

NF  
PARCEL 82  
RODERICK L. GROSS  
LIBER: 6411 @ FOLIO: 442

**GROSS LANE**  
(50' RW)  
DPWIT RIGHT OF WAY PLAT NO. 484

NF  
PARCEL 85  
MARIE B. CRONE  
LIBER: 2541 @ FOLIO: 360  
ZONE: RR  
USE: VACANT

FUTURE TRIPLE 21" RCP  
SEE PUBLIC ROAD IMPROVEMENT PLAN  
FOR GROSS LANE.

FUTURE 24" WIDE TEMPORARY GRAVEL  
ACCESS ROAD. SEE PUBLIC ROAD  
IMPROVEMENT PLAN FOR GROSS LANE.

NF  
TAX PARCEL 145

NF  
PARCEL 81  
EDWARD T. GROSS SR. et ux.  
LIBER: 1498 @ FOLIO: 290  
ZONE: RR  
USE: SINGLE FAMILY RESIDENCE

NF  
PARCEL 83  
MARCELLO B. TAYLOR  
LIBER: 4423 @ FOLIO: 310  
ZONE: RR  
USE: SINGLE FAMILY RESIDENCE

A RIGHT OF WAY  
FOR A WATER MAIN  
LIBER 1889, FOLIO 111  
LIBER 1164, FOLIO 521

**LEGEND**

EXISTING CONTOURS ——— 232

PROPOSED CONTOURS ——— 228

PROPOSED TREELINE ———

EXISTING TREELINE ———

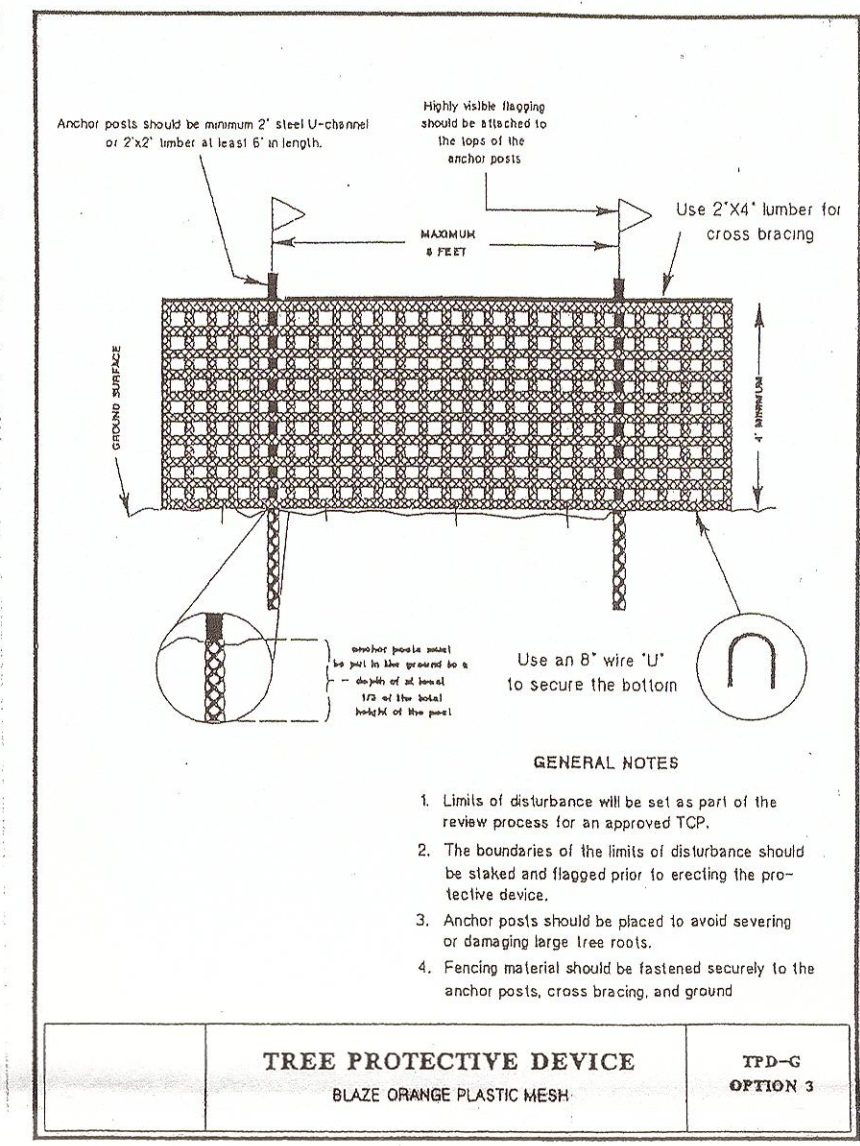
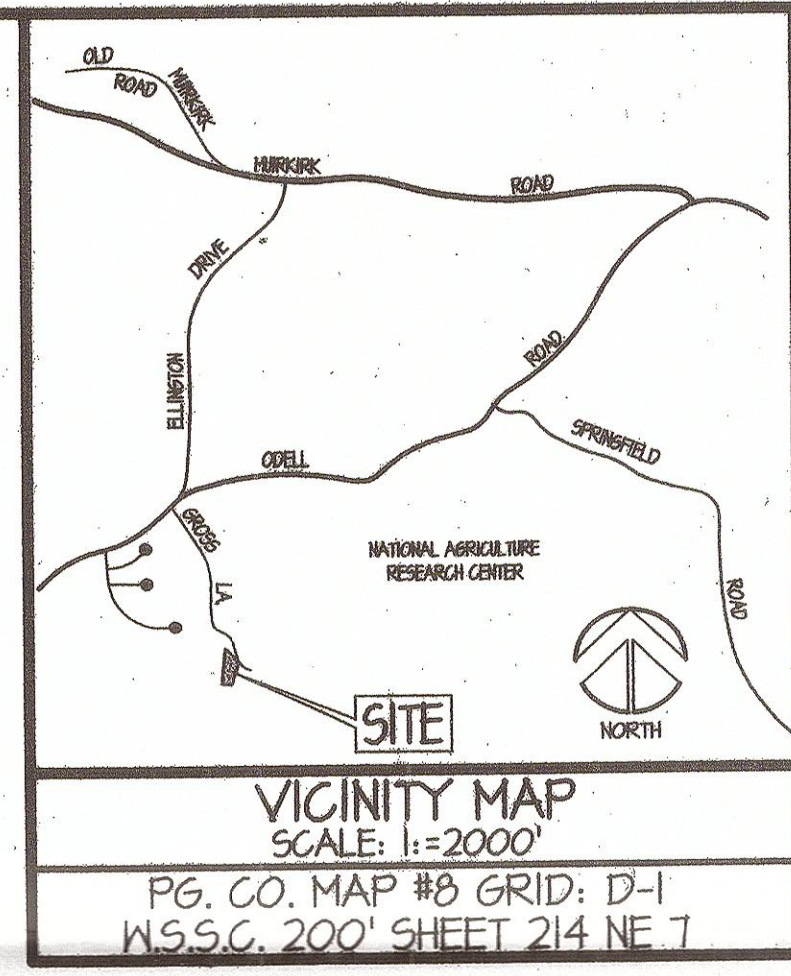
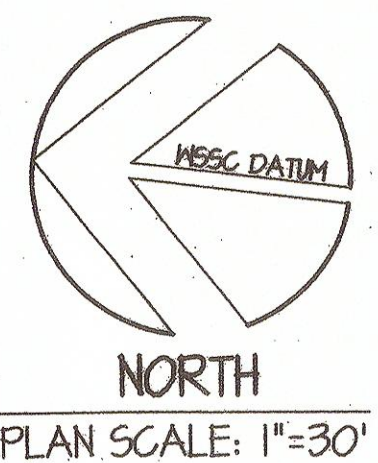
LIMIT OF DISTURBANCE ———

