

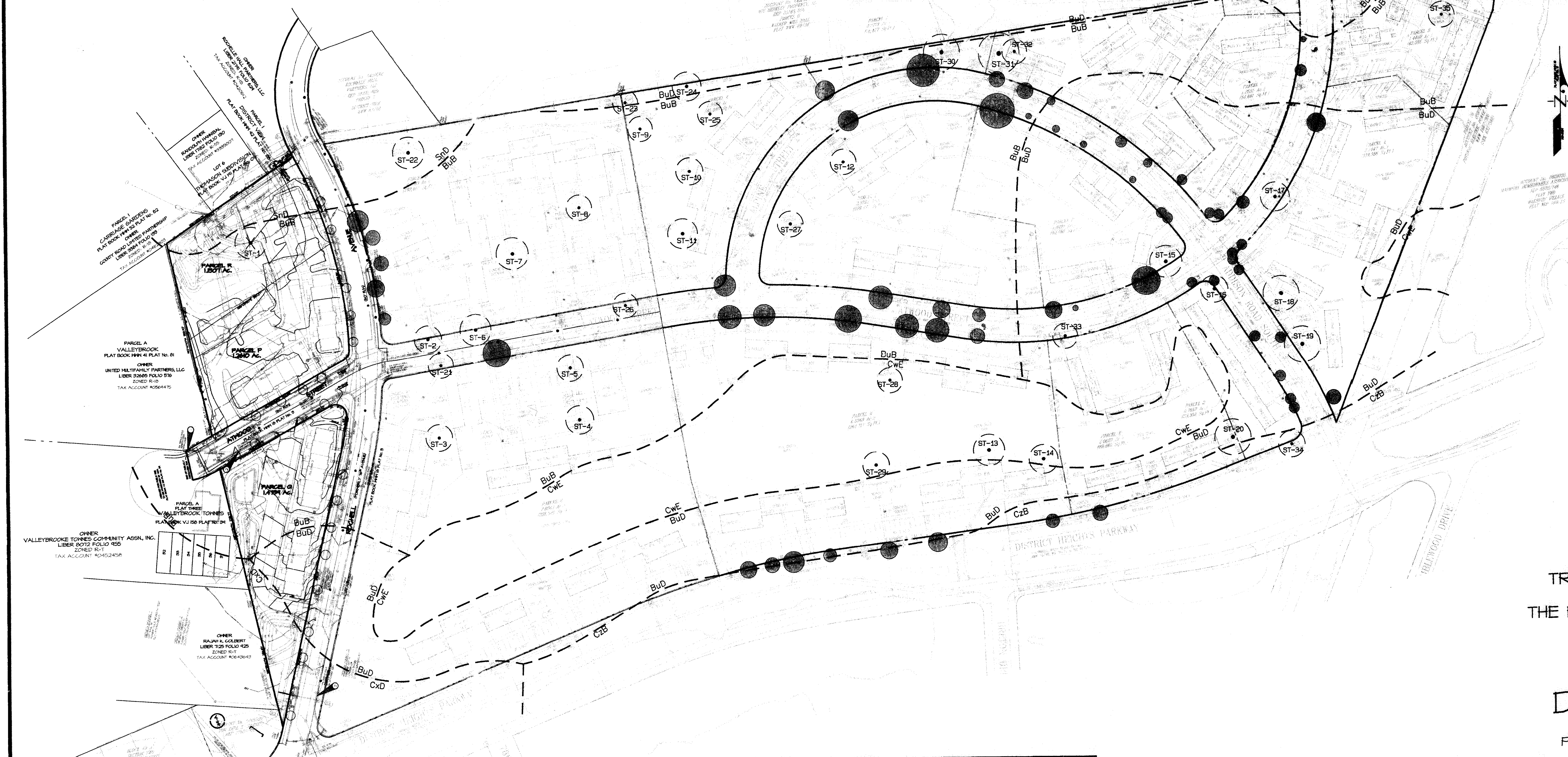
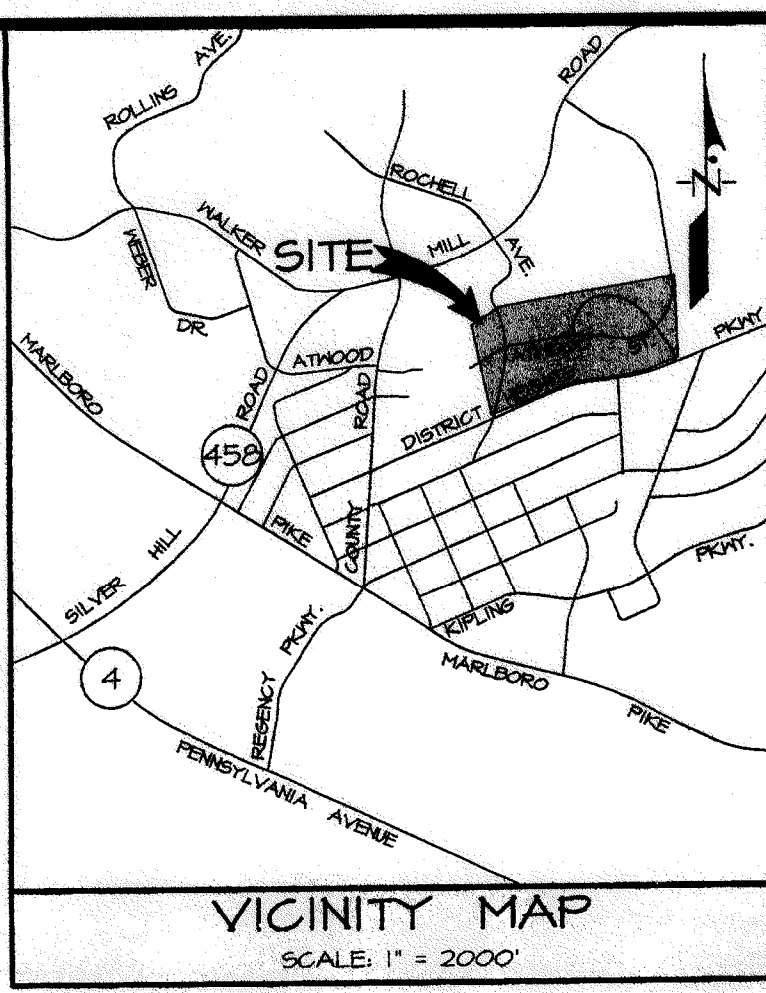
SPECIMEN TREE TABLE					
No.	Common Name	Scientific Name	DBH (Inches)	Condition Rating	Disposition
1	White Oak	Quercus alba	38"	Fair	To be removed
2	Southern Red Oak	Quercus falcata	33"	Good	To remain
3	Southern Red Oak	Quercus falcata	32"	Good	To remain
4	Southern Red Oak	Quercus falcata	34"	Good	To remain
5	Southern Red Oak	Quercus falcata	32"	Poor	To remain
6	Southern Red Oak	Quercus falcata	35"	Good	To remain
7	Southern Red Oak	Quercus falcata	39"	Good	To remain
8	Southern Red Oak	Quercus falcata	31"	Good	To remain
9	Chestnut Oak	Quercus prinus	30"	Good	To remain
10	Southern Red Oak	Quercus falcata	33"	Fair	To remain
11	Southern Red Oak	Quercus falcata	36"	Good	To remain
12	Southern Red Oak	Quercus falcata	31"	Fair	To remain
13	Southern Red Oak	Quercus falcata	38"	Good	To remain
14	Southern Red Oak	Quercus falcata	35"	Good	To remain
15	Southern Red Oak	Quercus falcata	39"	Good	To remain
16	Willow Oak	Quercus Phellos	33"	Good	To remain
17	Willow Oak	Quercus Phellos	35"	Fair	To remain
18	Willow Oak	Quercus Phellos	44"	Good	To remain
19	Willow Oak	Quercus Phellos	44"	Good	To remain
20	Southern Red Oak	Quercus falcata	44"	Good	To remain

