

GENERAL NOTES

- OWNER: DD LAND HOLDING COMPANY, LLC.
- APPLICANT: ENTERPRISE OFFICE PARK, INC.
- 2200 DEFENSE HIGHWAY, CROFTON MARYLAND 21114
- BOUNDARY AND TOPOGRAPHY BY THE TECH GROUP, INC.
- DATED APRIL 2004
- THERE ARE NO KNOWN HISTORIC RESOURCES OR CEMETERIES ON OR ADJACENT TO THIS PROPERTY.
- SOILS INFORMATION SHOWN WAS OBTAINED FROM THE PRINCE GEORGE'S COUNTY SOIL SURVEY.
- A 10 FOOT WIDE PUBLIC UTILITY EASEMENT WILL BE PROVIDED ALONG ALL PUBLIC RIGHTS OF WAYS.
- FOREST STAND DELINEATION BY THE TECH GROUP, INC.
- THIS PROJECT IS SUBJECT TO THE TYPE I TREE CONSERVATION PLAN TOP 175/04.
- THERE ARE NO WETLANDS ON THE SITE.
- THERE IS NO FLOOD PLAN ON THIS SITE.
- GRADING AND LIMITS OF DISTURBANCE ARE PRELIMINARY AND SUBJECT TO CHANGE.
- WATER: PUBLIC W. SEWER: PUBLIC S-3
- STORMWATER MANAGEMENT IS PROPOSED ON SITE.
- STORMWATER MANAGEMENT CONCEPT PLAN APPROVAL # 34492-2004-00
- DATED 4/6/05 AND EXPIRES 10/22/07
- 200 SCALE MAP REFERENCE: 205 NE 8
- TAX MAP 52, GRID C-3, PARCEL 109
- MASTER PLAN SUBREGION: 73
- NEAREST POLICE STATION: 1.89 MILES
- NEAREST FIRE STATION: 1.66 MILES
- SHA PLAT(S) # 13598
- PRIOR TO THE APPROVAL OF BUILDING PERMITS FOR PROPOSED LOTS 1-7 AND 10 A CERTIFICATION BY A PROFESSIONAL ENGINEER WITH COMPETENCY IN ACoustICAL ANALYSIS SHALL BE PLACED ON THE BUILDING PERMITS STATING THAT BUILDING SHELLS OF STRUCTURES WITHIN THE PRESCRIBED NOISE CORRIDORS HAVE BEEN DESIGNED TO REDUCE INTERIOR NOISE LEVELS TO 45 dBA Ldn OR LESS.
- THE RECOMMENDED BONDING AMOUNT FOR PRIVATE RECREATIONAL FACILITIES ASSOCIATED WITH THIS PROPERTY IS \$45,000.00 FOR PREDSCHOOL AGE 2-5.
- THE TRIGGER FOR THE CONSTRUCTION OF THE PRIVATE RECREATIONAL FACILITIES IS PRIOR TO THE SEVENTH BUILDING PERMIT.
- THE BONDING AMOUNT FOR THE TOT LOT IS \$45,000.00.

SITE DATA

- AREA = 7.65 ACRES
- EXISTING ZONING: R-80
- PROPOSED USE: SINGLE FAMILY DEVELOPMENT
- DENSITY ALLOWED: (3.4 DU/NET AREA) = 26 LOTS
- DENSITY SHOWN: (1.6 DU/NET AREA) = 12 LOTS
- PARK DEDICATION REQUIRED = 5% OF 7.65 = 0.38 ACRES
- PARK DEDICATION PROVIDED = COST OF CONSTRUCTING THE 9' WIDE SIDEWALK ALONG THE PROPERTY FRONTAGE OF MARTIN LUTHER KING BLVD. (MD 704) WITH THE MONETARY DIFFERENCE PAID WITH A FEE IN LIEU.
- DISTURBED AREA: 253,793 SF OR 5.83 ACRES
- PARCEL "A": 3,610 ACRES TO BE DEDICATED TO HOA
- PARCEL "B": 0.704 ACRES TO BE DEDICATED TO HOA
- RIGHT OF WAY DEDICATED AREA = 24,751 SF OR 0.57 AC.

DEVELOPMENT STANDARDS

- MIN. LOT AREA REQUIRED: 9,500 SF
- MIN. LOT AREA PROVIDED: 9,500 SF
- MINIMUM LOT WIDTH AT BUILDING LINE: 75'
- MINIMUM LOT FRONTAGE ALONG STREET LINE: 50'
- MINIMUM LOT FRONTAGE ALONG CUL-DE-SAC: 50'
- LOTS ADJACENT TO M.L. KING HIGHWAY: 150' DEEP
- LOTS ADJACENT TO CAPITAL BELTWAY: 300' DEEP
- MAX. LOT COVERAGE: 30%
- SETBACK FOR HOUSE
- FRONT = 25'
- SIDE = 8/9'
- REAR = 20'

DEED INFORMATION

GRANTOR: SCRUGGS, FRANCIS C. AND DOROTHY I ETAL.
GRANTEE: DD LAND HOLDING COMPANY, LLC.
DATE OF CONVEYANCE: 04-27-2005
DEED REFERENCE: 21915/331

