

TAG DBH	SPECIES	LATIN	CONDITION	STATUS/NOTES
1	20	Sassafras albidum	GOOD	Homestead Tree Associated With Existing Residence, West Of Rosecroft Drive
2	36	Quercus alba	GOOD	Homestead Tree Associated With Existing Residence, West Of Rosecroft Drive
3	36	Quercus alba	FAIR	Homestead Tree Associated With Existing Residence, West Of Rosecroft Drive
4	55	Quercus alba	GOOD	Homestead Tree Associated With Existing Residence, West Of Rosecroft Drive
5	46	Quercus alba	GOOD	Homestead Tree Associated With Existing Residence, West Of Rosecroft Drive
6	46	Quercus alba	GOOD	Homestead Tree Associated With Existing Residence, West Of Rosecroft Drive
7	27	Liquidambar styraciflua	GOOD	Isolated Tree Area West Of Rosecroft Drive
8	30	Quercus alba	GOOD	Sw Side Of Residence East Of Rosecroft Drive
9	28	Platanus occidentalis	GOOD	Adjacent To Ephemeral Swale Shade For Horses
10	28	Platanus occidentalis	GOOD	Adjacent To Ephemeral Swale Shade For Horses
11	20	Quercus rubra	GOOD	Landscape Tree Adjacent To Existing Farming/Barn Infrastructure
12	20	Quercus rubra	GOOD	Landscape Tree Adjacent To Existing Farming/Barn Infrastructure
13	40	Ulmus americana	GOOD	Landscape Tree South Side Of Kidare Estate
14	30	Liiodendron tulipifolium	GOOD	Landscape Tree South Side Of Kidare Estate
15	30	Liiodendron tulipifolium	GOOD	Adjacent To Abandoned Entrance To Kidare Estate Off Of Brinkley Road
16	30	Liiodendron tulipifolium	GOOD	Nw Edge Of Forest Stand 3, At Western Property Boundary
17	30	Liiodendron tulipifolium	GOOD	Nw Edge Of Forest Stand 3, At Western Property Boundary
18	30	Liiodendron tulipifolium	GOOD	Nw Edge Of Forest Stand 3, At Western Property Boundary
19	30	Liiodendron tulipifolium	GOOD	Nw Edge Of Forest Stand 3, At Western Property Boundary
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92	30	Liiodendron tulipifolium	GOOD	Nw Edge Of Forest Stand 3, At Western Property Boundary

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Leonardtown
Frederick

NO.		REVISIONS		DATE	
2	REVISED TO ADD WOODLAND CONSERVATION BANK 1' OF 2.62 ACRES	BGG	02/27/19		
1	REVISED TO ADD SHEETS SA-3C FOR WSSC VAULT CLEARING BY JMT ENGINEERING	STG	9/25/16		
DATE: JANUARY 2014		CAD STANDARDS VERSION: 10 - 2009		BY	
DESIGNED: DJB		TECHNICIAN: DJB		CHECKED: DJB	

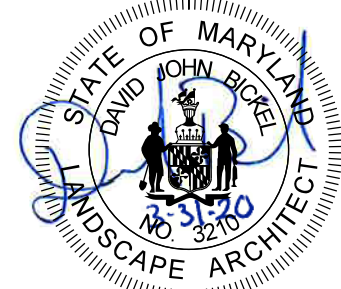
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OWNER/DEVELOPER/APPLICANT

PETERSON DEVELOPMENT COMPANIES LC
12500 FAIR LAKES CIRCLE
SUITE 400
FAIRFAX, VA 22033
PHONE # 703-227-2000
FAX # 703-631-6481
CONTACT NAME: RON WAGNER

COPYRIGHT ADD THE MAP PEOPLE PERMITTED USE NUMBER 21001200	
TAX MAP 57	GRID 05
ZONING CATEGORY: 09E4 R-R	
WSSC 200' SHEET 208SE02	XXXX
SITE DATUM HORIZONTAL: _____ VERTICAL: _____	XXXX



PLAN VIEW

TCP-2
MILLER PROPERTY
WOODLAND CONSERVATION BANK
BRINKLEY ROAD
OXON HILL (12TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



