

# DOWER HOUSE ROAD TREE CONSERVATION PLAN II

## SITE TABULATION

1. ZONE: I-2
2. PROPOSED USE: RECYCLING PLANT AND TRASH REMOVAL SERVICE WITH OUTDOOR STORAGE.
3. TOTAL TRACT AREA = 10.00 ACRES  
10% GREEN AREA REQUIRED IN THE I-2 ZONE = 10% OF 10.00 AC. = 1.00 AC.  
GREEN AREA PROVIDED = 1.15 AC. (SHOWN ON SITE PLAN)
4. PARKING REQUIREMENTS:  
WAREHOUSE USE: TOTAL SQ FT = 9,322  
3.0 SPACES/FIRST 1500 SQ FT OF GFA = 3 SPACES  
1.0 ADDITIONAL 1500 SQ FT UP TO 100,000 SQ FT = 6 SPACES  
TOTAL PARKING REQ'D BY SECTION 27-56B OF THE PG COUNTY ZONING ORDINANCE = 9 SPACES  
BUILDING LIMITATIONS FOR NUMBER OF EMPLOYEES = 19 SPACES  
TOTAL NUMBER OF REGULAR PARKING SPACES PROVIDED = 20  
1 HANDICAP SPACE PROVIDED
5. LOADING SPACES REQUIRED = 1  
LOADING SPACE PROVIDED = 1
6. SETBACKS:  
1) FROM STREETS - 25'  
2) SIDE & REAR YARD: 20 FEET PLUS 1/3 FOOT FOR EVERY 1 FOOT OF BUILDING HEIGHT ABOVE 30 FEET =  $20 + 1.5 = 21.5 \Rightarrow 22'$   
3) RESIDENTIAL REAR YARD - NONE
7. THE DISTURBED AREA IS 7.66 ACRES
8. THE PARCEL IS RECORDED IN LIBER 13096 FOLIO 586
9. THE PROPERTY IS LOCATED WITHIN THE DEVELOPING TIER.
10. ALL ELEVATIONS SHOWN IN W.S.C. DATUM
11. FOOTING TO BE PLACED IN ORIGINAL GROUND  
USE CLASS II FILL UNDER FLOOR SLABS, SIDEWALKS, PARKING AREAS AND ALL OTHER AREAS WHICH ARE TO BE PAVED  
USE CLASS III FILL IN PLANTERS AND OTHER LANDSCAPE AREAS
12. PROVIDE CONCRETE WHEEL STOP (WS), ANCHORED TO PAVEMENT BY STEEL RODS, WHERE SHOWN ON PLAN
13. NO OUTDOOR STORAGE SHALL BE VISIBLE FROM THE STREET.

## LEGEND

BOUNDARY	EX. STORM DRAIN
BRL	EX. STRUCTURES
PUE	GAS
EASEMENTS	OH
EX. 2' CONTOUR	EX. OVERHEAD ELECTRIC LINE
EX. 10' CONTOUR	EX. ROAD
PROP. 2' CONTOUR	CENTERLINE
PROP. 10' CONTOUR	EX. SIDEWALK
STREAMS	EX. 100 YEAR FLOOD PLAIN
STREAM BUFFER	FLOOD PLAIN BUFFER
WETLANDS	PMA
WETLANDS 25' BUFFER	PRIMARY MANAGEMENT AREA
PROP. LIMIT OF DISTURBANCE	STANDARD P.G. COUNTY REVERSE CURB & GUTTER
PROP. STORM DRAIN	STANDARD P.G. COUNTY DEPRESSED CURB
EX. TREE LINE	SPECIMEN TREE
STANDARD P.G. COUNTY CURB & GUTTER	CRITICAL ROOT ZONE
EX. FENCE	TP11
EX. ROW	TP11
EX. WATER	TREE PROTECTION FENCE
EX. SEWER	WOODLAND PRESERVATION
	WOODLAND REFORESTATION / AFFORESTATION
	OFF SITE IMPACT / CLEARING

TREE CONSERVATION TOTALS						
WOODLAND PRESERVATION AREA TABLE		WOODLAND REFORESTATION/ AFFORESTATION		OFFSITE IMPACTS/ CLEARING	WOODLAND REGENERATION	
AREA	ACRES	AREA	ACRES	ACRES	AREA	ACRES
A	0.18 AC.	1	0.23 AC.	0.05 AC.	E	0.28 AC.
B	0.18 AC.	2	0.01 AC.	0.23 AC.		
C	0.07 AC.	3	0.22 AC.	0.06 AC.		
D	0.03 AC.					
F	0.19 AC.					
G	0.01 AC.					
TOTAL	0.66 AC.	TOTAL	0.46 AC.	TOTAL 0.34 AC.	TOTAL	0.28 AC.

## CALL "MISS UTILITY"

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

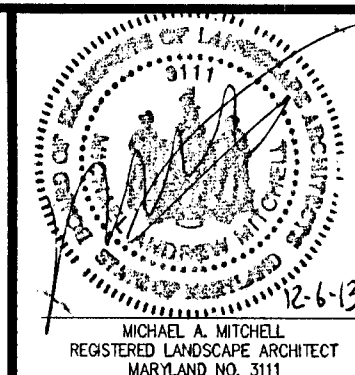
## REVISIONS

DESIGNED	DCM	09-10	DATE
DRAWN	JLC	09-10	DATE
CHECKED	KLM	09-10	DATE
APPROVED	L.T.B.	09-10	DATE

DATE	BY	DESCRIPTIONS
08-09	KJO	REVISION OF APPROVED TYP II 10-99
5-22-12	MAM	UPDATED NOTES, CALCULATIONS, SIG BLOCK, SIGN DETAILS

**THE TECH GROUP, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
GEOTECHNICAL • ENVIRONMENTAL  
MATERIALS CONSULTANTS • FACILITIES

