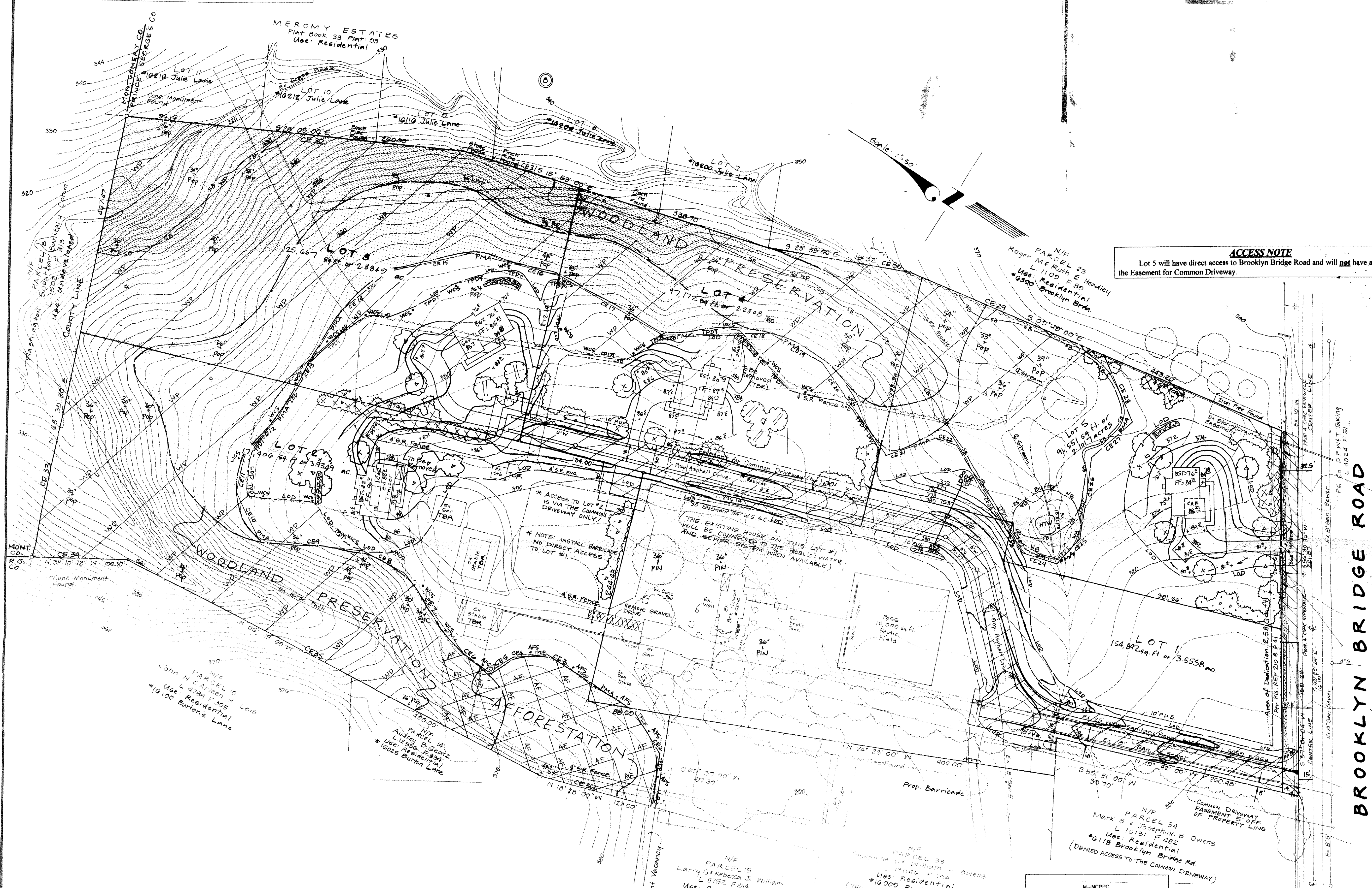
