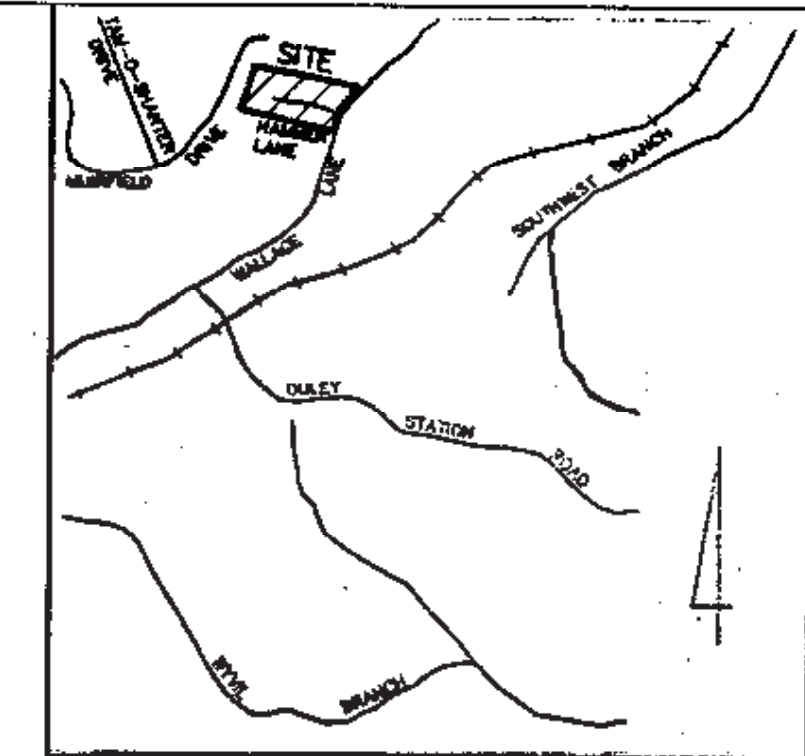




Scale 1" = 100'



VICINITY MAP
SCALE: 1"=2000'

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
5010 SUNNYSIDE AVENUE - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 982-1781 FAX (301) 982-1781

WALLACE ESTATES
AND
PUTTER'S CHOICE
15TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



COMBINED PLAN NOTES

THIS TCP II COMBINES TCP II/17/96 FOR "WALLACE ESTATES LOTS 1 THRU 17" AND TCP II/01/03 FOR "PUTTER'S CHOICE, SECTION TWO".

THESE TWO PROJECTS SHARE A COMMON PROPERTY LINE AND ARE BOTH UNDER ONE OWNERSHIP. THE PURPOSE OF COMBINING THE TWO TCP II PLANS IS TO SATISFY THE WOODLAND PRESERVATION REQUIREMENT FOR "PUTTER'S CHOICE" BY USING WOODLAND PRESERVATION IN EXCESS OF THE REQUIREMENTS ON WALLACE ESTATES. BY COMBINING THE TWO PROPERTIES, THE WOODLAND CONSERVATION REQUIREMENTS ARE MET FOR BOTH SITES AND THE CONSERVATION AREAS ARE CONTIGUOUS FROM ONE SITE TO THE OTHER ALONG THE COMMON PROPERTY LINE.

THE COMBINED PLAN WAS PREPARED BY C.D.D.I. ON JUNE 13, 2003. THE ORIGINAL WORKSHEETS FOR EACH SITE HAVE BEEN "X'D" OUT ON THEIR RESPECTIVE PLANS, BUT REMAIN FOR REFERENCE. A NEW WORKSHEET TITLED "WALLACE ESTATES LOTS 1 THRU 17 AND PUTTER'S CHOICE SECTION TWO (22 LOTS)" IS SHOWN ON SHEET 1 OF 5 OF THE NEWLY COMBINED PLANS.

M-NCPPC	
Prince George's County Planning Department	
Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II / 011 / 03-01	
Approved by:	Date:
DR-01 - R. Finch	6/26/03
03 - R. Finch	11/20/03
04	
05	
06	

COVER SHEET
TCP II

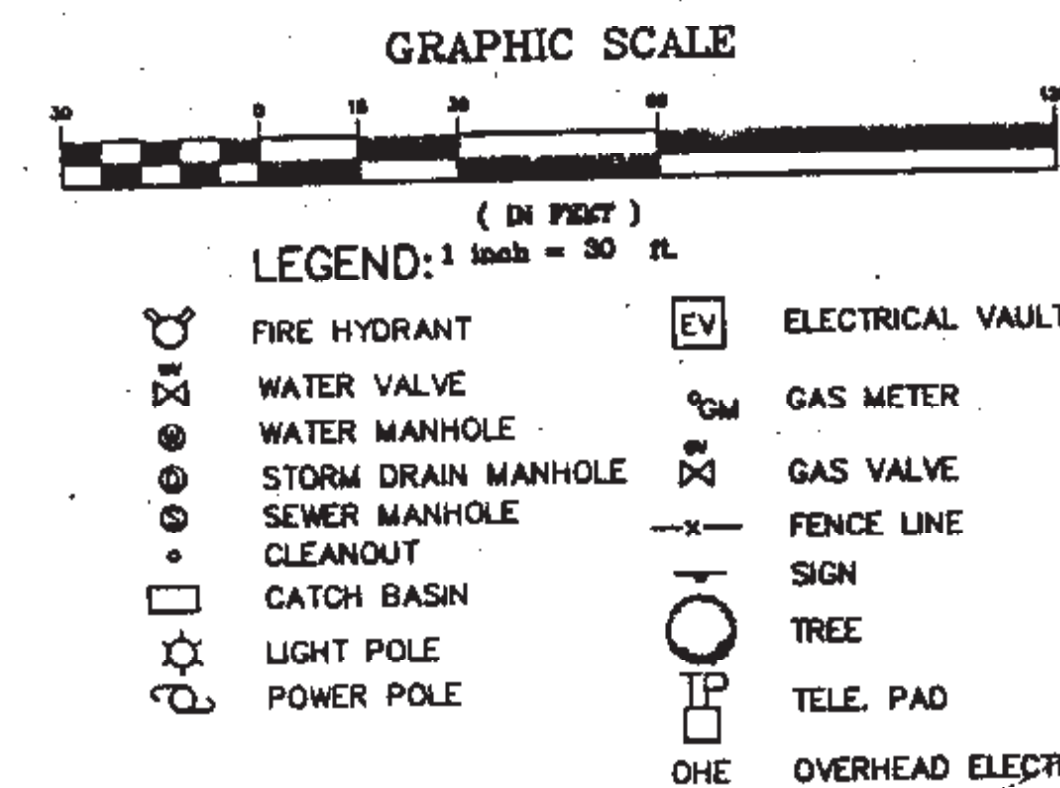
REVISIONS

11-20-03, REVISED TO ADD
FOR LOT 2 & 3, AS SHOWN TO ALLOW
OPERATING LOTS 2 & 3 TO BE
DOTTED LOTS 2 & 3 TO BE
REV. 11/20/03

