Scale 1" = 30'

WOODLAND PRESERVATION TREE SAVE AREA= 0.91 AC.

WOODLAND PRESERVATION TREE SAVE AREA= 0.33 AC.

WOODLAND PRESERVATION TREE SAVE AREA= 0.33 AC.

WOODLAND PRESERVATION TREE SAVE AREA= 0.65 AC.

WOODLAND PRESERVATION TREE SAVE AREA= 0.16 AC.

LOT 24 31,222 S.F.
LOT 25 39,498 S.F.
LOT 26 32,949 S.F.
LOT 27 30,847 S.F.
LOT 28 30,423 S.F.
LOT 29
LOT 19
LOT 17 30,205 S.F.
LOT 18 33,163 S.F.
LOT 16 30205 S.F.
LOT 15 30,313 S.F.
LOT 14
LOT 13
LOT 22
PARCEL 'A'
PARCEL 'B'

PUMPKIN STREET (50' R/W)

100 YEAR FLOOD PLAIN

50' FLOOD PLAIN BUFFER

MATCH LINE - SEE SHEET 2 OF 6

MATCH LINE - SEE SHEET 7 OF 9

PHASE I

PHASE II

MARYLAND STATE PLANE DATUM

EX. SERVICE ROAD

PROPOSED STORM DRAIN ESM'T

27" RCP

SIDEWALK

BRL (TYP.)

HARVARD

REMBRANDT

WILLIAMSBURG

WESTMINSTER

KINGSPORT

RADCLIFFE

W/O EMORY I & II

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

SHEET 1 OF 6						
LOT #	BLOCK	LOT AREA(AC)	AREA CLEARED	AREA OF W.P. TREE SAVE	AREA OF REFORESTATION	AREA OF TREE SAVE(NOT INCLUDED)
18	B	0.76	0.38	0.34	0.0	0.0
17	B	0.69	0.33	0.26	0.0	0.0
16	B	0.69	0.56	0.10	0.0	0.0
15	B	0.70	0.25	0.11	0.0	0.0
24	A	0.72	0.19	0.33	0.0	0.05
25	A	0.91	0.19	0.34	0.0	0.08
26	A	0.76	0.26	0.35	0.0	0.04
27	A	0.70	0.25	0.25	0.0	0.09
28	A	0.70	0.42	0.35	0.0	0.04

ALL CHANGES MADE AFTER 10-30-09 ARE THE RESPONSIBILITY OF GPI.

GPI GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

OWNER/DEVELOPER:

Pumpkin, LLC, A Maryland Limited Liability Co.
10451 Twin Rivers Road # 240
Columbia, MD 21044
Tel: (410) 740-9863
Michael Carnock, Managing Member

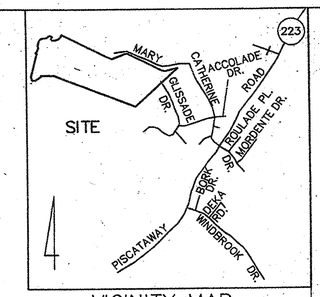
M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 76 / 02

Approved by		Date
	JL Clark	13 June 03
01	G. Parks	7/3/04
02	G. Vanc	2/18/11
03		
04		
05		

MD. NAT'L. CAP. PK. & PL. COMM.
PRINCE GEORGE'S COUNTY
RECEIVED
FEB 17 2011
COUNTYWIDE PLANNING DIVISION
ENVIRONMENTAL PLANNING SECTION

STATE OF MARYLAND
CARL ROBERT BUTSON
LANDSCAPE ARCHITECT
12-4-02

LANDSCAPE ARCHITECT #3056
CHRISTOPHER J. MAYER
STATE OF MARYLAND
11-9



VICINITY MAP
SCALE: 1"=2000'

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS – PLANNERS – SURVEYOR'S
5010 SUNNYSIDE AVENUE – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 982-1781 FAX (301) 982-1994

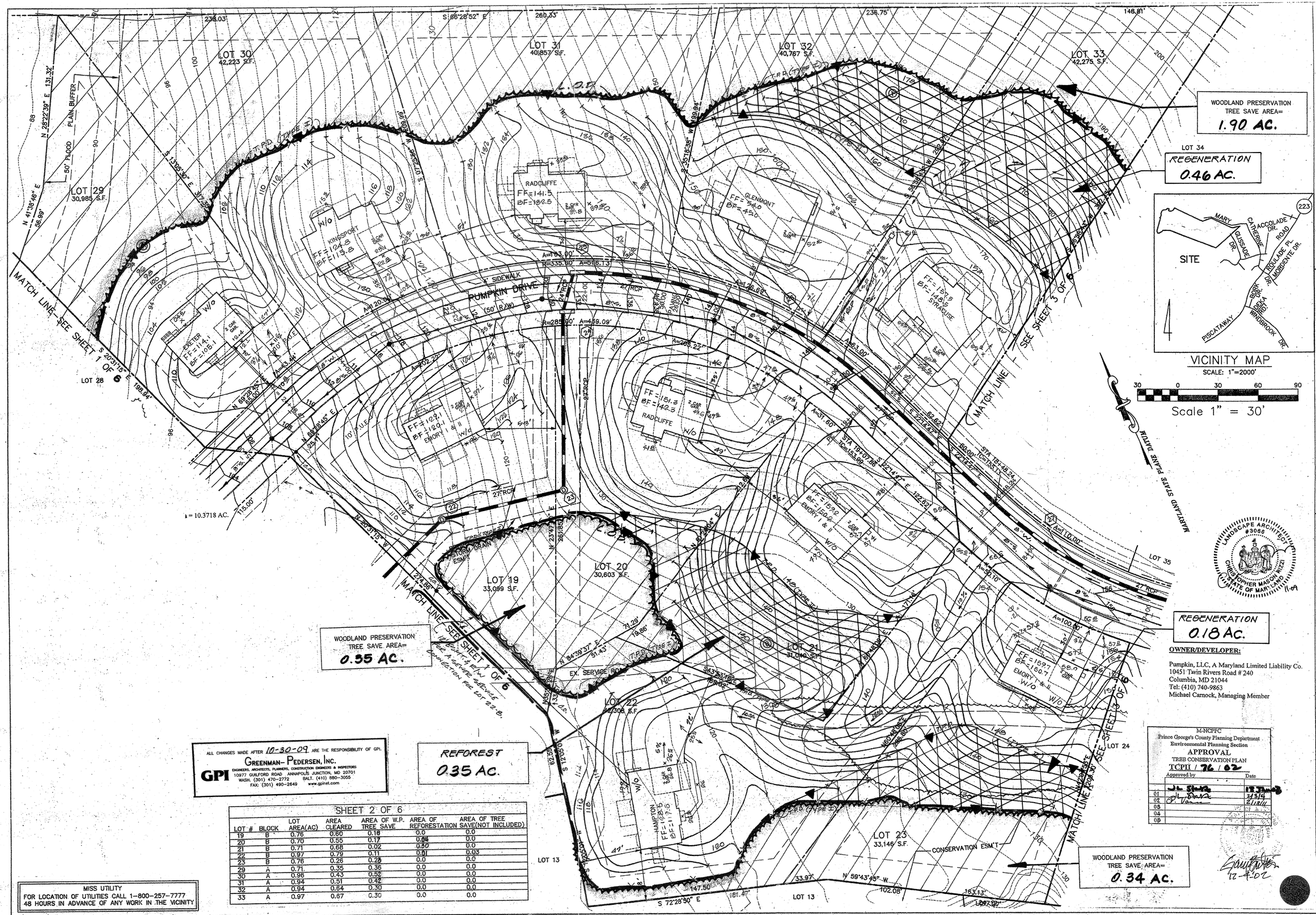
RIVERGATE ESTATES–PHASE II

LOTS 24-28, BLOCK "A"; LOTS 15-18, BLOCK "B"
P.B. REP194, P.NO. 72
PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

REVISIONS
30-04 Worksheet corrected to match ind. lot charts. Area of woodland revised to match amended F.S.D. gb
1-14-11 Revised WC
Tree Save Area for Lots 17, 18, 24 & 25

DATE:	AUGUST, 2002
DWN. SFP	CHECKED GB.
SCALE:	1"=30'
PROJECT/FILE NO.	00045
SHEET NO.	1 OF 6



OWNER/DEVELOPER:

Pumpkin, LLC, A Maryland Limited Liability Co.
10451 Twin Rivers Road # 240
Columbia, MD 21044
Tel: (410) 740-9863
Michael Carnock, Managing Member

ALL CHANGES MADE AFTER 10-30-09 ARE THE RESPONSIBILITY OF GPI.

GPI — GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

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

SHEET 2 OF 6

LOT #	BLOCK	LOT AREA(AC)	AREA CLEARED	AREA OF W.P. TREE SAVE	AREA OF REFORESTATION	AREA OF TREE SAVE(NOT INCLUDED)
19	B	0.76	0.60	0.16	0.0	0.0
20	B	0.70	0.55	0.17	0.06	0.0
21	B	0.71	0.68	0.02	0.30	0.0
22	B	0.97	0.79	0.11	0.01	0.03
23	B	0.76	0.26	0.25	0.0	0.0
29	A	0.71	0.35	0.36	0.0	0.0
30	A	0.96	0.43	0.52	0.0	0.0
31	A	0.94	0.51	0.42	0.0	0.0
32	A	0.94	0.64	0.30	0.0	0.0
33	A	0.97	0.67	0.30	0.0	0.0

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 76 / 02

Approved by	Date
01	12/3/03
02	2/3/14
03	2/18/11
04	
05	

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS — PLANNERS — SURVEYOR'S
5010 SUNNYSIDE AVENUE – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 982-1994 FAX (301) 982-1994

RIVERGATE ESTATES–PHASE II
LOTS 29–33, BLOCK "A"; LOTS 19–23, BLOCK "B"
P.B. REP194, P.NO. 73
PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

REVISIONS
1-30-04 Worksheet revised to match incl. for change, Area of woodland created to match amended FSD. JPV
1-14-11 Revised WC Tree Save Area for Lots 19, 20, 22, 23, 29, 30, 31, 32 & 33

DATE: AUGUST, 2002
DWN. SFP
CHECKED GB
SCALE: 1"=30'
PROJECT/FILE NO. 00045
SHEET NO. 2 OF 6

Scale 1" = 30'

WOODLAND PRESERVATION TREE SAVE AREA= 0.53 AC.

REFOREST 0.65Ac.

WOODLAND PRESERVATION TREE SAVE AREA= 0.78 AC.

WOODLAND PRESERVATION TREE SAVE AREA= 0.45 AC.

WOODLAND PRESERVATION TREE SAVE AREA= 1.12 AC.

REGENERATION 0.43 Ac.

MATCH LINE - SEE SHEET 2 OF 6

MATCH LINE - SEE SHEET 4 OF 6

MATCH LINE - SEE SHEET 5 OF 6 (PHASE II)

RODNEY L. FALLER
L. 2559 F. 990 PARCEL 7
L. 1244 F. 500

LOT 33 — LOT 34 49,254 S.F. — LOT 35 42,399 S.F. — LOT 36 99,712 S.F. — LOT 22 — LOT 23 — LOT 24 62,927 S.F. — LOT 25 79,363 S.F. — LOT 6 — LOT 7 — LOT 8 — LOT 9 — LOT 11 — LOT 12

PUMPKIN DRIVE (60' R/W)

PROPOSED STORM DRAIN ESM'T 15' RCP

EX. SERVICE ROAD

CONSERVATION EASEMENT

MARYLAND STATE PLANE DATUM

SHEET 3 OF 6						
LOT #	BLOCK	LOT AREA(AC)	AREA CLEARED	AREA Or W.P. TREE SAVE	AREA OF REFORESTATION	AREA OF TREE SAVE(NOT INCLUDED)
34	A	1.13	0.74	0.39	0.65	0.0
35	A	0.97	0.82	0.15	0.50	0.0
36	A	2.29	0.84	0.78	0.10	0.15
24	B	1.22	0.46	0.45	0.0	0.0
25	B	1.82	0.68	1.12	0.0	0.0

VICINITY MAP
SCALE: 1"=2000'

SITE — MARY — CATHERINE — ACCOLADE DR. — ACCOLADE ROAD — BUSSADE DR. — BOULADE PL. — MORDENTE DR. — BROOK DR. — BREEZE WAY — WINDBROOK DR. — PISCATAWAY — 223

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 76 /02

Approved by		Date
01		10-30-09
02		2/1/4
03		2/18/11
04		
05		

OWNER/DEVELOPER:

Pumpkin, LLC, A Maryland Limited Liability Co.
10451 Twin Rivers Road # 240
Columbia, MD 21044
Tel: (410) 740-9863
Michael Carnock, Managing Member

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

ALL CHANGES MADE AFTER 10-30-09 ARE THE RESPONSIBILITY OF GPI.

