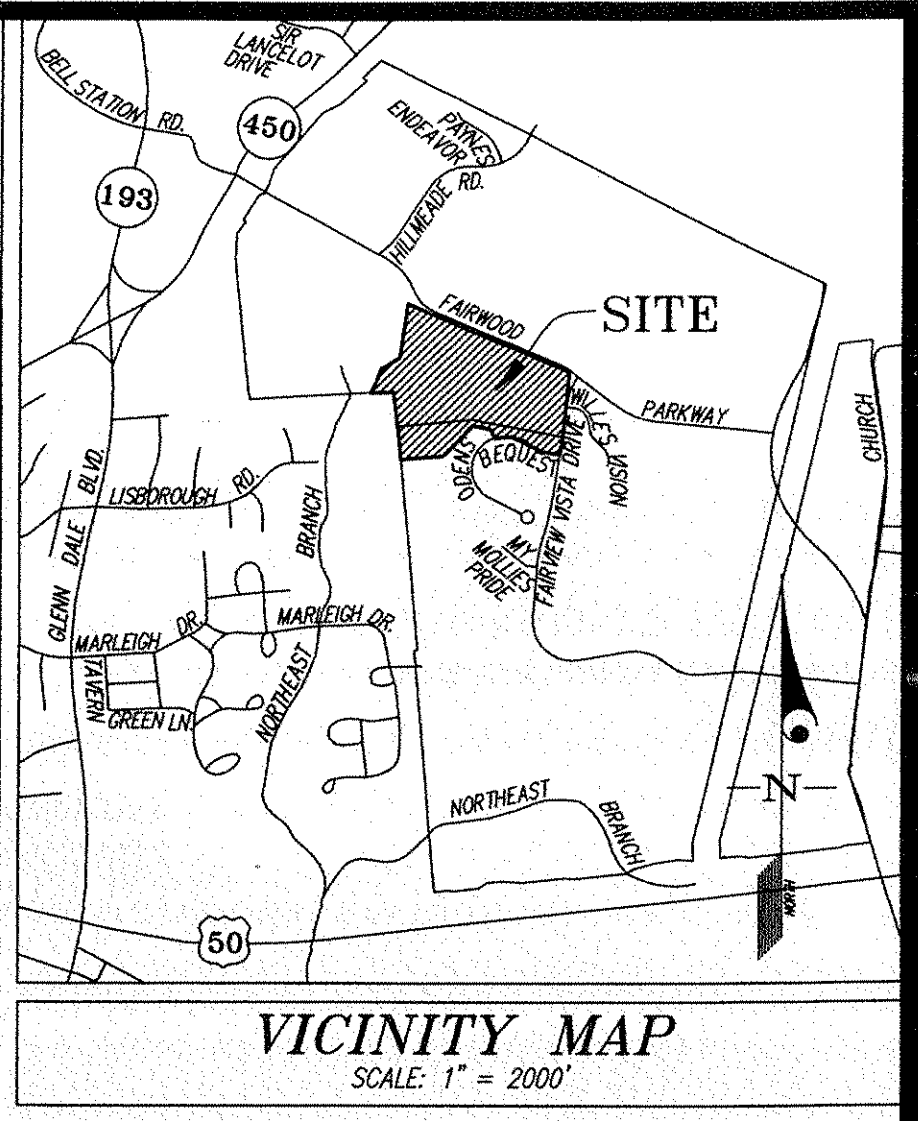


ROBERTS PROPERTY

LOTS 1-36 AND PARCELS 'A'-'H', BLOCK "A"

TYPE II TREE CONSERVATION PLAN

TCPII/156/04



LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED SPOT GRADE
- PROPOSED STORMDRAIN, SEWER & WATER
- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- PROPOSED SIDEWALK
- PROPOSED PAVING
- PMA PRIMARY MANAGEMENT AREA
- LIMIT OF DISTURBANCE
- TREE PROTECTION FENCE
- WOODLAND PRESERVATION AREA
- WOODLAND DISTURBANCE AREA
- NON-CREDITED WOODLAND PRESERVATION AREA
- STEEP SLOPES (25%+)
- SPECIMEN TREE
- PROPOSED TRAIL
- ZONING LINE

48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center
MEMBER
ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777

SHEET No. TITLE

- COVER SHEET
- TYPE II TREE CONSERVATION PLAN
- TYPE II TREE CONSERVATION PLAN
- DETAIL SHEET

M-NCPPC APPROVALS			
PROJECT NAME: ROBERTS PROPERTY			
PROJECT NUMBER: DSP-04060			
For Conditions of Approval are Site Plan Cover Sheet or Approval Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	2/24/05	H.Z.	5/10/05

I hereby certify that this Tree Conservation Plan (TCP II) has been prepared in accordance with the Maryland Forest Conservation Act, and the Prince George's County Woodland Conservation Technical Manual, effective September 1990.

