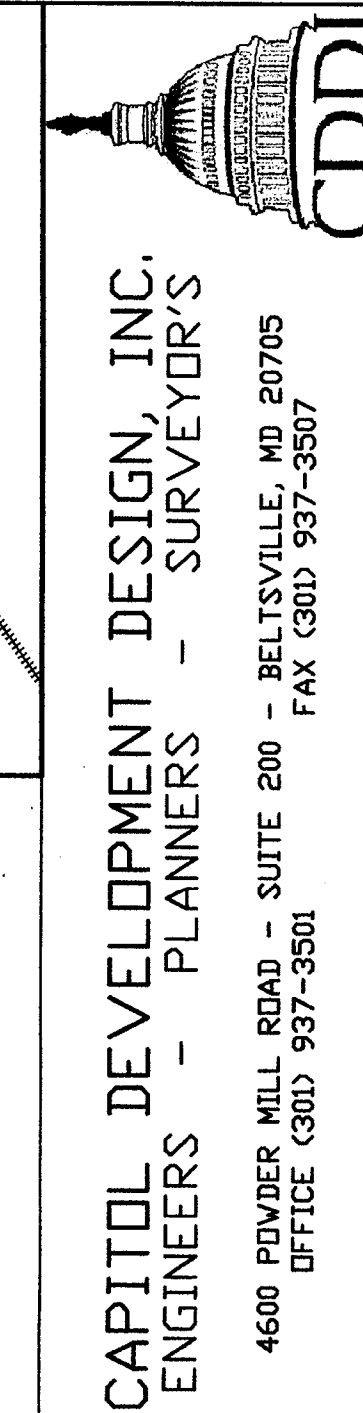




- | | |
|--|---|
| | LIMIT OF DISTURBANCE |
| | PROPERTY LINE |
| | ADJOINING PROPERTY |
| | EXISTING TREE LINE |
| | WOODLAND CONSERVATION SIGN |
| | PUBLIC UTILITY EASEMENT |
| | B.R.L. (BUILDING RESTRICTION LINE) |
| | WOODLAND PRESERVATION AREA |
| | WOODLAND RETAINED NOT CREDITED TOWARDS ANY REQUIREMENTS |
| | WOODLAND RETAINED COUNTED AS CLEAR |
| | TEMPORARY TREE PROTECTION DEVICE (TPD) |
| | 65 dBA CONTOUR |
| | CRITICAL ROOT ZONE |
| | SPECIMENTREES TO REMAIN |
| | SPECIMENTREES TO BE REMOVED |

SEE SHEET 4 OF 5

SEE SHEET 2 OF 5

SEE SHEET 3 OF 5

PLAN VIEW

1/ We Andre
Tree Conservation
Case
Owner or Owner
1/ We
Tree Conservation

SHEET NO.	PLAN TYPE
1.	COVER SHEET
2.	TREE CONSERVATION PLAN SHEET
4.	TREE CONSERVATION PLAN SHEET
4.	TREE CONSERVATION PLAN SHEET
5.	DETAIL SHEET

I/ We Andrew Totterdonato hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Carrie A. Bullock 9/23/14
Owner or Owners Representative Date

I/ We _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser _____ Date _____

MD. NAT'L CAP. PK. & PL. COMM
PRINCE GEORGE'S COUNTY
JUN 24 2014
COUNTYWIDE PLANNING DIVISION
ENVIRONMENTAL PLANNING SECTION

M.N.C.P.P.C.
Prince George's County Planning Department
Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN

TCP II-087 -08

Approved by _____

	L.S.	8-18-2008
01	<i>Margie</i>	7-8-20
02		
03		
04		
05		

REVISIONS
04/24/2014 REV. PER
COUNTY COMMENTS.
MP.

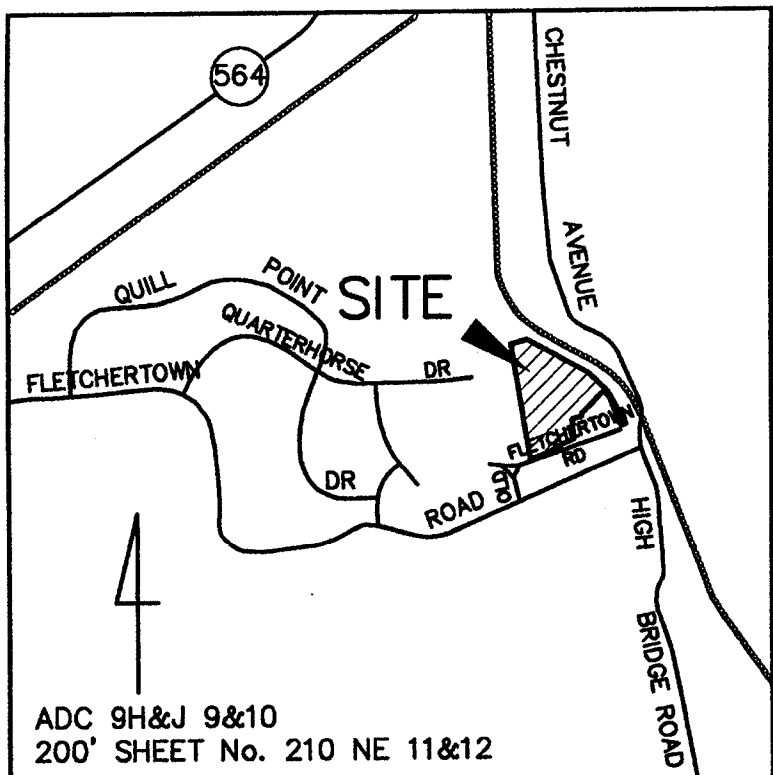
DATE: JUNE, 2014	
DWN. DD	CHECKED MT

SCALE:

