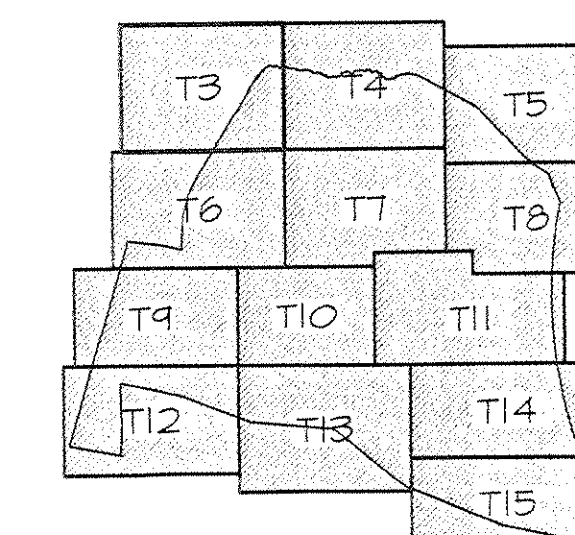


PRESERVATION AREAS (PA)	
AREA	ACRES
1	1.73
2	1.24
3	13.12
4	1.37
5	0.94
6	1.28
7	11.25
8	13.58
9	0.58
10	0.03
TOTAL	51.12

OFFSITE CLEARING AREAS (CA-OFF)	
AREA	ACRES
1	0.79
2	0.03
3	0.08
4	0.56
5	0.03
6	0.16
7	0.04
8	0.03
9	0.01
TOTAL	1.73



Woodland Conservation Worksheet
Non-Developmental Projects

Zone: W-1C-1 Owner: The Midvale Companies
Acre Tract: 55.92 Acres Address: 2500 Fairview Place, Suite A
Parcelmap: 64-12 Acres Version: 10/25/2016
Pre-Developmental Land: 0.00 Acres Phone: 503-686-2353
Net Tract: 55.92 Acres Tax Map: 32
Description: See View Block/lot Formation: 10/1/2016 Oregon Corporate Capital North

Woodland Conservation Calculations:

Disturb Footprint	Net Tract (a-b-c-d)	Footprint (e-f-g-h)	Off-site (i-j-k-l)
Disturb Footprint	<u>0.250/0.4</u>	<u>0.62/38</u>	
WCT ¹ Net Tract ²	<u>0.5192</u>		
WCT ¹ of a 0.5	<u>0.5192</u>		
Woodland down WCT ¹ (a-b) 0.5 0	<u>0.2692</u>		
Woodland Gaps		<u>0.13</u>	<u>1.202</u>
WCT ¹ of a 0.5	<u>0.5192</u>		
Clearing below WCT ¹ (a-b) 0.5 0	<u>0.2692</u>		
Replacement (f x 0.25)	<u>0.6675</u>		
(g x 2)	<u>0.2692</u>		
Afforestation (f) 0.2500	<u>0.2692</u>		
Net Tract x 2-a-b (net tract x 2-b-a) 0.5 0	<u>0.2692</u>		
Woodland Conservation Required: $(a-b-c-d) + (e-f-g-h) + m$ <u>0.5192</u>			

Woodland Conservation Worksheet (score)

Woodland Conservation (a-b)	<u>0.5192</u>
Woodland Preservation (a-b)	<u>0.5192</u>
Woodland Restoration/Replacement	<u>0.5192</u>
Afforestation	<u>0.5192</u>
Area approved for fee-in-lieu	<u>0.000</u> (0.50/0.25/0.50/0.25/0.50)
Net Tract	<u>0.5192</u>
Off-site Mitigation Provided	<u>0.000</u>
Woodland Conservation (Final) (net equal or exceed net Tract) <u>0.5192</u>	

Additional Woodland retained but not part of any requirements: 0.00 Acres

Breakdown part: $(a-b) \times (c-d) =$ 0.5192 Acres

Part Certified by: Name: Megan Selzer
Address: 1777 Woodland Square, Suite 200
City: Clatskanie, OR 97107
License: OSF 00000000000000000000
Issued 1/1/2016

¹WCT is the Woodland Conservation Worksheet as shown in Part 5 of the Prince George's County Woodland Conservation and the Preservation Policy Document.
All entries in parentheses are mathematical formulas.
Net Tract of a 0.5 is the sum of the net tract and the off-site area construction.

7

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

AUG 9 2006

COUNTYWIDE PLANNING DIVISION
ENVIRONMENTAL PLANNING SECTION

APPROVAL

TREE CONSERVATION PLAN

TCP II / 126 / 05

Signed By _____ DATE 7/24/06

01	
02	
03	
04	
05	

[illegible]

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

DSP-05042

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

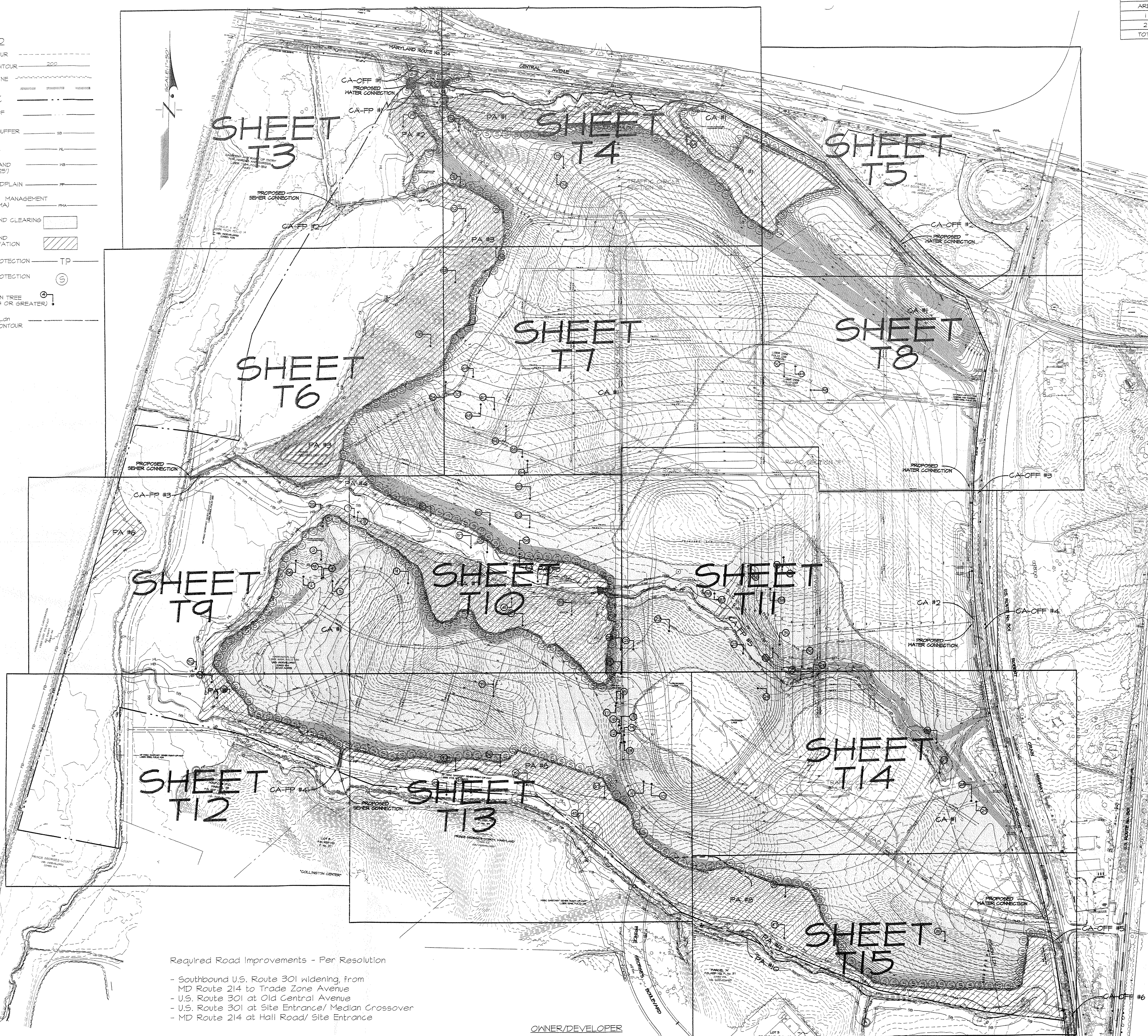
GRAPHIC SCALE 1" = 200'



A horizontal graphic scale bar with alternating black and white segments. Below the bar, numerical markings are provided: 0, 200, 400, and 600. The text "GRAPHIC SCALE" is centered above the bar, and "1" = 200'" is positioned at the right end.

HSCG 2007 SHEET SERIES 201 NE 14th, 201 SE 13th & 14th		ADC MAP SK LOCATION 211-3, D-9	
4/27/06 DATE		1774 WOODMOORE ROAD, SUITE 300 MICHOVILLE, MISSISSAUGA, ONTARIO BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (905) 450-0300	
4/21/06	Revised per HSCPG Env. Planning meeting on 4/21/06	MR	
1/26/06	Revised per HSCPG Resolution	MR	
10/11/05	Revised per HSCPG Env. Planning comments dated 10/25/05	MR	
 Ben Dyer Associates, Inc. Qualified Professional OCMAR 0819.06.01		COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC. DRAWN BY DESIGNED BY CHECKED BY SCALE 1" = 200' DATE JUN 2005	J-B0105 54.023-Z
SHEETS		REVISIONS	
05 SHEETS, 0001(01) sheet 1 of 5 sheets 06 SHEETS, 0002(01) sheet 2 of 6 sheets			