PRINT MADE
NOV 21 2003

DATE: JUNE 2003
OWN. PAV. CHECKED GB
SCALE: 1"=100'
PROJECT/FILE NO. 01019
SHEET NO. 1 OF 1





COMBINED PLAN NOTES

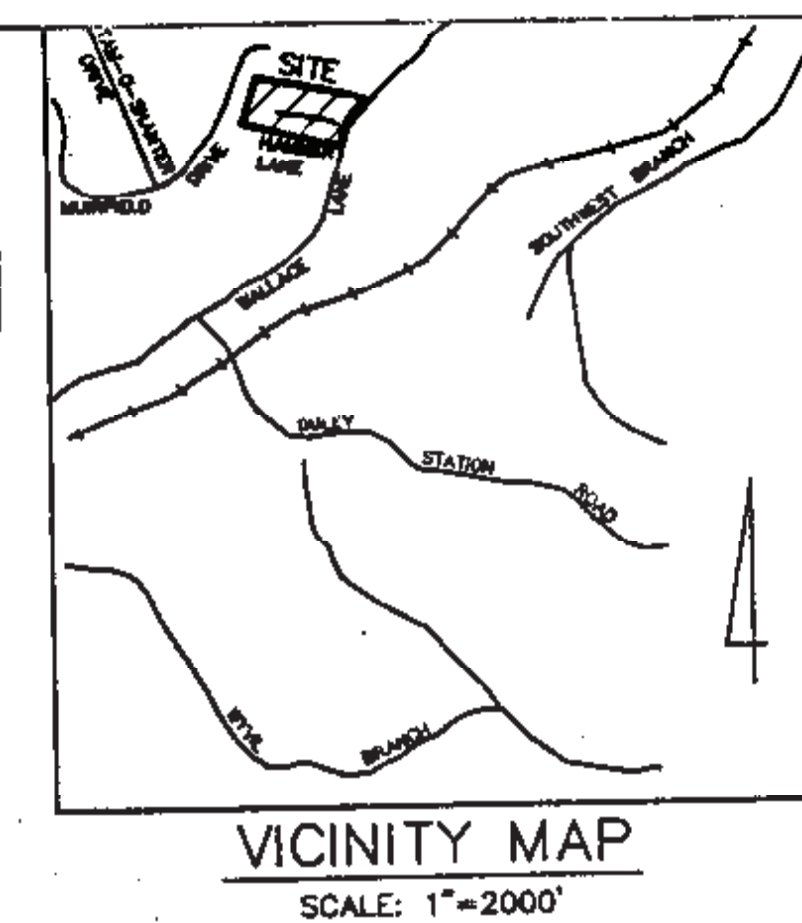
THIS TCP II COMBINES TCP II/17/90 FOR "WALLACE ESTATES LOTS 1 THRU 17" AND TCP II/11/13 FOR "PUTTER'S CHOICE, SECTION TWO".

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TREE SAVE AREA
NOT COUNTED=
0.13 AC.

WOODLAND
CONSERVATION
TREE SAVE AREA=
0.09 AC.



Woodland Conservation Worksheet
for
Prince George's County

Zoning Categories:

Gross Tract Area:	25.07	0.00	0.00
Floodplain:	0.00	0.00	0.00
Previously Dedicated Land:	0.00	0.00	0.00
Net Tract Area (NTA):	25.07	0.00	0.00

Is this one (1) single family lot? (y/n) ☐ Break-even Point: 7.99
Are there prior TCP approvals which include this lot? (y/n) ☐ Clearing permitted w/o Reafforestation: 11.95

Subdivision Name: WALLACE ESTATES LOTS 1 THRU 17 AND PUTTER'S CHOICE SECTION TWO (22 LOTS)

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)
Existing Woodland	19.45	0.00
WCT =	5.01	
Smaller of "a" or "b"	5.01	
Woodland above WCT	14.45	
Woodland Cleared	11.52	0.00
Smaller of "c" or "d"	11.52	
Woodland Clearing below WCT	0.00	
Replacement Requirement (170.25)	2.8	
Replacement Requirement = (NTA) x (15.00 %)	0.00	
Total Woodland Conservation Required	7.89	

Woodland Conservation Provided:

	(acres)
Woodland Preservation	6.97
Reafforestation / Replacement	0.92
Afforestation	0.00
Area approved for fee-in-lieu	0.00
Off-site Credits	0.00
Off-site Mitigation Provided	7.89
Woodland Conservation Provided (must be >= to "m" above)	7.89

Area of woodland on net tract not cleared: 7.94 acres
Woodland retained not part of requirements: 0.97 acres

COMBINED PLAN WORKSHEET 6/13/03

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN
TCP II / 01 / 03

Approved by:	Date:
01 J. Finch 1/26/03	
02 J. Finch 1/26/03	
03	
04	
05	
06	

M-NCPPC
Prince George's County Planning Department
Natural Resources Division

APPROVAL

TREE CONSERVATION PLAN
TCP II / 01 / 03

Approved by:	Date:
J. Malachuk 1/26/03	
BY	DATE



REVISIONS

4-09-02 NEW TCP II:
REVIEWED TCP II/17/90
6-13-03 COMBINED
WALLACE ESTATES
AND PUTTER'S CHOICE
PLANS INTO ONE
11-20-03 FOR FINAL
DESIGN TO SUBMIT FOR
ELECTRIC AND GAS
UTILITIES. DATE: 11/20/03
SUBMIT: WALLACE ESTATES
AND PUTTER'S CHOICE

PRINT MADE
NOV 21 2003

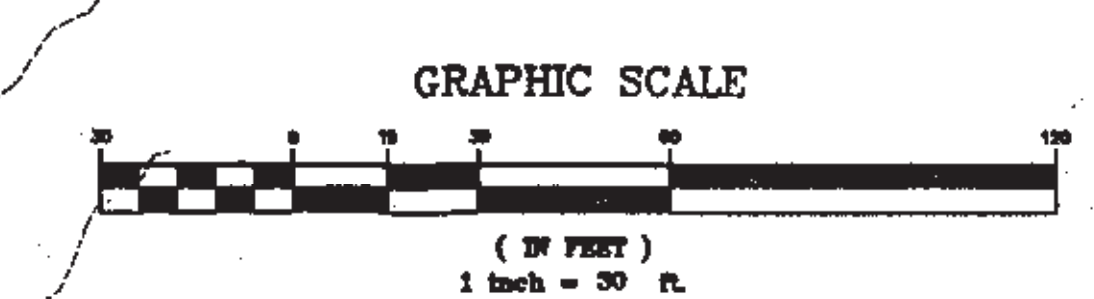
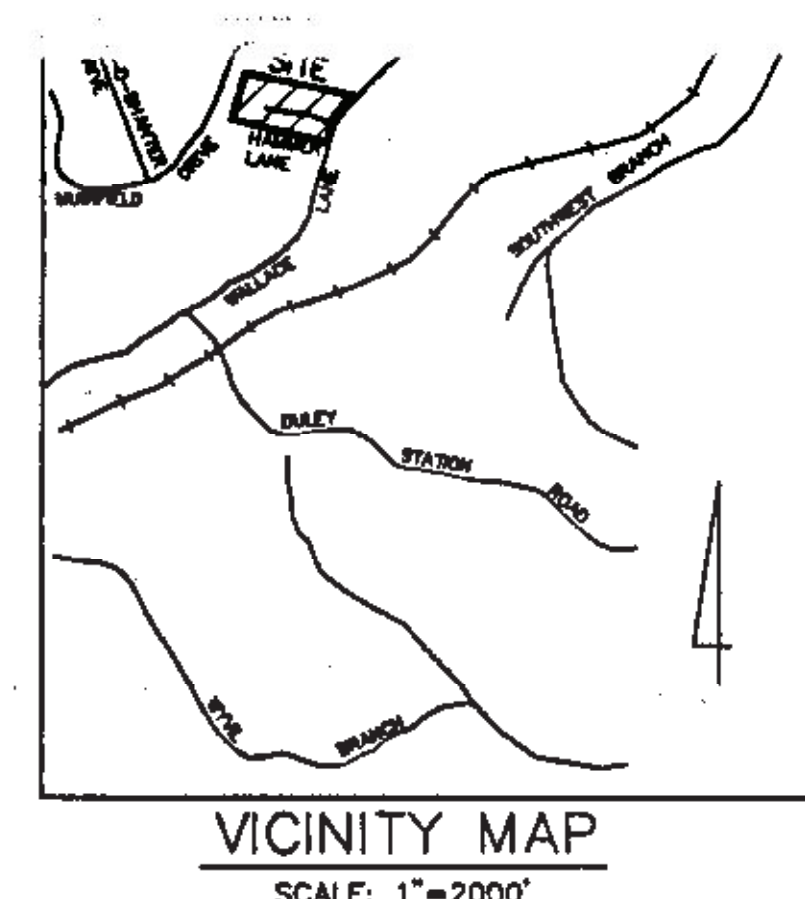
DATE: NOV. 2001
DWN: PAV
CHECKED: GB
SCALE: 1"=30'
PROJECT/FILE NO.: 01019
SHEET NO.: 1 OF 5

TCP II

**WALLACE ESTATES
LOTS 1 THRU 17**
P.B. 150 P.NO. 20
MELWOOD (15th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
5010 SUNNYSIDE AVENUE - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 982-1761 FAX (301) 982-1894

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



COMBINED PLAN NOTES

THIS TCP II COMBINES TCP II/17/99 FOR "WALLACE ESTATES LOTS 1 THRU 17" AND TCP II/01/03 FOR "PUTTER'S CHOICE, SECTION TWO".

