

SOILS MAP
(SCALE: 1" = 500')

PREDOMINANT SOIL ON-SITE INCLUDE:

- GdB (Galestown Loamy Sand)
HYDROLOGIC SOILS GROUP = A (85%)
- KeA (Keyport Fine Sandy Loam)
HYDROLOGIC SOILS GROUP = C (15%)

LOT 4, BLOCK 'A'
P.D. 66 P. 28
SPIRITUAL ASMB OF BAHIA IS MON CO, INC.
L 14606 F. 636
ZONE: R-R
USE: RESIDENTIAL

LOT 5, BLOCK 'A'
P.D. 66 P. 28
SPIRITUAL ASMB OF BAHIA IS MON CO, INC.
L 14606 F. 636
ZONE: R-R
USE: RESIDENTIAL

LOT 14, BLOCK 'A'
P.D. 66 P. 30
WILLIE L. BRADSHAW
L 13233 F. 184
ZONE: R-R
USE: RESIDENTIAL

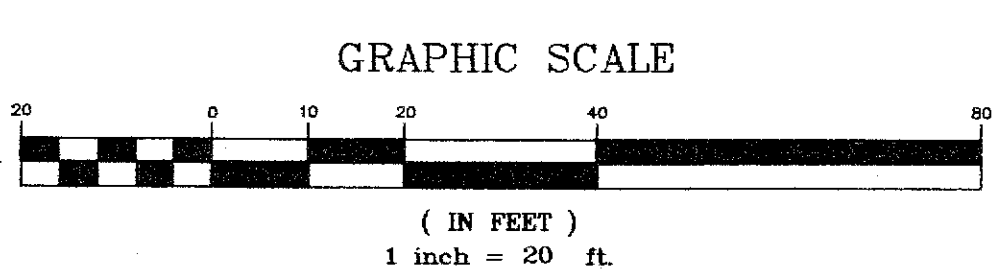
LOT 12, BLOCK 'A'
P.D. 66 P. 30
SPIRITUAL ASMB OF BAHIA IS MON CO, INC.
L 14606 F. 636
ZONE: R-R
USE: RESIDENTIAL

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 — 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.

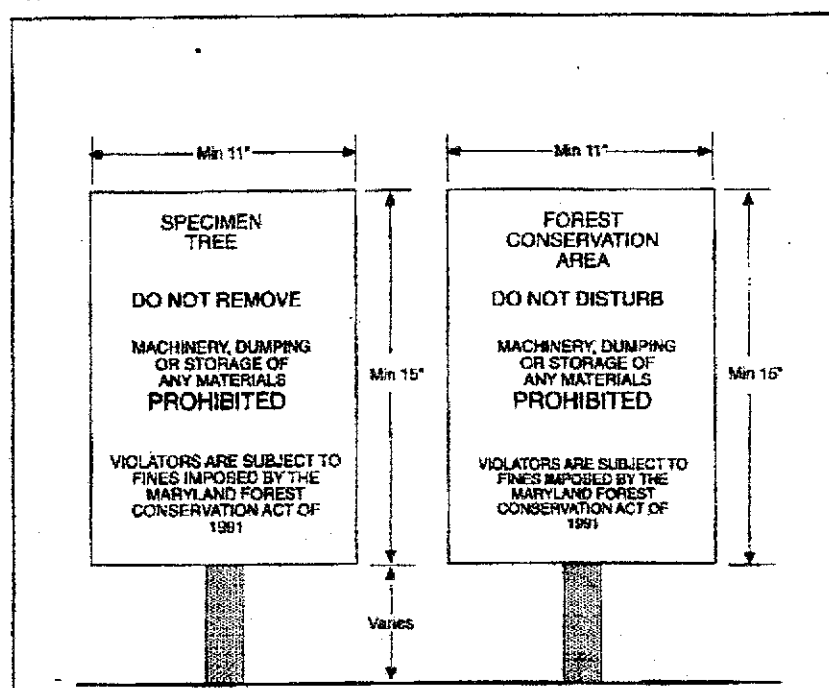


ABBREVIATIONS:

AC. ACRES
ARCH. 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

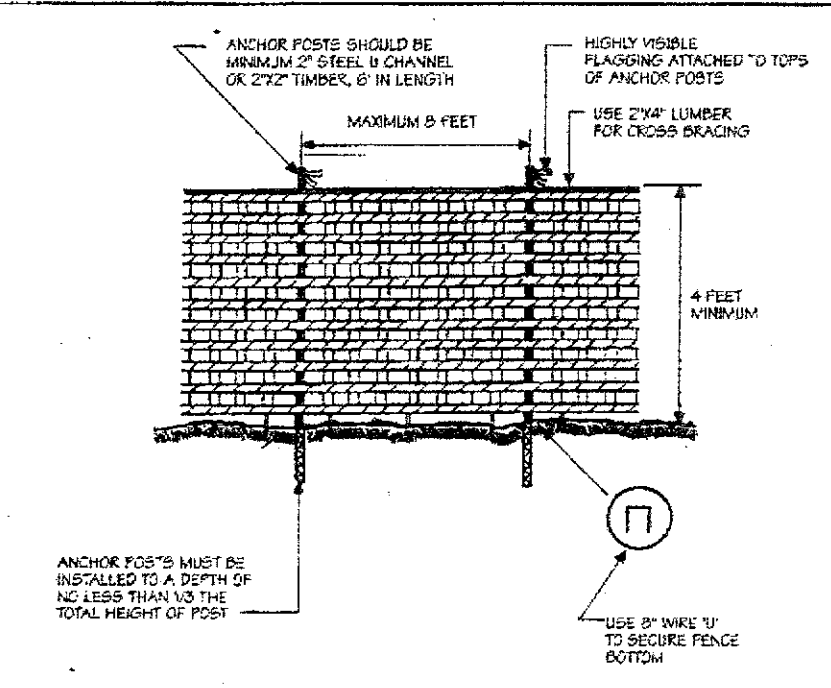
CAUTION

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 further apart.
3. Attachment of signs to trees is prohibited.

Construction Signs Figure C-4



Notes:
1. Black orange or blue plastic mesh fence for forest protection device, only.
2. Provisioning of Protection Area will be established as part of the forest conservation plan review process.
3. Boundary of Protection Area should be signed 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.

Plastic Mesh Tree Protection Fence Figure C-5

Woodland Conservation Worksheet
for
Prince George's County

Zone:
Gross Tree:
Floodplain:
Previously Cleared Land:
Net Tree (NTA):

0.50	0.00	0.00
0.50	0.00	0.00
0.50	0.00	0.00

Property Description or Subdivision Name:
Is this site subject to the 1989 Ordinance?
Reforestation / Replacement / Restoration Questions:
Is this one (1) single family lot? (y/n)
Are there prior TCD approvals which include a contribution to this lot for other lots? (y/n)
Is this a Mitigation Bank?
Break-even Point (conservation) =
Clearing permitted w/o reforestation =

Woodland Conservation Calculations:

Existing Woodland	0.50	0.00	0.00
Woodland Conservation Threshold (NTA)	0.50	0.00	0.00
Smaller of a or b	0.50	0.00	0.00
Woodland above WCT	0.50	0.00	0.00
Woodland cleared	0.50	0.00	0.00
Smaller of a or b	0.50	0.00	0.00
Clearing above WCT (0.25 : 1) replacement requirement	0.50	0.00	0.00
Clearing below WCT (0.21 replacement requirement)	0.50	0.00	0.00
Reforestation Threshold (RTT)	0.50	0.00	0.00
Woodland Conservation Required	0.50	0.00	0.00

Woodland Conservation Provided:

Woodland Preservation	0.50	0.00	0.00
Reforestation / Replacement	0.50	0.00	0.00
Offset for Off-site Mitigation on another property	0.50	0.00	0.00
Offset for Off-site Mitigation on this property	0.50	0.00	0.00
Total Woodland Conservation Provided	0.50	0.00	0.00

Area of woodland not cleared:
Woodland retained not part of requirements:
Prepared by:
Date:

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

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.

- 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 Standards ("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 25 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

- 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 homeowner 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 plants shall 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.
- 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 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 chainsaws for the pruning and/or cutting of trees.

Protection of Reforestation and Afforestation Areas by Developers or Builders

- Reforestation and afforestation areas shall be planned prior to the occupancy of the building or residence. The planting cannot occur due to planning conditions, the developer or property owner shall reforest, grade, and site 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, the homeowner, the developer shall obtain a signed written statement from the purchase 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, Inspection and the Environmental Planning Section.
- Reforestation areas shall not be moved, however, the management of competing vegetation around individual trees is acceptable.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

- Reforestation fencing and signage shall remain in place in accordance with the approved Type II Tree Conservation Plan or until the new trees are sufficiently to have crown closure.
- Reforestation areas shall not be moved, however, the management of competing vegetation around individual trees is acceptable.

