

ATTENTION:
THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

Before You Dig
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MISS UTILITY
Service Protection Center

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ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777
www.missutility.net/utics

NOTE: EXISTING UTILITY SHOWN HEREON IS BASED UPON INFORMATION WHICH WAS AVAILABLE AT THE TIME OF THE BASE PLAN PREPARATION. JOYCE ENGINEERING CORPORATION SHALL NOT BE LIABLE FOR THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITY MAINS, LINES AND/OR SERVICES THAT MAY OR COULD BE AFFECTED BY THE ANTICIPATED CONSTRUCTION SHOWN HEREON. THE CONTRACTOR SHALL CONTACT MISS UTILITY PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY TO DETERMINE THE LOCATION OF ANY RECORD UTILITY MAINS, LINES, AND/OR SERVICES AND PERFORM TEST PIT EXCAVATIONS BY HAND AS REQUIRED.

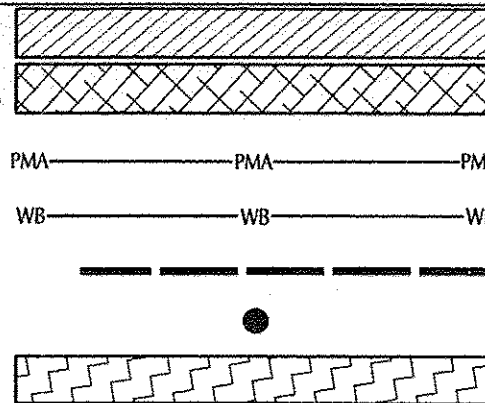
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WOODLAND PRESERVATION CALCULATIONS:

TOTAL GROSS TRACT AREA THIS SHEET= 5.17 AC.
TOTAL WOODLANDS THIS SHEET= 4.91 AC.
TOTAL CLEARING THIS SHEET= 3.46 AC.
TOTAL FLOODPLAIN THIS SHEET= 0.40 AC.
TOTAL CLEARING IN FLOODPLAIN THIS SHEET= 0.02 AC.
TOTAL WOODLAND PRESERVATION THIS SHEET= 1.03 AC.

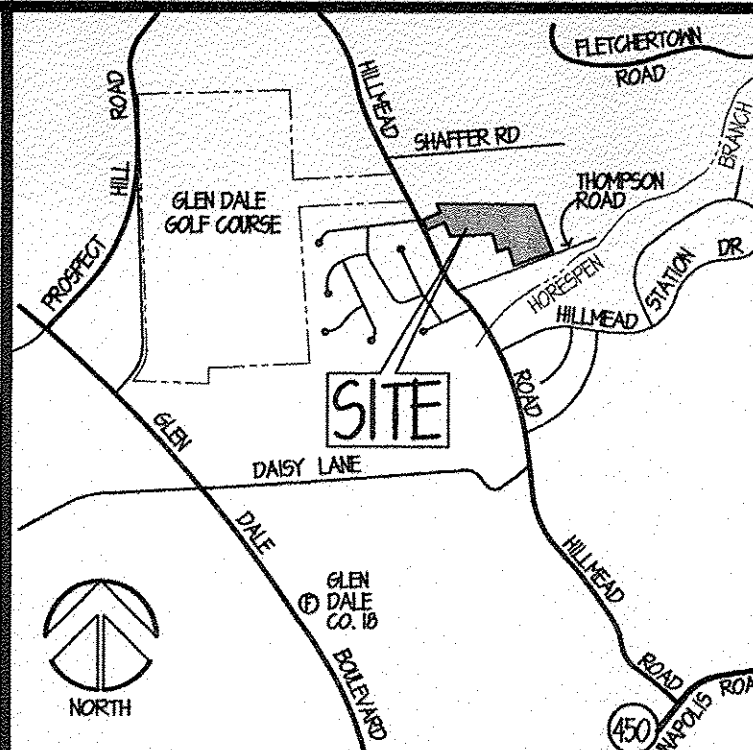
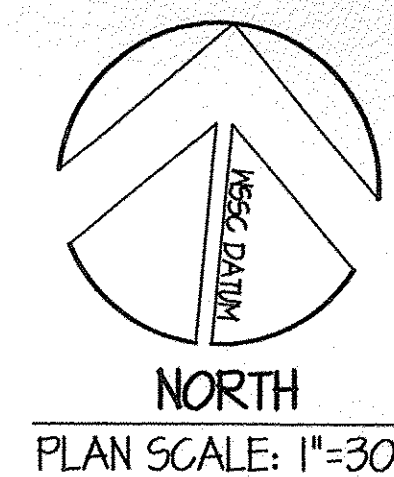
ENVIRONMENTAL LEGEND

