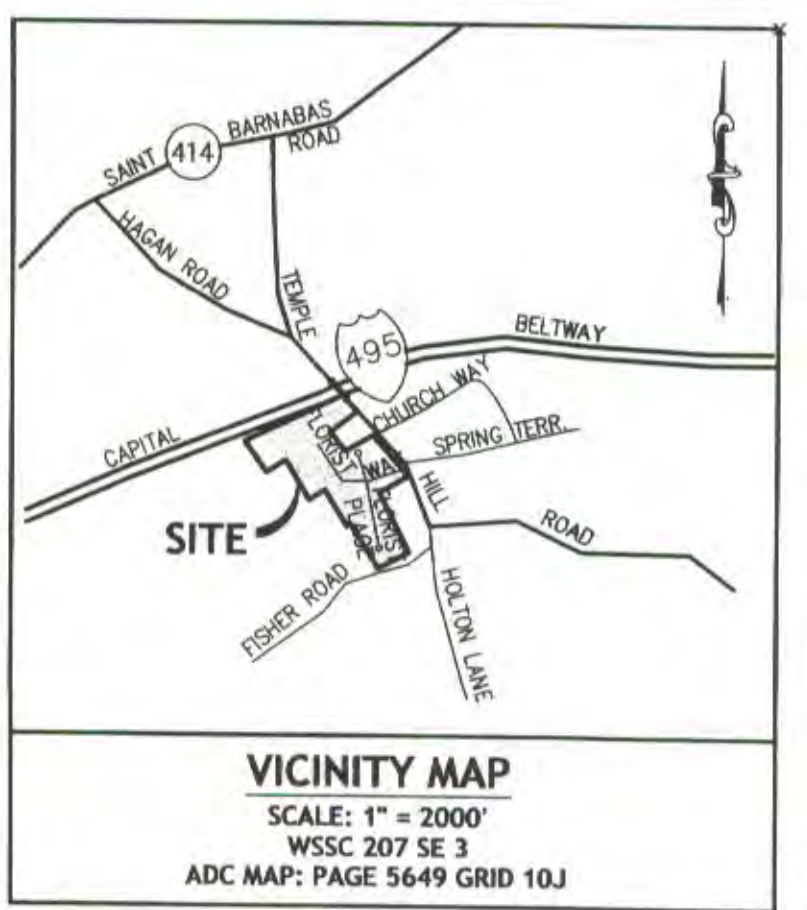


CHAMBERS ESTATES

TCP-II PLAN



GENERAL NOTES - SPECIAL EXCEPTION

- PROJECT NAME: HENSON CREEK RETIREMENT COMMUNITY
- TOTAL SPECIAL EXCEPTION SITE ACRES: 16.376 ACRES
TOTAL ACRES FOR LOT AREA AND POND PARCEL (P-52): 16.376 ACRES
TOTAL AREA OF LOTS: 10.688 ACRES
PARCEL 52, WHICH IS RESERVED BY TWO DIFFERENT DEEDS, CONTAINS THE STORMWATER MANAGEMENT POND: 5.678 ACRES.
NOTE: THE TOTAL ACRES DOES NOT INCLUDE LOT 5 (EXISTING SPV TO REMAIN), LOT 32 (EXISTING FISHER ROAD), LOT 34 (EXISTING FISHER ROAD), OR PARCEL A WHICH HAS ALREADY BEEN DEEDDED TO OWNERS. ALL ON-SITE ROADS (BOTH FLOREST PLACE AND FLOREST WAY) HAVE ALREADY BEEN DEDICATED AND ARE NOT INCLUDED IN THE TOTAL ACRES CALCULATIONS.
- THE ORIGINAL SUBDIVISION IS COMPRISED OF 35 LOTS AND PARCEL A. PARCEL A WAS DEDICATED TO PRINCE GEORGES COUNTY FOR THE CONSTRUCTION OF A STORMWATER MANAGEMENT POND. THE POND HAS BEEN RELOCATED TO PARCEL 52 DUE TO THE AMOUNT OF WETLANDS IN PARCEL A.
- STORMWATER MANAGEMENT FACILITY TO BE DEDICATED TO THE DEPARTMENT OF ENVIRONMENTAL RESOURCES FOR MAINTENANCE ONLY. THE PARCEL WILL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
- EXISTING ZONE: R-80
- DEVELOPED: 10%
- WSSC MAP: 207 SE 3
- TAX MAP: 97 GRID B-2
- AVIATION POLICY AREA (APA) - NO APA LOCATED ADJACENT TO THE SITE PER CB-51-2002
- EXISTING WATER CATEGORY: 3 / EXISTING SEWER CATEGORY: 3
- PROPOSED WATER CATEGORY: 3 / PROPOSED SEWER CATEGORY: 3
- STORMWATER MANAGEMENT CONCEPT NO. 7500-2003-04, APPROVED 09/17/13, EXPIRES 09/17/16. THE SWM POND APPROVED IS UNDER THIS SWM # CURRENTLY UNDER CONSTRUCTION.
- 10-FOOT PUBLIC UTILITY EASEMENT (PUE) PROVIDED ALONG ALL RIGHTS-OF-WAY.
- NO MANDATORY PARK DEDICATION REQUIRED/PROVIDED
- NO CEMETERIES ARE LOCATED ON OR ADJACENT TO THE PROPERTY.
- NO HISTORIC SITES ARE LOCATED ON OR ADJACENT TO THE PROPERTY.
- WETLANDS ARE LOCATED ON THE SITE.
- WETLAND PERMIT #11-NI-0203 WAS APPROVED ON 4/13/12 AND EXPIRES ON 4/13/15. WORK WITHIN THE WETLAND AREA HAS BEEN COMPLETED PER PERMIT.
- FLOODPLAIN: NO 100-YEAR FLOODPLAIN IS LOCATED ON THE SITE.
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- TOPOGRAPHY: EXISTING TOPOGRAPHY IS BASED ON FIELD RUN TOPOGRAPHY OF THE ROUGH-GRADED SITE BY THE TECH GROUP INC. AND DATED AUGUST 2013.
- MINIMUM AREA SLOPES: MAXIMUM SLOPE: 3:1, MINIMUM SLOPE: 2:5%.
- FILL AREAS:
 - UNDER BUILDINGS: CLASS I
 - UNDER PAVING AND WALKS: CLASS II
 - SEEDING AND SODDING: CLASS III
- TOOTHINGS TO BE EXTENDED TO EXISTING GROUND WHERE NECESSARY.
- ROOF DRAINS AND GUTTER PUMPS TO BE DISCHARGED INTO SPASH BLOCKS.
- EXISTING NUMBER OF LOTS: 35 RECORDED LOTS AND 2 PARCELS (PARCEL A AND PARCEL 52)
- EXISTING LOTS ARE SHOWN ON SHEET 2A OF THIS PLAN.
- PROPOSED USE OF PROPERTY: PLANNED RETIREMENT COMMUNITY.
- RESIDENTIAL DWELLING UNITS PROPOSED:
 - PROPOSED RENTAL DUPLEX UNITS: 52 UNITS TOTAL
 - PROPOSED GROUP CONGREGATE LIVING FACILITIES:
 - 1 EXISTING GROUP/CONGREGATE LIVING FACILITY (20 RESIDENTS PER BUILDING): 20 RESIDENTS
 - 3 PROPOSED GROUP/CONGREGATE LIVING FACILITIES (20 UNITS PER BLDG): 60 RESIDENTS
- TOTAL GROUP CONGREGATE LIVING FACILITIES: 80 RESIDENTS
- ADULT DAY CARE / COMMUNITY CENTER PROPOSED: 8,468 SF (1 STORY WITH A BASEMENT)
- PARKING TABULATIONS:
 - RENTAL DUPLEX DWELLING UNITS (52 UNITS TOTAL):
 - REQUIRED (2.04 PER ONE-FAMILY ATTACHED DWELLING UNIT): 107 REQUIRED
 - PROVIDED (1 GAR, 1 DRIVEWAY, MOTOR PARKING AT ADULT DAY CARE/COMMUNITY CENTER): 107
 - GROUP FACILITY/CONGREGATE LIVING FACILITIES:
 - REQUIRED (1 PER 4 RESIDENTS): 20 REQUIRED
 - PROVIDED: 41 PARKING SPACES (INCLUDING PARKING AT BOOCIE COURTS)
 - ADULT DAY CARE CENTER:
 - REQUIRED (1 PER 3 OCCUPANTS - INCLUDING OPERATORS): 23 REQUIRED
 - PROVIDED: 26 TOTAL (24 REG SPACES AND 2 HANDICAP SPACES)
- PARKING DIMENSIONS:
 - REGULAR PARKING SPACE: 9'-1/2" x 19'
 - HANDICAP: SHALL COMPLY WITH SECTION 4.6 OF THE AMERICAN NATIONAL STANDARDS FOR BUILDINGS AND FACILITIES IN ANSI A117.1-1986
- DRIVE AISLE: 22' (20' MIN)
- PARKING LOT STRIPING: EACH PARKING SPACE SHALL BE MARKED BY A PERMANENT, DURABLE, CONTRASTING MATERIAL.
- LOADING SPACE: 12' x 33' PER SUBTITLE 27: 1 PROVIDED ADJACENT TO COMMUNITY CENTER BLDG.
- PROPOSED LIGHTING:
 - 100 WATT H.P.S. "COLONIAL"
 - LUMINAIRE DISTRIBUTION TYPE: T.C.P.T. / V
 - POST MATERIAL: INSTALLATION: BE/DB
 - MOUNT HEIGHT: 16'
- PREVIOUS APPROVALS:
 - RECORD PLAT: PLAT ONE (PLAT BOOK NLP 152, PLAT NO. 52)
 - RECORD PLAT: PLAT TWO (PLAT BOOK NLP 152, PLAT NO. 53)
 - PRELIMINARY PLAN: 4-88010, APPROVED 6/2/88
 - TREE CONSERVATION PLAN TYPE 2: TCP2-142-04
 - DETAILED SITE PLAN: DSP-89100/02
 - SPECIAL EXCEPTION: SE-4678, APPROVED APRIL 26, 2011 (FOR BOTH EXIST. CONGREGATE LIVING FACILITY/PROP. ELDERLY DAY CARE FACILITY)
- EXISTING STREET APPROVAL INFORMATION:
 - FLOREST PLACE - # 18077
 - FLOREST WAY - # 18075
- APPLICANT:
 - HENSON CREEK HOUSE, LLC
 - 5075 TEMPLE HILL ROAD
 - TEMPLE HILLS, MARYLAND 20748
 - CONTACT PERSON: WILLIAM PONDREXTER
- A PRIVATE MAINTENANCE AGREEMENT WILL BE COMPLETED BETWEEN THE DEVELOPER OF THIS PROJECT AND P.G. (P&G) TO ALLOW THE DEVELOPER TO MAINTAIN THE PUBLIC RIGHT OF WAY AND THE STORMWATER MANAGEMENT POND WITHIN THE DEVELOPMENT.
- ALL INVASIVE SPECIES EXISTING ON THE SITE SHALL BE REMOVED.
- NO PROPOSED LANDSCAPING SHALL BE FROM THE LIST OF PROHIBITED TREES (TABLE A-3-B) AND THE LIST OF PROHIBITED SHRUBS, GRASSES, AND GROUND COVERS (TABLE A-3-B) FROM THE PRINCE GEORGES COUNTY LANDSCAPE MANUAL DATED DECEMBER 2010.
- ALL PROPOSED LIGHTING FIXTURES OUTSIDE OF THE RIGHT-OF-WAY SHALL BE FULL OUT-OF-LIGHT FIXTURES TO MINIMIZE GLARE AND LIGHT POLLUTION.
- THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES, ARE APPROXIMATE. EXACT VERTICAL AND HORIZONTAL LOCATIONS TO BE VERIFIED BY THE CONTRACTOR. THE TECH GROUP, INC. MUST BE NOTIFIED OF ANY DESIGN REVISIONS AND SHALL BE HELD HARMLESS OF ANY CHARGES DUE TO DELAY OF CONSTRUCTION.
- THIS DEVELOPMENT SHALL NOT HAVE ACCESS TO THE CAPITAL BELTWAY (I-95/495) AND SHALL ONLY HAVE ACCESS TO TEMPLE HILL ROAD AT THE RECORDED INTERSECTION WITH FLOREST WAY.
- ALL UNITS SHALL HAVE INDIVIDUAL MAILBOXES PROVIDED.

