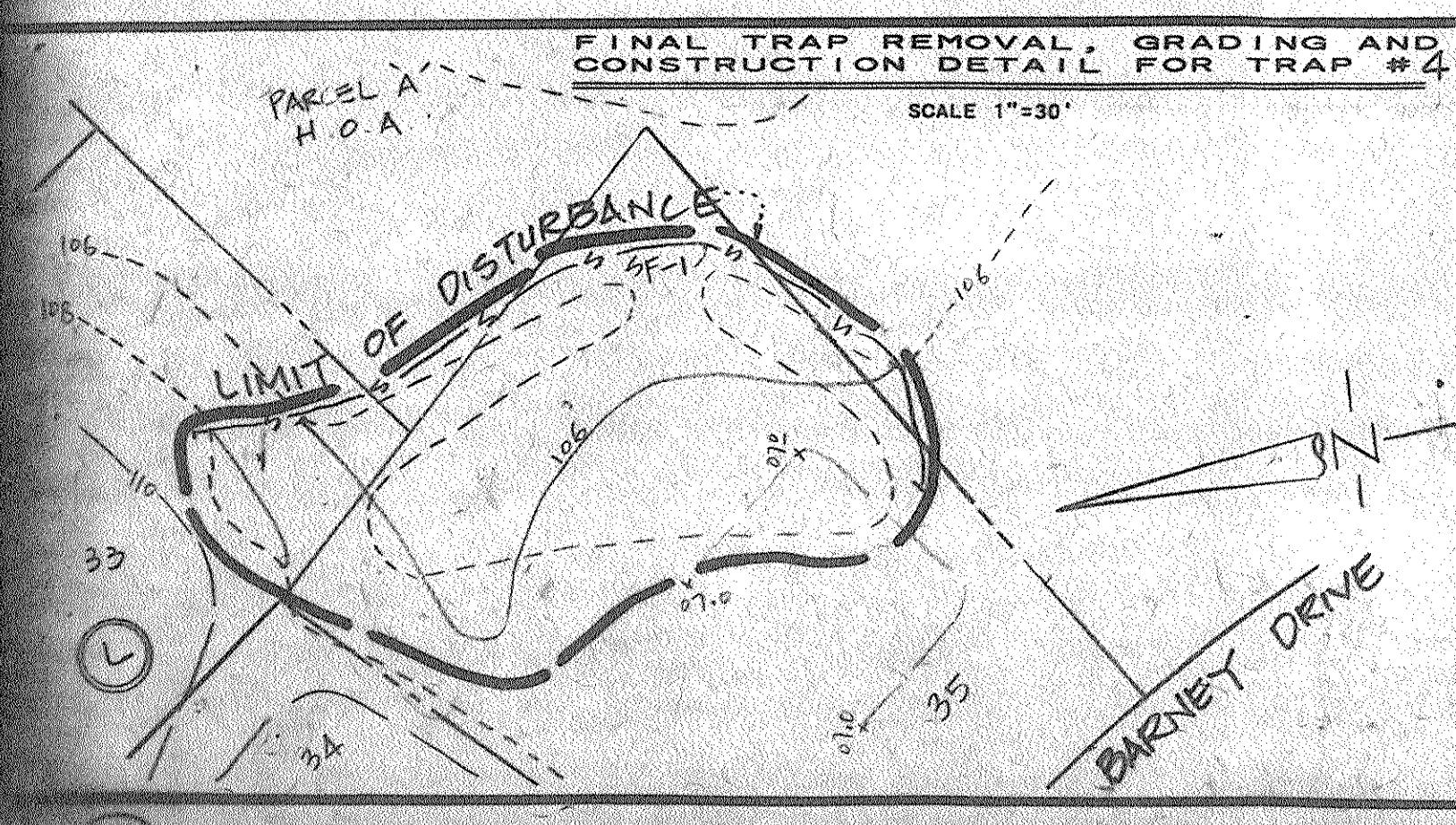
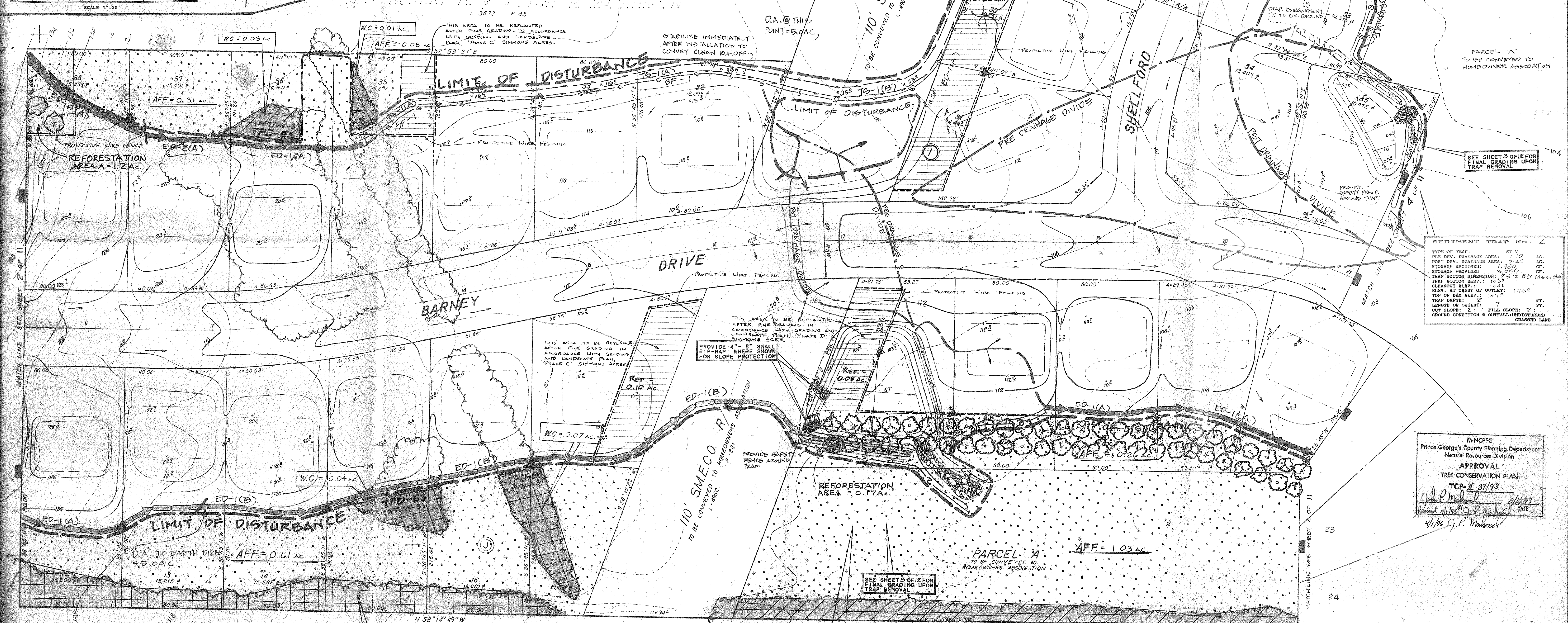
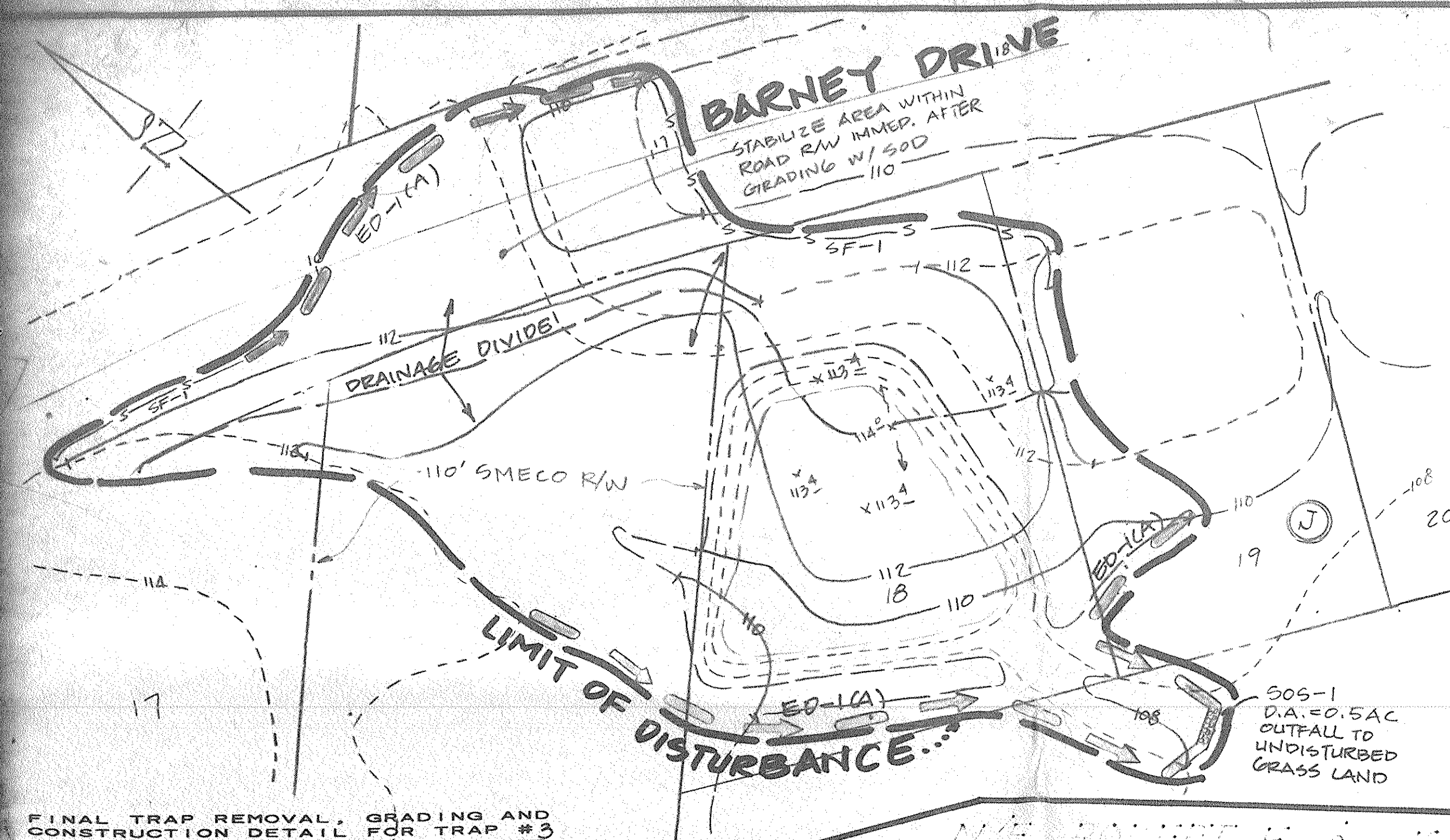