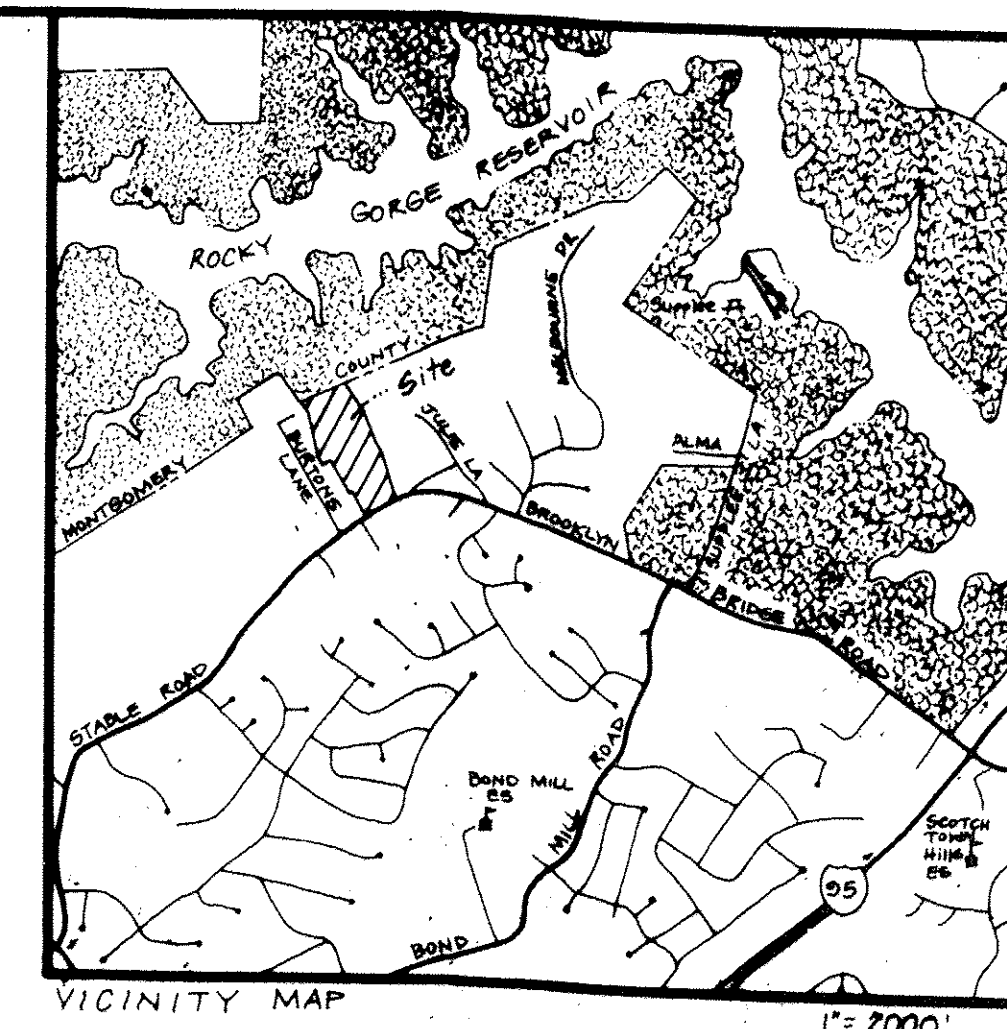


