

MANAGEMENT SYSTEMS, INC. 10000 WOODBURN DRIVE, SUITE 100, WOODBURN, MD 21797-1000

LEGEND

Specimen Trees w/ Critical Root Zone

Existing 1' Contour

Existing 2' Contour

Existing Spot Shot

Existing Tree Line

PMA

LIMIT OF DISTURBANCE LOD

TREE PROTECTION DEVICE TPD

Wetlands WET

Waters Of The U.S.

TREE CONSERVATION AREAS

TREE CONSERVATION AREAS WITHIN MNCPPC PARCEL

TREE CONSERVATION AREAS SAVED BUT NOT COUNTED

RARE SPECIES HABITAT CAREX LACUSTRIS (RIVER BANK SEDGE)

Tree Save Area Sign

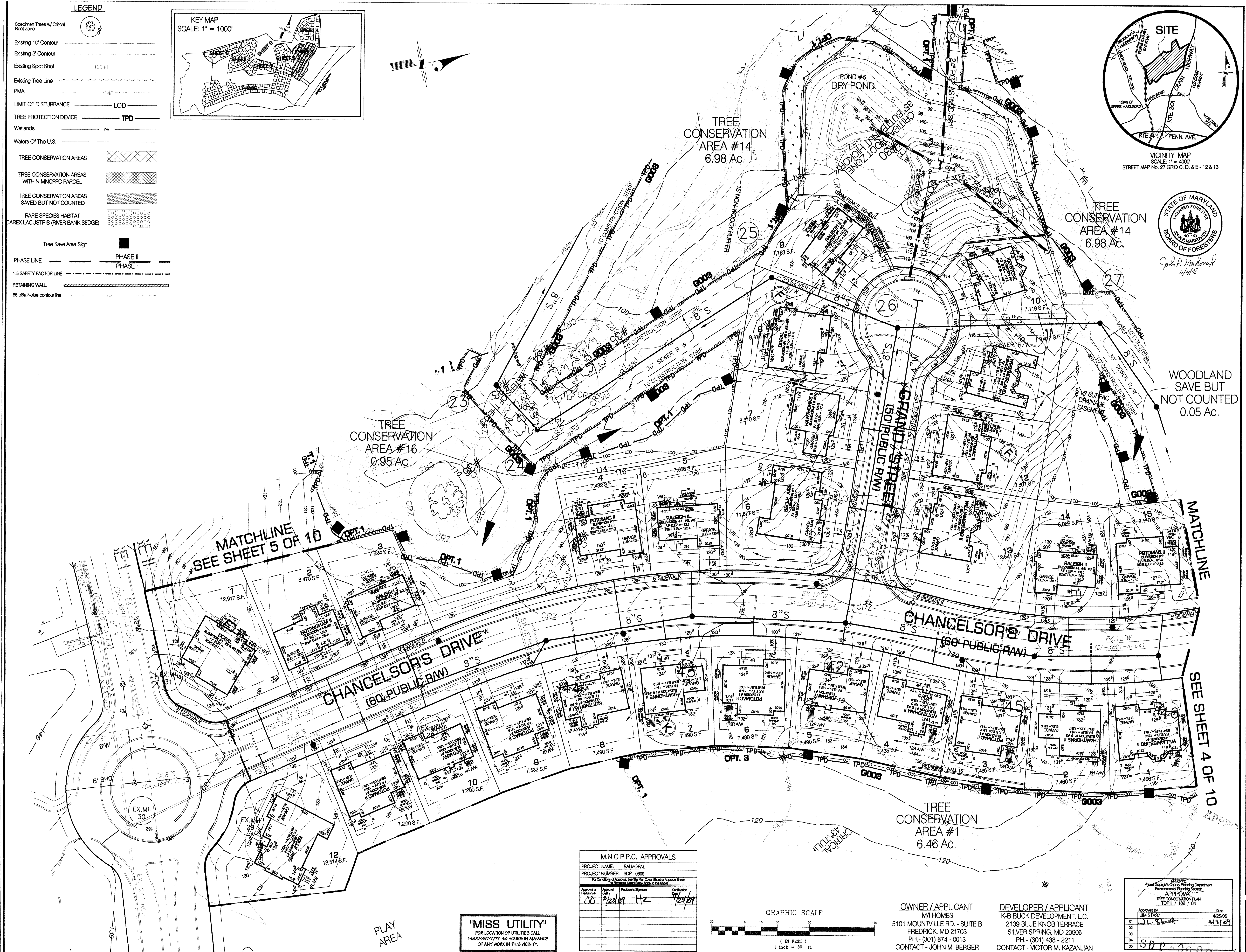
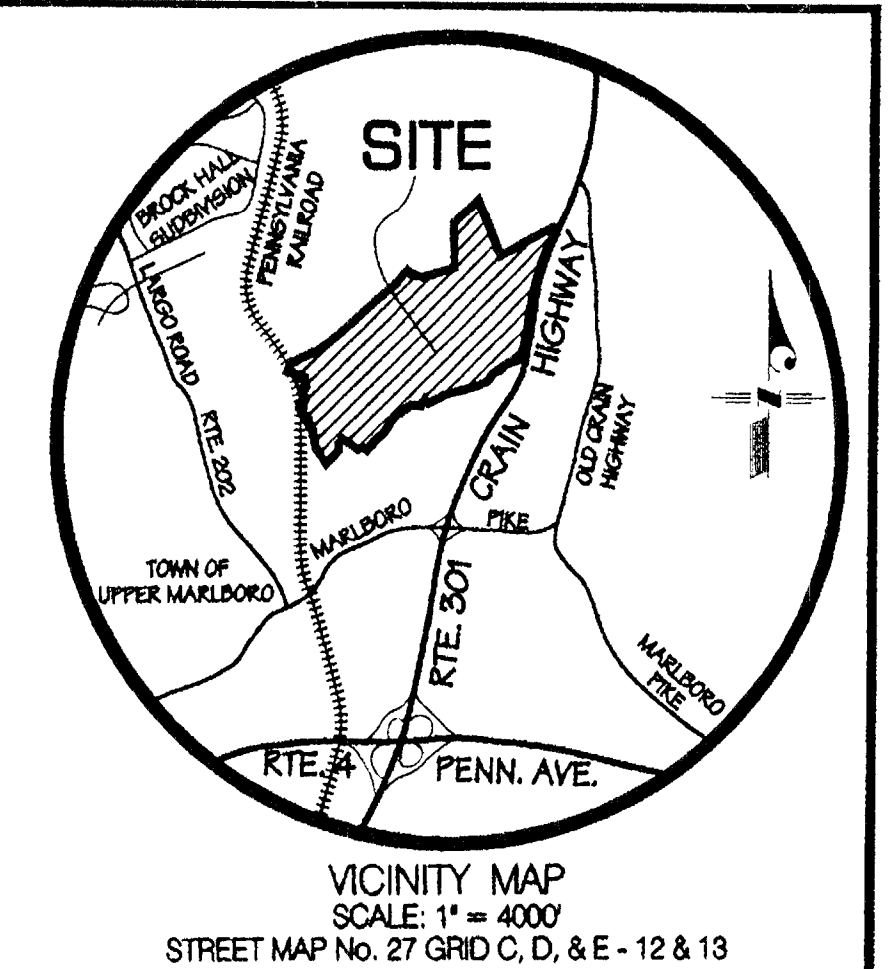
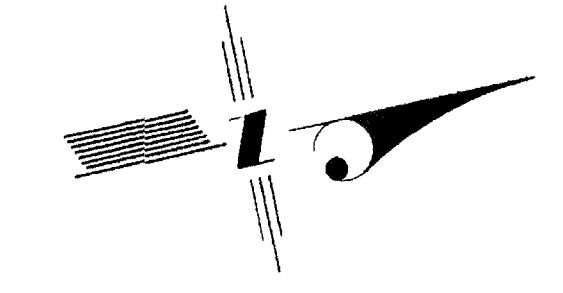
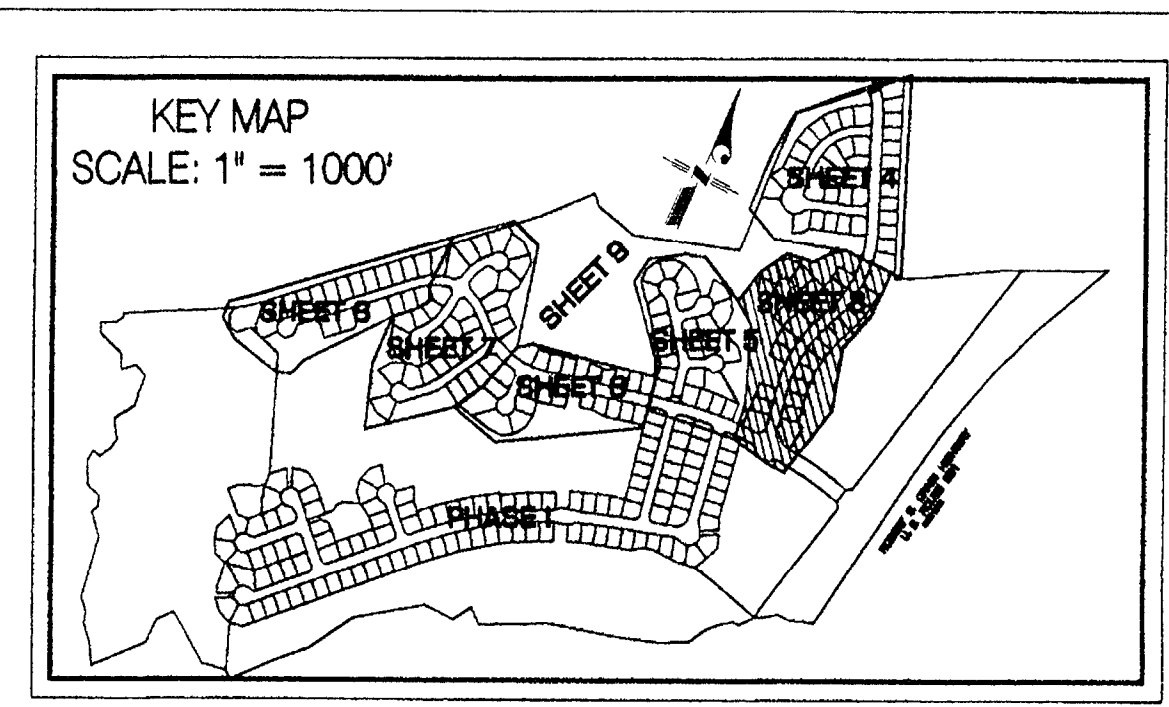
PHASE II