1120 Benfield Blvd.  
Suite C  
Millersville, Maryland 21081  
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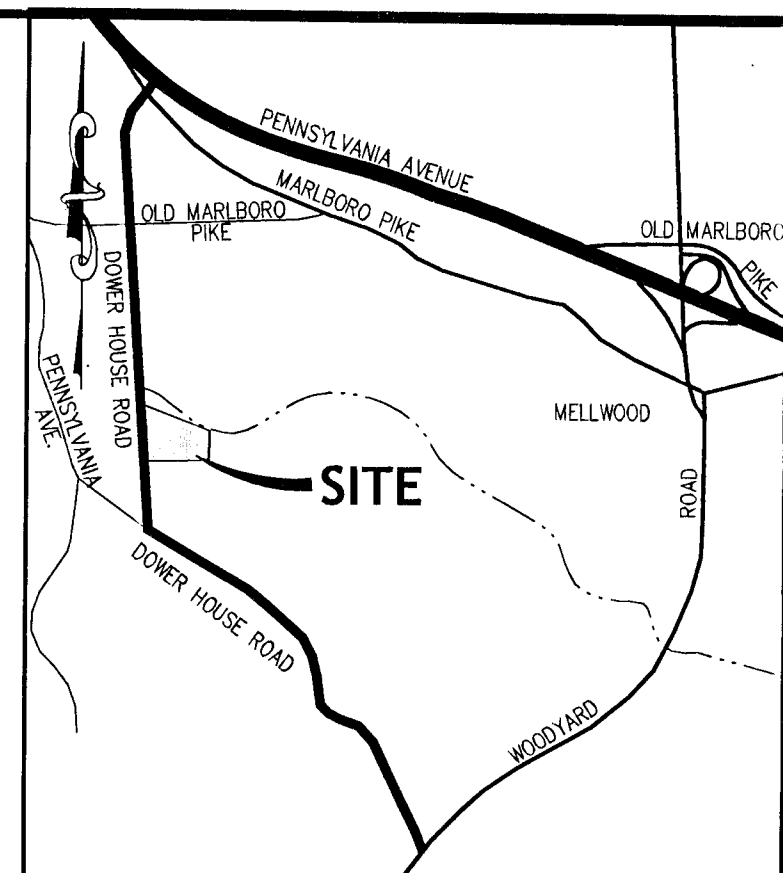


## OWNER/DEVELOPER

DHR, LLC  
24012 FREDERICK RD.  
CLARKSBURG, MD 20871  
ATTN: DON PLEASANT  
PHONE: (301) 428-0800

## TREE CONSERVATION PLAN - TYPE II DOWER HOUSE ROAD PROPERTY OF E&H PARTNERSHIP PRINCE GEORGE'S COUNTY MARYLAND

SCALE: 1" = 50' DATE: AUGUST 2009 116 PROJECT No. 503034 SHEET 1 OF 3



## VICINITY MAP

SCALE: 1" = 2000'  
200' SHEET 208 SE 08  
32nd ED. PRINCE GEORGE'S COUNTY STREET  
MAP PAGE 25, GRID 4-H

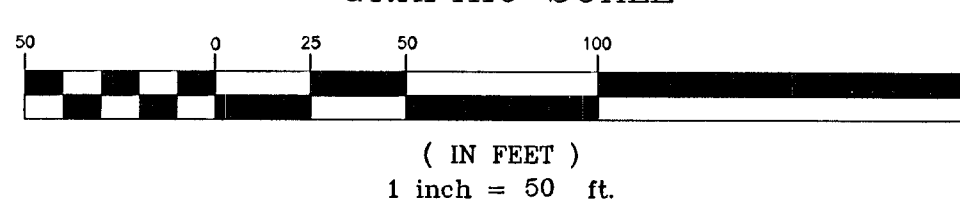
## SHEET INDEX

1. TREE CONSERVATION PLAN - TYPE II
2. TREE CONSERVATION PLAN TYPE II - NOTES AND DETAILS
3. TREE CONSERVATION PLAN TYPE II - DETAILS

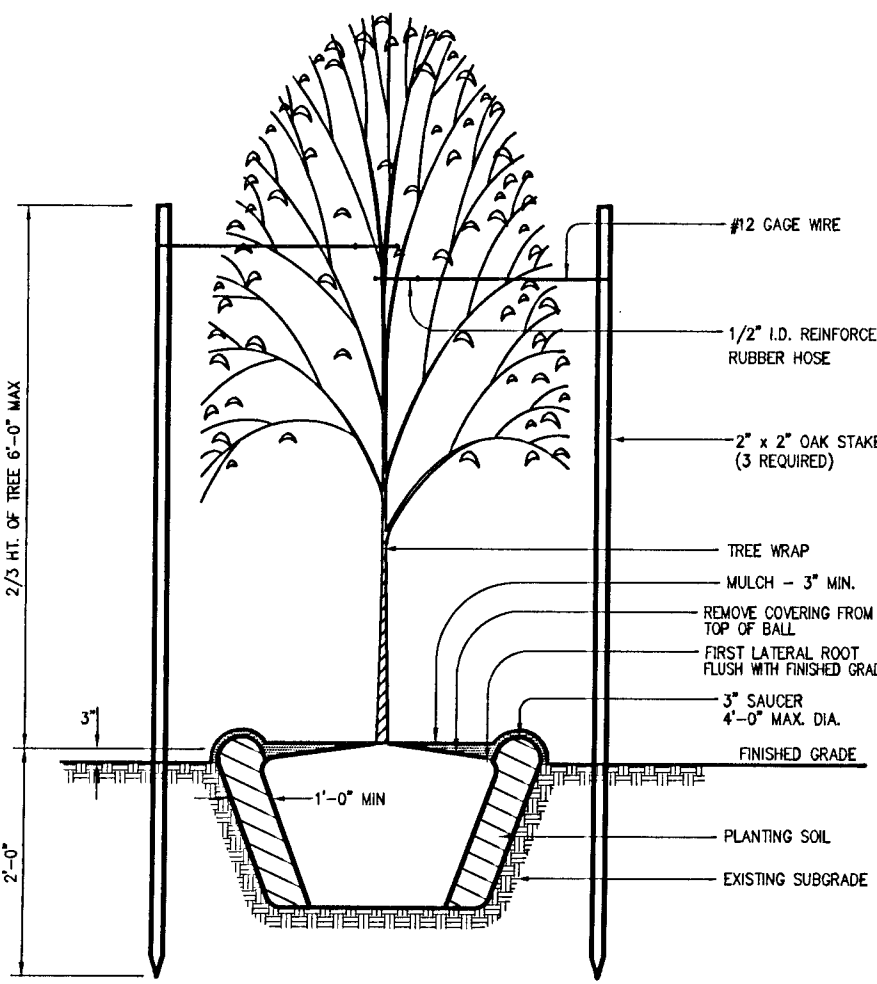
AREA "2"  
WOODLAND REFORESTATION/  
AFFORESTATION  
0.01 ACRES  
REFORESTATION/REGENERATION AREA TO BE SUPPLEMENTED  
WITH 0.01 ACRES OF PLANTINGS