Signature: *Kevin A. Foster* 3/6/05
Kevin A. Foster
Maryland Registered Landscape Architect No. 8014
STATE OF MARYLAND

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII/156/04			
APPROVED	DATE		
01	12/22/04		
02			
03			
04			
05			

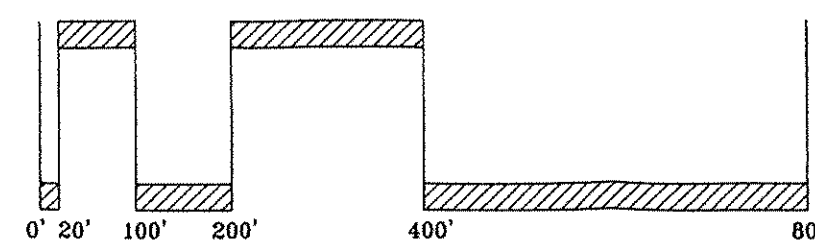
GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 200 - BURTOWNVILLE OFFICE PARK
BURTOWNVILLE, MARYLAND 20868
TEL: 301-421-6024 FAX: 410-880-1820 DC/WA 301-989-2524 FAX: 301-421-4186

Drawings\03105\DESIGN\03105-TOP-A\03105-COV.dwg DES: TSZ DRN: TSZ CHK: KAF

DATE	REVISION	BY	APP'R
12/22/04	REVISED FOR PLANNING BOARD COMMENTS DATED 3/1/2005	TSZ	KAF
	REVISED PER ENVIRONMENTAL PLANNING COMMENTS DATED 11/30/2004	TSZ	KAF

SCALE: 1" = 200'



PREPARED FOR:
ROUSE - FAIRWOOD
DEVELOPMENT LIMITED PARTNERSHIP
10275 PATUXENT PARKWAY
COLUMBIA, MD 21045
ATTN: MR. ALBERT F. EDWARDS, P.E.
TEL: (410) 992-6027

