

LOT 401, OAK LAWN
3805 OAKLAWN ROAD,
FORT WASHINGTON MD 20744
OAK LAWN, 9TH ELECTION DISTRICT,

TREE CONSERVATION
PLAN TYPE 2

REVISIONS

| |
|-----------------|
| 02/05/16 REV. F |
| COUNTY COMMENT |
| MP. |

| | |
|------------------|------------|
| DATE: FEB., 2016 | |
| DWN. - DD | CHECK M |

SCALE: 1" = 30'

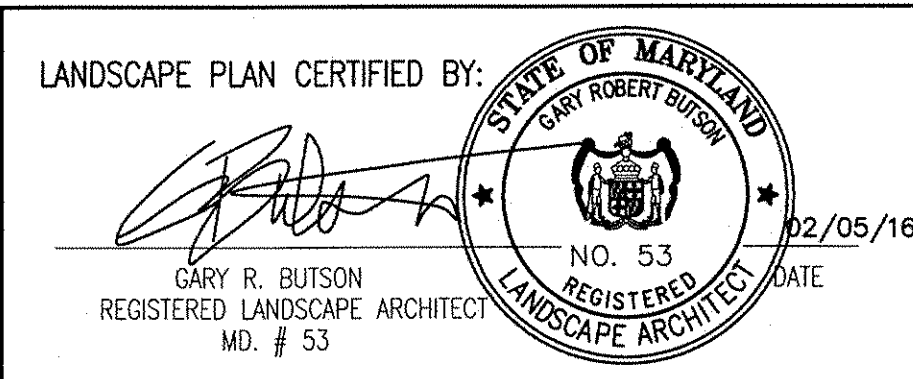
PROJECT/FILE NO
15-036

SHEET NO.
1 OF 3



MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY


















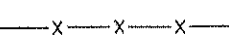

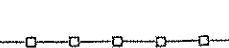











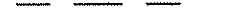

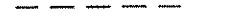








LANDSCAPE PLAN CERTIFIED BY:



OWNER/DEVELOPER:

RICK FERRANT
3925 PARK PLACE HUNTINGTON,
MD 20689
TEL: 240-393-3186

LEGEND

- | | | | |
|---|---------------------|---|-------------------------------------|
|  | SEWER MANHOLE |  | PROPERTY LINE |
|  | STORM DRAIN MANHOLE |  | ADJOINING PROPERTY |
|  | WATER MANHOLE |  | BUILDING LINE |
|  | UTILITY POLE |  | EXISTING CURB |
|  | GUY WIRE |  | EDGE OF PAVEMENT |
|  | WATER METER |  | SIDEWALK |
|  | GATE VALVE |  | OHW |
|  | FIRE HYDRANT |  | OVERHEAD UTILITIES |
|  | WATER VALVE |  | TREE LINE |
|  | TEST VALVE |  | EXISTING CHAIN LINK FENCE |
|  | MISC VALVE |  | EXISTING WOOD FENCE |
|  | LAMP POST |  | UNDERGROUND WASHINGTON GAS |
|  | GROUND LIGHT |  | UNDERGROUND ELECTRIC |
|  | ELECTRICAL BOX |  | UNDERGROUND WATER |
|  | SIGNBOARD |  | UNDERGROUND COMMUNICATION CABLE |
|  | TRAVERSE / FLY |  | PUBLIC UTILITY EASEMENT |
|  | MAIL BOX |  | B.R.L. (BUILDING RESTRICTION LINE) |
|  | GATE |  | WOODLAND CLEARED (OFF-SITE IMPACTS) |
|  | TELEPHONE BOX |  | WOODLAND RETAINED NOT CREDITED |
|  | MONITORING WELL |  | LIMIT OF DISTURBANCE |
|  | EDGE OF PAVEMENT | | |
|  | EDGE OF CONCRETE | | |