DELINEATED WETLANDS
DELINEATED WATERS OF THE USA
PMA BUFFER
WETLAND BUFFER
TREE PROTECTION DEVICE
WOODLAND PRESERVATION
100 YEAR FLOODPLAIN



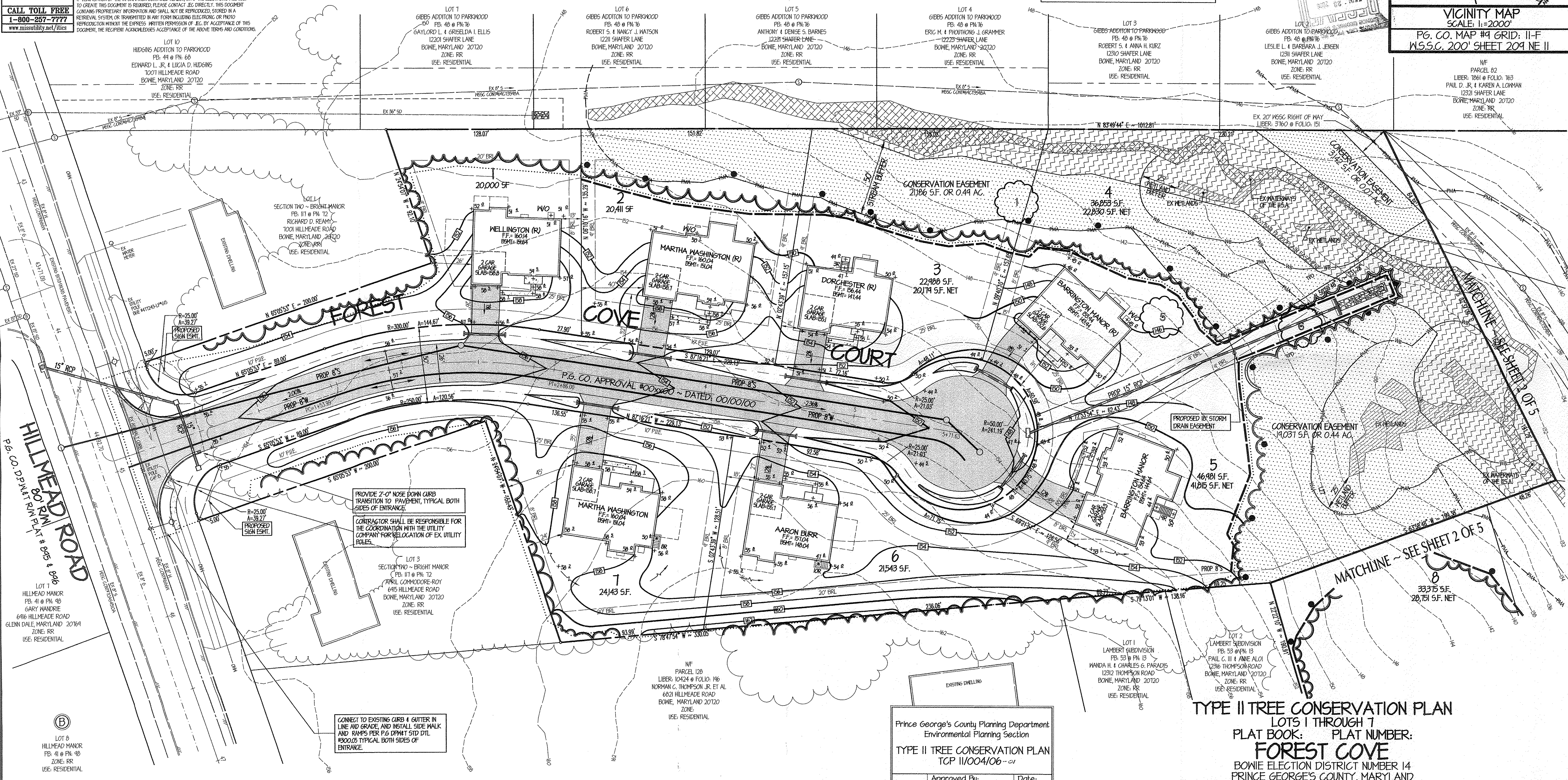
LEGEND

EXISTING CONTOURS
PROPOSED CONTOURS
PROPOSED TREELINE
EXISTING TREELINE
LIMIT OF DISTURBANCE
PATIENT MANAGEMENT AREA
SPECIMEN TREE
WOODLAND PRESERVATION AREA



VICINITY MAP
SCALE: 1"=2000'
PG. CO. MAP #4 GRID: II-F
W.S.S.C. 200' SHEET 209 NE II

INF
PARCEL 62
LIBER: 1861 & FOLIO: 163
PAUL D. JR. & KAREN A. LOWMAN
12312 SHAFER LANE
BOWIE, MARYLAND 20712
ZONE: RR
USE: RESIDENTIAL



OWNER/DEVELOPER/APPLICANT:

PATRIOT HOMES
ATTN: CINDY HUNTZBERRY
10211 MINCOPIN CIRCLE
SUITE 300
COLUMBIA, MARYLAND 21044

TREE CONSERVATION CERTIFICATION:

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE MARYLAND DEPARTMENT OF NATURAL RESOURCES FOREST CONSERVATION ACT, AND THE PRINCE GEORGE'S COUNTY WOODLAND PRESERVATION ORDINANCE. THE PREPARER IS A QUALIFIED PROFESSIONAL UNDER COMAR 08.14.06.01.

Kenneth R. Wallis

3-27-06
DATE

Prince George's County Planning Department