QUEEN ANNE ELECTION DISTRICT No. 7

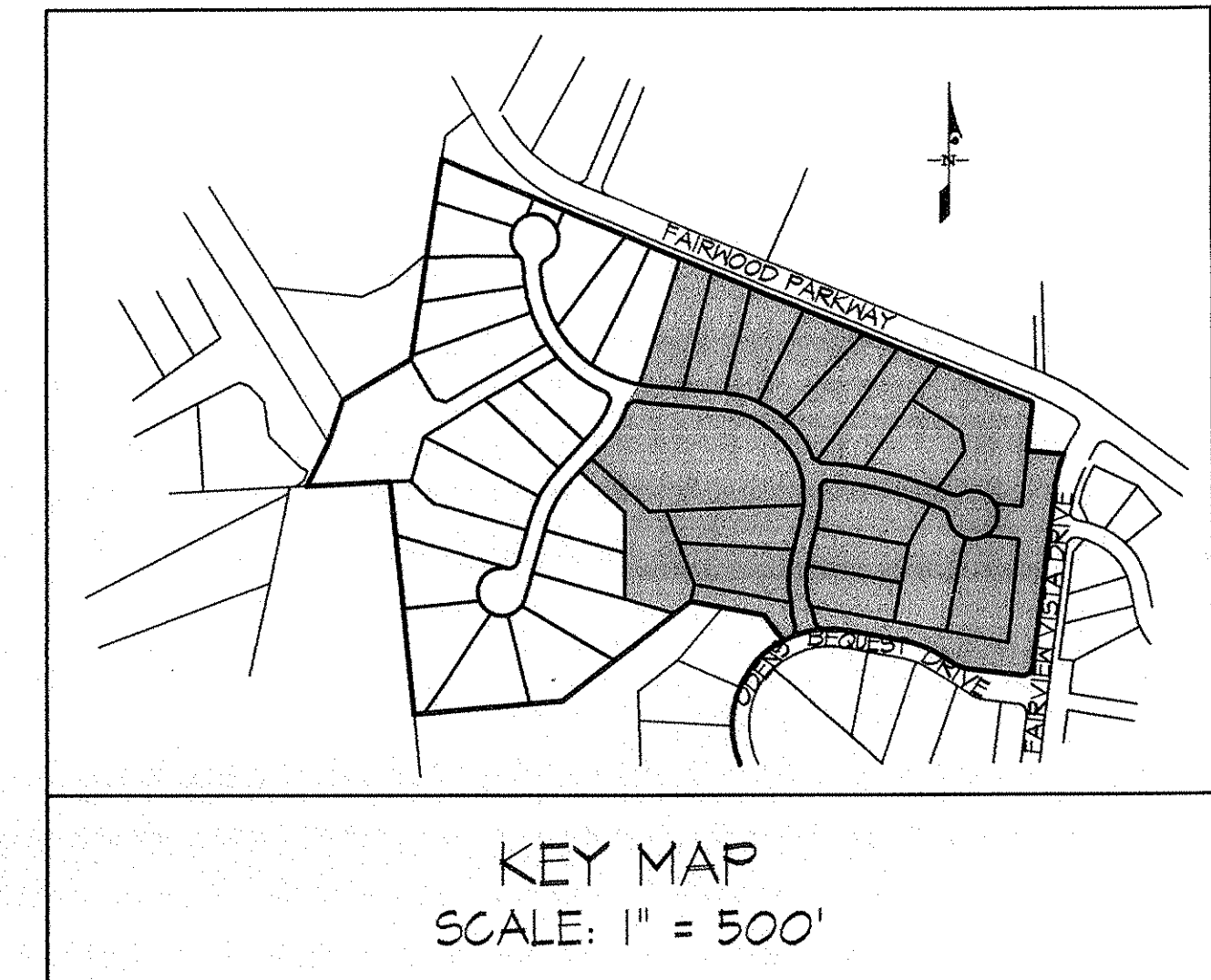
COVER SHEET

ROBERTS PROPERTY
LOTS 1-36 AND PARCELS 'A'-'H', BLOCK "A"

APPROVED
PLAN

DSP-04060

SCALE	ZONING	G. L. W. FILE No.
1"=100'	RE/MXC	03105
DATE	TAX MAP - GRID	SHEET
OCT, 2004	46 - A3/A4	1 OF 4



- LEGEND**
- TEMPORARY TREE PROTECTION FENCE
 - WOODLAND PRESERVATION
 - WOODLAND DISTURBANCE
 - NON-CREDITED WOODLAND PRESERVATION
 - TREE PROTECTION SIGN

- GENERAL NOTES**
- Temporary tree protection fence (TPF) and tree protection signage (TPS) are to prevent intrusions into woodland preservation areas during grading and construction.
 - See details 1 & 2 on sheet 4 of 4 for TPF/TPS details.
 - Sediment control features will be within the limits of the site.

M-NCPPC APPROVALS

PROJECT NAME: ROBERTS PROPERTY
PROJECT NUMBER: DSP-04060

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revisions Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
01	2/24/05	H.Z.	5/10/05
02			
03			
04			
05			

I hereby certify that this Tree Conservation Plan (TCP II) has been prepared in accordance with the Maryland Forest Conservation Act, and the Prince George's County Woodland Conservation Technical Manual, effective September 1990.

Signature: *Kevin A. Foster* 3/6/05
Kevin A. Foster
Maryland Registered Landscape Architect No. 807

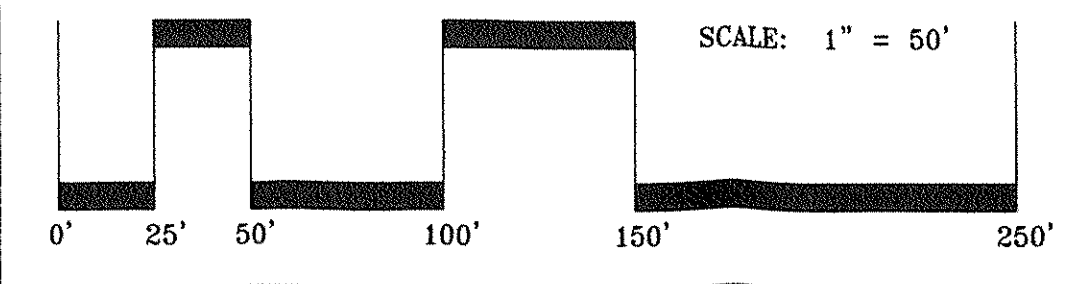
Individual Lot and Parcel
Woodland Conservation Calculations

