

LEGEND

PROPERTY LINE / RIGHT-OF-WAY	---
EXISTING CONTOUR	---
EXISTING SPOT ELEVATION	30.50
EXISTING FENCE	---
LIMIT OF DISTURBANCE	---
SILT FENCE	---
TO BE REMOVED	TBR
EXISTING TREE LINE	---
PROPOSED TREE LINE	---
FOREST STAND DELINEATION DATA POINT	A
15% SLOPES AND GREATER	---
25% SLOPES AND GREATER	---
FOREST PRESERVATION AREA	---
FOREST CONSERVATION SIGN LOCATION	---
STREAM VALLEY BUFFER	---
25-FOOT WETLAND BUFFER	---
LIMITS OF THE NON-TIDAL WETLAND DELINEATION	---
CENTERLINE OF STREAM	---

Woodland Conservation Worksheet for Prince George's County			
Zone:	R-A		
Gross Tract:	7.01		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	7.01	0.00	0.00

Property Description or Subdivision Name:
Owner:
Address:
Phone:

Reforestation Requirement Reduction Questions
Is this one (1) single family lot? (y,n)
Are there prior TCR approvals which include a combination of this lot and/or other lots. (y,n)

Break-even Point (preservation) = 4.01 acres
Clearing permitted w/o reforestation = 2.00 acres