NOTES

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CALL "MISS UTILITY"

TELEPHONE: 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

AREA '1'
REFORESTATION AREA
0.37 ACRES

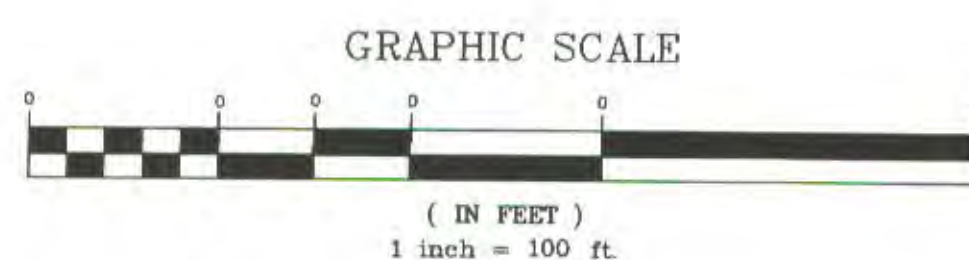
AREA '2'
REFORESTATION AREA
0.08 ACRES

AREA '3'
REFORESTATION AREA
0.14 ACRES

AREA 'A'
PRESERVATION AREA
1.50 ACRES

AREA '4'
REFORESTATION AREA
0.06 ACRES

AREA 'B'
PRESERVATION AREA
0.46 ACRES



SHEET INDEX

- COVER SHEET
- TCP-II PLAN
- TCP-II PLAN
- TCP-II PLAN
- TCP-II PLAN
- TCP-II DETAILS AND NOTES

Woodland Conservation Worksheet for Prince George's County

Zone:	0.20		
Gross Tract:	21.69		
Floodplain:	0.00		
Previously Dedicated Land:	1.50		
Net Tract (NTA):	20.19	0.00	0.00

Include acreage in the corresponding column for each zone.

CHAMBERS ESTATES, TCP 2-142-04			
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Property Description or Subdivision Name:
Is this site subject to the 1989 Ordinance?
Reforestation Requirement Reduction Questions

Is this one (1) single family lot? (y/n)	Y
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n)	Y
Is this a Mitigation Bank	N
Break-even Point (preservation) =	5.37 acres
Clearing permitted w/o reforestation =	5.00 acres

Woodland Conservation Calculations:

	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland	10.37	0.00	
Woodland Conservation Threshold (NTA) =	20.00%	4.02	
Smaller of a or b	4.02		
Woodland above WCT	6.25		
Woodland cleared	8.31	0.00	0.00
Smaller of c or e	6.25		
Clearing above WCT (0.25 : 1) replacement requirement	1.56		
Clearing below WCT (2:1 replacement requirement)	2.00		
Information Threshold (LIVING) =	15.00%		
Off-site Mitigation being provided on this property	0.00		
Woodland Conservation Required	7.64		

Woodland Conservation Provided:

	(acres)	
Woodland Preservation	1.96	
Afforestation / Reforestation	0.65	
Area approved for tree-to-tree Credits for Off-site Mitigation on another property	0.00	0.50
Off-site Mitigation (preservation) being provided on this property	0.50	
Off-site Mitigation (afforestation) being provided on this property	0.00	
Total Woodland Conservation Provided	7.64	

Previously Dedicated Land - Parcel A to M-NCPPC

Area of woodland not cleared	1.56 acres
Woodland retained not part of requirements:	0.00 acres

Prepared by:
Michael A. Mitchell, RLA, AICP, LEED AP

Signed: *Michael A. Mitchell* Date: 2-20-15

LEGEND

TRACT BOUNDARY	15' R/W	EX. DEDICATED RIGHT-OF-WAYS OR EASEMENT
LOT OR PARCEL BOUNDARIES		EX. STRUCTURES
EX. CONTOUR / SPOT ELEVATIONS		PROP. STRUCTURES
PROP. CONTOUR / SPOT ELEVATIONS		100 YEAR FLOOD PLAN (FEMA) w/ 50' SETBACK
EX. STREAMS		EX. WOODLAND EDGE
EX. STREAM BUFFER		PROP. WOODLAND EDGE
APPROX. EDGE OF NON-TOTAL WETLANDS	EX. 8' W. F.H.	EX. WSSC WATER MAIN w/ FIRE HYDRANT
WETLANDS: 25' BUFFER	EX. 8' W. F.H.	PROP. WATER MAIN w/ VALVE & FIRE HYDRANT
PROP. LIMIT OF DISTURBANCE	EX. 8' S.	EX. WSSC SANITARY SEWER
EX. STORM DRAIN	EX. 8' S.	PROP. SANITARY SEWER
PROP. STORM DRAIN w/ OUTFALL		15% AND GREATER SLOPES W/IN 25' ENVIRONMENTAL BUFFER
PROP. CONCRETE / ASPHALT PAVING		NON-TOTAL WETLAND AREA
PROP. 250W HPS AREA LIGHT ON 12' FS POLE w/ PHOTO CELL		

TCP LEGEND

FOREST PRESERVATION	
REFORESTATION/AFFORESTATION	
TPF 1	TREE PROTECTION FENCE 1 - SPLIT RAIL WOOD FENCE
TPF 2	TREE PROTECTION FENCE 2 - BLAZE ORANGE PLASTIC MESH FENCE
ST	SPECIMEN TREE SIGN
Forest Preservation / Reforestation Area Sign	
Specimen Tree (Field Located)	

CHAMBERS ESTATES TCP TYPE II - AREA TABULATIONS			
TREE PRESERVATION AREAS (AC)		REFORESTATION AREAS (AC)	
AREA 'A'	1.50	AREA #1	0.37
AREA 'B'	0.46	AREA #2	0.08
		AREA #3	0.14
		AREA #4	0.06
TOTAL		TOTAL	0.65

*AREAS '2', '3', AND '4' DO NOT MEET MINIMUM TCP AREA REQUIREMENTS ON THEIR OWN BUT ARE LOCATED ADJACENT TO LARGER PRESERVATION AREAS.

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP 2-142-04
Approved by: *J. L. Stutz* Date: 4/13/05
01
02
03
04
05

DESIGNED			REVISIONS			REVISIONS (CONT.)		
DCM	08/13	DATE	DATE	BY	DESCRIPTIONS	DATE	BY	DESCRIPTIONS
FA	08/13	DATE	10/03	RCB	REVISE LANDSCAPE AREA AROUND POND	11/06	TM	REVISED FOREST AREAS/UPDATE F.C. WORKSHEET
			04/04	TTG	REVISED SITE AND LANDSCAPE PLAN DUE TO	05/07	TTG	REV. STORM DRAIN FROM 10-12
DBH	08/13	DATE			POND RELOCATION	02/10/12	MAM	MODIFIED PRESERVATION AREA, ADDED REFORESTATION
			04/04	DCM	REVISE CONCEPT DUE TO POND RELOCATION	2/6/15	MAM	REV. UNIT TYPE FROM SPH TO DUPLEXES/CONGREGATE HOUSING, LOD
DBH	08/13	DATE	07/04	DCM	REVISE AS PER P.G. COUNTY COMMENTS			AND ROAD ALIGNMENT THE SAME, UPDATED SPEC TREE CHART
			01/05	RCB	ADDED WETLAND NOTES			