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M-NCPPC Prince George's County Planning Department Environmental Planning Section			
APPROVAL			
TREE CONSERVATION PLAN			
TCP II / 01 / 03			
APPROVED BY	DATE	DATE	DATE
01	6/26/03	6/26/03	6/26/03
02	6/26/03	6/26/03	6/26/03
03			
04			
05			
06			

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP II / 01 / 03
DATE: 6/26/03
BY: [Signature]
DATE: 6/26/03



- LEGEND:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CLEANOUT
 - CATCH BASIN
 - LIGHT POLE
 - POWER POLE
 - ELECTRICAL VAULT
 - GAS METER
 - GAS VALVE
 - FENCE LINE
 - SIGN
 - TREE
 - TELE. PAD
 - OHE OVERHEAD ELECTRIC
 - CLASS I CONTROL FILL
- MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

WILLIAM R. RICKER, OF UX
LIBER 4961 FOLIO 627
PUTTER'S CHOICE SECTION TWO
(SEE SH. 4 OF 5)

**WALLACE ESTATES
LOTS 1 THRU 17**
P.B. 150 P.N. 20

TCP II

REVISIONS

NO.	DATE	DESCRIPTION
1	11/17/99	NEW TCP II
2	11/17/99	REVISED TO SH. 17/17
3	6-15-02	COMBINED WALLACE & PUTTER'S CHOICE INTO ONE PLAN
4	6-15-02	REVISED TO SH. 17/17
5	6-15-02	REVISED TO SH. 17/17

PRINT MADE
NOV 21 2001

DATE: NOV. 2001
DWN: PAV
CHECKED: GS

SCALE: 1"=30'

PROJECT/FILE NO. 01019

SHEET NO. 2 OF 5

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
5010 SUNNYSIDE AVENUE - SUITE 200 - BELTSVILLE, MD 20705
(301) 982-1781 FAX (301) 982-1781

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 \$150 per acre for mitigation fee.
2. The Forest Resource Unit of the Forest Resources Division shall be contacted prior to the start of any work on the site to address implementation of True Conservation measures.
3. Property owners shall be notified by the Developer or contractor of any Woodland Conservation Areas (True Save Areas, Restoration Areas, Afforestation Areas, or Salvage Harvesting Areas) on the property. The Developer or contractor shall be responsible for any 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 location of any Woodland Conservation Areas on the property.
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 the project is completed and approved.
5. The location of all True Protection Design (TPD)'s shown on this plan shall be flagged or staked prior to the pre-construction meeting with the Soil and Water Conservation District and the Forest Resources Division. The location of all TPD's shall be marked by the Forest Resources Unit, installation of the TPD's may begin. TPD installation of all buildings shall be completed prior to the pre-construction meeting. No cutting or clearing of trees may begin before final approval of TPD installation.

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 the potential to fall and cause personal injury, property damage, or other high use areas.
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 ANSI A309 Standard, 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 governing or grading jurisdiction. No pruning, topping or building a permit for the subject lots or parcels on which the tree are located. Only after approval by the appropriate inspector may the tree be cut up or chipped to meet the above grading requirements. The material 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. Any debris that is left on the property within 40 feet of the woodland edge from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into

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

1. If the developer/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 the stump being cut. The Licensed Arborist or Licensed Tree Expert shall be a true 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 required.
2. The removal of deciduous, 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 stump left in place, then top the tree to prevent the tree from growing back from the stump. All material from these deciduous, 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 herbicide for direct treatment of invasive, deciduous or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant species. The use of any herbicide shall be done in accordance with the label.

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

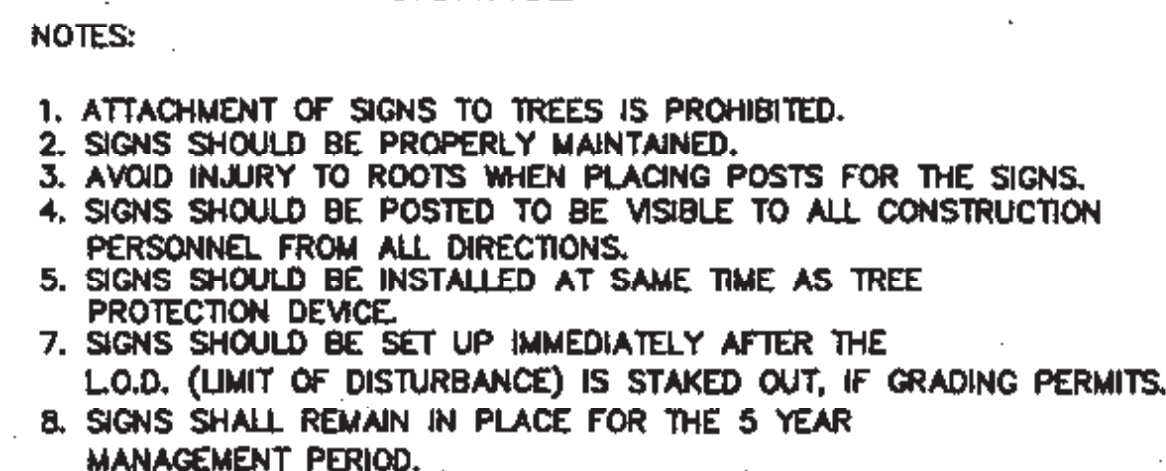
1. Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the Type II Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the next planting season, the property owner shall submit to the Planning Director a signed statement from the purchaser indicating that they understand and that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of this statement shall be presented to the Planning Director and the Environmental Planning Section.
2. Reforestation areas shall not be moved, 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 moved, 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 the site in the office of the U.S.-KORUS Joint Fact Finding Panel, 14741 Governor Owen Sorens Drive, Upper Merion, Maryland 20772, phone 301-852-3850. Additional mitigation requirements may be required. Although clearing may be allowed, it may be subject to additional regulatory requirements, mitigation, and fees which may be reflected on TCP revisions approved by the U.S.-KORUS 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. Property may not be cleared for any other purpose, including but not limited to, damage to the tree roots. Making the leaves and overhanging with native grasses, native flowers or native ground covers is acceptable. Sowing with invasive grasses and other non-native species is prohibited.



Woodland Conservation Worksheet for Non-Governmental Projects			
Zone:	R-R	Owner:	
Zone Tract:	12.31	Address:	
Footprint:	0.00		
Previously		Purpose:	
Designated land:	0.00	Tax Map:	
Net Tract (NTA):	12.31	Permit:	
Subdivision:	WALLACE PROPERTY		
Break-even Point (preservation) =		4.43 acres	
Clearing permitted w/o references =		7.88 acres	
Woodland Conservation Calculations:			
	Net Tract	12.31	acres
Existing Woodland	a.	(12.31) x	1.00
WCT = (N TA) x (20.00 %)	b.	2.46	
Smaller of a or b	c.	2.46	
Woodland above WCT	d.	9.85	
Woodland cleared	e.	6.89	
Smaller of d or e	f.	5.93	
Clearing below WCT	g.	0.00	
Replacement (x 0.25)	h.	0.00	
(x 2.0)	i.	0.00	***
Afforestation Threshold			
(NTA) x (15.00 %)	j.	0.00	
Woodland Conservation Required	m.	2.46	
Woodland Conservation Provided:		(acres)	
Woodland Preservation		4.80	
Reforestation / Replacement		0.00	
Afforestation		0.00	
Acres approved for fee-split		0.00	
Off-site Credits		0.00	
Off-site Mitigation Provided		0.00	
Woodland Conservation Provided		4.80	
(must be >= "m" not above)			
Acres of woodland not cleared			5.38 acres
Woodland retained not part of requirements:			2.92 acres
Prepared by:	GARY R. BUTSON		
Address:	5010 SUNNYSIDE AVE.		
	BELTSVILLE, MD		
Phone:	301-882-1781		
Licenses:	LANDSCAPE ARCHITECT		

SEE NEW WORKSHEET
PREPARED FOR COMBINED PLAN 6-13-03
SH 10F5

COMBINED PLAN NOTES

THIS TCP II COMBINES TCP II/177/90 FOR "WALLACE ESTATES
LOTS 1 THRU 17" AND TCP II/011/03 FOR "PUTTER'S CHOICE, SECTION TWO".

