

1. Elevations based on M.N.C.F.S.P. datum.
2. Total lot area= 7.6548 AC.  
Disturbed area= 0.67 AC.  
Percent Lot Coverage= 2.9%
3. All footings to be placed in original ground. Use Class II fill below slab and paving as required.
4. Provide 2 off street parking spaces per dwelling unit. (9.5' x 19.0' each min.)
5. Driveways to be of dust free material.
6. Construction to begin within 30 days of issuance of building permit. All work to be completed within 180 days including stabilization of all disturbed areas.
7. The recovery area must remain undisturbed and be free of permanent structures, easements, driveways, utility lines, or other physical structures that would prohibit the installation of future replacement drainfields.
8. Topographic survey by W.L. Meekins.
9. Woodland Area Disturbed = 0.25 AC.
10. LANDSCAPE

1. I hereby certify that this site plan conforms to the requirements of Section 4-293 and 4-294 of the Prince George's County Maryland, Building Code except listed below.
2. I certify that I have inspected this site and that drainage onto this site from other upgrade properties, and from this site onto other downgrade properties, has been addressed in substantial accordance with applicable codes.

Date 3/16/98 Harley G. Sampson  
Harley G. Sampson, MD, P.E. #7569

1. Cutting or clearing woodland not in conformance with this subject or without the express written consent of the Planning Director or designee shall be subject to \$15.00 per sq. ft. Mitigation fee. DER must be contacted prior to the start of any work on the site to address implementation of Tree Protection measures.
2. Property owners shall be notified by the developer or contractor of any Woodland Conservation Areas located on the lot or parcel and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner/representative, etc. shall notify the purchaser of the same.
3. 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 permits have been satisfied.
4. The location of all Tree Protection Devices shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting with DER and the Sediment and Erosion Control Inspector from DER. Tree Protection Units and Sediment Control Structures shall be required to be installed and shall be completed prior to the installation of Sediment Controls.
5. Since work on this project will be initiated in several phases all Tree Protection Devices required for a given phase shall be installed prior to any disturbance within that phase of the project. The Tree Protection Units shall be installed and the Tree Protection Devices shall be posted as above at the same time as Tree Protection Devices installation and/or start of reforestation activities.

ZONE:	0.5	OWNER:	Joseph & Joanne Romano
GROSS TRACT:	7.65	ADDRESS:	15202 Croome Road
			Brandwyne, MD 20613
FLOOD PLAIN:	0	PHONE:	301-488-1235
DEDICATION:	0	MAP:	157-C-3
NET TRACT (NTA):	7.65	SUBD./LOT/BLK:	n/a
		PERMITS:	
Break-even Point ( $d \times 2.3 + b =$ )		3.85	
(acres above WCT to retain for no reforestation requirement)			
WOODLAND CONSERVATION CALCULATIONS:		NET TRACT (acres)	FLOODPLAIN (acres)
Existing Woodland:		a. 3.40	k. 0
WCT = 50% x (NTA)		b. 3.83	
Smaller of a. or b.		c. 3.40	
Woodland above WCT (a.-b.)		d. 0	
Woodland Cleared		e. 0.25	l. 0
Smaller of d. or e.		f. 0	
Clearing below WCT (f.-e.)		g. 0.85	
Reforestation =		h. 0	
(c. x 2.0)		i. 0.50	
Afterforest: If applicable (NTA x 2.3 =)		j. 0	
Woodland Conservation Required (c. + h. + i. + j. - l. =)			m. 3.65
WOODLAND CONSERVATION PROVIDED:		TOTAL ON-SITE (acres)	
Woodland Preservation:		n. 3.15	
Reforestation/ Replacement (n. < m. = h. + i.)		o. 0.50	
Afterforest (j.)		p. 0	
Area approved for fee-in-lieu		q. 0	
Fee-in-lieu (q. x 30 x \$3500)		r. 0	
Off-site Credits:		s. 0	
Total Woodland Conservation Provided:			
(n. + o. + p. + q. + r.) = 3.65 Acres			
Additional Woodland = Retained but not part of any requirements			
0 Acres			

MNCP & PC  
 Prince George's County Planning Department  
 Natural Resources Division  
  