SOILS BOUNDARY ——— S1C2 ——— S1D2

SEPTIC RECOVERY FIELD ———

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT	DELTA
C1	2154'	2250'	2152'	5 25°30'41" E	13.14'	1°00'44"



Woodland Conservation Worksheet  
for  
Prince George's County

Zone:	R-R		
Gross Tract:	1.00		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	1.00	0.00	0.00

Property Description or Subdivision Name: \_\_\_\_\_  
Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

**Reforestation Requirement Reduction Questions**

Is this one (1) single family lot? (y/n) \_\_\_\_\_

Are there prior TCP approvals which include a combination of this lot and/or other lots (y/n) \_\_\_\_\_

Break-even Point (preservation) = 0.36 acres  
Clearing permitted w/o reforestation = 0.64 acres

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	Impacts (acres)	Off-site (acres)
Existing Woodland	1.00	0.00		
Woodland Conservation Threshold (NTA) =	20.00%			
Smaller of a or b	0.20			
Woodland above WCT	0.80			
Woodland cleared	0.70	0.00	0	
Smaller of d or e	0.70			
Clearing above WCT (0.25 : 1 replacement requirement)	0.00			
Clearing below WCT (2:1 replacement requirement)	0.00			
Afforestation Threshold (AFT) =	15.00%	0.00		
Woodland Conservation Required		0.30		

Woodland Conservation Provided:	(acres)
Woodland Preservation	0.00
Reforestation / Replacement	0.00
Afforestation	0.00
Area approved for fee-in-lieu	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	0.00

Area of woodland not cleared: 0.30 acres  
Woodland retained not part of requirements: 0.30 acres

- GENERAL NOTES**
- 1) THE BALANCE OF THE FOREST CONSERVATION REQUIREMENT, 0.20 ACRES, WILL BE HANDLED THROUGH AN OFFSITE FOREST MITIGATION BANK. THE BANK WILL BE IDENTIFIED AND AN EXECUTED CONTRACT WILL BE SUBMITTED TO THE ENVIRONMENTAL PLANNING DIVISION PRIOR TO THE ISSUANCE OF ANY GRADING PERMITS FOR THE PROPERTY.
  - 2) PROPOSED SEPTIC RECOVERY AREA IS CLEARED BUT NOT COUNTED TOWARD ON-SITE WOODLAND REQUIREMENTS.
  - 3) THERE ARE NO SPECIMEN TREES ON THE PROPERTY.
  - 4) THERE WERE NO JURISDICTIONAL WATERS OF THE U.S. FOUND ON PARCEL 83.

**Standard Type II Tree Conservation Plan Notes**

1. Cutting or clearing of woodland not in conformance with this Plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$1.50 per square foot mitigation fee.
2. The Department of Environmental Resources (DER) must be contacted prior to start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
3. Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner/developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
4. All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.
5. All required off-site mitigation shall be identified on an approved TCP-II for the off-site location and shall be recorded as an off-site easement in the land records of Prince George's County prior to the issuance of any permits for the subject property.

**AREA STATEMENT**

LOT AREA: 43,546 S.F.  
DISTURBED AREA: 30,412 S.F. OR 0.70 ACRES.  
LIMIT OF CLEARING: 20,910 S.F.  
TOTAL WORKING TIME: 180 DAYS

**OWNER/DEVELOPER/APPLICANT:**

JAMES E. SUTHERLAND  
8711 CONTEE ROAD  
APT. 201  
LAUREL, MARYLAND 20708  
PHONE: 301-210-1540 EXT:30

McCarthy & Associates, Inc.  
Environmental/Regulatory Consultants  
14458 Old Mill Road, Suite 201  
Upper Marlboro, Maryland 20772  
Phone: (301) 627-7505 FAX: (301) 627-5571

**OWNERS AGREEMENT:**

I HAVE REVIEWED THIS TYPE TWO TREE CONSERVATION PLAN AND HAVE BEEN MADE AWARE OF ALL THE CONDITIONS / REQUIREMENTS FOR THIS PLAN. I UNDERSTAND ANY ADDITIONAL CLEARING BEYOND THAT SHOWN ON THIS PLAN WILL REQUIRE A REVISED TYPE TWO TREE CONSERVATION PLAN WHICH WILL BE REVIEWED AND APPROVED BY THE MNC&PC, ENVIRONMENTAL PLANNING DIVISION PRIOR TO ANY LAND DISTURBING ACTIVITY.

MR. & MRS. SUTHERLAND

DATE

**TREE CONSERVATION CERTIFICATION:**

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE MARYLAND DEPARTMENT OF NATURAL RESOURCES FOREST CONSERVATION ACT, AND THE PRINCE GEORGE'S COUNTY WOODLAND PRESERVATION ORDINANCE. THE PREPARER IS A QUALIFIED PROFESSIONAL UNDER COMAR 08.19.06.01.

KENNETH R. WALLIS

DATE

**TREE CONSERVATION PLAN TYPE II**

FOR  
GRADING, UTILITIES, BUILDINGS & W&S CONSTRUCTION  
PARCEL 83

LIBER: 14139 AT FOLIO: 476 ( FORMERLY LIBER 434, FOLIO 411)

**JAMES E. & NATALIA A. SUTHERLAND PROPERTY**

VANSVILLE ELECTION DISTRICT NUMBER 1  
PRINCE GEORGE'S COUNTY, MARYLAND

Prince George's County Planning Department  
Environmental Planning Section

**TYPE II TREE CONSERVATION PLAN**  
TCP 11/19/04

Original:	Approved By:	Date:
01	Eric Shirley	5/7/04
02		
03		
04		
05		
06		

**48 Hours**  
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ON CALL SYSTEMS INTERNATIONAL

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1-800-257-7777

NOTE: EXISTING TOPOGRAPHIC SURVEY AND UNDERGROUND UTILITY INFORMATION AS SHOWN IS BASED UPON AVAILABLE RECORD INFORMATION AS PROVIDED BY THE OWNER/DEVELOPER/APPLICANT. ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED BY DIGGING TEST PITS BY HAND PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. JOYCE ENGINEERING CORPORATION ASSUMES NO LIABILITY FOR ACCURACY OF UTILITY INFORMATION PROVIDED BY OTHERS.

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**JOYCE ENGINEERING CORPORATION**  
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT  
10100 BALDWIN AVENUE - BELTSVILLE, MARYLAND 20705  
TEL: (301) 586-4333 FAX: (301) 586-4345 WEB: www.joyceeng.com  
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**TCP-1**

DESIGN: \_\_\_\_\_ DATE: AUGUST, 2003 JOB No.: 002065  
DRAFT: CM COMP: KEG SCALE: 1" = 30'  
CHECK: JEC SURVEY: JEC SHEET: 1 OF 1

PLAT DATE: 04/03/04  
FILE NAME: F:\00000000\00000000\TCP-1