PROJECT/FILE NO.
04029

SHEET NO.
1 OF 5

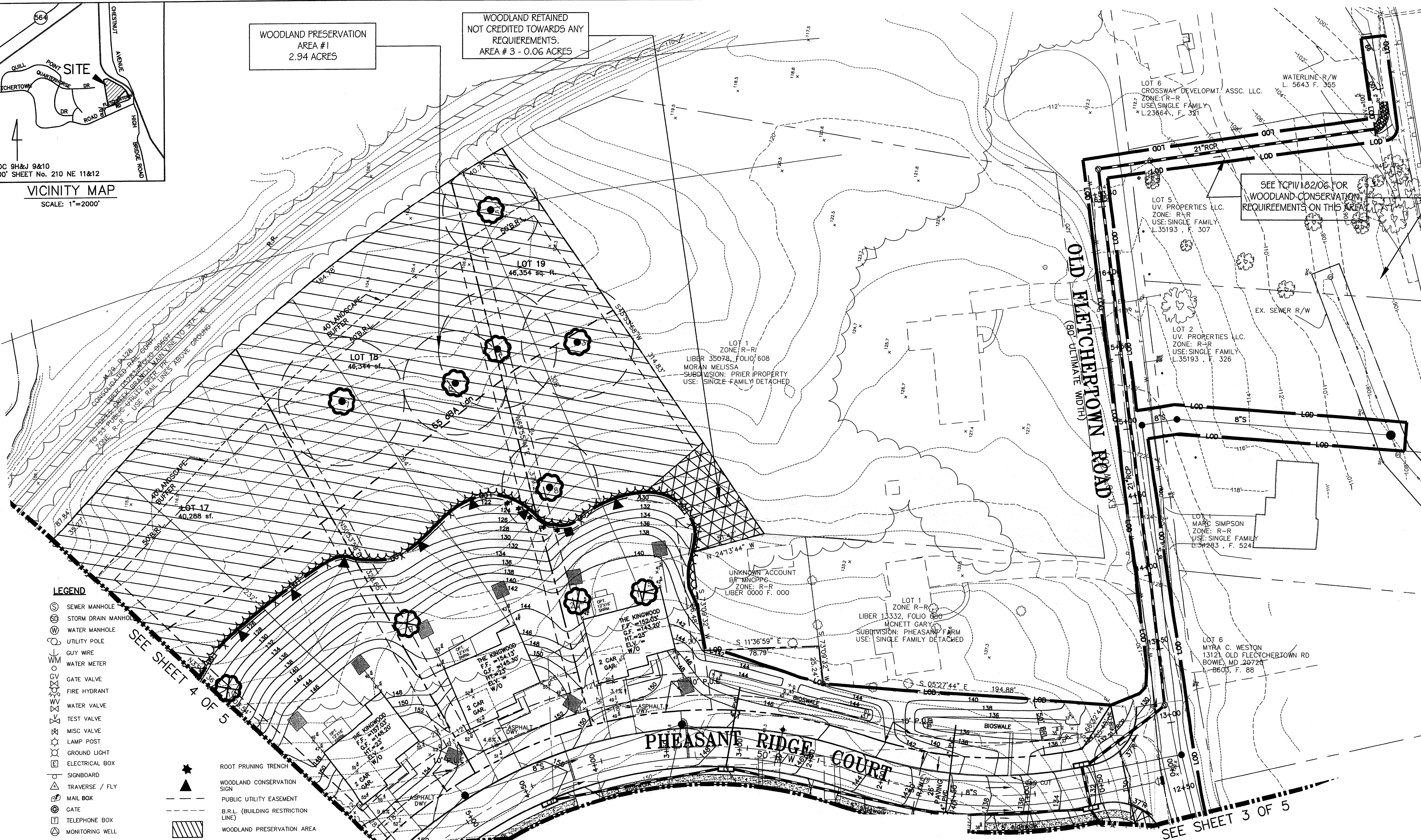
MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY



VICINITY MAP
SCALE: 1"=2000'

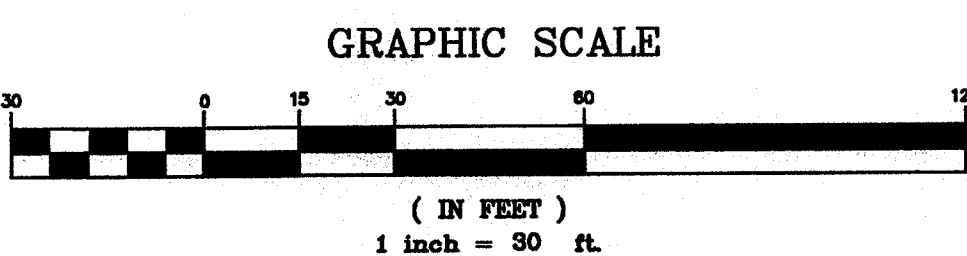
WOODLAND PRESERVATION
AREA #1
2.94 ACRES

WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
AREA #3 - 0.06 ACRES



LEGEND

- SEWER MANHOLE
- STORM DRAIN MANHOLE
- WATER MANHOLE
- UTILITY POLE
- GUY WIRE
- WATER METER
- GATE VALVE
- FIRE HYDRANT
- WATER VALVE
- TEST VALVE
- MISC VALVE
- LAMP POST
- GROUND LIGHT
- ELECTRICAL BOX
- SIGNBOARD
- TRAVERSE / FLY
- MAIL BOX
- GATE
- TELEPHONE BOX
- MONITORING WELL
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- PROPERTY LINE
- ADJOINING PROPERTY
- BUILDING LINE
- EXISTING CURB
- EDGE OF PAVEMENT
- SIDEWALK
- QHW - OVERHEAD UTILITIES
- TREE LINE
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- UGS - UNDERGROUND WASHINGTON GAS
- UGE - UNDERGROUND ELECTRIC
- UGW - UNDERGROUND WATER
- UGC - UNDERGROUND COMMUNICATION CABLE
- ROOT PRUNING TRENCH
- WOODLAND CONSERVATION SIGN
- PUBLIC UTILITY EASEMENT
- B.R.L. (BUILDING RESTRICTION LINE)
- WOODLAND PRESERVATION AREA
- WOODLAND RETAINED NOT CREDITED TOWARDS ANY REQUIREMENTS
- WOODLAND RETAINED COUNTED AS CLEAR
- TEMPORARY TREE PROTECTION DEVICE (TPD)
- LDD - LIMIT OF DISTURBANCE
- PROPOSED TREE LINE
- 65 dBA CONTOUR
- CRITICAL ROOT ZONE
- ST - SPECIMEN TREES TO REMAIN
- ST - SPECIMEN TREES TO BE REMOVED
- SPECIMEN TREE SIGN



TREE CONSERVATION PLAN CERTIFIED BY:

GARY R. BUTSON
GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53

STATE OF MARYLAND
COURT REPORTER
NO. 53
REGISTERED
LANDSCAPE ARCHITECT

OWNER/DEVELOPER:
PHEASANT RIDGE, LLC
ATTN: STEVE BRIGGS
4920 NIAGARA ROAD, SUITE #106
COLLEGE PARK, MD 20740
TEL. (301) 345-8800

Property Owners Awareness Certificate

I/We Andrew Interdonato hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative Andrew Interdonato Date 4/23/14

I/We _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser _____ Date _____

M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section		
APPROVAL		
TREE CONSERVATION PLAN		
TCP II-087 -06		
Approved by		
01 <u>Maria Jahn</u>	L.S.	6-18-2008
02		7-9-2014
03		
04		
05		
06		

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501

PHEASANT RIDGE
BOWIE (14TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION
PLAN - TYPE II

REVISIONS

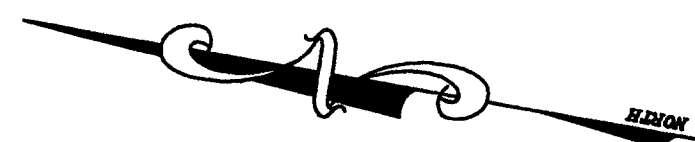
04/24/2014 REV. PER COUNTY COMMENTS.
MP.
06/03/2014 REV. PER COUNTY COMMENTS.
MP.

DATE: APRIL, 2014	
DWN. DD	CHECKED MIT

SCALE: 1"=30'

PROJECT/FILE NO. 04029

SHEET NO. 2 OF 5



PHEASANT RIDGE
BOWIE (14TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION
PLAN - TYPE II

REVISIONS

04/24/2014 REV. PER COUNTY COMMENTS.
06/03/2014 REV. PER COUNTY COMMENTS.
06/03/2014 REV. PER COUNTY COMMENTS.

