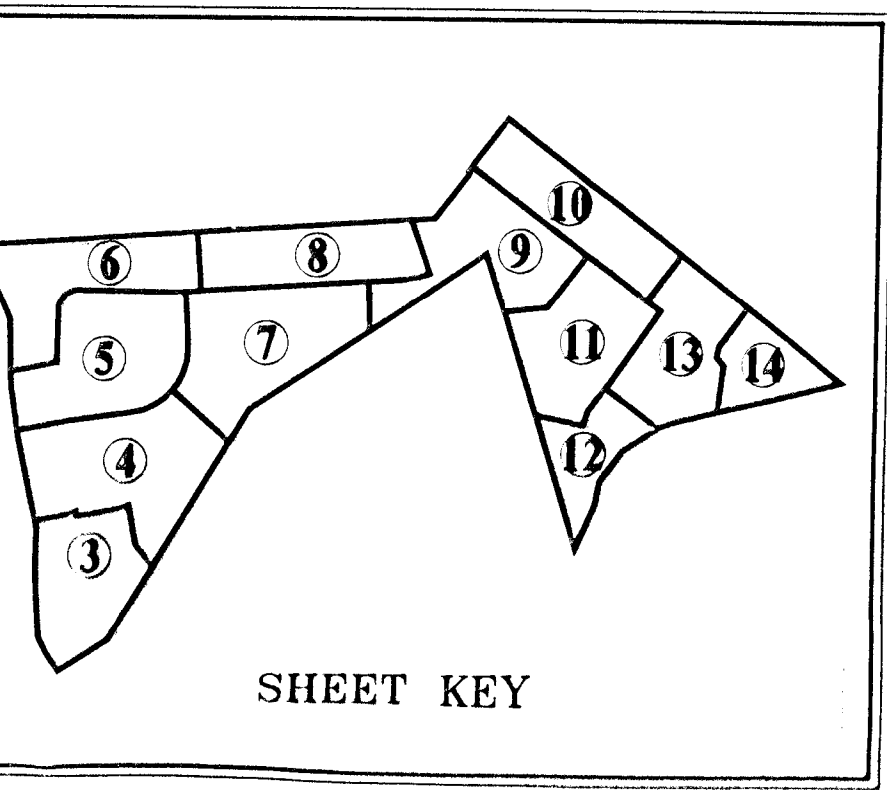
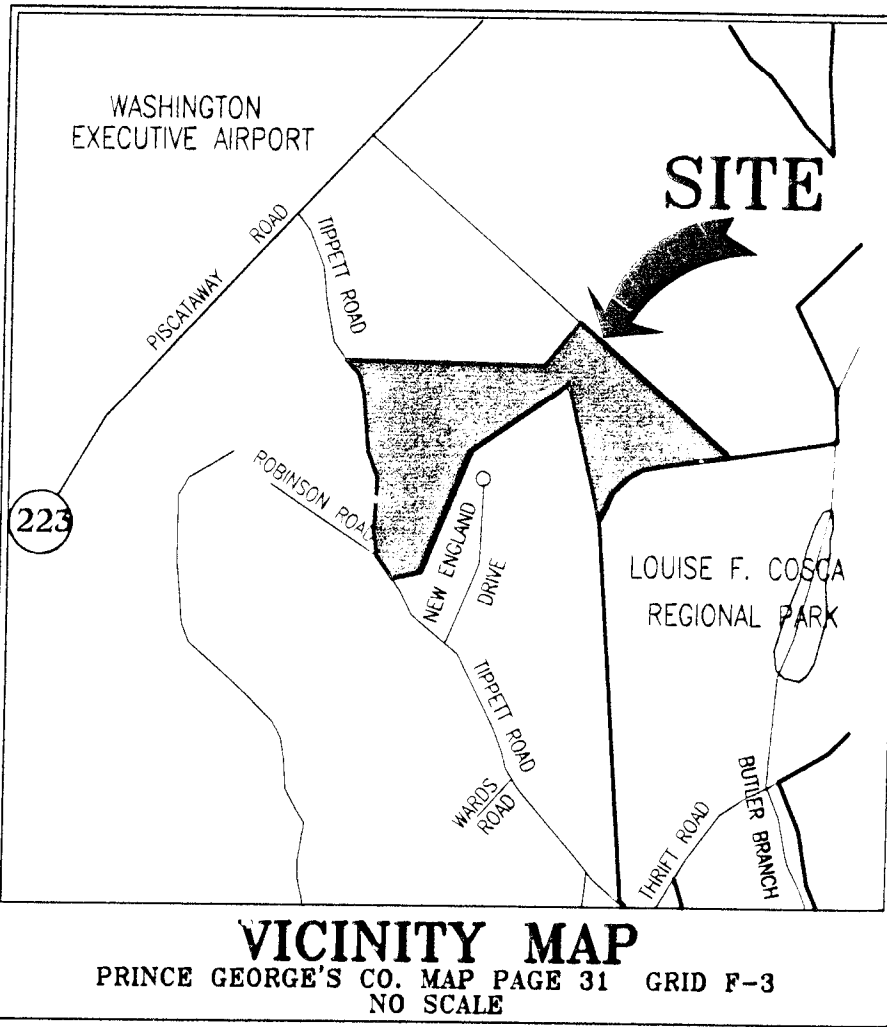


LEGEND:

- EXISTING TREELINE
- PROPOSED TREELINE
- FOREST SAVE AREA
- FOREST CLEAR AREA
- REFORESTATION AREA
- WETLAND
- WETLAND BUFFER
- PROPERTY LINE
- LIMIT OF DISTURBANCE
- SIDEWALK
- EQUESTRIAN TRAIL AND SPLIT RAIL FENCING
- HIKER BIKER TRAIL

WOODBURN ESTATES			
FOREST SAVE CALCULATIONS			
SYM	AREA (S.F.)	AREA (AC)	SHEET #
S-1	57859	1.33	8
S-2	30549	0.82	3
S-3	17526	4.12	8,8,9
S-4	5422	1.25	4,7
S-5	8226	1.89	7
S-6	5004	1.17	12,13,14
TOTAL	470894.10	10.81	
REFORESTATION CALCULATIONS			
SYM	AREA (S.F.)	AREA (AC)	SHEET #
R-1	27073	0.62	12
R-2	17105	0.39	11
R-3	19825	0.25	11,9
TOTAL	50003	1.26	



Woodburn Conservation Worksheet			
Prince George's County			
Zone:	R/R		
Gross Tract:	88.13		
Floodplain:	0.00		
R.O.W. Dedication:	0.88		
Net Tract (NTA):	85.27	0.00	0.00
Property Description or Subdivision Name: WOODBURN ESTATES			

Reforestation Requirement Reduction Questions  
Is this one (1) single family lot? (y/n) N  
Are there prior TCP approvals which include a combination of this lot and/or other lots: (y/n) N

Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland		51.98	0.00	
Woodland Conservation Threshold (NTA) =	20.00%	17.05		
Smaller of a or b		17.05		
Woodland above WCT		34.93		
Woodland cleared		37.51	0.00	0.76
Smaller of d or e		34.93		
Clearing above WCT (0.25 : 1) replacement requirement		8.66		
Clearing below WCT (0.1 replacement requirement)		2.88		
Replacement for off-site clearing (1:1)		0.76		
Afforestation Threshold (APT) =	15.00%	12.79		
Woodland Conservation Required		29.35		

Woodland Conservation Provided:			
	(acres)		
Woodland Preservation	10.81		
Reforestation / Replacement	1.26		
Afforestation	0.00		
Area approved for fee-in-lieu	0.00		
Requirement for Off-site Mitigation on another property	17.28		
Off-site Mitigation provided on this property	0.00		
Total Woodland Conservation Provided	29.35		

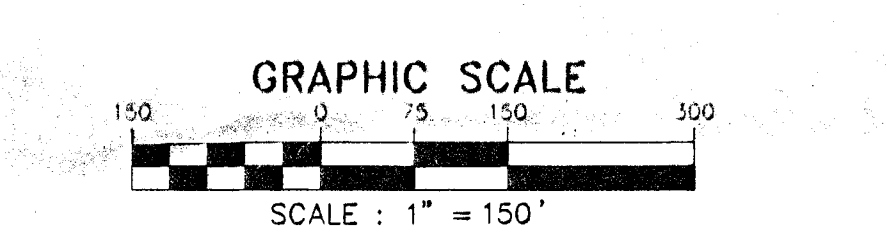
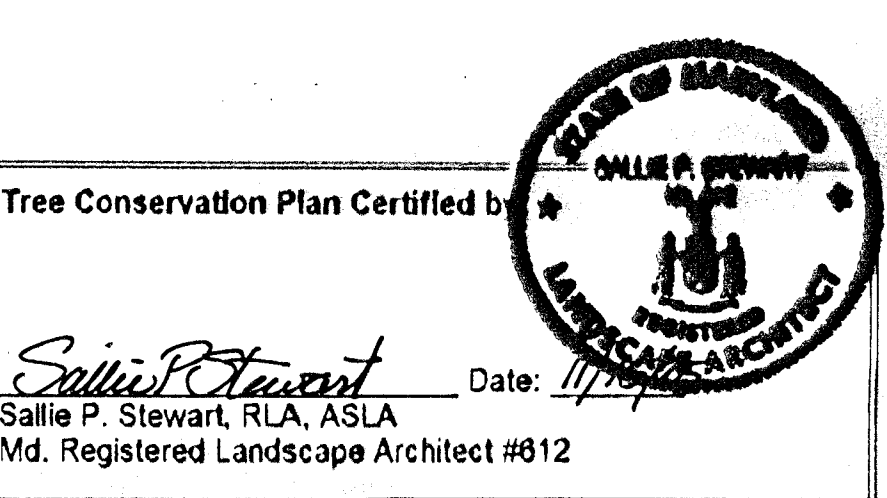
GENERAL NOTES (FOR ENTIRE PROJECT)			
Zoning	R/R		
No. Of Lots Proposed	122		
Areas:			
Gross Tract Area For Total Site	88.13	Ac.	
Required Street Dedication	0.88	Ac.	
100 Year Flood Plain	0.0	Ac.	
Net Tract Area	85.27	Ac.	
Wetlands:			
Proposed open area	0.88	Ac.	
Parcel A = 3.28 Ac.			
Parcel B = 3.42 Ac.			
Parcel C = 3.83 Ac.			
Parcel D = 1.85 Ac.			
Parcel E = 2.15 Ac.			
Parcel F = 0.07 Ac.			
Parcel G = 0.25 Ac.			
Parcel H = 0.39 Ac.			
Parcel I = 0.83 Ac.			

Water/Sewer Categories: Stormwater Management W-4/3-4  
Method Of Stormwater Management: SWM Concept Approval #0031-004-01, Approved June 1, 2004  
Topographical Information From: MICPPC GIS Maps  
Boundary Information From: Charles P. Johnson & Associates, Inc.  
Contour Interval: 2'  
N.T.S. Datum Used (1988)  
Tax Map Reference: 124, Grids E-3 & F-3

- All Stings are conceptual unless Building Ties are noted.
- There are no cemeteries within this site.
- There are no known cultural features or historic sites within this site, but Historic Resource #11000, Thrift Schoolhouse, and "Historic Register Site #18-0004, Wyoming Cemetery, are located approximately 4,000' south of the site at the intersection of Road and Thrift Road.
- This plan should not be used as a legal document for representation of bearings, distances, or square footage and easements. For recorded information, please see record plat or applicable recorded documents.
- Fig. 124-01-01, Approved December 2, 2004

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: WOODBURN ESTATES			
PROJECT NUMBER:			
For Conditions of Approval see the Plan Cover Sheet or Approval Sheet. The Portion Listed Below Apply to this Sheet.			
Approval of	Approval	Approval	Approval
Parcel #	Date	Signature	Date
01			
02			
03			
04			
05			
06			

M.N.C.P.P.C. Prince George's County Planning Department			
Environmental Planning 3-10-10			
APPROVAL			
TREE CONSERVATION PLAN			
TCP #11/146 / 05			
Approved by: J. Stewart			
01			
02			
03			
04			
05			
06			



TCP II

**WOODBURN ESTATES**

NINTH (9TH) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

**CPI Associates**

Charles P. Johnson & Associates, Inc.

PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903

Phone: 301-544-1000 Fax: 301-544-1001 E-mail: cpj@cpj.com

FREDERICK, MD FAIRFAX, VA

CLIENT:	OWNER/DEVELOPER	PRELIMINARY PLAN NO.	SITE PLAN NO.
	WOODBURN ESTATES LLC	4-0016	
	2900 Linden Lane Suite 300	DESIGN	DDY
	Silver Spring, MD 20903	DRAFT	DDY
		DATE	MAY 2005
		OF	1
		SCALE	1" = 150'
		FILE NO.	34-191-22D

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OR REPRODUCTION IS PROHIBITED.



## PLANTING PROCEDURES FOR REFORESTATION AREAS (LANDSCAPE AND SEEDLING STOCK)

DER shall be notified prior to soil preparation or initiation of any tree planting on this site. Results of survival checks for all tree planting shall be reported to DER.

Prior to the issuance of any permits, the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

Name \_\_\_\_\_  
Business Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_

Planting window for bare root seedlings - December 1st - April 30th. Planting window for landscape stock - March 1st - December 31st. No planting will occur while the ground is frozen.

• Species List - (see "Reforestation Plant List")  
• Seedling size to be 1 1/4" to 1 1/2" caliper with roots not less than 8" long. Landscape stock to range from 1" - 2 1/2" caliper.

• Spacing and Quantity - See "Reforestation Plant List".  
• Layout - see "Planting Layout" detail on this sheet.

• The designated regulatory agency shall inspect site.  
• No tree shelters are to be used for seedlings unless excessive deer browse is evident or adjacent infestations of invasive species are present. Tree shelters increase native cavity nesting bird mortality and inhibit cavity ability to establish root systems.

• Each individual seedling is to be tagged with forestation tagging tape and mulched with 2" of composted wood chips or shredded hardwood mulch for maintenance and monitoring purposes.

• Each landscape tree should be mulched with 2-3" of composted shredded hardwood mulch unless they are in a planting bed where mulch will be spread throughout.

## SITE PREPARATION (EXPOSED AND NEWLY GRADED SOILS)

1) Contractor is to perform soil tests in proposed planting areas prior to site preparation, to identify potential nutrient and pH deficiencies.  
2) Soil shall be free of contaminants (oil products, concentrated soluble salts, ferrous iron, soluble aluminum and soluble manganese).

3) Apply soil amendments, if specified, prior to tilling, grading, raking, final grading, etc. Soil amendments are to be determined by the University of Maryland Cooperative Extension Service or a qualified ecologist based on soil test results.

4) Root areas and topes up to 3.1 shall be loose and friable to a depth of at least 6 inches. The top layer of soil shall be loosened by raking, disks or other acceptable means before seeding.

5) Slopes steeper than 3:1 grade shall have the top 1-3 inches of soil loose and friable before seeding.

6) Seed and fertilizer. Seed with a hydrosizer for sites larger than one half acre. Dry seed with a manual centrifugal separator for sites less than one half acre or that are inaccessible to hydrosizing equipment (see seeding specifications to follow for other method used). Fertilizer is to be incorporated into the hydrosized mix if hydrosizing is performed, or it is to be applied with a manual centrifugal separator if dry seeding is the method used. Fertilizer type, dosage, and application rate to be determined by University of Maryland Cooperative Extension Service or a qualified ecologist based on soil test results.

