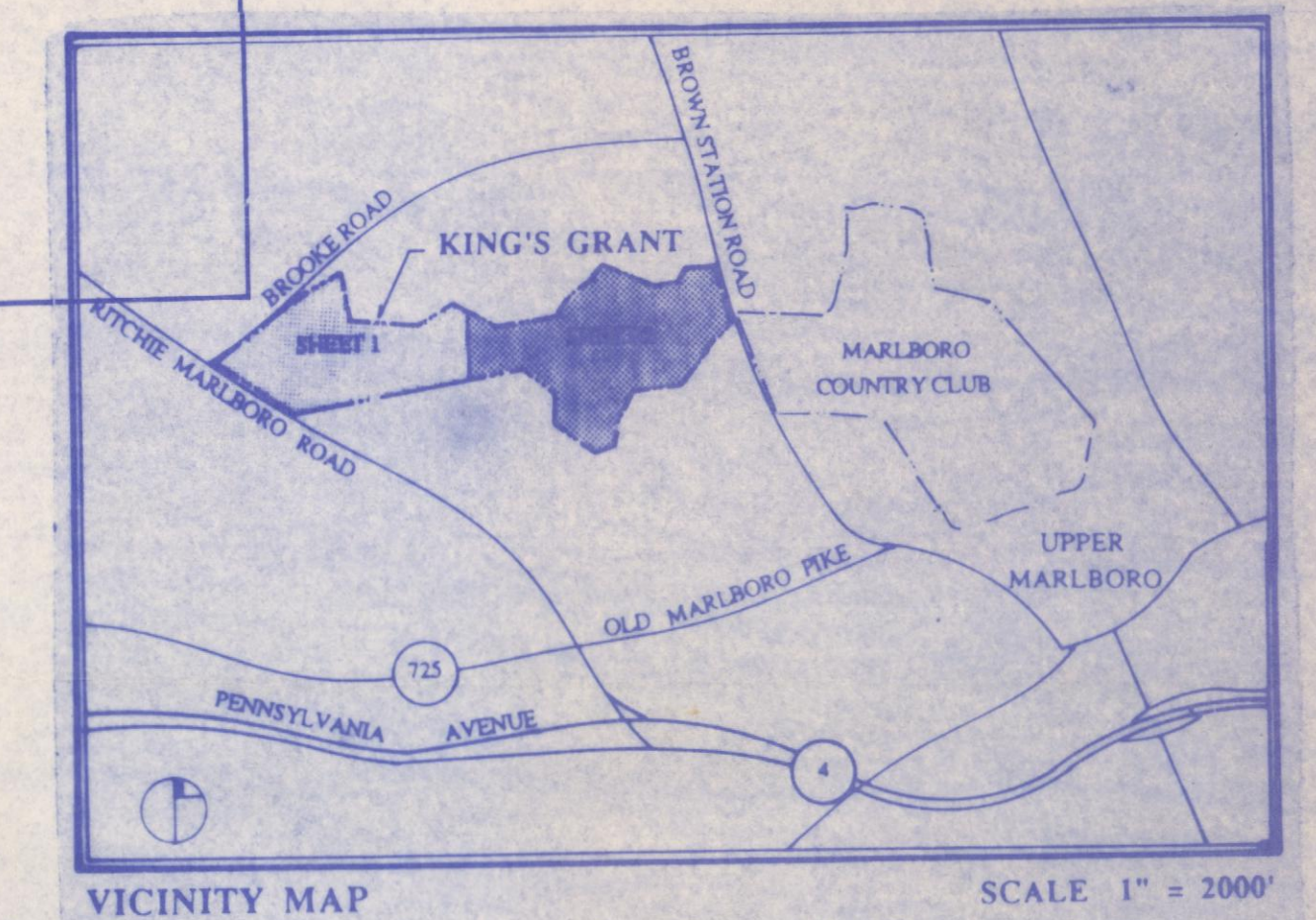
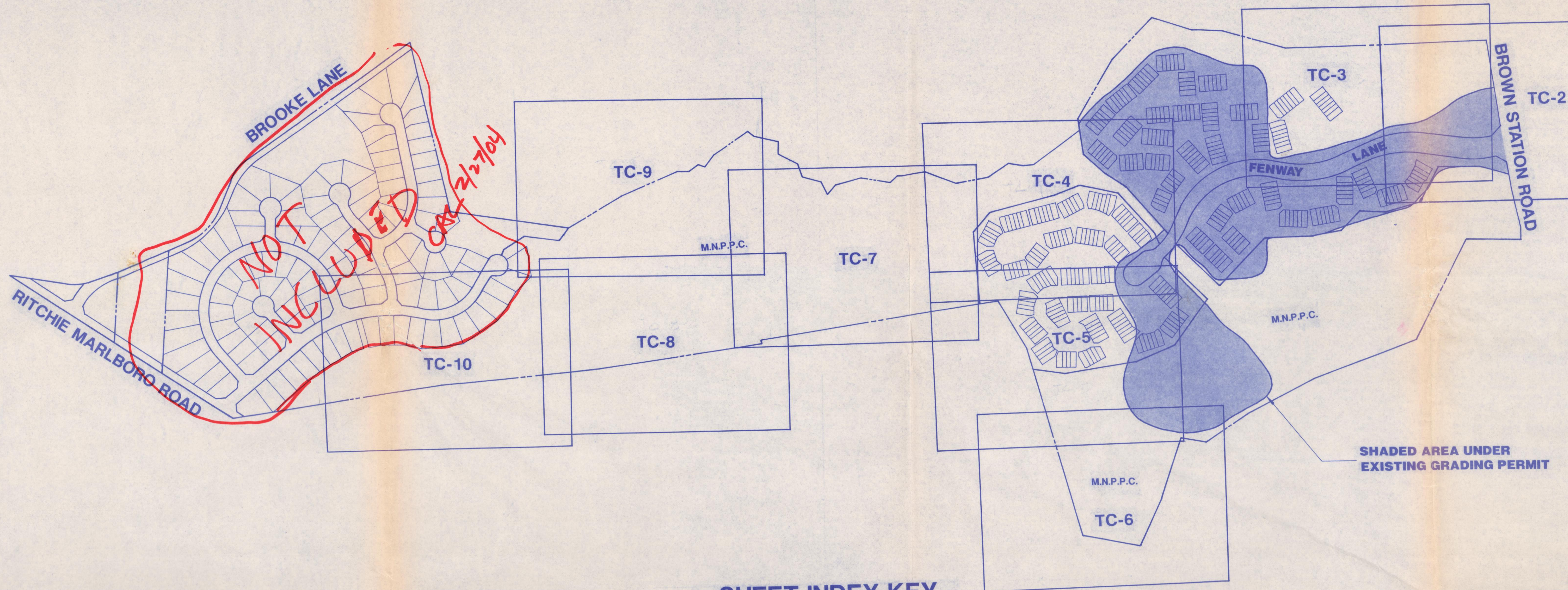




SHEET INDEX KEY

APPROVED M.N.C.P. & P.C. DEPT. OF PARKS AND RECREATION
for park properties only

Kings Grant

The tree conservation proposed on this plan includes 21.7 acres to satisfy that tree conservation requirements for the Villages of Marlborough. The exact requirements shall be shown on the development plans for the Villages of Marlborough to be developed by Coscan Land. Villages of Marlborough development data:

Gross Tract Area: 47.2 Acres
100 Year Floodplain: 6.6 Acres
Net Tract: 40.6 Acres
Zoning: CDZ
Maximum Forest Conservation Required (State Law): 20.0 Acres

Forest Conservation available on this plan (Kings Grant) to satisfy Villages of Marlborough requirements (49.4 - 27.7): 21.7 Acres

SIGNATURE: *Raymond B. Paffay Jr.*
PRINCIPAL PARK PLANNER

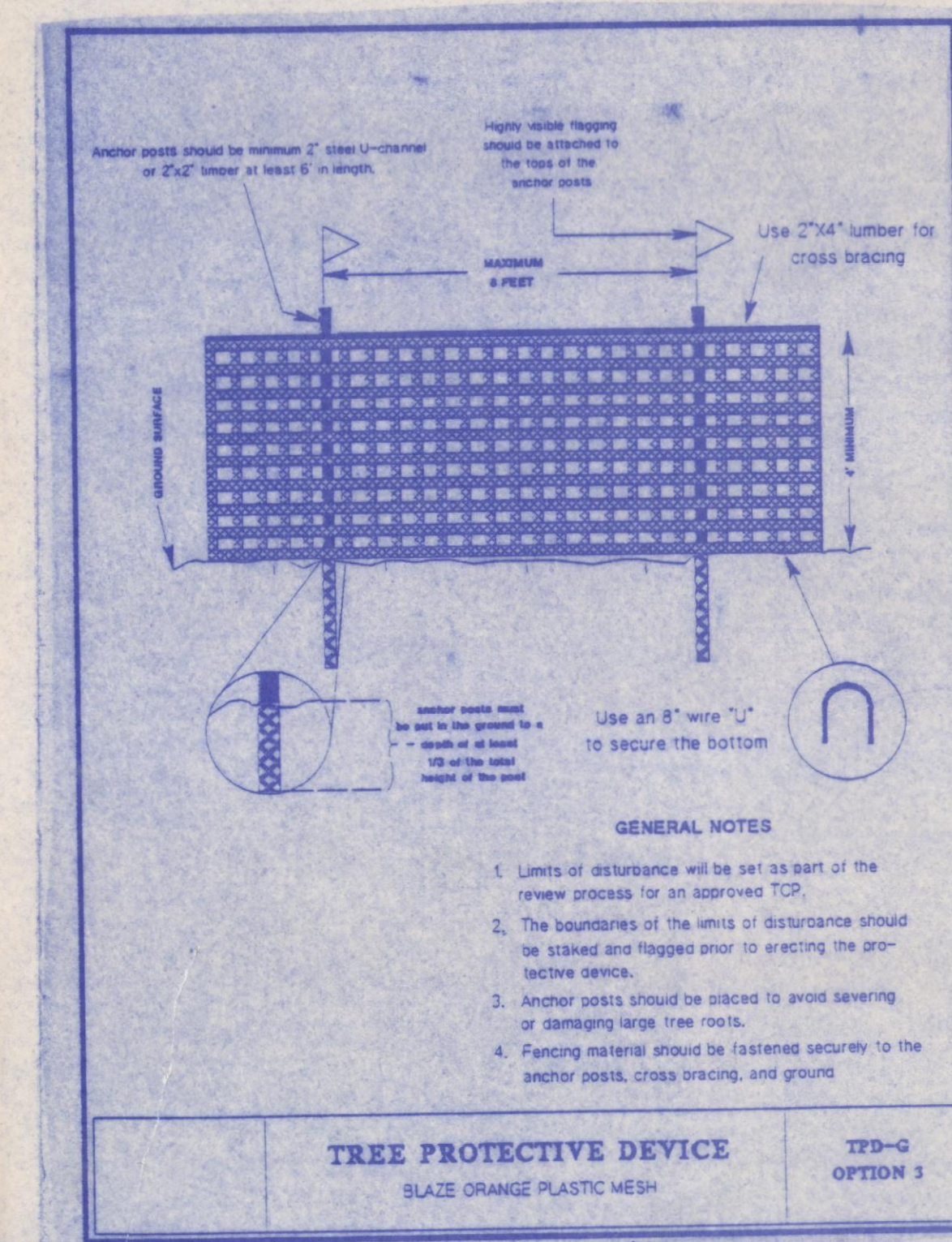
DATE: *Nov 16, 1992*

Tree Conservation Data (Area in Acres)					
Sheet #	MNCP&PC	H.Q.A.	Mature Woods	Regeneration	Total
2	0	1.80	1.80	0	1.80
3	0	4.07	4.07	0	4.07
4	2.80	0.27	3.07	0	3.07
5	0.36	0.51	0.87	0	0.87
6	0	0	0	0	0
7	13.88	0	13.88	0	13.88
8	8.72	0	4.63	4.09	8.72
9	10.74	0	5.79	3.95	9.74
10	5.55	0	1.56	3.99	5.55
Totals:	42.05	6.65	35.67	12.03	47.70

Total Tree Conservation Provided = 47.70 Acres (REQUIRED 27.70)
Including Villages of Marlborough = 27.7 + 20 = 47.7 Acres

TCP Site Information	
Existing Zoning:	CDZ
Gross Tract Area:	197.35 Acres
100-year Floodplain:	16.47 Acres
Area of Dedicated Roads:	14.10 Acres
Area Disturbed Under Existing Grading Permits:	28.31 Acres
Remaining Net Tract Area:	138.47 Acres
Woodland Conservation Required: = Net Tract X .2	27.70 Acres
Woodland Conservation Provided:	49.40 Acres

- General Notes**
- No tree cutting shall take place on this site without the expressed, written consent of the Prince George's County Planning Board or its designee.
 - Any tree cutting or clearing beyond the limits of disturbance in tree preservation areas shall be subject to a mitigation fee of \$1.20 per square foot.
 - Tree preservation areas shown on this plan include existing wooded areas only. No reforestation is proposed.
 - This Type II tree conservation plan includes previously approved site plans: SDP 8949 and SDP 9020.



