

LEGEND:

- PROPOSED:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - STORM DRAIN PIPE
 - BUILDING RESTRICTION LINE(TYP.)
 - CONTOUR
 - BUILDING
 - TREE LINE
 - LOD - LIMIT OF DISTURBANCE
 - 50' STREAM BUFFER
 - 50' STREAM BUFFER
 - EXPANDED STREAM BUFFER
 - WOODLAND PRESERVATION AREA
 - WOODLAND REFORESTATION AREA
 - BUILDING RESTRICTION LINE
 - TREE PRESERVATION FENCE
 - REFORESTATION FENCE
 - SPECIMEN TREE SIGN
- EXISTING:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - FENCE LINE
 - SIGN
 - SPECIMEN TREE
 - CRITICAL ROOT ZONE
 - INTER. 2' CONTOUR
 - INDEX 10' CONTOUR
 - TREE LINE
 - BUILDING/SHEDS
 - WATERS OF THE US

SPECIMEN TREE LIST					
Number	Common Name	Species Name	DBH (inches)	Condition	Disposition
1	Catalpa	Catalpa sp.	36	Good	Remove
2	American Beech	Fagus grandifolia	34	Fair/Poor	Remove
3	White Oak	Quercus alba	38	Good	Remove
4	White Oak	Quercus alba	32	Good	Save
5	Yellow Poplar	Liriodendron tulipifera	33	Good	Save

* Several broken limbs

**SPECIMEN TREE 5 WAS SURVEY LOCATED AND IS NOT WITHIN THE LIMITS OF THE PROPERTY BOUNDARY. HOWEVER, BECAUSE IT WAS SHOWN ON THE APPROVED NATURAL RESOURCE INVENTORY PLAN AND TCP I, IT REMAINS ON THE PLAN AND SPECIMEN TREE LIST AS SHOWN.

WOODLAND RETAINED
NOT PART OF REQUIREMENTS
0.06 A.C.

REFORESTATION AREA #2
0.06 A.C.

WOODLAND PRESERVATION
AREA
1.14 A.C.

REFORESTATION AREA #1
0.02 A.C.

WOODLAND RETAINED
NOT PART OF REQUIREMENTS
0.22 A.C.

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

- NOTES:
- TOTAL AREA OF PROPERTY: 3.94 ACRES
 - EXISTING ZONE: R-55
 - PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 - WATER CATEGORY: 3
 - SEWER CATEGORY: 3
 - FOR PUBLIC WATER AND SEWER SYSTEMS ONLY
 - TAX MAP: 73 GRID: A-4
 - ADC MAP: 18 GRID: H-4
 - 200' WSSC SHEET NO: 202 SE 05
 - NO KNOWN HISTORICAL SITE ON OR ADJACENT TO THE PROPERTY.
 - NO CEMETARIES ON OR ADJACENT TO THE SITE.
 - AREA OF 100-YEAR FLOODPLAIN: NONE
 - R-55 ZONING REQUIREMENTS:
 - NET LOT AREA: 6,500 S.F. MINIMUM
 - MAXIMUM LOT COVERAGE: 30%
 - LOT WIDTH AT FRONT BUILDING LINE: 65'
 - LOT WIDTH AT STREET LINE: 45'
 - FRONT SETBACK: 25'
 - SIDE SETBACK: 17' 8"
 - REAR SETBACK: 20'
 - DENSITY:
 - LOTS PERMITTED: 26 (6.7x3.94 AC.)
 - LOTS PROPOSED: 9
 - STORMWATER MANAGEMENT CONCEPT NO: 42112-2005-00
 - NO PROPOSED PARKLAND-FEE IN LIEU.
 - WATERS OF THE US & BUFFER AS SHOWN
 - FINAL BOUNDARY BY C.D.D.I.
 - CONTOURS BY CDDI, INC.
 - FIRE: DISTRICT HEIGHTS STATION 26-1.14 MILES
 - POLICE: PALMER PARK DISTRICT 3-3.86 MILES

