

*** APPLICANT / OWNER / DEVELOPER ***
ARUNDEL IMPROVEMENTS, INC.
c/o Sam Sweet
8338 Veterans Highway, Suite # 205 - A
Millersville, MD 21108
1-410-729-0800

* VICINITY MAP *
Scale: 1"=2,000'
Copyright ADC The Map People
Permitted Use Number: 20810182
Tax Map #173 Grid E-2, Parcel #13
ADC P. G. County Street Map #41 Grid A-9410
200' Sheet #133824562 zoning: C-2-S
Tax Account # 0845156
Street Address: 18305 Aquasco Road
Brandywine MD 20613

SCALE: 1"=30'

DRAINAGE AREA MAP
SCALE: 1"=300'

THE PROPERTY OF
HOGAN DEVELOPMENT, L.L.C.
LIBER 25354 @ FOLIO 346
218.658 SF or 5.0197 AC.

- *** NOTES ***
1. Elevations based on M. - N. C. P. & P. C. Datum.
 2. Disturbed Area = 12,900 SF or 0.3 AC.
 3. Footings to be in natural ground.
 4. Proposed driveway to be of compacted stone dust free material.
 5. Refer to approved structural plans for exact house dimensions before house stakeout.
 6. It shall be the contractor's responsibility to check the location and elevation of sanitary sewer house connection with the proposed basement or lower level elevation before starting construction.
 7. Lot coverage is: 5,250 SF = 2.4 AC.
 8. Call "MISS UTILITY" at 1-800-257-7777, 48 hours prior to any digging, for safety sake and to locate the lines.
 9. Square Footage of House: 1st Floor = 1,640 SF ± 2nd Floor = 1,350 SF ± 8'x11' = 16,400 SF ±
Garage = 630 SF ± Total Living Space = 4,210 SF ±
 10. Approximate Height of Proposed House = 30' ±.