AREA "E"  
WOODLAND REGENERATION  
0.28 ACRES

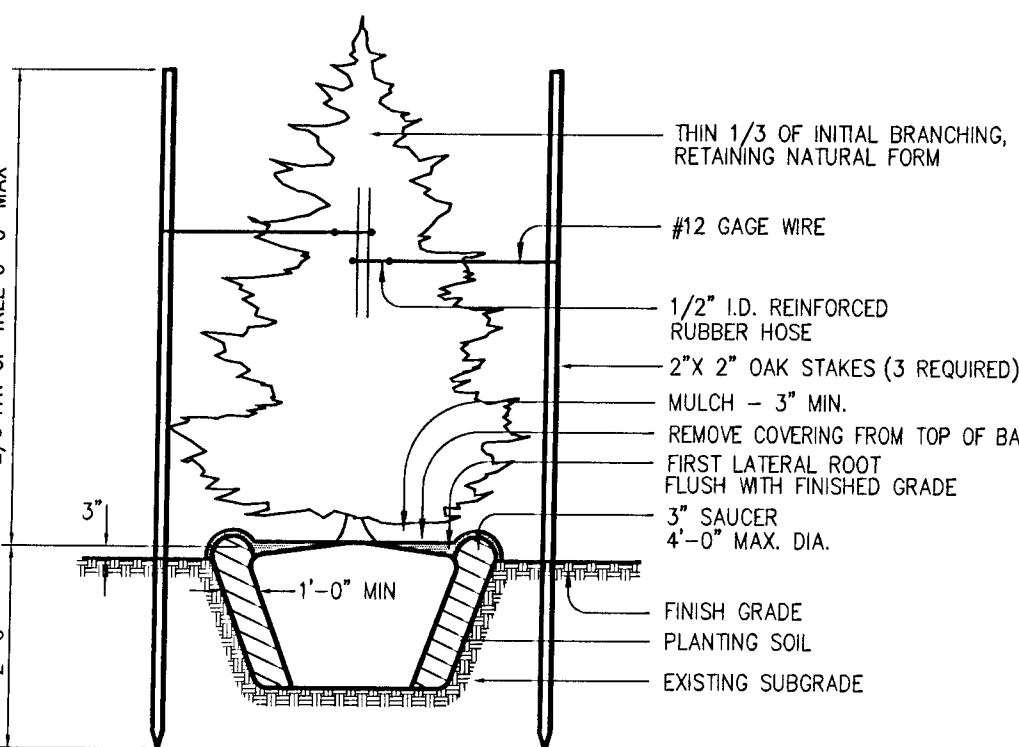
## GRAPHIC SCALE







**TREE PLANTING DETAIL - LESS THAN 2 1/2" CAL.**  
NOT TO SCALE



**EVERGREEN PLANTING DETAIL**  
NOT TO SCALE

REFORESTATION AREA #1 (ADJACENT TO DOWER HOUSE ROAD)					
Size	Number required per Acre	Acreage to be Planted	Number Seedlings Required	Approximate Spacing Feet on Center	Survivability Requirement (at the end of the second growing season)
Bare Root Seedlings or Whips	700	0.23 AC	161	8 x 8	55% 89

Note:

- These stocking and survival requirements are the minimum numbers estimated to meet the definition of forest from bare land.
- In certain circumstances, any combination of the above mentioned stocking options, dry seeding, tree shelters, transplants, and/or natural regeneration may be appropriate strategies to fulfill the requirements of an approved TCP. They will be evaluated on a case by case basis of the Environmental Planning Section at MNCPPC.
- Spacing does not imply that trees or shrubs must be planted in a grid pattern.
- If seedlings are substituted for larger trees, tree sizes will be planted in a random mixed pattern.
- Replacement Ratio  
Container Grown Seedling Tubes (Minimum Cavity Width 1.5") = 1 for every 2 Whips or Seedlings up to 450/AC  
Survivability Requirement = 65%  
Container Grown 1, 2, 3, 4 Gallon = 1 for every 2 Whips or Seedlings up to 350/AC  
Survivability Requirement = 75%  
Container Grown 5, 7, 10 Gallon or 1" Caliper B&B = 1 for every 4 Whips or Seedlings up to 200/AC  
Survivability Requirement = 85%  
Container Grown 15, 25 Gallon or 1.5-2" Caliper B&B = 1 for every 7 Whips or Seedlings up to 100/AC  
Survivability Requirement = 100%
- Determination of the areas to be supplemented by plantings will be made in the field close to planting time.

**SPECIES LIST**

Symbol	Botanical Name / Common Name	Size
AR	Acer rubrum \ Red Maple	Whip or Seedling
QP	Quercus palustris \ Pin Oak	Whip or Seedling
PV	Pinus virginiana \ Virginia Pine	Whip or Seedling
QV	Quercus velutina \ Black Oak	Whip or Seedling
FG	Fagus grandifolia \ American Beech	Whip or Seedling

**CALL "MISS UTILITY"**

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

**REVISIONS**

DATE	BY	DESCRIPTIONS
08-09	KJO	REVISION OF TCP # APPROVED 10-99
5-22-12	MAM	UPDATED NOTES, CALCULATIONS, SIG BLOCK, SIGN DETAILS
7-12-12	MAM	MNCPPC COMMENTS, REGENERATION, UTILITY AND FP WOODLAND

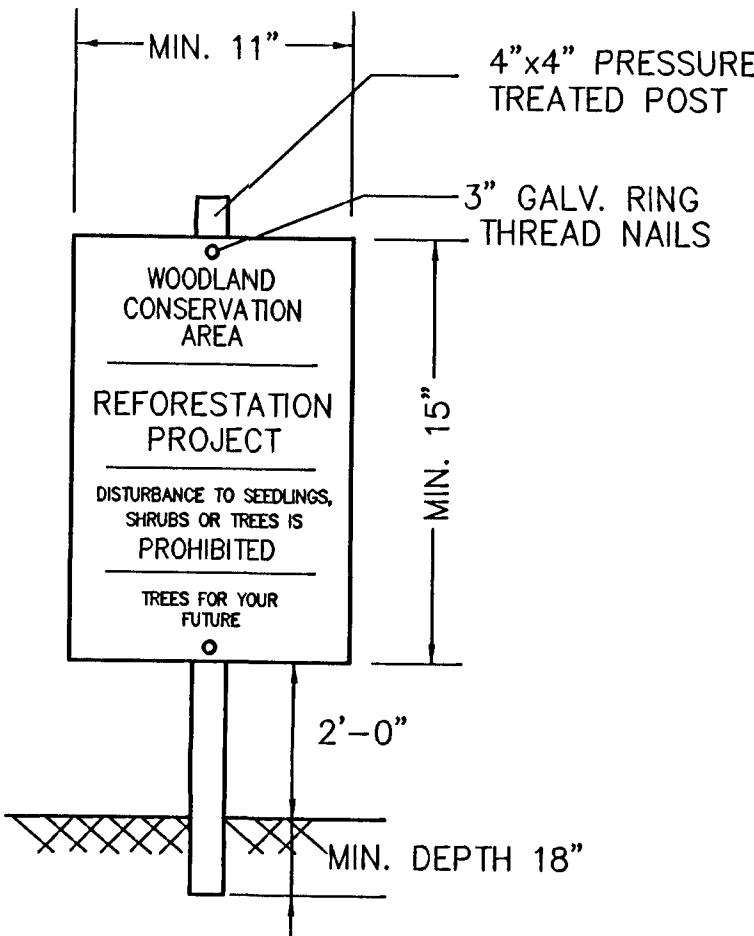
**NOTES:**

- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
- SIGNS SHOULD BE PROPERLY MAINTAINED.
- AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
- SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
- SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
- LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
- SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

**WOODLAND PRESERVATION AREA SIGN**

August 2010

A-4, DET-1



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**REFORESTATION AREA SIGN**

August 2010

A-4, DET-2

**AFFORESTATION AND REFORESTATION NOTES**

- ALL AFFORESTATION AND REFORESTATION BONDS, BASED ON SQUARE FOOTAGE, SHALL BE POSTED WITH THE COUNTRY 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 2 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 COMPETITIVE VEGETATION AMONG 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 WITH THE REQUIRED PLANTING. THE TEMPORARY FENCING IS NOT REQUIRED TO BE INSTALLED IF THE PERMANENT FENCING IS INSTALLED PRIOR TO THE BEGINNING OF GRADING OF THE SITE. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE FENCING IS A VIOLATION OF THIS TCP 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-NOPPC 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-NOPPC, 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 \$9.00 PER SQUARE FOOT PENALTY UNLESS THE COUNTY INSPECTOR APPROVES A WRITTEN EXTENSION.