7) Herbicide applications for the control of invasive species after planting will be done as part of the maintenance agreement, only with written permission from Environmental Planning. There will be no use of herbicides within the PMA.

## PLANT INSTALLATION METHODS

• Auger planting method is preferred for level areas, as it creates better soil porosity by drilling a hole much larger than the root system and producing little backfill.

• Hand digging is acceptable in situations where the auger cannot be applied (slopes, wet areas, confined spaces, etc.)

## PLANT CRITERIA FOR REFORESTATION AREAS (LANDSCAPE AND SEEDLING STOCK)

• Plants supplied shall conform in all respects to the current edition of the American Standards for Nursery Stock (ANSI Z60.1). They shall be nursery grown in accordance with good horticultural practices and grown under conditions similar to those in the locality of the project. Plant names shall be those given in the edition of Standards Plant Names, American Joint committee on Nomenclature.

• Prior to planting, protect plants at all times from sun and drying winds. Plants that cannot be planted immediately shall be kept in the shade, and kept well watered. Plants shall not remain unwatered for more than three (3) calendar days unless adequate irrigation and protection from the elements is provided on site.

• Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches or twigs.

• Plants shall be sound, vigorous and healthy. They shall be free of disease and insect pests and shall have healthy, well developed root systems. Twigs and branches shall be free of cuts and abrasions over one inch (1") in any dimension.

• Container-grown plants shall not have roots that encircle the rootball.

• All plants shall be certified pest-free by the Department of Agriculture of the state of origin.

• Specifications for HYDROSEEDING ALL REFORESTATION AREAS WITH A STABILIZATION SEED MIX (SWM POND AREA EXCLUDED)

• Timing. Apply seed upon the completion of site preparation (herbicide application, topical or incorporated soil amendment applications, grading, etc.)

• Stabilization seed mix to consist of a non-till building ground cover.

• State certified weed free seed (seeded) seeded.

• Rate: 50 lb/acre (for disturbed, eroded or newly graded soils and over-seeding existing vegetation with less than 60% cover).

Note: For best success rates under drought conditions, in unusually dry seasons, S/W facing slopes, erosion control, etc., the application rate should be reduced to 25-30 lb/acre.

• Apply seed uniformly with a hydrosizer. The seed and fertilizer will be mixed on site and the seedling shall be immediate without interruption.

• Removal of temporary protective measures, such as tree protection fence and signs.

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## 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, or hazardous may be removed.

1. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a Licensed Tree Expert 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 Standards Practices).

2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards (Tree, Shrub, and Other Woody Plant Maintenance Standards Practices).

3. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector. If there is a valid grading or building permit for the subject lot or parcels, which the trees are located, only after approval of the appropriate inspector may the tree be cut off by chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

4. Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable means. All debris that is more than 35 feet from the woodland edge shall not be put up to allow contact with the ground, thus encouraging decomposition. The similar materials shall be disposed into brush piles that will serve as wildlife habitat.

Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, Invasive Plants or Non-Native Plants in Woodland Conservation Areas (landed by Individual Homeowners)

Note: The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

Protection of Reforestation and Afforestation Areas by Developers or Builders

1. Afforestation and afforestation areas shall be established prior to the occupancy of the nearest building or residence. If planting cannot occur due to planting conditions, the developer or property owner shall submit a plan showing the timing and location 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 planting of the property title, to the homeowner, the developer shall submit a signed statement from the Bureau of Planning and Zoning indicating that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the Environmental Planning Section.

2. Reforestation areas shall not be mowed; however, the management of competing vegetation around individual trees is acceptable.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

1. Reforestation fencing and signage shall remain in place in accordance with the approved type II Tree II Tree Conservation Plan or until the trees have grown sufficiently to have unobstructed views.

2. Reforestation areas shall not be mowed; however, the management of competing vegetation around individual trees is acceptable.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

1. A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4<sup>th</sup> floor of the County Administration Building at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-952-3650.

Additional information will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.

2. Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved, but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be filled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and over-seeding with native grasses, native flowers or native groundcover is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fescue is not acceptable.

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## ADDITIONAL NOTES (FOR ALL SHEETS IN THIS SET)

1. Cutting or clearing of woodland not in conformance with this Plan or without the expressed written consent of the Planning Director or Designer shall be subject to a \$150 per square foot mitigation fee.

2. The Site Development Inspector must be contacted at (301) 952-3700 prior to the start of any work on the site to address implementation of free conservation measures shown on this Plan.

3. Property owners shall be notified by the Developer or Contractor of any Forest Conservation Areas (Forest Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property, the Owner/Developer or Owner Representative shall notify the Purchaser of the property of any Forest Conservation Areas.

4. All appropriate bonds will be posted with M-NCPPC prior to the issuance of any permits. These bonds will be retained as surety by M-NCPPC until all required activities have been satisfied.

5. All existing trees and impervious areas shown on the plan to be removed must be removed and any disturbed soil must be stabilized and seeded. It may be necessary to scarify and/or install the soil. Topsoil will be added if none exists after the impervious area is removed.

6. All plant installation shall follow the latest edition of the M-NCPPC Submittal A Technical Manual for Woodland Conservation Development in Prince George's County.

7. Plants shall be inspected by the contractor, and any material that is either damaged or which has root ball compaction, is rotted or killed root systems will be replaced. No plants will be stored on site. Plants will be planted immediately upon receipt from the nursery.

8. Stock will be planted in random order to reflect natural growth of the forest. (Site planting layout detail on this sheet).

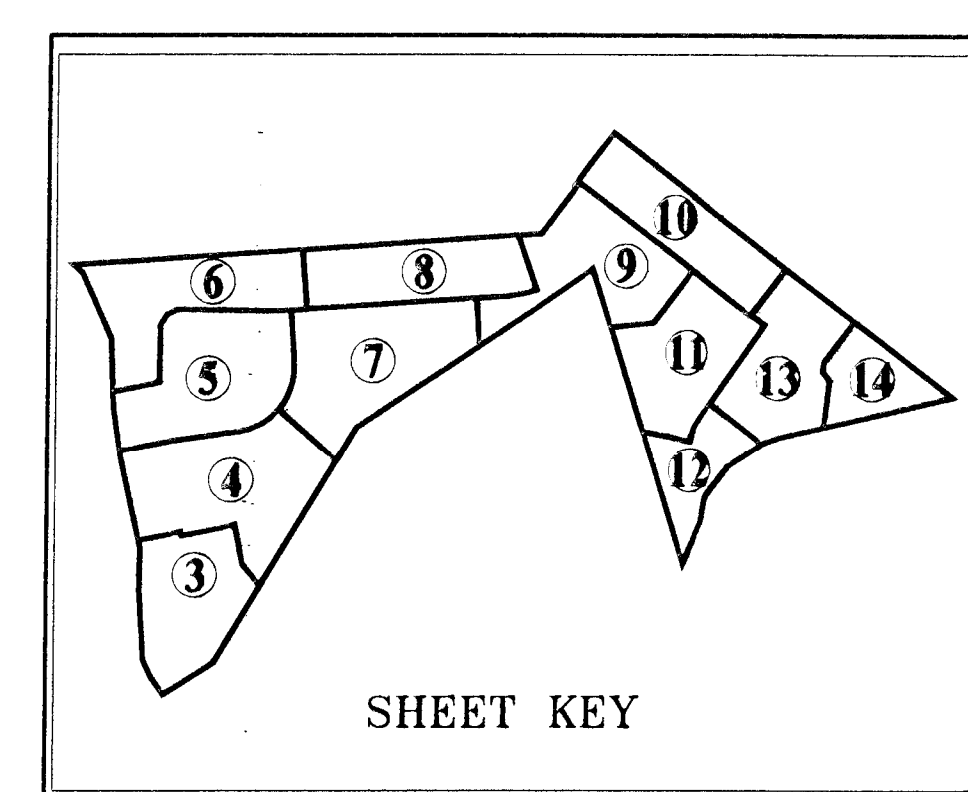
9. Planting note should be limited to 2.5 X root ball diameter. Native soil material will be used to backfill planting site and area will be packed to remove or pocket. Materials necessary to be determined as part of the pre-construction meeting.

10. The need for deer protection and related measures necessary to the appropriate measures necessary to ensure the survival of the large and medium trees proposed to be preserved, shows critical root zone will be impacted by construction.

11. The number of trees planted may be adjusted, depending on the size of stock used, during later stages of the FCP approval process.

1





LEGEND:

- EXISTING TREELINE
- PROPOSED TREELINE
- FOREST SAVE AREA
- FOREST CLEAR AREA
- REFORESTATION AREA
- WOODLAND CONSERVATION SIGN
- REFORESTATION SIGN
- TEMPORARY TREE PROTECTION FENCE
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- SIDEWALK
- EQUESTRIAN TRAIL AND SPLIT RAIL FENCING
- HIKER/BIKER TRAIL

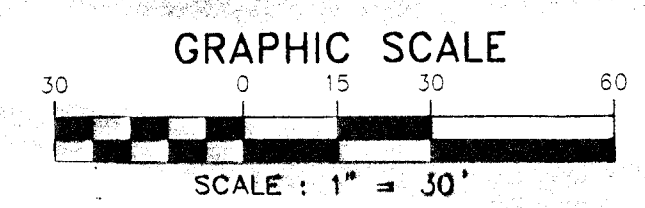
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PROJECT NAME: WOODBURN ESTATES			
PROJECT NUMBER:			
For Conditions of Approval see the Plan Cover Sheet or Approval Sheet			
Approval of	Approval of	Approval of	Approval of
Period	Date	Signature	Signature

M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section			
APPROVAL			
TREE CONSERVATION PLAN			
TCP II/ 146 / 05			
Approved by			
01			
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05			
06			

Tree Conservation Plan Certified by:

*Sally P. Stewart* Date: 1/1/06

Sally P. Stewart, RLA, ASLA  
Md. Registered Landscape Architect #612



TCP II

**WOODBURN ESTATES**

NINTH (9TH) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

**CPI** Associates

Charles P. Johnson & Associates, Inc.

PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

1701 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903

Phone: (301) 434-1000 E-mail: cpi@cpia.com Fax: (301) 434-1094

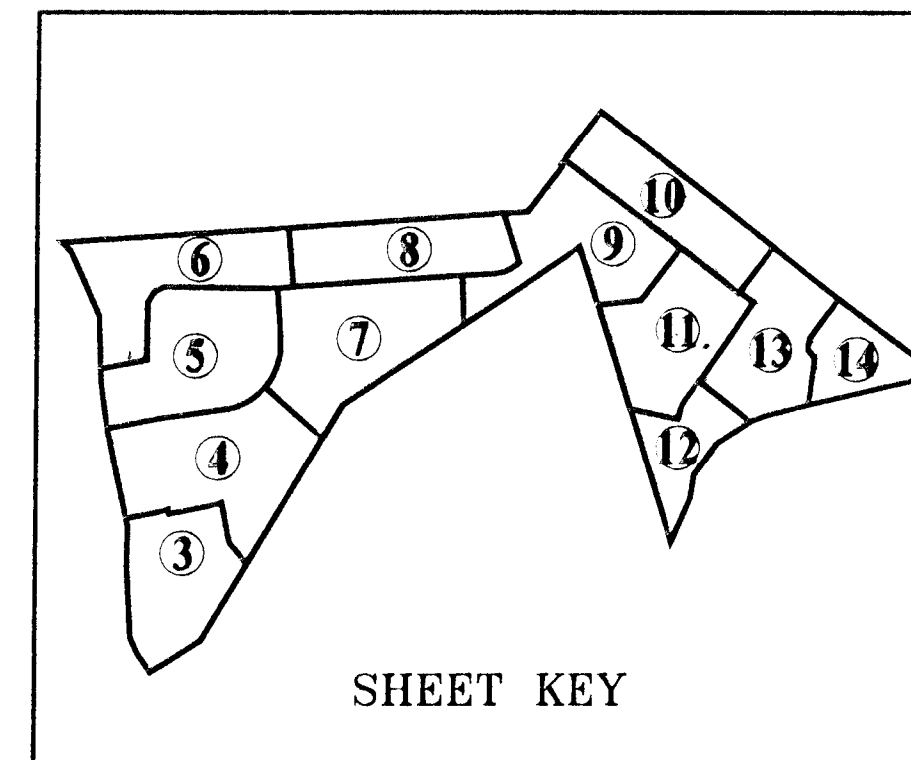
FREDERICK, MD FAIRFAX, VA

CLIENT:	OWNER/DEVELOPER: WOODBURN ESTATES LLC 2000 Linden Lane Suite 200 Silver Spring, MD 20906	PRELIMINARY PLAN NO: 4-0505	SITE PLAN NO:
COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.	DESIGN: DDY	DRAFT: DDY	SHEET: 3 OF 14
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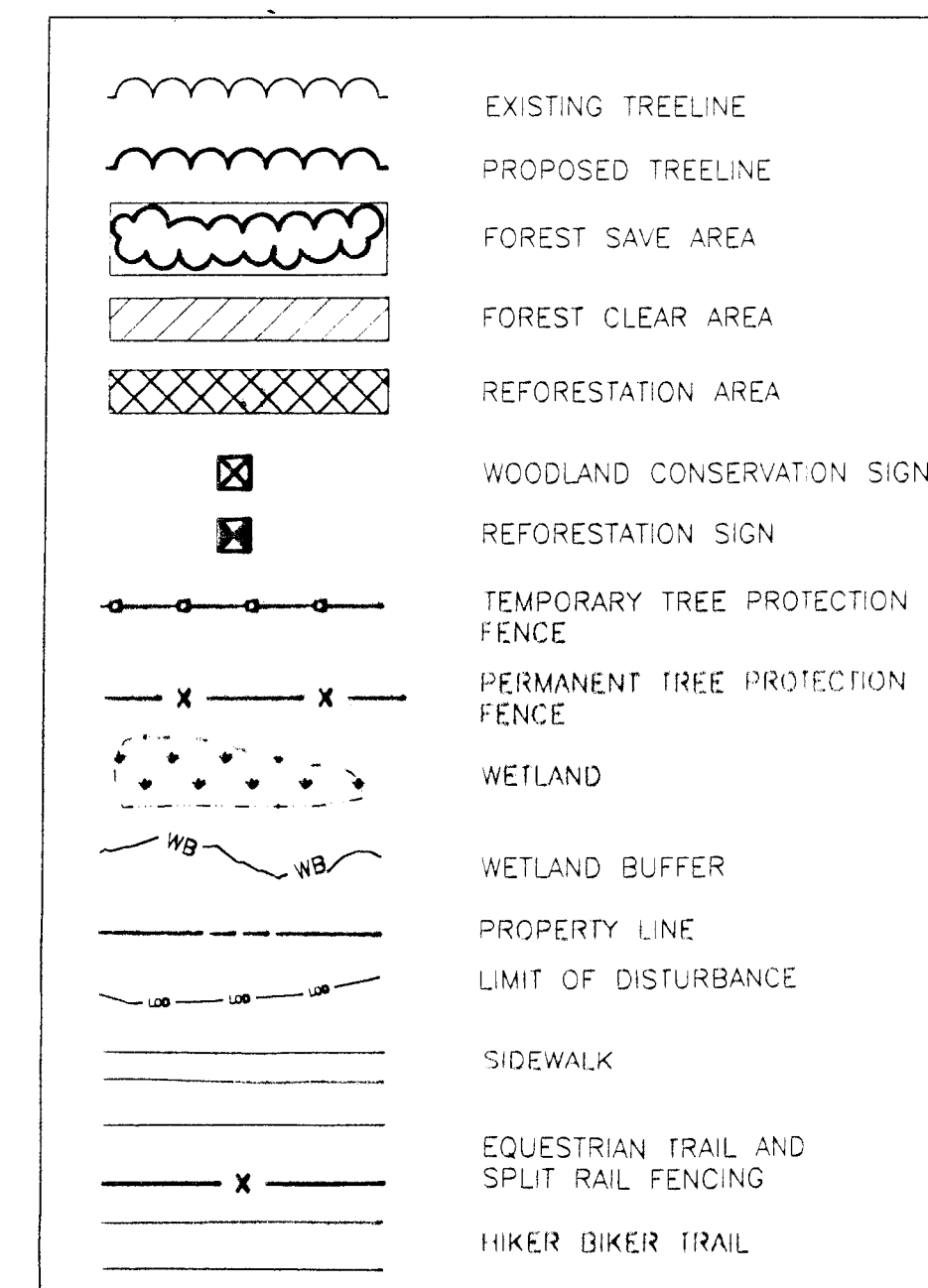