DATE: JUNE.,2014

DWN. DD	CHECKE MT
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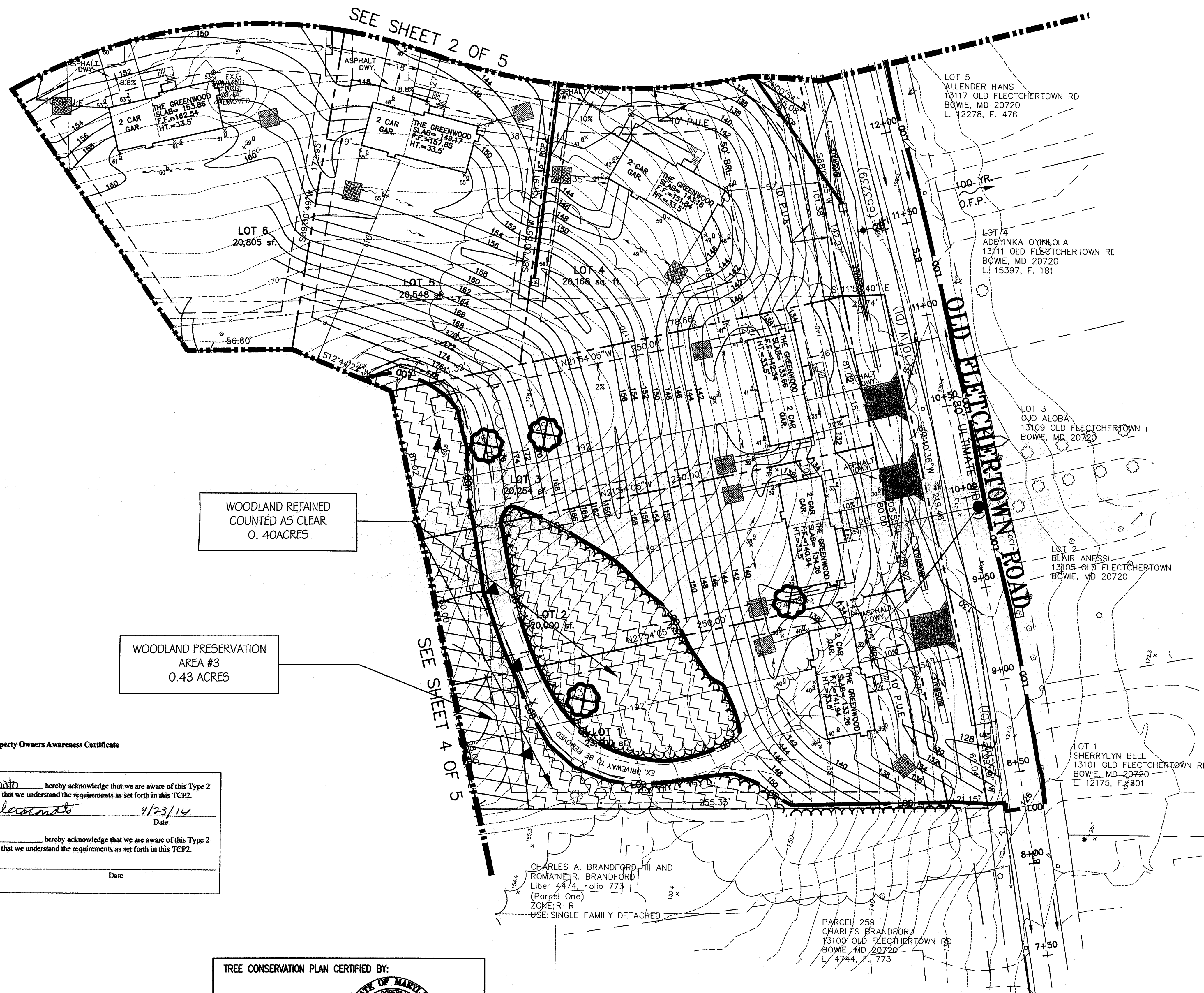
DD	MT
SCALE:	

SCALE: 1"=30'

PROJECT/FILE NO.

04029

SHEET NO.
3 OF 5



LEGEND

- | | | | |
|--|----------------------|--|---|
| | SEWER MANHOLE | | PROPERTY LINE |
| | STORM DRAIN MANHOLE | | ADJOINING PROPERTY |
| | WATER MANHOLE | | BUILDING LINE |
| | UTILITY POLE | | EXISTING CURB |
| | GUY WIRE | | EDGE OF PAVEMENT |
| | WATER METER | | SIDEWALK |
| | GATE VALVE | | OVERHEAD UTILITIES |
| | FIRE HYDRANT | | TREE LINE |
| | WATER VALVE | | EXISTING CHAIN LINK FENCE |
| | TEST VALVE | | EXISTING WOOD FENCE |
| | MISC VALVE | | UNDERGROUND WASHINGTON GAS |
| | LAMP POST | | UNDERGROUND ELECTRIC |
| | GROUND LIGHT | | UNDERGROUND WATER |
| | ELECTRICAL BOX | | UNDERGROUND COMMUNICATION CABLE |
| | SIGNBOARD | | WOODLAND CONSERVATION SIGN |
| | TRAVERSE / FLY | | PUBLIC UTILITY EASEMENT |
| | MAIL BOX | | B.R.L. (BUILDING RESTRICTION LINE) |
| | GATE | | WOODLAND PRESERVATION AREA |
| | TELEPHONE BOX | | WOODLAND RETAINED NOT CREDITED TOWARDS ANY REQUIREMENTS |
| | MONITORING WELL | | WOODLAND RETAINED COUNTED AS CLEAR |
| | EOP EDGE OF PAVEMENT | | TEMPORARY TREE PROTECTION DEVICE (TPD) |
| | EOC EDGE OF CONCRETE | | LIMIT OF DISTURBANCE |
| | | | PROPOSED TREE LINE |
| | | | 65 dBA CONTOUR |
| | | | CRITICAL ROOT ZONE |
| | | | SPECIMENTREES TO REMAIN |
| | | | SPECIMENTREES TO BE REMOVED |

Property Owners Awareness Certificate

I/We Andrew Interdonato hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative Cesar H. Hernandez Date 4/23/14

I/ We _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser	Date
--------------------	------

OWNER/DEVELOPER:
PHEASANT RIDGE, LLC
ATTN: STEVE BRIGGS
4920 NIAGARA ROAD, SUITE #106
COLLEGE PARK, MD 20740
TEL. (301) 345-8800

TREE CONSERVATION PLAN CERTIFIED BY:

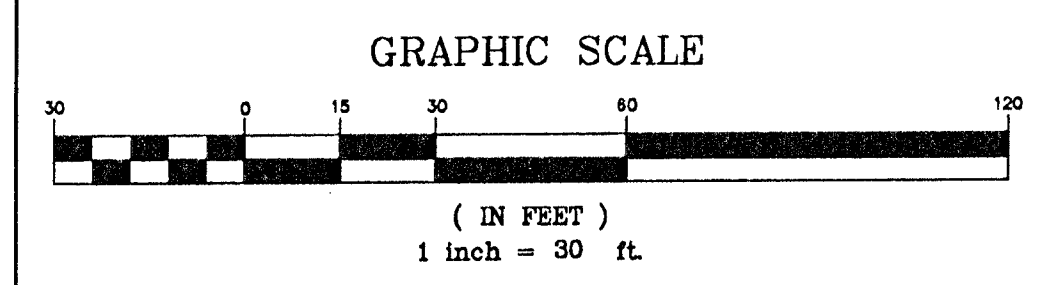
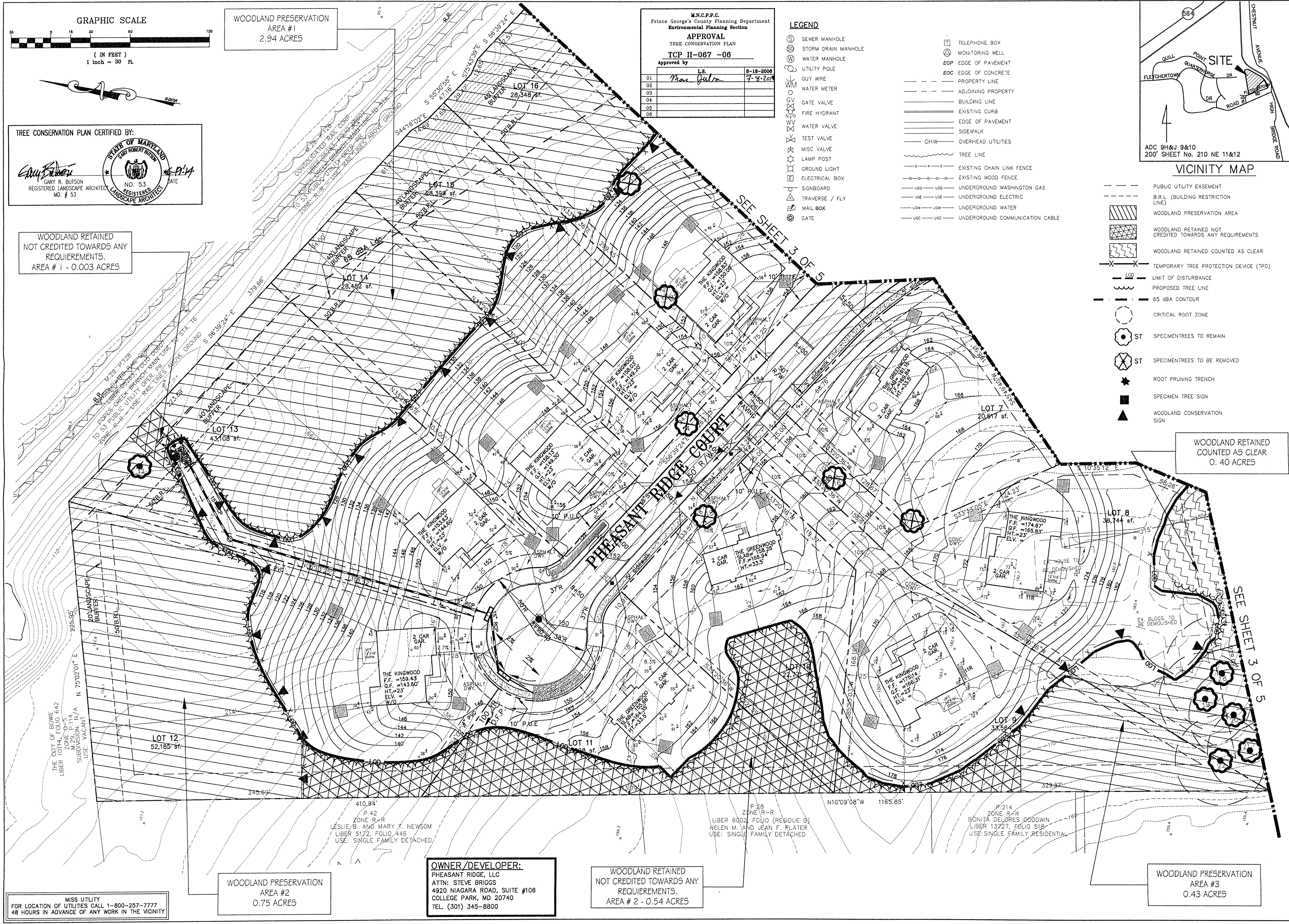
Gary R. Butson

GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53

STATE OF MARYLAND
GARY ROBERT BUTSON
NO. 53
REGISTERED
LANDSCAPE ARCHITECT

DATE 6-11-14

M.N.C.P.C. Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP II-067 -06		
approved by		
	L.S.	8-18-2008
01	<i>Marc Jahn</i>	7-8-20
02		
03		
04		
05		
06		



WOODLAND PRESERVATION
AREA #1
2.94 ACRES

TREE CONSERVATION PLAN CERTIFIED BY:

Gary R. Buisson
GARY R. BUSSON
REGISTERED LANDSCAPE ARCHITECT
NO. 53

STATE OF MARYLAND
REGISTERED LANDSCAPE ARCHITECT
NO. 53

WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
AREA #1 - 0.003 ACRES

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

WOODLAND PRESERVATION
AREA #2
0.75 ACRES

OWNER/DEVELOPER:
PHEASANT RIDGE, LLC
ATTN: STEVE BRIGGS
4920 NIAGARA ROAD, SUITE #106
COLLEGE PARK, MD 20740
TEL. (301) 345-8800