Environmental Planning Section

TYPE II TREE CONSERVATION PLAN
TCP 11/004/06--01

Approved By:	Date:
Original: K. SHOLARS	1-31-06
Revision:	
01: Joe Shorley	7/30/06
02:	
03:	
04:	
05:	
06:	

TYPE II TREE CONSERVATION PLAN
LOTS 1 THROUGH 7
PLAT BOOK: PLAT NUMBER:
FOREST COVE
BOWIE ELECTION DISTRICT 14
PRINCE GEORGE'S COUNTY, MARYLAND

JOYCE ENGINEERING CORPORATION
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
10100 KENNEDY AVENUE, SUITE 100, BOWIE, MARYLAND 20716
TEL: (301) 984-4353 FAX: (301) 984-4355 WWW.JOYCE-ENG.COM
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DESIGN: WJL	DATE: MARCH 2005	JOB No.: 002020	TCP No.:
DRAFT: HAL	COMP: KEC	SCALE: 1" = 30'	SCD No: PENDING
CHECK: JEC	SURVEY: CH-JR-RR	SHEET: 1 OF 3	CSD No: 20166-2002-02

FILE NAME: F:\DWG\02020\02020209

LEGEND

EXISTING CONTOURS ——— 222

PROPOSED CONTOURS ——— 222

PROPOSED TREELINE ———

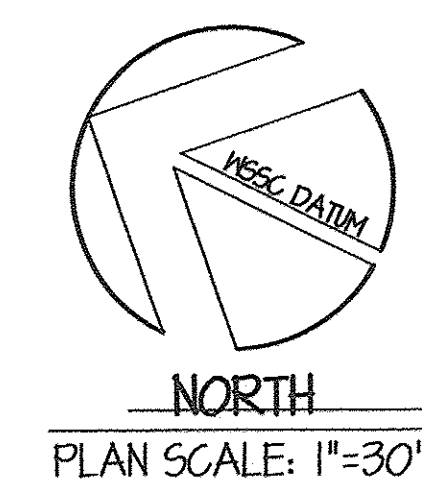
EXISTING TREELINE ———

LIMIT OF DISTURBANCE ———

PATIENT MANAGEMENT AREA — PMA ———

SPECIMEN TREE ———

WOODLAND PRESERVATION AREA ———



PLAN SCALE: 1"=30'