LEGEND

BOUNDARY	EX. 8" W	EX. WATER
RIGHT-OF-WAY	EX. 8" S	EX. SEWER
LOTS	EX. SD	EX. STORM DRAIN
BRL		EX. TREE LINE
PUE		PROP. TREE LINE
EASEMENTS		65 dBA Ldn MITIGATED NOISE CONTOUR UPPER LEVEL
EX. 2' CONTOUR		FUTURE GROUND MITIGATED NOISE BOUNDARY
EX. 10' CONTOUR		MITIGATED 65dBA Ldn NOISE CONTOUR
PROP. 2' CONTOUR		PROPOSED SECOND FENCE WITH 4" AIR CUSHION BETWEEN FIRST & SECOND FENCE
PROP. 10' CONTOUR		EX. ROAD
LOD		CENTERLINE
24" SD		EX. SIDEWALK
SOILS		EX. SPECIMEN TREE
PROP. PAVING		SOIL BORING
PROP. STRIPE CROSSWALK		STREET LIGHT
MILL AND OVERLAY		
TRAIL		

CALL "MISS UTILITY"

TELEPHONE: 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

REVISIONS

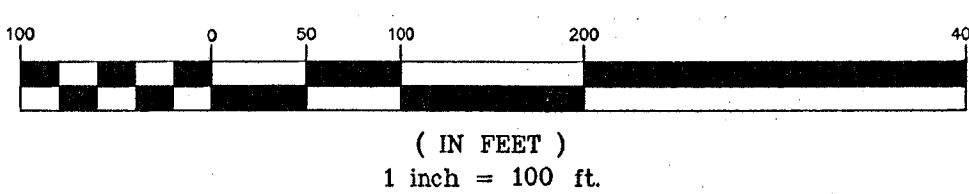
DATE	BY	DESCRIPTIONS
4-2-08	TTG	RESPOND TO MNCPPC COMMENTS REGARDING NOISE

UTILITY CERTIFICATION

I HEREBY CERTIFY THAT THE EXISTING AND/OR PROPOSED UNDERGROUND UTILITY INFORMATION SHOWN HEREON HAS BEEN CORRECTLY DUPLICATED FROM UTILITY COMPANY RECORDS. FURTHER THAT THIS PROJECT HAS BEEN CAREFULLY COORDINATED WITH EACH UTILITY COMPANY, AND ALL AVAILABLE UNDERGROUND UTILITY INFORMATION RELATIVE TO THIS PLACE HAS BEEN SOLICITED FROM THEM.

ROBERT C. BOYD
REGISTERED LANDSCAPE ARCHITECT
MARYLAND No. 967
DATE 4-29-08

GRAPHIC SCALE



DRAINAGE AND GRADING CERTIFICATE

I CERTIFY THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE ONTO THIS SITE FROM OTHER UPGRADE PROPERTIES, AND FROM THIS SITE ONTO OTHER DOWNGRADE PROPERTIES HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES. I HEREBY CERTIFY THAT THE GRADING SHOWN ON THIS PLAN CONFORMS WITH SUBTITLE FOUR (4), DIVISION-THREE (3) OF THE PRINCE GEORGE'S COUNTY CODE.

ROBERT C. BOYD
REGISTERED LANDSCAPE ARCHITECT
MARYLAND No. 967
DATE 4-29-08

M.N.C.P. & P.C. APPROVALS

Approval / Revision	Date	Reviewer's Signature	Certification Date

M-NCPPC

Prince George's County Planning Department
Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN

TCP II /065/07

APPROVED BY _____ DATE _____

01		
02		
03		
04		
05		

TREE CONSERVATION II PLAN

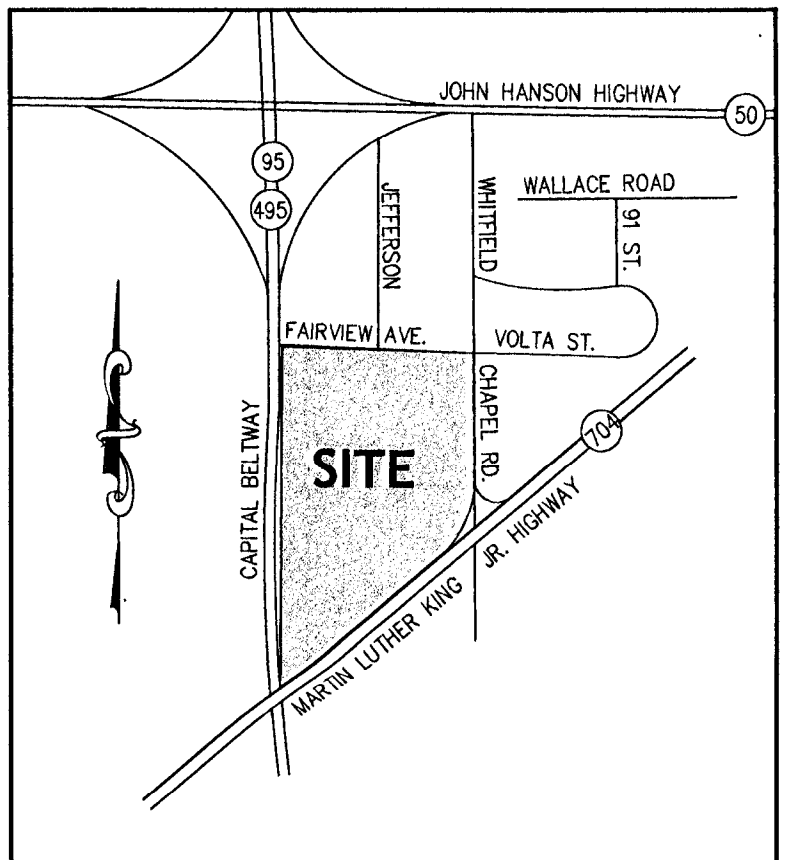
FAIRVIEW

LOTS 1-12 AND PARCELS "A" AND "B"
PRINCE GEORGE'S COUNTY MARYLAND
LANHAM 20th ELECTION DISTRICT
TAX MAP 52, C-3, P. 109

SCALE: 1" = 100' DATE: FEBRUARY 2008 TTG PROJECT No. 504017 SHEET 1 OF 4

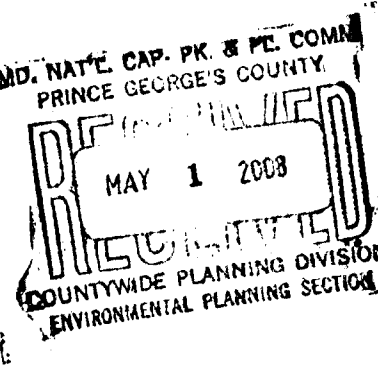
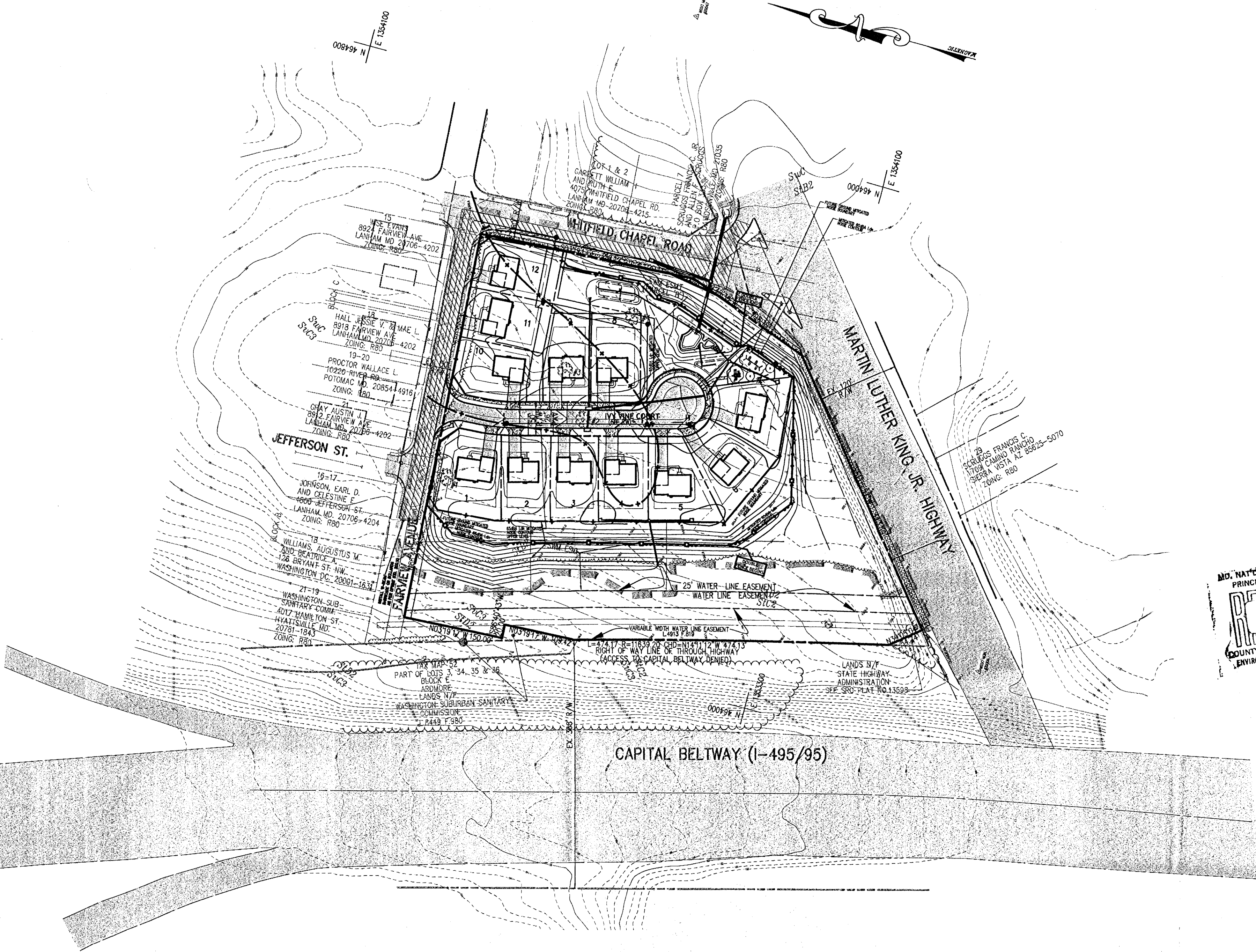
FAIRVIEW

TREE CONSERVATION TYPE-II PLAN



VICINITY MAP

SCALE: 1" = 2000'
ADC PG. CO. MAP 13, GRID G6
200' SHEET 205 NE 8
PRINCE GEORGE'S COUNTY
TAX MAP 52 GRID C-3





LEGEND

BOUNDARY
RIGHT-OF-WAY
LOTS
BRL
EASEMENTS
EX. 2' CONTOUR
EX. 10' CONTOUR
PROP. 2' CONTOUR
PROP. 10' CONTOUR
LOD
24" SD
PROP. STORM DRAIN
SOLS
PROP. PAVING
PROP. STRIPE CROSSWALK