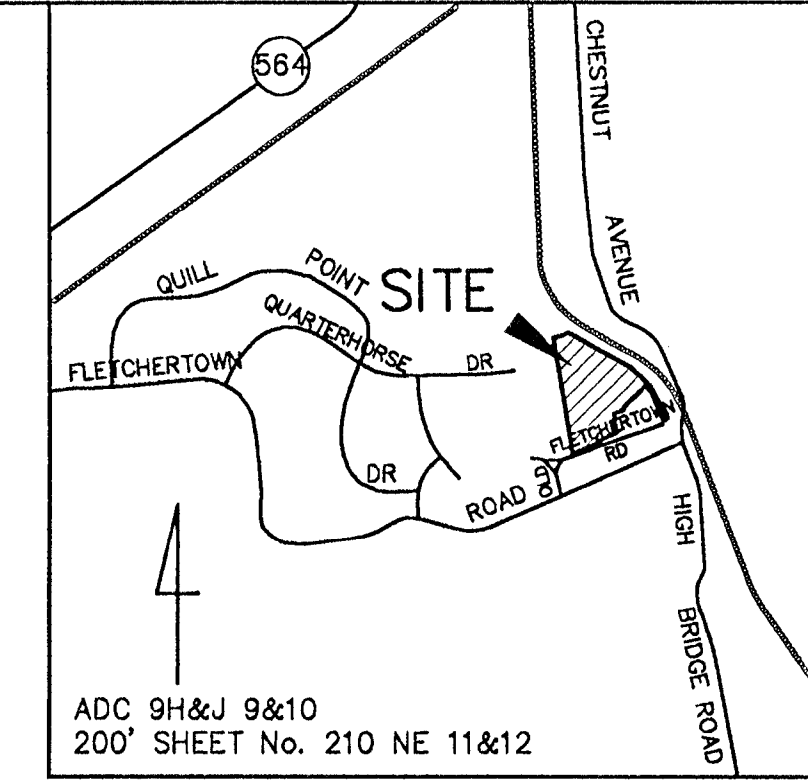
WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
AREA #2 - 0.54 ACRES

WOODLAND PRESERVATION
AREA #3
0.43 ACRES

M.N.C.P.P.G.
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II-067 -06
Approved by: *Max Gultor* 8-18-2006

01	L.S.	8-18-2006
02		
03		
04		
05		
06		

- LEGEND**
- SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - WATER MANHOLE
 - UTILITY POLE
 - GUY WIRE
 - WATER METER
 - GATE VALVE
 - FIRE HYDRANT
 - WATER VALVE
 - TEST VALVE
 - MISC VALVE
 - LAMP POST
 - GROUND LIGHT
 - ELECTRICAL BOX
 - SIGNBOARD
 - TRAVERSE / FLY
 - MAIL BOX
 - GATE
 - TELEPHONE BOX
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 - EXISTING CURB
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 - SIDEWALK
 - OVERHEAD UTILITIES
 - TREE LINE
 - EXISTING CHAIN LINK FENCE
 - EXISTING WOOD FENCE
 - UNDERGROUND WASHINGTON GAS
 - UNDERGROUND ELECTRIC
 - UNDERGROUND WATER
 - UNDERGROUND COMMUNICATION CABLE



- PUBLIC UTILITY EASEMENT
- B.R.L. (BUILDING RESTRICTION LINE)
- WOODLAND PRESERVATION AREA
- WOODLAND RETAINED NOT CREDITED TOWARDS ANY REQUIREMENTS
- WOODLAND RETAINED COUNTED AS CLEAR
- TEMPORARY TREE PROTECTION DEVICE (TPD)
- LIMIT OF DISTURBANCE
- PROPOSED TREE LINE
- 65 dBA CONTOUR
- CRITICAL ROOT ZONE
- ST SPECIMENTREES TO REMAIN
- ST SPECIMENTREES TO BE REMOVED
- ROOT PRUNING TRENCH
- SPECIMEN TREE SIGN
- WOODLAND CONSERVATION SIGN

WOODLAND RETAINED
COUNTED AS CLEAR
0.40 ACRES

CDDI

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3507

PHEASANT RIDGE
BOWIE (14TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

**TREE CONSERVATION
PLAN - TYPE II**

REVISIONS

04/24/2014	REV. PER COUNTY COMMENTS.
06/03/2014	REV. PER COUNTY COMMENTS.

DATE: JUNE, 2014
DWN. DD CHECKED MT
SCALE: 1"=30'
PROJECT/FILE NO. 04029
SHEET NO. 4 OF 5

4. This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If this grading permit expires, then this TCP2 also expires and is no longer valid.
5. 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 \$9.00 per square foot mitigation fee.
6. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
7. The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
8. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
9. The property is within the Developing Tier and is zoned R-R.
10. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
11. The site is not adjacent to a roadway classified as arterial or greater.
12. This plan is grandfathered under CB-27-2010, Section 25-117 (g).

- a. All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. The removal of trees and tree conservation plan is required prior to clearing woodlands that are not specifically identified to be cleared on the approved TPFs.
- b. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- c. The location of all temporary tree protection fencing (TPFs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the location by the county inspector, installation of the TPFs may begin.
- d. All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this plan.
- e. Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

- f. 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 county as dead, dying, or hazardous may be removed.
- g. A tree is considered hazardous if a condition is present which leads a Certified Arborist or 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.