GPI GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 422-2772 BALT. (410) 880-3056
FAX: (301) 490-2649 www.gpinet.com

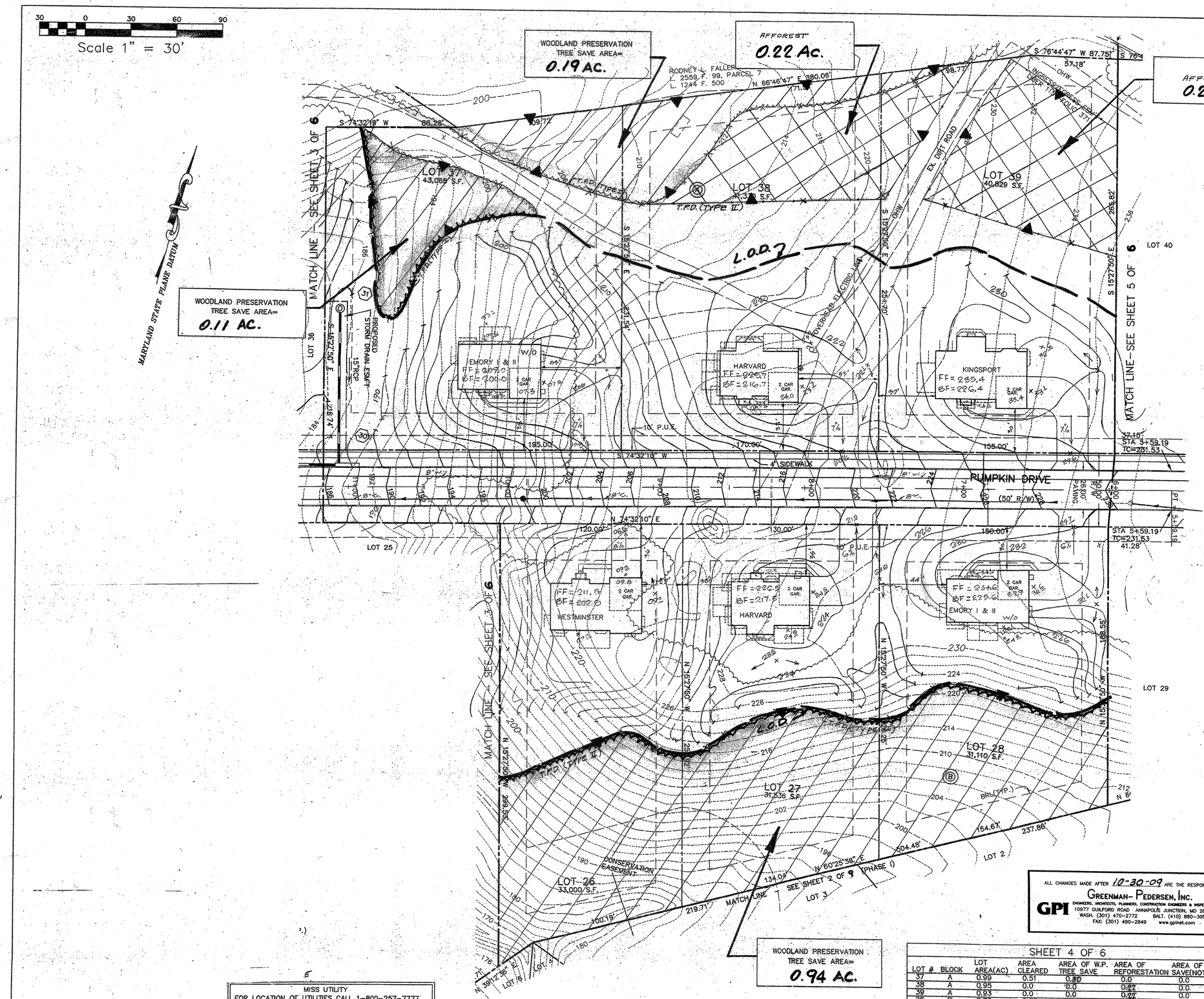
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS – PLANNERS – SURVEYOR'S
5010 SUNNYSIDE AVENUE – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 982-1781 FAX (301) 982-1994

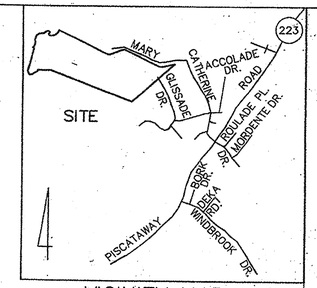
RIVERGATE ESTATES–PHASE II
LOTS 34–36, BLOCK "A"; LOTS 24 & 25, BLOCK "B"
P.B. REP194, P.NO. 74
PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

REVISIONS
1-30-09 Plan layout revised to match inst. for plat 194-91 and owners F.S.R. JW
1-14-11 Revised W.C.
Tree Save Area for Lots 24, 25 & 36

DATE: AUGUST, 2002	
DWN. SFP	CHECKED GB
SCALE: 1"=30'	
PROJECT/FILE NO. 00045	
SHEET NO. 3 OF 6	





VICINITY MAP
SCALE: 1"=2000'

OWNER/DEVELOPER:

Pumpkin, LLC, A Maryland Limited Liability Co.
10451 Twin Rivers Road # 240
Columbia, MD 21044
Tel: (410) 740-9863
Michael Carnock, Managing Member

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

ALL CHANGES MADE AFTER 10-30-09 ARE THE RESPONSIBILITY OF GPI.

GPI — GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

SHEET 4 OF 6

LOT #	BLOCK	LOT AREA(AC)	AREA CLEARED	AREA OF W.P. TREE SAVE	AREA OF REFORESTATION	AREA OF TREE SAVE(NOT INCLUDED)
37	A	0.99	0.51	0.80	0.0	0.0
38	A	0.95	0.0	0.0	0.22	0.0
39	A	0.93	0.0	0.0	0.22	0.0
26	B	0.76	0.35	0.31	0.0	0.0
27	B	0.72	0.13	0.32	0.0	0.0
28	B	0.71	0.19	0.31	0.0	0.0

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 76 /02

	Approved by	Date
	[illegible]	12/26/03
01	[illegible]	2/5/4
02	[illegible]	2/18/11
03		
04		
05		

LANDSCAPE ARCHITECT #3086 CHRISTOPHER MASON 11/09 STATE OF MARYLAND

12-04-02

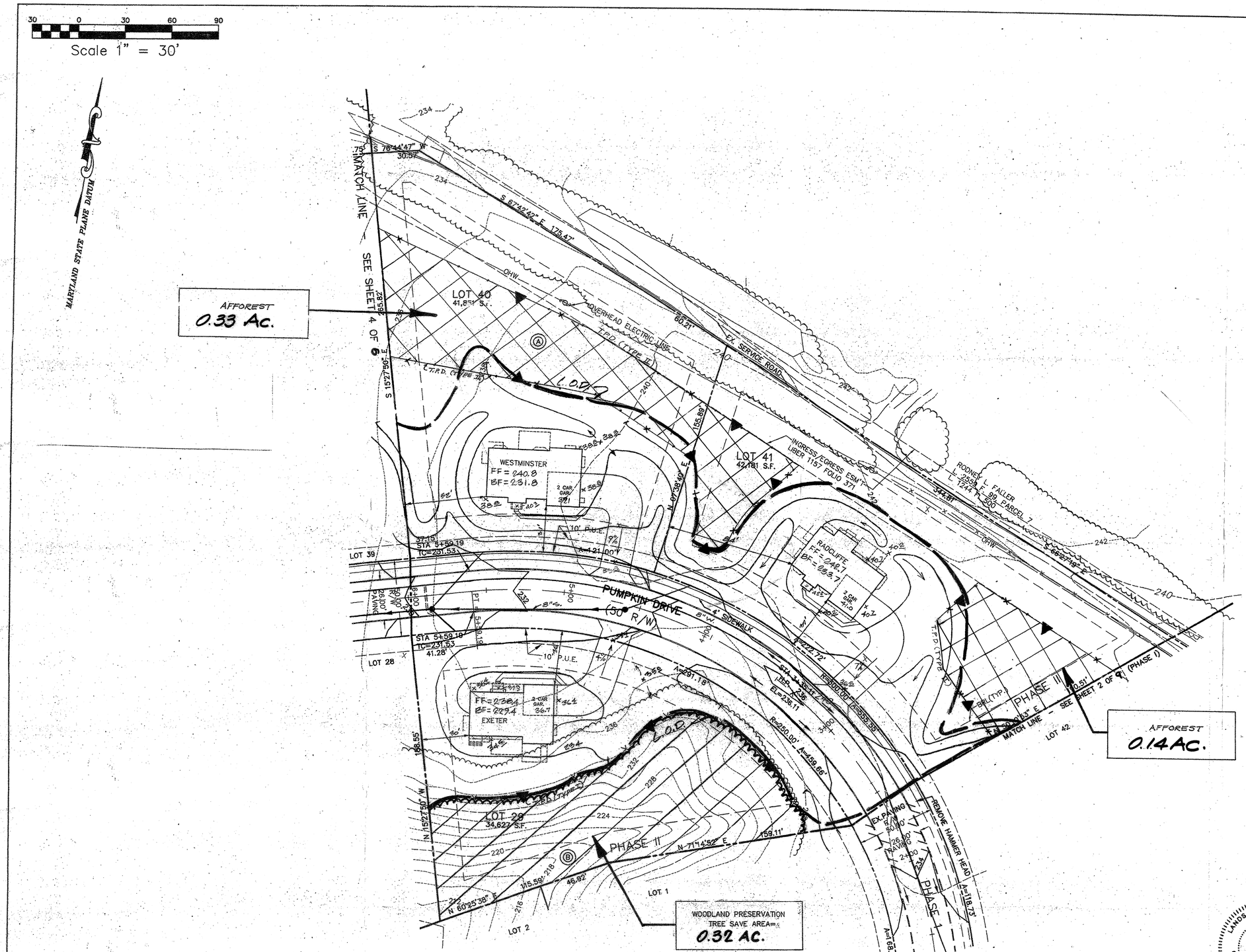
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
5010 SUNNYSIDE AVENUE - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 982-1781 FAX (301) 982-1994

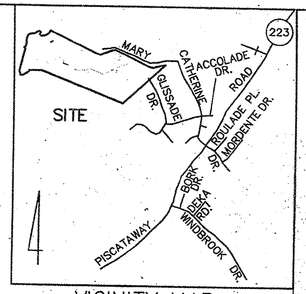
RIVERGATE ESTATES-PHASE II
LOTS 37-39, BLOCK "A"; LOTS 26-28, BLOCK "B"
P.B. REP194, P.NO. 74
PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

REVISIONS
1-30-04 worksheet revised to match TCP, as shown and amended F.S.D. dd
1-14-11 Revised WC Tree Save Area to Lots 26,27,28&37

DATE: AUGUST, 2002
DWN. SFP
CHECKED GB
SCALE: 1"=30'
PROJECT/FILE NO. 00045
SHEET NO. 4 OF 6





VICINITY MAP
SCALE: 1"=2000'

OWNER/DEVELOPER:

Pumpkin, LLC, A Maryland Limited Liability Co.
10451 Twin Rivers Road # 240
Columbia, MD 21044
Tel: (410) 740-9863
Michael Carnock, Managing Member

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 96/02

	Approved by	Date
	[illegible]	[illegible]
01	[illegible]	2/3/03
02	[illegible]	2/18/11
03		
04		
05		

LANDSCAPE ARCHITECT #3066 CHRISTOPHER MASON RIZZI STATE OF MARYLAND 11-09

STATE OF MARYLAND GARY BOWDEN #3000 LANDSCAPE ARCHITECT
12-04-02

SHEET 5 OF 6						
LOT #	BLOCK	LOT AREA(AC)	AREA CLEARED	AREA OF W.P. TREE SAVE	AREA OF REFORESTATION	AREA OF TREE SAVE(NOT INCLUDED)
40	A	0.96	0.0	0.0	0.25	0.17
41	A	0.97	0.0	0.0	0.13	0.06
29	B	0.79	0.12	0.32	0.0	0.0

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

ALL CHANGES MADE AFTER 10-30-09 ARE THE RESPONSIBILITY OF GPI.
GPI GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS – PLANNERS – SURVEYOR'S
5010 SUNNYSIDE AVENUE – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 982-1781 FAX (301) 982-1994

RIVERGATE ESTATES–PHASE II
LOTS 40 & 41, BLOCK "A"; LOT 29, BLOCK "B"
P.B. REP194, P.NO. 74
PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND.

TCP II

REVISIONS
1-30-04 Worksheet revised to match land use chart and amended F.S.D.-01
1-14-11 On Lot 29. Revised WC Tree Save Area.

DATE: AUGUST, 2002
DWN. SFP | CHECKED GB
SCALE: 1"=30'
PROJECT/FILE NO. 00045
SHEET NO. 5 OF 6

TCP NOTES

1. Cutting or clearing of woodland not in conformance with this plan or without the express written consent of the Planning Director or designee shall be subject to a $1.50 per square foot mitigation fee.
2. The Department of Environmetnal Resources shall 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 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 will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by teh bUilding Official until all required activities have been satisfied.
5. The location of all Tree Protection Devices(TPD's) shown on this plan shall be flagged or staked 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 Forest Resources Unit, installation of the TPD's may begin. TPD installation shall be completed prior to the installation of initial sediment controls. No cutting or clearing of trees may begin before final approval of TPD installation.

