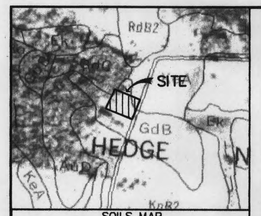
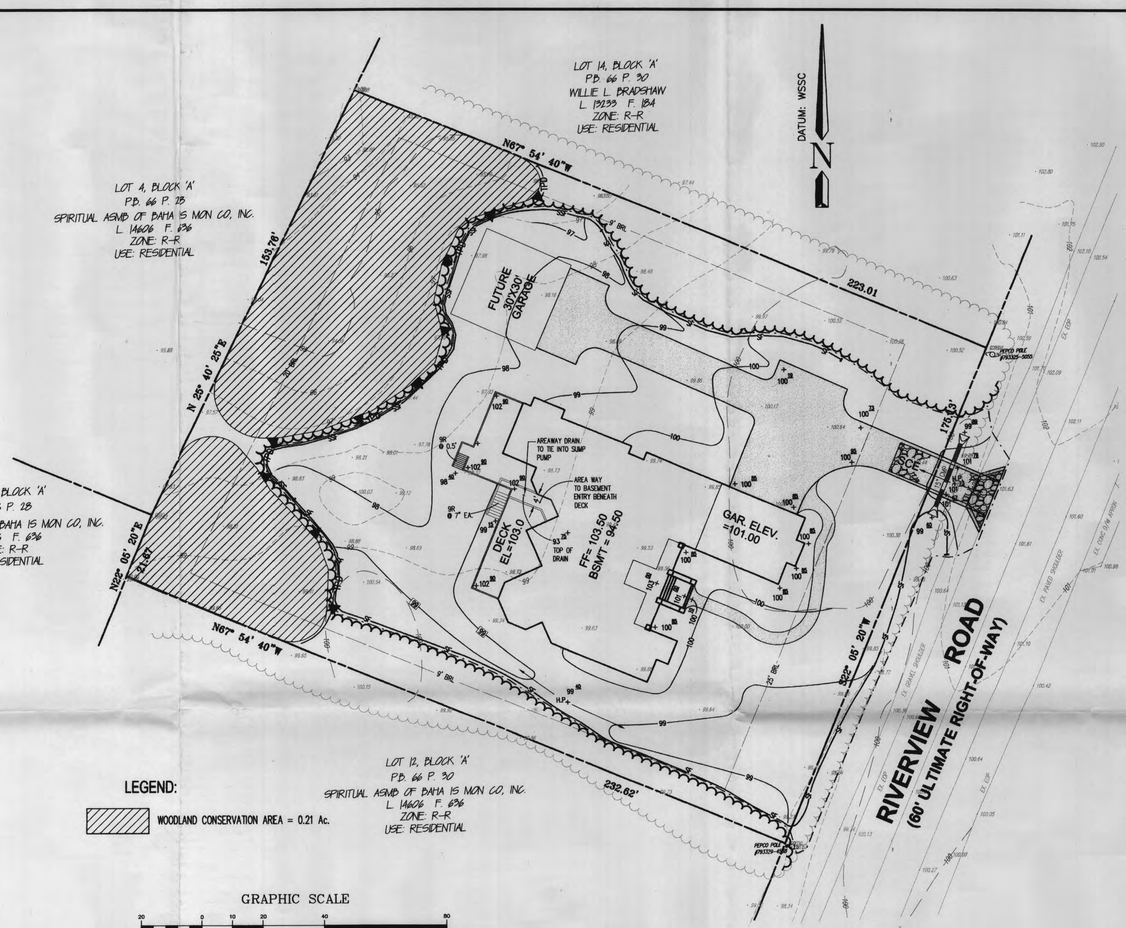


SOILS MAP
(SCALE: 1" = 500')

PREDOMINANT SOIL ON-SITE INCLUDE:
1. GdB (Galestown Loamy Sand)
HYDROLOGIC SOILS GROUP = A (85%)
2. KeA (Keyport Fine Sandy Loam)
HYDROLOGIC SOILS GROUP = C (15%)



LEGEND:

- EXISTING CONTOUR
- EXISTING TREE LINE
- EX. TREE 10" DIAM. AND GREATER
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED TREE LINE
- PROPOSED CONTOUR
- LIMIT OF DISTURBANCE
- TPD — TREE PROTECTION ORANGE-MESH 'FENCE' (SEE DETAIL THIS SHEET)
- CONSTRUCTION SIGN 'FOREST CONSERVATION' (SEE DETAIL THIS SHEET)
- PERCOLATION TEST
- WATER TABLE TEST HOLE

LEGEND:

WOODLAND CONSERVATION AREA = 0.21 Ac.