PHASE I

1.5 SAFETY FACTOR LINE

RETAINING WALL

65 dba Noise contour line

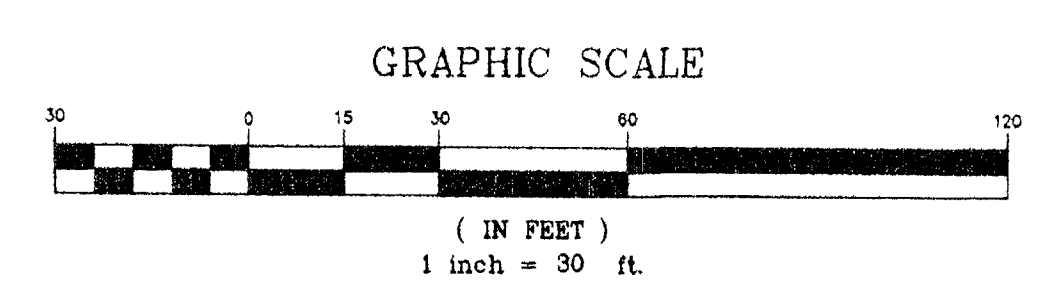


PLAY AREA

"MISS UTILITY"

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

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: BALMORAL			
PROJECT NUMBER: SGP-0009			
For Conditions of Approval, See Site Plan Cover Sheet or Approval Sheet. The Reviewer's Initials Must Appear on This Sheet.			
Approval of	Approval of	Approval of	Approval of
City	County	State	Federal
00	2/24/09	HZ	1/24/09



OWNER / APPLICANT

M/I HOMES

5101 MOUNTVILLE RD., SUITE B

FREDRICK, MD 21703

PH: (301) 874-0013

CONTACT: JOHN M. BERGER

DEVELOPER / APPLICANT

K-B BUCK DEVELOPMENT, L.C.

2139 BLUE KNOB TERRACE

SILVER SPRING, MD 20906

PH: (301) 438-2211

CONTACT: VICTOR M. KAZANJIAN

APPROVAL	
Approved by	Date
JIM STASZ	4/25/06
01	04/25/06
02	
03	
04	
05	
06	

REVISIONS

NO.	DATE	DESCRIPTION
1	05/05/06	ISSUED FOR PERMIT
2	05/05/06	ISSUED FOR PERMIT
3	05/05/06	ISSUED FOR PERMIT
4	05/05/06	ISSUED FOR PERMIT
5	05/05/06	ISSUED FOR PERMIT
6	05/05/06	ISSUED FOR PERMIT
7	05/05/06	ISSUED FOR PERMIT
8	05/05/06	ISSUED FOR PERMIT
9	05/05/06	ISSUED FOR PERMIT
10	05/05/06	ISSUED FOR PERMIT

