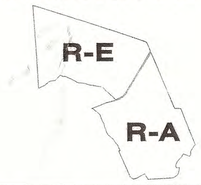


PLAN
1"=300'

300 0 150 300 600

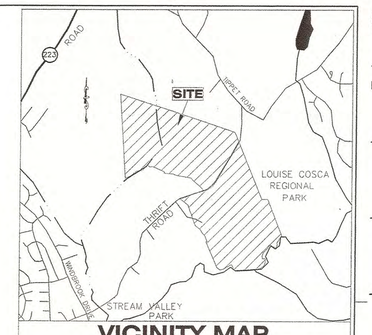
ZONING AREAS



	R-E ZONE	R-A ZONE
GROSS TRACT AREA	168.19 AC	165.44 AC
AREA WITHIN 100 YEAR FLOODPLAIN	12.95 AC	32.04 AC
NET TRACT AREA	155.24 AC	133.40 AC
MAXIMUM LOTS PERMITTED	143	83
PROPOSED LOTS	101	55
MAXIMUM LOT COVERAGE	20%	10 %
MINIMUM LOT WIDTH/FRONTAGE		
AT FRONT STREET LINE	50	25
AT FRONT BRL	150	150
YARDS REQUIRED		
FRONT	25	50
SIDE	35/17	35/17
REAR	25	35
MAXIMUM BUILDING HEIGHT	35 FEET	50 FEET
PARKING REQUIRED – 2 SPACES PER LOT	202	110

SITE DATA

SUBDIVISION NAME	WOLFE FARM
ZONE	R-E and R-A
METHOD OF SEWAGE DISPOSAL	PUBLIC
SEWER CATEGORY	S-4
WATER CATEGORY	W-4
PROPOSED USE OF PROPERTY	RESIDENTIAL
TITLE INFORMATION	L.00000/F.000 L.5623/F.154
TAX MAP NUMBER	133
TAX GRID NUMBER	D1-3, E1-4, F2-4
HISTORIC RESOURCES	NO HISTORIC RESOURCES KNOWN TO EXIST ON SITE
CEMETARIES	NO CEMETERIES KNOWN TO EXIST ON SITE
WETLANDS	McCARTHY AND ASSOCIATES MAY 2004
PLANNING AREA	81B
POLICY ANALYSIS ZONE	273B
ELECTION DISTRICT	5
WATERSHED	PISCATAWAY CREEK
200' MAP REFERENCE	216SE05
TOPOGRAPHY	M-NCPPC GIS DATA
MASTER PLAN AREA	TIPPET AND VICINITY
GENERAL TIER	DEVELOPING
MARLBORO CLAY	NO MARLBORO CLAY KNOWN TO EXIST ON SITE
SOIL MAP	45
FEMA MAP	245208 0100C
GROSS AREA	333.63 AC
FLOODPLAIN	44.99 AC
NET AREA	288.64 AC



VICINITY MAP

SCALE: 1"= 2000'
ADC STREET MAP #31, GRIDS D5-D6, E6-E7

WOODLANDS CLEARED AREA (AC)

AA	10.17	XX	0.67
BB	0.16	YY	0.06
CC	0.19	ZZ	0.01
DD	2.17	AB	.03
EE	0.05	AC	0.01
FF	0.24	AD	0.02
GG	0.21	AE	0.10
HH	2.02	AF	0.27
II	0.09	AG	0.01
JJ	0.01	AH	0.02
KK	0.01	AI	0.04
LL	0.06	AK	0.04
MM	0.30	*01	0.46
NN	0.01	*02	0.47
OO	0.01	*03	1.76
PP	0.01	*04	0.04
QQ	0.04	*05	0.32
RR	0.01		
SS	0.03		
TT	0.01		
UU	0.01		
VV	0.04		
WW	0.01		

TOTAL 20.57 AC
* = CLEARED WITHIN FLOODPLAIN
3.07 AC

WOODLANDS RETAINED AREA (AC)

A	1.86	S	0.07
B	0.45	T	0.02
C	14.28	U	0.01
D	0.17	V	1.46
E	0.55	W	5.08
F	1.08	X	9.71
G	0.84	Y	0.32
H	0.19	Z	0.17
I	0.05	AB	0.89
J	0.44	AC	12.29
K	0.04	AD	2.56
L	0.11	AE	13.06
M	0.24	AF	0.08
N	0.04		
O	7.31		
P	11.77		
Q	0.12		
R	0.44		

TOTAL 85.50 AC

WOODLANDS RETAINED (NON-FCA) AREA (AC) CALC AS CLEARED

A	0.03

TOTAL 0.03 AC

AFFORESTATION/ REFORESTATION AREA (AC)

1	0.54	21	2.36
2	4.87	22	0.08
3	1.73	23	0.39
4	0.01	24	0.07
5	1.02	25	0.13
6	1.00	26	0.35
7	0.94	27	0.02
8	3.16	28	0.01
9	0.31	29	0.03
10	0.95	30	0.10
11	2.93	31	0.01
12	0.51	32	0.29
13	2.11	33	0.53
14	0.81	34	0.07
15	0.58	35	1.50
16	2.50	36	0.21
17	1.67	37	0.72
18	0.17		
19	0.59		
20	0.25		

TOTAL 33.52 AC

WOODLANDS RETAINED (NON-FCA) AREA (AC) NOT CALC AS CLEARED

1	2.00
2	0.11
3	0.23
4	0.43
5	0.45
6	4.26
7	0.24

TOTAL 7.72 AC

SPECIMEN NO.	SCIENTIFIC NAME	COMMON NAME	DBH (IN)	CONDITION	DISPOSITION
83	Quercus alba	White Oak	34	Poor	Remove
84	Quercus alba	White Oak	48	Fair	Save
85	Carya ovata	Shagbark Hickory	39	Good	Save
86	Fagus grandifolia	American Beech	6	Good	Remove
87	Quercus alba	White Oak	31	Good	Save
88	Fagus grandifolia	American Beech	33	Good	Save
89	Carya ovata	Shagbark Hickory	36	Poor	Remove
93	Quercus alba	White Oak	30	Good	Remove
94	Quercus alba	White Oak	32	Good	Remove
95	Quercus laevis	Turkey Oak	45	Poor	Remove
96	Liquidambar styraciflua	Sweet Gum	46	Fair	Remove
97	Liriodendron tulipifera	Tulip Poplar	32	Good	Save
98	Liriodendron tulipifera	Tulip Poplar	31	Good	Save
99	Liriodendron tulipifera	Tulip Poplar	34	Good	Save
100	Liriodendron tulipifera	Tulip Poplar	42	Good	Save
101	Fagus grandifolia	American Beech	35	Good	Save
102	Liriodendron tulipifera	Tulip Poplar	50	Fair	Save
103	Liriodendron tulipifera	Tulip Poplar	43	Poor	Save
104	Liriodendron tulipifera	Tulip Poplar	33	Good	Remove
105	Quercus alba	White Oak	32	Good	Remove
106	Quercus alba	White Oak	32	Good	Remove
107	Quercus rubra	Northern Red Oak	30	Good	Save
108	Liriodendron tulipifera	Tulip Poplar	61	Poor	Save
109	Liriodendron tulipifera	Tulip Poplar	30	Good	Save
110	Liriodendron tulipifera	Tulip Poplar	30	Good	Save
111	Liriodendron tulipifera	Tulip Poplar	30	Good	Save
112	Acer rubrum	Red Maple	34	Good	Save
113	Liriodendron tulipifera	Tulip Poplar	34	Good	Save
114	Liriodendron tulipifera	Tulip Poplar	30	Good	Remove
115	Liriodendron tulipifera	Tulip Poplar	32	Good	Save
116	Fagus grandifolia	American Beech	30	Fair	Save
117	Platanus occidentalis	Sycamore	34	Foor	Save
118	Quercus rubra	Northern Red Oak	30	Good	Save
119	Fagus grandifolia	American Beech	38	Good	Save
120	Acer rubrum	Red Maple	32	Poor	Save
121	Fagus grandifolia	American Beech	30	Good	Save
122	Liriodendron tulipifera	Tulip Poplar	30	Good	Save
123	Liriodendron tulipifera	Tulip Poplar	30	Good	Save
124	Liriodendron tulipifera	Tulip Poplar	42	Good	Remove
125	Fagus grandifolia	American Beech	30	Good	Save
126	Fagus grandifolia	American Beech	30	Good	Save
127	Quercus rubra	Northern Red Oak	36	Good	Remove
128	Fagus grandifolia	American Beech	35	Good	Save
129	Quercus alba	White Oak	34	Good	Remove
130	Quercus rubra	Northern Red Oak	31	Good	Save
131	Quercus rubra	Northern Red Oak	37	Good	Save
132	Quercus alba	White Oak	35	Good	Remove
133	Quercus alba	White Oak	35	Good	Save
134	Quercus rubra	Northern Red Oak	30	Good	Remove
135	Fagus grandifolia	American Beech	30	Good	Remove
136	Quercus alba	White Oak	31	Good	Save
137	Quercus alba	White Oak	30	Good	Save
138	Quercus rubra	Northern Red Oak	31	Good	Save
139	Quercus alba	White Oak	35	Good	Save
140	Quercus rubra	Northern Red Oak	56	Good	Save
141	Fagus grandifolia	American Beech	30	Good	Save
142	Fagus grandifolia	American Beech	34	Good	Save
143	Liquidambar styraciflua	Sweet Gum	30	Good	Save
144	Liriodendron tulipifera	Tulip Poplar	32	Fair	Save
145	Liriodendron tulipifera	Tulip Poplar	34	Good	Save
146	Fagus grandifolia	American Beech	40	Good	Save

Woodland Conservation Worksheet
for
Prince George's County

Zone:	R-E	R-A	
Gross Tract:	168.19	165.44	
Floodplain:	12.95	32.04	
Previously Dedicated Land:	0.00		
Net Tract (NTA):	155.24	133.40	0.00

*Include acreage in the corresponding columns for each zone.

Property Description or Subdivision Name: Wolfe Farm

Reforestation Requirement Reduction Questions:	
Is this one (1) single family lot? (y,n)	N
Are there prior TCP approvals which include a combined lot and/or other lots. (y,n)	N
Is this a Mitigation Bank	N
Break-even Point (preservation) =	114.17 acres
Clearing permitted w/o reforestion=	34.64 acres

Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)	Off-site impacts (acres)
Existing Woodland		146.81	44.99	
Woodland Conservation Threshold (NTA) =	36.55%	105.51		
Smaller of a or b		105.51		
Woodland above WCT		43.3		
Woodland cleared		17.88	3.07	0.00
Smaller of d or e		17.88		
Clearing above WCT (0.25 : 1) replacement requirement		4.47		
Clearing below WCT (2:1 replacement requirement)		0.00		
Afforestation Threshold (AFT) =	20.00%	0.00		
Woodland Conservation Required		113.06		
Woodland Conservation Provided:		(acres)		
Woodland Preservation		85.50		
Reforestation / Replacement		0.00		
Afforestation		33.52		
Area approved for fee-in-lieu		0.00		$0.00
Credits for Off-site Mitigation on another property		4.04		
Off-site Mitigation provided on this property		0.00		
Total Woodland Conservation Provided		123.06		
Area of woodland not cleared	130.93	acres		
Woodland retained not part of requirements:	45.43	acres		

M-NCPPC APPROVALS

PROJECT NAME: Wolfe farm
PROJECT NUMBER: DSP-07024

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revisions Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	6-5-08	CL	6-9-08

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II 40/08
Approved by: JL Shaw Date: 6/7/8

01		
02		
03		
04		
05		

Dewberry

Dewberry & Davis LLC
10003 DEREKWOOD LN. #204
LANHAM, MD 20706
PHONE: 301.731.5551
FAX: 301.731.0188
www.dewberry.com

