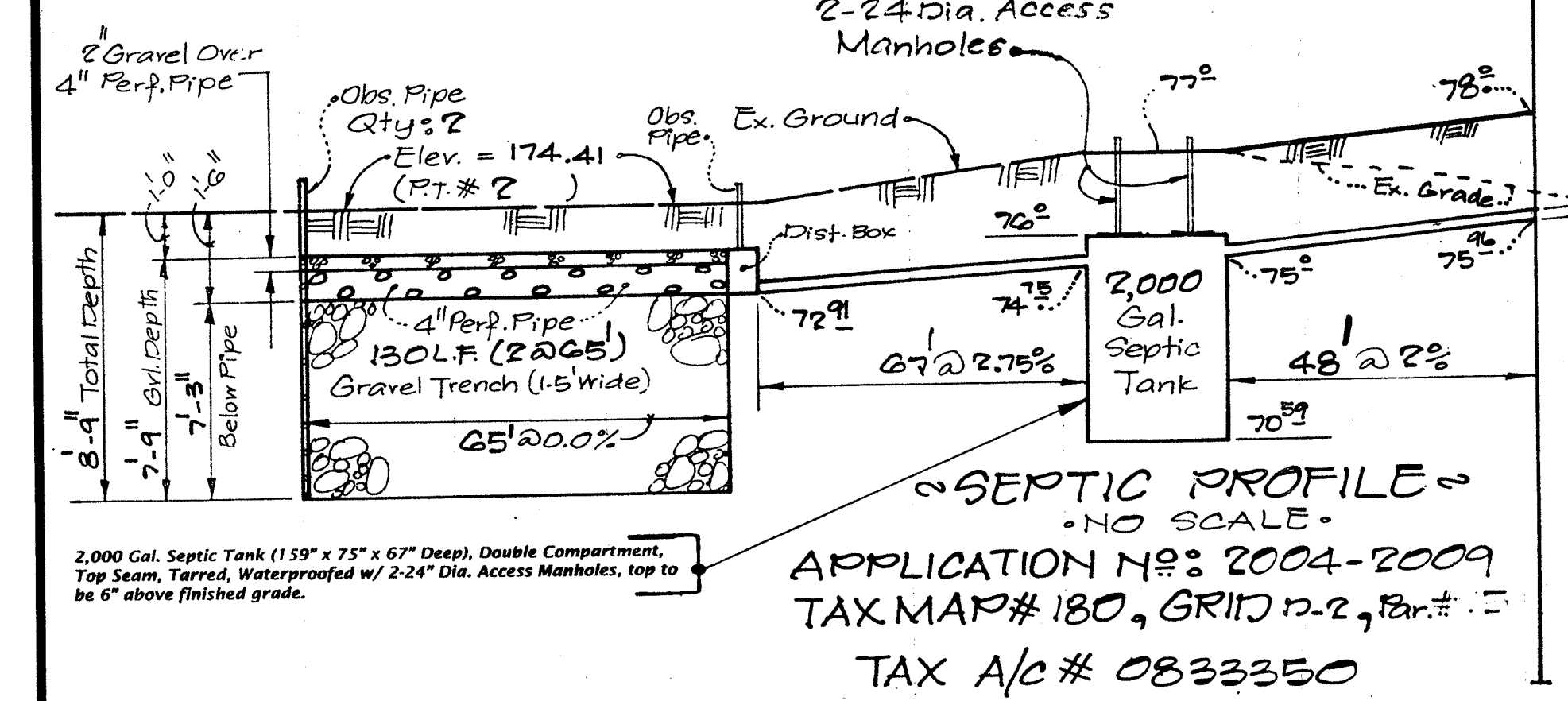
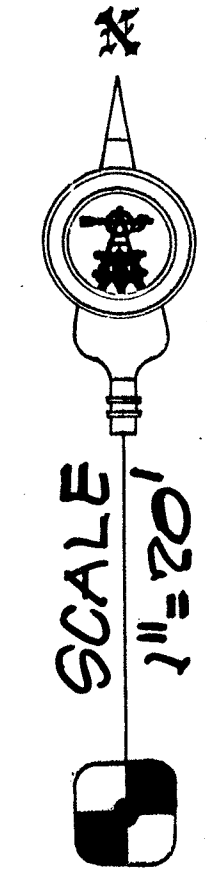