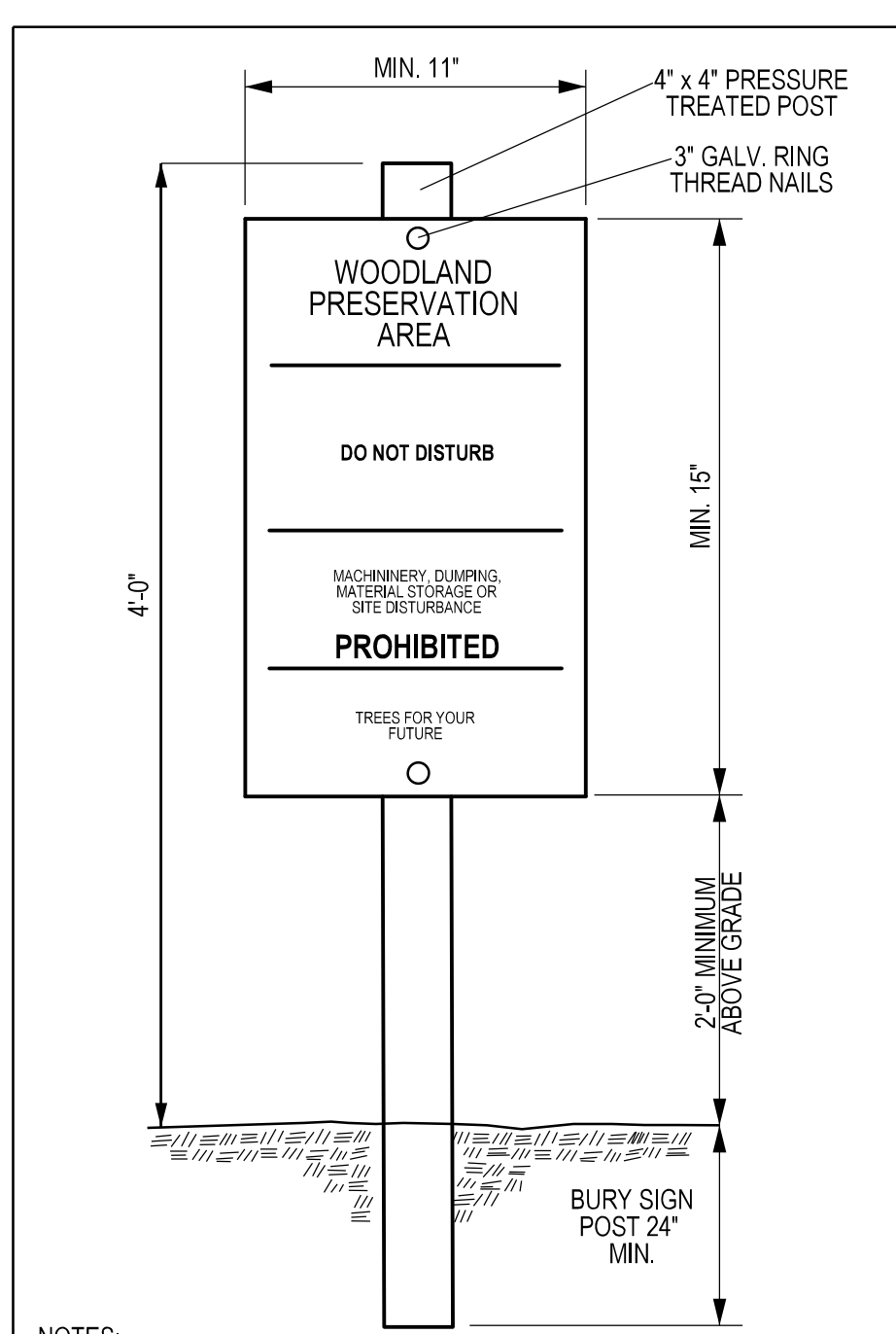
1" = 1' NTS

SHEET
OF

PROJECT NO.
1005-00-64

TYPE 2 TREE CONSERVATION PLAN NOTES FOR AN OFF-SITE WOODLAND CONSERVATION BANK

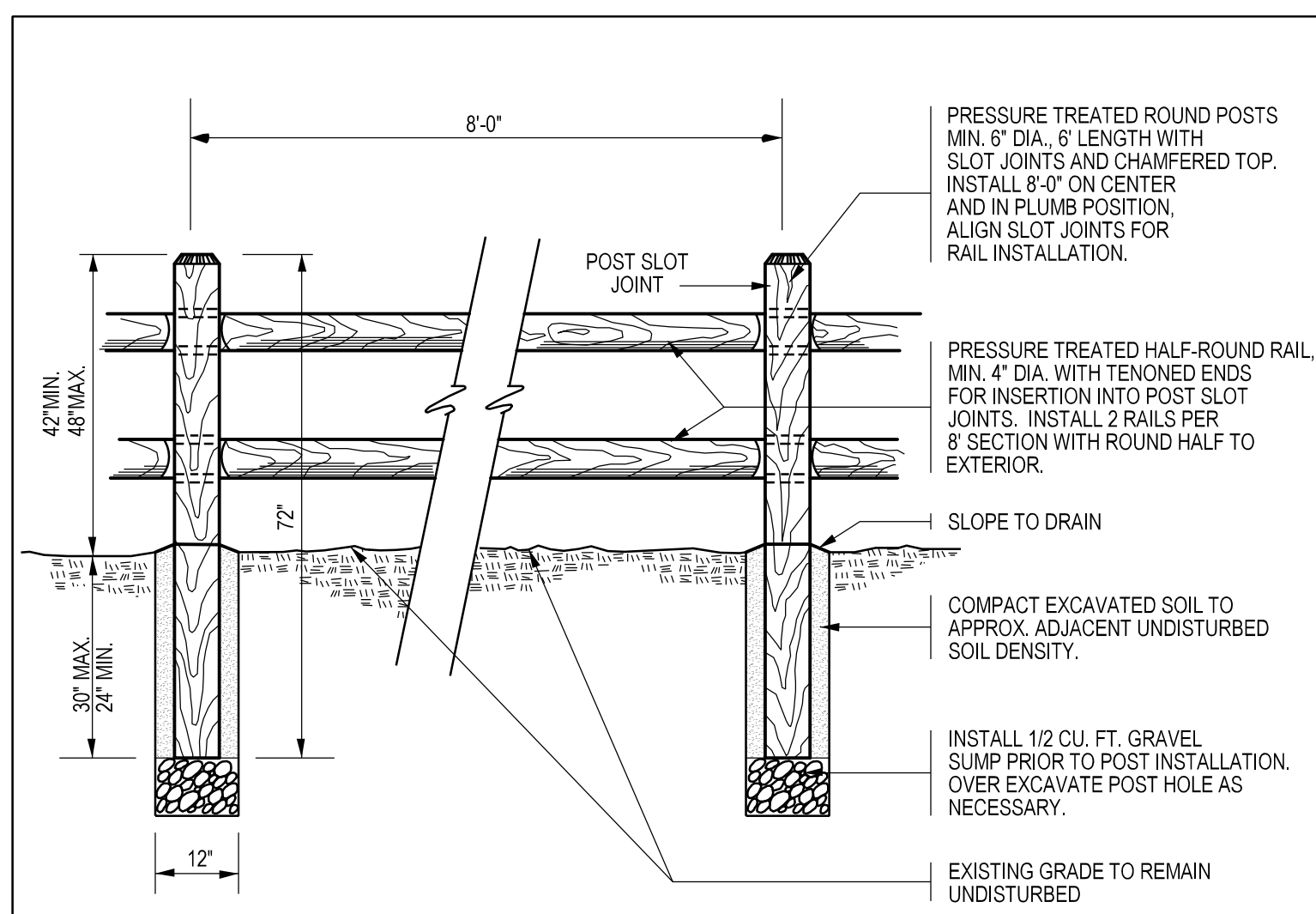
- THIS PLAN DOES NOT PROPOSE THE DISTURBANCE OF ANY EXISTING WOODLANDS AND THEREFORE IS NOT REQUIRED TO IDENTIFY OR PROVIDE ANY WOODLAND CONSERVATION TO ADDRESS THE ON-SITE REQUIREMENTS. THE SOLE PURPOSE OF THIS TREE CONSERVATION PLAN IS TO ESTABLISH OFF-SITE WOODLAND CONSERVATION AREAS TO SATISFY THE WOODLAND CONSERVATION REQUIREMENTS FOR OTHER PROPERTIES. ANY FUTURE ACTIVITIES ON THIS PROPERTY THAT RESULT IN THE CLEARING OF ANY WOODLAND WILL INITIATE THE WOODLAND CONSERVATION REQUIREMENTS FOR THIS PROPERTY. AT THAT TIME THE TCP/II SHALL BE REVISED TO CALCULATE THE REQUIREMENTS FOR THIS PROPERTY AND DEMONSTRATE HOW THOSE REQUIREMENTS ARE BEING SATISFIED IN ADDITION TO THE OFF-SITE WOODLAND CONSERVATION AREAS ALREADY CREATED.
- 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 \$1.50 PER SQUARE FOOT MITIGATION FEE. 1:1 REPLACEMENT OF THE DISTURBED WOODLANDS AND OTHER REQUIREMENTS THAT MAY BE REQUIRED DUE TO THE 1/2, 1, 2:1 OR 1:1 REPLACEMENT REQUIREMENTS ASSOCIATED WITH THE CLEARING OF WOODLANDS.
- PER CB-60-2005, THE SELLER OF ANY PROPERTY IS REQUIRED TO INFORM THE PURCHASER AT THE TIME OF CONTRACT SIGNATURE THAT THE PROPERTY IS SUBJECT TO A TREE CONSERVATION PLAN AND PROVIDE A COPY OF THE TYPE 2 TREE CONSERVATION PLAN THAT DEPICTS THE AREA SUBJECT TO THE TREE CONSERVATION PLAN.
- OFF-SITE WOODLAND CONSERVATION BANKING AREAS CREATED FOR THE PURPOSE OF SATISFYING THE OFF-SITE WOODLAND CONSERVATION REQUIREMENT OF A BENEFITING PROPERTY MAY NOT BE USED TO SATISFY THE REQUIREMENTS FOR THIS PROPERTY IN THE FUTURE.
- ALL OFF-SITE WOODLAND CONSERVATION BANKING ON THIS PROPERTY SHALL BE ENCUMBERED BY A DECLARATION OF COVENANTS RECORDED IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND AND/OR OTHER PROTECTION DOCUMENTS AS FOUND ACCEPTABLE BY THE M-NCPPC ENVIRONMENTAL PLANNING SECTION (EPS). THE DECLARATION OF COVENANTS SHALL ENCUMBER ONLY THE PORTION OF THE PROPERTY INCLUDED IN THE OFF-SITE WOODLAND CONSERVATION BANK, AND BE DESCRIBED BY A METES AND BOUNDS DESCRIPTION.
- PRIOR TO THE RECDATION OF ANY DECLARATION OF COVENANTS ENCUMBERING ANY PORTION OF THIS PROPERTY, A DRAFT OF THE DECLARATION AND ASSOCIATED EASEMENT DOCUMENTS SHALL BE SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION, M-NCPPC FOR APPROPRIATE REVIEW AND APPROVAL BY THE COUNTY OFFICE OF LAW.
- OFF-SITE WOODLAND CONSERVATION BANKS MAY NOT ENCUMBER LANDS PREVIOUSLY PROTECTED OR ENCUMBERED BY PERMANENT PROTECTION INSTRUMENTS.
- EACH SUBSEQUENT COMMITMENT FOR A PORTION OF THE MITIGATION BANK WILL REQUIRE THE SUBMITTAL OF A SIGNED SALES AGREEMENT AND DRAFT TRANSFER CERTIFICATE TO THE ENVIRONMENTAL PLANNING SECTION FOR REVIEW PRIOR TO RECORDATION. EACH TRANSFER CERTIFICATE SHALL CLEARLY REFERENCE THE APPROPRIATE TCP/2S AND PROJECT NAMES (BANKING PROPERTY AND BENEFITING PROPERTY) FOR ACCURATE ACCOUNTING OF TRANSFERRED OFF-SITE CREDITS.
- ALL OFF-SITE WOODLAND CONSERVATION AREAS ESTABLISHED ON EXISTING (PRESERVED) WOODLANDS SHALL BE CREDITED AT A RATE OF 2 ACRES OF EXISTING WOODLANDS FOR EVERY 1 ACRE OF OFF-SITE WOODLAND CONSERVATION MITIGATION REQUIRED. IN ACCORDANCE WITH NR ARTICLE 5-1607(B)(2), OFF-SITE WOODLAND CONSERVATION AREAS ESTABLISHED AS AFFORESTATION AREAS OR NATURAL REGENERATION SHALL BE CREDITED AT A RATE OF 1 ACRE OF AFFORESTATION FOR EVERY 1 ACRE OF OFF-SITE MITIGATION REQUIRED, BUT MAY NOT BE TRANSFERRED UNTIL AFTER TWO GROWING SEASONS AND CERTIFICATION OF ADEQUATE SURVIVAL UNLESS AN AFFORESTATION BOND IS POSTED.
- THE TCP/2 OFF-SITE WOODLAND CONSERVATION SUMMARY TABLE ON THE APPROVED TCP/2 SHALL BE REVISED EACH TIME A TRANSFER CERTIFICATE IS RECORDED TO IDENTIFY THE ACRES AFFECTED, THE BENEFITING PROPERTY NAME AND TCP/II NUMBER, AND THE RECORDATION NUMBERS.
- IF A TRANSFER CERTIFICATE IS RECORDED AND IS LATER FOUND TO BE UNNECESSARY A WRITTEN REQUEST SHALL BE SUBMITTED TO THE EPS TO EVALUATE RELEASE OF THE TRANSFER CERTIFICATE RELEASE. IF IT IS DETERMINED THAT THE TRANSFER CERTIFICATE MAY BE RELEASED, THE EPS WILL NOTIFY THE APPLICANT THAT A RELEASE DOCUMENT MAY BE SUBMITTED FOR PROCESSING.
- THE PURCHASE OR SALE OF OFF-SITE WOODLAND CONSERVATION CREDITS INVOLVES THE TRANSFER OF A REAL PROPERTY RIGHT AND MAY BE SUBJECT TO MARYLAND PROPERTY TRANSFER TAX AT THE TIME OF RECORDATION OF A TRANSFER CERTIFICATE.
- TIMBER HARVESTING ACTIVITIES ON THE SITE MAY OCCUR ONLY AFTER APPROVAL OF A FOREST STEWARDSHIP PLAN BY THE PRINCE GEORGE'S COUNTY FORESTRY BOARD AND A COPY OF THE APPROVED FOREST STEWARDSHIP PLAN IS SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION FOR THE PERMANENT FILE.