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 a Licensed Arborist or Licensed Tree Expert to believe that the tree or 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 allevaited by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without furthur 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 by 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.
4. 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, 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 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 as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
2. The removal of noxious, 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 naterial 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 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

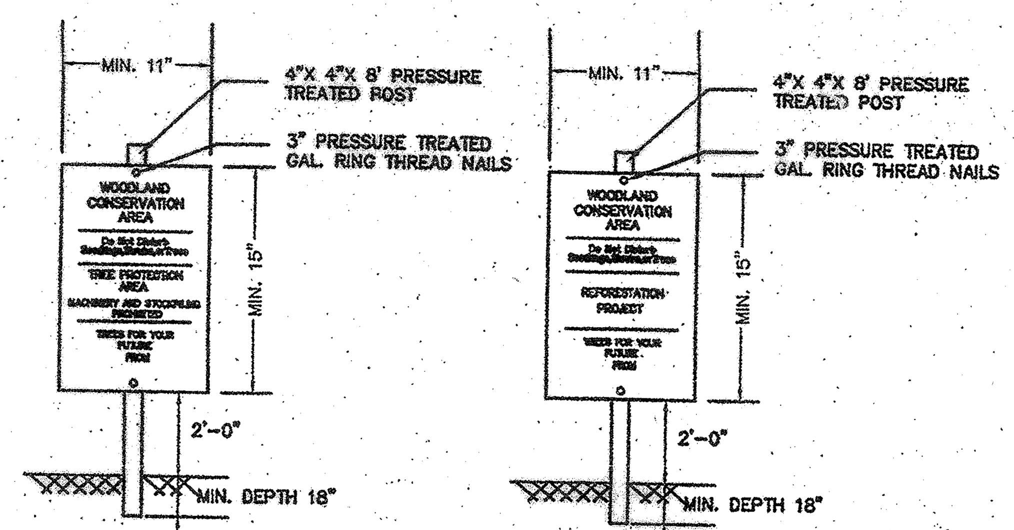
1. Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the Type II Tree Conservation Plan. Planting 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 that document shall be presented to the Grading Inspector and the Environmental Planning Section.
2. Reforestation areas shall not 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 be mowed, however, the management of competing vegetation around individual trees is acceptable.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

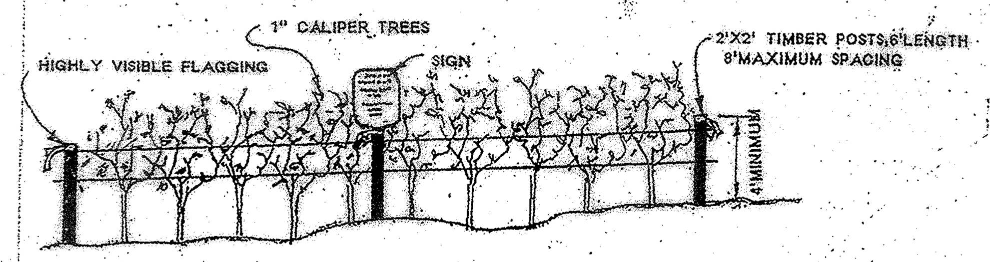
1. A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation Plan (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building located 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.



SIGNAGE

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 SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS WHERE SHOWN.

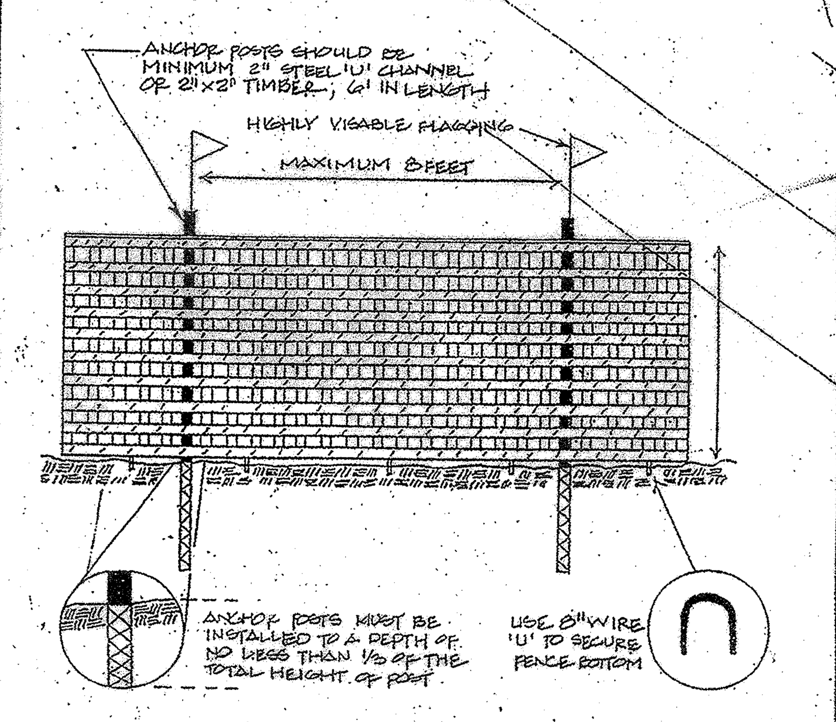


TREE PROTECTION FENCE DETAIL
FOR REFORESTATION AREA

T.P.D. (TYPE II)

TREE PROTECTION DEVICE (TPD)

Figure J-4 Blaze Orange Plastic Mesh



Notes
1. Forest protection device only.
2. Retention Area will be set as part of the review process.
3. Boundaries of Retention Area should be staked and flagged prior to installing device.
4. Root damage should be avoided.
5. Protective signage may also be used.
6. Device should be maintained throughout construction.

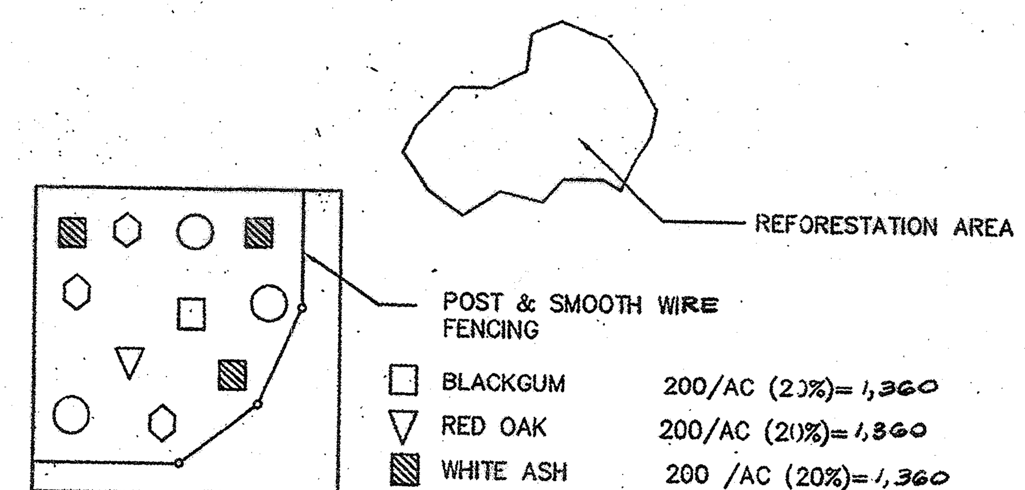
T.P.D. (TYPE I)

Source: Prince George's County, Maryland: Woodland Conservation Manual

ALL CHANGES MADE AFTER 10-30-09 ARE THE RESPONSIBILITY OF GPI.

GPI GREENMAN- PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

THE WORKSHEET SHOWN USES THE COMBINED TOTALS FOR BOTH PHASES IN IT'S CALCULATIONS. AT THE TIME OF PHASE I APPROVAL (JULY, 2002) ONLY THE AMOUNT OF CLEARING FOR THOSE LOTS INCLUDED IN PHASE I WAS USED IN DETERMINING THE WOODLAND CONSERVATION REQUIREMENTS. WITH THE COMPLETION OF PHASE II (DEC, 2003), THE TOTAL CLEARING FOR BOTH PHASES WAS USED, AS WELL AS THE TOTALS FOR WOODLAND PRESERVATION AND REFORESTATION.



BLACKGUM 200/AC (20%)= 1,360
RED OAK 200/AC (20%)= 1,360
WHITE ASH 200 /AC (20%)= 1,360
POPLAR 200/AC (20%)= 1,360
EASTERN REDBUD 200/AC (20%)= 1,360

TO BE PLANTED IN RANDOM DISTRIBUTION PATTERN

NUMBER OF TREES PER ACRE= 1,000 SEEDLINGS PER ACRE
AREA TO BE REFORESTED ON THESE PLANS= 6.80 AC. OR 6,800 SEEDLINGS

Woodland Conservation Worksheet
for
Prince George's County

Zone:	R-E		
Gross Tract:	94.35		
Floodplain:	10.37		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	83.98	0.00	0.00

*Include acreage in the corresponding columns for each zone.

Property Description or Subdivision Name:	Rivergate Estates
Is this site subject to the 1989 Ordinance?	N
Reforesation Requirement Reduction Questions	
Is this one (1) single family lot? (y,n)	N
Are there prior TCP approvals which include a combinationof this lot and/or other lots. (y,n)	N
Is this a Mitigation Bank	N
Break-even Point (preservation) =	27.00 acres
Clearing permitted w/o reforestion=	24.03 acres

Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland		51.03	5.40	
Woodland Conservation Threshold (NTA) =	0.25	21.00		
Smaller of a or b		21.00		
Woodland above WCT		30.04		
Woodland cleared		26.80	0.18	0.00
Smaller of d or e		26.80		
Clearing above WCT (0.25 : 1) replacement requirement		6.70		
Clearing below WCT (2:1 replacement requirement)		0.00		
Afforestation Threshold (AFT) =	0.20	0.00		
Woodland Conservation Required		27.88		

Woodland Conservation Provided:	(acres)	
Woodland Preservation	24.23	
Reforestation / Afforestation	2.38	
Regeneration	1.27	
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	27.88	

Area of woodland not cleared 24.23 acres
Woodland retained not part of requirements: 0.00 acres

Prepared by: Signed [signature] Date 9.10

Revised 6/1/04

RIVERGATE ESTATES
TCP II

PHASE I

SHEET	CLEARED	TREE SAVE	REF./AFF. REGEN.	WOODLAND RETAINED NOT PART OF REQ.
		PHASE I		
1	1.49	0.59	0	0.13
2	1.11	1.96	0	0
3	0	0	0	0
4	0.48	0.71	0	0
5	2.75	3.74	0	0.14
6	2.67	3.44	0	0
7	2.19	2.18	0	0.95
8	2.96	2.20	0	0
TOTAL:	13.65	14.82		1.22
		PHASE II		
1	2.83	2.38	0	0.28
2	5.48	2.59	1.37	0.03
3	3.54	2.88	1.29	0.15
4	1.18	1.24	0.74	0
5	0.12	0.32	0.85	0.23
TOTAL:	13.15	9.41	4.25	0.69
TOTAL BOTH PHASES:	26.80	24.23	4.25	1.91

Regeneration Management Plan

The following is a sequence of tasks to be performed to reduce the impacts of the completed logging on the designated Woodland Conservation Area:

1. Flag the limits of disturbance with two continuous rows of bright colored flagging in preparation for clearing. Postpone placement of Tree Protection Devices until after steps 2-9 are completed.
2. Clear the site, felling all trees into the area to be cleared, with special care near the Limit of Disturbance (LOD).
3. After the clearing within the LOD is completed, the applicant's Licensed Forester will walk the site with the Department of Environmental Resources (DER) Inspector and Environmental Planning Section (EPS) staff to:
   a. Identify high-risk trees along the edge of the LOD to be removed. High-risk trees shall be marked with spray paint on trunk and stump for removal (stumps do not need to be removed).
   b. Identify fallen trees and branches 12 inches in diameter and greater within 50 feet of the LOD. Mark with spray paint.
   c. Identify trees that have been felled across the stream. Mark with spray paint.
   d. Identify areas of trash to be removed by hand within the Woodland Conservation Areas and mark these on the DER Inspector's copy of the Tree Conservation Plan (TCP).
4. All work within the Woodland Conservation Area shall be approved by the DER Inspector prior to the beginning of work within these areas
5. High-risk trees marked in 3 (a) that are greater than 20 inches shall be felled into the cleared area, cut up and removed. Marked tress less than 20 inches can be felled into the Tree Save Area and allowed to naturally decay.
6. Trees and branches marked in 3 (b) shall be felled into the Tree Save Area without the use of mechanical equipment within the Woodland Conservation Areas and allowed to naturally decay.
7. Trees marked in 3 (c) shall be cut up and removed from the stream channel without the use of mechanical equipment and left in the Tree Save Area to naturally decay.
8. Remove trash identified in 3 (d).
9. The DER Inspector will inspect the site again for compliance.
10. Tree Protection Devices shall be installed after this work is completed and prior to work being done in the areas adjacent to the Woodland Conservation Areas.
11. After the removal of fallen trees and branches, a wick applicator will be used when the multiflora rose is in leaf to suppress this invasive plant. The application shall be conducted by a licensed pesticide applicator and written documentation regarding the timing, methods and application of the herbicide shall be provided to the DER Inspector.
12. The applicant shall prepare a draft information sheet to be provided to prospective property owners. The information sheet shall inform property owners about the conditions of the existing woodland on their property, the Regeneration Management Plan implemented by the developer and what they can do to continue the regeneration of the forest. A statement regarding what can and cannot be done in the Woodland Conservation Areas will be included. The draft shall be reviewed and approved by the Environmental Planning Section prior to the issuance of the first building permit. The final version of the information sheet shall be provided to the new homeowner at settlement.