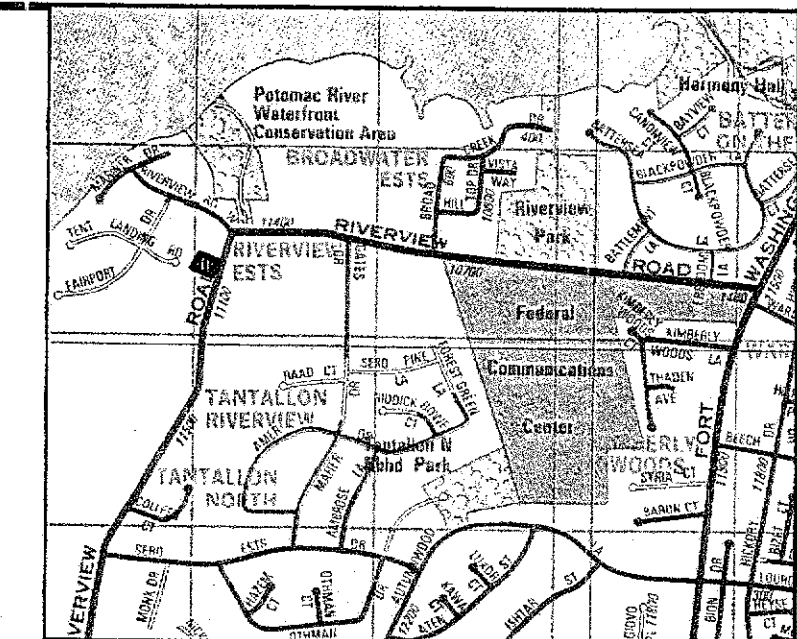
Woodland Areas NOT Counted as Part of the 'Woodland Conservation Requirements'

- 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 (TCD) 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 Odum Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-652-3650. 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 TCD revisions approved by the M-NCPPC Environmental Planning Section.

Required 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 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.
- 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 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.
- 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 Grading and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD location by the Inspector, installation of the TPDs may begin. TPD installation shall be completed prior to installation of initial Soften Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
- Woodland Conservation - Tree Save Areas and/or Reforestation of afforestation will be completed prior to the start of occupancy. Failure to establish the woodland, 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 a written extension is approved by the DER Inspector.



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

- OWNER/APPLICANT:
MR. & MRS. JEFFREY COLEMAN
11109 RIVERVIEW ROAD
FORT WASHINGTON, MD 20744
PHONE: (202) 397-6799
C/O: MR. JAMES JORDAN, R.A.
- ZONING: R-R
- PROPERTY STREET ADDRESS:
11109 RIVERVIEW ROAD
FORT WASHINGTON, MD 20744
TAX ACCOUNT NO.: 0402792
- MINIMUM BUILDING RESTRICTION LINES
FRONT B.R.L. = 25'
SIDE B.R.L. = 17' TOTAL 8' MIN.
REAR B.R.L. = 20'
- MAX. LOT COVERAGE: 25% (10,000 S.F.)
COVERAGE PROVIDED = 23.75%
= 9,504 S.F. (INCLUDES FUTURE GARAGE)
- TOTAL LOT AREA = 40,001 S.F.
DISTURBED AREA = 26,705 S.F. (0.613 AC.)
UNDISTURBED AREA = 13,370 S.F. (0.307 AC.)
- TOPOGRAPHY SHOWN ON THIS PLAN
WAS TAKEN BY A FIELD SURVEY
PREPARED BY CIVTECH DESIGNS INC.
- 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.
- VOL. OF BORROW MATERIAL = 0 C.Y.
VOL. OF SPOIL MATERIAL = 0 C.Y.
- ALL SEDIMENT CONTROL AND STABILIZATION MEASURES SHALL BE IN ACCORDANCE WITH THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP/II / 66 / 06
Approved by: *JL Shaw* Date: 6/20/06

DWN.	JAR	DESIGNED	JAR
01			
02			
03			
04			
05			
06			

REVISIONS

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

Civtech Designs Inc.
CIVIL ENGINEERING - LAND PLANNING - SURVEYING
6413 SOUTH CRAIN HIGHWAY UPPER MARLBORO MD 20772
OFFICE (301) 786-7373 FAX (301) 786-7375

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**