

EX. CONTOUR -----

PROP. CONTOUR ----- 200

EX. TREELINE -----

LOD -----

PROPERTY
BOUNDARY -----

WATERS OF
THE U.S. -----

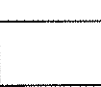
STREAM BUFFER
(50') ----- 50

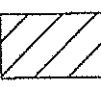
NONTIDAL
WETLAND ----- 10

EX. WETLAND
BUFFER (25') ----- 25

EX. FLOODPLAIN ----- 100

PRIMARY MANAGEMENT
AREA (PMA) ----- PMA

WOODLAND CLEARING 

WOODLAND
PRESERVATION 

TREE PROTECTION ----- TP ----- TP -----

TREE PROTECTION
SIGNAGE 

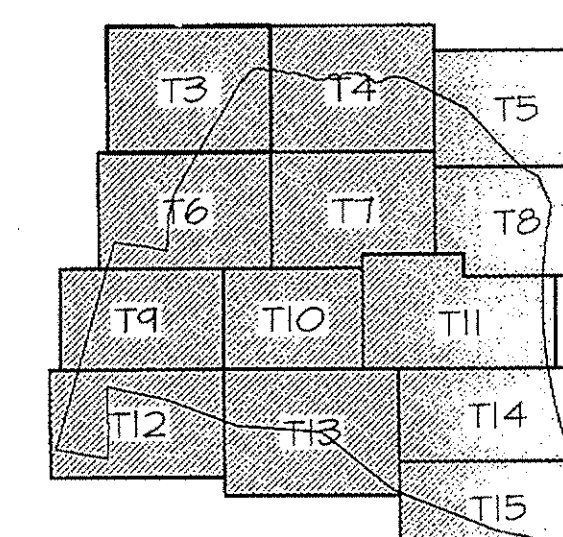
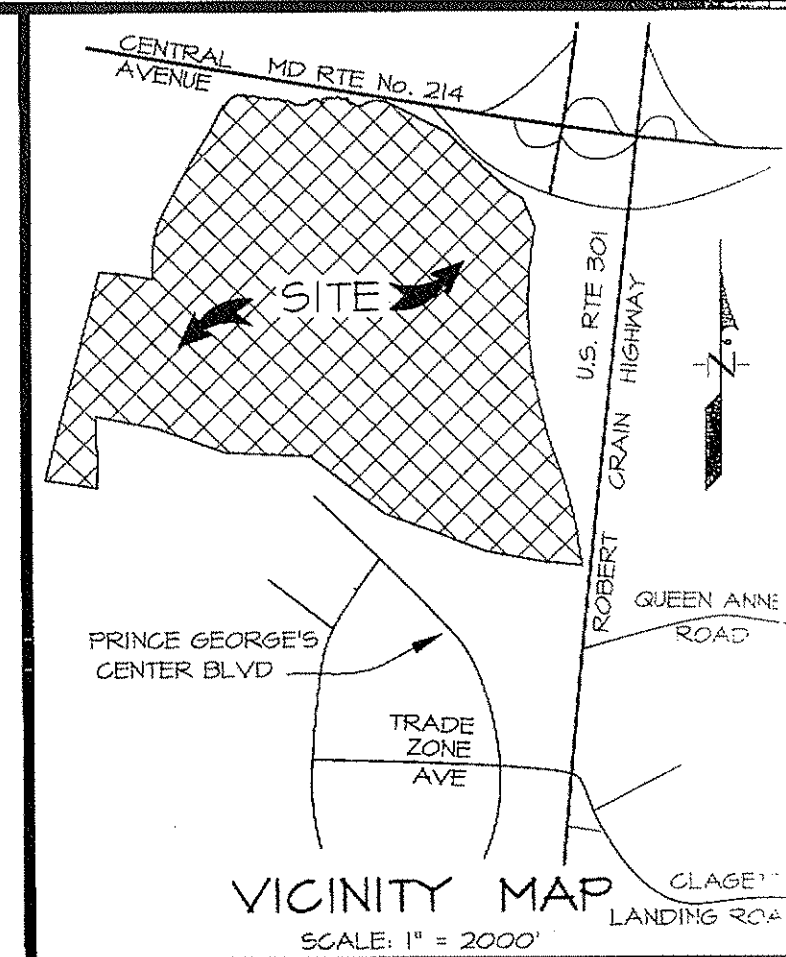
SPECIMEN TREE
(30" DBH OR GREATER) 

65 dBA Ldn -----

NOISE CONTOUR -----

PRESERVATION AREAS (PA)	
AREA	ACRES
1	1.78
2	3.99
3	0.06
4	31.89
5	18.99
6	33.65
7	15.87
8	0.56
9	0.96
TOTAL	113.74

OFFSITE CLEARING AREAS (CA-OFF)	
AREA	ACRES
1	0.18
2	0.03
3	0.08
4	0.54
5	0.03
6	0.16
7	0.04
8	0.03
9	0.01
10	0.02
TOTAL	1.13



KEY MAP
SCALE: 1" = 2000'

NOTE: All woodland conservation areas shall be placed in a perpetual protection mechanism in accordance with COMAR requirements prior to the issuance of a grading permit for this site.

**Woodland Conservation Worksheet
for
Non-Governmental Projects**

Zone: _____ Owner: _____ Indian Corporations

Area: Tract 28552 Acres Address: 6850 Dolan Avenue, Suite A

Foodplot: 61.2 Acres * Location: NE 20726

Prev. Destroyed: 121.0 Acres Phone: 312-618-2583

Net Tract: 281.52 Acres Tax Map: 32

Baldwin/Block/Alt. Ecosystem: CC Collingwood Corporate Center, N

Woodland Conservation Calculations:

Existing Woodland	Net (acres)	Foodplot (acres)	GR - CR
HCT (Use x Net Tract)†	61.2	61.2	
Smaller of a or b	0	0	
Woodland above HCT (a-b), 0 if 0	0	61.2	
Woodland Cleared	0	0	
Smaller of a or b	0	0	
Cleared below HCT (a-b), 0 if 0	0	0	
Replacement: B x 0.25	0	0	
(B x 25) - C	0	0	
Alterations: (if applicable)	0	0	
(Net tract - 2-d) or final tract x JB - 0 if 0	0	0	
Woodland Conservation Required (a+b+c+d-e-f-g-h-i-j-k)	0	0	

Woodland Conservation Provided: (acres)

Woodland Preservation (a-h) 18.14

Woodland Reforestation/Re-use 0.00

Alteration 0.00

Area approved for Use-In-kind 0.00 (0.00 x 4.956) x 0.2

Off-site Credits 0.00

Off-site Mitigation Provided 0.00

Final total of required net "m" above 18.14

Additional Woodland released but not part of any requirements: 2.21 acres

Breakdown total: 60.02 (a-b) = 16.49 Acres

Plan Certified by: Name: James Reber
Address: 141 Woodbine Road, Suite 200
City: Chicago, IL 60622
License: Illinois Professional Forester

† HCT is the Woodland Conservation Threshold set at 40% in Part 5 of the Prince Georges County Woodland Conservation and Use Preservation Policy Document. All other values are mathematical formulas.

All off-site credit is for road improvements, fence construction.

* Mitigation is included in the net tract for 16-550

Office of the Director
Pike County Planning Department

MEMORANDUM

TO: Deborah Gallagher-Tucker, Supervisor

FROM: Fern Piret
Planning Director

SUBJECT: Korington subdivision; conformance with CO

cc: Alan Hirsch, Supervisor, Supervision Section
Cf Lammers, Supervisor, Environmental Section

MATCH LINE -SEE T

CA-OFF #8

A hand-drawn sketch of a road layout. It shows a road with a dashed center line and solid edge lines. A curved line branches off to the right. A label 'CA-OFF #9' is written near the junction. There are some scribbles and other markings on the sketch.



TREE



ROUGH

PRINCE QU

DEC 23 2016

10/5/07 10/5/07 Revised per M.N.C.P.P.C E

4/27/06	Revised per MNCPPC Env. Plans
1/26/06	Revised per MNCPPC Resolution

Megan Reiser Qualified Professional COMAR 08.19.06.01	DATE	DESCRIP
		REVIS

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

APPROVAL

TREE CONSERVATION PLAN

TCP II / 126 / 05

	Approved by	DATE
	K. SHOULARS	5-24-06
01	<i>[Signature]</i>	10-15-07
02		
03		
04		
05		
06		

[illegible]

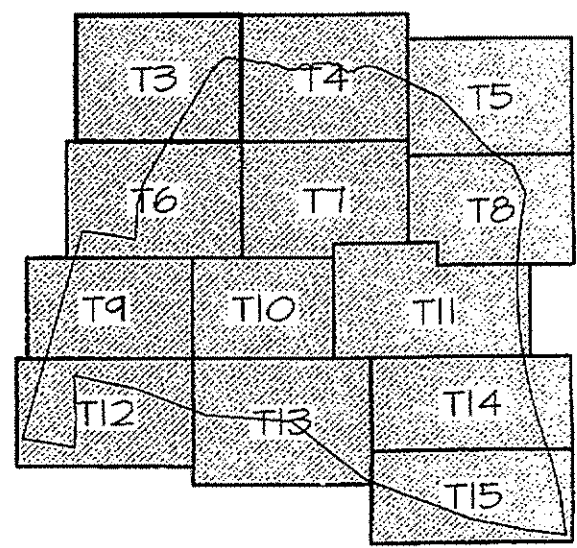
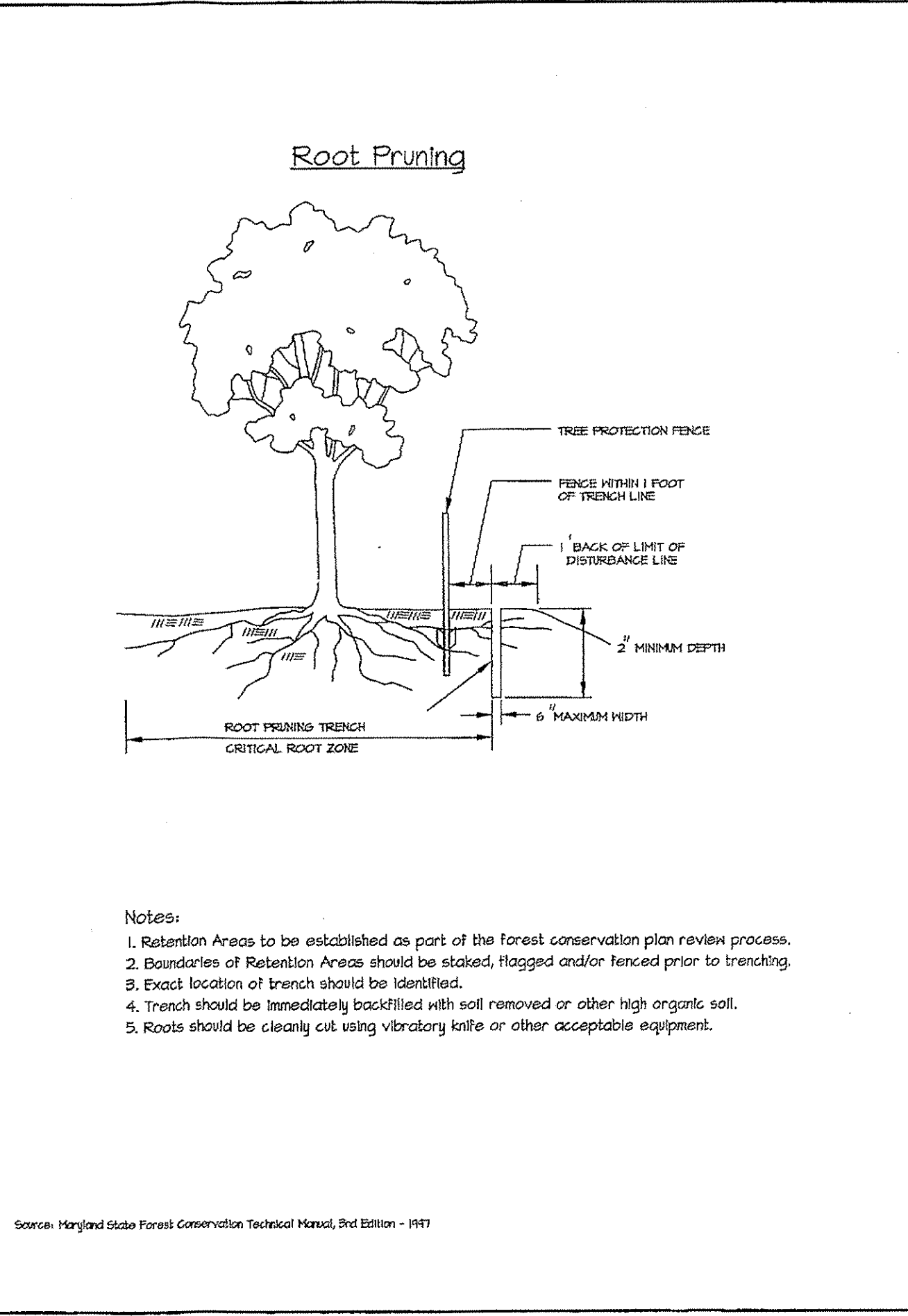
OVERALL
TREE CONSERVATION PLAN TYPE-II
FOR
ROUGH GRADING AND INFRASTRUCTURE
KARINGTON
QUEEN ANNE DISTRICT NO. 7
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1" = 200'