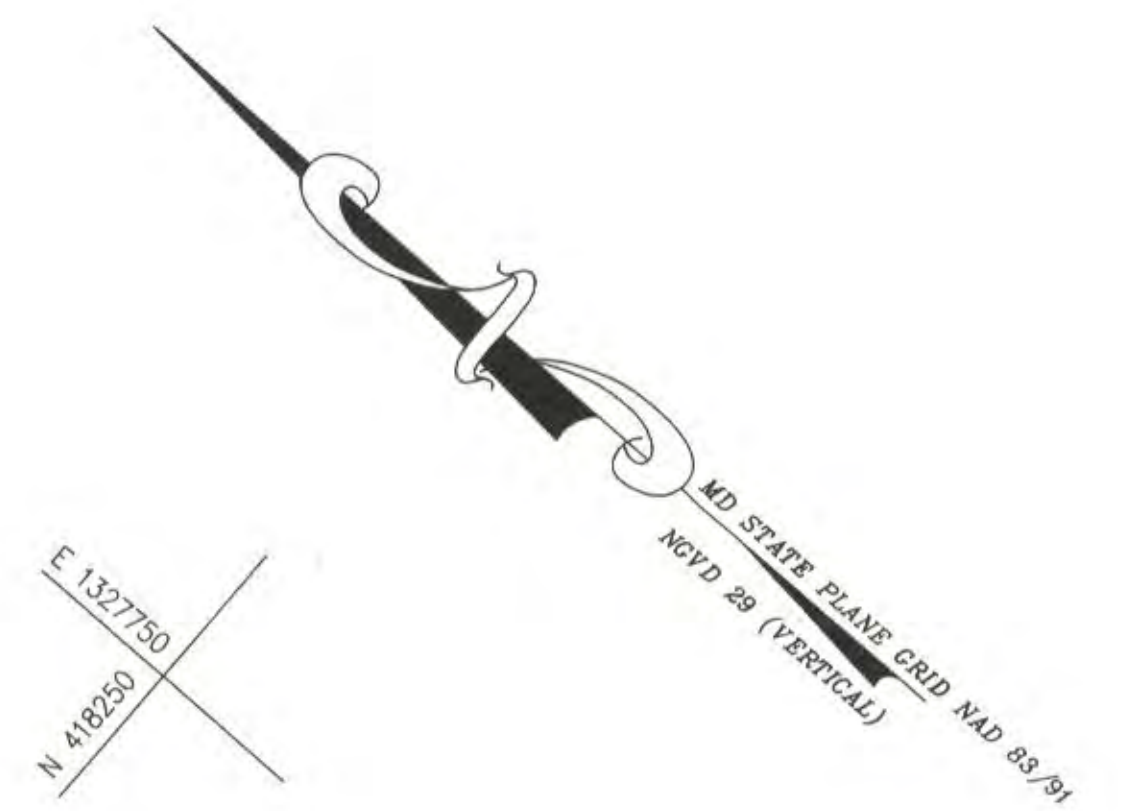
THE TECH GROUP, INC.
ENGINEERS - PLANNERS - SURVEYORS
TELECOMMUNICATIONS - ENVIRONMENTAL
LANDSCAPE ARCHITECTURE
www.techgroupinc.net

201 Defense Highway
Suite 200
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Ph: (443) 274-3232
Fax: (443) 274-3233
Contact Person: Dylan Hedrick
Chief Engineer
dhedrick@techgroupinc.net



OWNER / DEVELOPER
HENSON CREEK HOUSE, LLC
5075 TEMPLE HILL ROAD
TEMPLE HILLS, MARYLAND 20748
CONTACT PERSON: WILLIAM PONDREXTER
PHONE: (301)-505-7230
FAX: (301)-505-6033
email: Hensoncreekhouse@gmail.com

TCP-II COVER SHEET
HENSON CREEK RETIREMENT COMMUNITY
(FORMERLY KNOWN AS CHAMBERS ESTATES)
PRINCE GEORGES COUNTY MARYLAND
HENSON CREEK 12TH ELECTION DISTRICT
TAX MAP 97, B-2
SCALE: 1" = 100' DATE: FEBRUARY 20, 2015 TTG PROJECT NO. 512032 SHEET 1 OF 6



- LEGEND**
- TRACT BOUNDARY
 - LOT OR PARCEL BOUNDARIES
 - EX. CONTOUR / SPOT ELEVATIONS
 - EX. STREAMS
 - EX. STREAM BUFFER
 - APPROX. EDGE OF NON-TIDAL WETLANDS
 - WETLANDS 25' BUFFER
 - LOU
 - EX. STORM DRAIN
 - PROP. STORM DRAIN w/ OUTFALL
 - PROP. CONCRETE / ASPHALT PAVING
 - PROP. 2500 HPS AREA LIGHT ON 12 FS POLE w/ PHOTO CELL
 - EX. DEDICATED RIGHT-OF-WAYS OR EASEMENT
 - EX. STRUCTURES
 - PROP. STRUCTURES
 - 100 YEAR FLOOD PLAIN (FEMA) w/ 50' SE BRICK
 - EX. WOODLAND EDGE
 - PROP. WOODLAND EDGE
 - EX. WSSC WATER MAIN w/ FIRE HYDRANT
 - PROP. WATER MAIN w/ VALVE & FIRE HYDRANT
 - EX. WSSC SANITARY SEWER
 - PROP. SANITARY SEWER
 - 15% AND GREATER SLOPES w/IN 25' ENVIRONMENTAL BUFFER
 - NON-TIDAL WETLAND AREA

- TCP LEGEND**
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 - TPF 1 TREE PROTECTION FENCE 1 - SPLIT RAIL WOOD FENCE
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 - ST SPECIMEN TREE SIGN
 - FOREST PRESERVATION / REFORESTATION AREA SIGN
 - SPECIMEN TREE (FIELD LOCATED)
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NOTES

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THE -02 REVISION TO THIS TCPII HAS BEEN FOUND TO BE IN CONFORMANCE WITH THE OFFICE OF THE ZONING EXAMINERS NOTICE OF DECISION FOR SE 4739 FILED WITH THE DISTRICT COUNCIL ON FEBRUARY 23, 2015 BY THE ENVIRONMENTAL PLANNING STAFF AND IS RECOMMENDED FOR APPROVAL BY THE ZHE.

CALL "MISS UTILITY"

TELEPHONE: 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL TREE CONSERVATION PLAN TCP 2 - 142 - 04	
Approved by	Date
J. L. Sasso	3/11/05
K. P. Pappas	4/13/12
01	
02	
03	
04	
05	

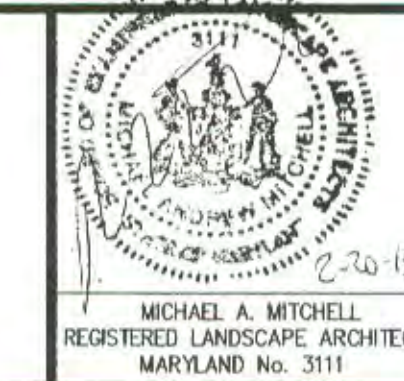
DESIGNED			DATE		
DCM			08/13		
DRAWN			DATE		
FA			08/13		
CHECKED			DATE		
DBH			08/13		
APPROVED			DATE		
DBH			08/13		

REVISIONS		REVISIONS (CONT.)	
DATE	DESCRIPTION	DATE	DESCRIPTION
10/03	RCB REVISE LANDSCAPE AREA AROUND POND	11/06	TM REVISED FOREST AREAS/UPDATE F.C. WORKSHEET
04/04	TTC REVISED SITE AND LANDSCAPE PLAN DUE TO POND RELOCATION	05/07	TTC REV. STORM DRAIN FROM 10-12
04/04	DCM REVISE CONCEPT DUE TO POND RELOCATION	02/10/12	MAM MODIFIED PRESERVATION AREA, ADDED REFORESTATION
07/04	DCM REVISE AS PER P.G. COUNTY COMMENTS	2/6/15	MAM REV. UNIT TYPE FROM SPH TO DUPLEXES/CONGREGATE HOUSING, LOU
01/05	RCB REMOVED PRESERVATION AREA "C" PER MNCPPC		AND ROAD ALIGNMENT THE SAME, UPDATED SPEC. TREE CHART
	ADDED WETLAND NOTES		

THE TECH GROUP, INC.

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PHONE: (301)-505-7230
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TCP-II PLAN
HENSON CREEK RETIREMENT COMMUNITY
(FORMALLY KNOWN AS CHAMBERS ESTATES)
PRINCE GEORGE'S COUNTY MARYLAND
HENSON CREEK 12th ELECTION DISTRICT
TAX MAP 97, B-2

SCALE: 1" = 30' DATE: FEBRUARY 20, 2015 TIT PROJECT No. S12032 SHEET 2 OF 6

N 418750 E 1326750

E 1327250 N 418500

AREA '2'
REFORESTATION AREA
0.08 ACRES TOTAL

PART OF AREA 'A'
PRESERVATION AREA
1.50 ACRES TOTAL

AREA 'B'
PRESERVATION AREA
0.46 ACRES TOTAL

AREA '4'
REFORESTATION AREA
0.06 ACRES TOTAL

LEGEND

- TRACT BOUNDARY
- LOT OR PARCEL BOUNDARIES
- EX. CONTOUR/ SPOT ELEVATIONS
- PROP. CONTOUR/ SPOT ELEVATIONS
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- EX. STREAM BUFFER
- APPROX. EDGE OF NON-TOTAL WETLANDS
- WETLANDS 25' BUFFER
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THE M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP 2 - 142 - 04

DATE	BY	DESCRIPTION
3/11/05	J.L. Sisco	
4/15/12	K. Finch	
3/26/15		

OWNER / DEVELOPER
HENSON CREEK HOUSE, LLC.
5075 TEMPLE HILL ROAD
TEMPLE HILLS, MARYLAND 20748
CONTACT PERSON: WILLIAM PONDREXTER
PHONE: (301)-505-7230
FAX: (301)-505-6033
email: Hensoncreekll@gmail.com

REGISTERED LANDSCAPE ARCHITECT
MARYLAND No. 3111

201 Defense Highway
Suite 200
Annapolis, Maryland 21401
Ph. (443) 274-3232
Fax. (443) 274-3233
Contact Person: Dylan Hedrick
Chief Engineer
dhedrick@techgroupinc.net

THE TECH GROUP, INC.
ENGINEERS - PLANNERS - SURVEYORS
TELECOMMUNICATIONS - ENVIRONMENTAL
LANDSCAPE ARCHITECTURE
WWW.TECHGROUPINC.NET