EX. SD
EX. STORM DRAIN
EX. TREE LINE
PROP. TREE LINE
65 dBA Ldn MITIGATED NOISE CONTOUR UPPER LEVEL
FUTURE GROUND MITIGATED NOISE BOUNDARY
MITIGATED 65dBA Ldn NOISE CONTOUR
PROPOSED SECOND FENCE WITH 4" AIR CUSHION BETWEEN FIRST & SECOND FENCE
PROPOSED FIRST NOISE FENCE
EX. ROAD
CENTERLINE
EX. SIDEWALK
EX. SPECIMEN TREE
SOIL BORING
STREET LIGHT

MILL AND OVERLAY
TRAIL

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ROBERT C. BOYD
REGISTERED LANDSCAPE ARCHITECT
MARYLAND No. 967

4-29-08

DATE

DRAINAGE AND GRADING CERTIFICATE

I CERTIFY THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE ONTO THIS SITE FROM OTHER UPGRADE PROPERTIES, AND FROM THIS SITE ONTO OTHER DOWNGRADE PROPERTIES HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.

I HEREBY CERTIFY THAT THE GRADING SHOWN ON THIS PLAN CONFORMS WITH SUBTITLE FOUR (4), DIVISION THREE (3) OF THE PRINCE GEORGE'S COUNTY CODE.

ROBERT C. BOYD
REGISTERED LANDSCAPE ARCHITECT
MARYLAND No. 967

4-29-08

DATE

M.N.C.P. & P.C. APPROVALS

PROJECT NAME: FAIRVIEW
PROJECT NUMBER: DSP-05108
For conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this Sheet

Revision #	Approval Date	Reviewer's Signature	Certification Date

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN

TCP II /065/07

APPROVED BY: _____ DATE: _____

01	
02	
03	
04	
05	

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

DESIGNED	DCM	02/08
DRAWN	JLC	02/08
CHECKED	KLM	02/08
APPROVED	RTM	02/08

DATE	BY	DESCRIPTIONS
4-2-08	TTG	RESPOND TO MNCPPC COMMENTS REGARDING NOISE

REVISIONS

THE TECH GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
GEOTECHNICAL • ENVIRONMENTAL
MATERIALS CONSULTANTS • FACILITIES

1111 Benfield Blvd
Suite 100
Millersville, MD. 21108
Ph. (410) 987-3450
(800) 622-6202
Fax (410) 987-3457

OWNER
DD LAND HOLDING COMPANY, LLC
2200 DEFENSE HIGHWAY, SUITE 101
CROFTON, MARYLAND 21114
TEL. (301) 261-6700

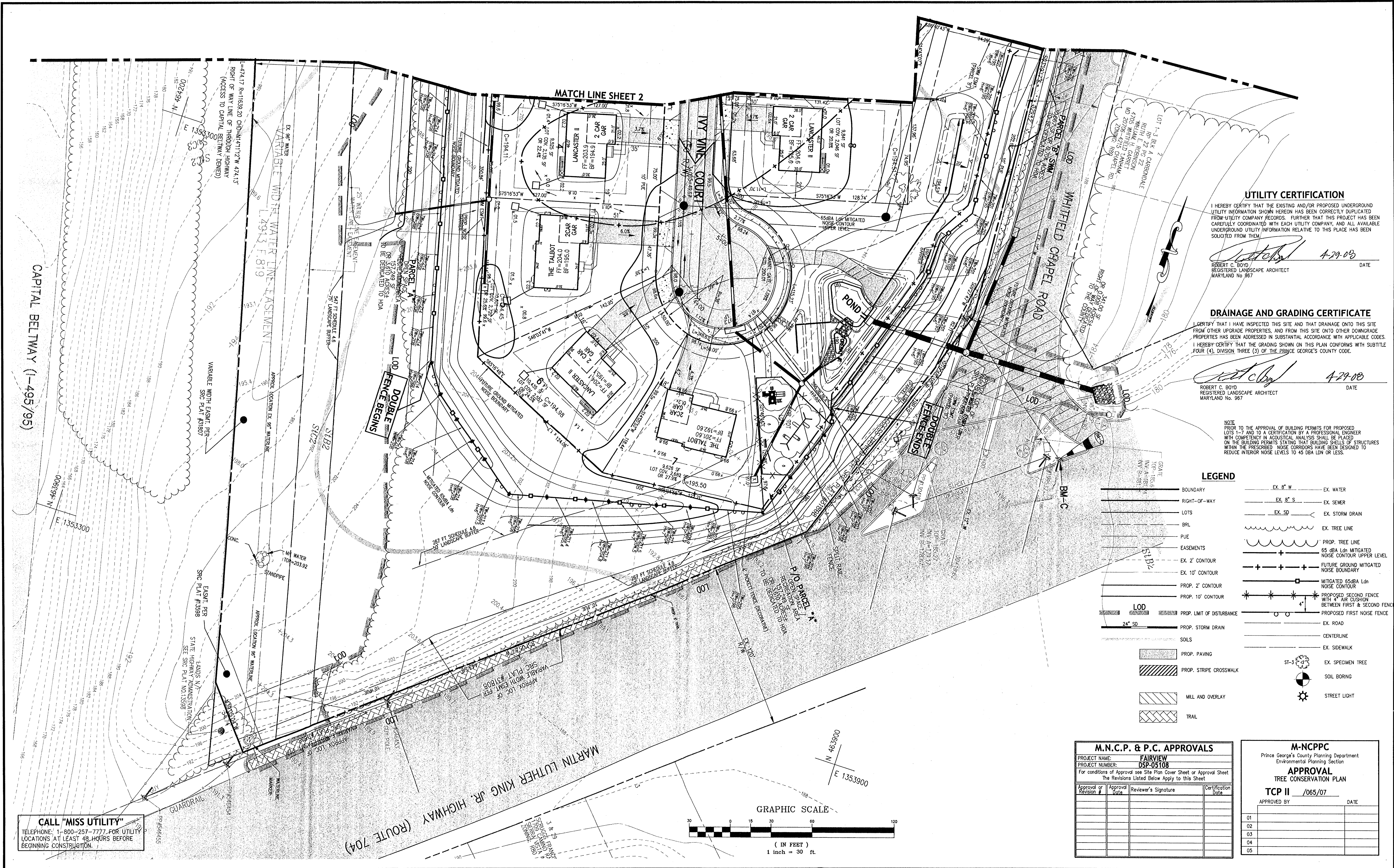
DEVELOPER
ENTERPRISE OFFICE PARK, INC.
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CROFTON, MARYLAND 21114
TEL. (301) 261-6700