- NOTES:
- ATTACHMENTS OF SIGNS TO TREES IS PROHIBITED.
 - SIGNS SHOULD BE PROPERLY MAINTAINED.
 - AVOID INJURY TO TREES WHEN PLACING POSTS FOR THE SIGNS.
 - SIGNS SHOULD BE POSTED TO BE VISIBLE FROM VULNERABLE EDGES.
 - SIGNS SHOULD BE INSTALLED.
 - LOCATE SIGNS APPROXIMATELY EVERY 100 FEET, OR AS SHOWN ON TCP TO PROTECT VULNERABLE EDGES OF RETENTION AREAS.
 - SIGNS SHOULD BE PLACED IMMEDIATELY FOLLOWING ESTABLISHMENT OF BANK AND REMAIN IN PLACE IN PERPETUITY.
 - CERTIFICATION SHALL BE PROVIDED TO M-NCPPC THAT SIGNS HAVE BEEN INSTALLED PRIOR TO THE FIRST CREDIT TRANSFER IS RECORDED.

WOODLAND PRESERVATION AREA SIGNAGE FOR OFF-SITE BANKS

NTS



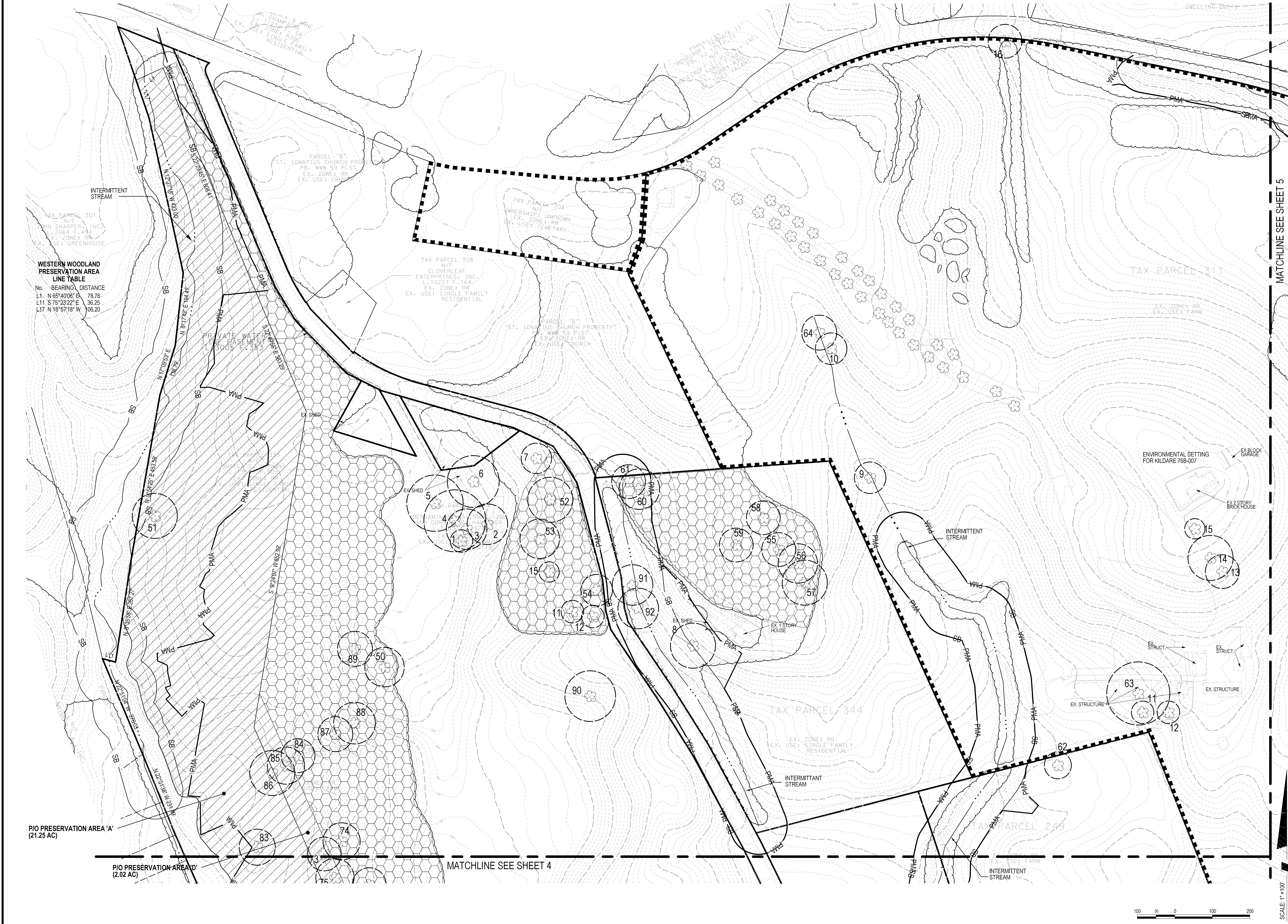
POST & RAIL FENCE DETAIL

NOT TO SCALE

Source: Prince George's County, Maryland, Woodland Conservation Manual

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-005-14-02			
APPROVED BY	DATE	DR#	REASON FOR REVISION
00 K. FINCH	5/16/14	N/A	
01 K. FINCH	9/25/16	N/A	WSSC VAULT
02 Ron Finch	9/30/2020		
03			
04			
05			

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LEGEND

PROPERTY BOUNDARY
EXISTING CONTOUR
STREAM
STREAM BUFFER
WETLAND
WETLAND BUFFER
FLOODPLAIN
PRIMARY MANAGEMENT AREA
LIMIT OF DISTURBANCE
EXISTING TREELINE
FOREST STAND BOUNDARY
ENVIRONMENTAL SETTING (HISTORIC SITE)
SPECIMEN TREE WITH CRITICAL ROOT ZONE
SPECIMEN TREE TO BE REMOVED
WOODLAND PRESERVATION AREA
WOODLAND PRESERVED - NOT CREDITED
PROTECTION DEVICES
WOODLAND PRESERVATION SIGN

Prince George's County Planning Department, MANCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-005-14-02			
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01 K. FINCH	9/25/16	N/A	WSSC VAULT
02 K. FINCH	3/30/2022		
03			
04			
05			

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2 1		REVISOR		DATE	
REVISED TO ADD WOODLAND CONSERVATION BANK 'D' OF 2.02 ACRES		BGG		02/27/19	
REVISED TO ADD SHEETS SA-3C FOR WSSC VAULT CLEARING BY JMT ENGINEERING		STG		9/25/16	
NO.		BY		DATE	
1		JANUARY 2014		CAD STANDARDS VERSION: V8 - 2009	
DESIGNED: DJB		TECHNICIAN: DJB		CHECKED: DJB	

MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

PETERSON DEVELOPMENT COMPANIES LC
12500 FAIR LAKES CIRCLE
SUITE 400
FAIRFAX, VA 22033
PHONE # 703-227-2000
FAX # 703-631-6481
CONTACT NAME: RON WAGNER

