION:	0.00	0.00	0.00	0.00	0.00	0.00
NET TRACT AREA IN THE APPLICATION:	52.75	18.72	15.55	17.64	11.21	115.48
WOODLAND ON THE NET TRACT FOR THE PHASE:	3.14	0.68	0.11	0.14	2.33	6.45
WOODLAND IN THE FLOODPLAIN FOR THE PHASE:	0.00	0.00	0.00	0.00	0.00	0.00
WOODLAND CLEARED ON NET TRACT FOR THE PHASE:	1.94	0.68	0.11	0.14	0.47	3.34
WOODLAND CLEARED IN FLOODPLAIN FOR THE PHASE:	0.00	0.00	0.00	0.00	0.00	0.00
OFF-SITE WOODLAND CLEARING (1:1):	4.43	0.00	0.06	0.01	0.30	4.80
OFF-SITE MITIGATION PROVIDED ON THIS PROPERTY:	0.00	0.00	0.00	0.00	0.00	0.00
CUMMULATIVE ACRES OF NET TRACT WOODLAND CLEARED:	1.94	2.61	2.78	2.97	3.34	
CUMMULATIVE ACRES OF FLOODPLAIN WOODLAND CLEARED:	0.00	0.00	0.00	0.00	0.00	
SMALLER OF 2 OR 3:	0.00	0.00	0.00	0.00	0.00	
WOODLAND CLEARING BELOW NET:	1.94	2.61	2.78	2.97	3.34	
REPLACEMENT FOR CLEARING ABOVE THE NET (0.25:1):	0.00	0.00	0.00	0.00	0.00	
REPLACEMENT FOR CLEARING BELOW THE NET (2:1):	3.88	5.34	5.56	5.94	6.68	
AFFORESTATION THRESHOLD (AFT) * 15.00%	10.85	10.85	10.85	10.85	10.85	
CUMULATIVE WOODLAND CONSERVATION REQUIRED:	23.82	24.50	24.67	24.81	26.14	
		UNDER PHASE SOUTH(Ph1d) REQUIREMENT HIGHER THAN THAT PHASE OF NPPC				
WOODLAND CONSERVATION PROVIDED:						TOTAL
PRESERVATION	2.72	0.00	0.00	1.02	0.00	3.74
REFORESTATION	5.52	0.51	0.00	0.30	2.08	8.41
AFFORESTATION	0.00	0.00	0.00	0.00	0.00	0.00
AREA APPROVED FOR FEE-IN-LIEU	0.00	0.13	0.00	0.00	0.11	0.24
CREDIT FOR OFF-SITE MITIGATION ON ANOTHER PROPERTY	6.56	1.21	2.54	1.70	1.30	13.19
OFF-SITE MITIGATION PROVIDED ON THIS PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL WOODLAND CONSERVATION PROVIDED	14.79	16.84	14.23	22.23	26.14	26.14
WOODLAND SAVED ON THIS PHASE BUT NOT COUNTED	-1.57	0.00	0.00	-1.02	1.36	-1.23
EXISTING NET TRACT WOODLAND IN LATER PHASES	3.31	2.63	2.52	2.33	0.00	
SHORTAGE:	-4.15	-3.66	-1.35	0.00	0.00	

*Reforestation Area No. 5 surrounding the proposed off-site stormwater management pond has been included. Hedgerows that were not originally counted as 'existing woodland' were augmented with Afforestation to be of sufficient width to be credited as woodland conservation. This accounts for the apparent shortage.

SOUTH/CENTRAL DSP-07034 PHASE I

PHASE I CLEARING AREAS (CA)	
No. (Sub-Phase)	AREA (AC)
10 (Ph. 1b)	0.11
11 (Ph. 1a)	0.01
12 (Ph. 1a)	0.18
13 (Ph. 1a)	0.24
14 (Ph. 1a)	0.16
15 (Ph. 1c)	0.02
16 (Ph. 1c)	0.07
17 (Ph. 1c)	0.14
18 (Ph. 1c)	0.04
19 (Ph. 1a)	0.11
20 (Ph. 1d)	0.87
TOTAL	1.95

PHASE I OFF-SITE CLEARING AREAS (CA-OFF)	
No. (Sub-Phase)	AREA (AC)
4 (Ph. 1d)	0.25
5 (Ph 1d)	0.05
6 (Ph 1b)	0.06
7 (Ph 1b)	0.01
TOTAL	0.37

PHASE I REFORESTATION AREAS (RA)	
No. (Sub-Phase)	AREA (AC)
6	REMOVED
7 (Ph. 1d)	1.12
8 (Ph. 1c)	0.34
9 (Ph. 1a)	0.28
10 (Ph. 1a)	0.23
11 (Ph. 1d)	0.94
12 (Ph. 1d)	0.02
TOTAL	2.93

PHASE I PRESERVATION AREAS (PA)	
No.	AREA (AC)
5 (Ph. 1c)	1.05
TOTAL	1.05

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PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-05024
For Conditions of Approval see Site Plan Cover Sheet or Approved Sheet. The Revisions Listed Below Apply to this Sheet.

Approval or Revision #	Approval Date	Revision & Signature	Certification Date

OVERALL TREE CONSERVATION PLAN
TYPE 2
THE BRICK YARD
MARC PLANNED COMMUNITY
PROPOSED LOTS 9-440 & PARCELS 'B' TO 'WW'
LAUREL DISTRICT No. 10
PRINCE GEORGES COUNTY, MARYLAND
WSSC 200' SHEET SERIES: 216 NE 6 & 7 AND 217 NE 7
ADC MAP BK LOCATION 4 C-10

GRAPHIC SCALE 1" = 200'
0 200 400 600

9/13

T-18 (OV)
TCP SHEET 1 OF 13

OWNER
JACKSON SHAH / BRICKYARD LIMITED PARTNERSHIP, LLLP
4640 Forbes Boulevard, Suite 150-B
Lanham, Maryland 20706
301-429-1011
ATTN: Thomas J. Aylward III

DATE	REVISIONS DESCRIPTION	BY
1/09/15	Revised grading per clients request.	PCN
6/12/14	Revised to redesign clubhouse and sound wall.	PCN
6/05/14	Revised to remove reforestation in front of retaining wall in RA-10.	PCN
11/14/13	REVISED TO COMFORM WITH DSP07034-06	PCN
05/16/13	REVISED TO COMFORM WITH DSP05070-03	PCN
09/21/12	REVISED TO COMFORM WITH DSP07034-02	PCN
06/28/11	REVISED ARCH, COURTYARDS, & PARKING ON PARCEL B	JRD

April 13, 2015
DATE
Mike Petrokis
Qualified Professional
COMAR 08.19.06.01

DATE	REVISIONS DESCRIPTION	BY
3-26-10	Revised per M-NCPPC comments recieved 3-26-10	PCN
7-23-09	Revised to create subphases for South DSP07034	PCN
4-4-08	Revised per staff required layout changes.	CRN
3-27-08	Revised per M-NCPPC comments recieved 3-17-08	CRN
2/14/08	UPDATED WETLANDS/ STREAM FEATURES	MB
2/6/08	REVISED PER M-NCPPC 1-11-08 COMMENTS	MB

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

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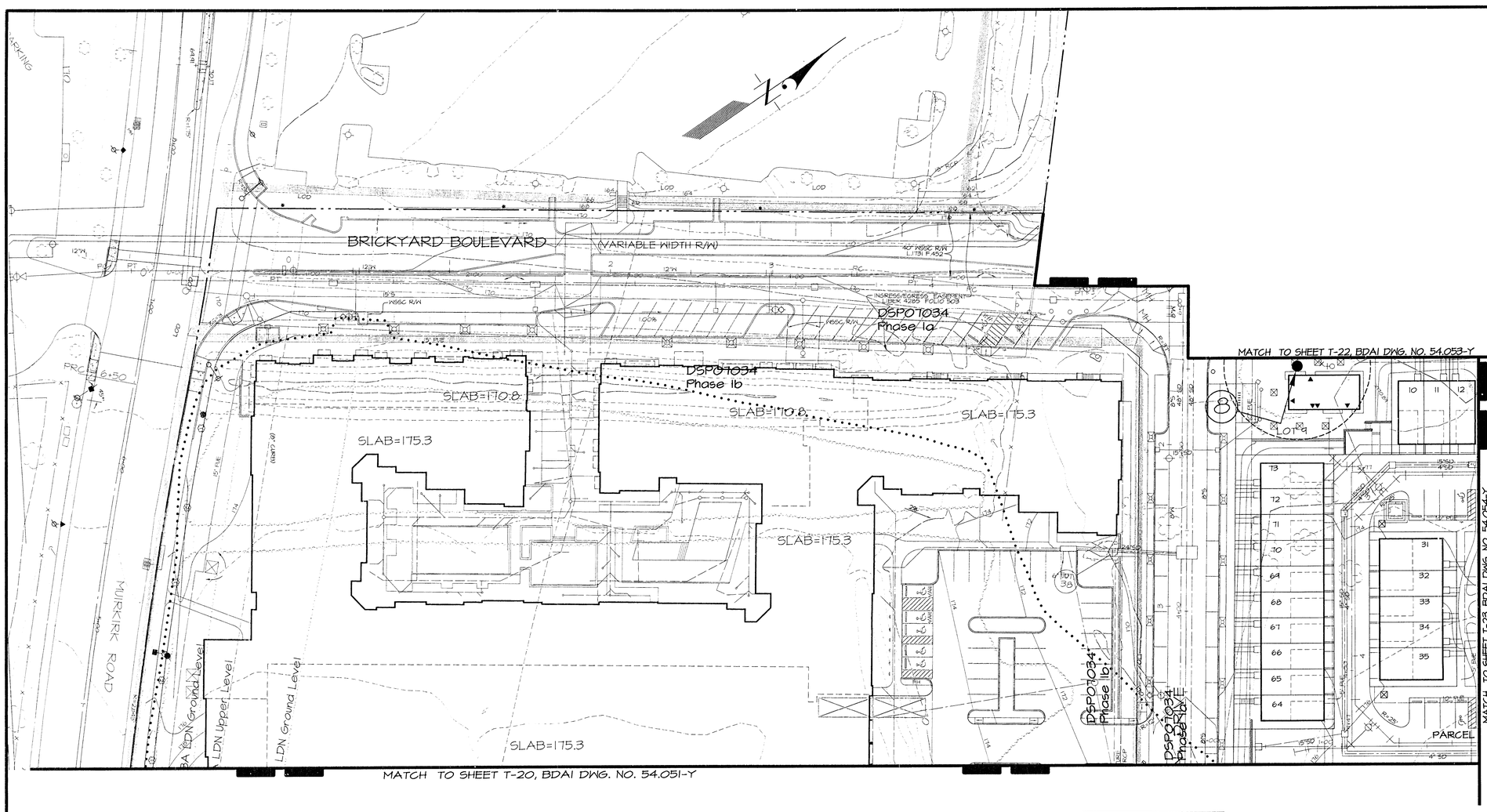
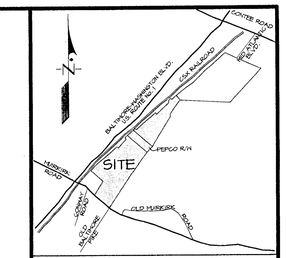
DRAWN BY: TC | DESIGNED BY: TC | CHECKED BY: | RECORD NO.: J-83048
SCALE: 1"=200' | DWG. NO.: 54.049-Y
DATE: MAY 2007

J:\LD7-PROJ\83048-LD7\sheets\TCPII-07034-south-OV.dwg, 4/13/2015 2:12:10 PM, nipap

APR 15 2015





VICINITY MAP
SCALE: 1" = 2000'

LEGEND

EXISTING CONTOURS	100
PROPOSED CONTOURS	102
EXISTING SPOT ELEVATIONS	x 98.7 x 98.8
PROPOSED SPOT ELEVATIONS	+101.2 +105.1
PROPOSED SEWER	
PROPOSED WATER	
PROPOSED STORM DRAIN	
EXISTING STREET LIGHT	
PROPOSED STREET LIGHT	LOD
LIMIT OF DISTURBANCE	
PRE-DEVELOPMENT TREE LINE	
POST-DEVELOPMENT TREE LINE	
FLOODPLAIN: EXISTING/PROPOSED	FP
FLOODPLAIN BUFFER	FB
WATERS OF THE U.S.	
WETLAND LIMITS	WL
WETLAND BUFFER	WB
PRIMARY MANAGEMENT AREA	PMA
STREAM BUFFER	SB
65 dBA LINE	
PROPOSED RETAINING WALL	
PROPOSED CHAIN LINK FENCE	X
PROPOSED VINYL SCREEN FENCE	//
PROPOSED CURB AND GUTTER	
PROPOSED CONCRETE PAVING	
PROPOSED HEAVY DUTY CONCRETE PAVING	
PROPOSED HEAVY DUTY ASPHALT PAVING	
STANDARD PARKING SPACES COMPACT PARKING SPACES HANDICAPPED PARKING SPACES	6 3 2
TREE PROTECTION FENCE	TP
PRESERVATION PROTECTION SIGNAGE	S
REFORESTATION PROTECTION SIGNAGE	
CLEARING AREA	
PRESERVATION AREA	
REFORESTATION AREA	
SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE	
PROPOSED TREE 1-1/2"-2" CAL.	
MINING LIMITS	
PHASE LINE	

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP 2-118-05

	Approved by	DATE	
	Lori Shirley	8/15/07	DSP-05024
01	Lori Shirley	10/25/06	DSP-05070
02	Lori Shirley	5/4/07	DSP-05070-01
03	K. Shoulars	12/28/07	DSP-07034
04	K. Shoulars	5/20/10	
05	K. Shoulars	10/18/11	DSP-07034-01
06	K. Shoulars	6/19/13	DSP-07034-04
07	Megan K. Reiser	5/8/15	DSP-05070-03
08	K. Shoulars	8/04/14	DSP-07034-06
09	Megan K. Reiser	3/20/15	DSP-07034-08

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QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC APPROVAL
PROJECT NAME: THE BRICK YARD
PROJECT NUMBER: DSP-05070/03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

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M-NCPPC APPROVAL
PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-07034/08
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