ENVIRONMENTAL LEGEND

DELINEATED WETLANDS ———

DELINEATED WATERS OF THE USA ———

STREAM BUFFER ———

WETLAND BUFFER ———

TREE PROTECTION DEVICE ———

WOODLAND PRESERVATION ———

100 YEAR FLOODPLAIN ———

ATTENTION:
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MISS UTILITY
Service Protection Center

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1-800-257-7777
www.missutility.net/tlcs

LOT II
LONMANS ADDITION TO PARKWOOD
PB: 50 @ FN: 45
PAUL D. JR. & KAREN A. LONMAN
12403 SHAVER LANE
BOWIE, MARYLAND 20712
ZONE: RR
USE: RESIDENTIAL

LOT 12
BETTENDORF'S ADDITION TO PARKWOOD
PB: 61 @ FN: 74
PAUL D. JR. & KAREN A. LONMAN
SHAVER LANE
BOWIE, MARYLAND 20712
ZONE: RR
USE: RESIDENTIAL

NF
PARCEL 82
LIBER: 1861 @ FOLIO: 763
PAUL D. JR. & KAREN A. LONMAN
12231 SHAVER LANE
BOWIE, MARYLAND 20712
ZONE: RR
USE: RESIDENTIAL

LOT 2
GIBBS ADDITION TO PARKWOOD
PB: 40 @ FN: 16
LESLIE L. & BARBARA J. JENSEN
12301 SHAVER LANE
BOWIE, MARYLAND 20712
ZONE: RR
USE: RESIDENTIAL

OWNER/DEVELOPER/APPLICANT:
PATRIOT HOMES
ATTN: CINDY HUNTZBERRY
10211 MINCOPIN CIRCLE
SUITE 300
COLUMBIA, MARYLAND 21044

Woodland Conservation Worksheet
for
Non-Governmental Projects

Zone: R-R
Gross Tract: 10.65 ACRES
Floodplain: 1.14 ACRES
Previously dedicated land: 0
Net Tract (NTA): 9.51 ACRES

OWNER: MEDITERRANEAN HOMES
18321 "D" FLOWER HILL WAY
GAITHERSBURG, MARYLAND 20879
ATTN: SERGIO MORGADINNO
PHONE: 301-915-1036
Tax Map: 114, GRID: E-3
Permit#: TO FOLLOW

Subdivision/Block/Lot: LOTS 1-13, FOREST COVE
Break-even Point (preservation)= 3.38 Acres
Clearing permitted w/o reforestation= 5.92 Acres

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	Off-Site Impacts (acres)
Existing Woodland	9.31	1.14	0.00
MCT = (NTA) x 20.00%	1.90		
Smaller of a or b	1.40		
Woodland above MCT (a-b)	1.41		
Woodland cleared	1.46	0.02	0.00
Smaller of d or e	1.41		
Clearing below MCT (e-f)	1.85		
Replacement (f x 0.25)	0.01		
(g x 2.0)	0.00		
Aforestation (if applicable)	0.00		
(NTA x 2 - a) =			
(NTA x .15 - a) =			
Woodland Conservation Req.	3.83		
Woodland Conservation Provided:	(acres)		
Woodland Preservation	1.25		
Woodland Aforestation/Reforestation	0.00		
Off-Site Mitigation	1.00		
Woodland Conservation Provided	3.83		

Area of Woodland not cleared: 1.85 Ac.
Additional woodland retained not part of any requirements: 0.00 Ac.