THIS PRINT MADE JUL 23 2006



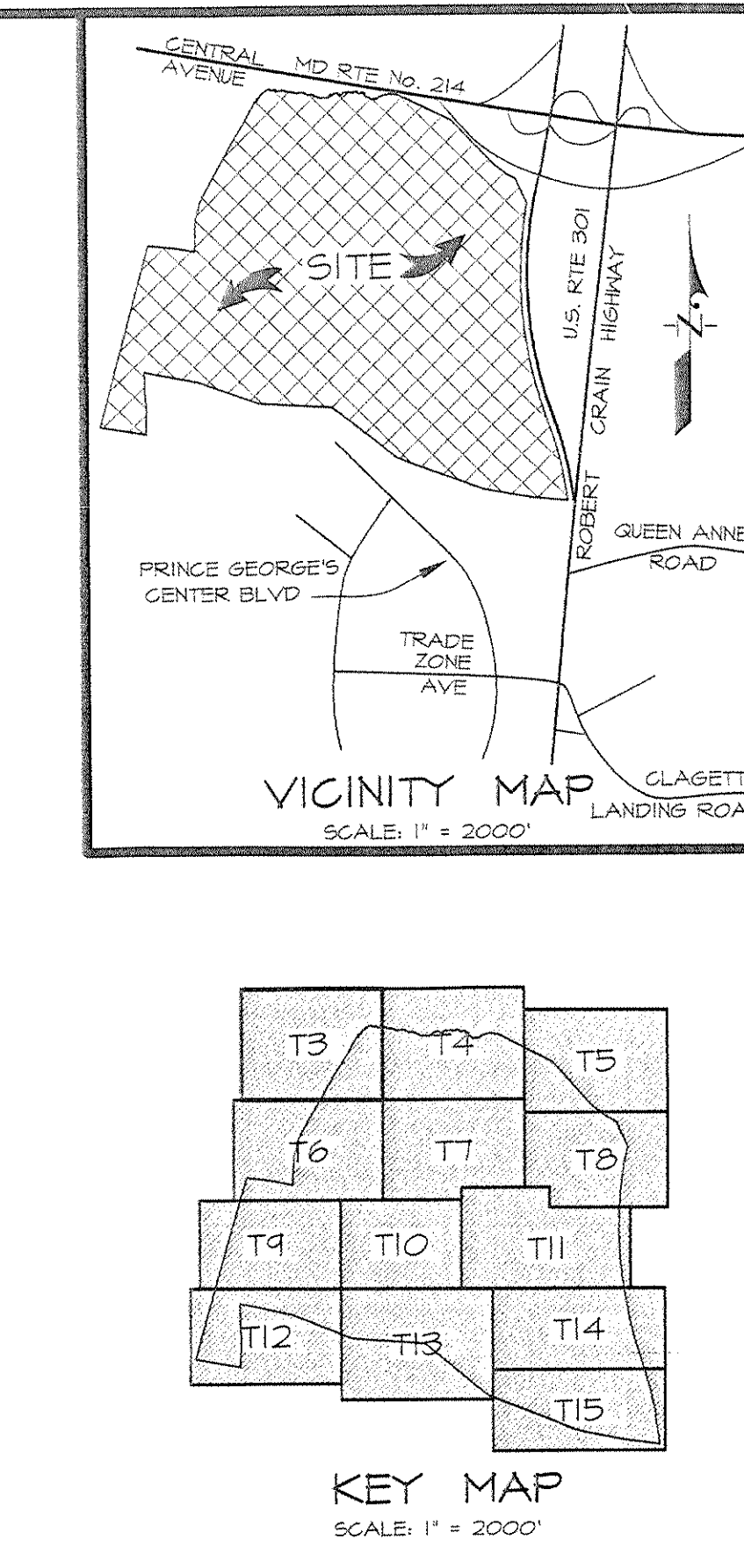
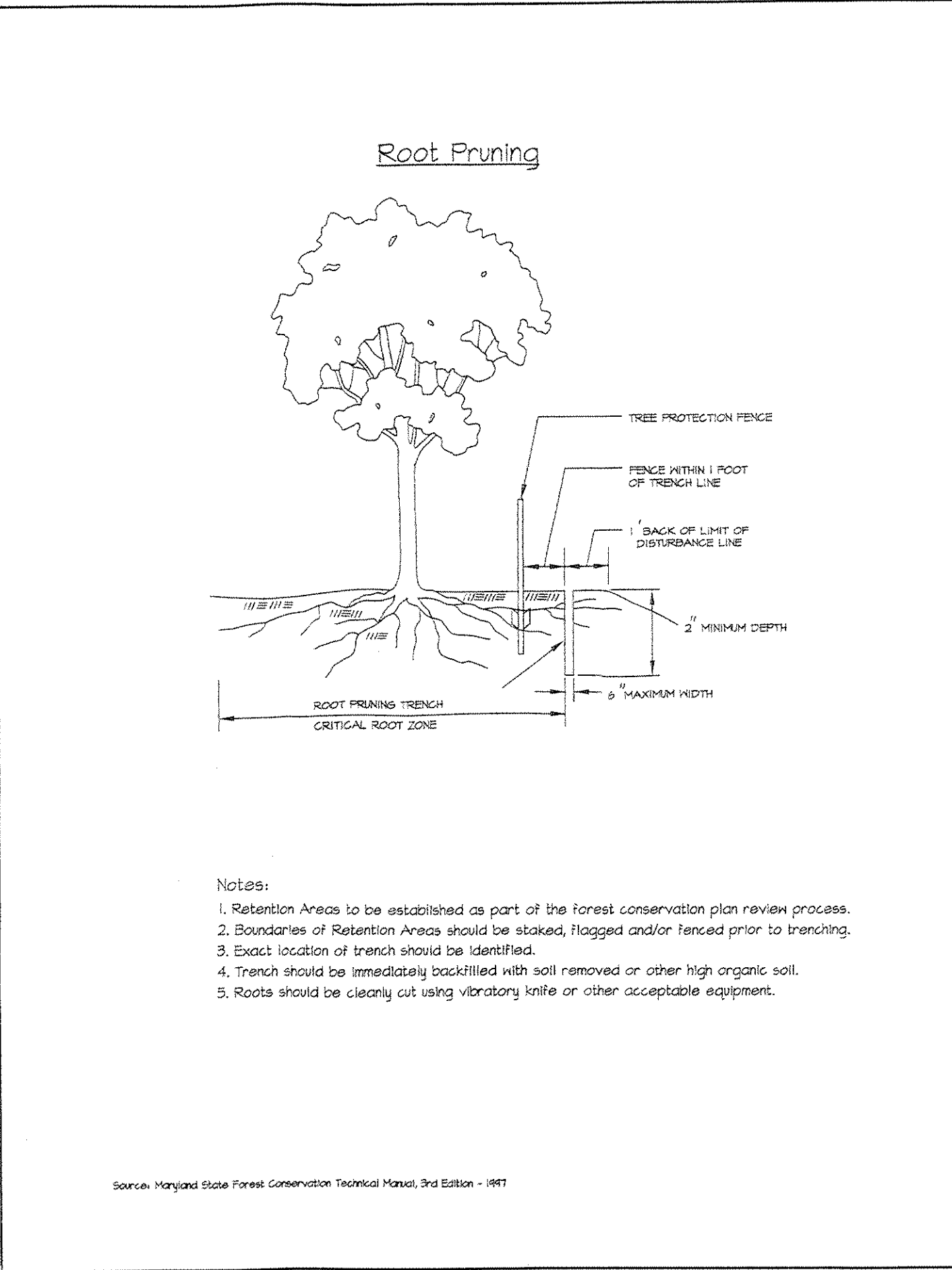
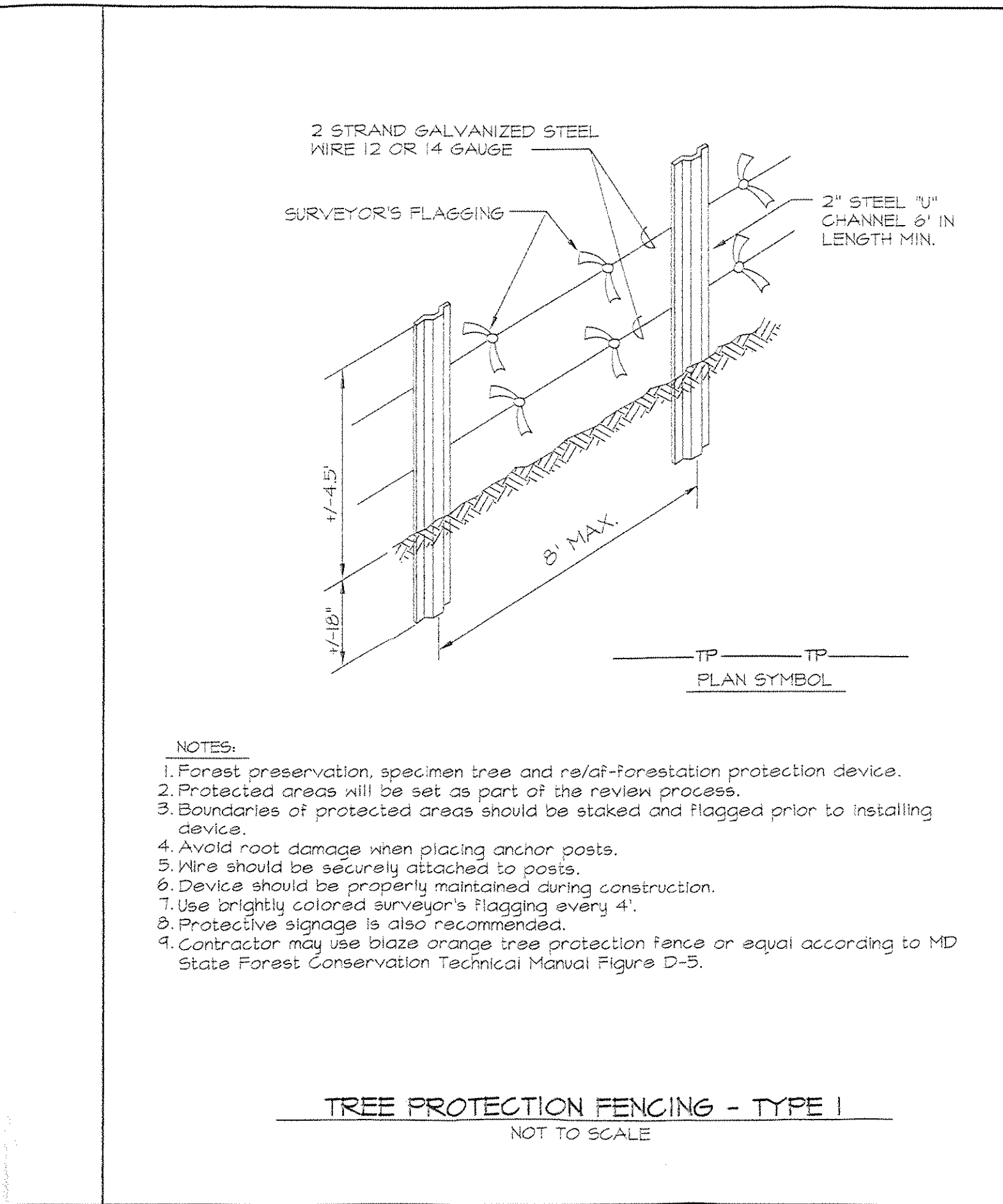
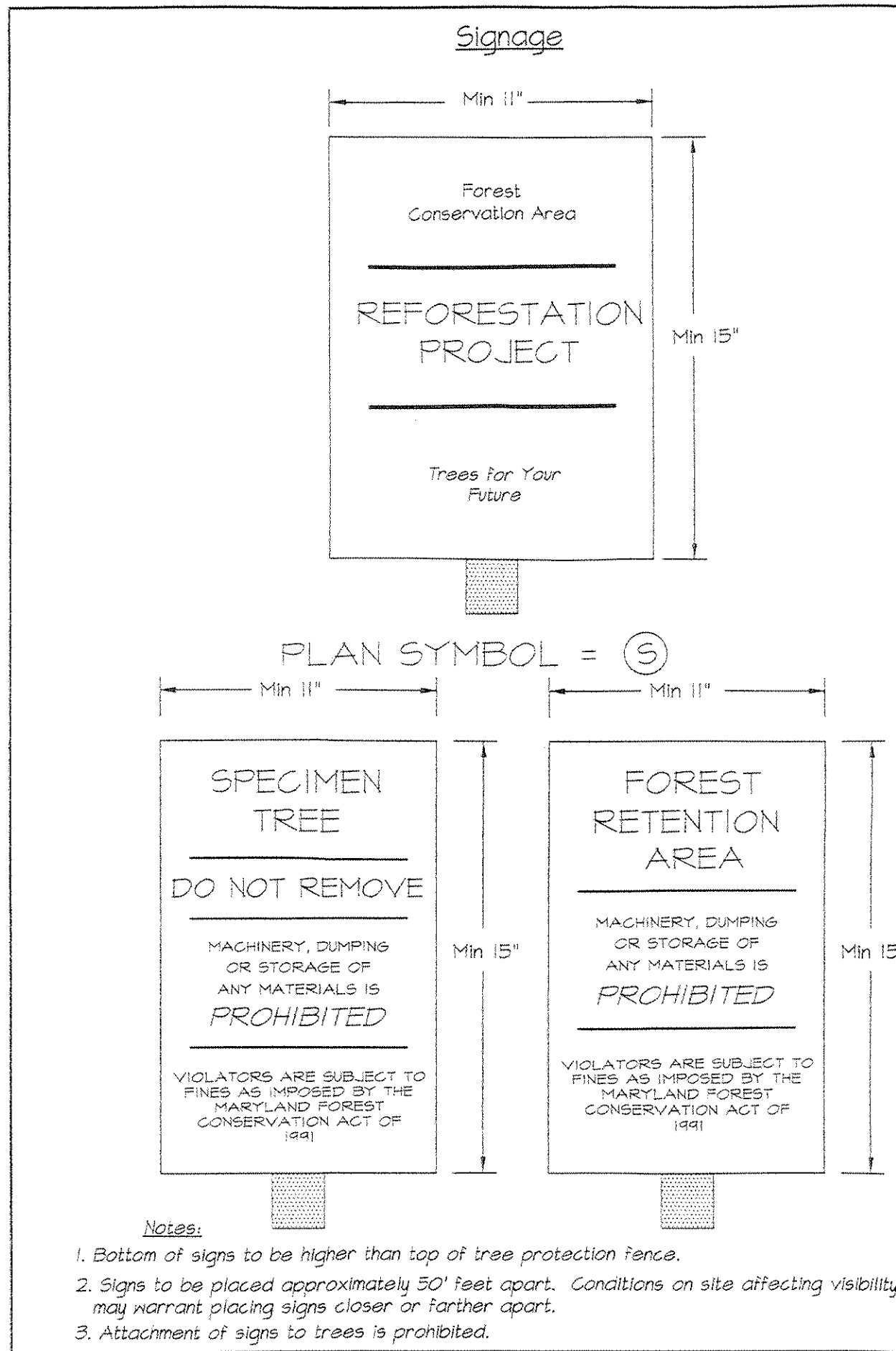
- Southbound U.S. Route 301 widening, from MD Route 214 to Trade Zone Avenue
- U.S. Route 301 at Old Central Avenue
- U.S. Route 301 at Site Entrance/ Median Crossover
- MD Route 214 at Hall Road/ Site Entrance