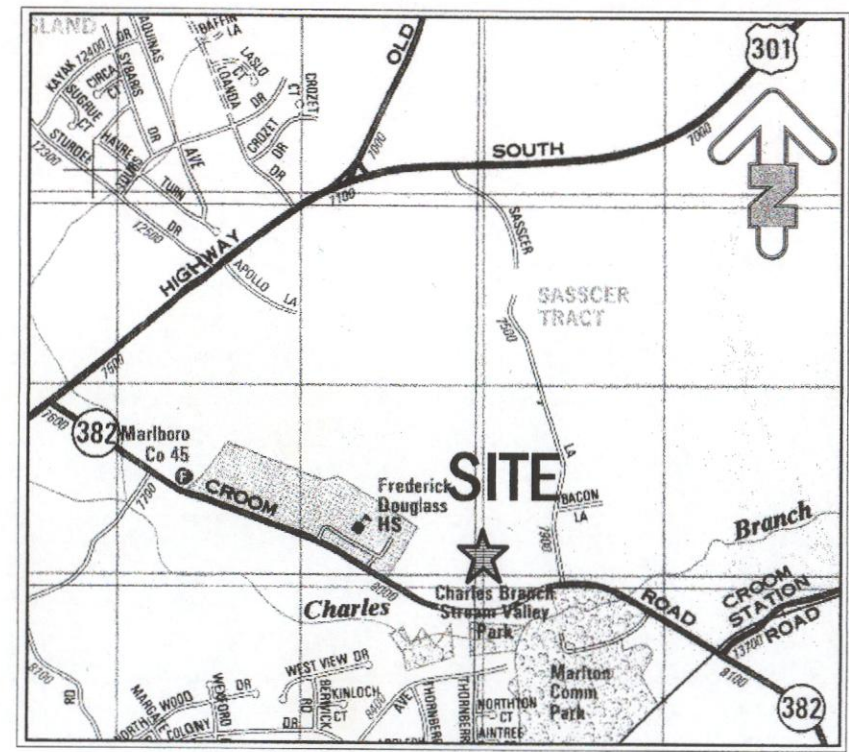
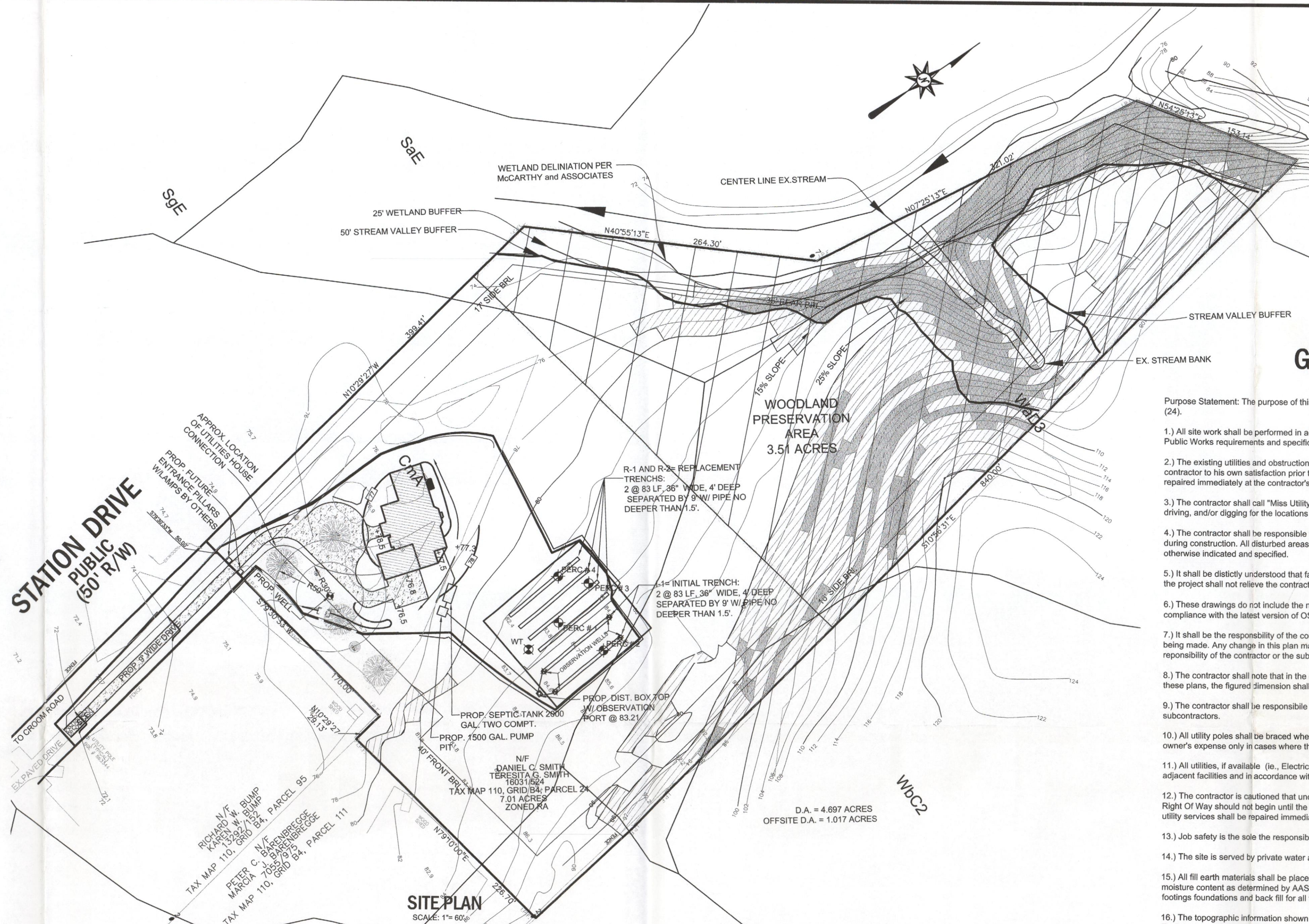
Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland	6.03		
Woodland Conservation Threshold (NTA) = Smaller of a or b	5.00%		
Woodland above WCT	3.51		
Woodland cleared	2.53	0.00	0
Smaller of d or e	0.52		
Clearing above WCT (0.25 : 1) replacement requirement	0.00		
Clearing below WCT (2:1 replacement requirement)	0.00		
Afforestation Threshold (AFT) =	20.00%		
Woodland Conservation Required	3.51		

Woodland Conservation Provided:	(acres)	
Woodland Preservation	3.51	
Reforestation / Replacement	0.00	
Afforestation	0.00	
Area approved for fee-in-lieu	0.00	\$0.00
Credits for Off-site Mitigation on another property	0.00	
Off-site Mitigation provided on this property	0.00	
Total Woodland Conservation Provided	3.51	

Area of woodland not cleared 5.51 acres
Woodland retained not part of requirements: 2.00 acres

Prepared by: Name Kenneth R. Wallis
Address 14458 Old Mill Road, Suite 201
Upper Marlboro, Maryland 20772
Phone 301 627-7505
License Qualified Professional under CoMar
License

Signature *Kenneth R. Wallis* 4-14-05
Date



VICINITY MAP
SCALE: 1"=200'
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PERMITTED USE NO. 20400770

GENERAL NOTES

Purpose Statement: The purpose of this plan is to reflect the existing and proposed conditions for developing this Parcel (24).