PROVIDE THIS DETAIL AT LIMITS OF DISTURBANCE PRIOR TO GRADING ADJACENT TO TREE CONSERVATION AREAS. REFER TO SEDIMENT CONTROL PLANS FOR ADDITIONAL NOTES AND DETAILS.

PREPARED FOR:
COSCAN OF WASHINGTON
8521 LEESBURG PIKE SUITE 200
VIENNA VIRGINIA, 22180
(703) 356-9090

THIS TREE CONSERVATION PLAN INCLUDES TEN SHEETS

PRINTED
AUG 10 1993
GUTSCHICK, LITTLE & WEBER, P.A.

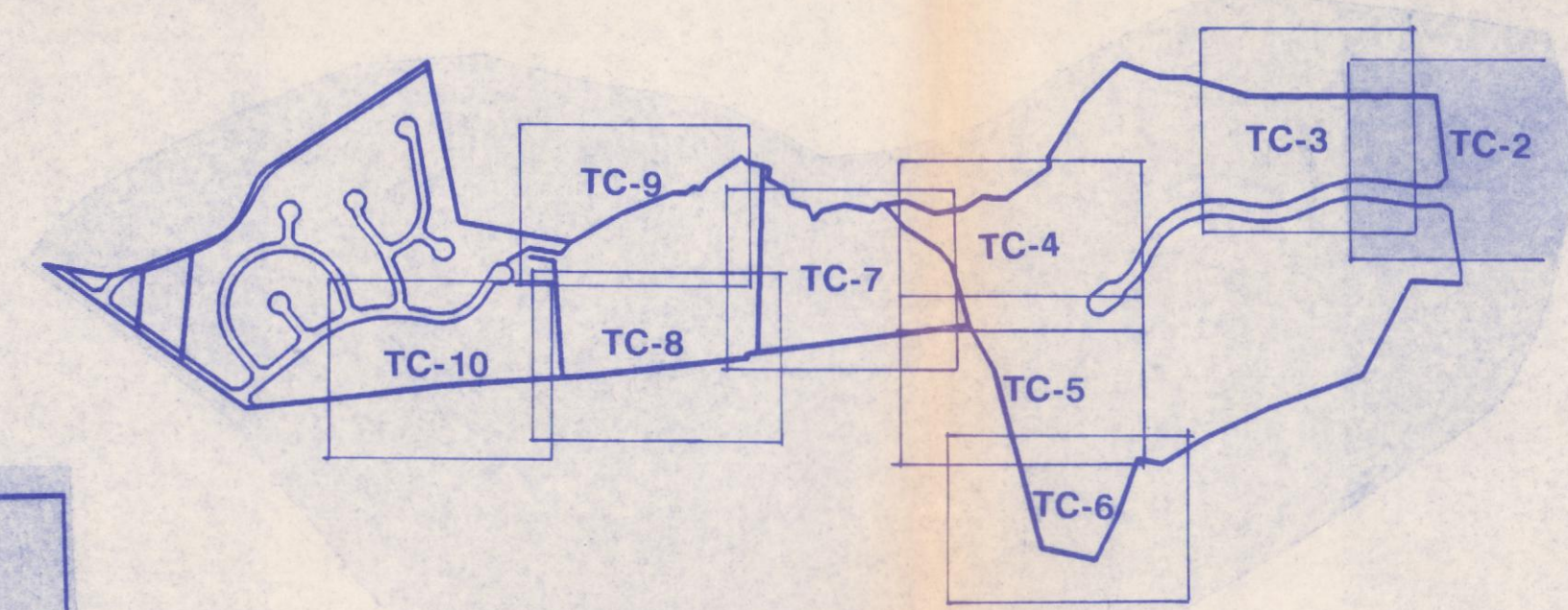
Reviewed approved per
black 8-10-93 OFW

M-NCPPC Prince George's County Planning Department Natural Resources Division
APPROVAL TREE CONSERVATION PLAN TCP- II 206/13 L
JL Chase BY R. New 92 DATE

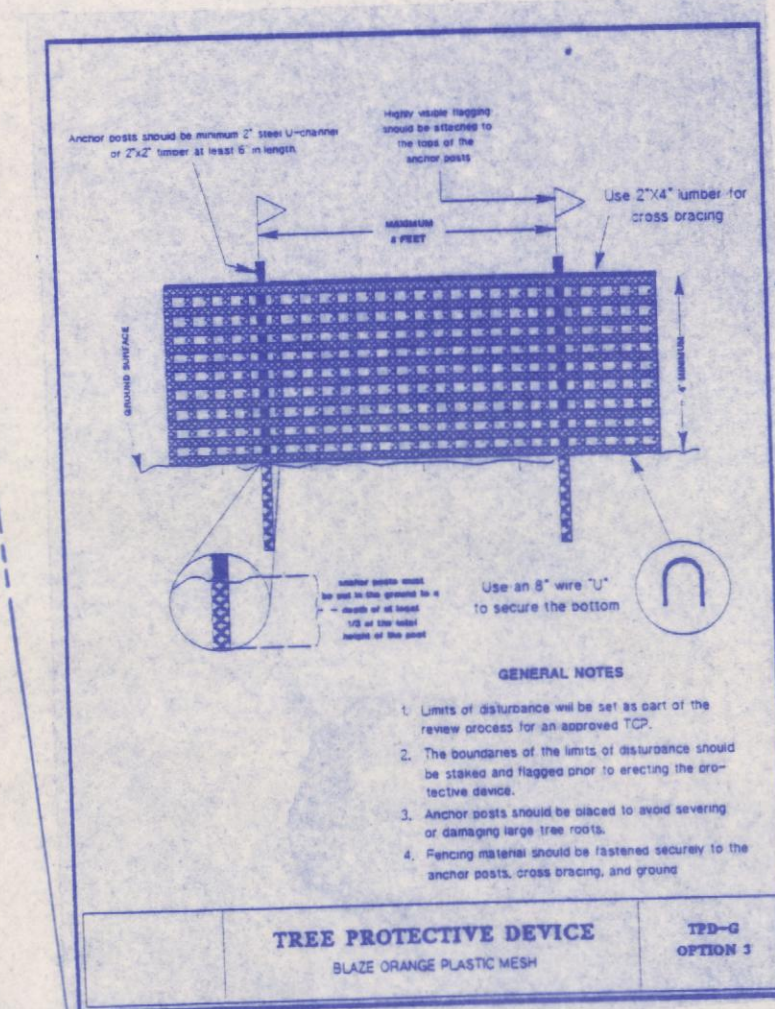
RICHMOND AMERICAN HOMES
OF VIRGINIA, INC.
L. 6759 F. 779

R-R
UNDER CONSTRUCTION

SINGLE FAMILY UNDER CONSTRUCTION



SHEET INDEX KEY



GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS
PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250
BURTONSVILLE, MARYLAND 20866
TEL: (301) 421-4024 METRO: (301) 989-2524
BALTO: (410) 880-1820 FAX: (301) 421-4186

KINGS GRANT
OWNER: COSCAN LAND

REVISION		
No.	Description	Date

PROJECT NAME
KINGS GRANT

DRAWING TITLE
**TYPE II-TREE
CONSERVATION PLAN**

Drawn E.B.	Approved K.W.H.	Job No. 88-094
Sr. V. Pres. In Charge	Project Manager D.L.L.	Project Architect K.W.H.
Scale 1" = 30'	Drawing No.	
Date OCT. 92		

Revision approved per block
DW 8-10-93
M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP- II/266192
BY JL SHOT DATE 4 Nov 92