TYPE 2 TREE CONSERVATION PLAN

PHASE 2

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

BALMORAL

MARLBORO (301) ELECTION DISTRICT

PRINCE GEORGES COUNTY, MARYLAND

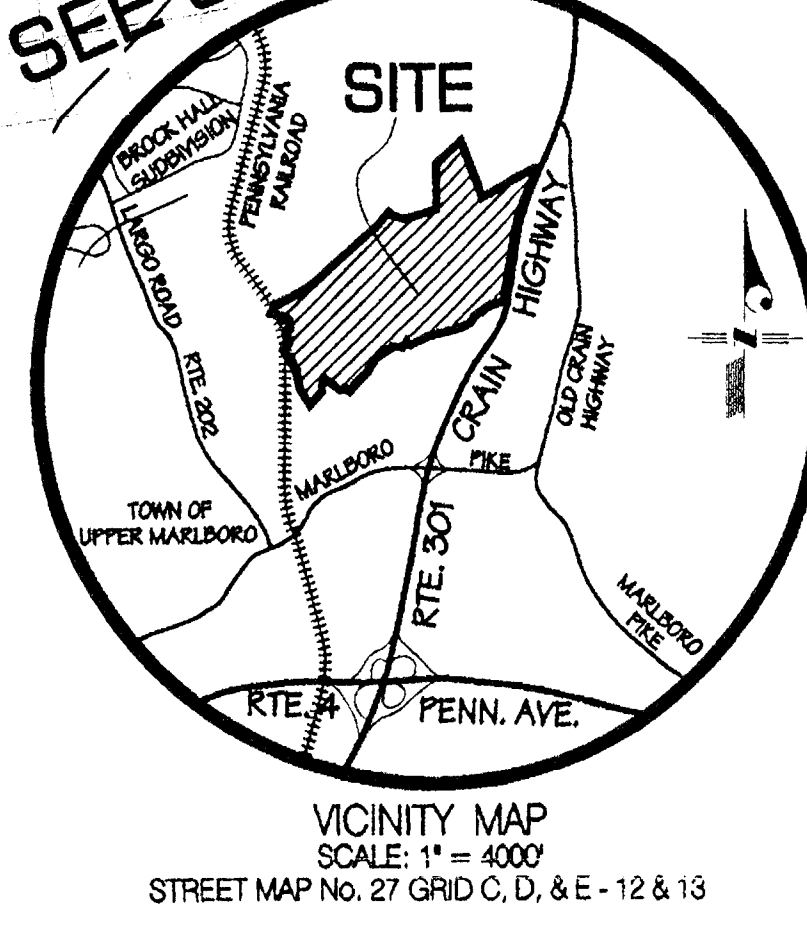
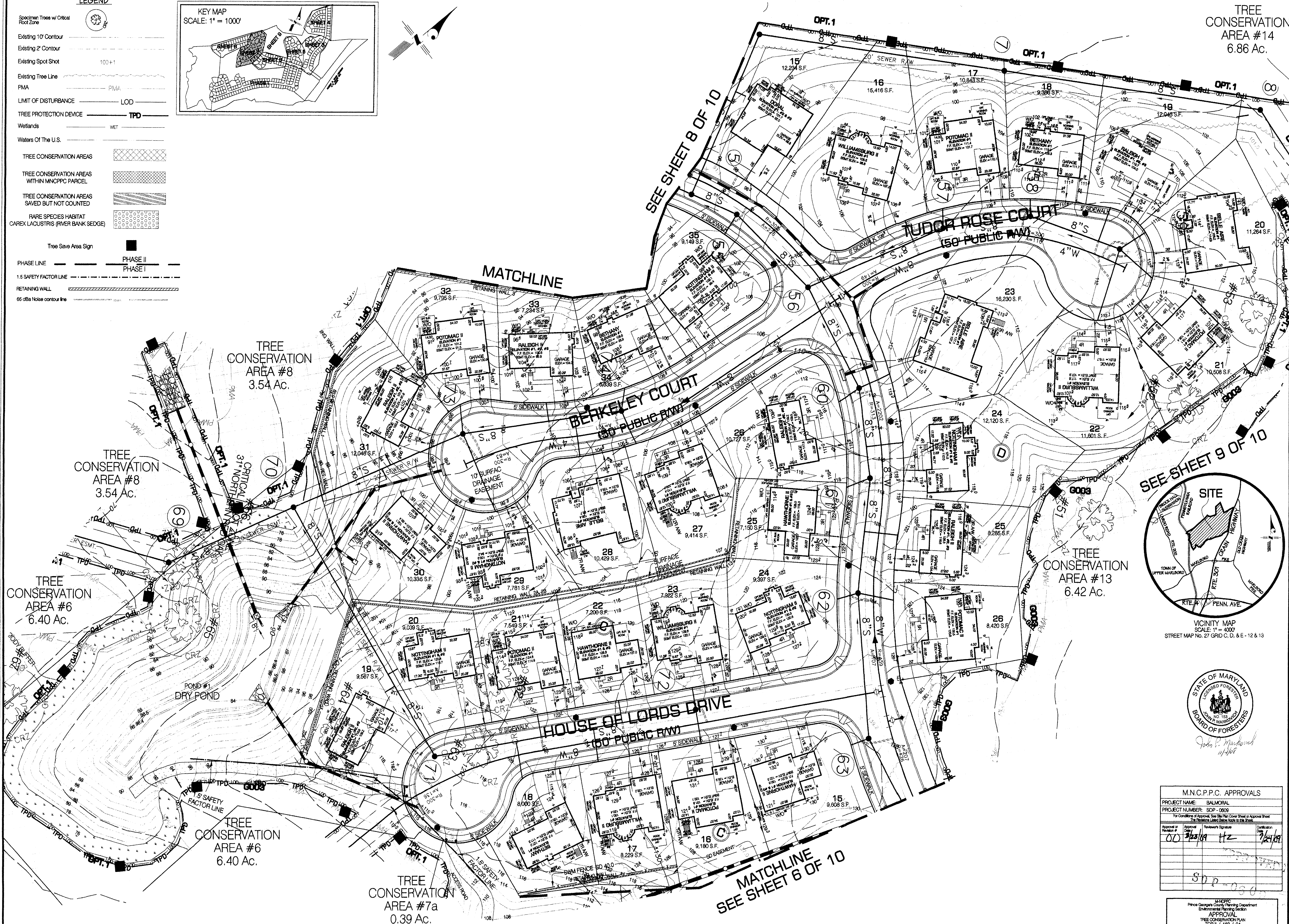
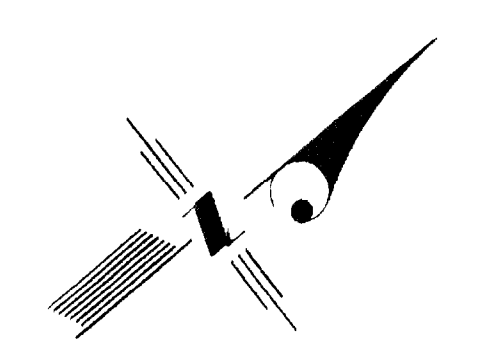
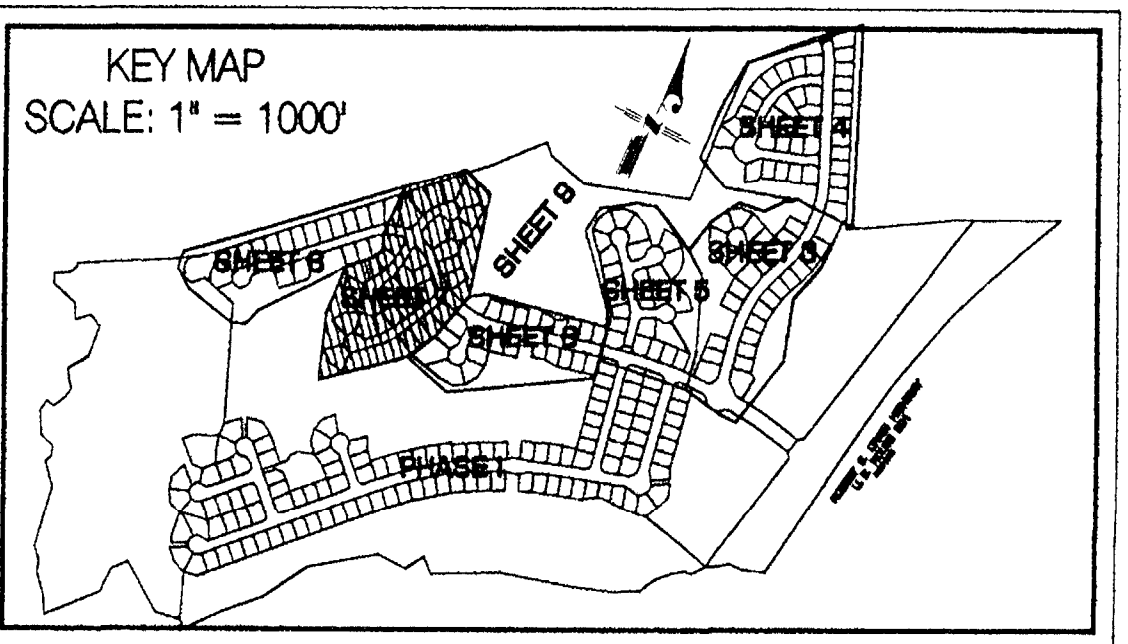
APPROVED PLAN