**APPROVAL**  
**TREE CONSERVATION PLAN**  
  
 T/C - II/28/98  
  
*John P. Wardlaw* 4/16/98  
 BY DATE

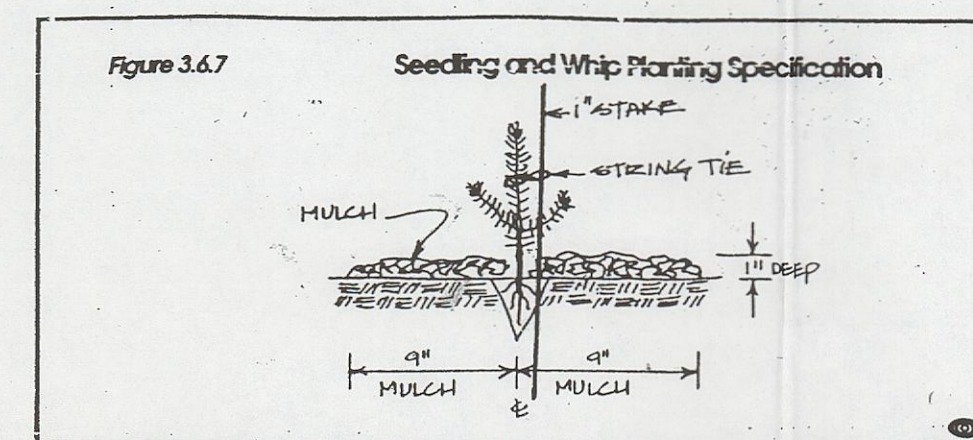
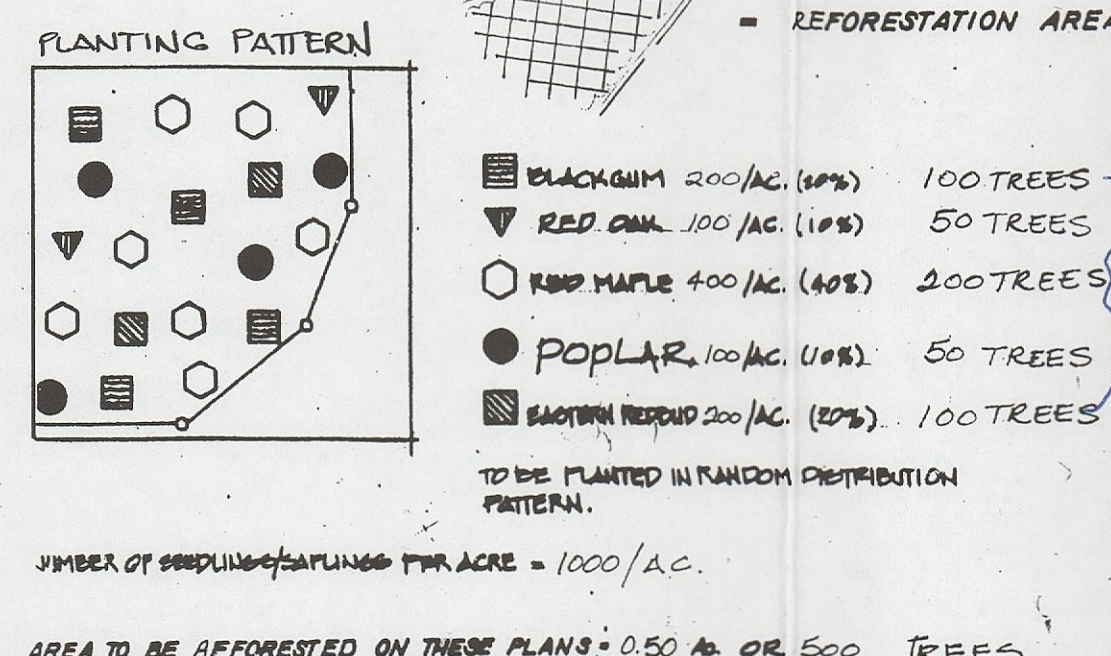
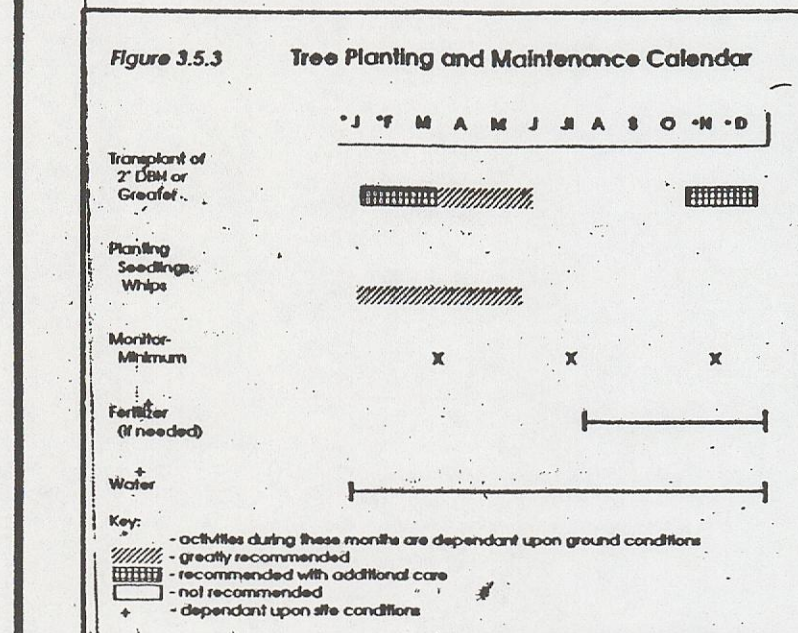
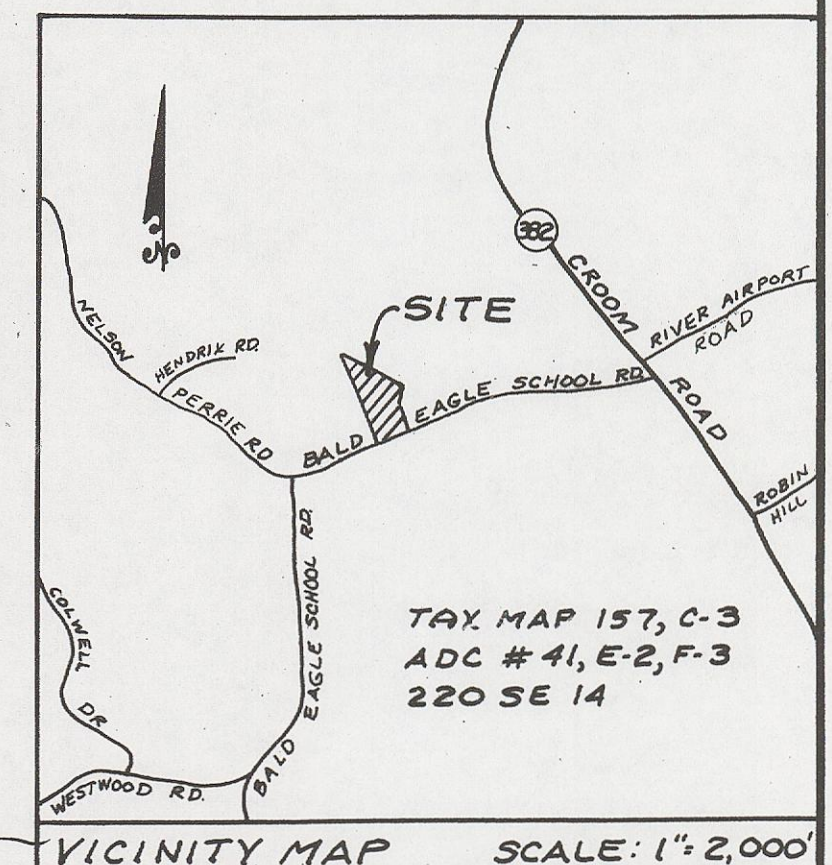
**FOR LOCATION OF UTILITIES  
CALL: 1-800-257-7777  
48 HOURS IN ADVANCE OF  
ANY WORK IN THIS AREA**

