

* OF THE 9.98 AC. OF PROPOSED WOODLAND PRESERVATION 5.21 AC. WILL BE USED TO SATISFY REQUIREMENTS FOR THIS SITE AND 4.77 AC. WILL BE ESTABLISHED & RECORDED AS AN OFF-SITE MITIGATION BANK (PARCEL B), AND WILL BE USED TO SATISFY THE REQUIREMENTS FOR ANOTHER PROPERTY. THE REMAINING 1.86 AC. DOES NOT QUALIFY FOR EITHER PURPOSE.

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- SITE NOTES:**
1. DEED REF.: L-13498, F.335
 2. PLAT REF.: PLAT ONE, SECTION FOUR, FOREST KNOLLS, P.B. V162, P. NO. 7
 3. AREA: 767.81 S.F. OR 0.026 AC
 4. TAX MAP: 132, GRID 1D, SUB. REF.: 1623-1
 5. ZONE: R-E (RESIDENTIAL-ESTATE)
PROP. USE: SINGLE FAMILY DWELLINGS
PROP. DESIGN: SEC. 24-128 (b)(1)
 6. DESIGN STANDARDS:
NET LOT AREA: 40,000 S.F. (2 AC. PROPOSED)
LOT COVERAGE: 20 %
LOT WIDTH AT BUILDING LINE: 120' (PUBLIC W & S)
LOT WIDTH AT STREET LINE: 50'
BUILDING RESTRICTION LINES: FRONT: 50'
SIDE: 35'/17'
REAR: 25'
7. DENSITY: 1:05
8. CATEGORIES: WATER: 3
SEWER: 3
9. FIRE: SILESLA CO. 47 - 2.3 MILES
10. POWER - DISTRICT 5 - 9 MILES
11. NO KNOWN HISTORICAL SITES
12. WETLANDS NOT FOUND
13. TOPOGRAPHY BY OTHERS
14. BOUNDARY OF SITE FROM PLAT
15. 400 YR. FLOODPLAIN NOT APPLICABLE
16. RIGHT OF WAY AREA PROPOSED FOR DEDICATION
17. NO CEMETERIES FOUND ON SITE
18. SWM CONCEPT APPROVAL: L-29659-2003-00
19. PROPOSED PUBLIC WATER & SEWER
- MS. NATL. CAD. PK. & PL. COMM'CE
PRINCE GEORGE'S COUNTY
RECEIVED
APR 22 2004
COUNTY OF PRINCE GEORGE
ENVIRONMENTAL PLANNING DIVISION

"NO PART OF PRINCIPAL STRUCTURE MAY BE PERMITTED TO ENCOACH BEYOND THE 1.5 SAFETY FACTOR LINE. ACCESSORY STRUCTURE MAY BE POSITIONED BEYOND THE B.R.L., SUBJECT TO PRIOR WRITTEN APPROVAL OF THE PLANNING DIRECTOR, M-NCPPC AND DER".

REVISIONS	
8-04-04 MIT. BANK NOTES ADDED SH. 3 OF 3. GENERIC NOTES REV. TO BE MORE SITE SPECIFIC.	PV
8-06-04 SH. 1 OF 3 REV. PER COUNTY COMMENTS.	PV
4-24-08 SH. 1 OF 3 REV PER DPW&T REC. SEWER ALIGNMENT REV. PER ROAD C-CHANGE	PV

DATE: JAN., 2006	
DWN. DS	CHECKED PV
SCALE: 1"=50'	
PROJECT/FILE NO. 03060	
SHEET NO. 1 OF 3	

OWNER/DEVELOPER:
HASM. L.L.C.
6525 BELCREST ROAD STE. 205
HYATTSVILLE, MARYLAND 20782
T.P.NO. OFFICE (301) 864-6500
FAX NO. (301) 864-4107