DEVELOPER/APPLICANT
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

OWNER
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

WOLFE FARM
EXISTING PARCEL 65
ZONING: R-E AND R-A
PRINCE GEORGES COUNTY
MARYLAND

TAX MAP/GRID: 133/D1-3, E1-4, F2-4
WSSC GRID: 216SE05

SEAL

STATE OF MARYLAND
LICENSED FORESTER
NO. 163
BOARD OF FORESTERS

KEY PLAN

SCALE

AS SHOWN

No.	DATE	BY	Description
3	7-2007	ELD	JM COMMENTS
2	3-2007	KJM	PB COMMENTS
1	12-2006	KJM	SRC COMMENTS

REVISIONS

DRAWN BY KJM
APPROVED BY GAW
CHECKED BY AV
DATE FEBRUARY 2008

TITLE

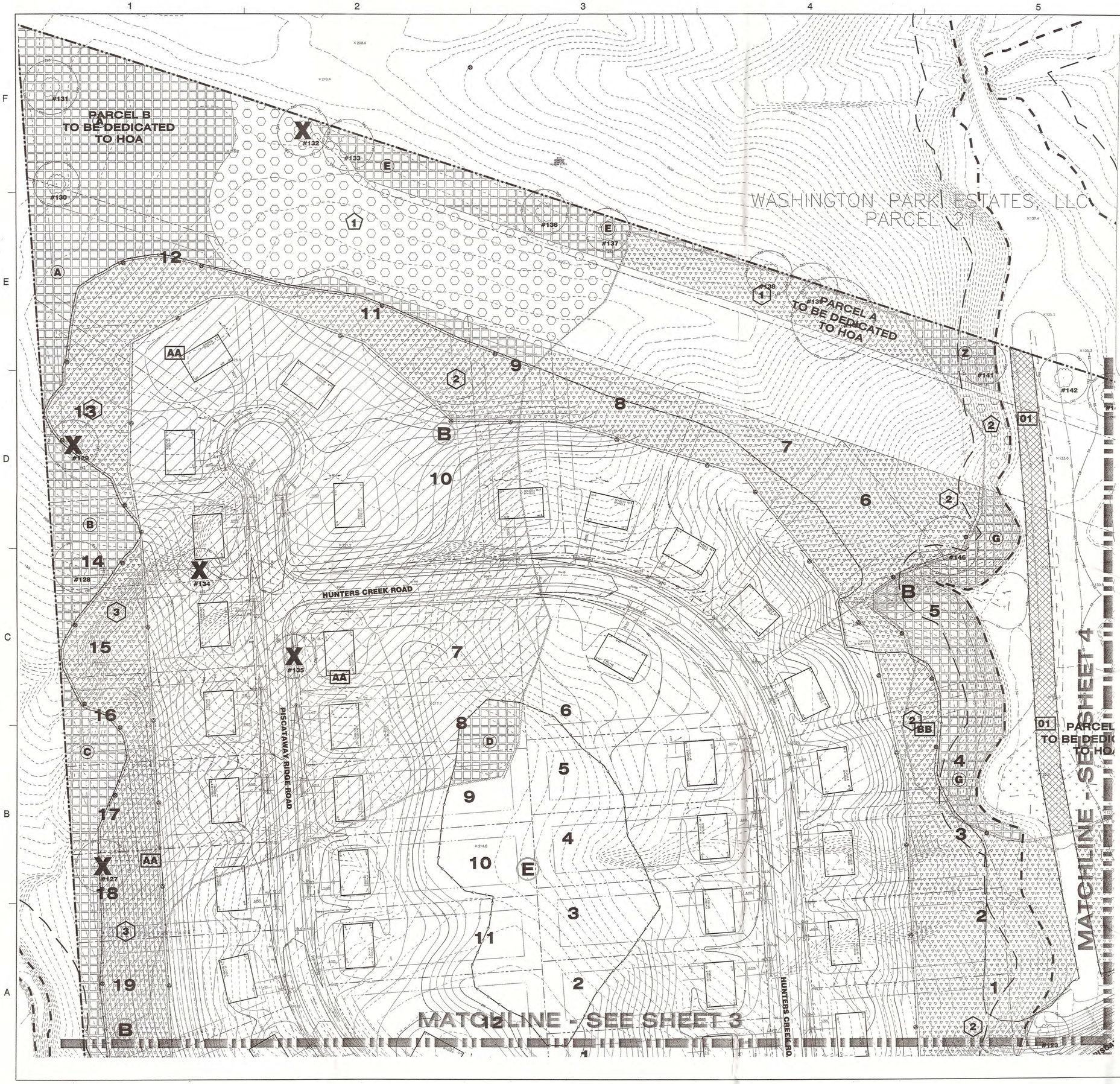
TYPE II TREE CONSERVATION PLAN

PROJECT NO. 10022420

1 APPROVED PLAN

SHEET NO. 1 OF 14

DSP 07024 1



TCP LEGEND

- FOREST CLEARED AREA
- FOREST CONSERVATION AREA
- REFORESTATION AREA
- AFFORESTATION AREA
- WOODLANDS RETAINED NON FCA
- WETLAND MITIGATION AREA
- CLEAR IN FLOODPLAIN
- #110 SPECIMEN TREE
- X #110 SPECIMEN TREE TO BE REMOVED
- PROPOSED AFFORESTATION/REFORESTATION AREA SIGN
- PROPOSED WOODLAND CONSERVATION AREA SIGN
- PROPOSED SPECIMEN TREE SIGN
- TPF TPF PROPOSED WIRE TREE PROTECTION FENCE (TO BE INSTALLED PRIOR TO CONSTRUCTION)
- PROPOSED SPLIT RAIL AFFORESTATION/REFORESTATION FENCE (SEE DETAIL SHEET 14)
- PROPOSED LIMITS OF DISTURBANCE
- CRZ CRZ CRITICAL ROOT ZONE
- RP RP PROPOSED ROOT PRUNE LINE

LEGEND

- EXISTING CONTOURS
- FLOODPLAIN EASMENT
- VL VL VL VL WETLAND
- STREAM
- V2 V2 V2 V2 WETLAND BUFFER
- S3 S3 S3 S3 STREAM BUFFER
- PMA PMA PMA PMA PMA LINE
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- PROP. LOT LINE
- PROP. R/W
- PROP. WATER
- SS PROP. SAN. SEWER
- PROP. BRL
- PROPOSED NOISE WALL
- LIMIT OF DISTURBANCE
- PROP. ROADWAY PIE
- PROPOSED CONTOURS
- PROPOSED PUE
- PROPOSED WATER LINE
- SS SS SS PROPOSED SEWER

M-NCPPC APPROVALS			
PROJECT NAME: Wolfe Farm			
PROJECT NUMBER: DSP-07074			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	6.5.08	CL	6.9.08

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/ 40 108
Approved by: JL Gaw Date: 6/7/8

01			
02			
03			
04			
05			

NORTH

Dewberry

Dewberry & Davis LLC
10003 DEREKWOOD LN, #204
LANHAM, MD 20706
PHONE: 301.731.5551
FAX: 301.731.0188
www.dewberry.com

DEVELOPER/APPLICANT
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

OWNER
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

WOLFE FARM
EXISTING PARCEL 65
ZONING: R-E AND R-A
PRINCE GEORGE'S COUNTY
MARYLAND
TAX MAP/GRID: 139/D1-3, E1-4, F2-4
WSSC GRID: 216SE05

SEAL
STATE OF MARYLAND
LICENSED FORESTER
No. 151
JOHN C. MARROUSH
BOARD OF FORESTERS

KEY PLAN

SCALE
PLAN
1" = 50'
50 0 25 50 100

No.	DATE	BY	Description
3	7-2007	ELD	JM COMMENTS
2	3-2007	KJM	PB COMMENTS
1	12-2006	KJM	SRC COMMENTS

REVISIONS

DRAWN BY	KJM
APPROVED BY	GAW
CHECKED BY	AV
DATE	FEBRUARY 2008

TITLE
TREE CONSERVATION PLAN TYPE II

PROJECT NO. 10022420

2

SHEET NO. 2 OF 14

APPROVED PLAN

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 5

PARCEL C
TO BE DEDICATED TO HOA

PARCEL C
TO BE DEDICATED TO MNCPPC

WASHINGTON PARK ESTATES, LLC
PARCEL 26

TCP LEGEND

- FOREST CLEARED AREA
- FOREST CONSERVATION AREA
- REFORESTATION AREA
- AFFORESTATION AREA
- WOODLANDS RETAINED NON FCA
- WETLAND MITIGATION AREA
- CLEAR IN FLOODPLAIN
- SPECIMEN TREE #110
- SPECIMEN TREE TO BE REMOVED #110
- PROPOSED AFFORESTATION/REFORESTATION AREA SIGN
- PROPOSED WOODLAND CONSERVATION AREA SIGN
- PROPOSED SPECIMEN TREE SIGN
- PROPOSED WIRE TREE PROTECTION FENCE (TO BE INSTALLED PRIOR TO CONSTRUCTION)
- PROPOSED SPLIT RAIL AFFORESTATION/REFORESTATION FENCE (SEE DETAIL SHEET 14)
- PROPOSED LIMITS OF DISTURBANCE
- CRITICAL ROOT ZONE
- PROPOSED ROOT PRUNE LINE

LEGEND

- EXISTING CONTOURS
- FLOODPLAIN EASMENT
- WETLAND
- STREAM
- WETLAND BUFFER
- STREAM BUFFER
- PMA LINE
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- PROP. LOT LINE
- PROP. R/W
- PROP. WATER
- PROP. SAN. SEWER
- PROP. BRL
- PROPOSED NOISE WALL
- LIMIT OF DISTURBANCE
- PROP. ROADWAY PIE
- PROPOSED CONTOURS
- PROPOSED PUE
- PROPOSED WATER LINE
- PROPOSED SEWER

M-NCPPC APPROVALS			
PROJECT NAME: Wolfe Farm			
PROJECT NUMBER: DSP-07024			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	6-5-08	CL	6-9-08

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/ 46/08

	Approved by	Date
01		
02		
03		
04		
05		

Dewberry

Dewberry & Davis LLC
10003 DEREKWOOD LN. #204
LANHAM, MD 20706
PHONE: 301.731.5551
FAX: 301.731.2183
www.dewberry.com