Woodland Conservation Worksheet for Prince George's County			
Zone:	R-55		
Gross Tract:	3.94		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	3.94	0.00	0.00
Include storage in the corresponding columns for each zone.			
Property Description or Subdivision Name:			
Is this site subject to the 1981 Ordinance?			
Reforestation Requirement Reduction Question:			
Is this a (1) single family lot? (y/n)			
Are there prior TCP approvals which include a combination of this lot and/or other lots, (y/n)			
Is this a Mitigation Bank?			
Break-even Point (preservation) =			
Clearing permitted w/o reforestation =			
Woodland Conservation Calculations:			
Existing Woodland (acres)	1.14	Net Tract (acres)	3.94
Woodland Conservation Threshold (NTA) =	20.00%	Floodplain Impacts (acres)	0.00
Smaller of a or b	0.79	Woodland above WCT	0.79
Woodland above WCT	0.79	Woodland cleared	1.71
Smaller of a or b	0.79	Smaller of d or e	0.00
Clearing above WCT (0.25% replacement requirement)	0.00	Clearing below WCT (2:1 replacement requirement)	0.00
Clearing Threshold (AFT) =	15.00%	Offset Mitigation being provided on this property	0.00
Offset Mitigation being provided on this property	0.00	Woodland Conservation Required	1.22
Woodland Conservation Provided:			
Woodland Preservation	1.14	Area approved for fee-in-lieu	0.00
Offset Mitigation being provided on this property	0.00	Credits for Off-site Mitigation on another property	0.00
Offset Mitigation being provided on this property	0.00	Offset Mitigation being provided on this property	0.00
Total Woodland Conservation Provided	1.14	Area of woodland not cleared	1.42
Area of woodland not cleared	1.42	Woodland retained not part of requirements	0.22
Woodland retained not part of requirements	0.22		
Prepared by: <i>Patricia A. Vance</i> Date: 2/28/08			

M-NCPPC Prince George's County Planning Department Environmental Planning Section		
APPROVAL		
TREE CONSERVATION PLAN TCP II/ 010/08		
Approved by:	Date:	
<i>Megan K. Reiser</i>	3/10/08	
01		
02		
03		
04		
05		

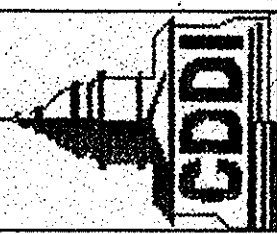
OWNER/DEVELOPER

CHURCHILL DEVCO, LLC
5 CHOKE CHERRY ROAD
SUITE 360
ROCKVILLE, MD 20850
PH: 240-243-1000
FAX: 301-984-3422

CERTIFICATION

This plan is prepared to comply with the Maryland Department of Natural Resources State Forest Conservation Technical Manual (1997), Chapter 2: Forest Stand Delineations. The preparer is a qualified professional under COMAR 08.19.06.01.

Signed: *Patricia A. Vance* 2/28/08
Patricia A. Vance



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3507
FAX (301) 937-3507

RIDGEVIEW
LIBER: 08070 FOLIO: 266
SEAT PLEASANT (18th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

REVISIONS

2/28/08 *any COMMENTS*
ADDRESS: *PRICOR TO*
APPROVAL: *PAV*

DATE: JAN., 2008
DWN. PAV CHECKED MM
SCALE: 1"=30'
PROJECT/FILE NO. 04-064
SHEET NO. 1 OF 2

TCP NOTES

1. Cutting or clearing of woodland not in conformance with this plan or without the express written consent of the Planning Director or designee shall be subject to a \$1.50 per square foot mitigation fee.
2. The Department of Environmental Resources shall 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 side of the property the owner/developer or owner 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 permit. These bonds will be retained as surety by the building official until all required activities have been satisfied.
5. The location of all Tree Protection Devices (TPDs) shown on this plan shall be flagged or staked prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Forest Resources Unit, installation of the TPD's may begin. TPD installation shall be completed prior to the installation of initial sediment controls. No cutting or clearing of trees may begin before final approval of TPD installation.