**AFFORESTATION AND REFORESTATION - PLANTING SPECIFICATION NOTES**

- QUANTITY: SEE REFORESTATION PLANT LIST.
- TYPE: SEE REFORESTATION PLANT LIST.
- PLANT 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 STRAW, PEAT MOSS, 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.
- TIMING 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 DIGGABLE 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, Balled UP OR BENT. MOIST 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 AFTER CLOSING THE HOLE WHICH WOULD ALLOW THE ROOTS TO DRY OUT. SEE PLANTING DETAILS FOR FURTHER EXPLANATION. IF THE CONTRACTOR WISHES TO PLANT BY ANOTHER METHOD, THE PREPARER 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 LAYOUT 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 (IF 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, MAGNESIUM, 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-INCH THICK LAYER OF WOODCHIP OR SHREDDED 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 MORE THAN 75% 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 75% 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 HAZARDOUS CONDITION 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 PERMITTEE 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.

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**REMOVAL OF HAZARDOUS TREES OR 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 COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.
- A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR 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.
- DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITTEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
- IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS R OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITTEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY 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 PERMITTEE 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 CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. 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.
- DEBRIS FROM THE TREE REMOVE 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 35 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 BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.

TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP 2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

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**STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES**

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR PERMIT 5-05244. IF PERMIT 5-05244 EXPIRES, THEN THIS TCP 2 ALSO EXPIRES AND IS NO LONGER VALID.
- 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 \$9.00 PER SQUARE FOOT MITIGATION FEE.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
- THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT A TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
- THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
- THE PROPERTY IS WITHIN THE DEVELOPING TIER AND IS ZONED I-2.
- THE PROPERTY IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
- THE PROPERTY IS ADJACENT TO DOWER HOUSE ROAD WHICH IS CLASSIFIED AS A PLANNED ARTERIAL ROADWAY (120' ULTIMATE ROW).
- THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (G).
- ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. IT INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.
- TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
- THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFs) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFs MAY BEGIN.
- ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP 2.
- WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

**Woodland Conservation Worksheet  
for Prince George's County**

Zone: \_\_\_\_\_

Gross Tract: 10.00

Floodplain: 0.90

Previously Dedicated Land: 0.00

Net Tract (NTA): 9.10

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) \_\_\_\_\_

Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n) \_\_\_\_\_

Is this a Mitigation Bank \_\_\_\_\_

Break-even Point (preservation) = 1.37 acres

Clearing permitted w/o reforestation = 0.39 acres

Woodland Conservation Calculations:

	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland	1.37	0.61	
Woodland Conservation Threshold (NTA) =	15.00%	0.98	
Smaller of a or b		0.00	
Woodland above WCT		0.18	0.02
Woodland cleared		0.00	0.34
Smaller of d or e		0.00	
Clearing above WCT (0.25-1) replacement requirement		0.00	
Clearing below WCT (2.1 replacement requirement)		0.16	
Afforestation Threshold (AFT) =	15.00%	0.39	
Off-site Mitigation (preservation) being provided on this property		0.00	
Woodland Conservation Required		1.89	

Woodland Conservation Provided: \_\_\_\_\_ (acres)

Woodland Preservation \_\_\_\_\_ (acres)

Afforestation / Reforestation \_\_\_\_\_ (acres)

Area approved for fee-in-lieu \_\_\_\_\_ (acres)

Credits for Off-site Mitigation on another property \_\_\_\_\_ (acres)

Off-site Mitigation (preservation) being provided on this property \_\_\_\_\_ (acres)

Off-site Mitigation (afforestation) being provided on this property \_\_\_\_\_ (acres)

Total Woodland Conservation Provided \_\_\_\_\_ (acres)

Previously Dedicated Land - Parcel A to M-NOPPC \_\_\_\_\_ (acres)

Area of woodland not cleared \_\_\_\_\_ (acres)

Woodland retained not part of requirements: 0.82 acres

Prepared by: \_\_\_\_\_

Michael A. Mitchell, RLA, AICP, LEED AP

Signed \_\_\_\_\_ Date 12-6-13

MNCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP2-175-92	
Approved by	Date
LONNIE DARR	11/92
J. MARKOWICH	04/93
STACY MILLER	06/93
A. MARKOWICH	10/99
05	12/4/13

**TREE CONSERVATION PLAN TYPE II - NOTES & DETAILS**

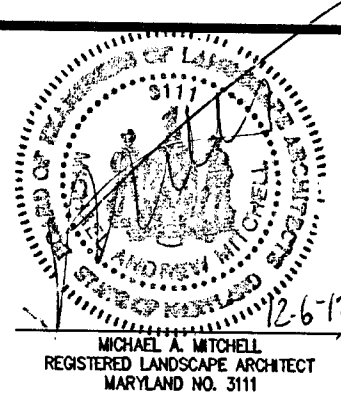
**DOWER HOUSE ROAD  
PROPERTY OF E&H PARTNERSHIP  
PRINCE GEORGE'S COUNTY MARYLAND**

