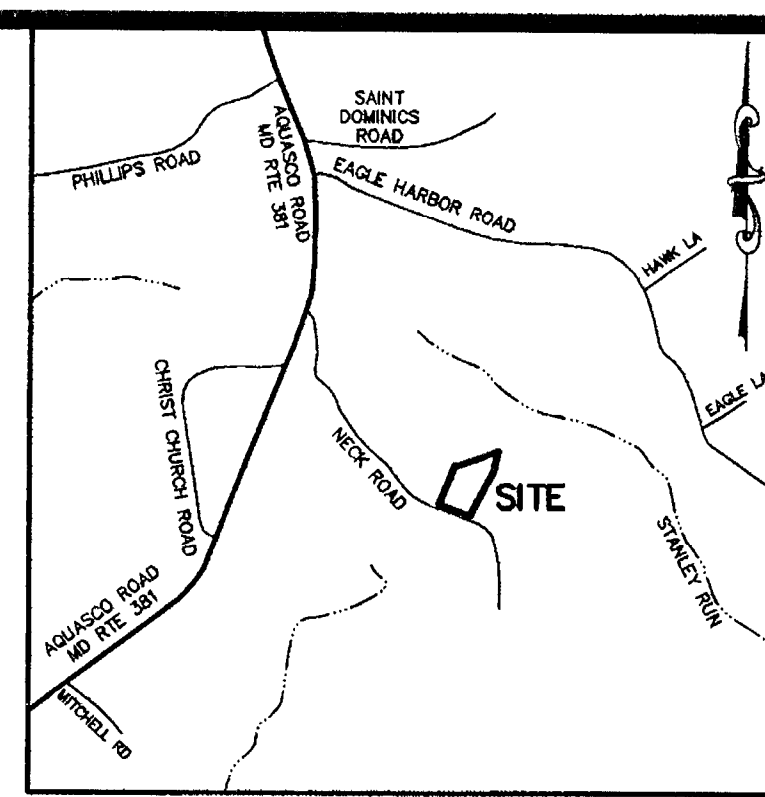


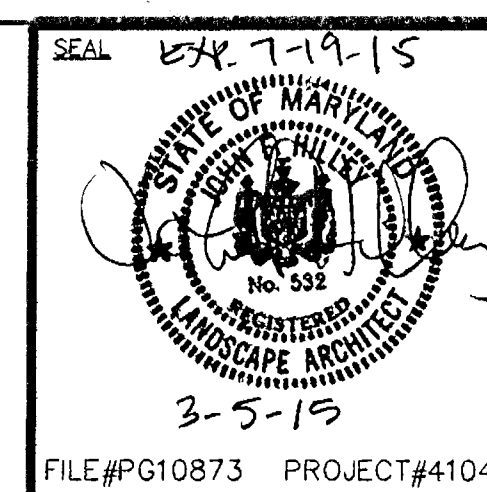
- LEGEND**
- PROPERTY LINE
  - BUILDING RESTRICTION LINE
  - 10' PUBLIC UTILITY EASEMENT
  - 40' SCENIC EASEMENT
  - CONSERVATION EASEMENT/ PRIMARY MANAGEMENT AREA
  - 25' WETLANDS BUFFER
  - EXISTING TREE CANOPY
  - EXISTING SPECIMEN TREE
  - EXISTING CONTOURS
  - EXISTING EDGE OF ROAD
  - PROPOSED CONTOURS
  - PROPOSED SPOT ELEVATION
  - PROPOSED FLOW ARROW
  - PROPOSED WELL
  - PERC TEST - PASSED
  - PERC TEST - FAILED
  - WATER TABLE TEST
  - SEPTIC RECOVERY AREA
  - SOIL DIVIDE LINE
  - Soil SYMBOL
  - STABILIZED CONSTRUCTION ENTRANCE (SCE)
  - SILT FENCE
  - EARTH DIKE
  - TEMPORARY GABION OUTLET STRUCTURE (TGOS)
  - LIMIT OF DISTURBANCE
  - PROPOSED ROOF LEADER
  - PROPOSED DRY WELL
  - PROPOSED ROOFTOP DISCONNECTION PATH
  - WOODLAND PRESERVATION AREA
  - WOODLAND RETAINED - NOT CREDITED
  - WOODLAND RETAINED - ASSUMED CLEARED
  - WOODLAND CONSERVATION AREA SIGN
  - TPF - TEMPORARY TREE PROTECTION DEVICE (TPD)