TCP TYPE-II PLAN

FAIRVIEW
LOTS 1-12 AND PARCELS "A" AND "B"
PRINCE GEORGE'S COUNTY MARYLAND
LANHAM 20th ELECTION DISTRICT
TAX MAP 52, C-3, P. 109

SCALE: 1" = 30' DATE: FEBRUARY 2008 TTG PROJECT No. 504017 SHEET 2 OF 4

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DESIGNED	DCM	02/08	DATE
DRAWN	JLC	02/08	DATE
CHECKED	KLM	02/08	DATE
APPROVED	RTM	02/08	DATE

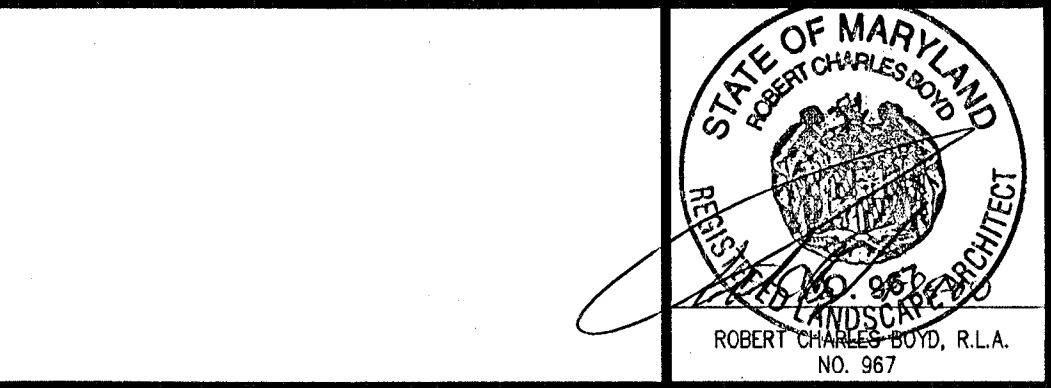
REVISIONS			
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THE TECH GROUP, INC.

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TEL. (301) 261-6700

DEVELOPER

ENTERPRISE OFFICE PARK, INC.
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CROFTON, MARYLAND 21114
TEL. (301) 261-6700

TCP TYPE II PLAN

FAIRVIEW

LOTS 1-12 AND PARCELS "A" AND "B"
PRINCE GEORGE'S COUNTY MARYLAND
LANHAM 20th ELECTION DISTRICT
TAX MAP 52, C-3, P. 109

SCALE: 1" = 30'

DATE: FEBRUARY 2008

TTC PROJECT No. 504017

SHEET 3 OF 4



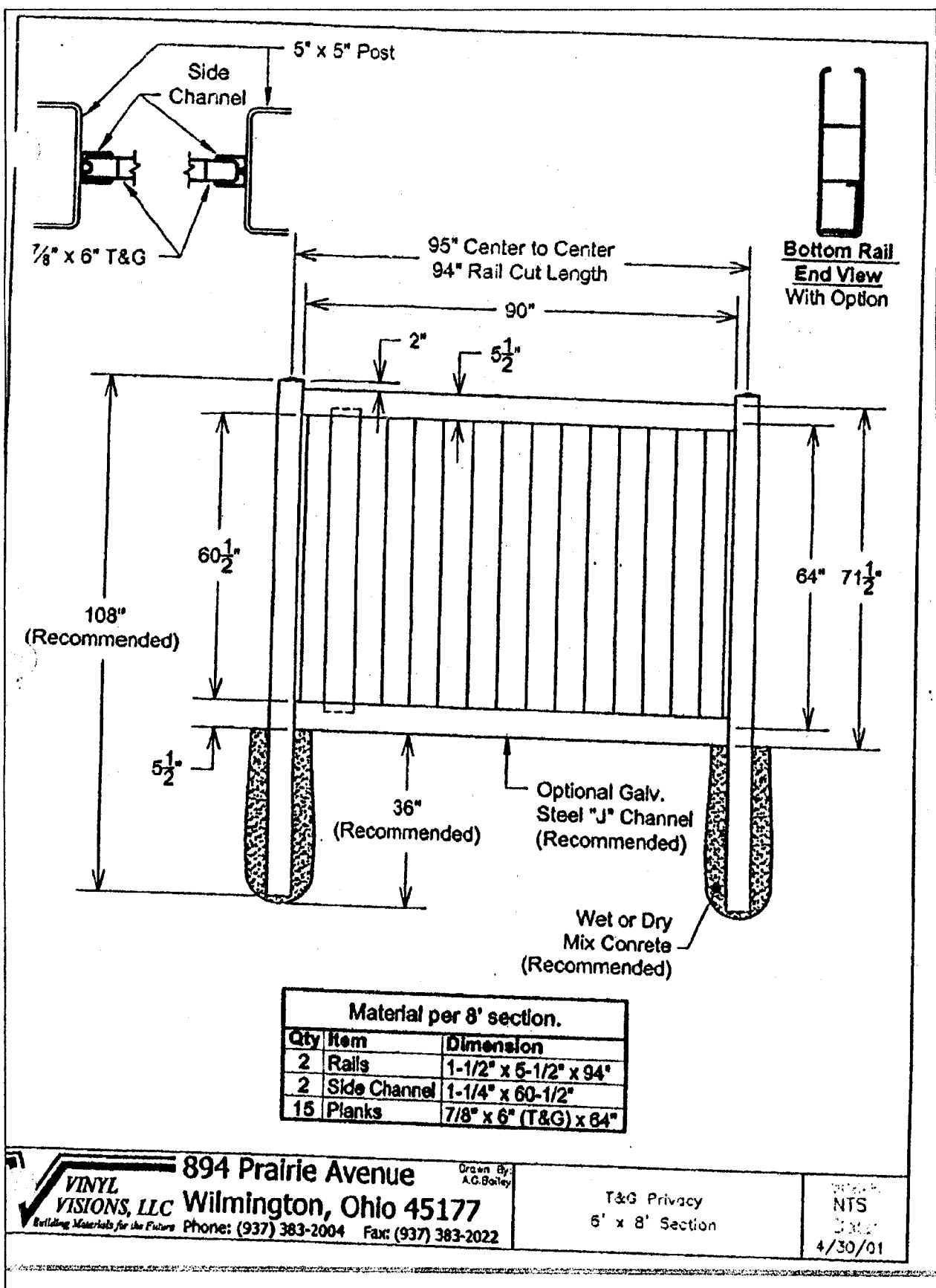
CALL "MISS UTILITY"