SPECIMEN TREE TABLE					
No.	Common Name	Scientific Name	DBH (Inches)	Condition Rating	Disposition
21	Southern Red Oak	Quercus falcata	30"	Good	To remain
22	White Oak	Quercus alba	38"	Good	To remain
23	Southern Red Oak	Quercus falcata	30"	Good	To remain
24	White Oak	Quercus alba	35"	Fair	To remain
25	Southern Red Oak	Quercus falcata	30"	Good	To remain
26	Southern Red Oak	Quercus falcata	38"	Good	To remain
27	White Oak	Quercus alba	31"	Good	To remain
28	Southern Red Oak	Quercus falcata	31"	Good	To remain
29	Silver Maple	Acer saccharinum	32"	Good	To remain
30	Chestnut Oak	Quercus prinus	44"	Good	To remain
31	Pin Oak	Quercus palustris	50"	Fair	To remain
32	Southern Red Oak	Quercus falcata	30"	Good	To remain
33	Southern Red Oak	Quercus falcata	30"	Fair	To remain
34	Red Maple	Acer rubrum	32"	Fair	To remain
35	Willow Oak	Quercus Phellos	31"	Fair	To remain

Total Critical Root Zone Area = 73,133 sf

SOILS FOUND ON SITE					
SYMBOL	NAME/DESCRIPTION	K-FACTOR	HYDRIC	HYDROLOGIC GROUP	DRAINAGE CLASS
BUB	Beltsville-Urban land complex, 0 to 5 percent slopes	0.37	Yes	C	MODERATELY WELL DRAINED
BUD	Beltsville-Urban land complex, 5 to 15 percent slopes	0.37	No	C	MODERATELY WELL DRAINED
CWE	Groom-Marr complex, 15 to 25 percent slopes	0.10	No	B	WELL DRAINED
CXD	Groom-Marr-Urban land complex, 5 to 15 percent slopes	0.10	No	B	WELL DRAINED
CZB	Groom-Urban land complex, 0 to 5 percent slopes	0.10	No	B	WELL DRAINED
SNB	Sassafras-Urban land complex, 0 to 5 percent slopes	0.24	No	B	WELL DRAINED
SND	Sassafras-Urban land complex, 5 to 15 percent slopes	0.28	No	B	WELL DRAINED

WOODLAND CONSERVATION CREDIT SUMMARY	
EXISTING SPECIMEN TREES (2X Critical Root Zone Area)	147,466 SF (3.39 Ac.)
EXISTING STREET TREES	42,280 SF (0.97 Ac.)
PROPOSED STREET TREES (Parcels P, Q, & R)	4,275 SF (0.10 Ac.)
FEE-IN-LIEU	109,336 SF (2.51 Ac.)
TOTAL	303,406 SF (6.97 Ac.)