TC 2

R-R

RICHMOND AMERICAN HOMES
OF VIRGINIA, INC.
L.6759 F.779

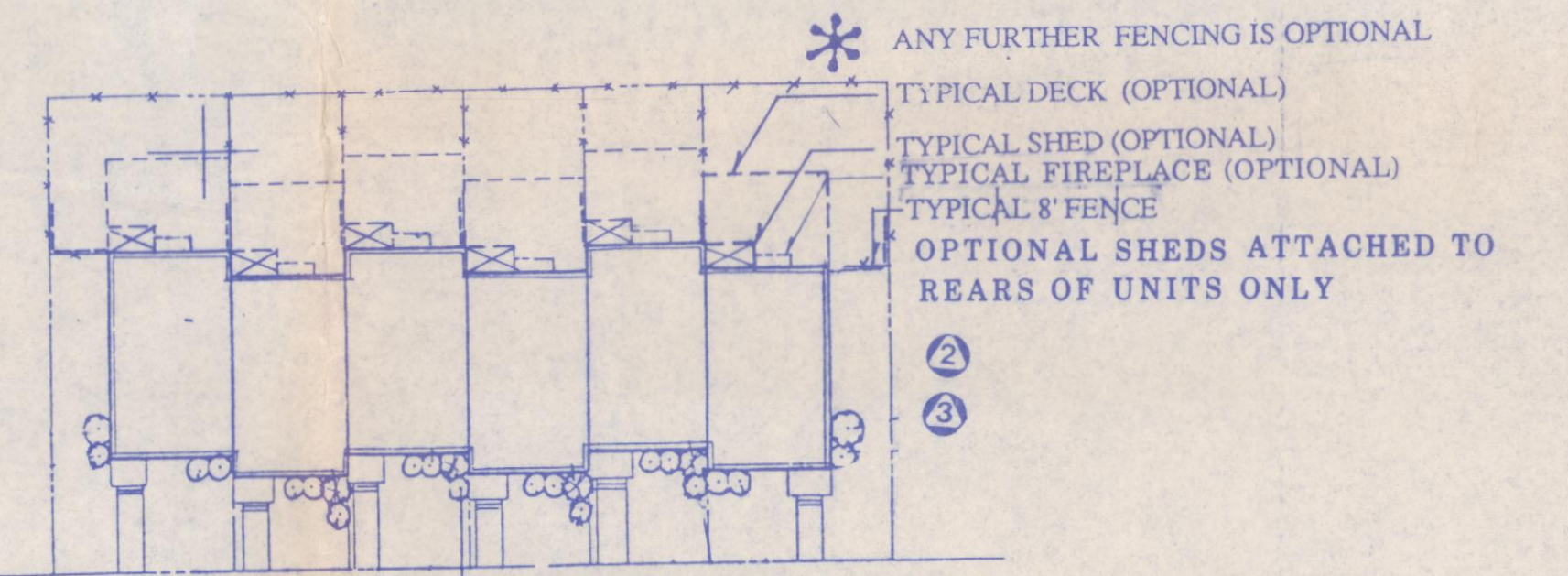
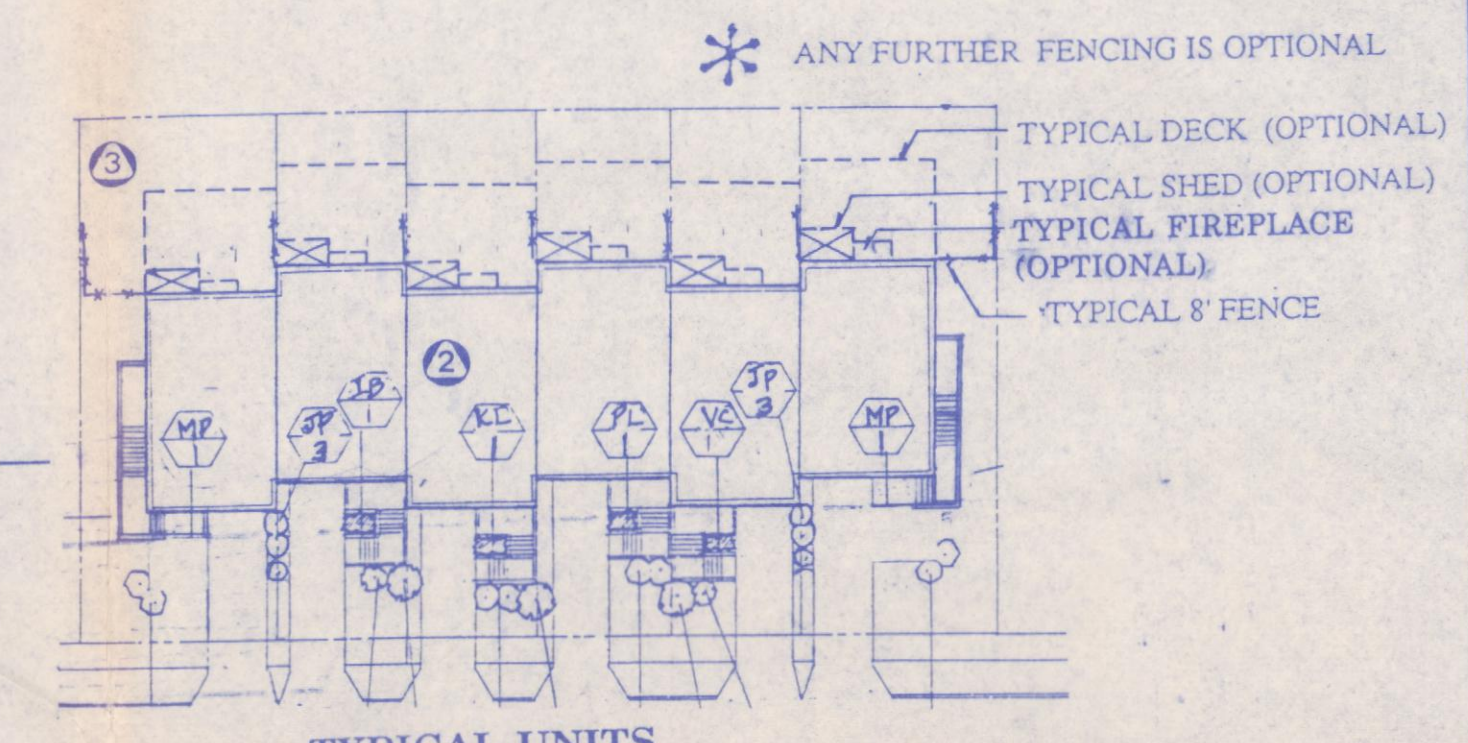
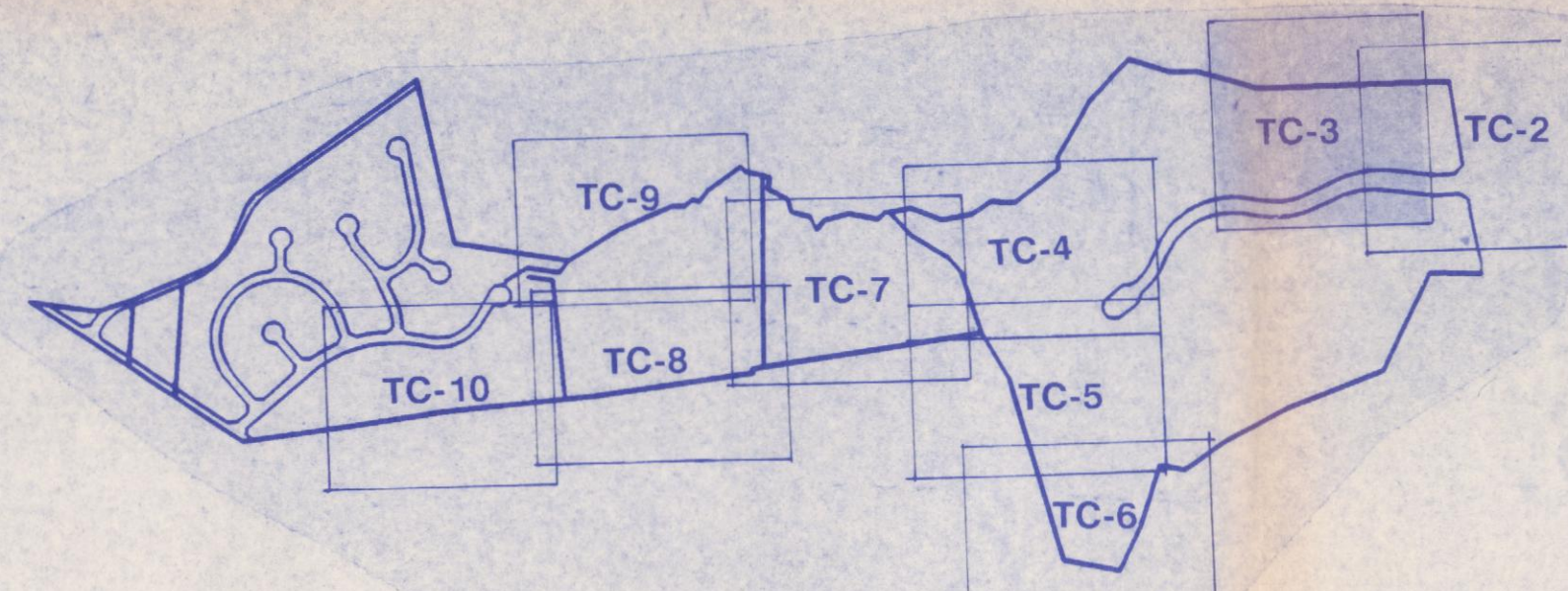
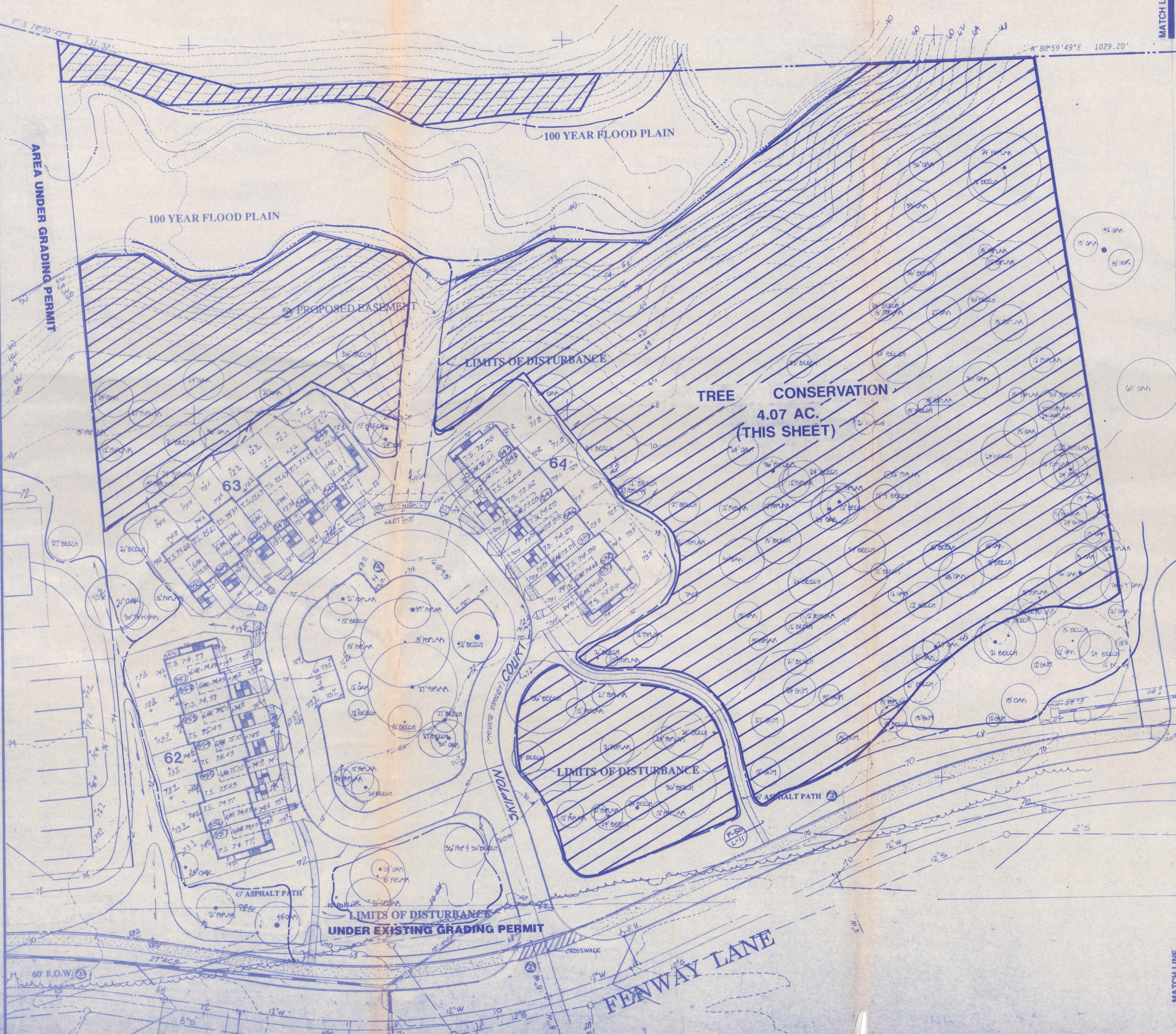
① SINGLE FAMILY UNDER CONSTRUCTION

SHEET INDEX KEY

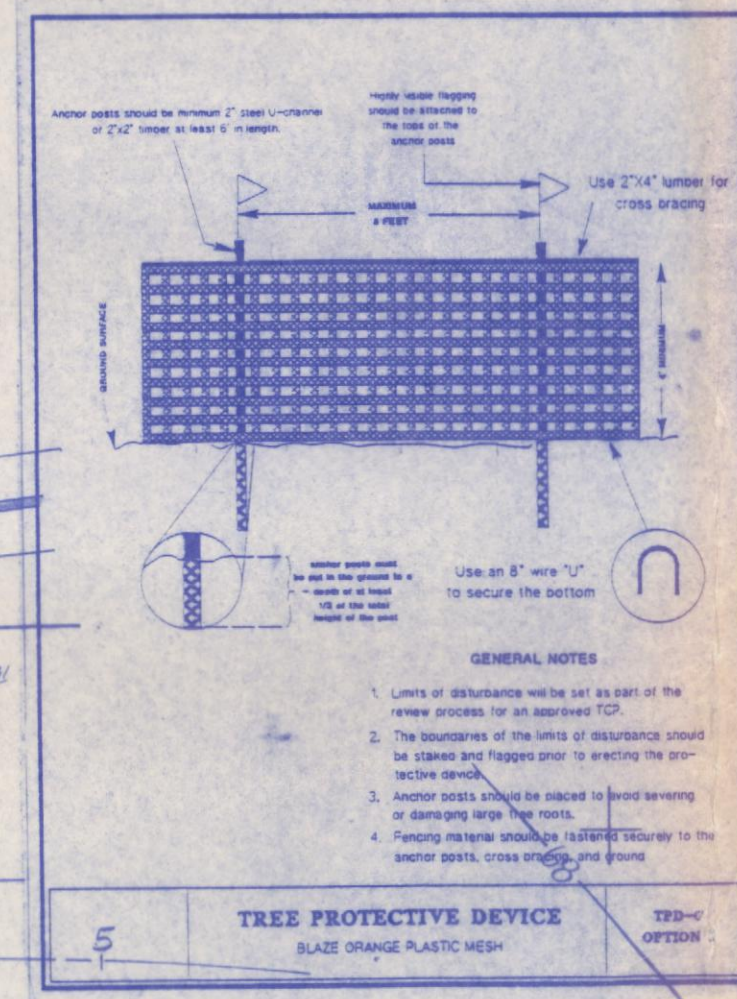
R-R

MATCH LINE
SEE SHEET 2

MATCH LINE
SEE SHEET 2



NOTE: ALL END CONDITIONS ARE OPTIONAL EXCEPT FOR THE FOLLOWING LOTS 7, 77, 78, 101, 102, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 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.