- GENERAL NOTES:**
- PROPERTY ZONING: O-S
  - BUILDING RESTRICTION LINES:  
FRONT SETBACK: 50' OR 300' MINIMUM LOT WIDTH  
SIDE SETBACK: TOTAL=40', MINIMUM=20'  
REAR SETBACK: 20'
  - HEIGHT OF PROPOSED HOUSE: 9'
  - TOTAL AREA OF SITE: 217,800 SQUARE FEET (5.00 ACRES)
  - PRIVATE WELL AND PRIVATE SEPTIC SYSTEM
  - TOPOGRAPHY SOURCE: "STORMWATER MANAGEMENT CONCEPT PLAN"  
DATED APRIL 2004 BY GREENHORNE & O'MARA INC.
  - TAX MAP 182, GRID E2
  - EXISTING IMPERVIOUS AREA: 0 SQ.FT.
  - PROPOSED IMPERVIOUS AREA: 7,742 SQ.FT.  
HOUSE: 3,980 SQ.FT.  
PATIO: 1,390 SQ.FT.  
SIDEWALK: 172 SQ.FT.  
DRIVEWAY: 2,200 SQ.FT.
  - TOTAL IMPERVIOUS AREA: 7,742 SQ.FT. (0.18 AC.)
  - PROPOSED LOT COVERAGE: 3.55%
  - TOTAL DISTURBED AREA: 35,000 SQ.FT. (0.80 AC)
  - TOTAL DISTURBED FORESTED AREA: 35,000 SQ.FT. (0.80 AC)  
TOTAL AREA TO BE VEGETATIVELY STABILIZED: 27,258 SQ.FT. (0.64 AC)  
TOTAL PROPOSED IMPERVIOUS LOT COVERAGE: 7,742 SQ.FT. (0.16 AC)  
PERCENTAGE OF COVERAGE: 3.55%
  - PROPERTY OWNER:  
VIOLET CARTER & KEVIN BURTON  
1832 BAY STREET SE  
WASHINGTON DC 20003
  - PLAT: REP 206-21
  - SITE ADDRESS:  
23310 NECK ROAD  
AQUASCO, MARYLAND 20608
  - DATUM: HORIZONTAL: NAD 1983  
VERTICAL: NGVD 1929
  - FILL TO BE CLASS 3.
  - POINT OF WATER DISCHARGE FROM SITE IS A STABLE WOODLAND.



WOODLAND CONSERVATION SUMMARY TABLE											
LOT	GROSS TRACT AREA	100 YEAR FLOOD PLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (FP)	EXISTING WOODLAND (NTA)	WOODLAND CLEARED NET-TRACT (C-NTA)	WOODLAND CLEARED FLOOD PLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND REFOREST AREA (WRA)	WOODLAND RETAINED/ NOT CREDITED (WR-NC)
2	5.00	0.00	5.00	4.98	0.00	0.80	0.00	0.00	3.57	0.00	0.52

PB  
MNCPPC No. PREL. PLAN NO.  
CONCEPTUAL SWM PLAN CSD NO.  
WSSC AUTHORIZATION  
NATURAL RESOURCES DEPARTMENT:  
TCP I: 1-049-04  
SWM CONCEPT PLAN: 112-73-2004



DATE	REVISION	BY



23310 NECK ROAD

TYPE 2 TREE CONSERVATION PLAN

**LOT 2**  
**KNOTT SUBDIVISION**  
EIGHTH DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVAL	
TREE CONSERVATION PLAN	
TCP# 2-001-2015	
Approved by	Date
00 <i>V. F. Smith</i>	3/9/2015
01	
02	
03	
04	



**GENERAL NOTES:**

- This plan is submitted to fulfill the woodland conservation requirements for grading permit.
- 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 Permitting, Inspections and Enforcement 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 areas through the provision of a copy of this 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 Rural Tier and is zoned OS.
- 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**

- 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.
- 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 portion thereof shall require authorization by the county inspector. Only after the approval by the inspector may the tree be cut by chain saw to near the existing round 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.