Plan Certified by: Kenneth R. Wallis
McGARRY & ASSOCIATES, INC.
14450 Old Mill Road, Suite 201
Upper Marlboro, MD 20712
Phone: 301-621-1505
License: COMAR 08.14.06.01

WOODLAND PRESERVATION CALCULATIONS TCP-1:

TOTAL GROSS TRACT AREA= 5.17 AC.
TOTAL WOODLANDS= 4.97 AC.
TOTAL CLEARING= 3.46 AC.
TOTAL FLOODPLAIN= 0.48 AC.
TOTAL CLEARING IN FLOODPLAIN= 0.02 AC.
TOTAL WOODLAND PRESERVATION= 1.03 AC.

WOODLAND PRESERVATION CALCULATIONS TCP-2:

TOTAL GROSS TRACT AREA= 5.48 AC.
TOTAL WOODLANDS= 5.48 AC.
TOTAL CLEARING= 3.95 AC.
TOTAL FLOODPLAIN= 0.67 AC.
TOTAL CLEARING IN FLOODPLAIN= 0.00 AC.
TOTAL WOODLAND PRESERVATION= 0.86 AC.

Prince George's County Planning Department
Environmental Planning Section
TYPE II TREE CONSERVATION PLAN
TCP 11/004/06-01

Original:	Approved By:	Date:
Revision:	K. SHOULARS	1-31-06
01	Tom Sharkey	7/28/06
02		
03		
04		
05		
06		

TREE CONSERVATION CERTIFICATION:
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Kenneth R. Wallis
KENNETH R. WALLIS
DATE: 3-27-06

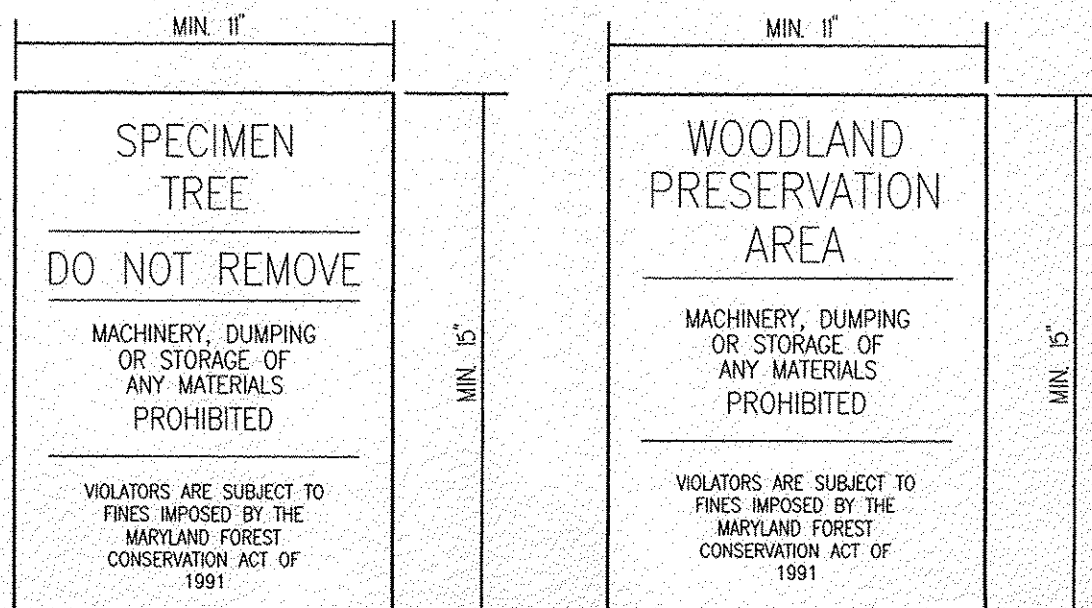
TYPE II TREE CONSERVATION PLAN
LOTS 8 THROUGH 13
PLAT BOOK: PLAT NUMBER:
FOREST COVE
BOWIE ELECTION DISTRICT NUMBER 14
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS:	DESIGN:	DATE:	JOB No.:	TCP No.:
11-16-05 TL, LT, LT, SIGN NOTE, REMOVE LEA-FP	HAJ	MARCH 2005	002020	
3-23-06 TO SHOW NEW F.P. & CONSERVATION AREA	HAL	KEG	SCALE: 1"=30'	SCD No: PENDING
	JEC	SURVEY: GW-JR-NR	SHEET: 2 OF 5	CSO No: 20166-2002-02