1.) All site work shall be performed in accordance with the latest editions of the Prince George's County Department of Public Works requirements and specifications unless otherwise detailed or specified on the plans.

2.) The existing utilities and obstructions shown are from the best available records and shall be field verified by the contractor to his own satisfaction prior to any construction. Any utilities damaged due to the contractors negligence shall be repaired immediately at the contractor's expense.

3.) The contractor shall call "Miss Utility" (1-800-257-7777) a minimum of 5 days in advance of any excavation, boring, pile driving, and/or digging for the locations of gas, electric, water, sewer, and telephone/cable lines.

4.) The contractor shall be responsible for replacing any fence, driveway, landscaping, etc. damaged or removed by him during construction. All disturbed areas outside the right of way lines shall be returned to their original condition unless otherwise indicated and specified.

5.) It shall be distinctly understood that failure to mention specifically any work that would naturally be required to complete the project shall not relieve the contractor of his responsibility to perform such work.

6.) These drawings do not include the necessary components for construction safety. All construction must be done in compliance with the latest version of OSHA Standards and/or Regulations.

7.) It shall be the responsibility of the contractor to notify the engineer of any deviation to this plan prior to any change being made. Any change in this plan made without the written authorization for said change from the engineer shall be the responsibility of the contractor or the subcontractor. Said changes may warrant county review and approval.

8.) The contractor shall note that in the case of a discrepancy between the scaled and the figured dimensions shown on these plans, the figured dimension shall govern.

9.) The contractor shall be responsible for coordination of his construction with the construction by other contractors, subcontractors.

10.) All utility poles shall be braced when necessary at the contractors expense. The Utility Poles shall be relocated at the owner's expense only in cases where they will interfere with construction.

11.) All utilities, if available (ie., Electric, water, gas, and communications) if available shall be provided from existing adjacent facilities and in accordance with the utility company requirements.

12.) The contractor is cautioned that underground cables exist in the Right of Way and beyond. Work in and out of the Right of Way should not begin until the contractor is familiar with the location and depth of cables. Any damage to existing utility services shall be repaired immediately at the contractor cost.

13.) Job safety is the sole responsibility of the contractor, subcontractors and vendors.

14.) The site is served by private water and private septic. The contractor shall verify the location of the existing services.

15.) All fill earth materials shall be placed in 8" loose layers and compacted to 95% maximum dry density at optimum moisture content as determined by AASHTO T-180 method. The contractor shall use class I select materials for the footings foundations and back fill for all foundation and retaining walls.

16.) The topographic information shown hereon was derived from field run topographic surveys prepared by Bay Engineering, Inc. July 1, 2004.

17.) All of this site are located within a FEMA Flood Zone. Zone C, MAP # 85.

18.) Soils: The United States Department Of Agriculture Soil Survey reviewed on file with Prince George's County Soil Conservation District indicated that the entire site is soil classifications are: SaE, Sandy Land (steep), and Bo, Bibbs Silt Loam, and SgD2, Sassafras Gravelly Sandy Loam, 10-15% slopes.

19.) All Roof Drains shall be discharged onto approved splash blocks.

20.) Stormwater Management: Refer to the approved Stormwater Concept. No _____

21.) Zoning is RA
Lot area is 7.01 Acres
Yards and Setbacks: front:50', side 35/17 combined, Rear 35'
Building height is 19.5' ±

22.) Site Plan tabulations:
Total Site area: 305,244 SF or 7.01 Acres
Total disturbed area is 45,442 SF or 1.043 Acres
lot coverage is 2.3 % or 7,110 SF

24.) Perc File 28129-3001-00, was certified for this lot by letter from Prince George's Health Dept. dated 02/07/02.