15th ELECTRON DISTRICT  
TAX MAP 99 D-3 P.5

SCALE: 1" = 50' DATE: AUGUST 2009 TTG PROJECT No. 503034 SHEET 2 OF 3



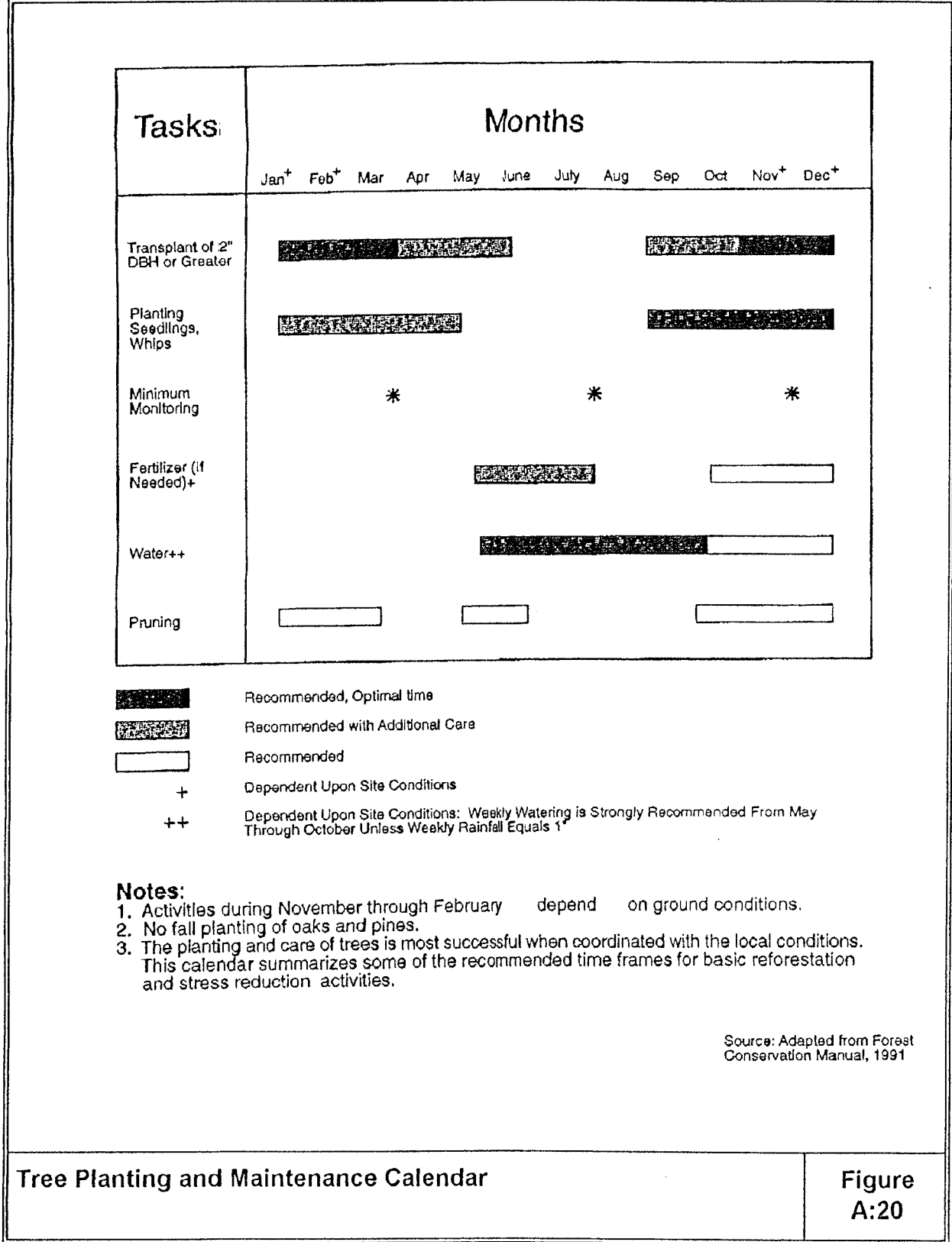