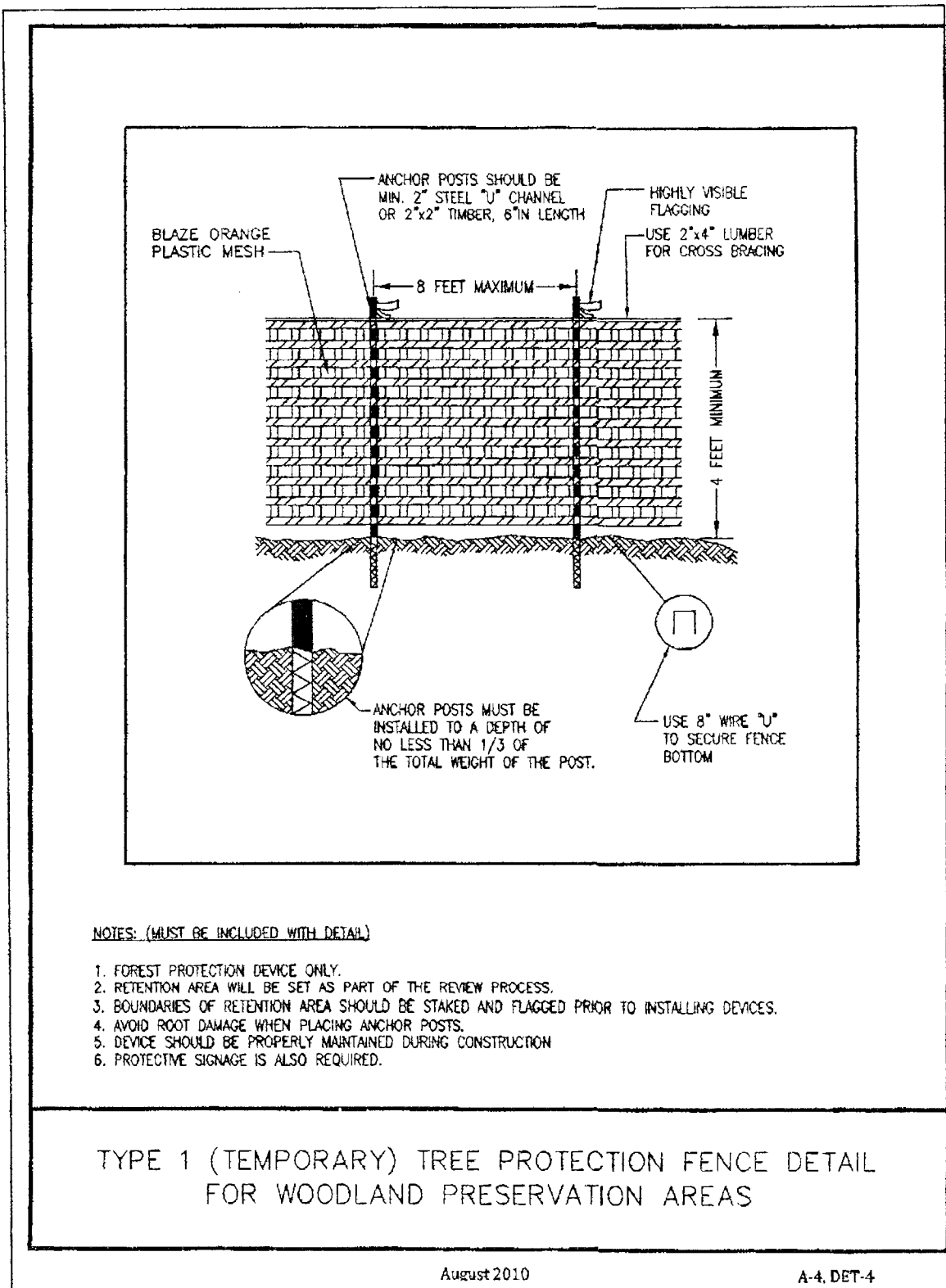
- When Virginia Pines are present within 40 feet of the limits of disturbance in a preservation area.

- 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 restock the site must be shown on the plan.

**15. 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 handout "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist 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.
- 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.
- 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 cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.
- The use of chainsaws 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.