NSIC 2002 SHEET SERIES 201 NE 10414, 205 NE 10414		ADG MAP BPS LOCATION 201-3, 205-6		1723 WOODCHURCH ROAD, SUITE 201 WILMINGTON, MARYLAND 20781	
10/5/07 DATE		10/5/07 FOR M.N.C.E.P. CONSENT Petey		KJM KJM	
6/6/07		Revised to include the Reception in the net post for 10-500		KJM	
4/27/07		Revised per 10-500 net, Planning meeting on 4/27/07		KJM	
12/6/06		Revised per M.N.C.E.P. Reception		KJM	
10/10/05		Revised per M.N.C.E.P. net, Planning comments dated 10/10/05		KJM	
DATE		DESCRIPTION		BY	
Mason Reiser Mason Reiser Qualified Professional COWI AS 19-06-01		REVISIONS		J-BJOIC	
L:\105-PROJ\B01061-LDS\SHEETS\TCPIR01.dwg		10/5/2007 10:35:07 AM, marten		J-BJOIC	
				54,023-Z	

SPECIMEN TABLE				
No.	Size	Species	Condition	Disposition
51	30"	Pin Oak	Good	To Remain
52	43"	Red Maple	Fair, some rot at 4'	To Remain
53	35"	Yellow Poplar	Good	To Remain
54	36"	Yellow Poplar	Good	To Remain
55	36.5"	Yellow Poplar	Good	To Remain
56	32.5"	Southern Red Oak	Good	To Be Removed
57	35.5"	Yellow Poplar	Good	To Remain
58	37"	Yellow Poplar	Good	To Remain
59	33"	Yellow Poplar	Good	To Be Removed
60	41"	Yellow Poplar	Fair, rot & "V" at 2'	To Be Removed
61	40"	Yellow Poplar (twin 24")	Good	To Remain
62	41.5"	Yellow Poplar	Good	To Be Removed
63	35"	White Oak	Fair, some interior rot at base	To Be Removed
64	33.5"	Yellow Poplar	Good	To Be Removed
65	33.5"	Yellow Poplar	Fair, large canker at 20'	To Be Removed
66	32"	Southern Red Oak	Fair, some rot	To Be Removed
67	33"	Yellow Poplar	Good, nice crown	To Be Removed
68	45.5"	Yellow Poplar	Good	To Be Removed
69	36"	Yellow Poplar	Good, in group of 4 large (28-29") trees	To Be Removed
70	36"	Chestnut Oak	Fair, small canker at base	To Be Removed
71	34.5"	White Oak	Good, lost big limb	To Be Removed
72	38"	White Oak	Good	To Be Removed
73	31"	White Oak	Good, lopsided crown	To Be Removed
74	40"	White Oak	Good, "V" at 10'	To Be Removed
75	41"	White Oak	Good	To Remain
76	37"	White Oak	Good, "V" at 10'	To Remain
77	30"	Yellow Poplar	Fair, rot at base	To Be Removed
78	30"	White Oak	Good	To Remain
79	41.5"	Southern Red Oak	Fair, lost big limb	To Remain
80	34"	Yellow Poplar	Good	To Remain
81	34"	Yellow Poplar	Good	To Be Removed
82	31"	Red Maple	Fair	To Remain
83	39"	Chestnut Oak	Good	To Remain
84	31"	Chestnut Oak	Good	To Be Removed
85	33"	Yellow Poplar	Good	To Be Removed
86	46"	Northern Red Oak	Good	To Remain
87	45"	Yellow Poplar	Fair, rot at base	To Remain
88	45"	Yellow Poplar	Fair	To Be Removed
89	35"	Yellow Poplar	Good	To Remain

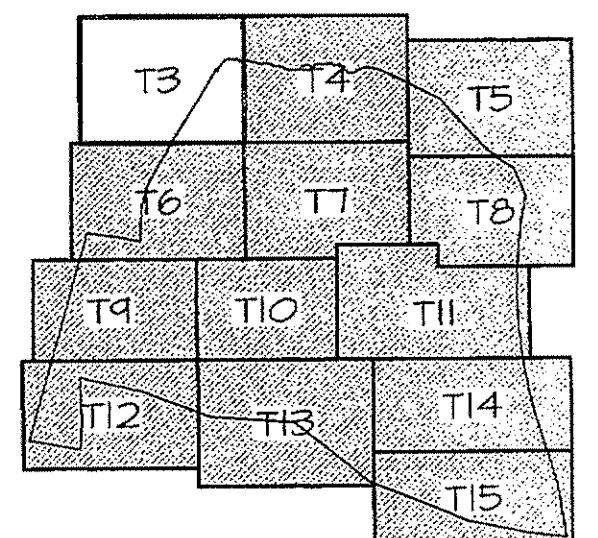
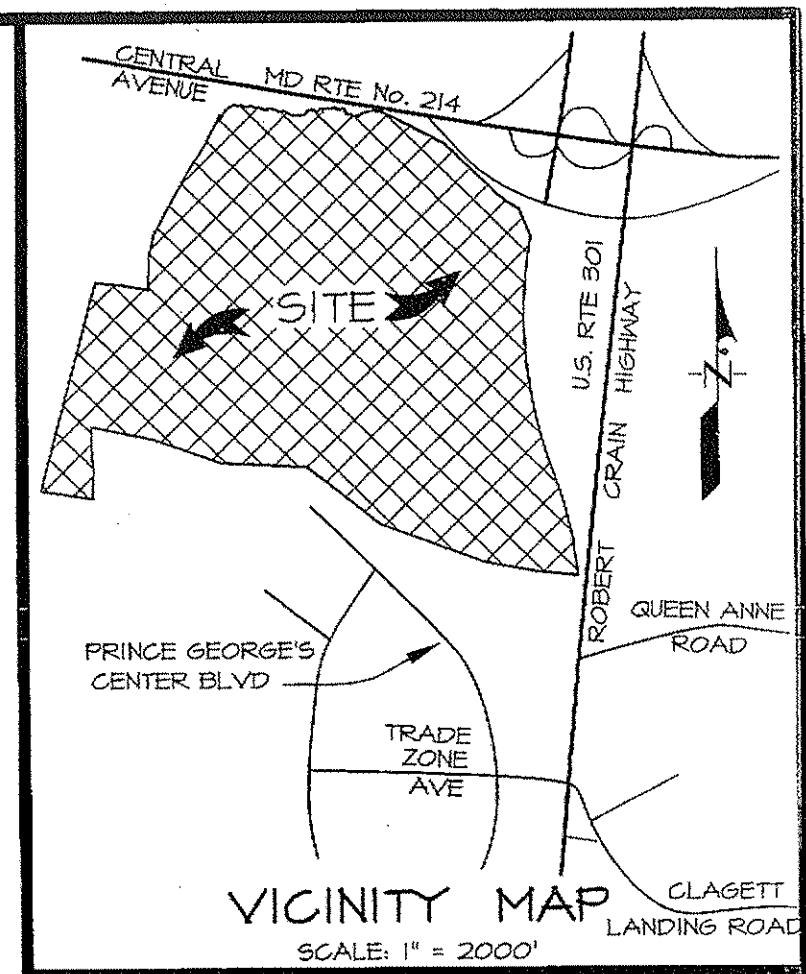
SPECIMEN TABLE				
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55	36.5"	Yellow Poplar	Good	To Remain
56	32.5"	Southern Red Oak	Good	To Be Removed
57	35.5"	Yellow Poplar	Good	To Remain
58	37"	Yellow Poplar	Good	To Remain
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74	40"	White Oak	Good, "V" at 10'	To Be Removed
75	41"	White Oak	Good	To Remain
76	37"	White Oak	Good, "V" at 10'	To Remain
77	30"	Yellow Poplar	Fair, rot at base	To Be Removed
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79	41.5"	Southern Red Oak	Fair, lost big limb	To Remain
80	34"	Yellow Poplar	Good	To Remain
81	34"	Yellow Poplar	Good	To Be Removed
82	31"	Red Maple	Fair	To Remain
83	39"	Chestnut Oak	Good	To Remain
84	31"	Chestnut Oak	Good	To Be Removed
85	33"	Yellow Poplar	Good	To Be Removed
86	46"	Northern Red Oak	Good	To Remain
87	45"	Yellow Poplar	Fair, rot at base	To Remain
88	45"	Yellow Poplar	Fair	To Be Removed
89	35"	Yellow Poplar	Good	To Remain



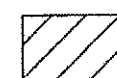
1. Prior to any disturbance of the site, the tree save lines shall be field located by surveying techniques and the appropriate tree protective device (see detail) shall be erected along these designated lines. Only after the tree protective devices have been installed shall any tree cutting or other 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.