M.N.C.P.P.C. APPROVALS
PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-05024
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this Sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date

CALL MISS UTILITY
1-800-257-7777
48 hrs, Before Excavation

DATE	REVISIONS DESCRIPTION	BY
1/09/15	Revised grading per clients request.	PCN
6/12/14	Revised to redesign clubhouse and sound wall.	PCN
11/14/13	REVISED TO COMFORM WITH DSP07034-06	PCN
05/16/13	REVISED TO COMFORM WITH DSP05070-03	PCN
09/21/12	REVISED TO COMFORM WITH DSP07034-02	PCN
06/28/11	REVISED ARCH, COURTYARDS, & PARKING ON PARCEL B	JRD

OWNER
JACKSON SHAW / BRICKYARD
LIMITED PARTNERSHIP, LLLP
4640 Forbes Boulevard, Suite 150-B
Lanham, Maryland 20706
301-429-1011
ATTN: Thomas J. Aylward III

TREE CONSERVATION PLAN, TYPE II
THE BRICK YARD
MARC PLANNED COMMUNITY
PROPOSED LOTS 9-440 &
PARCELS 'B' TO 'Z' & 'AA' TO 'WW'
LAUREL DISTRICT No. 10
PRINCE GEORGES COUNTY, MARYLAND
NRSC 200' SHEET SERIES: 216 NE 6 & 7 AND 217 NE 7
ADC MAP BK LOCATION 4 G-10

GRAPHIC SCALE 1" = 30'
0 30 60 90

9/13

T-19
TCP SHEET 2 OF 13

DATE	DESCRIPTION	BY
1-23-09	Revised to create subphases for South DSP07034	PCN
4-4-08	Revised per staff required layout changes.	CM
3-27-08	Revised per M-NCPPC comments received 3-7-08	DM
2/14/08	UPDATED WETLANDS/ STREAM FEATURES	MB
2/6/08	REVISED PER M-NCPPC 1-11-08 COMMENTS	MB

April 15, 2015
DATE
Mike Petrokis
Qualified Professional
COMAR 08.19.06.01

REVISIONS

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

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DRAWN BY	DESIGNED BY	CHECKED BY	RECORD NO.
			J-83048

SCALE 1"=30'
DATE MAY 2001
DRWG. NO. 54.050-Y

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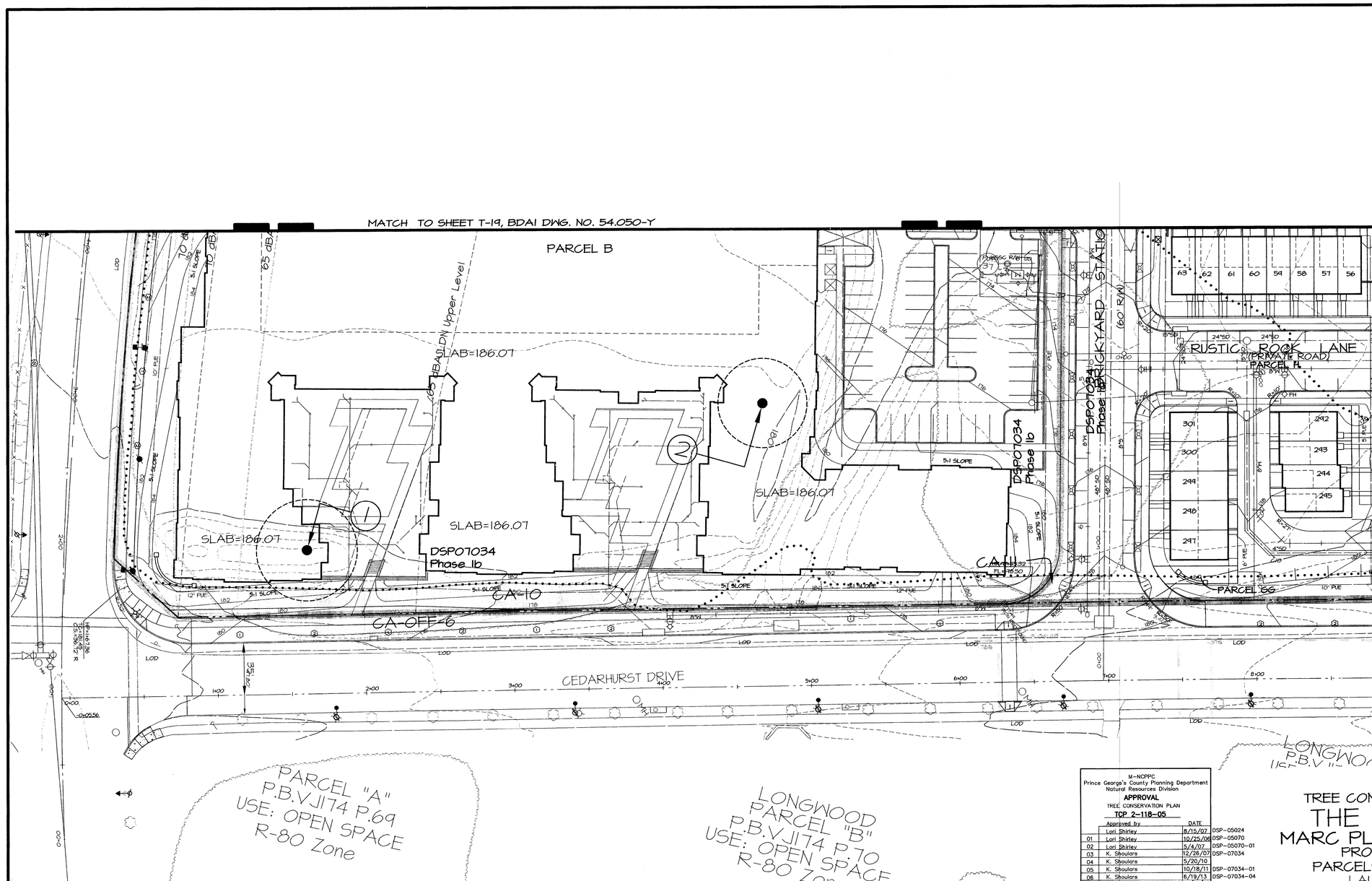
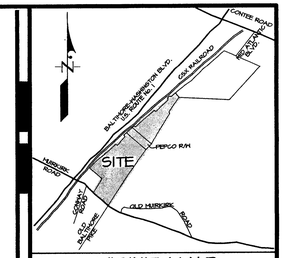
APR 15 2015





LEGEND

EXISTING CONTOURS	178
PROPOSED CONTOURS	182
EXISTING SPOT ELEVATIONS	x189.7 x188.3
PROPOSED SPOT ELEVATIONS	+181.2 +185.1
PROPOSED SEWER	
PROPOSED WATER	
PROPOSED STORM DRAIN	
EXISTING STREET LIGHT	
PROPOSED STREET LIGHT	
LIMIT OF DISTURBANCE	LOD
PRE-DEVELOPMENT TREE LINE	
POST-DEVELOPMENT TREE LINE	
FLOODPLAIN, EXISTING/PROPOSED	FP
FLOODPLAIN BUFFER	FB
WATERS OF THE U.S.	
WETLAND LIMITS	WL
WETLAND BUFFER	WB
PRIMARY MANAGEMENT AREA	PMA
STREAM BUFFER	SB
65 dBA LINE	
PROPOSED RETAINING WALL	
PROPOSED CHAIN LINK FENCE	X
PROPOSED VINYL SCREEN FENCE	//
PROPOSED CURB AND GUTTER	
PROPOSED CONCRETE PAVING	
PROPOSED HEAVY DUTY CONCRETE PAVING	
PROPOSED HEAVY DUTY ASPHALT PAVING	
STANDARD PARKING SPACES	6
COMPACT PARKING SPACES	3
HANDICAPPED PARKING SPACES	2
TREE PROTECTION FENCE	TP
PRESERVATION PROTECTION SIGNAGE	S
REFORESTATION PROTECTION SIGNAGE	
CLEARING AREA	
PRESERVATION AREA	
REFORESTATION AREA	
SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE	
PROPOSED TREE 1-1/2"-2" CAL.	
MINING LIMITS	
PHASE LINE	

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M-NCPPC

APPROVAL

PROJECT NAME: THE BRICK YARD

PROJECT NUMBER: DSP-05070/03

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP 2-118-05

	Approved by	DATE	
	Lori Shirley	8/15/07	DSP-05024
01	Lori Shirley	10/25/08	DSP-05070
02	Lori Shirley	5/4/07	DSP-05070-01
03	K. Shoulars	12/26/07	DSP-07034
04	K. Shoulars	5/20/10	
05	K. Shoulars	10/18/11	DSP-07034-01
06	K. Shoulars	6/19/13	DSP-07034-04
07	Megan K Reiser	5/13/15	DSP-05070-03
08	K. Shoulars	8/04/14	DSP-07034-06
09	Megan K. Reiser	3/20/15	DSP-07034-08

TREE CONSERVATION PLAN, TYPE II
THE BRICK YARD
MARC PLANNED COMMUNITY
PROPOSED LOTS 9-440 & PARCELS 'B' TO 'Z' & 'AA' TO 'WW'
LAUREL DISTRICT No. 10
PRINCE GEORGES COUNTY, MARYLAND
RSSC 200' SHEET SERIES: 216 NE 6 & 7 AND 217 NE 7
ADC MAP BK LOCATION 4 G-10

GRAPHIC SCALE 1" = 30'
0 30 60 90

9/13

CALL MISS UTILITY
1-800-257-7777
48 hrs, Before Excavation

DATE	REVISIONS DESCRIPTION	BY
1/09/15	Revised grading per clients request.	PGN
6/12/14	Revised to redesign clubhouse and sound wall.	PGN
11/14/13	REVISED TO COMFORM WITH DSP07034-06	PGN
05/16/13	REVISED TO COMFORM WITH DSP05070-03	PGN
04/21/12	REVISED TO COMFORM WITH DSP07034-02	PGN
06/28/11	REVISED ARCH, COURTYARDS, & PARKING ON PARCEL B	JRD

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M-NCPPC

APPROVAL

PROJECT NAME: THE BRICK YARD SOUTH

PROJECT NUMBER: DSP-07034/08

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

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

PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-05024

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revisions listed below apply to this Sheet.

Approval or Revision #	Approval Date	Reviewer Signature	Certification Date

OWNER
JACKSON SHAW / BRICKYARD
LIMITED PARTNERSHIP, LLLP
4640 Forbes Boulevard, Suite 150-B
Lanham, Maryland 20706
301-429-1011
ATTN: Thomas J. Aylward III

T-20
TCP SHEET 3 OF 13

April 15, 2015
DATE

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE	REVISIONS DESCRIPTION	BY
7-23-09	Revised to create subphases for South DSP07034	PGN
4-4-08	Revised per staff required layout changes.	GN
3-27-08	Revised per M-NCPPC comments received 3-7-08	DM
2/14/08	UPDATED WETLANDS/ STREAM FEATURES	MB
2/6/08	REVISED PER M-NCPPC 1-11-08 COMMENTS	MB

10721 WOODMORE ROAD, SUITE 300
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

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DRAWN BY | DESIGNED BY | CHECKED BY | RECORD NO. J-83048
SCALE 1"=30' | DRWG. NO. 54.051-Y
DATE MAY 2007

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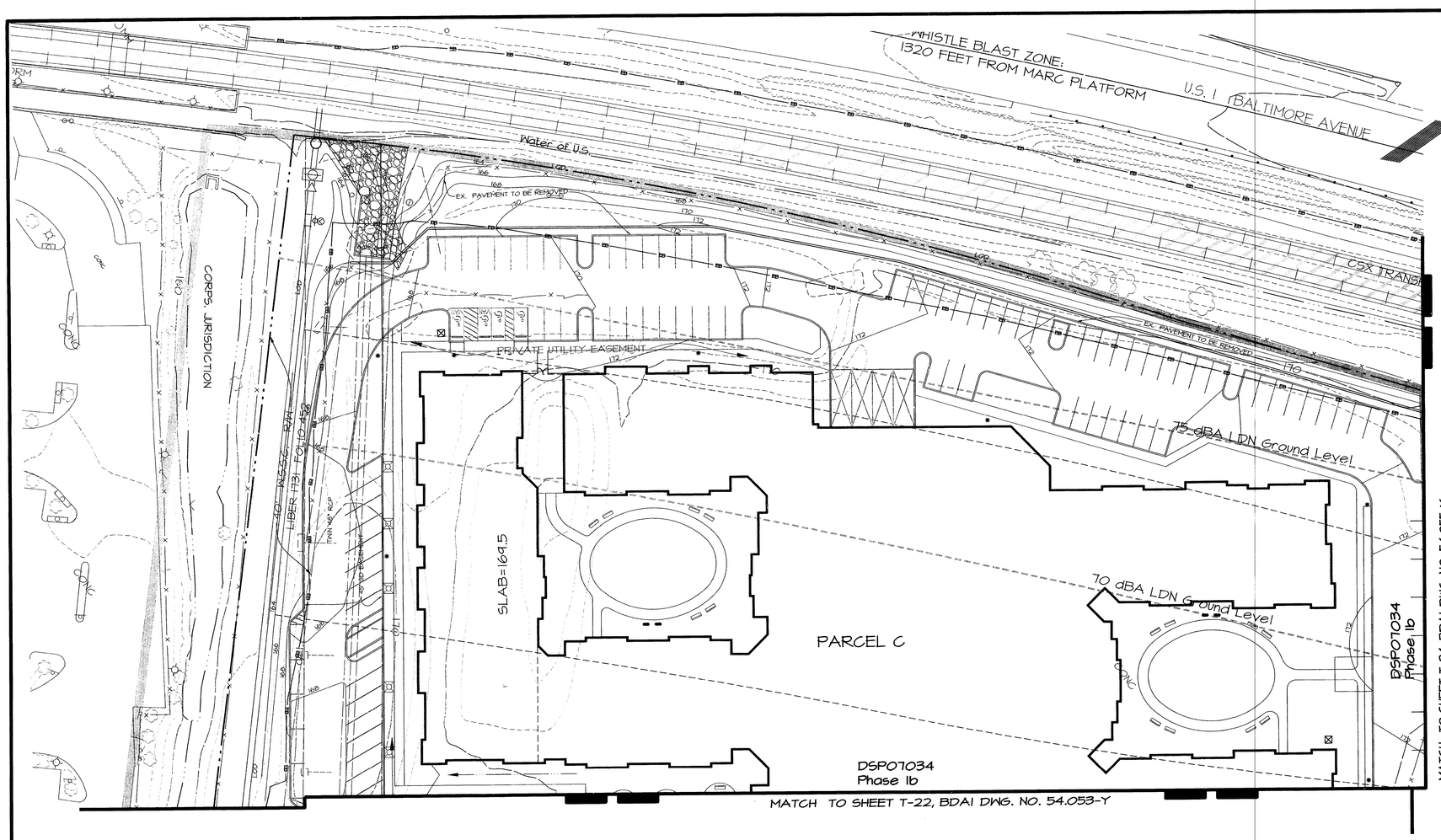
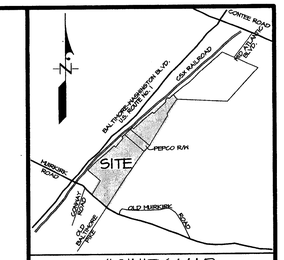
THIS PLANT WAS: APR 15 2015