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

MATCH LINE -SEE THIS SHEET

SPECIMEN TABLE				
No.	Size	Species	Condition	Disposition
1	33.5"	Black Oak	Good	To Be Removed
2	34"	White Oak	Fair	To Be Removed
3	35.5"	Black Oak	Fair, some lost limbs & rot	To Be Removed
4	32"	Yellow Poplar	Good	To Be Removed
5	34"	Northern Red Oak (twin)	Fair	To Be Removed
6	34"	American Beech	Poor, rot	To Be Removed
7	38"	Yellow Poplar	Good	To Remain
8	28.5"	Yellow Poplar	Good	To Remain
9	31"	White Oak	Good	To Be Removed
10	35"	Yellow Poplar (twin 24")	Good	To Be Removed
11	34"	White Walnut (twin 21")	Good	To Be Removed
12	32"	Yellow Poplar (twin 24")	Good	To Be Removed
13	34"	Yellow Poplar	Fair, some interior rot	To Be Removed
14	34"	Yellow Poplar	Good	To Be Removed
15	37"	Yellow Poplar	Good	To Be Removed
16	31"	Yellow Poplar	Good	To Be Removed
17	41"	Yellow Poplar	Good	To Be Removed
18	38"	Yellow Poplar	Good	To Be Removed
19	31.5"	Yellow Poplar	Good	To Be Removed
20	33"	Sassafras	Poor, butt rot	To Be Removed
21	30.5"	White Oak	Good (another 28" N.O. within 10')	To Be Removed
22	55"	Yellow Poplar	Poor, butt rot	To Be Removed
23	38"	Yellow Poplar	Good	To Be Removed
24	30"	Yellow Poplar	Good	To Be Removed
25	35"	Yellow Poplar	Good	To Be Removed
26	37"	Northern Red Oak	Good	To Be Removed
27	36"	Yellow Poplar (twin)	Good	To Be Removed
28	34"	Yellow Poplar	Good	To Be Removed
29	36"	Yellow Poplar	Good	To Be Removed
30	38"	White Oak	Good	To Be Removed
31	38"	White Oak	Good	To Be Removed
32	38"	White Oak	Good	To Be Removed
33	37"	Southern Red Oak	Good	To Be Removed
34	36"	Pin Oak	Good	To Be Removed
35	42.5"	Sycamore	Good	To Be Removed
36	46"	Pin Oak	Good	To Be Removed
37	34"	Red Maple	Fair, some rot at base	To Be Removed
38	34"	Pin Oak	Good	To Be Removed
39	32"	Northern Red Oak	Good	To Remain
40	44"	Yellow Poplar	Good	To Remain
41	44"	Black Oak	Good	To Remain
42	54.5"	Yellow Poplar	Fair, some butt rot	To Remain
43	37.5"	Yellow Poplar	Good	To Remain
44	32"	Red Maple	Good	To Remain
45	48"	Yellow Poplar	Good	To Remain
46	36"	Sweetgum	Poor, butt rot	To Be Removed
47	47"	Sweetgum	Good, some P.I. & healed-over limbs	To Remain
48	27"	American Holly	Good, nice crown, some rot	To Be Removed
49	42"	Sweet Buckeye	Good	To Be Removed
50	32"	Kentucky Coffeetree	Good, some P.I.	To Be Removed

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 (28-24") trunks	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	34"	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



GENERAL NOTES FOR TREE CONSERVATION

- Any tree cutting or clearing on this site not in conformance with this plan or without the expressed written consent of the Planning Director or designee, shall be subject to the mitigation fee of \$1.50 per square foot of woodland damaged or destroyed.
- The Department of Environmental Resources (DER) Inspectors Office, must be contacted prior to the start of any work on the site to address implementation of Tree Conservation Measures shown on this plan.
- 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 in these areas.
- All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied. Three copies of the bonds are submitted with the grading permit application.
- 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 DER Inspectors. 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 the TPD installation.
- All field personnel, including equipment operators and supervisors who might work or direct work in the vicinity of protected trees are to be instructed in techniques for avoiding damage to these trees.
- The layout of the construction site shall provide for special, marked areas for fueling, oil changing and equipment maintenance, employee parking and for materials storage and stockpiling. These areas shall be located as to prevent the deposit of silt or the washing or leaching of petroleum products or other harmful substances, into the tree save areas.
- The following are not allowed within a tree save area:
 - Depositing of refuse, construction debris, spoil, petroleum products and vehicle or equipment waste water.
 - Dumping of limbs, stumps, and other clearing debris.
 - Driving of any vehicle or equipment.
 - Storage or stockpiling of materials and supplies.
 - Lighting of any fire, including cooking or warming fires.
- Woodland Conservation - Tree Save Areas and/or Reforestation 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 after completion of work.

PRE-CONSTRUCTION ACTIVITIES

- 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.
- 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.

M-NCPPC Prince George's County Planning Department Natural Resources Division			
APPROVAL			
TREE CONSERVATION PLAN			
TCP II / 128 / 05			
Approved by	DATE		
<i>[Signature]</i>	5/24/06		
01			
02			
03			
04			
05			
06			

M.N.C.P.C. APPROVALS			
PROJECT NAME: <i>Karington</i>			
PROJECT NUMBER: <i>0506042</i>			
For Conditions of Approval, see TCP II Plan, Over Sheet on Approval Sheet. The Developer must obtain approval from the City Clerk.			
Approval of	Comments	Developer's Signature	Certification
1-5-06		<i>[Signature]</i>	<i>[Signature]</i>

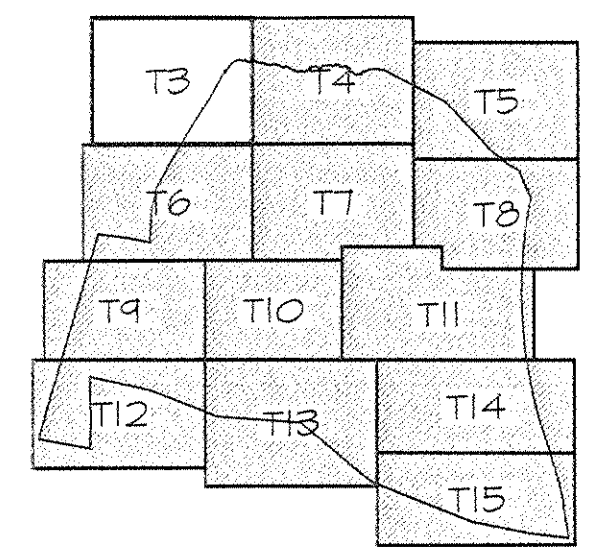
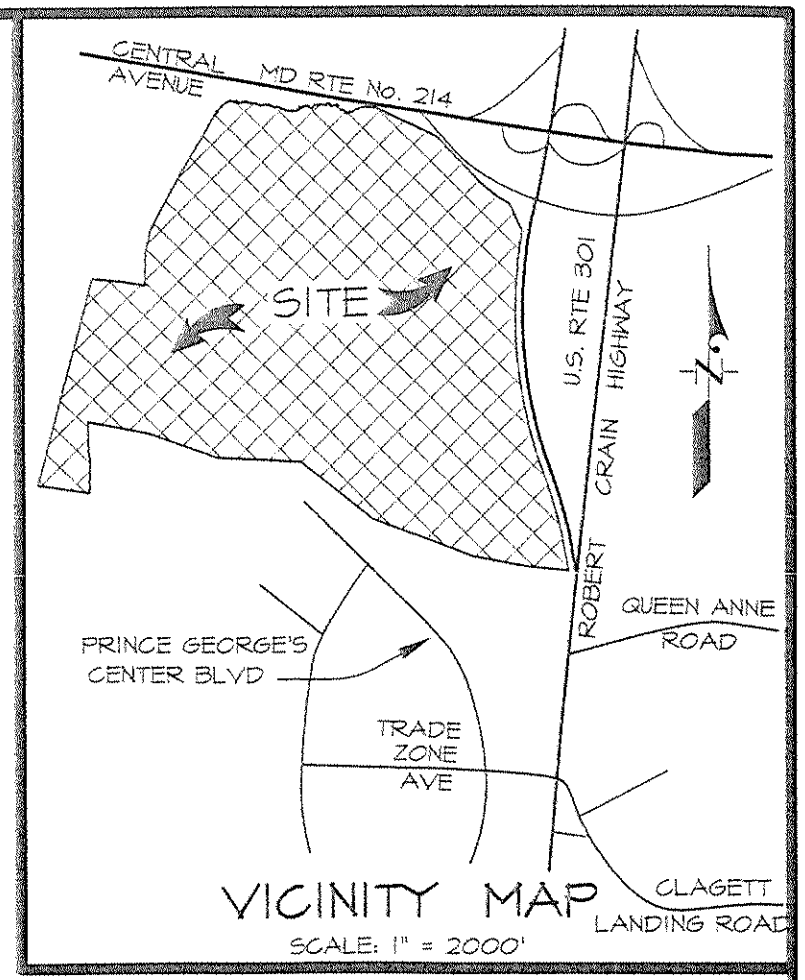
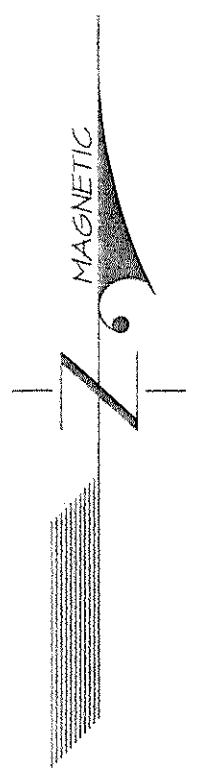
DETAIL SHEET TREE CONSERVATION PLAN TYPE-II FOR ROUGH GRADING AND INFRASTRUCTURE KARINGTON QUEEN ANNE DISTRICT NO. 7 PRINCE GEORGE'S COUNTY, MARYLAND

T2
TCP SHEET 2 OF 15

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

4/27/06 DATE		1721 WOODMERE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20701	
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	DATE
	REVISIONS		
L:\LD5-PROJ\B01051-LD5\SHEETS\TCPII\T2.dwg, 4/27/2006 12:17:53 PM, dxyao		JUNE 2005	

XX



- LEGEND**
- EX. CONTOUR
 - PROP. CONTOUR
 - EX. TREELINE
 - LOD
 - PROPERTY BOUNDARY
 - WATERS OF THE U.S.
 - STREAM BUFFER (50')
 - 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-NCPRC Prince George's County Planning Department Natural Resources Division	
APPROVAL	
TREE CONSERVATION PLAN	
TOP II / 126 / 05	
Approved by	DATE
<i>R. [Signature]</i>	5/24/06
01	
02	
03	
04	
05	
06	

M.N.C.P.C. APPROVALS	
PROJECT NAME: <i>Karington</i>	
PROJECT NUMBER: <i>05-05042</i>	
For Conditions of Approval see sheet 100-000-000 or 100-000-001	
Approval of	Approval of
01	01
02	02
03	03
04	04
05	05
06	06

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

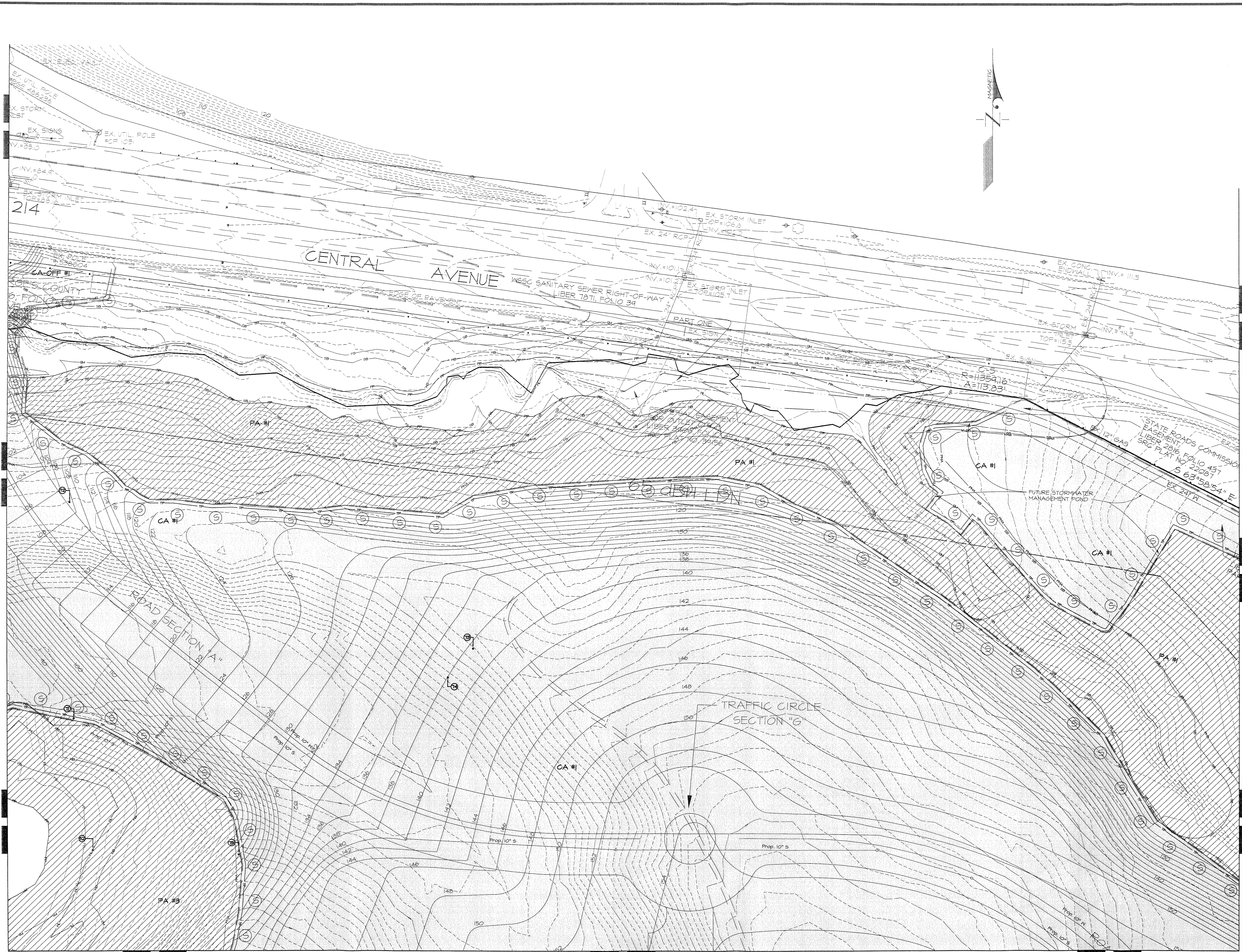
4/27/06		1721 WOODMORE ROAD, SUITE 200 MYRTLE VILLE, MARYLAND 21111	
DATE		BEN DYER ASSOCIATES, INC.	
4/27/06		Engineers / Surveyors / Planners	
1/26/06		Revised per MNCPPC Env. Planning meeting on 4/27/06	
1/26/06		Revised per MNCPPC Resolution	
10/11/05		Revised per MNCPPC Env. Planning comments dated 10/15/05	
DATE		DESCRIPTION	
BY		REVISIONS	
JUNE 2005		J-B01051	
DATE		DRAWING NO.	
JUNE 2005		54-025-Z	