	Woodland Preservation	Woodland Disturbance	Non-Credited Woodland Preservation
Parcel 'A'	0.00	0.00	0.00
Lot 1	0.00	0.00	0.00
Lot 2	0.00	0.00	0.00
Lot 3	0.00	0.00	0.00
Lot 4	0.00	0.00	0.00
Lot 5	0.00	0.00	0.00
Parcel 'B'	0.00	0.00	0.00
Lot 6	0.00	0.00	0.00
Lot 7	0.00	0.00	0.00
Lot 8	0.00	0.00	0.00
Lot 9	0.00	0.00	0.00
Lot 10	0.00	0.00	0.00
Lot 11	0.00	0.03	0.00
Lot 12	0.00	0.22	0.00
Parcel 'C'	0.00	0.17	0.00
Lot 13	0.76	0.44	0.02
Lot 14	1.08	0.18	0.00
Lot 15	0.22	0.00	0.00
Lot 16	0.13	0.00	0.00
Parcel 'C'	0.00	0.02	0.01
TOTALS	2.19	1.08	0.03



GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 200 - BURTOWNVILLE OFFICE PARK
BURTOWNVILLE, MARYLAND 20868
TEL: 301-421-4024 FAX: 301-889-1820
1-800-257-7777

DATE	REVISION	BY	APP'R
4.6.05	REVISED PER PLANNING BOARD COMMENTS DATED 3.1.2005	TSZ	KAF
1.27.2005	REVISED LOTS 1-4	TSZ	DL
12.22.2004	REVISED PER ENVIRONMENTAL PLANNING COMMENTS DATED 11.30.2004	TSZ	KAF
		BY	APP'R



PREPARED FOR:
ROUSE - FAIRWOOD
DEVELOPMENT LIMITED PARTNERSHIP
10275 PATUXENT PARKWAY
COLUMBIA, MD 21045
ATTN: MR. ALBERT F. EDWARDS, P.E.
TEL: (410) 992-6027

