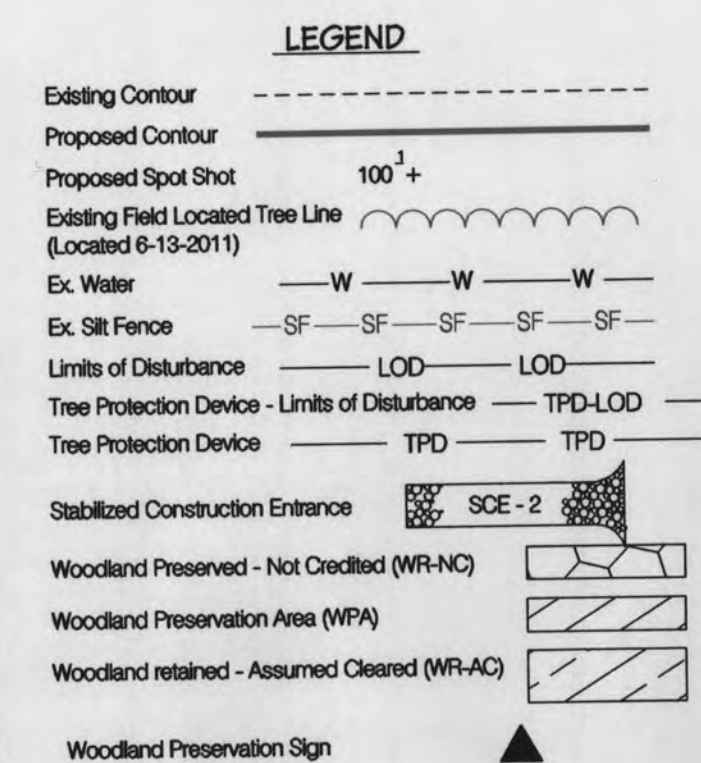
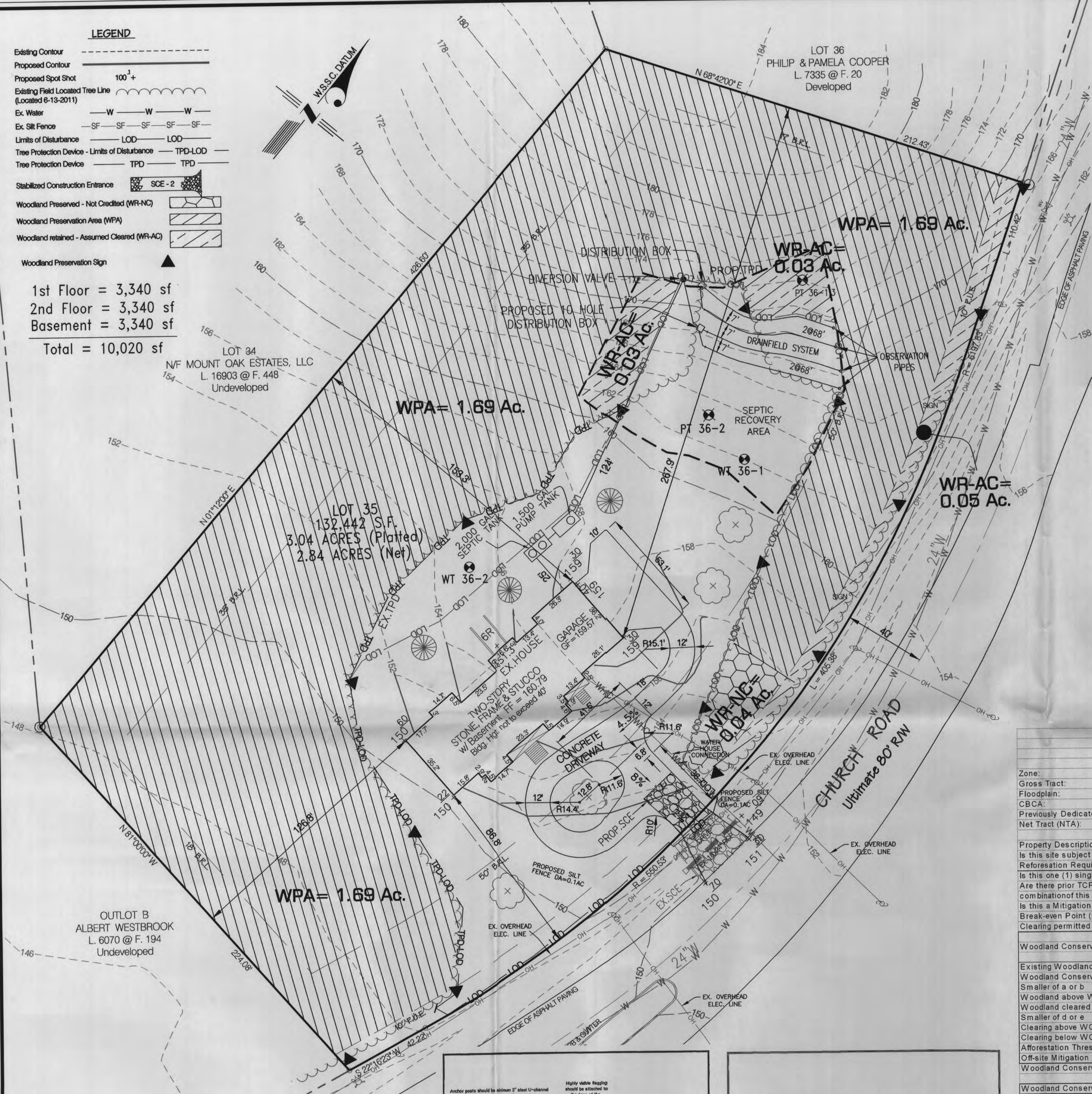