DESIGNED: DCM 08/13
DRAWN: FA 08/13
CHECKED: DBH 08/13
APPROVED: DBH 08/13

DATE	BY	DESCRIPTION
10/03	RCB	REVISE LANDSCAPE AREA AROUND POND
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04/04	DCM	REVISE CONCEPT DUE TO POND RELOCATION
07/04	DCM	REVISE AS PER P.G. COUNTY COMMENTS
01/05	RCB	REMOVED PRESERVATION AREA "C" PER MNCPPC
		ADDED WETLAND NOTES

DESIGNED: DCM 08/13
DRAWN: FA 08/13
CHECKED: DBH 08/13
APPROVED: DBH 08/13

DATE	BY	DESCRIPTION
11/06	TM	REVISED FOREST AREAS/UPDATE F.C. WORKSHEET
05/07	TTC	REV. STORM DRAIN FROM 10-12
02/10/12	MAM	MODIFIED PRESERVATION AREA, ADDED REFORESTATION
2/6/15	MAM	REV. UNIT TYPE FROM SPH TO DUPLEXES/CONGREGATE HOUSING, LOG AND ROAD ALIGNMENT THE SAME, UPDATED SPEC TREE CHART

SCALE: 1" = 30'

DATE: FEBRUARY 20, 2015

TTC PROJECT No. 512632

SHEET 3 OF 6



- LEGEND**
- | | | |
|--|---|---|
| TRACT BOUNDARY | 15' R/W | EX. DEDICATED RIGHT-OF-WAYS OR EASEMENT |
| LOT OR PARCEL BOUNDARIES | EX. STRUCTURES | EX. STRUCTURES |
| EX. CONTOUR/SPOT ELEVATIONS | PROP. STRUCTURES | PROP. STRUCTURES |
| PROP. CONTOUR/SPOT ELEVATIONS | 100 YEAR FLOOD PLAN (FEMA) w/ 50' SETBACK | EX. WOODLAND EDGE |
| EX. STREAMS | EX. WOODLAND EDGE | PROP. WOODLAND EDGE |
| EX. STREAM BUFFER | EX. WOODLAND EDGE | EX. WOODLAND EDGE |
| APPROX. EDGE OF NON-TIDAL WETLANDS | EX. WOODLAND EDGE | EX. WOODLAND EDGE |
| WETLANDS 25' BUFFER | EX. WOODLAND EDGE | EX. WOODLAND EDGE |
| LOD | EX. WOODLAND EDGE | EX. WOODLAND EDGE |
| EX. SD | EX. WOODLAND EDGE | EX. WOODLAND EDGE |
| 15' SE | EX. WOODLAND EDGE | EX. WOODLAND EDGE |
| PROP. STORM DRAIN w/ OUTFALL | EX. WOODLAND EDGE | EX. WOODLAND EDGE |
| PROP. CONCRETE/ ASPHALT PAVING | EX. WOODLAND EDGE | EX. WOODLAND EDGE |
| PROP. 250W HPS AREA LIGHT ON 12' TO POLE w/ PHOTO CELL | EX. WOODLAND EDGE | EX. WOODLAND EDGE |

- TCP LEGEND**
- | | |
|---------------------|-----------------------------|
| FOREST PRESERVATION | REFORESTATION/AFFORESTATION |
| TPF 1 | TPF 2 |
| ST | ST |
| CRITICAL ROOT ZONE | CRITICAL ROOT ZONE |

NOTES

PRIOR TO THE ISSUANCE OF ANY PERMITS WHICH IMPACT JURISDICTIONAL WETLANDS, WETLAND BUFFER OF WATER OF THE U.S., THE APPLICANT SHALL SUBMIT COPIES OF ALL FEDERAL AND STATE WETLAND PERMIT, EVIDENCE THAT APPROVAL CONDITIONS HAVE BEEN COMPLIED WITH, AND ASSOCIATED MITIGATION PLANS.

THE 02 REVISION TO THIS TCPH HAS BEEN FOUND TO BE IN CONFORMANCE WITH THE OFFICE OF THE ZONING EXAMINERS NOTICE OF DECISION FOR SE 4739 FILED WITH THE DISTRICT COUNCIL ON FEBRUARY 23, 2015 BY THE ENVIRONMENTAL PLANNING STAFF AND IS RECOMMENDED FOR APPROVAL BY THE ZHE.

CALL "MISS UTILITY"
TELEPHONE: 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP 2 - 142 - 04	
Approved by	Date
J. L. Shier	3/11/05
K. Finch	4/13/02
01	3/26/15
02	
03	
04	
05	

DESIGNED		DATE		BY		REVISIONS		DATE		BY		REVISIONS (CONT.)	
DCM		08/13		FA		10/03		04/04		04/04		07/04	
FA		08/13		DBH		04/04		07/04		01/05			
DBH		08/13		DBH		04/04		07/04		01/05			
DBH		08/13		DBH		04/04		07/04		01/05			

THE TECH GROUP, INC.
ENGINEERS - PLANNERS - SURVEYORS
TELECOMMUNICATIONS - ENVIRONMENTAL
LANDSCAPE ARCHITECTURE
WWW.TECHGROUPINC.NET

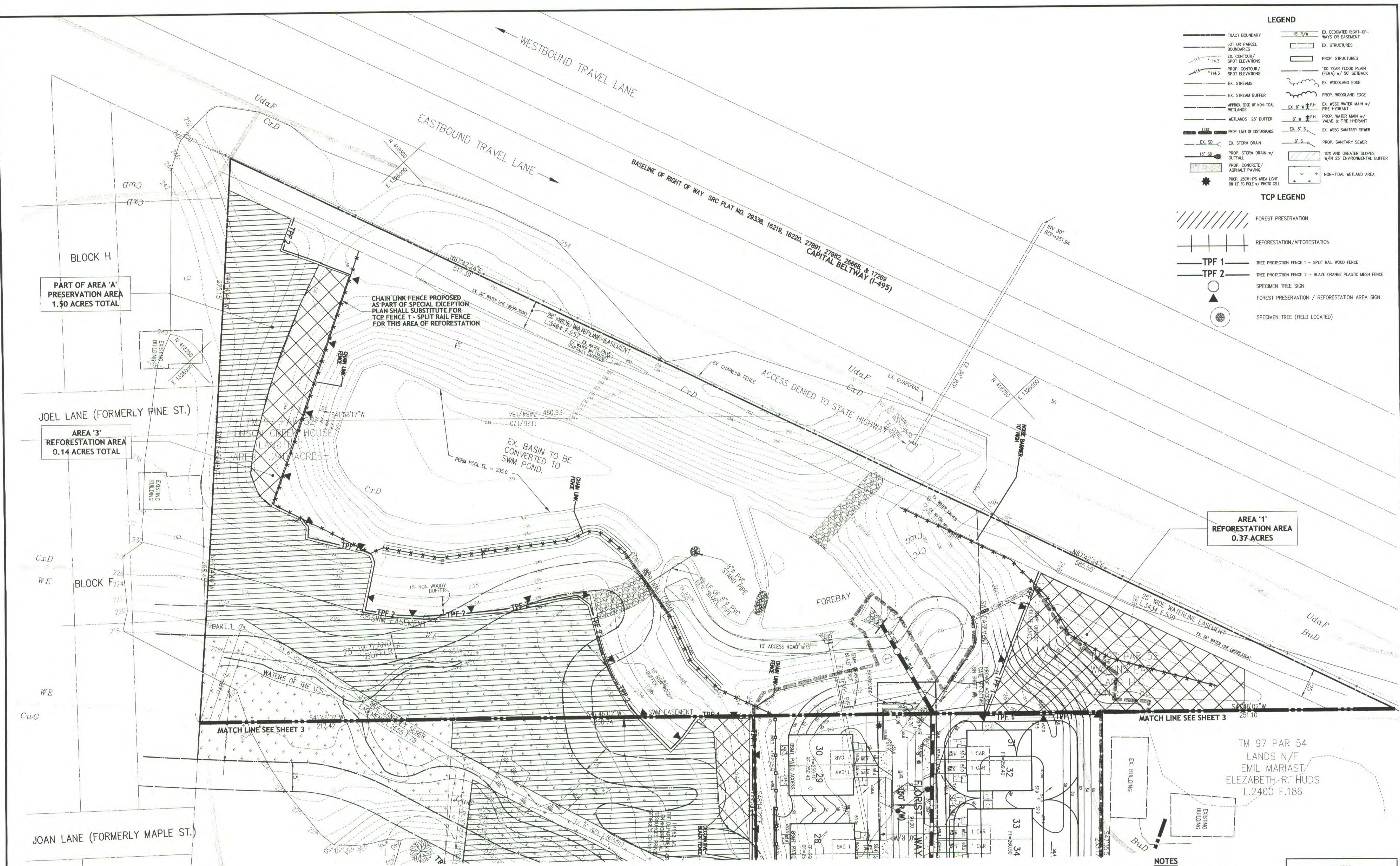
201 Defense Highway
Suite 200
Annapolis, Maryland 21401
Ph. (443) 274-3232
Fax. (443) 274-3233
Contact Person: Dylan Hedrick
Chief Engineer
dhedrick@techgroupinc.net



OWNER / DEVELOPER
HENSON CREEK HOUSE, LLC.
5075 TEMPLE HILL ROAD
TEMPLE HILLS, MARYLAND 20748
CONTACT PERSON: WILLIAM POWDERTELL
PHONE: (301)-505-7230
FAX: (301)-505-6033
email: Hensoncreek@gmail.com

TCP-II PLAN
HENSON CREEK RETIREMENT COMMUNITY
(FORMERLY KNOWN AS CHAMBERS ESTATES)
PRINCE GEORGE'S COUNTY MARYLAND
HENSON CREEK 12th ELECTION DISTRICT
TAX MAP 97, B-2