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

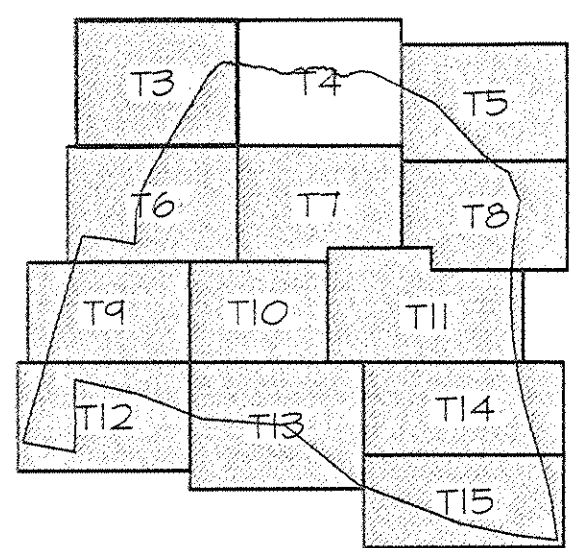
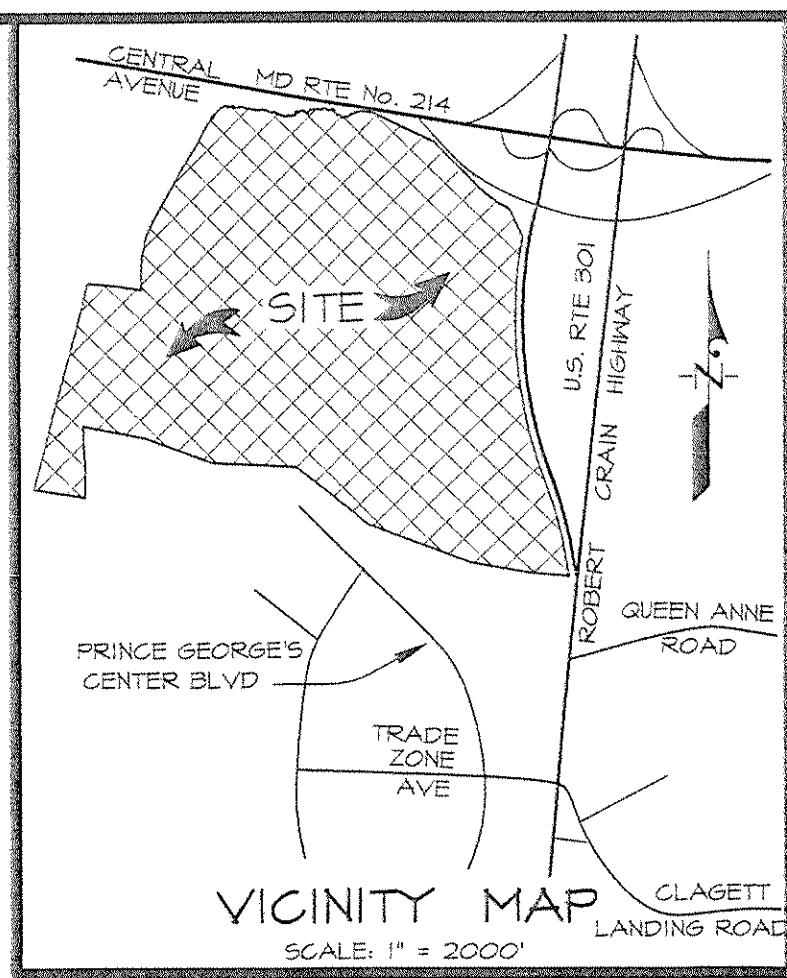
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MATCH LINE "F-F" (SEE SHEET T4, BDAI DWG. NO. 54.026-Z)

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



MATCH LINE " A-A " (SEE SHEET T1, BDAI DWG. NO. 54.024-Z)

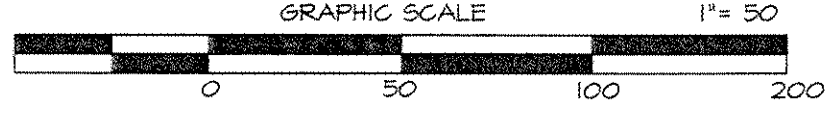


- LEGEND**
- EX. CONTOUR
 - PROP. CONTOUR
 - EX. TREELINE
 - LOD
 - PROPERTY BOUNDARY
 - WATERS OF THE U.S.
 - STREAM BUFFER (50')
 - NONTIDAL WETLAND
 - EX. WETLAND BUFFER (25')
 - EX. FLOODPLAIN
 - PRIMARY MANAGEMENT AREA (PMA)
 - WOODLAND CLEARING
 - WOODLAND PRESERVATION
 - TREE PROTECTION FENCE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

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

M.N.C.P.C. APPROVALS	
PROJECT NAME	Karington
PROJECT NUMBER	05042
APPROVAL	
TREE CONSERVATION PLAN	TCP II / 128 / 05
APPROVED BY	DATE
5/24/06	
01	
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04	
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06	

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

T4
TCP SHEET 4 OF 15

MS&C 200' SHEET SERIES 201 NE 13414, 201 SE 13414 ADC MAP BK LOCATION 21 I-3, D-6

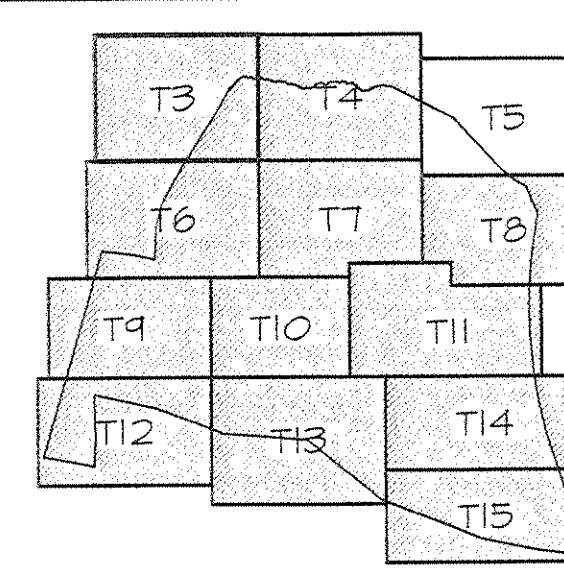
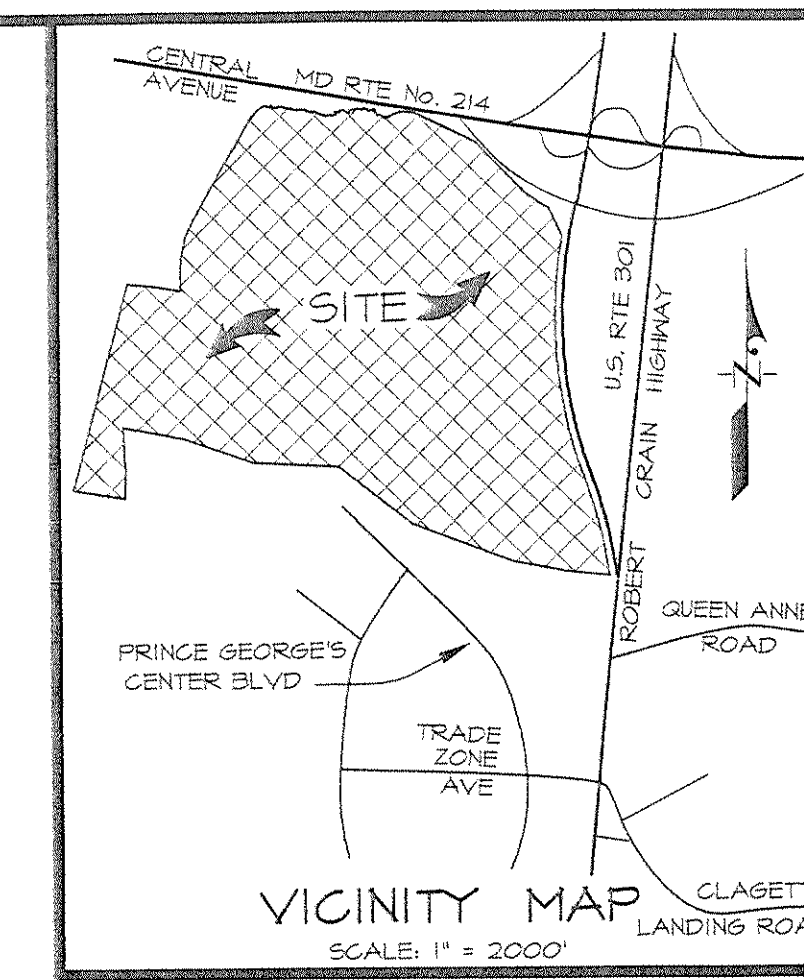
4/27/06	
DATE	DESCRIPTION
4/27/06	Revised per MNCPPC Biv. Planning meeting on 4/27/06
1/26/06	Revised per MNCPPC Resolution
10/11/05	Revised per MNCPPC Biv. Planning comments dated 10/05/05
DATE	DESCRIPTION
DATE	REVISIONS
DATE	REVISIONS

BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC.
DRAWN BY: DESIGNED BY: CHECKED BY: J-B01051
BY: SCALE: 1" = 50'
DATE: JUNE 2005
DWG. NO. 54.026-Z

MATCH LINE "G-G" (SEE SHEET T4 & T7, BDAI DWG. NO. 54.026-Z & 54.024-Z)