DETAIL SHEET
TREE CONSERVATION PLAN TYPE-II
FOR
ROUGH GRADING AND INFRASTRUCTURE
KARINGTON

QUEEN ANNE DISTRICT NO. 7
PRINCE GEORGE'S COUNTY, MARYLAND



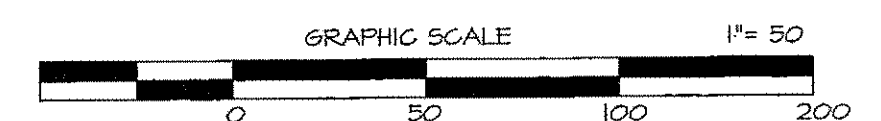
LEGEND

- EX. CONTOUR _____
- PROP. CONTOUR _____ 200 _____
- EX. TRIELINE _____
- LOD _____
- PROPERTY _____
- BOUNDARY _____
- WATERS OF _____
- THE U.S. _____
- STREAM BUFFER _____
- (50') _____ 50 _____
- NONTIDAL _____
- WETLAND _____ 100 _____
- EX. WETLAND _____
- BUFFER (25') _____ 25 _____
- EX. FLOODPLAIN _____
- FP _____
- PRIMARY MANAGEMENT _____
- AREA (PMA) _____ PMA _____
- WOODLAND CLEARING 
- WOODLAND 
- PRESERVATION
- TREE PROTECTION _____ TP _____ TP _____
- FENCE
- TREE PROTECTION _____ (5) _____
- SIGNAGE
- SPECIMEN TREE _____
- (30" DBH OR GREATER) _____
- 65 dBA Ldn _____
- NOISE CONTOUR _____

M-NCPPC	
Prince George's County Planning Department	
Natural Resources Division	
APPROVAL	
TREE CONSERVATION PLAN	
<u>TOP II / 126 / 05</u>	
Approved by	DATE
K. SHOULARS	5-24-06
01	<i>K. Finner</i> 10-15-07
02	
03	
04	
05	
06	

[illegible]

TREE CONSERVATION PLAN TYPE-II
FOR
ROUGH GRADING AND INFRASTRUCTURE
KARINGTON
QUEEN ANNE DISTRICT NO. 7
PRINCE GEORGE'S COUNTY, MARYLAND



T3

TCP SHEET 3 OF 15

WSSC 200' SHEET SERIES 201 NE 13&14, 201 SE 13&14

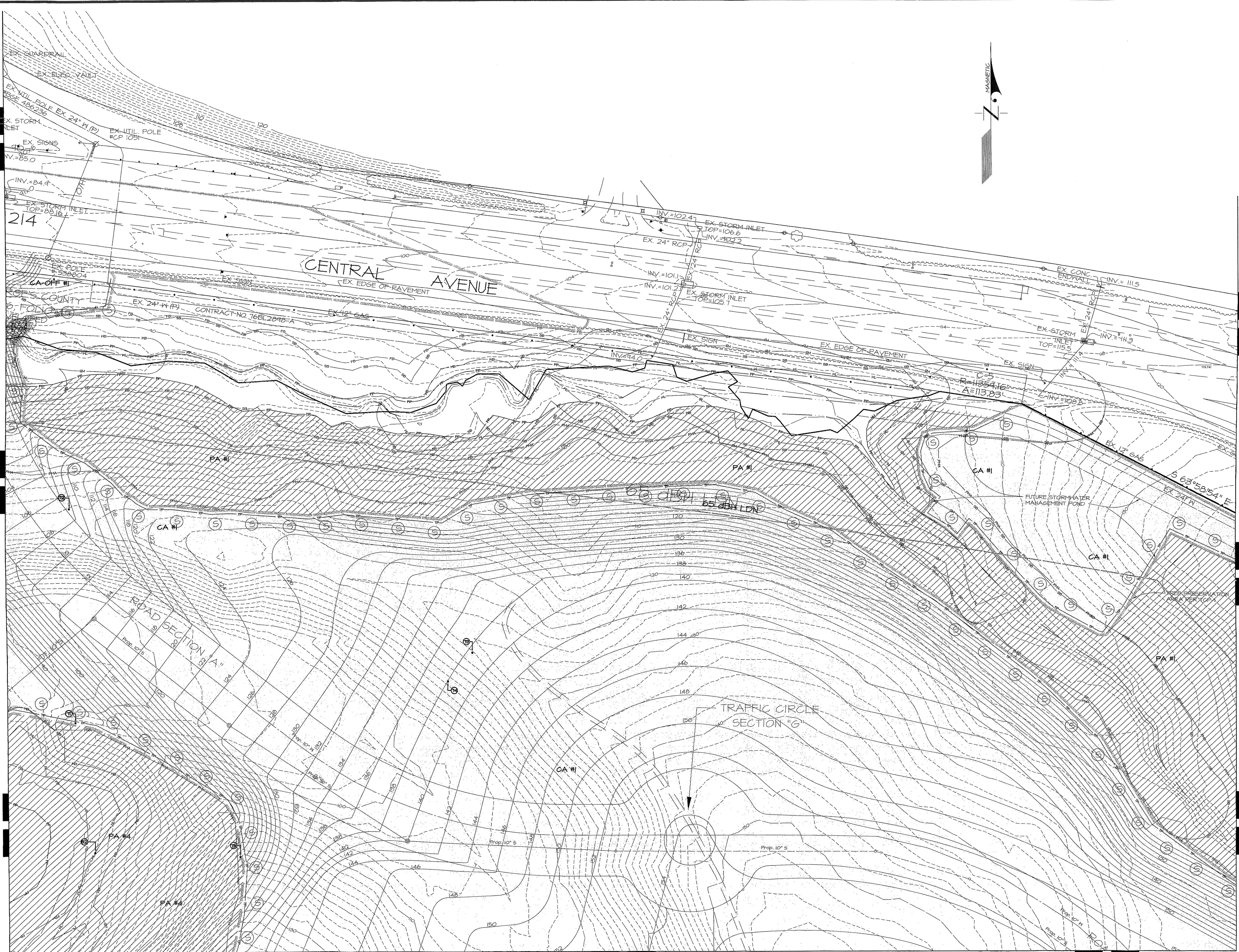
ADC MAP BK LOCATION 21 1-3, D-6

OWNER/DEVELOPER

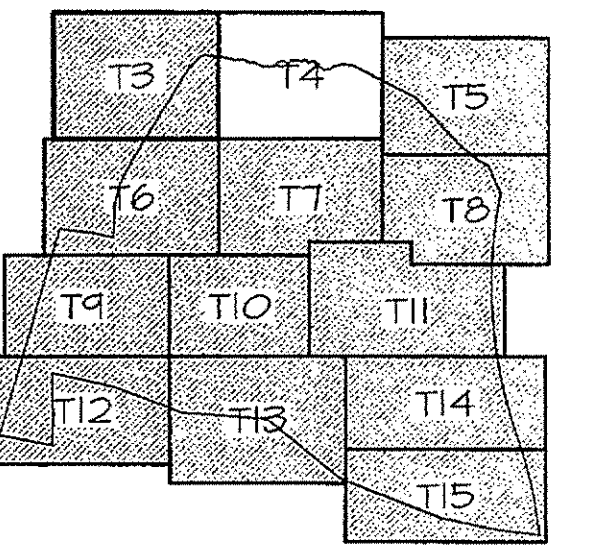
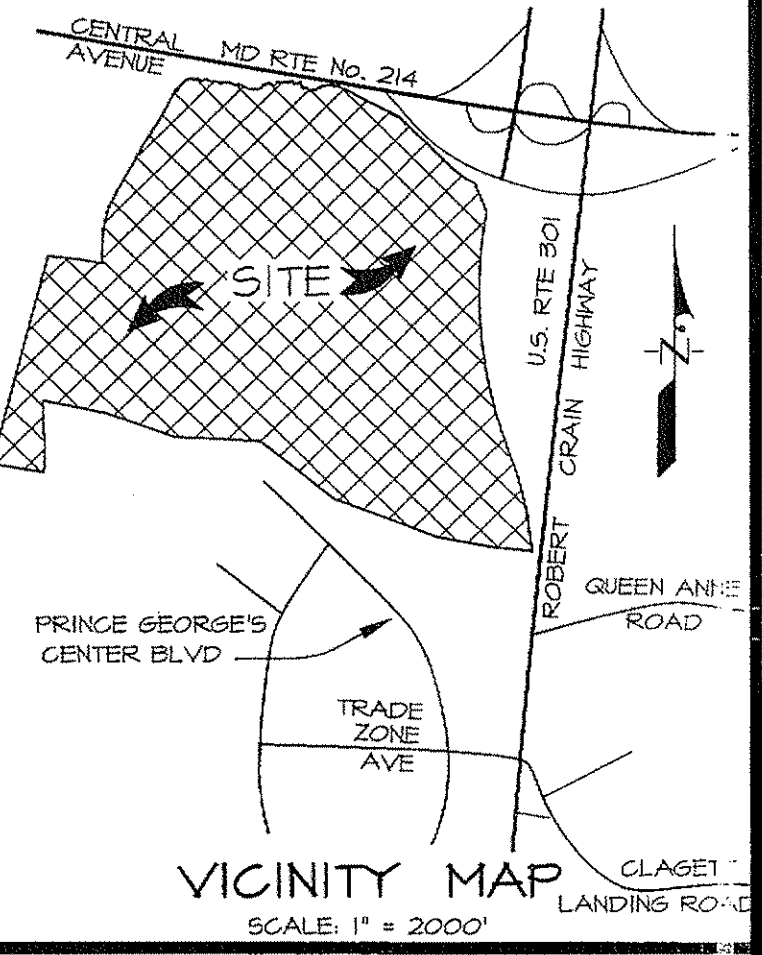
KARINGTON LLC
8181 PROFESSIONAL PLACE
LANDOVER, MD 20785-2226

6/19/167		1721 WOODMORE ROAD, SUITE 200 BETHESDA, MARYLAND 20814	
DATE	6/16/07	Revised to include the floodplain in the wet tract per HP-500.	K-J M
	4/21/06	Revised per MCKP/EP Env. Planning meeting on 4/21/06	MRS
	1/26/06	Revised per MCKP/EP Resolution	MRS
	10/11/05	Revised per MCKP/EP Env. Planning committee dated 10/05/05	MRS
DATE	DESCRIPTION		BY
<i>Megan Reider</i> Megan Reider Qualified Professional CDMAR 08-18-05-01 DATE LINE 2005			
HP-500 SHEETS, TCRP183 dwg. 6, 6/15/2007, 7/5/97-98, mar.melen REVISIONS			
1721 WOODMORE ROAD, SUITE 200 BETHESDA, MARYLAND 20814 DATE LINE 2005		BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE: (301) 440-8800 COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC. DESIGNED BY: BETHESDA/MD/REIDERS BY: J. BOJOS DRAWN BY: MRS. L. MRS. MRS. SCALE: 1" = 50' DATE LINE 2005 DRG. NO. 54.025-Z	

MATCH LINE "F-F" (SEE SHEET T3, BDAI DWS. NO. 54.025-Z)



MATCH LINE "G-G" (SEE SHEET T5, BDAI DWS. NO. 54.027)

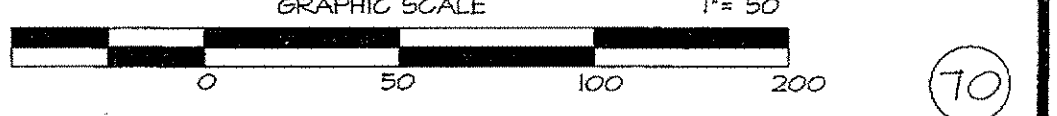


- LEGEND**
- EX. CONTOUR
 - PROP. CONTOUR
 - EX. TREELINE
 - LOD
 - PROPERTY BOUNDARY
 - WATERS OF THE U.S.
 - STREAM BUFFER (50')
 - NONTIDAL WETLAND
 - EX. WETLAND BUFFER (25')
 - EX. FLOODPLAIN
 - PRIMARY MANAGEMENT AREA (PMA)
 - WOODLAND CLEARING
 - WOODLAND PRESERVATION
 - TREE PROTECTION FENCE
 - TREE PROTECTION SIGNAGE
 - SPECIMEN TREE (30" DBH OR GREATER)
 - 65 dBA Ldn NOISE CONTOUR

M-NCPPC Prince George's County Planning Department Natural Resources Division	
APPROVAL	
TREE CONSERVATION PLAN	
TOP II / 126 / 05	
Approved by	DATE
1. S. J. JONES	5-24-05
01. J. JONES	10-15-07
02.	
03.	
04.	
05.	
06.	