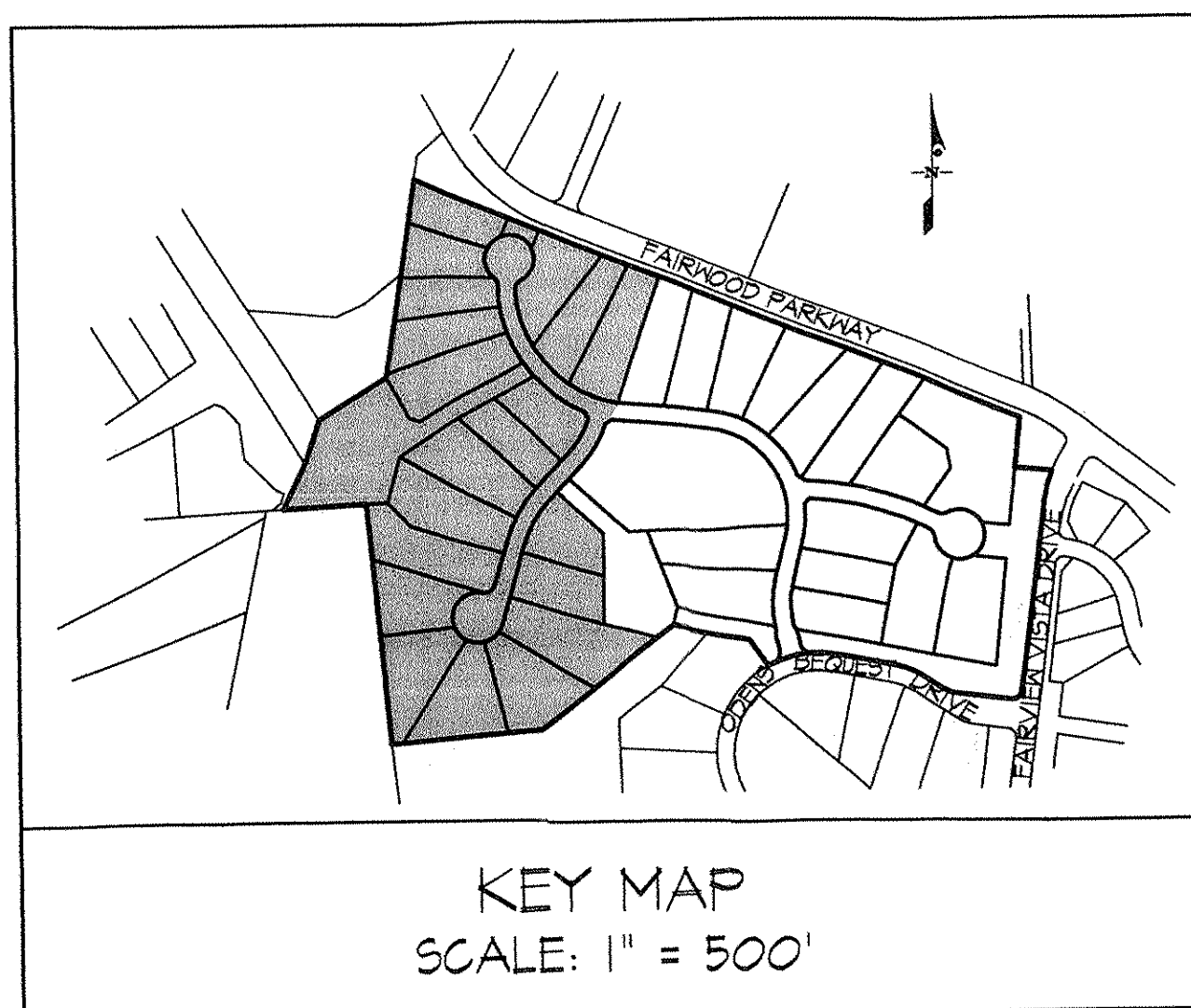
TYPE II TREE CONSERVATION PLAN

ROBERTS PROPERTY
LOTS 1-36 AND PARCELS 'A' - 'H'; BLOCK 'A'

APPROVED PLAN

PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	RE/MXC	03105
DATE	TAX MAP - GRID	SHEET
OCT, 2004	46 - A3/A4	2 OF 4



M-NCPPC APPROVALS			
PROJECT NAME: ROBERTS PROPERTY			
PROJECT NUMBER: DSP-04060			
For Conditions of Approval on Site Plan Cover Sheet or Approval Sheet			
Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	2/24/05	H.Z.	5/10/05

Individual Lot and Parcel Woodland Conservation Calculations			
	Woodland Preservation	Woodland Disturbance	Non-Credited Woodland Preservation
Lot 13	0.00	0.31	0.04
Lot 14	0.00	0.20	0.00
Lot 15	0.00	0.00	0.00
Parcel 'E'	0.00	0.00	0.00
Parcel 'G'	0.00	0.58	0.00
Lot 16	0.00	0.00	0.00
Lot 17	0.00	0.00	0.00
Lot 18	0.00	0.00	0.00
Lot 19	0.00	0.00	0.00
Lot 20	0.56	0.37	0.01
Parcel 'D'	1.50	0.72	0.00
Lot 21	0.19	0.50	0.00
Lot 22	0.32	0.37	0.00
Lot 23	0.68	0.42	0.02
Lot 24	0.68	0.43	0.00
Lot 25	0.69	0.40	0.00
Lot 26	0.42	0.48	0.00
Lot 27	0.59	0.50	0.00
Lot 28	0.30	0.05	0.00
Lot 29	0.00	0.00	0.00
Lot 30	0.57	0.08	0.00
Lot 31	0.33	0.11	0.00
Lot 32	0.28	0.32	0.00
Parcel 'H'	0.00	0.35	0.00
TOTALS	7.03	6.19	0.13

- LEGEND**
- TEMPORARY TREE PROTECTION FENCE
 - WOODLAND PRESERVATION
 - WOODLAND DISTURBANCE
 - NON-CREDITED WOODLAND PRESERVATION
 - TREE PROTECTION SIGN

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION	
APPROVAL TREE CONSERVATION PLAN TCP#11 / 156 / 04	
DATE	4/11/05
01	
02	
03	
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05	

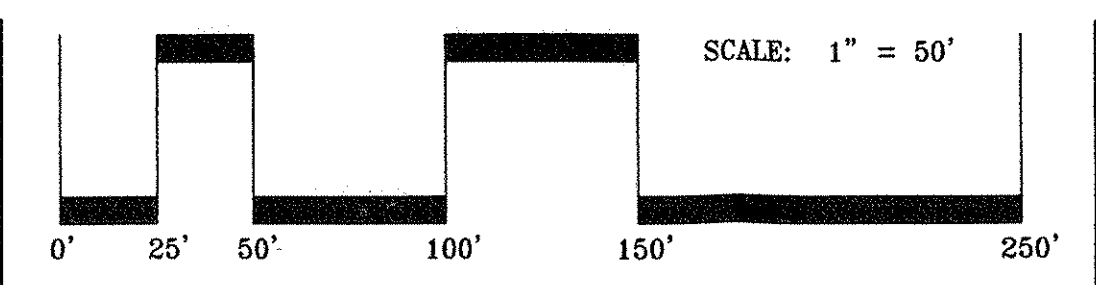
I hereby certify that this Tree Conservation Plan (TCP #11) has been prepared in accordance with the Maryland Forest Conservation Act, and the Prince George's County Woodland Conservation Technical Manual, effective September 1990.