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



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	---

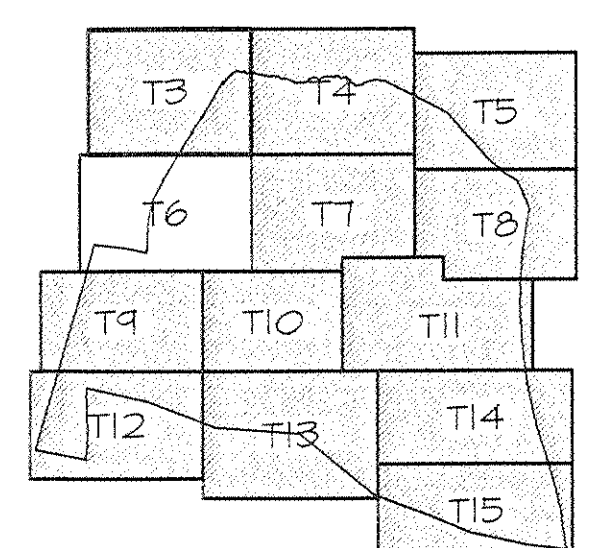
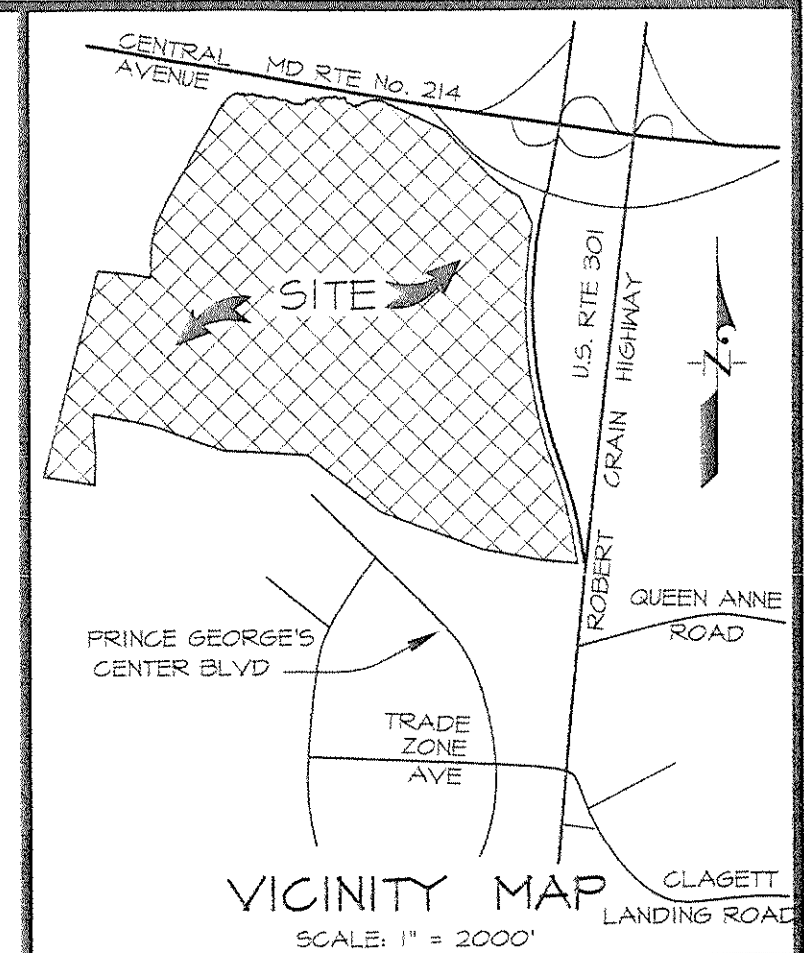
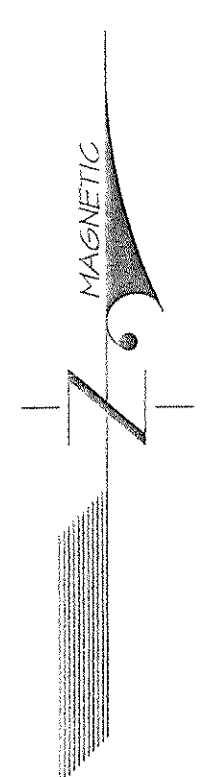
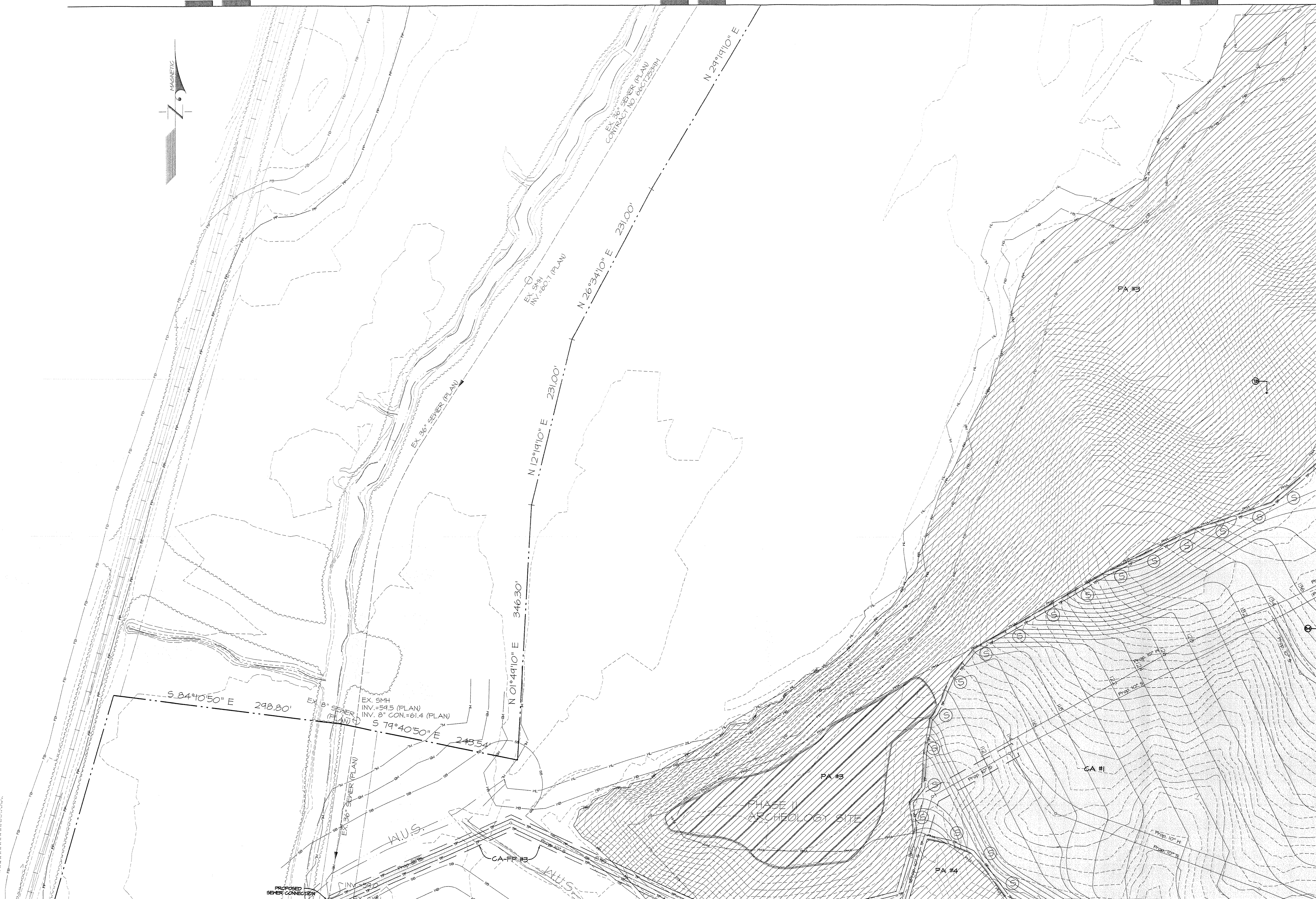
M.N.C.P.P.C. APPROVALS	
PROJECT NAME: Karington	PROJECT NUMBER: 05P-05042
APPROVAL	DATE
TCP II / 128 / 05	1-506 S.A. 9/19/06
Assigned by: [Signature]	DATE: 4/27/06
01	
02	
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04	
05	

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

T5 SHEET 5 OF 15 4/27/06 DATE		1721 WOODBONE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20701 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000	
4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR.	COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC.
1/26/06	Revised per MNCPPC Resolution	MR.	SWAN BY DESIGN BY BEN DYER ASSOCIATES, INC.
10/11/05	Revised per MNCPPC Env. Planning comments dated 10/05/05	MR.	J-B01051
DATE	DESCRIPTION	BY	SCALE 1" = 50'
DATE	REVISIONS	DATE	JUNE 2005

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

1721 WOODBONE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20701
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC.
SWAN BY DESIGN BY BEN DYER ASSOCIATES, INC.
J-B01051
SCALE 1" = 50'
DATE JUNE 2005
DRAWN NO. 54.027-Z
T5LDS-PROJ\B01051-LDS\SHETS\TCPII05.dwg 4/27/2006 1:51:29 PM. dxygno



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
TCP II / 126 / 05

01	02	03	04	05	06

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

PROJECT NAME:	Karington
PROJECT NUMBER:	54-05042
DATE:	7/24/06
APPROVED BY:	S.A.
DATE:	7/24/06

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

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

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

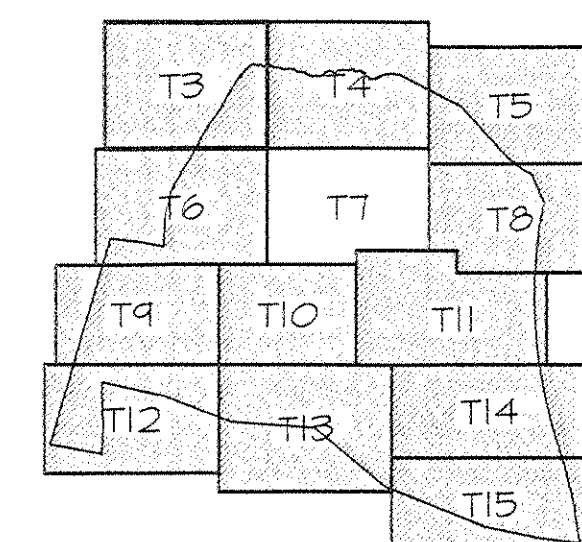
T6
TCP SHEET 6 OF 15

DATE	4/27/06
DESCRIPTION	Revised per MNCPPC Env. Planning meeting on 4/27/06
DATE	1/26/06
DESCRIPTION	Revised per MNCPPC Resolution
DATE	10/11/05
DESCRIPTION	Revised per MNCPPC Env. Planning comments dated 10/11/05
DATE	08/19/05
DESCRIPTION	COMAR 08.19.05.01

APPROVED BY: [Signature] DATE: 7/24/06

DATE: JUNE 2005

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



KEY MAP
SCALE: 1" = 3000'

EX. CONTOUR _____

PROP. CONTOUR _____ 200 _____

EX. TREELINE _____

LOD _____

PROPERTY BOUNDARY _____

WATERS OF THE U.S. _____

STREAM BUFFER (50') _____ 50 _____

NONTIDAL WETLAND _____ NL _____

EX. WETLAND BUFFER (25') _____ 25 _____

EX. FLOODPLAIN _____ FP _____

PRIMARY MANAGEMENT AREA (PMA) _____ PMA _____

WOODLAND CLEARING

WOODLAND PRESERVATION

TREE PROTECTION FENCE _____ TP _____ TP _____

TREE PROTECTION SIGNAGE

SPECIFIC 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>TCP II / 126 / 05</u>	
Approved by	DATE
<i>J. Smith</i>	5/24/06
01	
02	
03	
04	
05	
06	

[illegible]

GRAPHIC SCALE 1" = 50

A horizontal scale bar with alternating black and white segments. Below the bar are numerical markers at 0, 50, 100, and 200.

T7
TCP SHEET 7 OF 15

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

4/27/00		
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DATE	
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[illegible]

4/27/06 Revised per MNC

1/26/06	Revised per MNC
---------	-----------------

Mod. P-3	10/11/05	Revised per DMC
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10/11/05	Revised per I-NC
5:47 PM	

Major: <u>Reisel</u> Qualified Professional: <u>DATE</u>	DATE: <u> </u>
---	-----------------------------------