COPYRIGHT ADD THE MAP PEOPLE PERMITTED USE NUMBER 21001200	
MAP 57	GRID GS
TAX MAP 096E4	ZONING CATEGORY: R-R
WSSC 200 SHEET 2085E02	XXXX
SITE DATUM	XXXX
HORIZONTAL:	
VERTICAL:	



PLAN VIEW

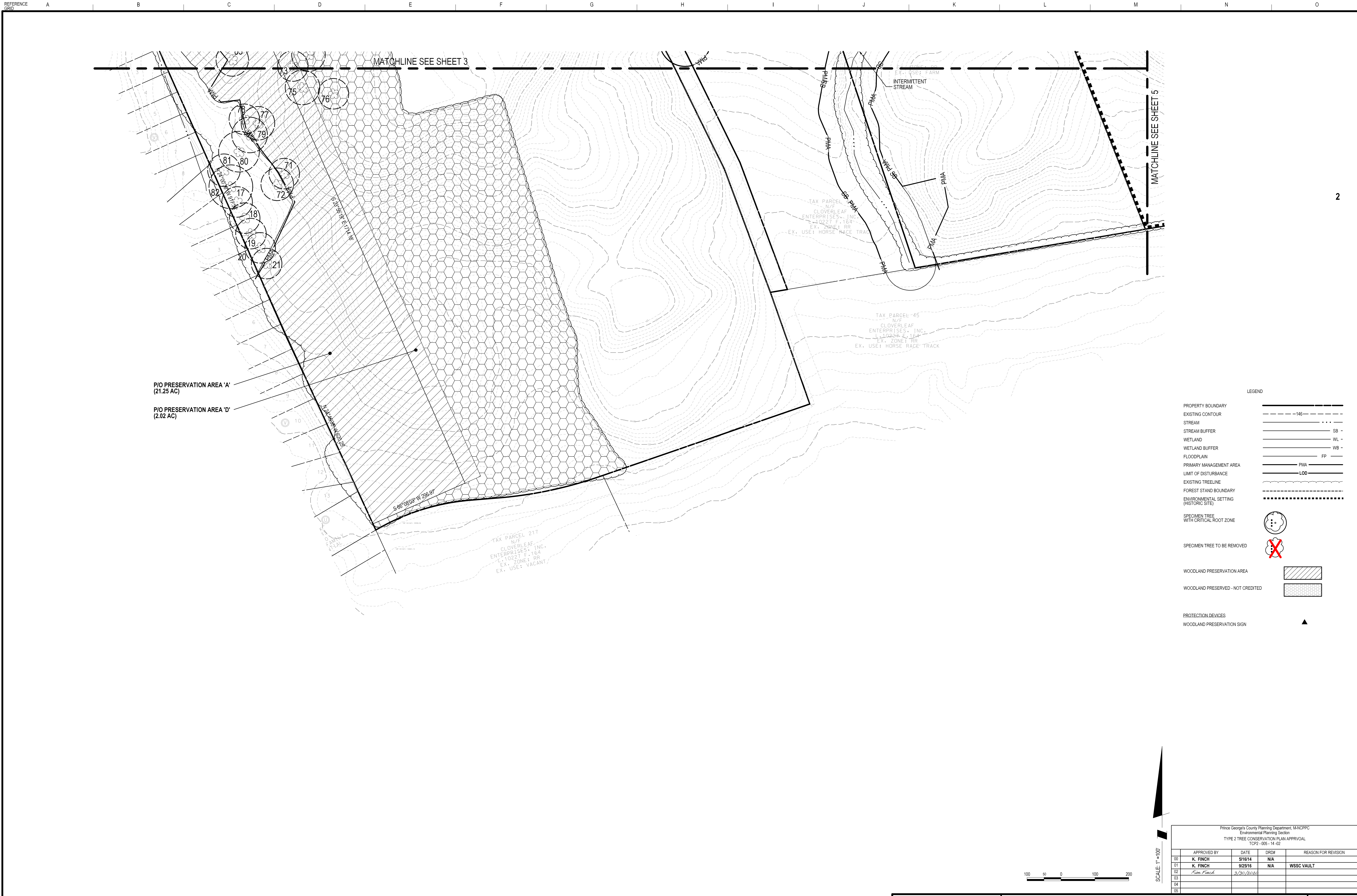
TCP-2
MILLER PROPERTY
WOODLAND CONSERVATION BANK
BRINKLEY ROAD
OXON HILL (12TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1" = 100'

SHEET 3 OF 5

PROJECT NO. 1005-00-64

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LEGEND	
PROPERTY BOUNDARY	---
EXISTING CONTOUR	-148-
STREAM	---
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	---
FOREST STAND BOUNDARY	---
ENVIRONMENTAL SETTING (HISTORIC SITE)	---
SPECIMEN TREE WITH CRITICAL ROOT ZONE	---
SPECIMEN TREE TO BE REMOVED	---
WOODLAND PRESERVATION AREA	---
WOODLAND PRESERVED - NOT CREDITED	---
PROTECTION DEVICES	---
WOODLAND PRESERVATION SIGN	---

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OWNER/DEVELOPER/APPLICANT

PETERSON DEVELOPMENT COMPANIES LC
12500 FAIR LAKES CIRCLE
SUITE 400
FAIRFAX, VA 22033
PHONE # 703-227-2000
FAX # 703-631-6481
CONTACT NAME: RON WAGNER

COPYRIGHT ADD THE MAP PEOPLE PERMITTED USE NUMBER 21001200	
MAP 57	GRID 05
TAX MAP 0964	ZONING CATEGORY: R-R
WSSC 200 SHEET 208SE02	XXXX
SITE DATUM	XXXX
HORIZONTAL:	
VERTICAL:	



PLAN VIEW

**TCP-2
MILLER PROPERTY
WOODLAND CONSERVATION BANK
BRINKLEY ROAD**

OXON HILL (12TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 100'

SHEET **4**
OF **5**

PROJECT NO.
1005-00-64



EASTERN WOODLAND PRESERVATION AREA LINE TABLE		
No.	BEARING	DISTANCE
L3	N 19°31'37" W	32.29
L5	N 05°02'10" W	10.62
L4	N 89°21'07" W	52.00
L6	N 39°30'34" W	102.00
L7	N 00°00'00" E	94.00
L8	N 31°27'22" E	85.29
L9	N 67°54'43" E	87.00
L17	N 50°29'38" W	56.00
L18	N 03°49'13" W	116.91
L19	N 31°48'23" E	48.00
L20	N 04°14'59" W	92.50
L21	N 16°03'00" W	79.00
L22	N 31°31'44" W	69.00
L23	N 62°12'08" E	72.06
L24	S 65°50'13" E	182.01

- PRESERVATION AREA 'C'
(5.91 AC)

PROPERTY BOUNDARY

EXISTING CONTOUR

STREAM

STREAM BUFFER

WETLAND

WETLAND BUFFER

FLOODPLAIN

PRIMARY MANAGEMENT AREA

LIMIT OF DISTURBANCE

EXISTING TREELINE

FOREST STAND BOUNDARY

ENVIRONMENTAL SETTING
(HISTORIC SITE)

SPECIMEN TREE
WITH CRITICAL ROOT ZONE

SPECIMEN TREE TO BE REMOVED

WOODLAND PRESERVATION AREA

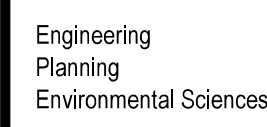
WOODLAND PRESERVED - NOT CREDITED

PROTECTION DEVICES

WOODLAND PRESERVATION SIGN



Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-005-14-02				
	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	K. FINCH	5/16/14	N/A	
01	K. FINCH	9/25/16	N/A	WSSC VAULT
02	<i>Kim Finch</i>	<i>3/30/2022</i>		
03				
04				
05				



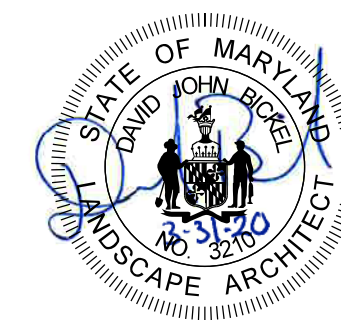
Rockville
Lanham
Waldorf
Leonardtown
Frederick

[illegible]

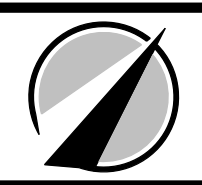
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PETERSON DEVELOPMENT COMPANIES LLC
12500 FAIR LAKES CIRCLE
SUITE 400
FAIRFAX, VA 22033
PHONE # 703-227-2000
FAX # 703-631-6481
CONTACT NAME: RON WAGNER

