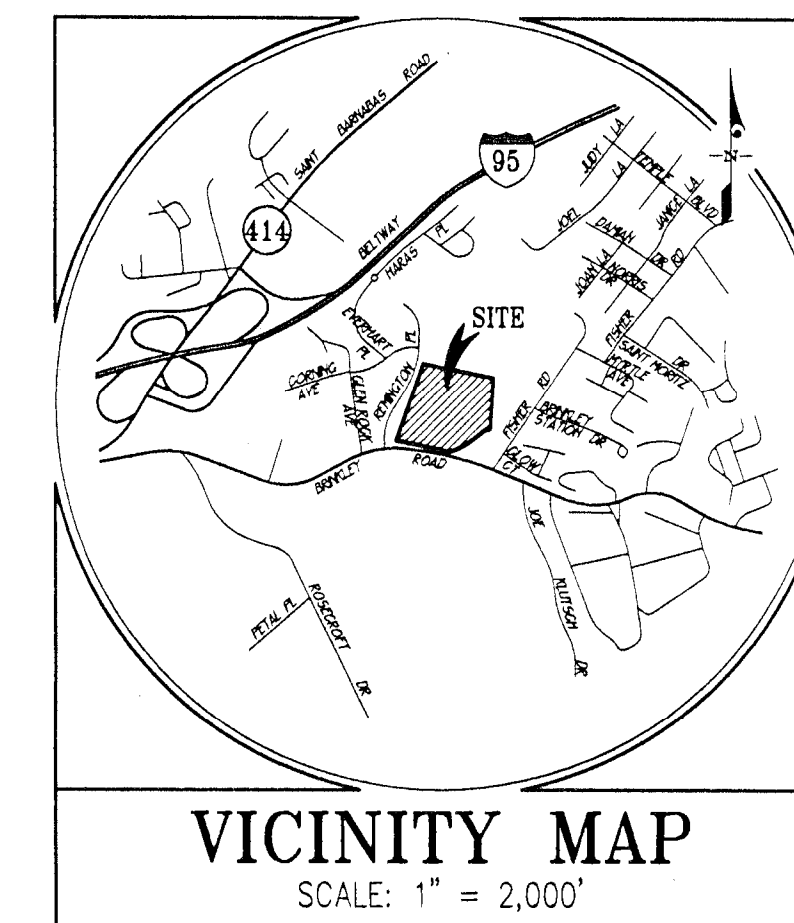


48 Hours  
Before You Dig  
Call  
"MISS UTILITY"  
Service Protection Center  
MEMBER  
ONE CALL SYSTEMS INTERNATIONAL  
CALL TOLL FREE  
1-800-257-7777