COMAR 08.19.06.01		
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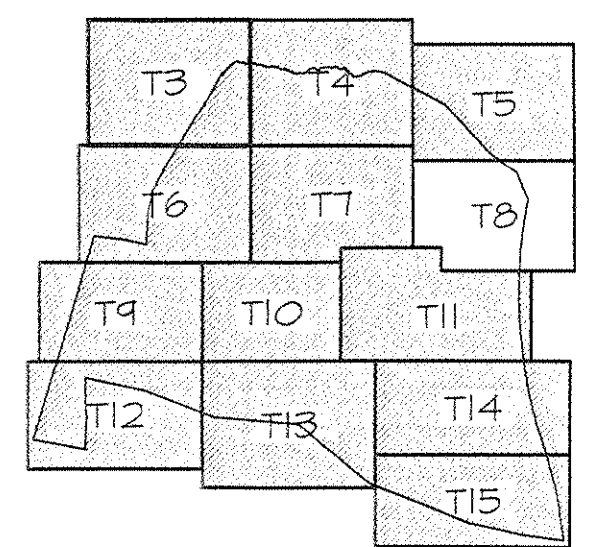
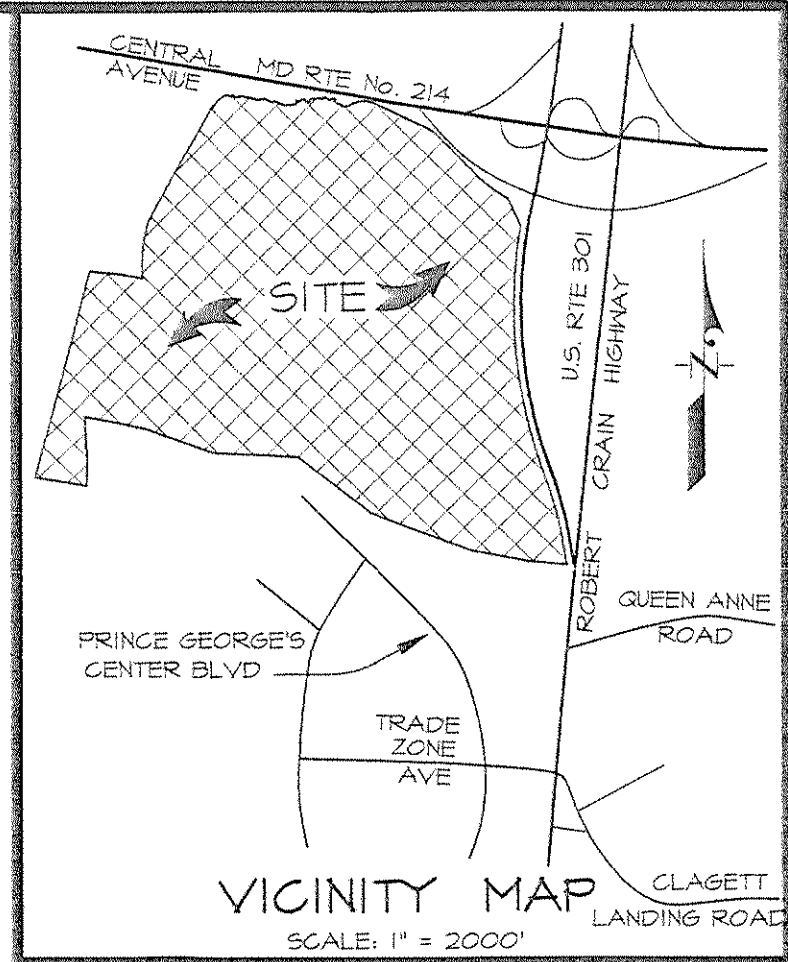
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[illegible]

(The following information was obtained from the records of the FBI, Department of Justice, dated 10-17-68.)

RECEIVED JUL 25 2006
LIBRARY OF CONGRESS

MATCH LINE "B-B" (SEE SHEET T5, BDAI DWG. NO. 54.027-Z)



KEY MAP
SCALE: 1" = 2000'

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

Prince George's County Planning Department Natural Resources Division	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II / 126 / 05	
Approved by:	DATE
<i>[Signature]</i>	5/27/10
01	
02	
03	
04	
05	
06	

M.N.C.P.P.C. APPROVALS	
PROJECT NAME:	Karington
PROJECT NUMBER:	05P06042
For consideration of approval, the applicant must submit a copy of this plan to the Planning Department. The Planning Department will review the plan and provide a written response within 30 days of receipt.	
Approval #	1-346
Approval Date	5.1.10
Approval By	S.A.
Approval Title	41906

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

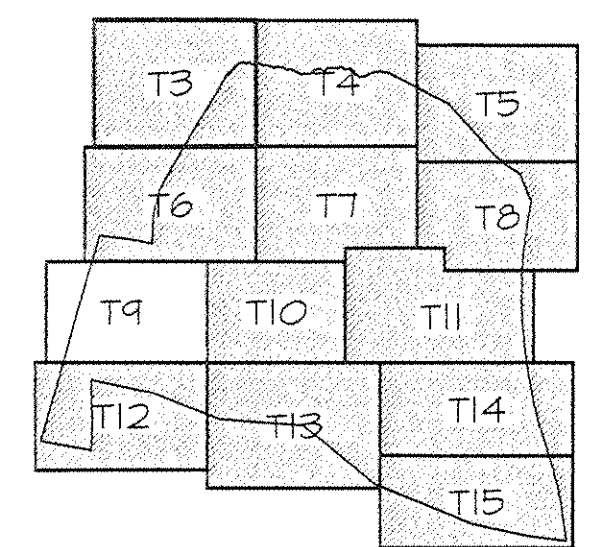
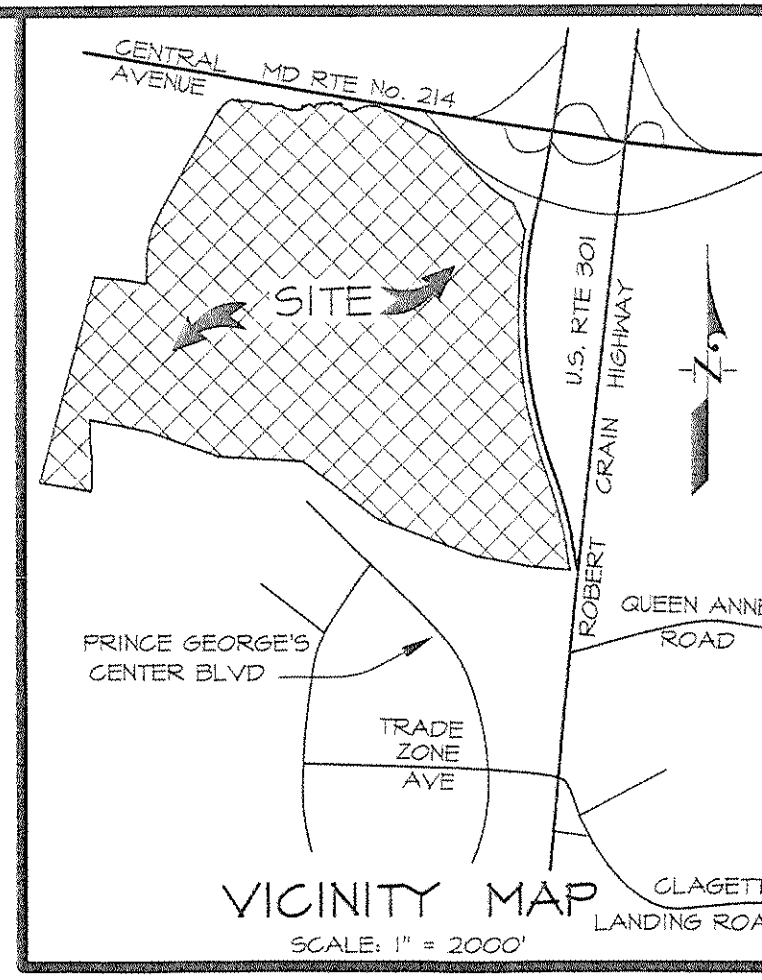
MNCPC 200' SHEET SERIES 201 NE 13414, 201 SE 13414	
ADG MAP BK LOCATION 21 I-3, D-6	
1721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20701	
BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners	
TELEPHONE (301) 430-2000	
COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC.	
DRAWN BY: J-B01051	
CHECKED BY: J-B01051	
DATE: JUNE 2005	
DRAWING NO: 54.030-Z	

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

DATE	4/27/10
Revised per MNCPC Env. Planning meeting on 4/27/06	
Revised per MNCPC Resolution	
Revised per MNCPC Env. Planning comments dated 10/29/09	
DATE	10/11/05
BY	M.R.
REVISIONS	

L:\115-PRG\801051-105\SHEETS\TCP\08.dwg, 1/27/2006 9:00:37 PM, dltqen

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

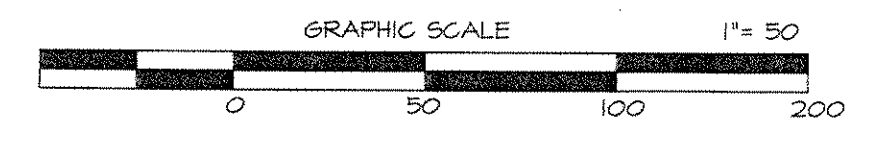
M-NPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP II / 126 / 05
Approved by: [Signature] DATE: 5/24/06

01	
02	
03	
04	
05	
06	

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

PROJECT NAME:	Karington
PROJECT NUMBER:	OSP-06042
DATE:	1-3-06
SIGNATURE:	S.A.
DATE:	4-17-06

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



T9
TCP SHEET 9 OF 15
MSSG 200' SHEET SERIES 201 NE 13414, 201 SE 13414
ADG MAP BK LOCATION 21 I-3, D-6

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

DATE	4/12/06
REVISIONS	
DATE	4/27/06
DESCRIPTION	Revised per MNCPPC Env. Planning meeting on 4/27/06
DATE	1/26/06
DESCRIPTION	Revised per MNCPPC Resolution
DATE	10/11/05
DESCRIPTION	Revised per MNCPPC Env. Planning comments dated 10/05/05
DATE	
DESCRIPTION	
DATE	
DESCRIPTION	

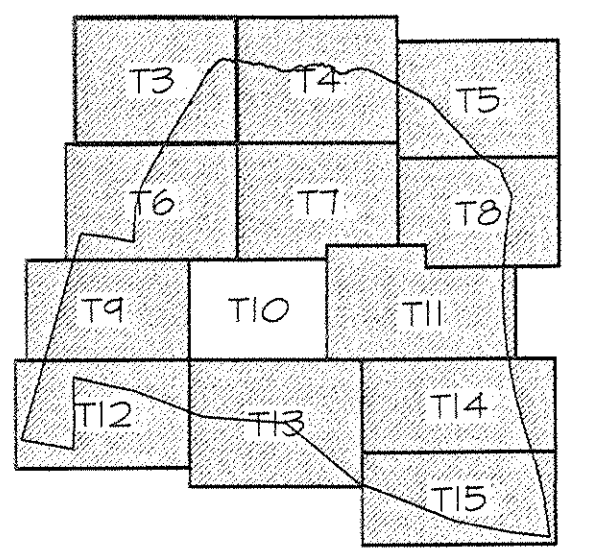
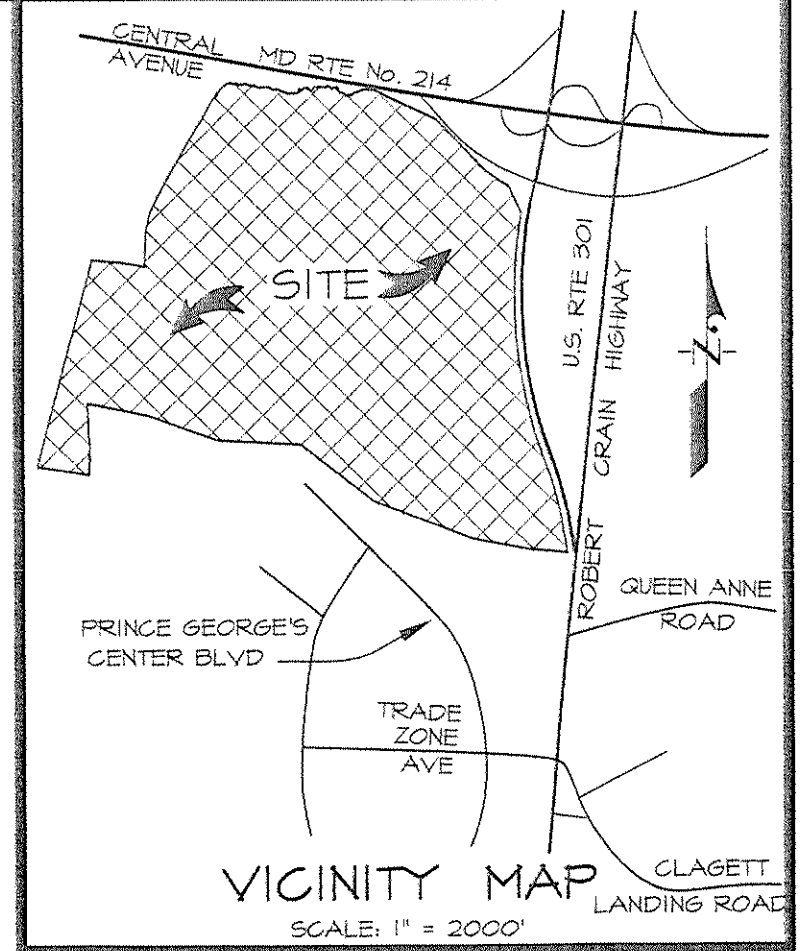
BY: [Signature] MECHAN REISER
MECHAN REISER
Qualified Professional
COMAR 08.15.06.01

1721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20701
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC.
DRAWN BY: [Signature] CHECKED BY: [Signature]
SCALE: 1" = 50'
DATE: JUNE 2005
DRWG. NO.: 54.031-Z

L:\LDS-PROJ\B01051-LDS\SHSHEETS\TCPIR09.dwg, 4/27/2006 3:39:54 PM, dizego

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

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



KEY MAP
SCALE: 1" = 2000'