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M-NCPPC

Prince George's County Planning Department
Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN

TCPII / 011 / 03

	Approved by:	Date:
01	<i>E. Finner</i>	6/26/03
02	<i>K. Fisher</i>	11/20/03
03		
04		
05		
06		

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TC# 1179/90-01
John Madril 4/26/02
BY DATE

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR

5010 SUNNYSIDE AVENUE - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 982-1781
FAX (301) 982-1994

WALLACE ESTATES
LOTS 1 THRU 17
P.B. 150 P.O. 20
MELWOOD (15th) ELECTION DISTRICT
FRANCIS GEORGE'S COUNTY, MARYLAND

TCP DETAILS

REVISIONS

4-08-02 NEW TCP II
(REVISED TCP II/177/90)
6-13-03 COMBINED
WALLACE & BUTTERS
CHOICE INTO ONE PLAN
11-20-03 PER L.O.D. & JAVE
AGAS - BUTTERS CHOICE
FOR SENIOR ESMT (OV

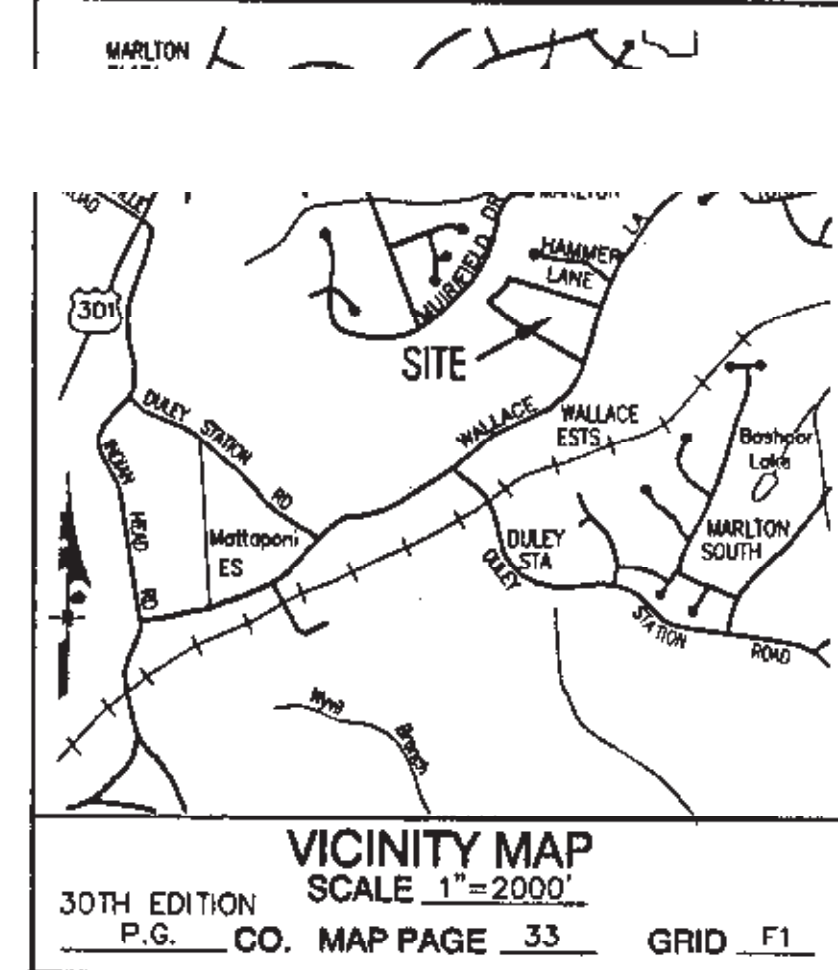
PRINT MADE
NOV 21 2005

DATE:	
DWN. PAV	CHECKED GB
SCALE: AS SHOWN	
PROJECT/FILE NO. 01019	
SHEET NO. 3 OF 5	

1	yellow-poplar	Liriodendron tulipifera	38	Fair	Save
2	yellow-poplar	Liriodendron tulipifera	32	Good	Save

OWNERSHIP. THE PURPOSE OF COMBINING THE TWO TCP PLANS IS TO SATISFY THE WOODLAND CONSERVATION REQUIREMENT FOR "PUTTER'S CHOICE" BY USING WOODLAND PRESERVATION IN EXCESS OF THE REQUIREMENTS ON WALLACE ESTATES. BY COMBINING THE TWO PROPERTIES, THE WOODLAND CONSERVATION REQUIREMENTS ARE MET FOR BOTH SITES AND THE CONSERVATION AREAS ARE CONTIGUOUS FROM ONE SITE TO THE OTHER ALONG THE COMMON PROPERTY LINE.

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WOODLAND CONSERVATION WORKSHEET

ZONE	R-R
GROSS TRACT:	12.78
FLOODPLAIN:	0.00
PREVIOUSLY DEDICATED LAND:	0.00
NET TRACT (NTA):	12.78
SUBDIVISION/BLOCK/LOT:	PUTTER'S CHOICE SEC. II
BREAK EVEN POINT (PRESERVATION):	3.47
CLEARING PERMITTED W/O REFORESTATION:	3.68
WOODLAND CONSERVATION CALCULATIONS:	
EXISTING WOODLAND	20.0 %
WCT (NTA)	2.55
SMALLER OF A OR B	2.55
WOODLAND ABOVE WCT (A-B)	4.80
WOODLAND CLEARED	4.40
SMALLER OF C OR D	4.40
CLEARING BELOW WCT (E-F)	0.00
REPLACEMENT (F-G)	0.00
REPLACEMENT (G-H)	0.00
AFFORESTATION (I* APPLICABLE)	0.00
(NTA x 15.00 %)	0.00
WOODLAND CONSERVATION REQUIRED	3.65
WOODLAND CONSERVATION PROVIDED:	
WOODLAND PRESERVATION	2.36
REFORESTATION/REPLACEMENT	0.68
AFFORESTATION	0.00
AREA APPROVED FOR FEE-IN-LIEU	0.00
OFF-SITE CREDITS	5.9
WOODLAND CONSERVATION PROVIDED	3.65

AREA OF WOODLAND NOT CLEARED
WOODLAND RETAINED NOT PART OF REQUIREMENTS: 2.75
SEE NEW COMBINED WORKSHEET SH 10PS 6-13-03

LEGEND:

EXISTING TREELINE	---
LOT LINE	---
NON-TIDAL WETLANDS	---
WETLAND BUFFER	---
EXPANDED STREAM BUFFER (CONSERVATION EASEMENT)	-----
50' STREAM BUFFER	---
STREAM	---
PROPOSED CONTOURS	---
EX. TOPOGRAPHY	---
SPECIMEN TREE	1
WOODLAND RETAINED NOT REQUIRED	---
TREE REPLACEMENT	---
WOODLAND PRESERVATION AREA	---
WOODLAND CONSERVATION SIGNS	---
TREE PROTECTION DEVICE	TPD
LIMIT OF DISTURBANCE	LOD OR TPD
SPLIT RAIL FENCE	---
SIGN TYPE	RP FR ST