# TRINITY TERRACE

## TYPE II TREE CONSERVATION PLAN

### LOTS 2-77 & PARCEL 'C'; BLOCK "A"



#### GENERAL NOTES

1. APPLICANT: ELM STREET DEVELOPMENT  
ATTN: JUDE BURKE  
1355 BEVERLY ROAD, SUITE 240  
MCLEAN, VIRGINIA 22101  
TEL: 703-734-9730
2. OWNER: ROMAN CATHOLIC ARCHBISHOP OF WASHINGTON  
P.O. BOX 24260  
WASHINGTON, D.C. 20017
3. 200 FOOT MAP REFERENCE: 208 SE 03
4. TAX MAP / GRID: 96 F-3
5. BOUNDARY PER PLAT OF SUBDIVISION ENTITLED: LOT 3 AND PARCEL 'B' TRINITY TERRACE RECORDED IN P.B. REF# 95 P. No. 28
6. AERIAL TOPOGRAPHY BY M-NCPPC AND IS SUBJECT TO FIELD VERIFICATION.
7. THERE ARE NO KNOWN HISTORIC RESOURCES OR CEMETERIES ON THIS PROPERTY.
8. SOILS INFORMATION SHOWN WAS OBTAINED FROM THE PRINCE GEORGES COUNTY SOIL SURVEY.
9. NATURAL RESOURCES INVENTORY BY MCCARTHY & ASSOCIATES, APPROVED SEPTEMBER, 2005.
10. WATERS OF THE U.S. / WETLANDS DELINEATION BY MCCARTHY & ASSOCIATES, APPROVED JURISDICTIONAL DETERMINATION JANUARY, 2006.
11. GRADING AND LIMITS OF DISTURBANCE ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
12. STORM DRAIN AND WATER/SEWER SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED PLANS.
13. STORMWATER MANAGEMENT POND DESIGN IS SUBJECT TO FINAL APPROVAL BY D.E.R. ALL FINAL SWM POND LANDSCAPING WILL BE SHOWN ON THOSE PLANS.
14. APPROVED PRELIMINARY PLAN #4-05071, MAY, 2006.
15. APPROVED TYPE I TREE CONSERVATION PLAN TCP/1/3/15-02, MAY, 2006.
16. APPROVED STORMWATER MANAGEMENT CONCEPT PLAN #31102-2005
- APPROVAL DATE: MAY, 2006.  
EXPIRATION DATE: MAY, 2009.
17. EXISTING 100-YEAR FLOODPLAIN STUDY: FPS# 200626 APPROVED
18. EXISTING AND PROPOSED WATER AND SEWER SERVICE CATEGORIES S-3 AND A-3.
19. THE DEVELOPER, THEIR HEIRS, SUCCESSORS AND/OR ASSIGNS SHALL DISPLAY IN THE SALES OFFICE ALL THE PLANS APPROVED BY THE PLANNING BOARD FOR THIS SUBDIVISION, INCLUDING ALL EXTERIOR ELEVATIONS OF ALL APPROVED MODELS, DETAILED SITE PLANS, LANDSCAPE AND FOREST CONSERVATION PLANS.
20. ALL INTERIOR ROADWAYS WILL BE PRIVATELY MAINTAINED.

