

NOTE:
HOUSE FOOTPRINTS ARE CONCEPTUAL. AT TIME OF BUILDING PERMIT EACH STRUCTURE SHALL BE SITUATED TO ENSURE THAT THERE IS A MINIMUM CLEARED 40-FOOT REAR YARD (NOT INFRINGING ON ANY CONSERVATION EASEMENT) AND CLEARED 20-FOOT SIDE YARDS.

NOTE:
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-287-7777 OR LOG ON TO www.call811.com <http://www.misutility.net> 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF THE MAIN BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

CLEARED
FLOODPLAIN
AREA (AC)

C-FP #1 0.02
C-FP #2 0.07
C-FP #3 0.10
TOTAL 0.19 AC

WOODLANDS
CLEARED
AREA (AC)

C-NTA 28.78
TOTAL 28.78 AC

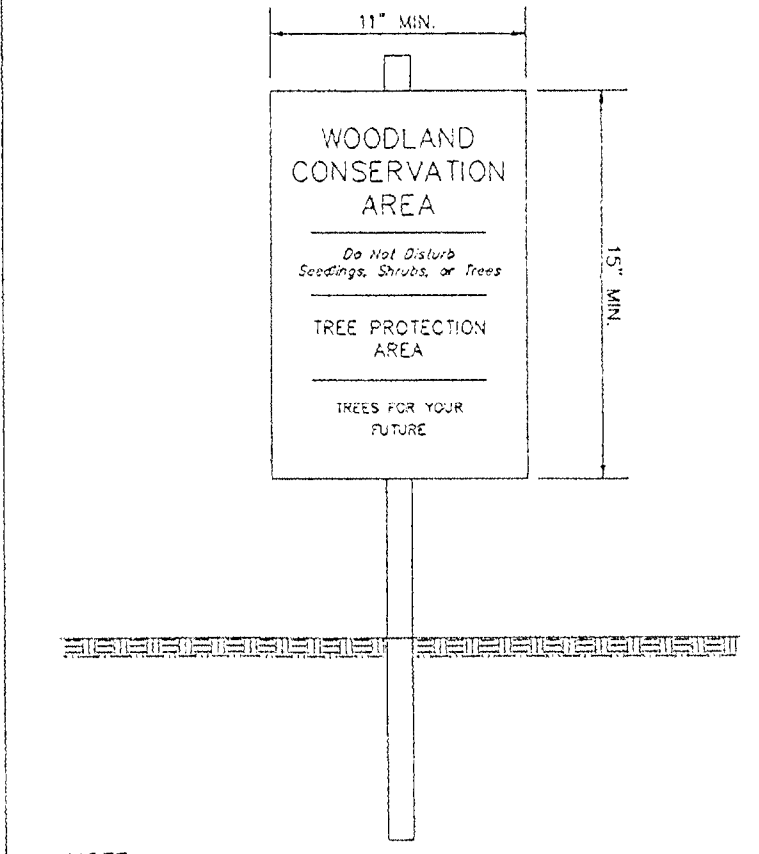
WOODLAND
PRESERVED
NOT CREDITED
AREA (AC)

WP-NC #1 0.30 WP-NC #6 0.14
WP-NC #2 0.05 WP-NC #7 0.02
WP-NC #3 0.16 WP-NC #8 0.01
WP-NC #4 0.05
WP-NC #5 0.15
TOTAL 0.88 AC

WOODLAND
PRESERVATION
AREA (AC)

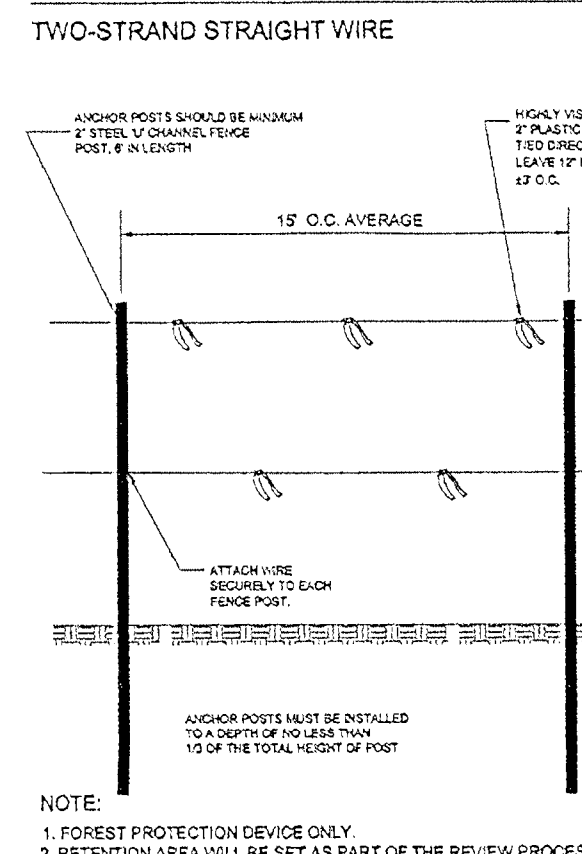
WPA #1 5.37
WPA #2 4.16
WPA #3 5.96
WPA #4 1.82
WPA #5 0.57
TOTAL 17.88 AC