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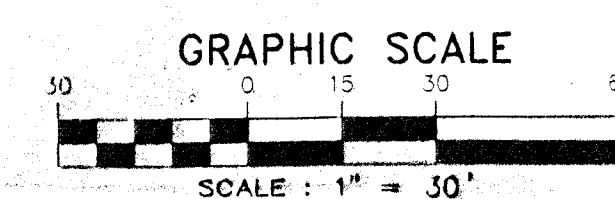
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PROJECT NUMBER:			
For Conditions of Approval and Site Plan Cover Sheet or Approval Sheet			
The Revision Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date

M.N.C.P.C. Prince George's County Planning Department Environmental Planning Section			
APPROVAL			
TREE CONSERVATION PLAN			
TCP II/ 146 / 05			
Approved by: <i>[Signature]</i> 1/14/06			
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Tree Conservation Plan Certified by

*[Signature]* Date: 1/14/06

Sallie P. Stewart, RLA, ASLA  
Md. Registered Landscape Architect #812



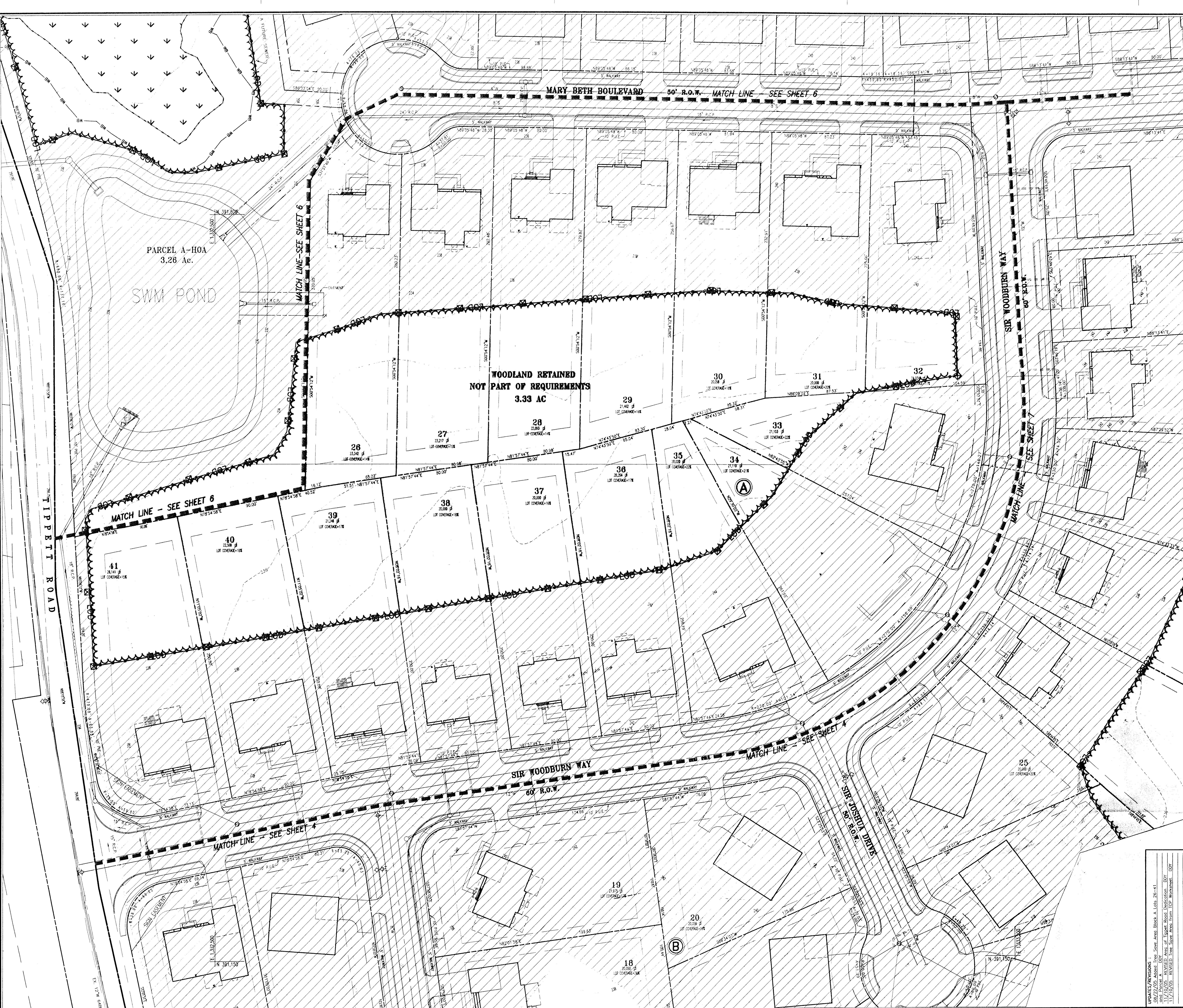
TCP II  
WOODBURN ESTATES  
NINTH (9TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

**CPJ** Charles P. Johnson & Associates, Inc.  
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS  
171 ELTON ROAD, SUITE 200 SILVER SPRING, MARYLAND 20905  
PHONE 301.434.7000 FAX 301.434.9204  
FREDERICK, MD FAIRFAX, VA

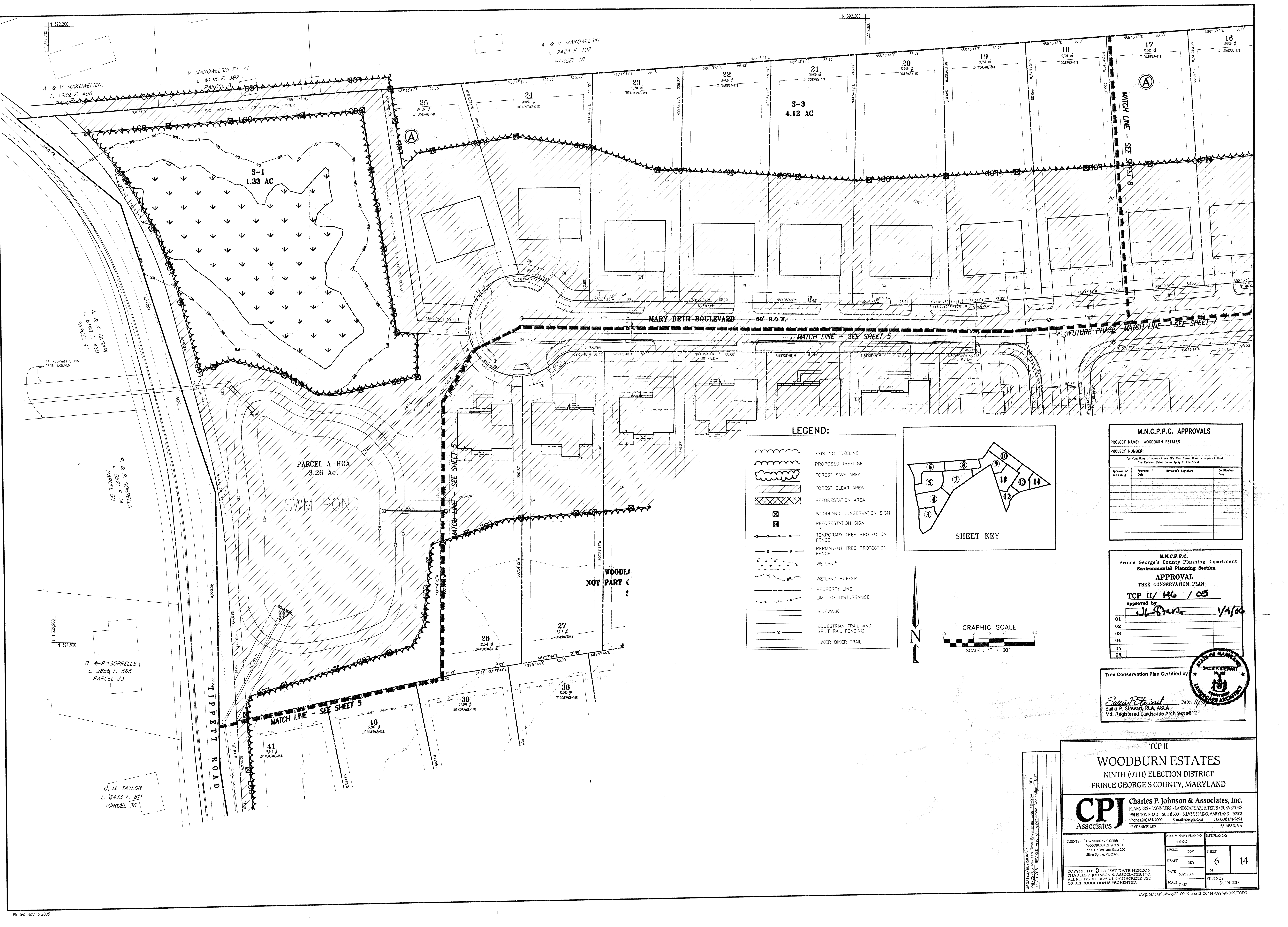
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DRAFT DDY	OF	14
DATE MAY 2005	FILE NO.	34-191-22D
SCALE 1" = 30'		

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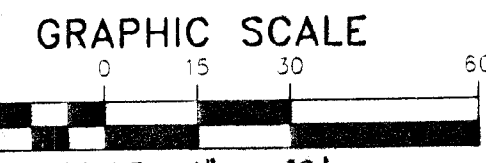
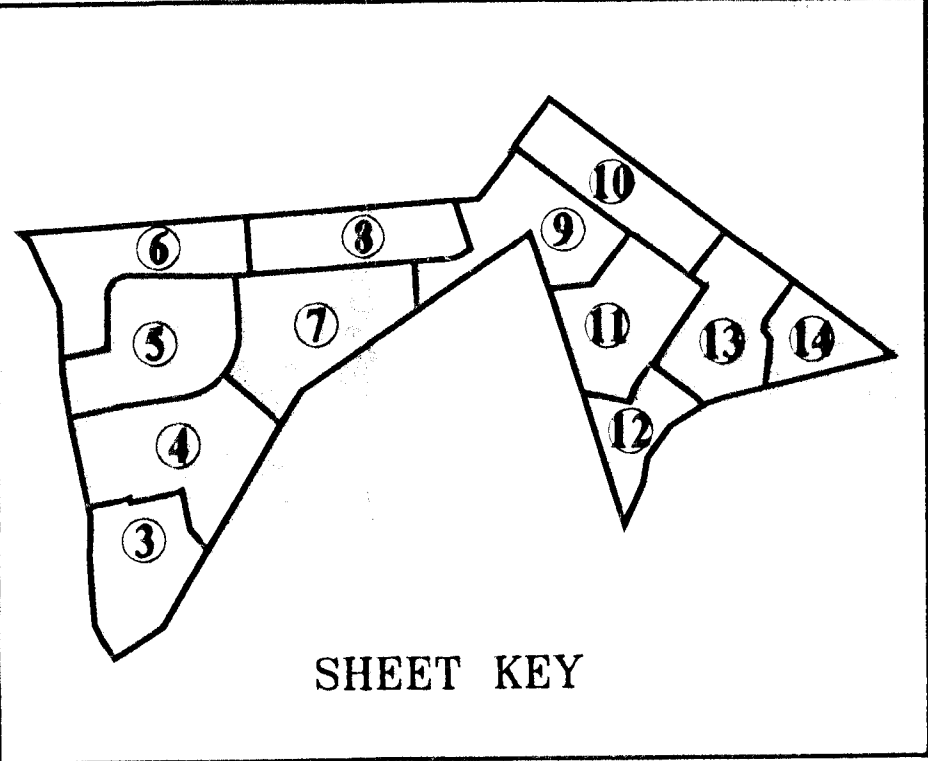






LEGEND:

- EXISTING TREELINE
- PROPOSED TREELINE
- FOREST SAVE AREA
- FOREST CLEAR AREA
- REFORESTATION AREA
- WOODLAND CONSERVATION SIGN
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M.N.C.P.C. APPROVALS			
PROJECT NAME: WOODBURN ESTATES			
PROJECT NUMBER:			
For Conditions of Approval use the Plan Cover Sheet or Approval Sheet			
The Various Listed Signs Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date

M.N.C.P.C. Prince George's County Planning Department Environmental Planning Section			
APPROVAL			
TREE CONSERVATION PLAN			
TCP II/ 446 / 05			
Approved by: <i>JL Stewart</i> 1/1/04			
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Tree Conservation Plan Certified by

*Sallie P. Stewart* Date: 1/1/04

Sallie P. Stewart, RLA, ASLA  
Md. Registered Landscape Architect #612

TCP II

**WOODBURN ESTATES**

NINTH (9TH) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

**CPJ** Associates

Charles P. Johnson & Associates, Inc.

PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903

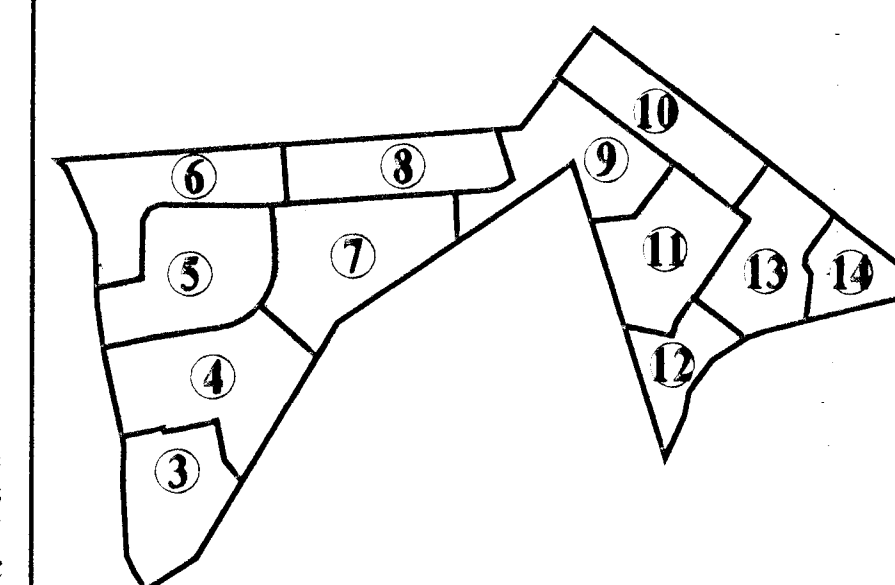
Phone: (301) 454-7000 E-mail: cpj@cpj.com FAX: (301) 454-7004

FREDERICK, MD FAIRFAC, VA

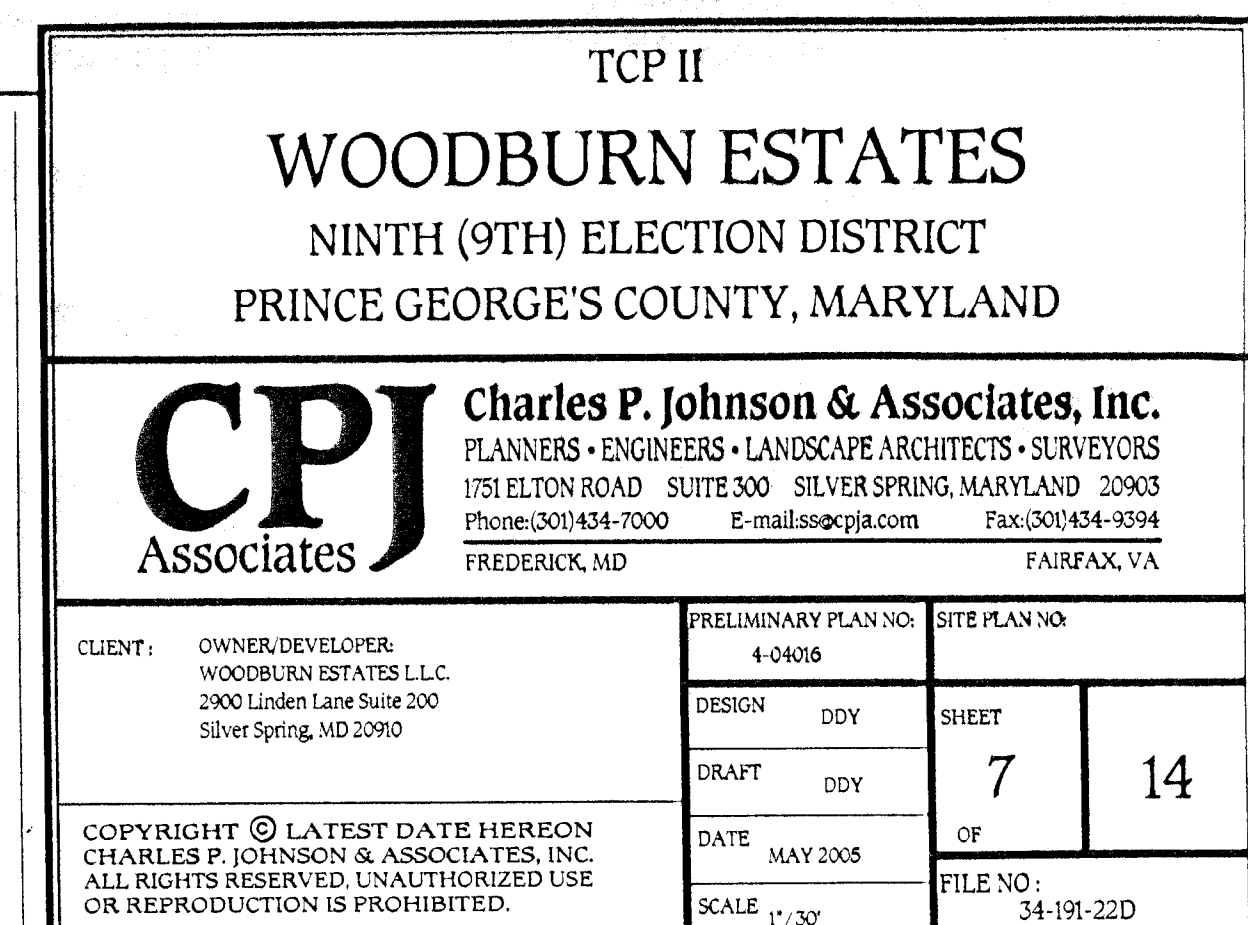
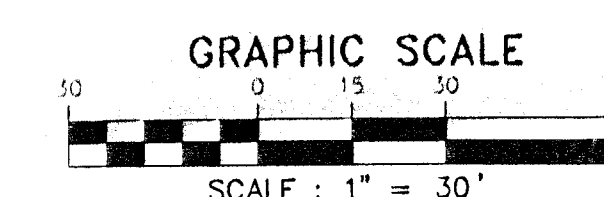
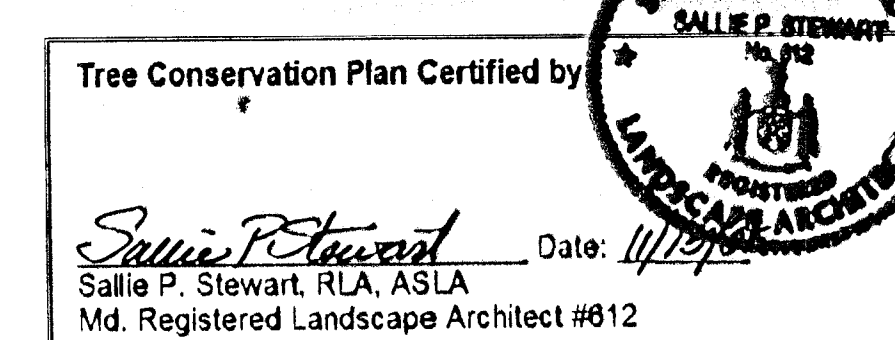
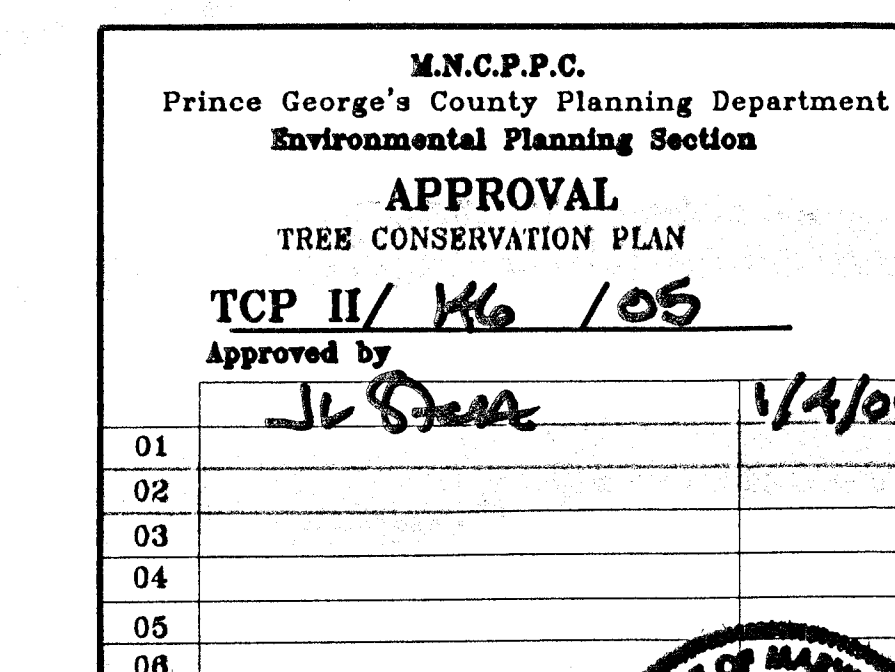
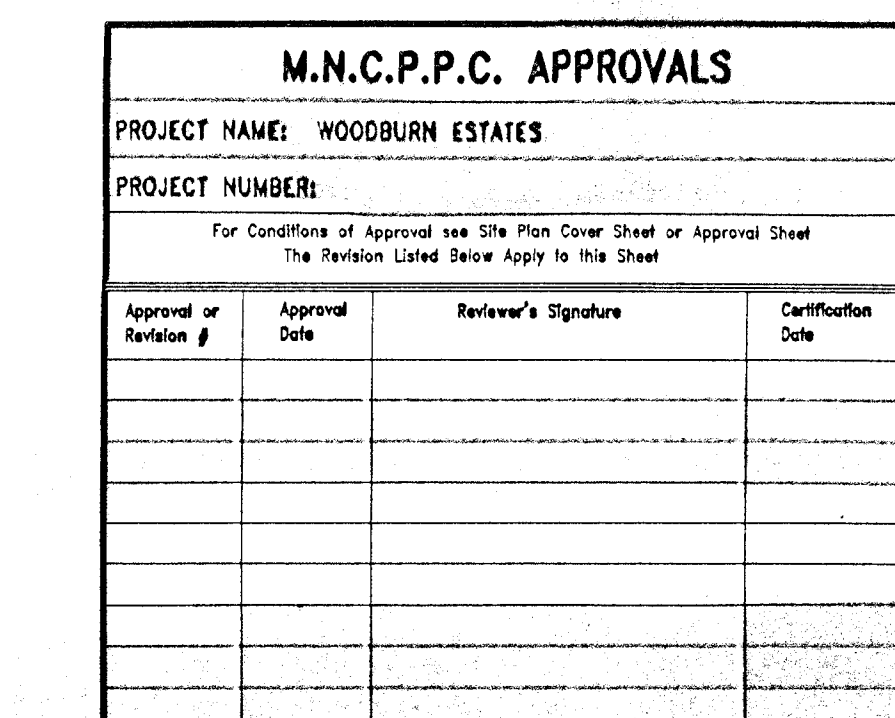
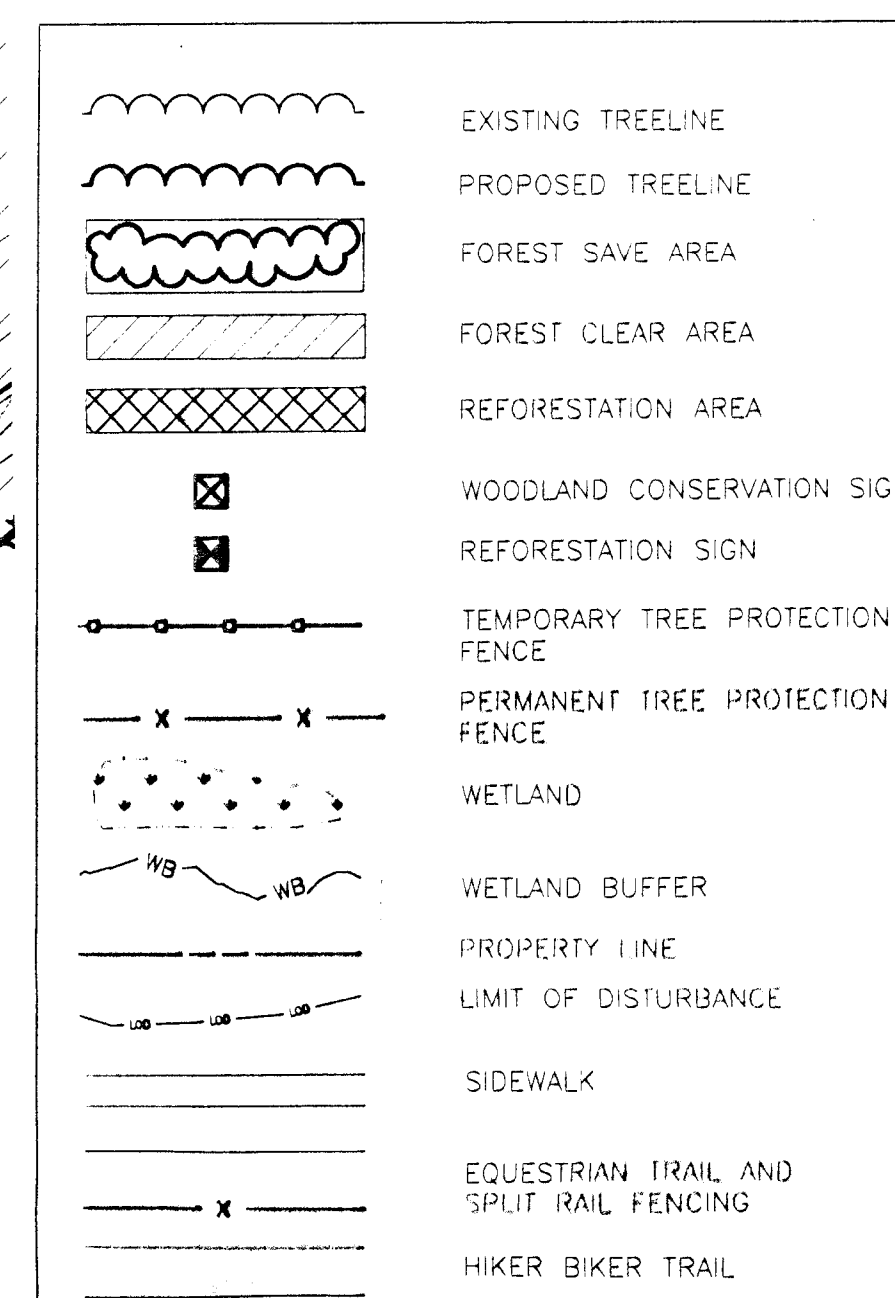
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DATE:	MAY 2005	DATE:	MAY 2005	FILE NO.:	34-199-220
SCALE:	1" = 30'	SCALE:	1" = 30'		

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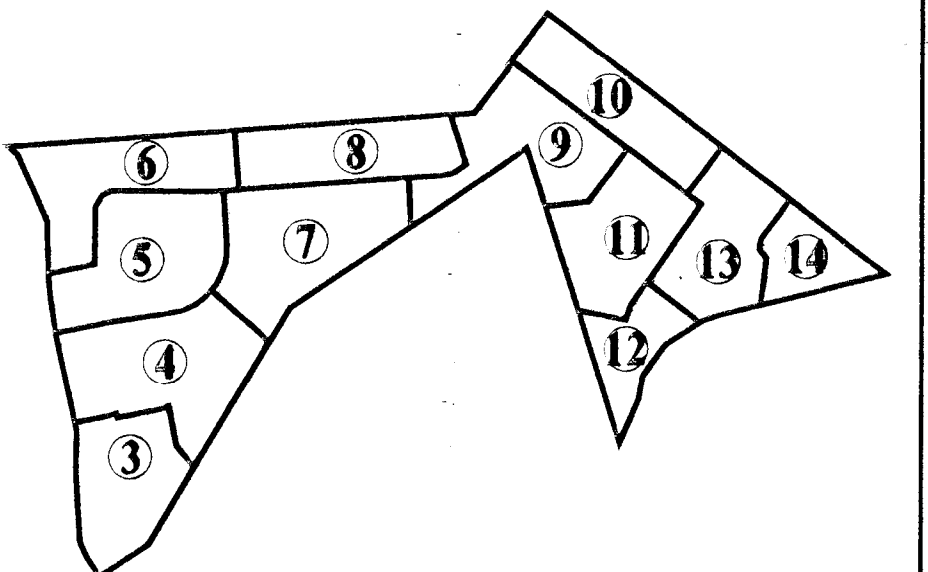