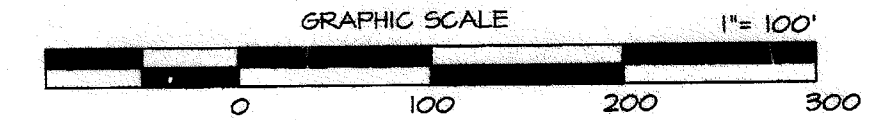


LEGEND	
PROPERTY BOUNDARY	---
EX. CONTOUR (2')	---
EX. CONTOUR (10')	---
PROP. CONTOUR (2')	---
PROP. LOT LINE	---
LIMIT OF DISTURBANCE	---
EX. TREELINE	---
SOILS BOUNDARY	---
SPECIMEN TREE PROPOSED FOR REMOVAL	(X) ST-1
SPECIMEN TREE TO BE SAVED	(•) ST-1
STREET TREES USED FOR WOODLAND CONSERVATION CREDIT	(•) ST-1
PROPOSED STREET TREES USED FOR WOODLAND CONSERVATION CREDIT	(•) ST-1

Site Statistics Table	
Site Statistics	Total
Gross tract area	34.54 ac.
Existing 100-year floodplain	0.00 ac.
Net tract area	34.54 ac.
Existing woodland in the floodplain	0.00 ac.
Existing woodland net tract	1.04 ac.
Existing woodland total	1.04 ac.
Existing FMA	0.00 sf
Regulated streams (linear feet of centerline)	0 ft

M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL TREE CONSERVATION PLAN TCP2 - 021 - 13	
Approved by	DATE
Chuck Schneider	4/3/14
01	02/27/14
02	
03	
04	
05	
06	

OVERALL
TREE CONSERVATION PLAN - TYPE 2
FOR
THE RESIDENCES AT WOODLAND SPRINGS
ON
PARCELS 'A' THRU 'R'
SECTION FOUR
DISTRICT HEIGHTS
SPAULDING DISTRICT No. 6
PRINCE GEORGE'S COUNTY, MARYLAND



STREET TREE PLANT LIST						
KEY	POTENTIAL NAME	COMMON NAME	MINIMUM CALIPER/HEIGHT	QUANTITY	METHOD	ROOTBALL (DIA./HT.)
1	ACER RUBRUM	RED MAPLE	2 1/2" CAL. (10' TO 12')	10	B & B	22"-24" 14'-16'
2	QUERCUS PHellos	WILLOW OAK	2 1/2" CAL. (10' TO 12')	9	B & B	22"-24" 14'-16'
						Total = 4275 sf

NOTE: SEE THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION'S GENERAL SPECIFICATIONS AND STANDARDS FOR HIGHWAY AND STREET CONSTRUCTION, STD No. 60001 - 60020 FOR INFORMATION AND DETAILS.

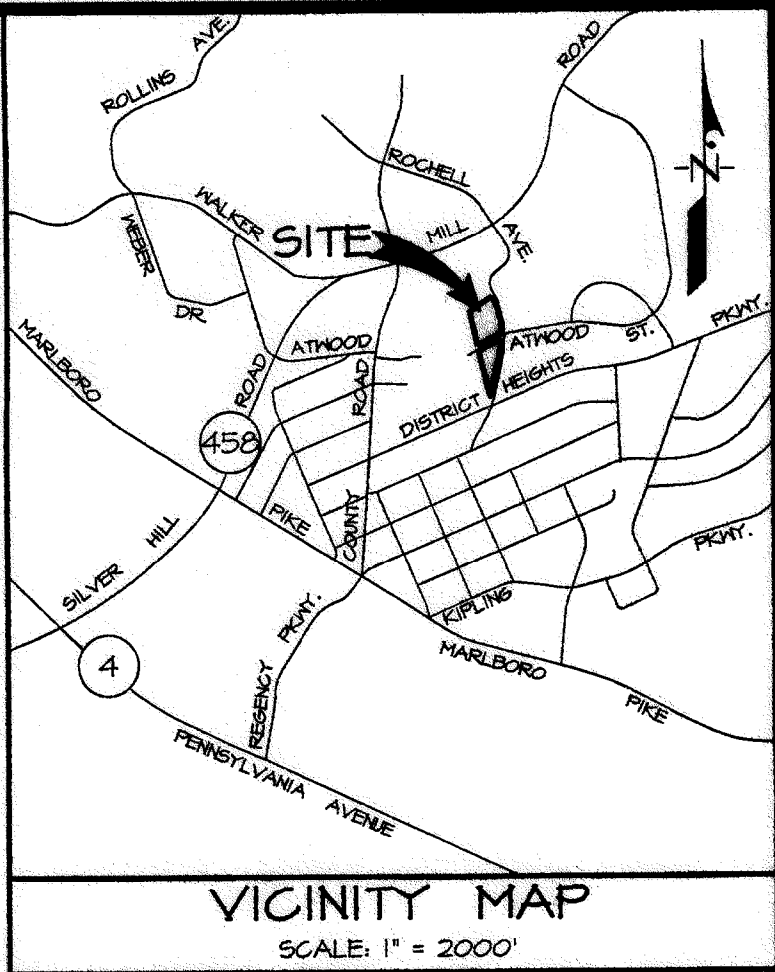
OWNER/APPLICANT
SHELTER DEVELOPMENT, LLC
218 NORTH CHARLES STREET
SUITE 220
BALTIMORE, MARYLAND 21201