#### EXISTING UTILITIES NOTES:

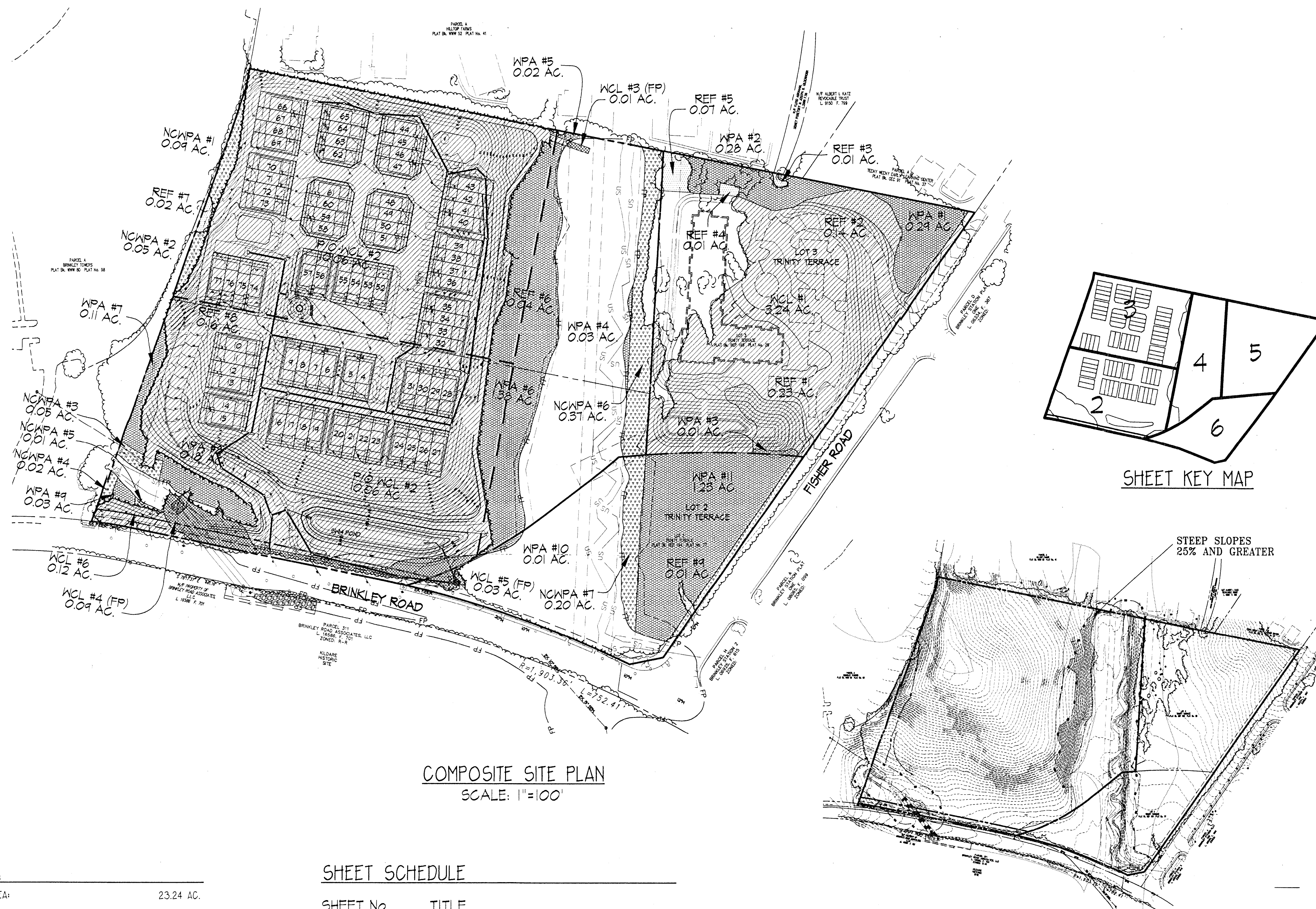
1. UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM AVAILABLE RECORDS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
3. FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
4. FOR FIELD LOCATION OF GAS LINE SERVICES, PLEASE NOTIFY WASHINGTON GAS LIGHT CO., 703-750-0000, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
5. OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. GUTSCHICK, LITTLE & WEBER, P.A., SHALL BE NOTIFIED IMMEDIATELY OF ANY AND ALL UTILITY INFORMATION OMISSIONS AND ADDITIONS FOUND BY ANY CONTRACTOR.
6. DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSONS, TRUCKS, TRAILERS, OR EQUIPMENT USED ON OR ADJACENT TO THE SITE.

#### SITE DATA

TOTAL SITE AREA:	23.24 AC.
PARCEL 'B' SITE AREA:	15.12 AC.
100 YEAR FLOODPLAIN:	3.96 AC.
100 YEAR FLOODPLAIN - PARCEL 'B':	2.48 AC.
NET TRACT AREA:	19.28 AC.
NET TRACT AREA - PARCEL 'B':	12.64 AC.
ZONING:	R-18C

#### SHEET SCHEDULE

SHEET No.	TITLE
1	TCP/II COVER SHEET
2	TYPE II TCP - CURRENT (PARCEL B)
3	TYPE II TCP - CURRENT (PARCEL B)
4	TYPE II TCP - CURRENT (PARCEL B)
5	TYPE II TCP - LOT 3
6	TYPE II TCP - LOT 2
7	TCP/II DETAILS & NOTES



COMPOSITE SITE PLAN  
SCALE: 1"=100'

EXISTING SLOPES PLAN  
SCALE: 1"=200'

M-NCPPC APPROVALS			
PROJECT NAME:	Brinkley Road		
PROJECT NUMBER:	OSP - 0602P		
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revisions Listed Below Apply to This Sheet.			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
1	7-12-07	NR	5-28-08

M-NCPPC APPROVAL	
PRINCE GEORGES COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION	
APPROVAL TREE CONSERVATION PLAN TCP/II / 83 / 02	
APPROVED BY:	DATE:
K. Finch	9/03/2002
4-16-08	11/6/08
01	
02	
03	
04	
05	

I hereby certify that this Tree Conservation Plan (TCP II) has been prepared in accordance with the Maryland Forest Conservation Act, and the Prince Georges County Woodland Conservation Technical Manual, effective September 1, 1997.