ALL EXISTING FENCING SHALL CONFORM TO SUBTITLE 27 OR SHALL BE REMOVED OR RELOCATED APPROPRIATELY.



ACCESS NOTE

Lot 5 will have direct access to Brooklyn Bridge Road and will **not** have access to the Easement for Common Driveway.

- ## GENERAL NOTES
1. Total Site Area: 643,268 sq. ft. or 14.7674 acres
 2. Existing Site Use: Residential Agriculture (R-A)
 3. Property Zoned: RA (Residential-Agricultural)
 4. Property located on P.G. Co. 200' scale topography: 221 NE 6, 222 NE 6
 5. Property located on P.G. Co. 200' scale topography: 221 NE 6, 222 NE 6
 6. Property located on P.G. Co. Street Map, Page 1 Grids: K-12, K-13
 7. Property located on P.G. Co. Soils Survey Map: 33
 8. Soils Types:
 - 20% M2E2 = Manor silt loam, 25-45% slopes, moderately eroded
 - 20% M2C2 = Manor silt loam, 8 to 15% slopes, moderately eroded
 - 20% MB3 = Manor silt loam, 3 to 8% slopes, severely eroded
 - 15% MB2 = Glencliff silt loam, 3 to 8% slopes, moderately eroded
 - 10% C1B2 = Chilium gravelly silt loam, 3 to 8% slopes, moderately eroded
 - 10% C1B2 = Chester silt loam, 3 to 8% slopes, moderately eroded
 - 5% W0A = Worthen silt loam, 0 to 8% slopes
 9. Property located on P.G. Co. 200' scale topography: 221 NE 6, 222 NE 6
 10. Property located on U.S.G. Map: Beltsville Quadrangle
 11. Electric service provided by: BG&E
 12. Telephone service provided by: Verizon
 13. Sewage disposal: Public System
 14. Water supply: Public System
 15. Water and Sewer Category: #4 (CR 34 - 2003)
 16. Vertical datum: W.S.S.C.
 17. Horizontal datum per deed: Liber 11605 Folio 38
 18. Property located in planning area: 60
 19. Property located in Councilmanic District No. 10
 20. Topographic Survey performed by: Landesign, Inc. (December, 2001)
 21. There isn't any 100-year Floodplain located on the subject site (Flood Hazard Zone: "C") as shown on FEMA Flood Insurance Rate Map Panel# 24500-0010 C
 22. Natural wetlands located by McCarty and Associates in February, 2003
 23. There are no Natural Heritage areas, rare, threatened and endangered species areas; forest with interior swelling bird species; colonial water bird nesting sites; waterfowl staging areas; tributary streams and anadromous fish propagation waters located on the site.
 24. There are no cemeteries located on this property.
 25. There are no historic structures located on or adjacent to this property. Any abandoned wells found within the confines of the above referenced property will be backfilled and sealed in accordance with COMAR 26.04.04 by a licensed well driller or as witnessed by a representative of the Health Department.
 26. Any abandoned septic tanks must be pumped out by a licensed scavenger and either removed or backfilled in place prior to record plat approval.
 27. A rare permit must be obtained through the Department of Environmental Resources prior to the removal of any existing buildings. Any hazardous materials located in any structures on site must be removed and properly stored or discarded prior to the structures being razed.
 28. Area Statement:
 - Lot 1: 152,453 sq. ft. or 3.4998 acres
 - Lot 2: 171,406 sq. ft. or 3.9349 acres
 - Lot 3: 124,578 sq. ft. or 2.8589 acres
 - Lot 4: 98,260 sq. ft. or 2.2537 acres
 - Lot 5: 94,131 sq. ft. or 2.1610 acres
 29. Dedication: 2,440 sq. ft. or 0.0560 acres
643,268 sq.ft. or 14.7674 acres
 30. Building Restrictions
 - a. Proposed Use: Single-Family Residence
 - b. Minimum lot size: 87,120 sq. ft. or 2.0000 acres
 - c. Maximum lot coverage: 10%
 - d. Minimum lot width at front building restriction line: 150'
 - e. Minimum lot width at street line: 25'
 - f. Minimum building setback at front building line: 25'
 - g. Minimum building setback at rear building line: 35' / 17'
 - h. Minimum building setback at rear of property: 35'
 31. SWM Concept Approval Number: 37152-2002-00

LEGEND

- Ex. Contour ----- 370 Conservation CE3
 Ex. Edge of Woods
 Prop. Easmt. for Common
 Driveway
 Area of Steep Slopes
 (15-25%)
 Area of Severe Slopes
 (over 25%)
 Non-Tidal Wetlands
 Tree Protection Device
 (Temporary, Permanent)
 PMA
 Limits of Disturbance
 Non-Tidal Wetland Buffer
 Stream
 Stream Buffer
 Woodland Preservation
 Afforestation
 Woodland Preservation Sign
 Afforestation Sign
-
- NTW
- TPT
- PMA
- LBD
- WB
- SB
- WP
- AP
- WP
- AP
- WCS
 • UFS

TYPE II TCP CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON CONFORMS TO THE REQUIREMENTS OF THE PRINCE GEORGE'S COUNTY WOODLAND CONSERVATION / TREE PRESERVATION ORDINANCE FOR A TYPE II TREE CONSERVATION PLAN.