T-1 MSSC 200' SHEET SERIES 2035E06 ADP MAP BK LOCATION: MAP 5650 GRID 63		1701 WOODBROOK ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721	
May 20, 2014 DATE	4/19/14 2/28/14 10/01/13 4/12/13	Revised for approved variance to reduce Revised per M-NCPPC comment. Revised Revised per conditions of approval of DSP-13004.	PCN PCN PCN PCN
Mike Petralis Qualified Professional COMAR 08.19.06.01	DATE	DESCRIPTION	BY
		REVISIONS	DATE
		MAY 1, 2013	54.002-Y

GENERAL NOTES

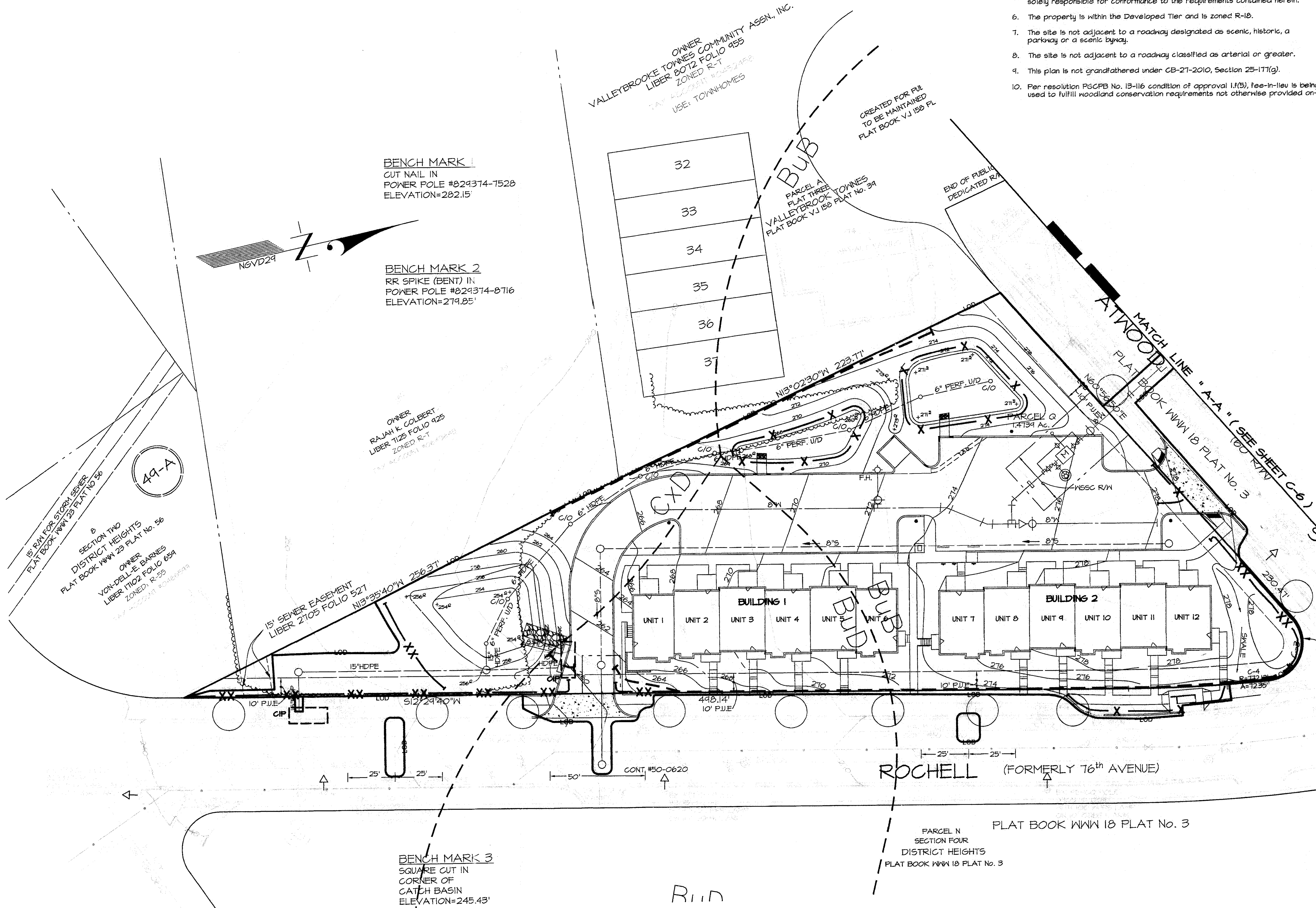
- This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If grading permit expires, then this TCF2 also expires and is no longer valid.
- Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$4.00 per square foot mitigation fee.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contracted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
- The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within the Developed Tier and is zoned R-1B.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is not grandfathered under CB-27-2010, Section 25-117(g).
- Per resolution RSCPB No. 13-116 condition of approval 11(B), fee-in-lieu is being used to fulfill woodland conservation requirements not otherwise provided on-site.