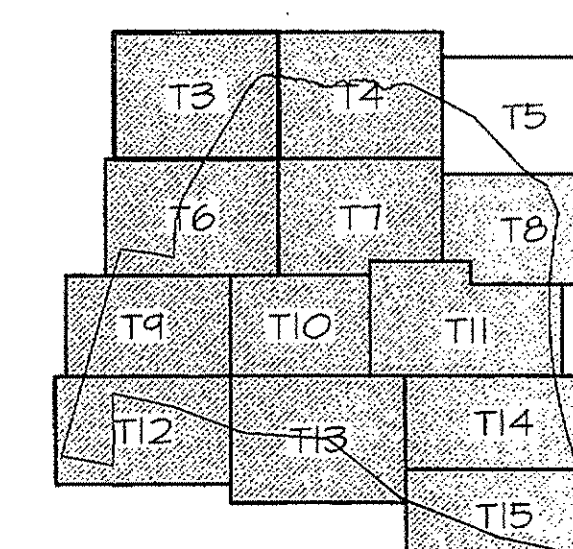
M.N.C.P.P.C. APPROVALS			
PROJECT NAME: KARINGTON			
PROJECT NUMBER: DSP-05042			
For Conditions of Approval see Site Plan, Civil, Sheet, or Approval Sheet.			
For Signature Lines, See Note 10 on this sheet.			
Approval of	Approval Date	Reviewer's Signature	Registration Date
01-05-05	SA		07-11-05

TREE CONSERVATION PLAN TYPE-II
FOR
ROUGH GRADING AND INFRASTRUCTURE
KARINGTON
QUEEN ANNE DISTRICT NO. 7
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER/DEVELOPER
KARINGTON LLC
8181 PROFESSIONAL PLACE
LANDOVER, MD 20785-2226

TCP SHEET 4 OF 15 T4		1721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20701	
DATE	6/19/07	REVISION	1
DATE	6/6/07	REVISION	2
DATE	4/27/06	REVISION	3
DATE	1/26/06	REVISION	4
DATE	10/11/05	REVISION	5
DATE		REVISION	6
DATE		REVISION	7
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DATE		REVISION	100

[illegible]

GRAPHIC SCALE 1" = 50'

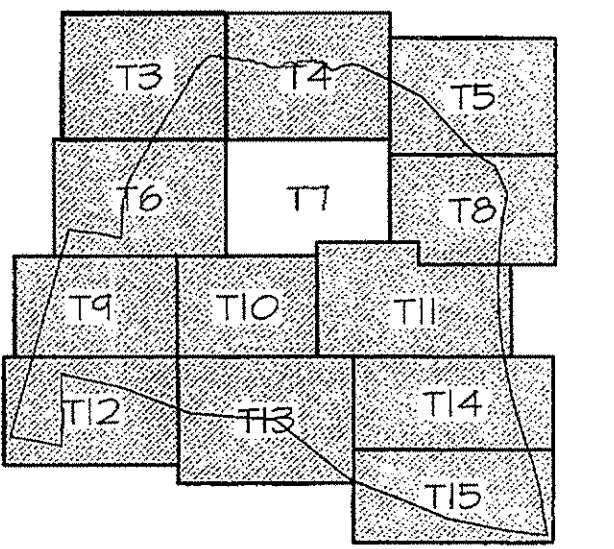
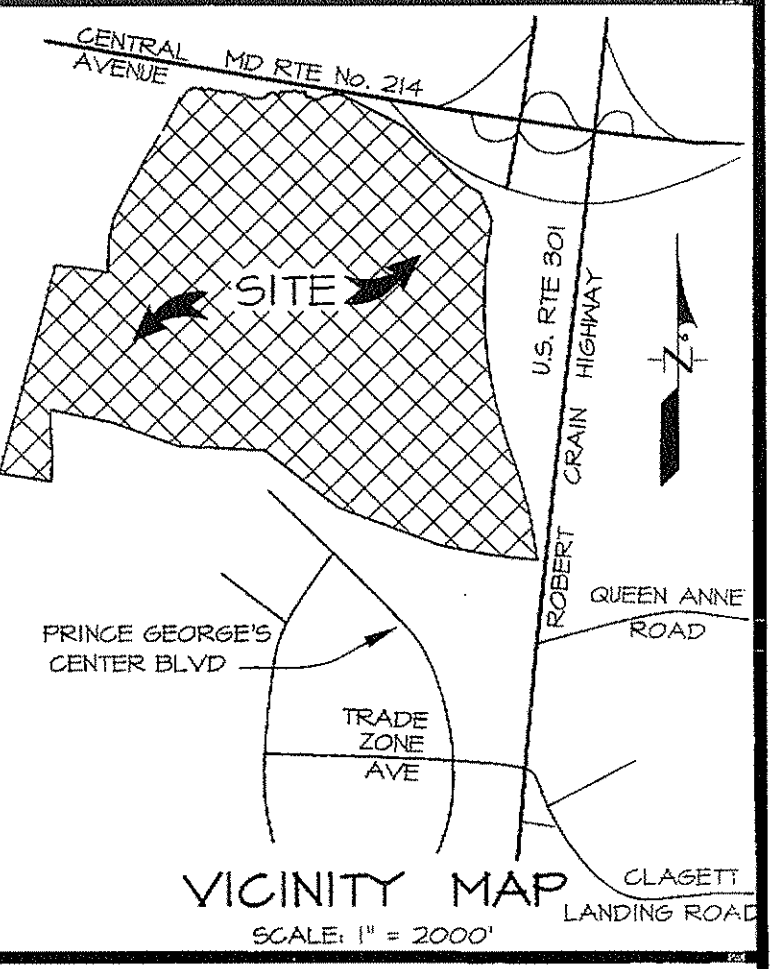


A horizontal scale bar with alternating black and white segments. Below the bar, the numbers 0, 50, and 100 are printed, indicating distances in feet. The total length of the bar represents 100 feet.

JPSG 2001 SHEET SERIES 201 NE 13414, 201 SE 13414 ADC MAP BAK LOCATION 201 I-3-D-S
 ce 119 100 DATE
 6/6/07 Reviewed to include the floodplain in the net tract per HD-350 JMR
 4/21/06 Issued per INCPG Final Plan, Planning meeting on 4/21/06 KLM
 1/26/06 Revised per INCPG Resolution JMR
 10/11/05 Revised per INCPG Final Plan, Planning committee dated 10/05/05 JMR
 DATE DESCRIPTION BY
 REVISIONS
 1 1" = 50' DATE 10/05/05 54.021-2
 2 1" = 50' DATE 10/05/05 54.021-2
 3 1" = 50' DATE 10/05/05 54.021-2
 4 1" = 50' DATE 10/05/05 54.021-2
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 15 1" = 50' DATE 10/05/05 54.021-2
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 18 1" = 50' DATE 10/05/05 54.021-2
 19 1" = 50' DATE 10/05/05 54.021-2
 20 1" = 50' DATE 10/05/05 54.021-2
 21 1" = 50' DATE 10/05/05 54.021-2
 22 1" = 50' DATE 10/05/05 54.021-2
 23 1" = 50' DATE 10/05/05 54.021-2
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 89 1" = 50' DATE 10/05/05 54.021-2
 90 1" = 50' DATE 10/05/05 54.021-2
 91 1" = 50' DATE 10/05/05 54.021-2
 92 1" = 50' DATE 10/05/05

OWNER/DEVELOPER
KARINGTON LLC
8181 PROFESSIONAL PLACE
LANDOVER, MD 20785-2226

MATCH LINE "A-A" (SEE SHEET T4, BDAI DWG. NO. 54.026-Z)



KEY MAP
SCALE: 1" = 2000'

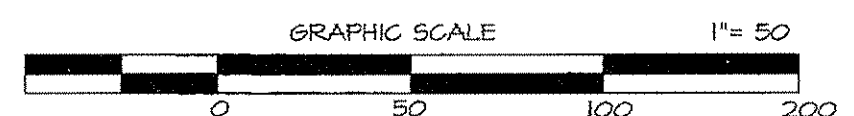
LEGEND

- EX. CONTOUR
- PROP. CONTOUR 200
- EX. TREELINE
- LOD
- PROPERTY BOUNDARY
- WATERS OF THE U.S.
- STREAM BUFFER (50')
- NONTIDAL WETLAND
- EX. WETLAND BUFFER (25')
- EX. FLOODPLAIN
- PRIMARY MANAGEMENT AREA (PMA)
- WOODLAND CLEARING
- WOODLAND PRESERVATION
- TREE PROTECTION FENCE
- TREE PROTECTION SIGNAGE
- SPECIMEN TREE (30" DBH OR GREATER)
- 65 dBA Ldn NOISE CONTOUR

Prince George's County Planning Department Natural Resources Division	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II / 128 / 05	
Approved by	DATE
K. SHIGLAR	5-24-05
01	10/15/07
02	
03	
04	
05	
06	

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: KARINGTON			
PROJECT NUMBER: DSE-05042			
For Conditions of Approval see Site Plan Sheet or Approval Sheet			
The Revisions Listed Below Refer to this Sheet.			
Approval #	Signature	Reviewer's Signature	Reviewer's Title
01			
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN TYPE-II
FOR
ROUGH GRADING AND INFRASTRUCTURE
KARINGTON
QUEEN ANNE DISTRICT NO. 7
PRINCE GEORGE'S COUNTY, MARYLAND