- \*\*\* ON-SITE RESIDENTIAL PLANTING REQUIREMENTS \*\*\***
- Existing Zoning: O-S SCHEDULE 4.1 (One)
  - Number of trees required per lot: 2 Number of Lots
  - Number of trees required per lot: 2 Shade Trees  
2 Evergreen or Ornamental Trees
  - Total Number of trees provided: 4 Shade Trees (Red Maple) min. 2 1/2" to 3" (D.T.)  
2 Evergreen Existing 2 Caliper, 12 to 14" High  
2 Ornamental Trees (Dogwood) min. 1 1/2" to 1 3/4" caliper, 7 to 9' High  
2 Evergreen Trees (White Pine) min. 6 to 8' High
- \* Existing 4 Shade Trees (ST, Ex) 1-14" Tree  
1-24" x 17" Maple; 1-24" Maple # 1-35" Oak



- \*\*\* SYMBOLS / LEGEND \*\*\***
- Existing Contours: 176
  - Proposed Contours: 176
  - Exist. Spot Elevations: 171+12
  - Prop. Spot Elevations: 171+12
  - Contour Intervals: 2 Ft. + 71.5
  - Limit of Disturbance: 2 Ft. + 71.5
  - Silt Fence: 2 Ft. + 71.5
  - Stabilized Construction Entrance: 2 Ft. + 71.5
  - Prop. Underground Electric and Telephone: E1, E2
  - Ex. Woodline (Tree line): 2 Ft. + 71.5
  - Tree Protective Device: G 2 Ft. + 71.5
  - Forest Retention Area Sign: Qty: 10 Total
  - Tree Save Area: 2 Ft. + 71.5



- \*\*\* NOTES \*\*\***
- Elevations based on M.N.C.P. & P.C. Datum.
  - Disturbed Area = 14,200 sq. ft. or 0.33 AC.
  - Footings to be in natural ground.
  - Proposed driveway to be of compacted stone (dust free material).
  - Refer to approved structural plans for exact house dimensions before house stakeout.
  - It shall be the contractor's responsibility to check the location and elevation of sanitary sewer house connection with the proposed basement or lower level elevation before starting construction.
  - Lot coverage is: 2,675 sq. ft. = 12.6% incl. Prop. & Ex. Shed
  - Call "MISS UTILITY" at 1-800-257-7777, 48 hours prior to any digging, for safety sake and it's the Law!!!
  - Square Footage of House: 1st Floor = 2,635 sq. ft. 2nd Floor = 0 sq. ft. B'smt. = 0 sq. ft. Garage = 600 sq. ft. Total Living Space = 2,635 sq. ft.
  - Approximate Height of Proposed House = 25'

**\*\*\* MD DEPARTMENT OF LABOR, LICENSING & REGULATIONS \*\*\***

I do hereby certify that these documents/plans were prepared or approved by me and that I am a duly licensed Land Surveyor under the Laws of the State of Maryland.

**\*\*\* DRAINAGE CERTIFICATE \*\*\***

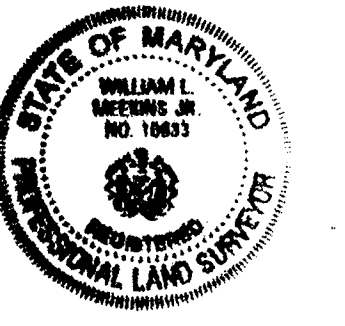
I certify that myself or someone under my supervision has inspected this site and that drainage onto this site from the upgrade property, and from this site onto the downgrade property has been addressed in substantial accordance with applicable codes.