Standard Woodland Conservation Worksheet for Prince George's County				
Section I - Establishing Site Information				
Zone: <u>R-1B</u>	Owner: <u>Shelter Development LLC</u>			
Gross Tract: <u>33.54 Acres</u>	Address: <u>218 North Charles Street, Suite 220</u>			
Floodplain: <u>0.00 Acres</u>	Baltimore, Maryland <u>21201</u>			
Prev. Dedicated Land: <u>0.00 Acres</u>	Phone: <u>(410) 246-7493</u>			
Net Tract (NTA): <u>33.54 Acres</u>	Tax Map: <u>81</u>	Revision #0 TCP No. <u>2-021-13</u> Subdivision/Block/Lot: <u>District Heights - Parcel A thru R</u>		
Is this site subject to the 1989 Ordinance? <u>N</u>				
Reforestation Requirement Reduction Questions				
Is this one (1) single family lot? <u>N</u>				
Are there prior TCP approvals which includes a combo of these lots and/or other lots? <u>N</u>				
Is this a mitigation bank? <u>N</u>				
Break-even Point (preservation) = <u>7.90 Acres</u>				
Clearing permitted w/o reforestation = <u>26.66 Acres</u>				
Section II - Determining Requirements				
	Column A MCT/ACT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-site Impacts (1:1)
Existing Woodland		1.04		
Woodland Conservation Threshold (MCT) =	20.00%	7.80	0.00	
Smaller of B or 14		1.04		
Woodland above MCT		0.00		
Woodland cleared		1.04	0.00	0.00
Woodland cleared above MCT (smaller of 16 or 17)		0.00		
Clearing above MCT (0.25 x 1) replacement requirement		0.00		
Woodland cleared below MCT		1.04		
Clearing below MCT (2:1 replacement requirement)		2.08		
Afforestation Threshold (AFT) =	15.00%	4.84		
Off-site MCA being provided on this property		0.00		
Woodland Conservation Required		6.91 acres		
Section III - Meeting the Requirements				
Woodland Preservation		0.00		
Afforestation / Reforestation		0.00		
Natural Regeneration		0.00		
Specimen/Historic Tree Credit (2XCR2)	0.00	0.00		
Forest Enhancement Credits (Area * .25)	0.00	0.00		
Street Tree Credits (Existing or 10-year canopy)	0.00	1.01		
Area approved for fee-in-lieu/FFA		2.51		\$32,800.00
Area approved for fee-in-lieu/FFA		0.00		\$0.00
Credits for Off-site Conservation on another property		0.00		
Off-site MCA (preservation) being provided on this property		0.00		
Off-site MCA (afforestation) being provided on this property		0.00		
Total Woodland Conservation Provided		6.91 Acres		
Area of woodland not cleared		0.00 acres		
Woodland retained but not part of requirements:		0.00 acres		
100% Floodplain woodland retained		0.00 acres		
On-site woodland conservation provided:		0.00 acres		
On-site woodland retained not credited:		0.00 acres		
Plan Certified by:	Name: <u>Mike Petrolis</u> Address: <u>1721 Woodbine Road, Suite 200</u> <u>Baltimore, MD 21201</u> License: <u>Qualified Professional</u>			



LEGEND

- PROPERTY BOUNDARY
- EX. CONTOUR (2')
- EX. CONTOUR (10')
- PROP. CONTOUR (2')
- PROP. LOT LINE
- LIMIT OF DISTURBANCE
- EX. TREELINE
- SOILS BOUNDARY
- PROPOSED STREET TREES USED FOR WOODLAND CONSERVATION CREDIT
- RIP-RAP