1. If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area, the permittee shall remove the tree or portion of the tree in question. If removal is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

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.

If development is proposed to be completed in phases:

j. Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.

k. Tree protection fencing (TPFs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land for a 50-foot forested buffer is being maintained between the limit of disturbance (LOD) and the woodland preservation areas. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluate the change to determine if a revision to the tree conservation plan is necessary or if installation of TPFs will be required.

I. Debris piles shown in woodland preservation areas shall be removed by hand without the use of mechanical equipment within the preservation area. Chains may be used to pull debris out of the preservation areas. Caution must be used not to damage remaining vegetation.

I/We Andrew Interdonato hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Carrie H. Interdonato 4/23/14
Owner or Owners Representative Date

I/We _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser _____ Date _____

a. If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handout "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. 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.

If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

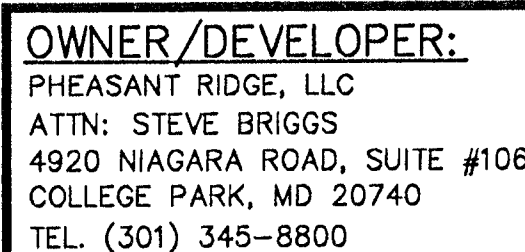
Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

b. The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and 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.

a. 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.

b. 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.

WOODLAND CONSERVATION SUMMARY TABLE II (TCP-II)										
LOT/PARCEL #	Gross Track Area (sq. ft.)	100 YR Flood Plain (FP)	Net Track Area (sq. ft.) (NTA)	Existing Woodland (sq. ft.) (NTA)	Existing Woodland (sq. ft.) (FP)	Woodland Cleared (sq. ft.) (C-NTA)	Woodland Pres. (sq. ft.) (WPA)	Woodland Aff./ Ref. (sq. ft.) (WRA)	Woodland Retained/Not Credited Towards any Req. (WR-NC)	Woodland Retained Counted as Cleared (WR-NC)
1	23,500	0	23,500	10,500	0	6,919	3,582	0	0	3,783
2	20,000	0	20,000	16,000	0	16,000	0	0	0	4,668
3	20,254	0	20,254	16,254	0	16,254	0	0	0	2,340
4	20,168	0	20,168	3,168	0	3,168	0	0	0	2,340
5	20,548	0	20,548	2,065	0	2,065	0	0	0	331
6	20,805	0	20,805	0	0	0	0	0	0	0
7	20,617	0	20,617	0	0	0	0	0	0	0
8	38,744	0	38,744	6,438	0	628	5,810	0	0	3,850
9	33,664	0	33,664	17,564	0	5,087	9,801	0	2,678	0
10	22,771	0	22,771	22,771	0	17,021	0	0	0	0
11	22,998	0	22,998	22,998	0	12,165	0	0	10,833	0
12	52,185	0	52,185	52,185	0	20,320	28,810	0	3,056	0
13	43,108	0	43,108	43,108	0	19,145	23,081	0	882	0
14	28,482	0	28,482	28,482	0	15,563	12,919	0	0	0
15	28,399	0	28,399	28,399	0	16,889	11,510	0	0	0
16	28,348	0	28,348	24,165	0	11,258	12,907	0	0	0
17	40,288	0	40,288	31,794	0	9,965	21,829	0	0	0
18	46,344	0	46,344	41,043	0	11,871	23,178	0	0	0
19	46,354	0	46,354	30,707	0	7,924	20,168	0	2,617	0
R/W DEDICATION	6,479		6,479	0.00	0	0	0			
R/W DEDICATION	48,738		48,738	16,976.34	0	16,976	0		0	0
TOTAL S.F.:	632,694		632,694	414,617.24	0	209,217	179,593		25,813	17,312
TOTAL ACRES:	14.52	0.00	14.52	9.52	0.00	4.80	4.12	0.00	0.59	0.40



NOTES

1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT THE SAME TIME AS TREE PROTECTION DEVICES.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.P., AND REMAIN IN PLACE IN PERPETUITY.

Zone:	R-R		
Gross Tract:	14.50		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	14.50	0.00	0.00

Property Description or Subdivision Name:	Pheasant Ridge
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 of this lot and/or other lots. (y,n)	N