GENERAL NOTES

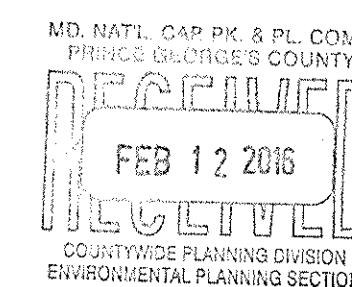
1. BOUNDARY AND TOPOGRAPHY SURVEY
PREPARED BY CDDI.
 2. TAX MAP: PAGE 114, GRID D-2
TAX ACCOUNT: LOT 401-
 3. ADC MAP PAGE 24, GRID C-11
 4. 200' WSSC SHEET # 211SE 04
 5. PROPERTY ZONED: R-E
 6. PROPERTY RECORDED IN PRINCE GEORGE'S COUNTY
LAND RECORDS, LOT 401, L.33455 - F. 384
 7. LOT AREA: 3.00 ACRES, 130,989 S.F.
 8. 100-YEAR FLOODPLAIN PER RECORD PLAT; P.B REP. 193, P.63.
 9. OWNER:
RICHARDO FERRANTE
3925 PARK PLACE
HUNTINGTON, MD 20639
TEL. (240)393-3186
 10. ENGINEER:
CAPITOL DEVELOPMENT DESIGN, INC.
4600 POWDER MILL ROAD, STE. 200
BELTSVILLE, MD 20705
TEL. (301) 937-3501
 11. TEN (10') FEET PUBLIC UTILITY EASEMENT RUNS ALONG
ALL PUBLIC RIGHT-OF-WAY.
 12. FILL AREAS:
 - A. CLASS I FILL TO BE PLACED BELOW ALL BUILDINGS
 - B. CLASS II FILL TO BE PLACED BELOW ALL PAVED AREAS
INCLUDING DRIVEWAYS AND SIDEWALKS
 - C. CLASS III FILL TO BE PLACED IN AREAS THAT WILL REMAIN
"GREEN".
 13. MAXIMUM SLOPE: 3:1
 14. MINIMUM SLOPE: 2.5% GRASSED, 2.5% PAVED
 15. WATER CATEGORY: 3
 16. SEWER CATEGORY: 3
 17. BUILDING SETBACKS:
FRONT: 25'
SIDE: 35' TOTAL/18' OR 17'
REAR: 25'
 18. MAX. LOT COVERAGE: 20%
 19. PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED RESIDENTIAL
 20. STORMWATER MANAGEMENT CONCEPT NO. PENDING
 21. GRADING EASEMENT TO BE ACQUIRED PRIOR FOR OFF-SITE IMPACTS PRIOR TO SITE GRADING PERMIT.
- MD. NATL. CAP. PK. & PL. COMM.
PRINCE GEORGES COUNTY