MNCPDC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPH/007/02

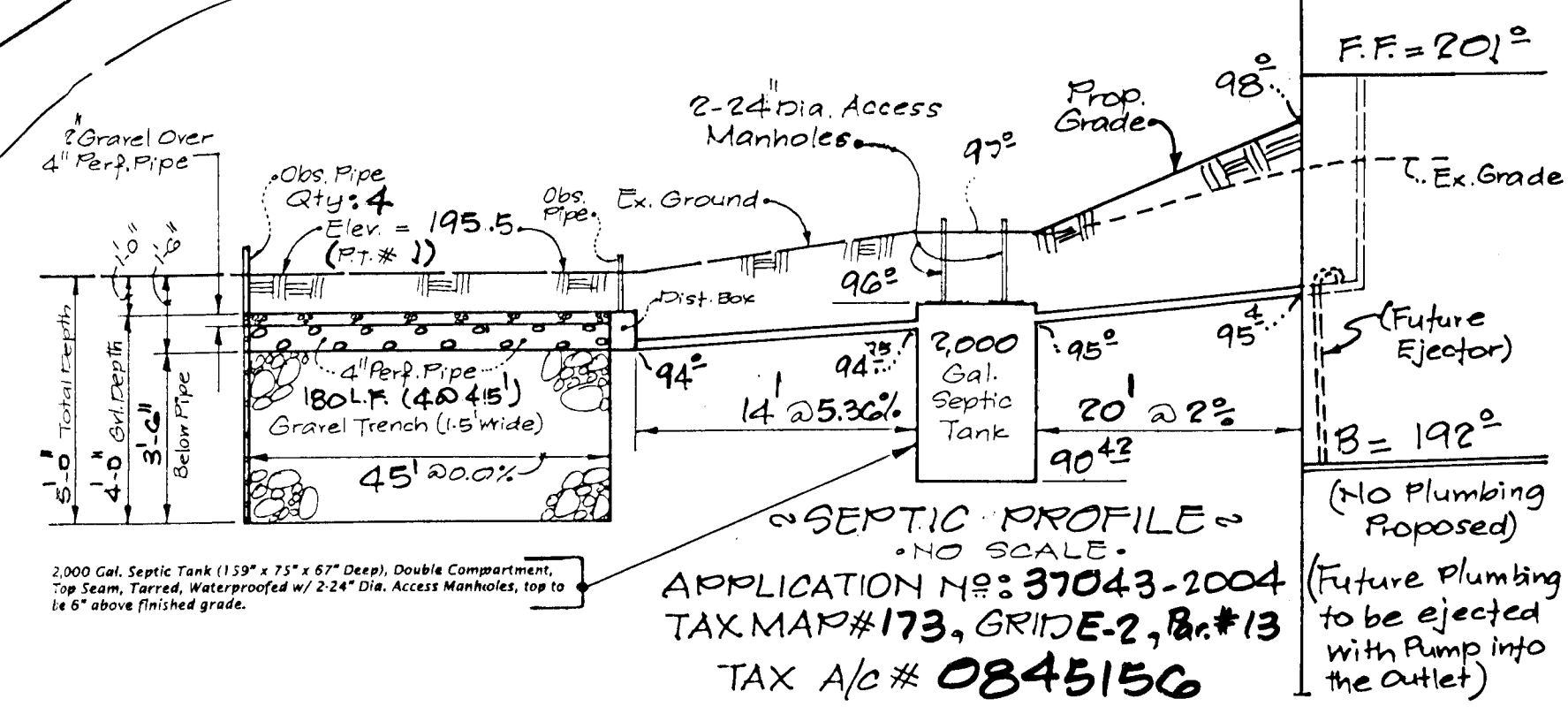
Approved by	Date
<i>[Signature]</i>	12/6/09
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- *** ON-SITE RESIDENTIAL PLANTING REQUIREMENTS ***
1. Existing Zoning: C-2-S
 2. Number of Lots: 01 (One)
 3. Number of trees required per lot:
 - 1. Shade Trees
 - 2. Evergreen or Ornamental Trees
 4. Total Number of trees provided:
 - 1. Shade Trees (Red Maples) min. 2 1/2 to 3" DBH
 - 2. 1 to 1 1/2" High
 - 3. 1 to 1 1/2" High
 - 4. Evergreen Trees (White Pine) min. 6 to 8' High

*** APPLICANT / OWNER'S CERTIFICATION ***
I have reviewed this plan and have made any corrections to the Woodland Conservation Requirements. I understand that any additional woodland clearing beyond that shown on this plan will require a revised plan and approval by M. - N. C. P. & P. C.
Signed: Applicant / Owner: ARUNDEL IMPROVEMENTS, INC.
Name: c/o Sam Sweet
Address: 8338 Veterans Hwy Suite # 205-A
Millersville MD 21108
Telephone #'s: 1-410-729-0800

*** MD DEPARTMENT OF LABOR, LICENSING & REGULATIONS ***
I do hereby certify that these documents/plans were prepared or approved by me and that I am a duly licensed Land Surveyor under the Laws of the State of Maryland.
*** CERTIFICATE OF COMPLIANCE ***
I certify that myself or someone under my supervision has inspected this site and that drainage onto this site from the upgrade property, and from this site onto the downgrade property has been addressed in substantial accordance with applicable codes.
This plan conforms to Subtitle 4, Division 3 of the Building Code of Prince George's County, Maryland.
6th November 2008
Date
NO TITLE REPORT FURNISHED
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS
OF RECORD OR OTHERWISE.
William L. Meekins, Jr.
Registration # 10833
Expires: 03 - 23 - 2010

- *** SYMBOLS / LEGEND ***
- Existing Contours
 - Proposed Contours
 - Exist. Spot Elevations
 - Prop. Spot Elevations
 - Contour Intervals
 - Limit of Disturbance
 - Site Fence
 - Stabilized Construction Entrance
 - Prop. Underground Electric Telephone
 - Exist. Tree Line / Woodline
 - Tree Save Area