6-13-08

MICHAEL S. NAGY
REG. PROF. LANDSCAPE ARCH. FECT #32

DATE	REVISIONS
6-05-08	Address Review Comments
6-06-08	Revise Random Distribution Detail
6-13-08	Revise Random Distribution Detail

Landesign

ENGINEERS * SURVEYORS * PLANNERS
2905 MITCHELLVILLE ROAD SUITE NO. 111
BOWIE, MARYLAND 20716
(301) 249-8802

OWNER / DEVELOPER:

Michael F. Dugan
6623 Mid Cities Ave.
Beltsville, MD 20705
301-595-0665

TYPE II TREE CONSERVATION PLAN

LOTS 1-5
DUGAN'S ADDITION TO MEROMY ESTATES
Formerly the property of Josephine S. Owens Trustees, et al.
Liber. 11605 at Folio 38
Prince George's County, Maryland
- Tenth (10th) Election District

DATE: May, 2008	SCALE: 1" = 50'
DESIGN BY: J.C.	DRAWN BY: J.C., J.F.
CHECKED BY: W.B.	SHEET No.: 1 of 2
PERMIT No.:	JOB No.: 01-052

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 to 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 identified 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 (Trees, 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 solid 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 material that would inhibit sprouting.
4. Debris from the tree removed or pruning that occurs within 35 feet of the woodland edge shall 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 stumps must be placed into brush piles that will serve as wildlife habitat.

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.

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 owner 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.