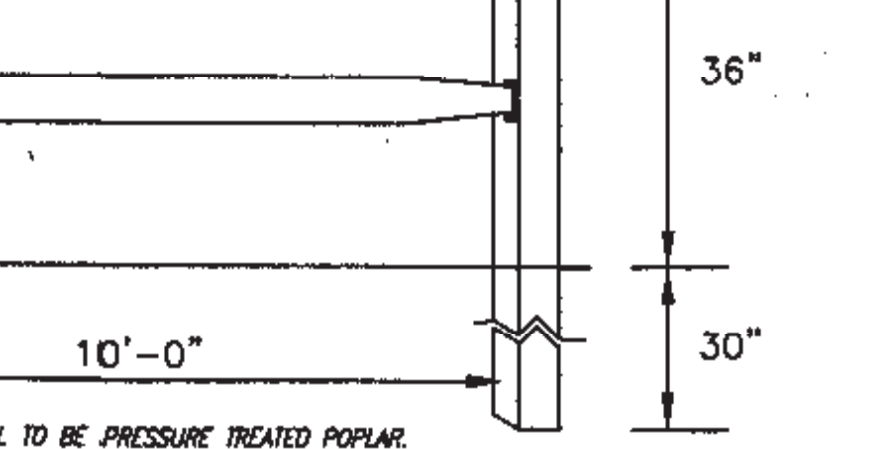
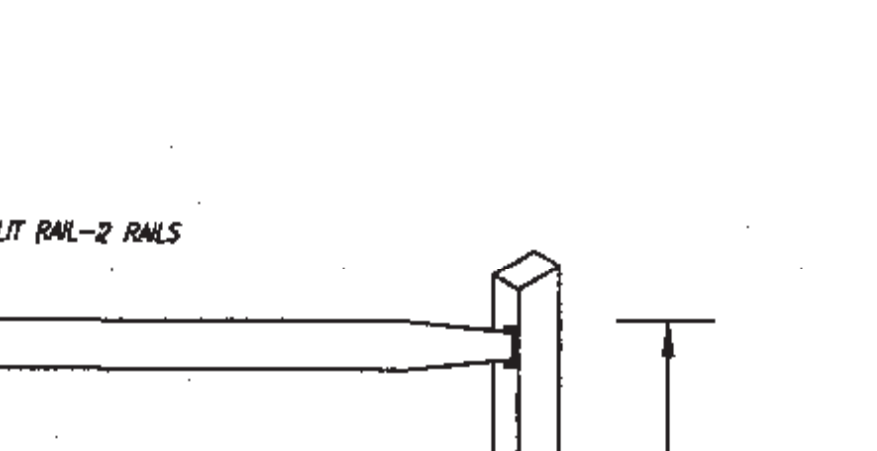
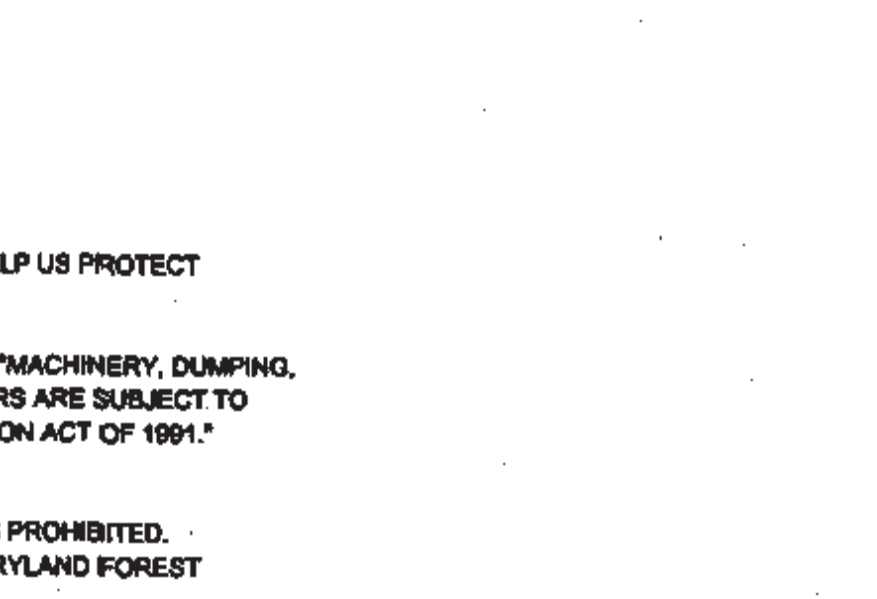
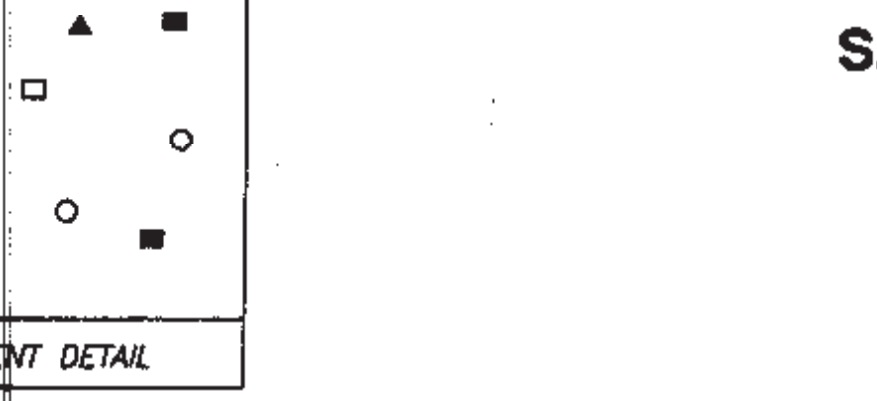
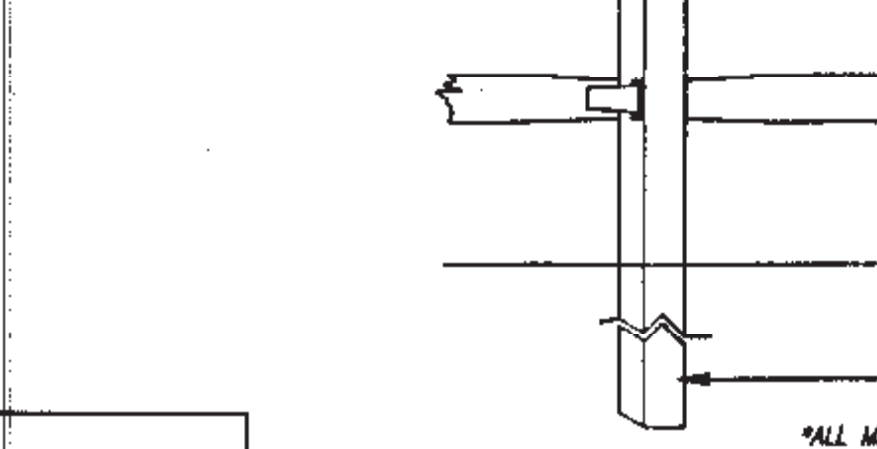
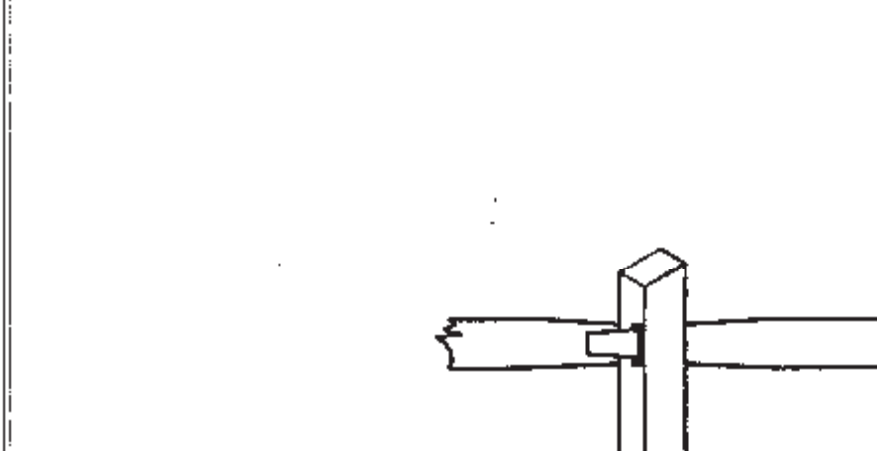
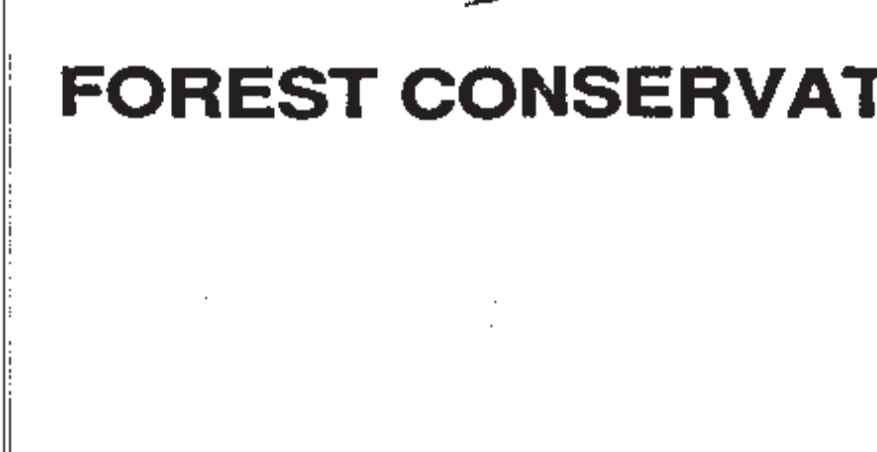
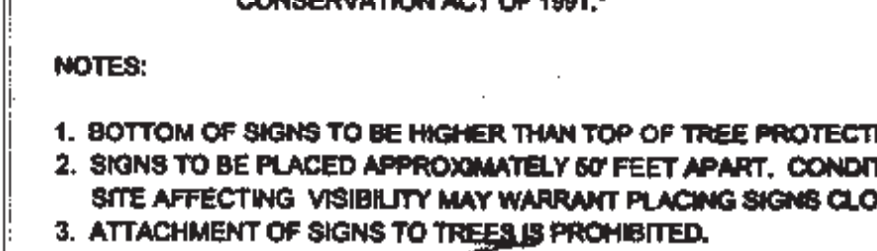