Signature: *Kevin A. Foster* 3/6/05
Kevin A. Foster
Maryland Registered Landscape Architect No. 8074
STATE OF MARYLAND
DSP-04060

- GENERAL NOTES**
- Temporary tree protection fence (TPF) and tree protection signage (TPS) are to prevent intrusions into woodland preservation areas during grading and construction.
 - See details 1 & 2 on sheet 4 of 4 for TPF/TPS details.
 - Sediment control features will be within the limits of the site.

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20866
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-969-2524 FAX: 301-421-4188

DATE	REVISION	BY	CHK.	APP.
4.6.05	REVISED PER PLANNING BOARD COMMENTS DATED 3.1.2005	TSZ	KAF	
12.22.2004	REVISED PER ENVIRONMENTAL PLANNING COMMENTS DATED 11.30.2004	TSZ	KAF	
		BY	APP.	



PREPARED FOR:
ROUSE - FAIRWOOD
DEVELOPMENT LIMITED PARTNERSHIP
10275 PATUXENT PARKWAY
COLUMBIA, MD 21045
ATTN: MR. ALBERT F. EDWARDS, P.E.
TEL: (410) 992-6027

TYPE II TREE CONSERVATION PLAN		ZONING		G. L. W. FILE NO.
ROBERTS PROPERTY		RE/MXC		03105
LOTS 1-36 AND PARCELS 'A' - 'H', BLOCK 'A'		TAX MAP - GRID		SHEET
QUEEN ANNE ELECTION DISTRICT No. 7		46 - A3/A4		3 OF 4
APPROVED PLAN		DATE		
		OCT, 2004		

TCP-II PRE-CONSTRUCTION ACTIVITIES

- Prior to any disturbance of the site, the tree save lines shall be field located by surveying techniques and the appropriate tree protective device (see detail) shall be erected along these designated lines. Only after the tree protective devices have been installed shall any tree cutting or other clearing grubbing or grading operations begin. All protection devices shall remain in place until all construction has ceased in the immediate vicinity. Devices shall be maintained throughout construction. Attachment of signs, or any other objects to trees is prohibited. No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
- After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on site, a pre-construction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate local inspectors shall attend.