I HAVE REVIEWED THIS PLAN AND BEEN MADE AWARE OF THE WOODLAND CONSERVATION REQUIREMENTS. I UNDERSTAND THAT ANY ADDITIONAL WOODLAND CLEARING BEYOND THAT SHOWN ON THIS PLAN WILL REQUIRE A REVISED PLAN AND APPROVAL BY M-NCPPC.

SIGNED BY DANIEL C. SMITH - OWNER DATE

McCarthy & Associates, Inc.
Environmental/Regulatory Consultants
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Upper Marlboro, Maryland 20772
Phone: (301) 627-7505 FAX: (301) 627-5571

Plan prepared by:

Kenneth R. Wallis 4-14-05
Kenneth R. Wallis
Qualified Professional
CoMar 08.19.06.01

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPU 48 105	
Approved by: <i>K. Wallis</i>	Date: <i>4/15/05</i>
01	
02	
03	
04	
05	

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.

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 (ATree, 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 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, 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-natives 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.

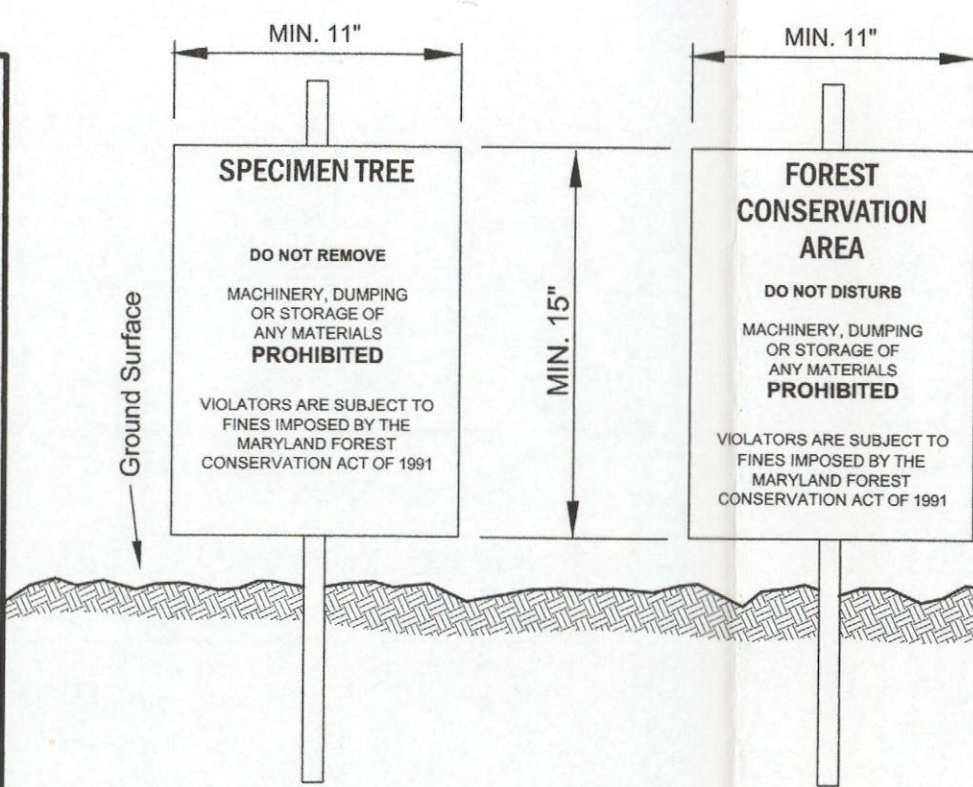
3. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of 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.

TCP NOTES

TREE CONSERVATION PLAN STET NOTES:

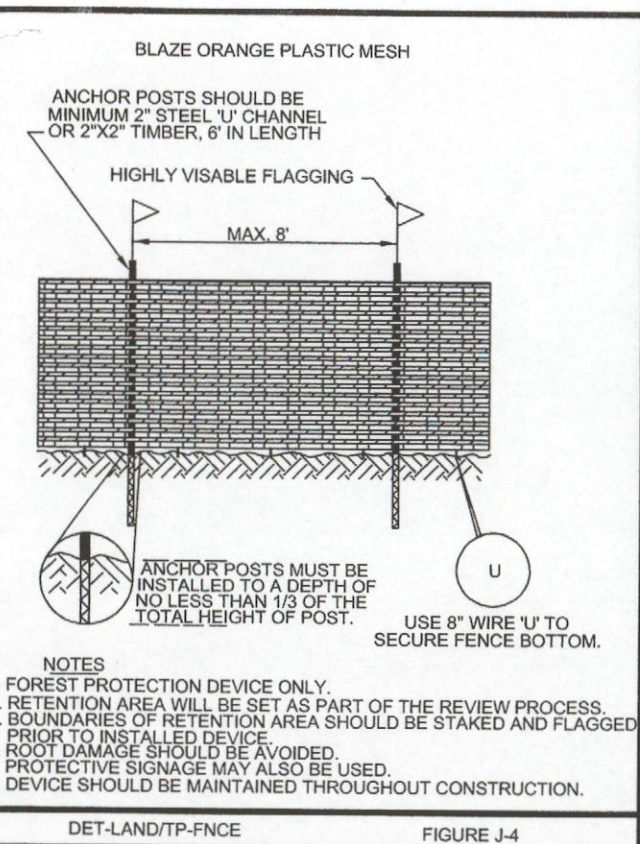
- Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$1.50 per square foot mitigation fee.
- The Department of Environmental Resources (DER) must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this plan.
- 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 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. The Building Official will retain these bonds as surety until all required activities have been satisfied.
- The location of all Tree Protection Devices (TPD's) shown on this plan shall be flagged or staked in the field prior to pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged 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.
- All work shown on this plan shall be performed in one phase.
- The total site area is 7.01 acres and is zoned RA
- Woodland Conservation - Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time as Tree Protection Device installation and/or start of reforestation activities. These signs will remain in place until in perpetuity.
- The total disturbed area shown on this plan is 45,442 SF, or 1.043 Acres.
- 6.22 Acres of the 7.01 Acres is considered Woodland Area for the purpose of this plan.
- The base information, boundary and topographic information shown hereon was obtained from a site plan prepared from a field run survey by Bay Engineering, Inc.
- The proposed well and septic systems shown hereon are approved.



- NOTES:
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 - SIGNS SHOULD BE PROPERLY MAINTAINED
 - AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 - SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.

SIGNAGE DETAIL

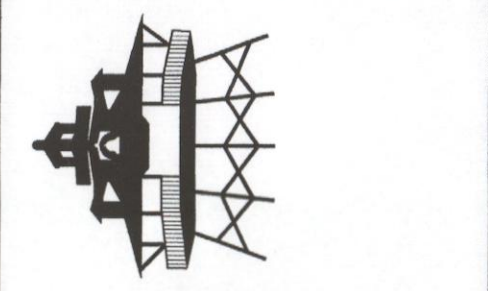
SCALE: NONE



CALL "MISS UTILITY"
TELEPHONE 1-800-257-7777
FOR UTILITY LOCATION AT
LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION.

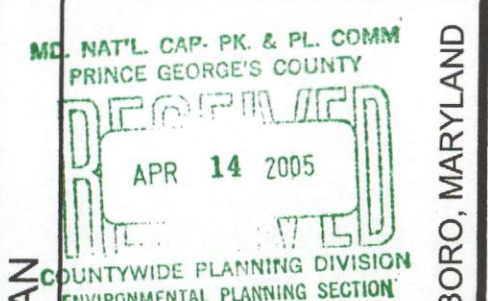
Revisions

Rev. #	By	Date	Description



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Date	APRIL 13, 2005
Job Number	04-1052
Scale	AS SHOWN
Drawn By	LKC
Designed By	GME
Approved By	JES
Folder Reference	TIMBERLAKE STATION DRIVE



TYPE II TREE CONSERVATION PLAN
7911 STATION DRIVE ROAD
TAX MAP 110, GRID B4, PARCEL 24
TAX ID #15-1784107
"SMITH RESIDENCE"
UPPER MARLBORO, MARYLAND
DEED 16031 / 524
FIFTEENTH DISTRICT
UPPER MARLBORO, MARYLAND

Sheet No. 1 OF 1
File No. 04-1052