ADDITIONAL NOTES:

1. WOODLAND CONSERVATION—TREE SAVE AREAS AND/OR REFORESTATION AREAS SHALL BE POSTED AT THE SAME TIME AS TREE PROTECTIVE DEVICE INSTALLATION AND/OR START OF REFORESTATION ACTIVITIES. THESE SIGNS SHALL REMAIN IN PLACE.
2. ALL TREE PLANTING FOR WOODLAND REPLACEMENT, REFORESTATION OR AFFORESTATION WILL BE COMPLETED PRIOR TO USE AND OCCUPANCY PERMIT. FAILURE TO ESTABLISH THE WOODLAND REPLACEMENT, REFORESTATION OR AFFORESTATION WITHIN THE PRESCRIBED TIME FRAME WILL RESULT IN THE FORFEITURE OF THE REFORESTATION BOND AND/OR A VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED \$1.50 PER SQUARE FOOT PENALTY UNLESS A WRITTEN EXTENSION IS APPROVED BY THE DPW&T INSPECTOR.
3. THE DPW&T INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
4. RESULTS OF SURVIVAL CHECKS FOR ALL TREE PLANTINGS SHALL BE REPORTED TO THE DPW&T INSPECTOR FOR THE SITE AND M-NCPPC, ENVIRONMENTAL PLANNING SECTION.
5. PRIOR TO THE ISSUANCE OF ANY PERMITS, THE CONTRACTOR RESPONSIBLE FOR SOIL PREPARATION, SITE PREPARATION, TREE PLANTING AND TREE

NAME: _____
BUSINESS NAME: _____
ADDRESS: _____
PHONE NUMBER: _____

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 Licensed Tree Expert to believe that the tree or 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 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 by 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.
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, 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 home owner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and 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 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.
3. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides for spot-treatment 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 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

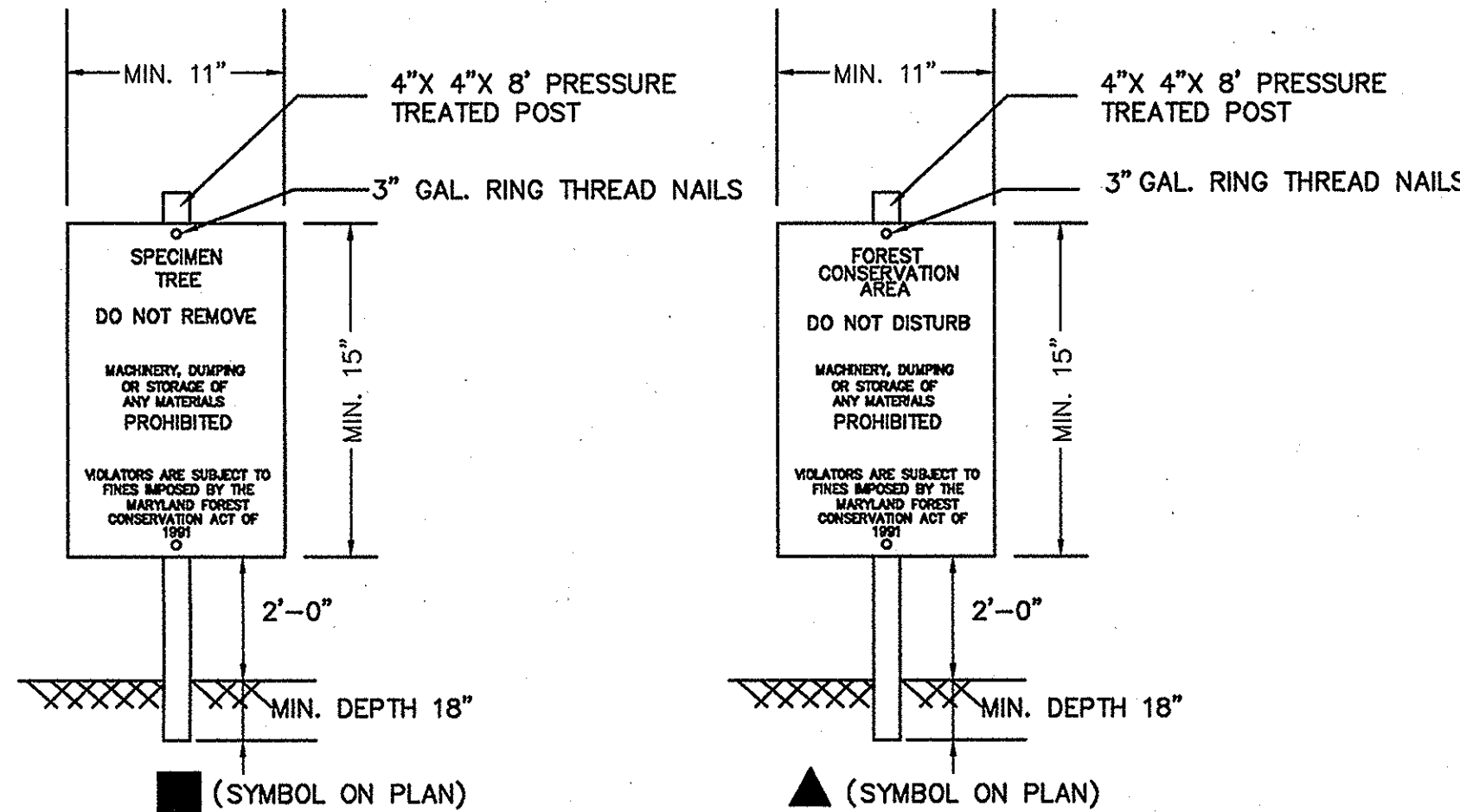
1. Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the Type II Tree Conservation Plan. Planting 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.
2. 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