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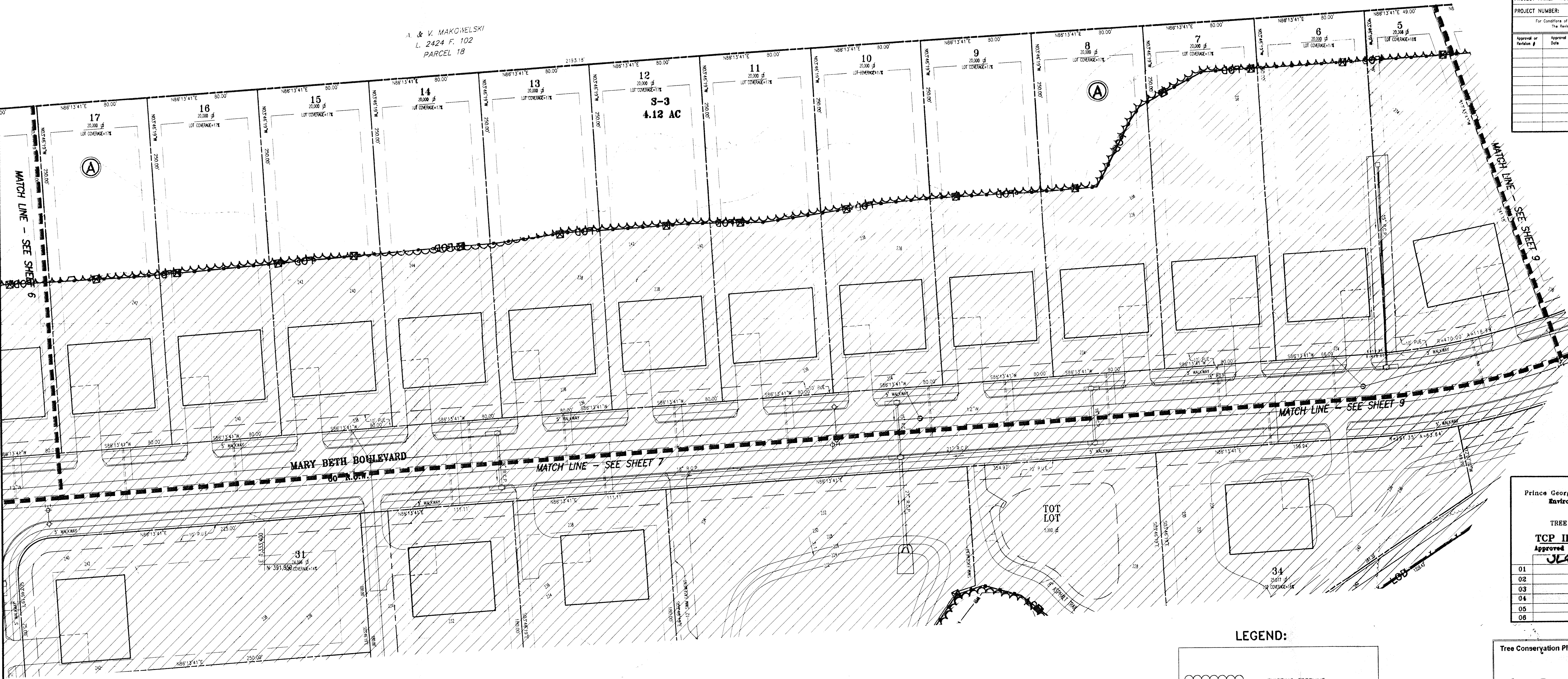
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PROJECT NAME: WOODBURN ESTATES			
PROJECT NUMBER:			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			
The Revision Lines Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date

M.N.C.P.C. Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II/ 146 / 05	
Approved by	
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Tree Conservation Plan Certified by	
<i>Sally P. Stewart</i> Sally P. Stewart, RLA, ASLA Md. Registered Landscape Architect #812	Date: 4/16/05

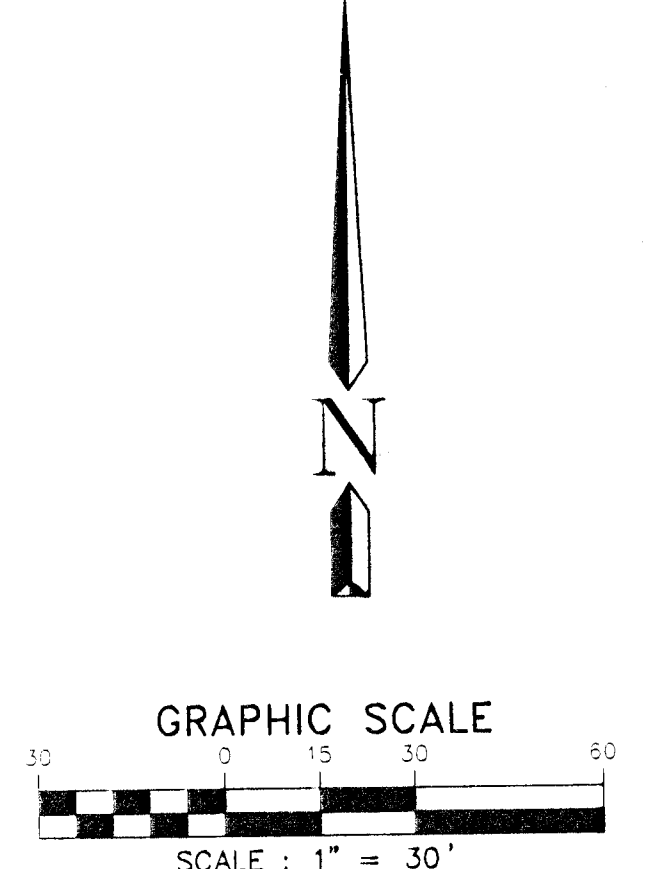
TCP II WOODBURN ESTATES NINTH (9TH) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND			
<b>CPJ Associates</b> Charles P. Johnson & Associates, Inc. PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS 1751 ELTON ROAD SUITE 500 SILVER SPRING, MARYLAND 20903 Phone: (301) 434-7000 E-mail: cpj@cpja.com Fax: (301) 434-4394 FREDERICK, MD FAIRFAX, VA			
CLIENT: OWNER/DEVELOPER WOODBURN ESTATES LLC 2900 Linden Lane Suite 200 Silver Spring, MD 20903	PRELIMINARY PLAN NO. 4-0466	SITE PLAN NO.	
DESIGN DOY	DESIGN DOY	SHEET	14
DRAFT DOY	DRAFT DOY	8	14
DATE MAY 2005	DATE MAY 2005	OF	14
SCALE 1" = 30'	SCALE 1" = 30'	FILE NO.	34-191-22D
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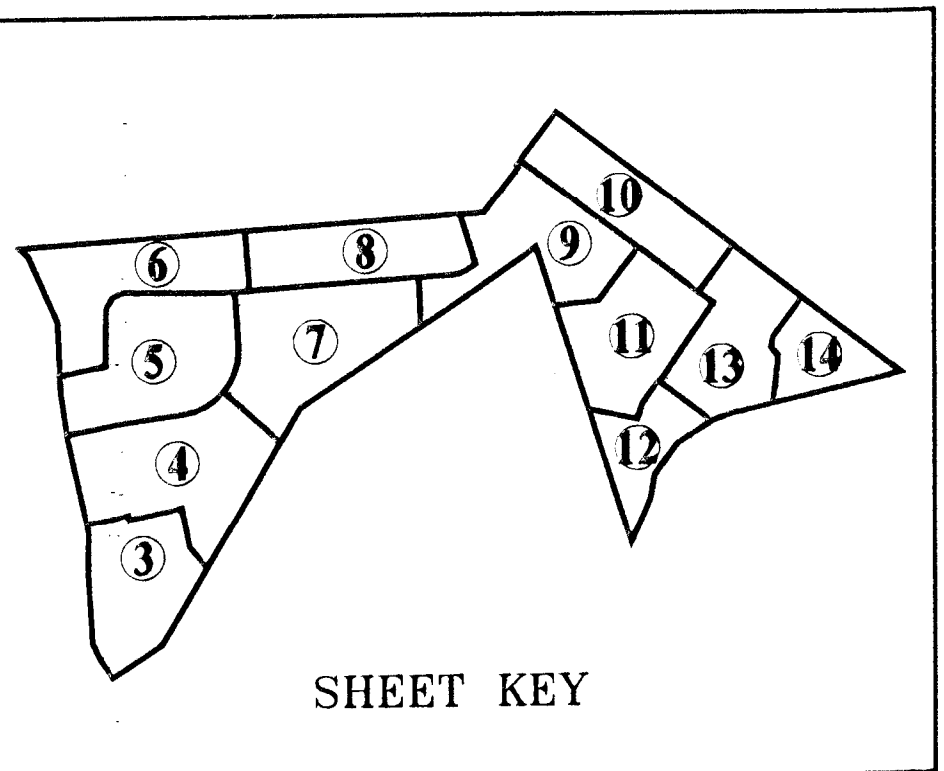


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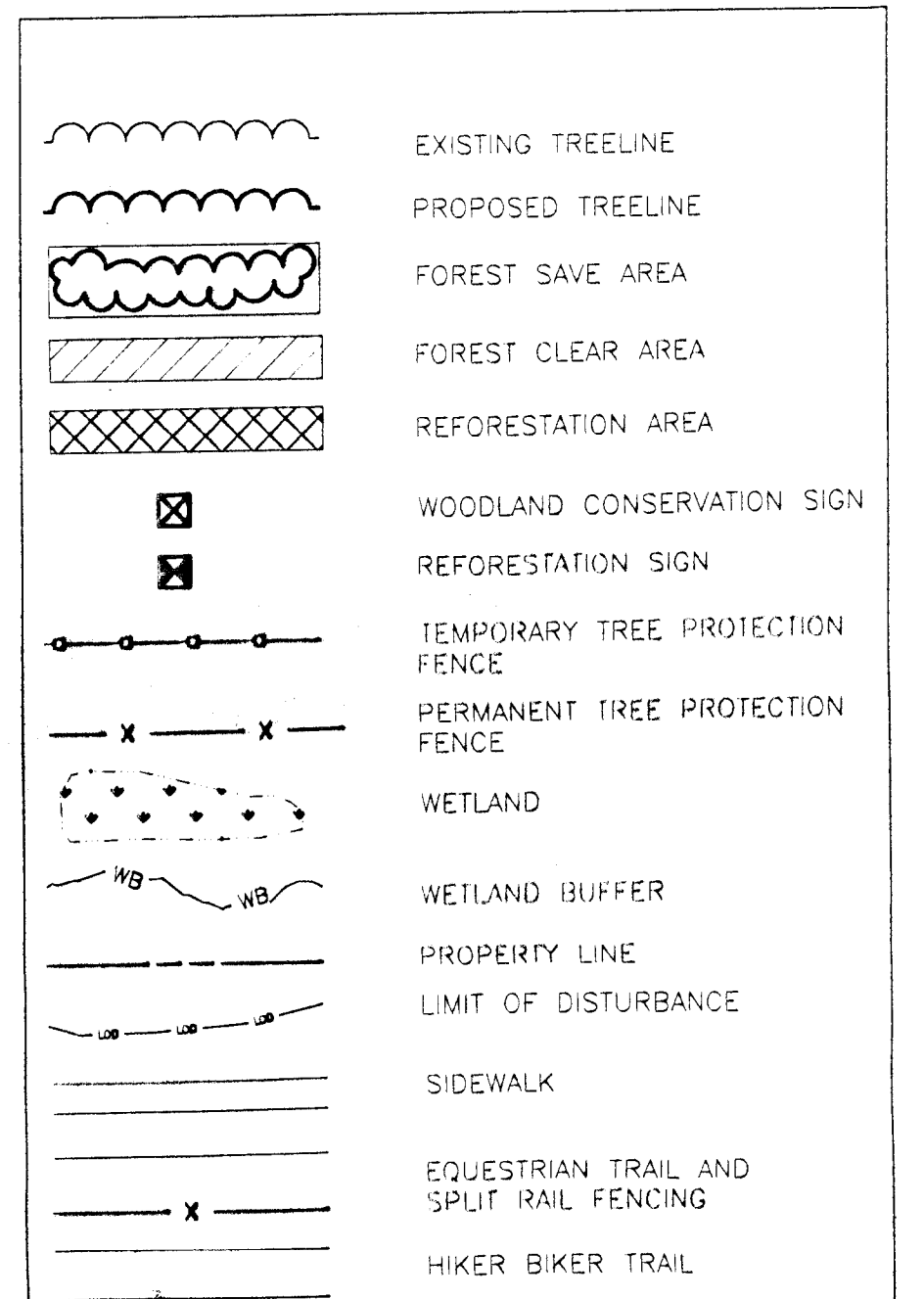
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LEGEND:



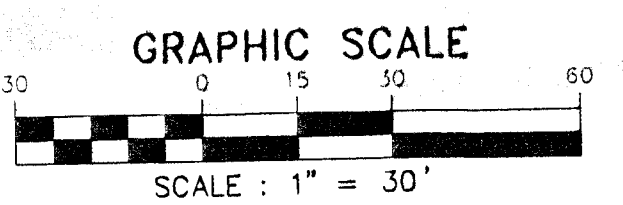
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For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			
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Approval or Function #	Approval Date	Reviewer's Signature	Certification Date

M.N.C.P.C. Prince George's County Planning Department Environmental Planning Section			
APPROVAL TREE CONSERVATION PLAN			
TCP II/ 146 / 05			
Approved by: <i>JE Davis</i> Date: 1/14/06			
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06			