RECEIVED

FEB 12 2016

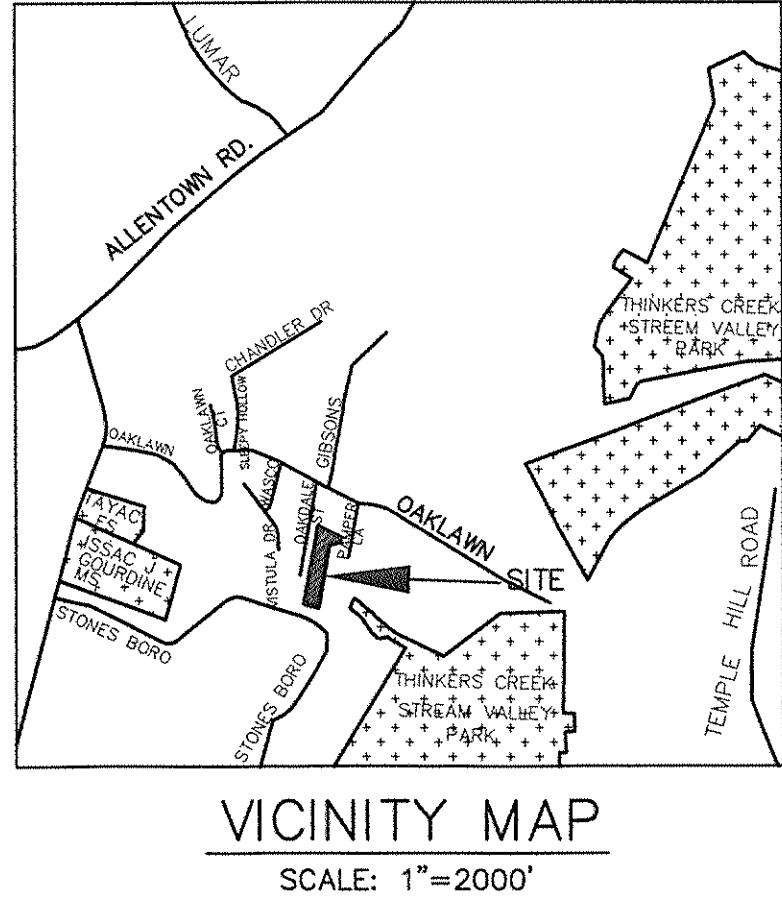
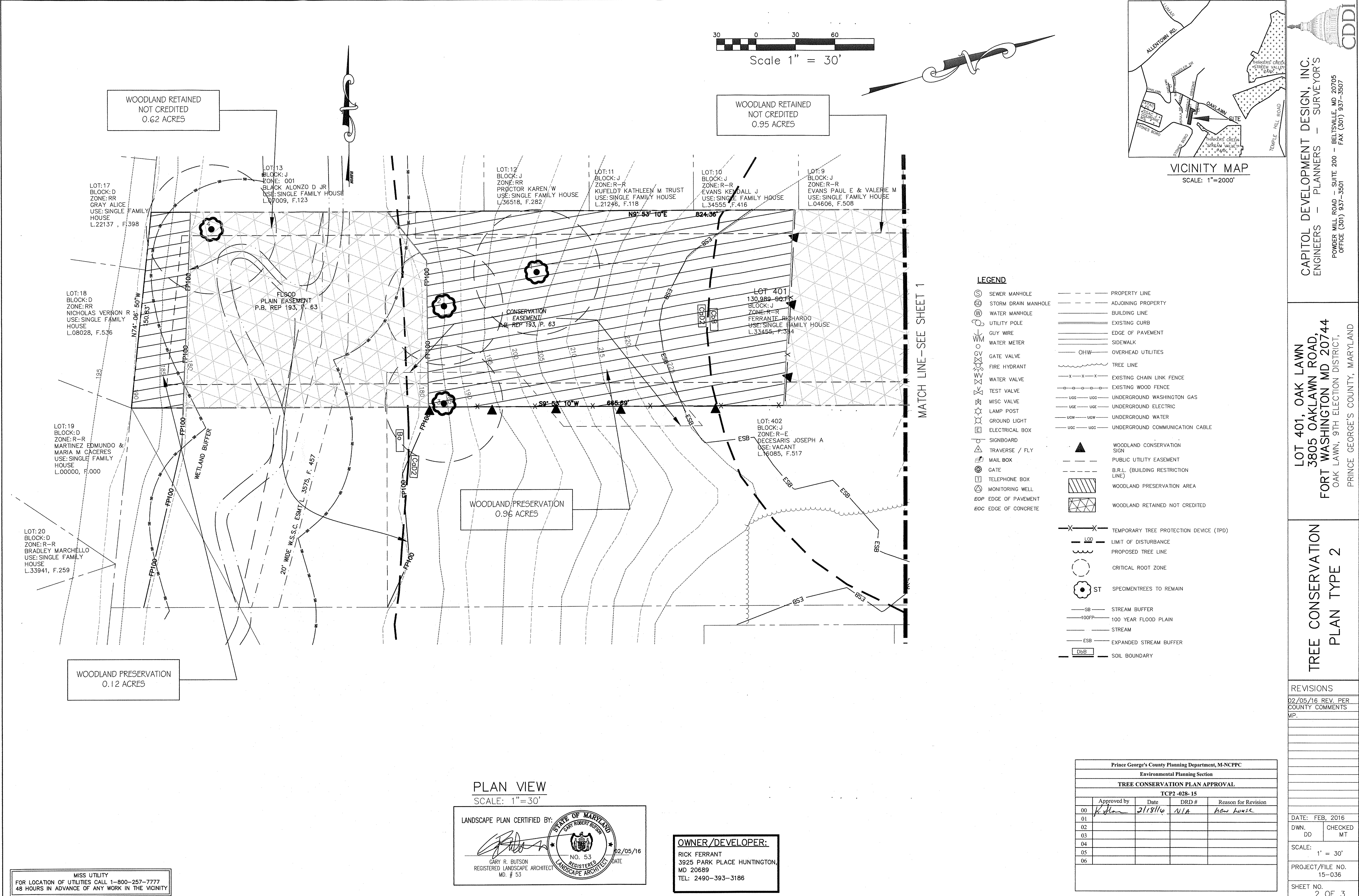
RECEIVED

COUNTYWIDE PLANNING DIVISION
ENVIRONMENTAL PLANNING SECTION



| | | | | |
|---|---|---------|-------|---------------------|
| Prince George's County Planning Department, M-NCPPC | | | | |
| Environmental Planning Section | | | | |
| TREE CONSERVATION PLAN APPROVAL | | | | |
| TCP2 -028 - 15 | | | | |
| | Approved by | Date | DRD # | Reason for Revision |
| 00 |  | 2/18/16 | N/A | New house |
| 01 | | | | |
| 02 | | | | |
| 03 | | | | |
| 04 | | | | |
| 05 | | | | |
| 06 | | | | |