TELEPHONE: 1-800-257-7777 FOR UTILITY
LOCATIONS AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION.

DETAIL - NOISE WALL

NOT TO SCALE

NOTE: CONSTRUCTION OF SECOND NOISE WALL TO BEGIN AT LOT 6. THE CONSTRUCTION OF THE SECOND NOISE WALL SHALL CEASE AFTER THE TOT LOT AS IS INDICATED ON THE SITE PLAN. THIS WALL WILL BE PLACED 4' BEHIND THE FIRST WALL CONSTRUCTED AROUND THE SITE TO MITIGATE OUTDOOR NOISE TO THE APPROVED LEVELS OF 65 DBM OR LESS. A 50' LANDSCAPE BUFFER WILL MATURE TO SCREEN THE NOISE WALL FROM TRAFFIC ON MD RT 704. THE SECOND NOISE WALL WILL NOT BE VISIBLE BY HOMEOWNERS.



NOTE
PRIOR TO THE APPROVAL OF BUILDING PERMITS FOR PROPOSED
LOTS 1-7 AND 10 A CERTIFICATION BY A PROFESSIONAL ENGINEER
WITH COMPETENCY IN ACOUSTICAL ANALYSIS SHALL BE PLACED
ON THE BUILDING PERMITS STATING THAT BUILDING SHELLS OF STRUCTURES
WITHIN THE PRESCRIBED NOISE CORRIDORS HAVE BEEN DESIGNED TO
REDUCE INTERIOR NOISE LEVELS TO 45 DBA LDN OR LESS.

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 \$150 PER ACRE SAVANNAH VIOLATION FINE.
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 SAVANNAH, REFORESTATION AREAS, AFFORESTATION AREAS, OR OTHER CLEARING RESTRICTION AREAS) LOCATED ON THE PROPERTY PRIOR TO THE START OF ANY WORK FOR UNAUTHORIZED DISTURBANCES TO THESE AREAS. UPON THE SALE OF THE PROPERTY, THE DEVELOPER OR OWNERS OF THE PROPERTY MUST NOTIFY THE PURCHASER OF THE EXISTENCE OF ANY WOODLAND CONSERVATION AREAS.
4. ALL APPROPRIATE BONDS AND/OR FEES SHALL BE POSTED WITH THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. AN OFFICIAL BOND MAY BE MAINTAINED AS SURETY BY THE BUILDING OFFICIAL UNTIL ALL REQUIRED CONDITIONS HAVE BEEN SATISFIED.
5. ALL REQUIRED OFF-SITE MITIGATION SHALL BE IDENTIFIED ON AN APPROVED TPO FOR THE OFF-SITE LOCATION OF ANY WOODLAND CONSERVATION AREAS. RECORDS OF PRINCE GEORGES COUNTY SHALL BE MAINTAINED FOR THE PROPERTY FOR THE LIFE OF THE PROPERTY. RECORDS OF PRINCE GEORGES COUNTY PRIOR TO ISSUANCE OF ANY PERMITS FOR THE SUBJECT PROPERTY.