T7

TCP SHEET 7 OF 15

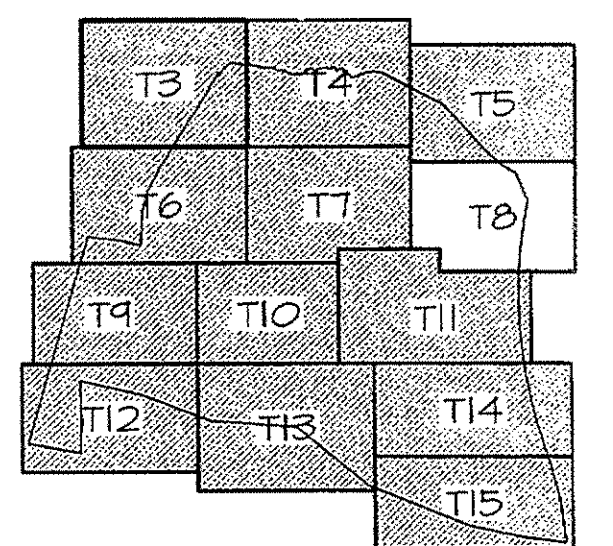
MSSG 200' SHEET SERIES 201 NE 1B114, 201 SE 1B114, ADC MAP BK LOCATION 21-L-3, D-6

OWNER/DEVELOPER
KARINGTON LLC
8101 PROFESSIONAL PLACE
LANDOVER, MD 20785-2226

DATE	6/6/07	Revised to include the floodplain in the net tract per HB-558	KJM
DATE	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR
DATE	1/26/06	Revised per MNCPPC Resolution	MR
DATE	10/11/05	Revised per MNCPPC Env. Planning comments dated 10/05/05	MR
DATE	08/19/05	Revised per MNCPPC Env. Planning comments dated 08/19/05	MR
DESCRIPTION	REVISIONS		
DATE	JUNE 2005	DATE	JUNE 2005

L:\105-PROJ\B01051-LD0\SHREETS\TCP107.dwg: 6/15/2007 7:58:42 AM, mark

MATCH LINE "G-G" (SEE SHEET T7. BDAI DWG. NO 54.029-Z)



KEY MAP
SCALE: 1" = 2000'

EX. CONTOUR _____
 PROP. CONTOUR _____ 200 _____
 EX. TREELINE _____
 LOD _____
 PROPERTY _____
 BOUNDARY _____
 WATERS OF _____
 THE U.S. _____
 STREAM BUFFER _____
 (50') _____ 50 _____
 NONTIDAL _____
 WETLAND _____ PL _____
 EX. WETLAND _____
 BUFFER (25') _____ PD _____
 EX. FLOODPLAIN _____ _____
 PP _____
 PRIMARY MANAGEMENT _____
 AREA (PMA) _____ PMA _____
 WOODLAND CLEARING _____
 WOODLAND _____
 PRESERVATION _____
 TREE PROTECTION _____
 FENCE _____ TP _____ TP _____
 TREE PROTECTION _____
 SIGNAGE _____ (S)
 SPECIMEN TREE _____
 (30" DBH OR GREATER) _____
 65 dBA Ldn _____
 NOISE CONTOUR _____

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

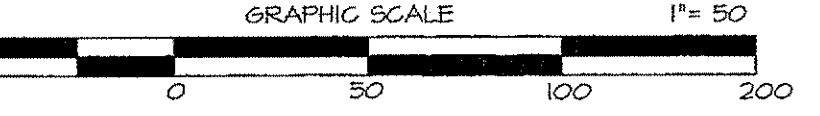
APPROVAL

TREE CONSERVATION PLAN -
TCP II / 126 / 05

	APPROVED by	DATE
Q1	K. SHOULARS	5-24-08
Q2	<i>[Signature]</i>	10-15-07
Q3		
Q4		
Q5		
Q6		

[illegible]

TREE CONSERVATION PLAN TYPE-II
FOR
ROUGH GRADING AND INFRASTRUCTURE
KARINGTON
QUEEN ANNE DISTRICT NO. 7
PRINCE GEORGE'S COUNTY, MARYLAND



T8
TCP SHEET 8 OF 15

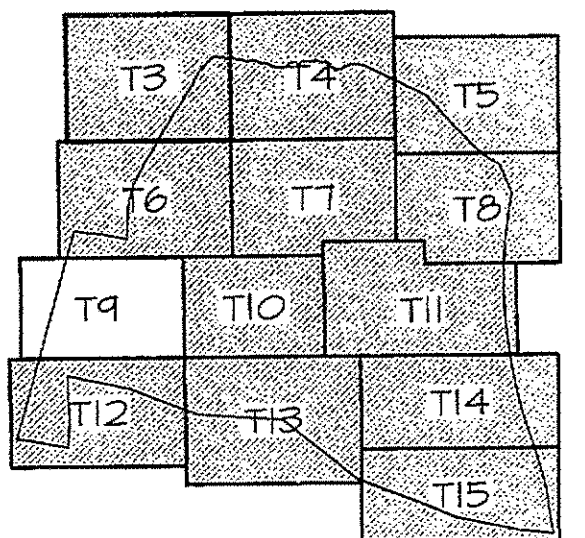
OWNER/DEVELOPER
KARINGTON LLC
8181 PROFESSIONAL PLACE
LANDOVER, MD 20785-2226

6/19/07		1721 WOODBINE ROAD, SUITE 200 METCALFE, MARYLAND 20721	
DATE	6/6/07	KJM	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners
	4/21/06	MR	TELEPHONE (301) 580-0000
	1/26/06	MR	COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC. ALL RIGHTS RESERVED BY THE ASSOCIATION OF PROFESSIONAL ENGINEERS AND SURVEYORS
Maxine Reiser Magna Release Qualified Professional COMAR 08.19.06.01	10/11/05	BY	SCALE 1" = 50' 4-B01051 DATE JUNE 2005 DRCG, INC. 54-030-2
REVISIONS			
L:\LDS-PROJ\B01051-LDS-SHEETS\VCPIB08.dwg, 6/15/2007 7:58:00 AM, ml_marken			

VICINITY MAP

SCALE: 1" = 2000'

The map shows a hatched area labeled "SITE" located between Central Avenue and Prince George's Center Blvd. Trade Zone Ave runs vertically through the site. Clagett Landing Road is shown at the bottom right. A north arrow and a scale bar are also present.



KEY MAP
SCALE: 1" = 2000'

EX. CONTOUR -----

PROP. CONTOUR ----- 200 -----

EX. TREELINE -----

L/D -----

PROPERTY
BOUNDARY -----

WATERS OF
THE U.S. -----

STREAM BUFFER
(50') ----- 50 -----

NONTIDAL
WETLAND ----- PL -----

EX. WETLAND
BUFFER (25') ----- PB -----

EX. FLOODPLAIN ----- PF -----

PRIMARY MANAGEMENT
AREA (PMA) ----- PMA -----

WOODLAND CLEARINGS

WOODLAND
PROTECTION

TREE PROTECTION
FENCE ----- TP ----- TP -----

TREE PROTECTION
SIGNAGE

SPECIMEN TREE
(30" DBH OR GREATER)

65 dBA Ldn
NOISE CONTOUR -----

65 dBA Ldn
NOISE CONTOUR -----

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

APPROVAL

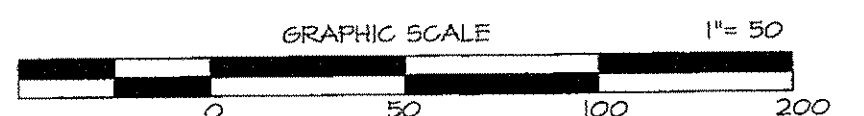
TREE CONSERVATION PLAN

TCP II / 126 / 05

	Approved by	DATE
	K. SHOULARS	5-24-06
01	<i>K. Smith</i>	<i>10-15-07</i>
02		
03		
04		
05		
06		

[illegible]

TREE CONSERVATION PLAN TYPE-II
FOR
ROUGH GRADING AND INFRASTRUCTURE
KARINGTON
QUEEN ANNE DISTRICT NO. 7
PRINCE GEORGE'S COUNTY, MARYLAND