SIGNAGE CONSERVATION AREAS (TO BE INSTALLED PRIOR TO CONSTRUCTION)



- NOTE:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. SIGNS SHOULD BE PLACED AT A MAX. INTERVAL OF 100'.
 4. SIGNS SHOULD BE PLACED AT A MAX. INTERVAL OF 100'.
 5. SIGNS SHOULD BE PLACED AT A MAX. INTERVAL OF 100'.
 6. SIGNS SHOULD BE PLACED AT A MAX. INTERVAL OF 100'.
 7. SIGNS SHOULD BE PLACED AT A MAX. INTERVAL OF 100'.
 8. SIGNS SHOULD BE PLACED AT A MAX. INTERVAL OF 100'.
 9. SIGNS SHOULD BE PLACED AT A MAX. INTERVAL OF 100'.

WIRE TREE PROTECTION FENCING TWO-STRAND STRAIGHT WIRE



- NOTE:
1. FOREST PROTECTION DEVICE ONLY.
 2. FOREST PROTECTION DEVICE ONLY.
 3. FOREST PROTECTION DEVICE ONLY.
 4. FOREST PROTECTION DEVICE ONLY.
 5. FOREST PROTECTION DEVICE ONLY.
 6. FOREST PROTECTION DEVICE ONLY.
 7. FOREST PROTECTION DEVICE ONLY.
 8. FOREST PROTECTION DEVICE ONLY.
 9. FOREST PROTECTION DEVICE ONLY.

SITE DATA

SUBDIVISION NAME	THRIFT MANOR
ZONE	R-E
METHOD OF SEWAGE DISPOSAL	PUBLIC SYSTEM
SYSTEM AREA DESIGNATION FOR SEWER	S-3
SYSTEM AREA DESIGNATION FOR WATER	W-3
PROPOSED USE OF PROPERTY	SINGLE FAMILY DETACHED DWELLINGS
TITLE INFORMATION	L 00000/F.000
TAX MAP NUMBER	133
TAX GRID NUMBER	C4
HISTORIC RESOURCES	NO HISTORIC RESOURCES KNOWN TO EXIST ON SITE
CEMETERIES	NO CEMETERIES KNOWN TO EXIST ON SITE
POLICY ANALYSIS ZONE	273F818
ELECTION DISTRICT	5
WATERSHED	PISCATAWAY CREEK
200' MAP REFERENCE	2165E04
MASTER PLAN AREA	TIPPET AND VICINITY
GENERAL TIER	DEVELOPING
MARLBORO CLAY	NO MARLBORO CLAY KNOWN TO EXIST ON SITE

Standard Type II Tree Conservation Plan Notes

1. This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If the grading permit expires, then this TCP2 also expires and is no longer valid.
2. 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.
3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Permitting and Inspections, 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 measure shown on this plan will be discussed in detail.
4. The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
5. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
6. The property is within the Developing Tier and is zoned R-E (Residential-Estate).
7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
8. The site is not adjacent to a roadway classified as arterial or greater.
9. This plan is grandfathered under CB-27-2010, Section 25-117 (g).
10. 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.
11. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
12. The location of all temporary tree protection fencing (TPFs) shown on this plan shall be released or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installations of the TPFs may begin.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.

19. The planting of afforestation or reforestation areas shall be completed prior to the issuance of the first building permit. 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.

20. 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.

21. Reforestation areas shall not be moved. The management of competing vegetation around individual trees and the removal of noxious, invasive, and non-native vegetation within the reforestation areas is acceptable.

22. 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.

23. 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.

24. The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.

25. 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.