To Be scanned



LEGEND

- SEWER MANHOLE
- STORM DRAIN MANHOLE
- WATER MANHOLE
- UTILITY POLE
- GUY WIRE
- WATER METER
- GATE VALVE
- FIRE HYDRANT
- WATER VALVE
- TEST VALVE
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- MAIL BOX
- GATE
- TELEPHONE BOX
- MONITORING WELL
- EOP EDGE OF PAVEMENT
- ECC EDGE OF CONCRETE
- PROPERTY LINE
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- UNDERGROUND ELECTRIC
- UNDERGROUND WATER
- UNDERGROUND COMMUNICATION CABLE
- WOODLAND CONSERVATION SIGN
- PUBLIC UTILITY EASEMENT
- B.R.L. (BUILDING RESTRICTION LINE)
- WOODLAND PRESERVATION AREA
- WOODLAND RETAINED NOT CREDITED
- TEMPORARY TREE PROTECTION DEVICE (TPD)
- LIMIT OF DISTURBANCE
- PROPOSED TREE LINE
- CRITICAL ROOT ZONE
- ST SPECIMEN TREES TO REMAIN
- SB STREAM BUFFER
- 100FP 100 YEAR FLOOD PLAIN
- STREAM
- ESB EXPANDED STREAM BUFFER
- Soil Boundary

PLAN VIEW
SCALE: 1"=30'

LANDSCAPE PLAN CERTIFIED BY:

GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53

DATE: 02/05/16

OWNER/DEVELOPER:

RICK FERRANT
3925 PARK PLACE HUNTINGTON,
MD 20689
TEL: 2490-393-3186

MISS UTILITY
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48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

| Prince George's County Planning Department, M-NCPPC | | | | |
|---|---------|-------|---------------------|--|
| Environmental Planning Section | | | | |
| TREE CONSERVATION PLAN APPROVAL | | | | |
| TCP2-028-15 | | | | |
| Approved by | Date | DRD # | Reason for Revision | |
| 00 | 2/18/16 | N/A | New house | |
| 01 | | | | |
| 02 | | | | |
| 03 | | | | |
| 04 | | | | |
| 05 | | | | |
| 06 | | | | |

CDDI

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

LOT 401, OAK LAWN
3805 OAKLAWN ROAD,
FORT WASHINGTON MD 20744
OAK LAWN, 9TH ELECTION DISTRICT,
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION
PLAN TYPE 2

REVISIONS

| NO. | DATE | REV. | PER | COUNTY COMMENTS |
|-----|----------|------|-----|-----------------|
| 01 | 02/05/16 | REV. | PER | COUNTY COMMENTS |

DATE: FEB, 2016

| | |
|------|---------|
| DWN. | CHECKED |
| DD | MT |

SCALE: 1" = 30'

PROJECT/FILE NO. 15-036

SHEET NO. 2 OF 3

STANDARD TYPE2 TREE CONSERVATION PLAN NOTES:

- This plan is submitted to fulfill the woodland conservation requirements for a permit. If this permit expires, then this TCP2 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 \$9.00 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 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.
- 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 Developing Tier and is zoned R-E.
- 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 25-119 (g).

TREE PRESERVATION AND RETENTION NOTES:
Tree Preservation and Retention Notes

- 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.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- 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.
- 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.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

Removal of Hazardous Trees or 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 county as dead, dying, or hazardous may be removed.
- 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 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.
- 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.
- 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, 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 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.

POST DEVELOPMENT NOTES

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

- 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.