TREE CONSERVATION PLAN - II (TCP-II),
ON-SITE RESIDENTIAL PLANTING (LANDSCAPE PLAN),
STORMWATER CONCEPT PLAN,
PARTIAL TOPOGRAPHIC SURVEY,
SITE GRADING PLAN AND
SEPTIC SYSTEM DESIGN

THE PROPERTY OF
HOGAN DEVELOPMENT, L.L.C.
LIBER 25354 @ FOLIO 346

8th ELECTION DISTRICT PRINCE GEORGE'S CO. MD
DATE: 11-06-2008 SCALE: 1"=30' SHEET 1 of 2

Rev. Septa to Chris
Cahill Comments:
Rev. 02-12-2009

W.L. MEEKINS, INC.
3101 Ritchie Road
Forestville, MD 20747-4434
Phone: 301-736-6387/5366/7115
FAX: 301-736-5364
W.L. Meekins, Land Surveyor
Md. #2134 - Va. #576
www.meekins.net

8th Prop of Hogan Development L.L.C.

Woodland Conservation Worksheet
for
Prince George's County

Zone: 1
Gross Tract: 2.12
Floodplain: 0.00
Previously Dedicated Land: 0.00
Net Tract (NTA): 2.12

Property Description or Subdivision Name: HOGAN DEVELOPMENT, L.L.C.
Owner: Hogan Development, L.L.C. 4400 N. 1st St.
Address: 8338 Veterans Hwy Suite 205-A Millersville, MD 21108
Phone: 410-299-0800

Reforestation Requirement Reduction Options
Within one (1) year of the date of the T.C.P. approval which include a contribution of that land and/or other land (year):
1. 2. 3.

Break-even Point (preservation) = 2.73 acres
Clearing permitted w/o reforestation = 0.00 acres

Woodland Conservation Calculations	Net Tract (acres)	Floodplain (acres)	Impacts (acres)
Existing Woodland	2.12	0.00	0.00
Woodland Conservation Threshold (NTA) =	50.00%	2.51	2.51
Smaller of a or b		2.12	2.12
Woodland above WCT		1.12	1.12
Smaller of a or b		0.00	0.00
Clearing above WCT (0.25 1) replacement requirement		0.00	0.00
Clearing below WCT (1.21 replacement requirement)		0.00	0.00
Afforestation Threshold (APT) =	0.00%	0.00	0.00
Woodland Conservation Required		2.51	2.51

Woodland Conservation Provided	(acres)
Woodland Preservation	2.12
Reforestation: Replacement	0.00
Afforestation	0.00
Area approved for forest-land	0.00
Credits for Off-site Mitigation on another property	0.00
Off-site Mitigation provided on this property	0.00
Total Woodland Conservation Provided	2.12

Area of woodland not cleared: 3.48 acres
Woodland retained not part of requirements: 0.97 acres

Prepared by: Name: RAYMOND J. SIKORSKY
Address: 325 Hickman Road
Forestville, MD 21074
Phone: 410-299-0800
License: Registered Forester # 43

Signature: *Raymond J. Sikorsky* Date: 11-19-08

Standard Type II Tree Conservation Plan Notes

Notes to include with all Plans:

- 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.
- 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.
- 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.
- 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.

The location of all Tree Protective Devices (TPD's) shown on this Plan shall be tagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon the start of the construction of the project, the Inspector will install the TPD's. The TPD's shall be installed and staked TPD locations by the Inspector, installation of TPD's may begin. TPD's shall be installed and staked prior to installation of initial Sediment Controls. No cutting or clearing of trees may occur before final approval of TPD installation.