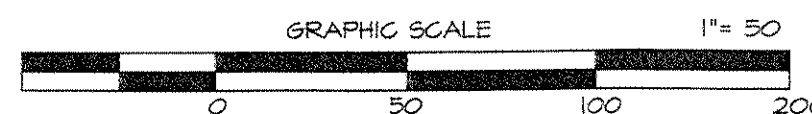
LEGEND

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 TCP II / 126 / 05	
Approved by	DATE
<i>[Signature]</i>	5/2/06
01	
02	
03	
04	
05	
06	

M.N.C.P.P.C. APPROVALS			
PROJECT NAME	KARINGTON		
PROJECT NUMBER	54.032-Z		
For conditions of approval, see TCP II/05-01 (Approval Sheet). The revisions listed below apply to this sheet.			
REVISION	DATE	BY	DESCRIPTION
1-506	5.1.06	J.1906	

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

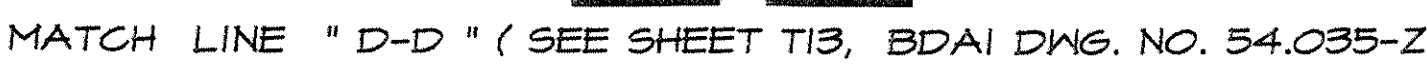


T10
TCP SHEET 10 OF 15

MNSC 200' SHEET SERIES 201 NE 13414, 201 SE 13414		ADC MAP BK LOCATION 21 1-3, D-3	
4/27/06		1751 WOODBINE ROAD, SUITE 205 MITCHELLVILLE, MARYLAND 20721	
DATE		BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000	
4/27/06		Revised per MNCPPC Env. Planning meeting on 4/27/06	
1/26/06		Revised per MNCPPC Resolution	
10/11/05		Revised per MNCPPC Env. Planning comments dated 10/11/05	
DATE		DESCRIPTION	
BY		SCALE	
DATE		REVISIONS	
DATE		JUNE 2005	
DATE		54.032-Z	

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

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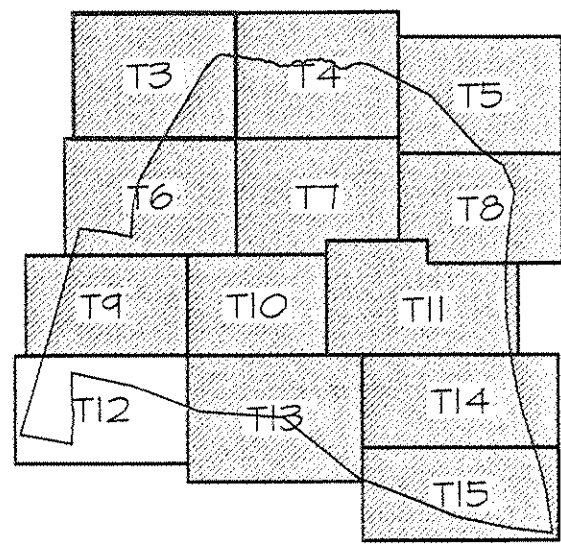
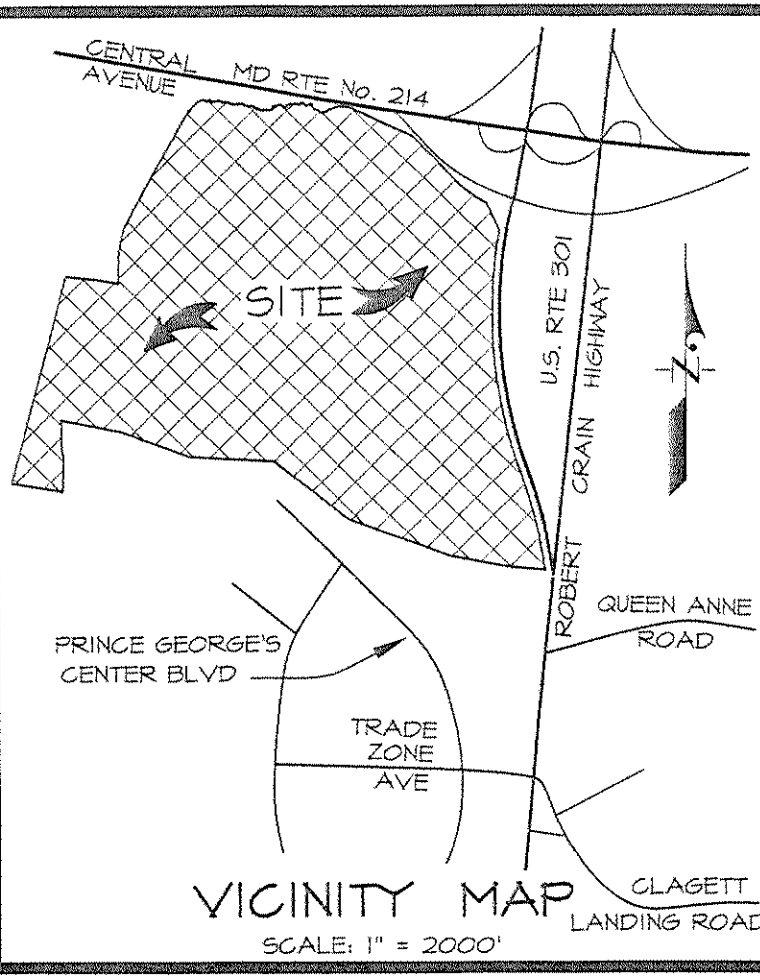
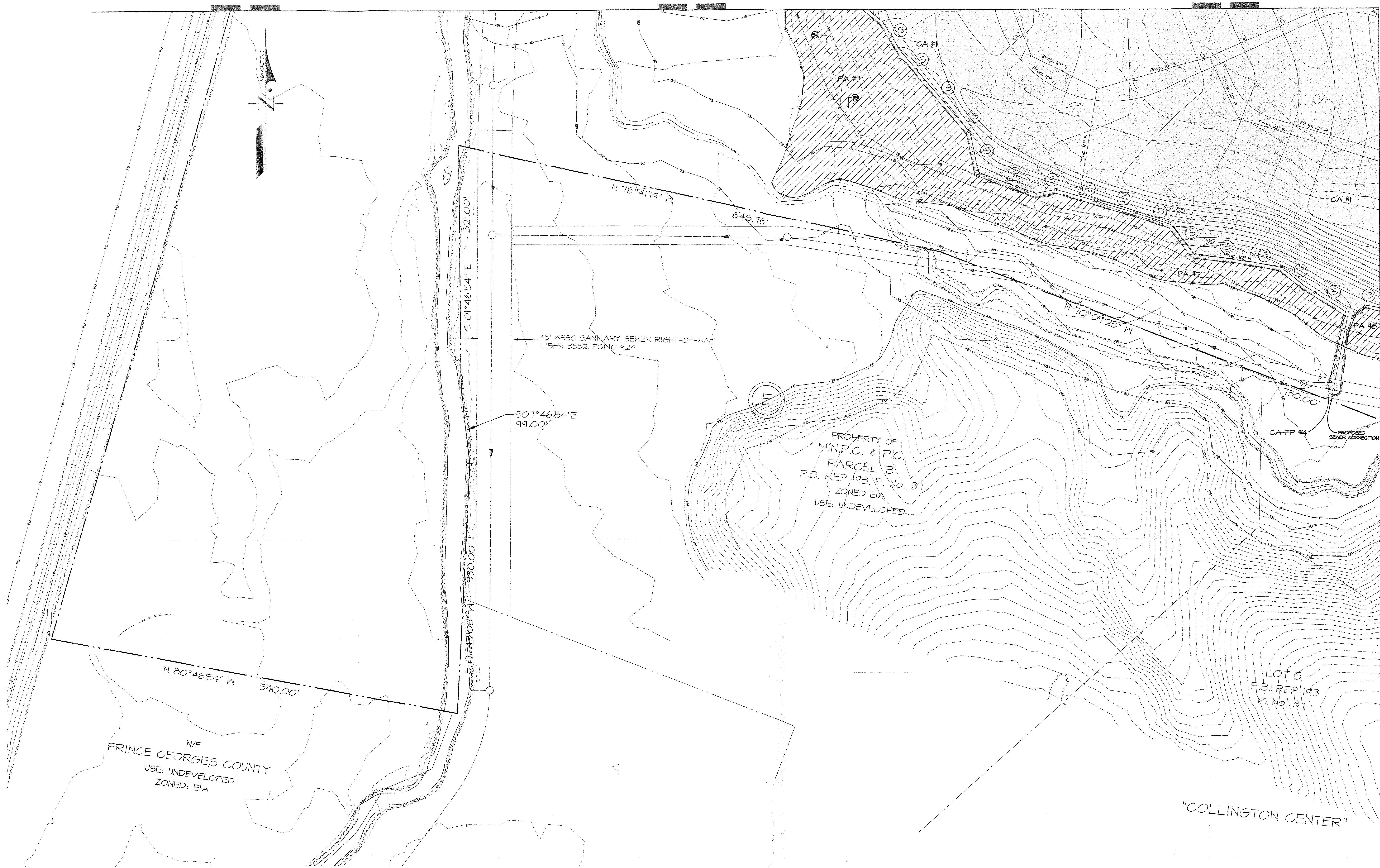


MATCH LINE "D-D" (SEE SHEET T14, BDAI DWG. NO. 54.036-Z)

[illegible]

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

TII		GRAPHIC SCALE		1" = 50'	
TCP SHEET II OF 15				(70)	
NESC 200' SHEET SERIES 201 NE 13414, 201 SE 13414		ADC MAP BK LOCATION 21 I-3, D-6			
4/27/16 DATE				1721 WOODMOOR ROAD, SUITE 200 MORTONVILLE, MARYLAND 20721	
4/27/16		Revised per NMCPRF Env. Planning meeting on 4/27/16		MR	
1/26/06		Revised per NMCPRF Resolution		MR	
10/10/05		Revised per NMCPRF Env. Planning comments dated 10/10/05		MR	
DATE		DESCRIPTION		BY	
Mayan Roser Qualified Professional COWI & B. 06.01		REVISIONS		SCALE	
LX105-(PRO)-B01051-LD5-SHEETS-CPIR181-4/27/2016 3:14:55 PM dixon				1" = 50'	
				DATE	
				JUNE 2005	
				DWG NO.	
				54,033-Z	

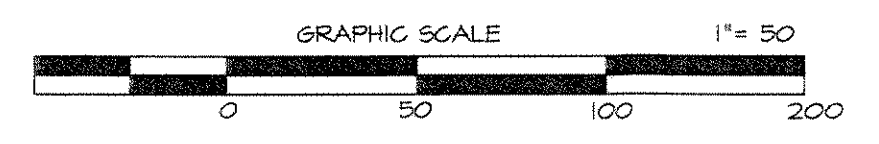


KEY MAP
SCALE: 1" = 2000'

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 ----- TP ----- TP
- TREE PROTECTION SIGNAGE ----- (S)
- SPECIMEN TREE (30' DBH OR GREATER) ----- (S)
- 65 dBA Ldn NOISE CONTOUR -----

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



M-NCPCC APPROVALS		
Prince Georges County Planning Department		
Natural Resources Division		
APPROVAL		
TREE CONSERVATION PLAN		
TCP II / 126 / 05		
Approved by	DATE	
<i>[Signature]</i>	3/24/06	
01		
02		
03		
04		
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M.N.C.P.P.C. APPROVALS		
PROJECT NAME: Karington		
PROJECT NUMBER: 54-034-2		
For Consistency of Approval and to be used for all sheets in this project.		
Approval #	Approval Date	Approval Signature
1506	5.4.	9/17/06