TCP-II NOTES FOR TREE CONSERVATION

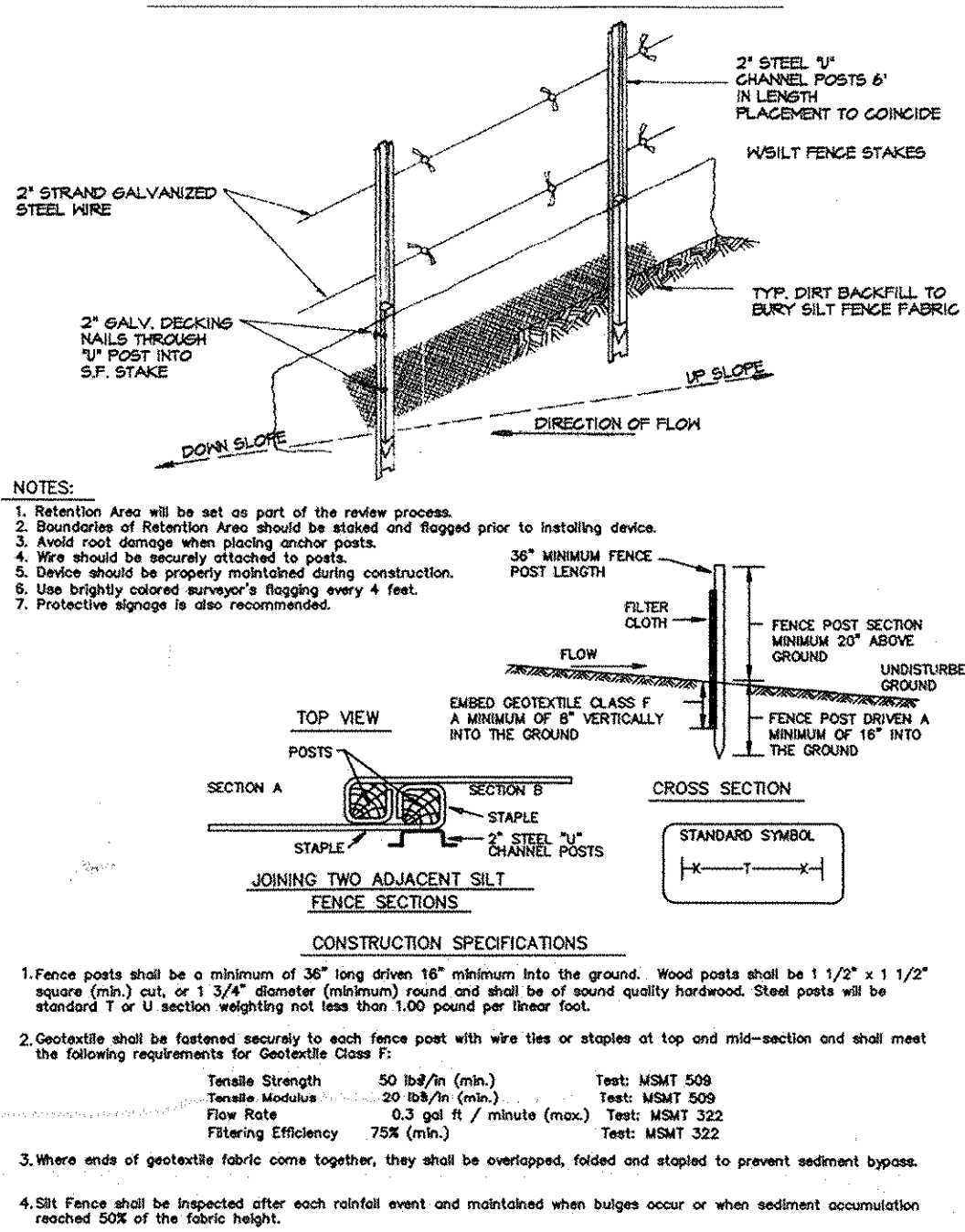
- Any tree cutting or clearing on this site not in conformance with this plan or without the expressed written consent of the Planning Director or designee, shall be subject to the mitigation fee of \$150 per square foot of woodland damaged or destroyed.
- The Department of Environmental Resources (DER) Inspectors Office, must be contacted prior to the start of any work on the site to address implementation of Tree Conservation Measures shown on this plan.
- Property owners shall be notified by the Developer or Contractor, of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances in these areas.
- All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied. Three copies of the bonds are submitted with the grading permit application.
- The location of all Tree Protection Devices (TPD's) shown on this Plan, shall be flagged or staked in the field prior to the pre-construction meeting with the DER Inspectors. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial sediment controls. No cutting or clearing of trees may begin before final approval of the TPD installation.
- All field personnel, including equipment operators and supervisors who might work or direct work in the vicinity of protected trees are to be instructed in techniques for avoiding damage to these trees.
- The layout of the construction site shall provide for special, marked areas for fueling, oil changing and equipment maintenance, employee parking and for materials storage and stockpiling. These areas shall be located as to prevent the deposit of silt or the washing or leaching of petroleum products or other harmful substances, into the tree save areas.
- The following are not allowed within a tree save area:
 - Depositing of refuse, construction debris, spoil, petroleum products and vehicle or equipment waste water.
 - Dumping of limbs, stumps, and other clearing debris.
 - Driving of any vehicle or equipment.
 - Storage or stockpiling of materials and supplies.
 - Lighting of any fire, including cooking or warming fires.
- Tree protection limits adjacent to preservation areas will be established and marked prior to the start of any construction and this will remain in place until construction is completed. These markings may remain in place or be relocated and be used for the ultimate tree protection limit or removed upon approval of the Inspector.

CONTINUED

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

- A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation (TCP) on file in the office of M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 147141 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-452-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approval plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.
- Homeowners or property owners may remove trees less than two (2) inches in diameter, shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This applies only to Lots 20, 33 and 34. This area may not be or have other ground disturbances, which would result in damage to the tree roots. Raking the leaves and overseeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fescue is not acceptable.



NOTE:

- 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.

SOURCE: Prince George's County, Maryland, WOODLAND CONSERVATION MANUAL, adapted from the Maryland State FOREST CONSERVATION MANUAL

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

Removal of Hazardous Trees or Hazardous 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 Department of Environmental Resources as dead, dying, or hazardous may be removed.

1. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a 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.

2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards ("Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices").

3. Corrective measures requiring the removal of hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval of the appropriate inspector may the tree be cut by chain saw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

4. 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.

Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, Invasive Plants or Non-Native Plants in Woodland Conservation Areas Owned by Individual Homeowners

1. If the developer or builder no longer has an interest in the property the homeowner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. 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.

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

3. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following the cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

NOTE: The use of chain saws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

Woodland Conservation Worksheet for Prince George's County

Zone:	R-E	M-X-C	
Gross Tract:	40.22	7.44	
Floodplain:	0.03		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	40.19	7.44	0.00

*Include acreage in the corresponding columns for each zone.

Property Description or Subdivision Name:	TCPII/156/04 Roberts Property
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) =	12.55 acres
Clearing permitted w/o reforestation =	4.08 acres

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland	16.63	0.03	
Woodland Conservation Threshold (NTA) =	24.22%	11.54	
Smaller of a or b		11.54	
Woodland above WCT	5.09		
Woodland cleared	7.25	0.00	0.00
Smaller of d or e	5.09		
Clearing above WCT (0.25 : 1) replacement requirement	1.27		
Clearing below WCT (2:1 replacement requirement)	2.16		
Afforestation Threshold (AFT) =	19.22%	0.00	
Off-site Mitigation being provided on this property	0.00		
Woodland Conservation Required	14.96		

Woodland Conservation Provided:	(acres)	
Woodland Preservation	9.22	
Afforestation / Reforestation	0.00	
Area approved for fee-in-lieu	0.00	\$0.00
Credits for Off-site Mitigation on another property	5.74	
Off-site Mitigation being provided on this property	0.00	
Total Woodland Conservation Provided	14.96	

Area of woodland not cleared	9.38 acres
Woodland retained not part of requirements:	0.16 acres

* OFFSITE MITIGATION OF 5.74 AC. TO BE PROVIDED ON FAIRWOOD SUBDIVISION, TCPII/186/03.

1 COMBINATION SILT AND TREE PROTECTION FENCE

NTS

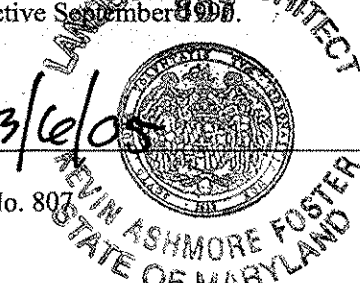
2 TREE PROTECTION SIGNAGE

NTS

M-NCPPC APPROVALS			
PROJECT NAME: ROBERTS PROPERTY			
PROJECT NUMBER: DSP-04060			
For Condition of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	2/24/05	H.Z.	5/10/05

I hereby certify that this Tree Conservation Plan (TCP II) has been prepared in accordance with the Maryland Forest Conservation Act, and the Prince George's County Woodland Conservation Technical Manual, effective September 2003.

Signature: Kevin A. Foster
Maryland Registered Landscape Architect No. 804



M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION	
APPROVAL TREE CONSERVATION PLAN TCP II 156 / 04	
APPROVED BY K. Foster	DATE 4/11/05
01	
02	
03	
04	
05	

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20866
TEL: 301-421-4024 BALT. 410-880-1820 DC/VA 301-989-2524 FAX 301-421-4186

Drawings: 03105 Design: 03105-TCPs: 03105-DETAIL.dwg DES. TSZ DRN TSZ CHK. KAF

16.05
12.22.2004
DATE

REVISED PER ENVIRONMENTAL PLANNING COMMENTS DATED 11.30.2004
REVISION

TSZ
TSZ
BY

KAF
KAF
APPR

PREPARED FOR:
ROUSE - FAIRWOOD
DEVELOPMENT LIMITED PARTNERSHIP
10275 PATUXENT PARKWAY
COLUMBIA, MD 21045
ATTN: MR. ALBERT F. EDWARDS, P.E.
TEL: (410) 992-6027

TYPE II TREE CONSERVATION DETAIL SHEET

ROBERTS PROPERTY
LOTS 1-36 AND PARCELS 'A' - 'H', BLOCK 'A'

APPROVED
PLAN

QUEEN ANNE ELECTION DISTRICT No. 7

PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
NTS	RE/MXC	03105
DATE	TAX MAP - GRID	SHEET
OCT, 2004	46 - A3/A4	4 of 4