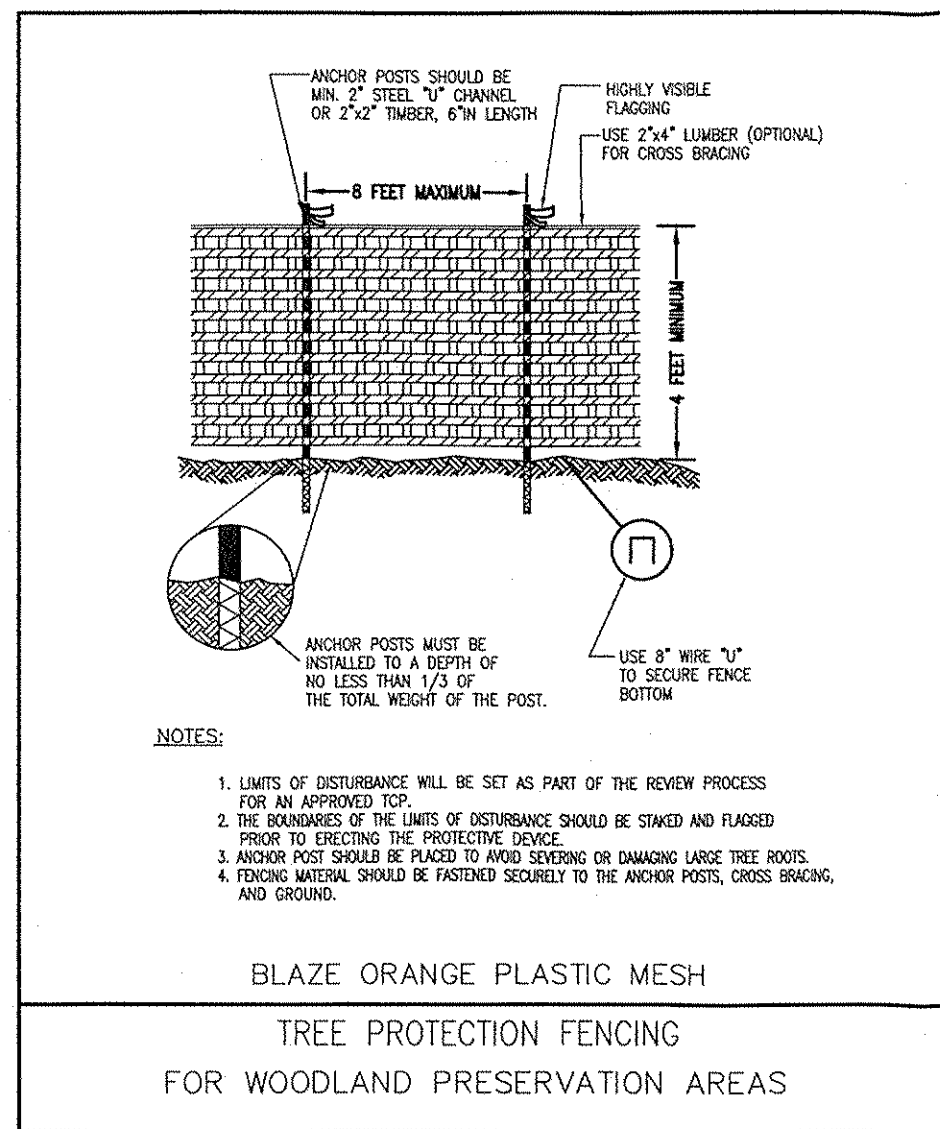
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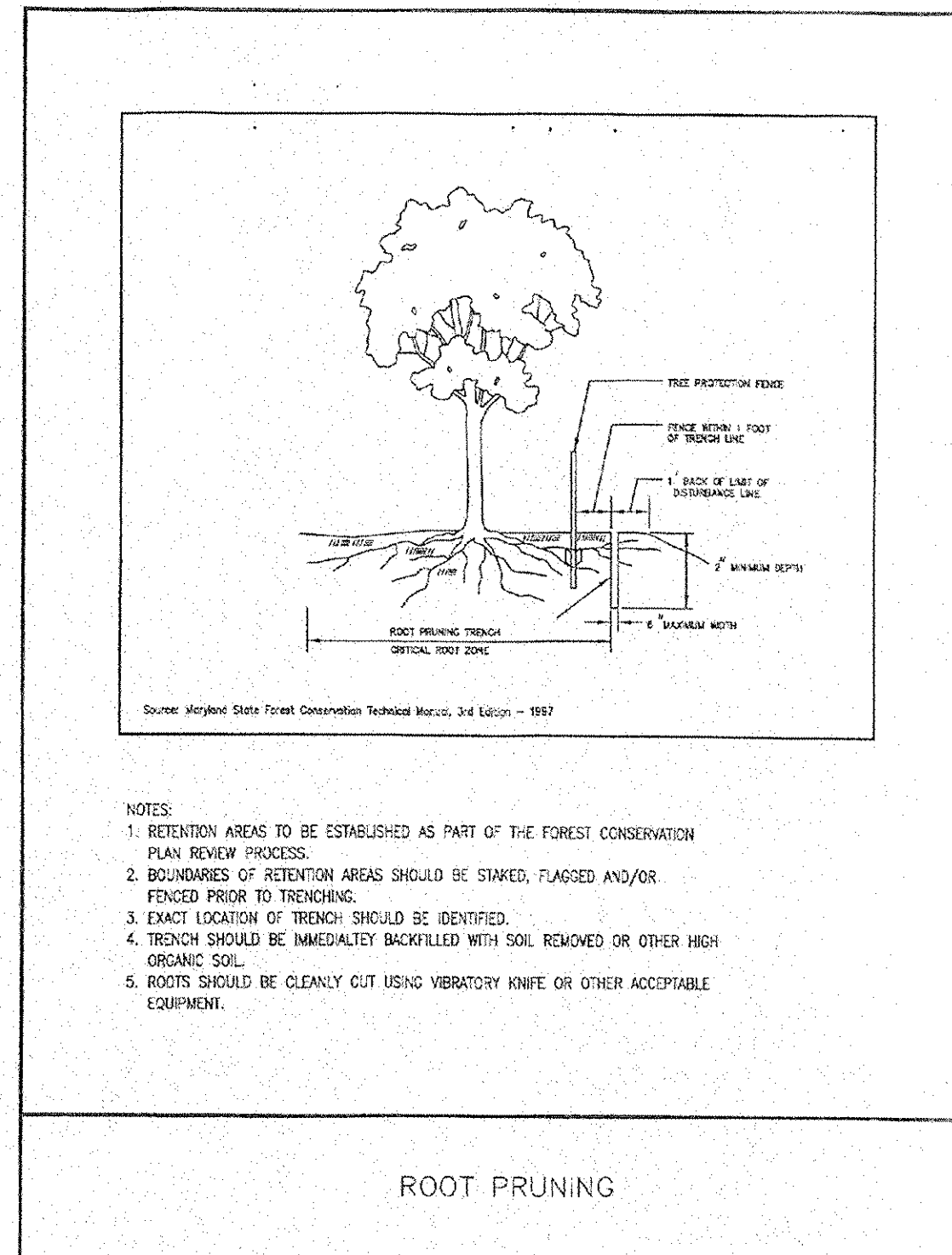
- The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed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