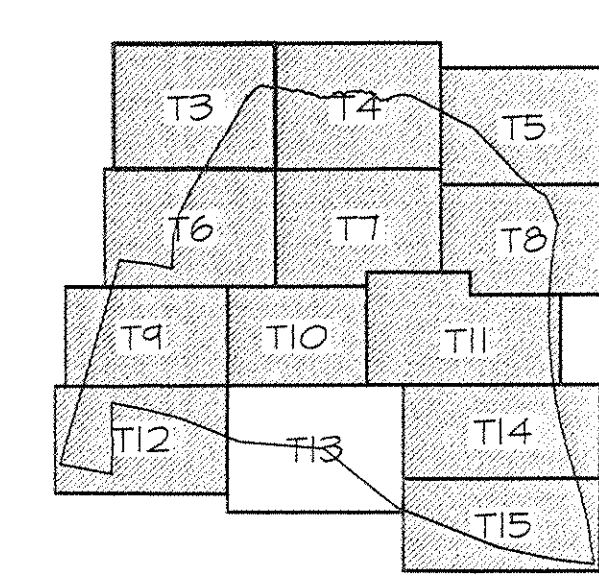
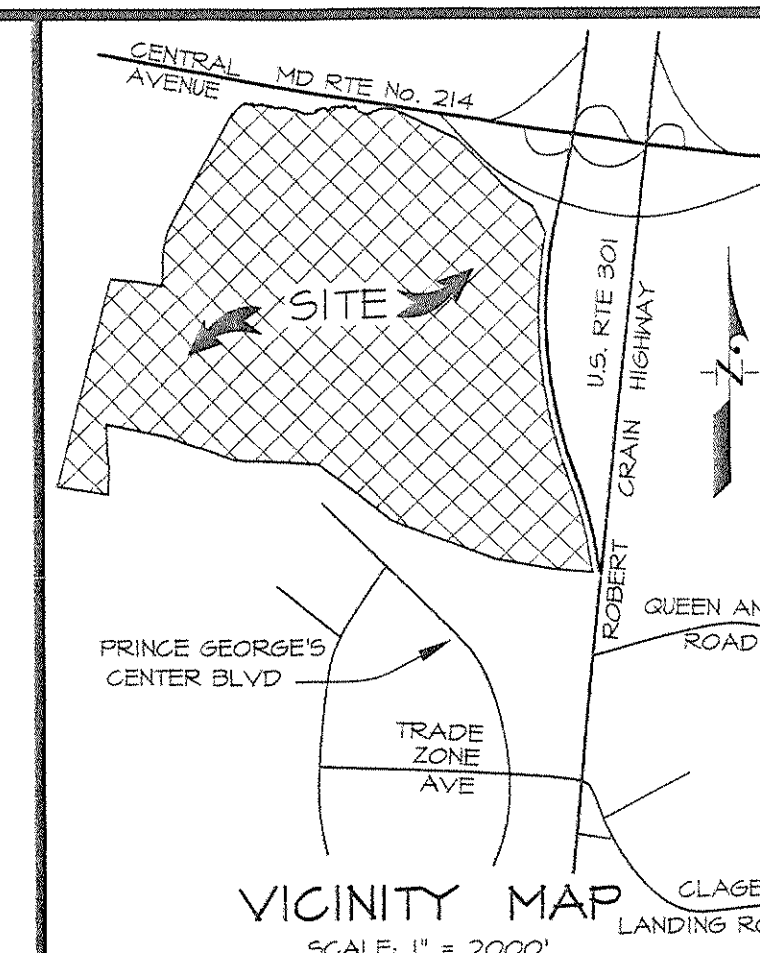
OWNER/DEVELOPER
KARINGTON LLC
8181 PROFESSIONAL PLACE
LANDOVER, MD 20785-2226

T12
TCP SHEET 12 OF 15

REVISIONS		DATE		DESCRIPTION	
1	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR		
2	1/26/06	Revised per MNCPPC Resolution	MR		
3	10/11/05	Revised per MNCPPC Env. Planning comments dated 10/05/05	MR		
4			MR		
5			MR		
6			MR		
7			MR		
8			MR		
9			MR		
10			MR		
11			MR		
12			MR		
13			MR		
14			MR		
15			MR		
16			MR		
17			MR		
18			MR		
19			MR		
20			MR		

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

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

MATCH LINE "J-J" (SEE SHEET T14 & T15, BDAI DWG. NO. 54.036-Z & 54.037-Z)



MATCH LINE "H-H" (SEE SHEET T12, BDAI DWG. NO. 54.034-Z)

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

T13
TOP SHEET 13 OF 15
4/27/2006

DATE	DESCRIPTION	REVISIONS
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 10/11/05	MR

DATE: 4/27/2006
BY: [Signature]
CHECKED: [Signature]
DATE: 4/27/2006
BY: [Signature]

GRAPHIC SCALE 1" = 50'

10

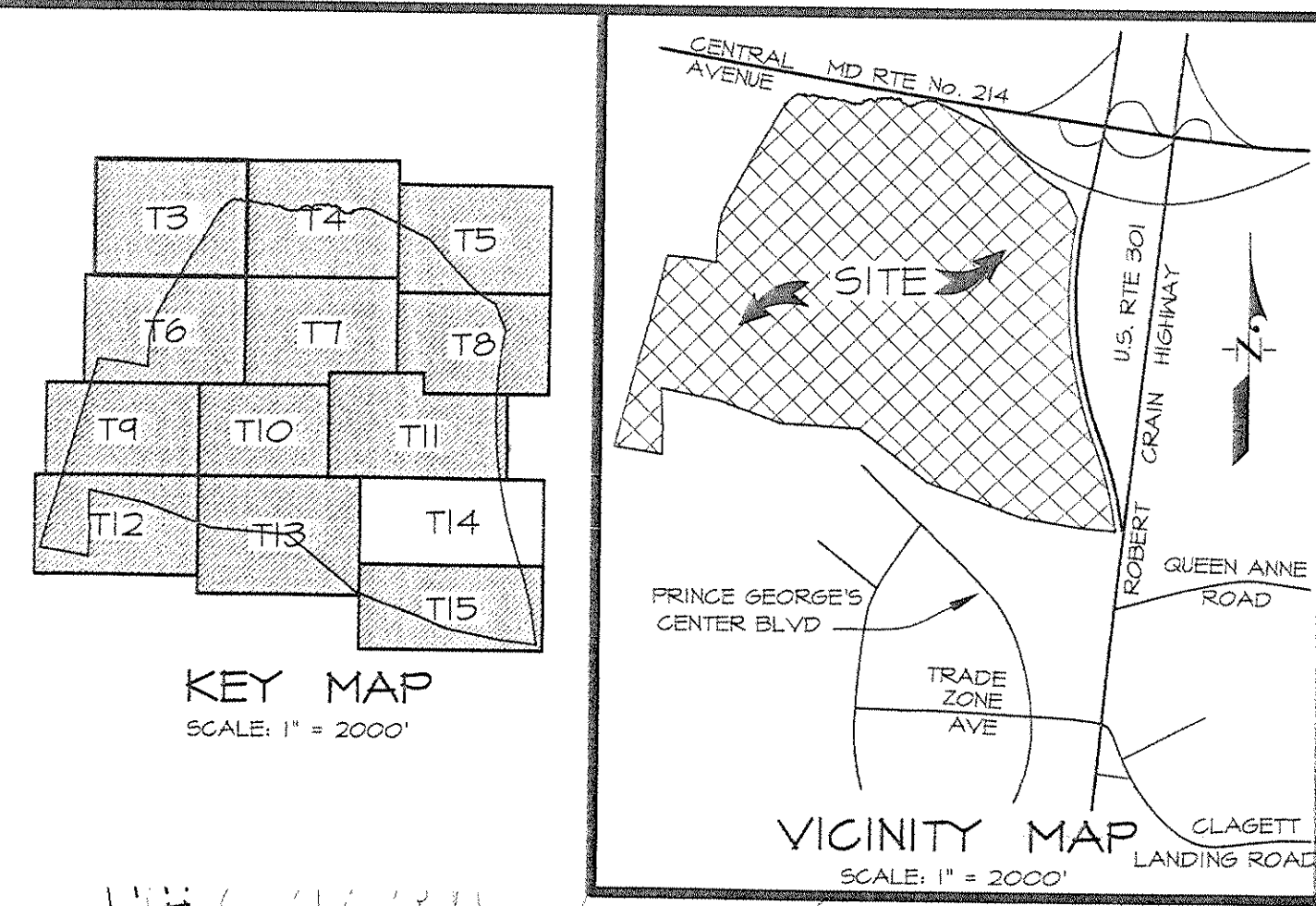
M-N-C-P-P-C
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP II / 128 / 05
Approved by: [Signature]
DATE: 5/24/06

DATE	APPROVAL	SIGNATURE	DATE
1-5-06	SA	7-17-06	

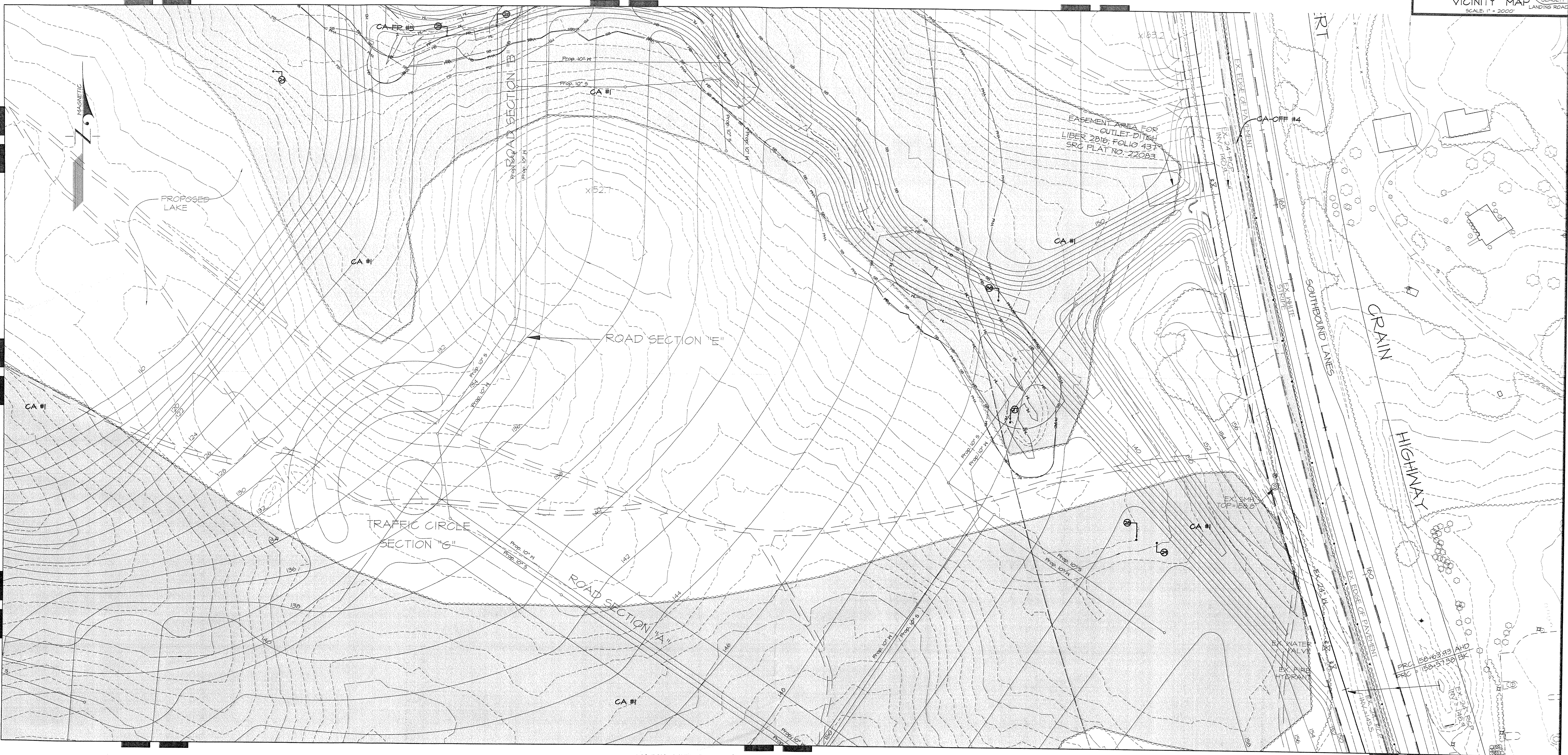
GRAPHIC SCALE 1" = 50'

DATE: JUL 25 2006

- 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 -----



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

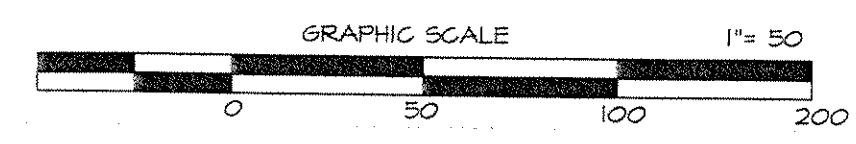


MATCH LINE "E-E" (SEE SHEET T15, BDAI DWG. NO. 54.037-Z)

M.N.C.P.C. APPROVALS			
PROJECT NAME: <u>Karington</u>			
PROJECT NUMBER: <u>54.036-Z</u>			
APPROVAL			
TREE CONSERVATION PLAN			
TCP II / 126 / 05			
APPROVED BY: <u>R. Reiser</u> DATE: <u>5/24/06</u>			
01			
02			
03			
04			
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



T14
TCP SHEET 14 OF 15

4/27/06		DATE	
4/27/06	Revised per HNC/PRC Env. Planning meeting on 4/27/06	MR	
1/26/06	Revised per HNC/PRC Resolution	MR	
10/11/05	Revised per HNC/PRC Env. Planning comments dated 10/05/05	MR	
DATE	DESCRIPTION	BY	
DATE	REVISIONS	DATE	
JUNE 2005		DATE	
54.036-Z		DATE	