LOTS INCLUDED IN PHASE I

SHEET #	LOT/BLOCK
1	44 A, 45 A, 46 A, 47 A
2	42 A, 43 A, 1 B, 2 B, 3 B, 4 B
3	1 A, 2 A, 3 A, 4 A, 5 A, 6 A
4	7 A, 8 A, 9 A, 10 A, 11 A, 12 A, 13 A, 5 B
5	6 B, 7 B, 8 B, 9 B, 10 B, 11 B, 14 A, 15 A, 16 A, 17 A
6	18 A, 19 A, 20 A, 12 B, 13 B
7	21 A, 22 A, 23 A, 24 A, 15 B, 14 B
8	PARCEL 'A', PARCEL 'B'

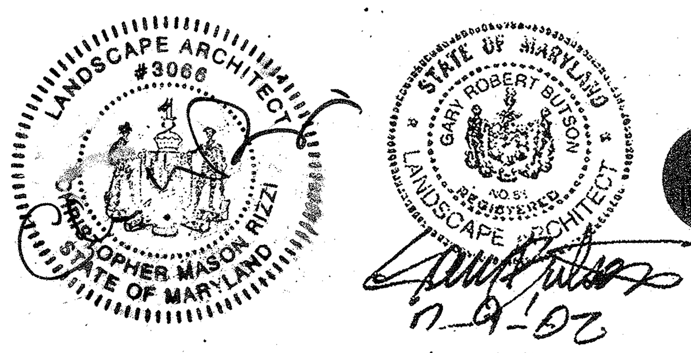
LOTS INCLUDED IN PHASE II

SHEET#	LOT/BLOCK
1	15 B, 16 B, 17 B, 18 B, 24 A, 25 A, 26 A, 27 A, 28 A
2	19 B, 20 B, 21 B, 22 B, 23 B, 29 A, 30 A, 31 A, 32 A, 33 A
3	34 A, 35 A, 36 A, 24 B, 25 B
4	37 A, 38 A, 39 A, 26 B, 27 B, 28 B
5	40 A, 41 A, 29 B

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 76 / 02

	Approved by	Date
	J. L. Stasz	29 July 02
01	J. L. Stasz	13 Jan. 03
02	J. L. Stasz	3 Feb. 04
03	P. Vance	2/18/11
04		
05		
06		

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP II/76/02
BY DATE



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
5010 SUNNYSIDE AVENUE - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 982-1781 FAX (301) 982-1994

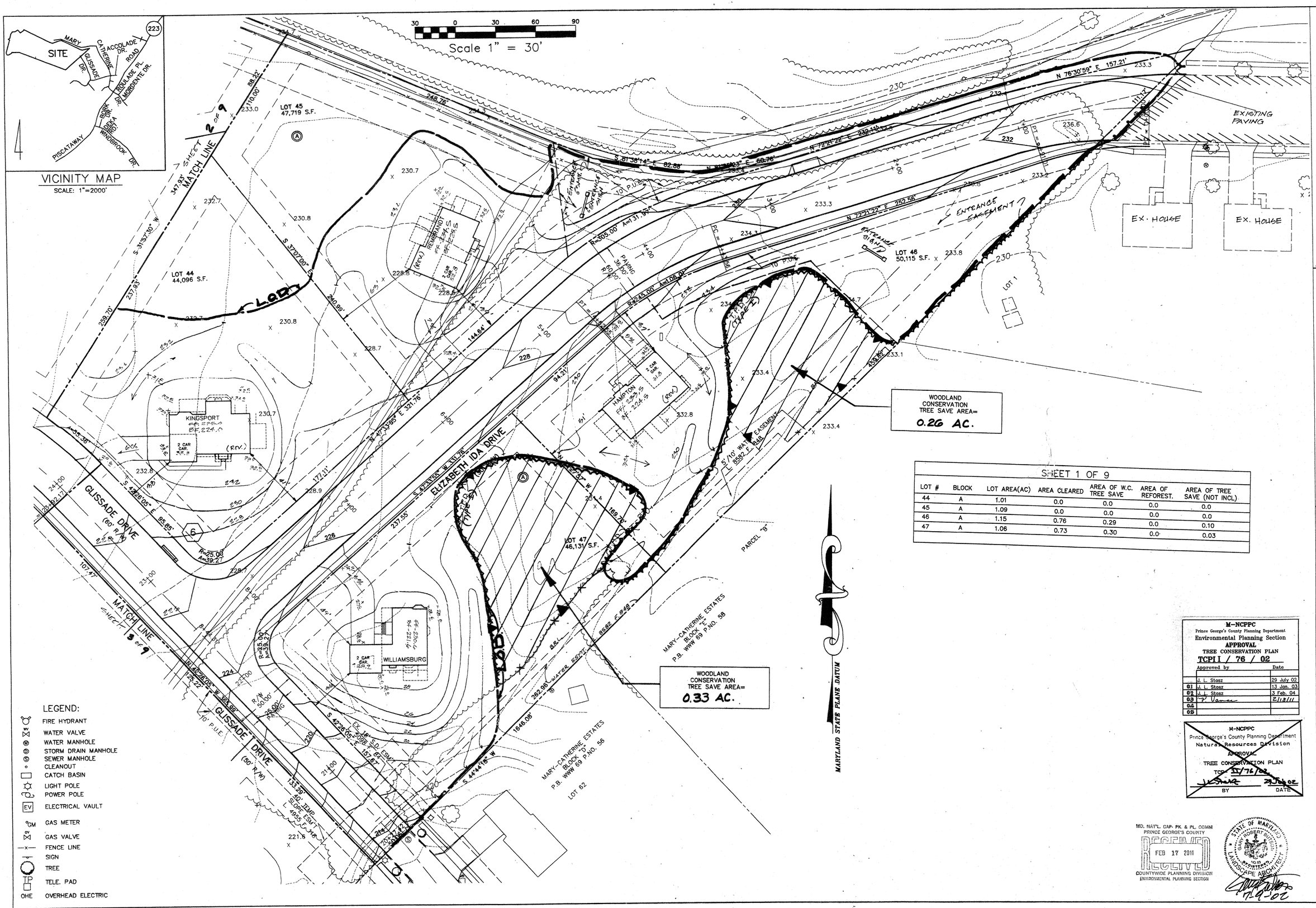
RIVERGATE ESTATES
P.B. P.N.O.
PISCATAWAY (5TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP DETAILS

PHASE I AND PHASE II

REVISIONS
12-5-02 DETAILS FOR PHASE II ADDED.
WORKSHEET REVISED TO INCLUDE TOTALS FOR PHASE I AND II.
LOT CHART ADDED PER PHASE
1-30-04 Worksheet revised to match ind. lot charts and amended F.S.D.
10/2010 Updated Woodland Cons. Worksheet & TCP II Ph 1 & 2 Comps.

DATE: MARCH 2002
DWN. PAV | CHECKED GB
SCALE: AS SHOWN
PROJECT/FILE NO. 00045
SHEET NO. PHASE I 9 OF 9



SHEET 1 OF 9

LOT #	BLOCK	LOT AREA(AC)	AREA CLEARED	AREA OF W.C. TREE SAVE	AREA OF REFOREST.	AREA OF TREE SAVE (NOT INCL)
44	A	1.01	0.0	0.0	0.0	0.0
45	A	1.09	0.0	0.0	0.0	0.0
46	A	1.15	0.76	0.29	0.0	0.10
47	A	1.06	0.73	0.30	0.0	0.03

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 76 / 02

Approved by		Date
	J. L. Stosz	29 July 02
01	J. L. Stosz	13 Jan. 03
02	J. L. Stosz	3 Feb. 04
03	J. Vanc	2/18/11
04		
05		

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP II/76/02
BY DATE 29 July 02

MD. NAT'L. CAP. PK. & PL. COMM
PRINCE GEORGE'S COUNTY
RECEIVED
FEB 17 2011
COUNTYWIDE PLANNING DIVISION
ENVIRONMENTAL PLANNING SECTION

STATE OF MARYLAND
JOHN ROBERT BUTLER
NO. 19
REGISTERED
LANDSCAPE ARCHITECT
7-9-02

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS – PLANNERS – SURVEYOR'S
5010 SUNNYSIDE AVENUE – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 982-1781 FAX (301) 982-1994

RIVERGATE ESTATES

P.B.
P.NO.
PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

REVISIONS
4-15-02 - Revise Cut & Fill as req'd
4-15-02 - Fair Point, add Fill to lot 60

DATE: MARCH, 2002
DWN. SFP
CHECKED GB
SCALE: 1"=30'
PROJECT/FILE NO. 00045
SHEET NO. 1 OF 9

PHASE I 46-47 A 44-45 A

VICINITY MAP
SCALE: 1"=2000'

30 0 30 60 90
Scale 1" = 30'

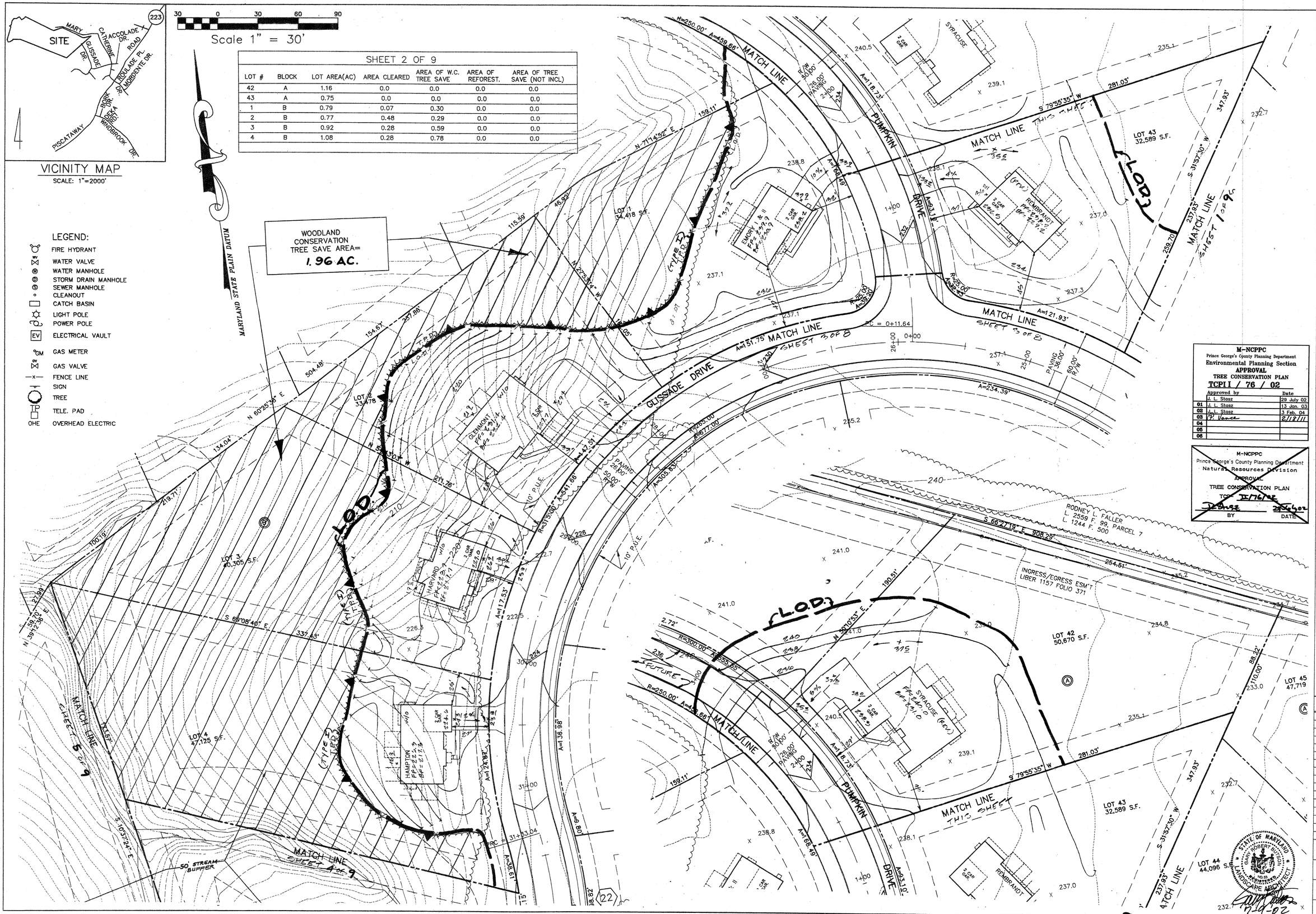
SHEET 2 OF 9

LOT #	BLOCK	LOT AREA(AC)	AREA CLEARED	AREA OF W.C. TREE SAVE	AREA OF REFOREST.	AREA OF TREE SAVE (NOT INCL)
42	A	1.16	0.0	0.0	0.0	0.0
43	A	0.75	0.0	0.0	0.0	0.0
1	B	0.79	0.07	0.30	0.0	0.0
2	B	0.77	0.48	0.29	0.0	0.0
3	B	0.92	0.28	0.59	0.0	0.0
4	B	1.08	0.28	0.78	0.0	0.0

LEGEND:
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- CLEANOUT
- CATCH BASIN
- LIGHT POLE
- POWER POLE
- EV ELECTRICAL VAULT
- GM GAS METER
- GAS VALVE
- FENCE LINE
- SIGN
- TREE
- TP TELE. PAD
- OHE OVERHEAD ELECTRIC

MARYLAND STATE PLAIN DATUM

WOODLAND CONSERVATION TREE SAVE AREA= 1.96 AC.



M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 76 / 02

	Approved by	Date
	J. L. Stasz	29 July 02
01	J. L. Stasz	13 Jan. 03
02	J. L. Stasz	3 Feb. 04
03	J. Vance	2/18/11
04		
05		
06		

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP II/76/02
BY DATE

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS – PLANNERS – SURVEYOR'S
5010 SUNNYSIDE AVENUE – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 982-1781 FAX (301) 982-1994

RIVERGATE ESTATES
P.B.
PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

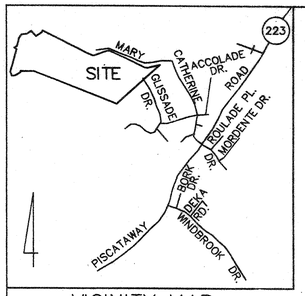
TCP II

REVISIONS

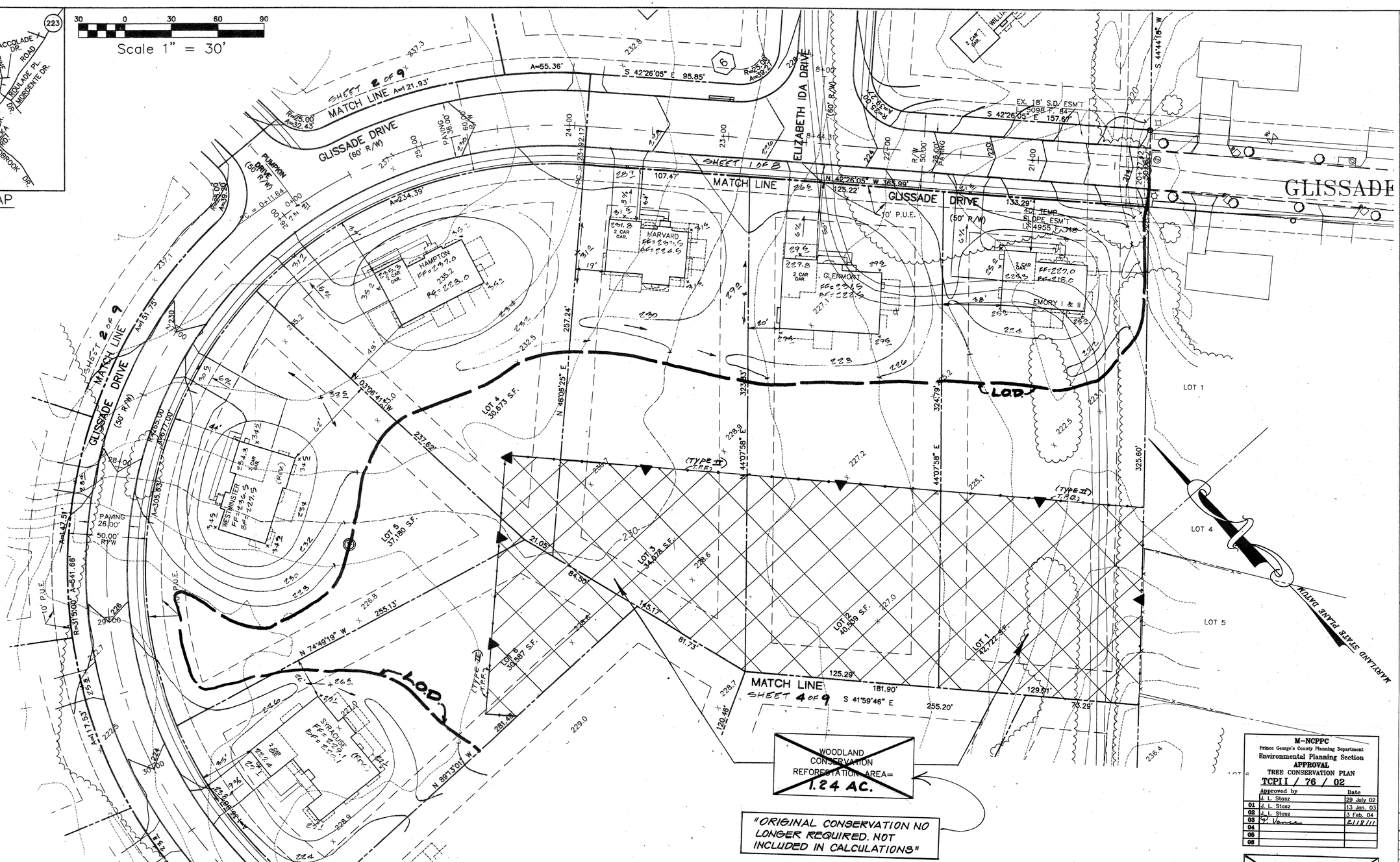
DATE: MARCH, 2002	
DWN. SFP	CHECKED GB
SCALE: 1"=30'	
PROJECT/FILE NO. 00045	
SHEET NO. 2 OF 9	

STATE OF MARYLAND
GARY ROBERT BUTSON
No. 10 REGISTERED LANDSCAPE ARCHITECT
7-1-02

PHASE I



VICINITY MAP
SCALE: 1"=2000'



LEGEND:

- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- CLEANOUT
- CATCH BASIN
- LIGHT POLE
- POWER POLE
- EV ELECTRICAL VAULT
- GM GAS METER
- GV GAS VALVE
- FENCE LINE
- SIGN
- TREE
- TP TELE. PAD
- OHE OVERHEAD ELECTRIC

SHEET 3 OF 9

LOT #	BLOCK	LOT AREA(AC)	AREA CLEARED	AREA OF W.C. TREE SAVE	AREA OF REFOREST.	AREA OF TREE SAVE (NOT INCL)
1	A	0.98	0.0	0.0	0.0	0.0
2	A	0.93	0.0	0.0	0.0	0.0
3	A	0.78	0.0	0.0	0.0	0.0
4	A	0.70	0.0	0.0	0.0	0.0
5	A	0.85	0.0	0.0	0.0	0.0
6	A	0.70	0.0	0.0	0.0	0.0

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 76 / 02

	Approved by	Date
	J. L. Staszˇ	29 July 02
01	J. L. Staszˇ	13 Jan. 03
02	J. L. Staszˇ	3 Feb. 04
03	J. Vanes	6/18/11
04		
05		
06		

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP II/76/02
BY DATE 23 July 02

STATE OF MARYLAND
GARY L. BOBERG
No. 10000
PROFESSIONAL ENGINEER
LANDSCAPE ARCHITECT
7-19-02

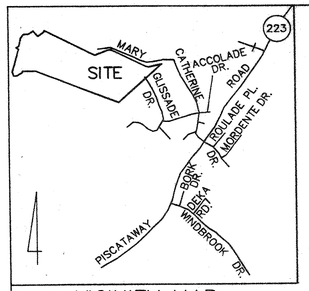
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS – PLANNERS – SURVEYOR'S
5010 SUNNYSIDE AVENUE – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 982-1781 FAX (301) 982-1934

RIVERGATE ESTATES
P.B. P.NO.
PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

REVISIONS
ADDED NOTE RE: WC

DATE: MARCH, 2002
DWN. SFP
CHECKED GB
SCALE: 1"=30'
PROJECT/FILE NO. 00045
SHEET NO. 3 OF 9



VICINITY MAP
SCALE: 1"=2000'

30 0 30 60 90
Scale 1" = 30'

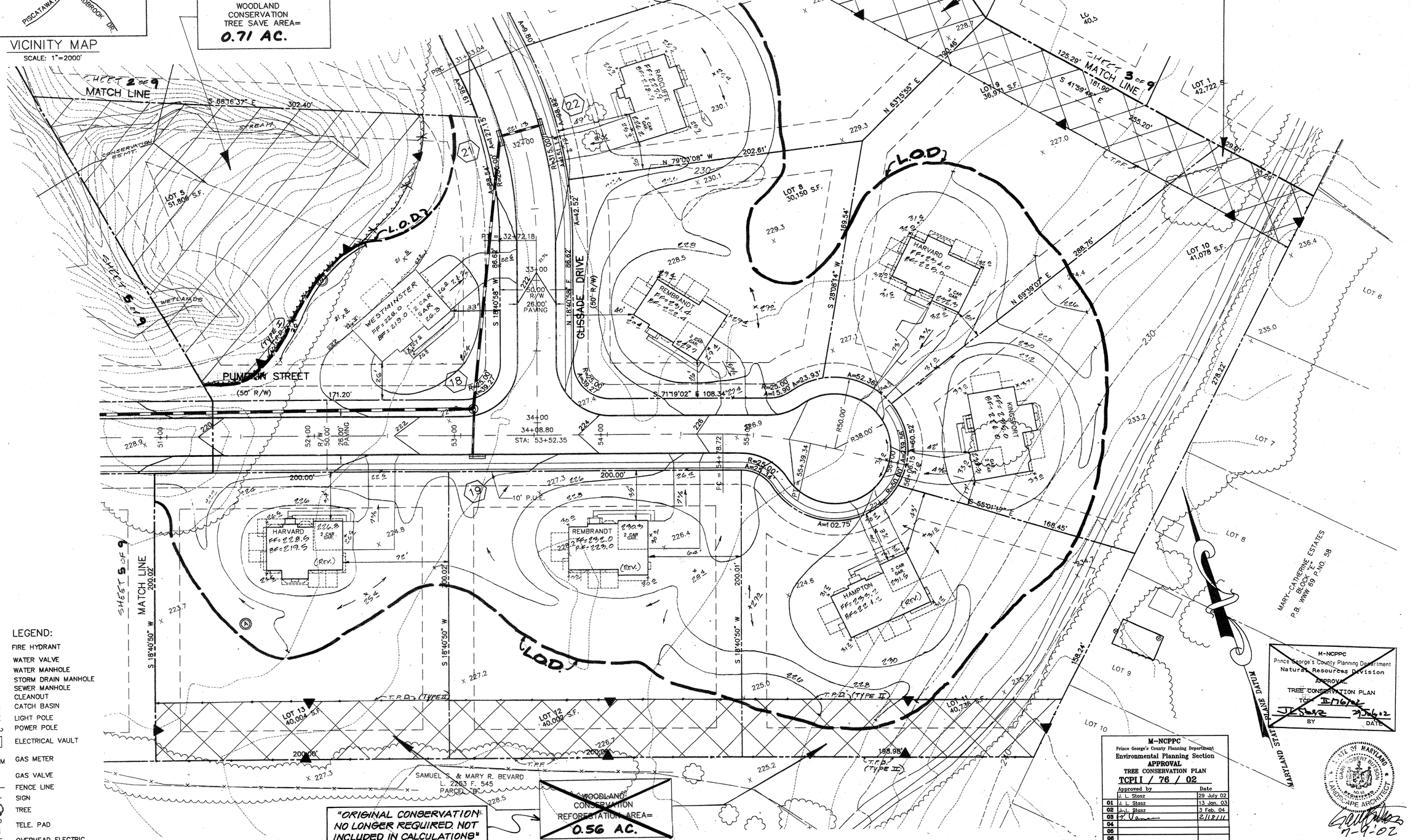
SHEET 4 OF 9

LOT #	BLOCK	LOT AREA(AC)	AREA CLEARED	AREA OF W.C. TREE SAVE	AREA OF REFOREST.	AREA OF TREE SAVE (NOT INCL)
7	A	0.76	0.0	0.0	0.0	0.0
8	A	0.69	0.0	0.0	0.0	0.0
9	A	0.85	0.0	0.0	0.0	0.0
10	A	0.94	0.0	0.0	0.0	0.0
11	A	0.94	0.0	0.0	0.0	0.0
12	A	0.92	0.0	0.0	0.0	0.0
13	A	0.92	0.0	0.0	0.0	0.0
5	B	1.19	0.48	0.71	0.0	0.0

WOODLAND CONSERVATION TREE SAVE AREA= 0.71 AC.

"ORIGINAL CONSERVATION NO LONGER REQUIRED. NOT INCLUDED IN CALCULATIONS"

~~WOODLAND CONSERVATION REFORESTATION AREA= 0.41 AC.~~



~~WOODLAND CONSERVATION REFORESTATION AREA= 0.56 AC.~~

"ORIGINAL CONSERVATION NO LONGER REQUIRED. NOT INCLUDED IN CALCULATIONS"

LEGEND:
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- CLEANOUT
- CATCH BASIN
- LIGHT POLE
- POWER POLE
- EV ELECTRICAL VAULT
- GM GAS METER
- GV GAS VALVE
- FENCE LINE
- SIGN
- TREE
- TP TELE. PAD
- OHE OVERHEAD ELECTRIC

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP II/76/02
JE 7/26/02 — BY — DATE

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 76 / 02

	Approved by	Date
	J. L. Stasz	29 July 02
01	J. L. Stasz	13 Jan. 03
02	J. L. Stasz	3 Feb. 04
03	[illegible]	2/12/11
04		
05		
06		

STATE OF MARYLAND — GARY BUSCH — No. 1339 — REGISTERED LANDSCAPE ARCHITECT
7-9-02

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS — PLANNERS — SURVEYOR'S
5010 SUNNYSIDE AVENUE – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 982-1781 FAX (301) 982-1994

RIVERGATE ESTATES
P.B.
P.NO.
PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

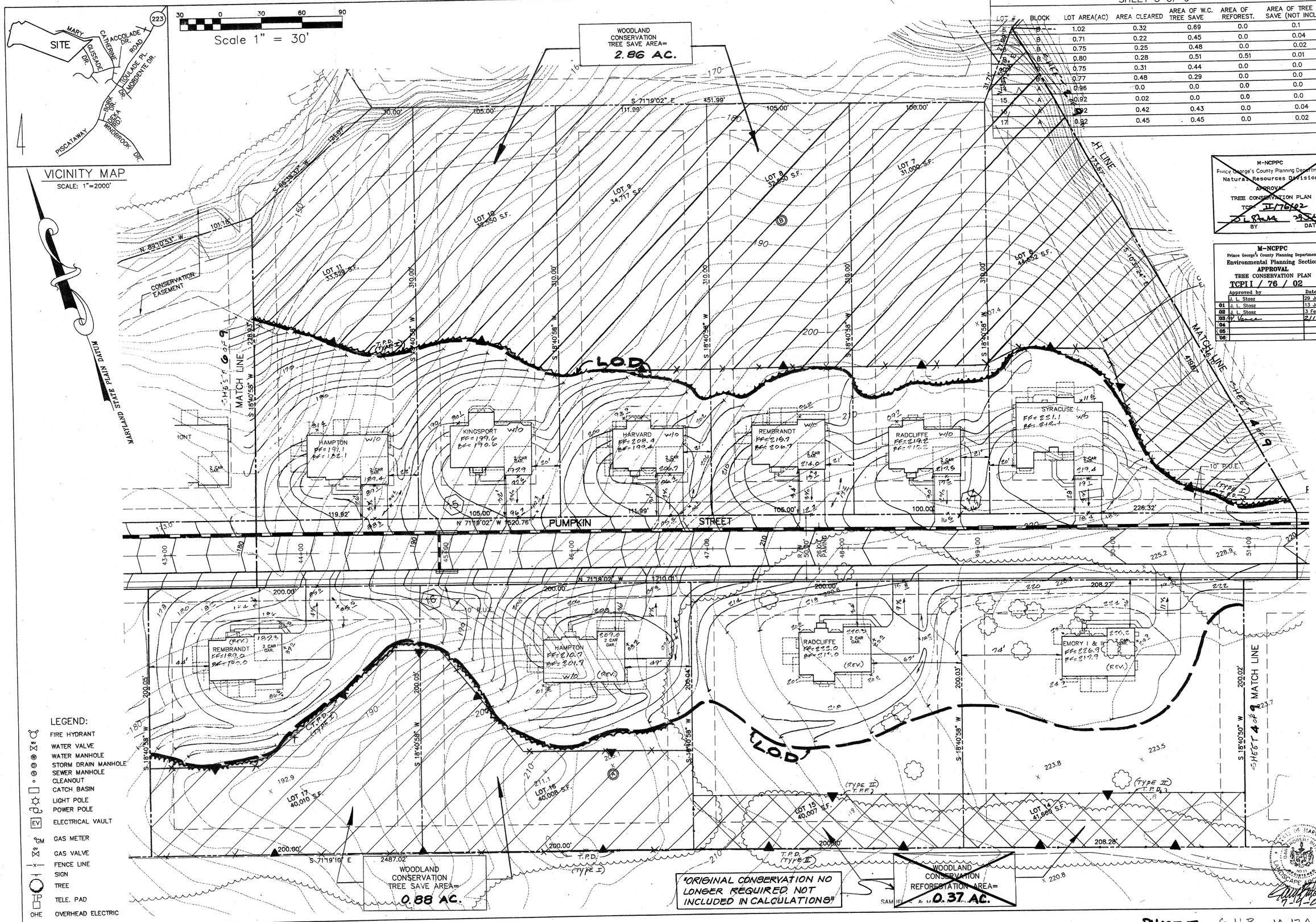
TCP II

REVISIONS
ADDED NOTE RE: WC.

DATE: MARCH, 2002
DWN. SFP — CHECKED GB
SCALE: 1"=30'
PROJECT/FILE NO. 00045
SHEET NO. 4 OF 9

SHEET 5 OF 9

LOT #	BLOCK	LOT AREA(AC)	AREA CLEARED	AREA OF W.C. TREE SAVE	AREA OF REFOREST.	AREA OF TREE SAVE (NOT INCL)
6	B	1.02	0.32	0.69	0.0	0.1
7	B	0.71	0.22	0.45	0.0	0.04
8	B	0.75	0.25	0.48	0.0	0.02
9	B	0.80	0.28	0.51	0.51	0.01
10	B	0.75	0.31	0.44	0.0	0.0
11	B	0.77	0.48	0.29	0.0	0.0
14	A	0.96	0.0	0.0	0.0	0.0
15	A	0.92	0.02	0.0	0.0	0.0
16	A	0.92	0.42	0.43	0.0	0.04
17	A	0.92	0.45	0.45	0.0	0.02



M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCPII/76/02
BY DATE

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 76 / 02

	Approved by	Date
	J. L. Stasz	29 July 02
01	J. L. Stasz	13 Jan. 03
02	J. L. Stasz	3 Feb. 04
03	B. Vance	2/18/11
04		
05		
06		

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS — PLANNERS — SURVEYOR'S
5010 SUNNYSIDE AVENUE – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 982-1781 FAX (301) 982-1994

RIVERGATE ESTATES
P.B. P.NO.
PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

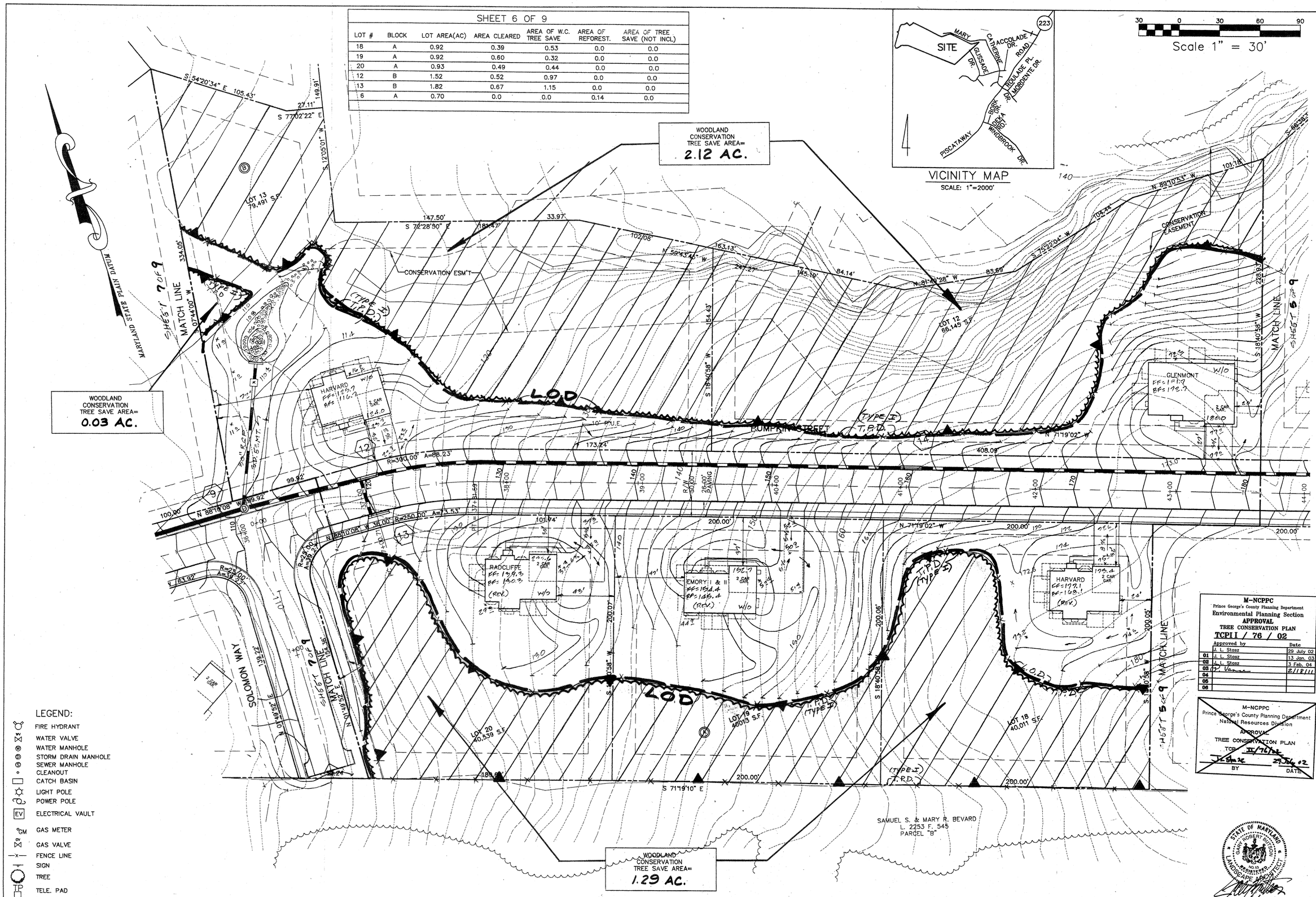
REVISIONS
ADDED NOTE RE: WC

DATE: MARCH,2002
DWN. SFP
CHECKED GB
SCALE: 1"=30'
PROJECT/FILE NO. 00045
SHEET NO. 5 OF 9

PHASE I 6-11B 14-17A

SHEET 6 OF 9

LOT #	BLOCK	LOT AREA(AC)	AREA CLEARED	AREA OF W.C. TREE SAVE	AREA OF REFOREST.	AREA OF TREE SAVE (NOT INCL)
18	A	0.92	0.39	0.53	0.0	0.0
19	A	0.92	0.60	0.32	0.0	0.0
20	A	0.93	0.49	0.44	0.0	0.0
12	B	1.52	0.52	0.97	0.0	0.0
13	B	1.82	0.67	1.15	0.0	0.0
6	A	0.70	0.0	0.0	0.14	0.0



M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 76 / 02

Approved by		Date
	J. L. Staez	29 July 02
01	J. L. Staez	13 Jan. 03
02	J. L. Staez	3 Feb. 04
03	J. L. Staez	2/18/11
04		
05		
06		

M-NCPPC
Prince George's County Planning Department
National Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP II/76/02
BY DATE

LEGEND:

- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- CLEANOUT
- CATCH BASIN
- LIGHT POLE
- POWER POLE
- EV ELECTRICAL VAULT
- GM GAS METER
- GAS VALVE
- FENCE LINE
- SIGN
- TREE
- TELE. PAD
- OHE OVERHEAD ELECTRIC

STATE OF MARYLAND GARY ROBERT BUNDY No. 123 REGISTERED LANDSCAPE ARCHITECT
7-9-02

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS – PLANNERS – SURVEYOR'S
5010 SUNNYSIDE AVENUE – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 982-1781 FAX (301) 982-1934

RIVERGATE ESTATES
P.B. P.NO.
PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

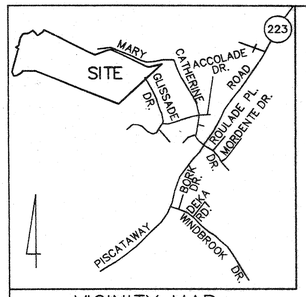
TCP II

REVISIONS

DATE: MARCH,2002	
DWN. SFP	CHECKED GB
SCALE: 1"=30'	
PROJECT/FILE NO. 00045	
SHEET NO. 6 OF 9	

SHEET 7 OF 9

LOT #	BLOCK	LOT AREA(AC)	AREA CLEARED	AREA OF W.C. TREE SAVE	AREA OF REFOREST.	AREA OF TREE SAVE (NOT INCL)
21	A	0.97	0.53	0.43	0.0	0.01
22	A	0.93	0.35	0.53	0.0	0.0
23	A	0.72	0.36	0.36	0.0	0.0
24	A	0.72	0.09	0.0	0.0	0.58
15	B	1.70	0.31	0.0	0.0	0.36
14	B	1.50	0.55	0.86	0.0	0.0



VICINITY MAP
SCALE: 1"=2000'

30 0 30 60 90
Scale 1" = 30'

WOODLAND CONSERVATION TREE SAVE AREA= 0.14 AC.

WOODLAND CONSERVATION TREE SAVE AREA= 0.72 AC.

WOODLAND CONSERVATION TREE SAVE AREA= 1.32 AC.

LEGEND:

- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- CLEANOUT
- CATCH BASIN
- LIGHT POLE
- POWER POLE
- EV ELECTRICAL VAULT
- GM GAS METER
- GAS VALVE
- —x— FENCE LINE
- SIGN
- TREE
- TP TELE. PAD
- OHE OVERHEAD ELECTRIC

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 76 / 02

Approved by		Date
	J. L. Stasz	29 July 02
01	J. L. Stasz	13 Jan. 03
02	J. L. Stasz	3 Feb. 04
03	J. L. Stasz	2/18/11
04		
05		
06		

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP II/76/02
29 July 02
BY DATE

7-9-02

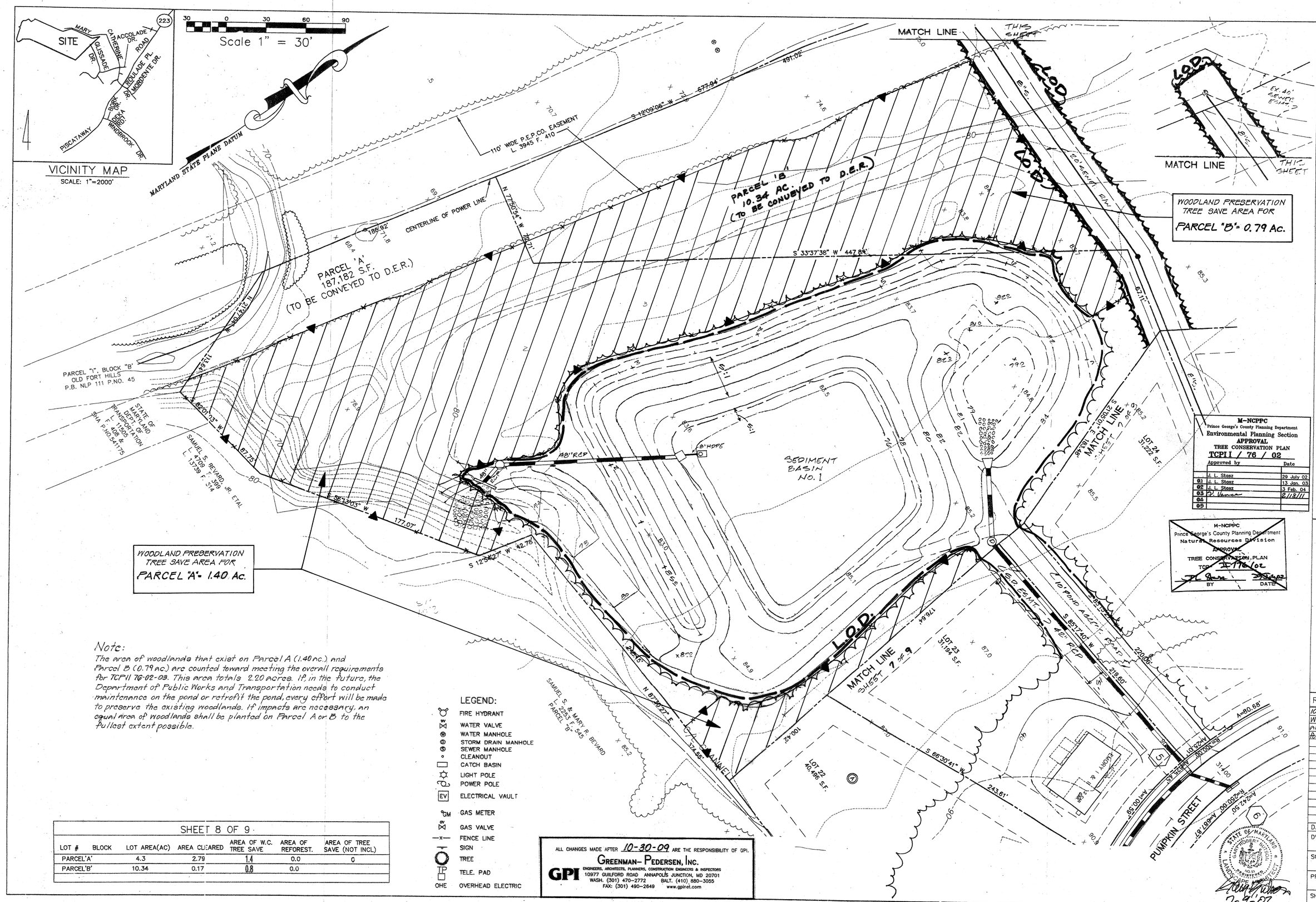
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS – PLANNERS – SURVEYOR'S
5010 SUNNYSIDE AVENUE – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 982-1781 FAX (301) 982-1994

RIVERGATE ESTATES
P.B. P.NO.
PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

REVISIONS

DATE: MARCH, 2002
DWN. SFP
CHECKED GB
SCALE: 1"=30'
PROJECT/FILE NO. 00045
SHEET NO. 7 OF 9



Note:
The area of woodlands that exist on Parcel A (1.40 ac.) and Parcel B (0.79 ac.) are counted toward meeting the overall requirements for TCPII 76-02-03. This area totals 2.20 acres. If, in the future, the Department of Public Works and Transportation needs to conduct maintenance on the pond or retrofit the pond, every effort will be made to preserve the existing woodlands. If impacts are necessary, an equal area of woodlands shall be planted on Parcel A or B to the fullest extent possible.

LEGEND:

- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- CLEANOUT
- CATCH BASIN
- LIGHT POLE
- POWER POLE
- EV ELECTRICAL VAULT
- GM GAS METER
- GV GAS VALVE
- —x— FENCE LINE
- SIGN
- TREE
- TP TELE. PAD
- OHE OVERHEAD ELECTRIC

SHEET 8 OF 9						
LOT #	BLOCK	LOT AREA(AC)	AREA CLEARED	AREA OF W.C. TREE SAVE	AREA OF REFOREST.	AREA OF TREE SAVE (NOT INCL)
PARCEL'A'		4.3	2.79	1.4	0.0	0
PARCEL'B'		10.34	0.17	0.8	0.0	

ALL CHANGES MADE AFTER 10-30-09 ARE THE RESPONSIBILITY OF GPI.

GPI GREENMAN- PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 76 / 02

Approved by		Date
	J. L. Stasz	29 July 02
01	J. L. Stasz	13 Jan. 03
02	J. L. Stasz	3 Feb. 04
03	D. Vanca	2/18/11
04		
05		

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP II/76/02
BY DATE

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
5010 SUNNYSIDE AVENUE - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 982-1781 FAX (301) 982-1994

RIVERGATE ESTATES
P.NO.
P.B.
PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

REVISIONS
10/2010 Added Woodland Tree save area total 2.20 ac. for Parcels A & B

DATE: MARCH, 2002	
DWN. SFP	CHECKED GB
SCALE: 1"=30'	
PROJECT/FILE NO. 00045	
SHEET NO. 8 OF 9	

PHASE I

TCP NOTES

1. Cutting or clearing of woodland not in conformance with this plan or without the express written consent of the Planning Director or designee shall be subject to a $1.50 per square foot mitigation fee.
2. The Department of Environmetnal Resources shall 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 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 will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by teh building Official until all required activities have been satisfied.
5. The location of all Tree Protection Devices(TPD's) shown on this plan shall be flagged or staked 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 Forest Resources Unit, installation of the TPD's may begin. TPD installation shall be completed prior to the installation of initial sediment controls. No cutting or clearing of trees may begin before final approval of TPD installation.

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 a Licensed Arborist or Licensed Tree Expert to believe that the tree or 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 allevaited by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without furthur 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 by 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.
4. 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, 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 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 as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
2. The removal of noxious, 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 naterial 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 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

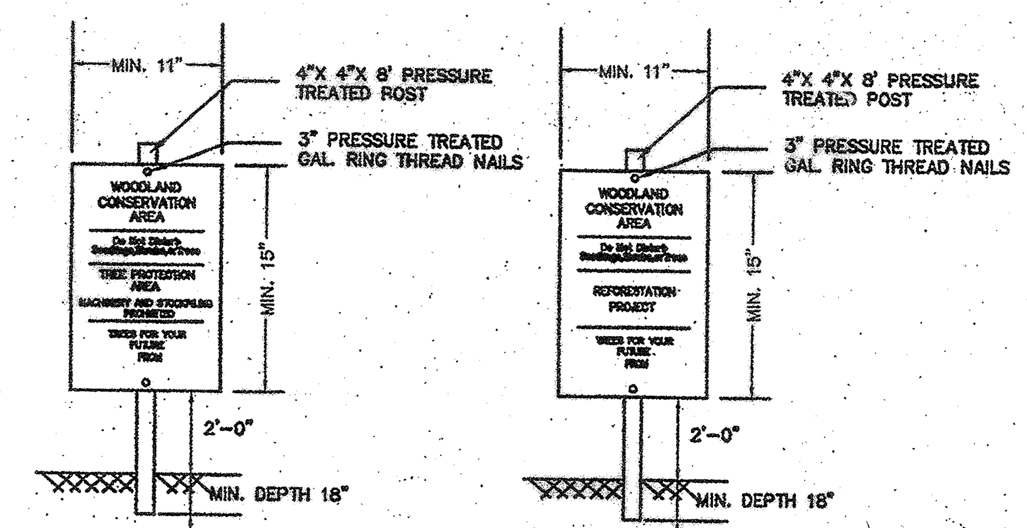
1. Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the Type II Tree Conservation Plan. Planting 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 that document shall be presented to the Grading Inspector and the Environmental Planning Section.
2. Reforestation areas shall not 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 be mowed, however, the management of competing vegetation around individual trees is acceptable.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

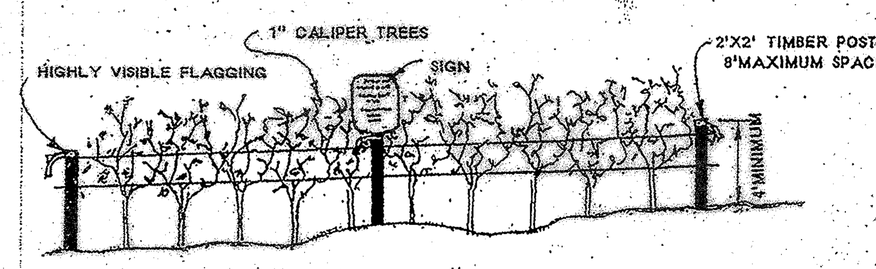
1. A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation Plan (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building located 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.



SIGNAGE

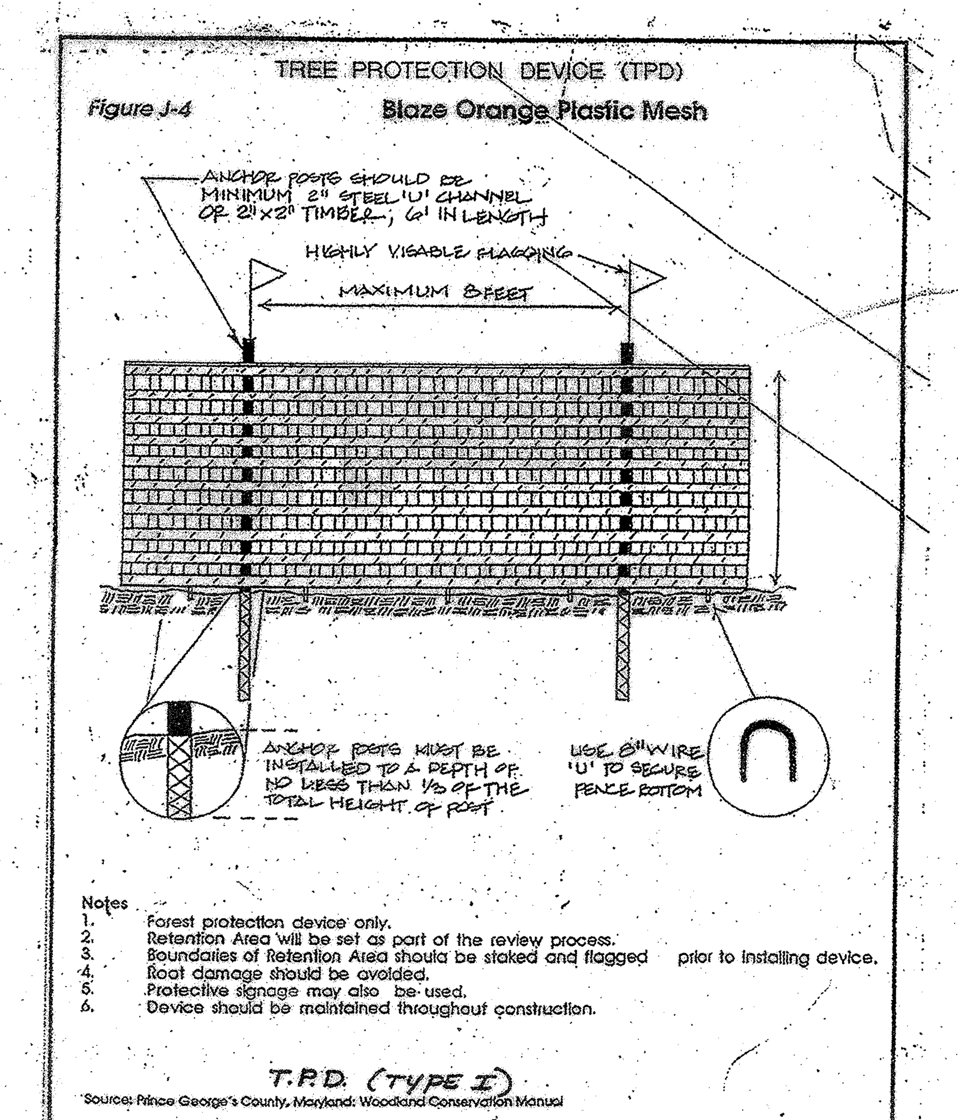
NOTES:

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 SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS WHERE SHOWN.