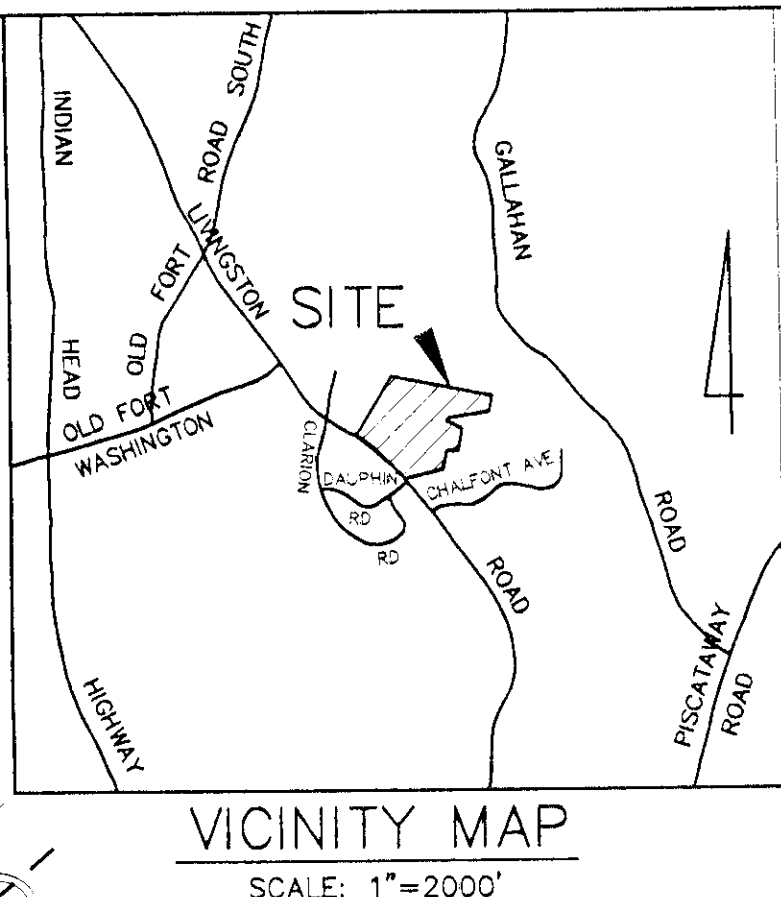
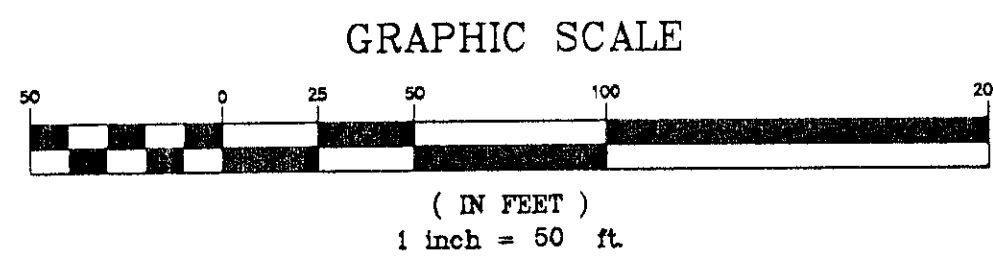
MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

PLEASE SEE MITIGATION BANK CONSERVATION NOTES—PARCEL B
SHEET 3 OF 3

CERTIFICATION

This plan was prepared to comply with the current standards of the Maryland Department of Natural Resources Forest Conservation Technical Manual. The preparer is a qualified professional under COMAR 08.19.06.01.

Signed: Patricia A. Vance 4-24-06
Patricia A. Vance Date REVISED



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
5010 SUNNYSIDE AVENUE - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 982-1781

FOREST PRESERVE
SECTION 4, BLOCK "O" LOTS 1-3 &
BLOCK "P" LOTS 1-11, PARCEL A, PARCEL B
P.B. VJ 162 P. NO. 71
PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP-II

LEGEND:

- TREE
- TREE LINE
- EX. CONTOUR
- PROPOSED CONTOUR
- BUILDING/SHEDS
- WATERS OF US
- 50' STREAM BUFFER
- BOTTOM OF MARLBORO CLAY
- TOP OF MARLBORO CLAY
- 1.5 SAFETY FACTOR LINE
- TOP OF CRITICAL SLOPE
- EXPANDED STREAM BUFFER
- PROPOSED TOP-II TEMPORARY FENCE
- WOODLAND PRESERVATION FOR OFF-SITE BANKING
- WOODLAND REQUIREMENTS FOR THIS SITE
- L.O.D. LIMIT OF DISTURBANCE
- PROPOSED TREE LINE
- EXISTING TREE LINE
- WOODLAND PRESERVATION SIGN
- WOODLAND CLEARED
- PROPOSED SPLIT RAIL FENCE

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TABLE 2
Specimen Trees for
Forest Preserve Property