SHEET 3 of 10

IN THE DISTRICT OF COLUMBIA, LANDSCAPE ARCHITECTS, REGISTERED PROFESSIONAL ENGINEERS, 1500 K STREET, N.W., WASHINGTON, D.C. 20005

LEGEND

- Specimen Trees w/ Critical Root Zone
- Existing 10' Contour
- Existing 2' Contour
- Existing Spot Shot 100 ±
- Existing Tree Line
- PMA
- LIMIT OF DISTURBANCE LOD
- TREE PROTECTION DEVICE TPD
- Wetlands WET
- Waters Of The U.S.
- TREE CONSERVATION AREAS
- TREE CONSERVATION AREAS WITHIN MNCPPC PARCEL
- TREE CONSERVATION AREAS SAVED BUT NOT COUNTED
- RARE SPECIES HABITAT CAREX LACUSTRIS (RIVER BANK SEDGE)
- Tree Save Area Sign
- PHASE LINE PHASE II PHASE I
- 1.5 SAFETY FACTOR LINE
- RETAINING WALL
- 65 dBA Noise contour line



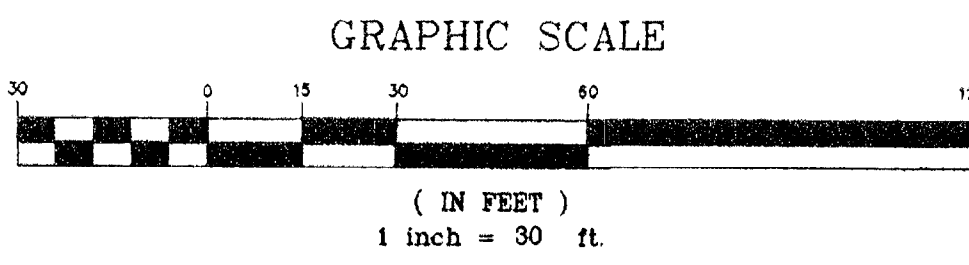
M.N.C.P.P.C. APPROVALS

PROJECT NAME	BALMORAL
PROJECT NUMBER	SDP - 0009
For Consideration of Approval, See the Plan Sheet and Approval Sheet	
Approved by	00 12/19/19 HZ
Reviewed by	12/19/19
SDP - 0009	

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

Approved by	J.M. STASZ	Date	4/25/06
01	J.M. STASZ	4/25/06	
02			
03			
04			
05			

"MISS UTILITY"
FOR LOCATION OF UTILITIES CALL
1-800-287-7777 48 HOURS IN ADVANCE
OF ANY WORK IN THIS VICINITY.



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

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

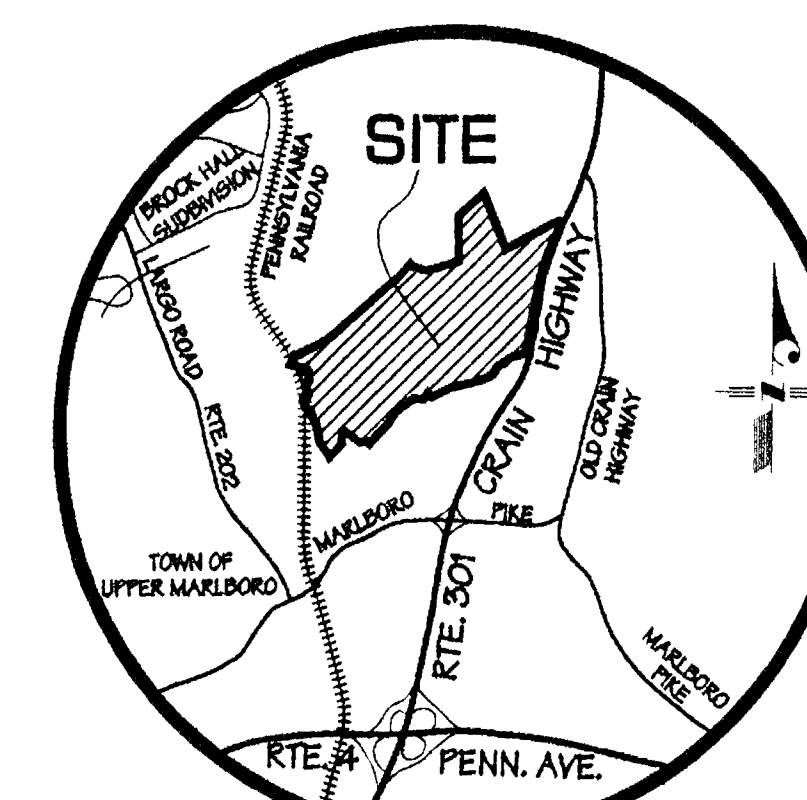
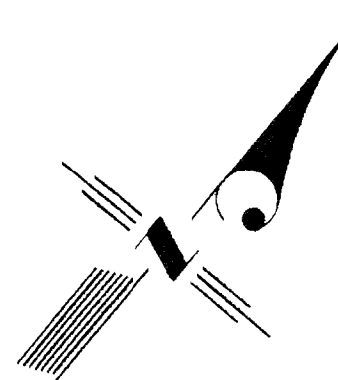
ENGINEERS
LAND SURVEYORS
LAND SURVEYORS
14603 MAIN STREET - UPPER MARLBORO, MD 20772
(301) 581-1000 FAX (301) 581-1001

REVISIONS

6-30-03	PREPARE COMMENTS	MJL/MARTIN
11-10-03	SUB REVIEW COMMENTS	MJL/MARTIN
8-5-08	REV. REVIEW ALIGN TREE CONSERVATION AREAS	TM
10-30-08	REV. SEWER ALIGNMENT CONSERVATION AREAS	TM

JOB NO. W-565
SCALE: 1" = 30'
DRAWN BY: MARTIN
CHECKED BY: CSJ/D. FERGUSON
DATE: SEPT. 2006

TYPE 2 TREE CONSERVATION PLAN
PHASE 2
LOTS 15 - 35 BLOCK G, LOTS 15 - 28 BLOCK D
BALMORAL
MARLBORO (301) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 4000'
STREET MAP No. 27 GRID C, D, & E - 12 & 13

PRDA
Professional Resource Development Associates, Inc.
14603 MAIN STREET • UPPER MARLBORO, MD. 20772
PRINCIPAL: FREDERICK
/services/eng/

[illegible]