COPYRIGHT ADD THE MAP PEOPLE PERMITTED USE NUMBER 21001200	
MAP <u>57</u>	GRID <u>65</u>
TAX MAP 096E4	ZONING CATEGORY R-R
WSSC 200' SHEET 209SE02	XXXX:
SITE DATUM	XXXX:
HORIZONTAL: _____	
VERTICAL: _____	



TCP-2
MILLER PROPERTY
WOODLAND CONSERVATION BANK
BRINKLEY ROAD
OXON HILL (12TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



1" = 100'

SHEET 5

OF 5

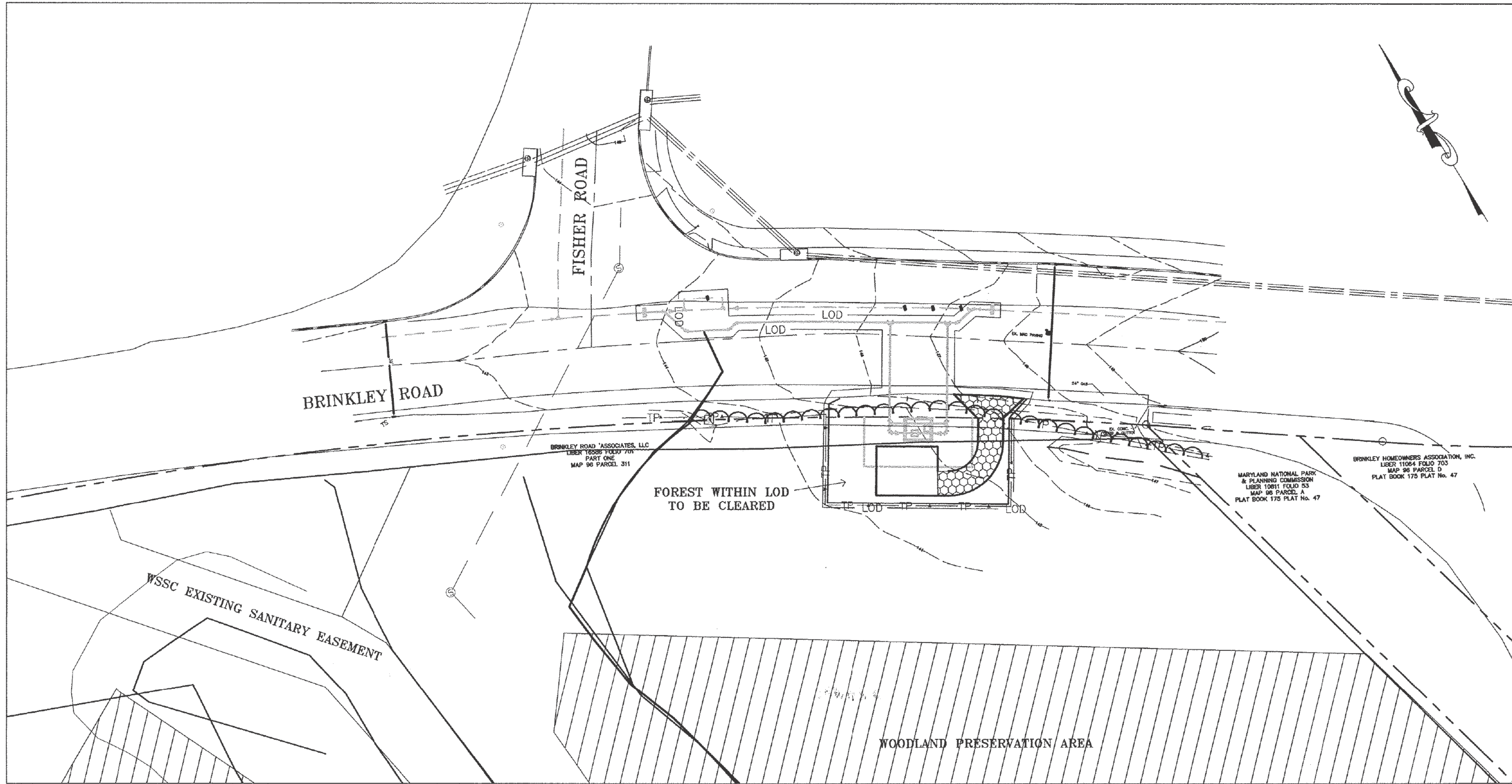
PROJECT NO.
1006-00-64

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BRINKLEY ROAD
TREE CONSERVATION PLAN - TYPE 2
REVISION TO TCP2-005-14-01
PRINCE GEORGES' COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 1000'



PLAN
SCALE: 1"=50'

LEGEND

- LOD ——— LIMIT OF DISTURBANCE / PROJECT LIMITS
— SF ——— SILT FENCE
— ——— EX. PROPERTY LINE
— TP — TP — TREE PROTECTION FENCE
▲ TREE PROTECTION SIGNS
— EX. TREE LINE
WOODLAND PRESERVATION AREA

SITE STATISTICS

Area within LOD (acres)	0.13
Existing Woodland (acres)	0.07
Woodland to be cleared (acres)	0.07
Wetlands (acres)	0
Streams (linear feet)	0
Floodplains (acres)	0
Specimen Trees	0

NOTE: SEE SHEET 5C FOR DETAIL OF PROJECT AREA.

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL FOR PRINCE GEORGE'S COUNTY.

Stacey Thompson Gill
STACEY THOMPSON GILL
410-316-2409
SGILL@JMT.COM

08/24/16
DATE

CONTRACT: MV5237C11

WASHINGTON SUBURBAN SANITARY COMMISSION

THESE DOCUMENTS CONTAIN PRIVILEGED AND CONFIDENTIAL INFORMATION WHICH SHALL NOT BE REDISTRIBUTED WITHOUT PRIOR WSSC APPROVAL



BRINKLEY ROAD
PRESSURE REDUCING AND
RELIEF VALVE VAULTS

TREE CONSERVATION PLAN
TYPE 2

COVER SHEET

NO 5A
OF 5

100 50 0 100 200

SCALE: 1"=100'

APPROVED BY			
DATE	DR#	REASON FOR REVISION	
00	K. FINCH	5/16/14	N/A
01	K. FINCH	9/25/16	N/A
02	K. FINCH	3/30/2010	WSSC VAULT
03			
04			
05			



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Lanham, MD 20706
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www.solteszco.com

NO.	REVISIONS	DATE
2	REVISED TO ADD WOODLAND CONSERVATION BANK 'D' OF 2.02 ACRES	BGG 02/27/19
1	REVISED TO ADD SHEETS 5A-5C FOR WSSC VAULT CLEARING BY JMT ENGINEERING	STG 9/25/16
DATE:	JANUARY 2014	CAD STANDARDS VERSION: 10 - 2009
DESIGNED:	DJB	TECHNICIAN: DJB
CHECKED:	DJB	

MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

PETERSON DEVELOPMENT COMPANIES LC
12500 FAIR LAKES CIRCLE
SUITE 400
FAIRFAX, VA 22033
PHONE # 703-227-2000
FAX # 703-631-6481
CONTACT NAME: RON WAGNER