VICINITY MAP
SCALE: 1" = 2000'

LEGEND

EXISTING CONTOURS	75
PROPOSED CONTOURS	102
EXISTING SPOT ELEVATIONS	x189.7 x189.5
PROPOSED SPOT ELEVATIONS	+181.2 +165.1
PROPOSED SEWER	
PROPOSED WATER	
PROPOSED STORM DRAIN	
EXISTING STREET LIGHT	
PROPOSED STREET LIGHT	
LIMIT OF DISTURBANCE	LOD
PRE-DEVELOPMENT TREE LINE	
POST-DEVELOPMENT TREE LINE	
FLOODPLAIN: EXISTING/PROPOSED	FP
FLOODPLAIN BUFFER	FB
WATERS OF THE U.S.	
WETLAND LIMITS	WL
WETLAND BUFFER	WB
PRIMARY MANAGEMENT AREA	PMA
STREAM BUFFER	SB
65 dBA LINE	
PROPOSED RETAINING WALL	
PROPOSED CHAIN LINK FENCE	X
PROPOSED VINYL SCREEN FENCE	//
PROPOSED CURB AND GUTTER	
PROPOSED CONCRETE PAVING	
PROPOSED HEAVY DUTY CONCRETE PAVING	
PROPOSED HEAVY DUTY ASPHALT PAVING	
STANDARD PARKING SPACES	6
COMPACT PARKING SPACES	3
HANDICAPPED PARKING SPACES	2
TREE PROTECTION FENCE	TP
PRESERVATION PROTECTION SIGNAGE	S
REFORESTATION PROTECTION SIGNAGE	
CLEARING AREA	
PRESERVATION AREA	
REFORESTATION AREA	
WHISTLE BLAST ZONE	
SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE	
PROPOSED TREE 1-1/2"-2" CAL.	
MINING LIMITS	
PHASE LINE	

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP 2-118-05

	Approved by	DATE	
	Lori Shirley	8/15/07	DSP-05024
01	Lori Shirley	10/25/06	DSP-05070
02	Lori Shirley	5/4/07	DSP-05070-01
03	K. Shoulars	12/26/07	DSP-07034
04	K. Shoulars	5/20/10	
05	K. Shoulars	10/18/11	DSP-07034-01
06	K. Shoulars	6/19/13	DSP-07034-04
07	Megan K. Reiser	5/13/14	DSP-05070-03
08	K. Shoulars	8/04/14	DSP-07034-06
09	Megan K. Reiser	3/20/15	DSP-07034-08

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M-NCPPC
APPROVAL
PROJECT NAME: THE BRICK YARD
PROJECT NUMBER: DSP-05070/03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

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M-NCPPC
APPROVAL
PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-07034/08
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

M.N.C.P.P.C. APPROVALS
PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-05024
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revisions Listed Below Apply to this Sheet.

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date

DATE	REVISIONS DESCRIPTION	BY
1/09/15	Revised grading per clients request.	PCN
6/12/14	Revised to redesign clubhouse and sound wall.	PCN
11/14/13	REVISED TO COMFORM WITH DSP07034-06	PCN
05/16/13	REVISED TO COMFORM WITH DSP05070-03	PCN

CALL MISS UTILITY
1-800-257-7777
48 hrs, Before Excavation

OWNER
JACKSON SHAN / BRICKYARD
LIMITED PARTNERSHIP, LLLP
4640 Forbes Boulevard, Suite 150-B
Lanham, Maryland 20706
301-429-1011
ATTN: Thomas J. Aylward III

TREE CONSERVATION PLAN, TYPE II
THE BRICK YARD
MARC PLANNED COMMUNITY
PROPOSED LOTS 9-440 & PARCELS 'B' TO 'Z' & 'AA' TO 'WW'
LAUREL DISTRICT No. 10
PRINCE GEORGES COUNTY, MARYLAND

NGSC 200' SHEET SERIES: 216 NE 6 & 7 AND 217 NE 7
ADC MAP BK LOCATION 4 G-10

GRAPHIC SCALE 1" = 30'
0 30 60 90

9/13

T-21
TCP SHEET 4 OF 13

April 15, 2015
DATE
Mike Petrokis
Qualified Professional
COMAR 08.19.06.01

DATE	REVISIONS DESCRIPTION	BY
04/21/12	REVISED TO COMFORM WITH DSP07034-02	PCN
7-23-09	Revised to create subphases for South DSP07034	PCN
4-4-08	Revised per staff required layout changes.	CW
3-27-08	Revised per M-NCPPC comments received 3-7-08	DM
2/14/08	UPDATED WETLANDS/ STREAM FEATURES	MB
2/6/08	REVISED PER M-NCPPC 1-11-08 COMMENTS	MB

11721 WOODMORE ROAD, SUITE 200
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BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
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DRAWN BY	DESIGNED BY	CHECKED BY	RECORD NO.
			J-83048

SCALE 1"=30' DRWG. NO. 54.052-Y
DATE MAY 2007

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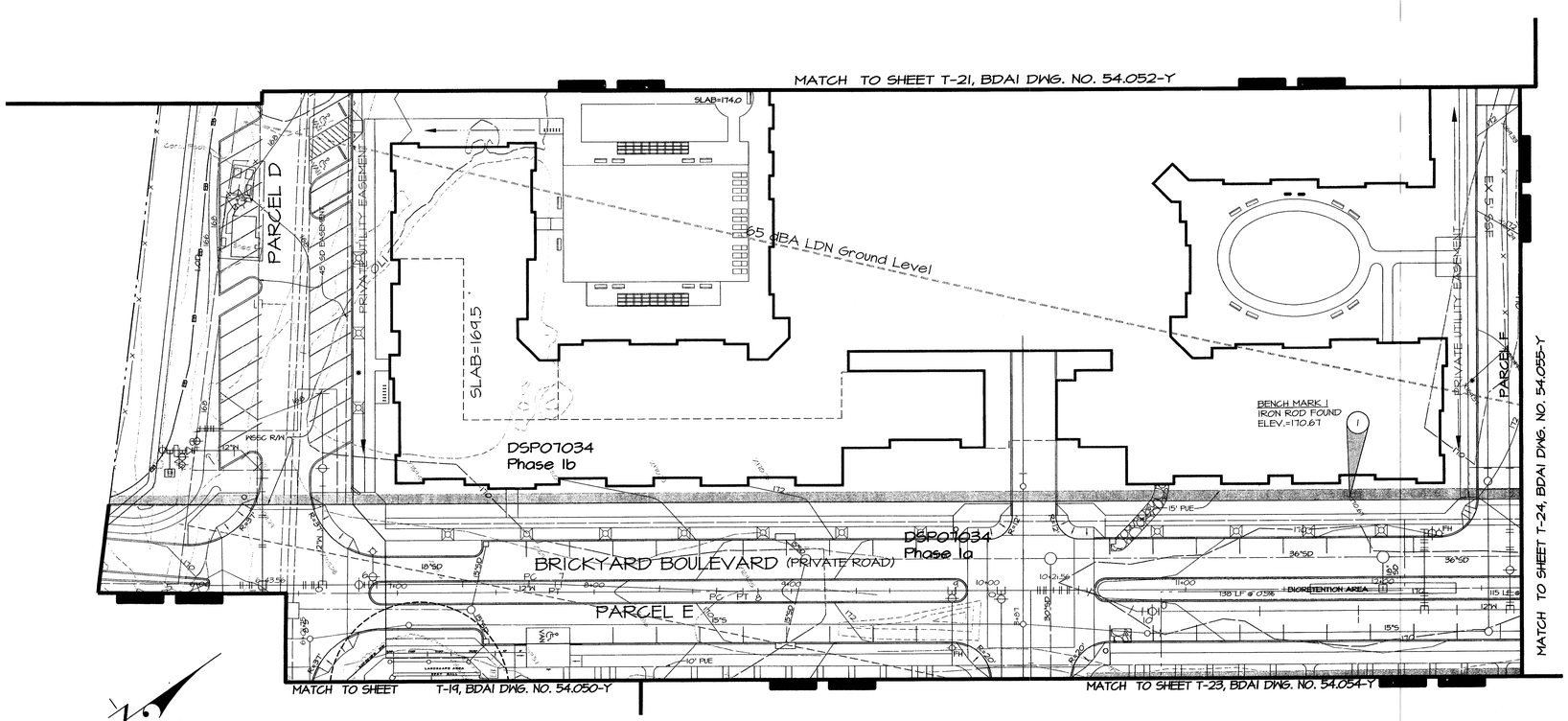
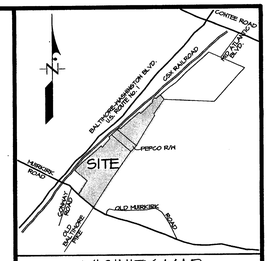
THIS PRINT MADE APR 15 2015





VICINITY MAP
SCALE: 1" = 2000'

LEGEND

EXISTING CONTOURS	175
PROPOSED CONTOURS	102
EXISTING SPOT ELEVATIONS	x184.7 x188.5
PROPOSED SPOT ELEVATIONS	+181.2 +185.1
PROPOSED SEWER	
PROPOSED WATER	
PROPOSED STORM DRAIN	
EXISTING STREET LIGHT	
PROPOSED STREET LIGHT	
LIMIT OF DISTURBANCE	LOD
PRE-DEVELOPMENT TREE LINE	
POST-DEVELOPMENT TREE LINE	
FLOODPLAIN: EXISTING/PROPOSED	FP
FLOODPLAIN BUFFER	FB
WATERS OF THE U.S.	
WETLAND LIMITS	WL
WETLAND BUFFER	WB
PRIMARY MANAGEMENT AREA	PMA
STREAM BUFFER	SB
65 dBA LINE	
PROPOSED RETAINING WALL	
PROPOSED CHAIN LINK FENCE	X
PROPOSED VINYL SCREEN FENCE	//
PROPOSED CURB AND GUTTER	
PROPOSED CONCRETE PAVING	
PROPOSED HEAVY DUTY CONCRETE PAVING	
PROPOSED HEAVY DUTY ASPHALT PAVING	
STANDARD PARKING SPACES	6
COMPACT PARKING SPACES	5
HANDICAPPED PARKING SPACES	2
TREE PROTECTION FENCE	TP
PRESERVATION PROTECTION SIGNAGE	S
REFORESTATION PROTECTION SIGNAGE	
CLEARING AREA	
PRESERVATION AREA	
REFORESTATION AREA	
SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE	4
PROPOSED TREE 1-1/2"-2" CAL.	
MINING LIMITS	
PHASE LINE	

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M-NCPPC
APPROVAL
PROJECT NAME: THE BRICK YARD
PROJECT NUMBER: DSP-05070/03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP 2-118-05

	Approved by	DATE	
	Lori Shirley	8/15/07	DSP-05024
01	Lori Shirley	10/25/06	DSP-05070
02	Lori Shirley	5/4/07	DSP-05070-01
03	K. Shoulars	12/26/07	DSP-07034
04	K. Shoulars	5/20/10	
05	K. Shoulars	10/18/11	DSP-07034-01
06	K. Shoulars	6/19/13	DSP-07034-04
07	Megan K. Reiser	5/13/15	DSP-05070-03
08	K. Shoulars	8/04/14	DSP-07034-06
09	Megan K. Reiser	3/20/15	DSP-07034-08

M.N.C.P.P.C. APPROVALS
PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-05024
For Conditions of Approval see Site Plan Cover Sheet or approval Sheet. The Revisions Listed Below Apply to this Sheet.