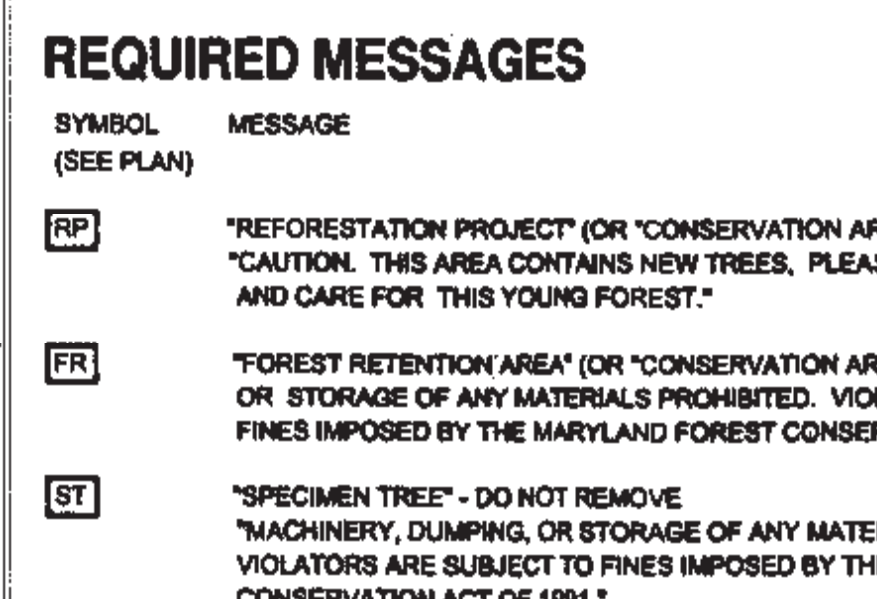
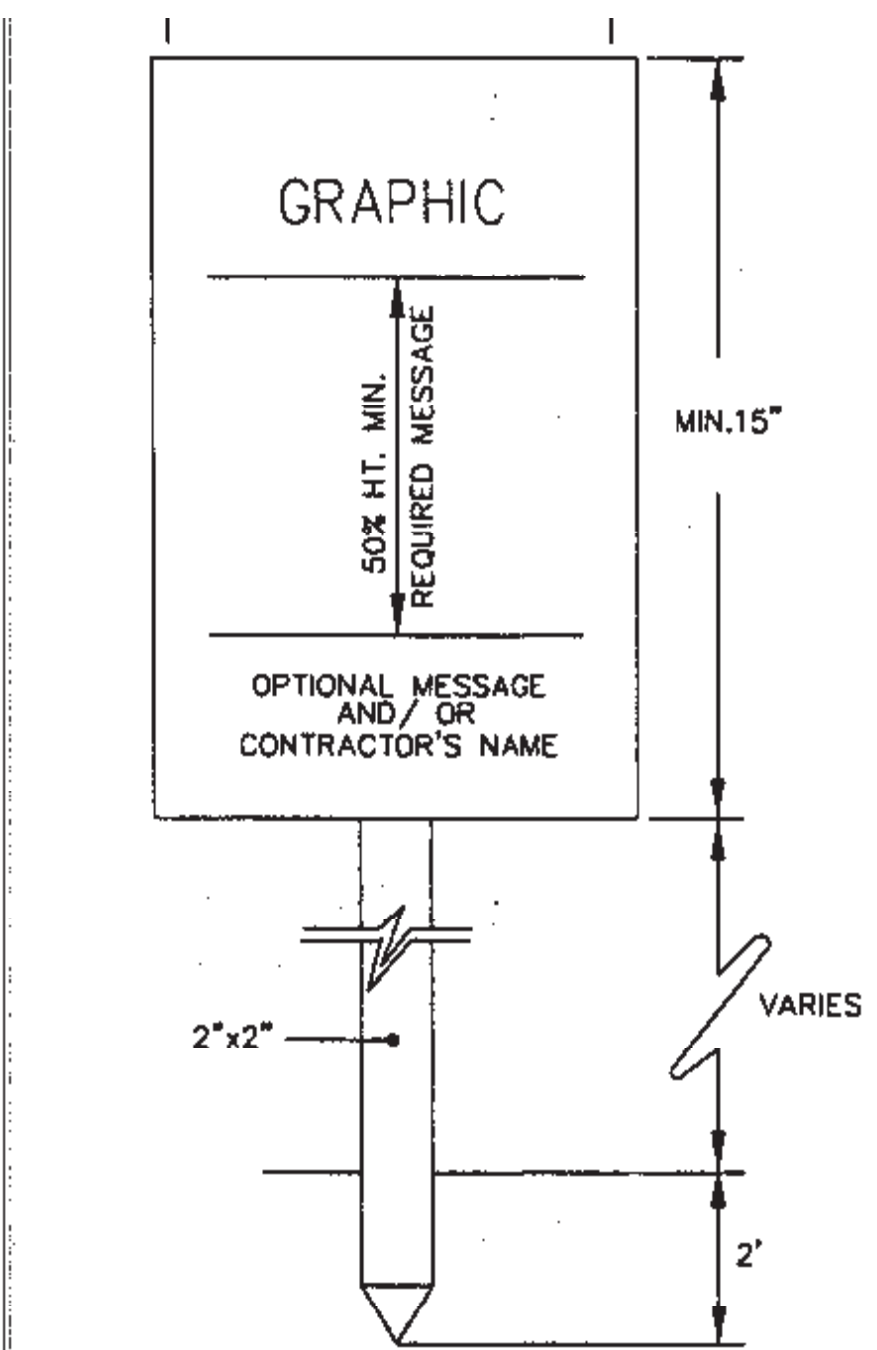
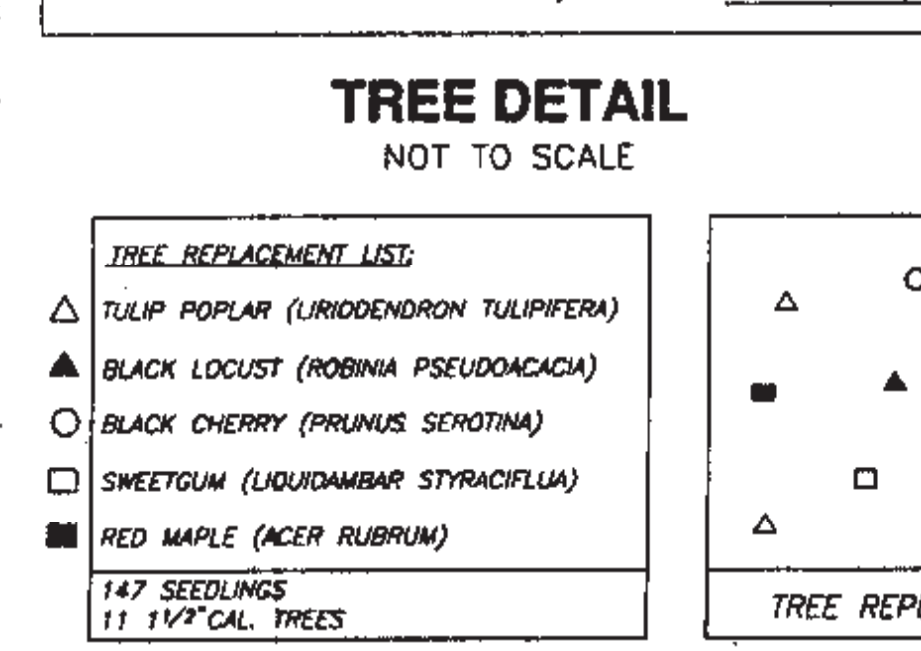
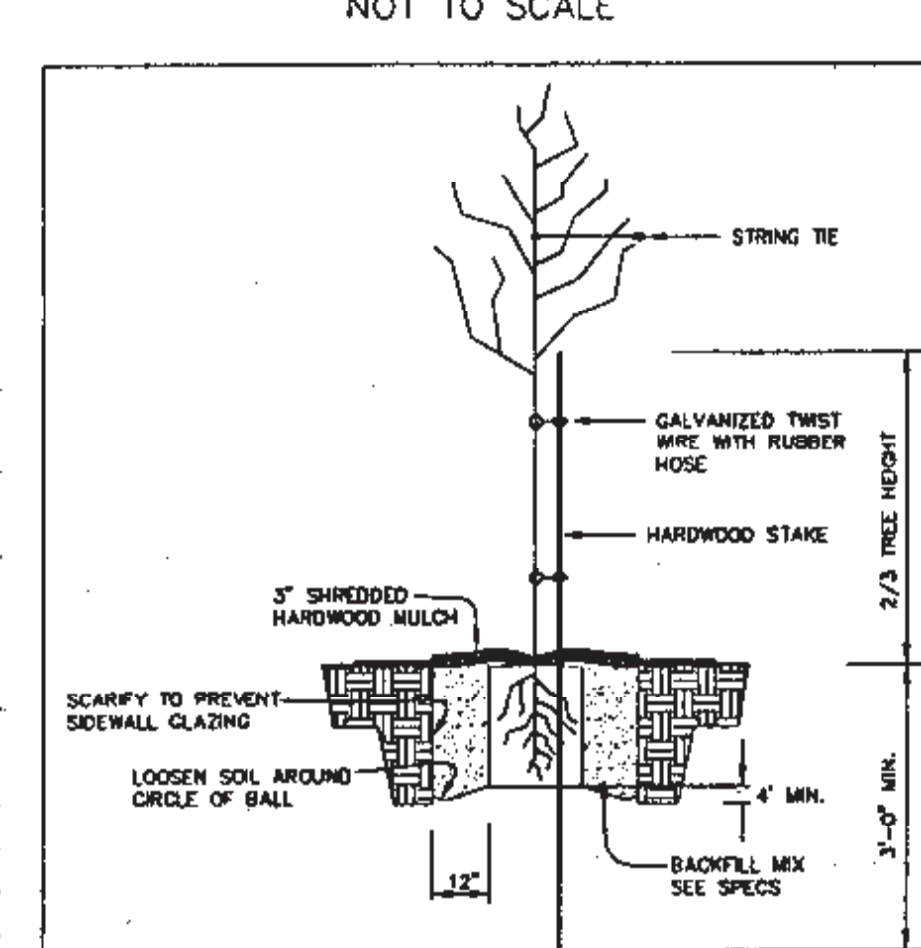
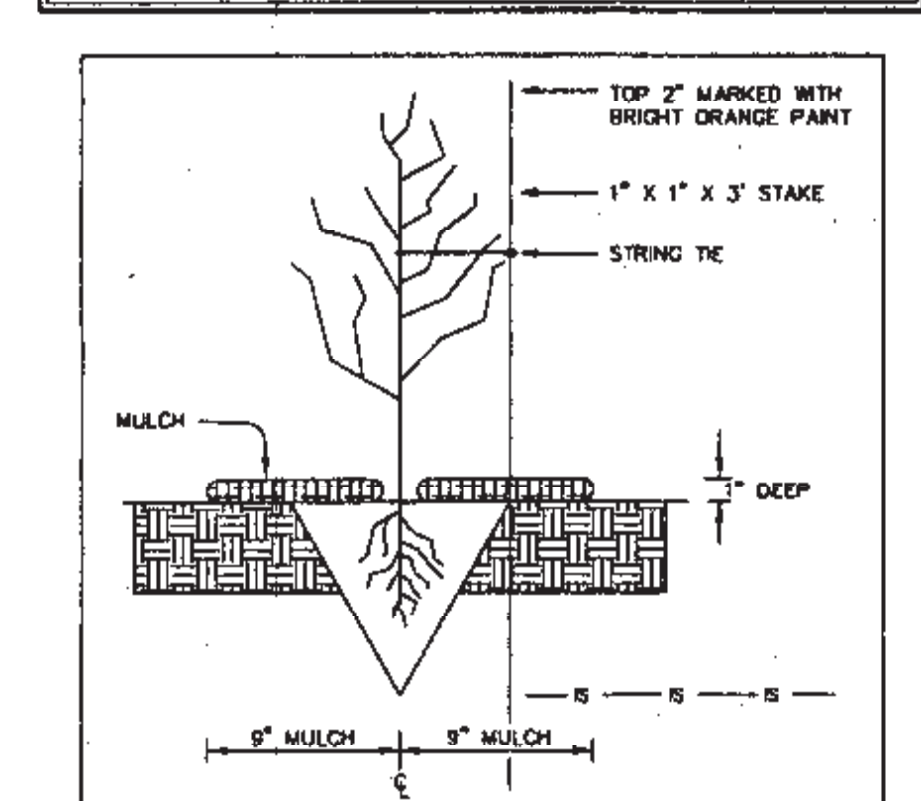
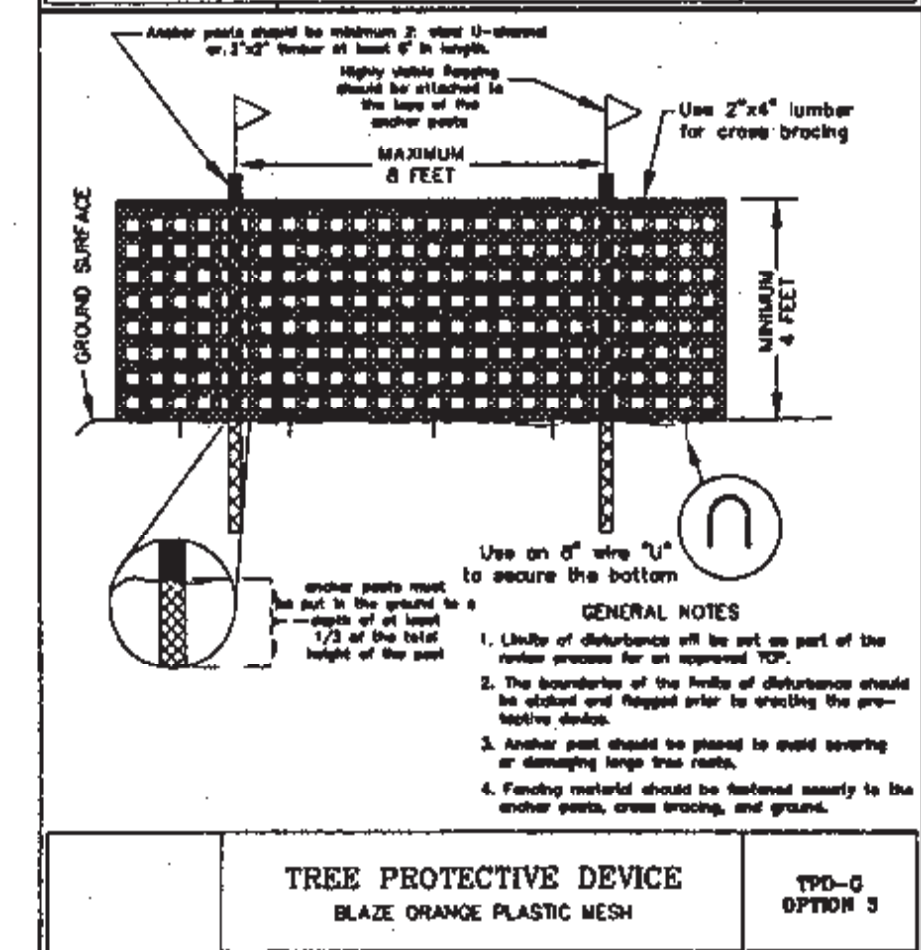
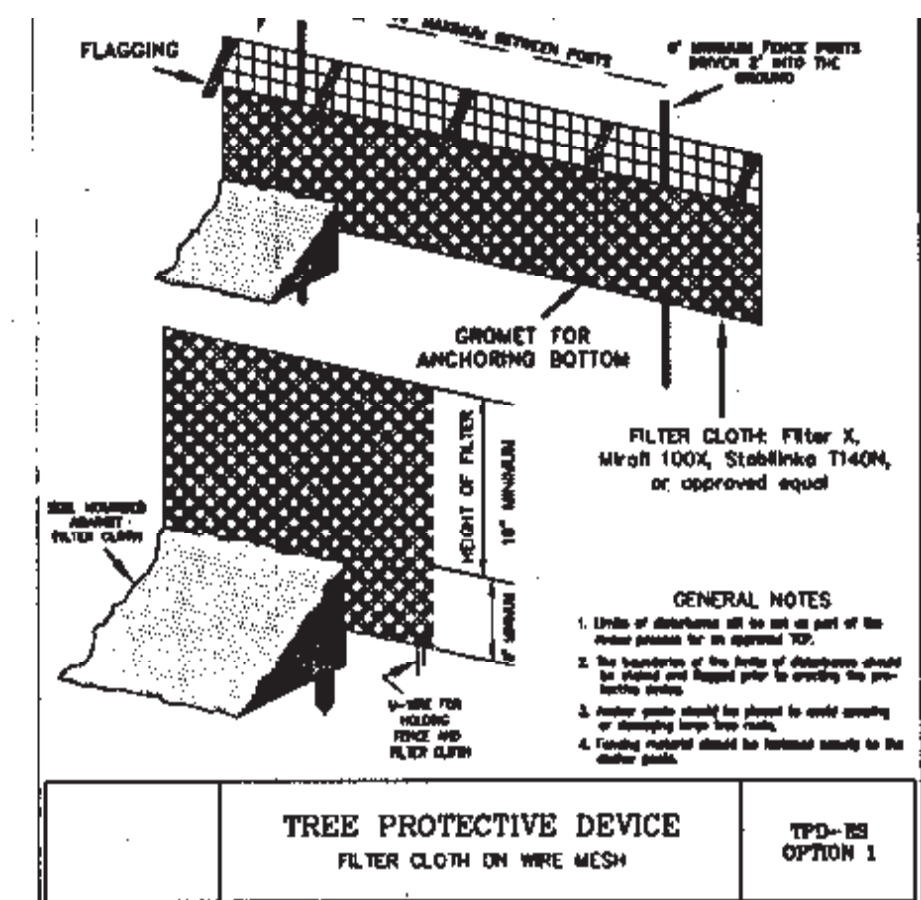
M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP# 1011 103
Approved by: *[Signature]* Date: 6/26/03
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Phoenix Land Design
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
14417 OLD MILL ROAD • SUITE 301 • UPPER MARLBOROUGH, MD 20772
Phone (301) 727-5581 Fax (301) 727-5583