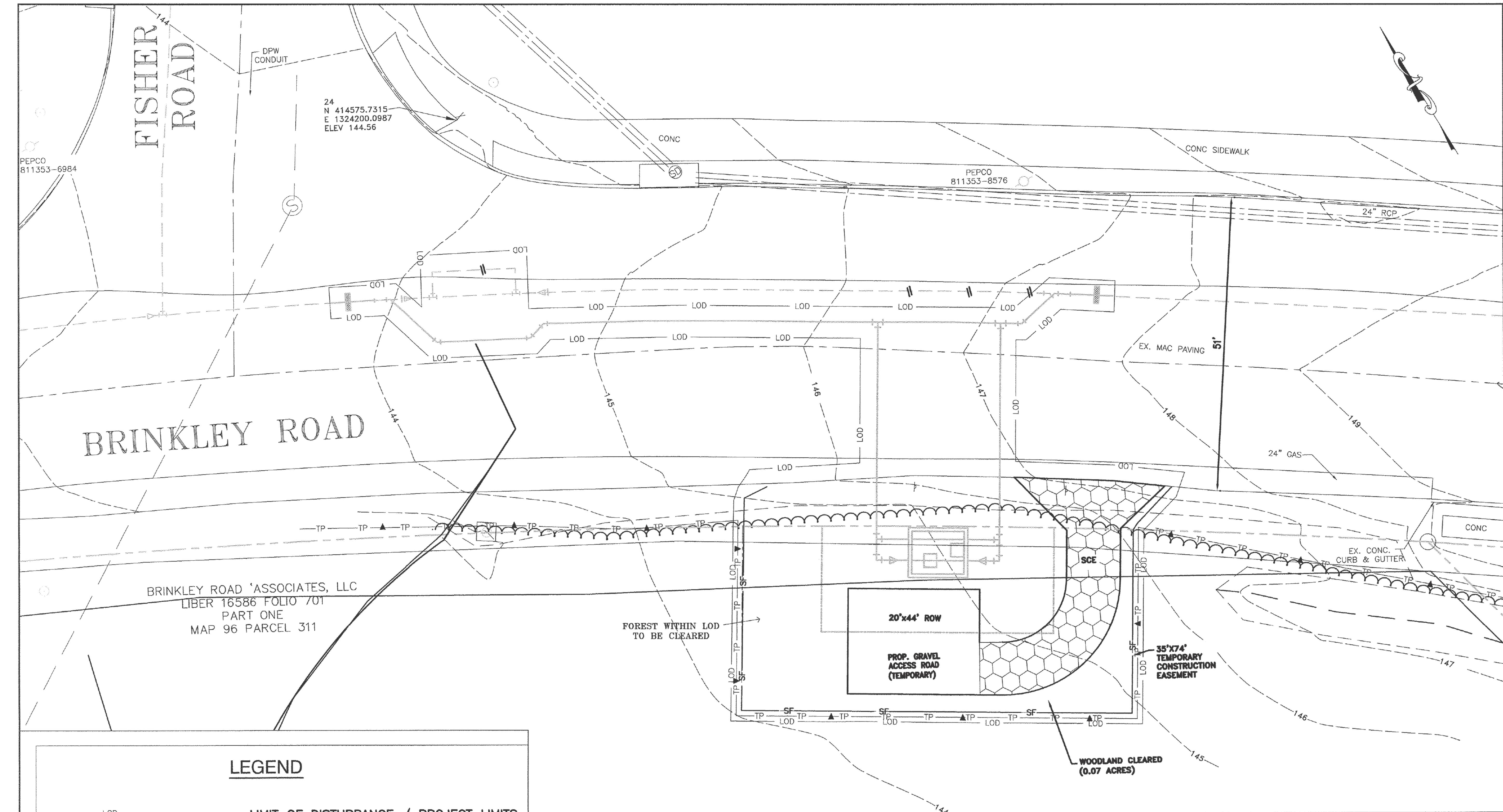
TAX MAP	ZONING CATEGORY:
09E4	R-R
WSSC 200' SHEET	XXXX
208E02	XXXX
SITE DATUM	XXXX
HORIZONTAL:	
VERTICAL:	



TCP-2
MILLER PROPERTY
WOODLAND CONSERVATION BANK
BRINKLEY ROAD
OXON HILL (12TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SHEET	5A
OF	5
PROJECT NO.	1005-00-64

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VICINITY MAP
SCALE: 1" = 1000'