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date

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QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-07034/08
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

CALL MISS UTILITY
1-800-257-7777
48 hrs, Before Excavation

DATE	REVISIONS DESCRIPTION	BY
1/09/15	Revised grading per clients request.	PGN
6/12/14	Revised to redesign clubhouse and sound wall.	PGN
11/14/13	REVISED TO COMFORM WITH DSP07034-06	PGN
05/16/13	REVISED TO COMFORM WITH DSP05070-03	PGN

OWNER
JACKSON SHAW / BRICKYARD
LIMITED PARTNERSHIP, LLLP
4640 Forbes Boulevard, Suite 150-B
Lanham, Maryland 20706
301-429-1011
ATTN: Thomas J. Aylward III

TREE CONSERVATION PLAN, TYPE II
THE BRICK YARD
T-22
TCP SHEET 5 OF 13
MARC PLANNED COMMUNITY
PROPOSED LOTS 9-440 &
PARCELS 'B' TO 'Z' & 'AA' TO 'WW'
LAUREL DISTRICT No. 10
PRINCE GEORGES COUNTY, MARYLAND
WSSC 200' SHEET SERIES: 216 NE 6 & 7 AND 217 NE 7
ADC MAP BK LOCATION 4 G-10

April 15, 2015
DATE
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE	REVISIONS DESCRIPTION	BY
09/21/12	REVISED TO COMFORM WITH DSP07034-02	PGN
7-23-09	Revised to create subphases for South DSP07034	PGN
4-4-08	Revised per staff required layout changes.	GW
3-27-08	Revised per M-NCPPC comments received 3-7-08	GW
2/14/08	UPDATED WETLANDS/ STREAM FEATURES	MB
2/6/08	REVISED PER M-NCPPC 1-11-08 COMMENTS	MB

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	DESIGNED BY	CHECKED BY	RECORD NO.
			J-83048

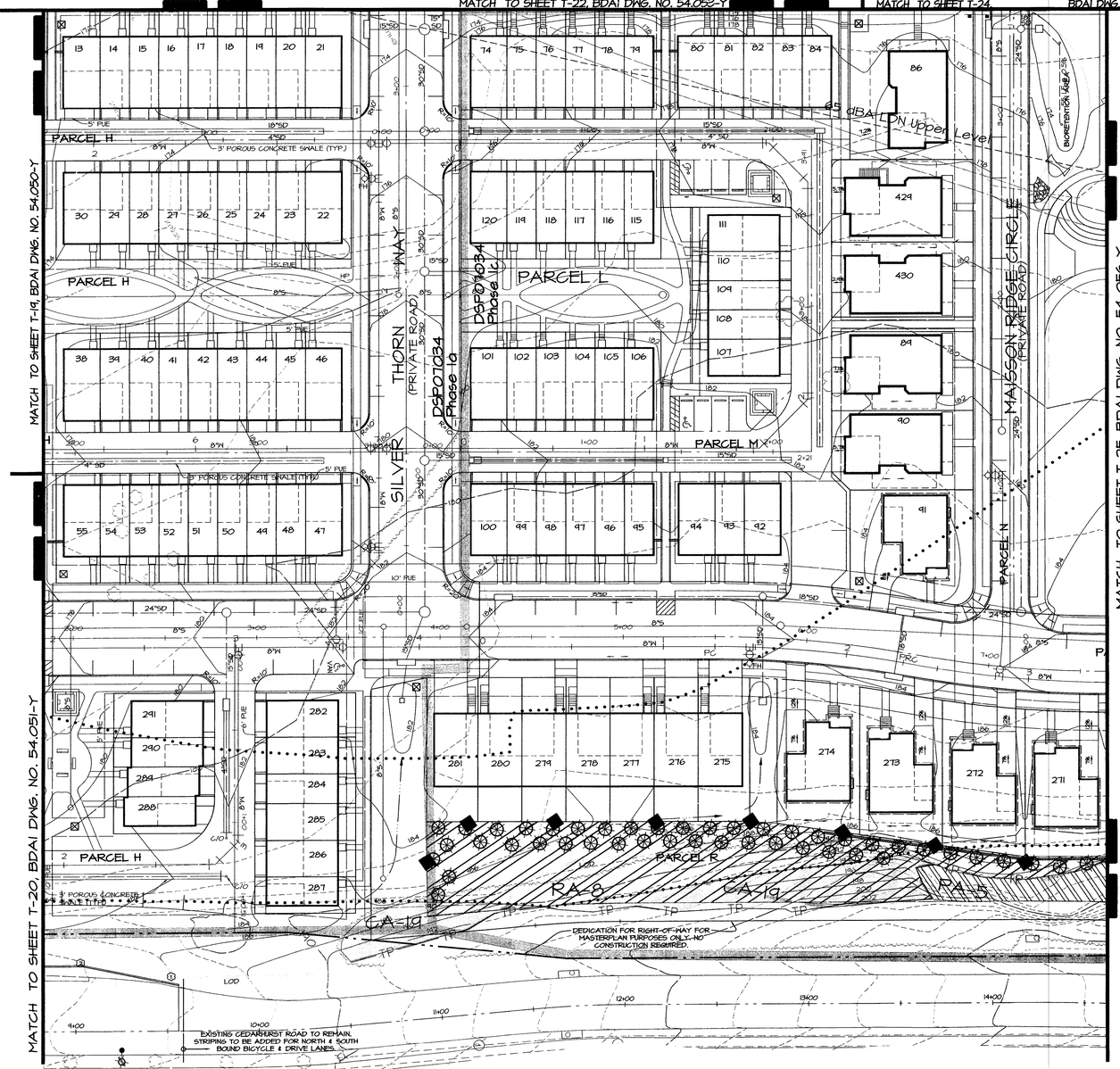
SCALE 1"=30'
DATE MAY 2007
DWG. NO. 54.053-Y

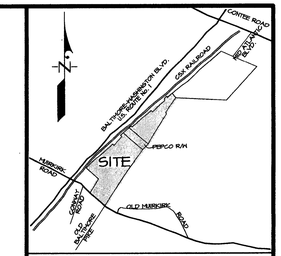
GRAPHIC SCALE 1"= 30'
0 30 60 90

9 / 13

J:\LD7-PROJ\83048-LD7\sheets\TCPII-07034-south.dwg, 4/13/2015 3:27:29 PM, nicpag

APR 15 2015





VICINITY MAP
SCALE: 1" = 2000'

LEGEND

EXISTING CONTOURS	178
PROPOSED CONTOURS	182
EXISTING SPOT ELEVATIONS	x184.7 x186.5
PROPOSED SPOT ELEVATIONS	+181.2 +185.1
PROPOSED SEWER	
PROPOSED WATER	
PROPOSED STORM DRAIN	
EXISTING STREET LIGHT	
PROPOSED STREET LIGHT	
LIMIT OF DISTURBANCE	LOD
PRE-DEVELOPMENT TREE LINE	
POST-DEVELOPMENT TREE LINE	
FLOODPLAIN: EXISTING/PROPOSED	FP
FLOODPLAIN BUFFER	FB
WATERS OF THE U.S.	
WETLAND LIMITS	WL
WETLAND BUFFER	WB
PRIMARY MANAGEMENT AREA	PMA
STREAM BUFFER	SB
65 dBA LINE	
PROPOSED RETAINING WALL	
PROPOSED CHAIN LINK FENCE	X
PROPOSED VINYL SCREEN FENCE	//
PROPOSED CURB AND GUTTER	
PROPOSED CONCRETE PAVING	
PROPOSED HEAVY DUTY CONCRETE PAVING	
PROPOSED HEAVY DUTY ASPHALT PAVING	
STANDARD PARKING SPACES	6
COMPACT PARKING SPACES	3
HANDICAPPED PARKING SPACES	2
TREE PROTECTION FENCE	TP
PRESERVATION PROTECTION SIGNAGE	S
REFORESTATION PROTECTION SIGNAGE	
CLEARING AREA	
PRESERVATION AREA	
REFORESTATION AREA	
SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE	4
PROPOSED TREE 1-1/2"-2" CAL.	
MINING LIMITS	
PHASE LINE	

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QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC APPROVAL
PROJECT NAME: THE BRICK YARD
PROJECT NUMBER: DSP-05010/03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP 2-118-05

	Approved by	DATE	
	Lori Shirley	8/15/07	DSP-05024
01	Lori Shirley	10/25/06	DSP-05070
02	Lori Shirley	5/4/07	DSP-05070-01
03	K. Shoulars	12/26/07	DSP-07034
04	K. Shoulars	5/20/10	
05	K. Shoulars	10/18/11	DSP-07034-01
06	K. Shoulars	6/19/13	DSP-07034-04
07	Megan K. Reiser	5/21/15	DSP-05070-03
08	K. Shoulars	8/04/14	DSP-07034-06
09	Megan K. Reiser	3/20/15	DSP-07034-08

TREE CONSERVATION PLAN, TYPE II

THE BRICK YARD

MARC PLANNED COMMUNITY

PROPOSED LOTS 9-440 &
PARCELS 'B' TO 'Z' & 'AA' TO 'WW'
LAUREL DISTRICT No. 10
PRINCE GEORGES COUNTY, MARYLAND
WSSC 200' SHEET SERIES: 216 NE 6 & 7 AND 217 NE 7
ADC MAP BK LOCATION 4 G-10

GRAPHIC SCALE 1"= 30'
0 30 60 90

T-23
TCP SHEET 6 OF 13

9/13

1/09/15	Revised grading per clients request.	PCN
6/12/14	Revised to redesign clubhouse and sound wall.	PCN
11/14/13	REVISED TO COMFORM WITH DSP07034-06	PCN
05/16/13	REVISED TO COMFORM WITH DSP05010-03	PCN
DATE	REVISIONS DESCRIPTION	BY

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M-NCPPC APPROVAL
PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-07034/08
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

M.N.C.P.P.C. APPROVALS
PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-05024
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revisions listed below Apply to this sheet.

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date

OWNER
JACKSON SHAN / BRICKYARD
LIMITED PARTNERSHIP, LLLP
4640 Forbes Boulevard, Suite 150-B
Lanham, Maryland 20706
301-429-1011
ATTN: Thomas J. Aylward III

CALL MISS UTILITY
1-800-257-7777
48 hrs, Before Excavation

April 15, 2015
DATE
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

09/21/12	REVISED TO COMFORM WITH DSP07034-02	PCN	
7-23-09	Revised to create subphases for South DSP07034	PCN	
4-4-08	Revised per staff required layout changes.	CW	
3-27-08	Revised per M-NCPPC comments received 3-7-08	DM	
2/14/08	UPDATED WETLANDS/ STREAM FEATURES	MB	
2/6/08	REVISED PER M-NCPPC 1-11-08 COMMENTS	MB	
DATE	REVISIONS DESCRIPTION	BY	

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 | DESIGNED BY | CHECKED BY | RECORD NO. J-83048
SCALE 1"=30'
DATE MAY 2007
DRWG. NO. 54.054-Y

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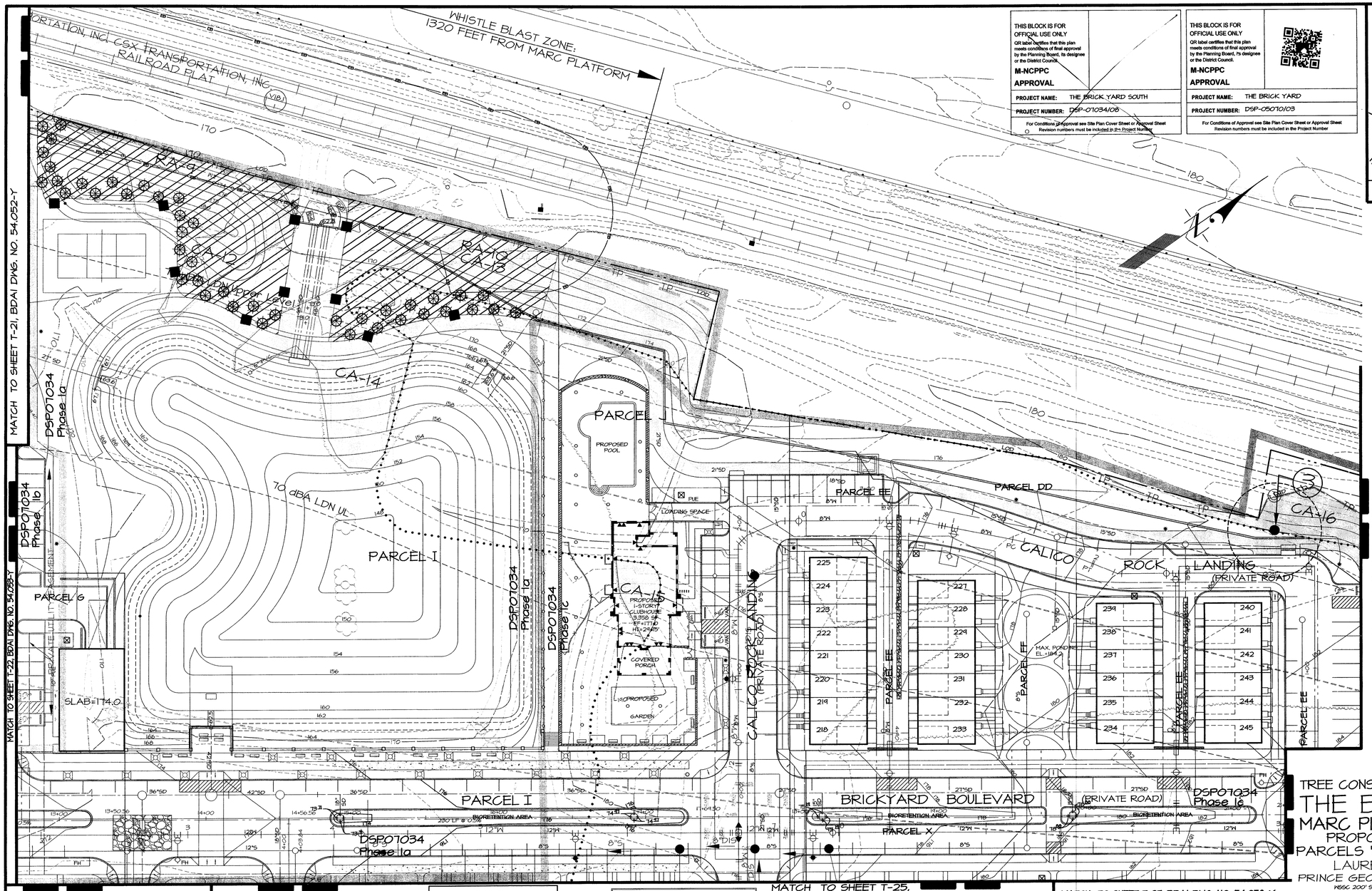
THIS PRINT MADE: APR 15 2015



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M-NCPPC APPROVAL

PROJECT NAME: THE BRICK YARD SOUTH

PROJECT NUMBER: DSP-07034/08

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

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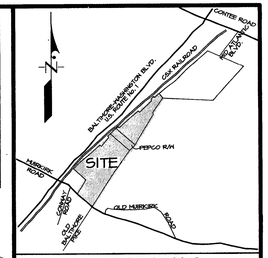
M-NCPPC APPROVAL