JOB NO.	W - 565
SCALE:	1" = 30'
DRAWN BY:	MARTIN
CHECKED BY:	C.S.D. / FERGUSON
DATE:	SEPT 2006

TYPE 2 TREE CONSERVATION PLAN

PHASE 2

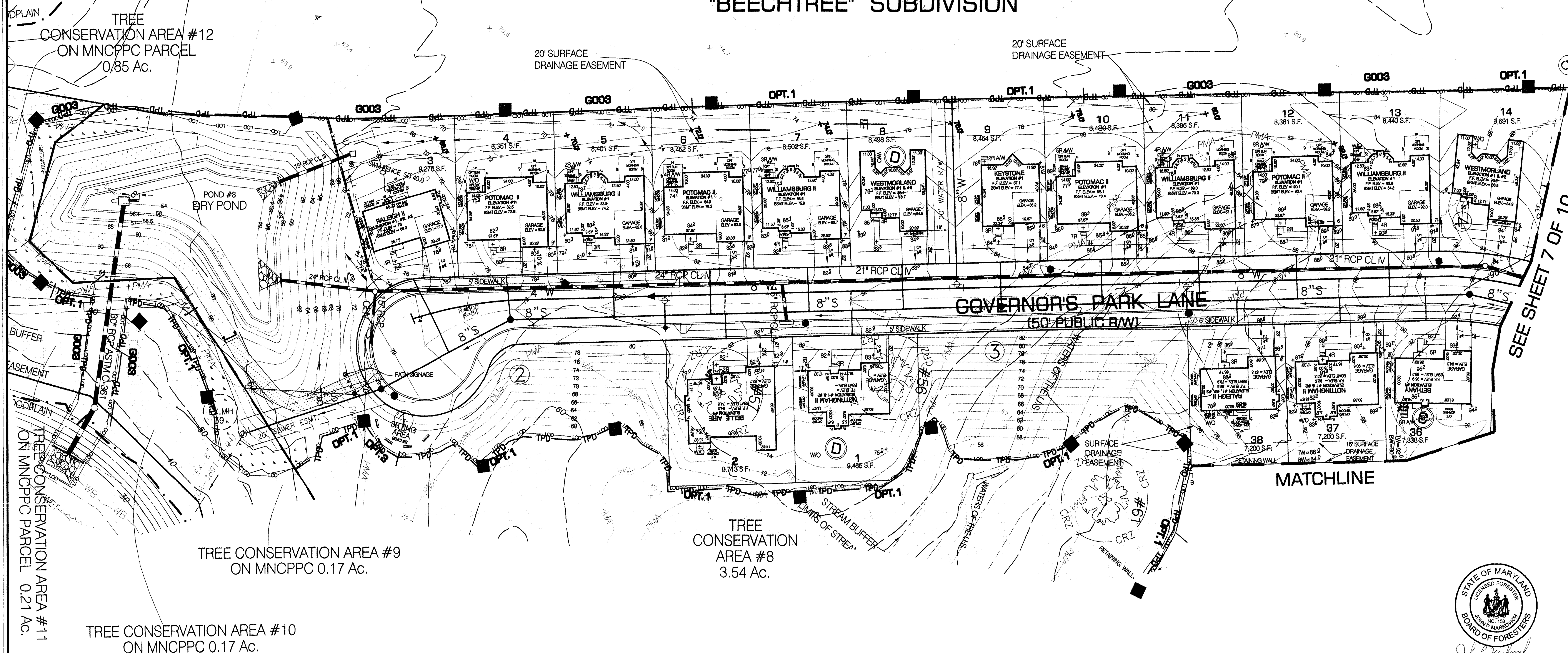
LOTS 36-38 BLOCK C; LOTS 1-14 BLOCK D

BALMORAL

MARLBORO 3rd ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

SHEET 8 of 10

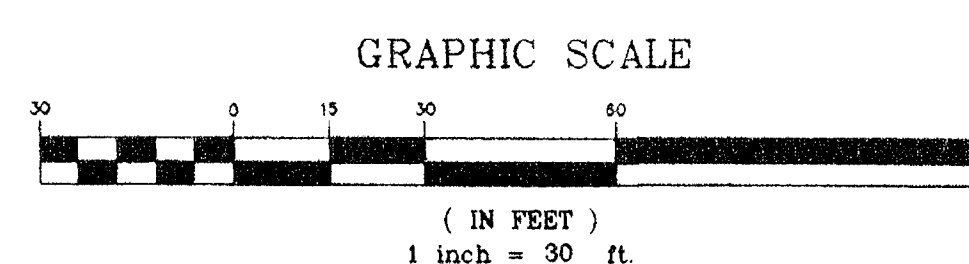
"BEECHTREE" SUBDIVISION



M.N.C.P.P.C. APPROVALS			
PROJECT NAME: BALMORAL			
PROJECT NUMBER: SDP - 0609			
For Conditions of Approval, Use Site Plan Cover Sheet or Approval Sheet The Developer Limited Shall Apply to the Board.			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
SD	7/23/09	HZ	7/23/09
APPROVED			
SDP 0609			

M-NDPFC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN <u>TCP 11 / 182 / 04</u>		Date
Approved by JIM STASZ		4/25/06
01	<i>JK Stasz</i>	<i>4/25/06</i>
02		
03		
04		
05		

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SILVER SPRING, MD 20906
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CONTACT - VICTOR M. KAZANJIAN

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.

1. A tree is considered hazardous if a condition is present which leads 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.
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 Standard (Trees, Shrub, and Other Woody Plant Maintenance - Standard Practices).
3. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require notification by the building or grading inspector. If there is a 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 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 methods. All debris that is more than 36 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 brown piles that will serve as wildlife habitat.

REMOVAL OF HAZARDOUS TREES, HAZARDOUS LIMBS, NOXIOUS PLANTS OR NON-NATIVE PLANTS IN WOODLAND CONSERVATION AREAS OWNED BY INDIVIDUAL HOMEOWNERS

1. If the developer or builder no longer has an interest in the property the home owner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. 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.
2. The removal of noxious, invasive, and non-native plant species from the woodland conservation areas may be done with the use of hand-held equipment only such as pruners or a chain saw. These plants may be cut near the ground and the material less than two inches in diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches in diameter shall be cut to slow contact with the ground, thus encouraging decomposition.
3. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

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. Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. 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 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 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