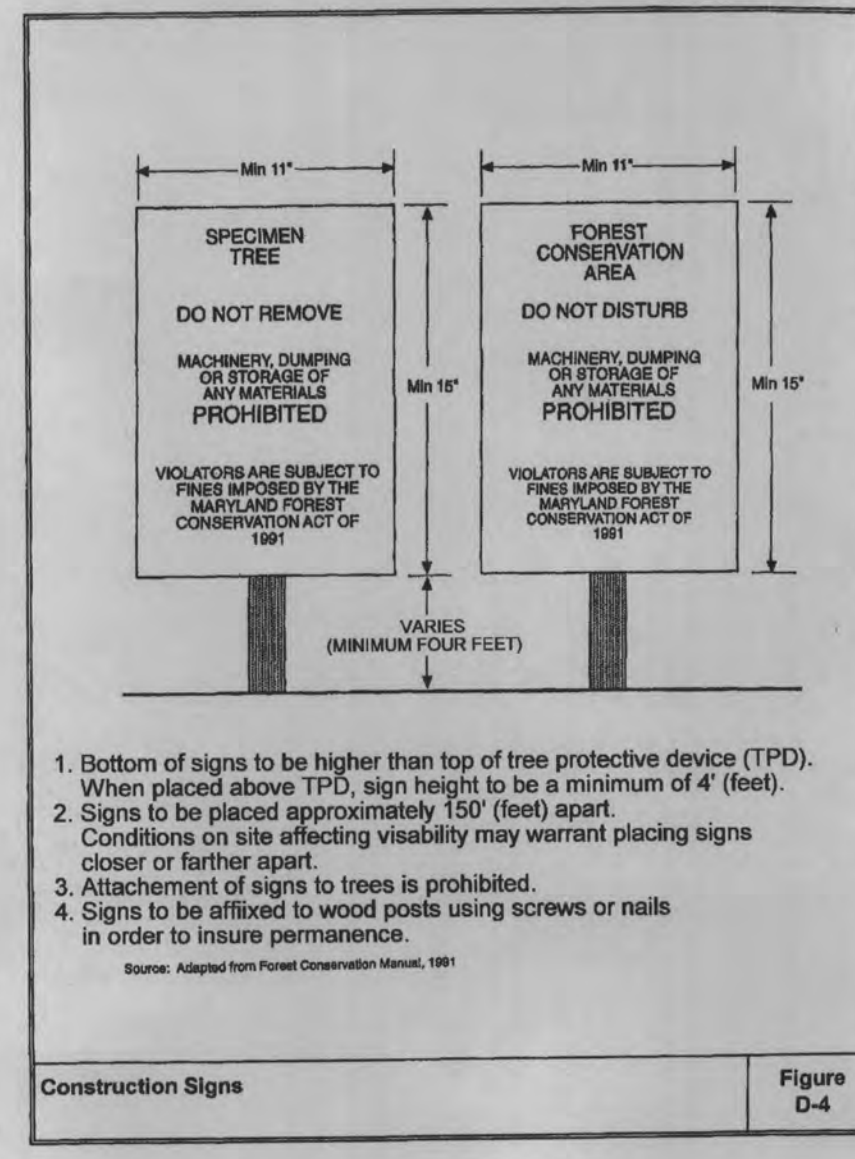
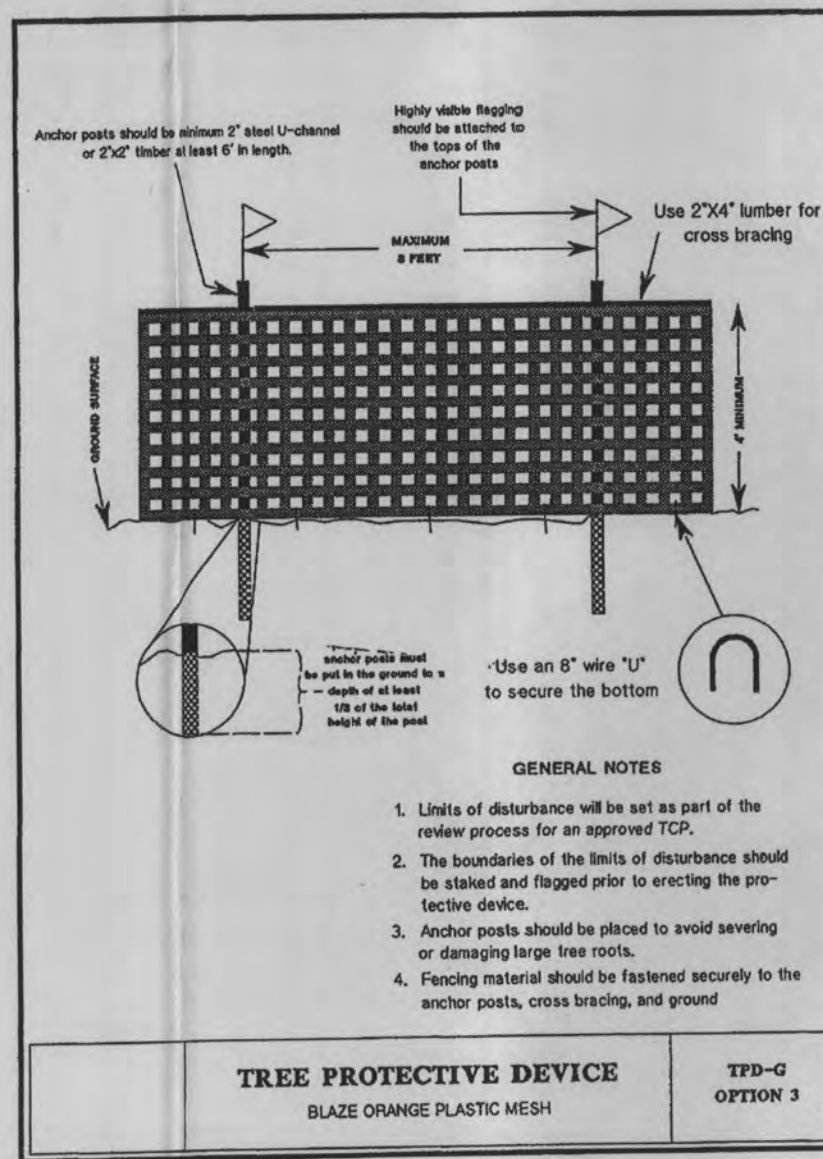