- 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.

- 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.



TEMPORARY TREE PROTECTION DEVICE (TPD)



- Notes:
- RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
 - EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
 - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
 - ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

August 2010 A-4, DET-10

NOTE: GROSS TRACT AREA IN WORKSHEET INCLUDES LOTS 398, 399, 401 AND 402 TO REFLECT PREVIOUSLY APPROVED TCP 1/13/01.

FLOODPLAIN AREA PER FLOODPLAIN DELINEATION 200205F APPROVED 1/29/02.

LOT 398 APPROVED UNDER TCP #141/02 AND LOT 399 APPROVED UNDER TCP #142/02.

WOODLAND CONSERVATION WORKSHEET

| | | | |
|----------------------------|------|------|------|
| Zone: | RE | | |
| Gross Tract: | 8.20 | | |
| Floodplain: | 1.25 | | |
| Previously Dedicated Land: | 0.00 | | |
| Net Tract (NTA): | 6.95 | 0.00 | 0.00 |

Include acreages only in columns for which there is a corresponding zone.

Reforestation Requirement Reduction Questions

| | |
|--|---|
| Is this one (1) single family lot? (y/n) | N |
| Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n) | Y |

Brack-even Point (preservation) = 2.78 acres

Clearing permitted w/o reforestation = 4.17 acres

| | | |
|---|-------------------|--------------------|
| Woodland Conservation Calculations: | Net Tract (acres) | Floodplain (acres) |
| Existing Woodland | 6.95 | 1.25 |
| Woodland Conservation Threshold (NTA) = (25.00%) | 1.74 | |
| Smaller of a or b | 1.74 | |
| Woodland above WCT | 5.21 | |
| Woodland cleared | 1.72 | 1.00 |
| Smaller of d or e | 1.72 | |
| Clearing below WCT | 0.00 | |
| Replacement requirements (2:1) for clearing above WCT | 0.43 | |
| Replacement requirements (2:1) for clearing below WCT | 1.00 | |
| Afforestation Threshold (ATF) = (20.00%) | 1.00 | |
| Woodland Conservation Required: | 2.17 | |

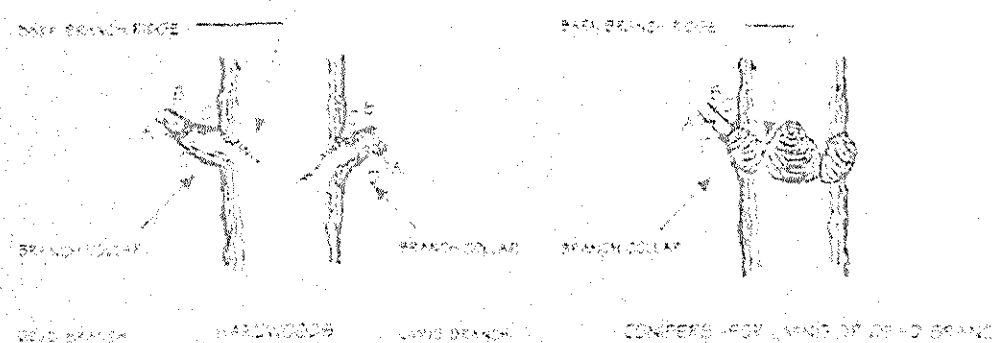
| | |
|--|---------|
| Woodland Conservation Provided: | (acres) |
| Woodland Preservation | 2.17 |
| Reforestation / Afforestation | 0.00 |
| Afforestation | 0.00 |
| Area approved for fee-in-lieu | 0.00 |
| Credits Received for Off-site Mitigation on another property | 0.00 |
| Off-site Mitigation provided on this property | 0.00 |
| Total Woodland Conservation Provided | 2.17 |