Revision approved per block
Date 8-10-93

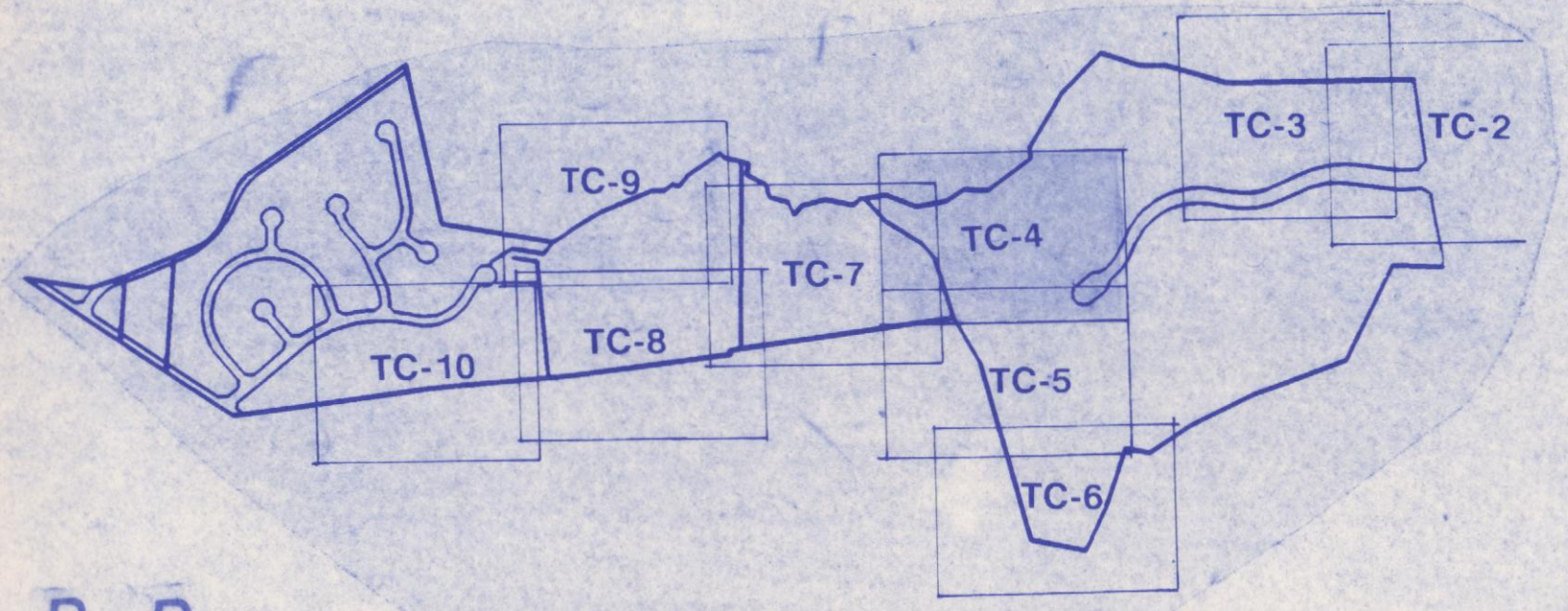
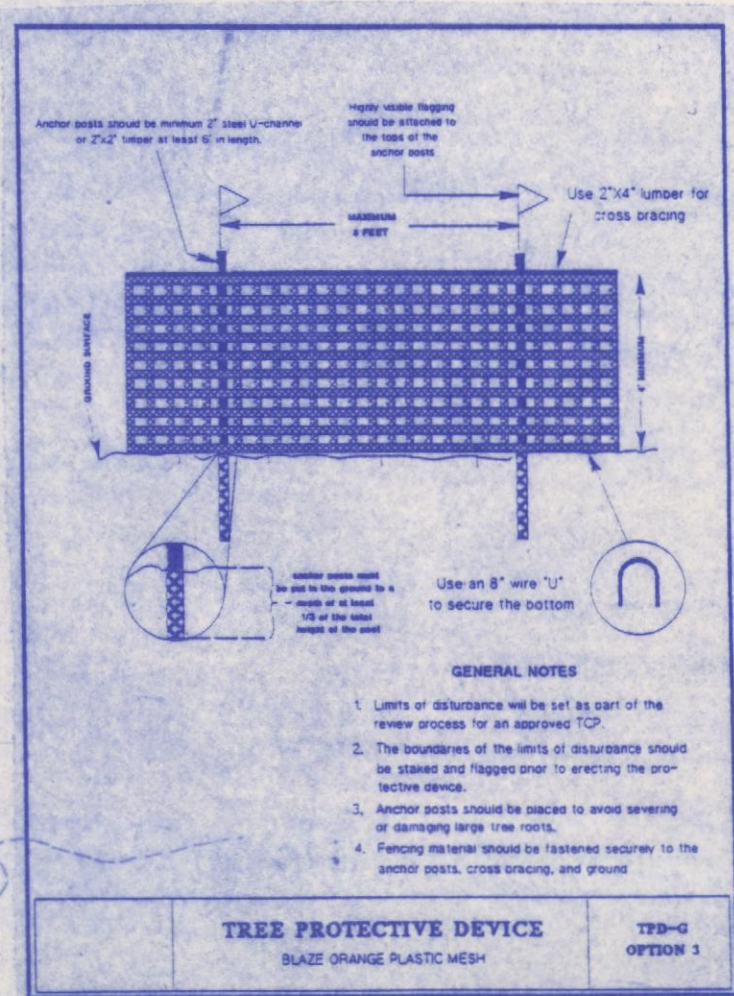
M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TOP-11/206/192
BY [Signature] DATE 12/20/92

REVISION		
No.	Description	Date
1	REV. & D.D. per S.D.P.	8-10-93

PROJECT NAME
KINGS GRANT

DRAWING TITLE
TYPE II-TREE CONSERVATION PLAN

Drawn W.S.J.	Approved D.L.L.	Job No. 88-093
Sr. V. Pres. in Charge	Project Manager D.L.L.	Project Architect K.W.H.
Scale 1" = 30'	Drawing No. TC 3	Date OCT. 92



R-R
UNDER CONSTRUCTION.

SHEET INDEX KEY

MATCH LINE SEE SHEET 7

MATCH LINE
SEE SHEET 7



MATCH LINE
SEE SHEET 5

MATCH LINE
SEE SHEET 7

Notes: For Typical Units, See SP-3.

GW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS
PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250
BURTONSVILLE, MARYLAND 20866
TEL: (301) 421-4024 METRO: (301) 989-2524
BALTO: (410) 880-1820 FAX: (301) 421-4186

KINGS GRANT
OWNER: COSCAN LAND

REVISION
No. 1
Description
Date
1. R.R. L.O.D. per G.D.P.
8-10-93
Revision approved for block
D.W. 8-10-93
H-MCPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP-11266/93
J.L. Shaw
DATE

PROJECT NAME
KINGS GRANT

DRAWING TITLE
**TYPE II TREE
CONSERVATION PLAN**
Drawn
W.S.J.
Approved
88-093
Scale
1" = 30'
Date
OCT. 1992
Project Manager
D.L.L.
Project Architect
K.W.H.
Drawing No.
TC 4

MATCH LINE
SEE SHEET 5

MATCH LINE
SEE SHEET 5

LIMITS OF DISTURBANCE

SOFTBALL FIELD

100 YEAR FLOOD PLAIN

100 YR. FLOODPLAIN

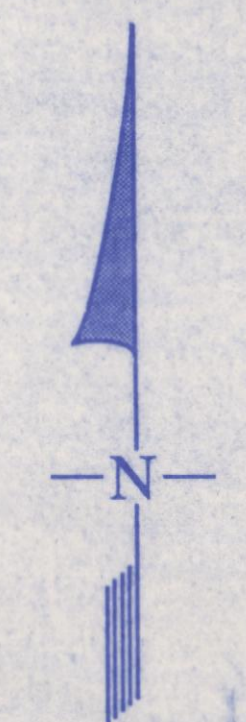
LIMITS OF DISTURBANCE

100 YEAR FLOOD PLAIN

PARCEL E BLOCK B
M.N.C.P. & P.C.

