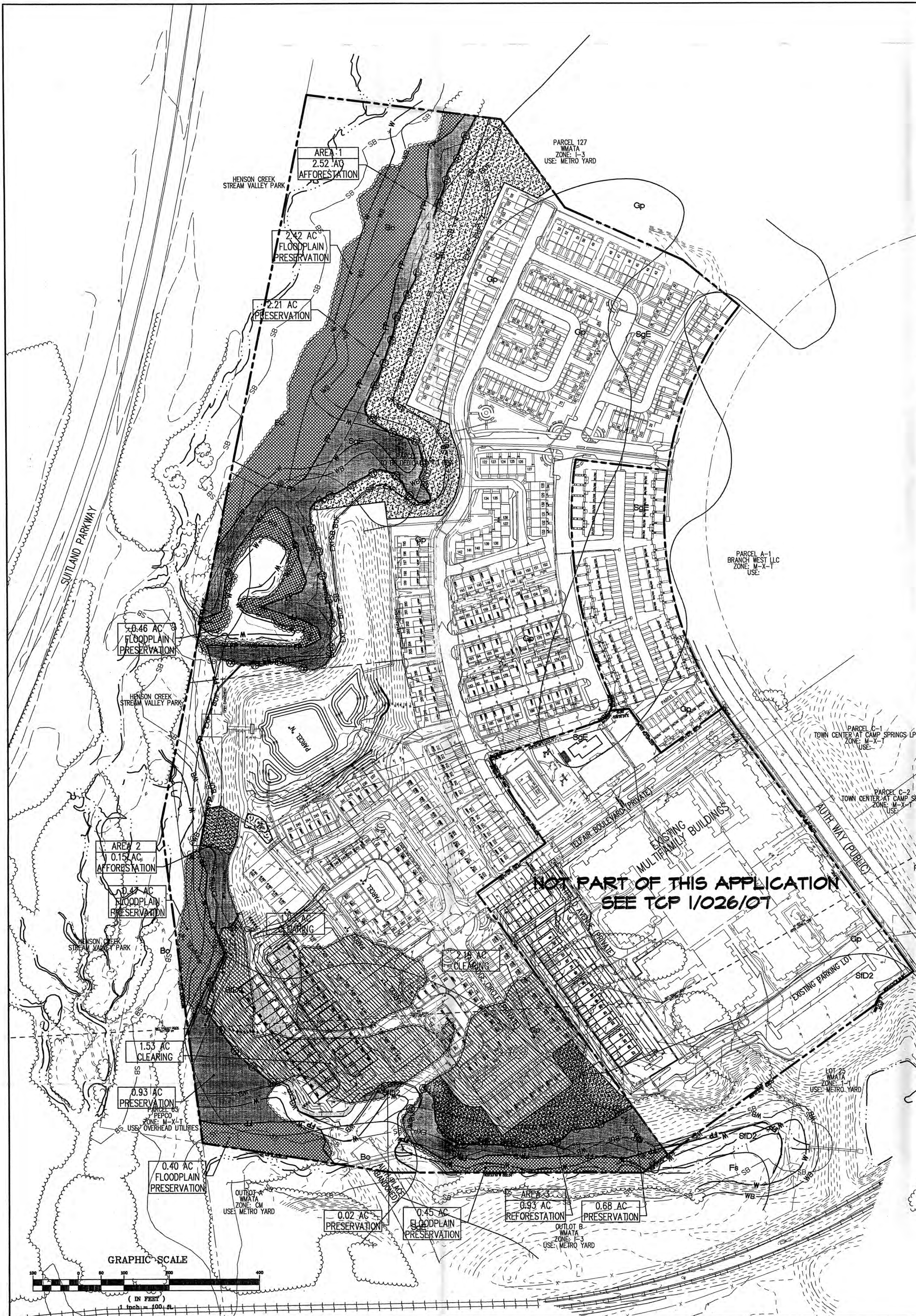




TYPE II Tree Conservation Plan Notes

- 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 \$1.50 PER SQUARE FOOT MITIGATION FEE.
- THE FOREST RESOURCES UNIT OF THE DEPARTMENT OF ENVIRONMENTAL RESOURCES (DER) MUST BE CONTACTED AT (301) 925-5800 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 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.
- 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 FOREST RESOURCES UNIT OF DER AND THE SEDIMENT AND EROSION CONTROL INSPECTOR FROM DER. UPON APPROVAL OF THE FLAGGED OR STAKED TPD LOCATIONS BY THE FOREST RESOURCES UNIT, 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 TREE PLANTING FOR WOODLAND REPLACEMENT, REFORESTATION OR AFFORESTATION WILL BE COMPLETED PRIOR TO FAILURE TO ESTABLISH THE WOODLAND REPLACEMENT, REFORESTATION OR AFFORESTATION WITHIN THE PRESCRIBED TIME FRAME WITH RESULT IN A FAILURE TO RECEIVE A USE AND OCCUPANCY PERMIT AND/OR A VIOLATION OF THE PLAN INCLUDING THE ASSOCIATED \$1.50 PER SQUARE FOOT PENALTY UNLESS A WRITTEN EXTENSION IS APPROVED BY THE FOREST RESOURCES UNIT OF (DER).
- THE FOREST RESOURCES UNIT OF DER SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
- RESULTS OF SURVIVAL CHECKS FOR ALL TREE PLANTING SHALL BE REPORTED TO THE FOREST RESOURCES UNIT OF DER.
- PRIOR TO THE ISSUANCE ON ANY PERMITS THE CONTRACTOR RESPONSIBLE FOR SOIL PREPARATION, SITE PREPARATION, TREE PLANTING AND TREE MAINTENANCE MUST BE IDENTIFIED.

Woodland Conservation Worksheet for Prince George's County

Zone:
Gross Tract:
Floodplain:
Previously Dedicated Land:
Net Tract (NTA):

M-X-T		
46.99		
8.56		
0.00		