1st Floor = 3,340 sf
2nd Floor = 3,340 sf
Basement = 3,340 sf
Total = 10,020 sf



- TREE CONSERVATION PLAN NOTES**
- 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 \$150 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.
 - 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 lines for unauthorized disturbances to these areas. Upon the sale of the property the owner/developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
 - All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.
 - Tree Protection Devices are required for this Plan since an undisturbed 100 foot buffer of open land or a 50 foot forested buffer is not being maintained between the Limit of Disturbance (LOD) and the Tree Save Area.
 - 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 P.G. County Planning Dept. approves removal.

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



- GENERAL NOTES**
- Bottom of signs to be higher than top of tree protective device (TPD). When placed above TPD, sign height to be a minimum of 4' (feet).
 - Signs to be placed approximately 150' (feet) apart.
 - Conditions on site affecting visibility may warrant placing signs closer or farther apart.
 - Attachment of signs to trees is prohibited.
 - Signs to be affixed to wood posts using screws or nails in order to insure permanence.

Source: Adapted from Forest Conservation Manual, 1991

Construction Signs

Figure 0-4

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

REMOVAL OF HAZARDOUS TREES OR HAZARDOUS LIMBS BY DEVELOPERS OR BUILDERS

The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the Department of Environmental Resources as dead, dying, or hazardous may be removed.

- A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
- If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standard (Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices).
- Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval of the appropriate inspector may the tree be cut by chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

REMOVAL OF HAZARDOUS TREES, HAZARDOUS LIMBS, NOXIOUS PLANTS OR NON-NATIVE PLANTS IN WOODLAND CONSERVATION AREAS OWNED BY INDIVIDUAL HOMEOWNERS

- If the developer or builder no longer has an interest in the property the home owner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
- The removal of noxious, invasive, and non-native plant species from the woodland conservation area 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 in 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 in diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
- The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

NOTE: The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

WOODLAND AREAS NOT COUNTED AS PART OF THE WOODLAND CONSERVATION REQUIREMENTS

- A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 Governor Open Bowe Drive, Upper Marlboro, Maryland 20772, phone 301-952-3550. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.
- Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be filled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and over seeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 is not acceptable.

Woodland Conservation Worksheet

for Prince George's County

Zone:	R-A		
Gross Tract:	2.84		
Floodplain:	0.00		
CB CA:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	2.84	0.00	0.00
Property Description or Subdivision Name:	Mount Oak Estates - Lot 35		
Is this site subject to the 1989 Ordinance?	N		
Reforestation Requirement Reduction Questions			
Is this one (1) single family lot? (y/n)	Y		
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n)	N		
Is this a Mitigation Bank	N		
Break-even Point (preservation) =	1.70 acres		
Clearing permitted w/o reforestation =	1.14 acres		
Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland	2.84	0.00	
Woodland Conservation Threshold (NTA) =	50.00%	1.42	
Smaller of a or b		1.42	
Woodland above WCT		1.42	
Woodland cleared		1.11	0.00
Smaller of d or e		1.11	0.00
Clearing above WCT (0.25: 1) replacement requirement		0.28	
Clearing below WCT (2:1 replacement requirement)		0.00	
Afforestation Threshold (AFT) =	20.00%	0.00	
Off-site Mitigation being provided on this property		0.00	
Woodland Conservation Required		1.70	
Woodland Conservation Provided:	(acres)		
Woodland Preservation	1.69		
Afforestation / Reforestation	0.00		
Area approved for fee-in-lieu	0.01		\$130.68
Credits for Off-site Mitigation on another property	0.00		
Off-site Mitigation Afforestation provided on this property	0.00		
Off-site Mitigation Preservation provided on this property	0.00		
Total Woodland Conservation Provided	1.70		
Area of woodland not cleared	1.73 acres		
Woodland retained not part of requirements:	0.04 acres		
Prepared by:			

** Record Plat 120-066 reflects Lot 35 of Mount Oak Estates as being 3.04 acres. When TCP/47/04 was approved on 2/8/2004 the gross tract was reflected as 3.04 acres. In 2009 per Right-of-Way Case #1833-9 a total of 0.20 acres was transferred to Prince George's County with deed L 30642 F 243 to allow for improvements to Church Road. This has resulted in the current gross tract area of 2.84 acres.