Area of woodland not cleared 5.25 acres
Woodland retained not part of requirements: 3.08

NOTE 2: 1. WORKSHEET FROM APPROVED TCP1-003-01-01

2. AREA OF WOODLAND PRESERVATION PROVIDED IN LOT 401 IS 1.08 AC. THE REMAINING AREA (1.09 AC.) BELONGS TO LOT 402 FOR A TOTAL AREA PRESERVED = 2.17 AC.

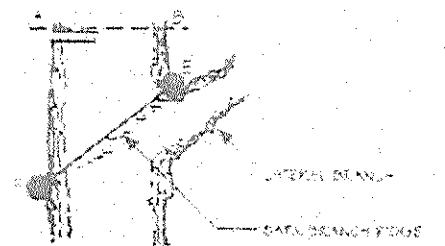
Pruning a Branch



Notes:

- Remove branch weight by undercutting at A and remove limb by cutting through at AB.
- Remove stub at CD (line between branch bark ridge and outer edge of branch collar).
- If D is difficult to ring on hazardous, angle of CD to trunk should be the reflective angle of the bark branch ridge to the trunk.
- Only make one cut per branch.
- Remove no more than 50% of crown at one time.

Pruning a Leader to Reduce Size



Notes:

- Remove top weight by undercutting at A and remove limb by cutting through at AB.
- Remove stub at EF parallel to the bark branch ridge.
- Only make one cut per branch.
- Do more than 50% of crown to be removed at one time.
- Diameter of lateral branch should be no less than 50% of the diameter of the leader.

Source: Prince George's County, Virginia, Department of Planning and Management, January 1988

August 2010

A-4, DET-11

Individual TCP2 with Previously Approved TCP1 or TCP2
Woodland Conservation Worksheet for Prince George's County

| | | | |
|--|------|------|------|
| SECTION I -- Establishing Site Information (Enter acres for each zone) | | | |
| 1 Zone: | R-E | | |
| 2 Gross Tract: | 3.00 | | |
| 3 Floodplain: | 0.62 | | |
| 4 Previously Dedicated Land: | 0.00 | | |
| 5 Net Tract (NTA): | 2.38 | 0.00 | 0.00 |

| | | | |
|---|-----------------|-------|---|
| 6 Property Description or Subdivision Name: | OAKLAWN LOT 401 | | |
| 7 Current TCP Number: | 2-028-15 | Rev # | 0 |
| 8 Previous TCP Number: | 1-003-01-01 | Rev # | |

| | | | |
|---|-----------|-----------------------------------|------|
| SECTION II - Determining Woodland Conservation Requirements (Enter acres in corresponding column) | | | |
| 9 Woodland Conservation Calculations: | Net tract | Floodplain | |
| 11 Acreage of Existing Woodland | 2.05 | 0.62 | |
| 12 Woodland Conservation Required for per TCP1 or TCP2 | 45.38% | 1.08 | |
| 13 Area of Woodland Cleared per previous TCP1 or TCP2 | | 1.72 | 0.00 |
| 14 Area of Woodland Cleared per current TCP2 | | 0.02 | 0.00 |
| 15 Area of Woodland above WCT not cleared by TCP1 or TCP2 | | 5.21 | |
| 16 Additional Woodland Cleared by current TCP2 | | 0.00 | 0.00 |
| 17 Does the TCP1 show 2:1 replacement? | N | | |
| 18 Clearing above WCT (14:1 Replacement) | 0.00 | Additional Replacement required = | 0.00 |
| 19 Clearing below WCT (2:1 Replacement) | 0.00 | Additional Replacement required = | 0.00 |
| 20 Total Woodland Conservation Required: | | 1.08 | |

| | | | |
|---|---------|-----------------|--------|
| SECTION III-Meeting the Requirement (Enter acres in corresponding column) | | | |
| 21 Woodland Conservation Provided: | (acres) | | |
| 22 Woodland Preservation | 1.08 | | |
| 23 Reforestation / Afforestation | 0.00 | Bond amount: \$ | - |
| 24 Natural Regeneration | 0.00 | | |
| 25 Landscape Credits | 0.00 | | |
| 26 Area approved for fee-in-lieu | 0.00 | Fee amount: | \$0.00 |
| 27 Credits Received for Off-site Mitigation on another property | 0.00 | | |
| 28 Off-site Mitigation provided on this property | 0.00 | | |
| 29 Total Woodland Conservation Provided | 1.08 | | |