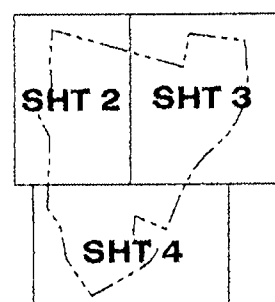
Results of annual survival checks for each of the required four years after tree planting shall be reported to the M-NCPPC, Planning Department.

26. 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.

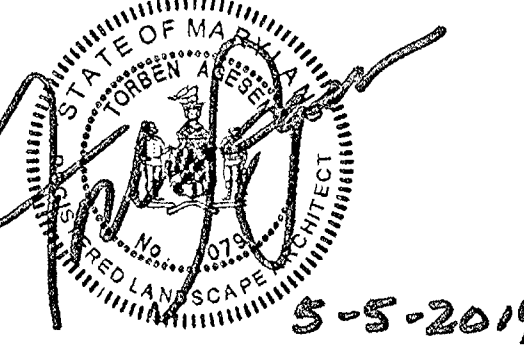
Woodland Conservation Worksheet for Prince George's County				
Zone:	R-E			
Gross Tract:	54.19			
Floodplain:	5.56			
Previously Dedicated Land:	0.00			
Net Tract (NTA):	48.63	0.00	0.00	
*Include acreage in the corresponding columns for each zone.				
Property Description or Subdivision Name:	THRIFT MANOR - LOTS 1-35			
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) =	19.376	acres		
Clearing permitted w/o reforestation =	28.882	acres		
Woodland Conservation Calculations:				
Existing Woodland	Net Tract	Floodplain	Impacts	Off-site
Woodland Conservation Threshold (NTA) =	48.28		4.88	(acres)
Smaller of a or b	12.1575			
Woodland above WCT	36.1025			
Woodland cleared	28.78	0.19		
Smaller of c or e	28.78			
Clearing above WCT (0.25 : 1) replacement requirement	7.20			
Clearing below WCT (2.1 replacement requirement)	0.00			
Afforestation Threshold (AFT) =	20.00%	0.00		
Woodland Conservation Required	19.54			
Woodland Conservation Provided:				
Woodland Preservation	17.88			
Reforestation / Replacement	0.00			
Afforestation	0.00			
Area approved for fee-in-lieu	0.00			\$0.00
Credits for Off-Site Mitigation on another property	1.75			
Off-Site Mitigation provided on this property	0.00			
Total Woodland Conservation Provided	19.63			
Area of woodland not cleared	19.48	acres		
Woodland retained not part of requirements:	1.6	acres		
Prepared by:				
Signed				Date



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10273, EXPIRATION DATE: JULY 14, 2014.

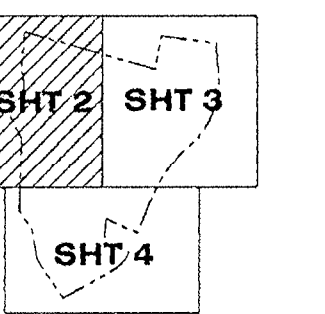


No.	DATE	BY	Description
3	03/2014	UNG	TCP2 UPDATE
2	03/2007	KJM	LOD UPDATE
1	07/2006	DMB	HATCHING CHANGES
REVISIONS			



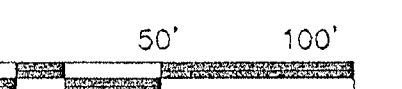
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UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 1079.
EXPIRATION DATE: JULY 14, 2014.

Y PLAN



SALE

=50'