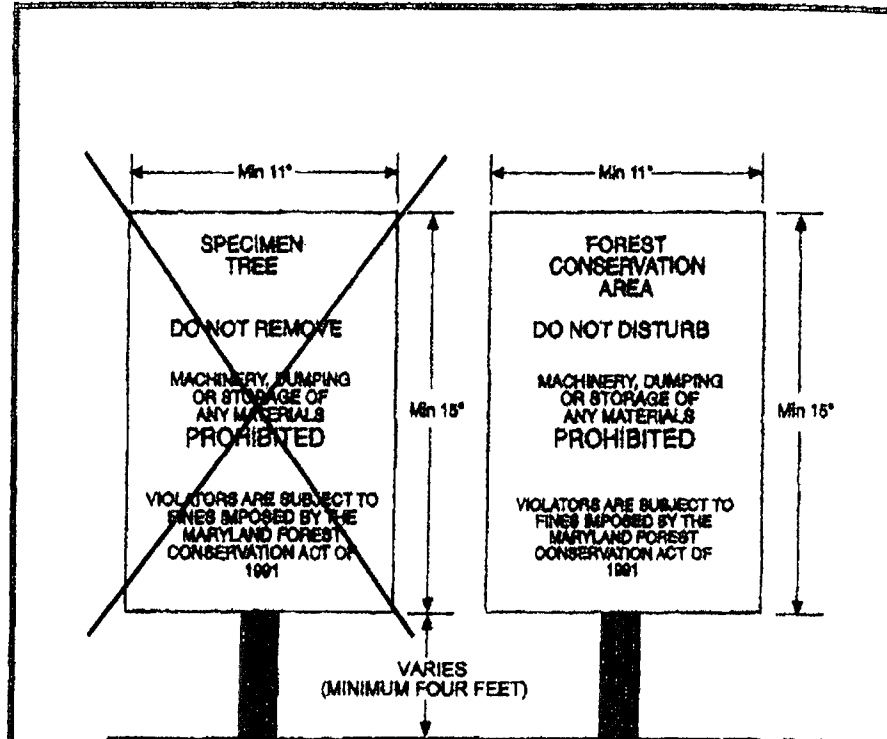
1. Reforestation fencing and signage shall remain in place in accordance with the approved Type II Tree Conservation Plan or until the trees have grown sufficiently to have crown closure.
2. Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees 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 4th floor of the County Administration Building at 14741 Governor Cohen Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-962-3650. 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 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 disturbance which would result in damage to the tree roots. Raking the leaves and over-seeding 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.

TREE CONSERVATION PLAN NOTES

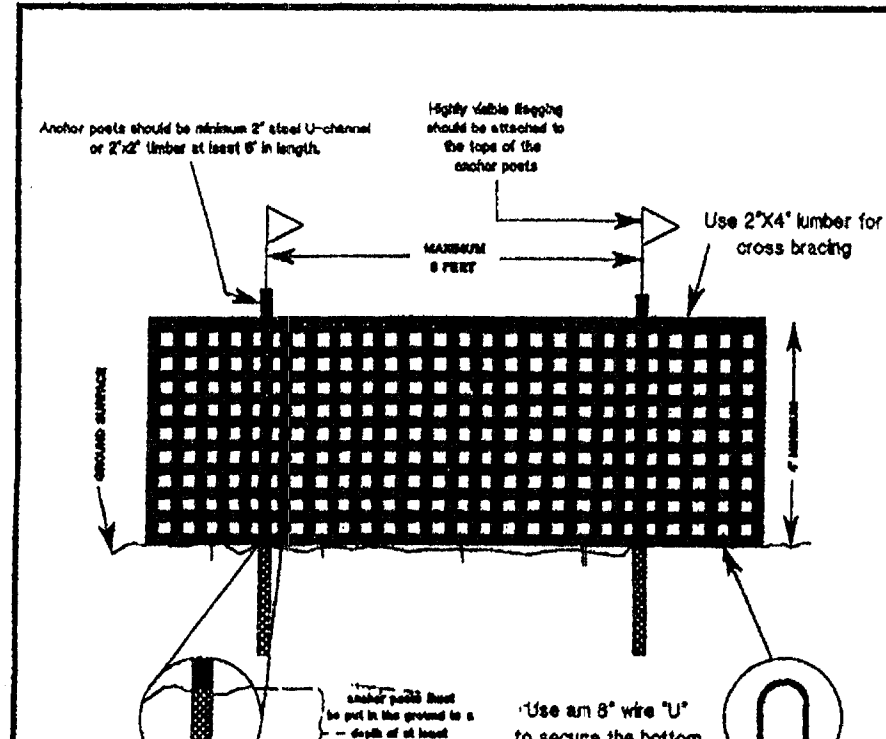
1. Cutting or clearing of woodland not in conformance with this Plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$150 per square foot mitigation fee.
2. The Inspection and Code Compliance Section of the Department of Environmental Resources (DER) must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this plan.
3. 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 fees for unauthorized disturbances to these areas. Upon the sale of the property the owner/developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
4. 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.
5. Tree Protection Devices are required for this Plan since an undisturbed 100 foot buffer of open land or a 50 foot forested buffer is not being maintained between the Limit of Disturbance (LOD) and the Tree Save Areas. Tree Protection Devices shall be installed in accordance with the Inspection and Code Compliance of the Department of Environmental Resources Inspectors on site evaluation and preconstruction meeting. Type of TPD's to be determined at this time. TPD's to be in accordance with P.G. County Tree Conservation Manual.
6. 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 until P.G. County Planning Dept. approves removal.



1. Bottom of signs to be higher than top of tree protective device (TPD). When placed above TPD, sign height to be a minimum of 4' (feet).
2. Signs to be placed approximately 150' feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
3. Attachment of signs to trees is prohibited.
4. Signs to be affixed to wood posts using screws or nails in order to insure permanence.

Construction Signs

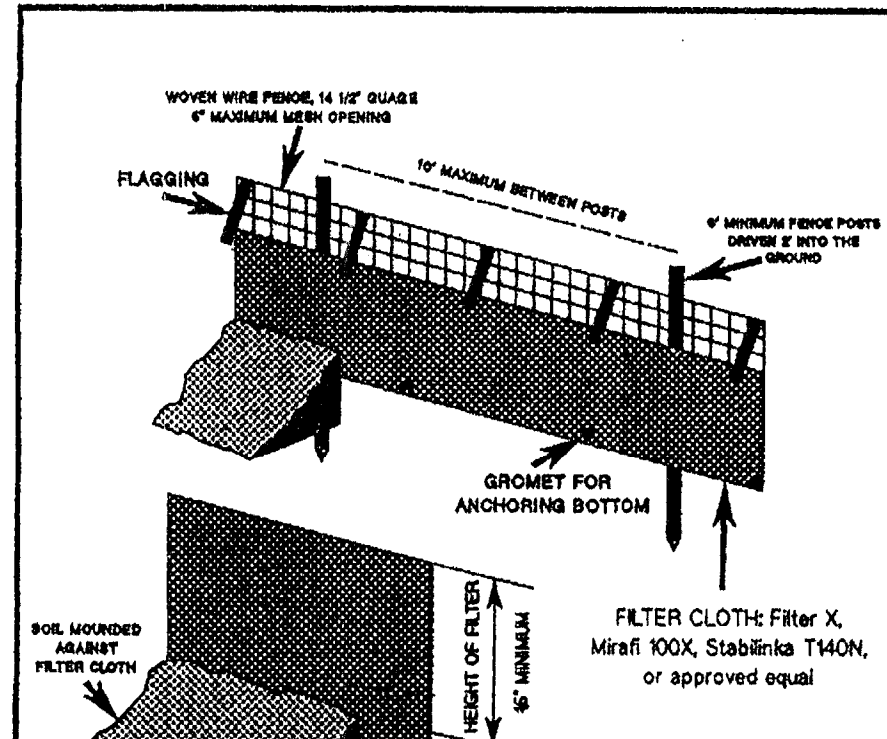
Figure D-4



1. Limits of disturbance will be set as part of the review process for an approved TCP.
2. The boundaries of the limits of disturbance should be staked and flagged prior to erecting the protective device.
3. Another person should be placed to avoid severing or damaging large tree roots.
4. Fencing material should be fastened securely to the anchor points, cross bracing, and ground.