**\*\*\* CERTIFICATE OF COMPLIANCE \*\*\***

This plan conforms to Subtitle 4, Division 3 of the Building Code of Prince George's County, Maryland.

26th February 2010  
Date  
NO TITLE REPORT FURNISHED  
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS  
OF RECORD OR OTHERWISE.

William L. Meekins, Jr.  
Registration # 10833  
Expires: 03 - 23 - 2012



**OWNER'S CERTIFICATION**

I have reviewed this plan and been made aware of the Woodland Conservation and Reformation Requirements. I understand that any additional woodland clearing beyond that shown on this plan will require a revised plan and approval by M.N.C.P. & P.C. and planting for Reformation will be done as called for and shown on plan.

Signed: Owner Lori M. Makle  
Name: Lori Makle  
Address: 21521 Aquasco Rd  
Aguasco MD 20608  
201-643-5396 (Cel)  
Tel. #

**\*\*\* APPLICANT / OWNER / DEVELOPER \*\*\***

MS. LORI MAKLE  
21521 Aquasco Road  
Aguasco, MD 20608  
301 - 643 - 5396 (Cel)  
202 - 874 - 8782 (W)

**TREE CONSERVATION PLAN - II (TCP-II),  
ON-SITE RESIDENTIAL PLANTING (LANDSCAPE PLAN),  
STORMWATER CONCEPT PLAN,  
PARTIAL TOPOGRAPHIC SURVEY,  
SITE GRADING PLAN AND  
SEPTIC SYSTEM DESIGN**

**THE PROPERTY OF  
LORI MAKLE**  
LIBER 19909 @ FOLIO 081

**8th ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MD.**  
DATE: 02-26-2010 SCALE: 1"=20' SHEET 1 OF 2

Rev. to New House, Note # 7 & Septic Profile: Rev. 05-17-2010  
Rev. Steps 06-01-2010  
Added TCP-II, 08-06-10  
Rev. TCP-II to Megan Reiter, 08-10-10  
Revised Contour note, 04/28/10  
Rev. TCP-II to Megan Reiter, 08-10-10  
Revised Contour note, 04/28/10

**W.L. MECKINS, INC.**  
3101 RITCHIE ROAD  
FORESTVILLE, MD 20747-4434  
PHONE: 301-736-6387/5366/7115  
FAX: 301-736-5364  
W.L. MECKINS, LAND SURVEYOR  
MD #2136 VA #576