SCALE: 1" = 30'
DATE: FEBRUARY 26, 2015
TTC PROJECT No. 512032
SHEET 4 OF 6



LEGEND

- TRACT BOUNDARY
- LOT OR PARCEL BOUNDARIES
- EX. CONTOUR/SPOT ELEVATIONS
- PROP. CONTOUR/SPOT ELEVATIONS
- EX. STREAMS
- EX. STREAM BUFFER
- APPROX. EDGE OF NON-TIDAL WETLANDS
- WETLANDS 25' BUFFER
- PROP. LIMIT OF DISTURBANCE
- EX. SD
- 15' SD
- PROP. CONCRETE/ASPHALT PAVING
- PROP. 250W HP'S AREA LIGHT ON 12 FT POLE w/ PHOTO CELL
- EX. DEDICATED RIGHT-OF-WAYS OR EASEMENT
- EX. STRUCTURES
- PROP. STRUCTURES
- 100 YEAR FLOOD PLAIN (PMA) w/ 50' SETBACK
- EX. WOODLAND EDGE
- PROP. WOODLAND EDGE
- EX. WSSC WATER MAIN w/ FIRE HYDRANT
- PROP. WSSC WATER MAIN w/ VALVE & FIRE HYDRANT
- EX. WSSC SANITARY SEWER
- PROP. SANITARY SEWER
- 15% AND GREATER SLOPES w/ 25' ENVIRONMENTAL BUFFER
- NON-TIDAL WETLAND AREA

TCP LEGEND

- FOREST PRESERVATION
- REFORESTATION/AFFORESTATION
- TPF 1 TREE PROTECTION FENCE 1 - SPLIT RAIL WOOD FENCE
- TPF 2 TREE PROTECTION FENCE 2 - BLAZE ORANGE PLASTIC MESH FENCE
- SPECIMEN TREE SIGN
- FOREST PRESERVATION / REFORESTATION AREA SIGN
- SPECIMEN TREE (FIELD LOCATED)

CALL "MISS UTILITY"
TELEPHONE: 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

NOTES

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THE -02 REVISION TO THIS TCPH HAS BEEN FOUND TO BE IN CONFORMANCE WITH THE OFFICE OF THE ZONING EXAMINERS NOTICE OF DECISION FOR SE 4739 FILED WITH THE DISTRICT COUNCIL ON FEBRUARY 23, 2015 BY THE ENVIRONMENTAL PLANNING STAFF AND IS RECOMMENDED FOR APPROVAL BY THE ZHE.

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP 2-142-04	
Approved by	Date
J. L. Starnes	3/11/05
K. Fagan	4/13/12
01	
02	
03	
04	
05	

DESIGNED		DATE	
DCM		08/13	
DRAWN		DATE	
FA		08/13	
CHECKED		DATE	
DBH		08/13	
APPROVED		DATE	
DBH		08/13	

REVISIONS	
DATE	DESCRIPTION
11/06	REVISED LANDSCAPE AREA AROUND POND
05/07	REVISED SITE AND LANDSCAPE PLAN DUE TO POND RELOCATION
04/04	REVISED CONCEPT DUE TO POND RELOCATION
07/04	REVISED AS PER P.C. COUNTY COMMENTS
01/05	REMOVED PRESERVATION AREA "C" PER MNCPPC ADDED WETLAND NOTES

REVISIONS (CONT.)	
DATE	DESCRIPTION
02/10/12	REVISED FOREST AREAS/UPDATE F.C. WORKSHEET
02/10/12	REV. STORM DRAIN FROM 10-12
2/6/15	MODIFIED PRESERVATION AREA, ADDED REFORESTATION
	REV. UNIT TYPE FROM 3PH TO DUPLEXES/CONGREGATE HOUSING, LOD
	AND ROAD ALIGNMENT THE SAME, UPDATED SPEC TREE CHART

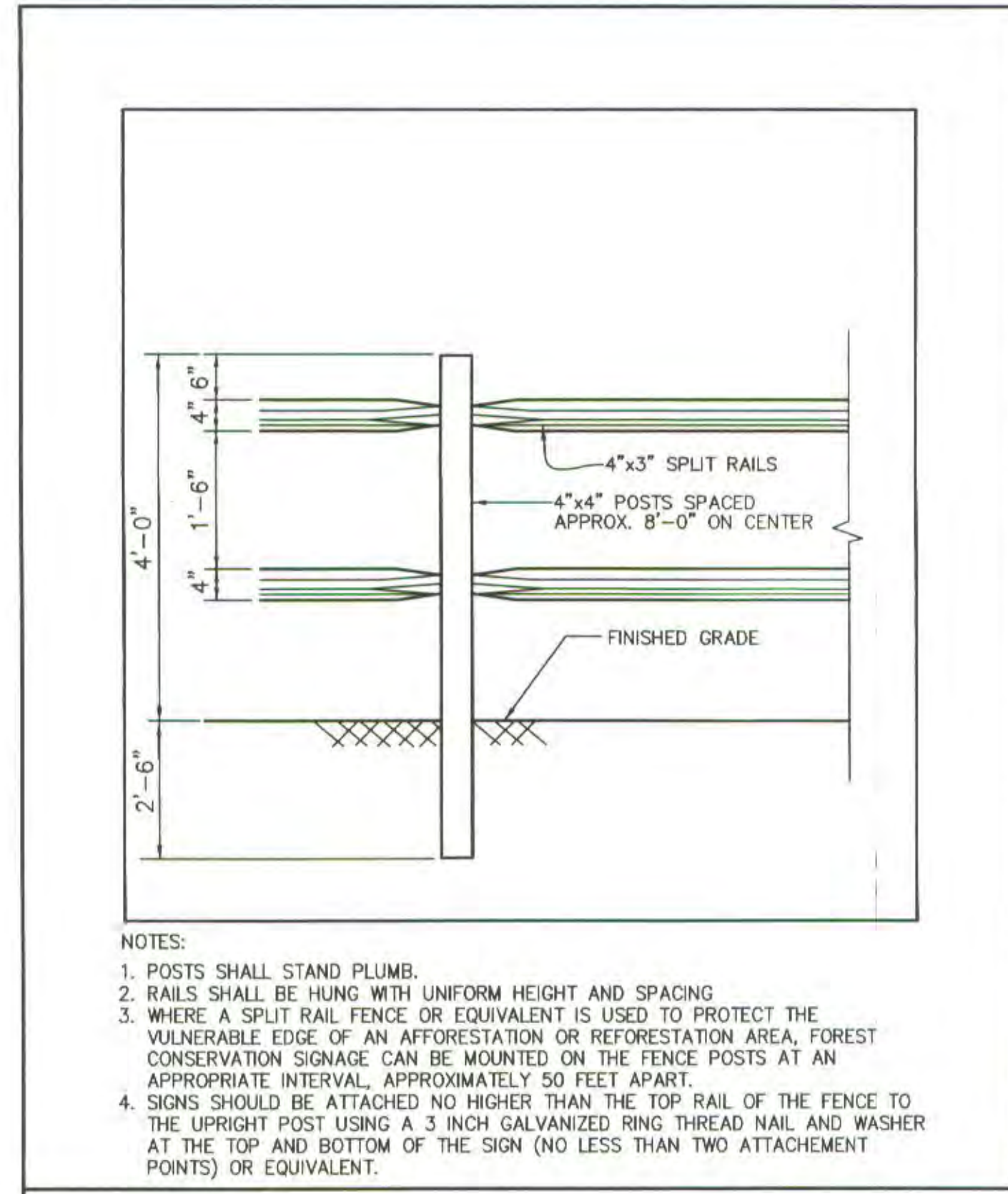
201 Defense Highway
Suite 200
Annapolis, Maryland 21401
Ph: (443) 274-3232
Fax: (443) 274-3233
Contact Person: Dylan Hedrick
Chief Engineer
dhedrick@techgroupinc.net

REGISTERED LANDSCAPE ARCHITECT
MARYLAND No. 3111

OWNER / DEVELOPER
HENSON CREEK HOUSE, LLC.
5075 TEMPLE HILL ROAD
TEMPLE HILLS, MARYLAND 20748
CONTACT PERSON: WILLIAM PONDEXTER
PHONE: (301)-505-7230
FAX: (301)-505-6033
email: Hensoncreekll@gmail.com

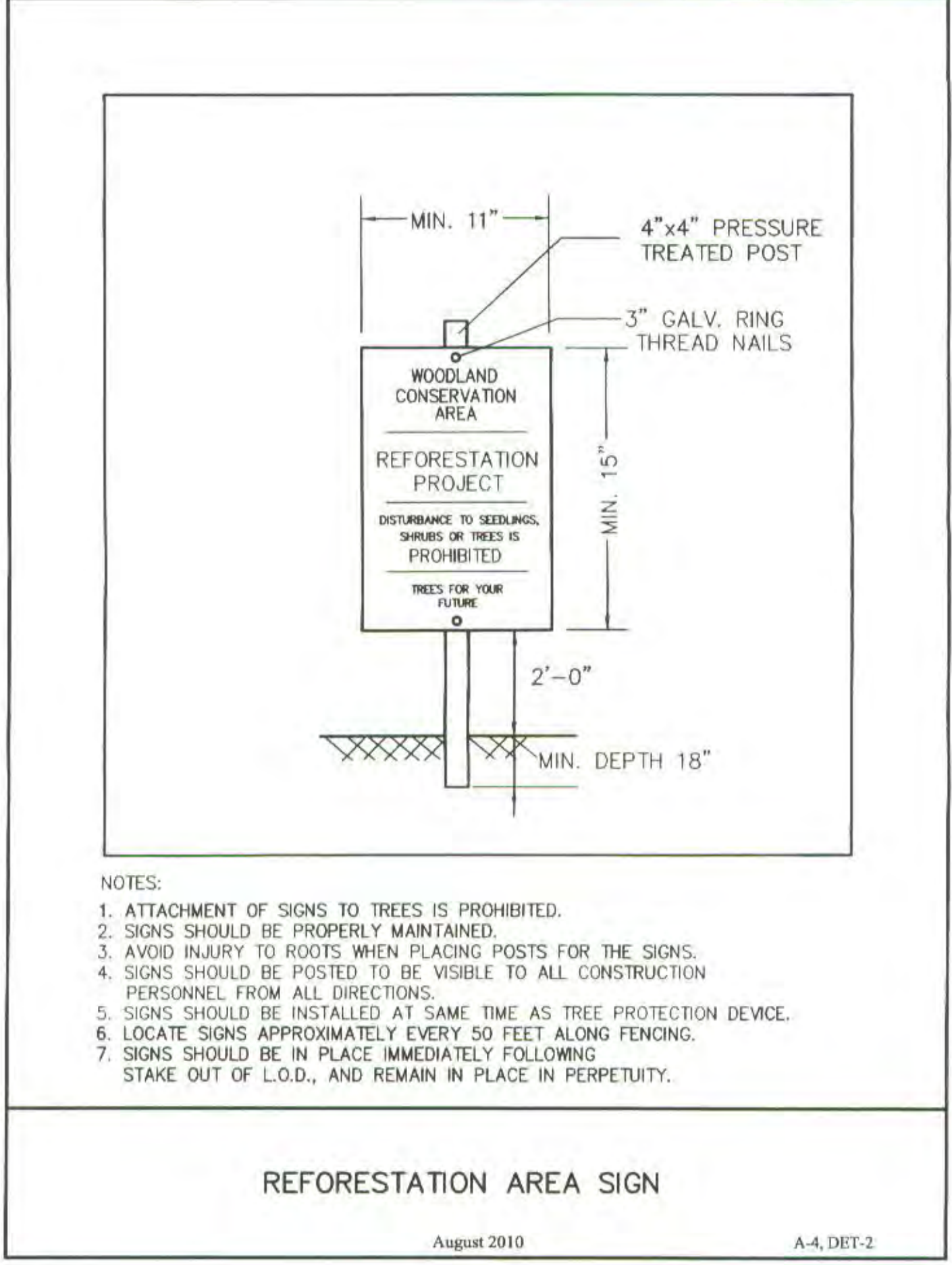
HENSON CREEK RETIREMENT COMMUNITY
(FORMERLY KNOWN AS CHAMBERS ESTATES)
PRINCE GEORGE'S COUNTY MARYLAND
HENSON CREEK 12th ELECTION DISTRICT
TAX MAP 97, B-2

SCALE: 1" = 30'
DATE: FEBRUARY 20, 2015
TTO PROJECT No.: 512032
SHEET 5 OF 6



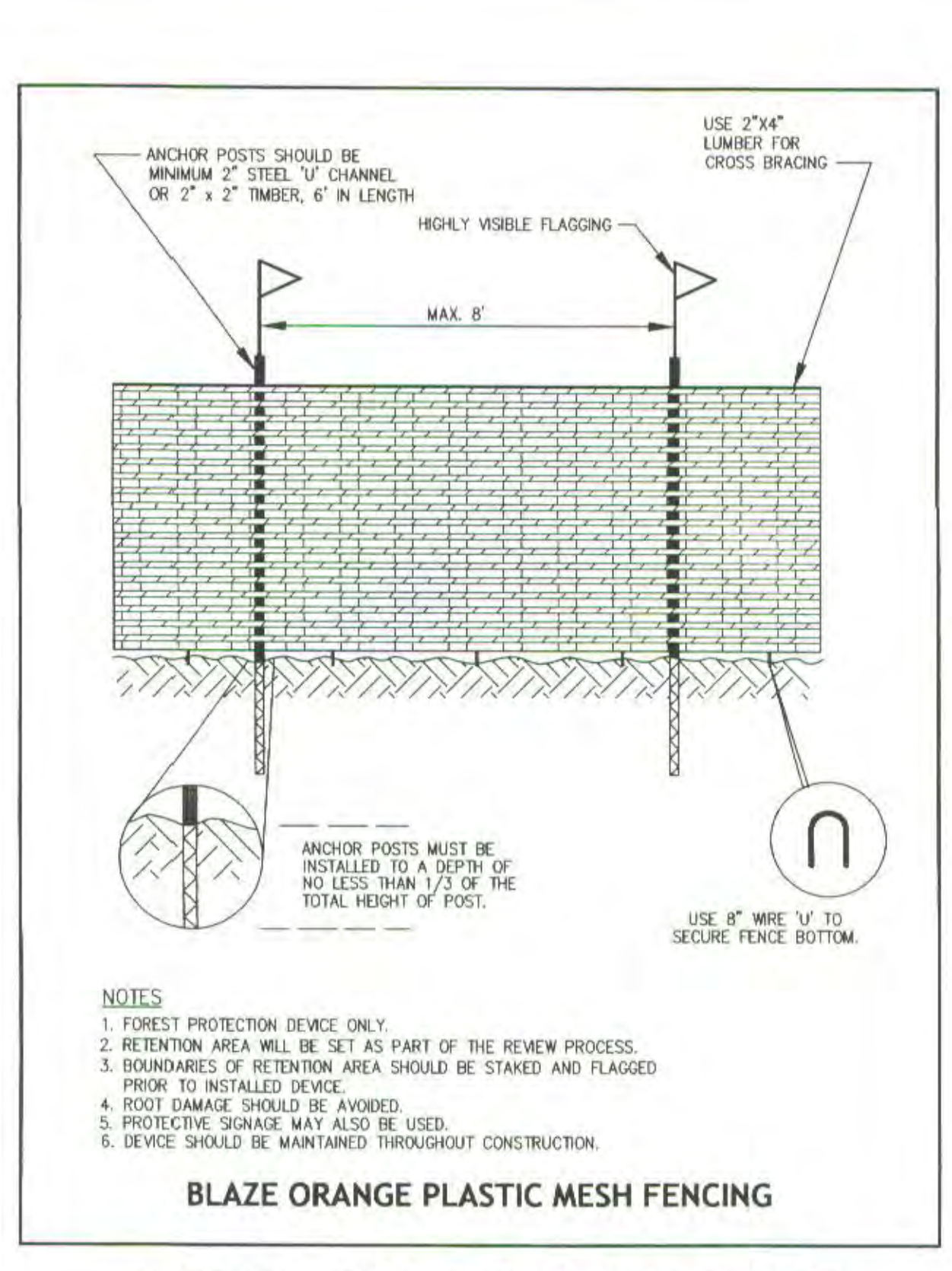
TPF-1 – PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE FOR REFORESTATION AREAS