TREE PROTECTIVE DEVICE
BLACK ORANGE PLASTIC MESH

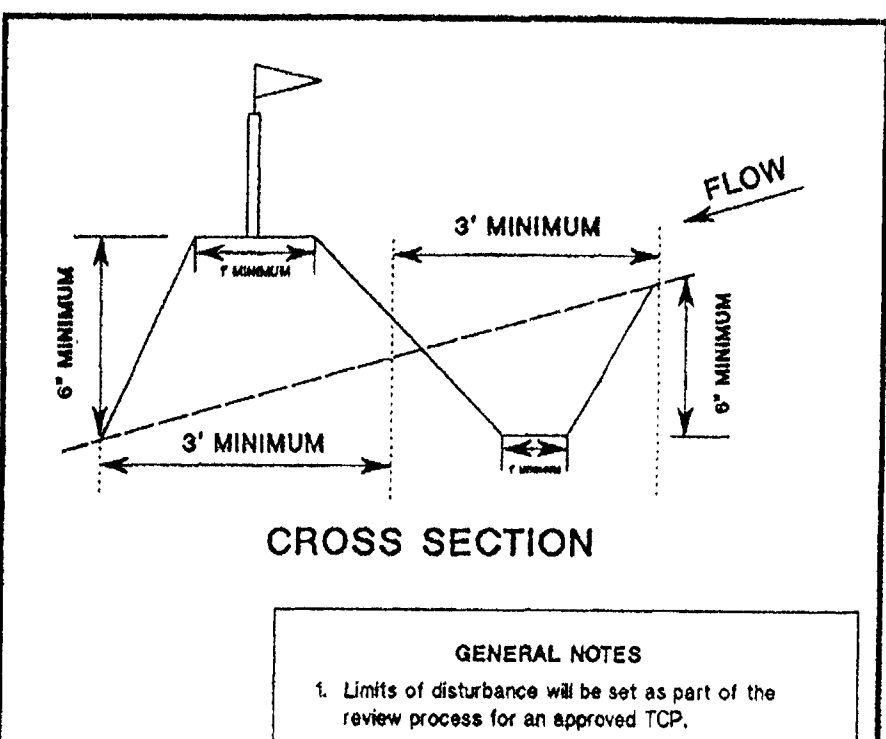
TPD-10
OPTION 1



1. Limits of disturbance will be set as part of the review process for an approved TCP.
2. The boundaries of the limits of disturbance should be staked and flagged prior to erecting the protective device.
3. Another person should be placed to avoid severing or damaging large tree roots.
4. Fencing material should be fastened securely to the anchor points, cross bracing, and ground.

TREE PROTECTIVE DEVICE
FILTER CLOTH ON WIRE MESH

TPD-10
OPTION 2



CROSS SECTION

1. Limits of disturbance will be set as part of the review process for an approved TCP.
2. The boundaries of the limits of disturbance should be staked and flagged prior to erecting the protective device.
3. Flag posts should be placed to avoid severing or damaging large tree roots.
4. The top of slope or base of slope should always be outside of the limits of disturbance.
5. All standard maintenance for earth dikes and swales apply to these details.
6. All standard reclamation practices for earth dikes and swales shall apply to these details.

TREE PROTECTIVE DEVICE
EARTH DIKE OR SWALE

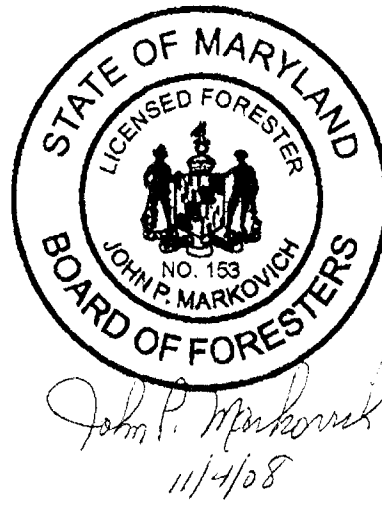
TPD-20
OPTION 3

Specimen Trees

TREE #	Species Name	Tree DBH (Size in inches)	Tree Condition	Location Method	Disposition
1	Black Oak	33	Good	Field	FUTURE REMOVAL
2	Tulip Poplar	32	Good	Field	FUTURE REMOVAL
3	Northern Red Oak	40	Good	Field	FUTURE REMOVAL
4	Mockernut Hickory	33	Good	Field	FUTURE REMOVAL
5	Tulip Poplar	35	Poor	Field	FUTURE REMOVAL
6	Beech	30	Good	Field	FUTURE REMOVAL
7	Black Oak	31	Good	Field	FUTURE REMOVAL
8	Northern Red Oak	30	Good	Field	FUTURE REMOVAL
9	White Oak	31	Poor	Field	FUTURE REMOVAL
10	Black Oak	38	Good	Field	FUTURE REMOVAL
11	White Oak	38	Poor	Field	PRESERVED
12	Beech	39	Poor	Field	PRESERVED
13	Tulip Poplar	33	Good	Field	PRESERVED
14	Tulip Poplar	50	Poor	Field	PRESERVED
15	Tulip Poplar	61	Poor	Field	PRESERVED
16	Sycamore	31	Poor	Field	PRESERVED
17	Beech	36	Good	Field	PRESERVED
18	River Birch	33	Good	Field	PRESERVED
19	Sycamore	30	Good	Field	PRESERVED
20	Tulip Poplar	34	Good	Field	PRESERVED
21	Beech	31	Good	Field	PRESERVED
22	Tulip Poplar	29	Good	Field	REMOVED
23	Tulip Poplar	29	Poor	Field	REMOVED
24	Tulip Poplar	43	Good	Field	REMOVED
25	Silver Maple	39	Good	Field	REMOVED
26	Tulip Poplar	42	Good	Field	PRESERVED
27	Tulip Poplar	43	Poor	Field	PRESERVED
28	Tulip Poplar	37	Good	Field	PRESERVED
29	Tulip Poplar	35	Poor	Field	PRESERVED
30	Butternut Hickory	35	Good	Field	PRESERVED
31	Tulip Poplar	61	Poor	Field	REMOVED
32	Sycamore	39	Good	Field	REMOVED
33	Tulip Poplar	38	Good	Field	REMOVED
34	Tulip Poplar	35	Good	Field	REMOVED
35	Tulip Poplar	35	Good	Field	PRESERVED
36	Tulip Poplar	35	Good	Field	PRESERVED
37	Tulip Poplar	32	Good	Field	REMOVED
38	White Oak	31	Good	Field	REMOVED
39	Northern Red Oak	33	Good	Field	REMOVED
40	Tulip Poplar	31	Good	Field	REMOVED
41	Tulip Poplar	38	Good	Field	REMOVED
42	Tulip Poplar	33	Good	Field	REMOVED
43	Tulip Poplar	35	Good	Field	REMOVED
44	Tulip Poplar	32	Good	Field	PRESERVED
45	White Oak	38	Good	Field	PRESERVED
46	Northern Red Oak	38	Good	Field	PRESERVED
47	Tulip Poplar	30	Good	Field	PRESERVED
48	Tulip Poplar	32	Good	Field	REMOVED
49	Green Ash	38	Good	Field	REMOVED
50	Pignut Hickory	32	Good	Field	REMOVED
51	Tulip Poplar	38	Good	Field	PRESERVED
52	Tulip Poplar	35	Good	Field	REMOVED
53	Tulip Poplar	30	Good	Field	REMOVED
54	Tulip Poplar	34	Poor	Field	PRESERVED
55	Tulip Poplar	38	Poor	Field	PRESERVED
56	Tulip Poplar	31	Good	Field	REMOVED
57	Tulip Poplar	32	Good	Field	REMOVED
58	White Oak	32	Good	Field	PRESERVED
59	Tulip Poplar	39	Poor	Field	PRESERVED
60	Tulip Poplar	33	Good	Field	PRESERVED
61	Tulip Poplar	31	Good	Field	PRESERVED
62	Tulip Poplar	30	Good	Field	REMOVED
63	Tulip Poplar	32	Good	Field	REMOVED
64	Tulip Poplar	31	Good	Field	REMOVED
65	White Oak	31	Poor	Field	REMOVED
66	Northern Red Oak	31	Good	Field	REMOVED
67	Tulip Poplar	38	Good	Field	PRESERVED
68	Tulip Poplar	37	Good	Field	PRESERVED
69	Tulip Poplar	35	Poor	Field	PRESERVED
70	Tulip Poplar	34	Good	Field	PRESERVED
71	Butternut Hickory	30	Good	Field	REMOVED