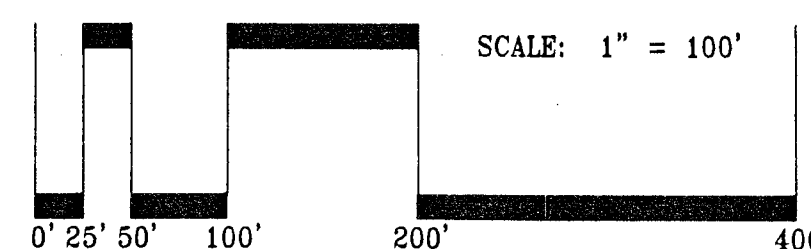
Signature: *Kevin A. Foster* 4/3/08  
Kevin A. Foster  
Maryland Registered Landscape Architect No. 807  
STATE OF MARYLAND

THIS TCP/II SUPERCEDES PREVIOUSLY APPROVED TCP/II/83/02, BY PHOENIX LAND DESIGN, 1.30.2002

#### GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 350 - BURNING WOOD OFFICE PARK  
BURNING WOOD, MARYLAND 20866

DATE	REVISION	BY	APPR.
4/7/2008	REVISION PER SEWER UTILITY CONNECTION CHANGE & APPROVED FLOODPLAIN	LSG	KAF
4/3/2007	REVISED PER RETAINING WALL & STORM DRAIN REVISIONS	LSG	KAF
7/27/2005	REVISED TO INCLUDE ALL LOTS SHOWN ON PREVIOUS TCP/II AND REV. CALCULATIONS	LSG	KAF



PREPARED FOR:  
ELM STREET DEVELOPMENT  
1355 BEVERLY ROAD  
SUITE 240  
MCLEAN, VIRGINIA 22101  
MR. JUDE BURKE  
703-734-9730

#### TYPE II TREE CONSERVATION PLAN COVER SHEET

TRINITY TERRACE  
LOTS 2-77 AND PARCEL 'C', BLOCK "A"

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	R-18C	05027
DATE	TAX MAP - GRID	SHEET
DEC, 2006	96-F3	1 OF 7



48 Hours  
Before You Dig  
Call  
"MISS UTILITY"  
Service Protection Center

MEMBER  
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE  
1-800-257-7777

P/O REF #8  
0.16 AC.

MATCHLINE SEE SHEET 3

P/O  
WPA #6  
138 AC

WPA #7  
0.11 AC.

P/O WCL #2  
10.06 AC.

WPA #8  
0.18 AC

NCWPA #3  
0.05 AC

NCWPA #5  
0.01 AC.

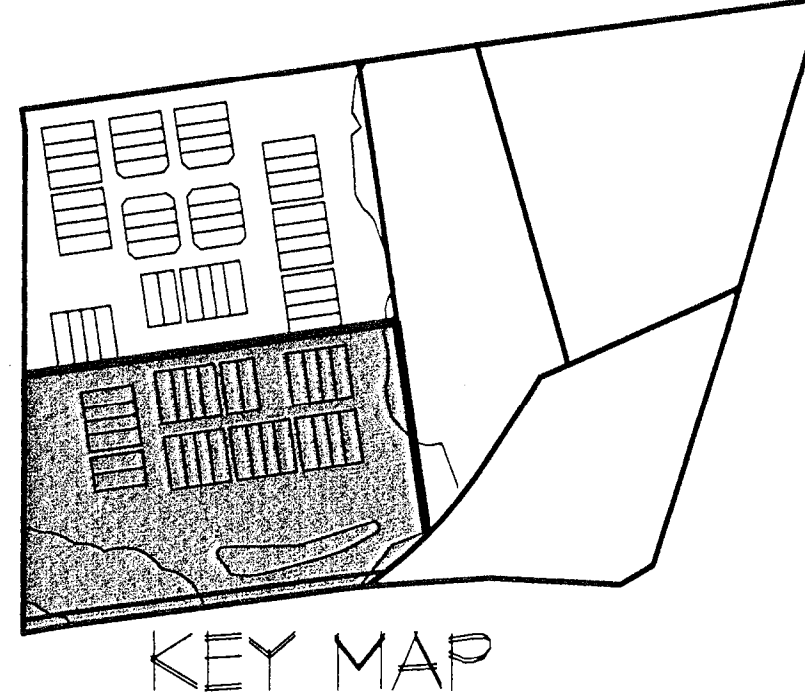
WCL #6  
0.12 AC.