PROJECT NAME: THE BRICK YARD

PROJECT NUMBER: DSP-05070/03

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

EXISTING CONTOURS	170
PROPOSED CONTOURS	162
EXISTING SPOT ELEVATIONS	x184.7 x188.5
PROPOSED SPOT ELEVATIONS	+181.2 +185.1
PROPOSED SEWER	
PROPOSED WATER	
PROPOSED STORM DRAIN	
EXISTING STREET LIGHT	
PROPOSED STREET LIGHT	
LIMIT OF DISTURBANCE	LOD
PRE-DEVELOPMENT TREE LINE	
POST-DEVELOPMENT TREE LINE	
FLOODPLAIN EXISTING/PROPOSED	FP
FLOODPLAIN BUFFER	FB
WATERS OF THE U.S.	
WETLAND LIMITS	WL
WETLAND BUFFER	WB
PRIMARY MANAGEMENT AREA	PMA
STREAM BUFFER	SB
65 dBA LINE	
PROPOSED RETAINING WALL	
PROPOSED CHAIN LINK FENCE	X
PROPOSED VINYL SCREEN FENCE	//
PROPOSED CURB AND GUTTER	
PROPOSED CONCRETE PAVING	
PROPOSED HEAVY DUTY CONCRETE PAVING	
PROPOSED HEAVY DUTY ASPHALT PAVING	
STANDARD PARKING SPACES	6
COMPACT PARKING SPACES	3
HANDICAPPED PARKING SPACES	2
TREE PROTECTION FENCE	TP
PRESERVATION PROTECTION SIGNAGE	S
REFORESTATION PROTECTION SIGNAGE	
CLEARING AREA	
PRESERVATION AREA	
REFORESTATION AREA	
WHISTLE BLAST ZONE	
SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE	
PROPOSED TREE 1-1/2"-2" CAL.	
MINING LIMITS	
PHASE LINE	

MATCH TO SHEET T-26, BDAI DWG. NO. 54,057-Y

TREE CONSERVATION PLAN, TYPE II
THE BRICK YARD
MARC PLANNED COMMUNITY
PROPOSED LOTS 9-440 & PARCELS 'B' TO 'Z' & 'AA' TO 'WW'
LAUREL DISTRICT No. 10
PRINCE GEORGES COUNTY, MARYLAND

ASSC. 200' SHEET SERIES: 216 NE 6 & 7 AND 217 NE 7
ADC. MAP BK LOCATION 4 C-10

GRAPHIC SCALE 1" = 30'
0 30 60 90

9/13

CALL MISS UTILITY
1-800-257-7777
48 hrs, Before Excavation

M-NCPPC
Prince George's County Planning Department
Natural Resources Division

APPROVAL

TREE CONSERVATION PLAN
TCP 2-118-05

	Approved by	DATE	
	Lori Shirley	8/15/07	DSP-05024
01	Lori Shirley	10/25/08	DSP-05070
02	Lori Shirley	5/4/07	DSP-05070-01
03	K. Shoulars	12/28/07	DSP-07034
04	K. Shoulars	5/20/10	
05	K. Shoulars	10/18/11	DSP-07034-01
06	K. Shoulars	6/19/13	DSP-07034-04
07	Megan K. Reiser	5/15/15	DSP-05070-03
08	K. Shoulars	8/04/14	DSP-07034-06
09	Megan K. Reiser	3/20/15	DSP-07034-08

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

PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-05024

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The signature Listed Below Applies to TCPII Sheet

Approval of Revision #	Approval Date	Reviewer's Signature	Certification Date

DATE	REVISIONS DESCRIPTION	BY
1/09/15	Revised grading per clients request.	PGN
6/12/14	Revised to redesign clubhouse and sound wall.	PGN
6/05/14	Revised to remove reforestation in front of retaining wall in RA-10.	PGN
11/14/13	REVISED TO COMFORM WITH DSP07034-06	PGN
05/16/13	REVISED TO COMFORM WITH DSP05070-03	PGN

OWNER
JACKSON SHAW / BRICKYARD
LIMITED PARTNERSHIP, LLLP
4640 Forbes Boulevard, Suite 150-B
Lanham, Maryland 20706
301-424-1011
ATTN: Thomas J. Aylward III

T-24
TCP SHEET 7 OF 13

April 15, 2015
DATE

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE	REVISIONS DESCRIPTION	BY
04/21/12	REVISED TO COMFORM WITH DSP07034-02	PGN
7-23-09	Revised to create subphases for South DSP07034	PGN
4-4-08	Revised per staff required layout changes.	GW
3-27-08	Revised per M-NCPPC comments received 3-7-08	GW
2/14/08	UPDATED WETLANDS/ STREAM FEATURES	MB
2/6/08	REVISED PER M-NCPPC 1-11-08 COMMENTS	MB

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

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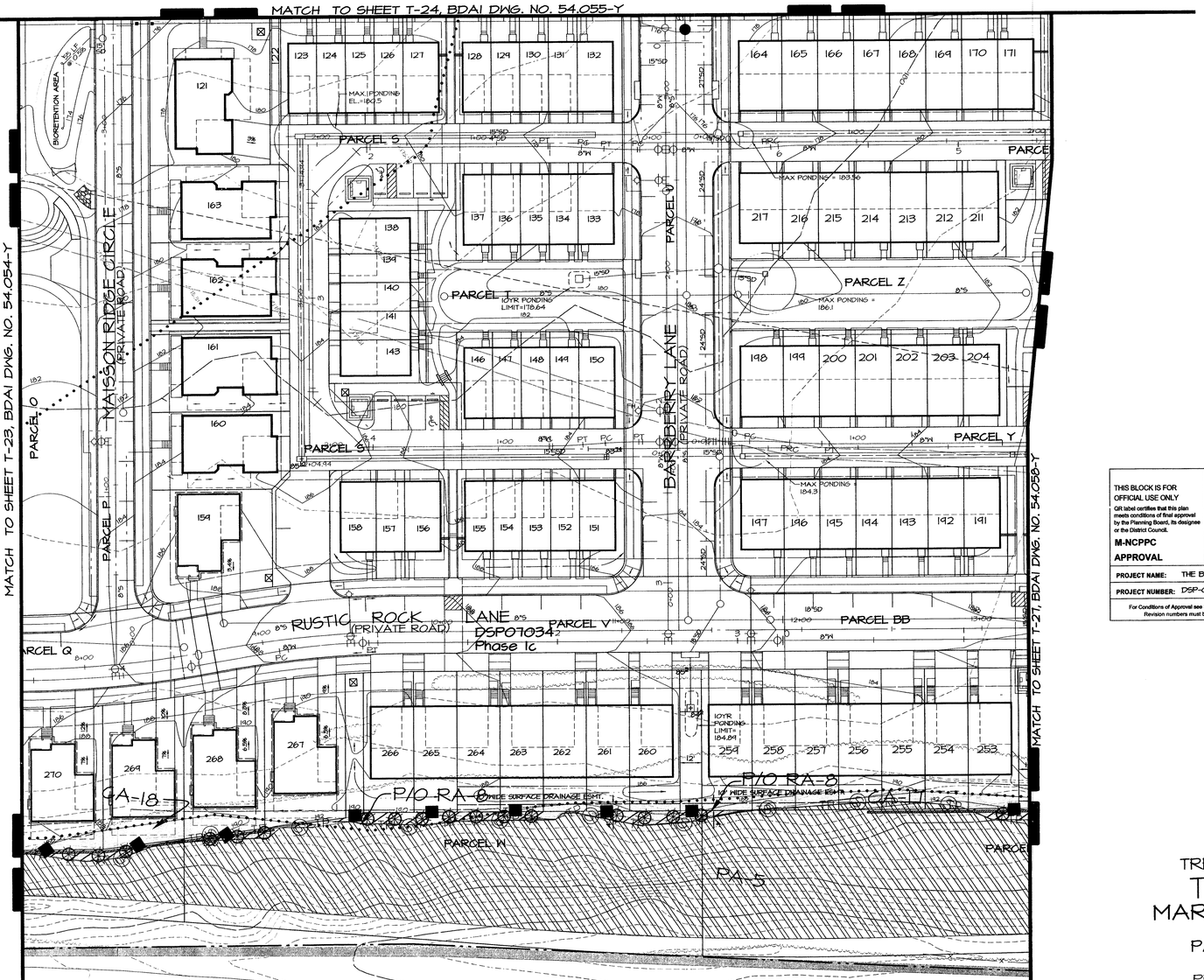
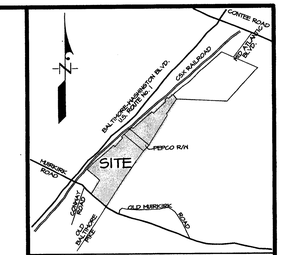
SCALE 1"=30'
DATE MAY 2007
DRWG. NO. 54,055-Y

APR 15 2015





VICINITY MAP
SCALE: 1" = 2000'

LEGEND

EXISTING CONTOURS	178
PROPOSED CONTOURS	182
EXISTING SPOT ELEVATIONS	x184.7 x 183.5
PROPOSED SPOT ELEVATIONS	+181.2 +185.1
PROPOSED SEWER	
PROPOSED WATER	
PROPOSED STORM DRAIN	
EXISTING STREET LIGHT	
PROPOSED STREET LIGHT	
LIMIT OF DISTURBANCE	LOD
PRE-DEVELOPMENT TREE LINE	
POST-DEVELOPMENT TREE LINE	
FLOODPLAIN: EXISTING/PROPOSED	FP
FLOODPLAIN BUFFER	FB
WATERS OF THE U.S.	
WETLAND LIMITS	WL
WETLAND BUFFER	WB
PRIMARY MANAGEMENT AREA	PMA
STREAM BUFFER	SB
65 dBA LINE	
PROPOSED RETAINING WALL	
PROPOSED CHAIN LINK FENCE	X
PROPOSED VINYL SCREEN FENCE	//
PROPOSED CURB AND GUTTER	
PROPOSED CONCRETE PAVING	
PROPOSED HEAVY DUTY CONCRETE PAVING	
PROPOSED HEAVY DUTY ASPHALT PAVING	
STANDARD PARKING SPACES	6
COMPACT PARKING SPACES	3
HANDICAPPED PARKING SPACES	2
TREE PROTECTION FENCE	TP
PRESERVATION PROTECTION SIGNAGE	S
REFORESTATION PROTECTION SIGNAGE	
CLEARING AREA	
PRESERVATION AREA	
REFORESTATION AREA	
SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE	
PROPOSED TREE 1-1/2"-2" CAL.	
MINING LIMITS	
PHASE LINE	

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M-NCPPC
APPROVAL
PROJECT NAME: THE BRICK YARD
PROJECT NUMBER: DSP-05070/03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP 2-118-05

	Approved by	DATE	
	Lori Shirley	8/15/07	DSP-05024
01	Lori Shirley	10/25/08	DSP-05070
02	Lori Shirley	5/4/07	DSP-05070-01
03	K. Shoulars	12/28/07	DSP-07034
04	K. Shoulars	5/20/10	
05	K. Shoulars	10/18/11	DSP-07034-01
06	K. Shoulars	6/19/13	DSP-07034-04
07	Megan K. Reiser	5/13/14	DSP-05070-03
08	K. Shoulars	8/04/14	DSP-07034-06
09	Megan K. Reiser	3/20/15	DSP-07034-08

TREE CONSERVATION PLAN, TYPE II
THE BRICK YARD
MARC PLANNED COMMUNITY
PROPOSED LOTS 9-440 & PARCELS 'B' TO 'Z' & 'AA' TO 'WW'
LAUREL DISTRICT No. 10
PRINCE GEORGES COUNTY, MARYLAND
USGS 200' SHEET SERIES: 216 NE 6 & 7 AND 217 NE 7
ADC MAP BK LOCATION 4 C-10

GRAPHIC SCALE 1" = 30'
0 30 60 90

T-25
TCP SHEET 8 OF 13

9/13

CALL MISS UTILITY
1-800-257-7777
48 hrs, Before Excavation

DATE	REVISIONS DESCRIPTION	BY
1/09/15	Revised grading per clients request.	PGN
6/12/14	Revised to redesign clubhouse and sound wall.	PGN
11/14/13	REVISED TO COMFORM WITH DSP07034-06	PGN
05/16/13	REVISED TO COMFORM WITH DSP05070-03	PGN

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M-NCPPC
APPROVAL
PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-07034/08
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

M.N.C.P.P.C. APPROVALS
PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-05024
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revising Listed Below Apply to this Sheet.