WWW.MECKINS.NET



# Standard Type II Tree Conservation Plan Notes

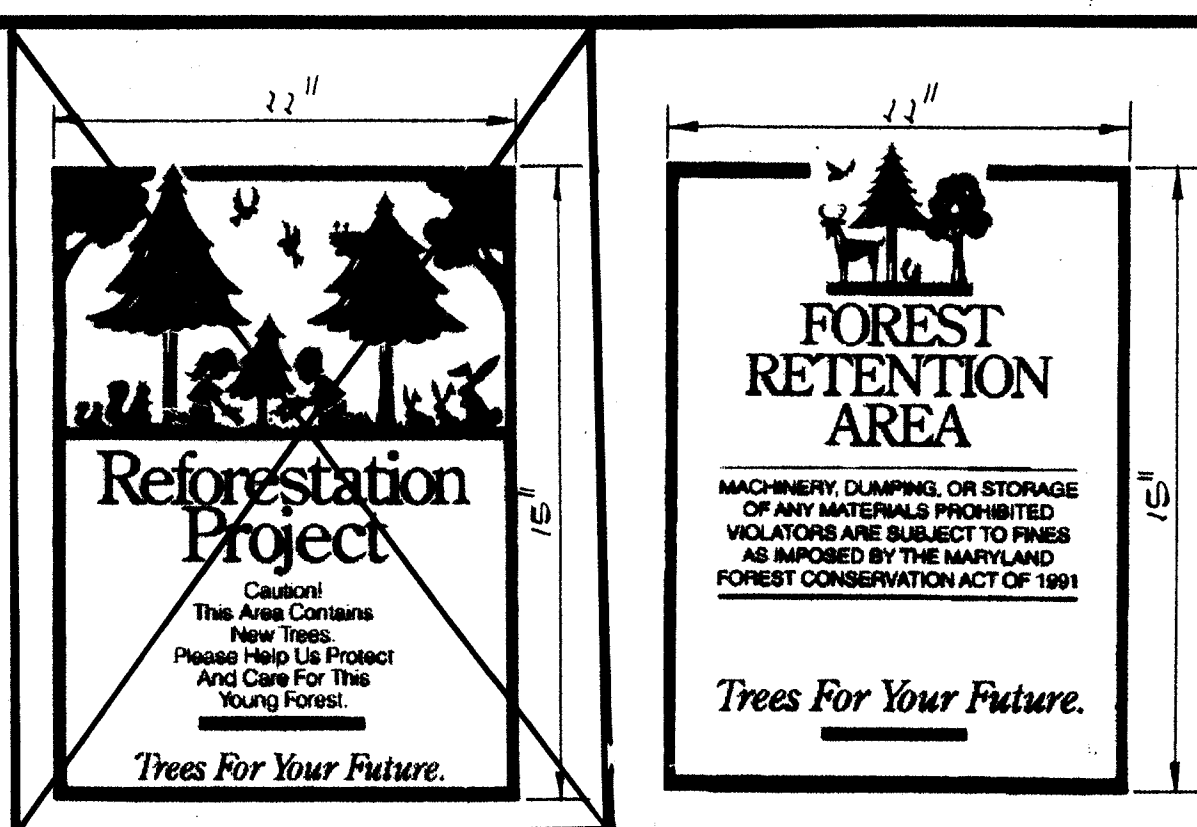
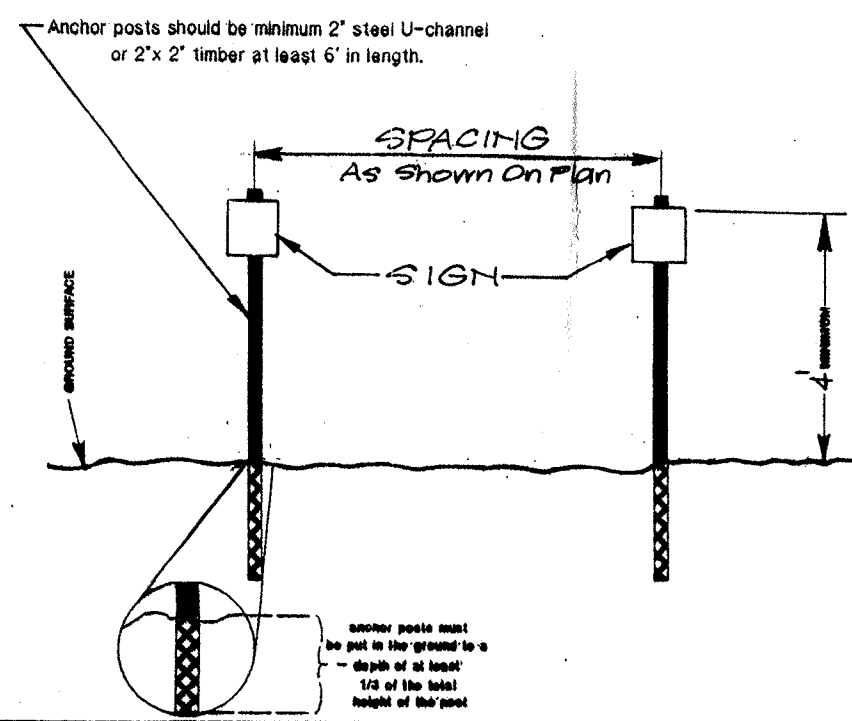
## Notes to include with all Plans:

- 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.
- The Department of Environmental Resources (DER) must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
- 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.
- 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.
- 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 DER. 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.
- Tree Protective Devices are not required for this Plan since an undisturbed 100 foot buffer of open land or a 50 foot forested buffer is being maintained between the Line of Disturbance (LOD) and the Tree Save Area. If changes to the LOD impact the undisturbed buffers the DER Inspector shall be contacted to evaluate the change to determine if revision to the Tree Conservation Plan is necessary or if installation of TPD's will be required.
- Since work on this project will be initiated in several phases all TPD's required for a given phase shall be installed prior to any disturbance within that phase of work.
- Woodland Conservation - Tree Save Areas 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 *interperituity*.
- For tree planting or woodland replacement, reforestation or afforestation will be completed prior to . . . 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. The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- Results of survival checks for all tree plantings shall be reported to the DER Inspector for that site.
- Prior to the issuance on any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

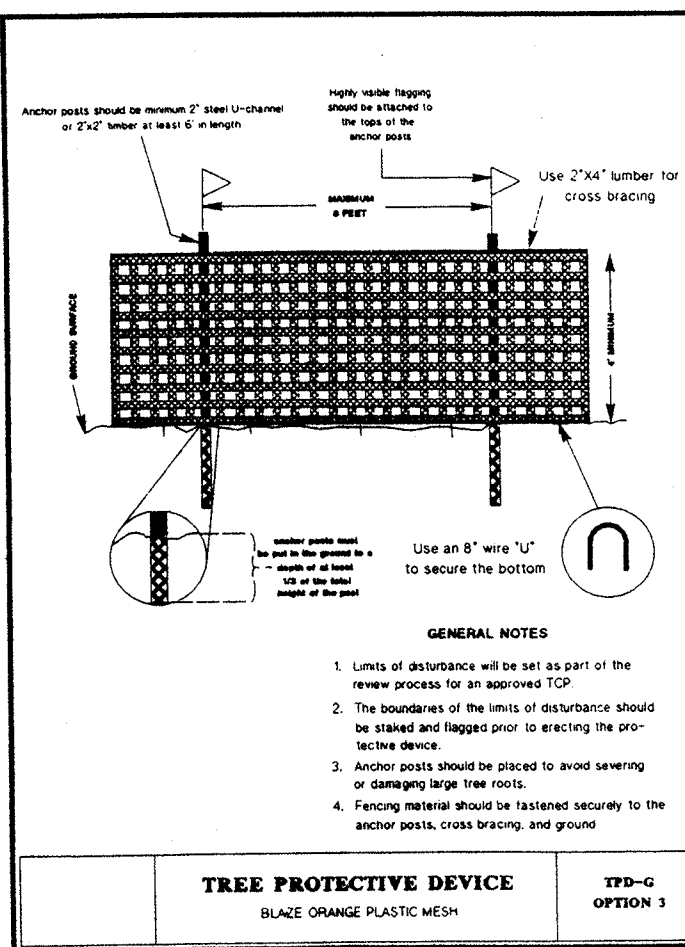
Name \_\_\_\_\_  
Business Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_

- Notes:
- Bottom of signs to be higher than top of tree protection fence.
  - Signs to be placed approximately 50' feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
  - Attachment of signs to trees is prohibited.

## SIGN INSTALLATION DETAIL



Qty: 10 (Total)



TPD-G-TPD-G-TPD-G-TPD-G

## WOODLAND DESCRIPTION

Predominantly a mixed stand of hardwood (99%) and a few widely scattered softwoods (1%). Independent and specimen trees located on map by size (DBH) and species. Hardwood trees vary from (4"-44" DBH) with softwood sizes (14"-26" DBH). Tree species consist of red and white oak, black and sweet gum, cherry, beech, red maple, persimmon, Virginia pine, red cedar, red maple, holly and ironwood. Groundcover and understory is comprised of poison ivy, green briar, common weeds, mixed grasses, inkberry, English Ivy, lilac and small seedlings / saplings (0"-3" DBH) of the aforementioned tree species.