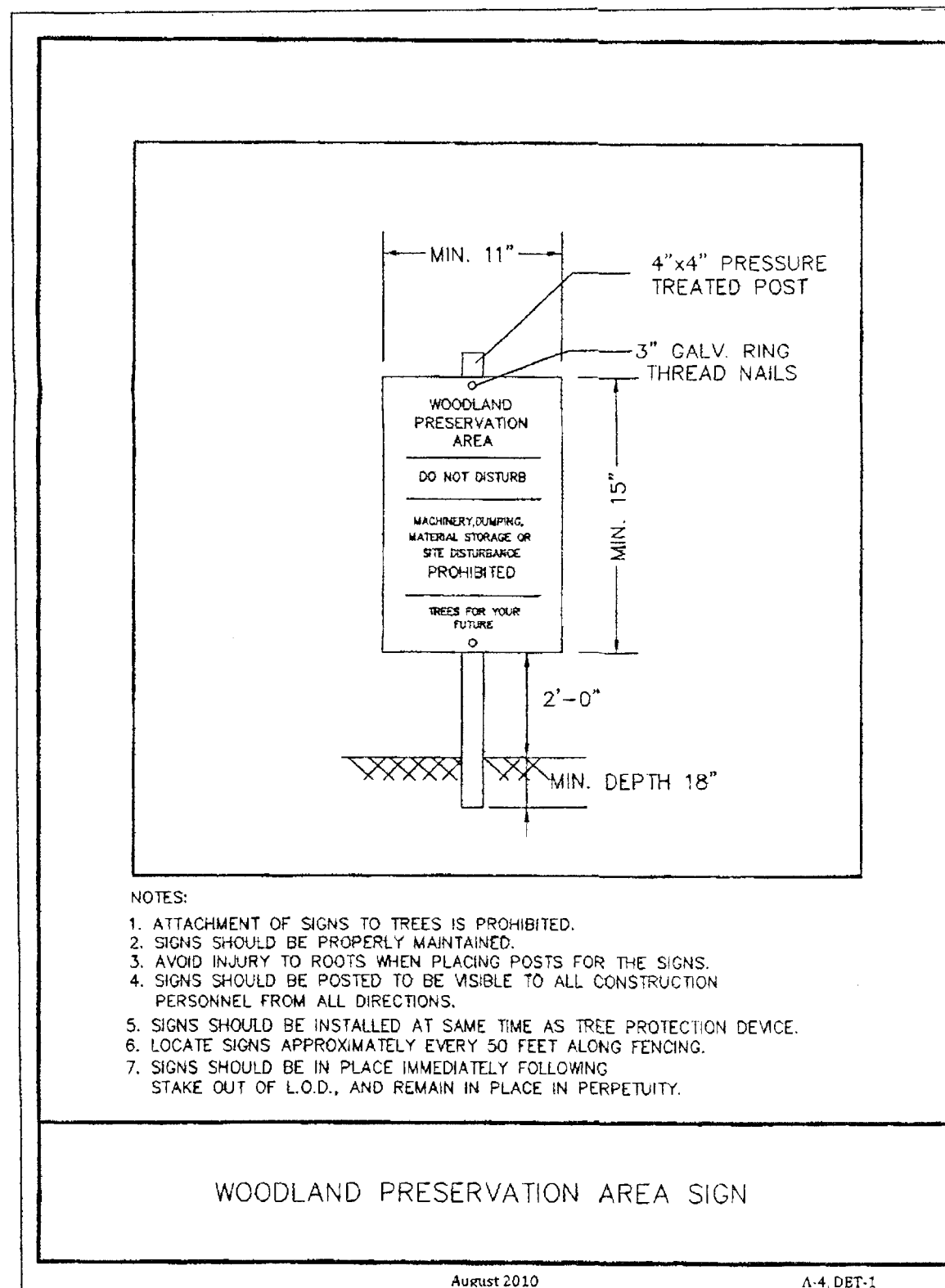
NOTES: (MUST BE INCLUDED WITH DETAIL)

- FOREST PROTECTION DEVICE ONLY.
- RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
- EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
- TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL, REMOVED OR OTHER HIGH ORGANIC SOIL.
- ROOTS SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
- PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS

August 2010

A-4 DET-4



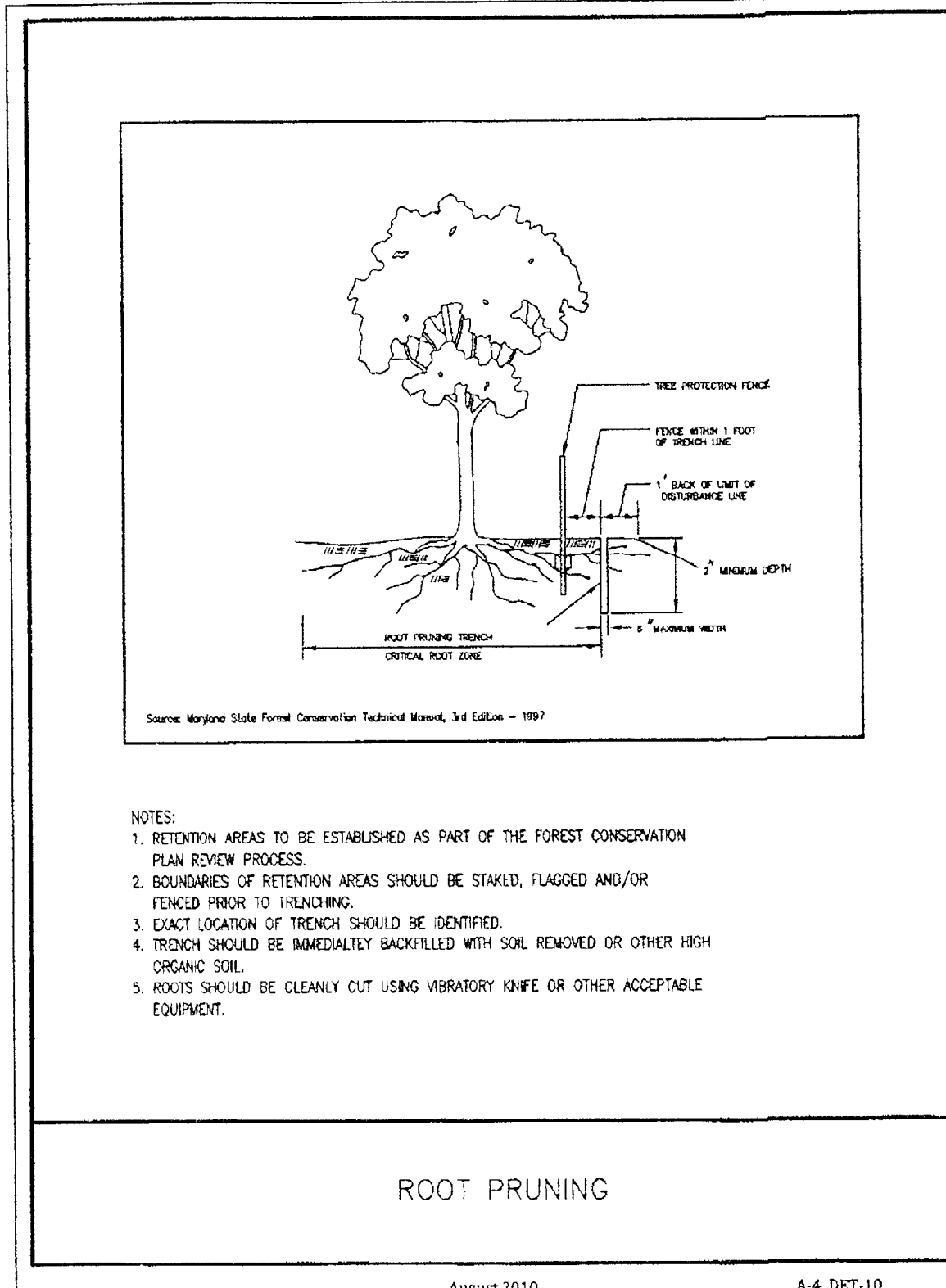
NOTES:

- 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.

WOODLAND PRESERVATION AREA SIGN

August 2010

A-4 DET-1



NOTES:

- RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TREACHING.
- EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
- TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL, REMOVED OR OTHER HIGH ORGANIC SOIL.
- ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

ROOT PRUNING

August 2010

A-4 DET-10

**ROOT PRUNING NOTES:**

- Prune prior to construction as shown on root pruning detail.
- Prune root with a clean cut using proper pruning equipment.
- Exposed roots should be covered immediately with topsoil, peat moss, or other suitable material.
- For trees over 15" diameter, root pruning may be done up to one year in advance of construction.
- Monitor for signs of stress.

**INDIVIDUAL TCP2 WITH PREVIOUSLY APPROVED TCP1 OR TCP2  
WOODLAND CONSERVATION WORKSHEET  
FOR PRINCE GEORGE'S COUNTY**

SECTION I - ESTABLISHING SITE INFORMATION (ENTER ACRES FOR EACH ZONE)			
1. ZONE	0-5		
2. GROSS TRACT	5.00		
3. FLOODPLAIN	0.00		
4. PREVIOUSLY DEDICATED LAND	0.00		
5. NET TRACT (NTA)	5.00		
6. PROPERTY DESCRIPTION OR SUBDIVISION NAME	KNOTT SUBDIVISION LOT 2 (23310 NECK ROAD)		
7. CURRENT TOP NUMBER	2-001-2015	REV #	0
8. PREVIOUS TCP1 NUMBER	1-049-04	REV #	