FEB., 1993



**REALTY INVESTMENT ASSOCIATES IV**  
L. 4182 F. 544  
ADDITION TO SIMMONS ACRES

**REVISIONS**

| NO. | DATE    | DESCRIPTION |
|-----|---------|-------------|
| 1   | 3/13/95 | DATE        |
| 2   | 4/1/95  | DATE        |
| 3   | 4/1/95  | DATE        |

**OWNER / DEVELOPER / APPLICANT:**  
Realty Investment Associates IV, Inc.  
6305 Ivy Lane, Suite 700  
Greenbelt, Maryland 20770  
Tel: (301) 474-4411

**ENGINEERS CERTIFICATION**

I HEREBY CERTIFY THAT THE GRADING SHOWN HEREON CONFORMS WITH THE PRINCE GEORGES COUNTY BUILDING CODE.

**APPROVAL**  
TREE CONSERVATION PLAN  
TCP-11 37/93  
DATE 4/1/95

**ENGINEER:**  
LORENZI, DODDS & GUNNILL  
3475 LEONARDTOWN ROAD  
WALDORF, MARYLAND 20602  
(301) 845-6255 (301) 845-2254  
CONTRACT #949077

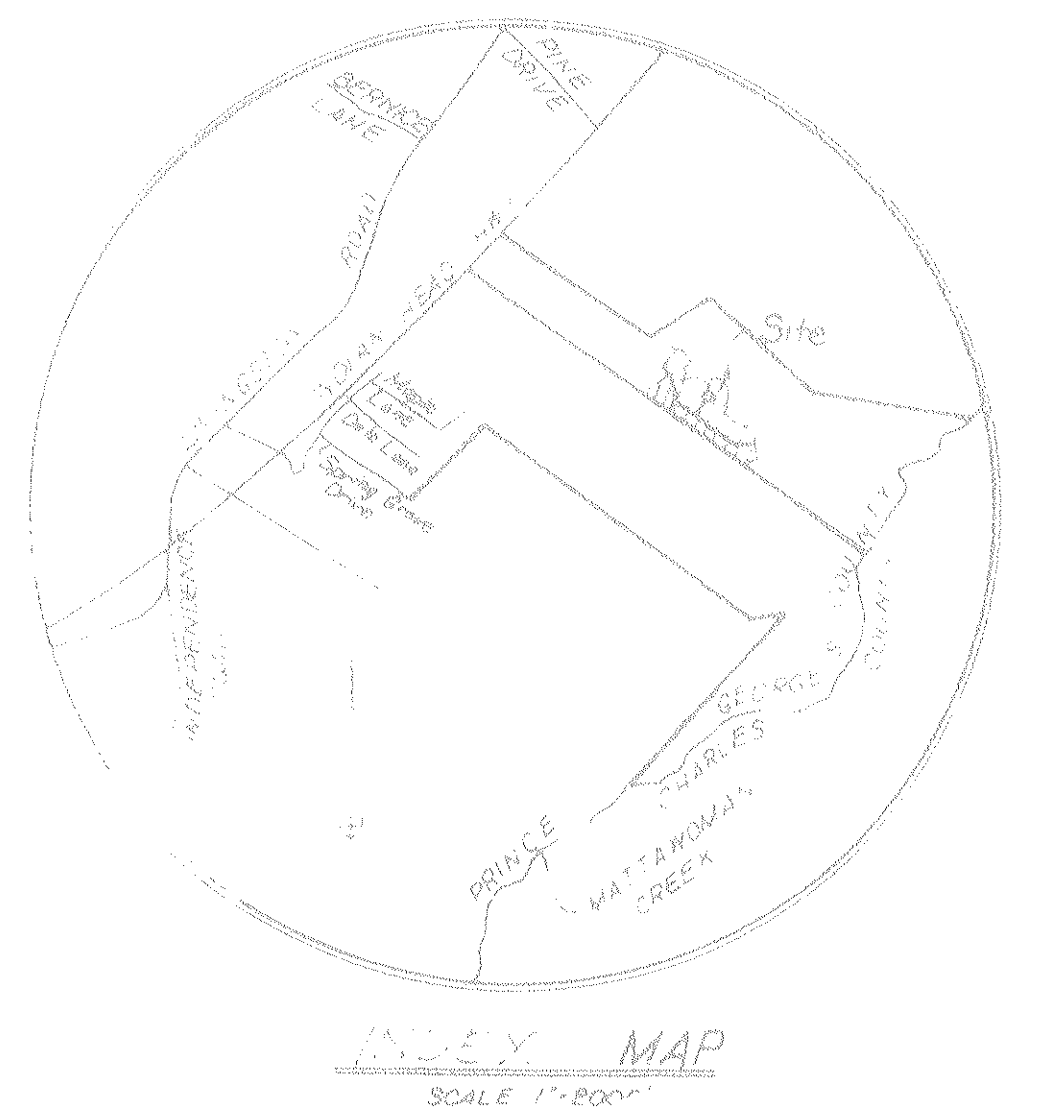
**REVISIONS**

| NO. | DATE    | DESCRIPTION |
|-----|---------|-------------|
| 1   | 3/13/95 | DATE        |
| 2   | 4/1/95  | DATE        |
| 3   | 4/1/95  | DATE        |

**PREPARED BY:**  
SHAFFER BATT & ASSOC., INC.  
ENGINEERS-LAND PLANNERS-SURVEYORS  
804 WIND RIVER LANE  
GAITHERSBURG, MARYLAND 20878  
(301) 517-0344

**SCALE 1"=30'**

**SHEET 3 OF 11**



M-NCPPC  
Prince George's County Planning Department  
Natural Resources Division  
**APPROVAL**  
TREE CONSERVATION PLAN  
TCP-II 37/83  
By: [Signature]  
Date: 4/96  
G.B. [Signature]



SEDIMENT TRAP NO. 5

|                           |                            |
|---------------------------|----------------------------|
| TYPE OF TRAP:             | ST. VI. 1                  |
| PRE-DEV. DRAINAGE AREA:   | 0.1 AC.                    |
| POST-DEV. DRAINAGE AREA:  | 0.1 AC.                    |
| STORAGE REQUIRED:         | 15.00 CF                   |
| STORAGE PROVIDED:         | 15.00 CF                   |
| TRAP BOTTOM ORIENTATION:  | 5' X 5' 0"                 |
| TRAP BOTTOM ELEV.         | 79.20                      |
| CLEANOUT ELEV.            | 81.20                      |
| ELEV. AT CREST OF OUTLET: | 82.20                      |
| TOP OF DRAIN ELEV.        | 80.20                      |
| TRAP DEPTH:               | 4.00                       |
| LENGTH OF OUTLET:         | 4.00                       |
| CUT SLOPE:                | 1:1                        |
| FILL SLOPE:               | 2:1                        |
| GROUND CONDITION:         | OUTFALL: UNDISTURBED WOODS |



**ENGINEERS CERTIFICATION**  
HEREBY CERTIFY THAT THE GRADING SHOWN HEREON  
CONFORMS WITH THE PRINCE GEORGES COUNTY BUILDING  
CODE  
[Signature] 10-28-92  
RAM T. BATT  
REGISTERED PROFESSIONAL ENGINEER  
MARYLAND NO. 11643

Original Design by Shaffer Batta Associates  
Revisions dated after December 1, 1994  
by Lorenzi, Dodds and Gunnill Inc.