Tree Protection Devices are not required for this Plan since an undisturbed 100 foot buffer of open land or a 50 foot forested buffer is being maintained between the Limit of Disturbance (LOD) and the Tree Save Area. If changes to the LOD impact the undisturbed buffers the DER Inspector shall be contacted to evaluate the change to determine if revision to the Tree Conservation Plan are necessary or if installation of TPD's will be required.

Since work on this project will be initiated in several phases all TPD's required for a given phase shall be installed prior to any disturbance within that phase of work.

Woodland Conservation - Tree Save Areas and/or Reforestation Areas shall be posted as shown the same time as Tree Protective Device installation and/or start of reforestation activities. Signs shall remain in place until:

- All tree planting for woodland replacement, reforestation or afforestation will be completed prior to the start of the next phase of work.
- Failure to establish the woodland replacement, reforestation or afforestation within the prescribed time frame will result in the forfeiture of the Reforestation Bond and the completion of this Plan including the associated \$1.50 per square foot penalty unless a written extension is approved by DER Inspector.
- The DER Inspector shall be notified prior to the preparation or initiation of any tree planting on this site.
- Results of survival checks for all tree plantings shall be reported to the DER Inspector for that site.
- Prior to the issuance of any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

Name: _____
Business Name: _____
Address: _____
Phone Number: _____

Reforestation Project

Caution
The Area Contains
Power Lines
Please Help Us Protect
And Care For The
Young Forest

FOREST RETENTION AREA

MACHINERY DUMPING OR STORAGE
OF ANY MATERIALS PROHIBITED
VIOLATORS ARE SUBJECT TO FINES
AS IMPOSED BY THE WOODLAND
FOREST CONSERVATION ACT OF 1991

Trees For Your Future.

Notes:
1. Bottom of signs to be higher than top of tree protection fence.
2. Signs to be placed approximately 50' feet apart. Consideration on site affecting visibility may warrant placing signs closer or farther apart.
3. Attachment of signs to trees is prohibited.

SIGN INSTALLATION DETAIL

Anchor posts should be minimum 2" steel 1/4" diameter or 2" x 2" steel at least 6" in length.

SPACING
As shown On Plan

SIGN

Letter posted shall be 6" high and 6" wide. If not, the sign shall be 6" high and 6" wide.

Diagram of a tree protective device showing a tree, a fence, and a sign. The sign is labeled "TREE PROTECTIVE DEVICE" and "BLACK ORANGE PLASTIC WITH WHITE LETTERS".

GENERAL NOTES:
1. Lines of equipment shall be set back at the base of the tree to be protected.
2. The location and type of equipment shall be determined by the size of the tree to be protected.
3. Equipment shall be placed in such a way as to not damage the tree or its root system.
4. Equipment shall be placed in such a way as to not damage the tree or its root system.

TREE PROTECTIVE DEVICE
BLACK ORANGE PLASTIC WITH WHITE LETTERS

TPD-1
TPD-2
TPD-3

WOODLAND DESCRIPTION

Basically a mixed hardwood (99%) (4"-32" DBH) stand with a few widely scattered soft woods (1%) (4"-15" DBH). Tree species consist of red white, chestnut and willow oaks, tulip poplar, red maple, sweet and black gum, holly, cherry, red cedar and Virginia pine. See map for specimen tree by species, size, location condition and disposition.

Groundcover and understory is comprised of Japanese honeysuckle, multiflora rose, greenbriar, grapevine, viburnum, poison ivy, laurel, low and high bush huckleberry, spice bush, ground pine, ferns, mosses, pipsissewa, mixed grasses, common weeds and small seedlings/saplings (2"-3" DBH) of the aforementioned tree species plus ironwood and sweet bay magnolia.

No.	Species	DBH	Condition	Disposition
1	Red Oak	32"	Good	Retain

Specimen Tree (DBH)

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.

- 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.
- 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").
- Corrective measures requiring the removal of the 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 chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- 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.

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 the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-953-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved 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 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 area may not be tilled 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.

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

- If the developer or builder no longer has an interest in the property the home owner 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.
 - The removal of noxious, invasive, and non-natives 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 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.
- Note: 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.

Protection of Reforestation and Afforestation Areas by Developers or Builders

- Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. 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 II 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 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 Environmental Planning Section.
- Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

- Reforestation fencing and signage shall remain in place in accordance with the approved Type II Tree Conservation Plan or until the trees have grown sufficiently to have crown closure.
- Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

AFFORESTATION / REFORESTATION NOTES

- Soils in the reforestation and afforestation areas are not being disturbed as part of this operation. Therefore, the use of soil amendments will not be necessary. This area has been used for farming and open space.
- Root pruning of the planting stock may be done at the Nursery facility.
- Planting will be done between February 15 and May 1 as long as the ground is not frozen.
- The limits of the tree planting area shall be identified by a single strand fence with red or orange flagging placed at no less than 6 foot intervals.
- Site preparation for tree planting is intended to minimize adverse competition from herbaceous growth on the site. This may be accomplished by any of the following methods singly or in combination:
a. Removal of all herbaceous vegetation within a 9 inch radius of the seedling before planting or immediately after planting. This may be done mechanically, manually or chemically.
b. Mulching after planting.
c. Control of herbaceous growth by mowing or chemical after planting.
d. Use of tree shelters with decorative species in conjunction with herbaceous growth control prior to planting.
- Management Plan for this site includes the following schedule of activities:
Year 1 Feb.-April Site preparation and tree planting
June Vegetation control if needed
Early September Vegetation control if needed
December Survival check (100 + trees/acre)
Year 2 Feb.-April Vegetation control if needed
August Support planting if less than 700 trees/acre
December Vegetation control if needed
Year 3 Feb.-April Survival check (600 + trees/acre)
May & August Vegetation control if needed
Year 4 Same as year 3
Year 5 Remove fencing from outside boundaries at completion of reforestation area.
- The planting pattern for this area is based on rows spaced 6 feet apart and with a random spacing and species distribution within each row.
- Reforestation shall be done with 1,000 tree seedlings per acre, consisting of at least 4 species from those below. Species selection is based on availability with no more than 40% of total being of a single species.
Green Ash
Tulip Poplar
Sycamore
Redbud - medium 10%
Black Locust
Red Oak
Dogwood - medium 10%
Loblolly Pine

*** APPLICANT / OWNER'S CERTIFICATION ***

I have reviewed this plan and been made aware of the Woodland Conservation Requirements. I understand that any additional woodland clearing beyond that shown on this plan will require a revised plan and approved by M. - N. C. P. & P. C.

Signed: Applicant / Owner

Name: ARUNDEL INVESTMENTS, INC.
c/o SAM SWEET
Address: 8338 Veterans Hwy Suite #205-A
Millersville, MD 21108
Telephone #: 410-299-0800

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP# 1027102
Approved by: *[Signature]* Date: 2/26/09

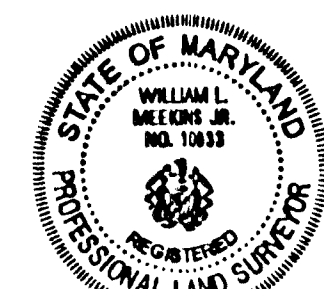
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TREE CONSERVATION PLAN-II (TOP-II)
WORKSHEET, NOTES, SIGNS, SPECIMEN
TREES and DISPOSITION, WOODLAND
DESCRIPTION, ETC.

THE PROPERTY OF
HOGAN DEVELOPMENT, L.L.C.
LIBER 25354 @ FOLIO 346

8TH ELECTION DISTRICT PRINCE GEORGE'S CO., MD.
DATE: 11-06-2008 SCALE: NONE SHEET 2 OF 2

W.L. MEEKINS, INC.
3101 RITCHIE ROAD
FORESTVILLE, MD 20747
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REGISTRATION
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W.L. Meekins