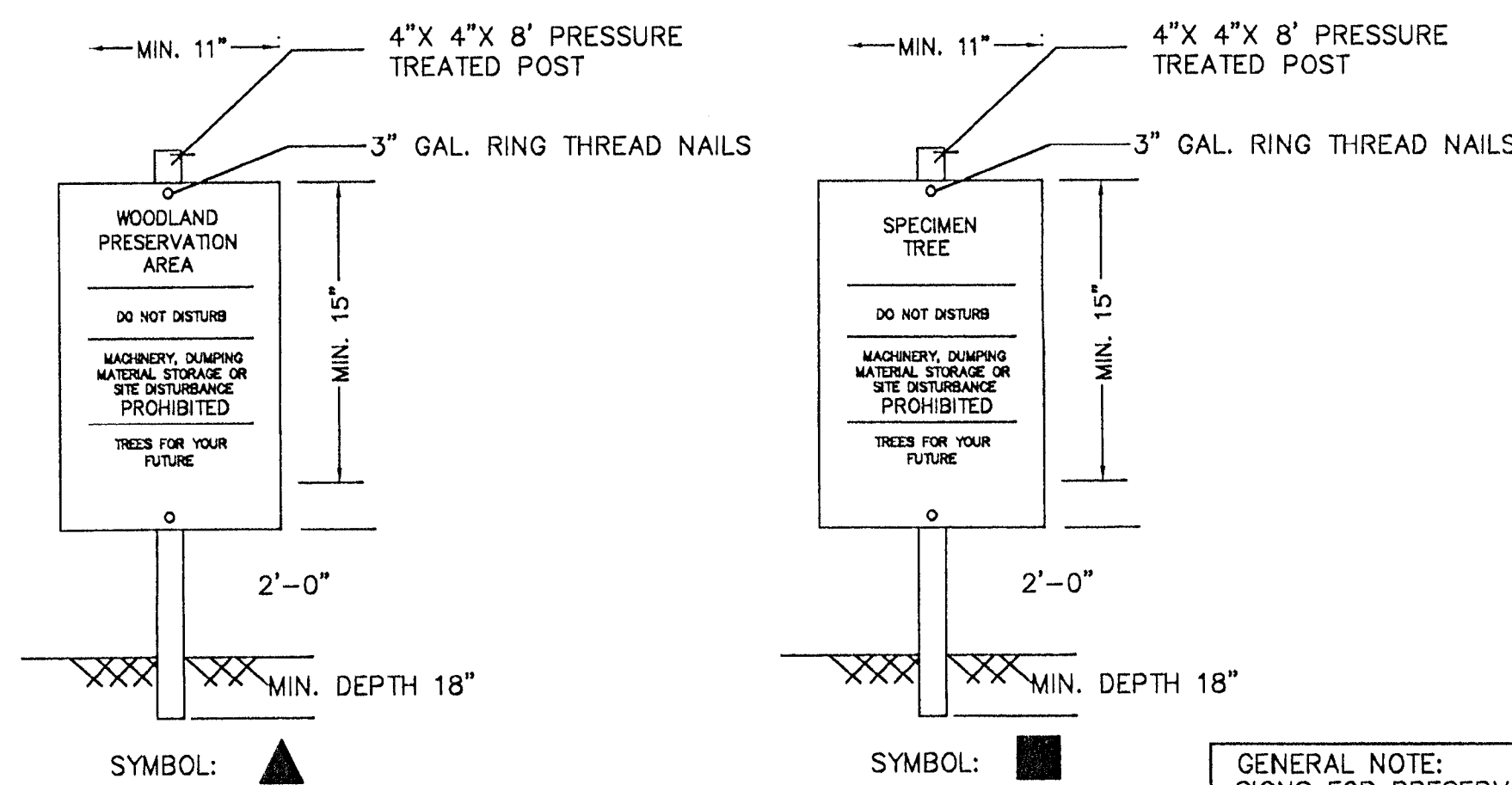
Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland	9.52	0.00	
Woodland Conservation Threshold (NTA) = Smaller of a or b	20.00%	2.50	
Woodland above WCT	6.82		
Woodland cleared	4.80	0.00	0.00
Smaller of d or e	4.80		
Clearing above WCT (0.25 : 1) replacement requirement	1.20		
Clearing below WCT (2:1 replacement requirement)	0.00		
Afforestation Threshold (AF _T) =	15.00%		
Off-site Mitigation being provided on this property	0.00		
Woodland Conservation Required	4.10		

Woodland Conservation Provided:	(acres)
Woodland Preservation	4.12
Afforestation / Reforestation	0.00
Area approved for fee-in-lieu	0.00
Credits for Off-site Mitigation on another property	0.00
Off-site Mitigation being provided on this property	0.00
Total Woodland Conservation Provided	4.12

Area of woodland not cleared	4.72 acres
Woodland retained not part of requirements:	0.60 acres

Prepared by:

WOODLAND CONSERVATION SUMMARY TABLE				
PRESERVATION AREAS:				
AREA #1			2.94	
AREA #2			0.75	
AREA#3			0.43	
SUB-TOTAL			4.12	
WOODLAND RETAINED NOT CREDITED TOWARD ANY REQUIREMENTS:				
AREA #1			0.003	
AREA #2			0.53	
AREA #3			0.06	
SUB-TOTAL			0.593	
WOODLAND RETAINED COUNTED AS CLEAR:				
SUB-TOTAL			0.4	
TOTAL			4.12	



GENERAL NOTE:
SIGNS FOR PRESERVATION AREAS MAY BE REMOVED
AFTER USE & OCCUPANCY PERMIT HAS BEEN ISSUED.

TREE CONSERVATION PLAN CERTIFIED BY:

Gary R. Butson

GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53

STATE OF MARYLAND
GARY ROBERT BUTSON
NO. 53
REGISTERED
LANDSCAPE ARCHITECT
DATE *8-1-14*

	M.N.C.P.P.C.	
	Prince George's County Planning Department	
	Environmental Planning Section	
	APPROVAL	
	TREE CONSERVATION PLAN	
	TCP II-067 -06	
	Approved by	
	LS.	8-18-2008
01	<i>Mass Guba</i>	7-8-2014
02		
03		
04		
05		
06		



PHEASANT RIDGE
BOWIE (14TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCPII DETAILS

04/24/2014 REV. PER
COUNTY COMMENTS.

DATE: APRIL, 2014

DWN. DD	CHECKED MT
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SCALE: 1"=30'

PROJECT/FILE NO.
04029

SHEET NO. 5 OF 5