GRAPHIC SCALE

20 0 10 20 40 80

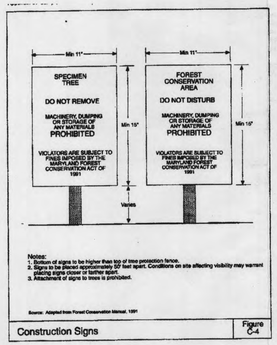
(IN FEET)
1 inch = 20 ft.

ABBREVIATIONS:

AC.	ACRES
ARCH'L	ARCHITECTURAL
BL	BASEMENT LEVEL
BRL	BUILDING RESTRICTION LINE
C/O	CLEAN OUT
CONC.	CONCRETE
DIST.	DISTRIBUTION
DS	DOWN SPOUT
DWG	DRAWING
EX./EXIST.	EXISTING
F.F.	FINISH FLOOR
L.O.D.	LIMIT OF DISTURBANCE
OBS.	OBSERVATION
PERF.	PERFORATED
PROP.	PROPOSED
R	RADIUS
SAN.	SANITARY
S.C.E.	STABILIZED CONSTRUCTION ENTRANCE
SD	EXISTING STORM DRAIN
S.F.	SQUARE FEET
SHC	SANITARY HOUSE CONNECTION
SRA	SEPTIC RECOVERY AREA
TYP.	TYPICAL
WHC	WATER HOUSE CONNECTION
W.M.	WATER METER
W.V.	WATER VALVE

CAUTION

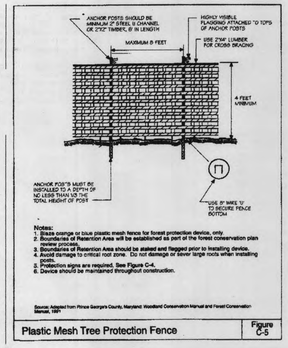
CALL "MISS UTILITY" AT 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 72 HOURS BEFORE BEGINNING CONSTRUCTION.



Notes:
1. Bottom of signs to be higher than top of tree protection fence.
2. Signs to be placed approximately 50' feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
3. Attachment of signs to trees is prohibited.

Source: Adapted from Forest Conservation Manual, 1991

Construction Signs — Figure C-4



Notes:
1. Mesh orange or blue plastic mesh fence for forest protection device, only.
2. Boundaries of Retention Area will be established as part of the forest conservation plan review process.
3. Boundaries of Retention Area should be staked and flagged prior to installing device.
4. Avoid damage to critical root zone. Do not damage or sever large roots when installing device.
5. Protection signs are required. See Figure C-4.
6. Device should be maintained throughout construction.

Source: Adapted from Prince George's County, Maryland Woodland Conservation Manual and Forest Conservation Manual, 1991

Plastic Mesh Tree Protection Fence — Figure C-5

WOODLAND CONSERVATION AREA MANAGEMENT NOTES
Prepared by the Environmental Planning Section, Planning Department, M-NCPPC
Revised: 4/23/2003

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.

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 is possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.

2. The removal of any 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 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.

Protection of Reforestation and Afforestation Areas by Developers or Builders

1. 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 this document shall be presented to the Grading Inspector and the Environmental Planning Section.

2. 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. 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 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 tilled 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.

Required 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) shall be contacted prior to the start of any work on the site to address implementation of woodland 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 shall 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 Protection Devices (TPDs) 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 flagged or staked TPD locations by the Inspector, installation of the TPDs may begin. TPD installation shall be completed prior to installation of initial Sediment Control. No cutting or clearing of trees may begin before final approval of TPD installation.

6. Woodland Conservation - Tree Save Areas and/or Reforestation of afforestation will be completed prior to Use and Occupancy Permit. Failure to establish the woodland replacement, reforestation or afforestation within the prescribed time frame will result in the forfeiture of the Reforestation Bond and/or a violation of this Plan including the associated $1.50 per square foot penalty unless written extension is approved by the DER Inspector.

Woodland Conservation Worksheet
for
Prince George's County

Zone:	R-R		
Gross Tract:	0.92		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	0.92	0.00	0.00

Include acreage in the corresponding columns for each zone.