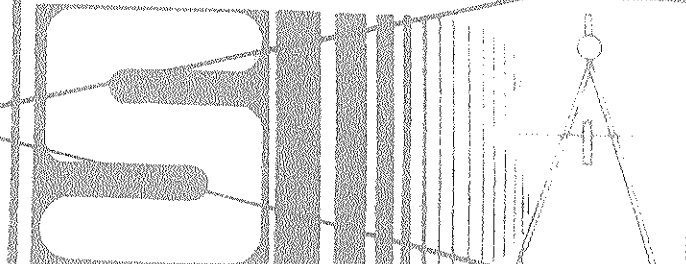
SIMMONS ACRES LLC  
C/O MICHAEL J. SULLIVAN  
CHERRYWOOD DEVELOPMENT LLC  
PO BOX 420  
WALDORF, MARYLAND 20604  
(301) 370-1033

OWNER / DEVELOPER / APPLICANT  
Realty Investment Associates 111  
6305 Ivy Lane, Suite 700  
Greenbelt, Maryland 20770  
Tel: (301) 474-4411

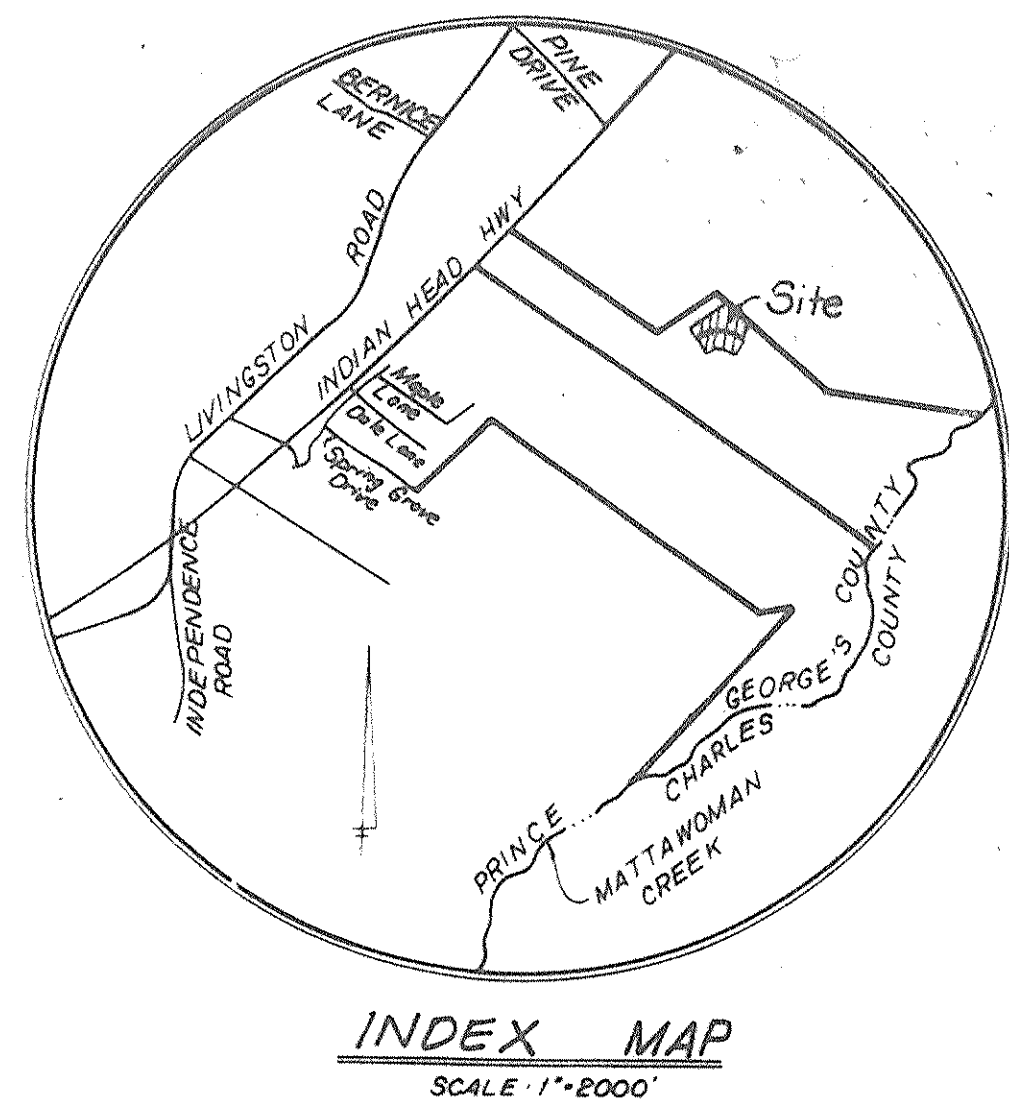
ENGINEER  
LORENZI, DODDS, & GUNNILL  
3475 LEONARDTOWN ROAD  
WALDORF, MARYLAND 20602  
(301) 843-6255 (301) 645-2264  
CONTRACT #949077