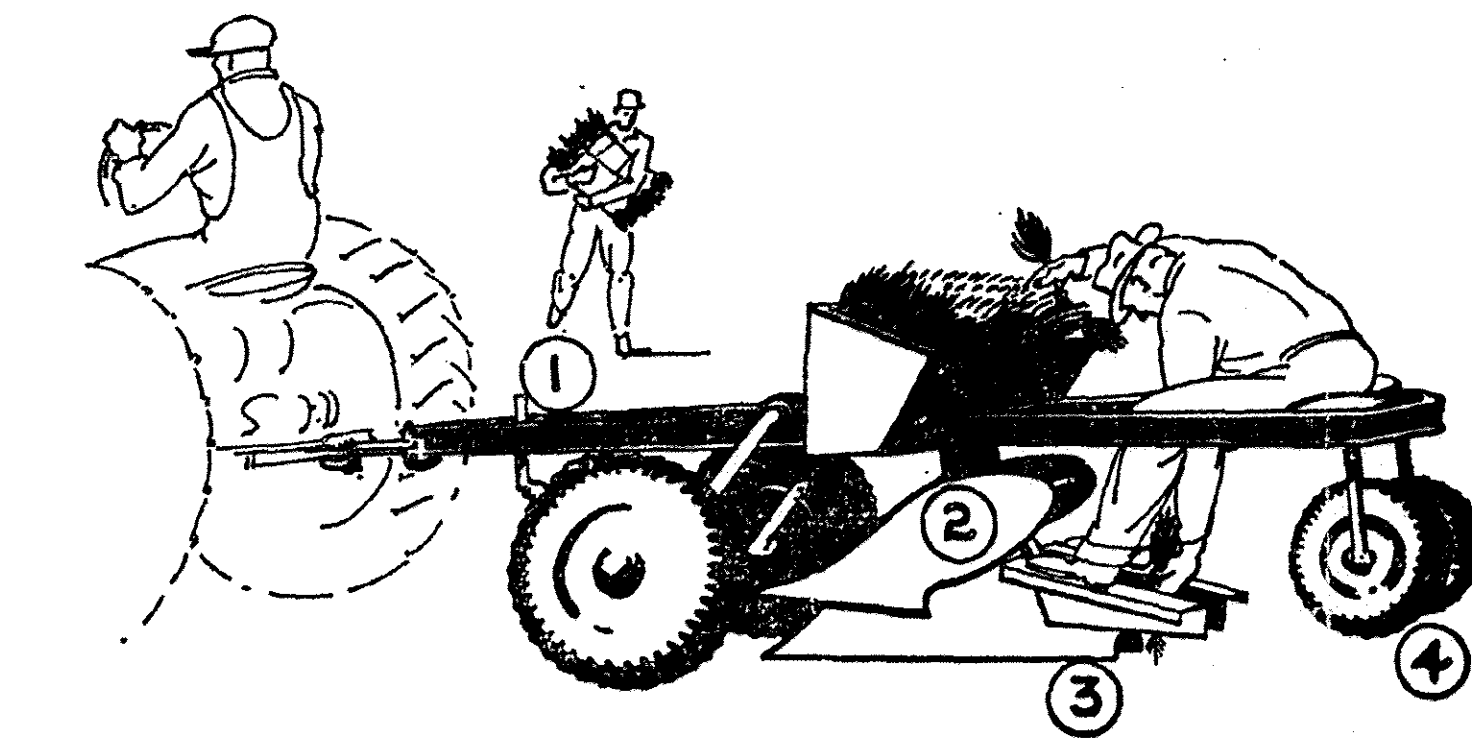
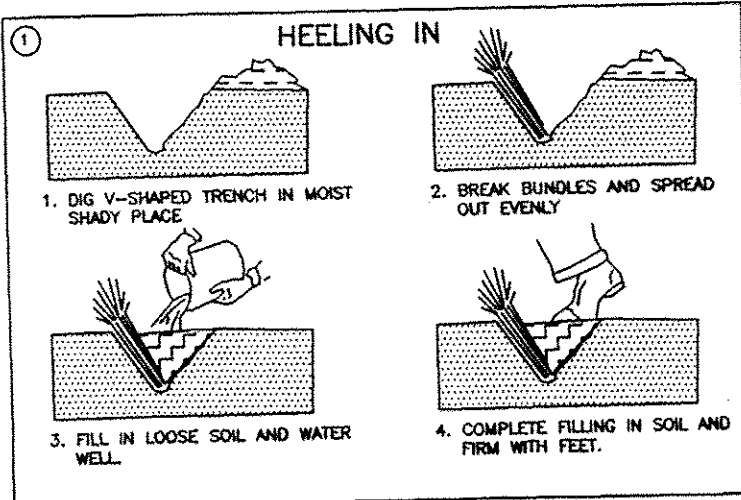
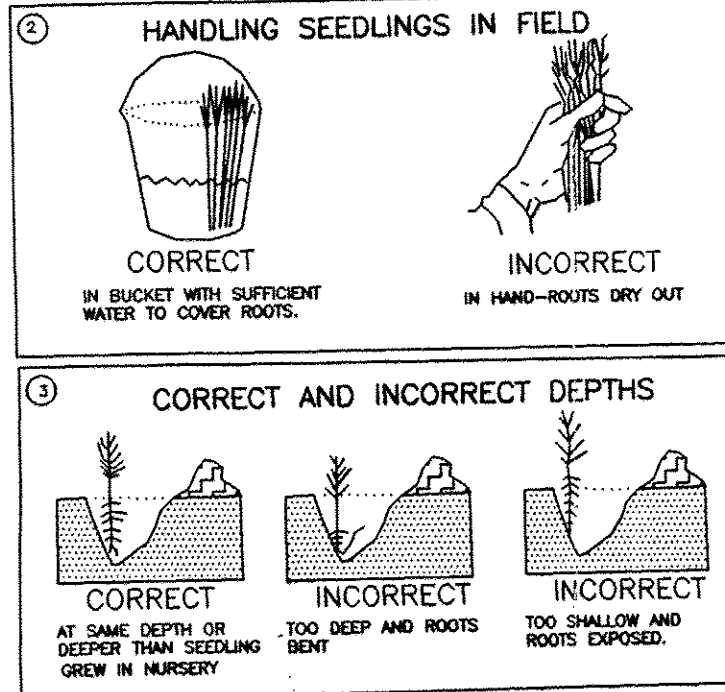


Fig. 4. Typical tree-planting machine.

(1) Rolling coulters. (2) Double mouldboard plow or middle buster. Not essential in the absence of heavy ground cover. (3) Planting shoe, which opens the trench. (4) Packing wheels, which close trench and firm the soil.

Zone:			
Gross Tract:			
Floodplain:			
Previously Dedicated Land:			
Net Tract (NTA):			
Property Description or Subdivision Name:			
Is this site subject to the 1989 Ordinance?			
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)			
Is this a Mitigation Bank			
Break-even Point (preservation) =			
Clearing permitted w/o reforestation =			
Woodland Conservation Calculations:			
Existing Woodland	Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Woodland Conservation Threshold (NTA) =	50.00%	5.88	0.00
Smaller of a or b		5.88	
Woodland above WCT		0.00	
Woodland cleared		0.25	0.00
Smaller of d or e		0.00	
Clearing above WCT (0.25 - 1) replacement requirement		0.25	
Afforestation Threshold (AFT) =	20.00%	0.00	
Off-site Mitigation being provided on this property		0.00	
Woodland Conservation Required		5.88	
Woodland Conservation Provided:			
Woodland Preservation	(acres)	5.83	
Afforestation / Reforestation		0.00	\$0.00
Area approved for fee-in-lieu		0.00	
Credits for Off-site Mitigation on another property		0.00	
Off-site Mitigation being provided on this property		0.00	
Total Woodland Conservation Provided		5.83	
Area of woodland not cleared	5.83 acres		
Woodland retained not part of requirements:	0.00 acres		
Prepared by:	Signed: <i>[Signature]</i>	Date: 6-13-03	
Revised 9/1/04			

WOODLAND AREA STATEMENT

LOT 1:
TOTAL LOT AREA: 3.5558 ACRES
EXISTING WOODS: 0.0000 ACRES

LOT 2:
TOTAL LOT AREA: 3.9349 ACRES
EXISTING WOODS: 1.8136 ACRES
PROP. WOODLAND CLEARING: 0.0344 ACRES
PROP. WOODLAND PRESERVATION: 1.7792 ACRES
PROP. AFFORESTATION: 0.51 ACRES

LOT 3:
TOTAL LOT AREA: 2.8599 ACRES
EXISTING WOODS: 2.4564 ACRES
PROP. WOODLAND CLEARING: 0.4932 ACRES
PROP. WOODLAND PRESERVATION: 2.2972 ACRES

LOT 4:
TOTAL LOT AREA: 2.2557 ACRES
EXISTING WOODS: 1.1708 ACRES
PROP. WOODLAND CLEARING: 0.0459 ACRES
PROP. WOODLAND PRESERVATION: 1.1249 ACRES

LOT 5:
TOTAL LOT AREA: 2.1610 ACRES
EXISTING WOODS: 0.4362 ACRES
PROP. WOODLAND CLEARING: 0.0000 ACRES
PROP. WOODLAND PRESERVATION: 0.4362 ACRES

AFFORESTATION/REFORESTATION MANAGEMENT PLAN

- Year 1: Area is planted according to pre-approved plan
Survival check 3 times (March-April), (July-August), (October-November)
Watering as needed
Control of undesirable vegetation as needed
- Years 2-3: Reinforcement planting if needed
Survival check twice annually (April-May), (September-October)
Watering as needed
Control of undesirable vegetation as needed
- Years 4-5: Reinforcement planting if needed
Survival check once annually (May-September)

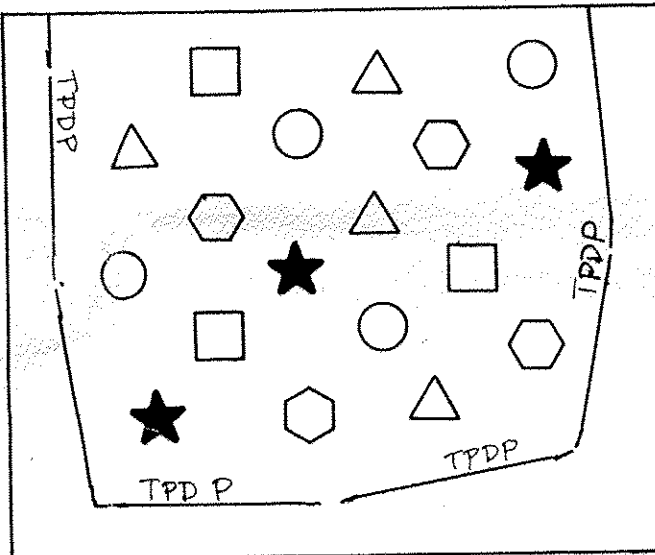
Fertilization or watering during years 1 through 3 will be done on an as needed basis. Condition Check Sheets should be to the client after each visit. We require a survival rate of 75 percent after 5 years. If adequate natural regeneration has occurred, it may be included in the final survival tally. Special return operations or recommendations will be conducted on an as needed basis. Perimeter fencing and signage will be removed after year 5 based on the date planted.

Protection of Reforestation and Afforestation Areas by Developers or Builders

1. Reforestation and afforestation areas shall be planted and associated fencing shall be installed prior to the issuance of the building permit for the lot. 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 II TCP. 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 mowed, however, the management of competing vegetation around individual trees is acceptable.

RANDOM DISTRIBUTION PATTERN

- ★ EASTERN RED CEDAR 250 / Acre
- EASTERN WHITE PINE 250 / Acre
- LOBLOLLY PINE 250 / Acre
- △ SWEET GUM 150 / Acre
- RED MAPLE 100 / Acre
- TOTAL 1,000 / Acre**



TPDP Split Rail Fencing (Permanent)
To be installed around afforested areas that do not abut existing woodland.

AFFORESTATION PLANTING SCHEDULE

1. AFFORESTATION PLANTING REQUIREMENT: 1,000 SEEDLINGS / ACRE
2. AREA OF PROPOSED AFFORESTATION: 0.51 ACRE
3. AFFORESTATION PLANTING REQUIRED: 0.51 x 1,000 = 510 SEEDLINGS
4. SEEDLING TYPES AND QUANTITIES:
EASTERN RED CEDAR (@250/ACRE) = 250 x .51 = 127.5, SAY 128 SEEDLINGS
EASTERN WHITE PINE (@250/ACRE) = 250 x .51 = 128 SEEDLINGS
LOBLOLLY PINE (@250/ACRE) = 250 x 0.51 = 128 SEEDLINGS
SWEET GUM (@150/ACRE) = 150 x 0.51 = 76.5, SAY 77 SEEDLINGS
RED MAPLE (@100/ACRE) = 100 x 0.51 = 51 SEEDLINGS
TOTAL PLANTINGS = 512 SEEDLINGS

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP II / 024 / 08	
Approved By	Date
Morgan K. Reiser	6/25/08
01	
02	
03	
04	
05	

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 \$150 per square foot mitigation fee.
2. The County Inspector 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 installation and/or start of reforestation activities. These signs shall remain in place permanently.
4. All tree planting for woodland replacement, reforestation or afforestation will be completed prior to issuance of building permits. Failure to establish the woodland replacement, reforestation or afforestation within the prescribed time frame will result in the forfeiture of the Reformation Bond and/or a violation of this Plan including the associated \$150 per square foot penalty unless a written extension is approved by County Inspector.
5. 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 County Inspector.
6. 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.
7. The County Inspector shall be notified prior to soil preparation or installation of any tree planting on this site.
8. Results of survival checks for all tree plantings shall be reported to the Der Inspector for the site.
9. Prior to the issuance of any permits the contractor responsible for site preparation, site preparation, tree planting and tree maintenance must be identified.
10. For each lot for which afforestation is proposed, the afforestation and associated fencing shall be installed prior to the issuance of the building permit for that lot. A certification prepared by a qualified professional may be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.

LOTS 1-5

DUGAN'S ADDITION TO MEROMY ESTATES

Formerly the property of Josephine S. Owens Trustees, et al.
Liber: 11605 at Folio: 38
Prince George's County, Maryland
- Tenth (10th) Election District

DATE: MAY, 2008

SCALE: As Shown

DESIGN BY: J.F.

DRAWN BY: D.H.

CHECKED BY: M.N.

SHEET No: 2 of 2

COMPUTER: C
FIELD BOOK:

JOB No: 01-052

Landesign
ENGINEERS * SURVEYORS * PLANNERS
2905 MITCHELLVILLE ROAD SUITE NO. 111
BOWIE, MARYLAND 20716
(301) 249-8802

OWNER/REVIEWER

Michael F. Dugan
6623 Mid Cities Ave.
Beltsville, MD 20705
301-595-0665

TYPE II TREE CONSERVATION PLAN