Property Description or Subdivision Name:	11109 RIVERVIEW ROAD
Is this site subject to the 1989 Ordinance?	N
Reforestation Requirement Reduction Questions	
Is this one (1) single family lot? (y,n)	N
Are there prior TCP approvals which include a combination/ this lot and/or other lots. (y,n)	N
Is this a Mitigation Bank:	N
Break-even Point (preservation) =	0.33 acres
Clearing permitted w/o reforestation=	0.59 acres

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland	0.92	0.00	
Woodland Conservation Threshold (NTA) = 0.20	0.18		
Smaller of a or b	0.18		
Woodland above WCT	0.74		
Woodland cleared	0.92	0.00	0.00
Smaller of d or e	0.60		
Clearing above WCT (0.25 : 1) replacement requirement	0.00		
Clearing below WCT (2:1 replacement requirement)	0.00		
Afforestation Threshold (AFT) = 0.15	0.00		
Woodland Conservation Required	0.18		

Woodland Conservation Provided:	(acres)	
Woodland Preservation:	0.23	
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	0.23	

Area of woodland not cleared: 0.32 acres
Woodland retained not part of requirements: 0.14 acres

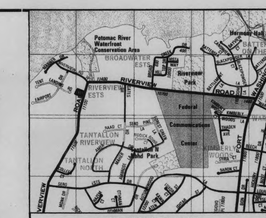
Prepared by:
Signed Date 6-7-06

Revised 6/5/06

COMAR 08.08.06.01A
JAMES A. REID, JR.
MARYLAND FOREST CONSERVATION ACT
QUALIFIED PROFESSIONAL

I hereby acknowledge that I have been advised of the restrictions established by this Tree Conservation Plan. I further acknowledge that cutting, clearing, or damaging trees or understory vegetation in the Woodland Conservation Area without a revision to this plan or written authorization from the M-NCPPC Environmental Planning Section or the Department of Environmental Resources will constitute a violation of the Woodland Conservation Ordinance. Hazardous trees may be pruned or removed after obtaining a written report from a Licensed Arborist or Licensed Tree Expertand providing a copy to the M-NCPPC Environmental Planning Section.

Signed 6/7/06 Date



SITE VICINITY MAP
(SCALE: 1" = 2000')

P.G. CO. ADC MAP NO. 30 GRID B4
WSSC GRID 214 SW 01
TAX MAP 122 - GRID C4
ADC PERMITTED USE NO. : 21102207

SITE DEVELOPMENT DATA

1. OWNER/APPLICANT:
MR. & MRS. JEFFREY COLEMAN
11109 RIVERVIEW ROAD
FORT WASHINGTON, MD 20744
PHONE: (202) 397-6799
C/O: MR. JAMES JORDAN, R.A.

2. ZONING: R-R

3. PROPERTY STREET ADDRESS:
11109 RIVERVIEW ROAD
FORT WASHINGTON, MD 20744
TAX ACCOUNT NO.: 0402792

4. MINIMUM BUILDING RESTRICTION LINES
FRONT B.R.L. = 25'
SIDE B.R.L. = 17' TOTAL/8' MIN.
REAR B.R.L. = 20'

5. MAX. LOT COVERAGE: 25% (10,000 S.F.)
COVERAGE PROVIDED = 23.75%
= 9,504 S.F. (INCLUDES FUTURE GARAGE)

6. TOTAL LOT AREA = 40,001 S.F.
= 0.92 AC.
DISTURBED AREA = 26,705 S.F. (0.613 AC.)
UNDISTURBED AREA = 13,370 S.F. (0.307 AC.)

7. TOPOGRAPHY SHOWN ON THIS PLAN WAS TAKEN BY A FIELD SURVEY PREPARED BY CIVTECH DESIGNS INC.

8. ALL FILL BENEATH BUILDINGS, WALLS AND OTHER STRUCTURES WHOSE FUNCTION COULD BE IMPAIRED BY SETTLEMENT SHALL BE CLASS I LOAD BEARING FILL. ALL FILLS UNDER DRIVEWAYS AND WALKS ARE TO BE CLASS II. OTHER NON-LOAD BEARING COMMON AREAS SHALL BE FILLED WITH CLASS III FILL.

9. VOL. OF BORROW MATERIAL = 0 C.Y.
VOL. OF SPOIL MATERIAL = 0 C.Y.

10. ALL SEDIMENT CONTROL AND STABILI- MEASURES SHALL BE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

Civtech Designs Inc.
CIVIL ENGINEERING - LAND PLANNING - SURVEYING
6413 SOUTH CRAIN HIGHWAY UPPER MARLBORO MD 20772
OFFICE (301) 780-7373 FAX (301) 780-7375

11109 RIVERVIEW ROAD

LOT 13 -BLOCK A TENT LANDING SUBDIVISION
PISCATAWAY ELECTION DISTRICT No.05
PRINCE GEORGE'S COUNTY, MARYLAND

TYPE II TREE CONSERVATION PLAN

REVISIONS

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 66 / 06

	Approved by	Date
01	JL Hart	6/20/06
02		
03		
04		
05		
06		

DATE: 7-23-05	
DWN. JAR	DESIGNED JAR
CHECKED JAR	SCALE: 1"=20'
PROJECT NO. 2005-08	
SHEET NO. 1 OF 1	