Approval or Revision #	Approval Date	Designee's Signature	Certification Date

OWNER
JACKSON SHAW / BRICKYARD
LIMITED PARTNERSHIP, LLLP
4640 Forbes Boulevard, Suite 150-B
Lanham, Maryland 20706
301-429-1011
ATTN: Thomas J. Aylward III

April 15, 2015
DATE
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE	REVISIONS DESCRIPTION	BY
09/21/12	REVISED TO COMFORM WITH DSP07034-02	PGN
7-23-09	Revised to create subphases for South DSP07034	PGN
4-4-08	Revised per staff required layout changes.	GW
3-21-08	Revised per M-NCPPC comments received 3-7-08	GW
2/14/08	UPDATED WETLANDS/ STREAM FEATURES	MB
2/6/08	REVISED PER M-NCPPC 1-11-08 COMMENTS	MB

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	DESIGNED BY	CHECKED BY	RECORD NO.
			J-83048

SCALE 1"=30' DRWG. NO. 54.056-Y
DATE MAY 2007

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THIS PRINT MADE: APR 15 2015

M-NCPPC Prince George's County Planning Department Natural Resources Division APPROVAL TREE CONSERVATION PLAN TCP 2-118-05			
	Approved by	DATE	
	Lori Shirley	8/15/07	DSP-05024
01	Lori Shirley	10/25/08	DSP-05070
02	Lori Shirley	5/4/07	DSP-05070-01
03	K. Shoulars	12/28/07	DSP-07034
04	K. Shoulars	5/20/10	
05	K. Shoulars	10/18/11	DSP-07034-01
06	K. Shoulars	6/19/13	DSP-07034-04
07	Megan K. Reiser	5/13/15	DSP-05070-03
08	K. Shoulars	8/04/14	DSP-07034-06
09	Megan K. Reiser	3/20/15	DSP-07034-08

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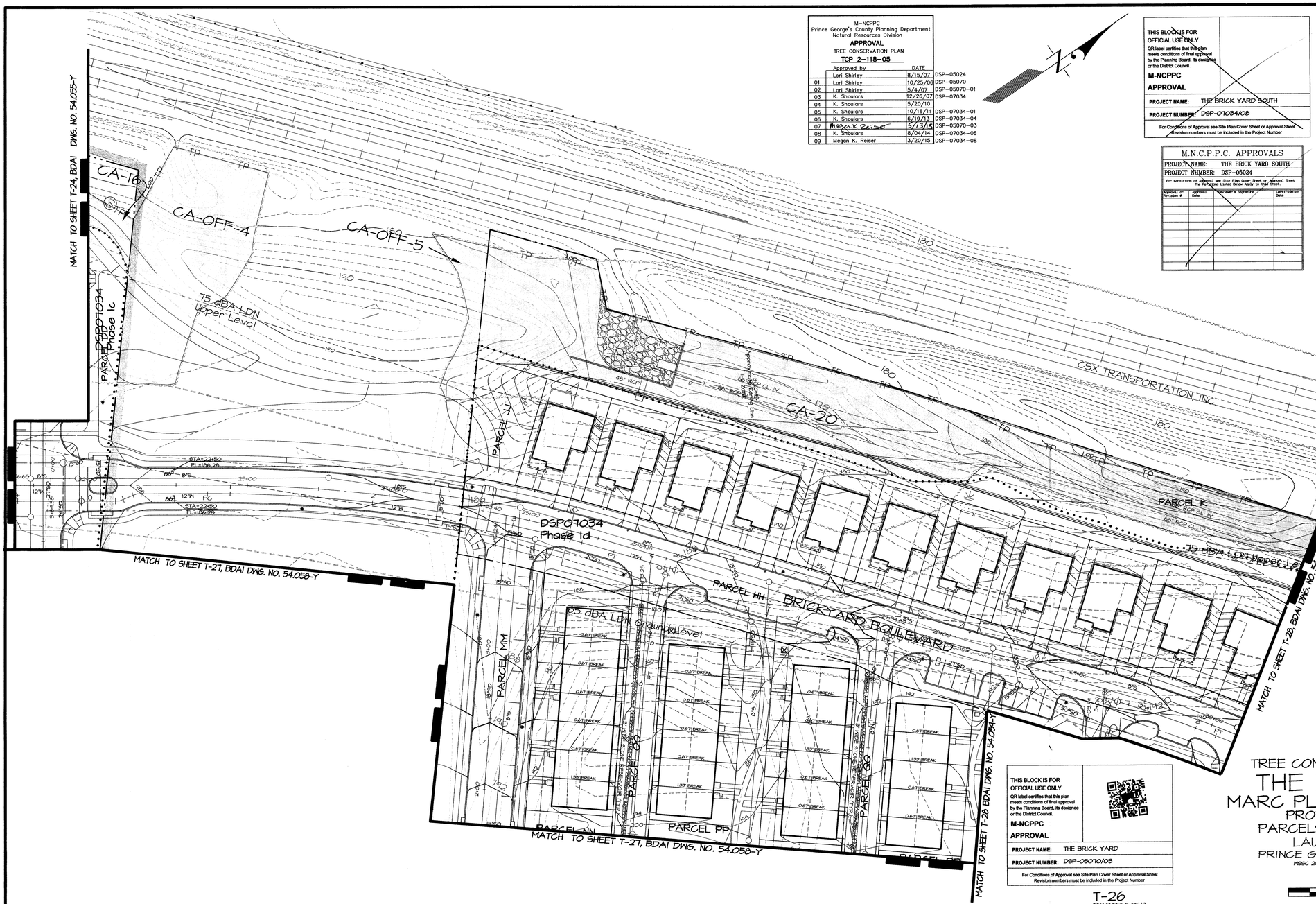
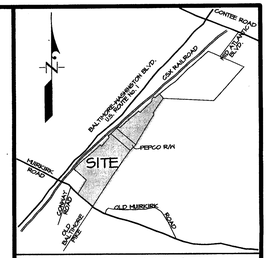
M-NCPPC
APPROVAL
PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-07034/08
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

M.N.C.P.P.C. APPROVALS
PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-05024
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Signature Listed Below Apply to that Sheet.

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date





VICINITY MAP
SCALE: 1" = 2000'

LEGEND

EXISTING CONTOURS	178
PROPOSED CONTOURS	182
EXISTING SPOT ELEVATIONS	x189.7 x186.3
PROPOSED SPOT ELEVATIONS	+181.2 +185.1
PROPOSED SEWER	
PROPOSED WATER	
PROPOSED STORM DRAIN	
EXISTING STREET LIGHT	
PROPOSED STREET LIGHT	
LIMIT OF DISTURBANCE	LOD
PRE-DEVELOPMENT TREE LINE	
POST-DEVELOPMENT TREE LINE	
FLOODPLAIN: EXISTING/PROPOSED	FP
FLOODPLAIN BUFFER	FB
WATERS OF THE U.S.	
WETLAND LIMITS	WL
WETLAND BUFFER	WB
PRIMARY MANAGEMENT AREA	PMA
STREAM BUFFER	SB
65 dBA LINE	
PROPOSED RETAINING WALL	
PROPOSED CHAIN LINK FENCE	X
PROPOSED VINYL SCREEN FENCE	//
PROPOSED CURB AND GUTTER	
PROPOSED CONCRETE PAVING	
PROPOSED HEAVY DUTY CONCRETE PAVING	
PROPOSED HEAVY DUTY ASPHALT PAVING	
STANDARD PARKING SPACES / COMPACT PARKING SPACES / HANDICAPPED PARKING SPACES	6 3 2
TREE PROTECTION FENCE	TP
PRESERVATION PROTECTION SIGNAGE	S
REFORESTATION PROTECTION SIGNAGE	
CLEARING AREA	
PRESERVATION AREA	
REFORESTATION AREA	
SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE	
PROPOSED TREE 1-1/2"-2" CAL.	
MINING LIMITS	
PHASE LINE	

THIS BLOCK IS FOR OFFICIAL USE ONLY
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M-NCPPC
APPROVAL
PROJECT NAME: THE BRICK YARD
PROJECT NUMBER: DSP-05070/03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

TREE CONSERVATION PLAN, TYPE II
THE BRICK YARD
MARC PLANNED COMMUNITY
PROPOSED LOTS 9-440 & PARCELS 'B' TO 'Z' & 'AA' TO 'WW'
LAUREL DISTRICT No. 10
PRINCE GEORGES COUNTY, MARYLAND
WSSC 200' SHEET SERIES: 216 NE 6 & 7 AND 217 NE 7
ADC MAP BK LOCATION 4 G-10

GRAPHIC SCALE 1" = 30'
0 30 60 90

9/13

T-26
TCP SHEET 9 OF 13

CALL MISS UTILITY
1-800-257-7777
48 hrs, Before Excavation

DATE	REVISIONS DESCRIPTION	BY
1/09/15	Revised grading per clients request.	PCN
6/12/14	Revised to redesign clubhouse and sound wall.	PCN
11/14/13	REVISED TO COMFORM WITH DSP07034-06	PCN
05/16/13	REVISED TO COMFORM WITH DSP05070-03	PCN

OWNER
JACKSON SHAW / BRICKYARD LIMITED PARTNERSHIP, LLLP
4640 Forbes Boulevard, Suite 150-B
Lanham, Maryland 20706
301-429-1011
ATTN: Thomas J. Aylward III

April 15, 2015
DATE
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE	REVISIONS DESCRIPTION	BY
09/21/12	REVISED TO COMFORM WITH DSP07034-02	PCN
7-23-09	Revised to create subphases for South DSP07034	PCN
4-4-08	Revised per staff required layout changes.	CM
3-27-08	Revised per M-NCPPC comments received 3-7-08	DM
2/14/08	UPDATED WETLANDS/ STREAM FEATURES	MB
2/6/08	REVISED PER M-NCPPC 1-11-08 COMMENTS	MB

10721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

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DRAWN BY	DESIGNED BY	CHECKED BY	RECORD NO.	J-83048
MB	SCALE 1"=30'		DWG. NO.	54.057-Y
DATE MAY 2007				

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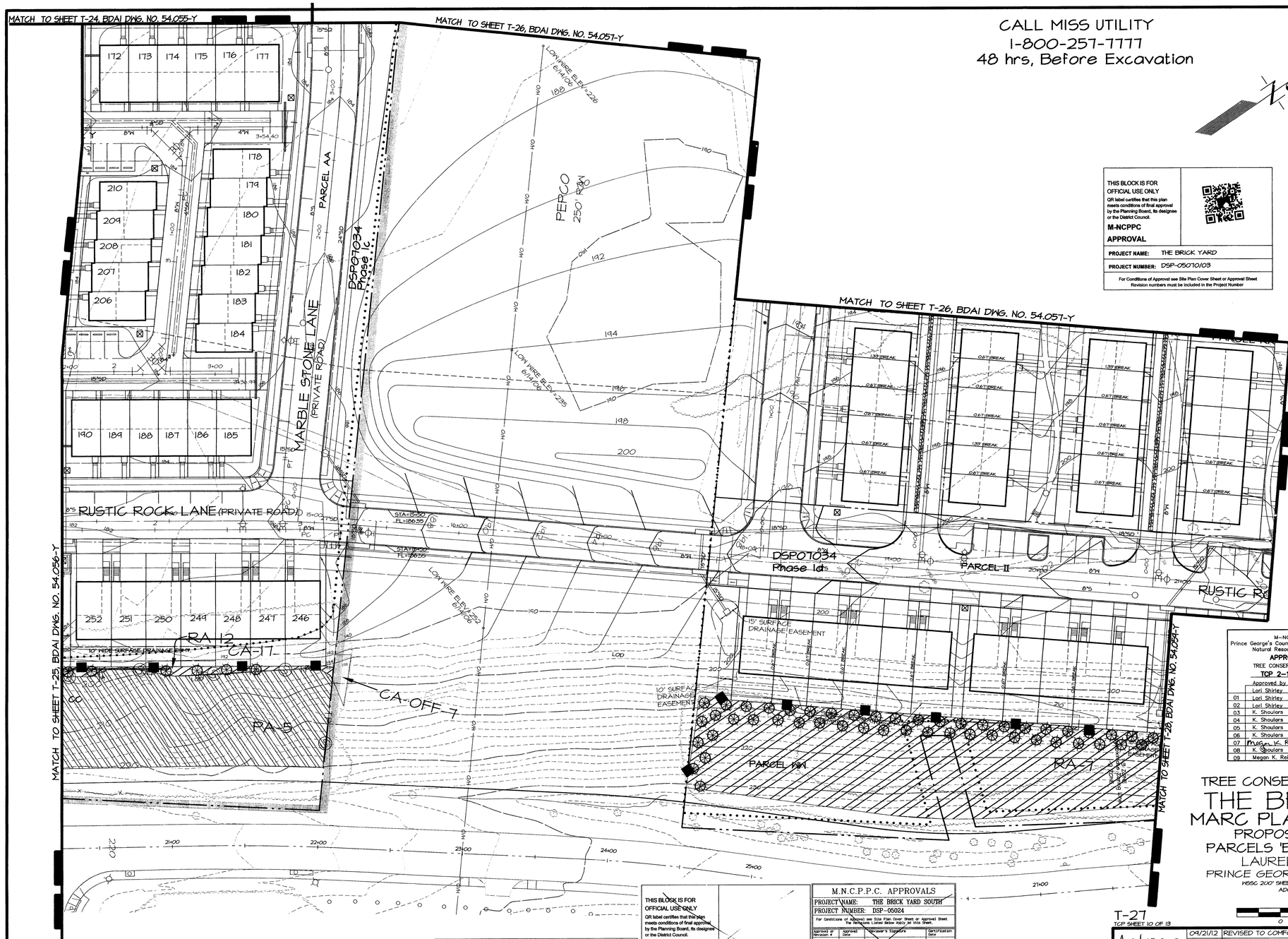
THIS PRINT MADE: APR 15 2015



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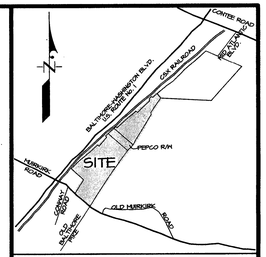

VICINITY MAP
SCALE: 1" = 2000'

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M-NCPPC APPROVAL
PROJECT NAME: THE BRICK YARD
PROJECT NUMBER: DSP-05070/03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

LEGEND

EXISTING CONTOURS	178
PROPOSED CONTOURS	182
EXISTING SPOT ELEVATIONS	x188.7 x188.9
PROPOSED SPOT ELEVATIONS	+181.2 +185.1
PROPOSED SEWER	
PROPOSED WATER	
PROPOSED STORM DRAIN	
EXISTING STREET LIGHT	
PROPOSED STREET LIGHT	
LIMIT OF DISTURBANCE	LOD
PRE-DEVELOPMENT TREE LINE	
POST-DEVELOPMENT TREE LINE	
FLOODPLAIN: EXISTING/PROPOSED	FP
FLOODPLAIN BUFFER	FB
WATERS OF THE U.S.	
WETLAND LIMITS	WL
WETLAND BUFFER	WB
PRIMARY MANAGEMENT AREA	PMA
STREAM BUFFER	SB
65 dBA LINE	
PROPOSED RETAINING WALL	
PROPOSED CHAIN LINK FENCE	X
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STANDARD PARKING SPACES	6
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TREE PROTECTION FENCE	TP
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REFORESTATION PROTECTION SIGNAGE	
CLEARING AREA	
PRESERVATION AREA	
REFORESTATION AREA	
SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE	
PROPOSED TREE 1-1/2"-2" CAL.	
MINING LIMITS	
PHASE LINE	

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP 2-118-05

	Approved by	DATE	
	Lori Shirley	8/15/07	DSP-05024
01	Lori Shirley	10/25/08	DSP-05070
02	Lori Shirley	5/4/07	DSP-05070-01
03	K. Shoulars	12/26/07	DSP-07034
04	K. Shoulars	5/20/10	
05	K. Shoulars	10/18/11	DSP-07034-01
06	K. Shoulars	8/19/13	DSP-07034-04
07	Megan K. Reiser	5/14/15	DSP-05070-03
08	K. Shoulars	8/04/14	DSP-07034-06
09	Megan K. Reiser	3/20/15	DSP-07034-08

TREE CONSERVATION PLAN, TYPE II
THE BRICK YARD
MARC PLANNED COMMUNITY
PROPOSED LOTS 9-440 & PARCELS 'B' TO 'Z' & 'AA' TO 'WW'
LAUREL DISTRICT No. 10
PRINCE GEORGES COUNTY, MARYLAND
WSSC 200' SHEET SERIES: 216 NE 6 & 7 AND 217 NE 7
ADC MAP BK LOCATION 4 G-10

GRAPHIC SCALE 1"= 30'
0 30 60 90

9/13

T-27
TCP SHEET 10 OF 13

1/09/15	Revised grading per clients request.	PCN	
6/12/14	Revised to redesign clubhouse and sound wall.	PCN	
11/14/13	REVISED TO COMFORM WITH DSP01034-06	PCN	
05/16/13	REVISED TO COMFORM WITH DSP05010-03	PCN	
DATE	REVISIONS DESCRIPTION	BY	

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M-NCPPC APPROVAL
PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-01034/08
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

M.N.C.P.P.C. APPROVALS
PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-05024
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Reviewer Listed Below Acts on this Sheet.