TCP SHEET 9 OF 15

WSSC 200' SHEET SERIES 201 NE 13414, 201 SE 13414

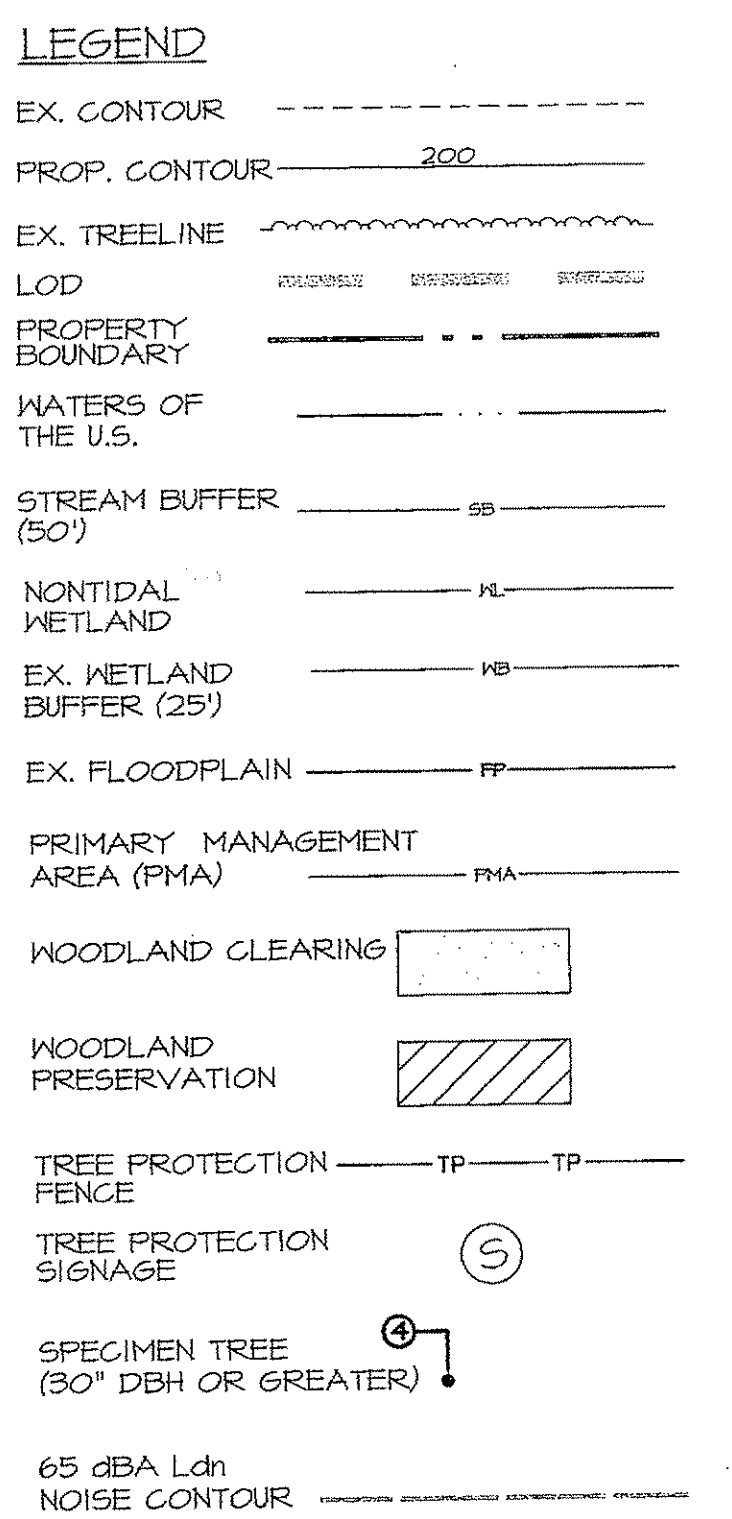
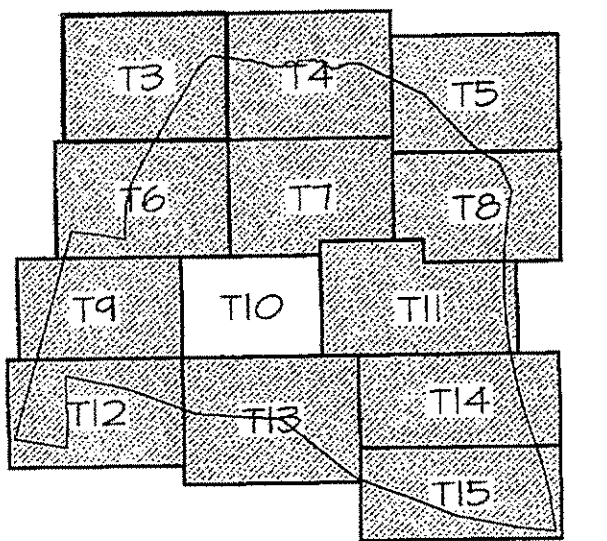
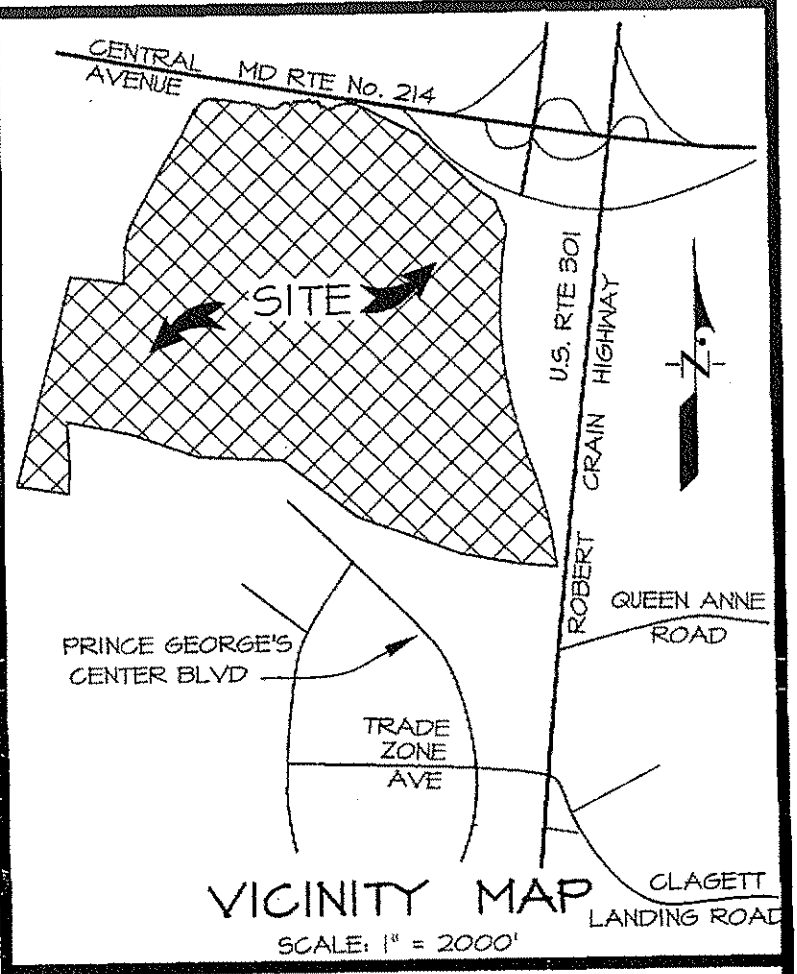
ADC MAP BK LOCATION 21 1-3, D-6

ADC MAP BK LOCATION 21 1-3, D-6

OWNER/DEVELOPER

KARINGTON LLC
8181 PROFESSIONAL PLACE
LANDOVER, MD 20785-2226

6/19/07	DATE	1721 WOODMERE ROAD, SUITE 200 HOUSTON, TEXAS 77057	BEN DYER ASSOCIATES, INC.
6/16/07	Revised to include the floodplain in the net tract per H-556	KJM	Engineers / Surveyors / Planners
4/21/06	Revised per MGCPC Env. Planning meeting on 4/21/06	MR	TELEPHONE (713) 690-0000
1/26/06	Revised per MGCPC Resolution	MR	COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC.
10/10/05	Revised per MGCPC Env. Planning comments dated 10/10/05	MR	PROJECT PREPARED BY / DESIGNED BY / CHECKED BY
DATE	DESCRIPTION	DATE	J-B01051
	REVISIONS	BY	1" = 30'
		DATE	5/10/07
			54.031-Z



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

APPROVAL

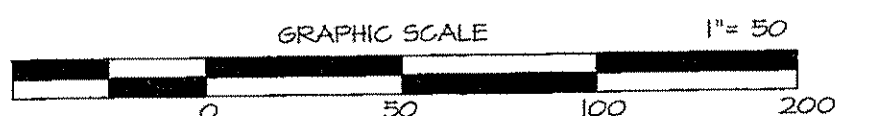
TREE CONSERVATION PLAN

TOP II / 126 / 05

	Approved by	DATE
	K. SHOULARS	5-24-06
01	<i>K. Fumh</i>	10-15-07
02		
03		
04		
05		
06		

[illegible]

TREE CONSERVATION PLAN TYPE-II
FOR
ROUGH GRADING AND INFRASTRUCTURE
KARINGTON
QUEEN ANNE DISTRICT NO. 7
PRINCE GEORGE'S COUNTY, MARYLAND



TIO

TCP SHEET 10 OF 15

M55C 200" SHEET SERIES 201 NE 13414, 201 SE 13414 ADC MAP BK LOCATION 21 1-3, D-6

Ca 1/19/07



0
50
100
200

DATE	DESCRIPTION	BY
6/6/07	Revised to include the Floodplain in the net tract per HB-266	KJM
4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR
1/26/06	Revised per MNCPPC Resolution	MR
10/10/05	Revised per MNCPPC Env. Planning comments dated 10/05/05	MR

Morgan Reiser

Morgan Reiser
Qualified Professional
CWA# 58 19 06 01

7021 WILMINGTON ROAD, SUITE 200
MICHTELVILLE, MARYLAND 20721

BEN DYER ASSOCIATES, INC.
Engineers & Surveyors / Planners
TELEPHONE (301) 430-4200

COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC.
DRAWN BY DESIGNED BY CHECKED BY
SCALE 1" = 50' **J-B01051**

DATE **JUNE 2005** **54-092-Z**

105-PRWA-BF01051-105 SHEETS TCP1014.dwg, 6/15/2007 7:53:56 AM, mar ken

OWNER/DEVELOPER
KARINGTON LLC
8181 PROFESSIONAL PLACE
LANDOVER, MD 20785-2226

MATCH LINE "H-H" (SEE SHEET T9, BDAI DWG. NO. 54.031-Z)

MATCH LINE "1-1" (SEE SHEET T11, BDAI DWG. NO. 54.033-Z)

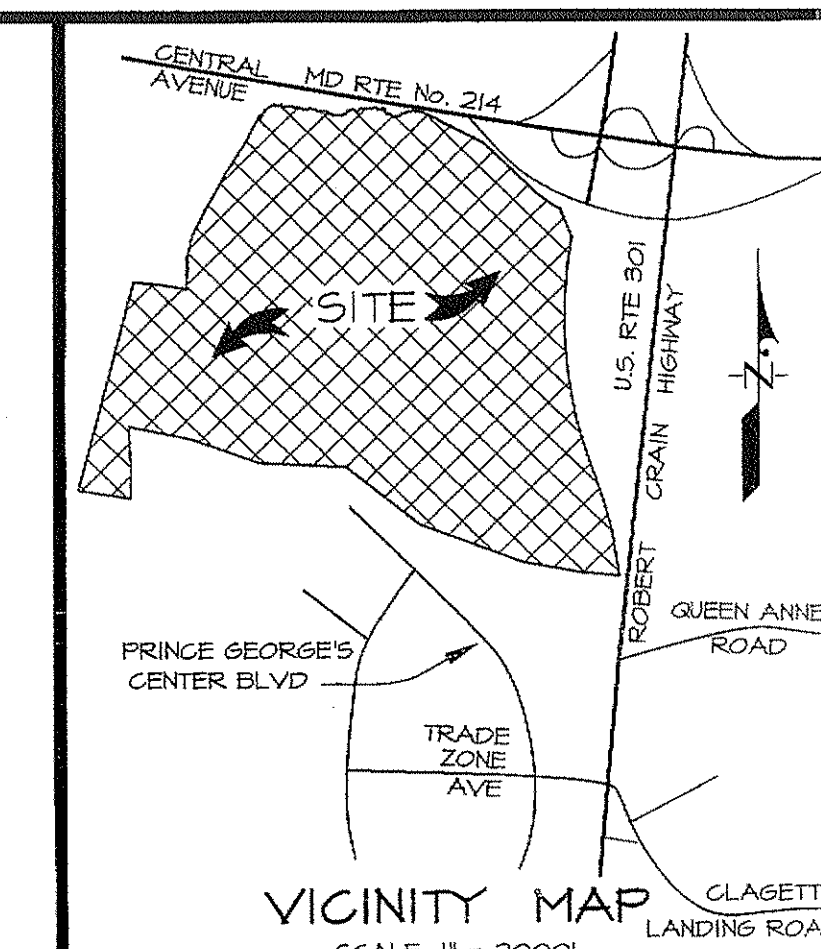
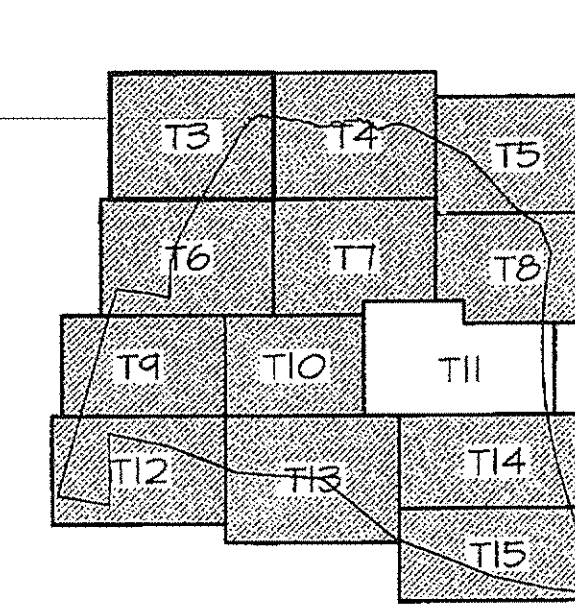
MATCH LINE "C-C" (SEE SHEET T6, BDAI DWG. NO. 54.028-Z)