At time of original TCP approval, this site was 100% forested.

OWNER/APPLICANT:
DANIEL IRVING
1019 CEDAR HEIGHTS DRIVE
CAPITOL HEIGHTS, MD 20743
202-409-8935

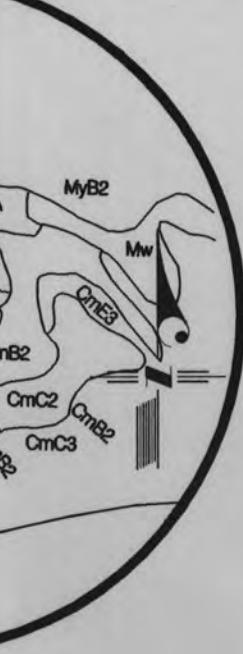
PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 8231.

CERTIFICATE OF COMPLIANCE

I certify that this plan has been designed in accordance with the requirements of Subtitle 32, Section 2 of the Code of Prince George's County, Maryland; and that I or my staff have inspected this site and that drainage flows from uphill properties onto this site, and from this site onto downhill properties have been addressed in substantial accordance with applicable codes.

Chandler S. Dineen, P.E. Maryland Registration No. 8231



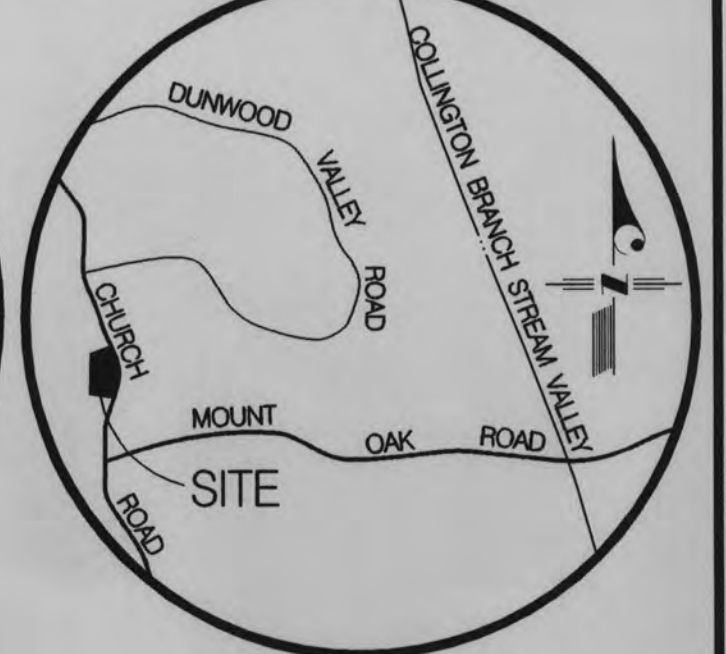
SOILS MAP

SCALE: 1"=1320'

SOIL SURVEY SHEET No. 19

PREDOMINANT SOIL TYPES:

AdB2-Adelphia fine sandy loam, 2-5% slopes, moderately eroded
CMB2-Collington fine sandy loam, 2-5% slopes
OcB-Ochlockonee sandy loam, local alluvium, 2-5% slopes
SmA-Shrewsbury fine sandy loam, 0-2% slopes



VICINITY MAP

SCALE: 1"=2000'

A.D.C. STREET MAP No.15, GRID A-8

W.S.S.C. GRID 204NE12

TAX MAP No. 62, GRID D-1

SITE ANALYSIS

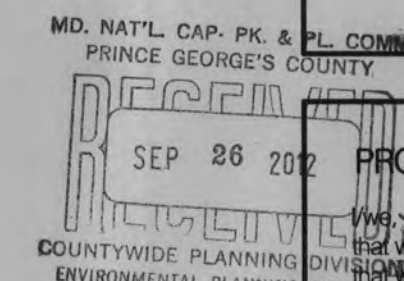
- Zoning: R-A
Property Street Address: 2706 CHURCH ROAD BOWIE, MD 20721
Tax Account Number: 07 - 0706200
- Minimum Building Restriction Lines:
Front B.R.L.: 50'
Side B.R.L.: 35' total 17' minimum
Rear B.R.L.: 35'
- Total Lot Area 132,442 s.f. or 2.84 Ac.
Disturbed Area 38,672 s.f. or 0.89 Ac.
Undisturbed Area 93,770 s.f. or 2.15 Ac.
Vegetatively Stabilized Area 20,390 s.f. or 0.47 Ac.
Percent of coverage 6.9% (MAX IS 10%)
- Topographic information shown hereon taken from County GIS Aerial Topography and should be field checked prior to construction or other reliance thereon.
- All fill under buildings to be Class 1; all fill under driveways and walks to be Class 2; all remaining fill to be Class 3.
- All Sediment Control and Stabilization Measures shall be performed in accordance with the Standards and Specifications of the 1994 MDE Manual.

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual

John P. Markovich
9/25/12
Date

John P. Markovich
Licensed Forester #153
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, Maryland 20601
(301) 645-4977
jmarkovich@comcast.net



PROPERTY OWNERS AWARENESS CERTIFICATE

I, DANIEL J. IRVING, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and we understand the requirements as set forth in this TCP2.