29 Area of net tract woodland not cleared 2.03 acres
30 Woodland retained not part of requirements: 0.95 acres

31 Prepared by: [Signature] Date: 02/05/16

32 Qualifications:

| Number | Common Name | Scientific Name | DBH (Inches) | Condition | Disposition |
|--------|------------------|-------------------------|--------------|-----------|-------------|
| 1 | Yellow Poplar | Liriodendrum tulipifera | 32 | Fair | Save |
| 2 | White Oak | Quercus alba | 30 | Fair | Save |
| 3 | Southern Red Oak | Quercus falcata | 30 | Very poor | Save |
| 4 | Southern Red Oak | Quercus falcata | 33 | Fair | Save |

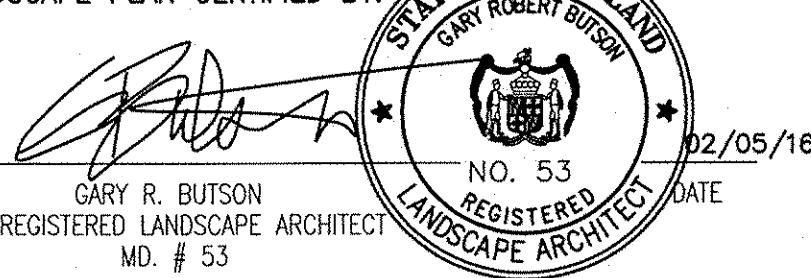
| LOT/PARCEL # | Gross Tract Area (sq. ft.) | 100 YR Flood Plain (FP) | Net Tract Area (sq. ft.) (NTA) | Existing Woodland (sq. ft.) (NTA) | Existing Woodland (sq. ft.) (FP) | Woodland Cleared (sq. ft.) (C-NTA) | Woodland Pres. (sq. ft.) (WPA) | Woodland Aff. Ref. (sq. ft.) (WRA) | Woodland Retained/Not Credited Towards any Reg. (WR-NC) | Woodland Retained Counted as Cleared (WR-NC) |
|--------------|----------------------------|-------------------------|--------------------------------|-----------------------------------|----------------------------------|------------------------------------|--------------------------------|------------------------------------|---|--|
| 401 | 130,989 | 26,961 | 104,028 | 89,493 | 26,961 | 1,069 | 47,200 | 0 | | 0 |
| TOTAL S.F.: | 130,989 | 0 | 104,028 | 89,493.00 | 26,961 | 1,069 | 47,200 | 0 | 0 | 0 |
| TOTAL ACRES: | 3.00 | 0.62 | 2.38 | 2.05 | 0.62 | 0.02 | 1.08 | 0.00 | 1.57 | 0.00 |

Mapped Soil Types

| Map Unit | Description | Hydric | K-Factor | Prime Farmland |
|----------|---|--------|----------|----------------|
| Ave | Auro and Groom gravelly loams, 20 to 50 percent slopes | No | 0.37 | No |
| BmB | Beltsville loam land complex, 0 to 5 percent slopes | No | 0.43 | No |
| Bo | Beltville silt loam | Yes | 0.28 | No |
| CaD2 | Chillum silt loam, 12 to 20 percent slopes, moderately eroded | No | 0.43 | No |
| CbB | Chillum loam land complex, 0 to 6 percent slopes | No | 0.43 | No |

* may contain hydric soil inclusions
Taken from USDA, SCS - Soil Survey, Prince George's County, Maryland (1967)

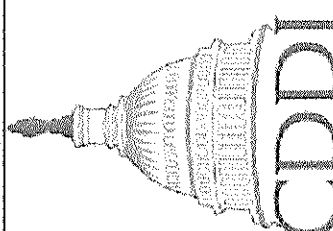
LANDSCAPE PLAN CERTIFIED BY:



02/05/16

OWNER/DEVELOPER:

RICK FERRANT
3925 PARK PLACE HUNTINGTON,
MD 20689
TEL: 2490-393-3186

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'SPOWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507LOT 401, OAK LAWN
3805 OAKLAWN ROAD,
FORT WASHINGTON MD 20744
OAK LAWN, 9TH ELECTION DISTRICT,
PRINCE GEORGE'S COUNTY, MARYLANDTREE CONSERVATION
PLAN TYPE 2

REVISIONS

02/05/16 REV. PER
COUNTY COMMENTS
MP.DATE: FEB., 2016
OWN. DD CHECKED MT

SCALE: 1" = 30'

PROJECT/FILE NO.
15-036SHEET NO.
3 OF 3