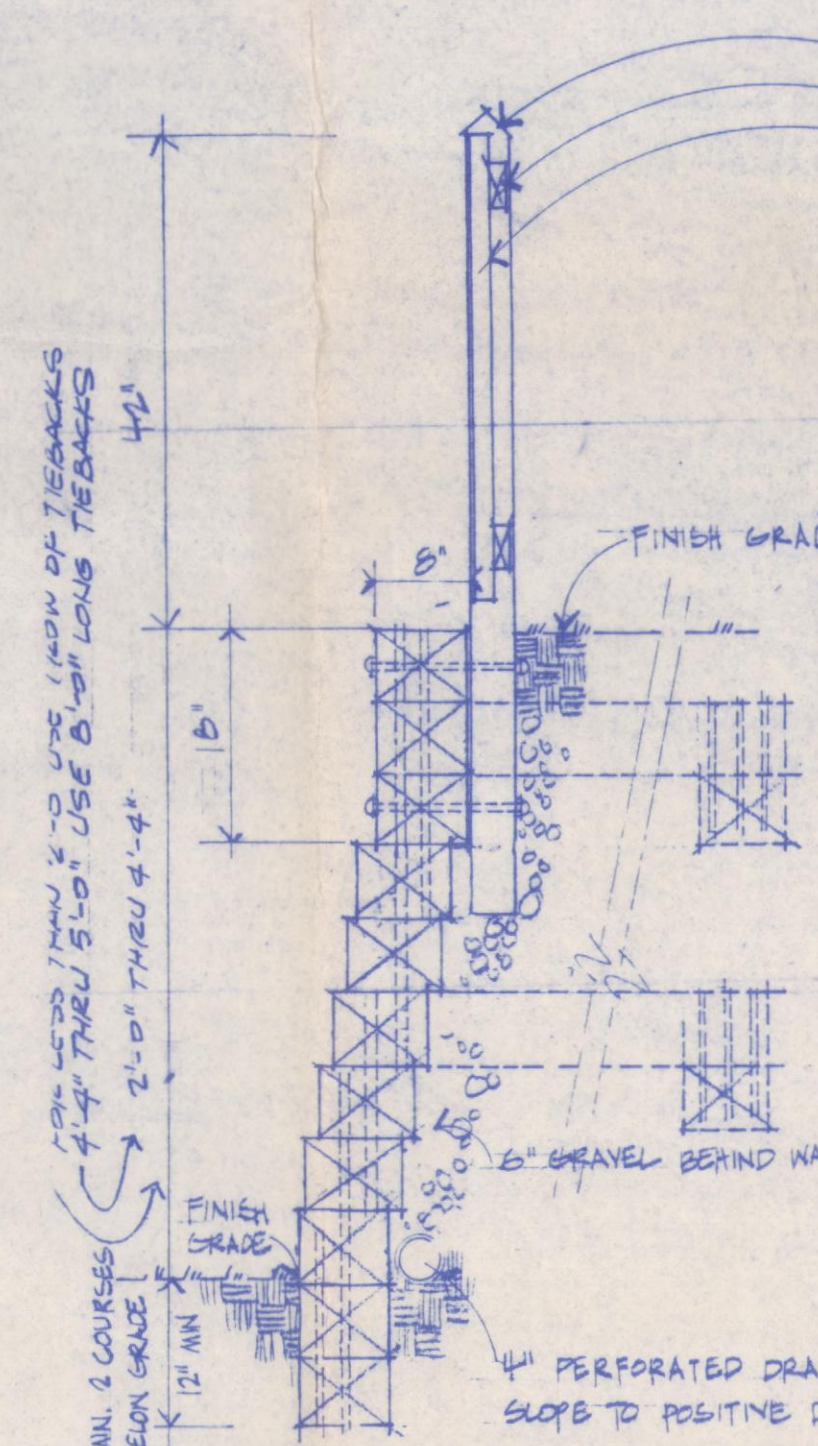
R-R

R-R

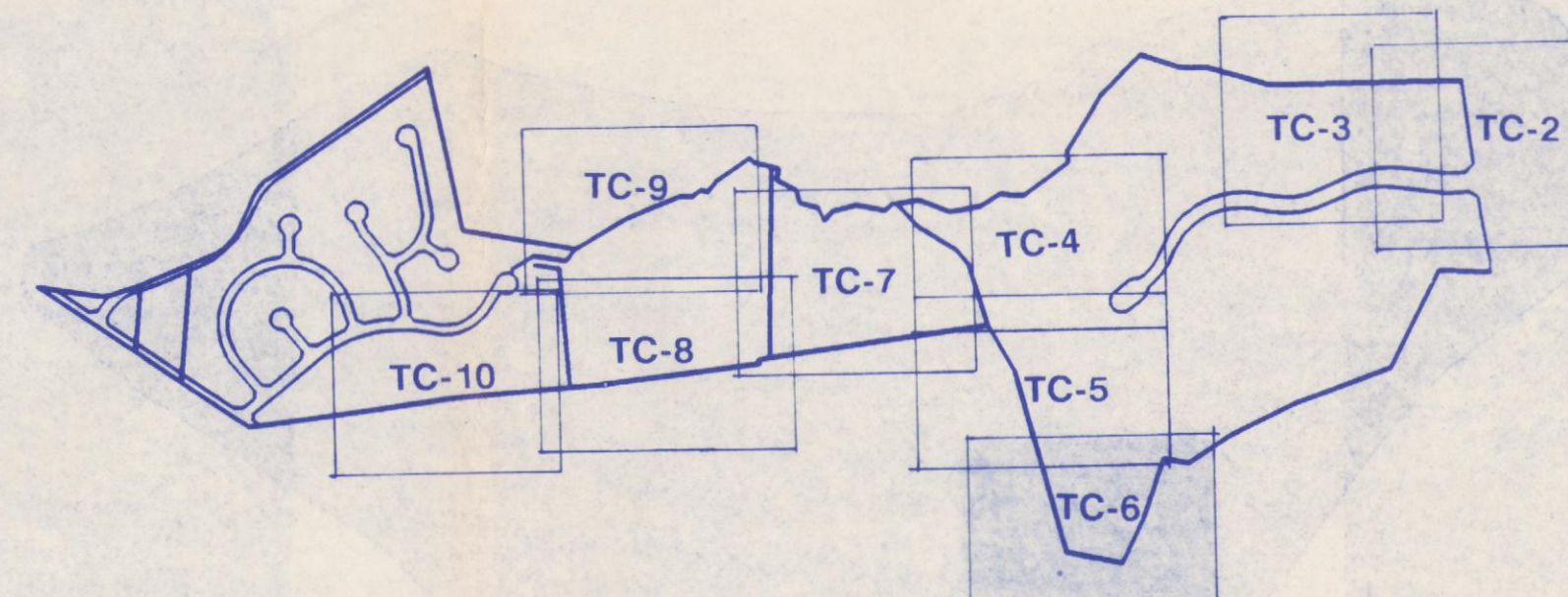


STRUCTURE SHALL BE
REMOVED PRIOR TO
CONVEYANCE TO M.N.C.P. & P.C.

PROVIDE RAIL WHERE NAIL IS OVER 24" :
2x4 WOOD POSTS, SPACE 6'0" OC MAX
2x4 WOOD STUDS
2x6 WOOD VERTICALS, SPACE 6'0" OC
BOLT AS SHOWN TO WALL WITH 2 (1/2")
CARRIAGE BOLTS.



1 RETAINING WALL & GUARDRAIL SECTION
SCALE 2 1/2" = 1'0" 5.25.89



SHEET INDEX KEY

PRINCE GEORGE'S COUNTY
BOARD OF COUNTY COMMISSIONERS

GW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS
PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250
BURTONSVILLE, MARYLAND 20866
TEL: (301) 421-4024 METRO: (301) 985-2524
BALTO: (410) 880-1920 FAX: (301) 421-4186

KINGS GRANT
OWNER: COSCAN LAND

REVISION		
No.	Description	Date
1	Revised per 5/27/93	5/27/93

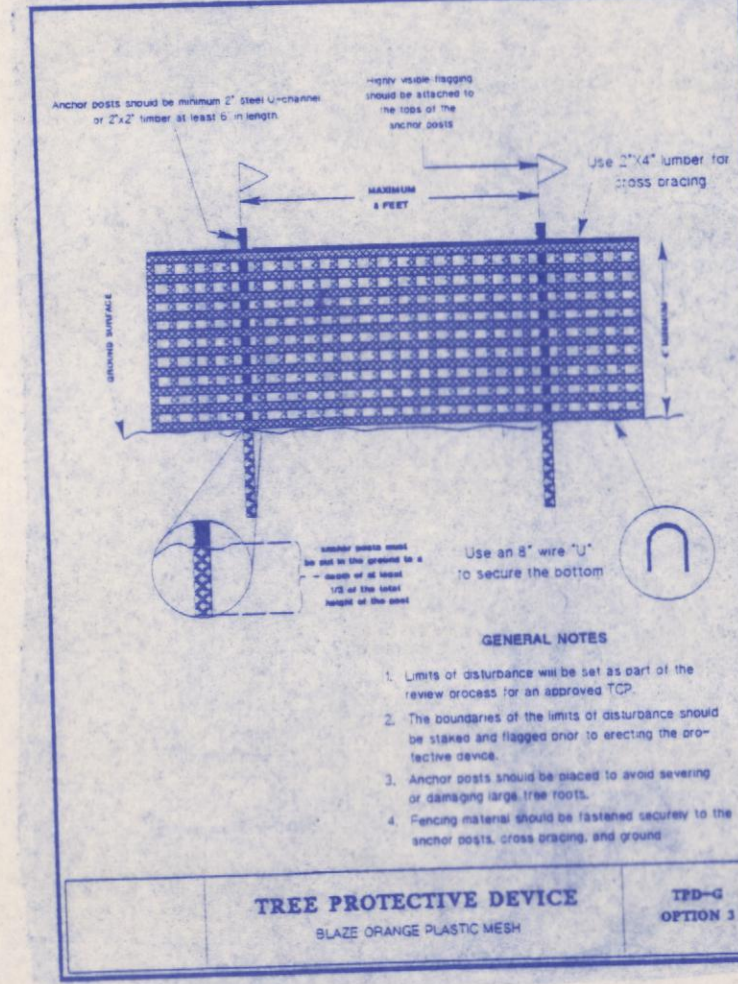
Revision approved per block
5-18-93 B.W.

M-NCPDC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TC- II/246/192
BY <i>JL</i> DATE 10 Nov 93

PROJECT NAME
KINGS GRANT

DRAWING TITLE		
TYPE II TREE CONSERVATION PLAN		
Drawn W.S.J.	Approved D.L.L.	Job No. 88-093
Sr. V. Pers in Charge	Project Manager	Project Architect
		K.W.H.
Scale: 1" = 30'	Drawing No. TC 6	
Date: OCT. 92		

KINGS GRANT
 OWNER: COSCAN LAND

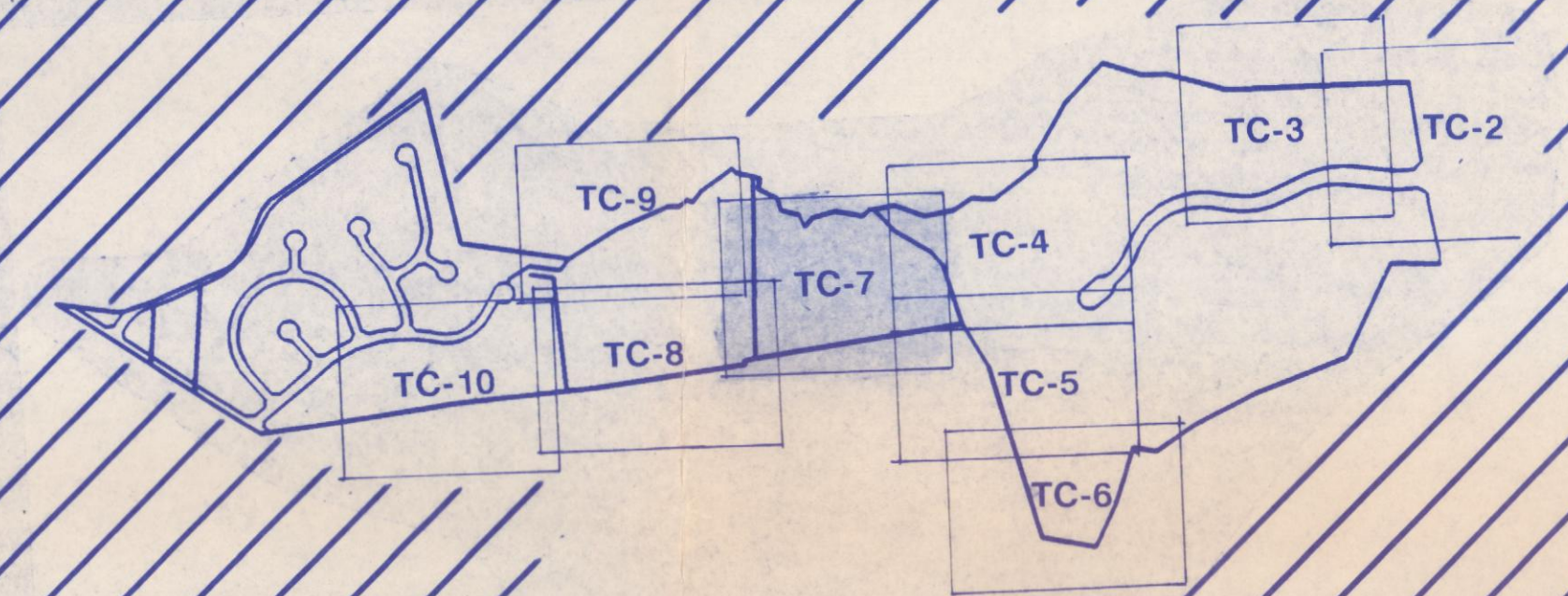


MATCH LINE SEE SHEET 9

MATCH LINE SEE SHEET 4

PARCEL C BLOCK B
 M.N.C.P. & P.C.
MATURE WOODS
TREE CONSERVATION

TREE CONSERVATION THIS SHEET: 13.88 ACRES



SHEET LOCATION MAP

CERTIFICATE OF APPROVAL
 King's Grant
 100' 000'

This Specific Design Plan was submitted to the Prince George's County Planning Department for review and approval. The official decision of this case is recorded in the official County Planning Board Resolution No. 90-001, which contains the conditions listed below.

See cover sheet for conditions.

This Specific Design Plan is valid for six years.

Signed: *[Signature]*
 Chairman
 Prince George's County Planning Board

REVISION

Revision approved by block
 8-16-93 *[Signature]*

M-NCPPC Prince George's County Planning Department Natural Resources Division	APPROVAL
TREE CONSERVATION PLAN TCP-11/266/172	DATE
BY <i>[Signature]</i>	DATE 10/2/92

PROJECT NAME

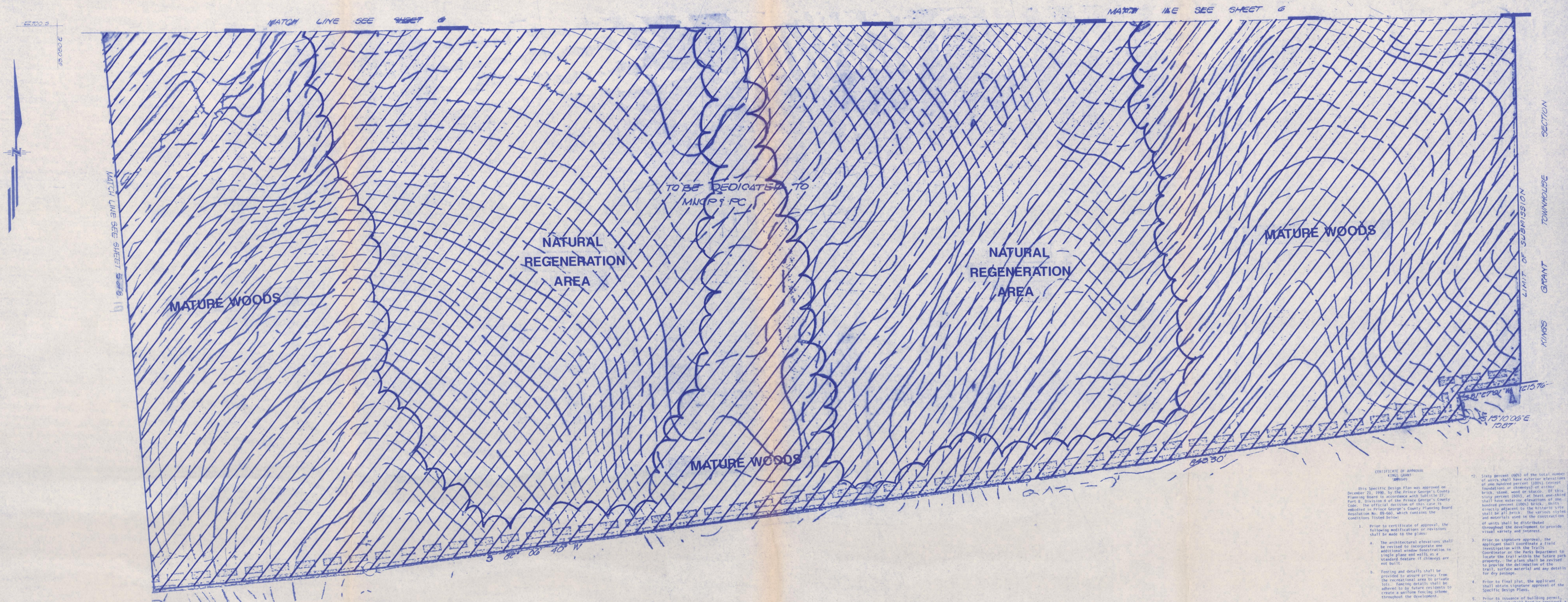
KINGS GRANT
TYPE II TREE
CONSERVATION PLAN

DRAWING TITLE

SPECIFIC DESIGN PLAN

Drawn	Approved	Job No.
W.S.J.		88-094
Sr. V. Pres. in Charge	Project Manager	Project Architect
	D.L.L.	K.W.H.
Scale	Drawing No.	
1" = 30'		
Date		
OCT. 1992		

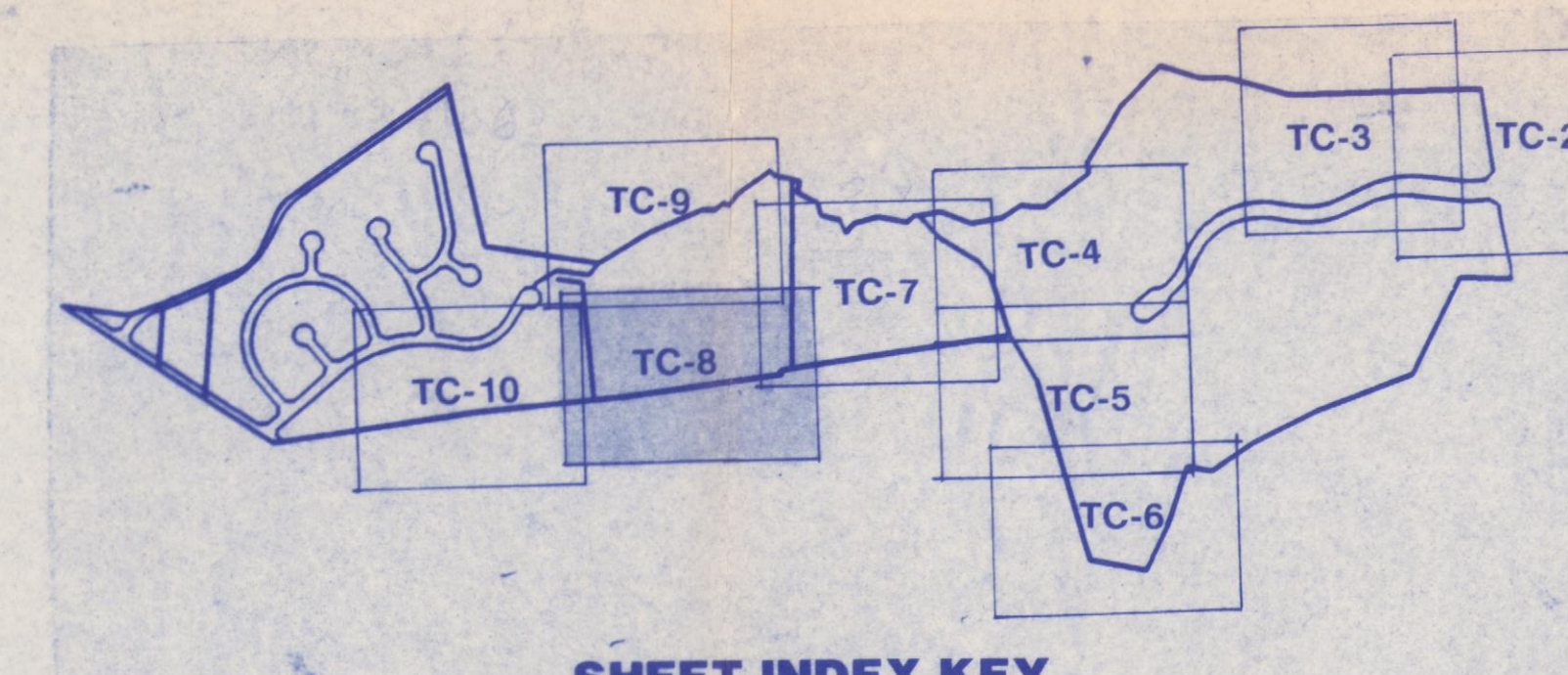
TC 7



CERTIFICATE OF APPROVAL
KINGS GRANT
589949

This Specific Design Plan was approved on December 21, 1990, by the Prince George's County Planning Board in accordance with Subtitle 27, Part 5, Division 4 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 89-660, which contains the conditions listed below:

- [illegible]

[illegible]

TREE CONSERVATION THIS SHEET: 8.72 ACRES

CERTIFICATE OF APPROVAL
PRINCE GEORGE'S COUNTY
PLANNING BOARD

This Specific Design Plan was approved on December 21, 1992, by the Prince George's County Planning Board in accordance with Subtitle 22, Planning Board of the Prince George's County Code. The official record of this plan is located in Prince George's County Planning Board Resolution No. 92-060, which contains the conditions listed below:

1. Prior to certificate of approval, the following modifications or revisions shall be made to the plan:
 - a. The architectural elevations shall be revised to incorporate one additional window demonstration in the front elevation and walls as a standard feature if changes are not built.
 - b. Fencing and details shall be provided to screen privacy from the recreational area to provide the recreational area to be adjacent to by future residents to create a uniform fencing scheme throughout the development.
 - c. Lots 44 through 47, Block B, shall be revised to setback to provide visual variety along the street line.
 - d. The plan shall be revised to address compatibility of the proposed development to the adjacent historic site in the following manner:
 1. The streetview arrangement dry pond bordering the south side of Block B and shall be sensitively landscaped.
 2. The landscape plan shall be revised to provide year-round seasonal interest and shall be approved by the Planning Board or its designee.
 3. The landscape plan shall provide for the landscaping treatment for the intersection of Brooke Lane and Ritchie-Marlboro Road. The landscaping provided to the applicant along both of these roads shall be continued on parcels 1 and 2, bordering the road.
 4. The new materials should be of a textured asphalt or concrete, with a color to be approved by the Urban and/or Historic Preservation Commission.

2. The applicant or his representative shall make every effort to save existing trees within the right-of-way on the south side of Brooke Lane and shall coordinate with the Department of Public Works and Transportation or other appropriate agency in order to develop a plan whereby trees will be preserved within the right-of-way.
3. The plan shall be revised to provide a minimum of 50 feet of footage at Foggie Lane.
4. The plan shall be revised to provide a minimum of 50 feet of footage at Foggie Lane.

5. The plan shall be revised to provide a minimum of 50 feet of footage at Foggie Lane.
6. The plan shall be revised to provide a minimum of 50 feet of footage at Foggie Lane.
7. The plan shall be revised to provide a minimum of 50 feet of footage at Foggie Lane.

8. The plan shall be revised to provide a minimum of 50 feet of footage at Foggie Lane.
9. The plan shall be revised to provide a minimum of 50 feet of footage at Foggie Lane.
10. The plan shall be revised to provide a minimum of 50 feet of footage at Foggie Lane.

11. The plan shall be revised to provide a minimum of 50 feet of footage at Foggie Lane.
12. The plan shall be revised to provide a minimum of 50 feet of footage at Foggie Lane.
13. The plan shall be revised to provide a minimum of 50 feet of footage at Foggie Lane.

14. The plan shall be revised to provide a minimum of 50 feet of footage at Foggie Lane.
15. The plan shall be revised to provide a minimum of 50 feet of footage at Foggie Lane.
16. The plan shall be revised to provide a minimum of 50 feet of footage at Foggie Lane.

17. The plan shall be revised to provide a minimum of 50 feet of footage at Foggie Lane.
18. The plan shall be revised to provide a minimum of 50 feet of footage at Foggie Lane.
19. The plan shall be revised to provide a minimum of 50 feet of footage at Foggie Lane.

20. The plan shall be revised to provide a minimum of 50 feet of footage at Foggie Lane.
21. The plan shall be revised to provide a minimum of 50 feet of footage at Foggie Lane.
22. The plan shall be revised to provide a minimum of 50 feet of footage at Foggie Lane.

23. The plan shall be revised to provide a minimum of 50 feet of footage at Foggie Lane.
24. The plan shall be revised to provide a minimum of 50 feet of footage at Foggie Lane.
25. The plan shall be revised to provide a minimum of 50 feet of footage at Foggie Lane.

6. Sixty percent (60%) of the total number of units shall have exterior elevations of one hundred percent (100%) (except for the front elevation) of either brick, stone, wood or stucco. Of this sixty percent (60%), at least one-third shall have exterior elevations of one hundred percent (100%) brick. Units directly adjacent to the historic site shall be constructed of brick. The exterior styles and materials used in the construction of units shall be distinctive throughout the development to provide visual variety and interest.