38.43	0.00	0.00

*Include acreage in the corresponding columns for each zone.

Property Description or Subdivision Name:

Town Center at Camp Springs

Reforestation Requirement Reduction Questions

Is this one (1) single family lot? (y,n)
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y,n)
Is this a Mitigation Bank

N
Y
N

Break-even Point (preservation) =

6.3176 acres

Clearing permitted w/o reforestation=

2.2124 acres

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland	8.53	4.20	
Woodland Conservation Threshold (NTA) =	15.00%	5.7645	
Smaller of a or b		5.7645	
Woodland above WCT		2.7655	
Woodland cleared		4.75	0.00
Smaller of d or e		2.77	
Clearing above WCT (0.25 : 1) replacement requirement		0.69	
Clearing below WCT (2:1 replacement requirement)		1.98	
Afforestation Threshold (AFT) =	15.00%	0.00	
Woodland Conservation Required		8.44	

Woodland Conservation Provided:	(acres)	
Woodland Preservation	3.84	
Reforestation / Replacement	0.93	
Afforestation	2.67	
Area approved for fee-in-lieu	1.00	\$13,068.00
Credits for Off-site Mitigation on another property	0.00	
Off-site Mitigation provided on this property	0.00	
Total Woodland Conservation Provided	8.44	

Area of woodland not cleared 3.78 acres
Woodland retained not part of requirements: -0.06 acres

Prepared by:

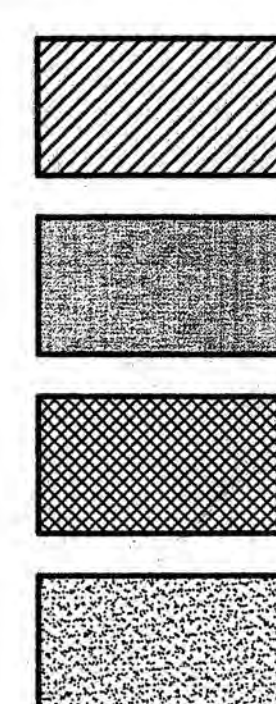
Signed: *[Signature]* Date: 4-14-11

Revised 7/18/03

FOREST CONSERVATION TABLE	AREA (IN ACRES)
PRESERVATION	3.91 AC
FLOODPLAIN PRESERVATION	4.35 AC
REFORESTATION	0.93 AC
AFFORESTATION	2.60 AC
WOODLAND NOT COUNTED	0.00 AC
CLEARING	4.60 AC
FLOODPLAIN CLEARING	0.00 AC
OFF-SITE CLEARING	0.00 AC