DANIEL J. IRVING
Owner or owners representative
Date: 9/24/2012

I, _____, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract purchaser _____ Date _____

M-NCPPC

Prince George's County Planning Department

Environmental Planning Section

APPROVAL

Type 2 Tree Conservation Plan

TCP 2-47-04-01

Approved by _____ Date _____

John P. Markovich June 8, 2004

01 _____ 02/11/12

02 _____

03 _____

04 _____

05 _____

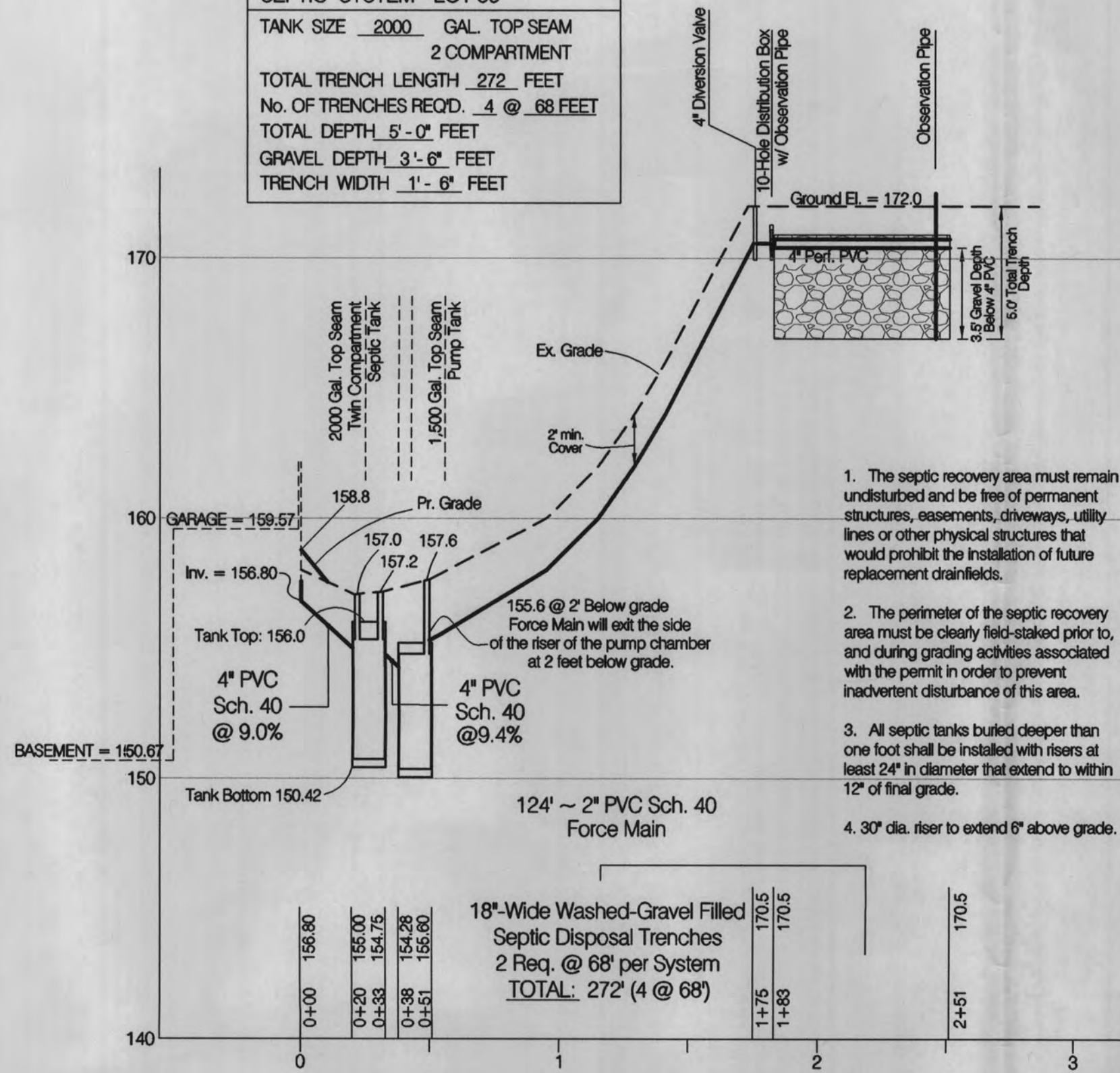
RECORD REFERENCES: P.B. NLP 120 @ 66, TAX MAP No. 62, GRID D-1, ADC STREET MAP No. 15, GRID A-8, W.S.S.C. 204NE12

SITE, LANDSCAPE AND TCP II PLAN
LOT 35
MOUNT OAK ESTATES
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 1 OF 2

SOIL PERCOLATION TEST APPLICATION No. 441

SEPTIC SYSTEM - LOT 35
TANK SIZE 2000 GAL. TOP SEAM
2 COMPARTMENT
TOTAL TRENCH LENGTH 272 FEET
No. OF TRENCHES REQ'D 4 @ 68 FEET
TOTAL DEPTH 5'-0" FEET
GRAVEL DEPTH 3'-6" FEET
TRENCH WIDTH 1'-6" FEET



Pump Chamber Installation Procedures Notice to all contractors/owners

An electrical permit is required to install the effluent pump motor, alarm control box and associated wiring. A copy of the electrical permit displaying approval by the electrical inspector must be on site for the Health Department review. Health Department shall not conduct the pump system test until the electrical inspector has approved the electrical components of the pump system.