| REVISIONS |
|-----------|
|           |
|           |
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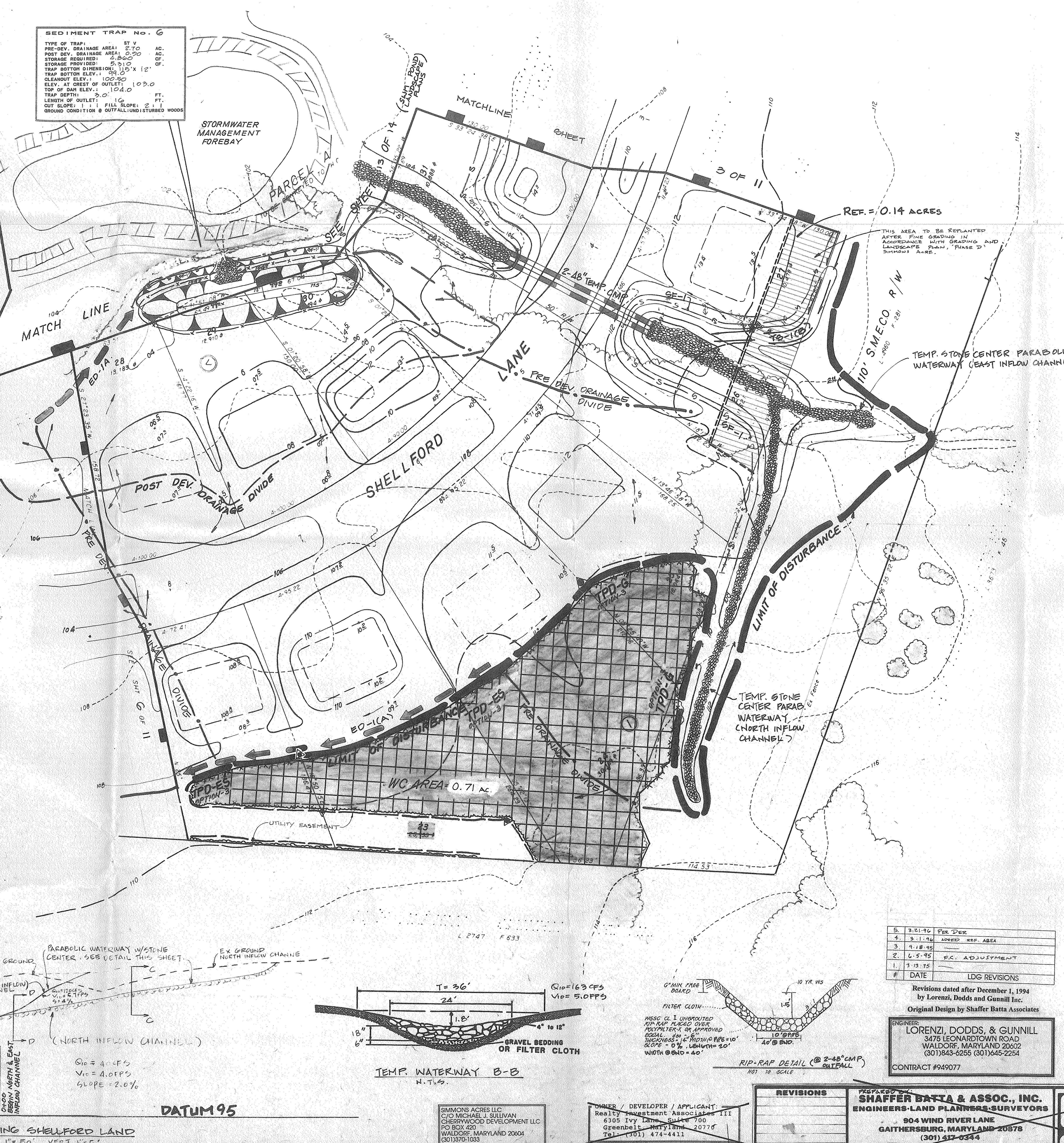
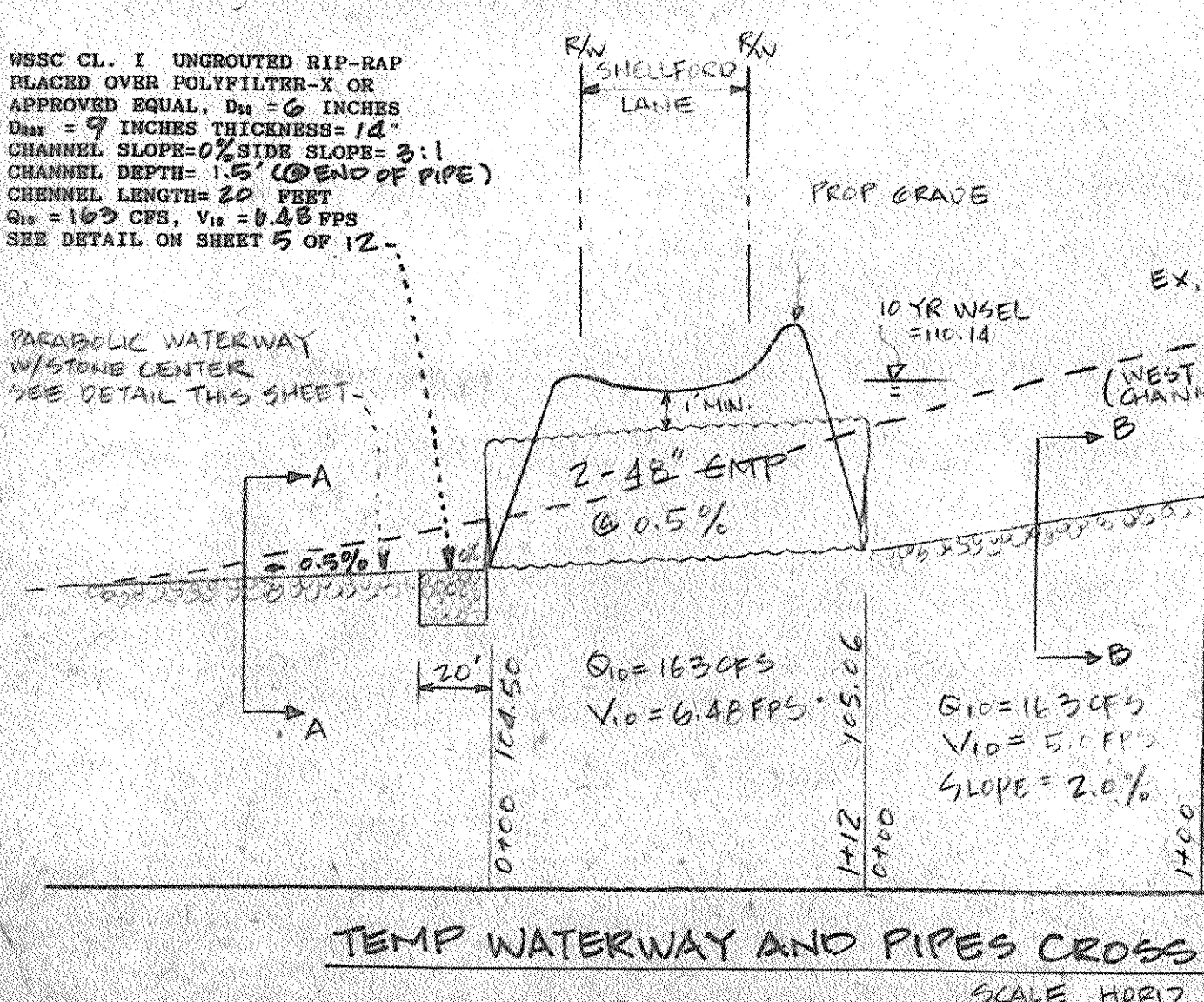
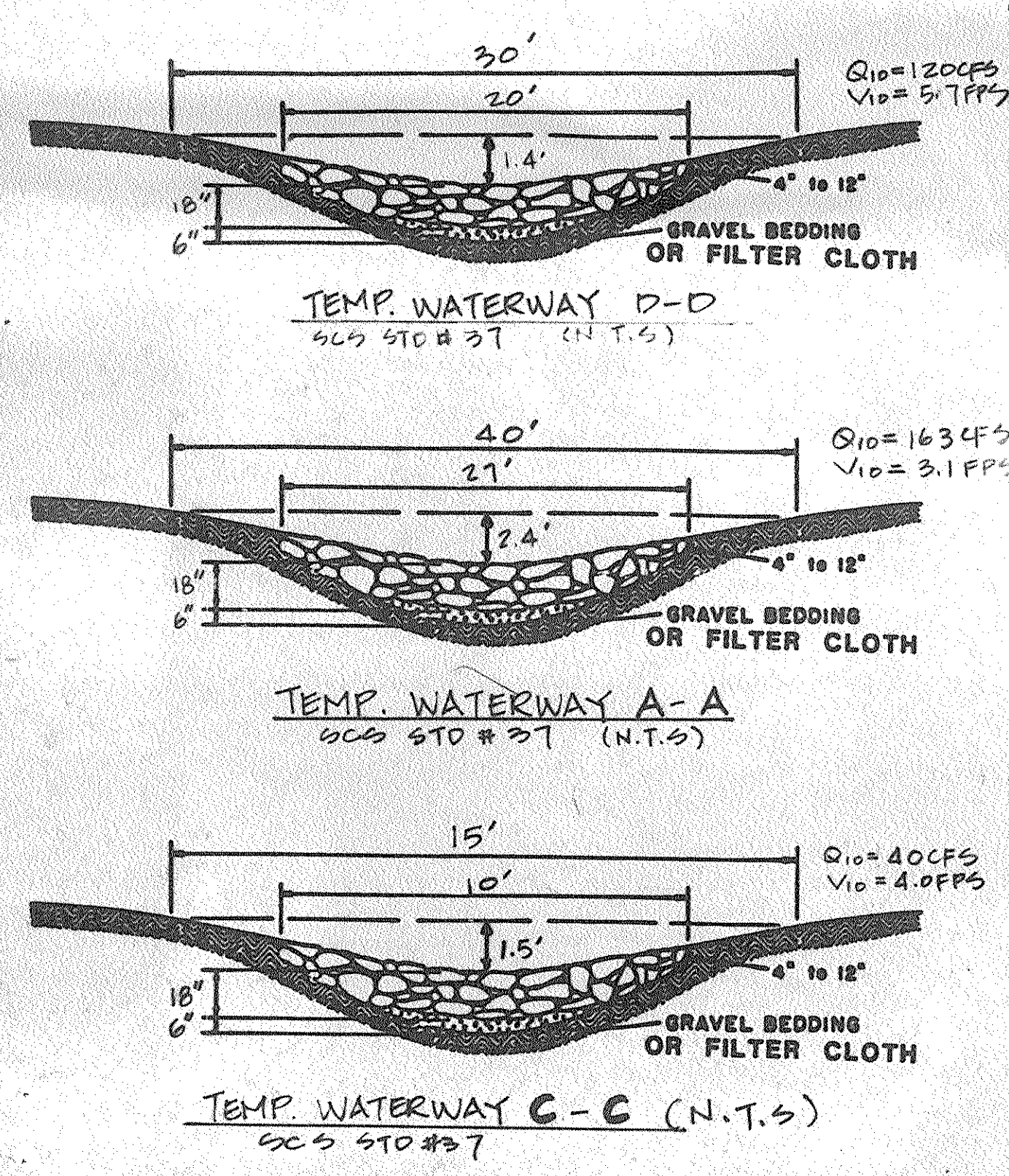
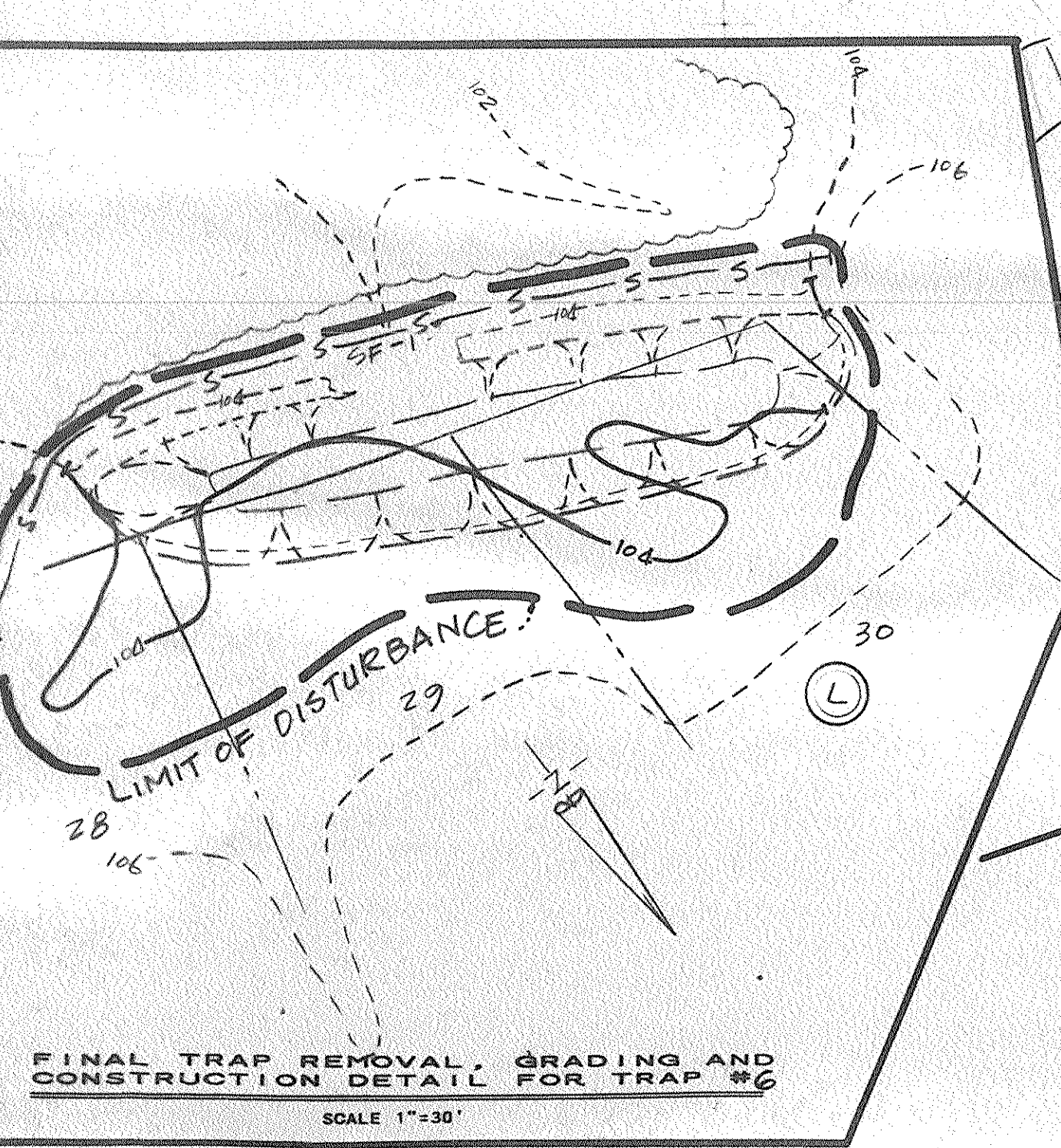
DESIGNED BY  
**SHAFFER BATTA & ASSOC., INC.**  
ENGINEERS-LAND PLANNERS-SURVEYORS  
904 WIND RIVER LANE  
GAITHERSBURG, MARYLAND 20878  
(301) 417-0344