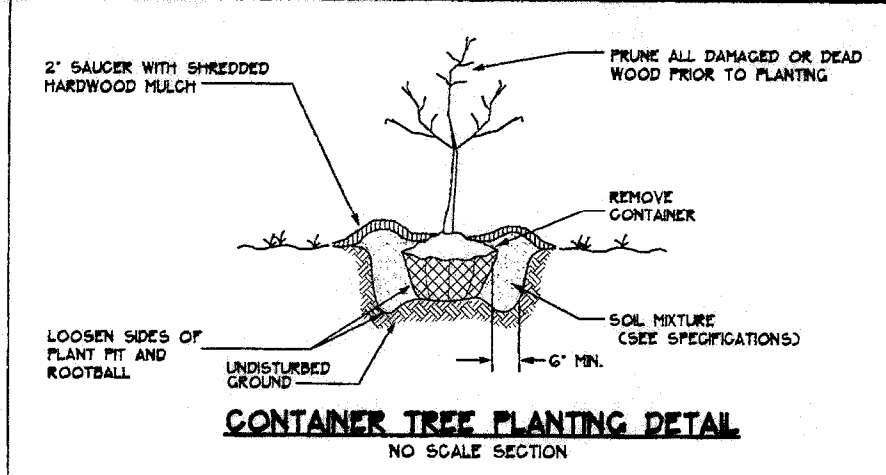
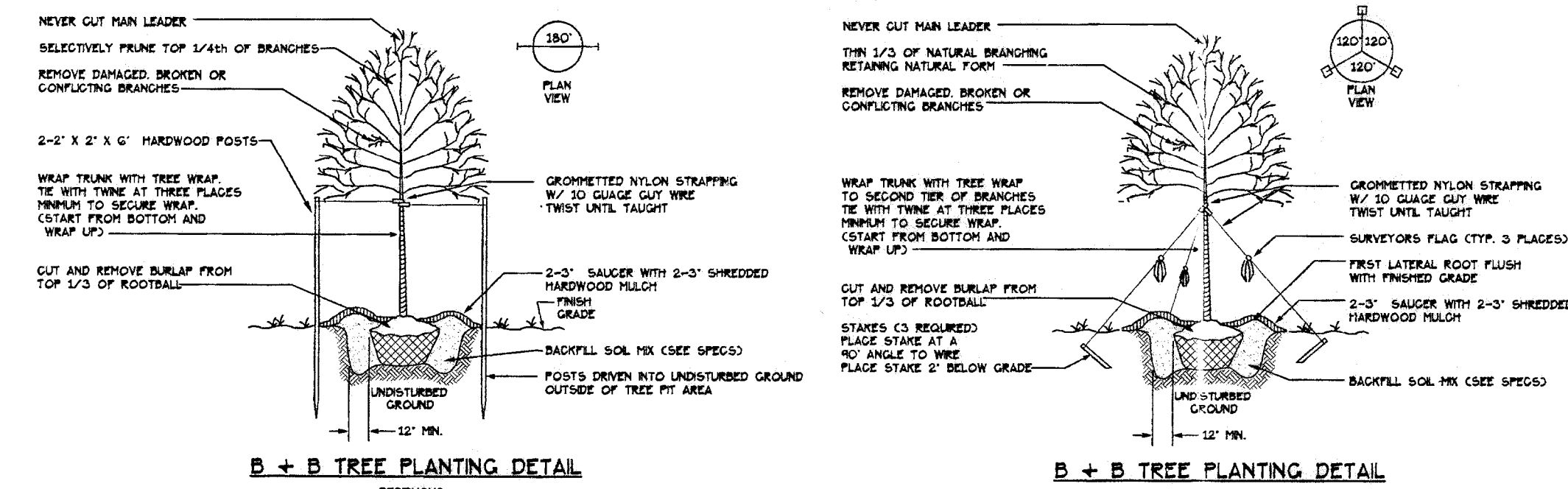


CLEARING AREAS (CA)	
No.	AREA (AC)
1	1.04
TOTAL	1.04

OWNER/APPLICANT
SHELTER DEVELOPMENT, LLC
218 NORTH CHARLES STREET
SUITE 220
BALTIMORE, MARYLAND 21201

TREE CONSERVATION PLAN - TYPE 2
FOR
THE RESIDENCES AT WOODLAND SPRINGS
ON
PARCELS 'P', 'Q' & 'R'
SECTION FOUR
DISTRICT HEIGHTS
SPAULDING DISTRICT No. 6
PRINCE GEORGE'S COUNTY, MARYLAND

T-2 W556 200' SHEET SERIES 2035E06 ADP MAP BK LOCATION: MAP 5620 GRID 63		MAY 20, 2014 DATE		5/19/14 2/28/14 10/01/13 4/12/13		Revised for approved variance to reduce Revised per M-NCPPC comment. Revised Revised per conditions of approval of DSP-13004		PCN PCN PCN PCN	
Mike Petrolis Qualified Professional COMAR 08.19.06.01		DATE		DESCRIPTION		REVISIONS		BY	
MAY 1, 2013		54.003-Y							



NEVER CUT MAIN LEADER
SELECTIVELY PRUNE TOP 1/4th OF BRANCHES
REMOVE DAMAGED, BROKEN OR
CONTACTING BRANCHES

2'-2" X 2" X 6" HARDWOOD POSTS
WRAP TRUNK WITH TREE WRAP
TIE WITH TWINE AT THREE PLACES
THIN TO SECURE WRAP
(START FROM BOTTOM AND
WRAP UP)

CUT AND REMOVE BURLAP FROM
TOP 1/3 OF ROOTBALL

GEOMETRIC NYLON STRAPPING
W/ 3/16 GAUGE GUT WIRE
TWIST UNTIL TAUGHT

2'-2" SAUCER WITH 2'-2" SHREDDED
HARDWOOD MULCH
FINISH
GRADE

POSTS DRIVEN INTO UNDISTURBED GROUND
OUTSIDE OF TREE PIT AREA

12" MIN.