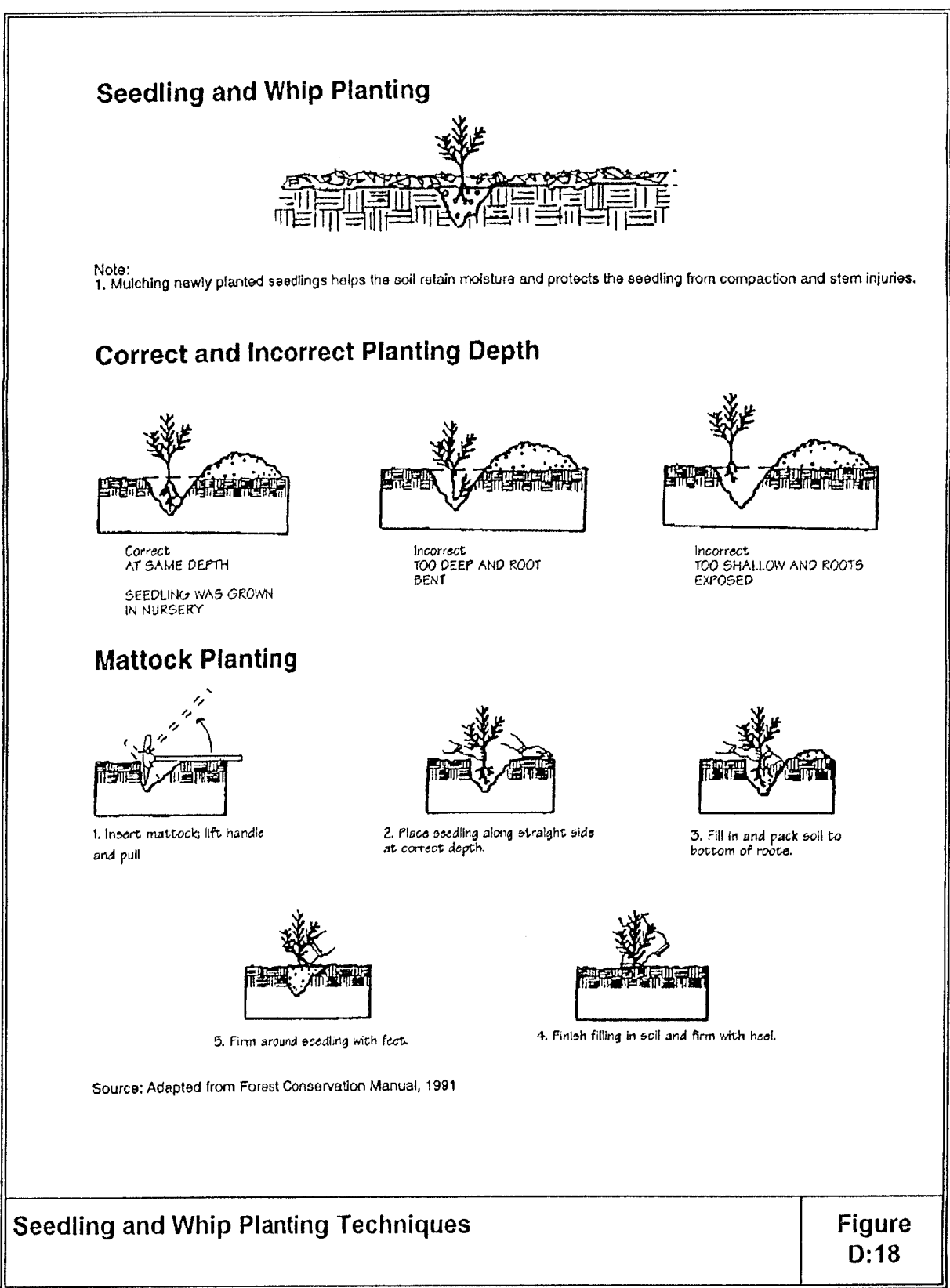
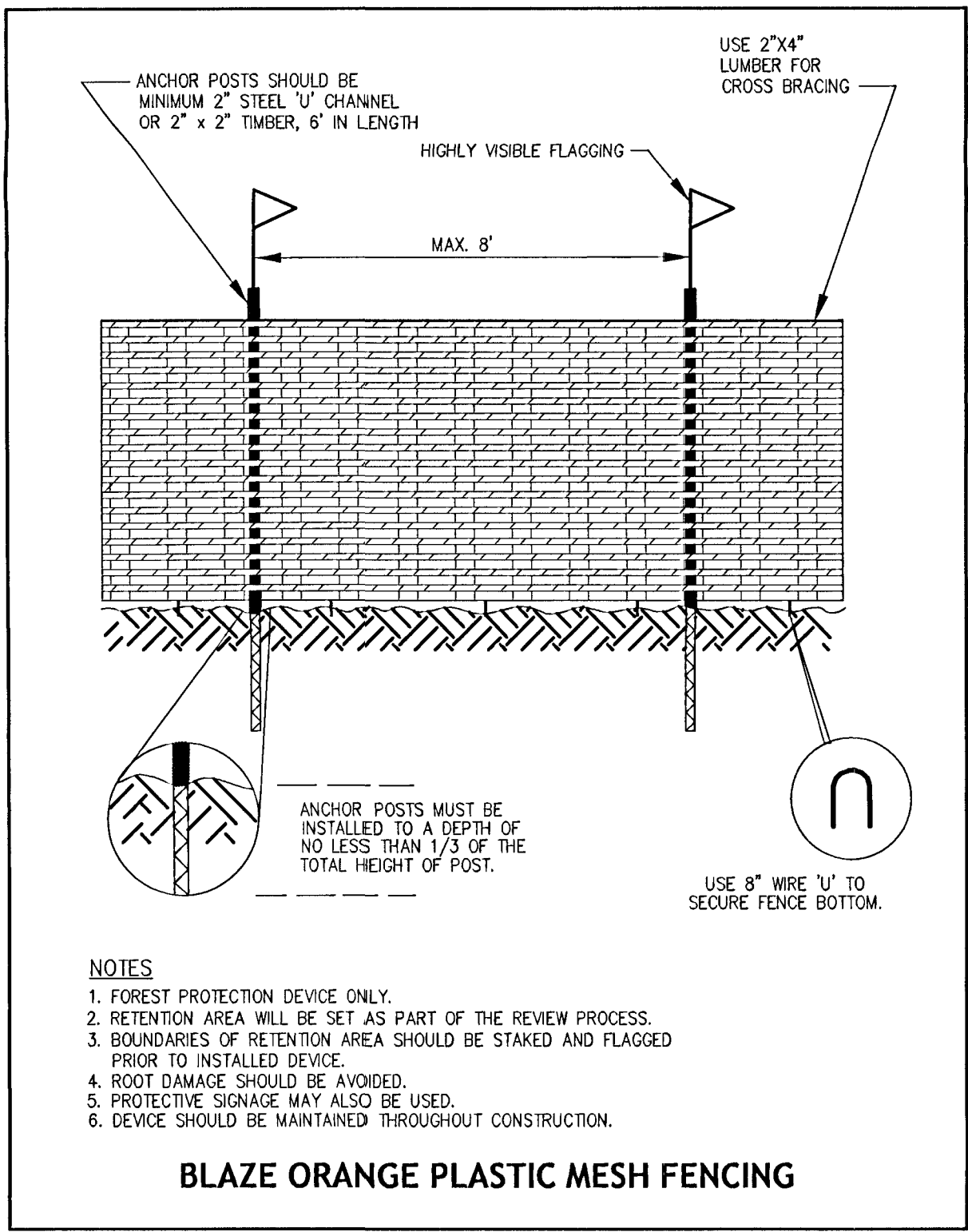
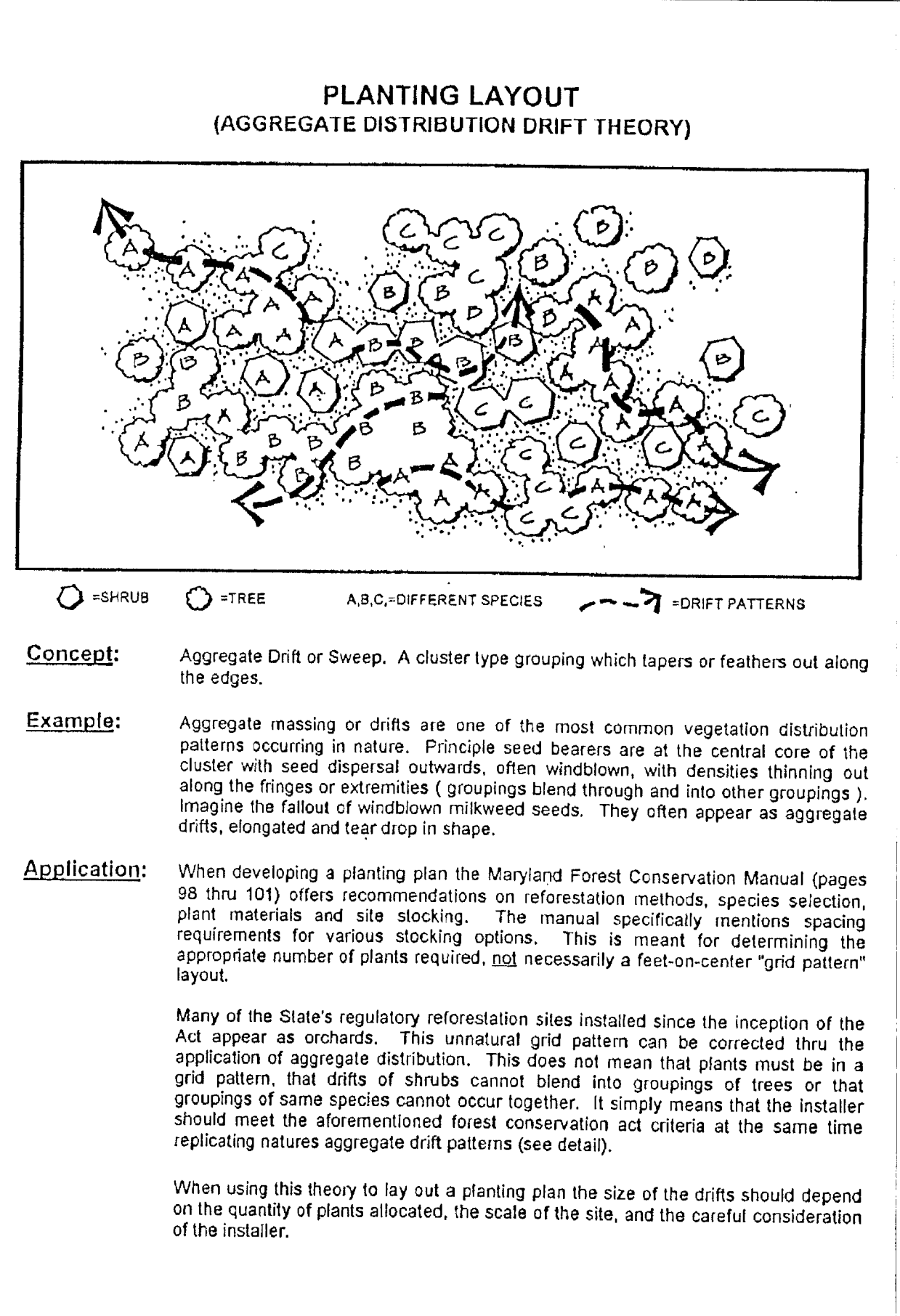
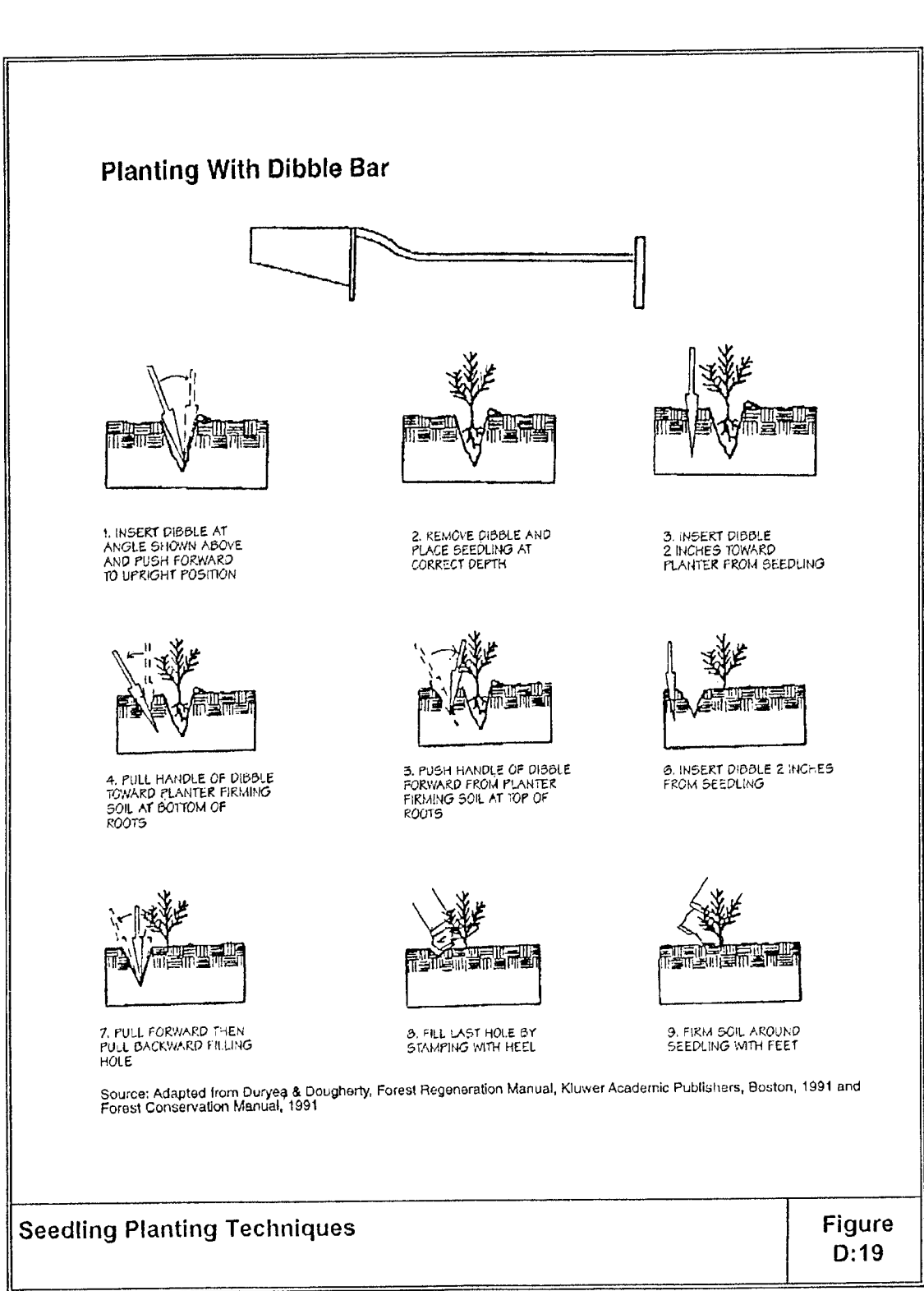