SECTION II - DETERMINING WOODLAND CONSERVATION REQUIREMENTS (ENTER ACRES IN CORRESPONDING COLUMN)			
	NET TRACT	FLOODPLAIN	
9. WOODLAND CONSERVATION CALCULATIONS			
11. ACRES OF EXISTING WOODLAND	4.98	0.00	
12. WOODLAND CONSERVATION REQUIRED FOR PER TCP1 OR TCP2	3.38		
13. AREA OF WOODLAND CLEARED PER TCP1 OR TCP2	67.60%	0.00	
14. AREA OF WOODLAND CLEARED PER CURRENT TCP2	0.64	0.00	
15. AREA OF WOODLAND ABOVE WGT NOT CLEARED BY TCP1 OR TCP2	0.80	0.00	
16. ADDITIONAL WOODLAND CLEARED BY TCP2	0.76		
17. DOES THE TCP1 SHOW 2:1 REPLACEMENT	0.16	0.00	
18. CLEARING ABOVE WGT (1/4:1 REPLACEMENT)	N		
19. CLEARING BELOW WGT (2:1 REPLACEMENT)	0.16	ADDITIONAL REPLACEMENT REQUIRED	0.04
20. TOTAL WOODLAND CONSERVATION REQUIRED	0.00	ADDITIONAL REPLACEMENT REQUIRED	0.00
			3.42

SECTION III - MEETING THE REQUIREMENT (ENTER ACRES IN CORRESPONDING COLUMN)			
	(ACRES)	BOND AMOUNT	FEE AMOUNT
21. WOODLAND CONSERVATION PROVIDED	3.57		
22. WOODLAND PRESERVATION	0.00		
23. REFORESTATION/AFFORESTATION	0.00		
24. NATURAL REGENERATION	0.00		
25. LANDSCAPE CREDITS	0.00		
26. AREA APPROVED FOR FEE-IN-LIEU	0.00		
27. CREDITS RECEIVED FOR OFF-SITE MITIGATION ON ANOTHER PROPERTY	0.00		
28. OFF-SITE MITIGATION PROVIDED ON THIS PROPERTY	0.00		
29. TOTAL WOODLAND CONSERVATION PROVIDED	3.57		

29. AREA OF NET TRACT WOODLAND NOT CLEARED	3.97	4.13	KIF 3/9/15
30. WOODLAND RETAINED NOT PART OF REQUIREMENTS	0.92	0.61	

31. PREPARED BY: JOHN HILLEY

3/6/15

32. QUALIFICATIONS: LANDSCAPE ARCHT.

**PROPERTY OWNERS AWARENESS CERTIFICATE**

I/WE VIOLET CARTER AND KEVIN BURTON HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.

*Violet Carter* 3/6/15 DATE  
VIOLET CARTER  
*Kevin Burton* 3/6/15 DATE  
KEVIN BURTON

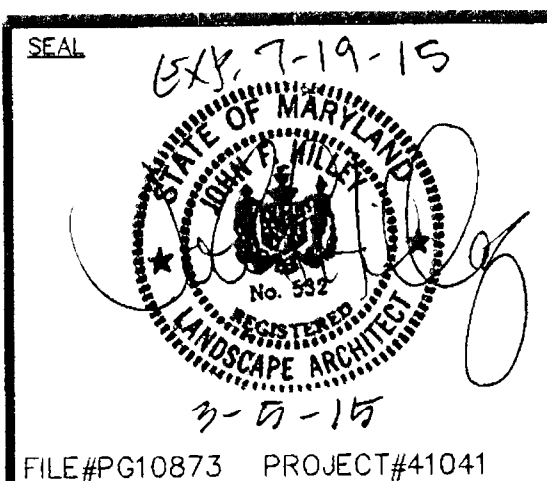
WOODLAND CONSERVATION PLAN PREPARED BY: *John F. Hilley* JOHN F. HILLEY, PLA, #532

23310 NECK ROAD

**TYPE 2 TREE CONSERVATION PLAN**

**LOT 2**  
**KNOTT SUBDIVISION**  
EIGHTH DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 2 OF 2 SCALE: 1" = 40' DESIGNED BY: DRAWN BY: DATE: 9/2014



FILE#PG10873 PROJECT#41041

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PHONE 410-288-9712 FAX: 410-288-9716