3	03/2014	LNG	TCP2 UPDATE
2	03/2007	KJM	LOD UPDATE
1	07/2006	DMB	HATCHING CHANGES
No.	DATE	BY	Description

VISIONS

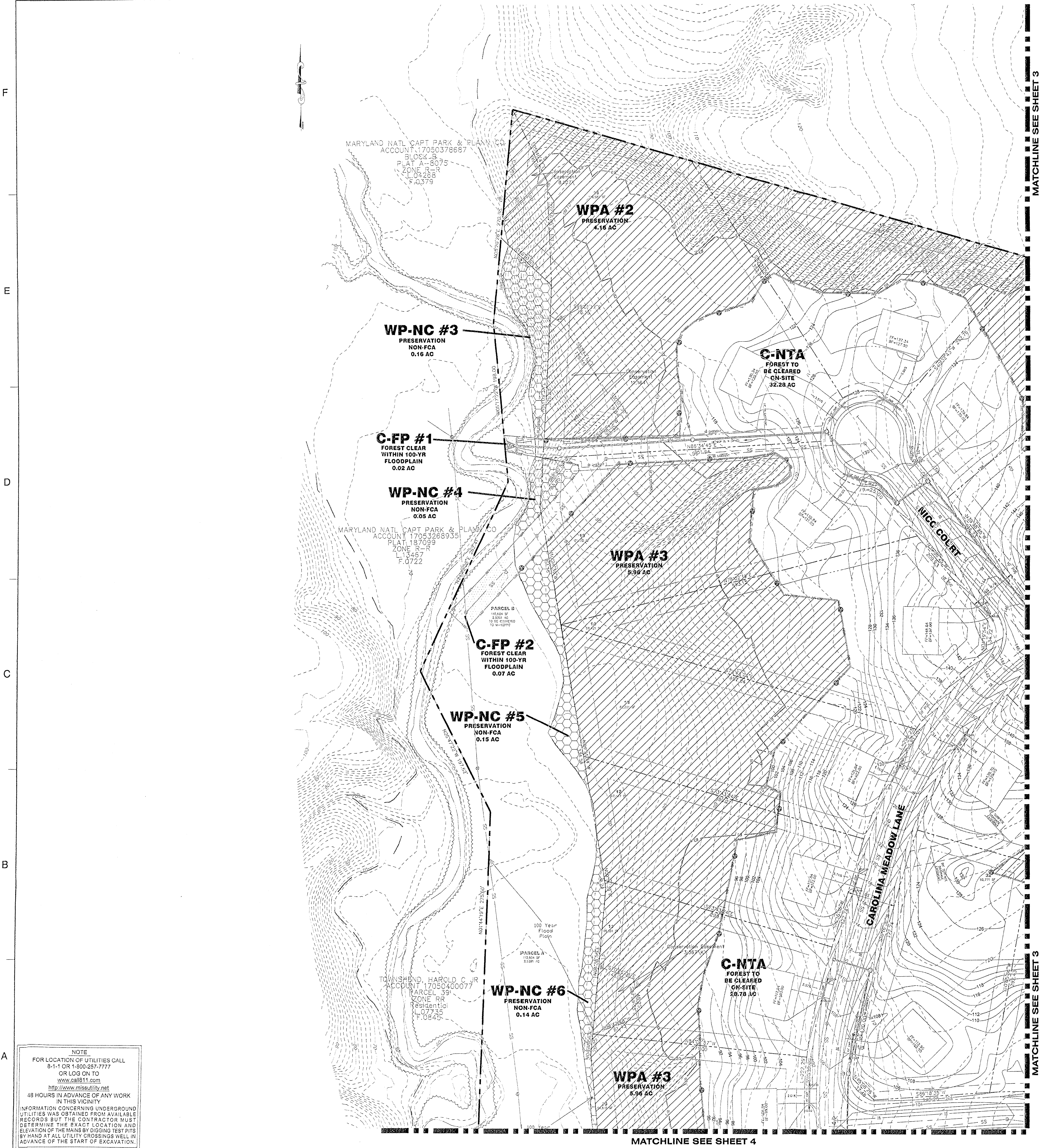
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WBERRY JOB NO.

2

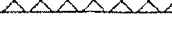
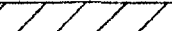
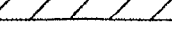



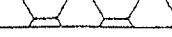
EET NO. 2 OF 4



MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 3

TCP LEGEND

- | | |
|---|----------------------------------|
|  | WOODLAND REFORESTATION AREA |
|  | WOODLAND PRESERVATION AREA |
|  | CLEARED FLOODPLAIN AREA |
|  | WOODLANDS PRESERVED—NOT CREDITED |
|  | CLEARED OFF—SITE AREA |
|  | FOREST CONSERVATION SIGN |
|  | TREE PROTECTION FENCE |

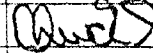
LEGEND

NOTE

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INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
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DEPTHS OF THE MAINS BY DIGGING TEST PITS
AND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

M-NCPPC	
Prince George's County Planning Department	
Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP11/50/06	
Approved by	Date
JL STASZ	7/18/06
	6/4/04
01	
02	
03	
04	
05	

CONTACT:
KENNETH H. MICHAEL
PHONE: 301.459.4400


THRIFT MANOR
EXISTING PARCEL 31
PRINCE GEORGE'S COUNTY
5TH ELECTION DISTRICT

TAX MAP/GRID: 133/C4
WSSC GRID: 216SE04

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1"=50'

0' 50' 100'

A horizontal graphic scale bar with three segments. The first segment is white and labeled '0'', the second is light gray and labeled '50'', and the third is dark gray and labeled '100''.