Tree Conservation Plan Certified by

*Sally P. Stewart* Date: 1/14/06

Sally P. Stewart, RLA, ASLA  
Md. Registered Landscape Architect #612



TCP II

**WOODBURN ESTATES**

NINTH (9TH) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

**CPI Associates** Charles P. Johnson & Associates, Inc.

PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903

Phone (301) 434-7000 E-mail: cpia@cpia.com FAX: (301) 434-4034

FREDERICK, MD FAIRFAX, VA

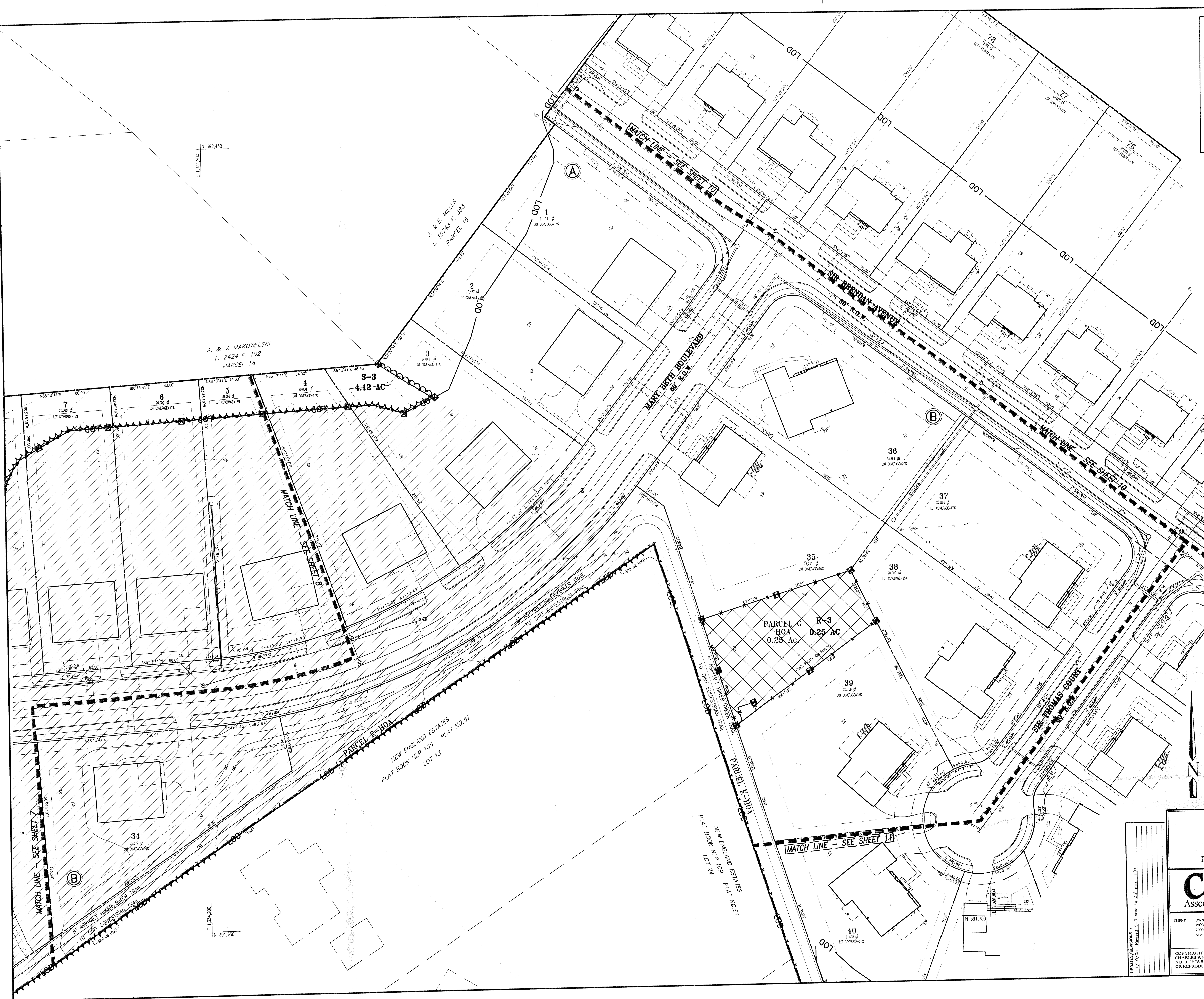
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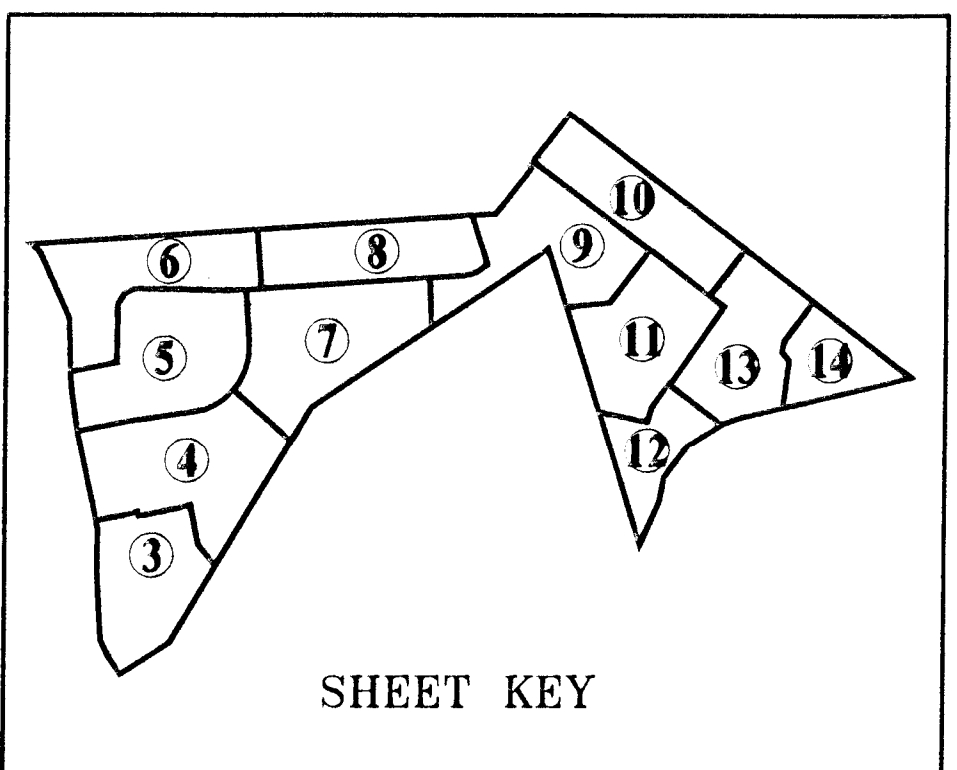
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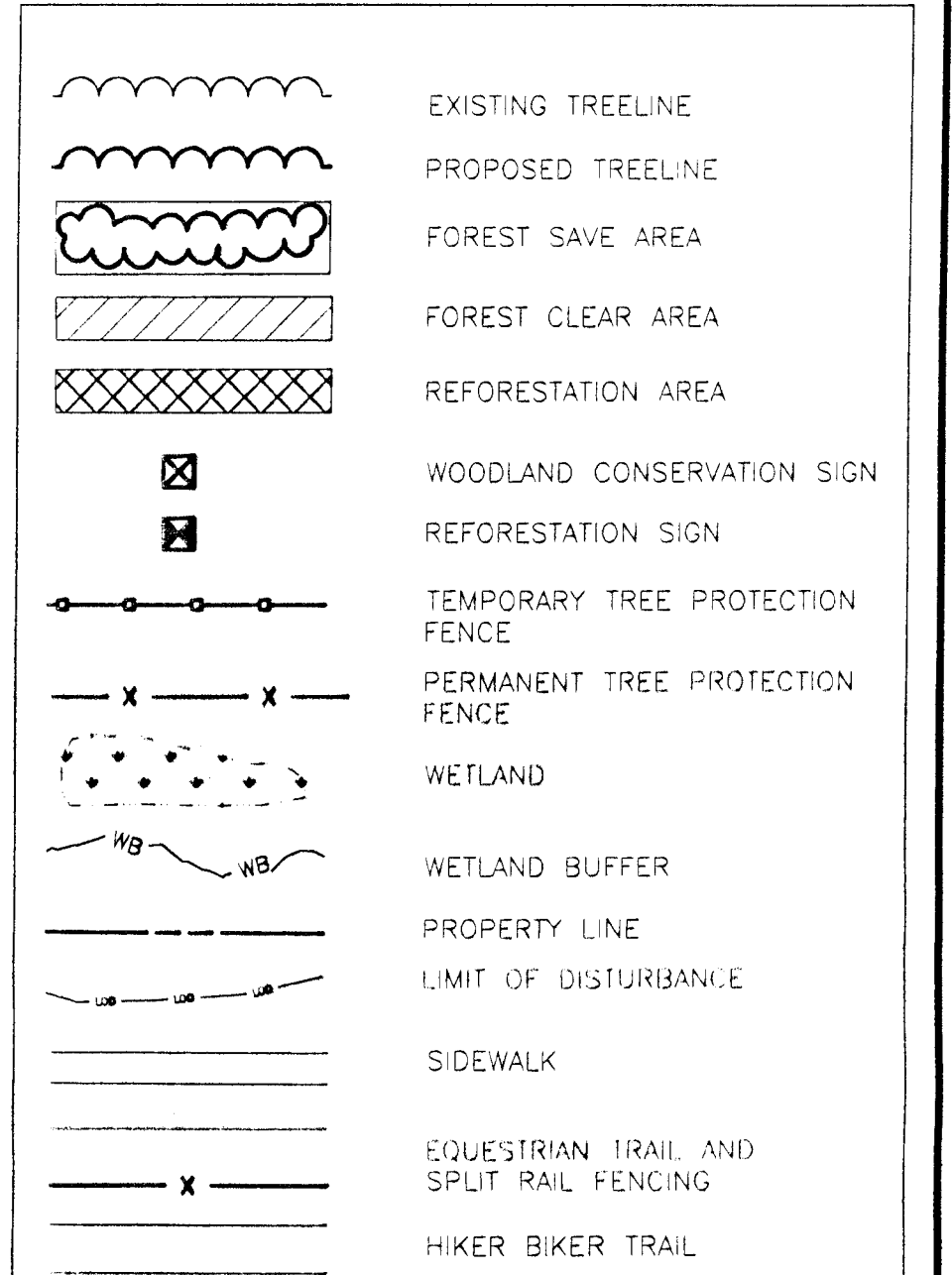






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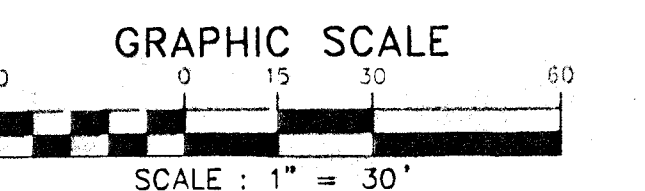
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PROJECT NUMBER:			
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Approval or Revision #	Approval Date	Revisor's Signature	Certification Date

M.N.C.P.P.C.  
Prince George's County Planning Department  
Environmental Planning Section  
**APPROVAL**  
TREE CONSERVATION PLAN  
**TCP II / 146 / 05**  
Approved by: *[Signature]* Date: *4/4/06*

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Tree Conservation Plan Certified by: *[Signature]* Date: *4/4/06*

Sallie P. Stewart, RLA, ASLA  
Md. Registered Landscape Architect #812

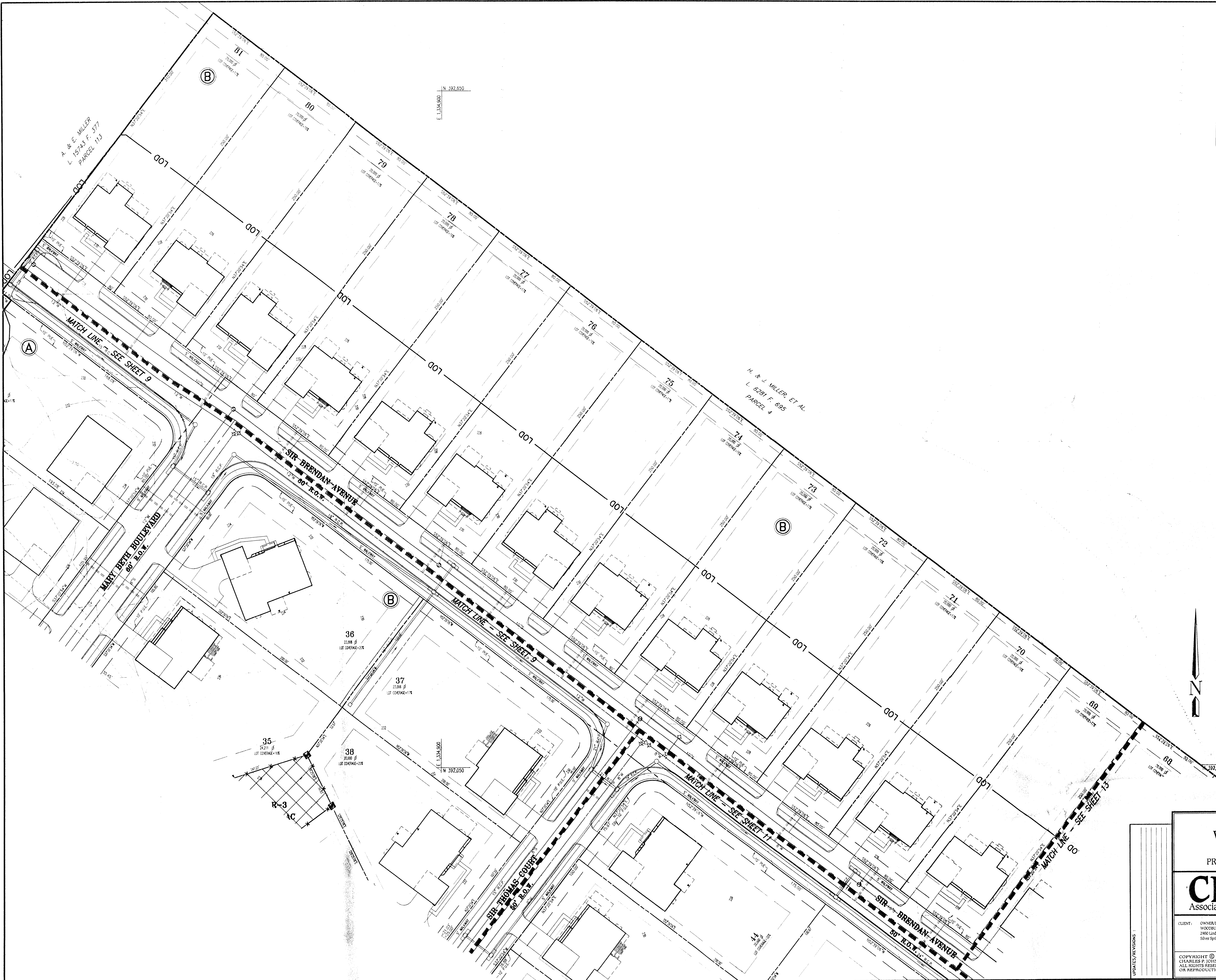


TCP II  
**WOODBURN ESTATES**  
NINTH (9TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

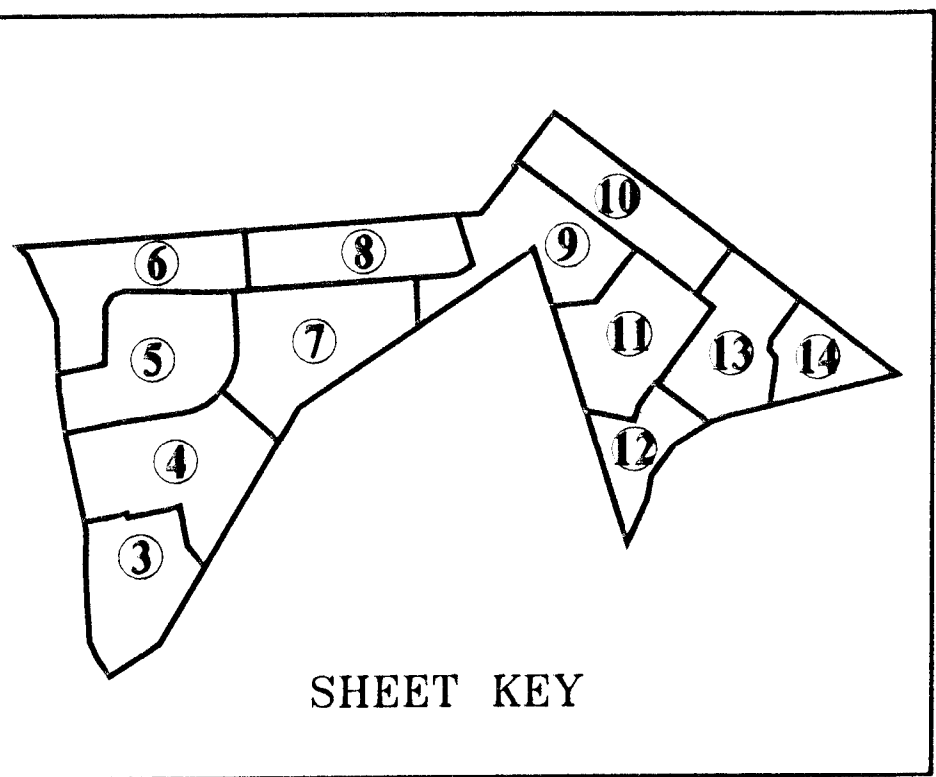
**CPI** Associates  
Charles P. Johnson & Associates, Inc.  
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS  
103 ELTON ROAD, SUITE 300 SILVER SPRING, MARYLAND 20903  
Phone: (301) 434-7000 E-mail: cpj@cpj.com Fax: (301) 434-8394  
FREDERICK, MD FAIRFAX, VA