**WOODLAND AREAS NOT COUNTED AS PART OF THE
WOODLAND CONSERVATION REQUIREMENTS**

1. A REVISED TREE CONSERVATION PLAN IS REQUIRED "PRIOR TO CLEARING ANY WOODLAND AREA WHICH IS NOT SPECIFICALLY IDENTIFIED TO BE KEPT ON THE MOST CURRENTLY APPROVED TYPE II TREE CONSERVATION (TOP) ON FILE IN THE OFFICE OF THE M-NPPC, ENVIRONMENTAL, PLANNING SECTION, 1000 W. 4TH STREET, 4TH FLOOR, SUITE 400, ANNAPOLIS, MARYLAND 21403-1000, PHONE 410-293-5050, WWW.MNPPC.ORG, WWW.MD.GOV. ADDITIONAL MITIGATION WILL BE REQUIRED FOR THE CLEARING OF ALL WOODLANDS BEYOND THAT REFLECTED ON THE APPROVED CONSERVATION PLAN. ANY ADDITIONAL MITIGATION WILL BE REQUIRED TO BE SPECIFICALLY IDENTIFIED ON THE REQUIREMENTS, MITIGATION, AND FEES WHICH MUST BE REFLECTED ON TOP REVISIONS APPROVED BY THE M-NPPC 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. ANY TREES OR SHRUBS WHICH HAVE BEEN RELEASED TO THE NEIGHBORHOOD IN THIS AREA MAY NOT BE TILLED OR HAVE OTHER GROUND DISTURBANCES WHICH WOULD RESULT IN DAMAGE TO THE TREE ROOTS, RIPPING THE LEAVES AND OVERSEEDING WITH NATIVE GRASSES, NATIVE PLANTS, OR OTHER SPECIES WHICH COULD BE INJURY TO THE REMAINING WOODLANDS. ANY VARIETY OF KENTUCKY 3 FUSIFORM IS NOT ACCEPTABLE.

Woodland Conservation Worksheet for Prince George's County			
Zone:	R-80		
Gross Tract:	7.65	0.00	
Floodplain:	0.00		
Previously Dedicated Land:	0.00	0.00	
Net Tract (NTA):	7.65	0.00	0.00
<i>*Include acreage in the corresponding column(s) for each zone.</i>			
SCRUGGS PROPERTY			
Property Description or Subdivision Name:			
Owner:			
Address:			
Phone:			
Reforestation Requirement Reduction Questions			
Is this one (1) single family lot? (y/n)	N		
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n)	N		
Break-even Point (preservation) =	2.47	acres	
Clearing permitted w/o reforestation =	3.78	acres	
Woodland Conservation Calculations:			
Existing Woodland	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
	6.23	0.00	
Woodland Preservation Threshold (NTA) =	20.00%	1.53	
Smaller of a or b		1.53	
Woodland above WCT		4.7	
Woodland cleared		6.23	0.00
Smaller of c or e		4.7	
Clearing above WCT (0.25 : 1) replacement requirement		1.18	
Clearing below WCT (2:1 replacement requirement)		1.53	
Afforestation Threshold (AFT) =	15.00%	0.00	
Woodland Conservation Required		4.24	
Woodland Conservation Provided: (acres)			
Woodland Preservation		0.00	
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		4.24	
Off-site Mitigation provided on this property		0.00	
Total Woodland Conservation Provided		4.24	
Area of woodland not cleared	0	acres	
Woodland retained not part of requirements:	0	acres	

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 TO A LICENSED ARBORIST OR A LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREE HAS A POTENTIAL TO FALL OR TO CAUSE STRUCTURAL DAMAGE TO A BUILDING OR TO A POWER LINE OR TO A POWER POLE OR TO PROPERTY DAMAGE.
2. IF A HAZARDOUS CONDITION MAY BE ALLEVIATED BY CORRECTIVE PRUNING, THE LICENSED ARBORIST OR TREE EXPERT SHOULD BE REQUESTED TO PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A-300 PRUNING STANDARDS ("TREE CARE MANUAL").
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 CONSTRUCTION PERMIT. IF THERE IS NO SUCH PERMIT, THE TREE OR PORTIONS MAY BE REMOVED WITHOUT APPROVAL OF THE APPROPRIATE INSPECTOR MAY THE TREE BE CUT BY A CHAINSAW TO LEAVE THE EXISTING TRUNK OR PORTION OF THE TRUNK TO REMAIN. REMOVED OR CUT PORTIONS SHALL BE PLACED IN A CONTAINER OR MATERIALS THAT WOULD INHIBIT SPROUTING.
4. DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 25 FEET OF THE WOOLAND EDGE SHALL BE REMOVED BY THE TREE REMOVAL CONTRACTOR. THE CONTRACTOR SHALL USE THE FOLLOWING METHODS: ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOOLAND EDGE SHALL BE CUT UP TO 3 FEET IN LENGTH AND 4 INCHES IN DIAMETER. ALL DEBRIS THAT IS LESS THAN 35 FEET FROM THE WOOLAND EDGE 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 THE 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 DONE. THE TREE SHALL BE CUT DOWN AND THE TRUNK AND BRANCHES SHALL BE REMOVED AS CLOSE AS POSSIBLE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. THE REMOVAL OR GRINDING OF THE TRUNKS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED.
2. IF ANY WORK IS DONE WITHIN THE WOODLAND CONSERVATION AREA FROM THE WOODLAND CONSERVATION AREAS MAY BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY SUCH AS PRUNERS, A CHAIN SAW. THESE PLANTS MAY BE CUT NEAR THE GROUND AND THE MATERIAL, LESS THAN TWO INCHES IN DIAMETER, MAY BE LEFT TO REMAIN IN PLACE. MATERIALS GREATER THAN TWO INCHES IN DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THIS ENCOURAGING DECOMPOSITION OF THE MATERIAL. MATERIALS GREATER THAN TWO INCHES IN DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THIS ENCOURAGING DECOMPOSITION OF THE MATERIAL. MATERIALS GREATER THAN TWO INCHES IN DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THIS ENCOURAGING DECOMPOSITION OF THE MATERIAL.
3. HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOODUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY AFTER THE REMOVAL OF THE PLANT TOPS. THE USE OF ANY HERBICIDES 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.