NO SCALE SECTION
FOR TREES LESS THAN 2 1/2" CALIPER

NEVER CUT MAIN LEADER
THIN 1/3 OF NATURAL BRANCHING
RETAINING NATURAL FORM
REMOVE DAMAGED, BROKEN OR
CONTACTING BRANCHES

2'-2" X 2" X 6" HARDWOOD POSTS
WRAP TRUNK WITH TREE WRAP
TIE WITH TWINE AT THREE PLACES
THIN TO SECURE WRAP
(START FROM BOTTOM AND
WRAP UP)

CUT AND REMOVE BURLAP FROM
TOP 1/3 OF ROOTBALL

GEOMETRIC NYLON STRAPPING
W/ 3/16 GAUGE GUT WIRE
TWIST UNTIL TAUGHT

2'-2" SAUCER WITH 2'-2" SHREDDED
HARDWOOD MULCH
FINISH
GRADE

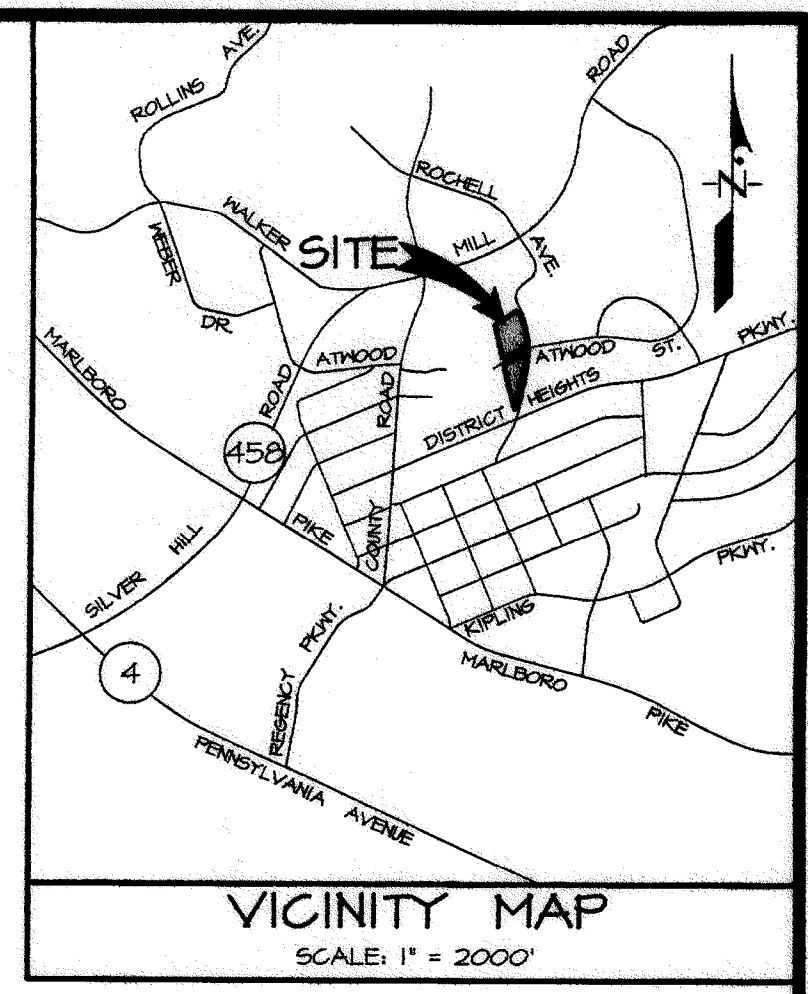
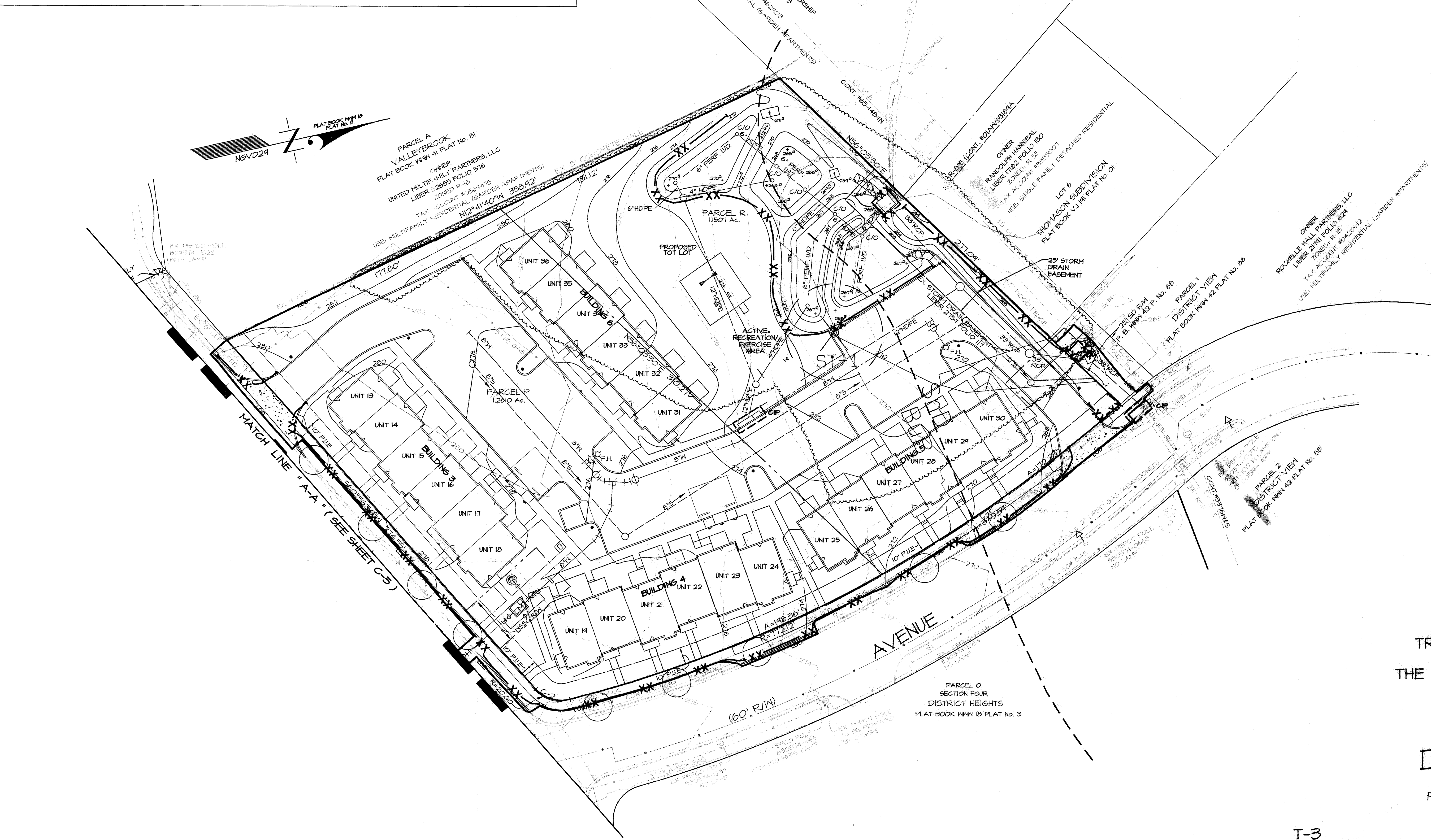
POSTS DRIVEN INTO UNDISTURBED GROUND
OUTSIDE OF TREE PIT AREA