Specimen Trees				
No.	Species	DBH(in)	Condition	Disposition
1	Red Oak	35	Good	Retain
2	Red Oak	39	Good	Retain
3	Red Oak	44	Good	Remove
4	Red Oak	31	Good	Remove
5	Red Maple	31	Good	Retain
6	Red Maple	34	Good	Retain

Woodland Conservation Worksheet for Prince George's County

Zone: Gross Tract: 0.22  
Floodplain: 0.00  
Previously Dedicated Land: 0.00  
Net Tract (NTA): 0.22

Property Description or Subdivision Name: Is this site subject to the 1989 Ordinance? Y  
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) = 0.34 acres  
Clearing permitted w/o reforestation = 0.14 acres

Woodland Conservation Calculations:

	Net Tract (acres)	Floodplain (acres)	Impacts (acres)
Existing Woodland	0.48	0.00	
Woodland Conservation Threshold (NTA) =	25.00%	0.31	
Smaller of a or b		0.31	
Woodland above WCT		0.18	
Woodland cleared	0.17	0.00	0.00
Smaller of d or e		0.17	
Clearing above WCT (0.25 - 1) replacement requirement		0.00	
Clearing below WCT (2-1) replacement requirement		0.00	
Afforestation Threshold (AFT) =	20.00%	0.00	
Off-site Mitigation being provided on this property		0.00	
Woodland Conservation Required		0.31	

Woodland Conservation Provided: (acres)

Woodland Preservation	0.31
Afforestation / Reforestation	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	0.31

Area of woodland not cleared: 0.31 acres  
Woodland retained not part of requirements: 0.00 acres

Prepared by: RAYMOND J. STRALKA  
323 Breckton Road, Ocean Hill, MD 20745  
301-839-2854  
Registered Professional Forester # 43

Revised 7/1/06



\*NOTE: This plan is approved in accordance with the following variance(s) from the strict requirements of Subtitle 25 approved by the Planning Director on December 21, 2010:

- A reduction in the woodland conservation threshold from 50 to 25 percent [Section 25-122(c)(5)]
- A reduction in the minimum area that can be shown on the TCP2 as woodland conservation to no less than 5,000 square feet [Section 25-122(b)(1)(i)]
- A reduction in the minimum width of woodland conservation areas to no less than 30 feet [Section 25-122(b)(1)(j)]
- The removal of two specimen trees as indicated in the Specimen, Champion and Historic Tree Table [Section 25-122(b)(1)(g)]

## WOODLAND CONSERVATION AREA MANAGEMENT NOTES

### 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.

- A tree is considered hazardous if a condition is present which leads 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.
- If a hazardous condition may be alleviated 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 ("Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices").
- 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 valid grading or building permit for the subject lots 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 materials that would inhibit sprouting.
- 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.

### Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

- A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4<sup>th</sup> floor of the County Administration Building at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-952-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.
- Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and over seeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fescue is not acceptable.

### Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, Invasive Plants or Non-Native Plants in Woodland Conservation Areas Owned by Individual Homeowners

- 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 arborist 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.
- The removal of noxious, invasive, and non-natives plant species from the woodland conservation areas may be done with the use of hand-held equipment only such as pruners or a chain saw. These plants may be cut near the ground and the 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.
- 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.

Note: 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.

### Protection of Reforestation and Afforestation Areas by Developers or Builders

- Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. 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 Tree Conservation Plan. Planting shall then be accomplished during the next planting season. 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.
- Reforestation areas shall not to be mowed, however, the management of competing vegetation around individual trees is acceptable.