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 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. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING ANY WOODLAND AREA WHICH IS NOT SPECIALLY IDENTIFIED TO BE CLEARED ON THE MOST RECENTLY APPROVED TREE TRIMMING PERMIT (M-2036) OR CLEARED BY A TREE TRIMMING PERMIT (M-2036) ISSUED BY THE COUNTY. THE SECTION LOCATED ON THE 4TH FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 14741 GOVERNOR AVENUE, SUITE 400, DALLAS, TEXAS 75244, PHONE 972/777-3660, 972/777-3665, OR BY THE COUNTY ENGINEER WILL BE REQUIRED FOR THE CLEARING OF ANY WOODLAND BEYOND THAT WHICH IS SPECIALLY IDENTIFIED TO BE CLEARED ON THE APPROVED PLANS. ALTHOUGH CLEARING MAY BE ALLOWED, IT MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS AND REQUIREMENTS. THE COUNTY ENGINEER WILL BE REQUIRED TO REVIEW AND APPROVE THE M-2036P/NCAP ENVIRONMENTAL SECTION.
2. HOMEOWNERS OR PROPERTY OWNERS MAY REMOVE TREES LESS THAN TWO (2) INCHES IN DIAMETER AT BREAST HEIGHT IN WOODLAND AREAS THAT ARE NOT PART OF THE WOODLAND CONSERVATION REQUIREMENTS AFTER ALL PERMITS HAVE BEEN RELEASED FOR THE SUBJECT PROPERTY. THE REMOVAL OF TREES LESS THAN TWO (2) INCHES IN DIAMETER AT BREAST HEIGHT WILL CAUSE DAMAGE TO THE TREE ROOTS, RAKING THE LEAVES AND OVERSIDING WITH NATIVE GRASSES, NATIVE PLANTS AND NATIVE TREES. THE REMOVAL OF TREES LESS THAN TWO (2) INCHES IN DIAMETER AT BREAST HEIGHT WILL CAUSE DAMAGE TO THE TREE ROOTS, RAKING THE LEAVES AND OVERSIDING WITH INVASIVE GRASSES INCLUDING ANY VARIETY OF KENTUCKY 31 FESCUE IS NOT ACCEPTABLE.


UTILITY CERTIFICATION

I HEREBY CERTIFY THAT THE EXISTING AND/OR PROPOSED UNDERGROUND UTILITY INFORMATION SHOWN HEREON HAS BEEN CORRECTLY DUPLICATED FROM UTILITY COMPANY RECORDS. FURTHER THAT THIS PROJECT HAS BEEN CAREFULLY COORDINATED WITH EACH UTILITY COMPANY, AND ALL AVAILABLE UNDERGROUND UTILITY INFORMATION RELATIVE TO THIS PLACE HAS BEEN SOLICITED FROM THEM.

 A-29-00
ROBERT C. BOYD
REGISTERED LANDSCAPE ARCHITECT
MARYLAND No. 967
DATE

DRAINAGE AND GRADING CERTIFICATE

I CERTIFY THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE ONTO THIS SITE FROM OTHER UPGRADE PROPERTIES, AND FROM THIS SITE ONTO OTHER DOWNGRADE PROPERTIES HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES. I HEREBY CERTIFY THAT THE GRADING SHOWN ON THIS PLAN CONFORMS WITH SUBTITLE FOUR (4), DIVISION THREE (3) OF THE PRINCE GEORGE'S COUNTY CODE.


 ROBERT C. BOYD
 REGISTERED LANDSCAPE ARCHITECT
 MARYLAND No. 967

DATE 4-24-08

[illegible]

M-NCPPC
 Prince George's County Planning Department
 Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN

TCP II _____/_____/_____
 _____/_____/_____

	APPROVED BY	DATE
01		
02		
03		
04		
05		

TCP TYPE II DETAILS AND NOTES

FAIRVIEW
LOTS 1-12 AND PARCELS "A" AND "B"
PRINCE GEORGE'S COUNTY MARYLAND
 LANHAM 20th ELECTION DISTRICT
 TAX MAP 52, C-3, P. 109

SCALE: NONE DATE: FEBRUARY 2008 TTG PROJECT No. 504017 SHEET 4 OF 4

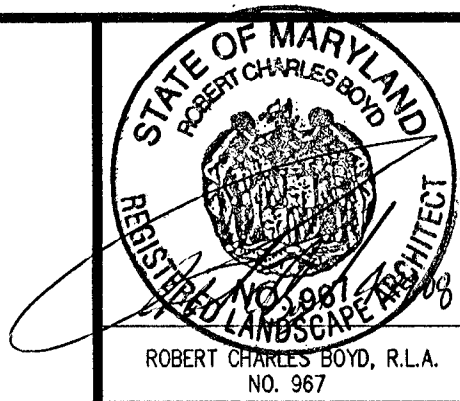
DESIGNED	DCM	02/08	REVISIONS		
		DATE	DATE	BY	DESCRIPTIONS
DRAWN	JLC	02/08			
		DATE			
CHECKED	KLM	02/08			
		DATE			
APPROVED	RTM	02/08			
		DATE			

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 CROFTON, MARYLAND 21114
 TEL. (301) 261-6700

DEVELOPER
ENTERPRISE OFFICE PARK, INC.
2200 DEFENSE HIGHWAY, SUITE 101
CROFTON, MARYLAND 21114
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