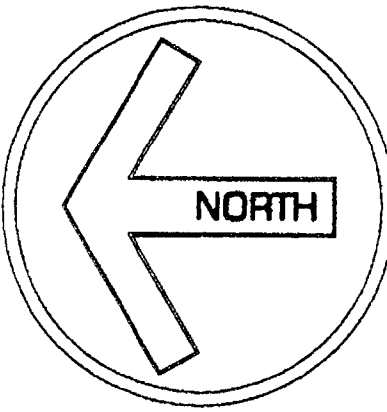


"MISS UTILITY"
FOR LOCATION OF UTILITIES CALL
1-800-257-7777 48 HOURS IN ADVANCE
OF ANY WORK IN THIS VICINITY.



NOTE: PHASE 1 CONSISTS OF 114 LOTS
PLUS ROUGH GRADING ONLY FOR
FUTURE ROAD CONSTRUCTION.

PHASE 2 WILL CONSIST OF THE
REMAINING DEVELOPMENT AND HOUSE
CONSTRUCTION.

Zone:
Gross Tract:
Floodplain:
Previously Dedicated Land:
Net Tract (NTA):

Property Description or Subdivision Name:
Is this site subject to the "100' Ordinance"?
Break-even Point (preservation acres) =
Acres of Net Tract clearing permitted w/o restoration:

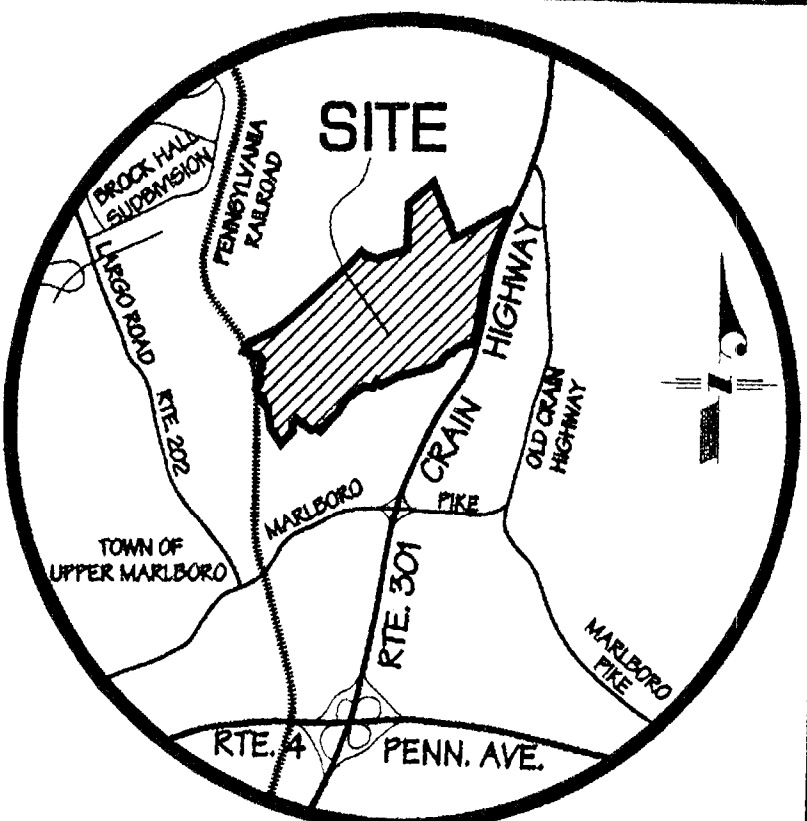
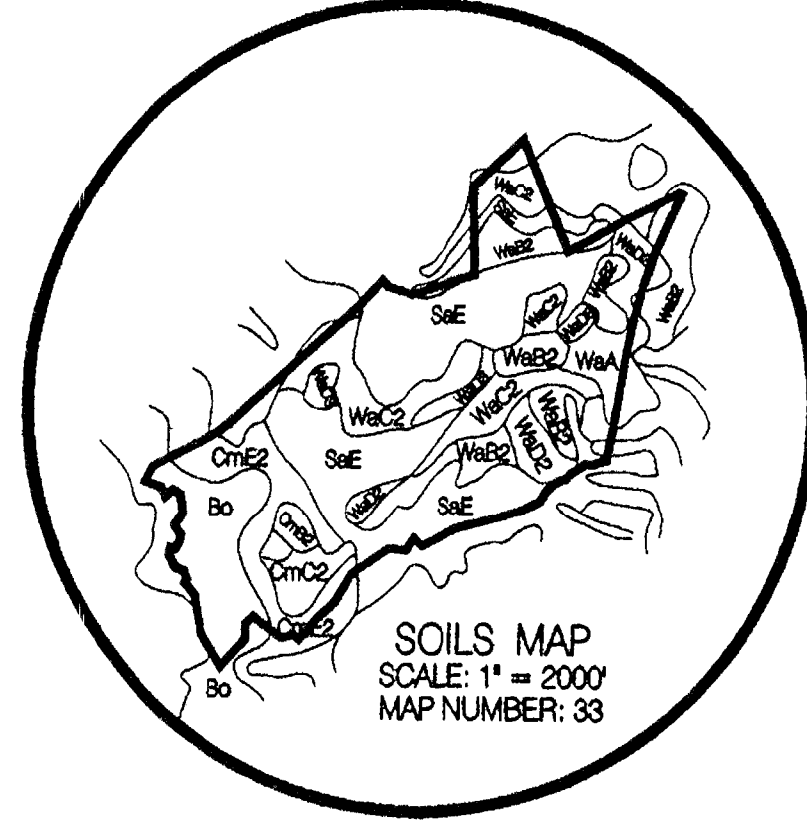
Woodland Conservation Requirement Calculations:
Existing Woodland on Net Tract (acres):
Existing Woodland in Floodplain (acres):
Woodland Conservation Threshold (NTA) =
Smaller of a or c:
Woodland above WCT:
Plan Number: (This must be completed for each phase)
Plan Phase or Name:
Total area in this application (acres):
Floodplain area in this application (acres):
Net Tract area in this application (acres):
Woodland on the Net Tract for this phase (acres):
Woodland in the Floodplain for this phase (acres):
Woodland Cleared on Net Tract for this phase (acres):
Woodland Cleared in Floodplain for this phase (acres):
Woodland Cleared in PMA for this phase (acres):
Off-site Woodland Clearing (1:1):
Off-site Mitigation provided on the property:
Cumulative acres of Net Tract Woodland cleared:
Cumulative acres of Floodplain woodland cleared:
Smaller of d or e:
Woodland Clearing below WCT:
Replacement for clearing above the WCT (0.25:1):
Replacement for clearing below the WCT (2:1):
Replacement for clearing PMA, Floodplain & Off-site:
Afforestation Threshold (APT) =
Cumulative Woodland Conservation Required:

Woodland Conservation Provided:
Preservation:
Afforestation:
Credit for Off-site Mitigation on another property:
Off-site Mitigation provided on the property:
Total Woodland Conservation Provided:

Woodland saved on this phase but not counted:
Existing Net Tract Woodland in later phases:
Rural 5:1:04

Zone	Area	Include acreages only in columns for which there is a corresponding zone.
R-1	210.73	
F-1	26.51	
P-1	0.00	
D-1	185.21	0.00
N	62.14	
Balmore	83.36	

PHASE	PHASE	Total
115.98	58.75	210.73
26.51	0.00	26.51
91.47	83.75	165.22
25.45	0.00	25.45
25.72	26.22	51.94
2.36	0.00	2.36
0.22	2.36	2.58
0.36	0.00	0.36
0.00	0.00	0.00
25.72	51.94	77.66
2.36	2.36	4.72
0.00	0.00	0.00
54.11	54.12	108.23
33.75	33.75	67.50
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
33.75	33.75	67.50
3.54	2.19	5.73
62.19	0.00	62.19



VICINITY MAP
SCALE: 1" = 4000'
STREET MAP No. 27 GRID C, D, E-12 & 13
TAX MAP 88 - GRID A, B & C-2 & 3
WSSC GRID No. 205 & 206 SE 13 & 14
FIRE & AMBULANCE: 2.3 MI. TO MARLBORO Co. 20
POLICE: 2.3 MI. TO MARLBORO Co. SHERIFFS OFFICE

Map Unit	Description	K Factor	Highly Erodible	Hydro
Bo	Open 20' lawn	0.00	NO	YES
OmB	Colligation the sandy loam, 2-5% slopes, moderately eroded	0.28	NO	NO
OmC	Colligation the sandy loam, 5-10% slopes, moderately eroded	0.28	NO	NO
OmD	Colligation the sandy loam, 10-20% slopes, severely eroded	0.28	NO	NO
SuE	Sandy loam, steep	0.37	NO	NO
WaA	Wetlands the sandy loam, 0-2% slopes	0.43	YES	NO
WaB	Wetlands the sandy loam, 2-5% slopes, moderately eroded	0.43	YES	NO
WaC	Wetlands the sandy loam, 5-10% slopes, moderately eroded	0.43	YES	NO
WaD	Wetlands the sandy loam, 10-20% slopes, moderately eroded	0.43	YES	NO
WaE	Wetlands the sandy loam, 20-25% slopes, severely eroded	0.43	YES	NO
WaF	Wetlands the sandy loam, 25-30% slopes, severely eroded	0.43	YES	NO

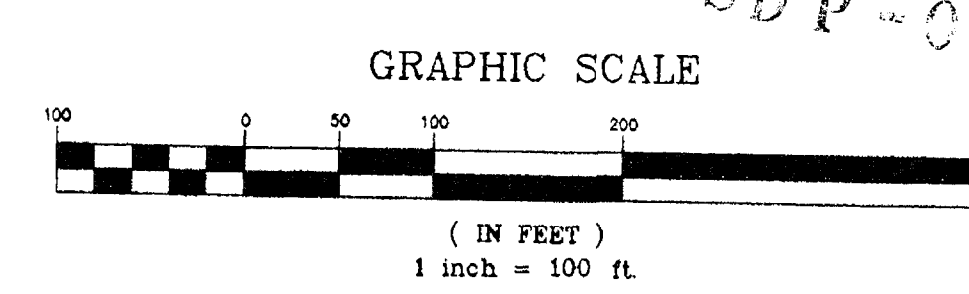
LEGEND

- Specimen Trees w/ Critical Root Zone
- Existing 10' Contour
- Existing 2' Contour
- Existing Spot Shot
- Existing Tree Line
- PMA
- LIMIT OF DISTURBANCE
- TREE PROTECTION DEVICE
- Wetlands
- Waters Of The U.S.
- TREE CONSERVATION AREAS
- TREE CONSERVATION AREAS WITHIN MNCPPC PARCEL
- TREE CONSERVATION AREAS SAVED BUT NOT COUNTED
- RARE SPECIES HABITAT CAREX LACUSTRIS (RIVER BANK SEDGE)
- Tree Save Area Sign
- PHASE LINE
- 1.5 SAFETY FACTOR LINE
- RETAINING WALL
- 65 dBA Noise contour line



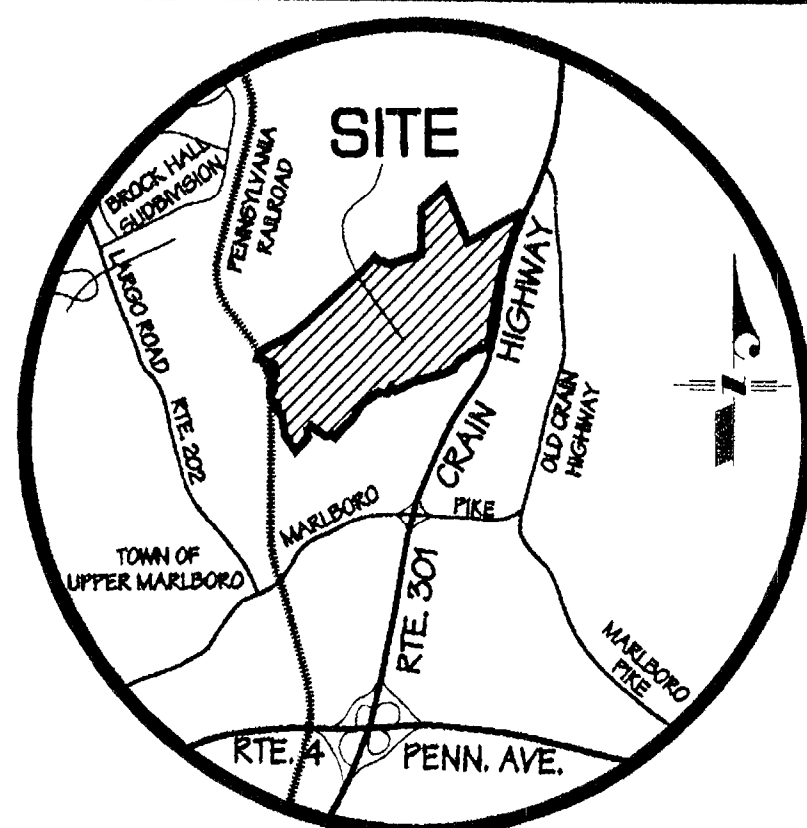
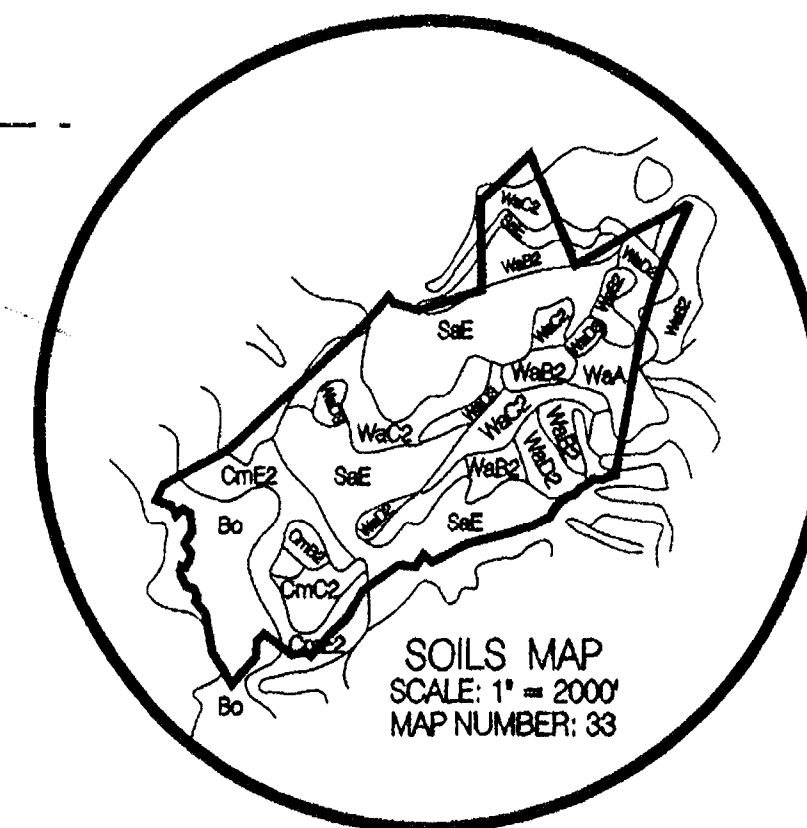
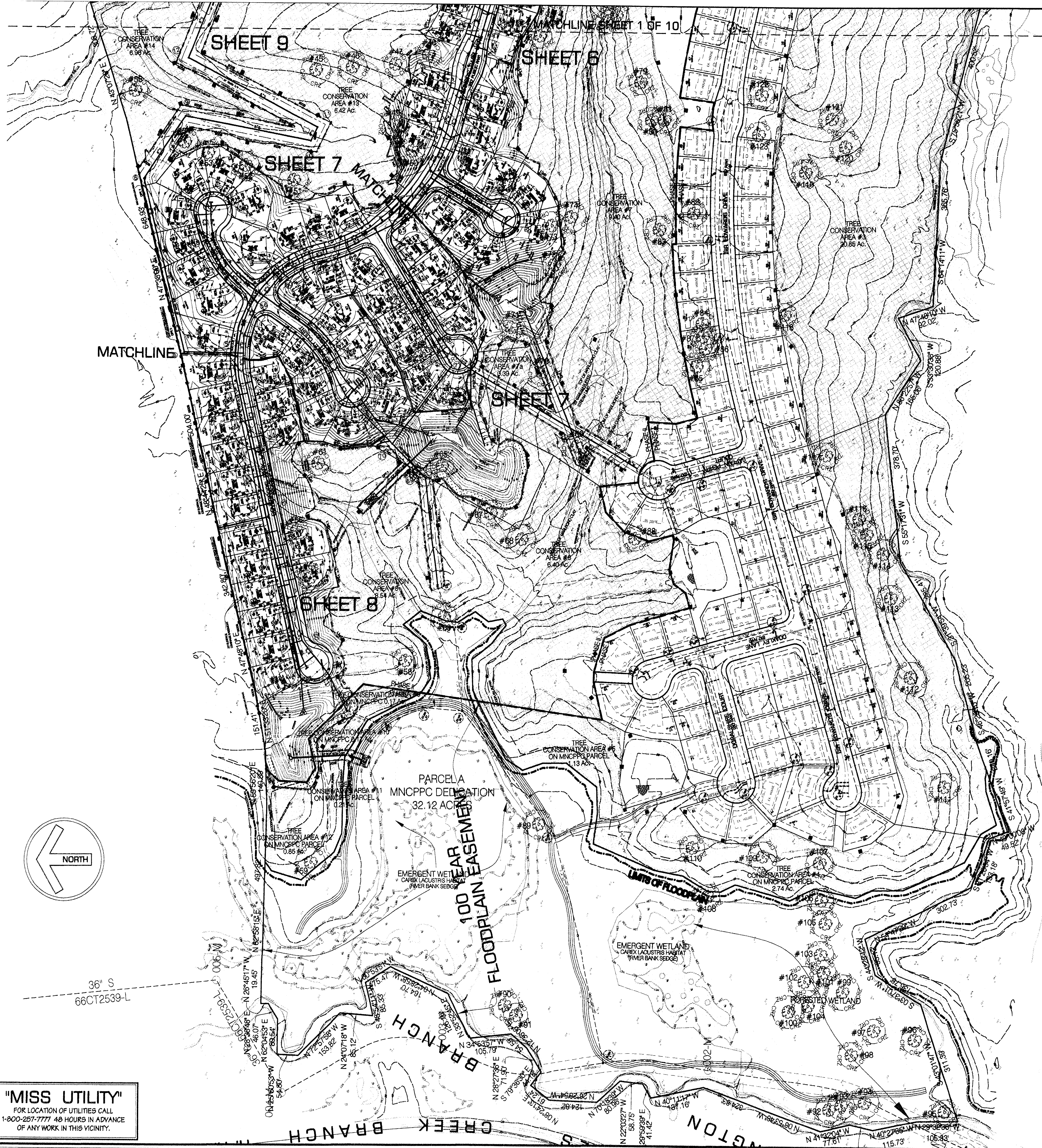
M.N.C.P.P.C. APPROVALS			
PROJECT NAME: BALMORAL			
PROJECT NUMBER: SDP - 0809			
For Conditions of Approval, See Site Plan Cover Sheet or Approval Sheet			
Approval of	Approval of	Approval of	Approval of
Revised	Revised	Revised	Revised
00	2/23/09	HZ	7/24/09

M.N.C.P.P.C. APPROVALS	
Project Name: BALMORAL	
Project Number: SDP - 0809	
For Conditions of Approval, See Site Plan Cover Sheet or Approval Sheet	
Approval of	Approval of
Revised	Revised
01	4/25/06
02	
03	
04	



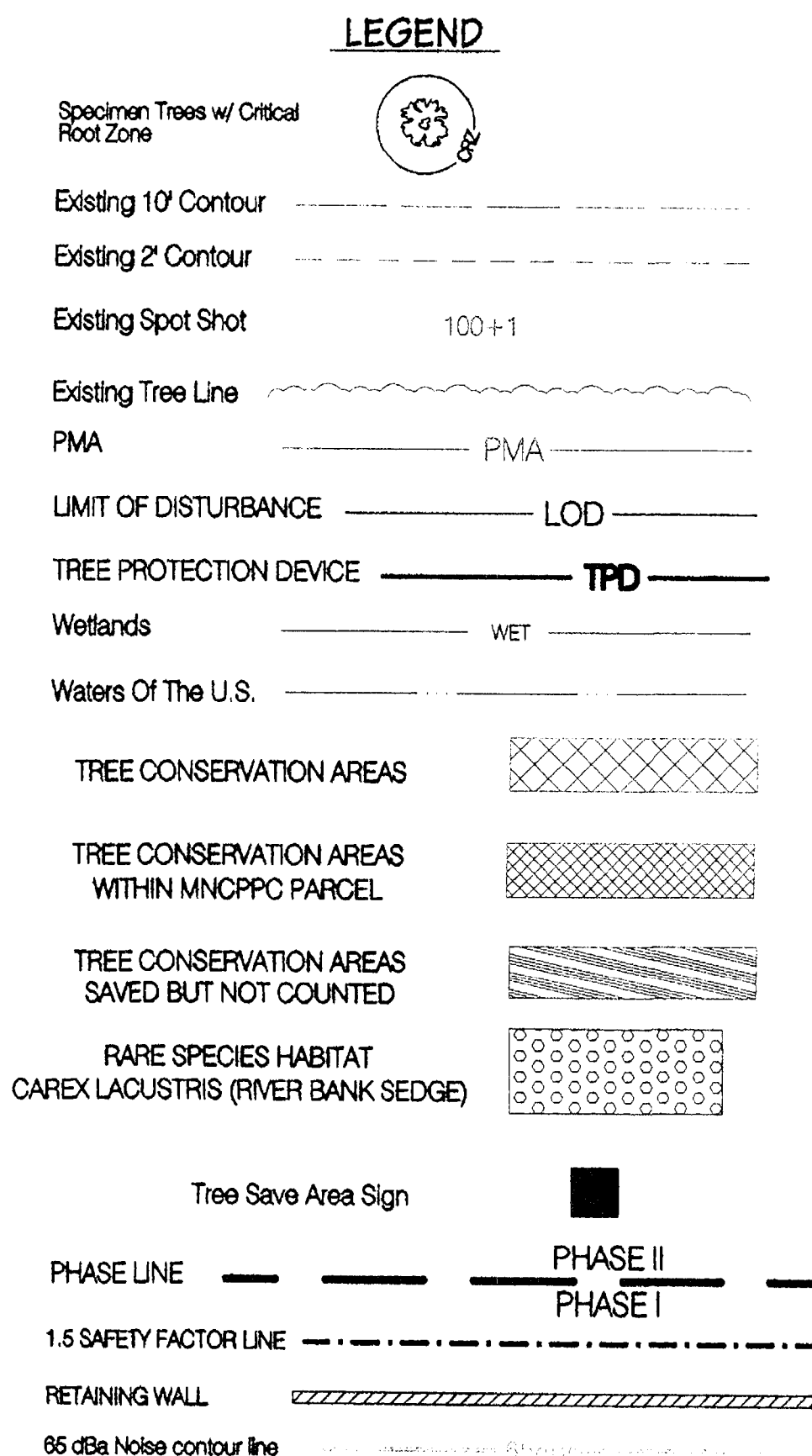
OWNER / APPLICANT
M/HOMES
5101 MOUNTVILLE RD. - SUITE B
FREDRICK, MD 21703
PH - (301) 874 - 0013
CONTACT - JOHN M. BERGER

DEVELOPER / APPLICANT
K-B BUCK DEVELOPMENT, L.C.
2139 BLUE KNOB TERRACE
SILVER SPRING, MD 20906
PH - (301) 438 - 2211
CONTACT - VICTOR M. KAZANJIAN



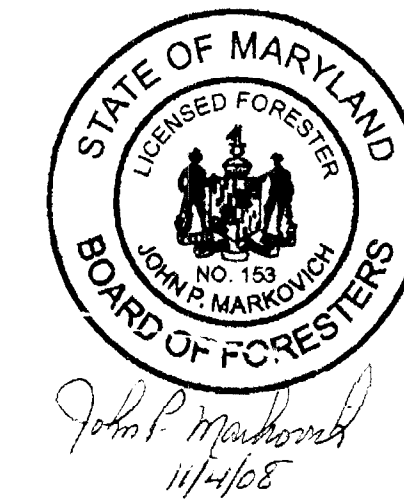
Map Unit	Description	K Factor	Highly Erodible	Hydro
Bo	Black Sil Loam	0.20	NO	YES
OmB2	Colluvium fine sandy loam, 2-5% slopes, moderately eroded	0.28	NO	NO
OmC2	Colluvium fine sandy loam, 5-10% slopes, moderately eroded	0.28	NO	NO
OmE3	Colluvium fine sandy loam, 15-30% slopes, severely eroded	0.28	NO	NO
SsE	Sandy loam, steep	0.17	NO	NO
WaA	Wetlands fine sandy loam, 0-2% slopes	0.49	YES	NO
WaB2	Wetlands fine sandy loam, 2-8% slopes, moderately eroded	0.49	YES	NO
WaC2	Wetlands fine sandy loam, 8-12% slopes, moderately eroded	0.49	YES	NO
WaD2	Wetlands fine sandy loam, 12-20% slopes, moderately eroded	0.49	YES	NO
WaE3	Wetlands fine sandy loam, 20-30% slopes, severely eroded	0.49	YES	NO
WaF3	Wetlands fine sandy loam, 30-40% slopes, severely eroded	0.49	YES	NO

VICINITY MAP
SCALE: 1" = 4000'
STREET MAP No. 27 GRID C, D, E - 12 & 13
TAX MAP No. 27 GRID C, D, E - 12 & 13
WSSO GRID No. 205 & 206 SE 13 & 14
FIRE & AMBULANCE: 2.3 MI. TO MARLBORO CO. 20
POLICE: 2.3 MI. TO MARLBORO CO. SHERIFFS OFFICE



M.N.C.P.P.C. APPROVALS			
PROJECT NAME: BALMORAL			
PROJECT NUMBER: SDP-0609			
For Conditions of Approval, See the Cover Sheet or Approval Sheet			
Approval of	Approval of	Approval of	Approval of
Reliance #	Reliance #	Reliance #	Reliance #
01	02	03	04
05	06	07	08
09	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
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69	70	71	72
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93	94	95	96
97	98	99	100

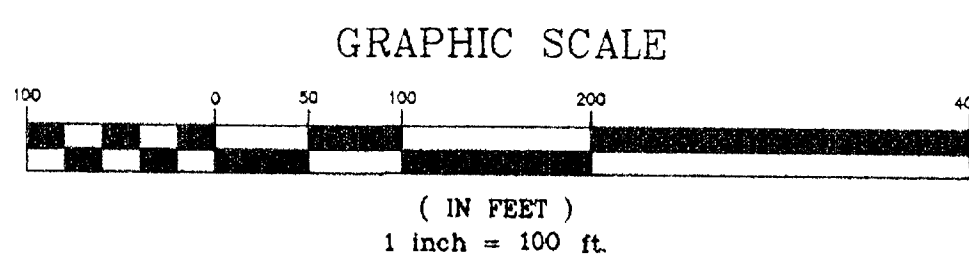
MNCPPC			
Princess Georges County Planning Department			
Environmental Planning Section			
APPROVAL			
TREE CONSERVATION PLAN			
TCP II / 182 / 04			
Approved by	Date	Approved by	Date
J. M. Stasz	4/25/06	J. M. Stasz	4/25/06
01	02	03	04
05	06	07	08
09	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
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97	98	99	100



APPROVED PLAN
SDP-0609

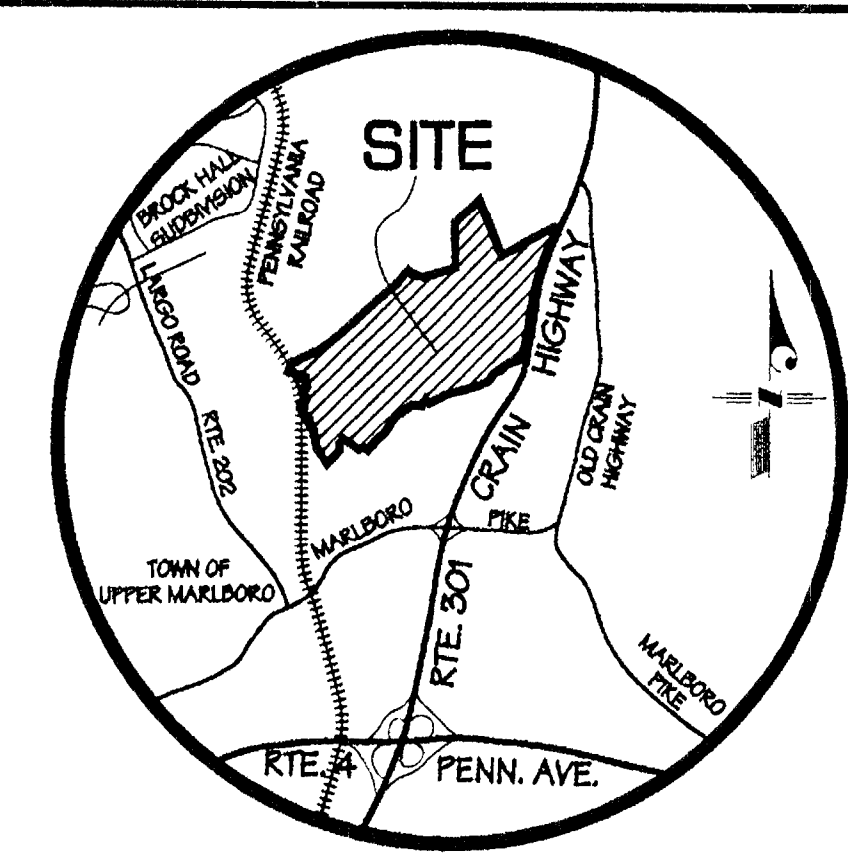
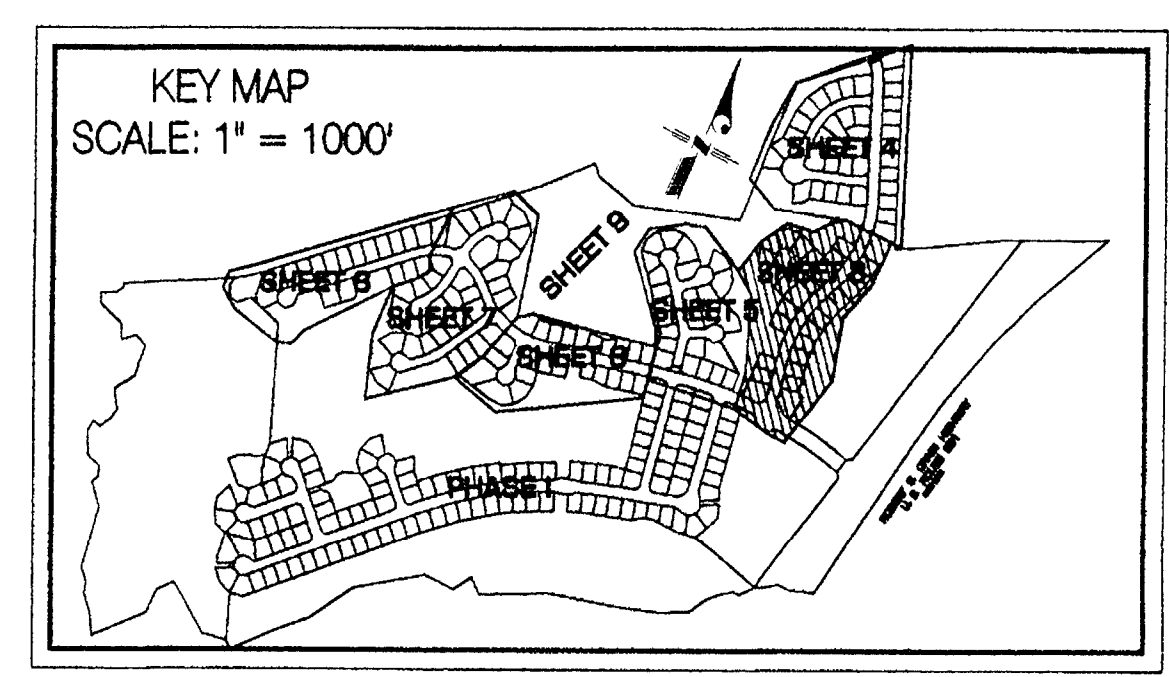
OWNER / APPLICANT
M/HOMES
5101 MOUNTAIN RD. - SUITE B
FREDRICK, MD 21703
PH - (301) 874-0013
CONTACT - JOHN M. BERGER

DEVELOPER / APPLICANT
K-B BUCK DEVELOPMENT, L.C.
2139 BLUE KNOB TERRACE
SILVER SPRING, MD 20906
PH - (301) 438-2211
CONTACT - VICTOR M. KAZANJIAN

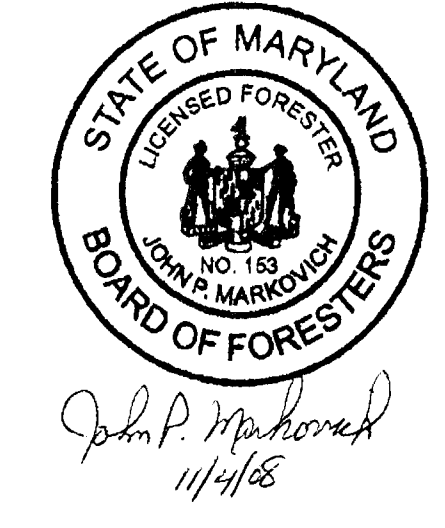


"MISS UTILITY"
FOR LOCATION OF UTILITIES CALL
1-800-257-7777 48 HOURS IN ADVANCE
OF ANY WORK IN THIS VICINITY.

- LEGEND**
- Specimen Trees w/ Critical Root Zone
- Existing 1' Contour
- Existing 2' Contour
- Existing Spot Shot
- Existing Tree Line
- PMA
- LIMIT OF DISTURBANCE LOD
- TREE PROTECTION DEVICE TPD
- Wetlands WET
- Waters Of The U.S.
- TREE CONSERVATION AREAS
- TREE CONSERVATION AREAS WITHIN MNCPPC PARCEL
- TREE CONSERVATION AREAS SAVED BUT NOT COUNTED
- RARE SPECIES HABITAT CAREX LACUSTRIS (RIVER BANK SEDGE)
- Tree Save Area Sign
- PHASE II
- PHASE I
- 1.5 SAFETY FACTOR LINE
- RETAINING WALL
- 65 dba Noise contour line



VICINITY MAP
SCALE: 1" = 400'
STREET MAP No. 27 GRID C, D, & E-12 & 13



TREE CONSERVATION AREA #14
6.98 Ac.

TREE CONSERVATION AREA #14
6.98 Ac.

TREE CONSERVATION AREA #16
0.95 Ac.

WOODLAND
SAVE BUT
NOT COUNTED
0.05 Ac.

MATCHLINE
SEE SHEET 5 OF 10

MATCHLINE
SEE SHEET 4 OF 10

CHANCELSOR'S DRIVE
(60' PUBLIC R/W)

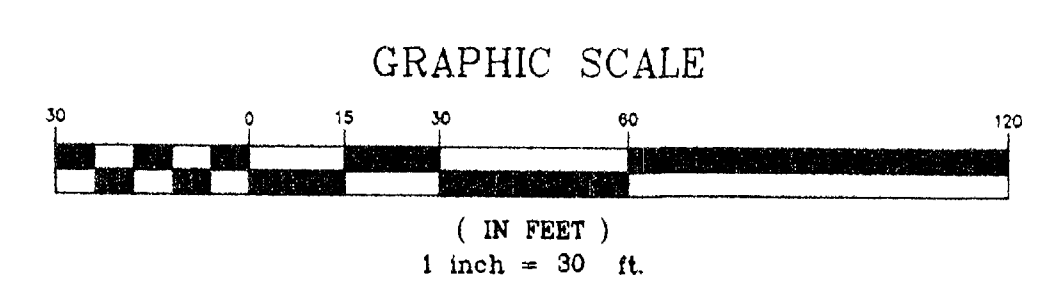
CHANCELSOR'S DRIVE
(60' PUBLIC R/W)

TREE CONSERVATION AREA #1
6.46 Ac.

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

PROJECT NAME:	BALMORAL
PROJECT NUMBER:	SOP-0009
For Conditions of Approval, See Site Plan Cover Sheet or Approved Sheet. The Following Listed Below Apply to this Sheet.	
Approval of:	Approval of:
Signature:	Signature:
Date:	Date:

"MISS UTILITY"
FOR LOCATION OF UTILITIES CALL
1-800-267-7777 48 HOURS IN ADVANCE
OF ANY WORK IN THIS VICINITY.



OWNER / APPLICANT
M/I HOMES
5101 MOUNTVILLE RD., SUITE B
FREDRICK, MD 21703
PH: (301) 874-0013
CONTACT: JOHN M. BERGER

DEVELOPER / APPLICANT
K-B BUCK DEVELOPMENT, L.C.
2139 BLUE KNOB TERRACE
SILVER SPRING, MD 20906
PH: (301) 438-2211
CONTACT: VICTOR M. KAZANJIAN

APPROVAL

Approved by:	Date:
JIM STASZ	4/25/06
DATE:	DATE:
DATE:	DATE:
DATE:	DATE:

ENGINEERS
LAND PLANNERS
LAND SURVEYORS

TRIA

14803 MAIN STREET - UPPER MARLBORO, MD 20772
(301) 957-1000 (301) 957-8200 (301) 957-8600

REVISIONS

NO.	DATE	DESCRIPTION
1	7/1/05	W-555
2	7/1/05	W-555
3	7/1/05	W-555
4	7/1/05	W-555
5	7/1/05	W-555
6	7/1/05	W-555
7	7/1/05	W-555
8	7/1/05	W-555
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100	7/1/05	W-555

TYPE 2 TREE CONSERVATION PLAN

PHASE 2

LOTS 1-15 BLOCK F, LOTS 1-12 BLOCK K

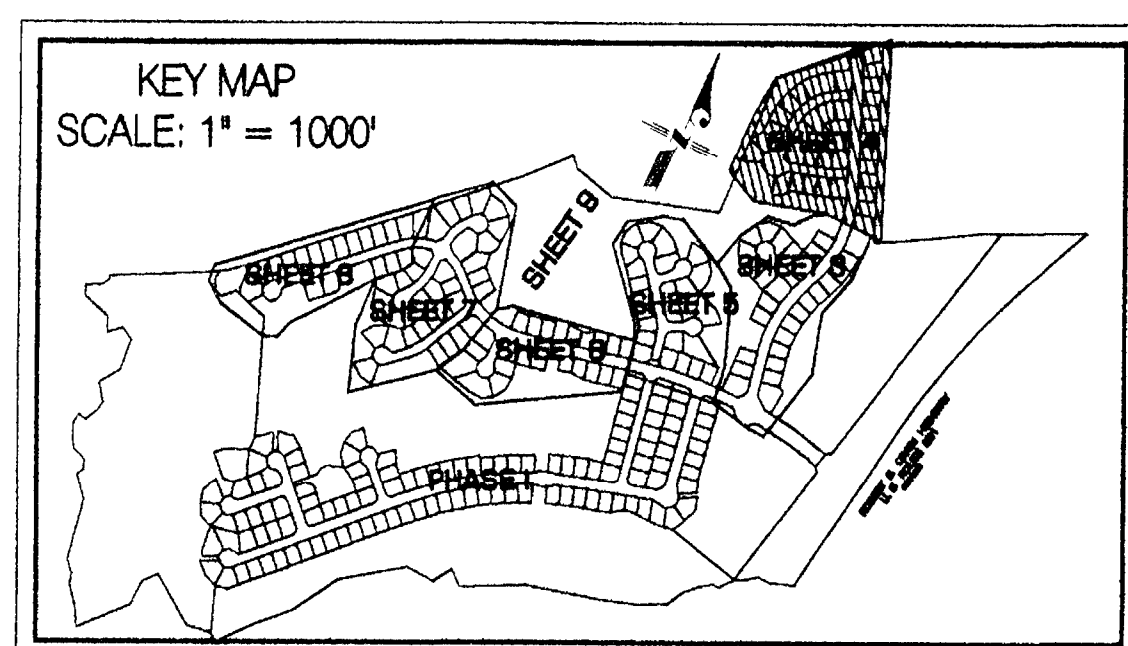
BALMORAL

MARLBORO (301) ELECTION DISTRICT

PRINCE GEORGES COUNTY, MARYLAND

APPROVED PLAN

SHEET 3 of 10



LEGEND

Specimen Trees w/ Critical Root Zone

Existing 10' Contour

Existing 2' Contour

Existing Spot Shot

Existing Tree Line

PMA

LIMIT OF DISTURBANCE LOD

TREE PROTECTION DEVICE TPD

Wetlands WET

Waters Of The U.S.

TREE CONSERVATION AREAS

TREE CONSERVATION AREAS WITHIN MNCPPC PARCEL

TREE CONSERVATION AREAS SAVED BUT NOT COUNTED

RARE SPECIES HABITAT CAREX LACUSTRIS (RIVER BANK SEDGE)

Tree Save Area Sign

PHASE LINE

1.5 SAFETY FACTOR LINE

RETAINING WALL

65 dBA Noise contour line

GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

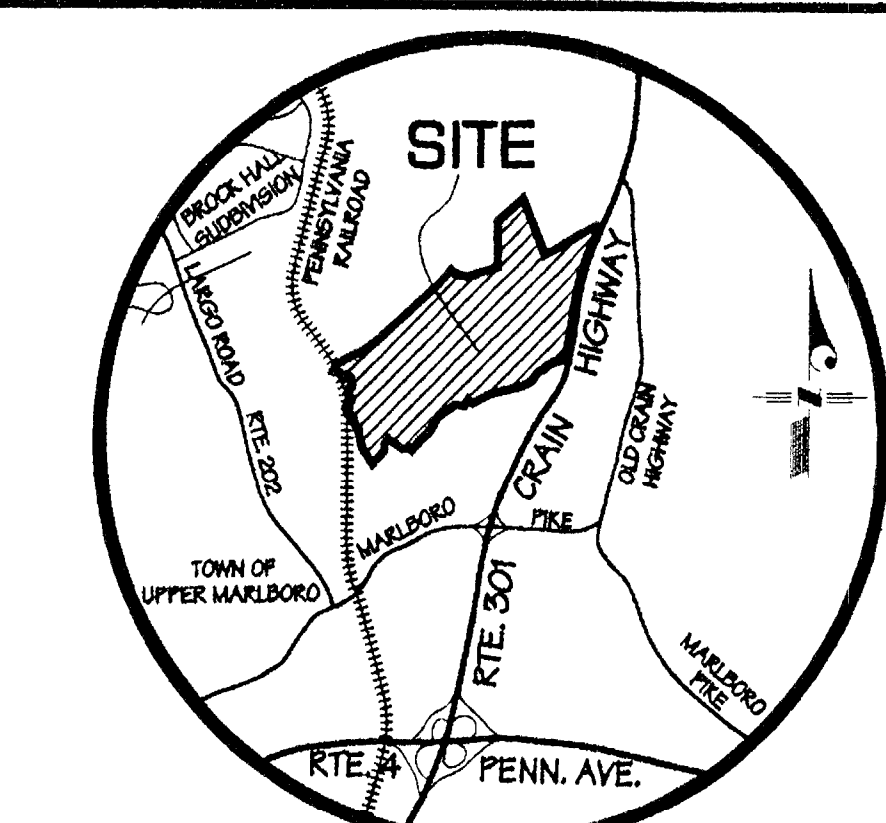
TREE CONSERVATION AREA #14
6.98 Ac.

TREE CONSERVATION AREA #14
6.98 Ac.

TREE CONSERVATION AREA #1
6.46 Ac.

TREE CONSERVATION AREA #14
6.98 Ac.

WOODLAND SAVED BUT NOT COUNTED
0.34 Ac.



VICINITY MAP
SCALE: 1" = 400'
STREET MAP NO. 27 GRID C, D, & E - 12 & 13

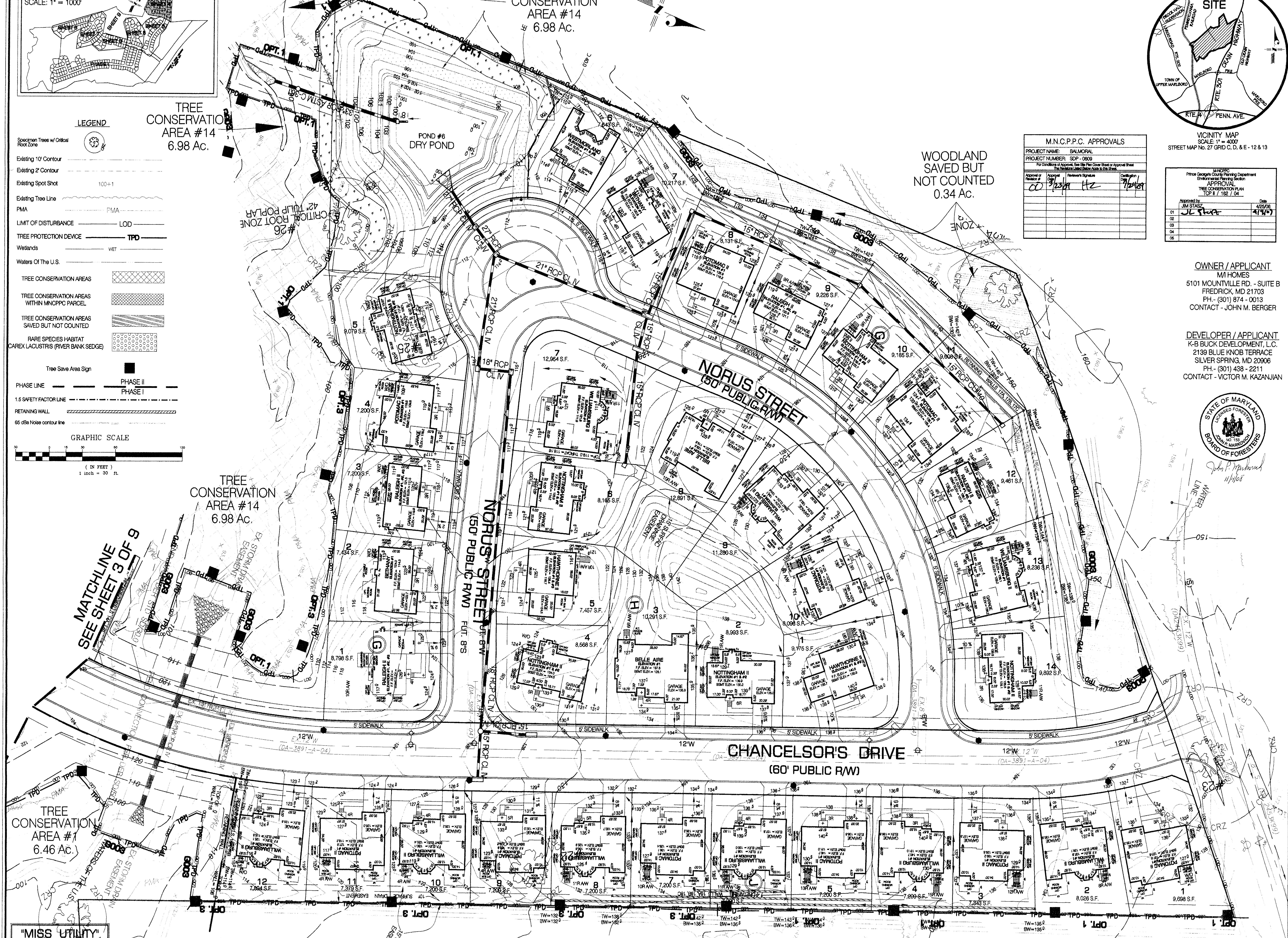
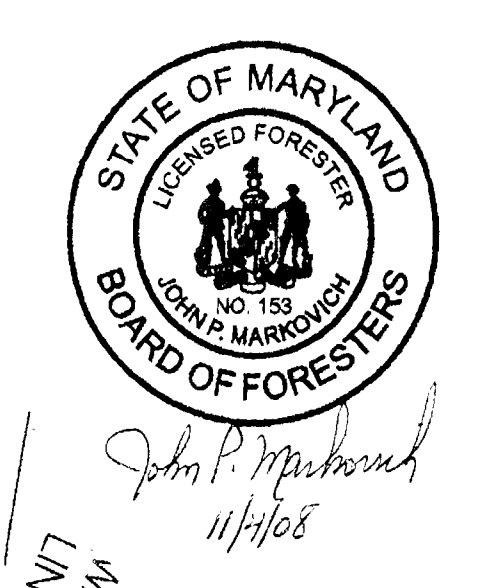
M.N.C.P.P.C. APPROVALS			
PROJECT NAME: BALMORAL			
PROJECT NUMBER: SDP - 0609			
For Conditions of Approval, See Site Plan Cover Sheet or Approval Sheet The Remedial Action Order (SAR) is on file.			
Approval of Remedial Action	Approval Date	Remedial's Signature	Verification Date
CO	7/23/09	HZ	7/24/09

APPROVAL

Approved by	Date
JL Stasz	4/25/06

OWNER / APPLICANT
MI HOMES
5101 MOUNTVILLE RD. - SUITE B
FREDRICK, MD 21703
PH - (301) 874 - 0013
CONTACT - JOHN M. BERGER

DEVELOPER / APPLICANT
K-B BUCK DEVELOPMENT, L.C.
2139 BLUE KNOB TERRACE
SILVER SPRING, MD 20906
PH - (301) 438 - 2211
CONTACT - VICTOR M. KAZANJIAN



"MISS UTILITY"
FOR LOCATION OF UTILITIES CALL
1-800-281-7777 46 HOURS IN ADVANCE
OF ANY WORK IN THIS VICINITY.

ENGINEERS
LAND PLANNERS
LAND SURVEYORS

IRDA

14603 MARK STREET - UPPER MARLBOROUGH
UPPER MARLBOROUGH, MD 20776
(301) 927-3700 (FAX) (301) 927-1500 (301) 927-1500

REASONS

6-30-03 MAP MEETING COMMENTS

11-16-03 SUB REVIEW COMMENTS

8-5-06 REV. SEWER ALIGN / TREE CONSERVATION AREAS

10-30-06 REV. SEWER ALIGN / TREE CONSERVATION AREAS

SDP NO. W-165

SCALE: 1" = 30'

DRAWN BY: MARTIN

CHECKED BY: CSD / FERGUSON

DATE: SEPT. 2006

TYPE 2 TREE CONSERVATION PLAN

PHASE 2

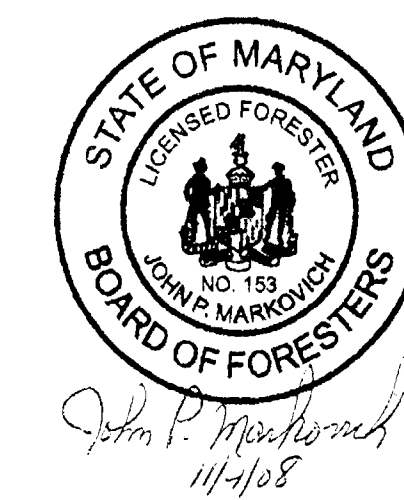
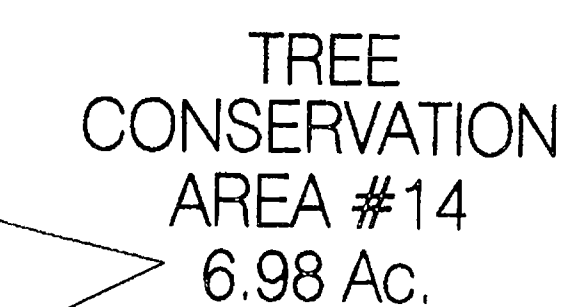
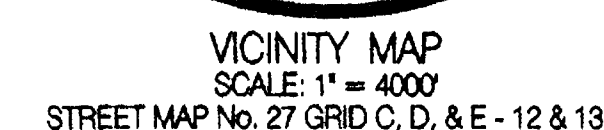
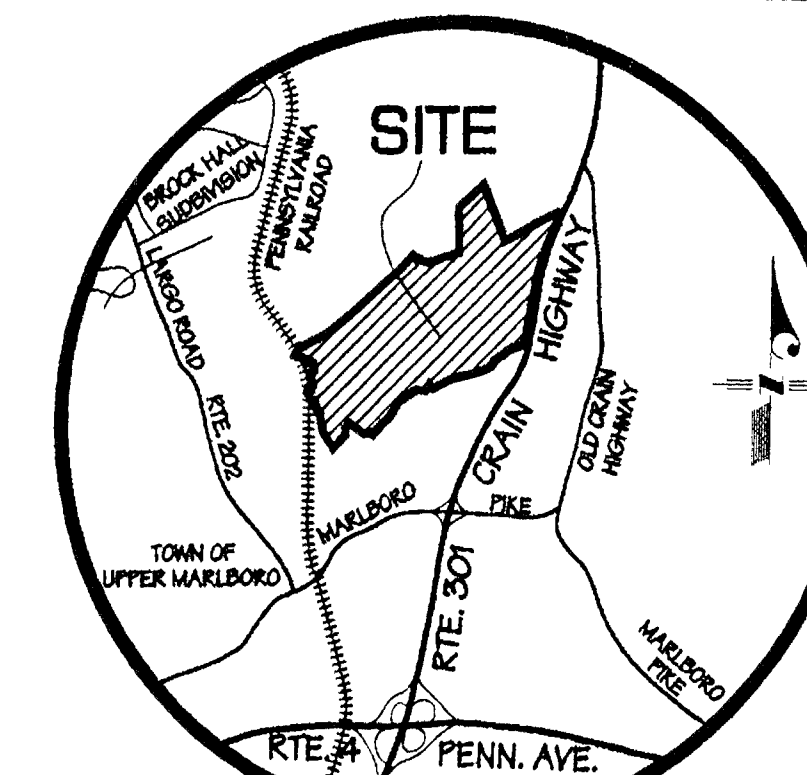
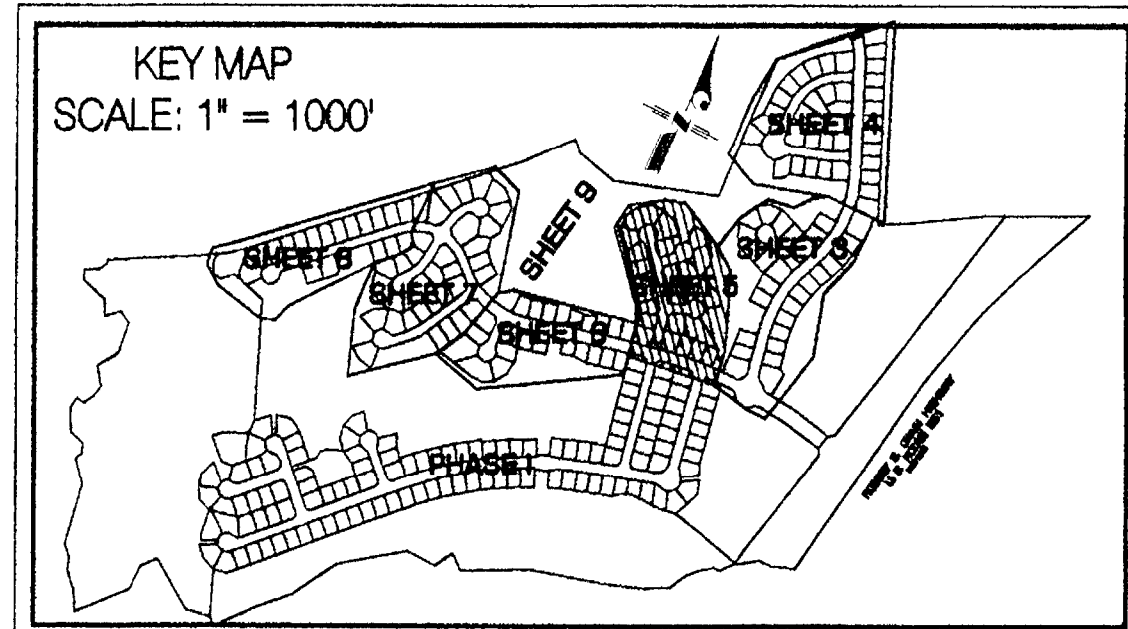
LOTS 1 - 14 BLOCK G, LOTS 1 - 10 BLOCK H, LOTS 1 - 12 BLOCK J

BALMORAL

MARLBORO (300) ELECTION DISTRICT

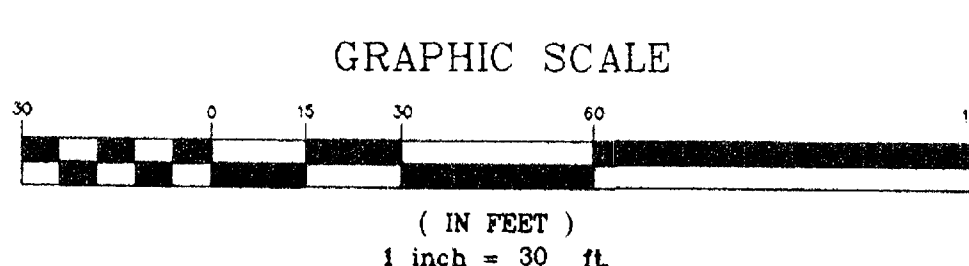
PRINCE GEORGES COUNTY, MARYLAND

SHEET 4 of 10

[illegible]

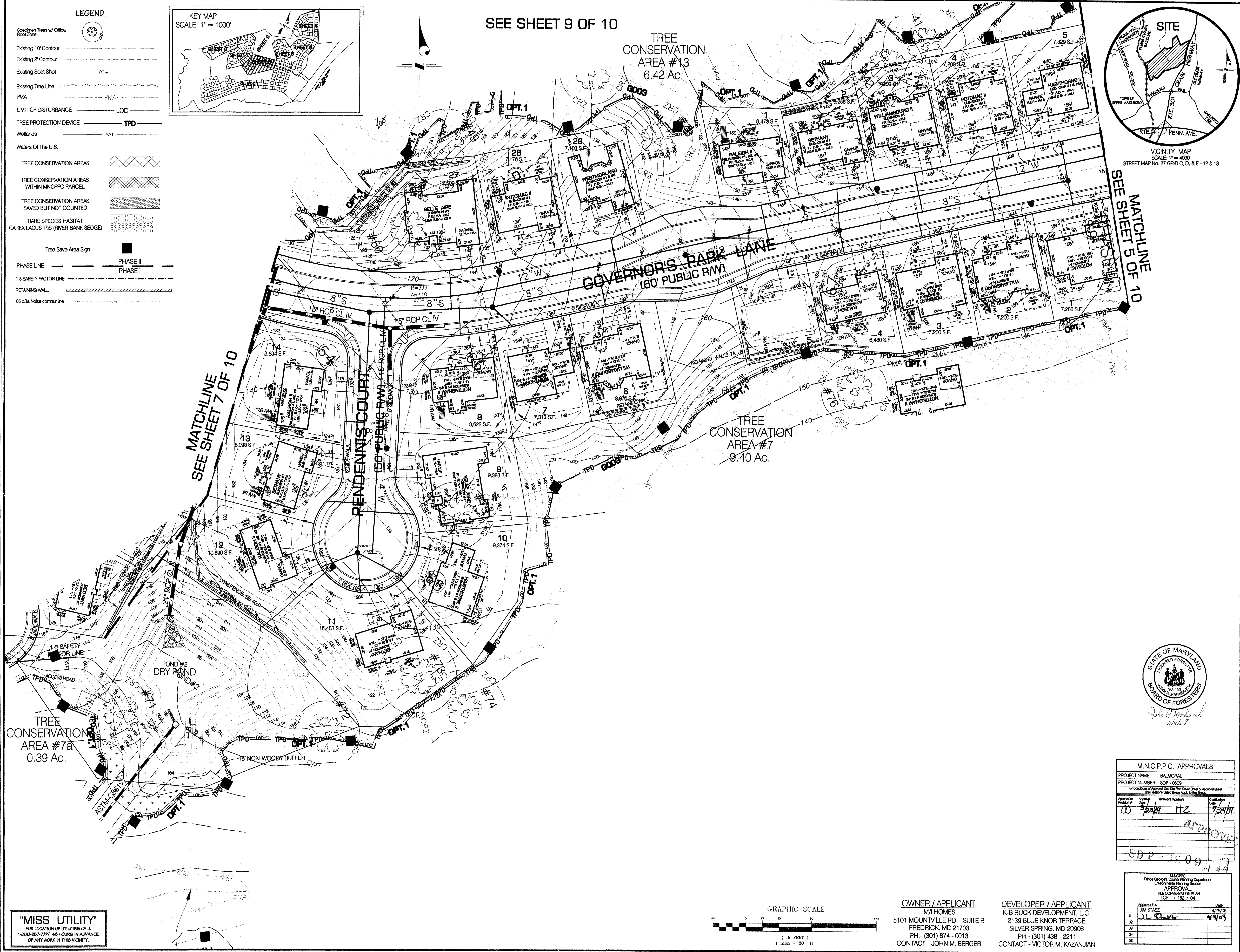
M-NOPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN <u>TCP II / 182 / 04</u>		
Approved by		Date
JIM STASZ		4/26/06
01	JL [Signature]	4/26/06
02		
03		
04		
05		

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



OWNER / APPLICANT
M/I HOMES
5101 MOUNTVILLE RD. - SUITE B
FREDRICK, MD 21703
PH. - (301) 874 - 0013
CONTACT - JOHN M. BERGER

DEVELOPER / APPLICANT
K-B BUCK DEVELOPMENT, L.C.
2139 BLUE KNOB TERRACE
SILVER SPRING, MD 20906
PH. - (301) 438 - 2211
CONTACT - VICTOR M. KAZANJIAN



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[illegible]

M-NOPPC
Pinola Georgia County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN
TCP # 182 / 04

	Approved by JIM STASZ	Date 4/25/06
01	JL Stasz	4/25/06
02		
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