1. 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.
2. Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

1. 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 Plan (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building located at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-952-3850. 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.
2. 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.

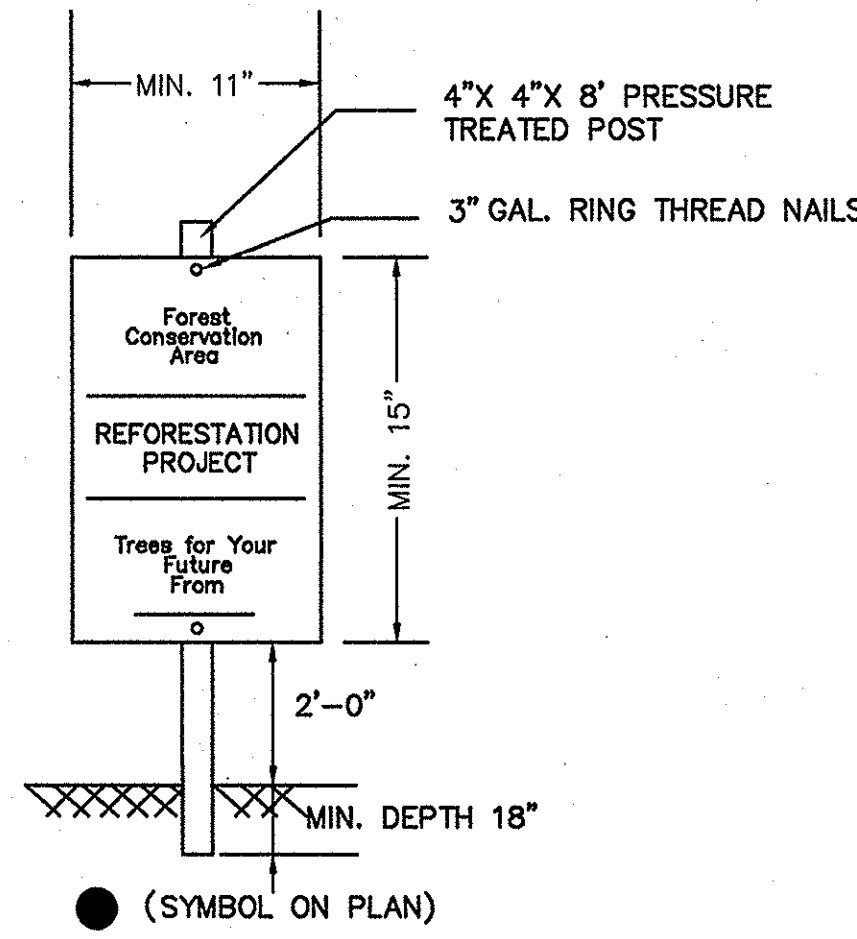


CONSTRUCTION SIGNS

(Source: Adapted from the Maryland Forest Conservation Manual, 1991— Figure D-4)

NOTES:

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

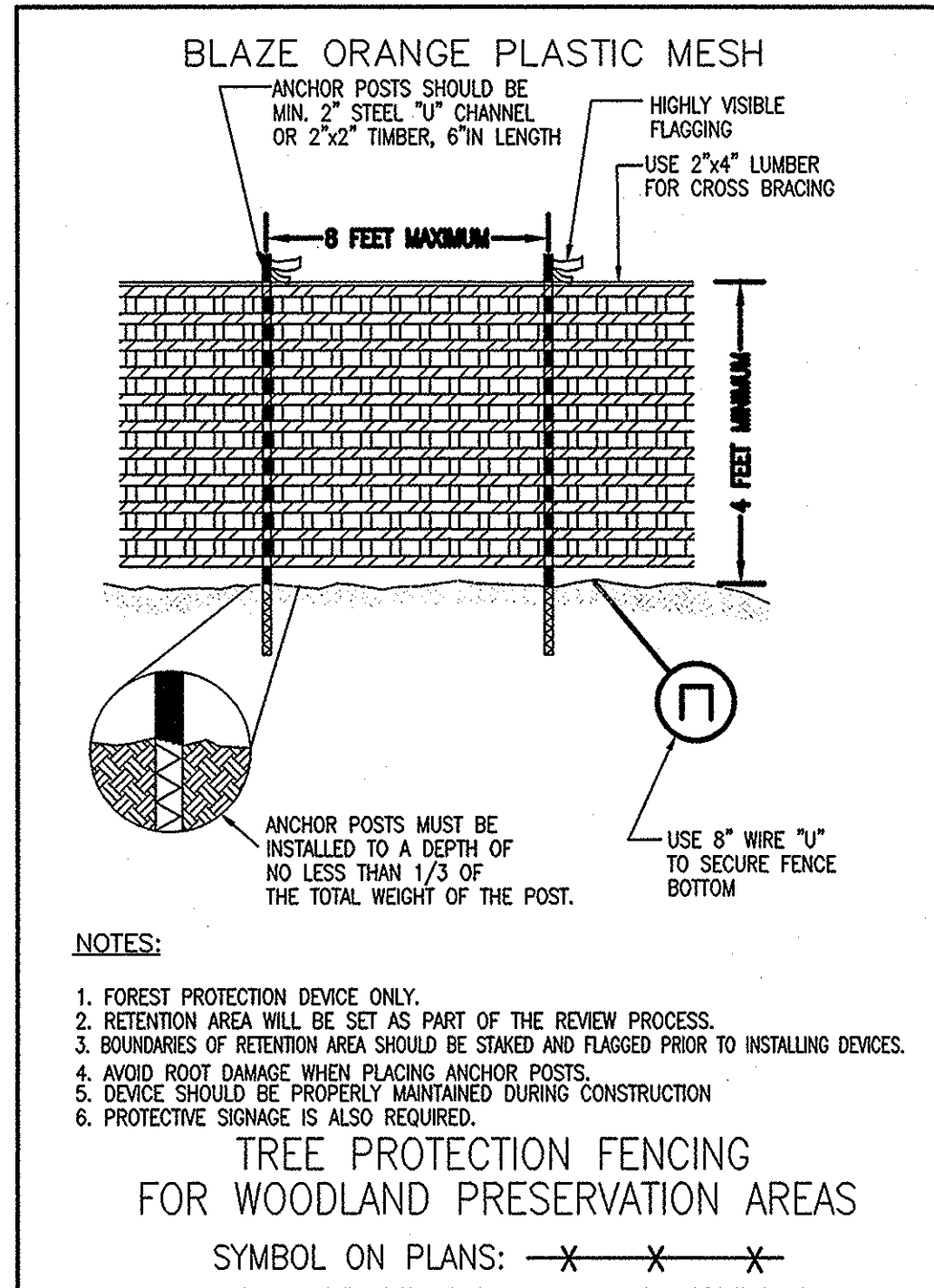


REFORESTATION AND AFFORESTATION AREA SIGN

(Source: Adapted from the Maryland Forest Conservation Manual, 1991— Figure D-21)

NOTES:

1. The signs notify construction workers and future residents of the newly planted material, improving the trees' survival rates.
2. Signs may be adapted by residents for identification of forest retention areas.