LEGEND

— LOD —	LIMIT OF DISTURBANCE / PROJECT LIMITS
— SF —	SILT FENCE
— TP — TP — TP —	EX. PROPERTY LINE
— TP — TP — TP —	TREE PROTECTION FENCE
▲	TREE PROTECTION SIGNS
~~~~~	EX. TREE LINE
	WOODLAND PRESERVATION AREA

WOODLAND PRESERVATION AREA

PLAN  
SCALE: 1"=10'

DESIGN:	STG	01/29/16
DRAWN:	STG	01/29/16
CHECKED:	CWL	01/29/16

### QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL FOR PRINCE GEORGE'S COUNTY.

*Stacey Thompson Gill*  
STACEY THOMPSON GILL  
410-316-2408  
SGILL@JMT.COM

08/24/16  
DATE

DATE	REVISIONS
4/2016	LEGEND REVISED; TP FENCE WAS UPDATED; LABELS WERE REVISED
8/2016	TP FENCE WAS COMBINED WITH SF; REVISED LEGEND AND APPROVAL BLOCK

CONTRACT: MV5237C11

WASHINGTON SUBURBAN SANITARY COMMISSION



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BRINKLEY ROAD  
PRESSURE REDUCING AND  
RELIEF VALVE VAULTS

TREE CONSERVATION PLAN  
TYPE 2

PLAN SHEET

NO 5B  
OF 5

100 50 0 100 200

SCALE: 1"=100'

APPROVED BY				DATE	DR#	REASON FOR REVISION
00	K. FINCH	5/18/14	N/A			
01	K. FINCH	9/25/16	N/A			WSSC VAULT
02	Kim Finch	3/30/2020				
03						
04						
05						



Engineering  
Planning  
Environmental Sciences

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Rockville  
Lanham  
Waldorf  
Leonardtown  
Frederick

www.solteszco.com

NO.	REVISIONS	DATE
2	REVISED TO ADD WOODLAND CONSERVATION BANK 1' OF 2.02 ACRES	BGG 02/27/19
1	REVISED TO ADD SHEETS 5A-5C FOR WSSC VAULT CLEARING BY JMT ENGINEERING	STG 9/25/16
NO.	DATE	DATE
DESIGNED:	DJB	1/20/2014
TECHNICIAN:	DJB	1/20/2014
CHECKED:	DJB	1/20/2014

### MISS UTILITY NOTE

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### OWNER/DEVELOPER/APPLICANT

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SUITE 400  
FAIRFAX, VA 22033  
PHONE # 703-227-2000  
FAX # 703-631-6481  
CONTACT NAME: RON WAGNER

TAX MAP	0964	R-R
WSSC 200' SHEET	XXXX	
208SE02		
SITE DATUM		
HORIZONTAL:		
VERTICAL:		



TCP-2  
MILLER PROPERTY  
WOODLAND CONSERVATION BANK  
BRINKLEY ROAD  
OXON HILL (12TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



1" = 100'

SHEET 5B  
OF 5

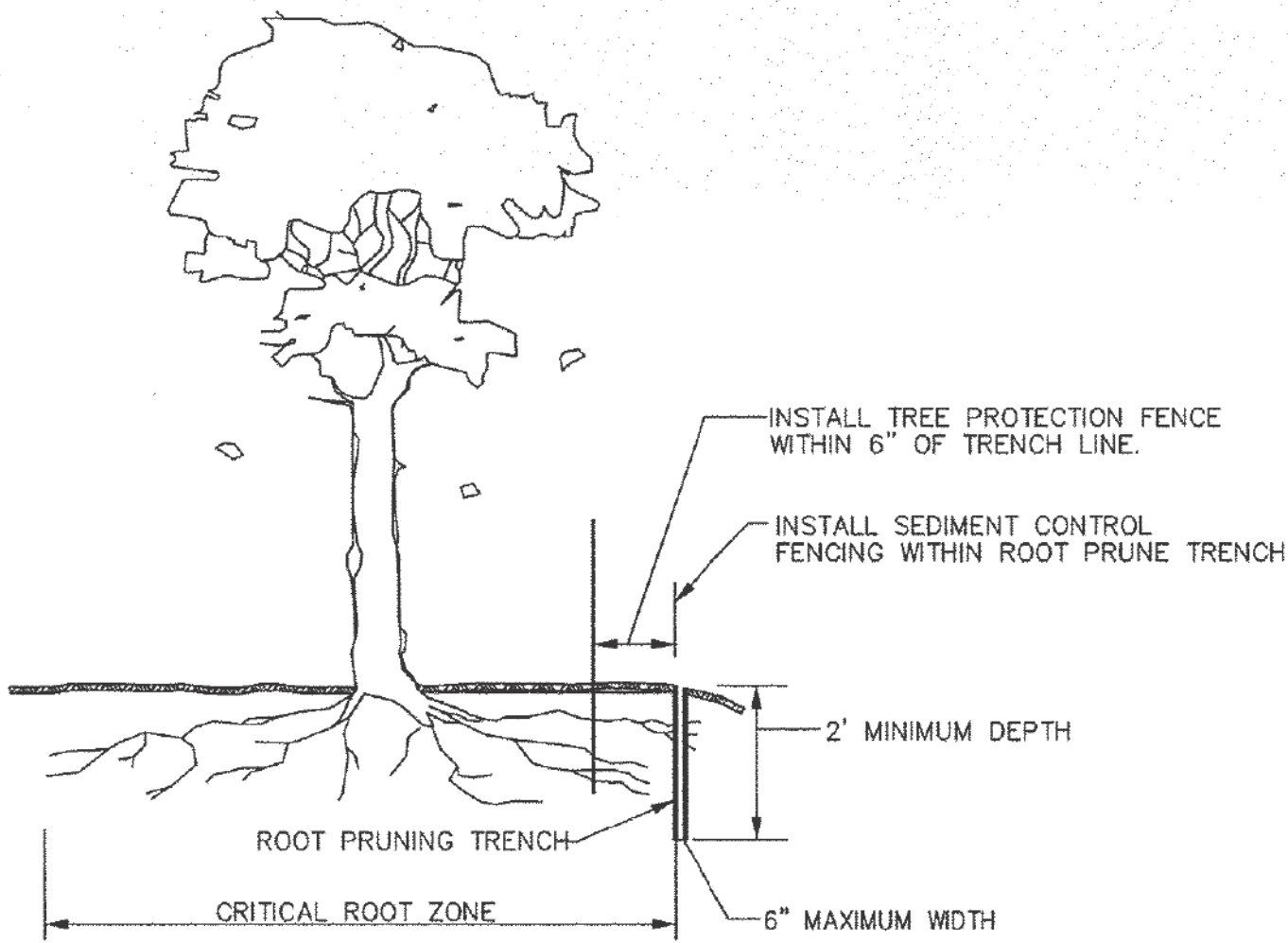
PROJECT NO.  
1005-00-64



REFERENCE GRID: A B C D E F G H I J K L M N O  
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PATH: Q:\SMD\10334_001_Brinkley_Road_Prv_Vis\ADMIN\GRT\CP2_Brinkley_Road.dwg

### GENERAL SHEET NOTES:

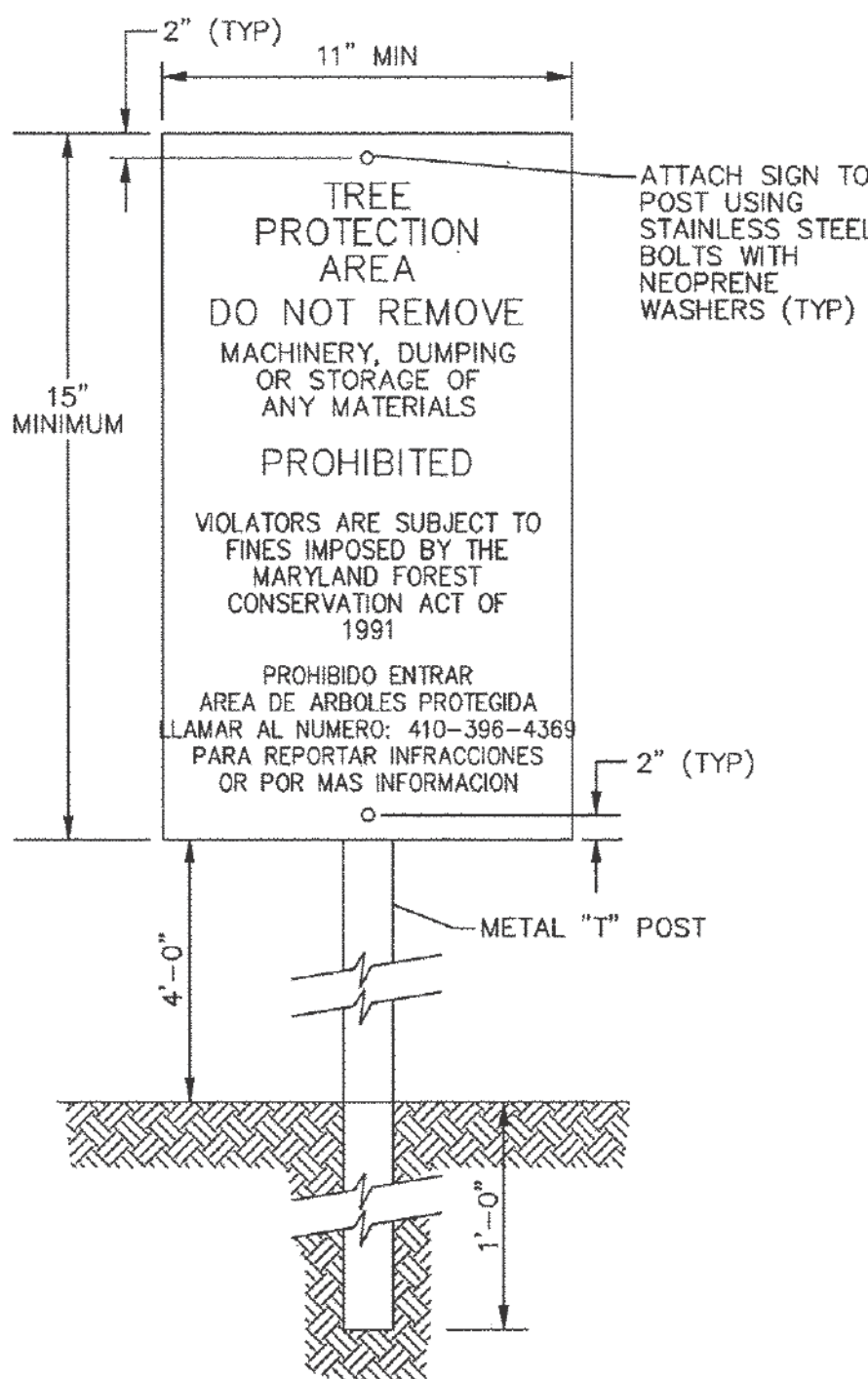
1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR THE BRINKLEY ROAD PRESSURE REDUCING AND RELIEF VALVE VAULT PLAN.
2. CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A MITIGATION FEE PER SQUARE FOOT.
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 ENVIRONMENTAL RESOURCES, 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 MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
4. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
5. THE PROPERTY IS WITHIN THE RURAL TIER AND IS ZONED R-R.
6. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
7. THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
8. THIS PLAN IS NOT GRANDFATHERED UNDER GP-37-2010, SECTION 25-117 (g).
9. IF NECESSARY, A SEPARATE ROADSIDE TREE PERMIT APPLICATION WILL BE SUBMITTED BY WSSC.
10. THE OFF-SITE WOODLAND CONSERVATION REQUIREMENT FOR TCP2-2-005-14-01 WILL BE PROVIDED AT AN OFF-SITE CONSERVATION BANK AND A TRANSFER CERTIFICATE WILL BE RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS.



ROOT PRUNING DETAIL  
N.T.S.

#### NOTES:

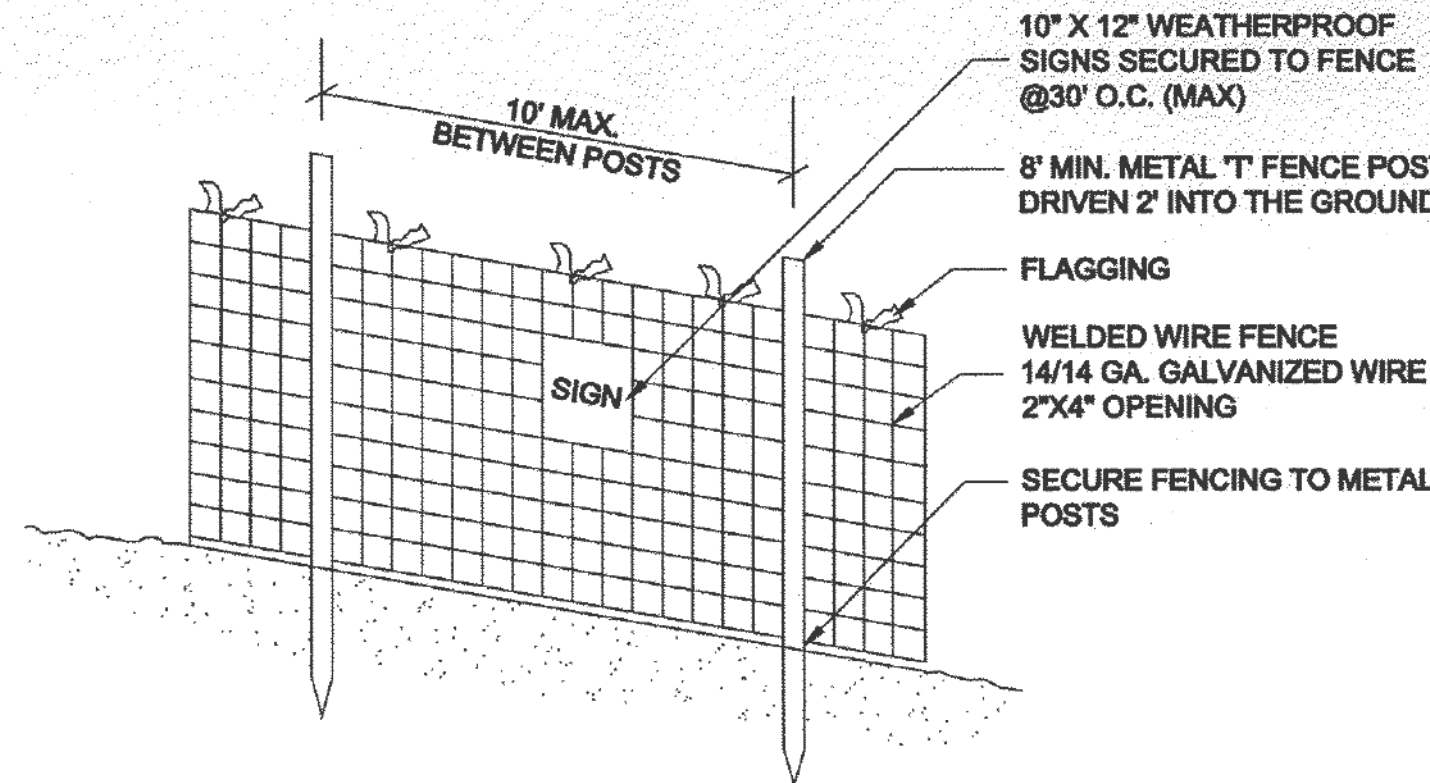
1. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR ORGANIC SOIL.
2. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.
3. THE LOCATIONS OF ROOT PRUNING WILL BE DETERMINED AT THE PRE-CONSTRUCTION MEETING IN THE FIELD WITH THE FOREST CONSERVATION INSPECTOR AND THE PRIVATE ARBORIST.



TREE PROTECTION SIGN DETAIL  
N.T.S.

#### NOTES:

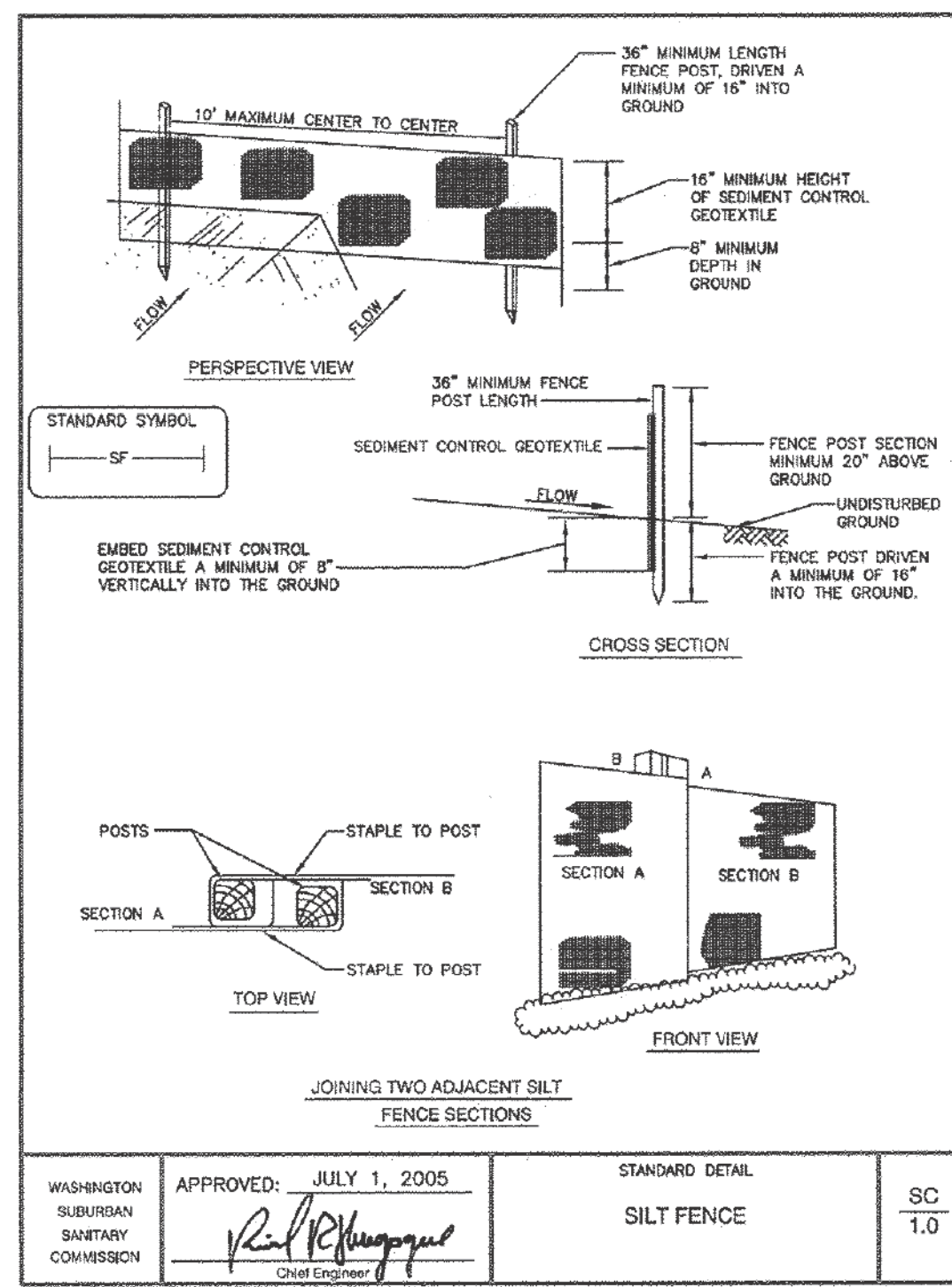
1. ATTACH SIGNS TO METAL "1" POSTS FOR TREE PROTECTION FENCE.
2. SIGNS SHALL BE BILINGUAL.



TREE PROTECTION FENCE  
N.T.S.

#### NOTES:

1. FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
2. THE LOCATIONS OF THE TREE PROTECTION FENCE WILL BE DETERMINED AT THE PRE-CONSTRUCTION MEETING IN THE FIELD WITH THE FOREST CONSERVATION INSPECTOR AND THE PRIVATE ARBORIST.
3. TREE PROTECTION SIGNAGE TO BE PLACED ON FENCING METAL POST EVERY 50 FEET OR AS DIRECTED BY INSPECTION.



DATE	REVISIONS
4/2016	UPDATED WORKSHEET AND NOTES
8/2016	UPDATED WORKSHEET AND ADDED SILT FENCE DETAIL

#### QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL FOR PRINCE GEORGE'S COUNTY.

APPROVED: JULY 1, 2005  
STACEY THOMPSON GILL  
410-316-2409  
SGILL@JMT.COM

DESIGN: STG 01/29/16  
DRAWN: STG 01/29/16  
CHECKED: CWL 01/29/16

BRINKLEY ROAD  
PRESSURE REDUCING AND  
RELIEF VALVE VAULTS

TREE CONSERVATION PLAN  
TYPE 2

CONTRACT: MV5237C11

NO 5C  
OF 5

WASHINGTON SUBURBAN SANITARY COMMISSION

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Waldorf  
Leonardtown  
Frederick

2	REVISED TO ADD WOODLAND CONSERVATION BANK 'D' OF 2.02 ACRES		BGG	02/27/19	
1	REVISED TO ADD SHEETS SA-3C FOR WSSC VAULT CLEARING BY JMT ENGINEERING		STG	9/25/16	
NO.	REVISIONS			BY	DATE
DATE	JANUARY 2014	CAD STANDARDS VERSION: 19 - 2009			
DESIGNED:	DJB	TECHNICIAN: DJB		CHECKED:	DJB

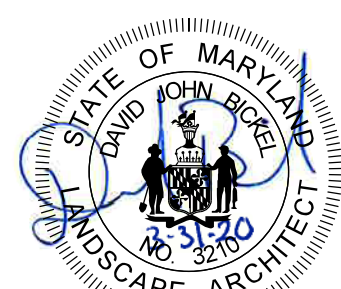
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SUITE 400  
FAIRFAX, VA 22033  
PHONE # 703-227-2000  
FAX # 703-631-6481  
CONTACT NAME: RON WAGNER

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TAX MAP 090E4	ZONING CATEGORY: R-R
WSSC 200 SHEET XXXX	
200SE02	
SITE DATUM XXXX	
HORIZONTAL: XXXX	
VERTICAL: XXXX	



#### PLAN VIEW

TCP-2  
MILLER PROPERTY  
WOODLAND CONSERVATION BANK  
BRINKLEY ROAD  
OXON HILL (12TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



1\"/>

SHEET 5C  
OF 5

PROJECT NO.  
1005-00-64