CLIENT: OWNER/DEVELOPER WOODBURN ESTATES LLC 2900 Linden Lane Suite 300 Silver Spring, MD 20903	PRELIMINARY PLAN NO: 4-04016 DESIGN DDY DRAFT DDY DATE MAY 2005 SCALE 1" = 30'	SITE PLAN NO: SHEET 10 OF 14 FILE NO: 34-191-22D
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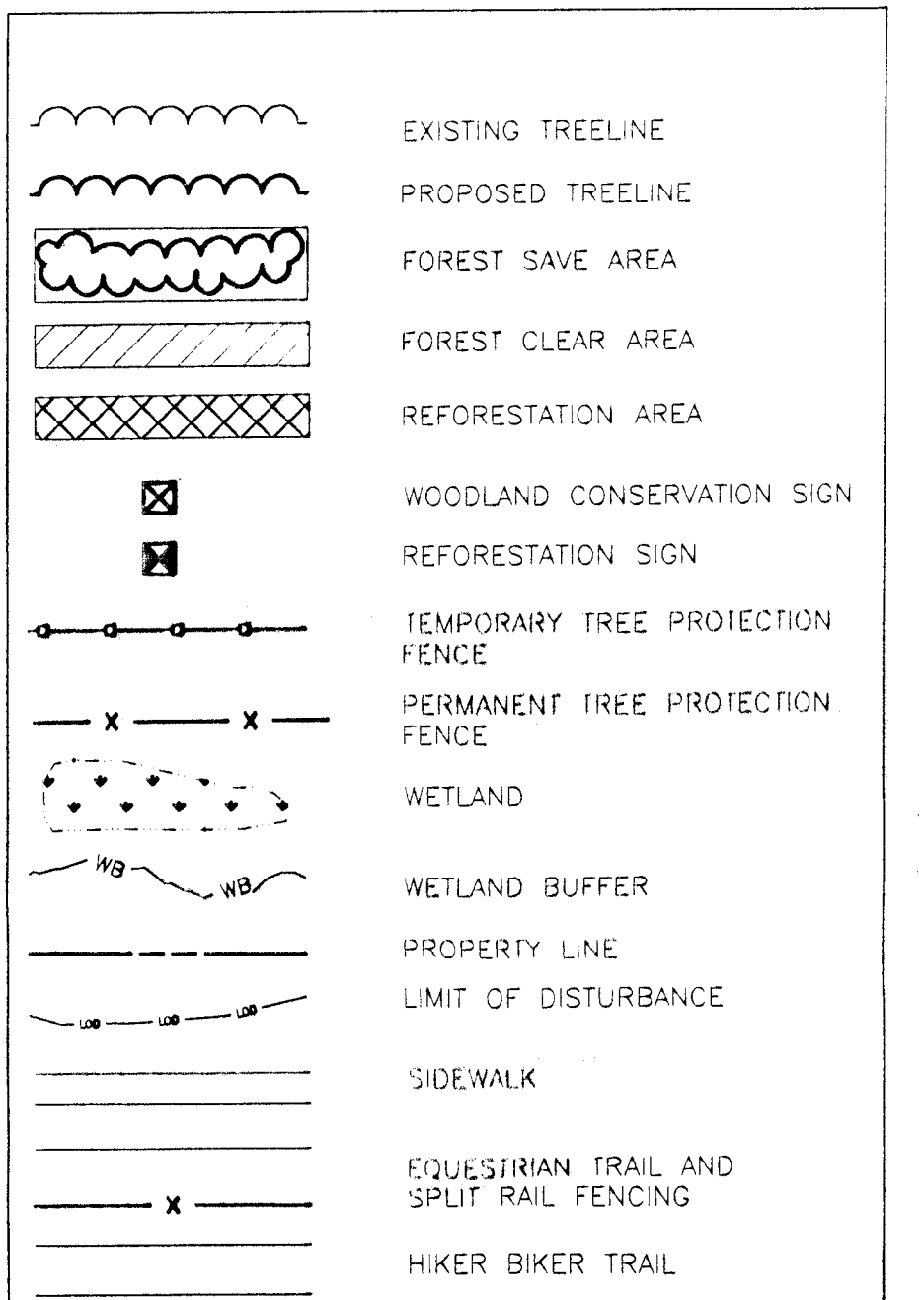
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LEGEND:



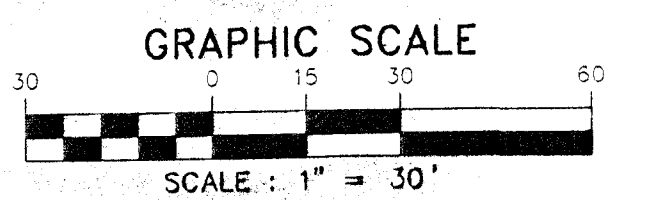
M.N.C.P.C. APPROVALS			
PROJECT NAME: WOODBURN ESTATES			
PROJECT NUMBER:			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Conditions Listed Below Apply to this Sheet			
Approval of Function #	Approval Date	Approval's Signature	Certification Date

M.N.C.P.C. Prince George's County Planning Department Environmental Planning Section			
APPROVAL TREE CONSERVATION PLAN			
TCP II/ 146 / 06			
Approved by: <i>[Signature]</i> 1/14/06			
01			
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05			
06			

Tree Conservation Plan Certified by:

*[Signature]* Date: 1/14/06

Sally P. Stewart, R.L.A., A.S.L.A.  
Md. Registered Landscape Architect #812



TCP II  
WOODBURN ESTATES  
NINTH (9TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

**CPI** Associates  
Charles P. Johnson & Associates, Inc.  
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS  
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903  
Phone: (301) 454-7000 E-mail: cpia@cpia.com Fax: (301) 454-9294  
FREDERICK, MD FAIRFAX, VA

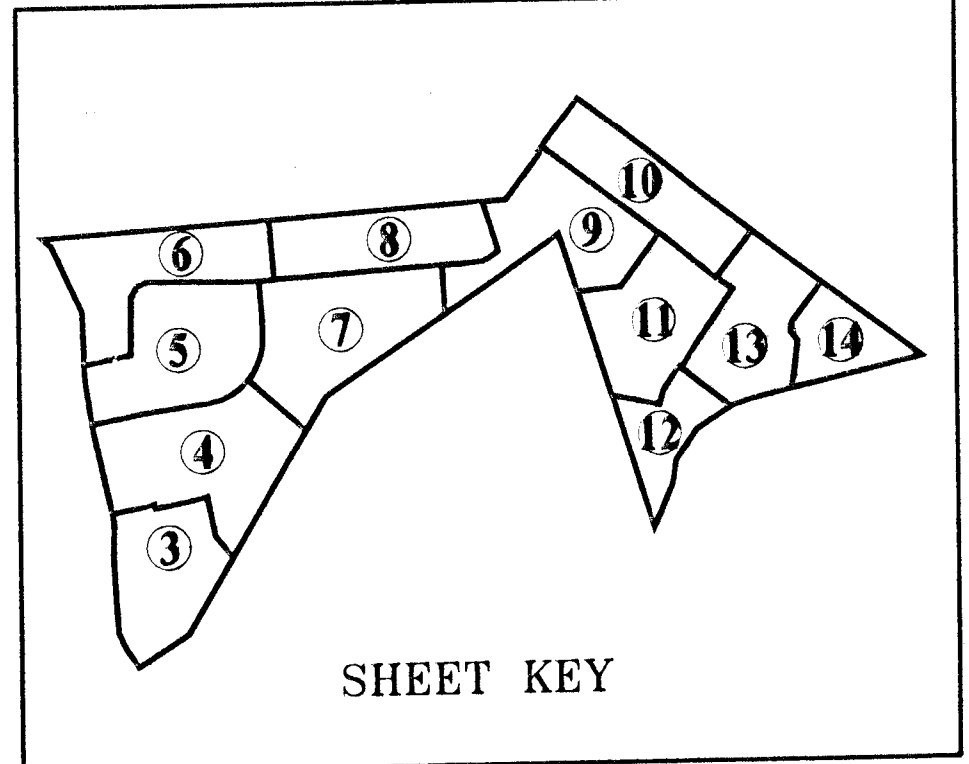
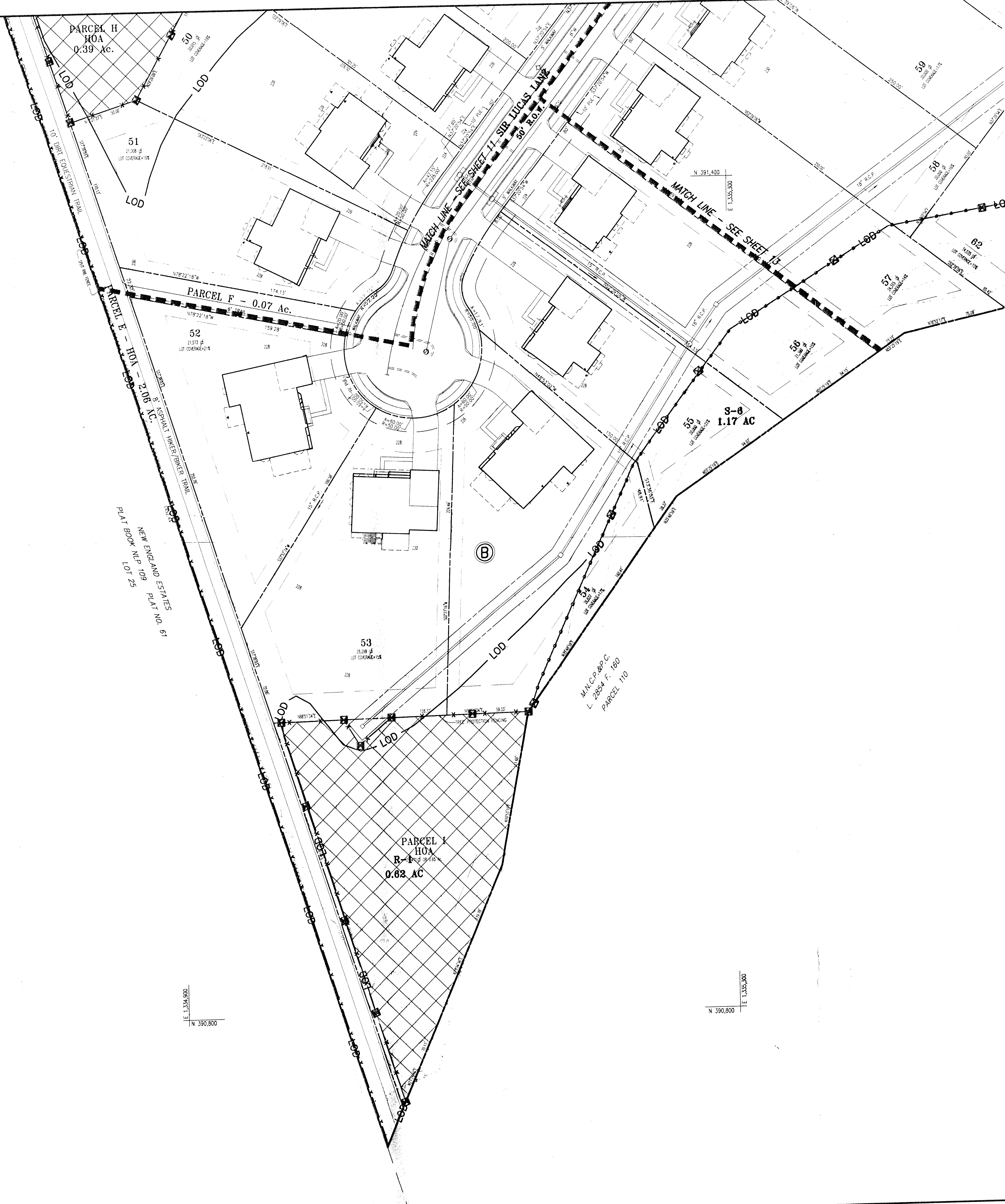
CLIENT: OWNER/DEVELOPER WOODBURN ESTATES LLC 2900 Linden Lane Suite 200 Silver Spring, MD 20906	PRELIMINARY PLAN NO. 4-0406	SITE PLAN NO. 11
DESIGN DDY	SHEET	14
DRAFT DDY	OF	
DATE MAY 2005	FILE NO.	34-191-22D
SCALE 1" = 30'		

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LEGEND:

- EXISTING TREELINE
- PROPOSED TREELINE
- FOREST SAVE AREA
- FOREST CLEAR AREA
- REFORESTATION AREA
- WOODLAND CONSERVATION SIGN
- REFORESTATION SIGN
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- WETLAND
- WETLAND BUFFER
- PROPERTY LINE
- LIMIT OF DISTURBANCE
- SIDEWALK
- EQUESTRIAN TRAIL AND SPLIT RAIL FENCING
- HIKER BIKER TRAIL

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: WOODBURN ESTATES			
PROJECT NUMBER:			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			
The Revision Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Approval Signature	Certification Date

M.N.C.P.P.C.  
Prince George's County Planning Department  
Environmental Planning Section

**APPROVAL**  
TREE CONSERVATION PLAN  
TCP II/146 /06

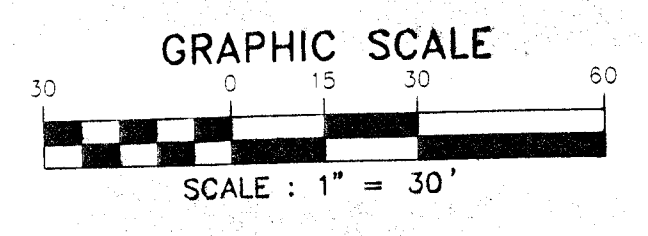
Approved by: *[Signature]* Date: 1/4/06

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Tree Conservation Plan Certified by