1. The Health Department must approve any change to the approved septic system plans. These change may include but are not limited to the pump model/manufacture, the pump/alarm floats, the alarm control box and the pump chamber size. Contact the Health Department prior to the purchasing and/or installing components not specified on the approved plans.

2. If ground water is observed during the excavation for the septic tank or pump chamber and special conditions have not been stipulated on the septic permit and/or plans approved to remove the water (i.e. the ground water must be drained to daylight), stop digging and contact the Health Department. Do not install a tank in water until the area sanitation has evaluated the site and given permission to proceed with the installation.

3. Any junction box/watertight installed outside the pump chamber must be located at least 6 inches above final grade and be tamper resistant. It is recommended that the unit be securely attached to the outside surface of the pump chamber riser.

4. All septic tank, pump chamber and access ring seams shall be made watertight. The alarm float and pump motor (s) shall be placed on separate electrical circuits. The force main shall be constructed of solvent welded schedule 40 PVC or equivalent. The typical concrete pump chamber riser and lid must be at least 30 inches in diameter and extend no less than 6 inches above final grade. A watertight riser and lid may be installed at final grade level.

5. Attached the pump and alarm floats to a PVC pipe other than the force main. After the proper float height adjustments are made, the float line should be clamped or tethered to the pipe. The pipe must be secured in place but be removable for maintenance.

6. Prior to final approval of the septic system, the Health Department shall observe the pump system run through a normal operating cycle. Please have an adequate water supply on hand to complete the testing procedure. Testing the floats and control box without water is not acceptable.

7. Inspection of the force main and distribution box will be made during the test procedure. Contact the Health Department if circumstances require that these components be backfilled prior to the pump test.

NOTE:

- 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.
- All new septic tanks buried deeper than 1 foot shall be installed with risers at least 24 inches in diameter that extend to within 1 foot of final grade.
- Septic system lines located under driveways or parking lots must be schedule 80 PVC or encased in a cast iron sleeve.
- The abandoned well(s) located on this property must be properly backfilled and sealed.
- The abandoned septic tank(s) located on this property must be pumped by a licensed scavenger and crushed and filled in.
- The perimeter of the recovery area must be clearly field staked prior to, and during grading activities associated with the permit in order to prevent inadvertent disturbance of this area.

SEPTIC PUMP TANK NOTES:

- All pump chamber and access ring seams shall be made water tight. If a high water table exists, the entire outside of the pump chamber and access ring(s) shall be tarred or sealed with a hydraulic cement paint. All seams must be made watertight prior to sealing.
- The alarm float and the pump motors shall be placed on separate electrical circuits.
- The force main must be constructed of solvent welded schedule 40 p.v.c.
- An electrical permit is required to install the effluent pump motor, alarm control box and associated wiring. A copy of the electrical permit displaying approval by the electrical inspector must be on site for health department review. The health department shall not conduct the pump system test until the electrical components of the pump system have been approved by the electrical inspector.
- The electrical junction box/watertight used to connect the pump and alarm control box wires must be rain tight and tamper resistant. The junction box/watertight must be placed at least 6 inches above finished grade and be installed on the outside of the pump chamber riser. Conduct the pump system test until the electrical components of the pump system have been approved by the electrical inspector.