August 2010 A-4, DET-9

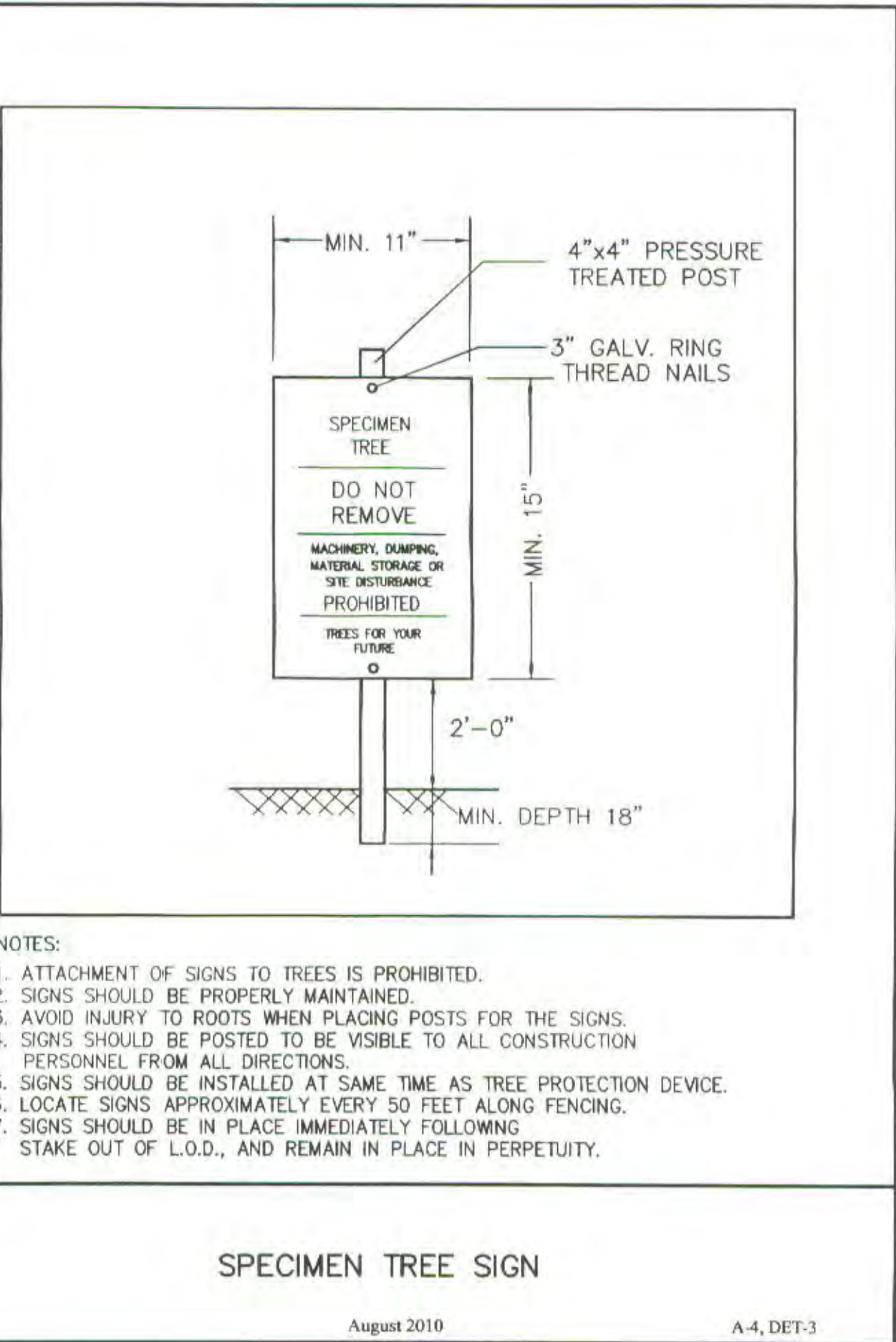


REFORESTATION AREA SIGN

August 2010 A-4, DET-2

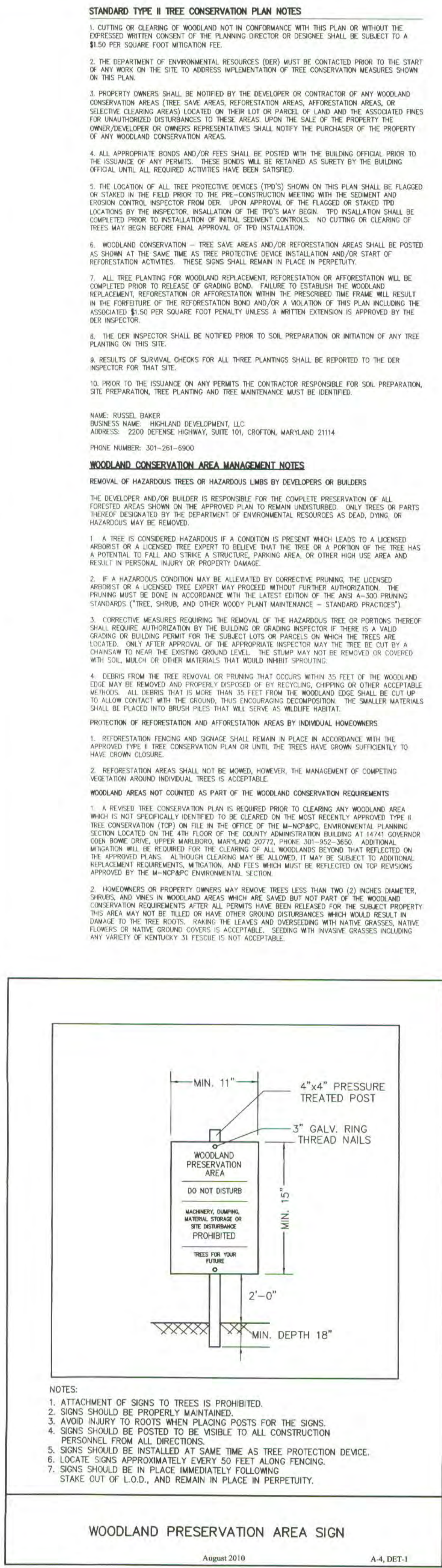


TPF-2 - BLAZE ORANGE FENCE (PRESERVATION AREAS) NOT TO SCALE



SPECIMEN TREE SIGN

August 2010 A-4, DET-3



WOODLAND PRESERVATION AREA SIGN

August 2010 A-4, DET-1

STANDARD TYPE II TREE CONSERVATION PLAN NOTES

- 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.
- 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.
- 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 PARCELS OF LAND AND THE ASSOCIATED FINES FOR UNAUTHORIZED DISTURBANCES TO THESE AREAS. UPON THE SALE OF THE PROPERTY THE OWNER/DEVELOPER OR OWNERS REPRESENTATIVES SHALL NOTIFY THE PURCHASER OF THE PROPERTY OF ANY WOODLAND CONSERVATION AREAS.
- ALL APPROPRIATE BONDS AND/OR FEES 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.
- THE LOCATION OF ALL TREE PROTECTIVE DEVICES (TPD'S) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE SEEDMENT 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.
- WOODLAND CONSERVATION – TREE SAVE AREAS AND/OR REFORESTATION AREAS SHALL BE POSTED AS SHOWN AT THE SAME TIME AS TREE PROTECTIVE DEVICE INSTALLATION AND/OR START OF REFORESTATION ACTIVITIES. THESE SIGNS SHALL REMAIN IN PLACE IN PERPETUITY.
- ALL TREE PLANTING FOR WOODLAND REPLACEMENT, REFORESTATION OR AFFORESTATION WILL BE COMPLETED PRIOR TO RELEASE OF GRADING BOND. 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.
- THE DER INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
- RESULTS OF SURVIVAL CHECKS FOR ALL THREE PLANTINGS SHALL BE REPORTED TO THE DER INSPECTOR FOR THIS SITE.
- PRIOR TO THE ISSUANCE ON ANY PERMITS THE CONTRACTOR RESPONSIBLE FOR SOIL PREPARATION, TREE PREPARATION, TREE PLANTING AND TREE MAINTENANCE MUST BE IDENTIFIED.

NAME: RUSSEL BAKER
BUSINESS NAME: HIGHLAND DEVELOPMENT, LLC
ADDRESS: 2200 DEFENSE HIGHWAY, SUITE 101, CROFTON, MARYLAND 21114
PHONE NUMBER: 301-281-6900

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

REMOVAL OF HAZARDOUS TREES OR HAZARDOUS 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.

- A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS TO 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.
- 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").
- 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 A 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.
- 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 METHOD. ALL DEBRIS THAT IS MORE THAN 15 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 BAGS OR BUCKETS THAT WILL SERVE AS WILDLIFE HABITAT.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

- 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 CLOSEURE.
- REFORESTATION AREAS SHALL NOT BE MOVED, HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

WOODLAND AREAS NOT COUNTED AS PART OF THE WOODLAND CONSERVATION REQUIREMENTS

- A REVEELED 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 (TOP) ON FILE IN THE OFFICE OF THE M-NCPPC, ENVIRONMENTAL PLANNING SECTION LOCATED ON THE 4TH FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 14741 GOWENOR OAK DRIVE, UPPER MARLBOR, MARYLAND 20772, PHONE 301-352-3650. 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 TOP REVISIONS APPROVED BY THE M-NCPPC ENVIRONMENTAL SECTION.
- 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 FILLED OR HAVE OTHER GROUND DISTURBANCES WHICH WOULD RESULT IN DAMAGE TO THE TREE ROOTS. RAKING THE LEAVES AND OVERSEEDING WITH NATIVE GRASSES, NATIVE FLOWERS OR NATIVE GROUND COVERS IS ACCEPTABLE. SEEDING WITH INVASIVE GRASSES INCLUDING ANY VARIETY OF KENTUCKY 31 FESCUE IS NOT ACCEPTABLE.

AFFORESTATION AND REFORESTATION NOTES

- ALL AFFORESTATION AND REFORESTATION BONDS, BASED ON SQUARE FOOTAGE, SHALL BE POSTED WITH THE COUNTY PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED OR THE REQUIRED TIMEFRAME FOR MAINTENANCE HAS PASSED, WHICHEVER IS LONGER.
- THE PLANTING OF AFFORESTATION OR REFORESTATION AREAS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT. SEEDLING PLANTING IS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING WITH LARGER CALIPER STOCK OR CONTAINERIZED STOCK MAY BE DONE AT ANY TIME PROVIDED A DETAILED MAINTENANCE SCHEDULE IS PROVIDED.
- IF PLANTING CANNOT OCCUR DUE TO PLANTING CONDITIONS, THE DEVELOPER OR 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 THE PROPERTY TITLE TO THE HOMEOWNER, THE DEVELOPER OR BUILDER 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 COUNTY.
- REFORESTATION AREAS SHALL NOT BE MOVED. THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES AND THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION WITHIN THE REFORESTATION AREAS IS ACCEPTABLE.
- ALL REQUIRED TEMPORARY TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT TREE PROTECTION FENCING IS INSTALLED WITHIN THE REQUIRED PLANTING. THE TEMPORARY FENCING IS NOT REQUIRED TO BE INSTALLED IF THE PERMANENT FENCING IS INSTALLED PRIOR TO CLEARING AND GRADING OF THE SITE. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE FENCING IS A VIOLATION OF THIS TOP 2.
- AFFORESTATION/REFORESTATION AREAS SHALL BE POSTED WITH NOTIFICATION SIGNAGE, AS SHOWN ON THE PLANS, AT THE SAME TIME AS THE PERMANENT PROTECTION FENCING INSTALLATION. THESE SIGNS SHALL REMAIN IN PERPETUITY.
- THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
- AT TIME OF ISSUANCE OF THE FIRST PERMIT, THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO THE M-NCPPC PLANNING DEPARTMENT REGARDING THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS PLAN: CONTRACTOR NAME, BUSINESS NAME (IF DIFFERENT), ADDRESS, AND PHONE NUMBER.
- RESULTS OF ANNUAL SURVIVAL CHECKS FOR EACH OF THE REQUIRED FOUR YEARS AFTER TREE PLANTING SHALL BE REPORTED TO THE M-NCPPC PLANNING DEPARTMENT.
- FAILURE TO ESTABLISH THE AFFORESTATION OR REFORESTATION 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 THE COUNTY INSPECTOR APPROVES A WRITTEN EXTENSION.

AFFORESTATION AND REFORESTATION – PLANTING SPECIFICATION NOTES

- QUANTITY: SEE REFORESTATION PLANT LIST.
- PLANT: SEE REFORESTATION PLANT LIST.
- TYPE: QUALITY STANDARDS: THE PLANTS SELECTED SHALL BE HEALTHY AND STURDY REPRESENTATIVES OF THEIR SPECIES. SEEDLINGS SHALL HAVE A MINIMUM TOP 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 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 TO THE NURSERY IMMEDIATELY AFTER LIFTING FROM THE FIELD OR REMOVAL FROM THE GREEN HOUSE, 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 STEAM PLAT MULCH, COMPOST, OR OTHER SUITABLE MATERIAL, AND SHALL BE MAINTAINED THROUGH PERIODIC WATERING, UNTIL THE TIME OF PLANTING.
- 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.
- THING 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, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHILE 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.
- SEEDLING PLANTING: TREE SEEDLINGS SHALL BE HAND PLANTED USING A DOUBLE 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, BALLEED UP OR BENT. MOST SOIL SHOULD THEN BE PACKED FIRMLY AROUND THE ROOTS. SEEDLINGS SHALL BE PLANTED AT A DEPTH WHERE THEIR ROOTS LIE JUST BELOW THE GROUND SURFACE. AIR POCKETS SHOULD NOT BE LEFT AROUND SEEDLINGS. THE HOLE WHICH HOLDS THE ROOTS TO DRY OUT. SEE PLANTING DETAILS FOR FURTHER EXPLANATION. IF THE CONTRACTOR WISHES TO PLANT BY ANOTHER METHOD, THE PREPARE OF THIS TREE CONSERVATION PLAN MUST BE CONTACTED AND GIVE HIS APPROVAL BEFORE PLANTING MAY BEGIN.
- SPACING: SEE PLANT SCHEDULE AND/OR PLANTING PLAN FOR SPACING REQUIREMENTS. ALSO REFER TO THE PLANTING PLAN DETAIL FOR A DESCRIPTION OF THE GENERAL PLANTING THEORY.
- 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 OF 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, MACRO-NUTRIENT, PHOSPHORUS, POTASSIUM, CALCIUM, AND ORGANIC MATTER.
- SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
- FENCING AND SIGNAGE: FINAL PROTECTIVE FENCING SHALL BE PLACED ON THE VISIBLE AND/OR DEVELOPMENT SIDE OF THE PLANTING AREAS. THE FINAL PROTECTIVE FENCE SHALL BE INSTALLED UPON COMPLETION OF PLANTING OPERATIONS UNLESS IT WAS INSTALLED DURING THE INITIAL STAGES OF DEVELOPMENT. SIGNS SHALL BE POSTED PER THE SIGNAGE DETAIL ON THIS SHEET.
- PLANTING METHOD: CONSULT THE PLANTING DETAIL(S) SHOWN ON THIS PLAN.
- MULCHING: APPLY TWO-TO-FOUR INCH THICK LAYER OF WOODCHIP OR SHREDED HARDWOOD MULCH (AS NOTED) TO EACH PLANTING SITE.
- GROUND COVER ESTABLISHMENT: THE REMAINING DISTURBED AREA BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDED AND STABILIZED WITH WHITE CLOVER AT THE RATE OF 5 LBS./ACRE.
- MOWING: NO MOWING SHALL BE ALLOWED IN ANY PLANTING AREA.
- SURVIVAL CHECK FOR BOND RELEASE: THE SEEDLING PLANTING IS TO BE CHECKED AT THE END OF EACH YEAR FOR FOUR YEARS TO ASSURE THAT NO LESS THAN 70% OF THE ORIGINAL PLANTED QUANTITY SURVIVES. IF THE MINIMUM NUMBER HAS NOT BEEN PROVIDED THE AREA MUST BE SUPPLEMENTED WITH ADDITIONAL SEEDLINGS TO REACH THE REQUIRED NUMBER AT TIME OF PLANTING.
- SOURCE OF SEEDLINGS: STATE NAME, ADDRESS, AND PHONE NUMBER OF NURSERY OR SUPPLIER.

FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS

- YEAR 1: SITE PREPARATION AND TREE PLANTING. SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER) SEE NOTE 1 BELOW. WATERING IS NEEDED (2 TIMES A MONTH). CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (1 TIME IN JUNE AND 1 TIME IN SEPTEMBER MINIMUM).
- YEAR 2-3: REINFORCEMENT PLANTING IS NEEDED (SEE NOTE 2 BELOW). SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER). CONTROL OF UNDESIRABLE VEGETATION IF NEEDED (1 TIME IN MAY AND 1 TIME IN AUGUST MINIMUM).
- YEAR 4: REINFORCEMENT PLANTING IF NEEDED (SEE NOTE 2 BELOW). SURVIVAL CHECK (SEPTEMBER-NOVEMBER).
- 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.
- REINFORCEMENT PLANTING: REPLACE DEAD OR MISSING PLANTS IN SUFFICIENT QUANTITY TO BRING THE TOTAL NUMBER OF LIVE PLANTS TO AT LEAST 70% OF THE NUMBER ORIGINALLY PLANTED. IF A PARTICULAR SPECIES SUFFERS UNUSUALLY HIGH MORTALITY, REPLACE WITH AN ALTERNATIVE PLANT TYPE.
- 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.

POST DEVELOPMENT NOTES – FOR RETAINED WOODLANDS AND/OR SPECIMEN TREES

- IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS", THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. 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.
- IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITS SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.
- IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITS SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.
- IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITS SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

OFF-SITE WOODLAND CONSERVATION NOTE

PRIOR TO THE ISSUANCE OF THE FIRST PERMIT FOR THE DEVELOPMENT SHOWN ON THIS TOP 2, ALL OFF-SITE WOODLAND CONSERVATION AREAS SHALL BE IDENTIFIED ON AN APPROVED TOP 2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF REFORESTATION OR OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

Chambers Estates # 502085					
NUMBER	SPECIES	INCHES	ST CHAMP TREES	CONDITION	DISPOSITION
1	WHITE OAK	36.5"	NO	GOOD	REMOVE
2	WHITE OAK	32.5"	NO	GOOD	REMOVE
3	RED MAPLE	31.0"	NO	POOR	REMOVE
4	TULIP POPLAR	36.0"	NO	GOOD	REMOVE
5	TULIP POPLAR	35.0"	NO	GOOD	REMOVE
6	SILVER MAPLE	30.0"	NO	GOOD	SAVE
7	RED MAPLE	30.0"	NO	GOOD	REMOVE
8	TULIP POPLAR	38.5"	NO	GOOD	SAVE
9	CHESTNUT OAK	30.5"	NO	GOOD	SAVE
10	WHITE OAK	35.0"	NO	GOOD	REMOVE
11	WHITE OAK	34.5"	NO	GOOD	REMOVE
12	WHITE OAK	39.5"	NO	FAIR	REMOVE
13	TULIP POPLAR	43.5"	NO	GOOD	REMOVE
14	TULIP POPLAR	34.0"	NO	GOOD	REMOVE
15	TULIP POPLAR	40.0	NO	GOOD	REMOVE
16	WHITE OAK	36.0"	NO	GOOD	REMOVE
17	RED MAPLE	46"	NO	GOOD	SAVE
18	SOUTHERN MAGNOLIA	28"	NO	GOOD	REMOVE

A STATE CHAMPION TREE AS DESIGNATED BY THE STATE OF MD FOREST CONSERVATION ACT OF 1981 AND THE BIG TREE CHAMPIONS OF MD, 1998 IS SAID TO BE:

ANY TREE THAT MEASURES 75% OF THE GIRTH OF THE TREE GREATER THAN 30". TREE GIRTH IS MEASURED AT APPROX. 4.5' HIGH

TREES WERE FIELD LOCATED BY GPS LOCATING EQUIPMENT

REFORESTATION AREA #1 – PLANT LIST				
AREA – 0.37 ACRES				
REFORESTATION REQUIREMENTS 1000 SEEDLINGS PER ACRE – 370 SEEDLINGS TOTAL REQUIRED				
COMMON NAME / SCIENTIFIC NAME	SIZE	QUANTITY	PERCENTAGE	
RED MAPLE / <i>Acer rubrum</i>	SEEDLING	55	15%	
DEVILS-WALKERSTOCK / <i>Aspidosiphon</i>	SEEDLING	19	5%	
COMMON PERSIMMON / <i>Diospyros virginiana</i>	SEEDLING	19	5%	
COMMON HITCHHAZEL / <i>Hamamelis virginiana</i>	SEEDLING	19	5%	
TULIPTREE / <i>Liriodendron tulipifera</i>	SEEDLING	92	25%	
BLACK GUM / <i>Nyssa sylvatica</i>	SEEDLING	37	10%	
WHITE OAK / <i>Quercus alba</i>	SEEDLING	92	25%	
RED OAK / <i>Quercus rubra</i>	SEEDLING	37	10%	
TOTALS		370	100%	

REFORESTATION AREA #2 PLANT LIST				
AREA – 0.08 ACRES				
REFORESTATION REQUIREMENTS 1000 SEEDLINGS PER ACRE – 80 SEEDLINGS TOTAL REQUIRED				
COMMON NAME / SCIENTIFIC NAME	SIZE	QUANTITY	PERCENTAGE	
RED MAPLE / <i>Acer rubrum</i>	SEEDLING	12	15%	
COMMON PERSIMMON / <i>Diospyros virginiana</i>	SEEDLING	6	7.5%	
COMMON HITCHHAZEL / <i>Hamamelis virginiana</i>	SEEDLING	6	7.5%	
TULIPTREE / <i>Liriodendron tulipifera</i>	SEEDLING	19	23.7%	
BLACK GUM / <i>Nyssa sylvatica</i>	SEEDLING	9	11.3%	
WHITE OAK / <i>Quercus alba</i>	SEEDLING	19	23.7%	
RED OAK / <i>Quercus rubra</i>	SEEDLING	9	11.3%	
TOTALS		80	100%	

REFORESTATION AREA #3 PLANT LIST				
AREA – 0.06 ACRES				
REFORESTATION REQUIREMENTS 1000 SEEDLINGS PER ACRE – 60 SEEDLINGS TOTAL REQUIRED				
COMMON NAME / SCIENTIFIC NAME	SIZE	QUANTITY	PERCENTAGE	
RED MAPLE / <i>Acer rubrum</i>	SEEDLING	8	13.4%	
COMMON PERSIMMON / <i>Diospyros virginiana</i>	SEEDLING	5	8.3%	
COMMON HITCHHAZEL / <i>Hamamelis virginiana</i>	SEEDLING	5	8.3%	
TULIPTREE / <i>Liriodendron tulipifera</i>	SEEDLING	15	25%	
BLACK GUM / <i>Nyssa sylvatica</i>	SEEDLING	6	10%	
WHITE OAK / <i>Quercus alba</i>	SEEDLING	15	25%	
RED OAK / <i>Quercus rubra</i>	SEEDLING	6	10%	
TOTALS		60	100%	

M-NCPPC Prince George's County Planning Department Environmental Planning Section			
APPROVAL			
TREE CONSERVATION PLAN TCP 2 - 142-04			
Approved by		Date	
J. L. Saxe		3/11/18	
01 K. Elph		4/13/12	
02 [Signature]		3/26/17	
03 [Signature]		04	
04		05	

TCP-II NOTES AND DETAILS

HENSON CREEK RETIREMENT COMMUNITY
(FORMALLY KNOWN AS CHAMBERS ESTATES)
PRINCE GEORGE'S COUNTY MARYLAND
HENSON CREEK 12th ELECTION DISTRICT

TAX MAP 97, B-2

DATE: FEBRUARY 20, 2015 TTP PROJECT