7. Prior to signature approval, the applicant shall coordinate a field investigation with the Parks and Recreation Department to determine the location of the trail within the future park property. The plan shall be revised to provide the delineation of the trail, surface material and any details for dry parking.

8. Prior to final plat, the applicant shall obtain signature approval of the Specific Design Plan.

9. Prior to issuance of building permit, the applicant shall build or construct a double left turn lane on the southbound approach of Brown Station Road at Maryland 725 and bond or other Maryland 725 to accommodate double left turn lanes or any alternative improvements acceptable to the Department of Public Works and Transportation.

10. The final plat shall provide a 25-foot landscape easement along the entire property line bordering the "Shady" property.

11. An entrance feature shall be provided along Ritchie-Marlboro Road including brick walls and landscaping.

12. Additional landscaping shall be provided along Brooke Lane to provide 100 percent canopy in the summer and 80 percent canopy in the winter. Prior to signature approval, the landscape plan shall be revised to provide 30 percent of the deciduous trees of the size of three and one-half inch to four inch of the three percent of the proposed overgreen trees shall be a minimum of eight to ten feet in height.

13. All optional changes shall be constructed of masonry such as brick or stone. None of the changes shall have an exterior finish material of concrete block.

14. Notes correction

This approval includes:
8 Site Development Plans
8 Landscape Plans
24 Architectural Elevations

Any revision to this plan will require approval by the Prince George's County Planning Board prior to issuance of any permits.

This Specific Design Plan is valid for 5 years.

Signed: *[Signature]*
Chairman
Prince George's County Planning Board

The plan shall be revised to provide a minimum of 50 feet of footage at Foggie Lane.

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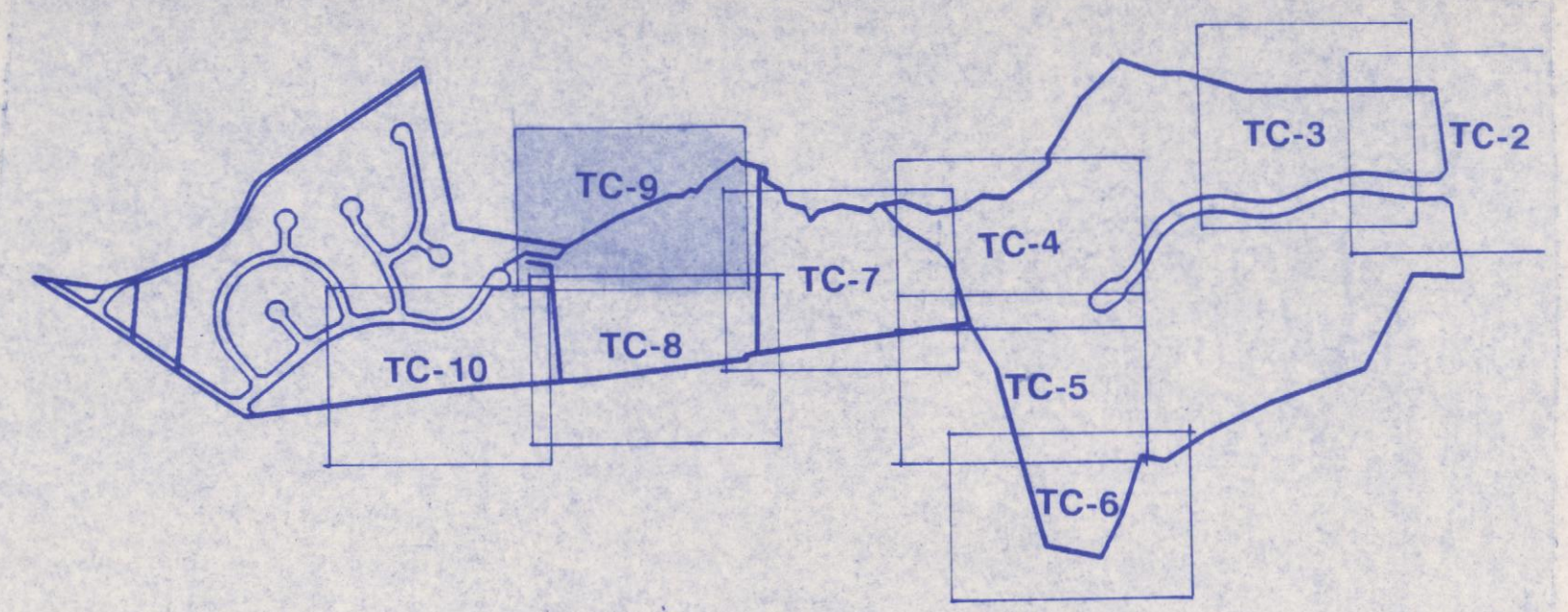
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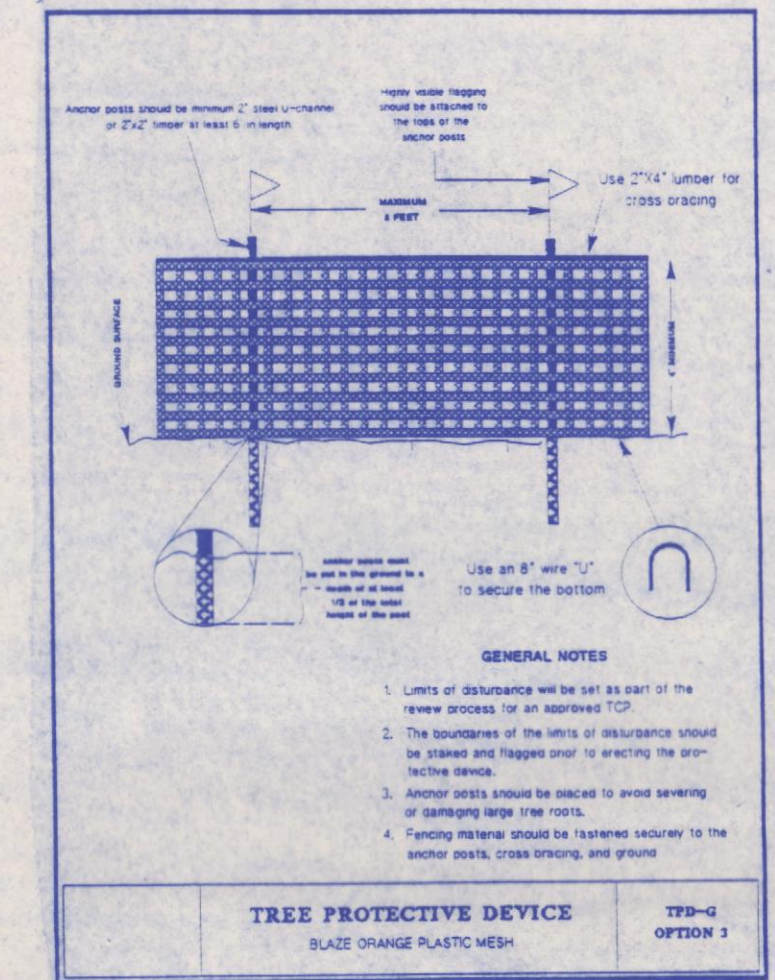
The plan shall be revised to provide a minimum of 50 feet of footage at Foggie Lane.



422000.2
432000.2



SHEET INDEX KEY



GENERAL NOTES

1. Limits of disturbance will be set as part of the site plan and shall be approved by the Planning Board.
2. The boundaries of the limits of disturbance shall be shown on the site plan and shall be approved by the Planning Board.
3. All trees within the limits of disturbance shall be marked with a survey stake and numbered.
4. All trees within the limits of disturbance shall be marked with a survey stake and numbered.
5. All trees within the limits of disturbance shall be marked with a survey stake and numbered.

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 10

SECTION
TOWNHOUSE
GRANT
KINGS

SECTION
TOWNHOUSE
GRANT
KINGS

MATCH LINE SEE SHEET 7

TREE CONSERVATION THIS SHEET = 9.74 ACRES

GUTSCHICK LITTLE & WEBER, P.A.
ENGINEERS, PLANNERS, SURVEYORS

3909 NATIONAL DRIVE, SUITE 250, BURTONTOWN, MD 20866

DATE	REVISION	BY	APPR.

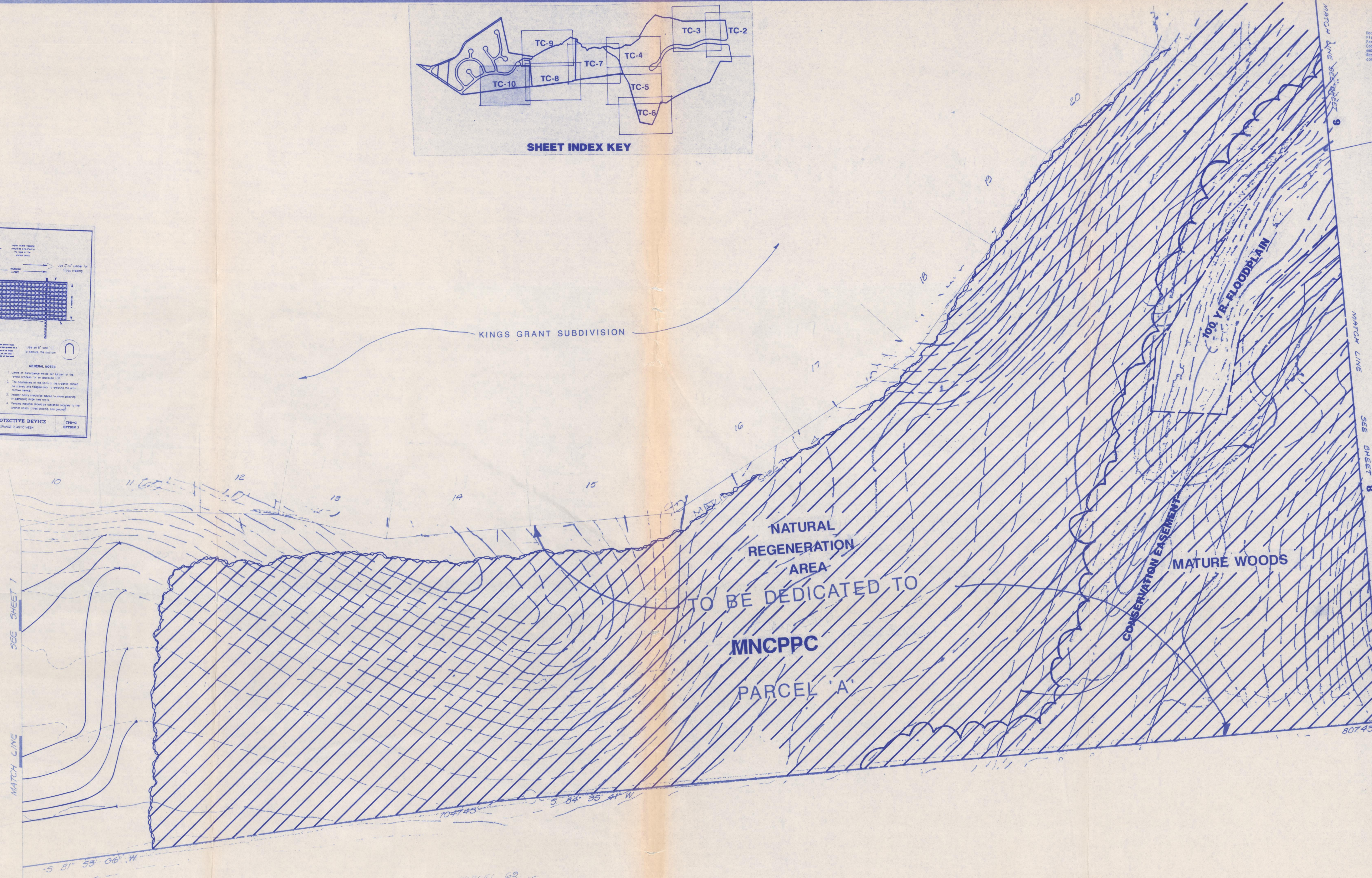
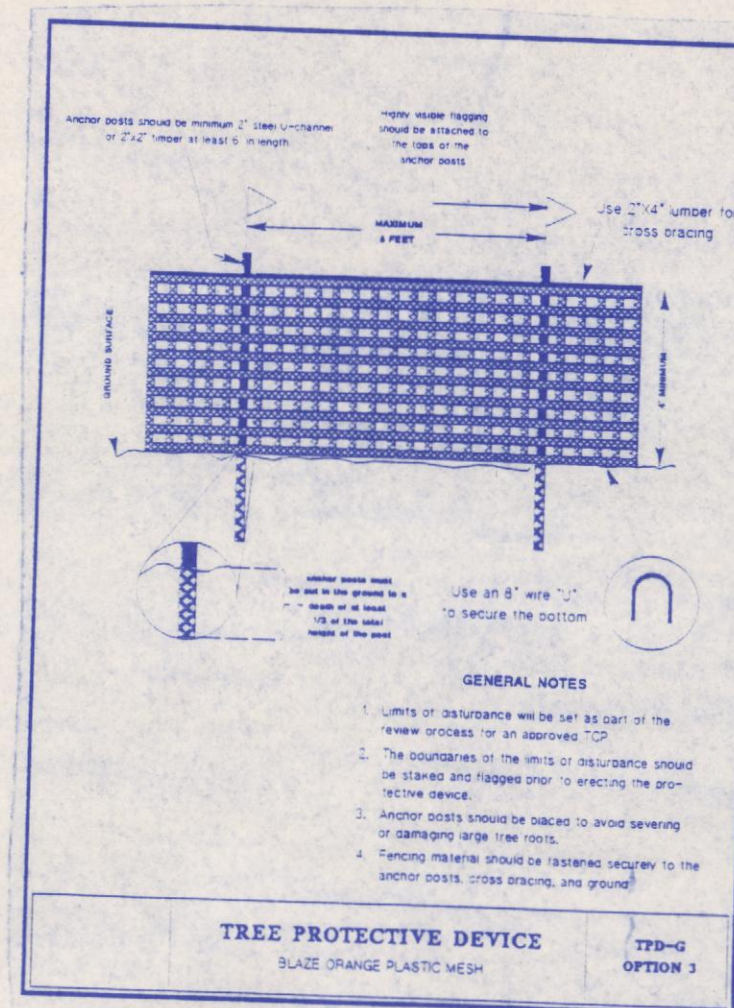
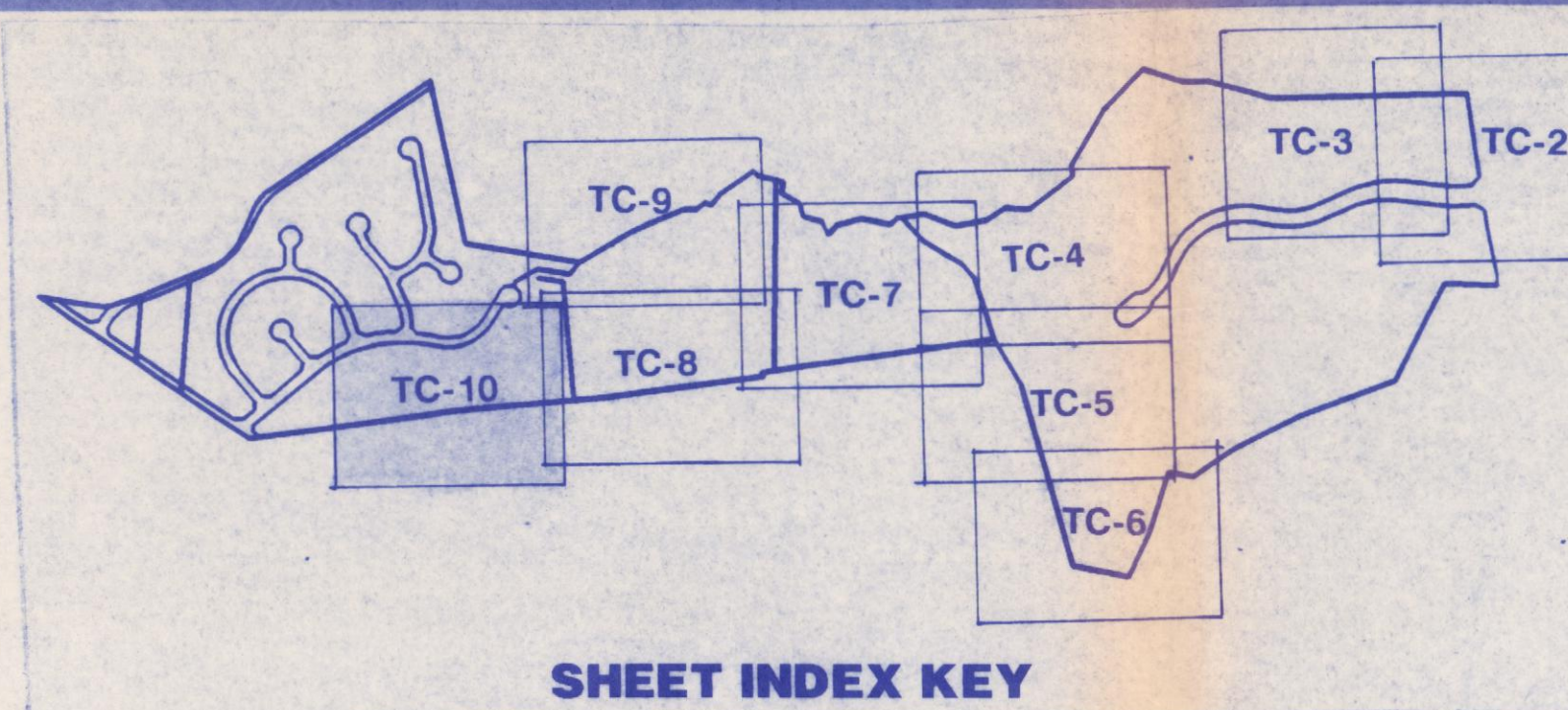
APPROVAL
TREES CONSERVATION PLAN
JL
8-10-93
12/26/92
18/4/92

Revision approved
for block
8-10-93 (JLW)

PREPARED FOR
COSCAN OF WASHINGTON
8811 LEESBURG PIKE SUITE 200
VIENNA, VIRGINIA 22180
(703) 355-9990

TYPE II - TREE CONSERVATION PLAN
KINGS GRANT
LOTS 1-74 BLOCK D LOTS 1-21 BLOCK E LOTS 1-24 BLOCK F
15th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SCALE 1" = 30'	CONTOUR INTERVAL 2'	FILE NO. 88-054
DATE OCT. 1992	TAX MAP NO. 2102101	SHEET TC 9



CERTIFICATE OF APPROVAL
 (SEE SHEET 9)

This Specific Design Plan was approved on December 21, 1992, by the Prince George's County Planning Board in accordance with Section 27, Part 3, Division 4 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 89-002, which contains the conditions listed below.

- Prior to certificate of approval, the following modifications or revisions shall be made to the plan:
 - The architectural elevations shall be revised to incorporate the additional window penetration in single plane and wall to a standard feature if chimneys are not built.
 - Fencing and details shall be provided to assure privacy from the recreational area to private lots. Fencing details shall be approved by the future residents to ensure a uniform fencing scheme throughout the development.
 - Lots 44 through 47, Block D, shall be revised to include a driveway visual variety along the street view.
 - The plan shall be revised to address compatibility of the proposed development to the adjacent Historic Site to the following manner:
 - The stormwater management dry pond bordering the south side of Brooke Lane shall be suitably landscaped, because it is part of the approach to the Historic site. The landscape plan shall be revised to provide permanent seasonal interest and shall be approved by the Planning Board or its designee.
 - The landscape plan shall provide a landscape treatment for the intersection of Brooke Lane and Ritchie-Merfyll Road. The landscaping provided by the applicant along both of these roads shall be continued on Parcels 1 and 2, bordering the road intersection.
 - The roof materials should be of a dark color. A color palette shall be submitted to the Design Section prior to construction.
 - The applicant or his successor shall make every attempt to leave existing trees within the right-of-way on the south side of Brooke Lane and shall conform with the Department of Public Works and Transportation or appropriate agency in order trees might be preserved within the right-of-way.
 - The plan shall be revised to provide a minimum of 50 feet of frontage at Brooke Lane.
 - The plan shall be revised to provide adequate details and specifications to establish conformance with the Parks and Recreation Facilities Guidelines.
 - Sixty percent (60%) of the total number of plants shall be native plants of one hundred percent (100%) (except foundations or channels), of which:
 - brick, stone, wood or stone. If this plant provides (60%) at least one-third shall have exterior elevations of one hundred percent (100%) brick, stone, wood or stone. The construction of walls shall be distributed throughout the development to provide visual variety and interest.
 - Prior to signature approval, the applicant shall coordinate a field investigation with the Parks and Recreation Department to locate the trail within the future park property. The plan shall be revised to provide the delineation of the trail, surface material and any details for dry passage.
 - Prior to final plat, the applicant shall obtain signature approval of the Specific Design Plan.
 - Prior to issuance of building permit, the applicant shall build or construct a double left turn lane on the southbound approach of Brooke Lane from the intersection of Brooke Lane and Ritchie-Merfyll Road to accommodate double left turn lanes or any alternative improvements acceptable to the Department of Public Works and Transportation.
 - The final plat shall provide a 25-foot landscape easement along the entire property line bordering the State property.
 - An entrance feature shall be provided along Ritchie-Merfyll Road including brick walls and landscaping.
 - Additional landscaping shall be provided along Brooke Lane to provide 60 percent quantity in the summer and 60 percent quantity in the winter. Prior to signature approval, the landscape plan shall be revised to provide 30 percent of the deciduous trees at the site of three and one-half feet to four inch caliper. Thirty percent of the proposed evergreen trees shall be a minimum of eight to ten feet in height.
 - All optional changes shall be constructed of masonry such as brick or stone. None of the changes shall have an exterior finish material of concrete block.

Revised correction

This approval includes:

 - 8 Site Development Plans
 - 8 Landscape Plans
 - 24 Architectural Elevations

Any revision to this plan will require approval by the Prince George's County Planning Board prior to issuance of any permits.

This Specific Design Plan is valid for 5 years.

Signed: *[Signature]*
 By: *[Signature]*
 Prince George's County Planning Board

PARCEL 68
 ELMH W. THORNE
 L.S.R.C. F186

TREE CONSERVATION THIS SHEET: 5.55 ACRES

GW GUTSCHICK LITTLE & WEBER, P.A.
 ENGINEERS, PLANNERS, SURVEYORS
 3909 NATIONAL DRIVE SUITE 250 BURTONTOWN, MARYLAND 20814

PREPARED FOR
COSCAN OF WASHINGTON
 8621 LEEBURG PIKE SUITE 200
 VIENNA, VIRGINIA 22180
 (703) 366-0090

TYPE II TREE CONSERVATION PLAN	
KINGS GRANT	
LOTS 1-74 BLOCK D LOTS 1-21 BLOCK E LOTS 1-24 BLOCK F	
15th ELECTION DISTRICT	PRINCE GEORGE'S COUNTY, MARYLAND

SCALE 1"=30'	CONTOUR INTERVAL 2'	FILE No. 88-054
DATE NOVEMBER, 1992	TAX MAP No. 01-02-10	SHEET TC 10

Revised approved per block
 3-10-93 OFW

MNCPPC
 Prince George's County Planning Department
 Natural Resources Division
 APPROVAL
 TREE CONSERVATION PLAN
 TCP-11/20/1992
 BY: *[Signature]* DATE: 10 Nov 92

DES	DRW	CNN	DATE	REVISION	BY	APP'R