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4 OF 5

Rec'd 11-1-04



Removal of Hazardous Trees or Hazardous Limbs By Developers or Builders

1. 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.
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 lot 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.
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, Invasive 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 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.
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 chainsaw. 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 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 chainsaw 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 approved Type 1 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 moved, 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 8 Tree Conservation Plan or until the trees have grown sufficiently to have crown closure.
2. Reforestation areas shall not be moved, 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 M-NCPPC Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 Governor Owen Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-526-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plan. 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 overmowing 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.

COMBINED PLAN NOTES

THIS TCP II COMBINES TCP I/17/90 FOR "WALLACE ESTATES LOTS 1 THRU 17" AND TCP I/01/03 FOR "PUTTER'S CHOICE, SECTION TWO".

THESE TWO PROJECTS SHARE A COMMON PROPERTY LINE AND ARE BOTH UNDER ONE OWNERSHIP. THE PURPOSE OF COMBINING THE TWO TCP II PLANS IS TO SATISFY THE WOODLAND CONSERVATION REQUIREMENT FOR "PUTTER'S CHOICE" BY USING WOODLAND PRESERVATION DISTRICTS OR TILLOUTS ON WALLACE ESTATES. BY COMBINING THE TWO PROPERTIES, THE WOODLAND CONSERVATION REQUIREMENTS ARE MET FOR BOTH SITES AND THE CONSERVATION AREAS ARE CONTIGUOUS FROM ONE SITE TO THE OTHER ALONG THE COMMON PROPERTY LINE.

THE COMBINED PLAN WAS PREPARED BY C.D.D.I. ON JUNE 13, 2003. THE ORIGINAL WORKSHEETS FOR EACH SITE HAVE BEEN "X'D" OUT ON THEIR RESPECTIVE PLANS, BUT REMAIN FOR REFERENCE. A NEW WORKSHEET TITLED "WALLACE ESTATES LOTS 1 THRU 17 AND PUTTER'S CHOICE SECTION TWO (22 LOTS)" IS SHOWN ON SHEET 1 OF 5 OF THE NEWLY COMBINED PLANS.

M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL TREE CONSERVATION PLAN TCP II / 01 / 103	
Approved by: <i>[Signature]</i>	Date: <i>6/26/03</i>
01 <i>[Signature]</i>	02 <i>[Signature]</i>
03 <i>[Signature]</i>	04 <i>[Signature]</i>
05 <i>[Signature]</i>	06 <i>[Signature]</i>

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2. Forested areas which are designated for "preservation" shall be protected from grading and other construction operations by placing a tree protection fence along any limit of disturbance within 20 feet. Fence shall be removed at the end of construction.
3. Tree replacement areas are to be planted with transplanted trees from on-site (or off) seedlings (saplings/shrubs), and/or container grown trees 1" caliper or greater. Tree replacement shall have a density of trees equivalent to 1,000 seedlings per acre. Transplanted or container grown trees, or existing remnants with the tree replacement area shall be counted at a rate of "one seedling for every one-half inch of trunk caliper" (diameter at 6" above ground level).
4. Contractor may transplant trees from any area to be cleared into any "tree replacement area" prior to, during or after clearing and grading operations.
5. All tree replacement areas not indicated for clearing and grading shall be mowed or "brush-hogged," as appropriate, to remove all tall grass, brush, vines, briars, etc. Care shall be taken to leave undamaged any tree over 1" caliper which can be counted toward tree replacement.
6. Any healthy on-site tree in an area to be cleared may be transplanted into an appropriate location in a "tree replacement area." Container grown trees and seedlings shall consist of any or all (but at least three) of the species listed in the "Tree Replacement List." No single species shall exceed 50% total number of either seedlings or container grown trees, and likewise no single species shall exceed 80%. Trees and seedlings shall be randomly distributed by species. Overall coverage shall be generally even, but individual spacing may vary.
7. After transplanting has been completed, container grown material shall be installed, followed by the installation of seedlings, both according to the planting details.
8. Container grown trees shall be planted, in specified areas as shown to provide a noticeable edge to help protect seedling areas from mowing operations. At the contractor's option, container grown and transplanted material may be scattered and/or clustered throughout the "seedling areas."
9. Woodland conservation fencing shall be installed where indicated to protect seedling areas.
10. Woodland Conservation signs shall be placed along each side of all woodland conservation areas at a minimum spacing of 150 feet.

Materials:

1. All nursery grown plant material shall conform to the current requirements of the American Standard for Nursery Stock, published by the American Association of Nurserymen.
2. All topsoil shall be fertile, friable and have a minimum organic content of 2.5% by volume. It shall be free of stones, lumps, wood chips and other foreign objects over 2 inches in diameter. It shall not be delivered, placed or handled in a muddy or frozen condition.
3. Backfill mix shall consist of one part organic material (peat or humus) and three parts soil from pit excavation.
4. Mulch shall be either wood chips, locust root, or tan bark.

Installation:

1. All plant material shall be planted according to the current Landscape Specifications for Baltimore-Washington Metropolitan Area, prepared by the Landscape Contractors Association of Metropolitan Washington.
2. A minimum of 4" of topsoil shall be placed on all disturbed areas being used for tree replacement prior to planting. Area should be seeded per other Specifications.

Maintenance/ Management Plan:

1. Woodland conservation signs and fences shall not be removed until a use and occupancy permit has been obtained.
2. "Tree replacement areas" should be mowed 3 times a year to control the growth of weeds and brush.
3. Weeds should be removed from around seedlings and container grown trees twice a year. At that time mulch shall be added to achieve conditions specified in the planting details.
4. At anytime during the maintenance period the survival rate drops below 80 newplants shall be installed to achieve an equivalent survival rate of 75.
5. Tree and seedling support stakes may be removed after two years or when they no longer function.

GENERAL 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) Inspection and Code Compliance Section (301-583-9033) 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 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 permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.

SITE NOTES

1. The location of all Tree Protective Devices (TPDs) shown on this Plan shall be flagged or staked in the field 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 inspector, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
2. Woodland Conservation - Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time or Tree Protective Device installation and/or start of reforestation activities. These signs remain in place until final site inspection.
3. All tree planting for woodland replacement, reforestation or afforestation will be completed prior to issuance of use and occupancy permits. 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 \$150 per square foot penalty unless a written extension is approved by DER Inspector.
4. The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
5. Results of survival checks for all tree plantings shall be reported to the DER Inspector for the site.
6. 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:	

7. Off-site mitigation will be located at Aquasco Reserve.

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PROJECT NO. 0201

DATE: 4/01/03

DESIGNER: RJA

DRAWN BY: KNC

REVISIONS

1 INCREASE BATTERY & REPLACEMENT AREAS/ ADD C.R.2.

SECTION TWO

PUTTER'S CHOICE

15th ELECTION DISTRICT

PRINCE-GEORGE'S CO., MARYLAND

Phoenix Land Design

PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS

14412 OLD MILL ROAD • SUITE 201 • UPPER MARLBORO, MD 20772

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