Specimen Trees

I.D. #	Tree Name	Tree DBH (in)	Tree Condition	Location Method	Disposition
72	Northern Red Oak	31	Good	Field	REMOVED
73	Tulip Poplar	38	Poor	Field	REMOVED
74	Tulip Poplar	39	Good	Field	PRESERVED
75	Tulip Poplar	31	Good	Field	REMOVED
76	Tulip Poplar	31	Good	Field	PRESERVED
77	Tulip Poplar	32	Good	Field	PRESERVED
78	Tulip Poplar	30	Good	Field	PRESERVED
79	Tulip Poplar	30	Good	Field	PRESERVED
80	Tulip Poplar	33	Good	Field	PRESERVED
81	Tulip Poplar	33	Good	Field	PRESERVED
82	Beech	33	Good	Field	REMOVED
83	Beech	35	Good	Field	PRESERVED
84	White Oak	31	Good	Field	REMOVED
85	White Oak	35	Good	Field	REMOVED
86	Tulip Poplar	32	Good	Field	REMOVED
87	Tulip Poplar	31	Good	Field	REMOVED
88	Tulip Poplar	31	Good	Field	PRESERVED
89	Southern Red Oak	38	Good	Field	PRESERVED
90	Tulip Poplar	31	Good	Field	PRESERVED
91	Tulip Poplar	31	Good	Field	PRESERVED
92	Sycamore	34	Good	Field	PRESERVED
93	Sycamore	35	Good	Field	PRESERVED
94	Sycamore	38	Good	Field	PRESERVED
95	Sycamore	31	Good	Field	PRESERVED
96	Silver Maple	33	Poor	Field	PRESERVED
97	Sycamore	31	Good	Field	PRESERVED
98	Sycamore	33	Good	Field	PRESERVED
99	Sycamore	45	Good	Field	PRESERVED
100	Sycamore	41	Good	Field	PRESERVED
101	Sycamore	38	Good	Field	PRESERVED
102	Sycamore	40	Good	Field	PRESERVED
103	Sycamore	35	Good	Field	PRESERVED
104	Sycamore	41	Good	Field	PRESERVED
105	Sycamore	36	Good	Field	PRESERVED
106	White Oak	33	Good	Field	PRESERVED
107	Beech	35	Good	Field	PRESERVED
108	Southern Red Oak	32	Good	Field	PRESERVED
109	Northern Red Oak	38	Good	Field	PRESERVED
110	Northern Red Oak	32	Good	Field	PRESERVED
111	Southern Red Oak	36	Poor	Field	PRESERVED
112	Northern Red Oak	40	Good	Field	PRESERVED
113	Beech	34	Poor	Field	PRESERVED
114	Beech	33	Good	Field	PRESERVED
115	White Oak	38	Good	Field	PRESERVED
116	Tulip Poplar	33	Poor	Field	PRESERVED
117	Tulip Poplar	33	Good	Field	PRESERVED
118	Tulip Poplar	31	Good	Field	PRESERVED
119	Tulip Poplar	34	Good	Field	PRESERVED
120	Tulip Poplar	40	Poor	Field	PRESERVED
121	Tulip Poplar	33	Good	Field	PRESERVED
122	Tulip Poplar	33	Good	Field	REMOVED
123	Tulip Poplar	32	Good	Field	REMOVED
124	Southern Red Oak	38	Good	Field	PRESERVED
125	Tulip Poplar	44	Poor	Field	PRESERVED
126	Tulip Poplar	31	Good	Field	PRESERVED
127	Tulip Poplar	37	Good	Field	PRESERVED
128	Tulip Poplar	32	Good	Field	PRESERVED
129	Tulip Poplar	30	Good	Field	PRESERVED
130	Tulip Poplar	49	Poor	Field	PRESERVED
131	Tulip Poplar	32	Good	Field	PRESERVED
132	Northern Red Oak	32	Good	Field	FUTURE REMOVAL
133	Tulip Poplar	32	Good	Field	FUTURE REMOVAL
134	White Oak	33	Good	Field	FUTURE REMOVAL
135	Tulip Poplar	31	Poor	Field	FUTURE REMOVAL
136	Tulip Poplar	31	Good	Field	FUTURE REMOVAL
137	Tulip Poplar	30	Good	Field	PRESERVED
138	Tulip Poplar	33	Good	Field	PRESERVED
139	Tulip Poplar	31	Good	Field	PRESERVED
140	Tulip Poplar	34	Good	Field	PRESERVED
141	Tulip Poplar	38	Good	Field	PRESERVED



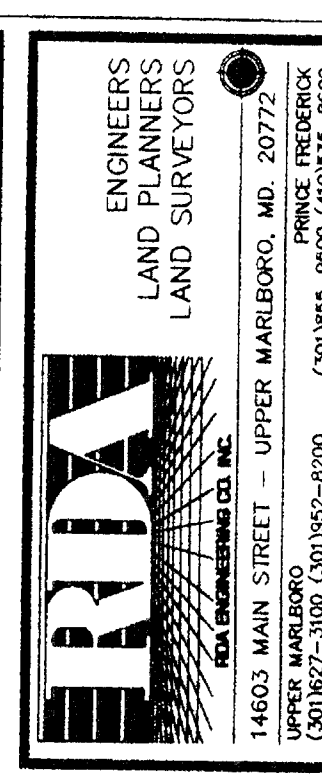
M.N.C.P.P.C. APPROVALS			
PROJECT NAME: BALMORAL			
PROJECT NUMBER: SGP - 003			
For Conditions of Approval, See Site Plan, Owner Sheet or Approval Sheet. The Following Listed Dates Apply to this Sheet.			
Approval of Reviewer #	Approval Date	Reviewer's Signature	Comments
00	3/23/09	HZ	3/24/09

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: BALMORAL			
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Approval of Reviewer #	Approval Date	Reviewer's Signature	Comments
01	3/23/09	HZ	3/24/09
02			
03			
04			
05			
06			

OWNER / APPLICANT
M1 HOMES
5101 MOUNTVILLE RD. - SUITE B
FREDRICK, MD 21703
PH - (301) 874 - 0013
CONTACT - JOHN M. BERGER

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

"MISS UTILITY"
FOR LOCATION OF UTILITIES CALL
1-800-287-7777 48 HOURS IN ADVANCE
OF ANY WORK IN THIS VICINITY.



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