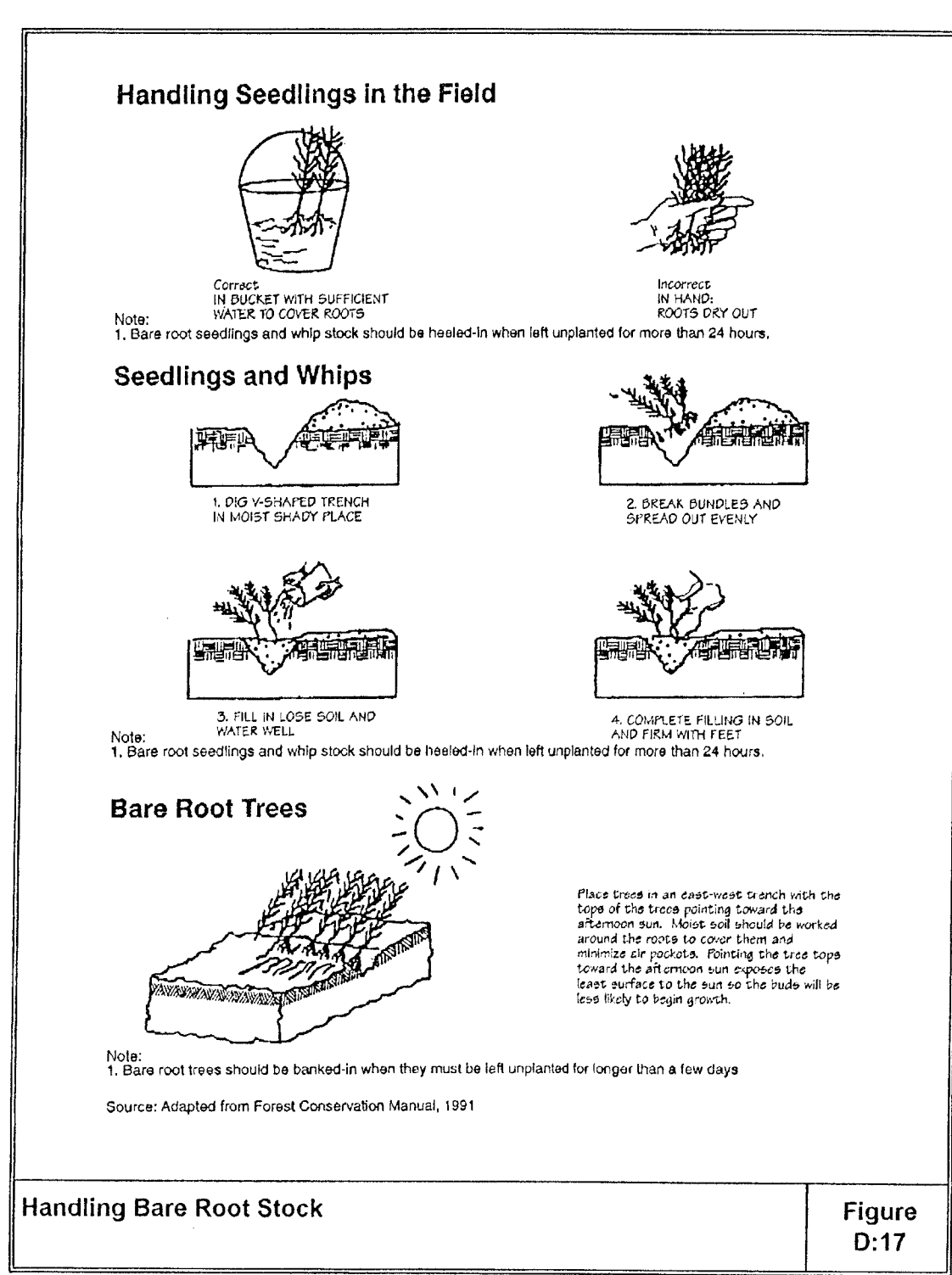
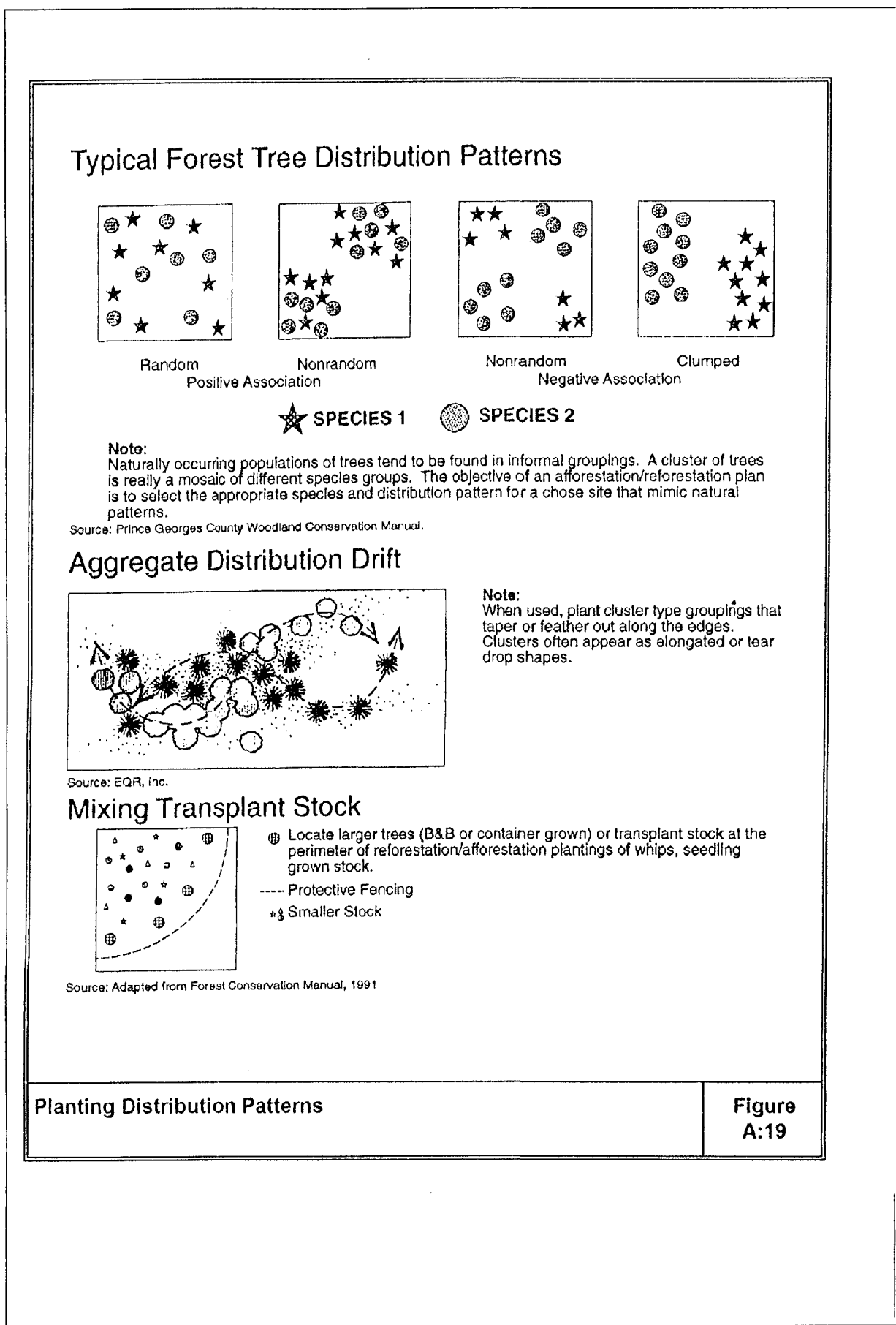
1120 Benfield Blvd.  
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**OWNER/DEVELOPER**