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date

OWNER
JACKSON SHAW / BRICKYARD
LIMITED PARTNERSHIP, LLLP
4640 Forbes Boulevard, Suite 150-B
Lanham, Maryland 20706
301-429-1011
ATTN: Thomas J. Aylward III

April 15, 2015
DATE
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

04/21/12	REVISED TO COMFORM WITH DSP01034-02	PCN	
1-23-09	Revised to create subphases for South DSP01034	PCN	
4-4-08	Revised per staff required layout changes.	GW	
3-27-08	Revised per M-NCPPC comments received 3-1-08	DM	
2/14/08	UPDATED WETLANDS/ STREAM FEATURES	MB	
2/6/08	REVISED PER M-NCPPC 1-11-08 COMMENTS	MB	
DATE	REVISIONS DESCRIPTION	BY	

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	DESIGNED BY	CHECKED BY	RECORD NO.
			J-83048

SCALE 1"=30'
DATE MAY 2007
DRWG. NO. 54.058-Y

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APR 13 2015
PRINCE GEORGES COUNTY

DATE	REVISIONS DESCRIPTION	BY
1/09/15	Revised grading per clients request.	PCN
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11/14/13	REVISED TO COMFORM WITH DSP07034-06	PCN
05/16/13	REVISED TO COMFORM WITH DSP05070-03	PCN

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PROJECT NAME: THE BRICK YARD
PROJECT NUMBER: DSP-05070/03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
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CALL MISS UTILITY
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M-NCPPC APPROVAL
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PROJECT NUMBER: DSP-07034/08
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
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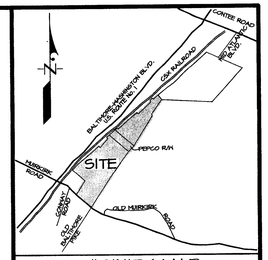
M.N.C.P.P.C. APPROVALS
PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-05024
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Signature Listed Below Adds To Above Sheet.

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

EXISTING CONTOURS	178
PROPOSED CONTOURS	182
EXISTING SPOT ELEVATIONS	x184.7 x188.3
PROPOSED SPOT ELEVATIONS	+181.2 +185.1
PROPOSED SEWER	
PROPOSED WATER	
PROPOSED STORM DRAIN	
EXISTING STREET LIGHT	
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LIMIT OF DISTURBANCE	LOD
PRE-DEVELOPMENT TREE LINE	
POST-DEVELOPMENT TREE LINE	
FLOODPLAIN: EXISTING/PROPOSED	FP
FLOODPLAIN BUFFER	FB
WATERS OF THE U.S.	
WETLAND LIMITS	WL
WETLAND BUFFER	WB
PRIMARY MANAGEMENT AREA	PMA
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PROPOSED RETAINING WALL	
PROPOSED CHAIN LINK FENCE	X
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TREE PROTECTION FENCE	TP
PRESERVATION PROTECTION SIGNAGE	S
REFORESTATION PROTECTION SIGNAGE	
CLEARING AREA	
PRESERVATION AREA	
REFORESTATION AREA	
SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE	1
PROPOSED TREE 1-1/2"-2" CAL.	
MINING LIMITS	
PHASE LINE	

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP 2-118-05

	Approved by	DATE	
	Lori Shirley	8/15/07	DSP-05024
01	Lori Shirley	10/25/08	DSP-05070
02	Lori Shirley	5/4/07	DSP-05070-01
03	K. Shoulars	12/26/07	DSP-07034
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TREE CONSERVATION PLAN, TYPE II
THE BRICK YARD
MARC PLANNED COMMUNITY
PROPOSED LOTS 9-440 & PARCELS 'B' TO 'Z' & 'AA' TO 'WW'
LAUREL DISTRICT No. 10
PRINCE GEORGES COUNTY, MARYLAND

WSSC 200' SHEET SERIES: 216 NE 6 & 7 AND 217 NE 7
ADC MAP BK LOCATION 4 C-10

GRAPHIC SCALE 1" = 30'
0 30 60 90

9/13

T-28
TCP SHEET 11 OF 13

OWNER
JACKSON SHAN / BRICKYARD
LIMITED PARTNERSHIP, LLLP
4640 Forbes Boulevard, Suite 150-B
Lanham, Maryland 20706
301-429-1011
ATTN: Thomas J. Aylward III

April 15, 2015
DATE
Mike Petrokis
Qualified Professional
COMAR 08.19.06.01

DATE	REVISIONS DESCRIPTION	BY
09/21/12	REVISED TO COMFORM WITH DSP07034-02	PCN
T-23-09	Revised to create subphases for South DSP07034	PCN
4-4-08	Revised per staff required layout changes.	CIN
3-27-08	Revised per M-NCPPC comments received 3-7-08	DM
2/14/08	UPDATED WETLANDS/ STREAM FEATURES	MB
2/6/08	REVISED PER M-NCPPC 1-11-08 COMMENTS	MB

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MITCHELLVILLE, MARYLAND 20721
DEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
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DRAWN BY	CHECKED BY	RECORD NO.
		J-83048
SCALE 1"=30'		DRWG. NO. 54.059-Y
DATE MAY 2007		

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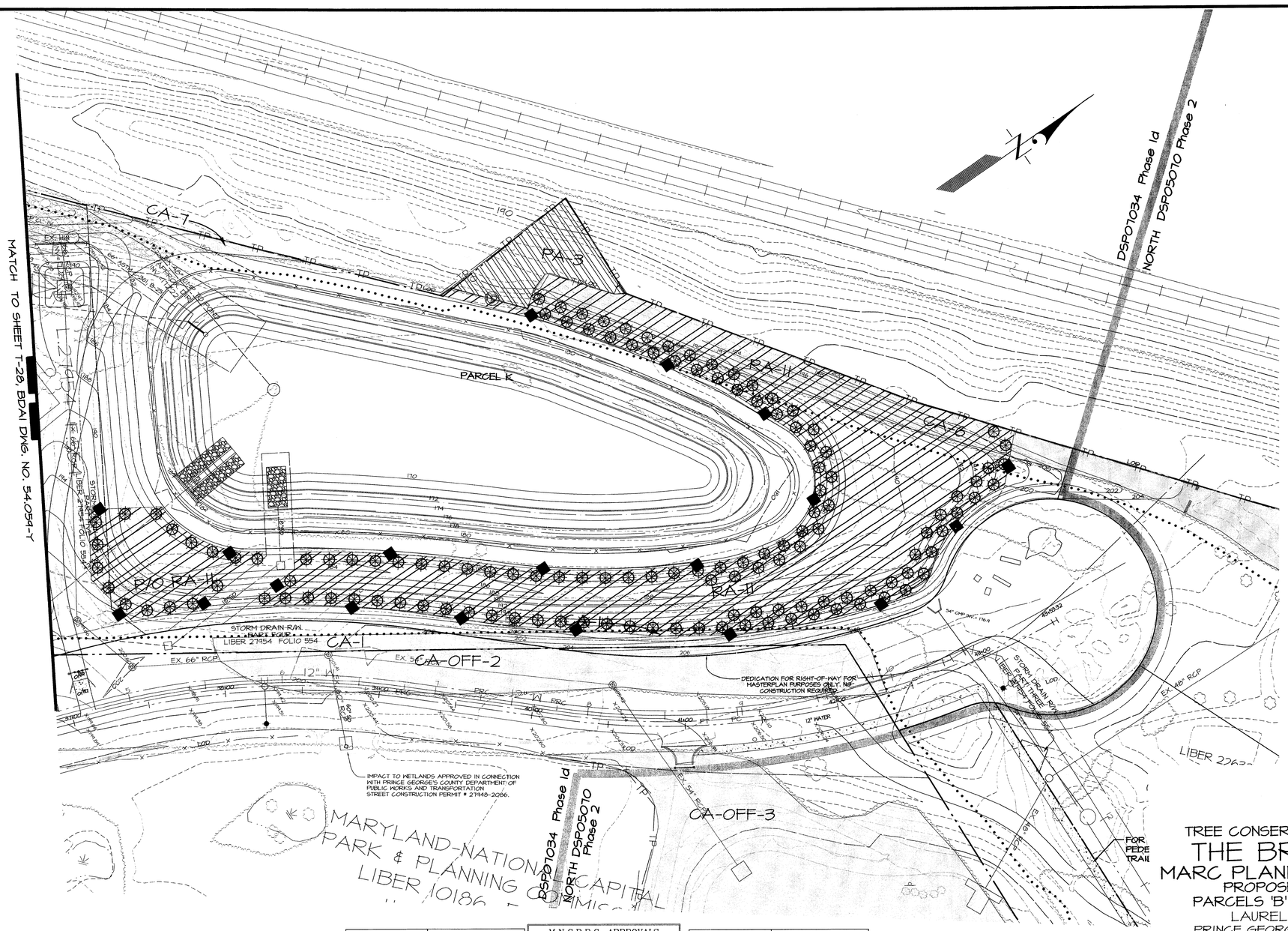
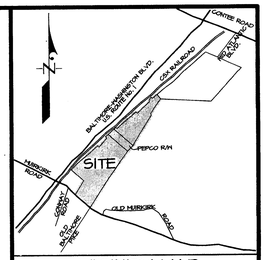
THIS PRINT MADE: APR 15 2015





VICINITY MAP
SCALE: 1" = 2000'

LEGEND

EXISTING CONTOURS	175
PROPOSED CONTOURS	182
EXISTING SPOT ELEVATIONS	x186.7 x186.5
PROPOSED SPOT ELEVATIONS	+181.2 +185.1
PROPOSED SEWER	
PROPOSED WATER	
PROPOSED STORM DRAIN	
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LIMIT OF DISTURBANCE	
PRE-DEVELOPMENT TREE LINE	
POST-DEVELOPMENT TREE LINE	
FLOODPLAIN, EXISTING/PROPOSED	FP
FLOODPLAIN BUFFER	FB
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CLEARING AREA	
PRESERVATION AREA	
REFORESTATION AREA	
SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE	4
PROPOSED TREE 1-1/2"-2" CAL.	
MINING LIMITS	
PHASE LINE	

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP 2-118-05

	Approved by	DATE	
	Lori Shirley	8/15/07	DSP-05024
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MARC PLANNED COMMUNITY
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LAUREL DISTRICT No. 10
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ADC MAP BK LOCATION 4 C-10

GRAPHIC SCALE 1" = 30'
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9/13

T-29
TCP SHEET 12 OF 13

09/21/12	REVISED TO CONFORM WITH DSP07034-02	PCN	
7-23-09	Revised to create subphases for South DSP07034	PCN	
4-4-08	Revised per staff required layout changes.	GM	
3-27-08	Revised per M-NCPPC comments received 3-7-08	DM	
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			J-83048
SCALE 1"=30'			DWG. NO.
DATE MAY 2007			54.060-Y

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OWNER
JACKSON SHAW / BRICKYARD
LIMITED PARTNERSHIP, LLLP
4640 Forbes Boulevard, Suite 150-B
Lanham, Maryland 20706
301-429-1011
ATTN: Thomas J. Aylward III

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M-NCPPC
APPROVAL
PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-07034/08
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

M.N.C.P.P.C. APPROVALS
PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-05024
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this Sheet

Approval or Revision #	Approval Date	Reviewer Signature	Certification Date

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M-NCPPC
APPROVAL
PROJECT NAME: THE BRICK YARD
PROJECT NUMBER: DSP-05070/08
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

1/09/15	Revised grading per clients request.	PCN
6/12/14	Revised to redesign clubhouse and sound wall.	PCN
11/14/13	REVISED TO COMFORM WITH DSP07034-06	PCN
05/16/13	REVISED TO COMFORM WITH DSP05070-03	PCN
DATE	REVISIONS DESCRIPTION	BY

CALL MISS UTILITY
1-800-257-7777
48 hrs, Before Excavation

TEXAS DRAFTING MANUAL APR 13 2015

TYPE II TREE CONSERVATION NOTES

1. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee, shall be subject to a $150 per square foot mitigation fee.
2. The Department of Environmental Resources (DER), must 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 shall 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. All required off-site mitigation shall be identified on an approved TCPII for the off-site location and shall be recorded as an off-site easement in the land records of Prince George's County prior to issuance of any permits for the subject property.
6. The location of all Tree Protection Devices (TPD's) shown on this Plan, shall be flagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial sediment controls. No cutting or clearing of trees may begin before final approval of TPD installation.
7. Work on this project will be staked in several phases. All TPD's required for a given phase shall be installed prior to any disturbance within that phase of work.
8. Woodland Conservation - Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time as the Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place.
9. All tree planting for woodland replacement, reforestation or afforestation will be completed prior to Use and Occupancy Permit. Failure to establish the woodland replacement, reforestation or afforestation within the prescribed time frame will result in the forfeiture of the Reforestation Bond and/or a violation of this Plan including the associated $150 per square foot penalty unless a written extension is approved by the DER Inspector.
10. The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
11. Results of survival checks for all tree plantings shall be reported to the DER Inspector for the site and M-NCPPC, Environmental Planning Section.
12. Prior to the issuance on any permits, the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

Name
Business Name
Address
Phone Number

PLANTING SPECIFICATIONS FOR RE/AFFORESTATION AREAS

1. Quantity: (see Plant Schedule)
2. Type: (see Plant Schedule)
3. Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum tap growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 8" long. No more than twenty-five percent (25%) of the root system (both primary and auxiliary/fibrous) shall show evidence of being cut (pruned) or striped from the plant during the digging process. Substantial auxiliary/fibrous roots shall be present.

   Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected.

   Plants shall be shipped by the nursery immediately after lifting from the field or removal from the greenhouse, and planted immediately upon receipt by the landscape contractor.

   If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering until the time of planting.
4. Plant Handling: The quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.
5. Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. The most suitable months for planting are March and April, when the soil is moist. November and early December are also acceptable planting times for this region as cool and cloudy weather is considered ideal. No planting shall be done while the ground is frozen. Planting shall occur within one growing season of the issuance of grading/building permits and/or reaching the final grades and stabilization of planting areas. No planting shall be done while the ground is frozen.
6. Seedling Planting: Tree seedlings can be hand planted using a dibble bar or sharp-shooter shovel. It is important that the seedling be placed in the hole so that the roots can spread out naturally they should not be twisted, balled up, or bent. Moist soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots collars lie just below the ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another method, the preparer of this tree conservation plan must be contacted and give his approval before planting may begin.
7. Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory.
8. Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to a private company.

   The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorous, potassium, calcium and organic matter.
9. Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the testing company.
10. Fencing & Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The protective fence shall be installed upon completion of planting operations. Signs shall be posted per the signage detail on this sheet.
11. Planting Method: Consult the Planting Detail(s) shown on this plan.
12. Mulching: Apply 2" thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).
13. Groundcover Establishment: The remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5lbs/acre.
14. Mowing: No mowing shall be allowed in any planting area.
15. Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for two years to assure that no less than 75% of the original planted quantity survives.
16. Source of Seedlings: Hawkins Signature Landscapes
    12205 Annapolis Road
    Bowie, MD 20720
    (301)-390-6214

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

Removal of Hazardous Trees or 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 a Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area or other high use area and result in personal injury or property damage.
2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest 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 of the appropriate inspector, may the tree be cut by chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
4. Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed 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, Limbs, Noxious Plants , Invasive 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 homeowner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the 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 the cutting of plant tops. The use of any herbicide shall be done in 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 occupancy of the nearest building or residence. If planting cannot occur due to planting conditions, the developer/property owner shall install the fencing and signage in accordance with the approved Type II Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of 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 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 leaves and overseeding with native grasses, flowers and groundcovers is acceptable. Seeding with invasive grasses, including any variety of Kentucky 31 fescue is not acceptable.

1. Prior to any disturbance of the site, the tree save lines shall be field located by surveying techniques and the appropriate tree protective device (see detail) shall be erected along these designated lines. Only after the tree protective devices have been installed shall any tree cutting or other clearing, grubbing or grading operations begin. All protection devices shall remain in place until all construction has ceased in the immediate vicinity. Devices shall be maintained throughout construction. Attachment of signs, or any other objects, to trees is prohibited. No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
2. After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on site, a pre-construction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate local inspectors shall attend.
3. Reforestation planting shall be done after the final grading is established, stabilized and approved by SCD. Reforestation techniques and methods must comply with the details and specifications provided hereon.

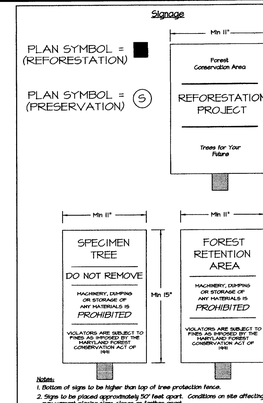
Field check the re-afforestation area according to the following schedule:

Year 1: Site Preparation and Tree Planting
Survival check once annually (September-November, see Note 1)
Watering if needed (2 x month)
Control of undesirable vegetation as needed (1 x 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 (1 x 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 Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
2) Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternate plant type.
3) Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis. Remove perimeter fencing and signage after year 5 based on the date planted.



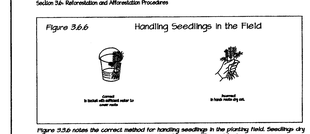
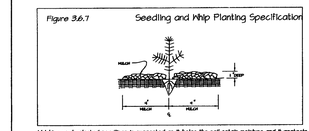
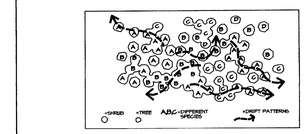


Figure 3.6.6 notes the correct method for handling seedlings in the planting field. Seedlings dry out very quickly and, once dry, often are not visible even after rehydrating.



Holding newly planted seedlings is suggested as it helps the soil retain moisture and it protects the seedling from compaction and stem injury.



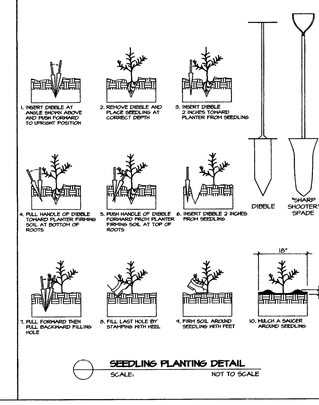
Concept: Aggregate Drift or Sweep. A cluster type grouping which follows our feathers out along the edges.

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 to other groupings). Imagine the fallout of windblown milkweed seeds. They often appear as aggregate drifts, elongated and tear drop in shape.

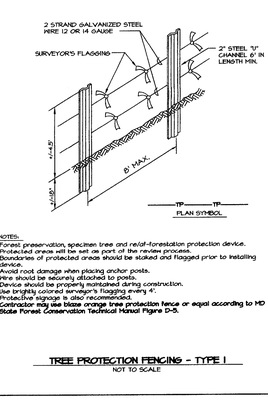
Application: When developing a planting plan the Maryland Forest Conservation Manual (pages 90 thru 101) offers recommendations on reforestation methods, species selection, plant materials and site stocking options. This is meant for determining the appropriate number of plants required, not necessarily a feet-on-center "grid pattern" layout.

Many of the State's regulating reforestation sites installed since the inception of the Act appear as orchards. This unnatural grid patterns can be corrected thru the application of aggregate distribution. This does not mean that plants must be in a grid pattern, the drifts of shrubs cannot blend into groupings of trees or that groupings of some species cannot cover 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 should depend on the quantity of plants allocated, the scale of the site, and the careful consideration of the installer.

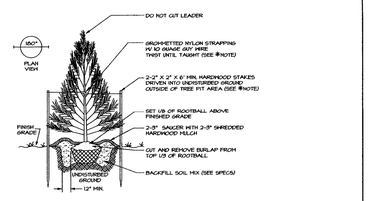


SEEDLING PLANTING DETAIL
SCALE: NOT TO SCALE



NOTES:
1. Forest preservation, specimen tree and re/af-forestation protection device.
2. Protected areas will be set as part of the review process.
3. Boundaries of protected areas should be staked and flagged prior to installing device.
4. Avoid root damage when placing anchor posts.
5. Wire should be securely attached to posts.
6. Device should be properly maintained during construction.
7. Use brightly colored surveyor's flagging every 4'.
8. Protective signage is also recommended.
9. Contractor may use blaze orange tree protection fence or equal according to MD State Forest Conservation Technical Manual Figure D-3.

TREE PROTECTION FENCING - TYPE I
NOT TO SCALE



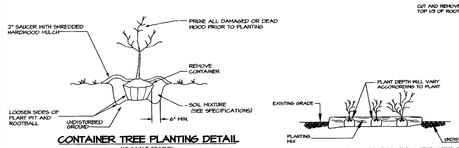
EVERGREEN TREE PLANTING DETAIL

M-NCPPC Prince George's County Planning Deportment Natural Resources Division TCP 2-118-05			
	Approved by	DATE	
	Lori Shirley	8/15/07	DSP-05024
01	Lori Shirley	10/25/08	DSP-05070
02	Lori Shirley	5/4/07	DSP-05070-01
03	K. Shoulars	12/26/07	DSP-07034
04	K. Shoulars	5/20/10	
05	K. Shoulars	10/18/11	DSP-07034-01
06	K. Shoulars	6/19/13	DSP-07034-04
07	Megan K. Reiser	5/13/15	DSP-05070-03
08	K. Shoulars	8/04/14	DSP-07034-06
09	Megan K. Reiser	3/20/15	DSP-07034-08

STOCK SPECIFICATION:
1000 SEEDLINGS PER ACRE
TOTAL RE/AFFORESTATION PROVIDED: 3.06 ACRES EACH 1/2" CAL. = 1 SEEDLING

Reforestation Area	Acreage	Seedling Selection					Total No. of Seedlings	Total No. of 1.5" Cal. Trees
		Tulip Poplar	Black Gum	Red Maple	Red Oak	American Beech		
6	REMOVED	---	---	---	---	---	0	0
7	1.12	158	158	158	158	158	675	115
8	0.34	31	31	31	31	31	155	63
9	0.28	40	40	40	40	40	200	28
10	0.36	56	56	56	56	56	280	27
11	0.44	109	109	109	109	109	545	133
12	0.02	---	---	---	---	---	---	7
TOTAL	3.06	344	344	344	344	344	1,970	362

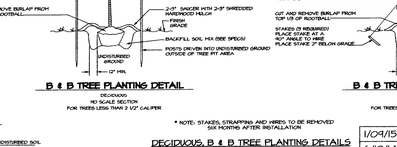
NOTE:
1 - All tree/shrub species planted within the re/afforestation areas, should be randomly distributed throughout the proposed re/afforestation area, so as to promote a natural woodland structure.
2 - In the event species availability/availability, a substitution may be made. Any substitution made requires written notification to M-NCPPC, Environmental Planning Section.
3 - In the event that the Phase 2 is to be completed prior to issuance of the third building permit, to address condition 9.a of Resolution No. 06-94.
4 - 1 1/2" Caliper Trees are to be planted in staggered double rows along the edge of the reforestation areas at 15' O.C. These larger trees replace the seedling requirement at a 5:1 ratio using the following formula: Required Seedlings = 1000 X Reforestation Acreage - (total 1.5" trees * 5)



B & B TREE PLANTING DETAIL
DECIDUOUS
NO SCALE SECTION
FOR TREES LESS THAN 2 1/2" CALIPER

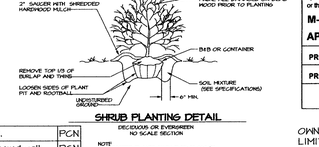
CONTAINER TREE PLANTING DETAIL
NO SCALE SECTION

SHRUB BED PLANTING PROFILE



B & B TREE PLANTING DETAIL
DECIDUOUS
NO SCALE SECTION
FOR TREES 2 1/2" CALIPER OR GREATER

DECIDUOUS OR EVERGREEN, B & B OR CONTAINER
SHRUB PLANTING DETAIL AND PROFILE



SHRUB PLANTING DETAIL
DECIDUOUS OR EVERGREEN
NO SCALE SECTION

NOTE
ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISHED GRADE OR HIGH LATER. ANY BROKEN ROOTBALL MILL BE REJECTED

* NOTE: STAKES, STRAPPING AND WIRES TO BE REMOVED SIX MONTHS AFTER INSTALLATION

DECIDUOUS, B & B TREE PLANTING DETAILS

DATE	REVISIONS DESCRIPTION	BY
1/09/15	Revised grading per clients request.	PCN
6/12/14	Revised to redesign clubhouse and sound wall.	PCN
11/14/13	REVISED TO COMFORM WITH DSP07034-06	PCN
05/16/13	REVISED TO COMFORM WITH DSP05070-03	PCN

THIS BLOCK IS FOR OFFICIAL USE ONLY OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council. M-NCPPC APPROVAL	
PROJECT NAME:	THE BRICK YARD
PROJECT NUMBER:	DSP-05070/03

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

OWNER JACKSON SHAW / BRICKYARD LIMITED PARTNERSHIP, LLLP
4640 Forbes Boulevard, Suite 150-B
Lanham, Maryland 20706
301-424-1011
ATTN: Thomas J. Aylward III

THIS BLOCK IS FOR OFFICIAL USE ONLY OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council. M-NCPPC APPROVAL	
PROJECT NAME:	THE BRICK YARD SOUTH
PROJECT NUMBER:	DSP-07034/08

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: THE BRICK YARD SOUTH			
PROJECT NUMBER: DSP-05024			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number. Listed below are the revisions approved			
Approval of Revision #	Approval Date	Reviewer's Signature	Certification Date

DETAILS TREE CONSERVATION PLAN, TYPE II
THE BRICK YARD
MARC PLANNED COMMUNITY
PROPOSED LOTS 9-440 & PARCELS 'B' TO 'Z' & 'AA' TO 'WW'
LAUREL DISTRICT No. 10
PRINCE GEORGES COUNTY, MARYLAND

WSSC 200' SHEET SERIES: 216 NE 6 & 7 AND 217 NE 7
ADC MAP BK LOCATION 4 G-10

GRAPHIC SCALE 1" = 150'
0 150 300 450

T-30 (DET)
TCP SHEET 13 OF 13

9/13

DATE	DESCRIPTION	BY
04/21/12	REVISED TO COMFORM WITH DSP07034-02	PCN
7-23-09	Revised to create stephases for South DSP07034	PCN
4-4-08	Revised per staff required layout changes.	CM
3-27-08	Revised per M-NCPPC comments received 3-7-08	DM
2/6/08	REVISED PER M-NCPPC 1-11-08 COMMENTS	MB

April 15, 2015
DATE
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DESIGNED BY: MB
DRAWN BY: MB
RECORD NO. J-83048
SCALE 1"=150'
DATE MAY 2007
DRWG. NO. 54.061-Y

J:\LD7-PROJ\83048-LD7\sheets\TCPII-07034-south.dwg, 4/13/2015 3:37:40 PM, nicpag

THESE PRINTS VALID UNTIL APR 15 2016