*[Signature]* Date: *[Date]*

Sallie P. Stewart, RLA, ASLA  
Md. Registered Landscape Architect #612



TCP II

**WOODBURN ESTATES**

NINTH (9TH) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

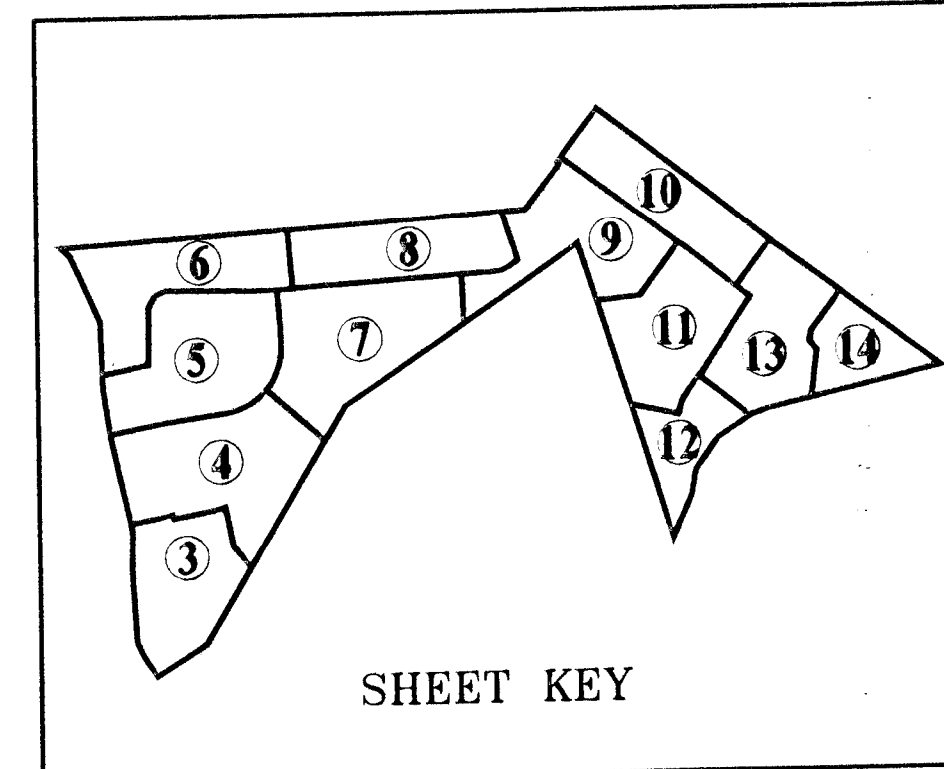
**CPJ** Associates

Charles P. Johnson & Associates, Inc.  
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS  
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903  
Phone: (301) 584-7000 E-mail: cpj@cpjga.com Fax: (301) 584-9394  
FREDERICK, MD FAIRFAX, VA

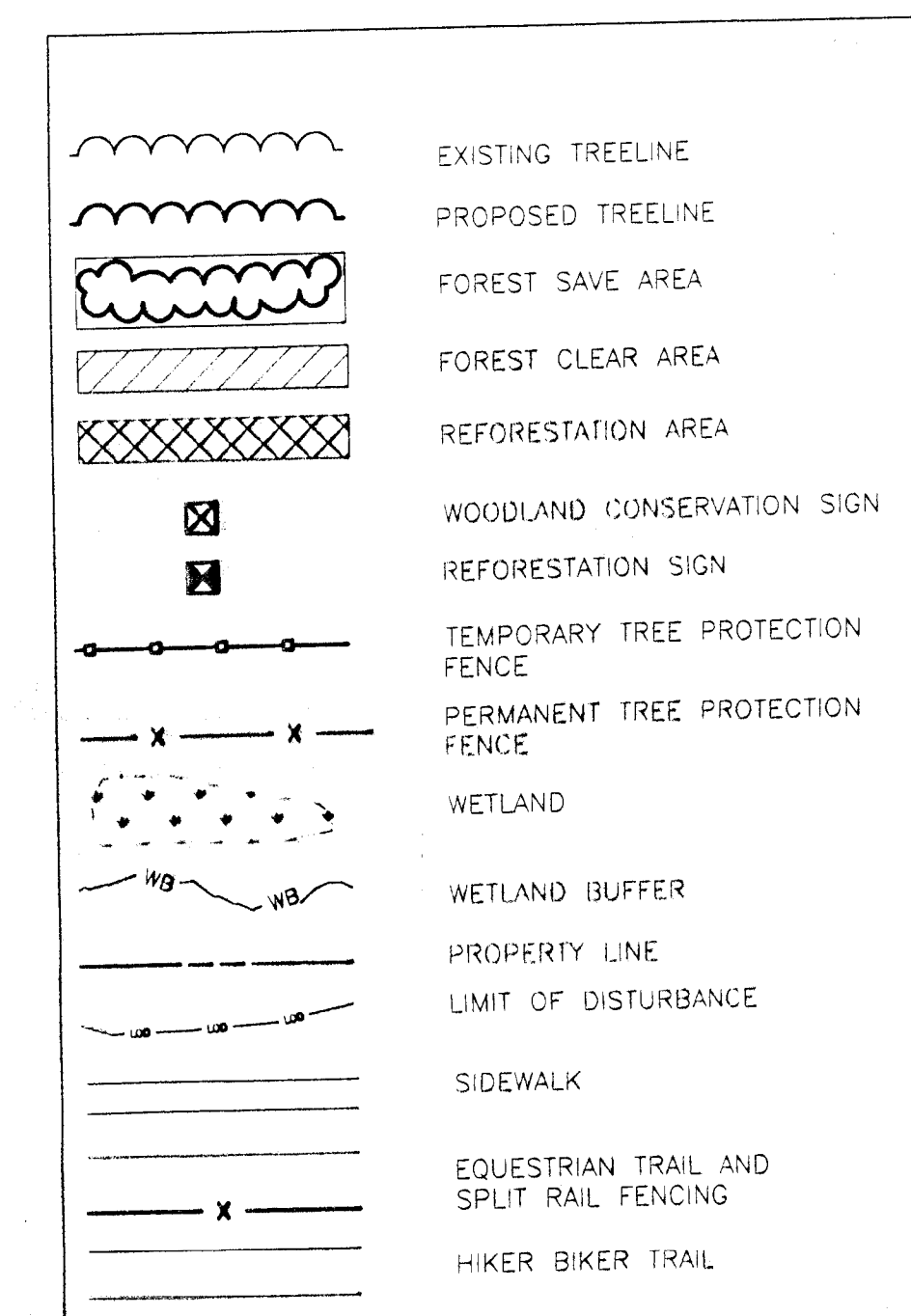
CLIENT: OWNER/DEVELOPER WOODBURN ESTATES LLC 2900 Linden Lane Suite 300 Silver Spring, MD 20903	PRELIMINARY PLAN NO: 4-04058	SITE PLAN NO:
DESIGN DDY	SHEET	12
DRAFT DDY	OF	14
DATE: MAY 2006	TITLE NO:	34-191-22D
SCALE: 1" = 30'		

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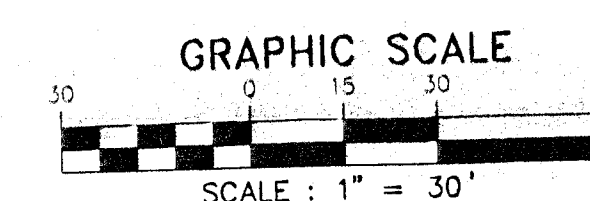
LEGEND:



M.N.C.P.C. APPROVALS			
PROJECT NAME: WOODBURN ESTATES			
PROJECT NUMBER:			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			
The Following Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date

M.N.C.P.C. Prince George's County Planning Department Environmental Planning Section			
APPROVAL			
TREE CONSERVATION PLAN			
TCP II/ 146 / 05			
Approved by: <i>J. Stewart</i> <i>V. J. J.</i>			
01			
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Tree Conservation Plan Certified by  
*Sally P. Stewart* Date: *1/11/05*  
Sally P. Stewart, RLA, ASLA  
Md. Registered Landscape Architect #612



TCP II  
WOODBURN ESTATES  
NINTH (9TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

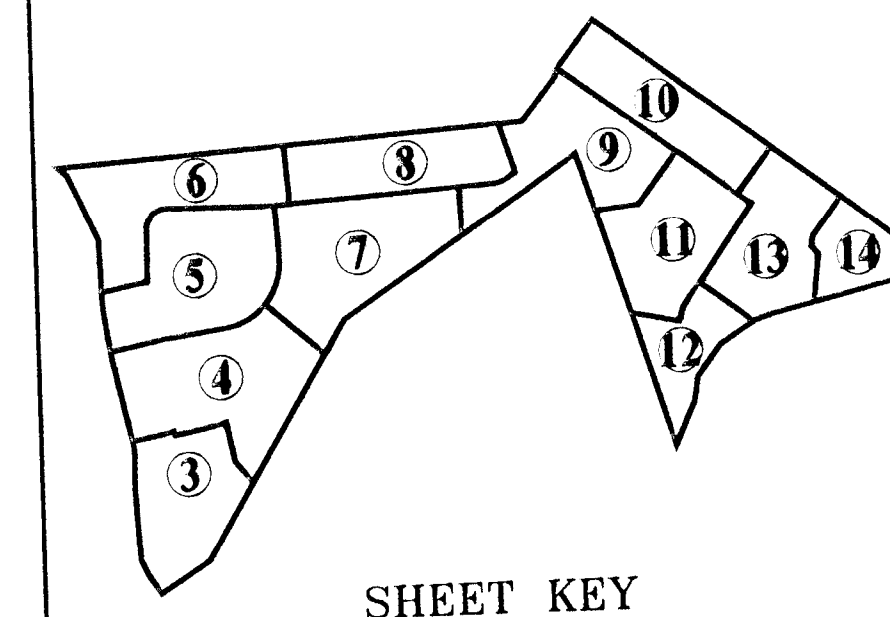
**CPJ Associates** Charles P. Johnson & Associates, Inc.  
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS  
101 ELTON ROAD SUITE 200 SILVER SPRING, MARYLAND 20903  
Phone: 204-54-7000 E-mail: cpj@cpj.com Fax: 204-54-9594  
FREDERICK, MD FAIRFAX, VA

CLIENT:	PRELIMINARY PLAN NO.	SITE PLAN NO.
OWNER/DEVELOPER: WOODBURN ESTATES LLC 2900 Linden Lane Suite 200 Silver Spring, MD 20903	4-0406	
	DESIGN DDY	SHEET
	DRAFT DDY	13
	DATE MAY 2005	OF
	SCALE 1"=30'	FILE NO. 24-191-22D

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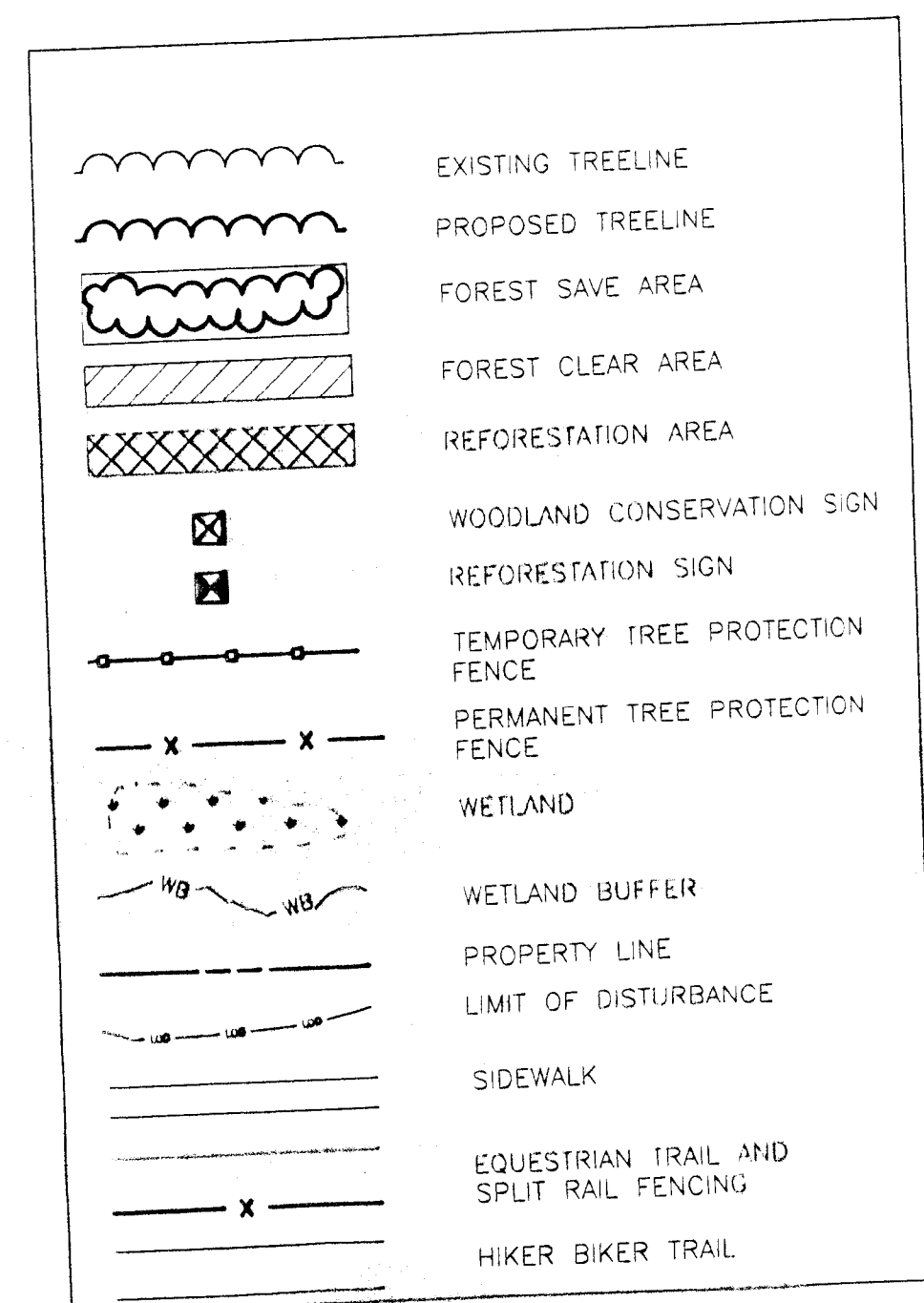
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SHEET KEY

LEGEND:



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

PROJECT NAME: WOODBURN ESTATES

PROJECT NUMBER: \_\_\_\_\_

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

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

**M.N.C.P.P.C.**  
Prince George's County Planning Department  
Environmental Planning Section

**APPROVAL**  
TREE CONSERVATION PLAN

**TCP II/ W6 / 1/25**

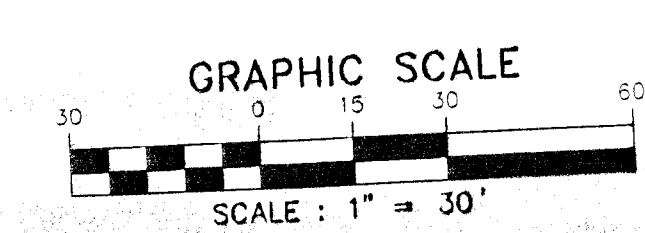
Approved by: *JL Stewart* 1/24/06

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Tree Conservation Plan Certified by

*Sallie P. Stewart* Date: 1/24/06

Sallie P. Stewart, RLA, ASLA  
Md. Registered Landscape Architect #612



TCP II

**WOODBURN ESTATES**  
NINTH (9TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

**CPJ Associates** Charles P. Johnson & Associates, Inc.  
PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS  
1151 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903  
Phone: (301) 434-7000 E-mail: cpj@cpja.com Fax: (301) 434-9394  
FREDERICK, MD FAIRFAX, VA

CLIENT: OWNER/DEVELOPER WOODBURN ESTATES LLC 2000 Linden Lane Suite 300 Silver Spring, MD 20906	PRELIMINARY PLAN NO. 4-04016	SITE PLAN NO.
DESIGN: JCY	SHEET	14
DRAWN: JCY	OF	14
DATE: MAY 2006	FILE NO.	34-191-22D
SCALE: 1" = 30'		

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