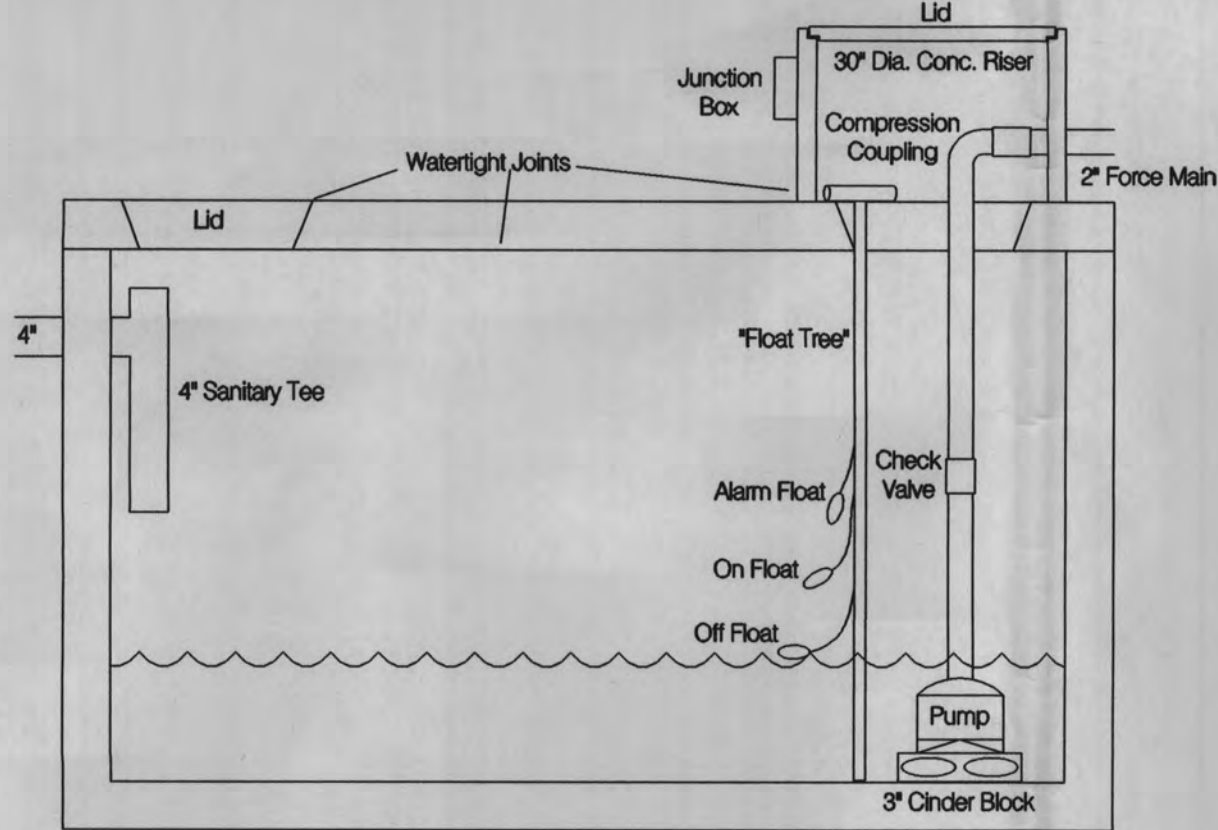
PUMP DESIGN DATA FOR LOT 12

136	Linear feet of drainfield
88.4	Volume of 4 inch drainpipe in gallons (0.65 x linear feet)
2	Diameter of force main (inches)
124	Linear feet of force main pipe
24.5	Additional equivalent length of force main pipe (for elbows, swing check valve, tees and 6 feet of pipe in tank)
148.5	Total pipe length (linear + equivalent)
34.1	Gallons per inch drawdown
102.3	Tank capacity / ((outlet elev. - inside tank elev.) x 12)
3.0	Gallons pumped per cycle (volume of drainfield pipe or the equivalent to a three inch drawdown, whichever is greater)
0.25	Inches drawdown per pump cycle
35	Feet drawdown per pump cycle
2.42	Gallons pumped per minute
3.59	Friction Head per 100 feet of pipe
18.81	Friction Head for system (pipe length x friction head/100)
22.40	Static Head (highest force main elevation - pump off elev.)
753	Total Dynamic Head (friction head + static head)
1/3	Gallons of reserve capacity in pump tank
2.92	(inlet elev. - alarm elev.) x 12 x gallons/inch drawdown
3.3	Required pump size (horsepower)
	Drawdown time (min.): 2 mins. 55 secs. @ 35 gal./min.
	Force Main Velocity (fps)

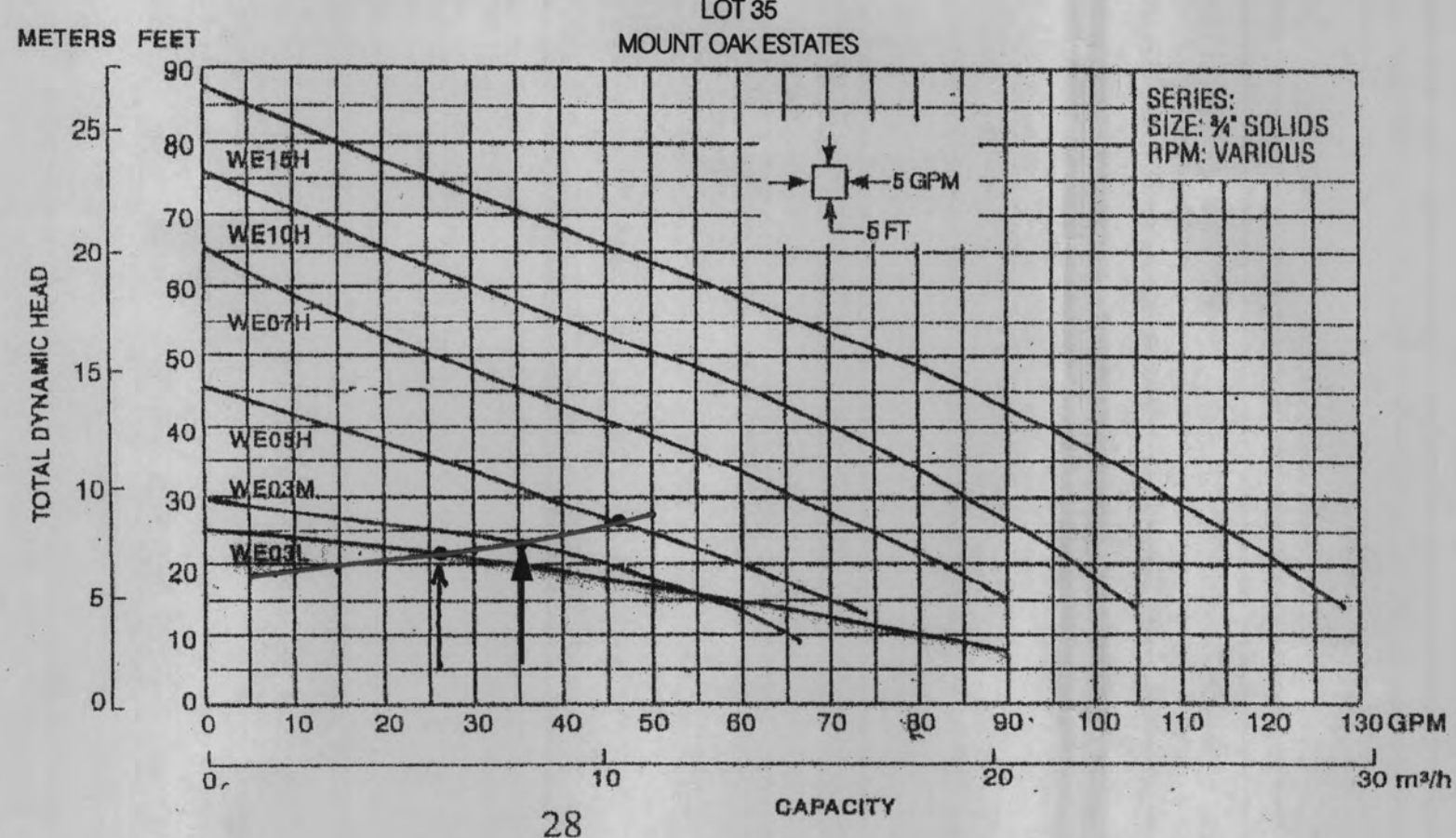
Recommended make and model pump: Goulds WE03M
Recommended make and model control panel: Goulds A6 (Simplex)