### Protection of Reforestation and Afforestation Areas by Individual Homeowners

- 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.
- Reforestation areas shall not to be mowed, however, the management of competing vegetation around individual trees is acceptable.

## AFFORESTATION / REFORESTATION NOTES

- Soils in the reforestation and afforestation areas are not being disturbed as part of this operation. Therefore, the use of soil amendment will not be necessary. This area has been used for farming and open space.
- Root pruning of the planting stock may be done at the Nursery only.
- Planting will be done between February 15 and May 1 as long as the ground is not frozen.
- The limits of the tree planting area shall be identified by a single strand fence with red or orange flagging placed at no less than 8 foot intervals.
- Site preparation for tree planting is intended to minimize adverse competition from herbaceous growth on the site. This may be accomplished by any of the following methods singly or in combination:
  - Removal of all herbaceous vegetation within a 9 inch radius of the seedling before planting or immediately after planting. This may be done mechanically, manually or chemically.
  - Mulching after planting.
  - Control of herbaceous growth by mowing or chemical after planting.
  - Use of tree shelters with black poly species in conjunction with herbaceous growth control prior to planting.
- Management Plan for this site includes the following schedule of activities.
 

Year 1	Feb.-April	Site preparation and tree planting
	June	Vegetation control if needed
	Early September	Vegetation control if needed
	December	Survival check (100 + trees/acre)
Year 2	Feb.-April	Support planting if less than 700 trees/acre
	May	Vegetation control if needed
	August	Vegetation control if needed
	December	Survival check (600 + trees/acre)
Year 3	Feb.-April	Support planting if less than 600 trees/acre
	May & August	Vegetation control if needed
Year 4		Same as year 3
Year 5		Remove fencing from outside boundaries at completion of reforestation area
- The planting pattern for this area is based on rows spaced 6 feet apart and with a random spacing and species distribution within each row.
- Reforestation shall be done with 1,000 tree seedlings per acre, consisting of at least 4 species from those below. Species selection is based on availability with no more than 40% of total being of a single species.

Green Ash  
Tulip Poplar  
Sycamore  
Redbud - medium 10%  
Black Locust  
Red Oak  
Dogwood - medium 10%  
Loblolly Pine



W. J. Meekins

## \*\*\* APPLICANT / OWNER'S CERTIFICATION \*\*\*

I have reviewed this plan and been made aware of the Woodland Conservation Requirements. I understand that any additional woodland clearing beyond that shown on this plan will require a revised plan and approved by M. - N. C. P. & P. C.

Signed: Applicant / Owner Lori M. Makle

Name: Lori Makle

Address: 21521 Aquasco Road

Aquasco MD 20608

Telephone #: 301-643-5396 (cell)

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

APPROVAL  
TREE CONSERVATION PLAN  
TCP# 1024 / 10

Approved by: Megan K. Reiser Date: 1/5/11

01	
02	
03	
04	
05	
06	

## TREE CONSERVATION PLAN-II (TCP-II) WORKSHEET, NOTES, SIGNS, SPECIMEN TREES and DISPOSITION, WOODLAND DESCRIPTION, ETC.

THE PROPERTY OF  
**LORI MAKLE**  
LIBER 19909 @ FOLIO 081

8<sup>TH</sup> ELECTION DISTRICT PRINCE GEORGE'S CO., MD.

DATE: 08-06-2010 SCALE: NONE SHEET 2 OF 2

Rev. TCP-II to Megan Reiser Comments.  
09-28-2010  
Rev. TCP-II to Megan Reiser's letter dated 12-15-10  
Rev. 12-20-2010  
Rev. 12-29-2010 Worksheet revised.

W.L.MEEKINS, INC.  
3101 RITCHIE ROAD  
FORESTVILLE, MD 20747  
301-736-6387 or 7118  
301-736-5364 (fax)  
REGISTRARS  
MD # 2134 & # 10833  
VA # 576 DC # 200860  
www.meekins.net