WCL #5 (FP)  
0.03 AC.

WCL #4 (FP)  
0.33 AC

NCWPA #4  
0.02 AC.

WPA #9  
0.03 AC.



M-NCPPC ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII / 83 / 02	
APPROVED BY K. Finch	DATE 9/03/2002
01	01/16/08
02	
03	
04	
05	

I hereby certify that this Tree Conservation Plan (TCP II) has been prepared in accordance with the Maryland Forest Conservation Act, and the Prince George's County Woodland Conservation Technical Manual, September 1990.

Signature:   
Kevin A. Foster  
Maryland Registered Landscape Architect  
STATE OF MARYLAND

MATCHLINE SEE SHEET 4

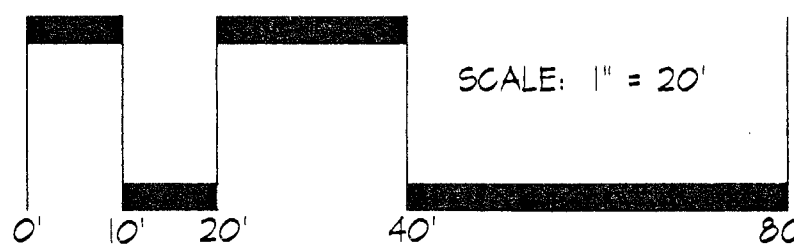
M-NCPPC APPROVALS			
PROJECT NAME:	Brinkley Road		
PROJECT NUMBER:	DSP-06028		
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revisions Listed Below Apply to This Sheet.			
Approval #	Approval Date	Reviewer's Initials	Certification Date
	7-12-07	NR	5-28-08

- WOODLAND PRESERVATION AREA
- NON-CREDITED WOODLAND PRESERVATION AREA
- WOODLAND REFORESTATION AREA
- WOODLAND CLEARED
- WOODLAND CLEARED IN FLOODPLAIN
- TREE PROTECTION FENCE PRESERVATION AREAS
- TREE PROTECTION FENCE REFORESTATION AREAS

APPROVED PLAN  
DSP06028

GLWGUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTSMVILLE OFFICE PARK  
BURTSMVILLE, MARYLAND 20868

DATE	REVISION	BY	APP'R.
4/7/2008	REVISION PER SEWER UTILITY CONNECTION CHANGE & APPROVED FLOODPLAIN	LSG	KAF
4/3/2007	REVISION PER RETAINING WALL & STORM DRAIN REVISIONS	LSG	KAF
2/21/2006	REVISION TO INCLUDE ALL LOTS INCLUDED ON PREVIOUS TCPII AND REV. CALCULATIONS	LSG	KAF



PREPARED FOR:  
ELM STREET DEVELOPMENT  
1355 BEVERLY ROAD  
SUITE 240  
MCLEAN, VIRGINIA 22101  
MR. JUDE BURKE  
703-734-9730