3	03/2014	LNG	TCP2 UPDATE
2	03/2007	KJM	LOD UPDATE
1	07/2006	DMB	HATCHING CHANG
No.	DATE	BY	Description

DRAWN BY: SWK

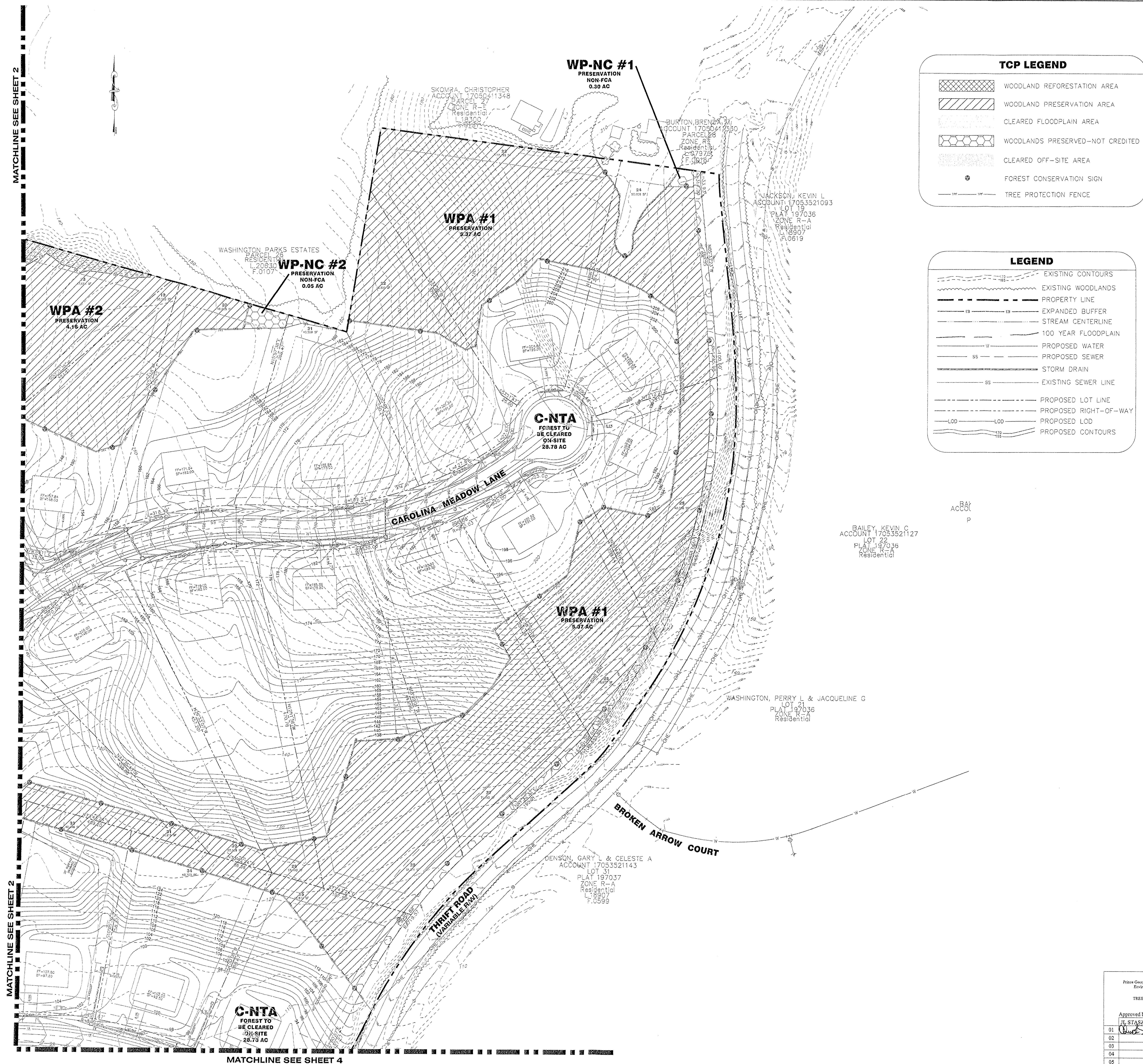
CHECKED BY: AV

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DEWBERRY JOB NO.

