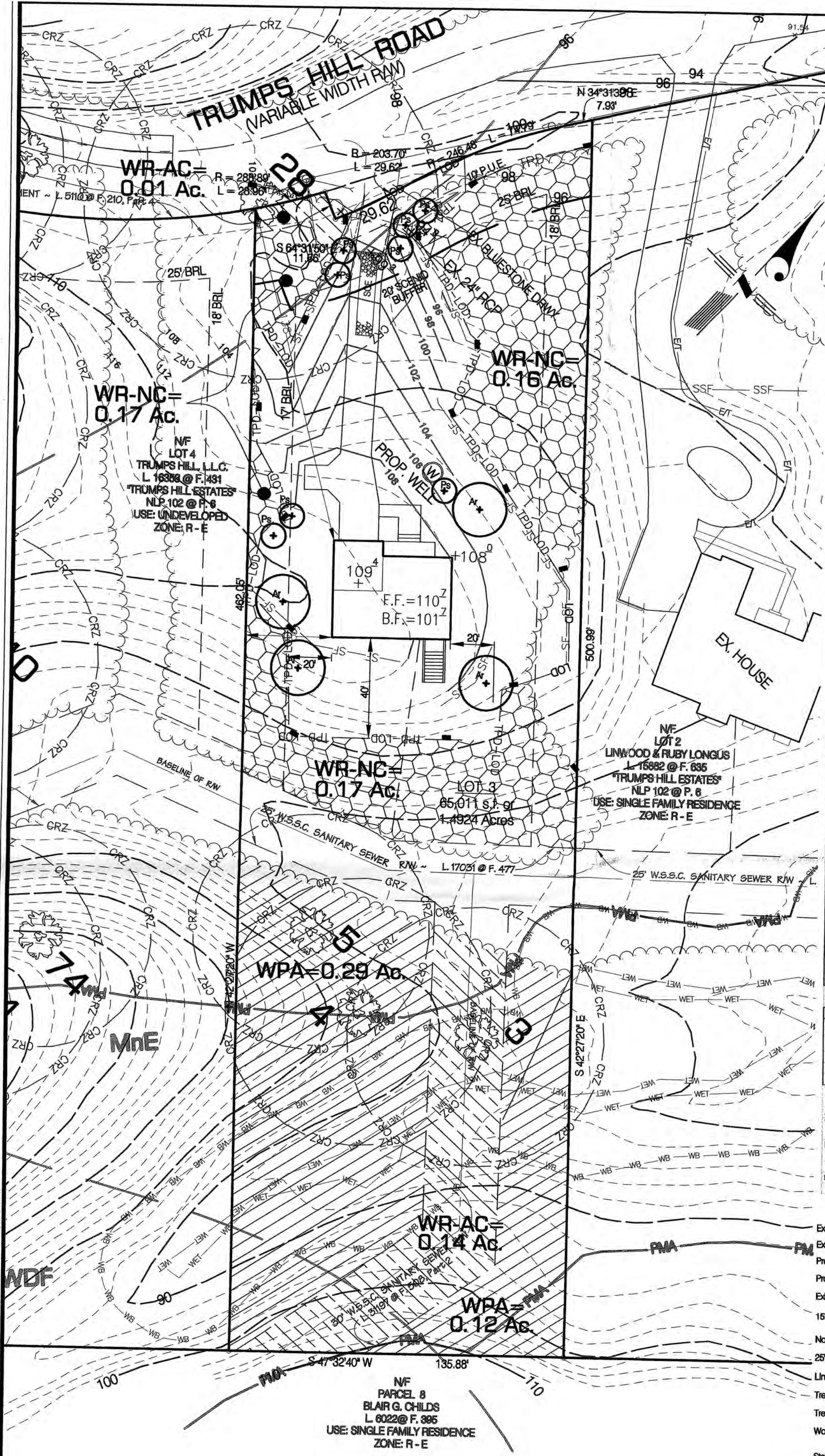




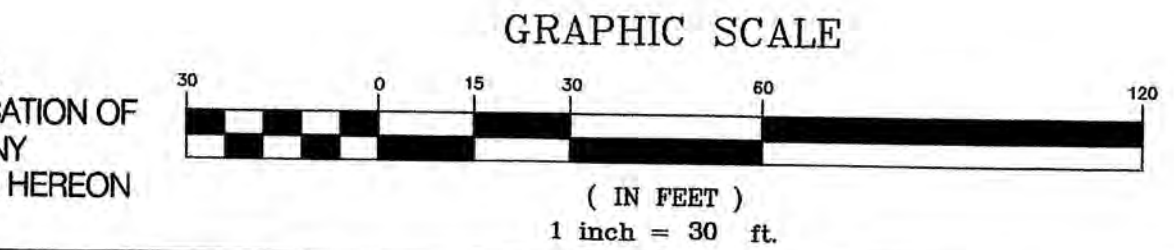
- Section 4.1
Residential Requirements for One-Family Detached Lots
- 1) Lot Size: 65,011 square feet
 - 2) Number of lots: 1
 - 3) Total number of trees required per lot:
 - 4 shade trees
 - 3 ornamental/evergreen trees
 - 4 shade trees
 - 3 ornamental trees
 - 3 evergreen treesexisting shade trees (min. 2.5' dbh and located within 75' of a dwelling unit)
 - 4) Total number of trees provided:
 - 2 shade trees
 - 2 shade trees
 - 1 shade trees
 - 1 ornamental/evergreen trees
 - 5) Number of shade trees required per lot to be located on the south and/or west side of the residential structure:
 - 1 shade trees
 - 1 ornamental/evergreen trees
 - 6) Total number of shade trees provided on the south and/or west side of structures:
 - 1 shade trees
 - 1 ornamental/evergreen trees
 - 7) Number of shade trees required per lot to be located in the front yard:
 - 1 shade trees
 - 1 ornamental/evergreen trees
 - 8) Total number of shade trees provided in the front yards:
 - 1 shade trees
 - 1 ornamental/evergreen trees
- *Shade trees planted on the south and/or west side and within 30 feet of a residential structure, which are also located in the front yard may be counted in both 6 and 8 above.

PLANT LIST					
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	4	Acer rubrum	RED MAPLE	2 1/2' - 3'	AS SHOWN
	8	Pinus strobus	White Pine	8'-10' High	AS SHOWN

NOTE:
ALL LANDSCAPING SHALL BE PLANTED IN ACCORDANCE WITH THE STANDARD DETAILS AND SPECIFICATIONS OF THE M.N.C.P. & P.C. LANDSCAPE MANUAL.

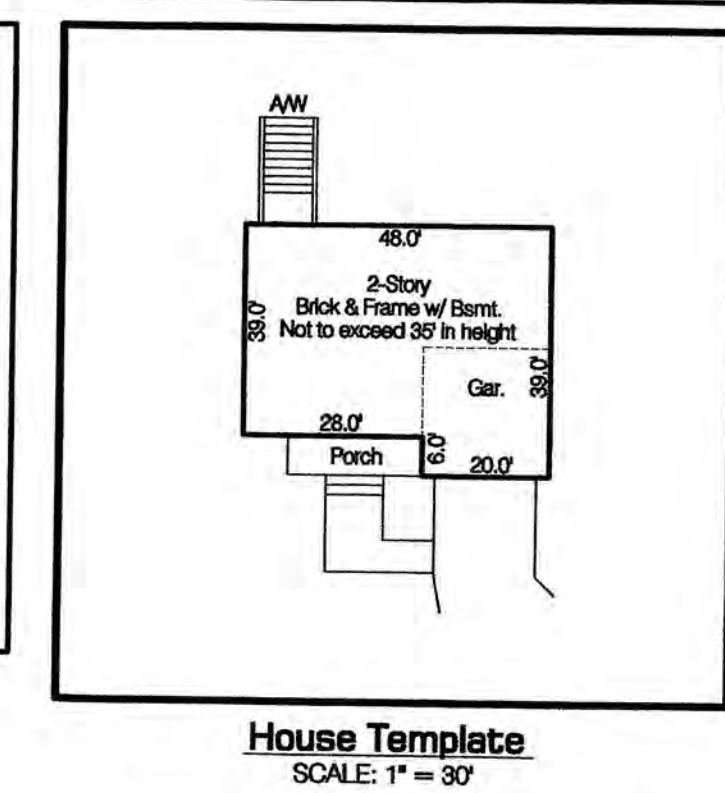
Woodland Conservation Worksheet for Prince George's County					
Zone:	R-E				
Gross Tract:	1.49				
Floodplain:	0.00				
CBCA:	0.00				
Previously Dedicated Land:	0.00				
Net Tract (NTA):	1.49	0.00	0.00		
*Include acreage in the corresponding columns for each zone.					
Property Description or Subdivision Name:	Trumps Hill Estates - Lot 3				
Is this site subject to the 1989 Ordinance?	N				
Reforestation Requirement Reduction Questions					
Is this one (1) single family lot? (y,n)	y				
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y,n)	n				
Is this a Mitigation Bank	N				
Break-even Point (preservation) =	0.56 acres				
Clearing permitted w/o reforestation =	0.76 acres				
Woodland Conservation Calculations:					
Existing Woodland	1.32	Net Tract (acres)			
Woodland Conservation Threshold (NTA) =	25.00%	0.37	Floodplain (acres)	0.00	Off-site impacts (acres)
Smaller of a or b		0.37			
Woodland above WCT		0.95			
Woodland cleared		0.44		0.00	0.00
Smaller of a or b		0.00			
Clearing above WCT (0.25 : 1) replacement requirement		0.00			
Clearing below WCT (2:1 replacement requirement)		0.00			
Aforestation Threshold (AFT)	20.00%	0.00			
Off-site Mitigation being provided on this property		0.00			
Woodland Conservation Required		0.37			
Woodland Conservation Provided:					
Woodland Preservation		0.41			
Aforestation / Reforestation		0.00			
Area approved for fee-in-lieu		0.00			\$0.00
Credits for Off-site Mitigation on another property		0.00			
Off-site Mitigation Aforestation provided on this property		0.00			
Off-site Mitigation Preservation provided on this property		0.00			
Total Woodland Conservation Provided		0.41			
Area of woodland not cleared	0.88	acres			
Woodland retained not part of requirements:	0.47	acres			
Prepared by:					
Revised 9/1/04		Signed			Date

- LEGEND
- Existing 10' Contour
 - Existing 2' Contour
 - Proposed Contour
 - Proposed Spot Shot
 - Existing Tree Line
 - 15% and greater slopes
 - Non-Tidal Wetlands
 - 25' Wetlands Buffer
 - Limit of Disturbance
 - Tree Protection Fence / LOD
 - Tree Protection Fence
 - Woodland Preservation Area Sign
 - Stabilized Construction Entrance
 - Silt Fence
 - Woodland Preserved - Not Credited (WR-NC)
 - Woodland Preservation Area (WPA)
 - Woodland retained - Assumed Cleared (WR-AC)



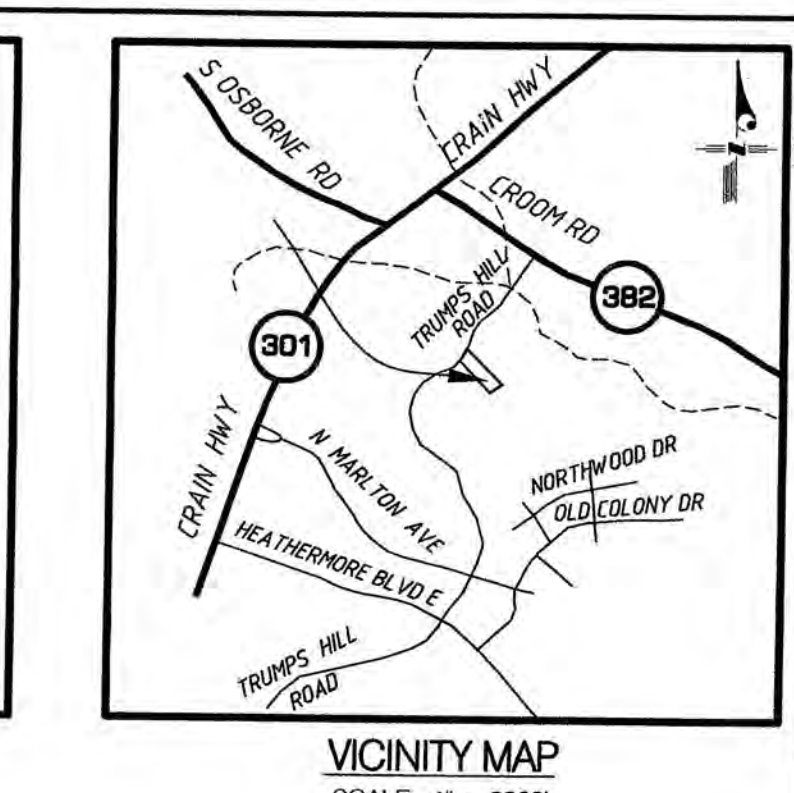
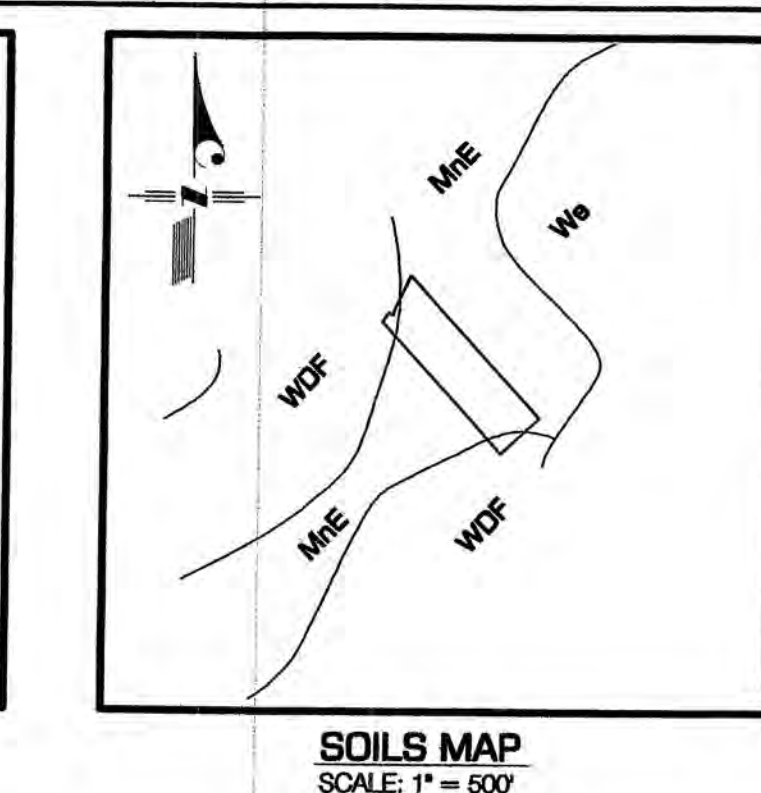
- Section 4.9
Sustainable Landscape Requirements
- 1) Percentage of native plant material required in each category:

shade trees:	total 4 x 50% = 2	native trees
ornamental trees:	total 3 x 50% = 1	native trees
evergreen trees:	total 3 x 30% = 1	native trees
shrubs:	total 3 x 30% = 1	native trees
 - 2) Are invasive species proposed?
 - 3) Are existing invasive species on site in the areas that are to remain undisturbed?
 - 4) If "yes" is checked directly above, is a note included on the plan requiring removal of invasive species prior to certification in accordance with Section 1.5, Certification of Installation of Plant Materials, of this manual?
 - 5) Are trees proposed to be planted on slopes greater than 3:1?



Natural Resources Inventory Statistics Table

Site Statistics	Total (Ac.)
Gross tract area	1.49
Existing 100-year floodplain	0.00
Net tract area	1.49
Existing woodland in the floodplain	0.00
Existing woodland net tract	1.32
Existing woodland total	1.32
Existing P.M.A.	0.75
Regulated streams (linear feet of centerline)	0'



GENERAL INFORMATION

Map No. 50, Grid B4

W.S.S.C. Grid: 205 NE 03

A.D.C. Street Map No. 12 grid c-7

Planning Area: 68

Planning Analysis Zone: 244A

- SITE ANALYSIS & GENERAL NOTES
1. Subdivision name: Trumps Hill Estates
 2. Total Site Area = 65,011 s.f. or 1.4924 Ac.
 3. Zoning: R - E
 4. Proposed Use: Single Family Residence
 5. Number of lots: 1 (Lot 3 - Trumps Hill Estates)
 6. W.S.S.C. Grid: 210 SE 11
 7. Tax Map 109, Grid F-4
 9. Property is recorded under L. 16353 @ F. 431
 10. This site is not within an Aviation Policy Area.
 11. Existing water category = W-3
 - Existing sewer category = S-3
 12. Proposed water category = W-3
 - Proposed sewer category = S-3
 12. Stormwater Concept Plan
 13. A 10' P.U.E. is shown along the right-of-way.
 14. There is no Mandatory park dedication proposed at this time.
 15. There are no known cemeteries on or adjacent to the site.
 16. There are no historic sites on or in the vicinity of this site.
 17. Wetlands are as shown on the site.
 18. There is no 100-year floodplain within the boundaries of this site.
 19. This site is not located within the Chesapeake Bay Critical Area.
 20. Topographic information shown hereon taken from County GIS Aerial Topography and other existing records and should be field-checked prior to construction or other reliance thereon.
 21. Owner / Applicant: Trumps Hill, L.L.C.
 - 8701 Georgia Avenue
 - Silver Spring, MD 20910
 - Ph.: 000-000-0000

"MISS UTILITY"

FOR LOCATION OF UTILITIES CALL

1-800-257-7777 48 HOURS IN ADVANCE

OF ANY WORK IN THIS VICINITY.

NOTE: UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND WERE TAKEN FROM AVAILABLE SURFACE OBSERVATION, CONSTRUCTION DRAWINGS AND RECORDS. FOR MORE PRECISE LOCATION OF UNDERGROUND UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS IN ADVANCE OF ANY WORK OR PRECISE DESIGN NEED IN THIS VICINITY. ADDITIONAL UTILITIES THAN THOSE SHOWN HEREON MAY EXIST.

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 8231

Expiration Date: 11/28/11

CERTIFICATE OF COMPLIANCE

I certify that this plan has been designed in accordance with the requirements of Subtitle 4, Division 3 of the Code of Prince George's County, Maryland; and that I or my staff have inspected this site and that drainage flows from uphill properties onto this site, and from this site onto downhill properties have been addressed in substantial accordance with applicable codes.

12/6/11

Date

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Wetland and Wildlife Conservation Technical Manual

John P. Markovich

John P. Markovich
Licensed Forester #153
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, Maryland 20601
(801) 645-4977
jmarkovich@comcast.net

STATE OF MARYLAND
LICENSED FORESTER
JOHN P. MARKOVICH
BOARD OF FORESTERS

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

APPROVAL

Type 2 Tree Conservation Plan
TCP 2 - 023 - 11

Approved by: [Signature] Date: 12/9/12

01	
02	
03	
04	
05	

ENGINEERS
LAND PLANNERS
LAND SURVEYORS

RDPA

14603 MAIN STREET - UPPER MARLBORO, MD 20772
(301) 957-3100 (301) 952-8200 (410) 635-8600

REVISIONS

NO.	DATE	DESCRIPTION
1	12/6/11	W-12

JOB NO. W-12

SCALE: 1" = 30'

DRAWN BY: Martin

CHECKED BY: CSD

DATE: September, 2011

SITE, LANDSCAPE & TYPE 2 TREE CONSERVATION PLAN

Lot 3

TRUMPS HILL ESTATES

MELWOOD (15th) ELECTION DISTRICT

PRINCE GEORGES COUNTY, MARYLAND

SHEET 1 of 2

Standard Type 2 Tree Conservation Plan Notes

1. This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If grading permit expires, then this TCP2 also expires and is no longer valid.
2. Cutting or clearing woodlands not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$9.00 per square foot mitigation fee.
3. 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 contacted 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.
4. 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.
5. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
6. The property is within the Developing Tier and is zoned R-E.
7. The property is adjacent to Trumps Hill Road which is a designated historic roadway.
8. The site is not adjacent to a roadway classified as arterial or greater.
9. This plan is not grandfathered by CB27-2010, Section 25-119(g).
10. All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
11. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
12. The location of all temporary tree protection fencing (TPFs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installation of the TPFs may begin.
13. All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
14. Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TCF installation. These signs must remain in perpetuity.
15. 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 county as dead, dying or hazardous may be removed.
16. A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the trees has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
17. During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chainsaw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
18. If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photographs shall be submitted to the inspector for documentation of the damage.

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.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

POST DEVELOPMENT NOTES

When woodlands and/or specimen, historic or champion trees are to remain:

a. If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handout "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. 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.

If a tree or portion thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

b. The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and 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.

c. 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.

d. 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.

6.2 Landscape Specifications

a. Landscape specifications shall be as outlined below. Any item or procedure not mentioned below shall be as specified in the Landscape Specification Guidelines published by the Landscape Contractors Association (latest edition).

b. Plant Materials

The landscape contractor shall furnish and install and/or dig, ball, burlap and transplant all of the materials called for on the drawings and/or listed in the Plant Schedule.

1. Plant Names

Plant names used in the Plant Schedule shall be identified in accordance with Hortus Third, by L.H. Bailey, 1976

2. Plant Standards

All plant materials shall be equal to or better than the requirements of the "American Standard for Nursery Stock" latest edition, as published by the American Association of Nurserymen (hereafter referred to as ANN Standards). All plants shall be typical of their species and variety, shall have a normal habit of growth, and shall be first in quality, sound, vigorous, well-branched and with healthy, well-furnished root systems. They shall be free of disease, insect pests and mechanical injuries.

A) All plants shall be nursery grown and shall have been grown under the same climatic conditions as the location of this project for at least two years before planting. Neither heeled-in plants nor plants from cold storage will be accepted.

B) Collected plants or transplanted trees may be called for by the landscape architect and used, provided, however, that locations and soil conditions will permit proper balling.

3. Plant Measurements

All plants shall conform to the measurements specified in the Plant Schedule.

(A) Caliper measurements shall be taken six inches (6") above grade for trees under four-inch (4") caliper and twelve inches (12") above grade for trees four inches (4") in caliper and over.

(B) Minimum branching height for all shade trees shall be six feet (6').

(C) Minimum size for planting shade trees shall be 2 1/2" - 3" caliper, 12' - 14' in height.

(D) Minimum size for planting minor shade trees shall be 2 1/2" - 3" in caliper, 8' - 10' in height.

(E) Minimum size for planting ornamental trees shall be 1 1/2" - 1 3/4" caliper, 7' - 9' in height.

(F) Minimum size for planting evergreen trees shall be 6" - 8" in height.

(G) Caliper, height, spread and size of ball shall be generally as follows:

Caliper	Height	Spread
2-2 1/2"	12' - 14'	6' - 8'
2-1/2" - 3"	12' - 14'	6' - 8'
3" - 3 1/2"	14' - 16'	6' - 8'
3 1/2" - 4"	14' - 16'	8' - 10'
4" - 4 1/2"	16' - 18'	8' - 10'
4 1/2" - 5"	18' - 20'	10' - 12'
5" - 5 1/2"	18' - 20'	10' - 12'
5 1/2" - 6"	18' - 20'	12' - 14'

All plant material shall generally average the median for the size ranges indicated above and as indicated in the "ANN Standards".

(H) Minimum size for planting all shrubs shall be, in general, 18" - 24" in height or spread, as appropriate, except that the larger size may be required when deemed appropriate by the Planning Director or designee in the case of particular species or planting situations.

c. Planting Methods

All proposed plant material that meets the specifications in Section b. Above are to be planted in accordance with the following planting methods during the proper seasons as described below.

1. Planting Seasons

A professional horticulturalist/nurseryman shall be consulted to determine the proper time, based on plant species and weather conditions, to move and install particular plant material to minimize stress to the plant. Planting of deciduous material may be continued during the winter months provided there is no frost in the ground and frost free top soil planting mixtures are used.

2. Digging

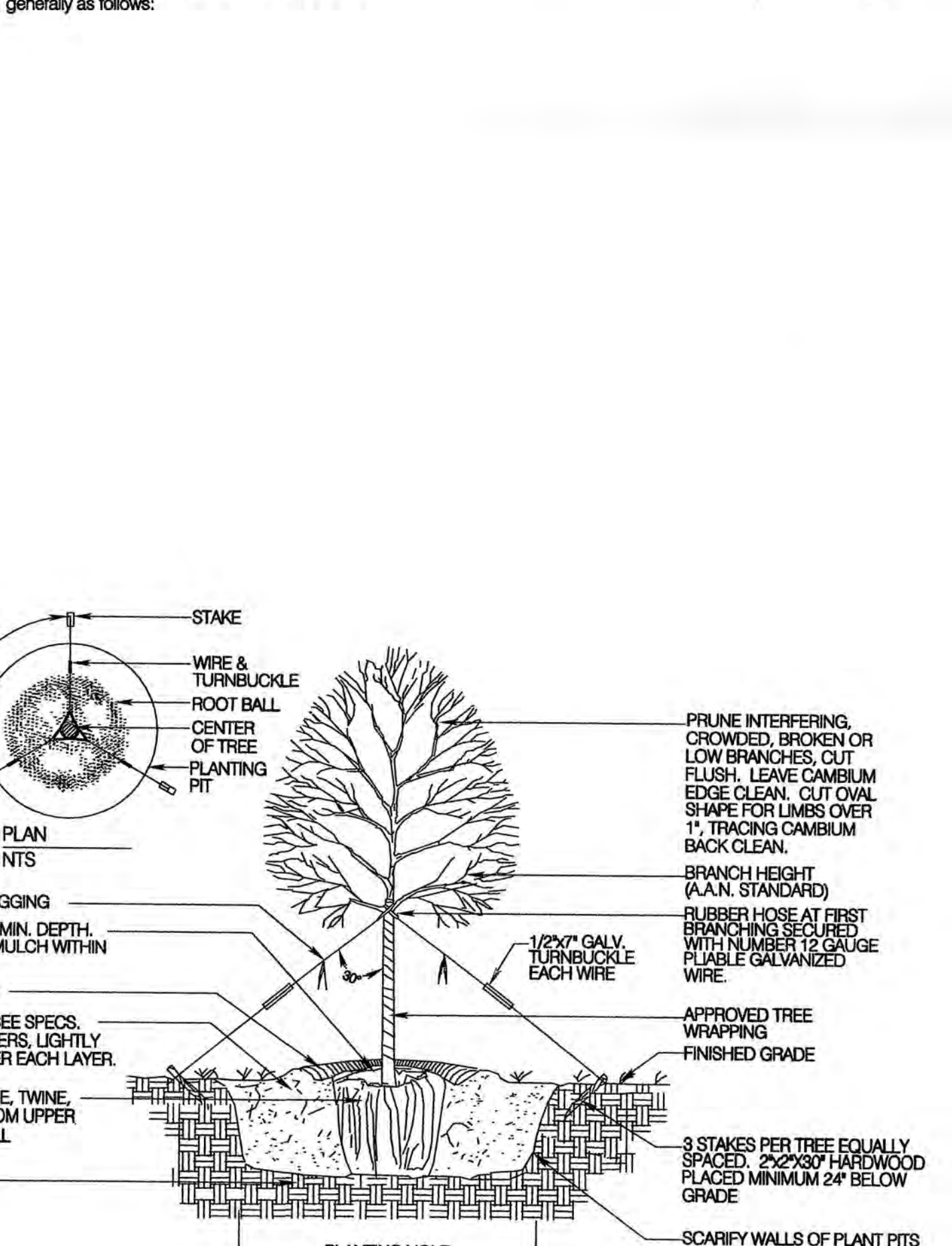
All plant material shall be dug, balled and burlapped (B+B) or bareroot in accordance with the "ANN Standards".

3. Excavation of plant pits

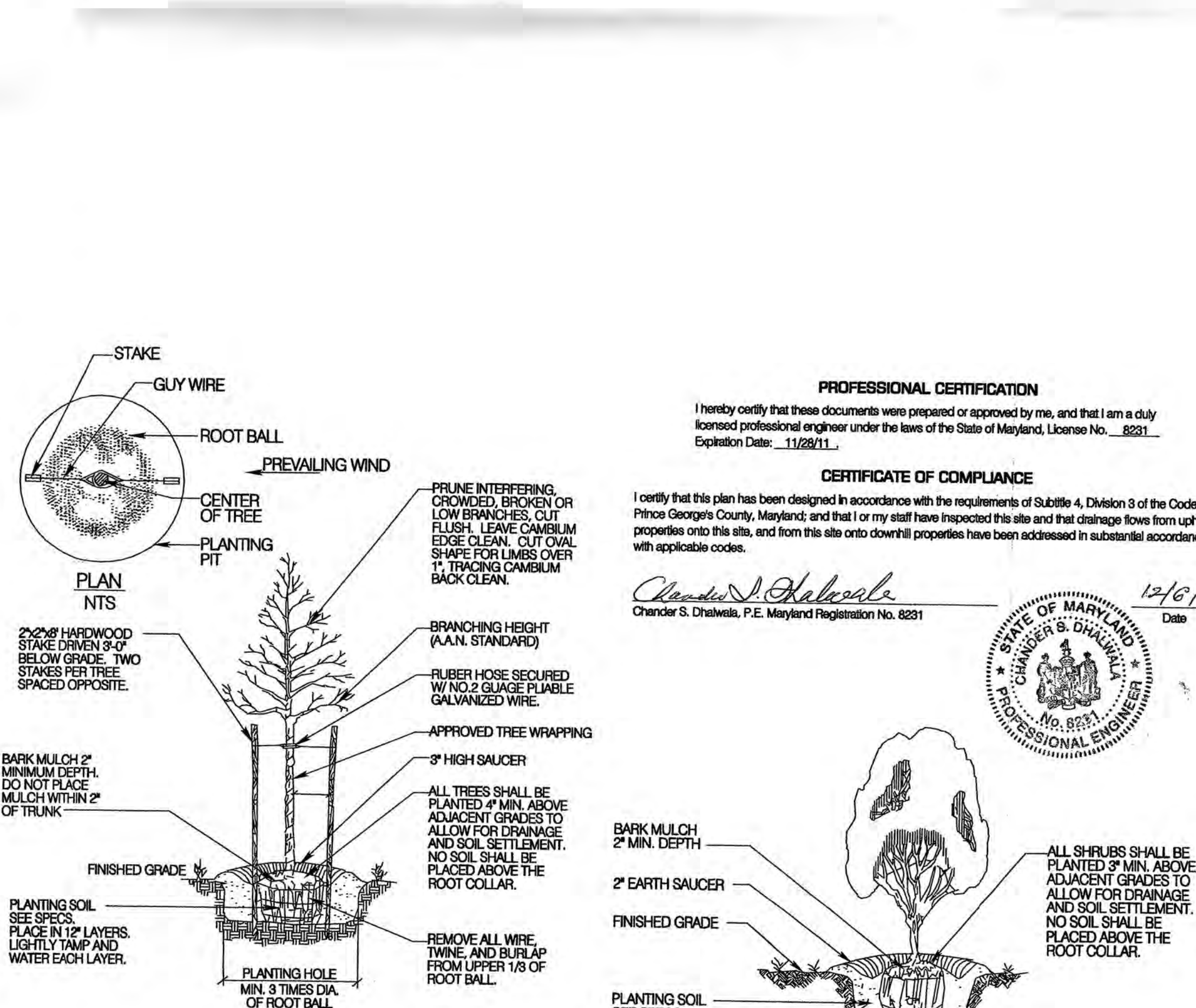
The landscape contractor shall excavate all plant pits, vine pits, hedge trenches and shrub beds as follows:

(A) All pits shall be generally circular in outline, with vertical sides. The tree pit shall be deep enough to allow 1/8 of the ball to be above the existing grade. Plants shall rest on undisturbed existing soil or well compacted backfill. The tree pit must be a minimum of nine inches or larger on every side than the ball of the tree.

(B) If areas are designated as shrub beds or hedge trenches they shall be cultivated to at least 18" depth minimum. Areas designated for ground covers and vines shall be cultivated to at least 12" in depth minimum.



TYPICAL LARGE TREE PLANTING DETAIL
(2-1/2" CALIPER AND LARGER)
NOT TO SCALE



TYPICAL SMALL TREE PLANTING DETAIL
(2" CALIPER OR LESS)
NOT TO SCALE



TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 8231. Expiration Date: 11/28/11.

CERTIFICATE OF COMPLIANCE

I certify that this plan has been designed in accordance with the requirements of Subtitle 4, Division 9 of the Code of Prince George's County, Maryland; and that I or my staff have inspected this site and that drainage flows from uphill properties onto this site, and from this site onto downhill properties have been addressed in substantial accordance with applicable codes.

Chander S. Dhaliwal
Chander S. Dhaliwal, P.E. Maryland Registration No. 8231



12/6/11
Date

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual

John P. Markovich
Licensed Forester #153
JPM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, Maryland 20601
(301) 645-4977
jpmarkovich@comcast.net



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

APPROVAL
Type 2 Tree Conservation Plan
TCP 2 - 023 - 11

Approved by: [Signature]
Date: 1/24/12

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