TREE PROTECTION FENCE DETAIL
FOR REFORESTATION AREA

T.P.D. (TYPE II)



Notes
1. Forest protection device only.
2. Retention Area will be set as part of the review process.
3. Boundaries of Retention Area should be staked and flagged prior to installing device.
4. Root damage should be avoided.
5. Protective signage may also be used.
6. Device should be maintained throughout construction.

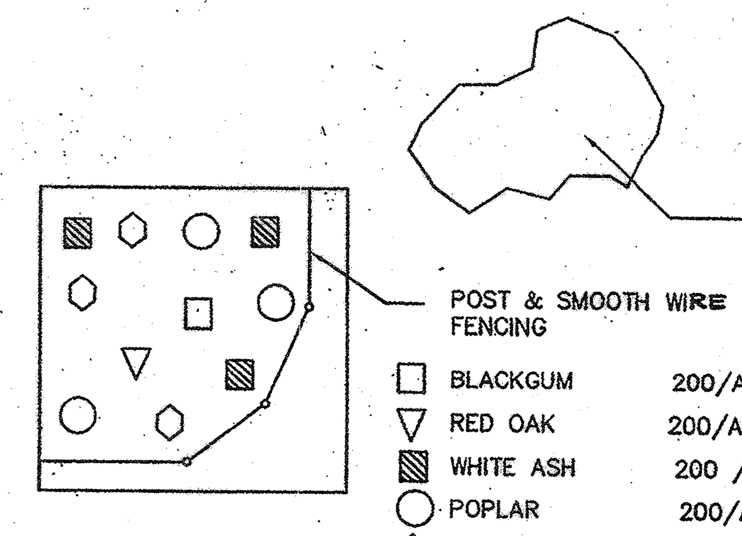
T.P.D. (TYPE I)

Source: Prince George's County, Maryland: Woodland Conservation Manual

ALL CHANGES MADE AFTER 10-30-09 ARE THE RESPONSIBILITY OF GPI.

GPI GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

THE WORKSHEET SHOWN USES THE COMBINED TOTALS FOR BOTH PHASES IN IT'S CALCULATIONS. AT THE TIME OF PHASE I APPROVAL (JULY, 2002) ONLY THE AMOUNT OF CLEARING FOR THOSE LOTS INCLUDED IN PHASE I WAS USED IN DETERMINING THE WOODLAND CONSERVATION REQUIREMENTS. WITH THE COMPLETION OF PHASE II (DEC, 2003), THE TOTAL CLEARING FOR BOTH PHASES WAS USED, AS WELL AS THE TOTALS FOR WOODLAND PRESERVATION AND REFORESTATION.



□	BLACKGUM	200/AC (20%)= 1,360
▽	RED OAK	200/AC (20%)= 1,360
▧	WHITE ASH	200 /AC (20%)= 1,360
○	POPLAR	200/AC (20%)= 1,360
⬡	EASTERN REDBUD	200/AC (20%)= 1,360

TO BE PLANTED IN RANDOM DISTRIEUTION PATTERN

NUMBER OF TREES PER ACRE= 1,000 SEEDLINGS PER ACRE
* AREA TO BE REFORESTED ON THESE PLANS= 6.80 AC. OR 6,800 SEEDLINGS

Woodland Conservation Worksheet
for
Prince George's County

Zone:	R-E		
Gross Tract:	94.35		
Floodplain:	10.37		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	83.98	0.00	0.00

*Include acreage in the corresponding columns for each zone.

Property Description or Subdivision Name:	Rivergate Estates
Is this site subject to the 1989 Ordinance?	N
Reforesation Requirement Reduction Questions	
Is this one (1) single family lot? (y,n)	N
Are there prior TCP approvals which include a combinationof this lot and/or other lots. (y,n)	N
Is this a Mitigation Bank	N
Break-even Point (preservation) =	27.00 acres
Clearing permitted w/o reforestion=	24.03 acres

Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland		51.03	5.40	
Woodland Conservation Threshold (NTA) =	0.25	21.00		
Smaller of a or b		21.00		
Woodland above WCT		30.04		
Woodland cleared		26.80	0.18	0.00
Smaller of d or e		26.80		
Clearing above WCT (0.25 : 1) replacement requirement		6.70		
Clearing below WCT (2:1 replacement requirement)		0.00		
Afforestation Threshold (AFT) =	0.20	0.00		
Woodland Conservation Required		27.88		

Woodland Conservation Provided:	(acres)	
Woodland Preservation	24.23	
Reforestation / Afforestation	2.38	
Regeneration	1.27	
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	27.88	

Area of woodland not cleared 24.23 acres
Woodland retained not part of requirements: 0.00 acres

Prepared by:

Signed [signature] Date 9.10

Revised 6/1/04

RIVERGATE ESTATES
TCP II

PHASE I

SHEET	CLEARED	TREE SAVE	REF./AFF. REGEN.	WOODLAND RETAINED NOT PART OF REQ.
PHASE I				
1	1.49	0.59	0	0.13
2	1.11	1.96	0	0
3	0	0	0	0
4	0.48	0.71	0	0
5	2.75	3.74	0	0.14
6	2.67	3.44	0	0
7	2.19	2.18	0	0.95
8	2.96	2.20	0	0
TOTAL:	13.65	14.82		1.22
PHASE II				
1	2.83	2.38	0	0.28
2	5.48	2.59	1.37	0.03
3	3.54	2.88	1.29	0.15
4	1.18	1.24	0.74	0
5	0.12	0.32	0.85	0.23
TOTAL:	13.15	9.41	4.25	0.69
TOTAL BOTH PHASES:	26.80	24.23	4.25	1.91

Regeneration Management Plan

The following is a sequence of tasks to be performed to reduce the impacts of the completed logging on the designated Woodland Conservation Area:

1. Flag the limits of disturbance with two continuous rows of bright colored flagging in preparation for clearing. Postpone placement of Tree Protection Devices until after steps 2-9 are completed.
2. Clear the site, felling all trees into the area to be cleared, with special care near the Limit of Disturbance (LOD).
3. After the clearing within the LOD is completed, the applicant's Licensed Forester will walk the site with the Department of Environmental Resources (DER) Inspector and Environmental Planning Section (EPS) staff to:
   a. Identify high-risk trees along the edge of the LOD to be removed. High-risk trees shall be marked with spray paint on trunk and stump for removal (stumps do not need to be removed).
   b. Identify fallen trees and branches 12 inches in diameter and greater within 50 feet of the LOD. Mark with spray paint.
   c. Identify trees that have been felled across the stream. Mark with spray paint.
   d. Identify areas of trash to be removed by hand within the Woodland Conservation Areas and mark these on the DER Inspector's copy of the Tree Conservation Plan (TCP).
4. All work within the Woodland Conservation Area shall be approved by the DER Inspector prior to the beginning of work within these areas
5. High-risk trees marked in 3 (a) that are greater than 20 inches shall be felled into the cleared area, cut up and removed. Marked tress less than 20 inches can be felled into the Tree Save Area and allowed to naturally decay.
6. Trees and branches marked in 3 (b) shall be felled into the Tree Save Area without the use of mechanical equipment within the Woodland Conservation Areas and allowed to naturally decay.
7. Trees marked in 3 (c) shall be cut up and removed from the stream channel without the use of mechanical equipment and left in the Tree Save Area to naturally decay.
8. Remove trash identified in 3 (d).
9. The DER Inspector will inspect the site again for compliance.
10. Tree Protection Devices shall be installed after this work is completed and prior to work being done in the areas adjacent to the Woodland Conservation Areas.
11. After the removal of fallen trees and branches, a wick applicator will be used when the multiflora rose is in leaf to suppress this invasive plant. The application shall be conducted by a licensed pesticide applicator and written documentation regarding the timing, methods and application of the herbicide shall be provided to the DER Inspector.
12. The applicant shall prepare a draft information sheet to be provided to prospective property owners. The information sheet shall inform property owners about the conditions of the existing woodland on their property, the Regeneration Management Plan implemented by the developer and what they can do to continue the regeneration of the forest. A statement regarding what can and cannot be done in the Woodland Conservation Areas will be included. The draft shall be reviewed and approved by the Environmental Planning Section prior to the issuance of the first building permit. The final version of the information sheet shall be provided to the new homeowner at settlement.

LOTS INCLUDED IN PHASE I

SHEET #	LOT/BLOCK
1	44 A, 45 A, 46 A, 47 A
2	42 A, 43 A, 1 B, 2 B, 3 B, 4 B
3	1 A, 2 A, 3 A, 4 A, 5 A, 6 A
4	7 A, 8 A, 9 A, 10 A, 11 A, 12 A, 13 A, 5 B
5	6 B, 7 B, 8 B, 9 B, 10 B, 11 B, 14 A, 15 A, 16 A, 17 A
6	18 A, 19 A, 20 A, 12 B, 13 B
7	21 A, 22 A, 23 A, 24 A, 15 B, 14 B
8	PARCEL 'A', PARCEL 'B'

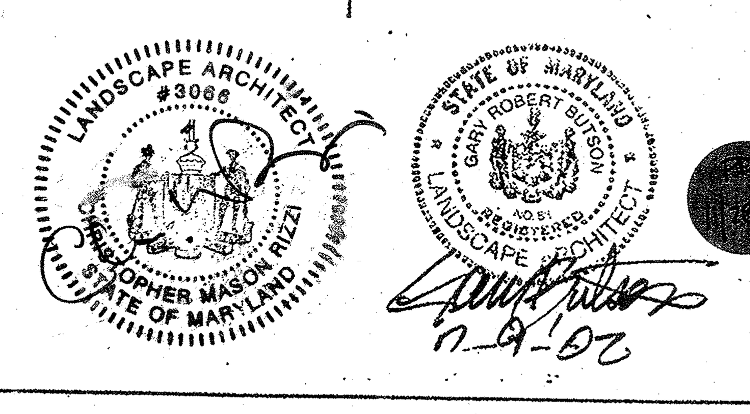
LOTS INCLUDED IN PHASE II

SHEET#	LOT/BLOCK
1	15 B, 16 B, 17 B, 18 B, 24 A, 25 A, 26 A, 27 A, 28 A
2	19 B, 20 B, 21 B, 22 B, 23 B, 29 A, 30 A, 31 A, 32 A, 33 A
3	34 A, 35 A, 36 A, 24 B, 25 B
4	37 A, 38 A, 39 A, 26 B, 27 B, 28 B
5	40 A, 41 A, 29 B

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPI I / 76 / 02

	Approved by	Date
	J. L. Stasz	29 July 02
01	J. L. Stasz	13 Jan. 03
02	J. L. Stasz	3 Feb. 04
03	P. Vance	2/18/11
04		
05		
06		

~~M-NCPPC~~
~~Prince George's County Planning Department~~
~~Natural Resources Division~~
~~APPROVAL~~
~~TREE CONSERVATION PLAN~~
~~TCP II/76/02~~
~~BY DATE~~



11-9-02

PHASE I AND PHASE II

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
5010 SUNNYSIDE AVENUE - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 982-1781 FAX (301) 982-1994

RIVERGATE ESTATES
P.B. P.N.O.
PISCATAWAY (5TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP DETAILS

REVISIONS
12-5-02 DETAILS FOR PHASE II ADDED.
WORKSHEET REVISED TO INCLUDE TOTALS FOR PHASE I AND II.
LOT CHART ADDED PER PHASE
1-30-04 worksheet revised to match ind. lot charts and amended E.S.D.
10/2010 Updated Woodland Cons. Worksheet & TCP II Ph 1 & 2 Comps.

DATE: MARCH 2002
DWN. PAV
CHECKED GB
SCALE: AS SHOWN
PROJECT/FILE NO. 00045
SHEET NO. PHASE I 9 OF 9
PHASE II 6 OF 6

DWG: 00065701.DWG