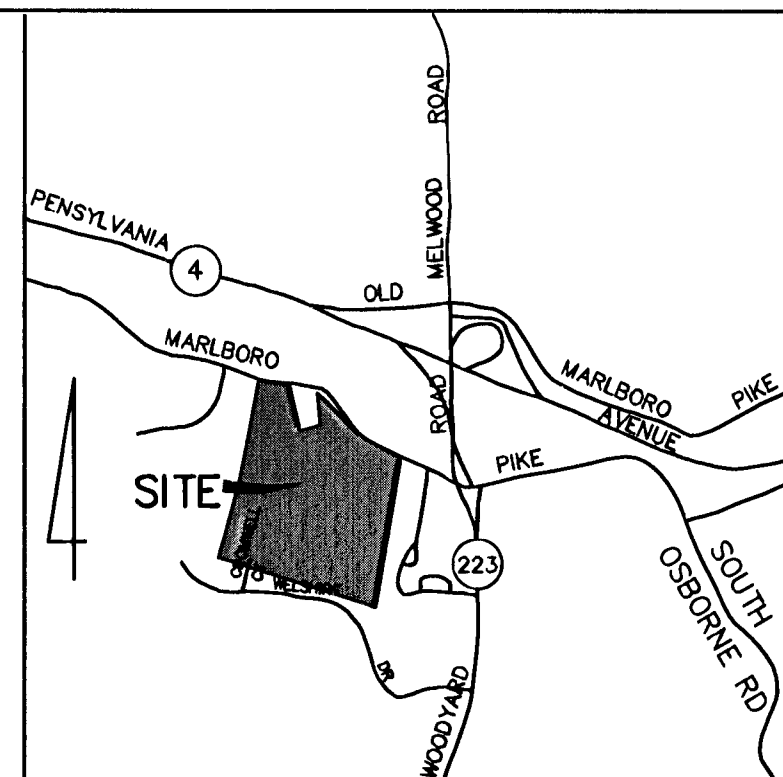
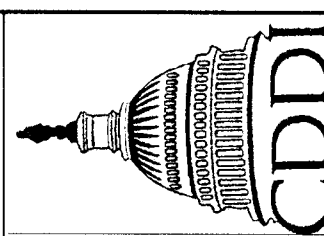


TREE CONSERVATION PLAN FOR BELMONT CREST SUBDIVISION

MELLWOOD (15th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2000'



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3507 FAX (301) 937-3507

BELMONT CREST SUBDIVISION

L. 10190 F. 221, L. 10190 F. 217, L. 10258 F. 180,
L. 9539 F. 107 AND L. 10258 F. 175
MELLWOOD (15th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP - II COVER SHEET

REVISIONS

5-14-04: THESE PLANS HAVE BEEN
REVISED FOR A NEW LOT LAYOUT
REQUIRED BY P.G. CITY TO INCLUDE
2000' LOT LAYOUT (MELLWOOD)
PREF. THIS REVISION ALSO INCLUDES
CHANGES TO THE 50' BUFFER
THIS REVISION ORIGINATED 030 AC
ADDITIONAL: 0.17 AC
ADDITIONAL: 0.17 AC
FOR ADJUSTED LOT, AND 0.19 AC
LESS REPRESENTATION "THE WORKSHEET"
AND ALL APPLICABLE DETAILS HAVE
BEEN UPDATED-SEE 13 OF 13 AND
SUMMARY 91, 2 OF 13 REFS.
2-13-05 REVISE REF/APP AREAS
2-28-14 ADD SPECIMEN TREE LIST
APP

DATE: DEC., 2014

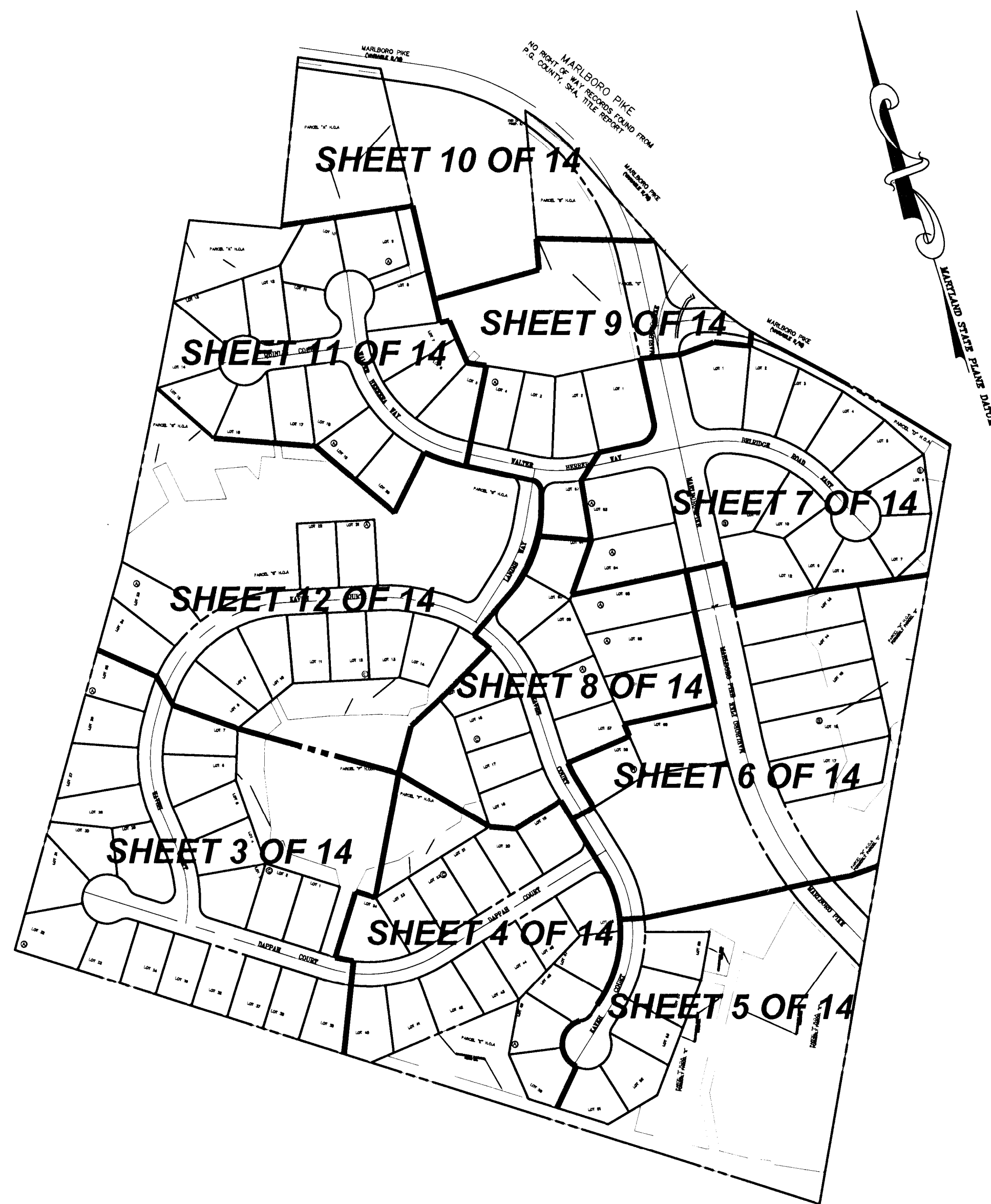
DWN. DS CHECKED GB

SCALE: AS SHOWN

PROJECT/FILE NO.
03012

SHEET NO. 1 OF 14

GENERAL NOTES	
ZONING	R.R.
NO. OF LOTS PROP.	109 D.U., 7 PARCELS
MAX. ALLOWED (59.7 X 2)	(19 D.U.)
PROPOSED USE OF PROPERTY:	SINGLE FAMILY RESIDENTIAL
AREAS:	
GROSS TRACT AREA FOR TOTAL SITE (8.63 AC. + 15.34 + 9.00 + 10.00 + 20.03 AC.) =	62.00 - AC.
100 YEAR FLOODPLAIN	0.67 - AC.
25% SLOPES	1.67 - AC.
PATIENT MANAGEMENT AREA	5.00 - AC.
RW STREET DEDICATION	9.64 - AC.
NET TRACT	59.7 - AC.
TOTAL CLUSTER OPEN SPACE REQUIRED	(8.19 - AC.
TOTAL CLUSTER OPEN SPACE PROVIDED	(9.39 - AC.
AVERAGE LOT SIZE	0.30 - AC.
STEEP (25% SLOPES) (1.67 X 25%)	0.42 - AC.
WATER/SEWER CATEGORIES	W-4/5-4
PUBLIC WATER AND SEWER ONLY:	
STORMWATER MANAGEMENT:	SWM CONCEPT APPROVAL # 12974-2003-00 APPROVED ON 5/5/2003
TOPOGRAPHICAL INFORMATION FROM	PRINCE GEORGES COUNTY AERIAL TOPO
BOUNDARY INFORMATION FROM	CAPITOL DEVELOPMENT DESIGN, INC.
CONTOUR INTERVAL	2'
TAX MAP REFERENCE	29. GRID #2, PARCEL 74, 4 MAP 100, GRID, PARCEL 73, 69, 72 & 23
200 MAP REFERENCE	208 36.9
ADC	25K4 & 26A4
DEED REFERENCE:	L. 10190, F. 221, L. 10190, F. 217, L. 10258, F. 180, L. 9539, 7 L. 10258
MINIMUM STANDARDS:	
5' F.D.	
LOT AREA	10,000 sq.ft. MIN.
TOTAL AREA OF LOTS:	91.93 AC.
FRONT YARD	25'
REAR YARD	20'
SIDE YARD	17' 8"
MIN. LOT WIDTH @ STREET	50' 25" FOR FLAG LOT
MIN. LOT WIDTH @ BLDG. LINE	75'
MIN. LOT WIDTH AT CUL-DE-SAC:	50'
MAX. LOT COVERAGE (CLUSTER)	30%
1. ALL FEATURES FOR CURRENT PROPERTY USE SHALL BE REMOVED.	
2. ALL SETTINGS ARE CONCEPTUAL UNLESS BLDG. TIES ARE NOTED.	
3. THERE ARE NO CEMETERIES WITHIN THIS SITE.	
4. THERE ARE NO KNOWN CULTURAL FEATURES OR HISTORIC SITES WITHIN OR ADJACENT TO THIS SITE.	
5. ALL STREETS FOR PUBLIC DEDICATIONS	
6. POLICE DEPARTMENT: CLINTON # 5 - 6.2 MILES	
7. FIRE DEPARTMENT: FORESTVILLE #23 - 2.6 MILES	
8. FLOODPLAIN AND/OR WETLANDS AS SHOWN HEREIN	
9. MANDATORY DEDICATION OF PARKLAND TO BE BY FEE-IN-LIEU	
10. BOUNDARY IN BASED ON RECORDS DEEDS.	
STEEP (25%) SLOPES' NOTES:	
PER THE SUBDIVISION REGULATIONS SEC. 24-137 (G) (B), NO MORE THAN 1/4 25% SLOPES MAY BE DISTURBED. THIS SITE HAS 1.67 ACRES OF STEEP SLOPES. THE DISTURBED 25% SLOPES EQUAL 0.67 AC. OR 40% WHICH EXCEEDS THE 25% DISTURBED AREA BY 15%.	
THIS EXTRA 15% DISTURBANCE IS DUE TO THE PROPOSED LOCATION OF OLD MARLBORO PIKE AND THE GRADING IN THE RAVIDE IT CROSSES. THIS ROAD GRADING AND DISTURBANCE IS NOT NECESSARY FOR THIS SUBDIVISION, HOWEVER IT IS REQUIRED BY THE MASTER PLAN.	
WITH OUT THE PROPOSED OLD MARLBORO PIKE DISTURBANCE, THE DISTURBANCE OF THE 25% SLOPES WOULD BE 25% MEETING THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS.	



PLAN VIEW

SCALE: 1"=200'

SHEET INDEX

SHEET NO.	PLAN TYPE
1 OF 14	COVER SHEET
2 OF 14	TCP II SUMMARY
3 OF 14	SITE PLAN
4 OF 14	SITE PLAN
5 OF 14	SITE PLAN
6 OF 14	SITE PLAN
7 OF 14	SITE PLAN
8 OF 14	SITE PLAN
9 OF 14	SITE PLAN
10 OF 14	SITE PLAN
11 OF 14	SITE PLAN
12 OF 14	SITE PLAN
13 OF 14	TCP DETAILS
14 OF 14	TCP REFORESTATION AREAS

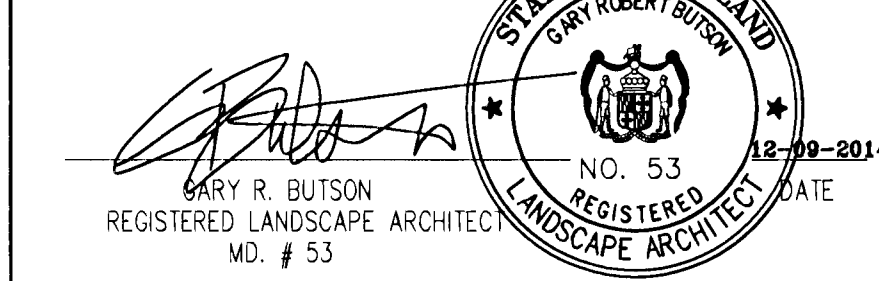
SPECIMEN TREE LIST

Number	Common Name	Species Name	DBH	Condition	Disposition
T 1	Yellow Poplar	Liriodendron tulipifera	39"	Fair	Save
T 2	Yellow Poplar	Liriodendron tulipifera	32"	Fair	Save
T 3	Yellow Poplar	Liriodendron tulipifera	36"	Fair	Save
T 4	Yellow Poplar	Liriodendron tulipifera	48"	Fair	Save
T 5	Yellow Poplar	Liriodendron tulipifera	52"	Fair	Save
T 6	Yellow Poplar	Liriodendron tulipifera	37"	Fair	Save
T 7	Yellow Poplar	Liriodendron tulipifera	36"	Fair	Save
T 8	Yellow Poplar	Liriodendron tulipifera	51"	Fair	Save
T 9	White Oak	Quercus alba	73"	Good	Remove
T 10	Red Maple	Acer rubrum	30"	Good	Save
T 11	Yellow Poplar	Liriodendron tulipifera	40"	Good	Remove
T 12	Sweetgum	Liquidambar styraciflua	34"	Fair	Remove
T 13	Black Oak	Quercus velutina	46"	Good	Remove
T 14	Yellow Poplar (tw)	Liriodendron tulipifera	38"	Poor	Remove
T 15	Yellow Poplar	Liriodendron tulipifera	40"	Poor	Remove
T 16	Yellow Poplar	Liriodendron tulipifera	37"	Good	Save
T 17	Yellow Poplar	Liriodendron tulipifera	36"	Good	Save
T 18	Yellow Poplar	Liriodendron tulipifera	31"	Good	Save
T 19	Yellow Poplar	Liriodendron tulipifera	48"	Good	Save
T 20	Scarlet Oak	Quercus coccinea	44"	Good	Save
T 21	Swamp White Oak	Quercus bicolor	31"	Good	Save
T 22	Swamp White Oak	Quercus bicolor	34"	Good	Save
T 23	Pin Oak	Quercus palustris	50"	Good	Save
T 24	Northern Red Oak	Quercus rubra	36"	Fair	Save
T 25	Yellow Poplar	Liriodendron tulipifera	35"	Good	Remove
T 26	Yellow Poplar	Liriodendron tulipifera	40"	Fair	Remove
T 27	Yellow Poplar	Liriodendron tulipifera	63"	Fair	Save
T 28	Yellow Poplar	Liriodendron tulipifera	35"	Good	Save
T 29	Yellow Poplar	Liriodendron tulipifera	35"	Good	Save
T 30	Yellow Poplar	Liriodendron tulipifera	36"	Fair	Remove
T 31	Yellow Poplar	Liriodendron tulipifera	73"	Poor	Remove
T 32	Pin Oak	Quercus palustris	45"	Good	Save
T 33	Yellow Poplar	Liriodendron tulipifera	34"	Poor	Save
T 34	Yellow Poplar	Liriodendron tulipifera	51"	Poor	Save
T 35	Yellow Poplar	Liriodendron tulipifera	51"	Poor	Save
T 36	White Oak	Quercus alba	50"	Good	Save
T 37	Yellow Poplar	Liriodendron tulipifera	40"	Poor	Save
T 38	Yellow Poplar	Liriodendron tulipifera	55"	Poor	Save
T 39	Red Maple	Acer rubra	51"	Fair	Save
T 40	Northern Red Oak	Quercus rubra	35"	Fair	Save
T 41	American Beach	Fagus grandifolia	38"	Fair	Save
T 42	Red Maple	Acer rubra	42"	Fair	Save
T 43	Yellow Poplar	Liriodendron tulipifera	40"	Good	Save
T 44	Yellow Poplar	Liriodendron tulipifera	35"	Good	Save
T 45	Yellow Poplar	Liriodendron tulipifera	35"	Good	Remove
T 46	Yellow Poplar (tw)	Liriodendron tulipifera	57"	Fair	Remove
T 47	Yellow Poplar	Liriodendron tulipifera	34"	Fair	Remove
T 48	Yellow Poplar	Liriodendron tulipifera	36"	Good	Remove
T 49	Yellow Poplar	Liriodendron tulipifera	38"	Good	Remove
T 50	Yellow Poplar	Liriodendron tulipifera	35"	Good	Remove
T 51	Red Maple	Acer rubra	36"	Poor	Remove
T 52	Yellow Poplar	Liriodendron tulipifera	38"	Poor	Remove
T 53	Yellow Poplar	Liriodendron tulipifera	66"	Good	Remove
T 54	Yellow Poplar	Liriodendron tulipifera	36"	Poor	Remove
T 55	Sycamore	Platanus occidentalis	31"	Fair	Remove
T 56	Yellow Poplar	Liriodendron tulipifera	36"	Poor	Remove
T 57	Yellow Poplar	Liriodendron tulipifera	77"	Good	Save
T 58	Sycamore	Platanus occidentalis	30"	Good	Save
T 59	Red Maple	Acer rubra	35"	Fair	Save
T 60	Yellow Poplar	Liriodendron tulipifera	40"	Good	Save
T 61	Red Maple	Acer rubra	38"	Fair	Save
T 62	Red Maple	Acer rubra	42"	Fair	Save
T 63	Red Maple	Acer rubra	36"	Poor	Save
T 64	Yellow Poplar	Liriodendron tulipifera	58"	Good	Save
T 65	Yellow Poplar	Liriodendron tulipifera	35"	Good	Save
T 66	Yellow Poplar	Liriodendron tulipifera	44"	Good	Save
T 67	Yellow Poplar	Liriodendron tulipifera	36"	Good	Remove
T 68	Sycamore	Platanus occidentalis	38"	Good	Remove
T 69	Yellow Poplar	Liriodendron tulipifera	30"	Good	Remove
T 70	Sycamore	Platanus occidentalis	31"	Good	Remove