TREE CONSERVATION PLAN II  
**SIMMONS ACRES II**  
PISCATAWAY ELECTION DISTRICT No. 5  
PRINCE GEORGES COUNTY, MARYLAND



SEDIMENT TRAP No. 6  
TYPE OF TRAP: ST V  
PRE-DEV. DRAINAGE AREA: 2.70 AC.  
POST-DEV. DRAINAGE AREA: 2.90 AC.  
STORAGE REQUIRED: 2,860 CF.  
STORAGE PROVIDED: 5,510 CF.  
TRAP BOTTOM DIMENSION: 15' x 12'  
TRAP BOTTOM ELEV.: 100.50  
CLEANOUT ELEV.: 100.50  
ELEV. AT ORIST OF OUTLET: 103.0  
TOP OF DN ELEV.: 104.0  
TRAP DEPTH: 3.0 FT.  
LENGTH OF OUTLET: 10 FT.  
OUT SLOPE: 1:1 FILL SLOPE: 2:1  
GROUND CONDITION: OUTFALL AND STUBBED WOODS



| NO. | DATE    | DESCRIPTION     |
|-----|---------|-----------------|
| 1   | 3.21.92 | PER DER         |
| 2   | 3.11.94 | ADDED REF. AREA |
| 3   | 9.18.95 |                 |
| 4   | 6.5.95  | E.C. ADJUSTMENT |
| 5   | 3.13.95 |                 |
| 6   | DATE    | LDG REVISIONS   |

Revisions dated after December 1, 1994  
by Lorenzi, Dodds and Gunnill Inc.  
Original Design by Shaffer Batta Associates

LORENZI, DODDS, & GUNNILL  
3475 LEONARDTOWN ROAD  
WALDORF, MARYLAND 20602  
(301)843-6265 (301)645-2254  
CONTRACT #949077

M-NCPPC  
Prince George's County Planning Department  
Natural Resources Division  
APPROVAL  
TREE CONSERVATION PLAN  
TCP-II 37/93  
DATE 8/16/93  
4/1/96 J.P. McManus

ENGINEERS CERTIFICATION  
I HEREBY CERTIFY THAT THE GRADING SHOWN HEREON  
CONFORMS WITH THE PRINCE GEORGES COUNTY BUILDING  
CODE



Shaffer Batta 11-28-92  
RAM T. BATTA  
REGISTERED PROFESSIONAL ENGINEER  
(11291 AND 181623)

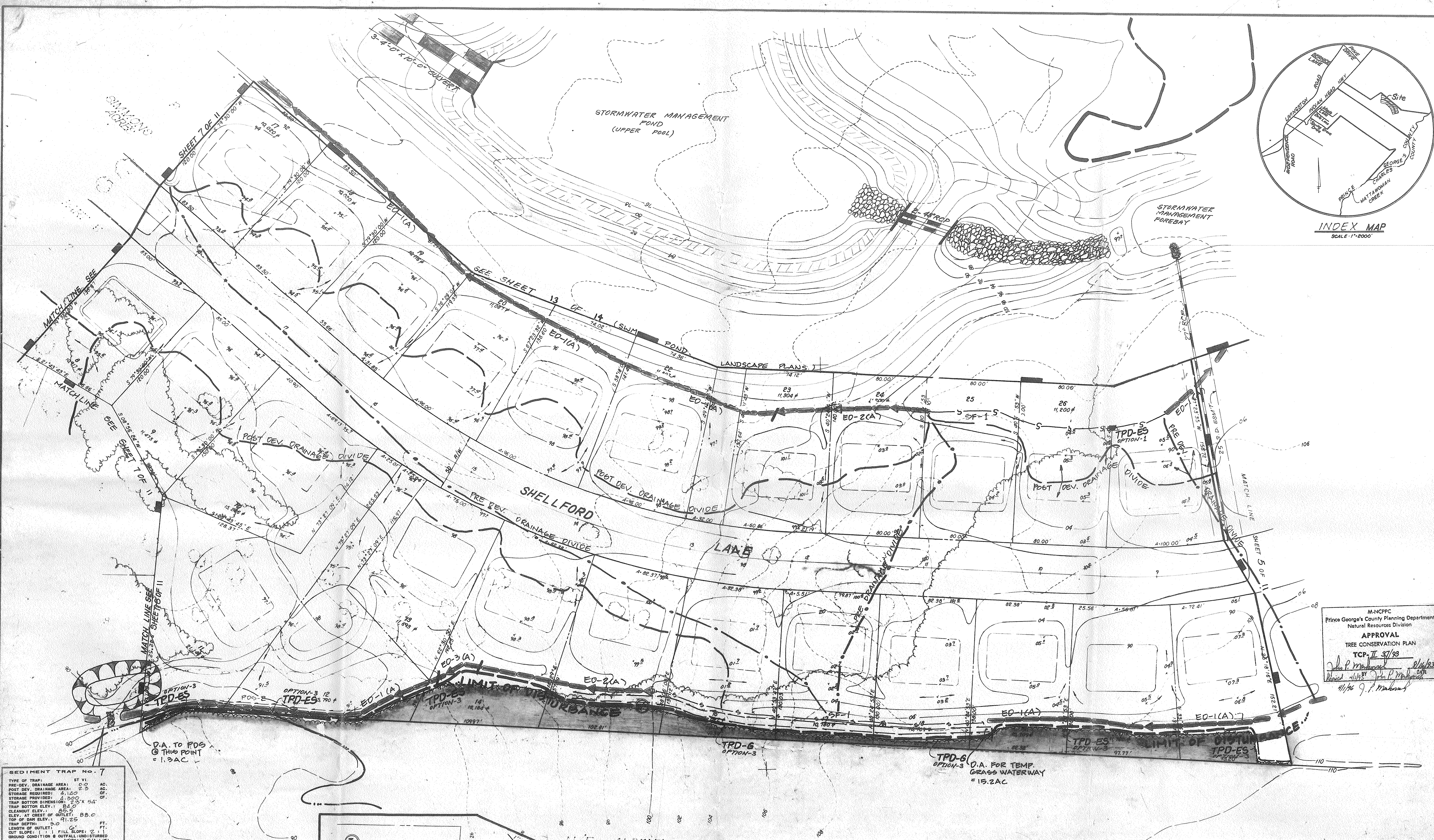
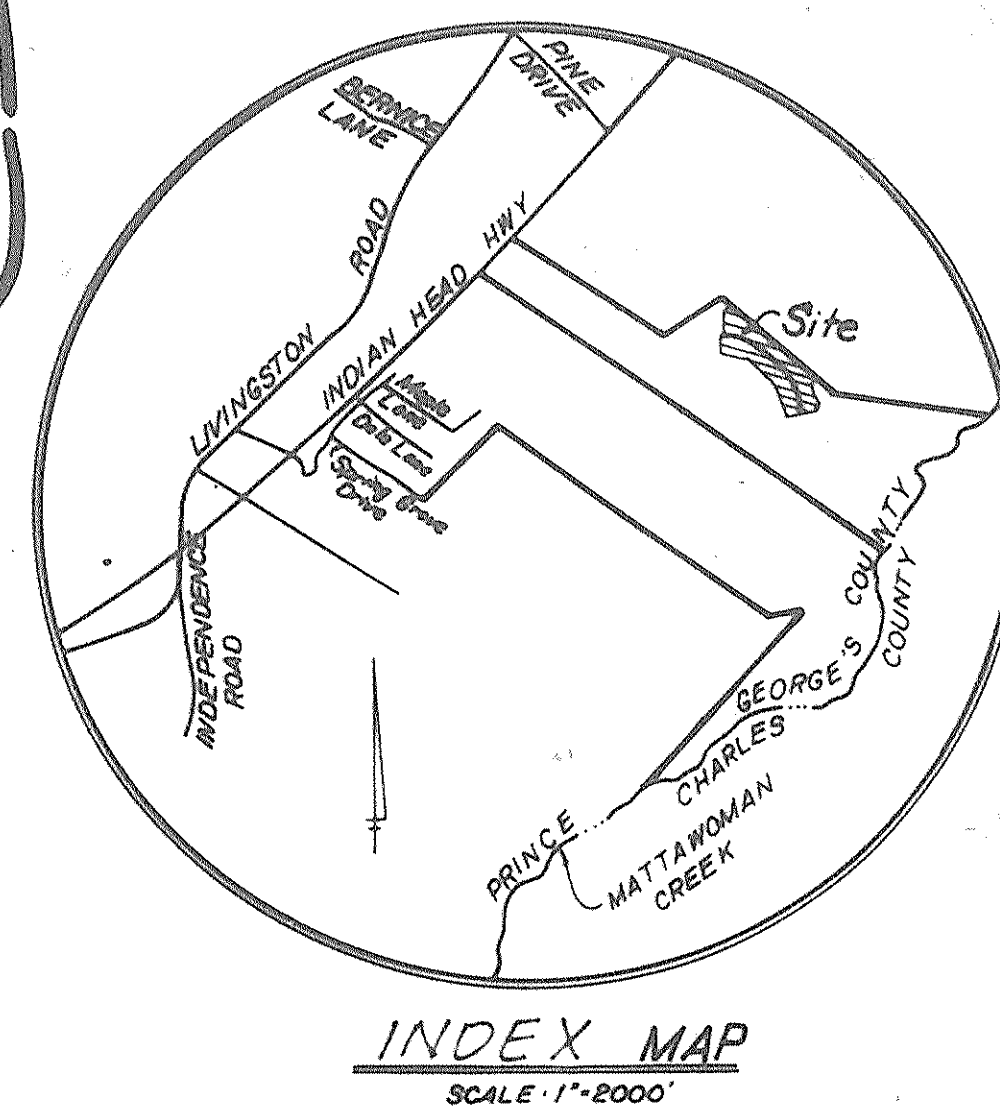
TREE CONSERVATION PLAN II  
SIMMONS ACRES II  
PISCATAWAY ELECTION DISTRICT NO. 5  
PRINCE GEORGES COUNTY MARYLAND  
SCALE 1"=30'  
AUGUST 1992

SIMMONS ACRES LLC  
C/O MICHAEL J. SULLIVAN  
CHERRYWOOD DEVELOPMENT LLC  
PO BOX 60  
GREENBELT, MARYLAND 20770  
WALDORF, MARYLAND 20604  
(301)370-1033

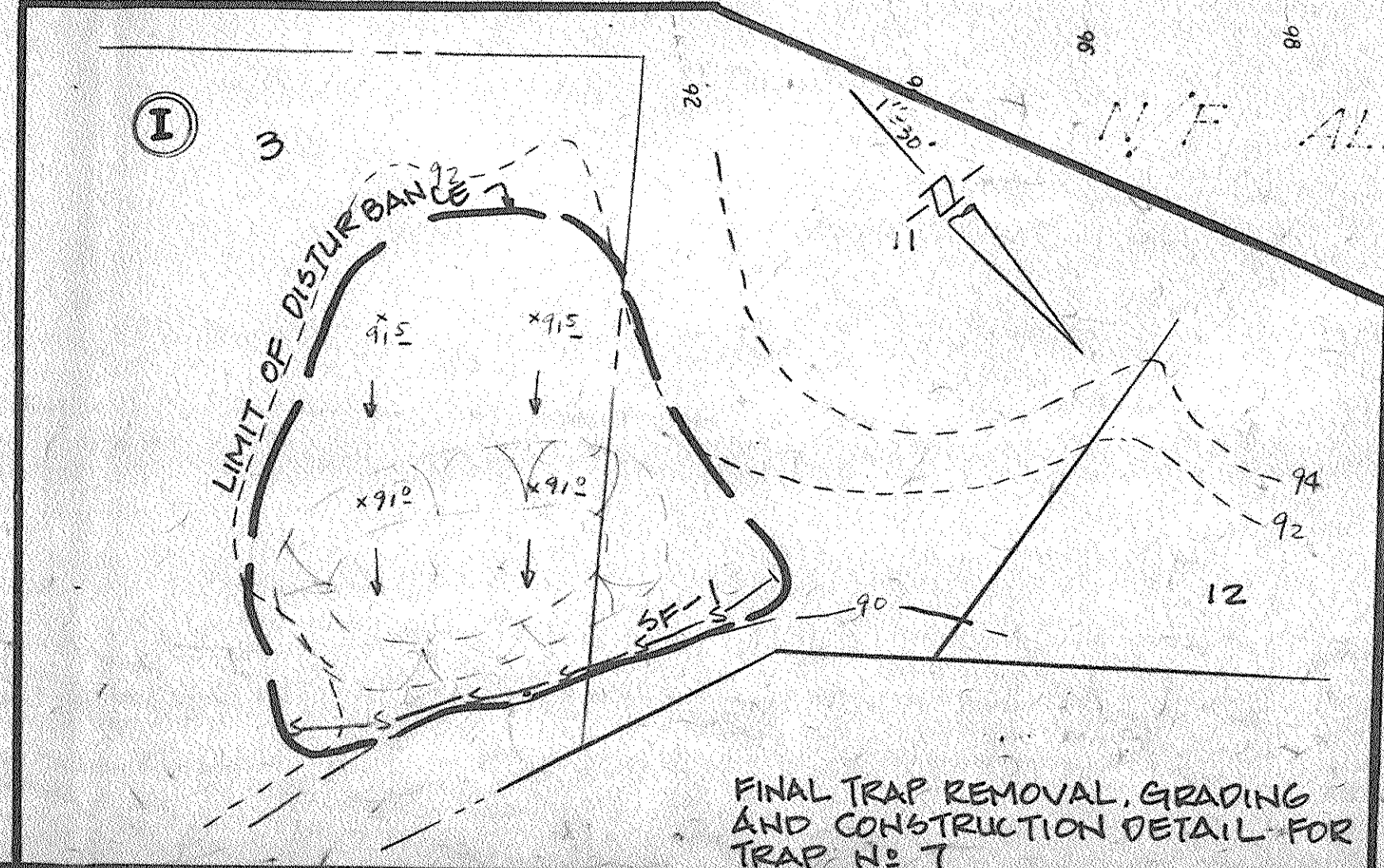
OWNER / DEVELOPER / APPLICANT:  
Realty Investment Associates III  
6305 Ivy Lane, Suite 700  
Greenbelt, Maryland 20770  
Tel: (301) 474-4411

| REVISIONS |
|-----------|
|           |
|           |
|           |

SHAFER BATT & ASSOC., INC.  
ENGINEERS-LAND PLANNERS-SURVEYORS  
904 WIND RIVER LANE  
GAITHERSBURG, MARYLAND 20878  
(301) 417-0344



SEDIMENT TRAP NO. 7  
TYPE OF TRAP: ST VI  
PRE-DEV. DRAINAGE AREA: 0.0 AC.  
POST-DEV. DRAINAGE AREA: 0.0 AC.  
STORAGE PROVIDED: 4,100 CF.  
TRAP BOTTOM DIMENSION: 2'0" X 5'4"  
TRAP BOTTOM ELEV.: 84.0  
CLEANOUT ELEV.: 85.5  
ELEV. AT CREST OF OUTLET: 88.0  
TOP OF DIRT ELEV.: 91.25  
TRAP DEPTH: 3.0 FT.  
LENGTH OF OUTLET: 6' FT.  
OUT SLOPE: 1:1 FILL SLOPE: 2:1  
GROUND CONDITION & OUTFALL UNDISTURBED  
STREAM CHANNEL



FINAL TRAP REMOVAL, GRADING  
AND CONSTRUCTION DETAIL FOR  
TRAP NO. 7

SIMMONS ACRES LLC  
C/O MICHAEL J. SULLIVAN  
GERRYWOOD DEVELOPMENT LLC  
PO BOX 420  
WALDORF, MARYLAND 20604  
(301) 370-1033

|      |         |               |
|------|---------|---------------|
| 1.   | 2.28.96 | W.C. REMOVED  |
| 2.   | 3.18.95 | FC ADJUSTMENT |
| 3.   | 6.5.95  |               |
| 4.   | 3.13.95 |               |
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Revisions dated after December 1, 1994  
by Lorenzi, Dodds and Gunnill Inc.  
Original Design by Shaffer Batta Associates

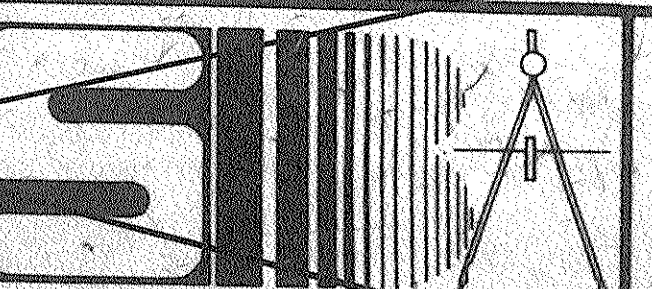
ENGINEER  
LORENZI, DODDS, & GUNNILL  
3475 LEONARDTOWN ROAD  
WALDORF, MARYLAND 20602  
(301) 843-6255 (301) 645-2254  
CONTRACT #949077



ENGINEERS CERTIFICATION  
I HEREBY CERTIFY THAT THE GRADING SHOWN HEREON  
CONFORMS WITH THE PRINCE GEORGES COUNTY BUILDING  
CODE.  
R. T. Batta 10-28-92  
RAM T. BATT  
REGISTERED PROFESSIONAL ENGINEER  
MARYLAND NO. 11643

REVISIONS

PREPARED BY  
SHAFFER BATTA & ASSOC., INC.  
ENGINEERS-LAND PLANNERS-SURVEYORS  
904 WIND RIVER LANE  
GAITHERSBURG, MARYLAND 20878  
(301) 471-0344



TREE CONSERVATION PLAN II  
SIMMONS ACRES II  
PISCATAWAY ELECTION DISTRICT NO. 5  
PRINCE GEORGES COUNTY, MARYLAND  
SCALE 1"=30'  
FEB. 1993

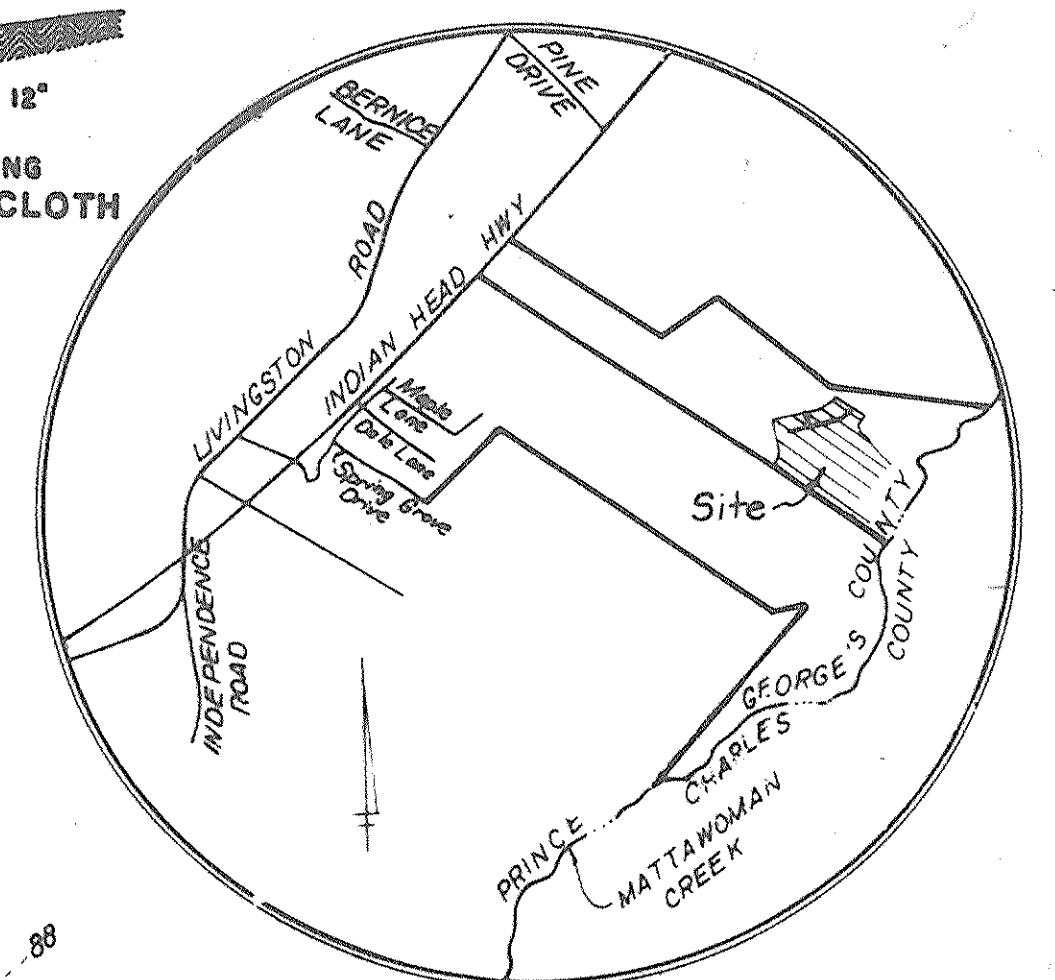
SEDIMENT TRAP NO. 8

SEDIMENT TRAP NO. 8  
TYPE OF TRAP: ST V  
PRE-DEV. DRAINAGE AREA: 2.30 AC.  
POST-DEV. DRAINAGE AREA: 1.00 AC.  
STORAGE REQUIRED: 5,250 CF.  
STORAGE PROVIDED: 5,250 CF.  
TRAP BOTTOM DIMENSION: 24' X 33' (AS SHOWN)  
TRAP BOTTOM ELEV.: 84.5  
CLEANOUT ELEV.: 86.0  
ELEV. AT CREST OF OUTLET: 88.5  
TOP OF DAM ELEV.: 87.5  
TRAP DEPTH: 1.5 FT.  
LENGTH OF OUTLET: 18 FT.  
OUT SLOPE: 2:1 FILL SLOPE: 2:1  
GROUND CONDITION @ OUTFALL: UNDISTURBED WOODS  
STABILIZE THE DISTURBED AREA IMMEDIATELY AFTER GRADING

VSSC CL. II UNROUTED RIP-RAP PLACED OVER POLYFILTER-X OR APPROVED SQUAL. D<sub>50</sub> = 12 INCHES  
D<sub>10</sub> = 10 INCHES THICKNESS = 1" CHANNEL SLOPE = 2% SIDE SLOPE = 3:1  
CHANNEL DEPTH = 1.5' @ PIPE  
CHANNEL LENGTH = 25 FEET  
Q<sub>10</sub> = 23.2 CFS V<sub>10</sub> = 6.0 FPS  
SEE DETAIL ON SHEET 7 OF 12

TEMP PIPES KING BOHAC LANE  
SCALE HORIZ. 1" = 30'  
VERT. 1" = 5'

SEDIMENT TRAP NO. 7  
TYPE OF TRAP: ST VI  
PRE-DEV. DRAINAGE AREA: 0.3 AC.  
POST-DEV. DRAINAGE AREA: 0.3 AC.  
STORAGE REQUIRED: 4,140 CF.  
STORAGE PROVIDED: 4,140 CF.  
TRAP BOTTOM DIMENSION: 23' X 54'  
TRAP BOTTOM ELEV.: 84.0  
CLEANOUT ELEV.: 81.25  
ELEV. AT CREST OF OUTLET: 88.0  
TOP OF DAM ELEV.: 81.25  
TRAP DEPTH: 3.0 FT.  
LENGTH OF OUTLET: 18 FT.  
OUT SLOPE: 1:1 FILL SLOPE: 2:1  
GROUND CONDITION @ OUTFALL: UNDISTURBED WOODS  
STREAM CHANNEL

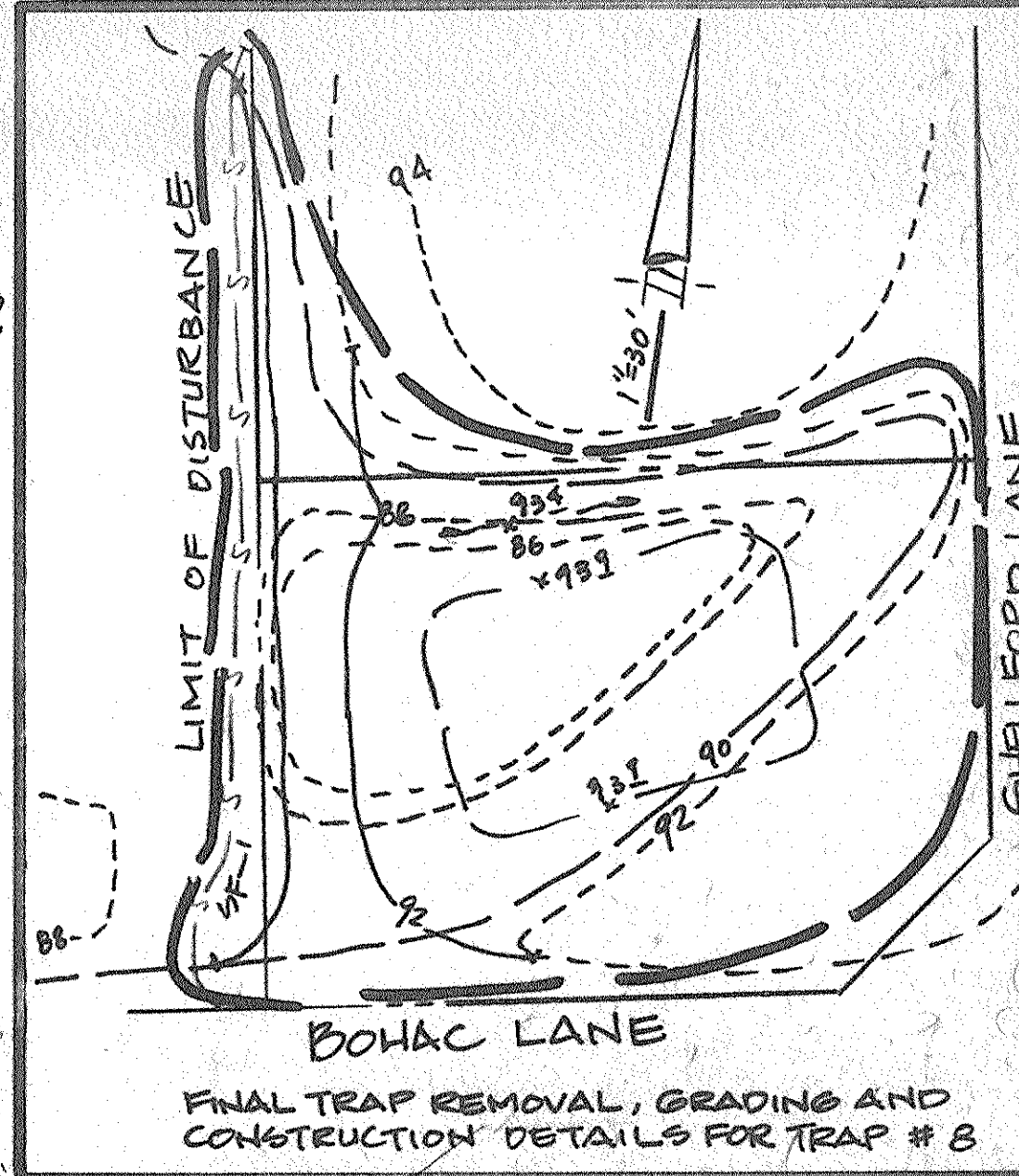


INDEX MAP  
SCALE 1" = 2000'

GRADING DETAIL FOR INITIAL TRAP (#9) INSTALLATION

SEDIMENT TRAP NO. 9  
TYPE OF TRAP: ST VI  
PRE-DEV. DRAINAGE AREA: 0.50 AC.  
POST-DEV. DRAINAGE AREA: 0.50 AC.  
STORAGE REQUIRED: 15,000 CF.  
STORAGE PROVIDED: 15,000 CF.  
TRAP BOTTOM DIMENSION: 21' X 22'  
TRAP BOTTOM ELEV.: 80.0  
CLEANOUT ELEV.: 82.0  
ELEV. AT CREST OF OUTLET: 84.0  
TOP OF DAM ELEV.: 82.0  
TRAP DEPTH: 2.0 FT.  
LENGTH OF OUTLET: 10 FT.  
OUT SLOPE: 1:1 FILL SLOPE: 2:1  
GROUND CONDITION @ OUTFALL: UNDISTURBED WOODS

LEGEND FOR TRAP GRADING  
EX. CONTOURS --- 88 ---  
PROP. CONTOURS --- 85 ---  
FINAL GRADING UPON TRAP REMOVAL --- 88 ---  
FINAL SPOT EL. UPON TRAP REMOVAL (94.5)



MANPCPC  
Prince Georges County Planning Department  
Natural Resources Division  
APPROVAL  
TREE CONSERVATION PLAN  
TCP-II 37/93  
Date: 8/16/93  
By: [Signature]  
4/1/94 J. P. Mahoney

ENGINEERS CERTIFICATION  
I HEREBY CERTIFY THAT THE GRADING SHOWN HEREON CONFORMS WITH THE PRINCE GEORGES COUNTY BUILDING CODE

Approved: [Signature]  
Date: 10-28-92  
RAM T. BATT  
REGISTERED PROFESSIONAL ENGINEER  
MARYLAND NO. 11643

|    |         |           |
|----|---------|-----------|
| 1. | 3-18-96 | PER. PER. |
| 2. | 9-18-95 |           |
| 3. | 3-17-95 |           |
| 4. |         |           |

|    |         |                    |
|----|---------|--------------------|
| 3. | 2-28-94 | ADJUSTED EASEMENTS |
| 2. | 9-18-95 |                    |
| 1. | 3-17-95 |                    |
| #  |         |                    |

|      |               |
|------|---------------|
| DATE | LDG REVISIONS |
|      |               |
|      |               |
|      |               |

Revisions dated after December 1, 1994:  
by Lorenzi, Dadds and Gunnill Inc.  
Original Design by Shaffer Batta Associates  
ENGINEER:  
LORENZI, DODDS, & GUNNILL  
3475 LEONARDTOWN ROAD  
WALDORF, MARYLAND 20602  
(301)843-6255 (301)645-2254  
CONTRACT #949077

SIMMONS ACRES LLC  
C/O MICHAEL J. SULLIVAN  
CHERRYWOOD DEVELOPMENT LLC  
PO BOX 420  
WALDORF, MARYLAND 20604  
(301)370-1033  
OWNER / DEVELOPER / APPLICANT:  
Realty Investment Associates III  
6305 Ivy Lane, Suite 700  
Greenbelt, Maryland 20770  
Tel: (301) 474-4413

PREPARED BY  
SHAFFER BATT & ASSOC., INC.  
ENGINEERS-LAND PLANNERS-SURVEYORS  
904 WIND RIVER LANE  
GAITHERSBURG, MARYLAND 20878  
(301) 417-0344



TREE CONSERVATION PLAN II  
SIMMONS ACRES II  
PISCATAWAY ELECTION DISTRICT NO. 5  
PRINCE GEORGES COUNTY, MARYLAND  
SCALE 1" = 30'  
AUGUST 1992