MATCH LINE "C-C" (SEE SHEET TT, BDAI DWG. NO. 54.029-Z)

MATCH LINE "D-D" (SEE SHEET T13, BDAI DWG. NO. 54.035-Z)

MATCH LINE "C-C" (SEE SHEET T7, BDAI DWG. NO. 54.024-Z)

- LEGEND**
- | | | | |
|-------------------------------|-----|------------------------------------|----------|
| EX. CONTOUR | --- | WOODLAND CLEARING | [Symbol] |
| PROP. CONTOUR | --- | WOODLAND PRESERVATION | [Symbol] |
| EX. TREELINE | --- | TREE PROTECTION FENCE | TP-TP |
| LOD | --- | TREE PROTECTION SIGNAGE | (S) |
| PROPERTY BOUNDARY | --- | SPECIMEN TREE (30" DBH OR GREATER) | (S) |
| WATERS OF THE U.S. | --- | 65 dBA Ldn NOISE CONTOUR | --- |
| STREAM BUFFER (50') | --- | | |
| NONTIDAL WETLAND | --- | | |
| EX. WETLAND BUFFER (25') | --- | | |
| EX. FLOODPLAIN | --- | | |
| PRIMARY MANAGEMENT AREA (PMA) | --- | | |



MATCH LINE "C-C" (SEE SHEET T8, BDAI DWG. NO. 54.030-Z)

MATCH LINE "I-I" (SEE SHEET T10, BDAI DWG. NO. 54.032-Z)

MATCH LINE "D-D" (SEE SHEET T13, BDAI DWG. NO. 54.035-Z)

MATCH LINE "D-D" (SEE SHEET T14, BDAI DWG. NO. 54.036-Z)

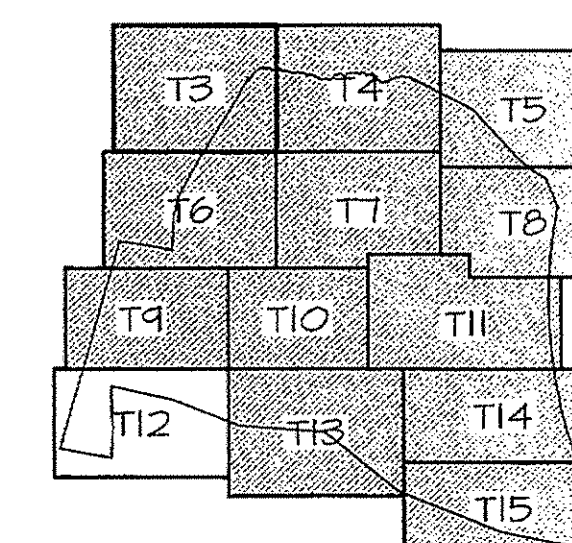
M-NCPCC Prince George's County Planning Department Natural Resources Division	
APPROVAL	
TREE CONSERVATION PLAN	
TOP 1 / 126 / 05	
Approved by	DATE
K. SHOULDERS	5-24-06
01	10-15-07
02	
03	
04	
05	
06	

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: KARINGTON			
PROJECT NUMBER: DSP-05042			
For Conditions of Approval and State Plan Check, Refer to Attached Sheet			
For Non-tidal Waters State Approval, Refer to USGS Sheet			
Revised	Approved	Revised	Approved
01-05-06	S.A.	01-05-06	

OWNER/DEVELOPER
KARINGTON LLC
8181 PROFESSIONAL PLACE
LANDOVER, MD 20785-2226

TREE CONSERVATION PLAN TYPE-II
FOR
ROUGH GRADING AND INFRASTRUCTURE
KARINGTON
QUEEN ANNE DISTRICT NO. 7
PRINCE GEORGE'S COUNTY, MARYLAND

T11 TOP SHEET 11 OF 15		GRAPHIC SCALE 0 50 100 200 1" = 50'	
MDC 2001 SHEET SERIES 201 NE 13414, 201 SE 13414		ADJ. MAP BK. LOCATION 21-1-3, D-6	
DATE	6/15/07	DATE	6/15/07
REVISIONS		REVISIONS	
1/26/06	Revised to include the Floodplain in the net trap on HP-500	1/26/06	Revised to include the Floodplain in the net trap on HP-500
10/11/05	Revised per MNCPPC Env. Planning meeting on 4/21/06	10/11/05	Revised per MNCPPC Env. Planning meeting on 4/21/06
10/11/05	Revised per MNCPPC Resolution	10/11/05	Revised per MNCPPC Resolution
10/11/05	Revised per MNCPPC Env. Planning comments dated 10/29/05	10/11/05	Revised per MNCPPC Env. Planning comments dated 10/29/05
DATE	6/15/07	DATE	6/15/07
BY	MR. [Signature]	BY	MR. [Signature]
DATE	JUNE 2005	DATE	JUNE 2005



KEY MAP
SCALE: 1" = 2000'

LEGEND

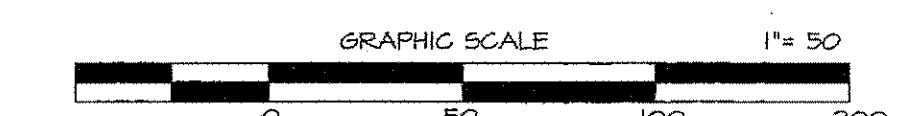
-
- EX. CONTOUR _____
- PROP. CONTOUR _____ 200 _____
- EX. TREELINE _____
- LOD _____ E80000 _____ E800000 _____ 8-10-12 _____
- PROPERTY BOUNDARY _____ 11 _____
- WATERS OF THE U.S. _____
- STREAM BUFFER (50') _____ 50 _____
- NONTIDAL WETLAND _____ PL _____
- EX. WETLAND BUFFER (25') _____ PB _____
- EX. FLOODPLAIN _____ FP _____
- PRIMARY MANAGEMENT AREA (PMA) _____ PMA _____
- WOODLAND CLEARING _____
- WOODLAND PRESERVATION _____
- TREE PROTECTION FENCE _____ TP _____ TP _____
- TREE PROTECTION SIGNAGE _____ (S) _____
- SPECIMEN TREE (30' DBH OR GREATER) _____
- 65 dBA Ldn NOISE CONTOUR _____

MATCH LINE "H-H" (SEE SHEET T13, BDA| DWS. NO. 54 035-Z)

"COLLINGTON CENTER"

TREE CONSERVATION PLAN TYPE-II
FOR
ROUGH GRADING AND INFRASTRUCTURE
KARINGTON

QUEEN ANNE DISTRICT NO. 7
PRINCE GEORGE'S COUNTY, MARYLAND



T12
TCP SHEET 12 OF 15

WSSC 200' SHEET SERIES 201 NE 13&14, 201 SE 13&14 · ADC MAP BK LOCATION 21 I-3, D-6

6/19/07				7847 WOODBONE ROAD, SUITE 200 MIDLAND VALLEY, TEXAS 79701	
DATE	6/16/07	Revised to include the Hoodlump in the net tract per HB-1036	KJM	BEN DYER ASSOCIATES, INC.	
	4/21/06	Revised per MCHCPC Inv. Planning meeting on 4/21/06	MR	Engineers / Surveyors / Planners	
	1/26/06	Revised per MCHCPC Resolution	MR	TELEPHONE (800) 490-4900	
	10/11/05	Revised per MCHCPC Inv. Planning comments dated 10/10/05	MR	COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC.	
Megan Raiser	DATE	DESCRIPTION	BY	J-BOLDS	
Qualified Professional COMAR 05.19.06.01		REVISIONS		SCALE = "1" = 50'	
COURT REPORT BY JAMES B. BOLDS				DATE	DRAWN NO.
		THIS SURVEY, TOPGRAPHIC DATE 6/19/2007, 7:00:00 AM, MARKED		JUNE 2005	54034-Z

[illegible]

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

APPROVAL

TREE CONSERVATION PLAN

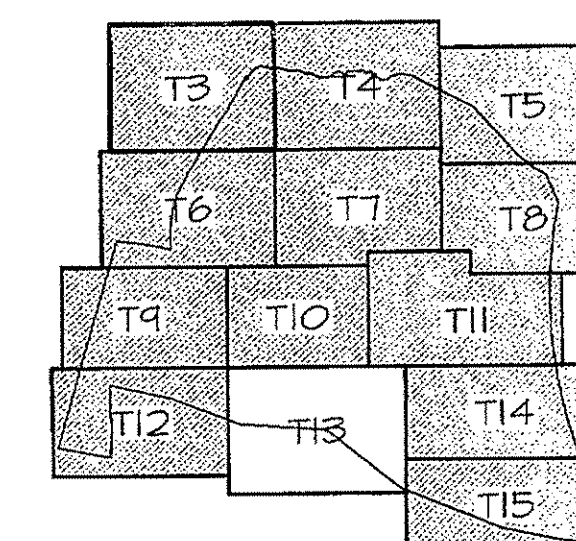
TCP II / 126 / 05

Approved by _____ DATE _____
K. SHOULARS 5-24-05

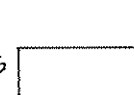
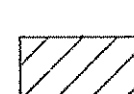
01	<i>JP mla</i>	<i>10:15.0</i>
02		
03		
04		
05		

OWNER/DEVELOPER
KARINGTON LLC
8181 PROFESSIONAL PLACE
LANDOVER, MD 20785-2226

WSSC 200' SHEET SERIES
6/19/07
DATE
Megan Reiser
Megan Reiser
Qualified Professional
COMAR 08.19.06.01



KEY MAP
SCALE: 1" = 2000'

- LEGEND**
- EX. CONTOUR _____
- PROP. CONTOUR _____ 200 _____
- EX. TREELINE _____
- LOD _____
- PROPERTY BOUNDARY _____
- WATERS OF THE U.S. _____
- STREAM BUFFER (50') _____ 50 _____
- NONTIDAL METLAND _____ XL _____
- EX. WETLAND BUFFER (25') _____ 25 _____
- EX. FLOODPLAIN _____ TP _____
- PRIMARY MANAGEMENT AREA (PMA) _____ PMA _____
- WOODLAND CLEARING 
- WOODLAND PRESERVATION 
- TREE PROTECTION FENCE _____ TP _____ TP _____
- TREE PROTECTION SIGNAGE 
- SPECIMEN TREE (50' DBH OR GREATER) 
- 65 dBA Ldn
NOISE CONTOUR _____

	M-NCPPC	
	Prince George's County Planning Department	
	Natural Resources Division	
	APPROVAL	
	TREE CONSERVATION PLAN	
	<u>TCP II / 126 / 05</u>	
	Approved by	DATE
	K. SHOULERS	5-24-05
01	<i>[Signature]</i>	10-15-05
02		
03		
04		
05		
06		

[illegible]

GRAPHIC SCALE 1" = 50'

0 50 100 200

T13
TOP SHEET 13 OF 15

TREE CONSERVATION PLAN TYPE-II
 FOR
 ROUGH GRADING AND INFRASTRUCTURE
 KARINGTON
 QUEEN ANNE DISTRICT NO. 7
 PRINCE GEORGE'S COUNTY, MARYLAND