1,500 Gallon Pump Chamber - Top Seam Tank

Outside Dimensions: Length 159" Width 63" Depth 62"



PUMP TANK ELEVATION DATA (feet)
154.28 Inlet Invert
155.60 Outlet Invert
155.20 Top of tank
150.03 Tank bottom (outside)
150.38 Tank bottom (inside)
151.69 Pump off float
151.94 Pump on float
152.44 Alarm float



OWNER/APPLICANT:

DANIEL IRVING
1019 CEDAR HEIGHTS DRIVE
CAPITOL HEIGHTS, MD 20743
202-409-8935

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 8231
Expiration Date: 11/29/13

CERTIFICATE OF COMPLIANCE

I certify that this plan has been designed in accordance with the requirements of Subtitle 32, Division 2 of the Code of Prince George's County, Maryland; and that I or my staff have inspected this site and that drainage flows from uphill properties onto this site, and from this site onto downhill properties have been addressed in substantial accordance with applicable codes.

Chander S. Dhaliwal, P.E. Maryland Registration No. 8231

Date

Tree Canopy Coverage Schedule for Sec. 25-128			
Project Name:	TCP2#:	DRD Case #:	Area (acres)
Lot 35 Mount Oak Estates	tcp2 - 47 - 04		
Site Calculations:	Zone 1:	R-A	2.84
	Zone 2:		
	Zone 3:		
	Zone 4:		
	Total Acres:		2.84
Total Acres (gross acres)	% of TCC required	TCC Required (Acres)	TCC Required in (SF)
2.84	0.9%	0	0
A. TOTAL ON-SITE W.C PROVIDED (acres) =		1.69	73616.4
B. TOTAL AREA EXISTING TREES (non-W.C acres) =		2.84	123710.4
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			1125
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			198452
E. TOTAL SQUARE FOOTAGE REQUIRED =			0
		Requirement Satisfied	

Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - columnar shade tree (50' or less height)	2 - 1/2 - 3" = 65		0
	3 - 3 1/2" = 75		0
Deciduous - ornamental tree (20' or less height with equal spread)	1 - 1/2 - 1 3/4" = 75	3	225
	2 - 2 1/2" = 100		0
Deciduous - minor shade tree (25-50' height with equal spread or greater)	2 - 1/2 - 3" = 110		0
	2 - 1/2 - 3" = 160		0
Deciduous - major shade tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	3 - 3 1/2" = 225	4	900
	3 - 3 1/2" = 250		0
Evergreen - columnar tree (less than 30' height with spread less than 15')	6 - 8" = 40		0
	8 - 10" = 50		0
	10 - 12" = 75		0
Evergreen - small tree (30-40' height with spread of 15-20')	6 - 8" = 75		0
	8 - 10" = 100		0
	10 - 12" = 125		0
Evergreen - medium tree (40-50' height with spread of 20-30')	8 - 8" = 125	0	0
	8 - 10" = 150		0
	10 - 12" = 175		0
Evergreen - large tree (50' height or greater with spread of over 30')	8 - 8" = 150		0
	8 - 10" = 200		0
	10 - 12" = 250		0
TOTAL NUMBER OF TREES/ TCC CREDIT (SF)		7	1125
Manually enter information/figures into shaded areas)			
Prepared by	Date		
	November 2010		D-1, TC-2

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual

John P. Markovich
John P. Markovich
Licensed Forester #153
J.M. Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, Maryland 20601
(301) 645-4977
jmarkovich@comcast.net



PROPERTY OWNERS AWARENESS CERTIFICATE

I/we, _____, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2

Owner or owners representative _____ Date _____

I/we, _____, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2

Contract purchaser _____ Date _____

M-NCPPC

Prince George's County Planning Department
Environmental Planning Section

APPROVAL

Type 2 Tree Conservation Plan
TCP 2 - 47 - 04 - 01

Approved by	Date
John P. Markovich	June 8, 2004
01	10/11/12
02	
03	
04	
05	

SITE, LANDSCAPE AND TCP II PLAN

LOT 35
MOUNT OAK ESTATES
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND