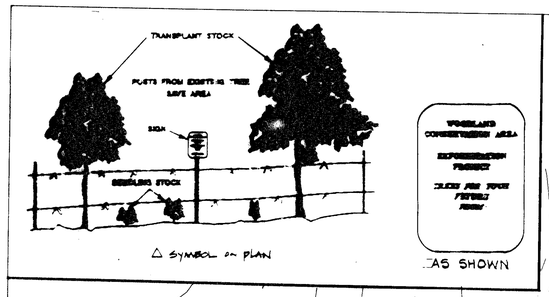
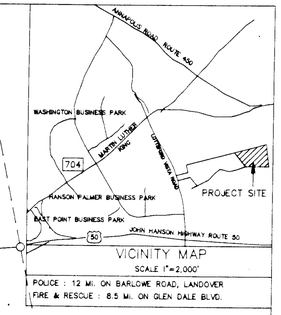


PLANT LIST (THIS SHEET ONLY)

KEY	QUAN	BOTANICAL/COMMON NAME	SIZE	REMARKS
PO	3	PLATANUS OCC /SYCAMORE	2½-3'	
AR	13	ACER RUBRUM/SUNSET RED MAPLE	2½-3'	
QA	4	QUERCUS ALBA/WHITE OAK	2½-3'	
CK	3	CORNUS KOUSA / KOUSA DOGWOOD	1½-1¾'	B & B
LI	5	LAGERSTROEMIA IND/CRAPE MYRTLE	1½-1¾'	MULTI-TRUNK
CC	4	CERCIS CANADENSIS/EASTERN REDBUD	1½-1¾'	FOR RES SPEC.
PS	18	PINUS STROBUS/WHITE PINE	6'-8'	
JH	29	JUNIPERUS HOR /HORSE RUNG JUNIPER	18"-24"	
FI	11	FORSYTHIA INT/ FORSYTHIA	24"-30"	



VICINITY MAP
SCALE 1"=2,000'

POLICE : 12 MI. ON BARLOWE ROAD, LANDOVER
FIRE & RESCUE : 8.5 MI. ON GLEN DALE BLVD.

ZOING R-R
93551 SQ.FT
2.15 AC.
OPEN SPACE

Standard Type II Tree Conservation Notes

Notes to include with all Plans

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 the start of any work on the site to address implementation of Tree Conservation measures shown on this plan: Conservation Areas (Tree Save Areas, Reinforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances in 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.
3. 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 inspections have been completed.
4. The location of all Tree Protective Devices (TPD's) 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 DEP. 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.
5. Woodland Conservation, Tree Save Area and/or Reforestation Areas shall be posted as shown at the same time as Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place until FINAL INSPECTION.
6. All tree planting for woodland replacement, reforestation or afforestation will be completed prior to FINAL INSPECTION. 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 DER Inspector.
7. The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
8. Results of annual checks for all Tree planting shall be reported to the DER Inspector for that year.
9. Failure of the contractor to meet any criteria the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.
Name :
Business Name :
Address :
Phone Number :

NOTE: PRIOR TO THE ISSUANCE OF PERMITS FOR THIS SITE, A SIGNED AND RECORDED EASEMENT FOR OFF-SITE WOODLAND CONSERVATION AND EVIDENCE OF BONDING FOR REFORESTATION / AFFORESTATION, IF NEEDED, SHALL BE SUBMITTED TO THE NATURAL RESOURCES DIVISION.

WOODLAND CONSERVATION WORKSHEET FOR NON-GOVERNMENTAL PROJECTS

ZONE:	R-T/R-R	OWNER:	REGAL DEVELOPMENT, LLC
GROSS TRACT:	4.52 AC	ADDRESS:	9220 OKLA DRIVE FAIRFAX, VA 22031
FLOOD PLAIN:	1.17 AC	PHONE:	(703) 503-0112
PREVIOUSLY DEDICATED LAND:	0 AC	TAX MAP:	53-GRID A
NET TRACT:	3.35 AC	PERMIT #	N/A
SUBDIVISION/BLOCK/LOT:	TCP II FOR HEATHER GLEN MANOR		11/19/97

WOODLAND CONSERVATION CALCULATIONS:	NET TRACT (acres)	FLOOD PLAIN (acres)
EXISTING WOODLAND	a 3.35	x 1.17
WCT (20% x NET TRACT)	b .67	
SMALLER OF a OR b	c .67	
WOODLAND ABOVE WCT (c – b); 0 IF <0	d 2.68	
WOODLAND CLEARED	e 1.87	0
SMALLER OF d OR e	f 1.87	
CLEARING BELOW WCT (e – f), 0 IF <0	g 0	
REPLACEMENT (f x 0.25)	h 0.47	
(g x 2.0)	i 0	
AFFORESTATION (if applicable)		
(net tract x 2 – c), or		
(net tract x .15 – c), 0 IF <0	j 0	
WOODLAND CONSERVATION REQUIRED (c + h + i + j + l – g)	k 1.14	

WOODLAND CONSERVATION PROVIDED:	(acres)
WOODLAND PRESERVATION	l 1.19
REFORESTATION / REPLACEMENT	m 0
AFFORESTATION	n 0
AREA APPROVED FOR FEE-IN-LIEU	o 0 ($0.30 x 43560 = $_____)
OFF-SITE CREDITS	p 0
WOODLAND CONSERVATION PROVIDED (must equal or exceed item "m" above)	k 1.19

AREA OF WOODLAND NOT CLEARED : 1.48 AC
ADDITIONAL WOODLAND RETAINED BUT NOT PART OF ANY REQUIREMENTS 0.00 AC
NOTE: 0.00 ACRES MITIGATION TO BE PROVIDED FOR HEATHER GLEN I – TCP 07/09/96

PLAN CERTIFIED BY: JOHN A. SPIEGEL, R.L.A. MD# 934
GREENMAN-PEDERSEN, INC.
14502 GREENVIEW DRIVE, SUITE 100
LAUREL, MD 20708

M.N.C.P.P.C. APPROVALS

PROJECT NAME:
PROJECT NUMBER:

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET THE REVISIONS LISTED BELOW APPLY TO THIS SHEET

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date

No.	REVISION	DATE	BY
1	Added new Woodlands Conservation Worksheet, erased Cross Hatch - changed Area of off-site tree save.	Sept 23 98	LNB
	Removed Tot Lot & Picnic Area, Added Basketball Court, Revised Treeline, Added Landscaping, Revised Plant List		
	REVISE WOODLAND CONSERVATION WORKSHEET & TRAILS	Nov 24, 99	KPR

SUMMARY CHART FOR WOODLAND CONSERVATION (THIS SHEET ONLY)

PERSERVATION	AFF./REFORESTATION
1.48 ACS.	0.00 ACS.

ENGINEER'S CERTIFICATION

* I hereby Certify that the grading shown hereon conforms to subtitle 4, division 3 of the Prince George's County building code.

Signature [signature] Date 12/15/97

* I Certify that I have inspected this site and that drainage flows from other up-hill properties onto this site, and from this site onto other down-hill properties have been addressed in substantial accordance with applicable code*

Signature [signature] Date 12/15/97

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER

THIS PLAN IS FOR TREE CONSERVATION, LANDSCAPE, LIGHTING AND RECREATION FACILITIES ONLY. IT IS NOT FOR GRADING, CONSTRUCTION OF HOMES, OR PUBLIC/ PRIVATE IMPROVEMENTS.

CHANGES MADE TO PLAN AFTER 9/07/99 BY:

GPI GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
14502 GREENVIEW DRIVE, SUITE 100, LAUREL, MD. 20708
WASH: (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2849 www.gpinet.com

STATE OF MARYLAND DANIEL JOSEPH MALETIC REGISTERED PROFESSIONAL ENGINEER

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP- II/19/97
BY 1/14/2000 DATE

DEVELOPER/APPLICANT :
REGAL DEVELOPMENT, L.L.C.
9220 OKLA DRIVE
FAIRFAX VIRGINIA 22031
TEL : (703) 503-0112
FAX : (703) 978-8822

PROJECT NAME : HEATHER GLEN MANOR SECTION III
THIRTEENTH (KENT) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND.

TITLE : TYPE II TREE CONSERVATION PLAN LANDSCAPE, RECREATION & LIGHTING PLAN

PREPARED BY :
AMERICAN ENGINEERING & DEVELOPMENT, Inc.
CIVIL ENGINEERING CONSULTANTS, AND ARCHITECTS
9220 OKLA DRIVE
FAIRFAX VIRGINIA 22031
TEL : (703) 503-0112
FAX : (703) 978-8822

DES. : R.T.T.Jr.	JOB :	SCALE : 1"= 30'	SHEET 4 OF 5
DRW. : S.S.B.	FILE : HRSIT3RN		
CHK. : R.A.	DATE : 12/1/97		

JAN 19 2000