LEGEND

SB STREAM BUFFER
FP 100 YEAR FLOODPLAIN
W WETLAND
WB 25' WETLAND BUFFER
EXP - BUF EXPANDED BUFFER
LOD LIMIT OF DISTURBANCE



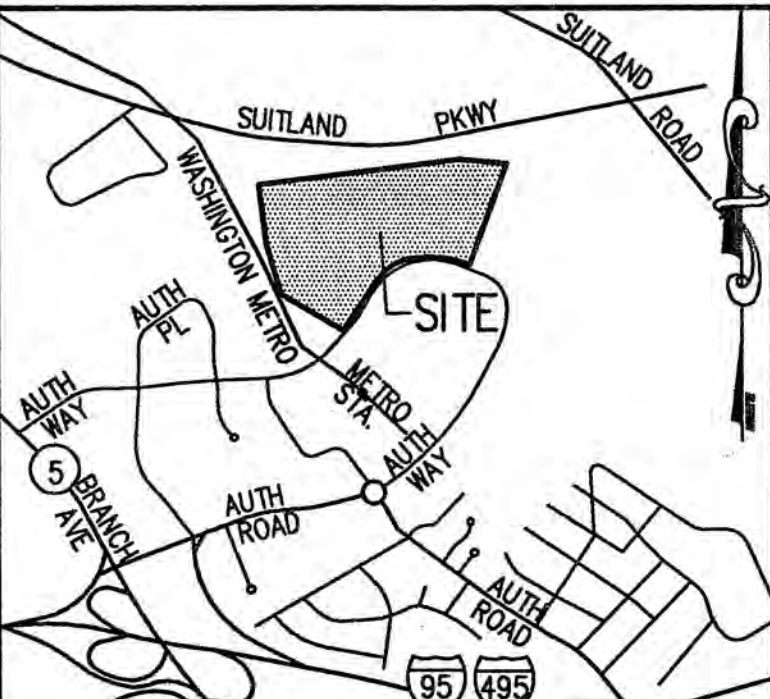
WOODLAND CLEARING
WOODLAND PRESERVATION
WOODLAND PRESERVATION IN FLOODPLAIN
REFORESTATION

TP TREE PROTECTIVE DEVICE

APPROVED PLAN
DSP02024-05

M-NCPPC APPROVALS			
PROJECT NAME: T.C. @ Camp Springs pl. 4.8			
PROJECT NUMBER: DSP-02024			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
05	10-19-10	S.L.	7-19-11

M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL TREE CONSERVATION PLAN TCP 11/000/0002-03	
Approved by	Date
<i>[Signature]</i>	4/1/11
01	
02	
03	
04	
05	



VICINITY MAP
SCALE: 1"=2000'

OWNER:
Auth Way Land LLC
8821 Leesboro Pike, Suite 750
Vienna, VA 22182
703-770-9800

APPLICANT:
Auth Way Land LLC
8821 Leesboro Pike, Suite 750
Vienna, VA 22182
703-770-9800

Patton Harris Rust & Associates, p.c.
Engineers, Surveyors, Planners, Landscape Architects.
8816 Centre Park Drive Columbia, MD 21045
T 410-997-9800 F 410-997-9822