DHR, LLC  
24012 FREDERICK RD.  
CLARKSBURG, MD





M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN TCP2-175-92	
Approved by	Date
LOONIE DARR	11/92
01 J. MARKOVICH	04/93
02 STACY MILLER	06/93
03 J. MARKOVICH	10/99
04 [Signature]	12/14/92
05	

DESIGNED			REVISIONS		
DCM	09-10	DATE	DATE	BY	DESCRIPTIONS
JLC	09-10	DATE	08-09	KJO	REVISION OF TCP II APPROVED 10-99
KLM	09-10	DATE	5-22-12	MAM	UPDATED NOTES, CALCULATIONS, SIG BLOCK, SIGN DETAILS
L.T.B.	09-10	DATE			

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DHR, LLC  
24012 FREDERICK RD.  
CLARKSBURG, MD 20871  
ATTN: DON PLEASANT  
PHONE: (301) 428-0800

**TREE CONSERVATION PLAN TYPE II - DETAILS**  
**DOWER HOUSE ROAD**  
**PROPERTY OF E&H PARTNERSHIP**  
PRINCE GEORGE'S COUNTY MARYLAND  
15th ELECTION DISTRICT  
TAX MAP 99 D-3 P.5

SCALE: 1" = 50'    DATE: AUGUST 2009    TPO PROJECT No. 503034    SHEET 3 OF 3