12" MIN.

NO SCALE SECTION
FOR TREES 2 1/2" CALIPER OR GREATER

NOTE: STAKES, STRAPPING AND WIRES TO BE REMOVED
60 MONTHS AFTER INSTALLATION

DECIDUOUS B + B TREE PLANTING DETAILS



LEGEND

PROPERTY BOUNDARY	---
EX. CONTOUR (2')	---
EX. CONTOUR (10')	---
PROP. CONTOUR (2')	---
PROP. LOT LINE	---
LIMIT OF DISTURBANCE	---
EX. TREELINE	---
SOILS BOUNDARY	---
SPECIMEN TREE	---
PROPOSED FOR REMOVAL	---
PROPOSED STREET TREES USED FOR WOODLAND CONSERVATION CREDIT	---
RIP-RAP	---

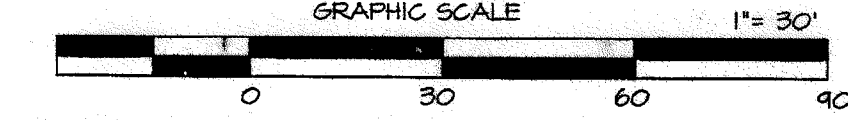
M-NCPPC
Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN
TCP2 - 021 - 13

Approved by	DATE
Chuck Schneider	4/3/14
01	5/2/14
02	
03	
04	
05	
06	

DSP-13004
DSP-13004

TREE CONSERVATION PLAN - TYPE 2
FOR
THE RESIDENCES AT WOODLAND SPRINGS
ON
PARCELS 'P', 'Q' & 'R'
SECTION FOUR
DISTRICT HEIGHTS
SPAULDING DISTRICT No. 6
PRINCE GEORGE'S COUNTY, MARYLAND



T-3
INSEC 200' SHEET SERIES 2039E06 ADG MAP BK LOCATION: MAP 3650 GRID 63

May 20, 2014
DATE

Mike Petrakis
Qualified Professional
COMAR 06.19.06.01

5/19/14	Revised for approved variance to reduce	PCN
2/28/14	Revised per M-NCPPC comment.	PCN
10/01/13	Revised	PCN
4/12/13	Revised per conditions of approval of DSP-13004.	PCN
DATE	DESCRIPTION	BY
DATE	REVISIONS	BY

1721 WOODBONE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (800) 430-2000
COPYRIGHT © 2013 BEN DYER ASSOCIATES, INC.
THIS PLAN IS THE PROPERTY OF BEN DYER ASSOCIATES, INC.
IT IS TO BE USED ONLY FOR THE PROJECT AND RECORD NO. J-48010
SCALE 1" = 30'
DATE MAY 1, 2013
54.004-Y

OWNER/APPLICANT
SHELTER DEVELOPMENT, LLC
210 NORTH CHARLES STREET
SUITE 220
BALTIMORE, MARYLAND 21201