**BALDWIN & SAMPSON, INC.**  
ENGINEERS  
11614 COSCA PARK DRIVE  
CLINTON, MARYLAND 20735  
PHONE: 301-868-1419

**Woodland Conservation Services**  
By  
**Sharon L. Cooper**  
3020 Danville Road  
Brandywine, MD 20613  
(301) 292-9547



WOODLAND CONSERVATION (TYPE II) + LANDSCAPE PLAN  
PROPERTY OF  
**JOSEPH & JOANN ROMANO**  
L. F.  
4TH ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND



1. Afforestation requirements, plant materials, maintenance schedules and planting patterns will be detailed and adhered to per approved Woodland Conservation Plan.
2. Nursery stock of approved seedling stock shall be the Reformation method used.
3. All plant materials shall be of species native of Maryland. All materials shall meet or exceed the requirement of standard nurserymen specifications, and shall be first quality, sound, vigorous, have well furnished root systems and be free of disease, pestilence and injuries.
4. Disturbance of soils shall be limited to the planting field for each plant.
5. All planting shall be performed by a qualified nurseryman, and shall meet the requirements as specified in planting details on this plan.
6. A one-year management plan or agreement shall be implemented to ensure a 75% or better survival rate of the plants.
7. A cash bond or other surety may be required for the duration of the two year management plan.
8. All tree planting or reforestation will be completed prior to \_\_\_\_\_.
9. Failure to establish the woodland replacement reforestation within the prescribed time frame will result in a failure to receive a Use and Occupancy Permit and/or violation of the Plan including the Section 8150.000 of the Code of Maryland Annotated Regulations as approved by the Forest Resources Unit of DER.
10. The Forest Resources Unit of DER shall be notified prior to soil preparation or initiation of any tree or shrub planting.
11. Results of survival checks for all tree planting shall be reported to the Forest Resources Unit of DER.
12. In the event of a change in off-site location is chosen, that site must be identified and this Type II plan must be revised to reflect the location of a new off-site reforestation area.
13. The Applicant/ Homeowner will be responsible for tree creation, planting and maintenance.
14. The Owner/Applicant on this sheet \_\_\_\_\_

This Woodland Conservation Plan has been reviewed and certified by:

Gary R. Butson, ASLA

**OWNER/APPLICANT**  
JOSEPH & JOANN ROMANO  
15202 CROOM ROAD  
BRANDYWINE, MD. 20613  
301- 888-1835

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