JOYCE ENGINEERING CORPORATION
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
10100 PATTERSON AVENUE, SUITE 100, WASHINGTON, DC 20015
TEL: (703) 555-4500 FAX: (703) 555-4501 WWW.JOYCE-ENG.COM
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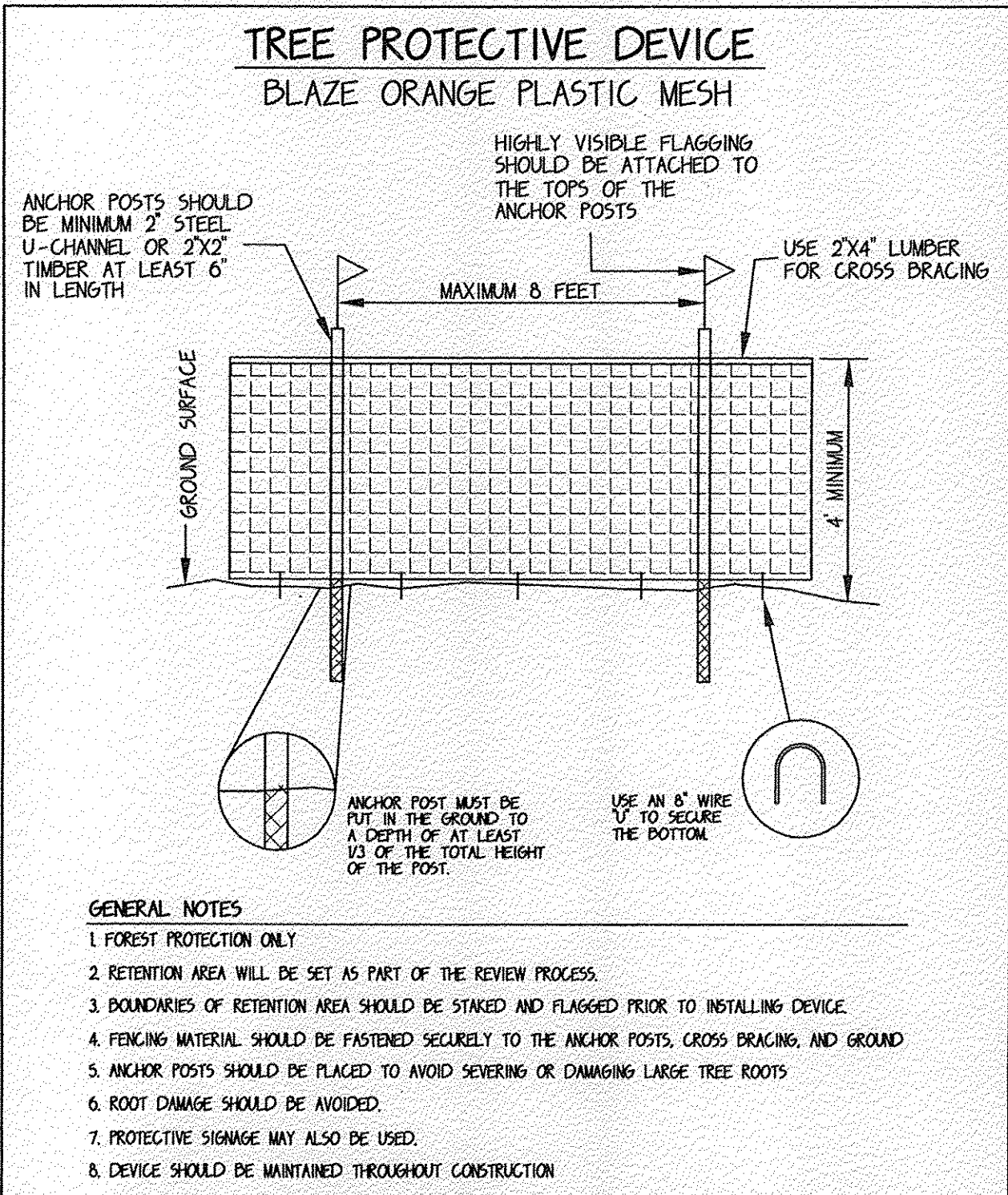
TCP-2