Trees #	Common Name	Scientific Name	DBH (in)	Condition	Disposition
T11	Norway Maple	Acer platanoides	25	Fair	To be removed
T12	Norway Maple	Acer platanoides	24	Fair	SAVE
T13	Scarlet Oak	Quercus coccinea	25	Fair	To be removed
T14	Tulip	Liriodendron tulipifera	40+	Poor	SAVE
T15	Tulip	Liriodendron tulipifera	30	Poor	To be removed
T16	Tulip	Liriodendron tulipifera	28	Poor	SAVE
T17	Tulip	Liriodendron tulipifera	40+	Poor	SAVE
T18	Tulip	Liriodendron tulipifera	32	Poor	SAVE
T19	Tulip	Liriodendron tulipifera	30	Fair	SAVE
T20	Tulip	Liriodendron tulipifera	40+	Poor	SAVE
T21	Tulip	Liriodendron tulipifera	25	Poor	SAVE
T22	Tulip	Liriodendron tulipifera	25	Poor	SAVE
T23	Tulip	Liriodendron tulipifera	30	Poor	SAVE
T24	Tulip	Liriodendron tulipifera	32	Poor	SAVE
T25	Tulip	Liriodendron tulipifera	34	Poor	SAVE
T26	Tulip	Liriodendron tulipifera	30	Fair	SAVE
T27	Tulip	Liriodendron tulipifera	25	Fair	SAVE
T28	Norway Maple	Acer platanoides	28	Fair	SAVE
T29	Tulip	Liriodendron tulipifera	30	Fair	SAVE
T30	Norway Maple	Acer platanoides	25	Fair	SAVE
T31	Norway Maple	Acer platanoides	25	Poor	SAVE
T32	Tulip	Liriodendron tulipifera	28	Fair	SAVE
T33	Scarlet Oak	Quercus coccinea	40+	Fair	To be removed
T34	Norway Maple	Acer platanoides	25	Fair	SAVE
T35	Bald Cypress	Taxodium distichum	27	Poor	SAVE
T36	Bald Cypress	Taxodium distichum	28	Poor	To be removed
T37	Scarlet Oak	Quercus coccinea	40+	Fair	SAVE
T38	Scarlet Oak	Quercus coccinea	40+	Fair	SAVE
T39	Scarlet Oak	Quercus coccinea	40+	Fair	SAVE
T40	Tulip	Liriodendron tulipifera	40+	Fair	SAVE
T41	Tulip	Liriodendron tulipifera	33	Fair	To be removed
T42	Tulip	Liriodendron tulipifera	40+	Fair	SAVE
T43	Tulip	Liriodendron tulipifera	30	Fair	SAVE
T44	Tulip	Liriodendron tulipifera	40+	Fair	SAVE
T45	Scarlet Oak	Quercus coccinea	25	Fair	SAVE
T46	Scarlet Oak	Quercus coccinea	25	Fair	To be removed

CERTIFICATION

This plan was prepared to comply with the current standards of the Maryland Department of Natural Resources Forest Conservation Technical Manual. The preparer is a qualified professional under COMAR 08.19.06.01.

Signed: Patricia A. Vance

Date: 1-24-06
Revised:

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP II/35/93-01			
Approved by:	Date:		
01 J.L. STASZ	9/9/04		
02 J.L. STASZ	1/20/06		
03 J.L. STASZ	5/3/06		
04			
05			
06			

REVISIONS

8-04-04 MIT. BANK
NOTES ADDED SH. 3 OF
3 GENERAL NOTES REV.
TO BE MORE SITE
SPECIFIC. PV

8-06-04 SH. 1 OF 3
AND 2 OF 3 REV. PER
COUNTY COMMENTS PV

1-06-06 SH. 2 OF 3
REV. PER NEW SEWER
& STORM DRAIN LAYOUT
NO CHANGE TO
WORKSHEET NEEDED. DS

1-24-06 SH. 1 OF 3
REV. PER DP&WT REQ.
SEWER ALIGNMENT REV.
PER ROAD CHANGE. PV

DATE: JAN. 2006
DWN. DS
CHECKED PV
SCALE: 1"=50'
PROJECT/FILE NO.: 03060
SHEET NO.: 2 OF 3

1. Cutting or clearing of woodland not in conformance with this plan or without the express written consent of the Planning Director or designee shall be subject to a \$500 fine per acre.

2. The Department of Environmental Resources shall be contacted prior to the start of any work on the site to address Implementation of Tree Conservation measures.

3. Property owners shall be notified by the Developer or contractor of any Woodland Conservation Areas (Tree Save Areas, Restoration Areas, Afforestation Areas, or other areas) existing on the property. The Department of Environmental Resources may fine for unauthorized disturbances to these areas. Upon the sale of the property the owner/developer or owners representative shall notify the purchaser of the existence of any such areas.

4. All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. The bonds shall be held in escrow by the building official until the required activities have been satisfied.

5. The location of all Tree Protection Devices (TPDs) shown on this plan shall be clearly marked prior to the start of any clearing or grading activities. The Erosion Control Inspector from DER, upon approval of the flagged or staked TPD locations by the Forest Resources Unit, installation of the TPDs may begin. TPD installation shall begin within 14 days of the TPD location approval.

6. No cutting or clearing of trees may begin before final approval of TPD installation.

SHEET NO.
3 OF 3