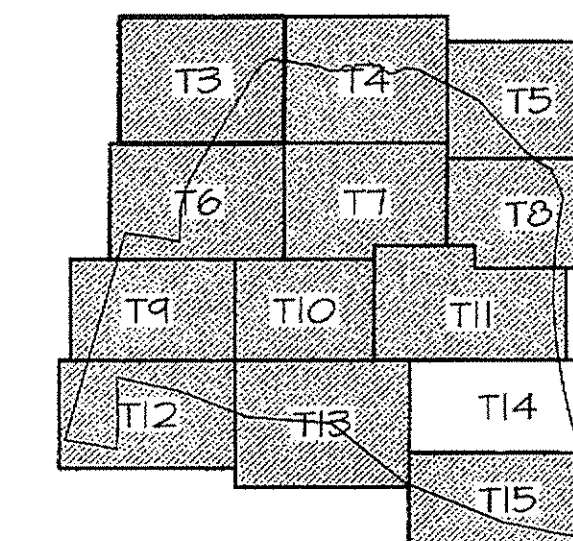
OWNER/DEVELOPER
KARINGTON LLC
8181 PROFESSIONAL PLACE
LANDOVER, MD 20785-2226

2002-2003 SILENT SESSIONS 201 NE 12141 201 SE 12141 A700 MAP REC LOCATION 21-118-00		17271 WOODMERE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20701	
6/19/07 DATE	6/6/07 Revisited to include the floodplain in the net tract per HHS-880	6/27/06 Revisited per HNSGPE net. Planning meeting on 4/27/06	C-1 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners Telephone 301 430-0000
12/26/06 Revisited per HNSGPE Resolution	10/11/05 Revisited per HNSGPE net. Planning comments dated 10/25/05	12/26/06 Revisited per HNSGPE Resolution	COPYRIGHT © 2006 BEN DYER ASSOCIATES DRAWN BY: [redacted] CHECKED BY: [redacted] SCALE: 1" = 50' BY: [redacted] MRS. [redacted] J-B01
08/19, 06.01 DATE	DEVISIONS	08/19, 06.01 DATE	JUNE 2005 54,035

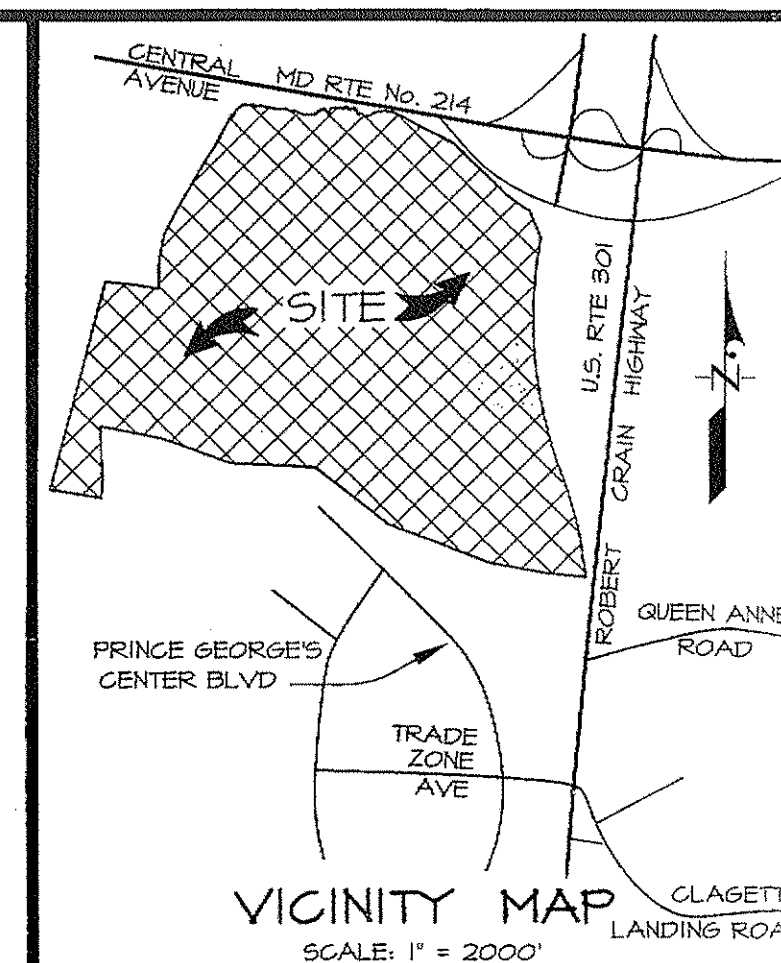
MATCH LINE "J-J" (SEE SHEET T13, BDAI DWG. NO. 54.035-Z)

LEGEND

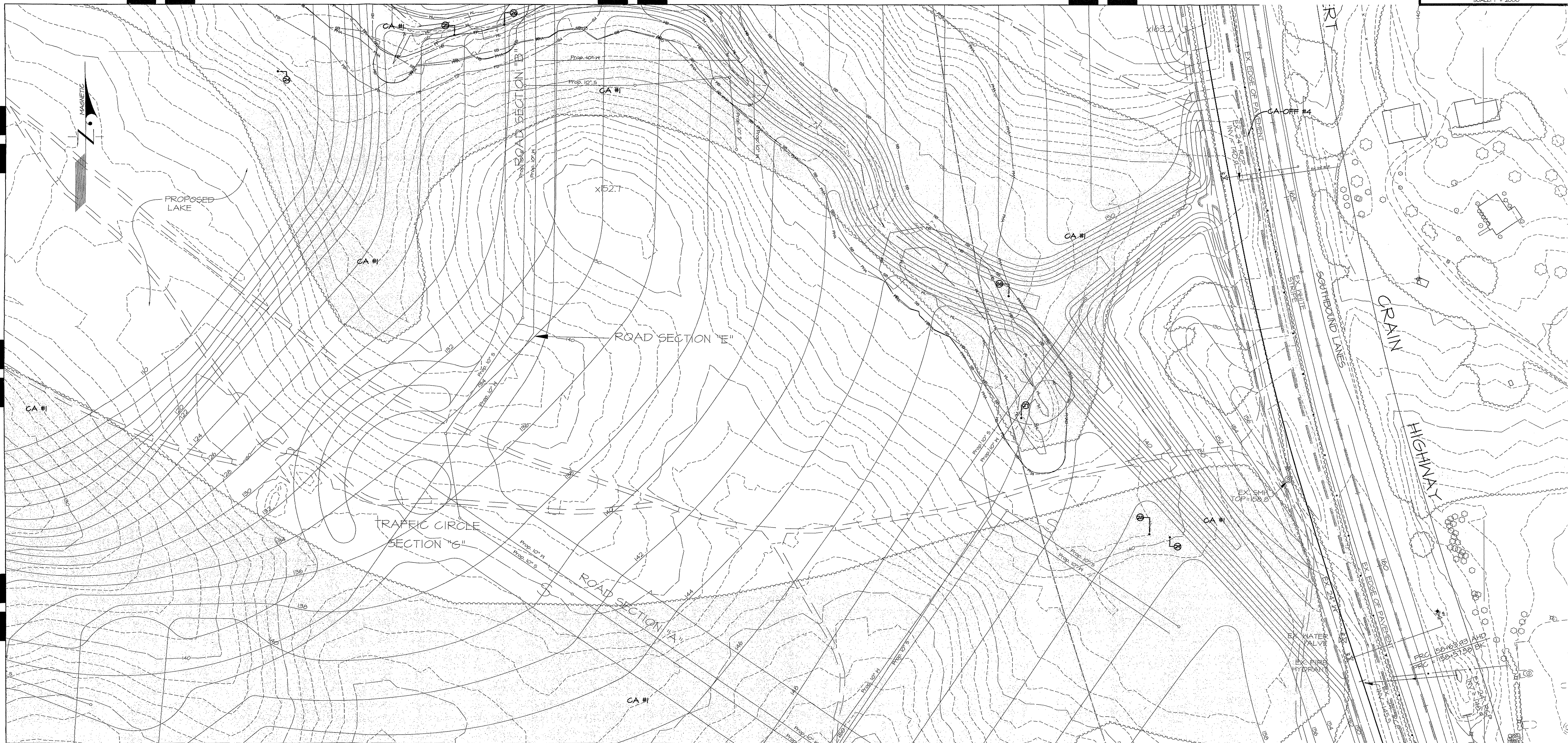
- EX. CONTOUR -----
PROP. CONTOUR ----- 200
EX. TREELINE -----
LOD -----
PROPERTY BOUNDARY -----
WATERS OF THE U.S. -----
STREAM BUFFER (50') -----
NONTIDAL WETLAND -----
EX. WETLAND BUFFER (25') -----
EX. FLOODPLAIN -----
- PRIMARY MANAGEMENT AREA (PMA) ----- PMA
WOODLAND CLEARING -----
WOODLAND PRESERVATION -----
TREE PROTECTION FENCE ----- TP ----- TP
TREE PROTECTION SIGNAGE ----- (S)
SPECIMEN TREE (30" DBH OR GREATER) ----- (T)
65 dBA Ldn NOISE CONTOUR -----



KEY MAP
SCALE: 1" = 2000'



MATCH LINE "D-D" (SEE SHEET T11, BDAI DWG. NO. 54.033-Z)



MATCH LINE "E-E" (SEE SHEET T15, BDAI DWG. NO. 54.037-Z)

M-NCPDC Prince George's County Planning Department Natural Resources Division	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II / 126 / 05	
Approved by	DATE
K. SHOULARS	5-24-06
01	01/15/07
02	
03	
04	
05	
06	

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: KARINGTON			
PROJECT NUMBER: DSP-05042			
For conditions of approval, see Site Plan, Draw Sheet or approval sheet. The Revisions Listed below apply to this sheet.			
Revision #	Revised By	Revised Date	Revised Description
1	SA	05-11-06	
2			
3			
4			
5			
6			

OWNER/DEVELOPER
KARINGTON LLC
8101 PROFESSIONAL PLACE
LANDOVER, MD 20785-2226

TREE CONSERVATION PLAN TYPE-II
FOR
ROUGH GRADING AND INFRASTRUCTURE
KARINGTON
QUEEN ANNE DISTRICT NO. 7
PRINCE GEORGE'S COUNTY, MARYLAND



T14
TCP SHEET 14 OF 15
NCEC 2001 SHEET SERIES 201 NE 1314 201 SE 1314 ADG MAP BK LOCATION 21 L3 P-6

DATE	DESCRIPTION	BY
6/6/07	Revised to include the floodplain in the net tract per H-550	K.M.
4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR
1/26/06	Revised per MNCPPC Resolution	MR
10/11/05	Revised per MNCPPC Env. Planning comments dated 10/05/05	MR
DATE	DESCRIPTION	BY
08/19/06	REVISIONS	

1721 WOODMORE ROAD, SUITE 200
MIDDLEBURY, MARYLAND 20701
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (800) 450-0000
J-BIOIOSI
DATE JUNE 2005
DWG. NO. 54.036-Z