SPECIMEN TREE LIST				
COMMON NAME	SPECIES NAME	DIAMETER (DBH) (INCHES)	CONDITION	DISPOSITION
1 RED MAPLE	ACER RUBRUM	34"	FAIR	TO REMAIN
2 YELLOW POPLAR	LIRIODENDRON TULIPIFERA	56"	POOR	TO BE REMOVED
3 AMERICAN ASH	FRAXINUS AMERICANA	34"	FAIR	TO BE REMOVED
4 YELLOW POPLAR	LIRIODENDRON TULIPIFERA	43"	FAIR	TO BE REMOVED
5 BLACK GUM	NYSSA AYTATICA	32"	FAIR	TO BE REMOVED
6 YELLOW POPLAR	LIRIODENDRON TULIPIFERA	31"	GOOD	TO BE REMOVED
7 YELLOW POPLAR	LIRIODENDRON TULIPIFERA	34"	FAIR	TO REMAIN



● SIGNAGE SYMBOL
WOODLAND PRESERVATION AREA SIGNAGE
TO BE MOUNTED ON A 4"x4" WOOD POST

Prince George's County Planning Department Environmental Planning Section		
TYPE II TREE CONSERVATION PLAN TCP 11/004/06-01		
Original:	Approved By: K. SHOULARS	Date: 1-31-06
Revision:		
01	<i>For Shirley</i>	7/20/06
02		
03		
04		
05		
06		



- GENERAL NOTES
1. FOREST PROTECTION ONLY
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 4. FENCING MATERIAL SHOULD BE FASTENED SECURELY TO THE ANCHOR POSTS, CROSS BRACING, AND GROUND.
 5. ANCHOR POSTS SHOULD BE PLACED TO AVOID SEVERING OR DAMAGING LARGE TREE ROOTS.
 6. ROOT DAMAGE SHOULD BE AVOIDED.
 7. PROTECTIVE SIGNAGE MAY ALSO BE USED.
 8. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

Standard Type II Tree Conservation Plan Notes

1. 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 \$150 per square foot mitigation fee.
2. The Department of Environmental Resources (DER) must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
3. 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 to these areas. Upon the sale of the property the owner / developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
4. 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.
5. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall provide the Environmental Planning Section of the MNCPPC with copies of all Federal and State wetland permits, evidence that approval conditions have been complied with, and any associated mitigation plan.
6. 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 Sediment Control Inspector from DER. Upon approval of the flagged or staked TPD'S locations, installation of the TPD'S may be installed. TPD installation shall be completed prior to installation of the initial sediment controls. No cutting or clearing of trees may begin before final approval of the TPD installation.
7. Woodland conservation area signs shall be posted as shown at the same time as the tree protection devices. These signs shall remain in place.
8. All required off-site mitigation shall be identified via an approved TCP II for that site and recorded as an off-site easement in the Land Records of Prince George's County.

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Kenneth R. Wallis 3-27-06
KENNETH R. WALLIS DATE

TYPE II TREE CONSERVATION PLAN

LOTS 1 THRU 13
PLAT BOOK: PLAT NUMBER:
FOREST COVE
BOWIE ELECTION DISTRICT NUMBER 14
PRINCE GEORGE'S COUNTY, MARYLAND

	REVISIONS: REV. 11-01-05 REMOVE NOTES 4 & 10	 JOYCE ENGINEERING CORPORATION CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT 10100 BOWTIE DRIVE SUITE 100 BOWIE, MARYLAND 20715 TEL: (301) 255-4353 FAX: (301) 255-4652 WEB: www.joyceeng.com © 2005 JOYCE ENGINEERING CORPORATION	TCP-3
DESIGN: MAJ	DATE: MARCH 2002	JOB No.: 002020	FLOT DATE: 04/21/04 FILE NAME: F:\D\X\02020\02020.TCP1
DRAFT: HAL	COMP: HAL	SCALE: 1" = 50'	
CHECK: JEC	SURVEY: OTHERS	SHEET: 3 OF 3	