DEVELOPER/APPLICANT
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

OWNER
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

WOLFE FARM
EXISTING PARCEL 65
ZONING: R-E AND R-A
PRINCE GEORGE'S COUNTY
MARYLAND

TAX MAP/GRID: 139/D-3, E1-4, F2-4
WSSC GRID: 216SE05

SEAL

STATE OF MARYLAND
LICENSED FORESTER
NO. 153
JOHN P. MARKOVICH
BOARD OF FORESTERS

KEY PLAN

SCALE

PLAN
1" = 50'
50 0 25 50 100

No.	DATE	BY	Description
3	7-2007	ELD	JM COMMENTS
2	3-2007	KJM	PB COMMENTS
1	12-2006	KJM	SRC COMMENTS

REVISIONS

DRAWN BY KJM
APPROVED BY GAW
CHECKED BY AV
DATE FEBRUARY 2008

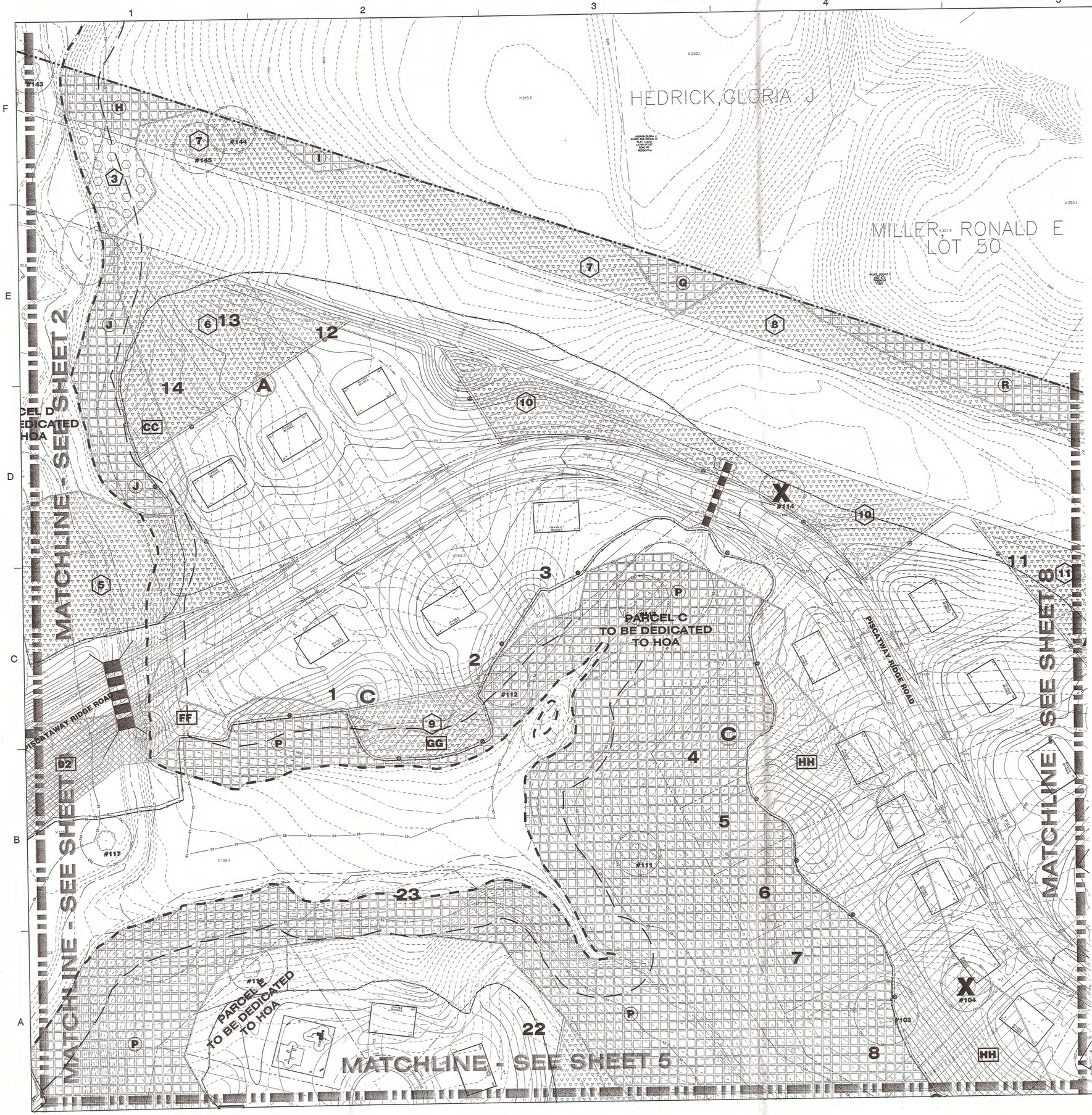
TITLE

TREE CONSERVATION PLAN TYPE II

PROJECT NO. 10022420

3

SHEET NO. 3 OF 14



TCP LEGEND

- FOREST CLEARED AREA
- FOREST CONSERVATION AREA
- REFORESTATION AREA
- AFFORESTATION AREA
- WOODLANDS RETAINED NON FCA
- WETLAND MITIGATION AREA
- CLEAR IN FLOODPLAIN
- #110 SPECIMEN TREE
- X #110 SPECIMEN TREE TO BE REMOVED
- PROPOSED AFFORESTATION/REFORESTATION AREA SIGN
- PROPOSED WOODLAND CONSERVATION AREA SIGN
- PROPOSED SPECIMEN TREE SIGN
- TPF PROPOSED WIRE TREE PROTECTION FENCE (TO BE INSTALLED PRIOR TO CONSTRUCTION)
- PROPOSED SPLIT RAIL AFFORESTATION/REFORESTATION FENCE (SEE DETAIL SHEET 14)
- PROPOSED LIMITS OF DISTURBANCE
- CRZ CRITICAL ROOT ZONE
- RP PROPOSED ROOT PRUNE LINE

LEGEND

- EXISTING CONTOURS
- FLOODPLAIN EASMENT
- VL WETLAND
- STREAM
- WETLAND BUFFER
- STREAM BUFFER
- PMA LINE
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- PROP. LOT LINE
- PROP. R/W
- PROP. WATER
- SS PROP. SAN. SEWER
- PROP. BRL
- PROPOSED NOISE WALL
- LIMIT OF DISTURBANCE
- PROP. ROADWAY PIE
- PROPOSED CONTOURS
- PROPOSED PUE
- SCE STABILIZED CONSTRUCTION ENTRANCE
- SF SILT FENCE
- EARTH DIKE
- TSOS TEMPORARY STONE OUTLET STRUCTURE
- SSF SUPER SILT FENCE
- PROPOSED WATER LINE
- PROPOSED SEWER

M-NCPPC APPROVALS

PROJECT NAME: Wolfe Farm
PROJECT NUMBER: DSP-07024
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revisions Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	6-5-08	CL	6-9-08

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/ 48/08
Approved by JL Stone Date 6/7/08

01			
02			
03			
04			
05			

NORTH

Dewberry

Dewberry & Davis LLC
10003 DEREKWOOD LN. #204
LANHAM, MD 20706
PHONE: 301.731.5551
FAX: 301.731.0188
www.dewberry.com

DEVELOPER/APPLICANT
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

OWNER
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

WOLFE FARM
EXISTING PARCEL 65
ZONING: R-E AND R-A
PRINCE GEORGE'S COUNTY
MARYLAND
TAX MAP/GRID: 130/D1-3, E1-4, F2-4
WSSC GRID: 216SE06

SEAL
STATE OF MARYLAND
LICENSED FOREST CONSERVANCY
NO. 152
JOHN C. MARONICH
BOARD OF FORESTERS

KEY PLAN

SCALE
PLAN
1" = 50'

No.	DATE	BY	Description
3	7-2007	ELD	JM COMMENTS
2	3-2007	KJM	PB COMMENTS
1	12-2006	KJM	SRC COMMENTS

REVISIONS

DRAWN BY KJM
APPROVED BY GAW
CHECKED BY AV
DATE FEBRUARY 2008

TITLE
TREE CONSERVATION PLAN TYPE II

PROJECT NO. 10022420

4

SHEET NO. 4 OF 14

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 8

SEE SHEET 9

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 6

PARCEL C
TO BE DEDICATED TO MNCPPC
46.64 AC.

PARCEL C
TO BE DEDICATED
TO HOA

DEER TAIL COURT

BEAR PAW LANE

WINDSOR, JOHN W
& ALINE C
PARCEL 29

WASHINGTON PARK ESTATES, LLC
PARCEL 26

TCP LEGEND

- FOREST CLEARED AREA
- FOREST CONSERVATION AREA
- REFORESTATION AREA
- AFFORESTATION AREA
- WOODLANDS RETAINED NON FCA
- WETLAND MITIGATION AREA
- CLEAR IN FLOODPLAIN
- #110 SPECIMEN TREE
- X #110 SPECIMEN TREE TO BE REMOVED
- PROPOSED AFFORESTATION/REFORESTATION AREA SIGN
- PROPOSED WOODLAND CONSERVATION AREA SIGN
- PROPOSED SPECIMEN TREE SIGN
- PROPOSED WIRE TREE PROTECTION FENCE (TO BE INSTALLED PRIOR TO CONSTRUCTION)
- PROPOSED SPLIT RAIL AFFORESTATION/REFORESTATION FENCE (SEE DETAIL SHEET 14)
- PROPOSED LIMITS OF DISTURBANCE
- CRZ CRITICAL ROOT ZONE
- RP PROPOSED ROOT PRUNE LINE

LEGEND

- EXISTING CONTOURS
- FLOODPLAIN EASMENT
- WETLAND
- STREAM
- WETLAND BUFFER
- STREAM BUFFER
- PMA LINE
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- PROP. LOT LINE
- PROP. R/W
- PROP. WATER
- SS PROP. SAN. SEWER
- PROP. BRL
- PROPOSED NOISE WALL
- LIMIT OF DISTURBANCE
- PROP. ROADWAY PIE
- PROPOSED CONTOURS
- PROPOSED PUE
- SCE STABILIZED CONSTRUCTION ENTRANCE
- SF SILT FENCE
- EARTH DIKE
- TSOS TEMPORARY STONE OUTLET STRUCTURE
- SSF SUPER SILT FENCE
- PROPOSED WATER LINE
- PROPOSED SEWER

NORTH

M-NCPPC APPROVALS			
PROJECT NAME: Wolfe Farm			
PROJECT NUMBER: DSP-07028			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	6-5-08	CL	6-9-08

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II 44/08

	Approved by	Date
01	JL Stanley	6/9/08
02		
03		
04		
05		

Dewberry

Dewberry & Davis LLC
10003 DEREKWOOD LN, #204
LANHAM, MD 20706
PHONE: 301.731.5551
FAX: 301.731.0183
www.dewberry.com

DEVELOPER/APPLICANT
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

OWNER
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

WOLFE FARM
EXISTING PARCEL 65
ZONING: R-E AND R-A
PRINCE GEORGES COUNTY
MARYLAND
TAX MAP/GRID: 133/D13, E1-4, F2-4
WSSC GRID: 216SE06

SEAL

STATE OF MARYLAND
LICENSED FORESTER
NO. 183
JOHN Z. MARCHETTI
BOARD OF FORESTERS

KEY PLAN

SCALE
PLAN
1" = 50'

No.	DATE	BY	Description
3	7-2007	ELD	JM COMMENTS
2	3-2007	KJM	PB COMMENTS
1	12-2006	KJM	SRC COMMENTS

REVISIONS

DRAWN BY KJM
APPROVED BY GAW
CHECKED BY AV
DATE FEBRUARY 2008

TITLE
TREE CONSERVATION PLAN TYPE II

PROJECT NO. 10022420

5

SHEET NO. 5 OF 14

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 10

GROGAN, DARRYL J & NICHOLE R
LOT 1

BRISCOE, JOHN & TINA B
LOT 2

BAUTISTA, JOHN L & OLIVIA S
LOT 3

CHARLESTON AT INDIAN RIDGE LLC
LOT 4

HORTON, EVERETT C
LOT 5

CHARLESTON AT INDIAN RIDGE LLC
LOT 6

KESESNE, PIERRE C & KATHERINE M
LOT 7

SACRED LAND BLVD

TCP LEGEND

- FOREST CLEARED AREA
- FOREST CONSERVATION AREA
- REFORESTATION AREA
- AFFORESTATION AREA
- WOODLANDS RETAINED NON FCA
- WETLAND MITIGATION AREA
- CLEAR IN FLOODPLAIN
- SPECIMEN TREE #110
- SPECIMEN TREE TO BE REMOVED #110
- PROPOSED AFFORESTATION/REFORESTATION AREA SIGN
- PROPOSED WOODLAND CONSERVATION AREA SIGN
- PROPOSED SPECIMEN TREE SIGN
- PROPOSED WIRE TREE PROTECTION FENCE (TO BE INSTALLED PRIOR TO CONSTRUCTION)
- PROPOSED SPLIT RAIL AFFORESTATION/REFORESTATION FENCE (SEE DETAIL SHEET 14)
- PROPOSED LIMITS OF DISTURBANCE
- CRZ CRITICAL ROOT ZONE
- RP PROPOSED ROOT PRUNE LINE

LEGEND

- EXISTING CONTOURS
- FLOODPLAIN EASMENT
- WETLAND
- STREAM
- WETLAND BUFFER
- STREAM BUFFER
- PMA LINE
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- PROP. LOT LINE
- PROP. R/W
- PROP. WATER
- PROP. SAN. SEWER
- PROP. BRL
- PROPOSED NOISE WALL
- LIMIT OF DISTURBANCE
- PROP. ROADWAY PIE
- PROPOSED CONTOURS
- PROPOSED PUE
- SCE STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- EARTH DIKE
- TBOS TEMPORARY STONE OUTLET STRUCTURE
- SUPER SILT FENCE
- PROPOSED WATER LINE
- PROPOSED SEWER

M-NCPPC APPROVALS			
PROJECT NAME: Wolfe farm			
PROJECT NUMBER: DSP-07024			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	6-5-08	CL	6-9-08

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II 46/08

	Approved by	Date
01	JLSmith	6/17/08
02		
03		
04		
05		

Dewberry

Dewberry & Davis LLC
10003 DEREKWOOD LN, #204
LANHAM, MD 20706
PHONE: 301.731.5551
FAX: 301.731.0188
www.dewberry.com

DEVELOPER/APPLICANT
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

OWNER
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

WOLFE FARM
EXISTING PARCEL 65
ZONING: R-E AND R-A
PRINCE GEORGE'S COUNTY
MARYLAND
TAX MAP/GRID: 133/D1-3, E1-4, F2-4
WSSC GRID: 216SE05

SEAL

STATE OF MARYLAND
LICENSED FORESTER
NO. 183
JOHN P. MARKOVICH
BOARD OF FORESTERS

KEY PLAN

SCALE
PLAN
1" = 50'
50 0 25 50 100

No.	DATE	BY	Description
3	7-2007	ELD	JM COMMENTS
2	3-2007	KJM	PB COMMENTS
1	12-2006	KJM	SRC COMMENTS

REVISIONS

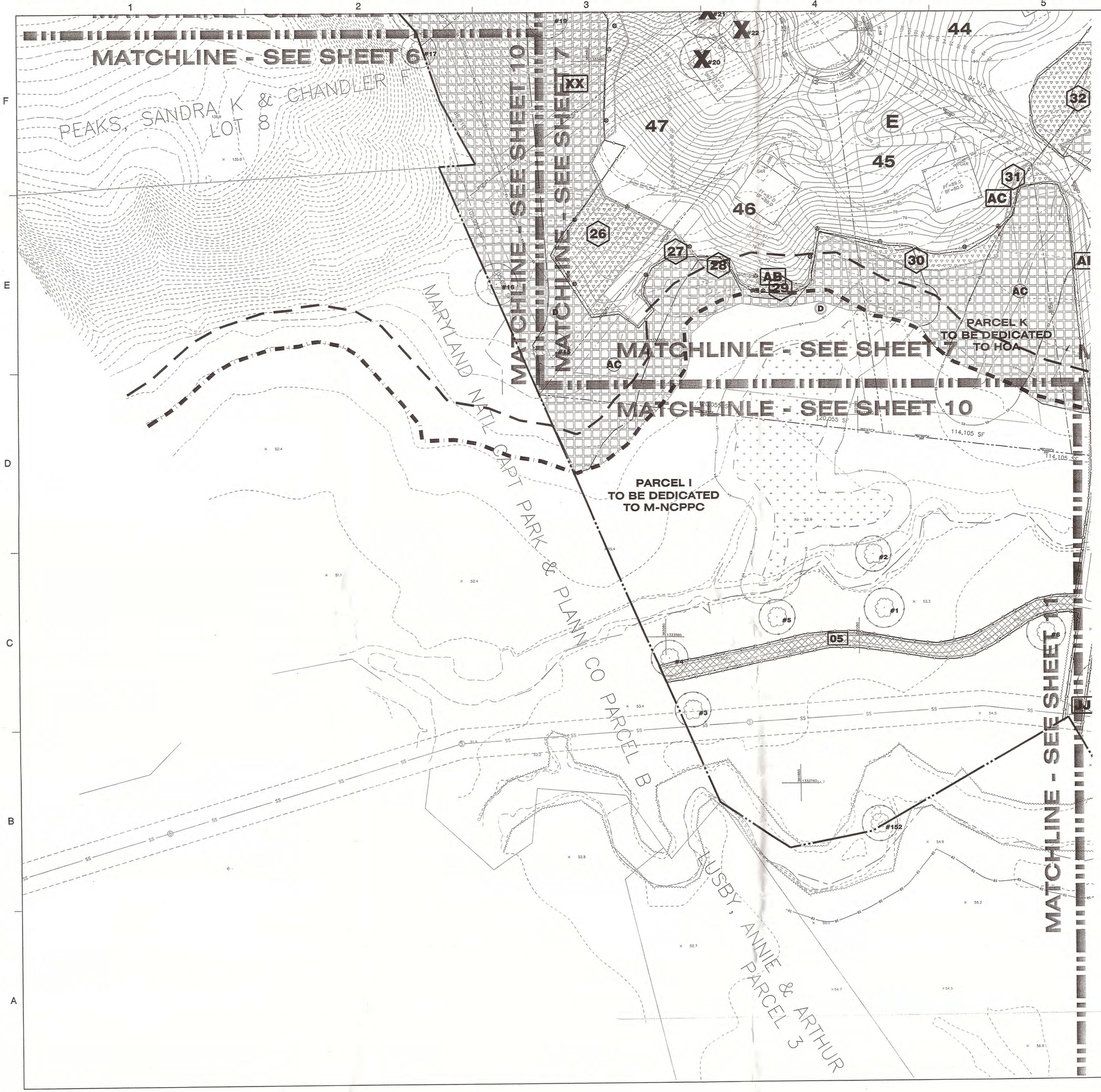
DRAWN BY KJM
APPROVED BY GAW
CHECKED BY AV
DATE FEBRUARY 2008

TITLE
TREE CONSERVATION PLAN TYPE II

PROJECT NO. 10022420

6

SHEET NO. 6 OF 14



TCP LEGEND

- FOREST CLEARED AREA
- FOREST CONSERVATION AREA
- REFORESTATION AREA
- AFFORESTATION AREA
- WOODLANDS RETAINED NON FCA
- WETLAND MITIGATION AREA
- CLEAR IN FLOODPLAIN
- SPECIMEN TREE #110
- SPECIMEN TREE TO BE REMOVED #110
- PROPOSED AFFORESTATION/REFORESTATION AREA SIGN
- PROPOSED WOODLAND CONSERVATION AREA SIGN
- PROPOSED SPECIMEN TREE SIGN
- PROPOSED WIRE TREE PROTECTION FENCE (TO BE INSTALLED PRIOR TO CONSTRUCTION)
- PROPOSED SPLIT RAIL AFFORESTATION/REFORESTATION FENCE (SEE DETAIL SHEET 14)
- PROPOSED LIMITS OF DISTURBANCE
- CRITICAL ROOT ZONE
- PROPOSED ROOT PRUNE LINE

LEGEND

- EXISTING CONTOURS
- FLOODPLAIN EASMENT
- WETLAND
- STREAM
- WETLAND BUFFER
- STREAM BUFFER
- PMA LINE
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- PROP. LOT LINE
- PROP. R/W
- PROP. WATER
- PROP. SAN. SEWER
- PROP. BRL
- PROPOSED NOISE WALL
- LIMIT OF DISTURBANCE
- PROP. ROADWAY PIE
- PROPOSED CONTOURS
- PROPOSED PUE
- SCE STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- EARTH DIKE
- TSOS TEMPORARY STONE OUTLET STRUCTURE
- SUPER SILT FENCE
- PROPOSED WATER LINE
- PROPOSED SEWER

M-NCPPC APPROVALS			
PROJECT NAME: Wolfe Farm			
PROJECT NUMBER: DSP-07024			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revisions Listed Below Apply to This Sheet.			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	6-5-08	CL	6-5-08

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/ 04/08

Approved by JL Shaw Date 6/7/8

01			
02			
03			
04			
05			

Dewberry

Dewberry & Davis LLC
10003 DEREKWOOD LN, #204
LANHAM, MD 20706
PHONE: 301.731.5551
FAX: 301.731.0183
www.dewberry.com

DEVELOPER/APPLICANT
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

OWNER
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

WOLFE FARM
EXISTING PARCEL 65
ZONING: R-E AND R-A
PRINCE GEORGE'S COUNTY
MARYLAND
TAX MAP/GRID: 139/D1-3, E1-4, F2-4
WSSG GRID: 216SE05

SEAL

STATE OF MARYLAND
LICENSED FORESTER
NO. 150
JOHN E. MARQUARDT
BOARD OF FORESTERS

KEY PLAN

SCALE
PLAN
1"=50'
50 0 25 50 100

No.	DATE	BY	Description
3	7-2007	ELD	JM COMMENTS
2	3-2007	KJM	PB COMMENTS
1	12-2006	KJM	SRC COMMENTS

REVISIONS

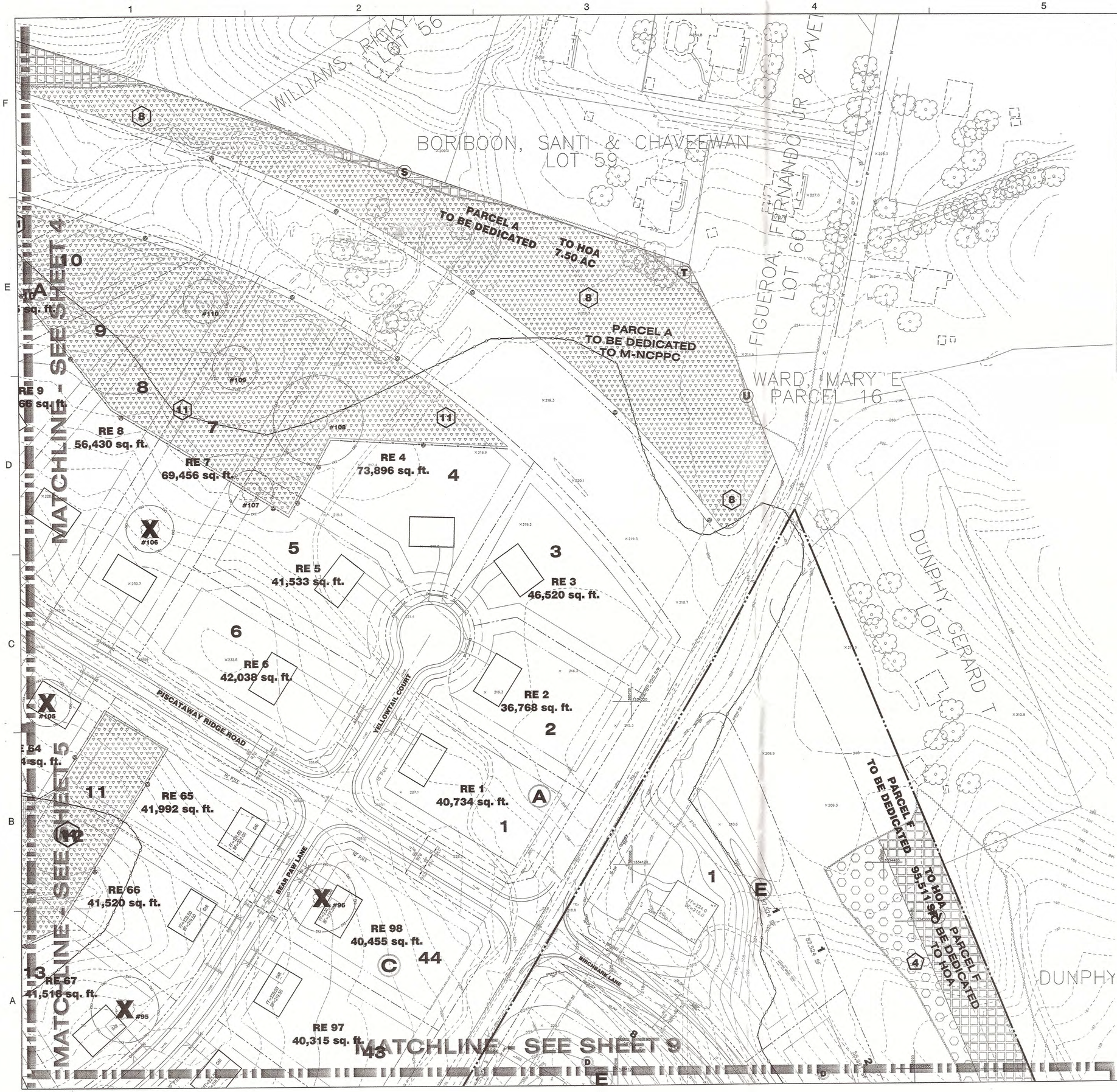
DRAWN BY KJM
APPROVED BY GAW
CHECKED BY AL
DATE FEBRUARY 2006

TITLE
TREE CONSERVATION PLAN TYPE II

PROJECT NO. 10022420

7

SHEET NO. 7 OF 14



TCP LEGEND

- FOREST CLEARED AREA
- FOREST CONSERVATION AREA
- REFORESTATION AREA
- AFFORESTATION AREA
- WOODLANDS RETAINED NON FCA
- WETLAND MITIGATION AREA
- CLEAR IN FLOODPLAIN
- SPECIMEN TREE #110
- SPECIMEN TREE TO BE REMOVED #110
- PROPOSED AFFORESTATION/REFORESTATION AREA SIGN
- PROPOSED WOODLAND CONSERVATION AREA SIGN
- PROPOSED SPECIMEN TREE SIGN
- PROPOSED WIRE TREE PROTECTION FENCE (TO BE INSTALLED PRIOR TO CONSTRUCTION)
- PROPOSED SPLIT RAIL AFFORESTATION/REFORESTATION FENCE (SEE DETAIL SHEET 14)
- PROPOSED LIMITS OF DISTURBANCE
- CRITICAL ROOT ZONE
- PROPOSED ROOT PRUNE LINE

LEGEND

- EXISTING CONTOURS
- FLOODPLAIN EASMENT
- WETLAND
- STREAM
- WETLAND BUFFER
- STREAM BUFFER
- PMA LINE
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- PROP. LOT LINE
- PROP. R/W
- PROP. WATER
- PROP. SAN. SEWER
- PROP. BRL
- PROPOSED NOISE WALL
- LIMIT OF DISTURBANCE
- PROP. ROADWAY PIE
- PROPOSED CONTOURS
- PROPOSED PUE
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- EARTH DIKE
- TEMPORARY STONE OUTLET STRUCTURE
- SUPER SILT FENCE
- PROPOSED WATER LINE
- PROPOSED SEWER

M-NCPPC APPROVALS			
PROJECT NAME: Wolfe Farm			
PROJECT NUMBER: DSP-07024			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	6-5-08	CL	6-5-08

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/ 44/08
Approved by JeDow Date 6/5/08

01			
02			
03			
04			
05			

Dewberry

Dewberry & Davis LLC
10003 DEREKWOOD LN, #204
LANHAM, MD 20706
PHONE: 301.731.5551
FAX: 301.731.0188
www.dewberry.com

DEVELOPER/APPLICANT
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

OWNER
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

WOLFE FARM
EXISTING PARCEL 65
ZONING: R-E AND R-A
PRINCE GEORGE'S COUNTY
MARYLAND
TAX MAP/GRID: 133/D1-3, E1-4, P2-4
WSSC GRID: 216SE/05

SEAL

John P. Markovich 6/4/08

STATE OF MARYLAND
LICENSED FORESTER
NO. 183
JOHN P. MARKOVICH
BOARD OF FORESTERS

KEY PLAN

SCALE

PLAN
1" = 50'
50 0 25 50 100

No.	DATE	BY	Description
3	7-2007	ELD	JM COMMENTS
2	3-2007	KJM	PB COMMENTS
1	12-2006	KJM	SRC COMMENTS

REVISIONS

DRAWN BY KJM
APPROVED BY GAW
CHECKED BY AV
DATE FEBRUARY 2008

TITLE

TREE CONSERVATION PLAN TYPE II

PROJECT NO. 10022420

8

SHEET NO. 8 OF 14

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 10

THRIFT ROAD
80' ULTIMATE R/W

BIRCHBARK LANE

RED WOLFE LANE

RE 96
40,022 sq. ft.

RE 95
40,492 sq. ft.

RE 99
65,416 sq. ft.

94 sq. ft.

100 sq. ft.

TCP LEGEND

- FOREST CLEARED AREA
- FOREST CONSERVATION AREA
- REFORESTATION AREA
- AFFORESTATION AREA
- WOODLANDS RETAINED NON FCA
- WETLAND MITIGATION AREA
- CLEAR IN FLOODPLAIN
- SPECIMEN TREE #110
- SPECIMEN TREE TO BE REMOVED #110
- PROPOSED AFFORESTATION/REFORESTATION AREA SIGN
- PROPOSED WOODLAND CONSERVATION AREA SIGN
- PROPOSED SPECIMEN TREE SIGN
- PROPOSED WIRE TREE PROTECTION FENCE (TO BE INSTALLED PRIOR TO CONSTRUCTION)
- PROPOSED SPLIT RAIL AFFORESTATION/REFORESTATION FENCE (SEE DETAIL SHEET 14)
- PROPOSED LIMITS OF DISTURBANCE
- CRITICAL ROOT ZONE
- PROPOSED ROOT PRUNE LINE

LEGEND

- EXISTING CONTOURS
- FLOODPLAIN EASMENT
- WETLAND
- STREAM
- WETLAND BUFFER
- STREAM BUFFER
- PMA LINE
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- PROP. LOT LINE
- PROP. R/W
- PROP. WATER
- PROP. SAN. SEWER
- PROP. BRL
- PROPOSED NOISE WALL
- LIMIT OF DISTURBANCE
- PROP. ROADWAY PIE
- PROPOSED CONTOURS
- PROPOSED PUE
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- EARTH DIKE
- TEMPORARY STONE OUTLET STRUCTURE
- SUPER SILT FENCE
- PROPOSED WATER LINE
- PROPOSED SEWER

M-NCPPC APPROVALS			
PROJECT NAME: Wolfe Farm			
PROJECT NUMBER: DSP-07024			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	6-5-08	CL	6-5-08

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/ 44/08

	Approved by	Date
01	JL Gwa	6/7/08
02		
03		
04		
05		

Dewberry

Dewberry & Davis LLC
10003 DERBYWOOD LN, #204
LANHAM, MD 20706
PHONE: 301.731.5551
FAX: 301.731.0180
www.dewberry.com

DEVELOPER/APPLICANT
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

OWNER
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

WOLFE FARM
EXISTING PARCEL 65
ZONING: R-E AND R-A
PRINCE GEORGES COUNTY
MARYLAND

TAX MAP/GRID: 139/D1-3, E1-4, F2-4
WSSC GRID: 216SE05

SEAL

STATE OF MARYLAND
LICENSED FORESTER
No. 183
JOHN M. MARROW
BOARD OF FORESTERS

KEY PLAN

SCALE

PLAN
1" = 50'
50 0 25 50 100

No.	DATE	BY	Description
3	7-2007	ELD	JM COMMENTS
2	3-2007	KJM	PB COMMENTS
1	12-2006	KJM	SRC COMMENTS

REVISIONS

DRAWN BY KJM
APPROVED BY GAW
CHECKED BY AV
DATE FEBRUARY 2008

TITLE

TREE CONSERVATION PLAN TYPE II

PROJECT NO. 10022420

9

SHEET NO. 9 OF 14

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 7

MATCHLINLE - SEE SHEET

MATCHLINLE - SEE SHEET 11

PARCEL G
TO BE DEDICATED
TO HOA

PARCEL K
TO BE DEDICATED
TO HOA

SACRED LAND BLVD

GREY WOLFE COURT

RED WOLFE LANE

TCP LEGEND

- FOREST CLEARED AREA
- FOREST CONSERVATION AREA
- REFORESTATION AREA
- AFFORESTATION AREA
- WOODLANDS RETAINED NON FCA
- WETLAND MITIGATION AREA
- CLEAR IN FLOODPLAIN
- SPECIMEN TREE #110
- SPECIMEN TREE TO BE REMOVED #110
- PROPOSED AFFORESTATION/REFORESTATION AREA SIGN
- PROPOSED WOODLAND CONSERVATION AREA SIGN
- PROPOSED SPECIMEN TREE SIGN
- PROPOSED WIRE TREE PROTECTION FENCE (TO BE INSTALLED PRIOR TO CONSTRUCTION)
- PROPOSED SPLIT RAIL AFFORESTATION/REFORESTATION FENCE (SEE DETAIL SHEET 14)
- PROPOSED LIMITS OF DISTURBANCE
- CRITICAL ROOT ZONE
- PROPOSED ROOT PRUNE LINE

LEGEND

- EXISTING CONTOURS
- FLOODPLAIN EASMENT
- WETLAND
- STREAM
- WETLAND BUFFER
- STREAM BUFFER
- PMA LINE
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- PROP. LOT LINE
- PROP. R/W
- PROP. WATER
- PROP. SAN. SEWER
- PROP. BRL
- PROPOSED NOISE WALL
- LIMIT OF DISTURBANCE
- PROP. ROADWAY PIE
- PROPOSED CONTOURS
- PROPOSED PUE
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- EARTH DIKE
- TEMPORARY STONE OUTLET STRUCTURE
- SUPER SILT FENCE
- PROPOSED WATER LINE
- PROPOSED SEWER

M-NCPPC APPROVALS			
PROJECT NAME: Wolfe Farm			
PROJECT NUMBER: DSP-07024			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	6-5-08	CL	6-9-08

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/ 40/08
Approved by JL Date 6/27/08

01			
02			
03			
04			
05			

Dewberry

Dewberry & Davis LLC
10003 DEREKWOOD LN, #204
LANHAM, MD 20706
PHONE: 301.731.5551
FAX: 301.731.0188
www.dewberry.com

DEVELOPER/APPLICANT
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

OWNER
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

WOLFE FARM
EXISTING PARCEL 65
ZONING: R-E AND R-A
PRINCE GEORGE'S COUNTY
MARYLAND

TAX MAP/GRID: 133/D1-3, E1-4, F2-4
WSSC GRID: 216SE05

SEAL

STATE OF MARYLAND
LICENSED FORESTER
NO. 153
JOHN P. MARKOVITZ
BOARD OF FORESTERS

KEY PLAN

SCALE

PLAN
1"=50'

No.	DATE	BY	Description
3	7-2007	ELD	JM COMMENTS
2	3-2007	KJM	PB COMMENTS
1	12-2006	KJM	SRC COMMENTS

REVISIONS

DRAWN BY KJM
APPROVED BY GAW
CHECKED BY AV
DATE FEBRUARY 2008

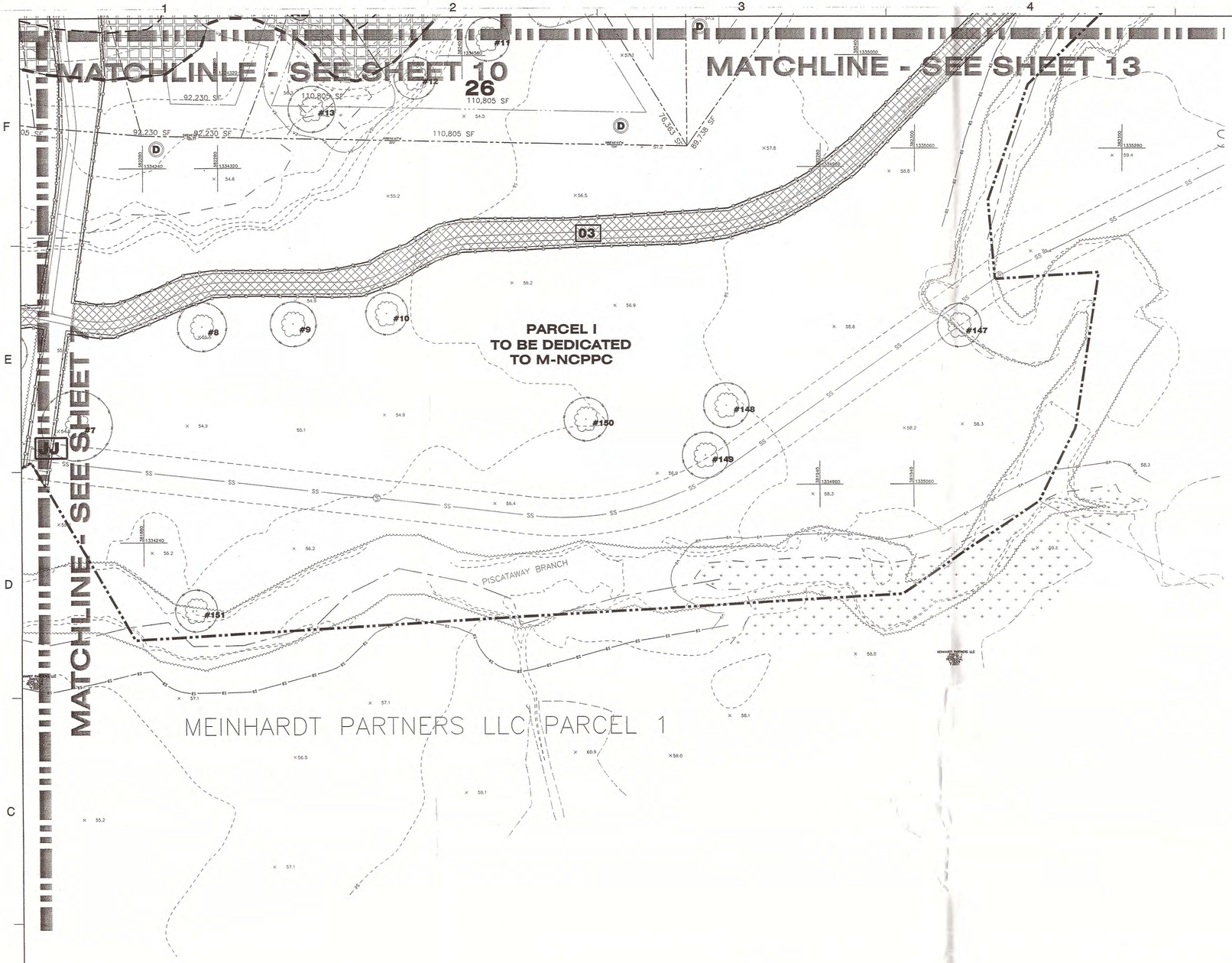
TITLE

TREE CONSERVATION PLAN TYPE II

PROJECT NO. 10022420

10

SHEET NO. 10 OF 14



TCP LEGEND

- FOREST CLEARED AREA
- FOREST CONSERVATION AREA
- REFORESTATION AREA
- AFFORESTATION AREA
- WOODLANDS RETAINED NON FCA
- WETLAND MITIGATION AREA
- CLEAR IN FLOODPLAIN
- #110 SPECIMEN TREE
- X #110 SPECIMEN TREE TO BE REMOVED
- PROPOSED AFFORESTATION/REFORESTATION AREA SIGN
- PROPOSED WOODLAND CONSERVATION AREA SIGN
- PROPOSED SPECIMEN TREE SIGN
- TPF TPF PROPOSED WIRE TREE PROTECTION FENCE (TO BE INSTALLED PRIOR TO CONSTRUCTION)
- SRF SRF PROPOSED SPLIT RAIL AFFORESTATION/REFORESTATION FENCE (SEE DETAIL SHEET 14)
- PROPOSED LIMITS OF DISTURBANCE
- CRZ CRZ CRITICAL ROOT ZONE
- RP RP PROPOSED ROOT PRUNE LINE

LEGEND

- EXISTING CONTOURS
- FLOODPLAIN EASMENT
- WL WETLAND
- STREAM
- WB WETLAND BUFFER
- SB STREAM BUFFER
- PMA LINE
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- PROP. LOT LINE
- PROP. R/W
- PROP. WATER
- SS PROP. SAN. SEWER
- PROP. BRL
- PROPOSED NOISE WALL
- LIMIT OF DISTURBANCE
- PROP. ROADWAY PIE
- PROPOSED CONTOURS
- PROPOSED PUE
- SCE STABILIZED CONSTRUCTION ENTRANCE
- SF SILT FENCE
- EARTH DIKE
- TSOS TEMPORARY STONE OUTLET STRUCTURE
- SSF SUPER SILT FENCE
- PROPOSED WATER LINE
- PROPOSED SEWER

M-NCPPC APPROVALS

PROJECT NAME: Wolfe Farm
PROJECT NUMBER: DSP-07024
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revisions Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	6.5.08	CL	6.9.08

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/ 49/08
Approved by JLSwan Date 6/9/08

01		
02		
03		
04		
05		

Dewberry

Dewberry & Davis LLC
10003 DEREKWOOD LN, #204
LANHAM, MD 20706
PHONE: 301.731.5551
FAX: 301.731.0188
www.dewberry.com

DEVELOPER/APPLICANT
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

OWNER
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

WOLFE FARM
EXISTING PARCEL 65
ZONING: R-E AND R-A
PRINCE GEORGES COUNTY
MARYLAND
TAX MAP/GRID: 133/D-3, E1-4, F2-4
WSSC GRID: 216SE05

SEAL
STATE OF MARYLAND
LICENSED FORESTER
NO. 153
JOHN P. MARKOVICH
BOARD OF FORESTERS

KEY PLAN

SCALE
PLAN
1" = 50'
50 0 25 50 100

No.	DATE	BY	Description
3	7-2007	ELD	JM COMMENTS
2	3-2007	KJM	PB COMMENTS
1	12-2006	KJM	SRC COMMENTS

REVISIONS

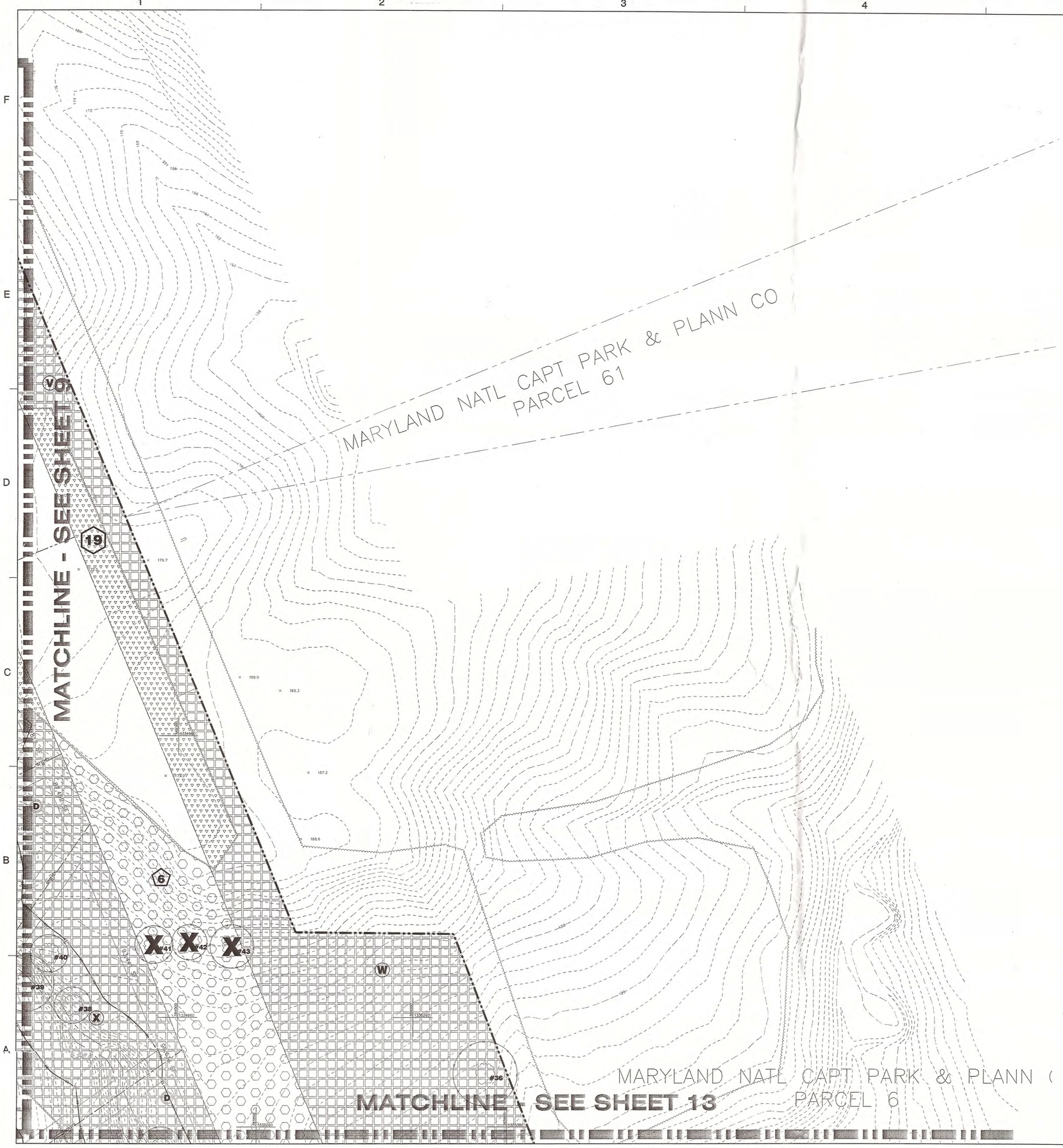
DRAWN BY KJM
APPROVED BY GAW
CHECKED BY AV
DATE FEBRUARY 2008

TITLE
TREE CONSERVATION PLAN TYPE II

PROJECT NO. 10022420

11

SHEET NO. 11 OF 14



TCP LEGEND

- FOREST CLEARED AREA
- FOREST CONSERVATION AREA
- REFORESTATION AREA
- AFFORESTATION AREA
- WOODLANDS RETAINED NON FCA
- WETLAND MITIGATION AREA
- CLEAR IN FLOODPLAIN
- #110 SPECIMEN TREE
- X #110 SPECIMEN TREE TO BE REMOVED
- PROPOSED AFFORESTATION/REFORESTATION AREA SIGN
- PROPOSED WOODLAND CONSERVATION AREA SIGN
- PROPOSED SPECIMEN TREE SIGN
- TPF PROPOSED WIRE TREE PROTECTION FENCE (TO BE INSTALLED PRIOR TO CONSTRUCTION)
- PROPOSED SPLIT RAIL AFFORESTATION/REFORESTATION FENCE (SEE DETAIL SHEET 14)
- PROPOSED LIMITS OF DISTURBANCE
- CRZ CRITICAL ROOT ZONE
- RP PROPOSED ROOT PRUNE LINE

LEGEND

- EXISTING CONTOURS
- FLOODPLAIN EASMENT
- WL WETLAND
- STREAM
- WB WETLAND BUFFER
- SB STREAM BUFFER
- PMA LINE
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- PROP. LOT LINE
- PROP. R/W
- PROP. WATER
- SS PROP. SAN. SEWER
- PROP. BRL
- PROPOSED NOISE WALL
- LIMIT OF DISTURBANCE
- PROP. ROADWAY PIE
- PROPOSED CONTOURS
- PROPOSED PUE
- SCE STABILIZED CONSTRUCTION ENTRANCE
- SF SILT FENCE
- EARTH DIKE
- TEMPORARY STONE OUTLET STRUCTURE
- SSF SUPER SILT FENCE
- PROPOSED WATER LINE
- PROPOSED SEWER

M-NCPPC APPROVALS

PROJECT NAME: Wolfe farm
PROJECT NUMBER: DSP-07024
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revisions Listed Below Apply to This Sheet.

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	6-5-08	CL	6-9-08

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/ 96/08
Approved by JL Baker Date 6/7/08

01			
02			
03			
04			
05			

Dewberry

Dewberry & Davis LLC
10003 DEREKWOOD LN, #204
LANHAM, MD 20706
PHONE: 301.731.5551
FAX: 301.731.0188
www.dewberry.com

DEVELOPER/APPLICANT
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

OWNER
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

WOLFE FARM
EXISTING PARCEL 65
ZONING: R-E AND R-A
PRINCE GEORGES COUNTY
MARYLAND
TAX MAP/GRID: 139/D1-3, E1-4, F2-4
WSSC GRID: 216SE05

SEAL
STATE OF MARYLAND
LICENSED FORESTER
NO. 183
JOHN C. MARCHESE
BOARD OF FORESTERS

KEY PLAN

SCALE
PLAN
1" = 50'
50 0 25 50 100

No.	DATE	BY	Description
3	7-2007	ELD	JM COMMENTS
2	3-2007	KJM	PB COMMENTS
1	12-2006	KJM	SRC COMMENTS

REVISIONS

DRAWN BY KJM
APPROVED BY GAW
CHECKED BY AV
DATE FEBRUARY 2008

TITLE
TREE CONSERVATION PLAN TYPE II

PROJECT NO. 10022420

12

SHEET NO. 12 OF 14

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 11

PARCEL J TO BE DEDICATED TO M-NCPPC

PARCEL L TO BE DEDICATED TO M-NCPPC FOR FUTURE CONVEYANCE TO DPW&T

PARCEL H TO BE DEDICATED TO HOA

RED WOLFE LANE

GREY WOLFE COURT

8' ASPHALT TRAIL

TCP LEGEND

- FOREST CLEARED AREA
- FOREST CONSERVATION AREA
- REFORESTATION AREA
- AFFORESTATION AREA
- WOODLANDS RETAINED NON FCA
- WETLAND MITIGATION AREA
- CLEAR IN FLOODPLAIN
- SPECIMEN TREE (#110)
- SPECIMEN TREE TO BE REMOVED (#110)
- PROPOSED AFFORESTATION/REFORESTATION AREA SIGN
- PROPOSED WOODLAND CONSERVATION AREA SIGN
- PROPOSED SPECIMEN TREE SIGN
- PROPOSED WIRE TREE PROTECTION FENCE (TO BE INSTALLED PRIOR TO CONSTRUCTION)
- PROPOSED SPLIT RAIL AFFORESTATION/REFORESTATION FENCE (SEE DETAIL SHEET 14)
- PROPOSED LIMITS OF DISTURBANCE
- CRITICAL ROOT ZONE
- PROPOSED ROOT PRUNE LINE

LEGEND

- EXISTING CONTOURS
- FLOODPLAIN EASMENT
- WETLAND
- STREAM
- WETLAND BUFFER
- STREAM BUFFER
- PMA LINE
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- PROP. LOT LINE
- PROP. R/W
- PROP. WATER
- PROP. SAN. SEWER
- PROP. BRL
- PROPOSED NOISE WALL
- LIMIT OF DISTURBANCE
- PROP. ROADWAY PIE
- PROPOSED CONTOURS
- PROPOSED PUE
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- EARTH DIKE
- TEMPORARY STONE OUTLET STRUCTURE
- SUPER SILT FENCE
- PROPOSED WATER LINE
- PROPOSED SEWER

NORTH

M-NCPPC APPROVALS			
PROJECT NAME: Wolfe Farm			
PROJECT NUMBER: DSP-07024			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approved Date	Reviewer's Initial	Certification Date
	6-5-08	CL	6-8-08

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/ 04/08
Approved by JL Stone Date 6/7/8

01			
02			
03			
04			
05			

Dewberry

Dewberry & Davis LLC
10003 DEREKWOOD LN, #204
LANHAM, MD 20706
PHONE: 301.731.5551
FAX: 301.731.0183
www.dewberry.com

DEVELOPER/APPLICANT
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

OWNER
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

WOLFE FARM
EXISTING PARCEL 65
ZONING: R-E AND R-A
PRINCE GEORGE'S COUNTY
MARYLAND

TAX MAP/GRID: 133/D1-3, E1-4, F2-4
WSSC GRID: 216SE05

SEAL

KEY PLAN

STATE OF MARYLAND
LICENSED FORESTER
NO. 153
JOHN F. MARKOVICH
BOARD OF FORESTERS

SCALE

PLAN
1" = 50'

No.	DATE	BY	Description
3	7-2007	ELD	JM COMMENTS
2	3-2007	KJM	PB COMMENTS
1	12-2006	KJM	SRC COMMENTS

REVISIONS

DRAWN BY KJM
APPROVED BY GAW
CHECKED BY AV
DATE FEBRUARY 2008

TITLE

TREE CONSERVATION PLAN TYPE II

PROJECT NO. 10022420

13

SHEET NO. 13 OF 14

Standard 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 $1.50 per square foot mitigation fee.
2. 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.
3. **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.**
4. 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.
5. 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 flagging 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.
6. All afforestation/reforestation and associated fencing on common areas shall be installed prior to issuance of building permits. A certification by a qualified professional may be used to provide verification that the afforestation/reforestation has been completed. It must include, at a minimum, photos of the afforestation/reforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations of where the photos were taken.
7. 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.
8. 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 issuance of the U&O for the 1st unit adjacent to the reforestation area.
9. All tree planting for woodland replacement, reforestation or afforestation will be completed prior to issuance of building permit. Failure to establish the woodland replacement, reforestation or afforestation within the prescribed time frame will result in the forfiture 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.
10. The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
11. Results of survival checks for all tree plantings shall be reported to the DER Inspector for that site.
12. 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 :

WOODLAND AND 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.

1. **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.**
2. **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").**
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 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.**
4. **Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed roperly 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 piles that will serve as wildlife habitat.**

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 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.**
2. **The removal of noxious, invasive, and non-native 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.**
3. **The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage resprouting 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 chain saws 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. 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.

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

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

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

1. **identified to be cleared on the most recently approved Type II Tree Conservation (TCP) on file in the office**
1. **A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically of the M-NCPPC, Environmental Planning Section located on the 4th flood 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.**
2. **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 filled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and overseeding 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.**

REFORESTATION INSPECTION AND PLANTING NARRATIVE

1. REFORESTATION INSPECTION SCHEDULE

THERE SHALL BE FIVE INSPECTIONS FOR FOREST CONSERVATION.

A. THE FIRST INSPECTION SHALL OCCUR AFTER FLAGGING/STAKING OF THE L.O.D. AND/OR STREAM BUFFERS, AND PRIOR TO ANY CLEARING, GRADING OR SEDIMENT CONTROL MEASURES. THIS INSPECTION IS TO ADDRESS THE ISSUES OF TREE PROTECTION AND SEDIMENT CONTROL. THE DEVELOPER AND HIS REPRESENTATIVES FROM SCD/PG AND M-NCPPC WILL MEET TO WALK THE PROPOSED LIMITS OF DISTURBANCE AND DETERMINE THE FINAL LOCATIONS OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION DEVICES.

B. THE SECOND INSPECTION SHALL OCCUR AFTER PLACEMENT OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION DEVICES, AND PRIOR TO CLEARING AND GRADING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF PROTECTIVE MEASURES.

C. THE THIRD INSPECTION SHALL OCCUR PRIOR TO PLANTING IN REFORESTATION AREAS. THIS PRE-PLANTING INSPECTION IS TO MAKE FINAL DECISIONS REGARDING THE BEST IMPLEMENTATION OF THE PLANTING PLAN, INCLUDING, BUT NOT LIMITED TO, THE FINAL PLACEMENT AND SELECTION OF PLANT SPECIES, DETERMINATION OF THE REGENERATION POTENTIAL OF EXISTING PLANTS TO REMAIN, AND A DETERMINATION OF THE BEST METHODS TO ENSURE SURVIVAL. THE PURCHASE AND DELIVERY OF PLANT MATERIALS SHOULD NOT BE MADE UNTIL AFTER THIS INSPECTION SINCE A DETERMINATION MAY BE MADE IN THE FIELD TO ALTER THE CHOICE OF PLANT MATERIALS.

D. THE FOURTH INSPECTION SHALL OCCUR IMMEDIATELY FOLLOWING THE COMPLETION OF THE REFORESTATION PLANTING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF THE PLANTING.

E. THE FIFTH AND FINAL INSPECTION SHALL OCCUR AT THE COMPLETION OF THE TWO-YEAR MAINTENANCE PROGRAM. THE PURPOSE OF THIS INSPECTION IS TO DETERMINE THE SUCCESS AND ADEQUACY OF THE MAINTENANCE PROGRAM AND DEER MANAGEMENT PROGRAM. A FINAL DETERMINATION WILL BE MADE AT THIS TIME AS TO WHETHER ADDITIONAL PLANTINGS AND A FURTHER MAINTENANCE PROGRAM ARE NECESSARY.

2. PRE-PLANTING CONSIDERATIONS

A. IN AREAS WITH SUBSTANTIAL GROWTH OF INVASIVE GROUNDCOVER SPECIES, MEASURES SHALL BE TAKEN TO REMOVE AND CONTROL INVASIVES. NECESSARY WEED CONTROL MEASURES SHOULD BE DETERMINED DURING THE PRE-PLANTING INSPECTION, INCLUDING BUT NOT LIMITED TO, MULCHING AROUND NEWLY PLANTED PLANTINGS, AND FABRIC COVERING. THE USE OF CHEMICAL WEED CONTROL WILL BE LIMITED TO EXTREME CASES AND, AND ONLY WITH PRIOR WRITTEN APPROVAL BY SHPO STAFF.

B. A SOILS ANALYSIS WILL BE CONDUCTED PRIOR TO COMMENCEMENT OF REFORESTATION. ON SITE SOILS SHALL BE TESTED FOR COMPACTION AND SOIL FERTILITY. SOILS SHALL BE TILLED OR DUG IN AREAS OF UNDISTURBED SOIL TO DETERMINE IF A FRAGIPAN LAYER IS PRESENT. IF FRAGIPAN IS PRESENT, IT SHOULD BE RIPSCRED BY AUGURING AND PLANTING HOLES SHOULD BE DUG TO TWICE THE NORMAL DIAMETER FOR THE MATERIAL PLANTED.

C. SOILS SHOULD BE TREATED BY INCORPORATING NATURAL MULCH WITHIN THE TOP 12 INCHES, OR AMENDMENTS AS DETERMINED BY THE SOILS ANALYSES. NATURAL AMENDMENTS, SUCH AS ORGANIC MULCH OR LEAF MOLD COMPOST ARE PREFERRED.

D. IF FILL MATERIAL IS USED AT THE PLANTING SITE, IT SHOULD BE CLEAN FILL WITH 12 INCHES OF NATIVE SOIL. STOCKPILING OF NATIVE TOP SOILS MUST BE DONE IN SUCH A WAY THAT THE HEIGHT OF THE PILE DOES NOT DAMAGE THE ZSED BANK.

3. PLANT MATERIAL STORAGE

IT IS RECOMMENDED THAT PLANTING OCCUR WITHIN 24 HOURS OF DELIVERY TO THE SITE. PLANT MATERIALS WHICH ARE LEFT UNPLANTED FOR MORE THAN 24 HOURS SHOULD BE PROTECTED FROM DIRECT SUN AND WEATHER AND KEPT MOIST. NURSERY STOCK SHOULD NOT BE LEFT UNPLANTED FOR MORE THAN TWO (2) WEEKS.

4. ON-SITE INSPECTION

PRIOR TO PLANTING, PLANTING STOCK SHOULD BE INSPECTED. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS, AND DISEASE SHOULD BE REPLACED.

5. PLANTING SPECIFICATIONS

A. CONTAINER-GROWN STOCK: SUCCESSFUL PLANTING OF CONTAINER GROWN STOCK REQUIRES CAREFUL SITE PREPARATION AND INSPECTION OF THE PLANT MATERIAL ROOT SYSTEM. CAUTION IS RECOMMENDED WHEN SELECTING PLANTS GROWN IN A SOILS MIXTURE DIFFERING FROM THAT OF THE PLANTING SITE. THE PLANT SHOULD BE REMOVED FROM THE CONTAINER AND THIS SOIL MIXTURE SHOULD BE LOOSENED OR REMOVED FROM THE ROOTBALL. SOIL SUBSTITUTION IS STRONGLY RECOMMENDED. JUTE, PEG OR BURLAP SHOULD ALSO BE NOTED, AND SUBSTITUTED IF NECESSARY. ROOTS MAY NOT BE TRIMMED ON-SITE, DUE TO THE INCREASED CHANCE OF ROOT BORNE DISEASES. THE PLANTING HOLE SHOULD BE PREPARED AS SPECIFIED. NATIVE STOCKPILED SOILS SHOULD BE USED TO BACKFILL PLANTING FIELD. BARE SOILS SHOULD COVER THE PLANTING FIELD AND COVER WITH 2 TO 4 INCHES OF MULCH.

B. BALLED AND BURLAPPED TREES: BALLED AND BURLAPPED TREES MUST BE HANDLED WITH CARE WHILE PLANTING. TREES SHOULD NOT BE PICKED UP BY THE TRUNK OR DROPPED, AS DAMAGE MAY RESULT. THE BURLAP SHOULD REMAIN ON THE TRUNK FROM THE ROOT BALL. PRIOR TO PLANTING, ROOT BALLS SHOULD BE KEPT MOIST.

C. PLANTING FIELDS SHOULD BE CREATED EQUAL TO 2.5 TIMES THE DIAMETER OF THE ROOT BALL. LOOSEN SOILS TO BE FILLED BACK AROUND TREES. STOCKPILED NATIVE TOP SOILS, IF AVAILABLE, SHOULD BE UTILIZED TO BACKFILL THE PLANTING FIELD. AMENDMENTS ARE NOT RECOMMENDED TO THE PLANTING FIELD, AS STUDIES HAVE SHOWN THAT ROOTS WILL BE ENCOURAGED TO STAY WITHIN THE AMENDED SOILS. SOILS SHOULD BE RAKED EVENLY OVER THE PLANTING FIELD AND COVERED WITH 2 TO 4 INCHES OF MULCH.

D. STAKING OF TREES IS NOT RECOMMENDED EXCEPT IN AREAS OF HIGH WINDS. MOVEMENT IS NECESSARY TO STRENGTHEN THE TRUNK OF THE PLANTED TREE. IF STAKES ARE USED, THEY SHOULD BE REMOVED AFTER THE FIRST GROWING SEASON. WRAPPING IS ALSO NOT RECOMMENDED DUE TO THE INCREASED OPPORTUNITIES FOR INSECT INFESTATION AND DISEASE.

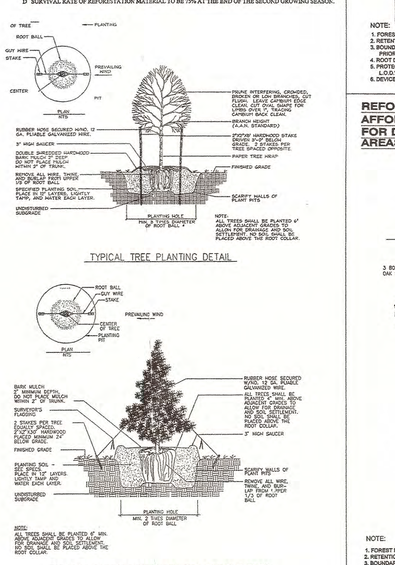
6. POST-PLANTING CONSIDERATIONS

A. SOIL STABILIZATION: FOR AREAS OF LARGE-SCALE DISTURBANCE, SOILS MUST BE STABILIZED USING A NON-TURF-BUILDING GROUND COVER OR ENGINEERING FABRIC.

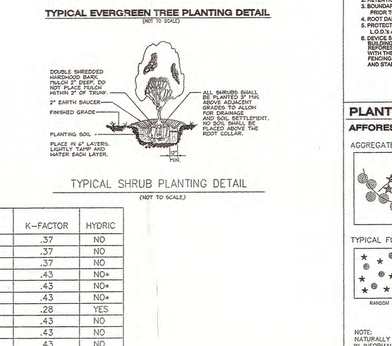
B. PROTECTIVE DEVICES: TO PREVENT DAMAGE OF PLANTED AREAS, ALL REFORESTATION AND AFFORESTATION SITES MUST BE POSTED WITH APPROPRIATE SIGNS AND FENCED. CONSTRUCTION EQUIPMENT SHALL BE PROHIBITED IN THESE AREAS.

C. IN AREAS WHERE A SIGNIFICANT RISK OF DAMAGE BY DEER IS ANTICIPATED, A DEER MANAGEMENT PROGRAM MUST BE REVIEWED AND APPROVED BY M-NCPPC. ANY SUBSTANTIAL DAMAGE OR DESTRUCTION RESULTING FROM A FAILURE TO COMPLY WITH THE APPROVED DEER MANAGEMENT PROGRAM MUST BE REPAIRED BEFORE REFORESTATION BONDS WILL BE RELEASED.

D SURVIVAL RATE OF REFORESTATION MATERIAL TO BE 75% AT THE END OF THE SECOND GROWING SEASON.



TYPICAL TREE PLANTING DETAIL



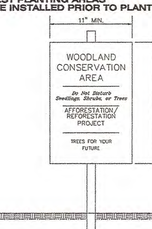
TYPICAL EVERGREEN TREE PLANTING DETAIL
(NOT TO SCALE)

TYPICAL SHRUB PLANTING DETAIL
(NOT TO SCALE)

MAP SYMBOL	SOIL DESCRIPTION	K-FACTOR	HYDRIC
AuC3	AURA GRAVELLY LOAM, 6–12% SLOPES	.37	NO
AuD	AURA GRAVELLY LOAM, 12–20% SLOPES	.37	NO
AvE	AURA AND CROOM GRAVELLY LOAM, 20–50% SLOPES	.37	NO
BIB2	BELTSVILLE SILT LOAM, 2–5% SLOPES, MODERATELY ERODED	.43	NO*
BIC3	BELTSVILLE SILT LOAM, 2–10% SLOPES, SEVERELY ERODED	.43	NO*
BID3	BELTSVILLE SILT LOAM, 10–15% SLOPES, SEVERELY ERODED	.43	NO*
Bo	BIBB SILT LOAM	.28	YES
CoB2	CHILLUM SILT LOAM, 0–6% SLOPES, MODERATELY ERODED	.43	NO
CoC2	CHILLUM SILT LOAM, 6–12% SLOPES, MODERATELY ERODED	.43	NO
CtB2	CROOM GRAVELLY SANDY LOAM, 3–8% SLOPES MODERATELY ERODED	.43	NO
CtC3	CROOM GRAVELLY SANDY LOAM, 8–15% SLOPES SEVERELY ERODED	.43	NO
IoB	IUKA SILT LOAM LOCAL ALLUVIUM, 2–5% SLOPES	.37	NO
MnB2	METAPEAKE SILT LOAM, 2–5% SLOPES, MODERATELY ERODED	.37	NO
MnD2	METAPEAKE SILT LOAM, 5–10% SLOPES, MODERATELY ERODED	.49	NO
RdC3	RUMFORD LOAMY SAND, 5–10% SLOPES, SEVERELY ERODED	.17	NO
SgB2	SASSAFRAS GRAVELLY SANDY LOAM, 2–5% SLOPES, MODERATELY ERODED	.20	NO
SgC3	SASSAFRAS GRAVELLY SANDY LOAM, 5–10% SLOPES, SEVERELY ERODED	.20	NO
SgD2	SASSAFRAS GRAVELLY SANDY LOAM, 10–15% SLOPES, MODERATELY ERODED	.20	NO
SgD3	SASSAFRAS GRAVELLY SANDY LOAM, 10–15% SLOPES, SEVERELY ERODED	.24	NO
SgE	SASSAFRAS GRAVELLY SANDY LOAM, 15–30% SLOPES	.24	NO
ShB2	SASSAFRAS SANDY LOAM, 2–5% SLOPES, MODERATELY ERODED	.28	NO
WeD3	WESTPHALIA–EVESBORO COMPLEX, 12–20% SLOPES, SEVERELY ERODED	.49	NO

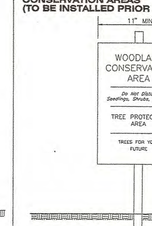
* = THESE SOILS MAY HAVE SMALL AREAS OF HYDRIC INCLUSIONS WITHIN THE SOILS SERIES
TAKEN FROM: USDA, SCS– SOIL SURVEY, PRINCE GEORGE'S COUNTY MARYLAND (1967)

SIGNAGE
FOREST PLANTING AREAS (TO BE INSTALLED PRIOR TO PLANTING)



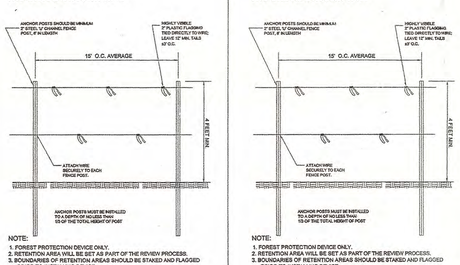
NOTE:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR SIGNS.
4. SIGNS SHOULD BE PLACED AT A MAX. INTERVAL OF 100' ALONG ALL L.O.D.'s AND/OR STREAM BUFFERS IN AREAS OF REFORESTATION.

SIGNAGE
CONSERVATION AREAS (TO BE INSTALLED PRIOR TO CONSTRUCTION)



1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR SIGNS.
4. SIGNS SHOULD BE PLACED AT A MAX. INTERVAL OF 100' AND ONE PER LOT ALONG ALL L.O.D.'s AND/OR STREAM BUFFERS IN AREAS OF FOREST CONSERVATION.

WIRE TREE PROTECTION FENCING
TWO-STRAND STRAIGHT WIRE

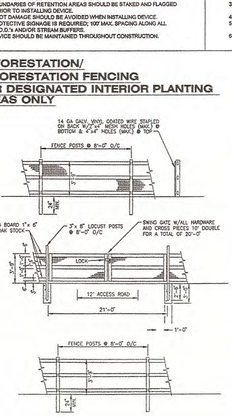


NOTE:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED WHEN INSTALLING DEVICE.
5. PROTECTIVE SIGNAGE IS REQUIRED; 100' MAX. SPACING ALONG ALL L.O.D.'s AND/OR STREAM BUFFERS.
6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

WIRE TREE PROTECTION FENCING
TWO-STRAND STRAIGHT WIRE

NOTE:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED WHEN INSTALLING DEVICE.
5. PROTECTIVE SIGNAGE IS REQUIRED; 100' MAX. SPACING ALONG ALL L.O.D.'s AND/OR STREAM BUFFERS.
6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

REFORESTATION/ AFFORESTATION FENCING FOR DESIGNATED INTERIOR PLANTING AREAS ONLY

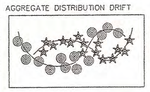


SPLIT RAIL FENCE DETAIL
NOT TO SCALE

NOTE:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED WHEN INSTALLING DEVICE.
5. PROTECTIVE SIGNAGE IS REQUIRED; 100' MAX. SPACING ALONG ALL L.O.D.'s AND/OR STREAM BUFFERS.
6. **DEVICE SHOULD BE INSTALLED PRIOR TO THE ISSUANCE OF GRADING AND BUILDING PERMITS. IN WHICH CASE THE REFORESTATION/AFFORESTATION FENCING SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION AND STABILIZATION OF THE GRADING.**

PLANTING DISTRIBUTION PATTERNS
AFFORESTATION & REFORESTATION AREAS

AGGREGATE DISTRIBUTION DRIFT



NOTE: PLANT CLUSTER TYPE GROUPINGS THAT TAPER OUT ALONG EDGES BLENDING OFTEN APPEAR AS ELONGATED OR TEAR-DROP SHAPES.

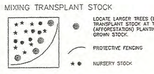
TYPICAL FOREST TREE DISTRIBUTION PATTERNS



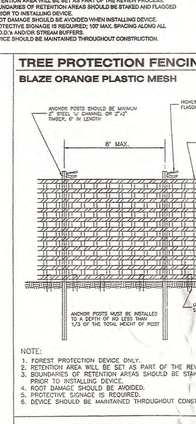
● SPECIES 1 ★ SPECIES 2

NOTE:
NATURALLY OCCURING POPULATIONS OF TREESTEND TO BE FOUND IN INFORMAL GROUPINGS. A CLUSTER OF TREES IS REALLY A MOSAIC OF DIFFERENT SPECIES GROUPS. THE OBJECTIVE OF AN AFFORESTATION/ REFORESTATION PLAN IS TO SELECT THE APPROPRIATE SPECIES AND DISTRIBUTION PATTERN FOR A CHOSEN SITE THAT MIMICS NATURAL SUCCESSION.

MIXING TRANSPLANT STOCK



TREE PROTECTION FENCING
BLAZE ORANGE PLASTIC MESH



NOTE:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED.
5. PROTECTIVE SIGNAGE IS REQUIRED.
6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

AFFORESTATION/REFORESTATION AGREEMENT

The afforestation contractor will field check the afforestation area according to the following schedule:

Year 1: Survival check
Years 2-3: November survival check

Fertilization or watering during years 1 through 3 will be done on an as needed basis. Field data forms (Condition Check Sheets) will be sent to the client after each visit. We estimate a survival rate of about 75% through 5 years. Special return operations or recommendations will be conducted on an as needed basis. Perimeter fencing and signage will be removed after year 10 based on the date planted.

M-NCPPC APPROVALS			
PROJECT NAME: Wolfe Farm			
PROJECT NUMBER: DSP-07024			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	6.5.08	CL	6.9.08

Dewberry

Dewberry & Davis LLC
10003 DERekwood LN, #204
LANHAM, MD 20706
PHONE: 301.731.5551
FAX: 301.731.1080
www.dewberry.com

DEVELOPER/APPLICANT
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

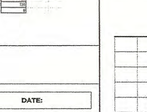
OWNER
WOLFE PARTNERS, LLC
GREGORY BALIAN/ JOHN PYLES
6525 BELCREST ROAD, STE 205
HYATTSVILLE, MD 20782
301.306.2200

WOLFE FARM
EXISTING PARCEL 65
ZONING: R-E AND R-A

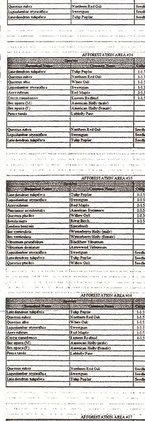
PRINCE GEORGES COUNTY
MARYLAND

TAX MAP/GRID: 133/D1-3, E1-4, F2-4
WSSC GRID: 216SE05

SEAL



KEY PLAN



SCALE
1"= 100'
100 0 50 100 200

No.	DATE	BY	Description
3	7-2007	ELD	JM COMMENTS
2	3-2007	KJM	PB COMMENTS
1	12-2006	KJM	SRC COMMENTS

REVISIONS

DRAWN BY KJM
APPROVED BY GAW
CHECKED BY AV
DATE FEBRUARY 2006

TITLE
TREE CONSERVATION PLAN TYPE II

PROJECT NO. 10022420

14

SHEET NO. 14 OF 14

PROJECT NAME: DATE:

SPECIES	NUMBER FROM LAST CHECK	NUMBER FROM THIS CHECK	CONDITION

SPECIAL NOTES:

RECOMMENDATIONS:

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II 45/08
Approved by JL Date 6/17/08

01			
02			
03			
04			
05			