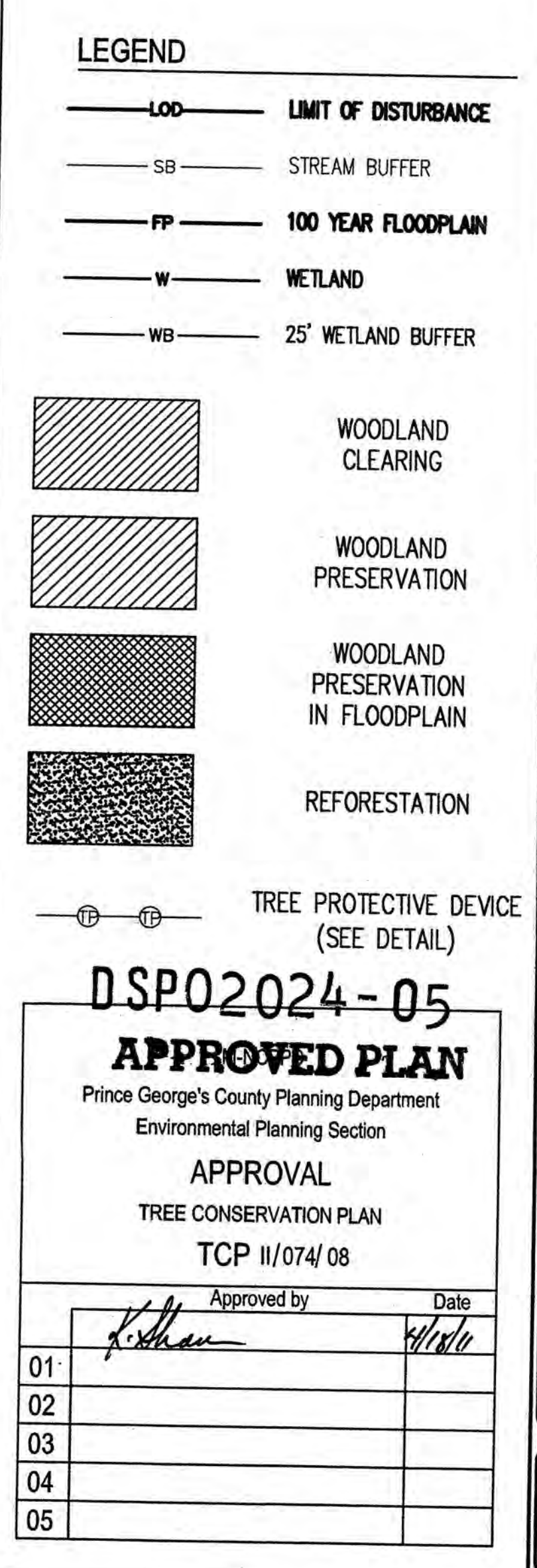
REVISION	DATE BY
No.	

TOWNHOUSE
TREE CONSERVATION PLAN
TYPE II
TOWN CENTER AT CAMP SPRINGS
4301 TELFAIR BLVD
SUITLAND, MD 20746
TAX MAP 89, GRID A3, LOT 1
SPAUDLING (6TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



DESIGNED: NAT
DRAWN: NAT
DATE: 4/14/11
SCALE: 1"=100'