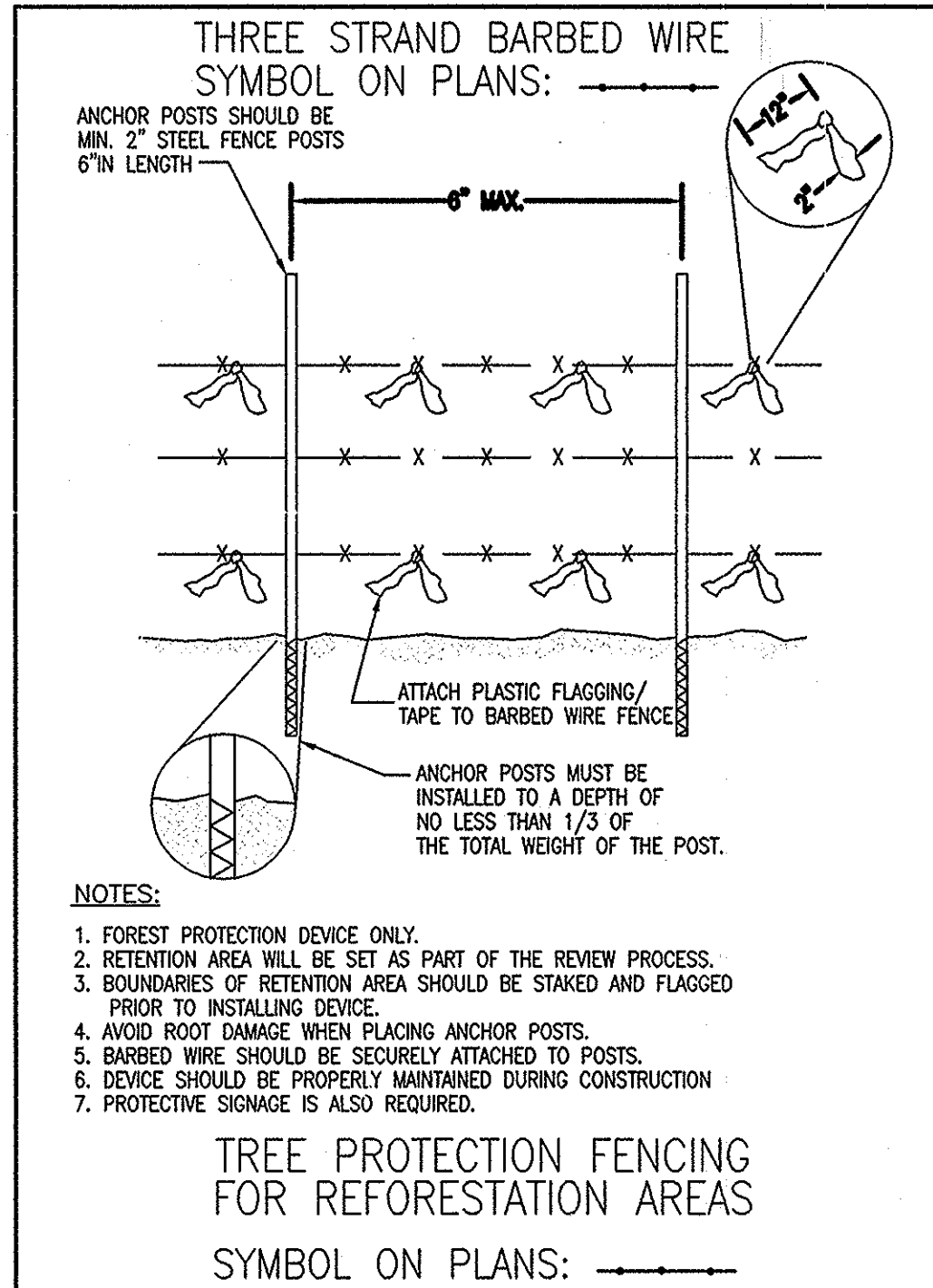


NOTES:

1. FOREST PROTECTION DEVICE 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 DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TREE PROTECTION FENCING FOR WOODLAND PRESERVATION AREAS

SYMBOL ON PLANS: —X—X—X—

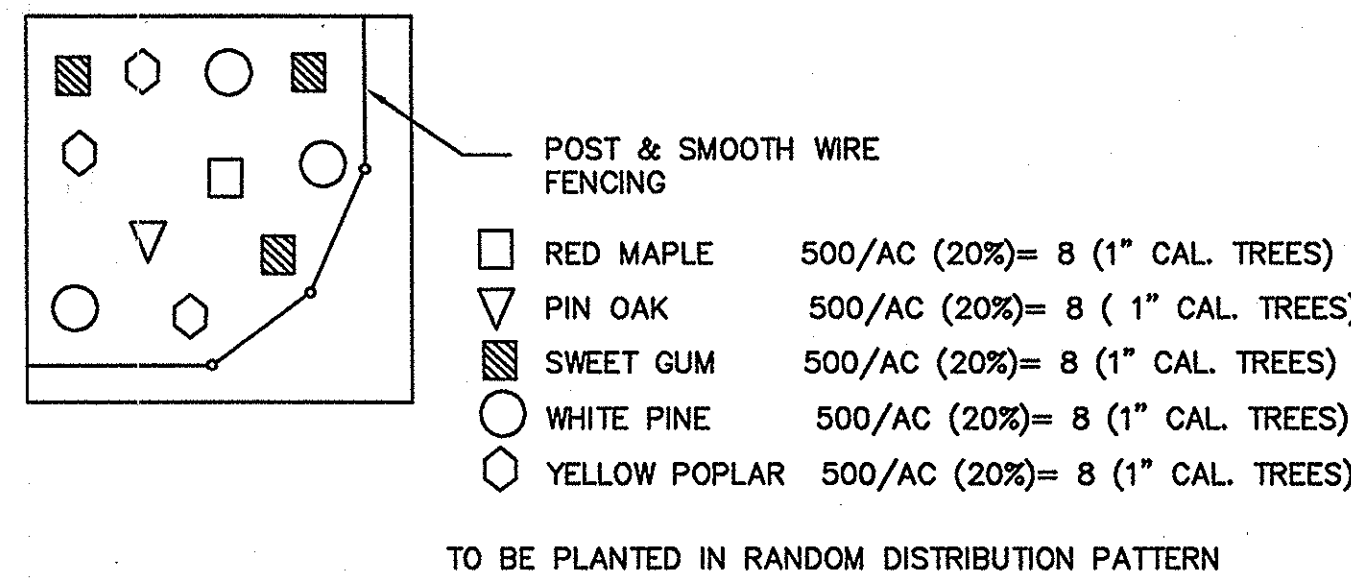


NOTES:

1. FOREST PROTECTION DEVICE 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. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. BARBED WIRE SHOULD BE SECURELY ATTACHED TO POSTS.
6. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
7. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TREE PROTECTION FENCING FOR REFORESTATION AREAS

SYMBOL ON PLANS: —X—X—X—



TO BE PLANTED IN RANDOM DISTRIBUTION PATTERN

NUMBER OF TREES PER ACRE= 500

AREA TO BE REFORESTED ON THESE PLANS= 0.08 AC. TOTAL: 40- 1" CAL. TREES

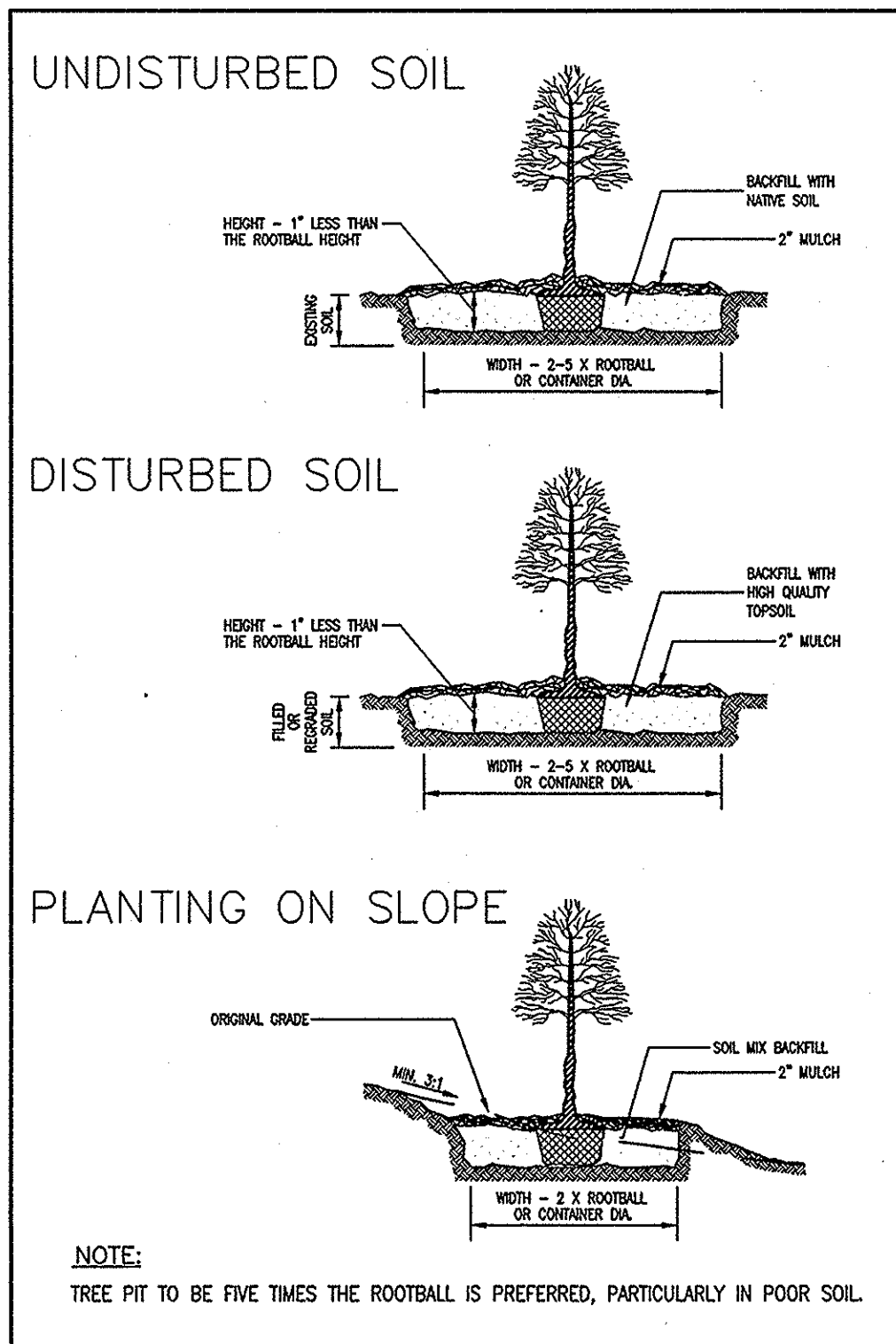
AFFORESTATION/REFORESTATION MANAGEMENT PLAN

Year 1: Area is planted according to pre-approved plan
Survival check 3 times (March–April), (July–August)
(October–November)
Watering as needed
Control of undesirable vegetation as needed

Years 2–3: Reinforcement planting if needed
Survival check twice annually (April–May)
(September–October)
Watering as needed
Control of undesirable vegetation as needed

Years 4–5: Reinforcement planting if needed
Survival check once annually (May–September)

Fertilization or watering during years 1 through 3 will be done on an as needed basis. Condition Check Sheets should be given to the client after each visit. A 75% survival rate is required after 5 years. If adequate natural regeneration has occurred, it may be included in the final survival tally. Special return operations or recommendations will be conducted on an as needed basis. Perimeter fencing and signage will be removed after year 5 based on the date planted.



NOTE:

TREE FIT TO BE FIVE TIMES THE ROOTBALL IS PREFERRED, PARTICULARLY IN POOR SOIL.

Container Grown and B&B Planting Techniques

(Source: Adapted from the Maryland Forest Conservation Manual, 1991— Figure D-16)

M-NCPPC	
Prince George's County Planning Department Environmental Planning Section	
TREE CONSERVATION PLAN TCP II, 010/08	
Approved by:	Date:
Megan K. Reiser	3/10/08
01	
02	
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CERTIFICATION

This plan is prepared to comply with the Maryland Department of Natural Resources State Forest Conservation Technical Manual (1997), Chapter 2: Forest Stand Delineations. The preparer is a qualified professional under COMAR 08.19.06.01.

Signed *Patricia A. Vance* 2/28/08
Patricia A. Vance

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ENGINEERS – PLANNERS – SURVEYORS
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RIDGEVIEW
LIBER 08070 FOLIO 266
SEAT PLEASANT (18TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II
DETAILS

REVISIONS

2/28- CITY COMMENTS
ADDRESSED PRIOR TO
APPROVAL PAV

DATE: JAN., 2008

DWN. PAV. CHECKED MM

SCALE: AS SHOWN

PROJECT/FILE NO.

SHEET NO.
2 OF 2