3

SHEET NO. 3 OF 4




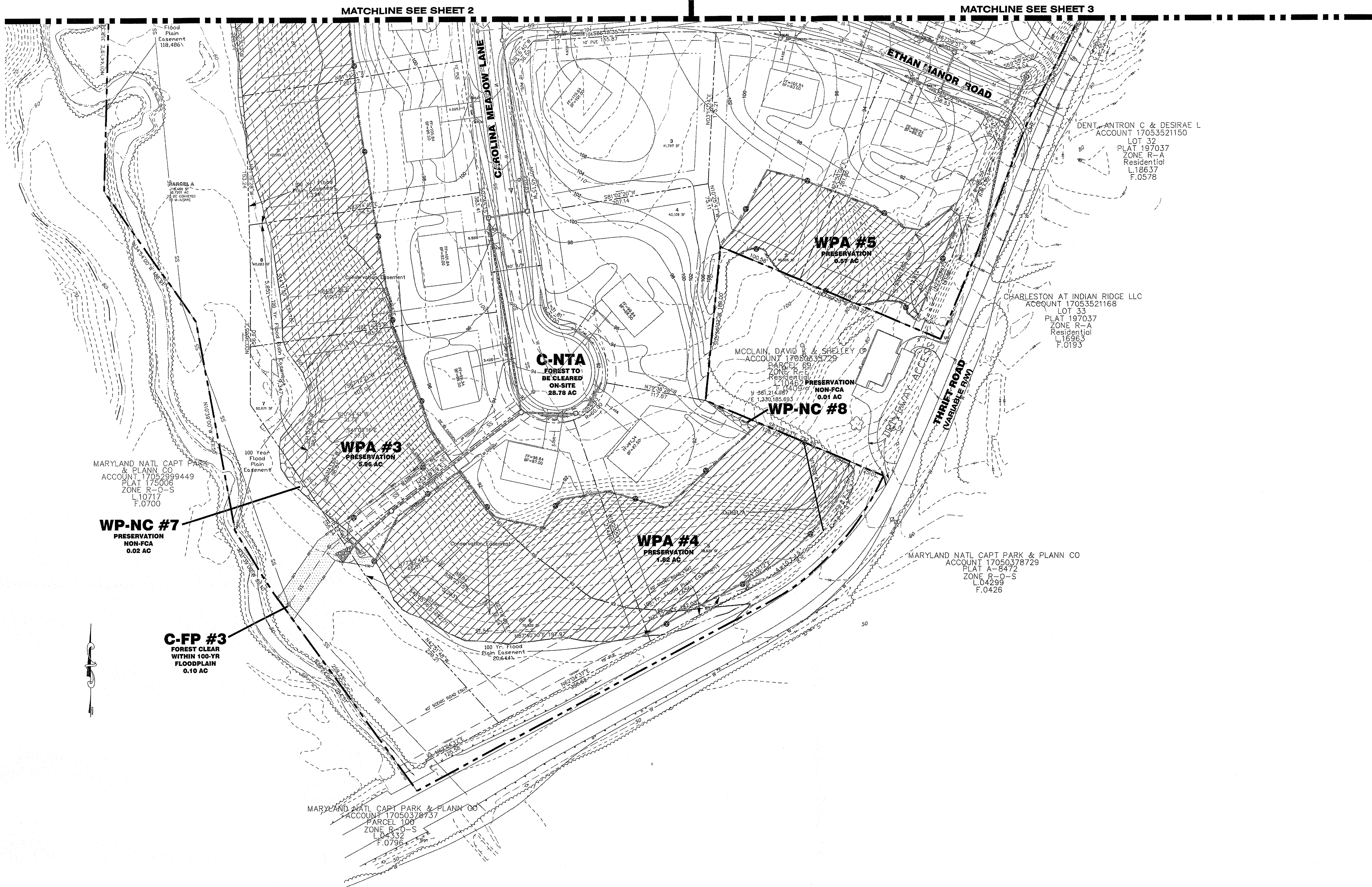
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JL STASZ	7/18/06
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03	
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05	



TCP LEGEND

- WOODLAND REFORESTATION AREA
- WOODLAND PRESERVATION AREA
- CLEARED FLOODPLAIN AREA
- WOODLANDS PRESERVED-NOT CREDITED
- CLEARED OFF-SITE AREA
- FOREST CONSERVATION SIGN
- TREE PROTECTION FENCE

LEGEND

- EXISTING CONTOURS
- EXISTING WOODLANDS
- PROPERTY LINE
- EXPANDED BUFFER
- STREAM CENTERLINE
- 100 YEAR FLOODPLAIN
- PROPOSED WATER
- PROPOSED SEWER
- STORM DRAIN
- EXISTING SEWER LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOD
- PROPOSED CONTOURS

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