FILE NO: 14897-2-0
SHEET 1 OF 8

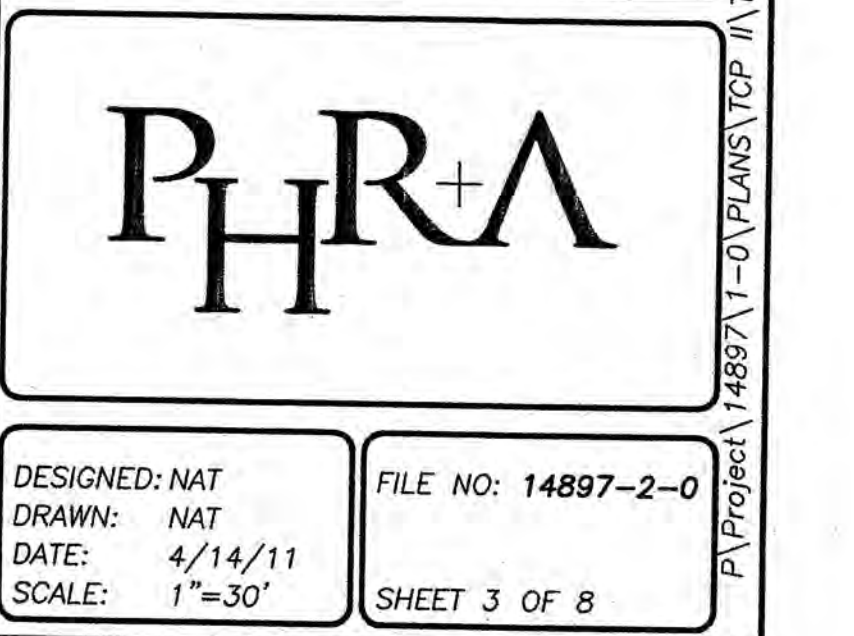
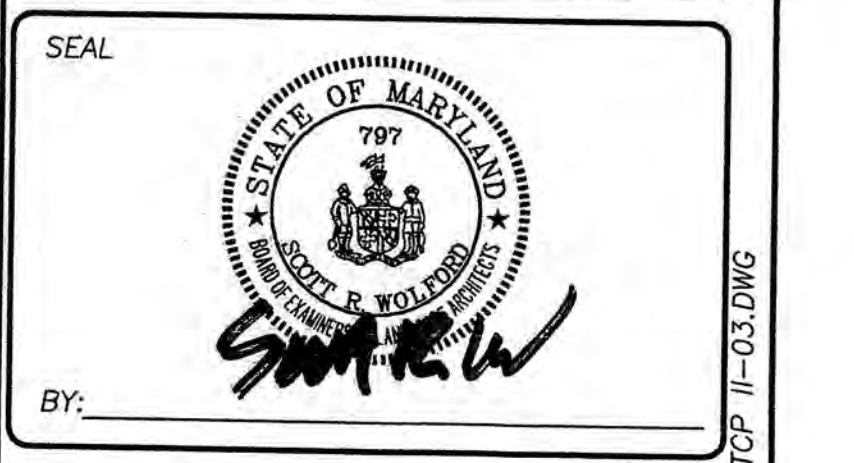
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TOWNHOUSE
TREE CONSERVATION PLAN
TYPE II

TOWN CENTER AT CAMP SPRINGS

4301 TELFAIR BLVD
SUITLAND, MD 20746
TAX MAP 89, GRID A3, LOT 1

SPAULDING (6TH) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND



M-NCPPC APPROVALS			
PROJECT NAME: T.C. @ Camp Springs #. 18			
PROJECT NUMBER: DSP- 02024			
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
05	10.19.10	S.C.	7.19.11



SEE FLOODPLAIN
PRESERVATION
SHEET 2

SEE
PRESERVATION
SHEET 2

0.46 AC
FLOODPLAIN
PRESERVATION

SEE
AREA 1
SHEET 2

- LEGEND**
- LOD LIMIT OF DISTURBANCE
 - SB STREAM BUFFER
 - FP 100 YEAR FLOODPLAIN
 - W WETLAND
 - WB 25' WETLAND BUFFER
 - WOODLAND CLEARING
 - WOODLAND PRESERVATION
 - WOODLAND PRESERVATION IN FLOODPLAIN
 - REFORESTATION

TREE PROTECTIVE DEVICE (SEE DETAIL)

DSP02024-05

APPROVED PLAN

Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN
TCP II/074/08

No.	REVISION	DATE	BY
01			
02			
03			
04			
05			

VICINITY MAP
SCALE: 1"=2000'

OWNER: Auth Way Land LLC
8821 Vienna, VA 22182
703-770-3880

APPLICANT: Auth Way Land LLC
c/o Carlos Vazquez
8821 Vienna, VA 22182
703-770-3880

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive Columbia, MD 21045
T 410-997-8800 F 410-997-8822

**TOWNHOUSE
TREE CONSERVATION PLAN
TYPE II**

TOWN CENTER AT CAMP SPRINGS
4304 TELFAIR BLVD
SUITLAND, MD 20746
TAX MAP 89, GRID A3, LOT 1
SPAUDLING (6TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SEAL

BY:

DESIGNED: NAT
DRAWN: NAT
DATE: 4/14/11
SCALE: 1"=30'

FILE NO: 14897-2-0
SHEET 4 OF 8