Notes: Twin Leader = (tw)

CONTRACT/PURCHASER:
BELMONT CREST, LLC
1600 TRADE ZONE AVENUE
SUITE 401A
UPPER MARLBORO, MD 20772
PH. (301) 218-7440
FAX. (301) 218-7460

LANDSCAPE PLAN CERTIFIED BY:



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

APPROVAL
TREE CONSERVATION PLAN

TCP II-193 -92

Approved by

J.P.M. 11-4-94

01 02 03 04 05 06 07 08 09

01 02 03 04 05 06 07 08 09

AREA #	CONSERVATION TYPE	AREA/AC.	SHOWN ON SHEET #
AREA 1	WOODLAND PRESERVATION	0.64	10,11
AREA 2	WOODLAND PRESERVATION	0.03	10
AREA 3	REFOREST/AFFOREST	0.84	10
AREA 4	REFOREST/AFFOREST	0.13	10,11
AREA 5	WOODLAND PRESERVATION	0.16	9
AREA 6	REFOREST/AFFOREST	2.04 *	9,10
AREA 7	REFOREST/AFFOREST	0.07	7
AREA 8	REFOREST/AFFOREST	0.58	6,7
AREA 9	WOODLAND PRESERVATION	0.88	6
AREA 10	REFOREST/AFFOREST	0.26	6
AREA 11	REFOREST/AFFOREST	0.08	6
AREA 12	REFOREST/AFFOREST	0.07	5,6
AREA 13	WOODLAND PRESERVATION	0.03	5
AREA 14	WOODLAND PRESERVATION	0.10 *	5
AREA 15	WOODLAND PRESERVATION	0.08	5
AREA 16	REFOREST/AFFOREST	1.31 *	5
AREA 17	WOODLAND PRESERVATION	0.01 *	5
AREA 18	WOODLAND PRESERVATION	1.09 *	5
AREA 19	REFOREST/AFFOREST	0.18	5
AREA 20	REFOREST/AFFOREST	0.67	5
AREA 21	REFOREST/AFFOREST	0.09	5
AREA 22	REFOREST/AFFOREST	0.03	5
AREA 23	REFOREST/AFFOREST	0.51	4
AREA 24	WOODLAND PRESERVATION	0.03	4
AREA 25	WOODLAND PRESERVATION	0.02	4
AREA 26	REFOREST/AFFOREST	0.31 *	3,4,8 (1" CAL)
AREA 27	REFOREST/AFFOREST	0.46 *	3 (1" CAL)
AREA 28	REFOREST/AFFOREST	0.47	12 (1" CAL)
AREA 29	REFOREST/AFFOREST	0.77 *	12
AREA 30	WOODLAND PRESERVATION	0.07	12
AREA 31	WOODLAND PRESERVATION	0.80	12
AREA 32	REFOREST/AFFOREST	0.13	11
AREA 33	WOODLAND PRESERVATION	0.44	10

Woodland Conservation Worksheet
Prince George's County

Zone: _____

R-R		
Gross Tract:	62.00	
Floodplain:	0.83	
Previously Dedicated Land:	0.00	
Net Tract (NTA):	61.37	0.00 0.00

*Include acreage in the corresponding columns for each zone.

Property Description or Subdivision Name: Belmont Crest

Is this site subject to the 1989 Ordinance? N

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

Is this a Mitigation Bank N

Break-even Point (preservation) = 12.83 acres

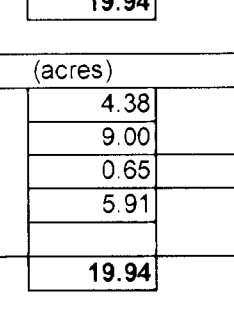
Clearing permitted w/o reforestation = 2.20 acres

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland	15.03	0.63	
Woodland Conservation Threshold (NTA) = Smaller of a or b	20.00%	12.27	
Woodland above WCT		12.27	
Woodland cleared		2.76	
Smaller of d or e		9.47	0.26
Clearing above WCT (0.25 - 1) replacement requirement		2.76	0.00
Clearing below WCT (2.1 replacement requirement)		0.69	
Afforestation Threshold (AFT) =	15.00%	6.71	
Off-site Mitigation being provided on this property		0.00	
Woodland Conservation Required		19.94	

Woodland Conservation Provided:	(acres)	
Woodland Preservation	4.38	
Afforestation / Reforestation	9.00	
Area approved for fee-in-lieu	0.65	\$25,482.60
Credits for Off-site Mitigation on another property	5.91	
Off-site Mitigation being provided on this property		
Total Woodland Conservation Provided	19.94	


Area of woodland not cleared 5.56 acres

Woodland retained not part of requirements: 1.18 acres


Prepared by: 

Signed _____ Date _____

LANDSCAPE PLAN CERTIFIED BY:

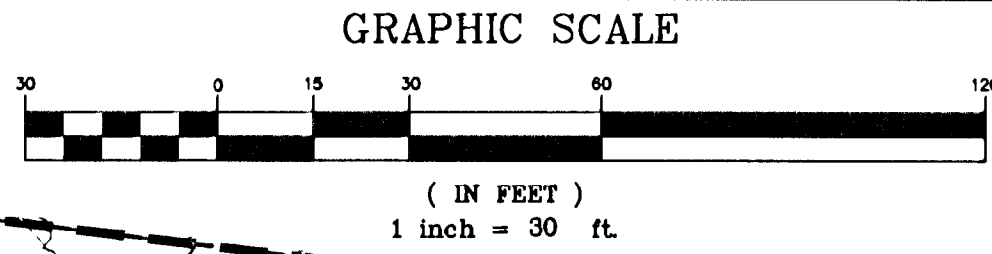


GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53



M.N.C.P.C.		
Prince George's County Planning Department		
Environmental Planning Section		
APPROVAL		
TREE CONSERVATION PLAN		
TCP II-193 -92		
Approved by		
	J.P.M.	11-4-94
01	J.S.	03-04-05
02	<i>Carol Schaefer</i>	12/11/94
03		
04		
05		
06		

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CONTRACT/PURCHASER:
BELMONT CREST, LLC
1600 TRADE ZONE AVENUE
SUITE 401A
UPPER MARLBORO, MD 20772
PH. (301) 218-7440
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MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

MATCH LINE SEE SHEET 12 OF 14

PARCEL "F" H.O.A.
184,084 S.F.

KEY MAP
NO SCALE

VICINITY MAP
SCALE: 1"=2000'

AREA 27
REFOREST/AFFOREST
0.46 AC.

P/O AREA 26
REFOREST/AFFOREST
0.31 AC.

LEGEND

- L.O.D. LIMIT OF DISTURBANCE
- BUILDING
- T-27 SPECIMEN TREE
- WOODLAND CONSERVATION AREA (TREE SAVE)
- WOODLAND CONSERVATION AREA (REFORESTATION/AFFORESTATION)
- 210 EXISTING CONTOUR
- 210 PROPOSED CONTOUR
- TREE PROTECTION FENCE (TYPE I)
- TREE PROTECTION FENCE (TYPE II)
- PERMANENT SPLIT RAIL FENCE
- WOODLAND CONSERVATION SIGN
- FP - FP 100 YR. FLOODPLAIN
- FPB - FPB 25' FLOODPLAIN BUFFER
- W - W WETLANDS
- WB - WB 25' WETLAND BUFFER
- W.U.S. WATERS OF THE U.S.
- SB - SB 50' STREAM BUFFER
- PMA PATUXENT MANAGEMENT AREA

FOR OFFICIAL USE ONLY
QR label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.

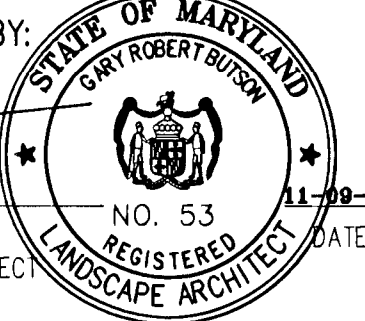


PROJECT NAME: BELMONT CREST
PROJECT NUMBER: DSP-03094-08

For Conditions of Approval use the Plan Cover Sheet or Approval Sheet.
Revision numbers must be included in the Project Number.

LANDSCAPE PLAN CERTIFIED BY:

GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53



Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN

TCP II-193 -92

Approved by	J.P.M.	11-4-04
01	J.P.M.	03-14-06
02	W.A. 2014	12/17/14
03		
04		
05		
06		

REVISIONS

2-14-04 THESE PLANS HAVE BEEN
REVISED FOR A NEW LOT LAYOUT
REMOVED BY 272 S.F. OF WETLAND
20,000 S.F. LOTS ALONG MARLBORO
PIKE. THE REVISIONS TO THE PLAN
CHANGES TO THE SD DESIGN
THIS REVISION CREATED 0.39 AC
ADDITIONAL CLEARING, 0.17 AC
ADDITIONAL WOODLAND PRESERVE
FOR ADAPTED L.O.D. AND 0.49 AC
TERRAPIN REFORESTATION. THE WETLAND
AND ALL APPLICABLE DETAILS HAVE
BEEN UPDATED PER 11 OF 11, AND
SUMMARY SHEET 2 OF 10 REVISIONS
2-14-06 WETLAND W/REFOREST AREAS
2-14-08 INCREASED AFF/REFOREST
AREAS 26, 27, 28

DATE: DEC, 2014

DWN. PAV. CHECKED GB

SCALE: 1"=30'

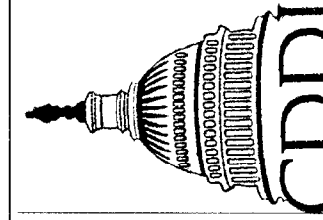
PROJECT/FILE NO. 03012

SHEET NO. 3 OF 14

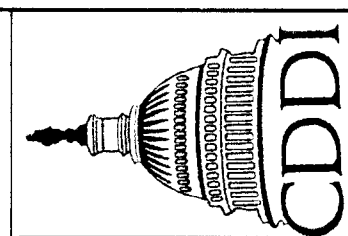
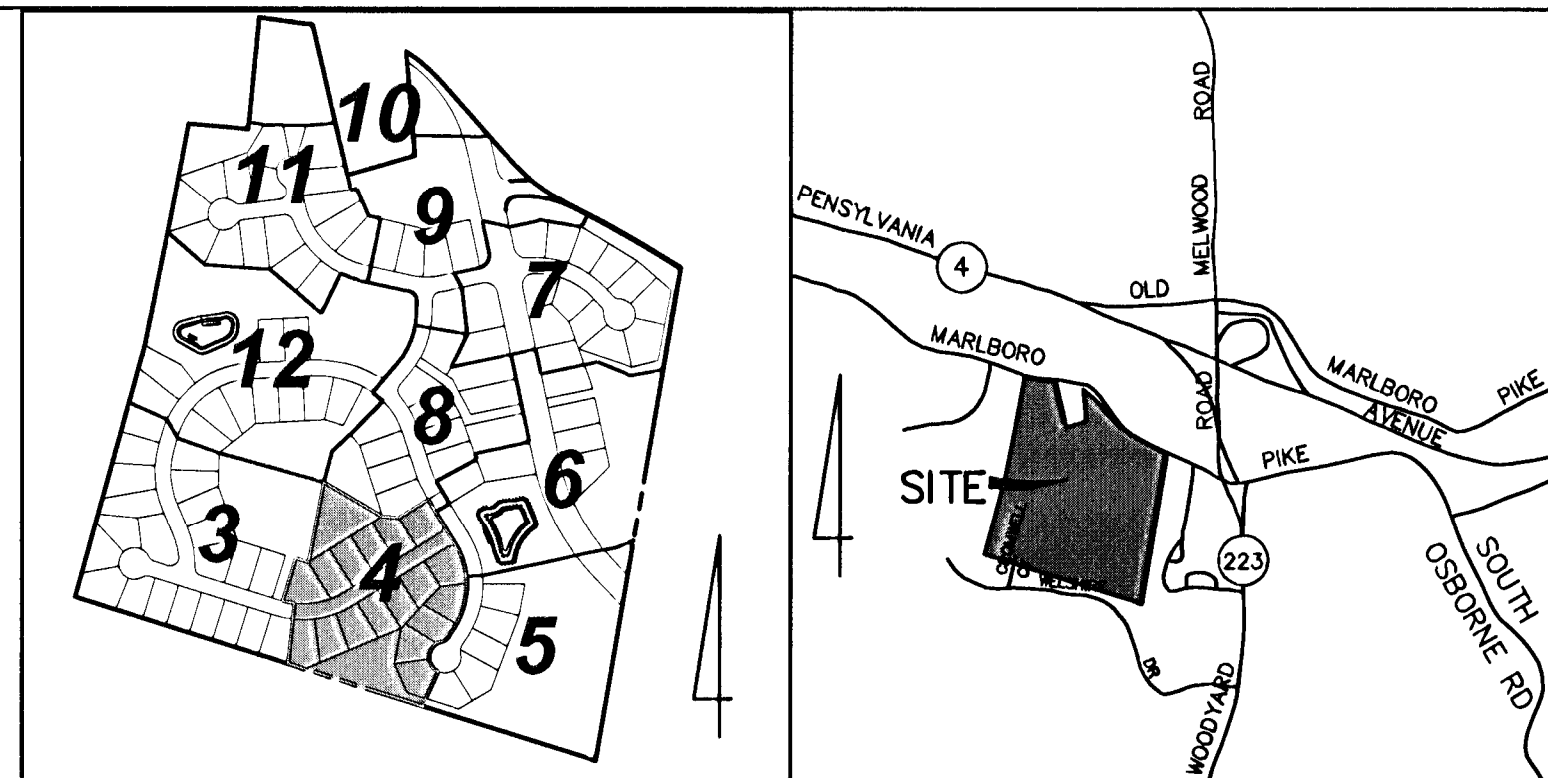
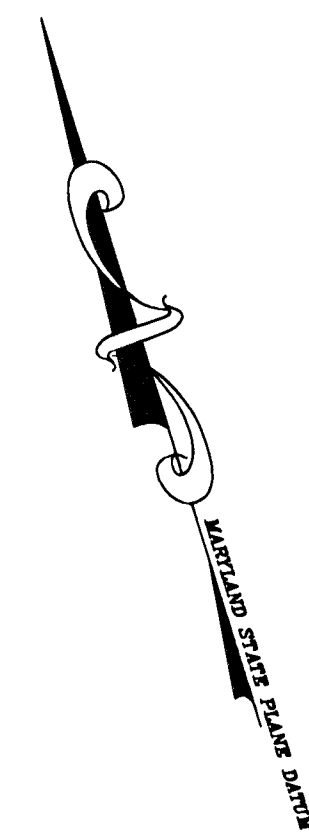
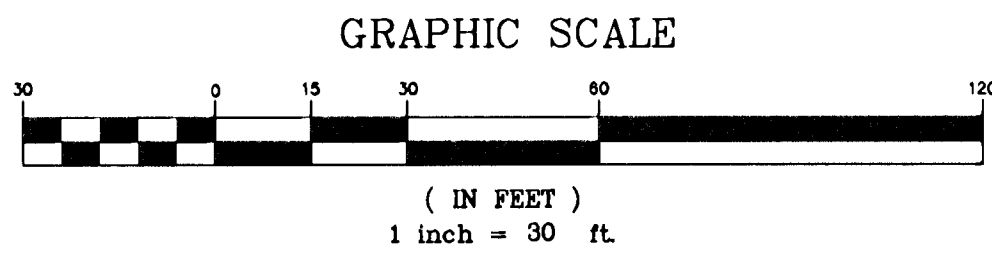
BELMONT CREST SUBDIVISION

L. 10190 F. 221, L. 10190 F. 217, L. 10258 F. 180,
L. 9539 F. 107 AND L. 10258 F. 175
MELLWOOD (15th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
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MELLWOOD (15th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

REVISIONS

5-14-04	THESE PLANS HAVE BEEN REVISED FOR A NEW LOT LAYOUT INCLUDING 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	
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DATE: DEC.2014

DWN. PAV. CHECKED GB

SCALE: 1"=30'

PROJECT/FILE NO. 03012

SHEET NO. 4 OF 14

CONTRACT/PURCHASER:
BELMONT CREST, LLC
1600 TRADE ZONE AVENUE
SUITE 401A
UPPER MARLBORO, MD 20772
PH. (301) 218-7440
FAX. (301) 218-7460

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

GEORGE W J TARRER 25
& ROWOODLAND PRESERVATION= 0.02 AC.

THOMAS E PERKINS
JOYCE J

REGINALD SR ETAL
WASHINGTON

CHARLES E. ETAL
JONES

JAMES L TERRELL
& LOWELL YN

P/O AREA 26
REFOREST/AFFOREST
0.31 AC.

AREA 23
REFOREST/AFFOREST
0.51 AC.

AREA 24
WOODLAND PRESERVATION= 0.03 AC.

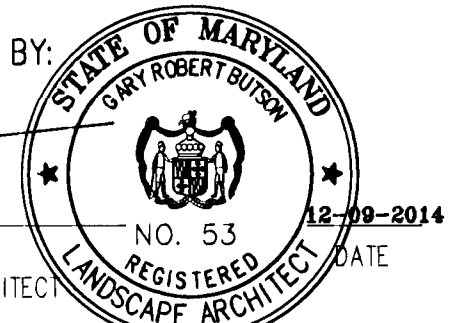
- LEGEND
- L.O.D. LIMIT OF DISTURBANCE
 - BUILDING
 - T-27 SPECIMEN TREE
 - WOODLAND CONSERVATION AREA (TREE SAVE)
 - WOODLAND CONSERVATION AREA (REFORESTATION/AFFORESTATION)
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - TREE PROTECTION FENCE (TYPE I)
 - TREE PROTECTION FENCE (TYPE II)
 - PERMANENT SPLIT RAIL FENCE
 - WOODLAND CONSERVATION SIGN
 - FP—FP 100 YR. FLOODPLAIN
 - FPB—FPB 25' FLOODPLAIN BUFFER
 - W—W WETLANDS
 - WB—WB 25' WETLAND BUFFER
 - W.U.S. WATERS OF THE U.S.
 - SB—SB 50' STREAM BUFFER
 - PMA PATUXENT MANAGEMENT AREA

FOR OFFICIAL USE ONLY
QR label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.
M-NCPIC
APPROVAL
PROJECT NAME: BELMONT CREST
PROJECT NUMBER: OSP-03094-09
For Conditions of Approval use the Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number



LANDSCAPE PLAN CERTIFIED BY:

GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53

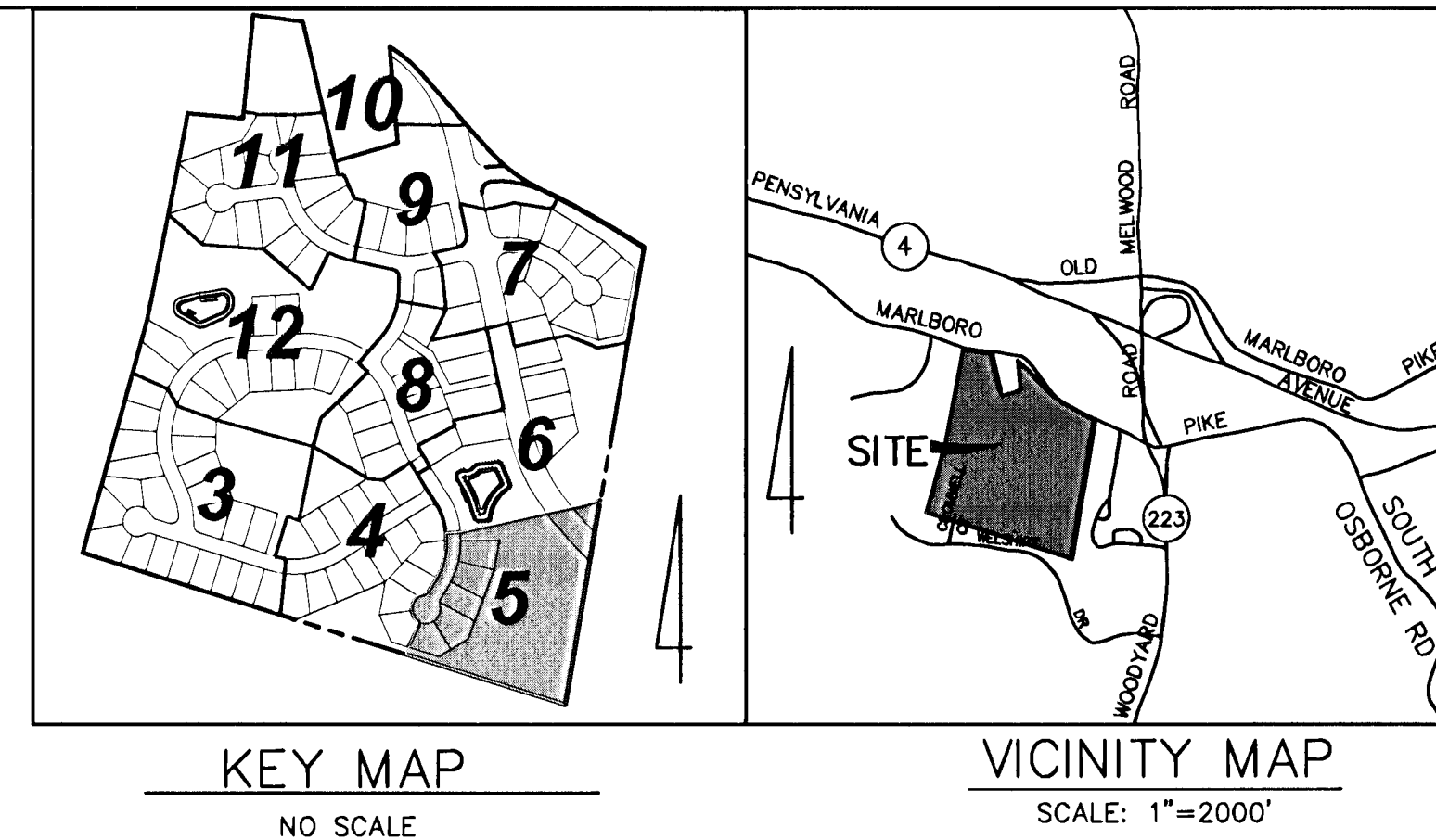


M.N.C.P.C.
Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN
TCP II-193 -92


Approved by

01	J.P.M.	11-4-84
02	J.S.	03-04-90
03	12/19/14	
04		
05		
06		



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS — PLANNERS — SURVEYOR'S

4600 POWDER MILL ROAD — SUITE 200 — BELTSVILLE, MD 20705
OFFICE (301) 937-3501
FAX (301) 937-3507



BELMONT CREST SUBDIVISION
L. 10190 F. 221, L. 10190 F. 217, L. 10258 F. 15
L. 9539 F. 107 AND L. 10258 F. 175
MELLWOOD (15th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

REVISIONS

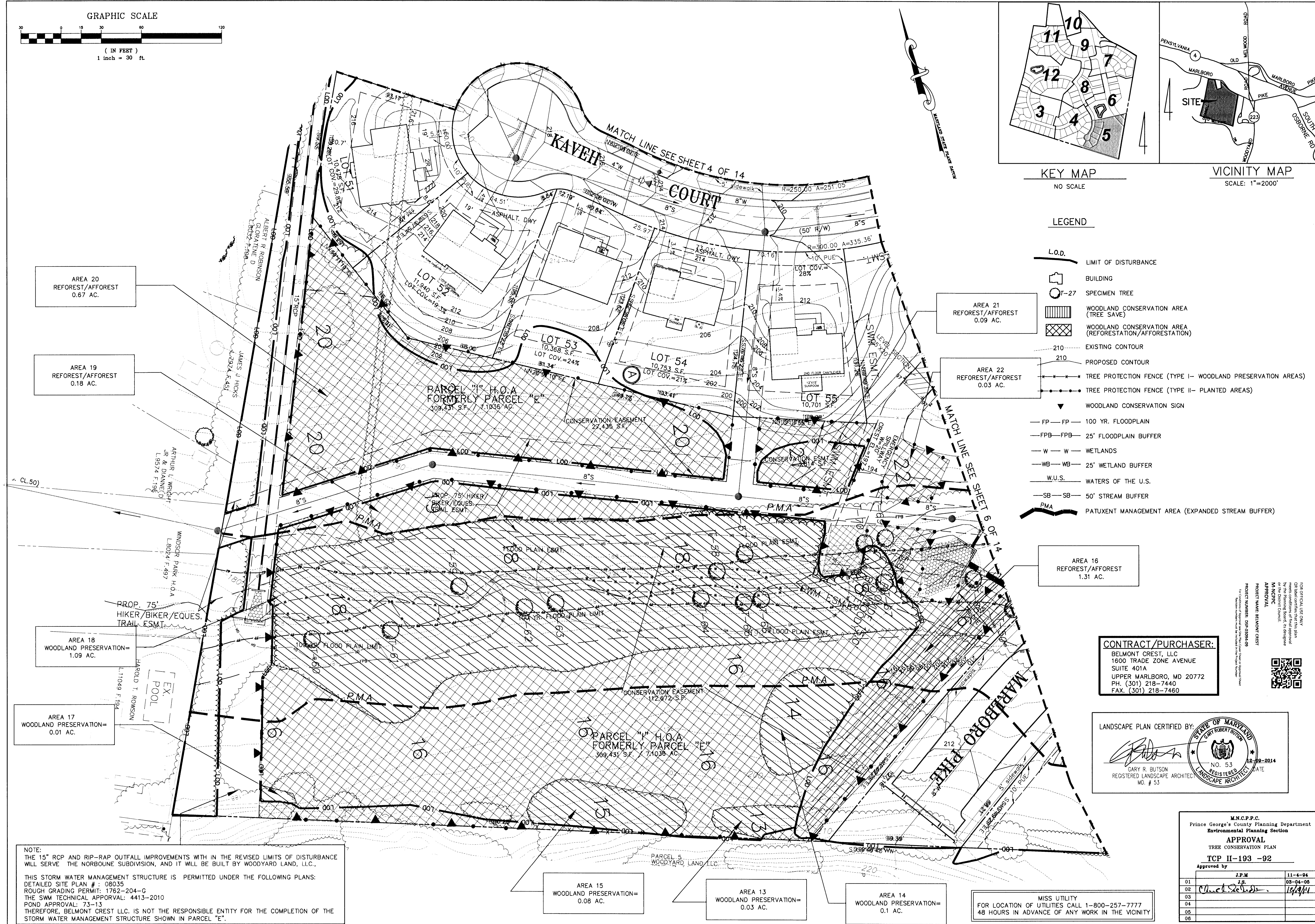
5-14-04 THESE PLANS HAVE BEEN
REVISED FOR A NEW LOT LAYOUT
REQUIRED BY P.C. CITY TO PROVIDE
20,000 S.F. LOTS ALONG WARBOR
PKE. THIS REVISION ALSO INCLUDES
A NEW 10' WIDE SIDE DRIVE
THIS REVISION CREATED 0.30 AC
ADDITIONAL CLEARING, 0.17 AC
ADDITIONAL WOODLAND PRESERV.
FLOOD ZONED A-1 AND A-2
LESS REFORESTATION TO THE WORKSHEET
AND ALL APPLICABLE DETAILS HAVE
BEEN UPDATED--SH. 13 OF 13, AND
SUMMARY, SH. 2 OF 13 REV.

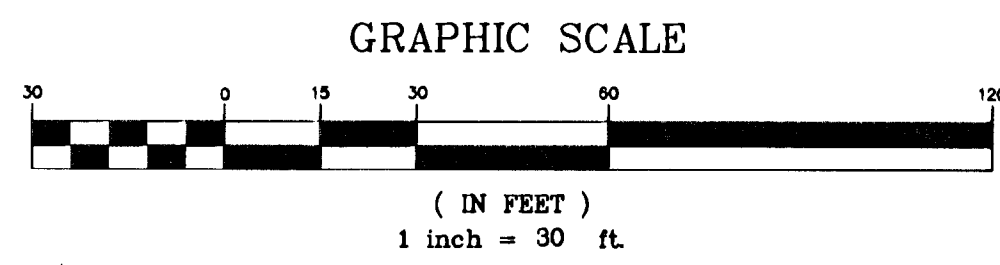
3-2-05 REVISE A/F, RE/REFST AREAS
DS

3-2-05 REVISE A/F, RE/REFST AREAS
DS

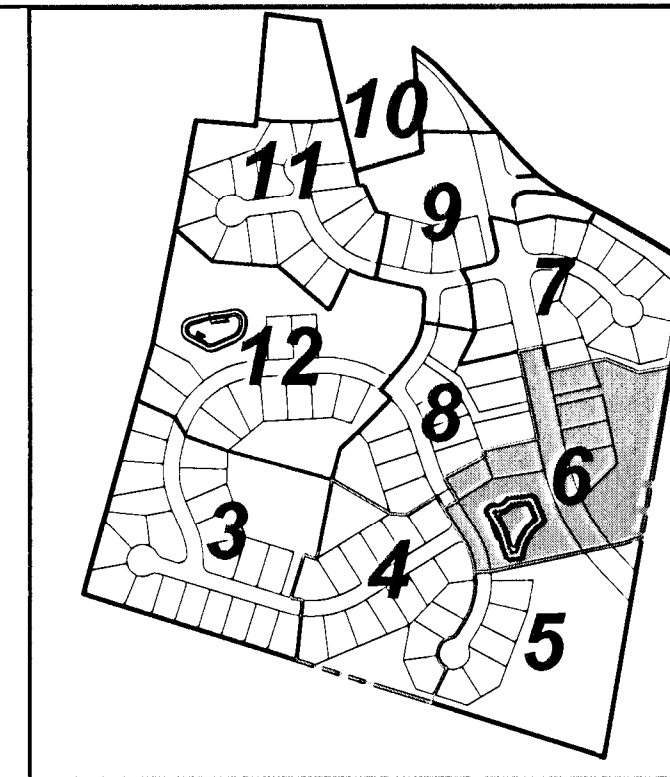
3-07-14 REVISED PRESERVATION

DATE: DEC., 2014	
DWN. PAV	CHECKED GB
SCALE: 1"=30'	
PROJECT/FILE NO. 03012	
SHEET NO. 5 OF 14	

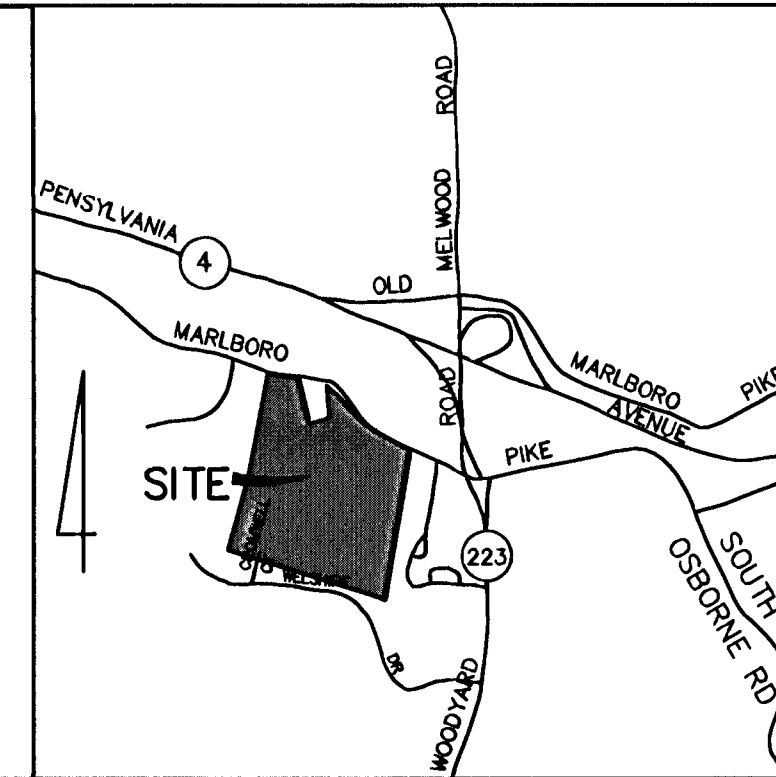




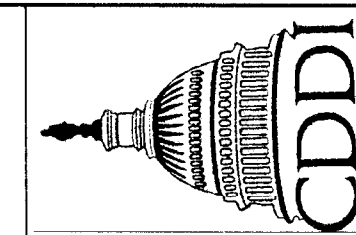
MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY



KEY MAP
NO SCALE



VICINITY MAP
SCALE: 1"=2000'



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

BELMONT CREST SUBDIVISION
L. 10190 F. 221, L. 10190 F. 217, L. 10258 F. 180,
L. 9539 F. 107 AND L. 10258 F. 175
MELLWOOD (15th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

LEGEND

- L.O.D. LIMIT OF DISTURBANCE
- BUILDING
- T-27 SPECIMEN TREE
- WOODLAND CONSERVATION AREA (TREE SAVE)
- WOODLAND CONSERVATION AREA (REFOREST/AFFORESTATION)
- 210 EXISTING CONTOUR
- 210 PROPOSED CONTOUR
- TREE PROTECTION FENCE (TYPE I)
- TREE PROTECTION FENCE (TYPE II)
- WOODLAND CONSERVATION SIGN
- FP - FP 100 YR. FLOODPLAIN
- FPB - FPB 25' FLOODPLAIN BUFFER
- W - W WETLANDS
- WB - WB 25' WETLAND BUFFER
- W.U.S. WATERS OF THE U.S.
- SB - SB 50' STREAM BUFFER
- PMA PATUXENT MANAGEMENT AREA

CONTRACT/PURCHASER:
BELMONT CREST, LLC
1600 TRADE ZONE AVENUE
SUITE 401A
UPPER MARLBORO, MD 20772
PH. (301) 218-7440
FAX. (301) 218-7460

AREA 11
REFOREST/AFFOREST
0.08 AC.

P/O AREA 12
REFOREST/AFFOREST
0.07 AC.

AREA 10
REFOREST/AFFOREST
0.26 AC.

P/O AREA 8
REFOREST/AFFOREST
0.58 AC.

P/O AREA 9
WOODLAND PRESERVATION=
0.88 AC.

FOR OFFICIAL USE ONLY
G&B label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: BELMONT CREST
PROJECT NUMBER: DSP-03094-09
For Conditions of Approval use the Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

LANDSCAPE PLAN CERTIFIED BY:
GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53

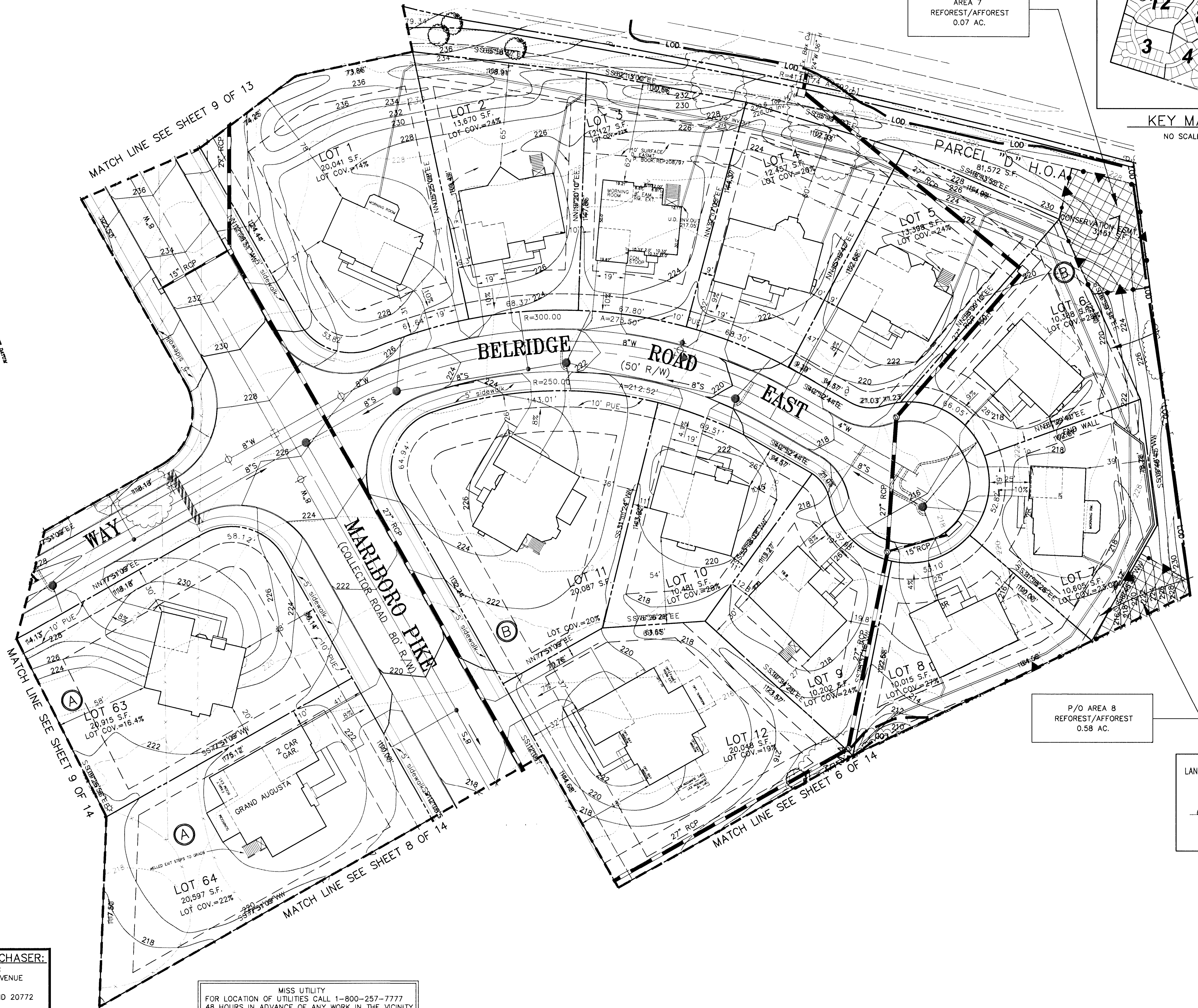
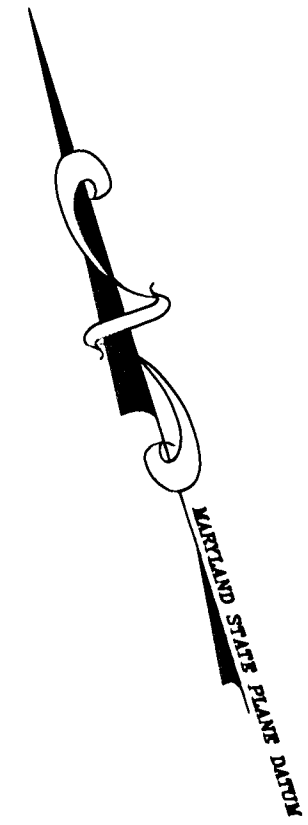
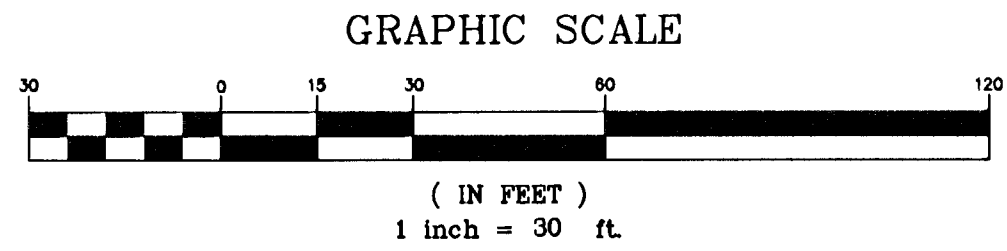
M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section			
APPROVAL			
TREE CONSERVATION PLAN			
TCP II-193 -92			
Approved by			
01	J.P.M.	11-6-04	
02	J.B.	03-04-05	
03	C. and S. S.	12/11/04	
04			
05			
06			

NOTE:
THE 36" RCP AND RIP-RAP OUTFALL IMPROVEMENTS
WITHIN THE REVISED LIMITS OF DISTURBANCE WILL
SERVE THE NORBONE SUBDIVISION, AND IT WILL BE
BUILT BY WOODYARD LAND, LLC.,
THIS STORM WATER MANAGEMENT STRUCTURE IS
PERMITTED UNDER THE FOLLOWING PLANS:
DETAILED SITE PLAN # : 08035
ROUGH GRADING PERMIT: 1762-204-G
THE SWM TECHNICAL APPROVAL: 4413-2010
POND APPROVAL: 73-13
THEREFORE, BELMONT CREST LLC. IS NOT THE
RESPONSIBLE ENTITY FOR THE COMPLETION OF THE
STORM WATER MANAGEMENT STRUCTURE SHOWN IN
PARCEL "D".

REVISIONS

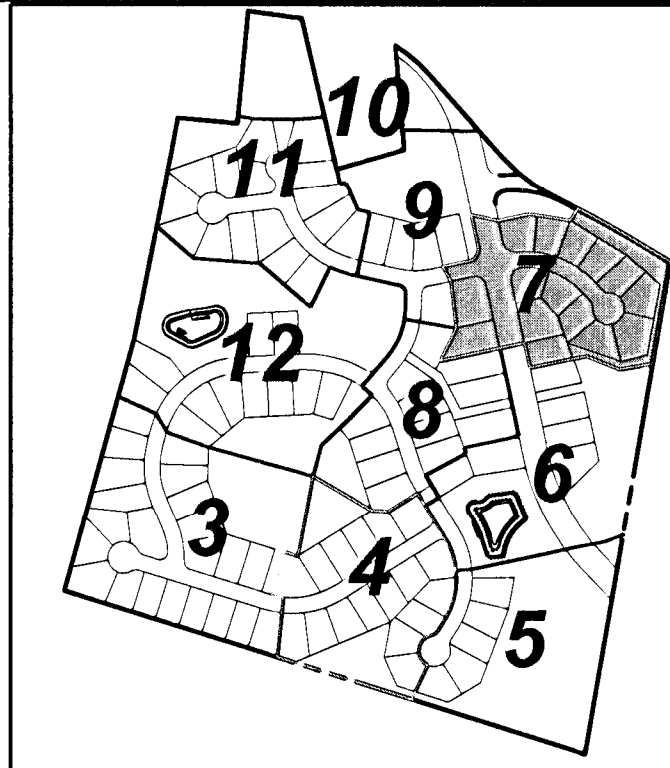
5-14-04	THESE PLANS HAVE BEEN REVISED FOR A NEW LOT LAYOUT REMOVED 17.7 AC. LOT 10 TO PROVIDE 20,000 S.F. LOT ALONG MARLBORO PIKE. THIS REVISION ALSO INCLUDES CHANGES TO THE SD DESIGN THIS REVISION CREATED 0.30 AC. ADDITIONAL CLEARING, 0.17 AC. ADDITIONAL WOOD AND PRESERV. LESS REFORESTATION. THE WORKSHEET AND ALL APPLICABLE DETAILS HAVE BEEN UPDATED-SD, 11 OF 13, AND SUMMARY-SD, 4 OF 13 ONLY. 1-3-05 REUSE AFF/REFOREST AREAS
2-23-14	REVISED LOD, AFF/REFOREST AREAS, 12 AND PRESERVATION AREA 9 DUE TO SWM IMPROVEMENTS AT THE ADJACENT PROPERTY. MP

DATE: DEC, 2014
DWN. PAV. CHECKED GB
SCALE: 1"=30'
PROJECT/FILE NO. 03012
SHEET NO. 6 OF 14

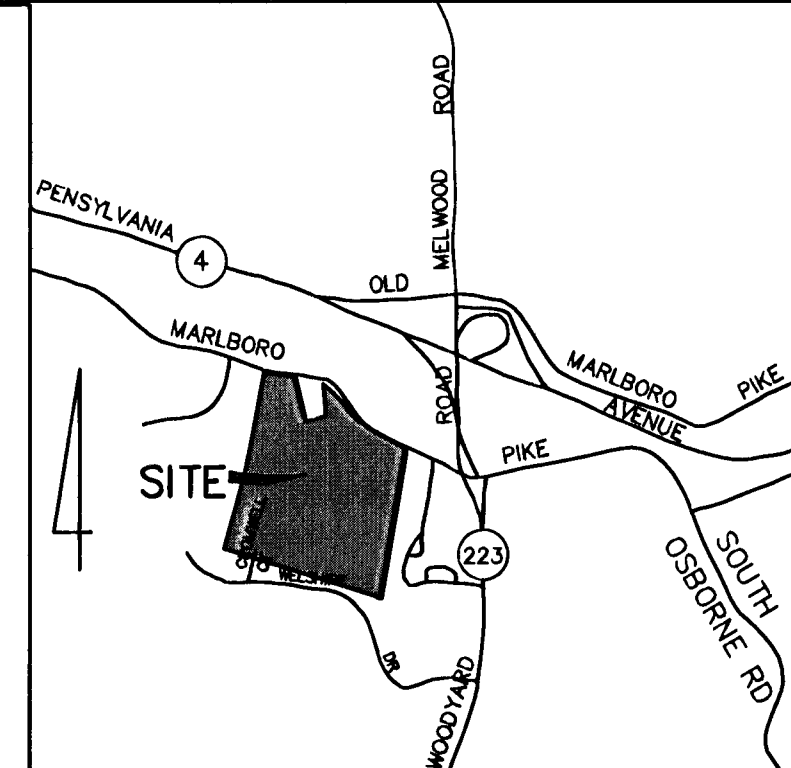


AREA 7
REFOREST/AFFOREST
0.07 AC.

P/O AREA 8
REFOREST/AFFOREST
0.58 AC.



KEY MAP
NO SCALE



VICINITY MAP
SCALE: 1"=2000'

LEGEND

- L.O.D. LIMIT OF DISTURBANCE
- BUILDING
- T-27 SPECIMEN TREE
- WOODLAND CONSERVATION AREA (TREE SAVE)
- WOODLAND CONSERVATION AREA (REFORESTATION/AFFORESTATION)
- 210 EXISTING CONTOUR
- 210 PROPOSED CONTOUR
- TREE PROTECTION FENCE (TYPE I)
- TREE PROTECTION FENCE (TYPE II)
- WOODLAND CONSERVATION SIGN
- FP—FP 100 YR. FLOODPLAIN
- FPB—FPB 25' FLOODPLAIN BUFFER
- W—W WETLANDS
- WB—WB 25' WETLAND BUFFER
- W.U.S. WATERS OF THE U.S.
- SB—SB 50' STREAM BUFFER
- PMA PATUXENT MANAGEMENT AREA

FOR OFFICIAL USE ONLY
QAR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M.N.C.P.P.C.
APPROVAL
PROJECT NAME: BELMONT CREST
PROJECT NUMBER: 09P-03094-09
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number!



LANDSCAPE PLAN CERTIFIED BY:

GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53

M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section		
APPROVAL		
TREE CONSERVATION PLAN		
TCP II-193 -92		
Approved by	J.P.M.	11-4-04
	J.S.	03-04-08
01		
02		
03		
04		
05		
06		

REVISIONS	
01	11-4-04
02	03-04-08
03	
04	
05	
06	

DATE: MARCH, 2014

DWN. PAV. CHECKED GB

SCALE: 1"=30'

PROJECT/FILE NO. 03012

SHEET NO. 7 OF 14

CONTRACT/PURCHASER:

BELMONT CREST, LLC
1600 TRADE ZONE AVENUE
SUITE 401A
UPPER MARLBORO, MD 20772
PH. (301) 218-7440
FAX. (301) 218-7460

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

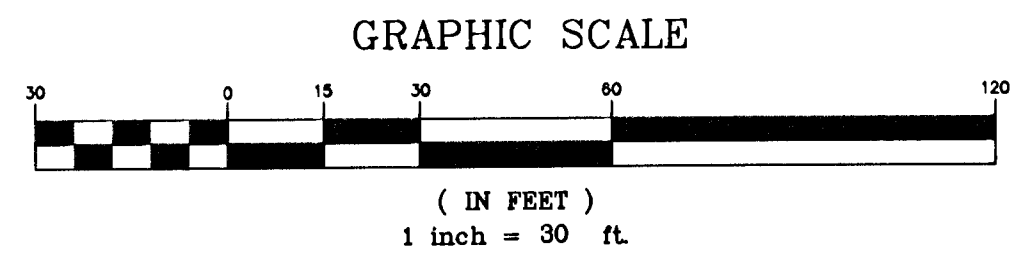
CDDI

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501

BELMONT CREST SUBDIVISION

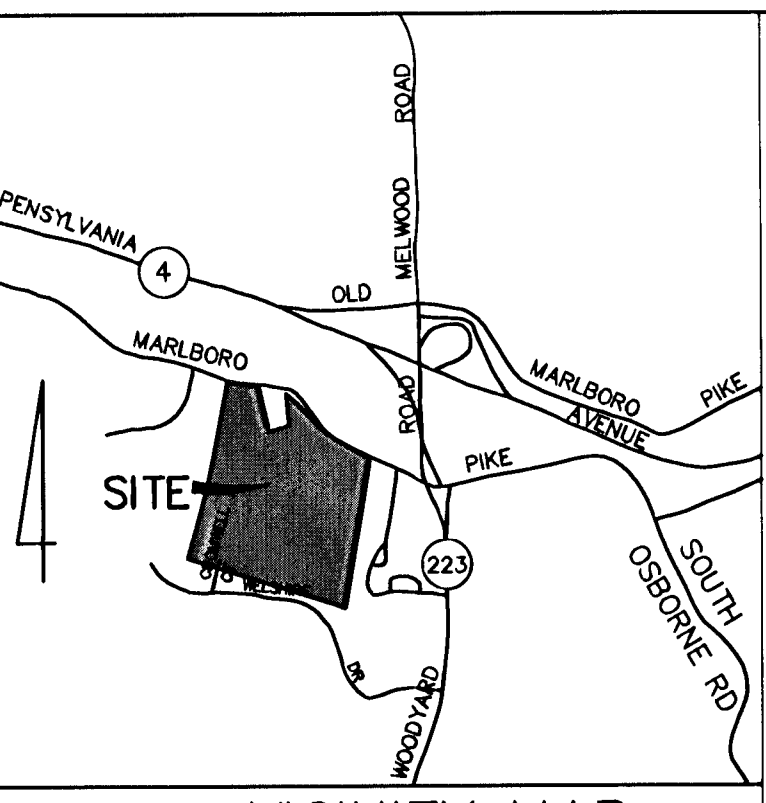
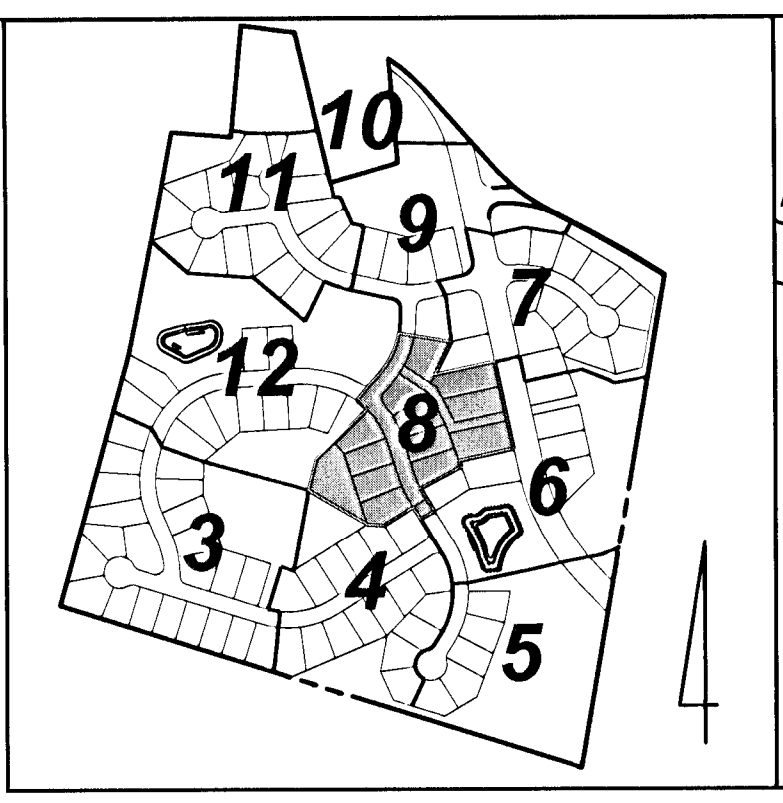
L. 10190 F. 221, L. 10190 F. 217, L. 10258 F. 180,
L. 9539 F. 107 AND L. 10258 F. 175
MELLWOOD (15th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II



P/O AREA 26
REFOREST/AFFOREST
0.31 AC.

CONTRACT/PURCHASER:
BELMONT CREST, LLC
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KEY MAP
NO SCALE

VICINITY MAP
SCALE: 1"=2000'

LEGEND

- L.O.D. LIMIT OF DISTURBANCE
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- SB—SB— 50' STREAM BUFFER
- PMA PATUXENT MANAGEMENT AREA

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M.N.C.P.P.C.
APPROVAL
PROJECT NAME: BELMONT CREST
PROJECT NUMBER: DSP-03094-09
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number



LANDSCAPE PLAN CERTIFIED BY:

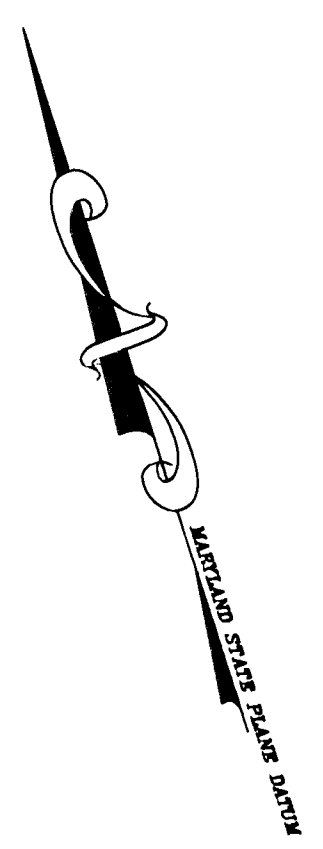
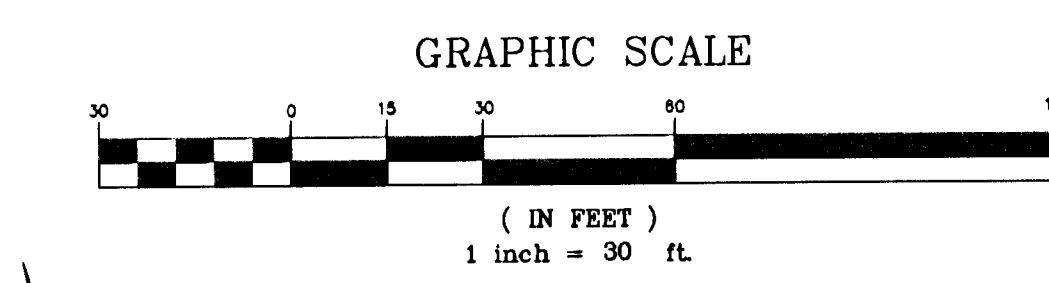
CARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53

STATE OF MARYLAND
NO. 53
12-19-2014
LANDSCAPE ARCHITECT DATE

M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section		
APPROVAL		
TREE CONSERVATION PLAN		
TCP II-193 -92		
Approved by		
01	J.P.M.	11-4-04
02	J.B.	05-04-06
03	C.R. Butson	12/19/14
04		
05		
06		

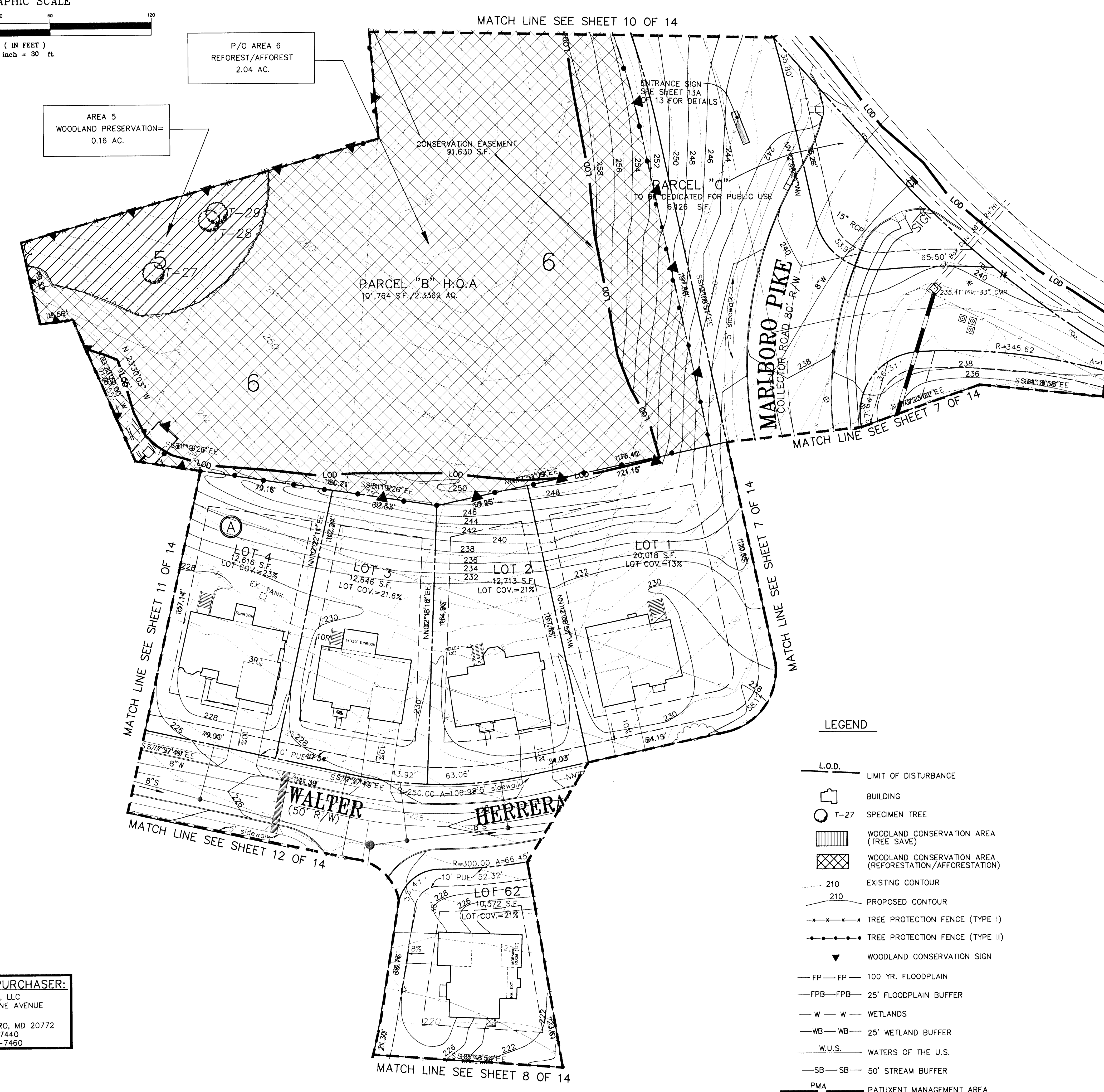
REVISIONS	
5-14-04	THESE PLANS HAVE BEEN REVISED FOR A NEW LOT LAYOUT REQUIRED BY P.C. 217 TO PROVIDE 10,000 SF LOT ALONG MARLBORO PIKE. THIS REVISION ALSO INCLUDES CHANGES TO THE SO DESIGN.
12-19-2014	THIS REVISION CREATED 0.30 AC. ADDITIONAL CLEARING, 0.17 AC. ADDITIONAL WOODLAND PRESERVATION FOR ADJUSTED LOT, AND 0.09 AC. LESS REFORESTATION. THE WORKSHEET AND ALL APPLICABLE DETAILS HAVE BEEN UPDATED-SH. 13 OF 13, AND SUMMARY, SH. 2 OF 13 REV. 2-13-05 REUSE AFF/REFOREST AREAS 05.
12-17-14	INCREASED AFF/REFOREST AREA 06 UP
DATE: MARCH, 2014	
DWN.	CHECKED
MMP	GB
SCALE: 1"=30'	
PROJECT/FILE NO. 03012	
SHEET NO. 8 OF 14	

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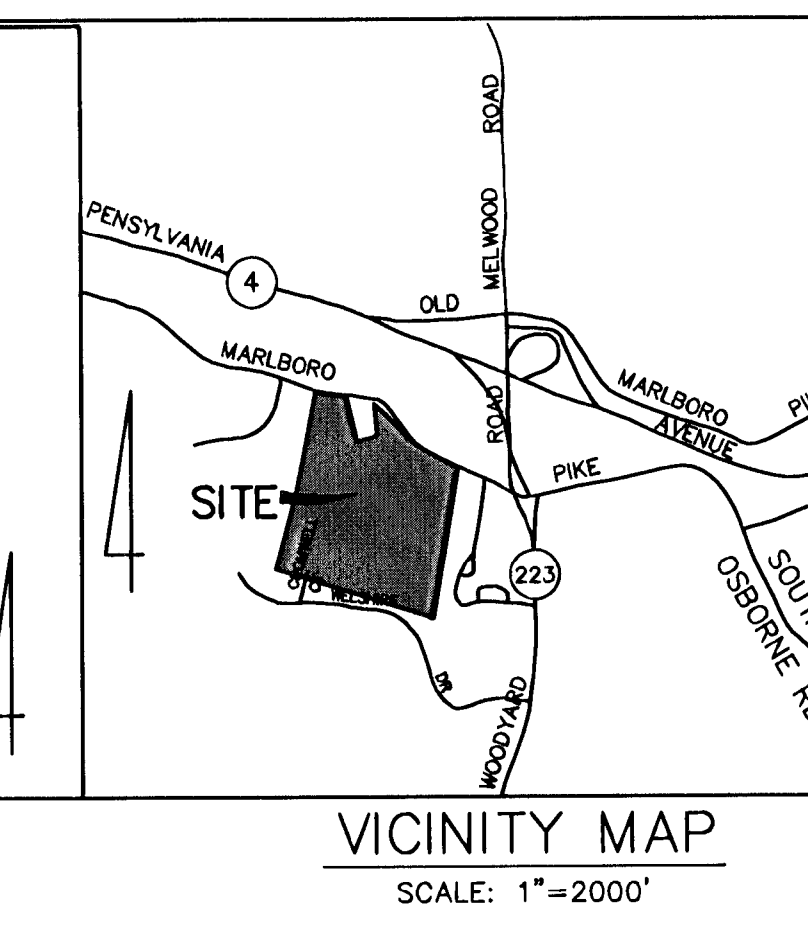
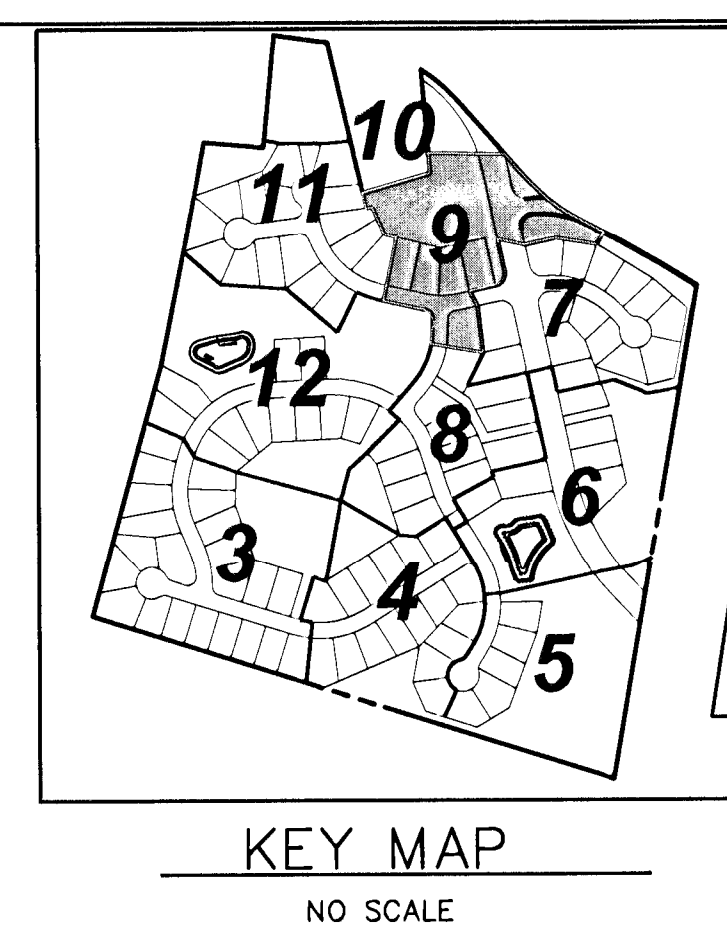


AREA 5
WOODLAND PRESERVATION=
0.16 AC.

P/O AREA 6
REFOREST/AFFOREST
2.04 AC.



- LEGEND**
- L.O.D. LIMIT OF DISTURBANCE
 - BUILDING
 - T-27 SPECIMEN TREE
 - WOODLAND CONSERVATION AREA (TREE SAVE)
 - WOODLAND CONSERVATION AREA (REFORESTATION/AFFORESTATION)
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - TREE PROTECTION FENCE (TYPE I)
 - TREE PROTECTION FENCE (TYPE II)
 - WOODLAND CONSERVATION SIGN
 - FP—FP— 100 YR. FLOODPLAIN
 - FPB—FPB— 25' FLOODPLAIN BUFFER
 - W—W— WETLANDS
 - WB—WB— 25' WETLAND BUFFER
 - W.U.S. WATERS OF THE U.S.
 - SB—SB— 50' STREAM BUFFER
 - PMA PATUXENT MANAGEMENT AREA



CDDI
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501

BELMONT CREST SUBDIVISION
L. 10190 F. 221, L. 10190 F. 217, L. 10258 F. 180,
L. 9539 F. 107 AND L. 10258 F. 175
MELLWOOD (15th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

REVISIONS	
5-14-24	THESE PLANS HAVE BEEN REVISED FOR A NEW LOT LAYOUT REQUIRED BY P.G. CITY TO PROVIDE 25,000 S.F. OF LOT ALONG MARLBORO PIKE. THIS REVISION ALSO INCLUDES CHANGES TO THE 95' DESIGN. THIS REVISION CREATED 0.30 AC. ADDITIONAL CLEARING, 0.17 AC. ADDITIONAL WOODLAND PRESERVATION, 0.17 AC. LESS REFORESTATION. THE WORKSHEET AND ALL APPLICABLE DETAILS HAVE BEEN UPDATED-SEE 13 OF 14, AND SUMMARY SHEET 1 OF 14. REVISION 2-3-25 IS REVISION AFF/REFORESTATION AREA 6.
DATE:	MARCH, 2014
DWN. PAV.	CHECKED GB
SCALE:	1"=30'
PROJECT/FILE NO.	03012
SHEET NO.	9 OF 14

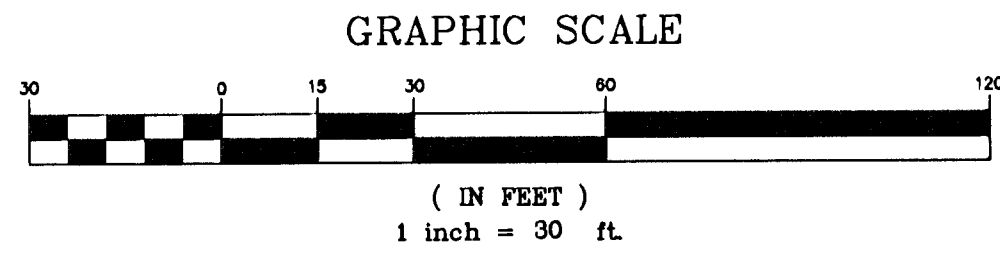
CONTRACT/PURCHASER:
BELMONT CREST, LLC
1600 TRADE ZONE AVENUE
SUITE 401A
UPPER MARLBORO, MD 20772
PH. (301) 218-7440
FAX. (301) 218-7460

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

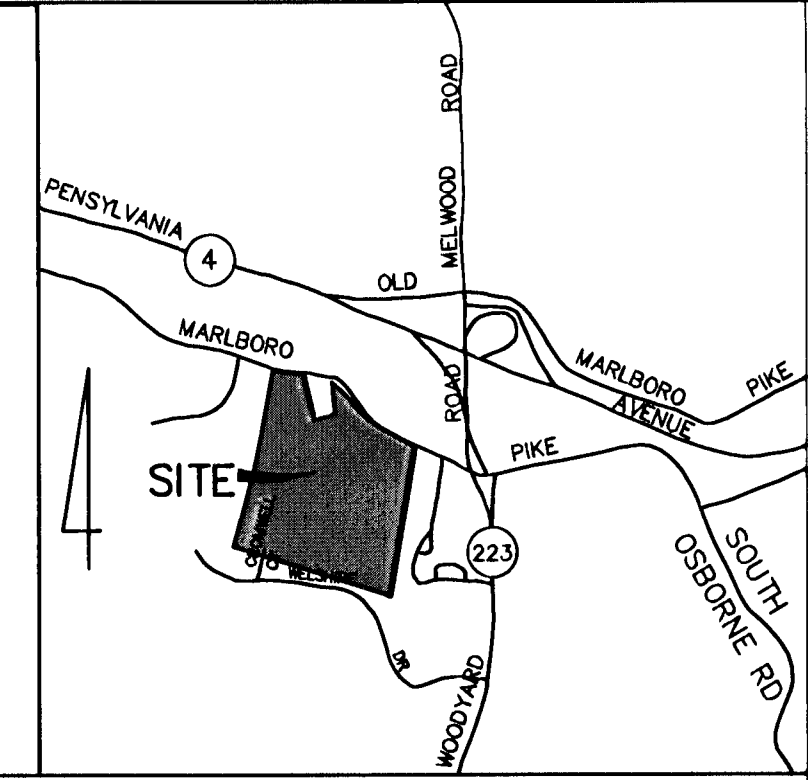
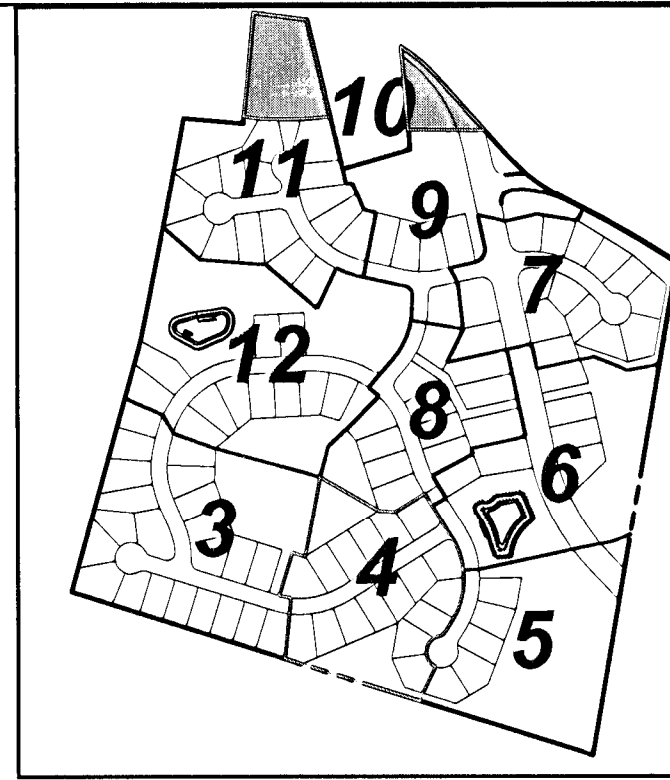
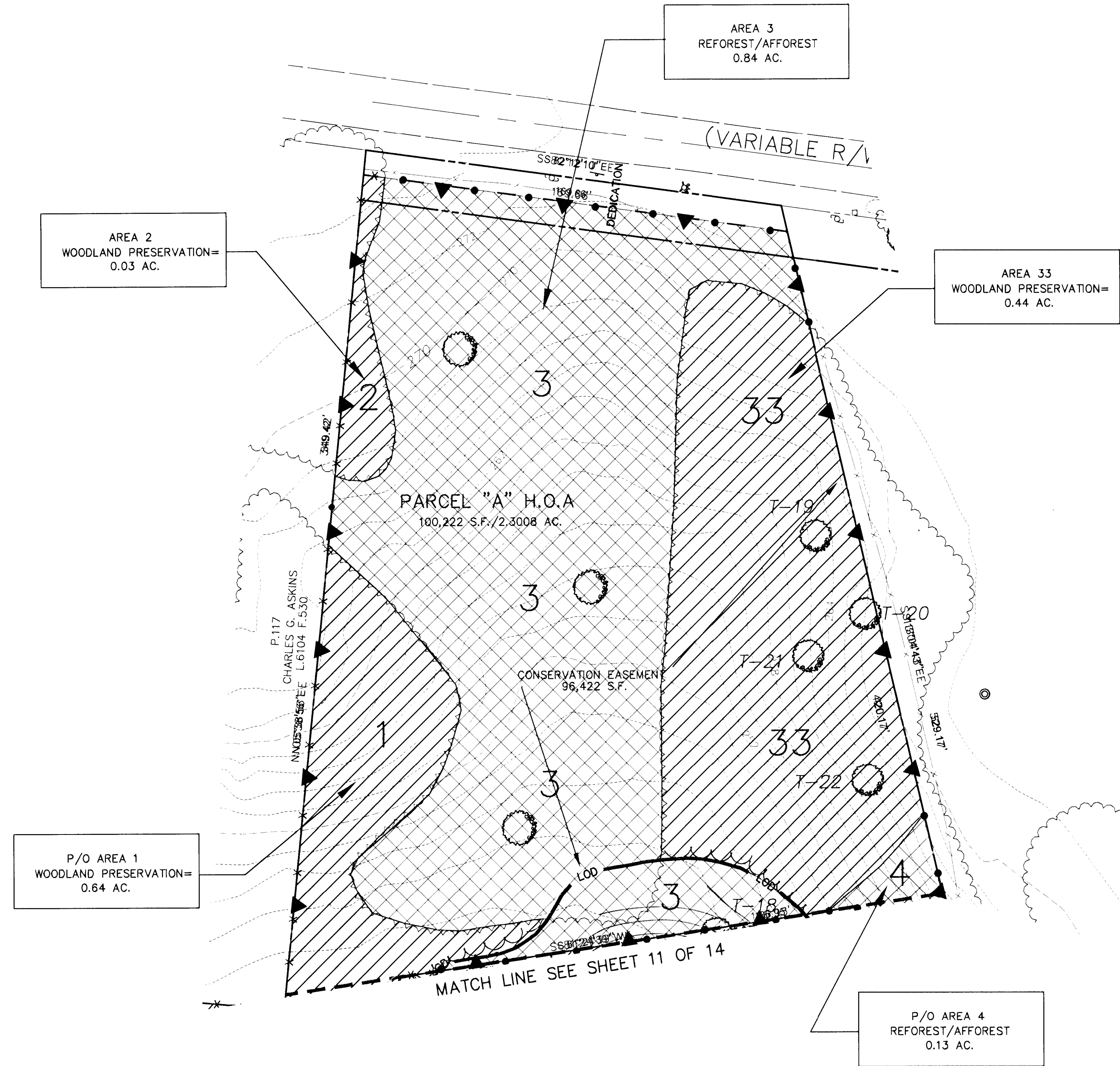
LANDSCAPE PLAN CERTIFIED BY:

GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
NO. # 53

M.N.C.P.C. Prince George's County Planning Department Environmental Planning Section		
APPROVAL		
TREE CONSERVATION PLAN		
TCP II-193 -92		
Approved by	J.P.M.	11-4-94
	J.S.	03-04-06
01		
02		
03		
04		
05		
06		

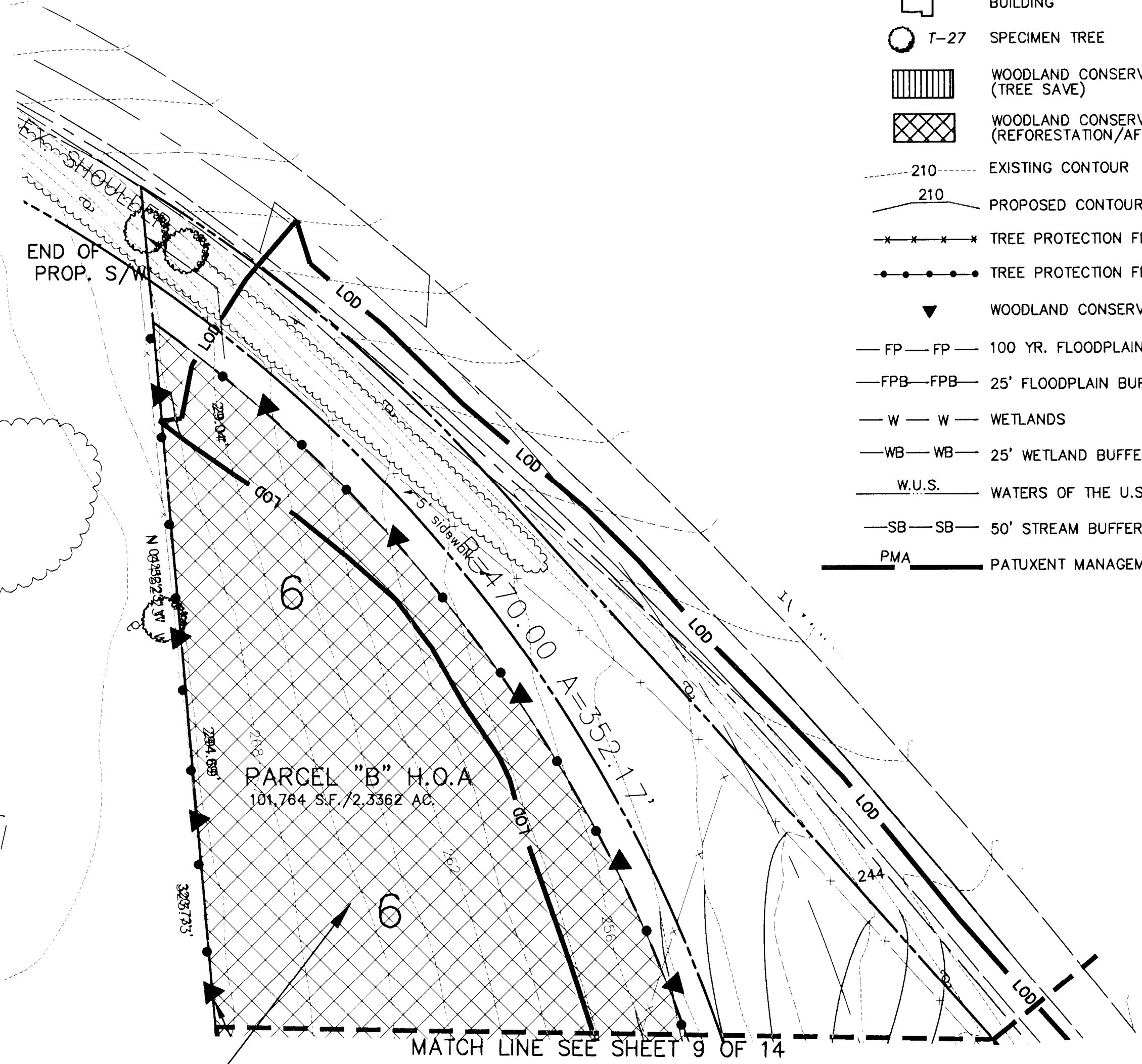


MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY



LEGEND

- L.O.D. LIMIT OF DISTURBANCE
- BUILDING
- T-27 SPECIMEN TREE
- WOODLAND CONSERVATION AREA (TREE SAVE)
- WOODLAND CONSERVATION AREA (REFORESTATION/AFFORESTATION)
- 210 EXISTING CONTOUR
- 210 PROPOSED CONTOUR
- TREE PROTECTION FENCE (TYPE I)
- TREE PROTECTION FENCE (TYPE II)
- WOODLAND CONSERVATION SIGN
- FP—FP 100 YR. FLOODPLAIN
- FPB—FPB 25' FLOODPLAIN BUFFER
- W—W WETLANDS
- WB—WB 25' WETLAND BUFFER
- W.U.S. WATERS OF THE U.S.
- SB—SB 50' STREAM BUFFER
- PMA PATUXENT MANAGEMENT AREA



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BELMONT CREST, LLC
1600 TRADE ZONE AVENUE
SUITE 401A
UPPER MARLBORO, MD 20772
PH. (301) 218-7440
FAX. (301) 218-7460

LANDSCAPE PLAN CERTIFIED BY:
GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
NO. 53
DATE 12-09-2014

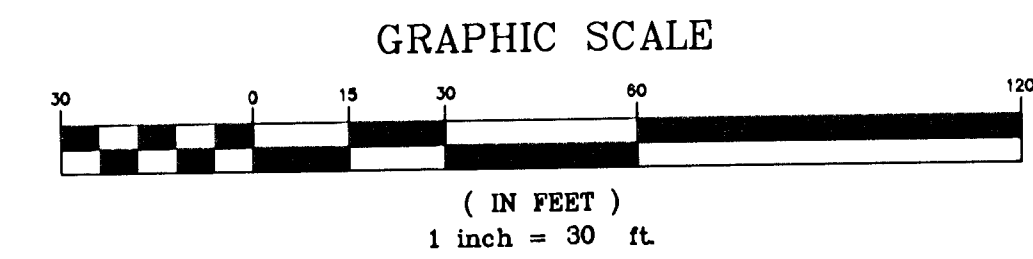
M.N.C.P.P.C.
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II-193 -02
Approved by
J.P.M. 11-4-04
J.S. 08-04-06
01
02
03
04
05
06

REVISIONS	
P-14-04 THESE PLANS HAVE BEEN REVISED FOR A NEW LOT LAYOUT. REQUIRED BY P.C. CITY TO PROVIDE 20,000 S.F. LOT SIZE ALONG MARLBORO PIKE. THIS REVISION ALSO INCLUDES CHANGES TO THE 50' BUFFER. THIS REVISION CREATED 0.30 AC. ADDITIONAL WOODLAND PRESERVATION FOR ADJUSTED L.O.D. AND 0.09 AC. LESS REFORESTATION. THE WORKSHEET AND ALL APPLICABLE DETAILS HAVE BEEN UPDATED. SH. 13 OF 13. AND SUMMARY, SH. 2 OF 13. REV. 2-3-05 REVISE AFF/REFOREST AREAS. 2-27-14 INCREASED AFF/REFOREST AREA 0.8 AC.	
DATE: DEC, 2014	
DWN: PAV	CHECKED: GB
SCALE: 1"=30'	
PROJECT/FILE NO. 03012	
SHEET NO. 10 OF 14	

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

BELMONT CREST SUBDIVISION
L. 10190 F. 221, L. 10190 F. 217, L. 10258 F. 180,
L. 9539 F. 107 AND L. 10258 F. 175
MELLWOOD (15th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

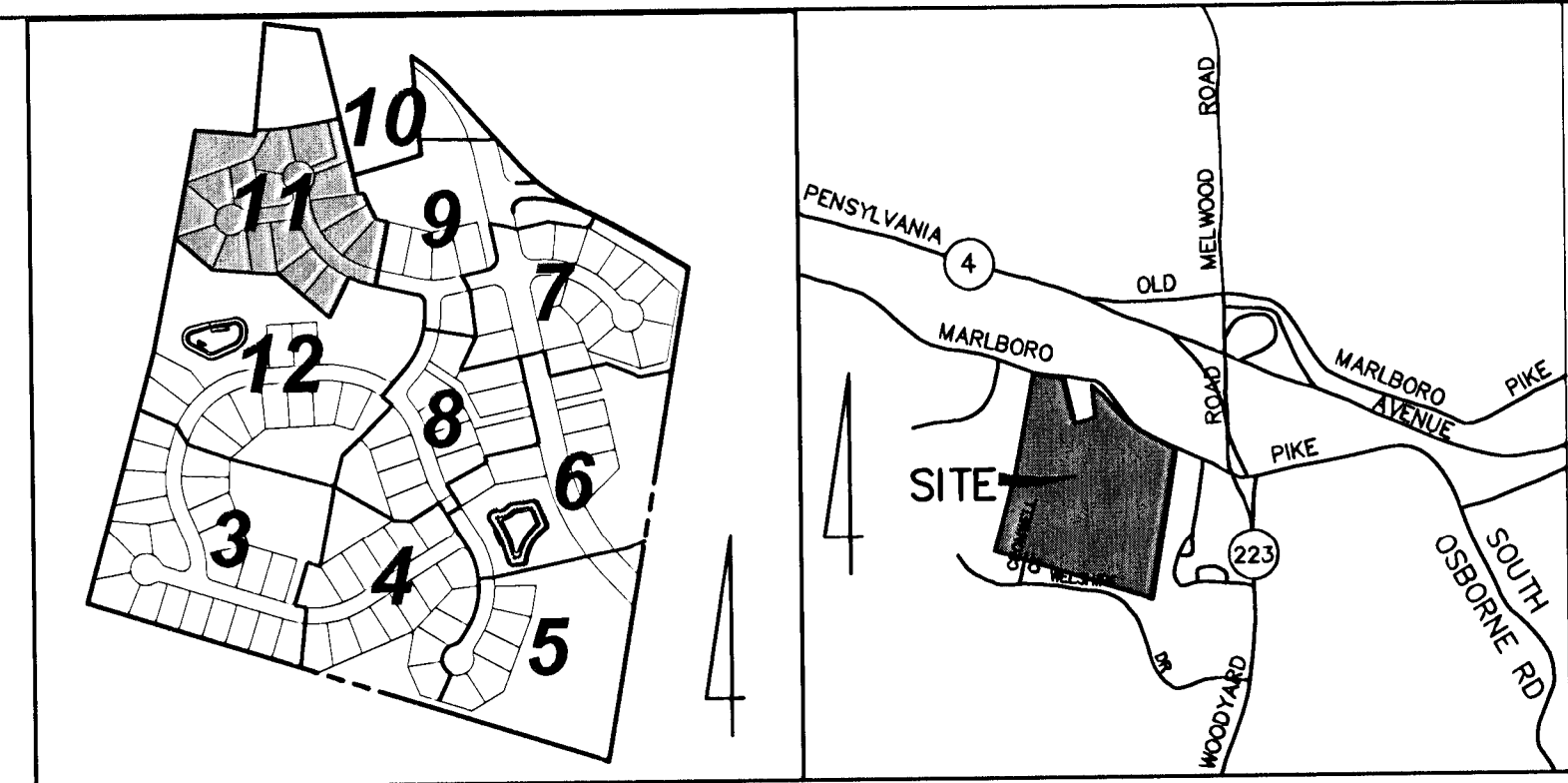
TCP II



P/O AREA 1
WOODLAND PRESERVATION=
0.64 AC.

AREA 32
REFOREST/AFFOREST
0.13 AC.

P/O AREA 4
REFOREST/AFFOREST
0.13 AC.



- LEGEND
- L.O.D. LIMIT OF DISTURBANCE
 - BUILDING
 - T-27 SPECIMEN TREE
 - WOODLAND CONSERVATION AREA (TREE SAVE)
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L. 9539 F. 107 AND L. 10258 F. 175
MELLWOOD (15th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

REVISIONS

DATE: MARCH, 2014	CHECKED: GB
SCALE: 1"=30'	
PROJECT/FILE NO. 03012	
SHEET NO. 11 OF 14	

CONTRACT/PURCHASER:
BELMONT CREST, LLC
1600 TRADE ZONE AVENUE
SUITE 401A
UPPER MARLBORO, MD 20772
PH. (301) 218-7440
FAX. (301) 218-7460

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

LANDSCAPE PLAN CERTIFIED BY:

GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53

STATE OF MARYLAND
GARY R. BUTSON
NO. 53
12-18-2014

FOR OFFICIAL USE ONLY
QR label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.

M.N.O.P.C.
APPROVAL

PROJECT NAME: BELMONT CREST

PROJECT NUMBER: OSP-03094-09

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

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

APPROVAL

TREE CONSERVATION PLAN

TCP II-193 -02

Approved by	J.P.M.	11-4-94
01	J.S.	03-04-05
02	Chad S. Duda	12/18/14
03		
04		
05		
06		

TCP II

STANDARD TYPE II TREE CONSERVATION PLAN NOTES:

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit if this grading permit expires, then this TCP2 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 measures shown on this plan at the time of the plan at 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 R-55.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is grandfathered under CB-27-2010, Section 25-117 (g).

TREE PRESERVATION AND RETENTION NOTES: Tree Preservation and Retention Notes

- All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This 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 TCP2.
- 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.

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 or 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 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 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 TCP2. The work is required to be conducted by a Licensed Tree Expert.

If development is proposed to be completed in phases:

- Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.

If existing trees are proposed for use as protection for preservation areas:

- Tree protection fencing (TPFs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land or a 50-foot forested buffer is being maintained between the limit of disturbance (LOD) and the woodland preservation areas. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluate the change to determine if a revision to the tree conservation plan is necessary or if installation of TPFs will be required.

If debris piles are noted on the FSD and located in preservation areas:

- Debris piles shown in woodland preservation areas shall be removed by hand without the use of mechanical equipment within the preservation area. Chains may be used to pull debris out of the preservation areas. Caution must be used not to damage remaining vegetation.

AFFORESTATION/REFORESTATION NOTES

- All afforestation and reforestation bonds, based on square footage, shall be posted with the county prior to the issuance of any permits. These bonds will be retained as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.
- The planting of afforestation or reforestation areas shall be completed prior to the issuance of the first building permit. (This standard note may be modified as necessary to address which building permits are adjacent to the proposed planting area.) Seeding 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 mowed. The management of competing vegetation around individual trees and the removal of noxious, invasive, and non-native vegetation within the reforestation areas is acceptable.
- All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a violation of this TCP2.
- Afforestation/reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.
- The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- At time of issuance of the first permit, the following information shall be submitted to the M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan: contractor name, business name (if different), address, and phone number.

Results of annual survival checks for each of the required four years after tree planting shall be reported to the M-NCPPC Planning Department.

- Failure to establish the afforestation or reforestation within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including the associated \$9.00 per square foot penalty unless the county inspector approves a written extension.
- Planting Specification Notes
- Quantity: (See Plant Schedule)
- Type: (See Plant Schedule)
- 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 3/4". 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 auxillary/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 by 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 roots 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.

4. 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.

5. 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.

6. Seeding Planting: Tree seedlings shall be hand planted using a dibble 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. Most soil should then be packed firmly around the roots. Seedlings should be planted at a depth where the 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.

7. 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.

8. 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.

9. Soil Improvement Measures: the soil shall then be improved according to the recommendations made by the testing company.

10. Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of 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.

11. Planting method: Consult the Planting Details(s) shown on this plan.

12. Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).

13. Groundcover Establishment: the remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.

14. Mowing: No mowing shall be allowed in any planting area.

15. Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for four years to assure that no less than 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.

16. Source of Seedlings: state name, address, and phone number of nursery or supplier. When areas designated for reforestation will be reforested by natural regeneration the following notes shall be added to the plan:

- Natural Regeneration Notes
- All areas designated for reforestation shall be reforested by natural regeneration. The following requirements and conditions apply:
1. All existing turf, ground covers, and invasive species shall be exterminated using a general broadcast herbicide such as "Round-Up" or equivalent. Secondary applications shall be applied as necessary.
2. Care shall be taken to avoid spraying any hardwood seedlings or saplings.
3. Roto-tilling of turf areas and manual removal of invasive vines shall be completed two weeks after chemical treatments are completed.
4. Reforestation signs shall be installed every fifty feet or as appropriate and two strand wire fencing shall be installed along road frontages adjacent to any reforestation areas.
5. Reforestation internal to the site shall be posted as required in the direction of any trails used to reach those areas.
6. Natural regeneration shall be encouraged by semi-annual maintenance of the designated areas. The maintenance shall, at a minimum, require removal of competitive and invasive species from the desired indigenous hardwoods. This maintenance shall occur for a period of two years.
7. After one and two years all desirable seedlings and saplings shall be counted and flagged with surveyors tape in the late fall.
8. If after two years there is less than one seedling per 50 square feet and there are indications that natural regeneration is not occurring adequately then the owners shall plant those areas with container grown seedlings at a rate of one per 50 square feet. Only naturally occurring species already present within the site shall be used.

A Four-Year Management Plan for ReAfforestation shall be added to the plan as follows:

Four-Year Management Plan for ReAfforestation Areas

Field check the re-afforestation area according to the following schedule:

Year 1: Site preparation and Tree Planting

Survival check once annually (September-November) see Note 1

Watering is needed (2 x month)

Control of undesirable vegetation as needed (1 x in June and 1 x in September min.)

Year 2-3: Reinforcement planting is needed (See Note 2)

Survival check once annually (September-November)

Control of undesirable vegetation if needed (1 x in May and 1 x in August min.)

Year 4: Reinforcement planting if needed. (See Note 2)

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.

OFFSITE WOODLAND CONSERVATION NOTES:

Prior to the issuance of the first permit for the development shown on this TCP2, all off-site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC Planning Department prior to issuance of any permit for the associated plan.

When the use of fee-in-lieu is proposed:

All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit shall be provided prior to issuance of any permit related to this TCP2 unless the project is phased. Phased projects shall pay the fee-in-lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee-in-lieu breakdown on this TCP2.

When Virginia pines are present within 40 feet of the limits of disturbance in a preservation area:

- The subject property contains Virginia pines (*Pinus virginiana*) that are subject to wind throw. All Virginia pines greater than 6 inches in diameter within 40 feet of the final proposed limit of disturbance or the boundary of the property shall be cut down by hand during the clearing of the site.
- After the Virginia pines have been removed, the contractor responsible for implementation of this TCP2 shall submit an evaluation of the stocking levels for the residual stand, management techniques to be applied to the residual stand, and supplemental planting requirements to the M-NCPPC Planning Department. This evaluation shall be submitted prior to the issuance of the first building permit to ensure that all high risk trees have been removed. A planting schedule and/or details for the management of natural regeneration to fully restore the site must be shown on the plan.

POST DEVELOPMENT NOTES

When woodlands and/or specimen, historic or champion trees are to remain:

- If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handbook "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arboreal 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.

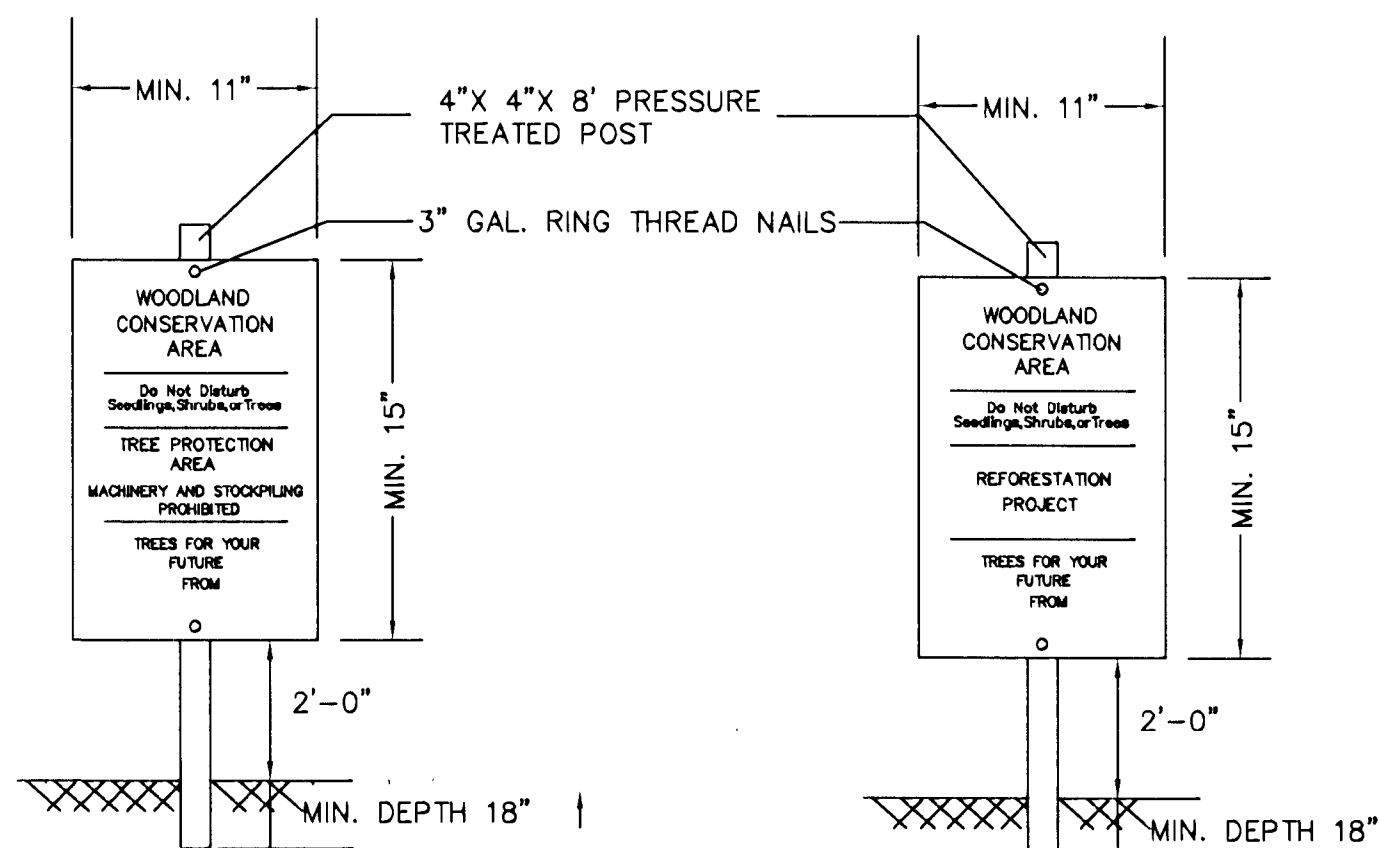
If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

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 TCP2. The work is required to be conducted by a Licensed Tree Expert.

- The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches 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 diameter shall be cut to allow contact with the ground, thus encouraging decomposition.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

- Reforestation fencing and signage shall remain in place in accordance with the approved Type 2 Tree Conservation Plan.
- Reforestation areas shall not be mowed; however, the management of competing vegetation and removal of noxious, invasive, and non-native vegetation around individual trees is acceptable.

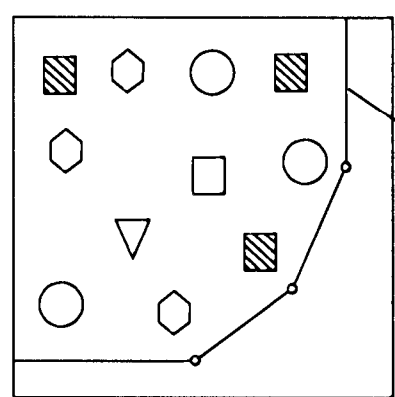
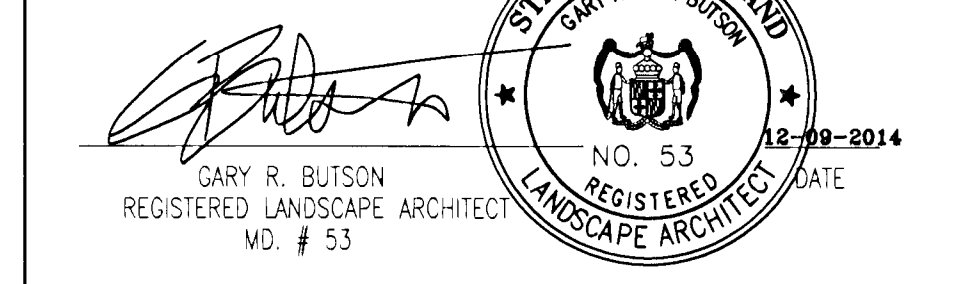


SIGNAGE

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.

LANDSCAPE PLAN CERTIFIED BY:

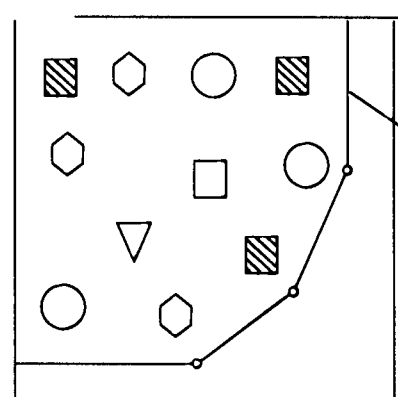


POST & SMOOTH WIRE FENCING

- RED MAPLE 500/AC (20%)= 128- 1" CAL. TREES
- PIN OAK 500/AC (20%)= 128- 1" CAL. TREES
- SWEET GUM 500 /AC (20%)= 128- 1" CAL. TREES
- WHITE PINE 500AC (20%)= 128- 1" CAL. TREES
- GREEN ASH 500/AC (20%)= 128- 1" CAL. TREES

TO BE PLANTED IN RANDOM DISTRIBUTION PATTERN

AREA TO BE REFORESTED= 1.13 AC. (PARCEL F) (1" CALIPER TREES)
TOTAL TREES FOR THIS AREA TO BE PLANTED=565



POST & SMOOTH WIRE FENCING

- RED MAPLE 1000/AC (20%)= 1,620 SEEDLINGS
- PIN OAK 1000/AC (20%)= 1,620 SEEDLINGS
- SWEET GUM 1000/AC (20%)= 1,620 SEEDLINGS
- WHITE PINE 1000/AC (20%)= 1,620 SEEDLINGS
- GREEN ASH 1000/AC (20%)= 1,620 SEEDLINGS

TO BE PLANTED IN RANDOM DISTRIBUTION PATTERN

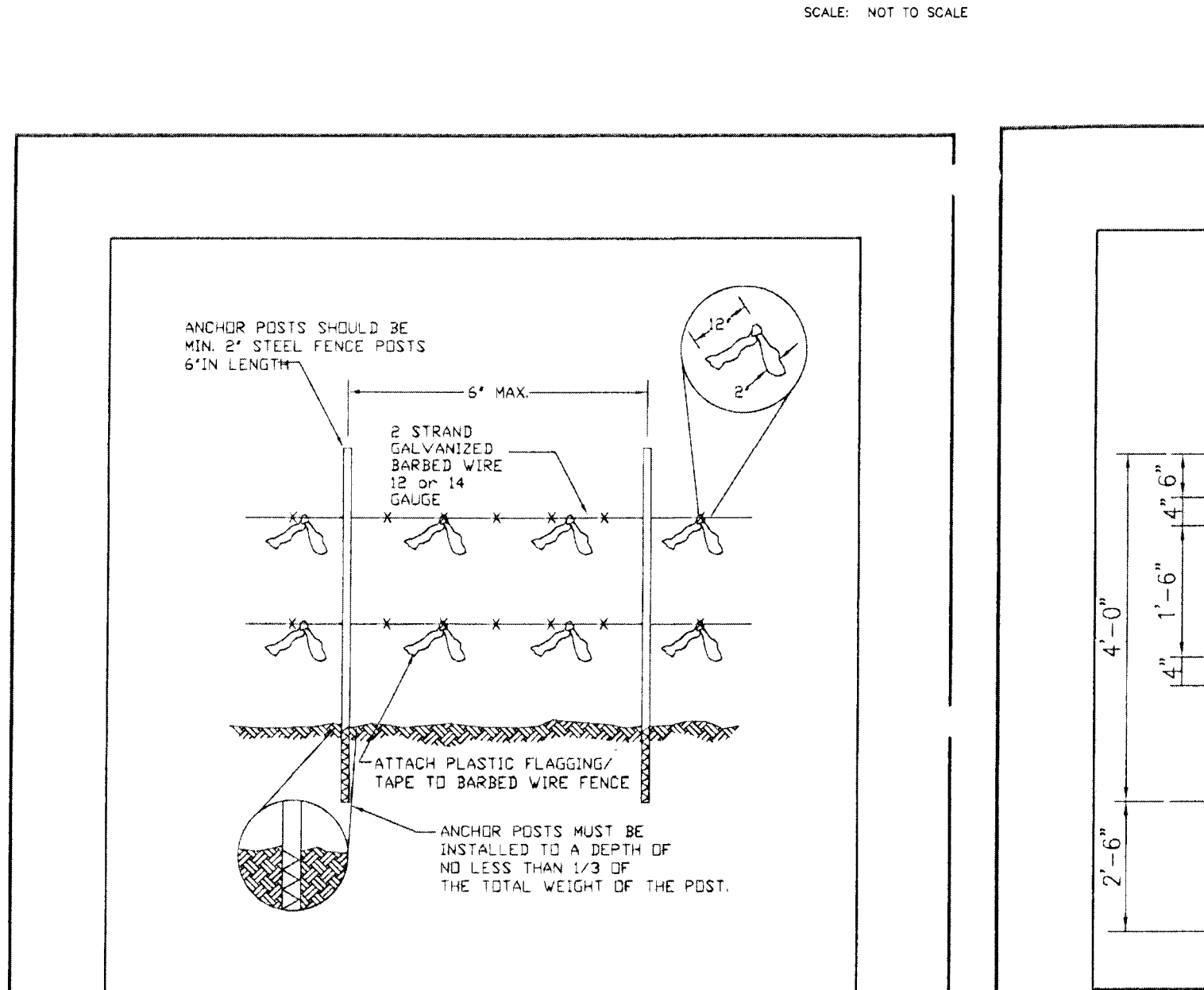
AREA TO BE REFORESTED= 7.87 AC. SEEDLINGS
TOTAL SEEDLINGS FOR THIS AREA TO BE PLANTED=7,870

AREA TO BE REFORESTED= 7.87 AC. SEEDLINGS AND 1.13 AC. 1" CAL TREES
TOTAL REFORESTATION ON THESE PLANS = 9.00 AC.

CONTRACT/PURCHASER:

BELMONT CREST, LLC
1600 TRADE ZONE AVENUE
SUITE 401A
UPPER MARLBORO, MD 20772
PH. (301) 218-7440
FAX. (301) 218-7460

DECIDUOUS TREE PLANTING-VERTICAL STAKES



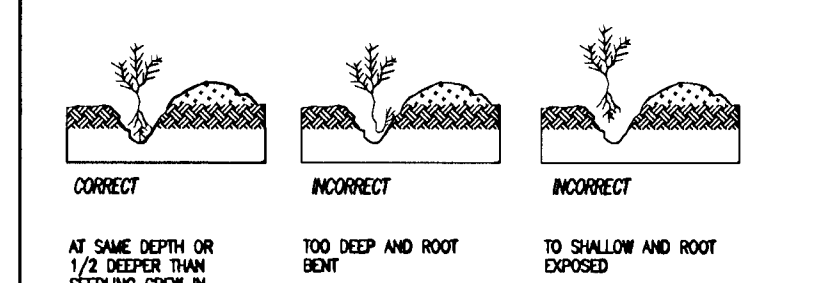
NOTES: (MUST BE INCLUDED WITH DETAILS)

- FOREST PROTECTION DEVICE ONLY.
- RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED.
- WOOD CHIPS OR MULCH SHOULD BE APPLIED TO THE SOIL SURFACE.
- SHARPED WIRE SHOULD BE SECURELY ATTACHED TO POSTS.
- STAKE SHOULD BE PLUSH WITH TOP OF WOOD POST.
- PROTECTIVE SIGNAGE IS ALSO REQUIRED.

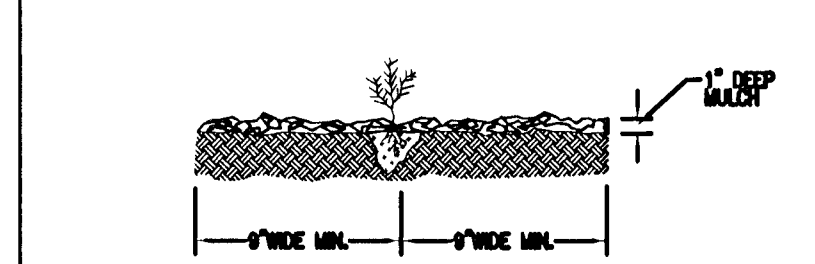
TYPE 2 (TEMPORARY) TREE PROTECTION FENCE FOR REFORESTATION AREAS

August 2010 A-4 DET-6
TEMPORARY TREE PROTECTION DEVICE 2 (TPD)

C. CORRECT AND INCORRECT PLANTING DEPTH



SEEDLING AND WHIP PLANTING SPECIFICATION

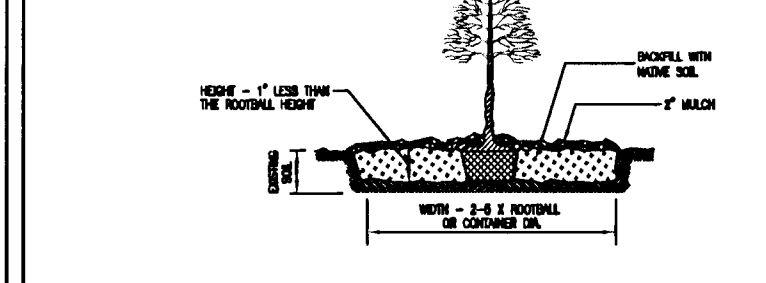


NOTE: MULCHING NEWLY PLANTED SEEDLINGS HELPS THE SOIL RETAIN MOISTURE AND IT PROTECTS THE SEEDLING FROM COMPACTION AND STEM INJURIES.

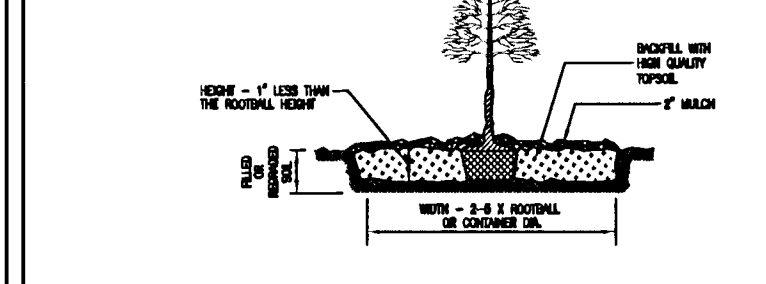
HANDLING AND PLANTING OF SEEDLING (4)

SEEDS SHOWN FROM NURSERY ARE FIRST GRADE SEEDS

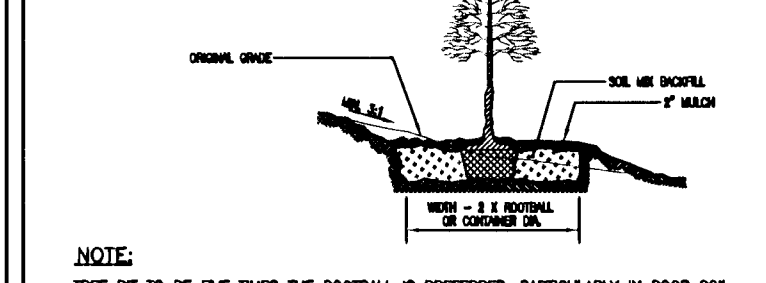
UNDISTURBED SOIL



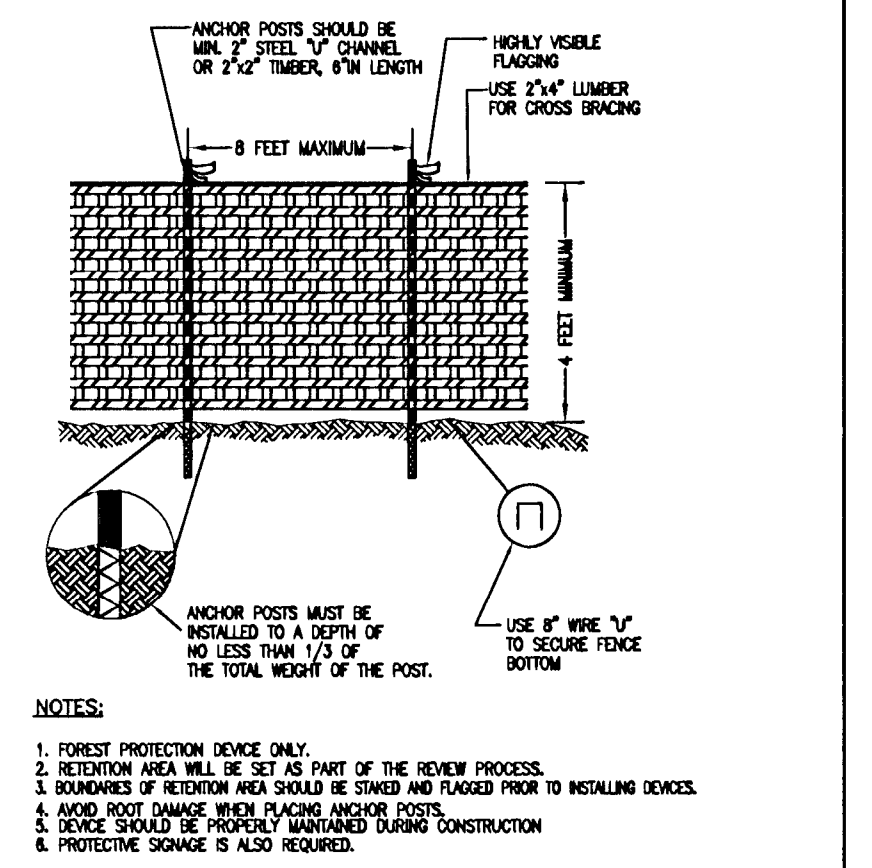
DISTURBED SOIL



PLANTING ON SLOPE

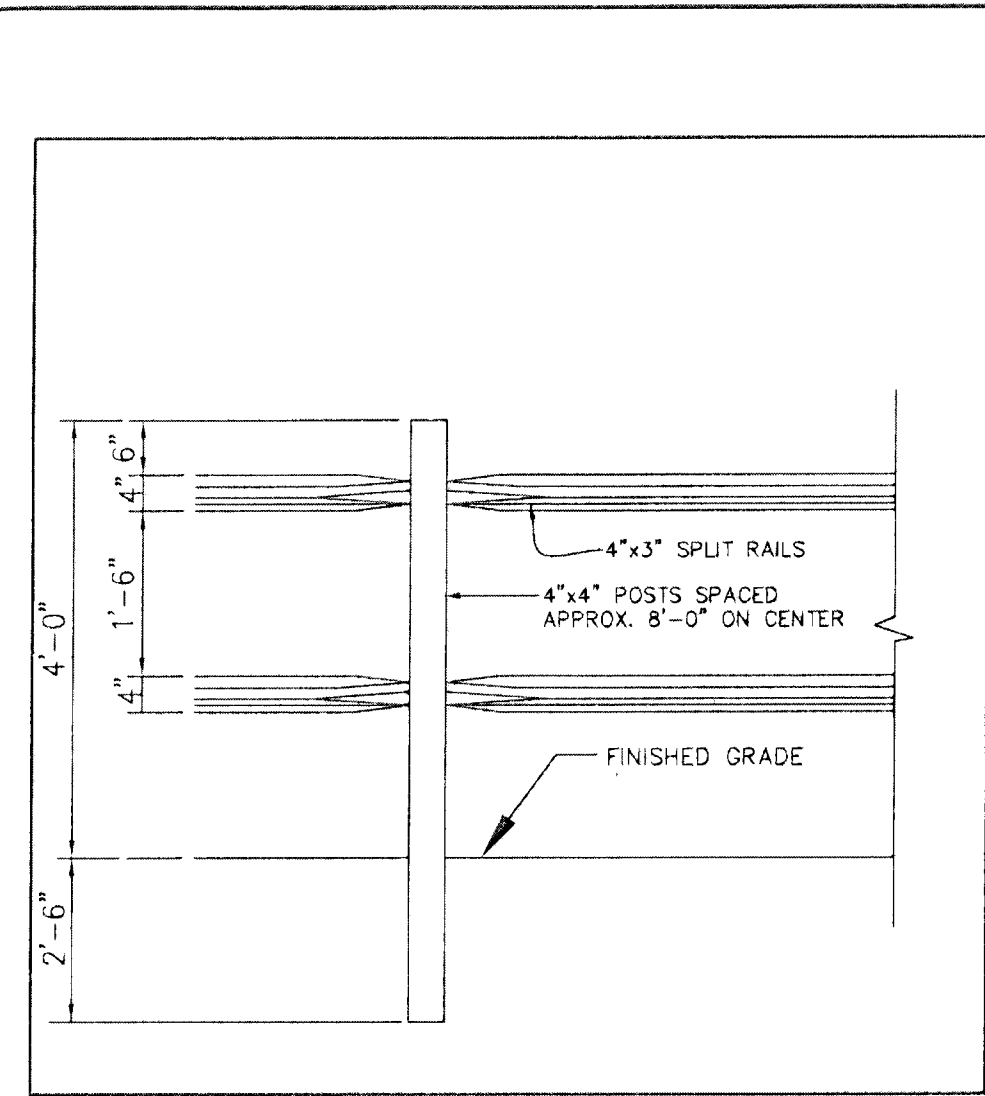


NOTE: TREE PIT TO BE FIVE TIMES THE ROOTBALL IS PREFERRED, PARTICULARLY IN POOR SOIL.



BLAZE ORANGE PLASTIC MESH TREE PROTECTION FENCING (TYPE 1) FOR WOODLAND PRESERVATION AREAS

TEMPORARY TREE PROTECTION DEVICE 1 (TPD)



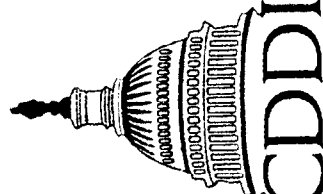
NOTES:

- POSTS SHALL STAND PLUMB.
- RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING.
- REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET.
- TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
- SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE FOR REFORESTATION AREAS

August 2010 A-4 DET-9
PERMANENT TREE PROTECTION DEVICE 3 (PPD)

FOR OFFICIAL USE ONLY
OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: BELMONT CREST
PROJECT NUMBER: DSP-01094-09
For Conditions of Approval use the Plan Cover Sheet or Approval Sheet
Approval numbers must be included in the Project Number



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501

BELMONT CREST SUBDIVISION
L. 10190 F. 221, L. 10190 F. 217, L. 10258 F. 180,
L. 9539 F. 107 AND L. 10258 F. 175
MELWOOD (45TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II DETAILS

REVISIONS

3-3-08 REVISE ANY PROPOSED AREAS
2-27-10 REVISE CHECKLIST AND NOTES
DUETO CHANGES ON PARCELS 5, 6
11-17-14 REVISE REF RATIO FOR PER
M-NCPPC COMMENTS, MP

DATE: DEC., 2014

DWN. CHECKED
MP. GB

SCALE: AS SHOWN

PROJECT/FILE NO. 03012

SHEET NO. 13 OF 14

M-NCPPC Prince George's County Planning Department Environmental Planning Section		
APPROVAL		
TREE CONSERVATION PLAN		
TCP II-193 -092		
Approved by		
J.P.M.	11-4-04	
J.S.	03-04-05	
K.D. S.O.	12/4/4	
01		
02		
03		
04		
05		
06		