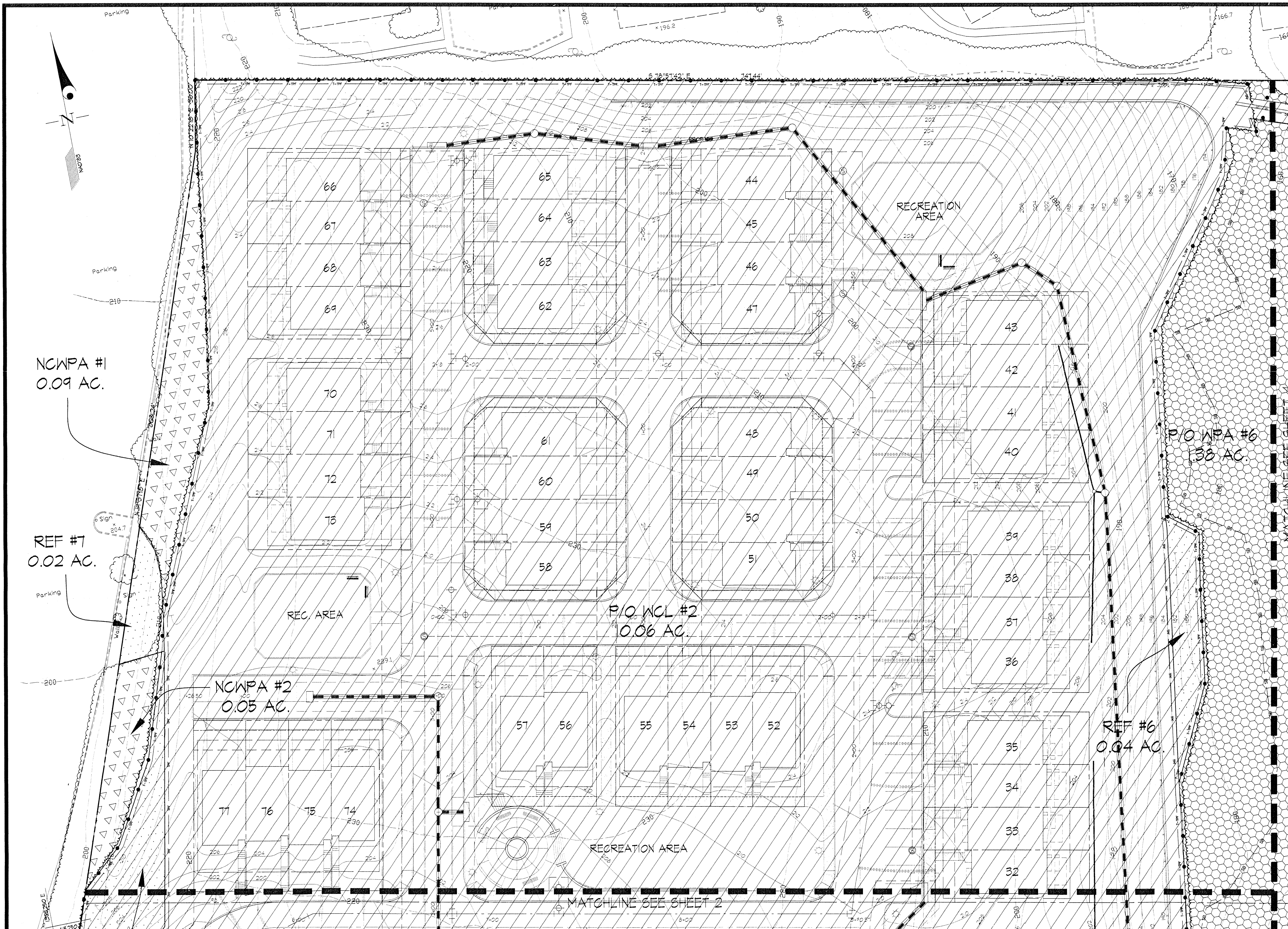
TYPE II TREE CONSERVATION PLAN  
TRINITY TERRACE  
LOTS 2-77 AND PARCEL 'C', BLOCK 'A'

OXON HILL ELECTION DISTRICT NO. 12

PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=20'	R-18C	05027
DATE	TAX MAP - GRID	SHEET
DEC, 2006	96-F3	2 OF 7

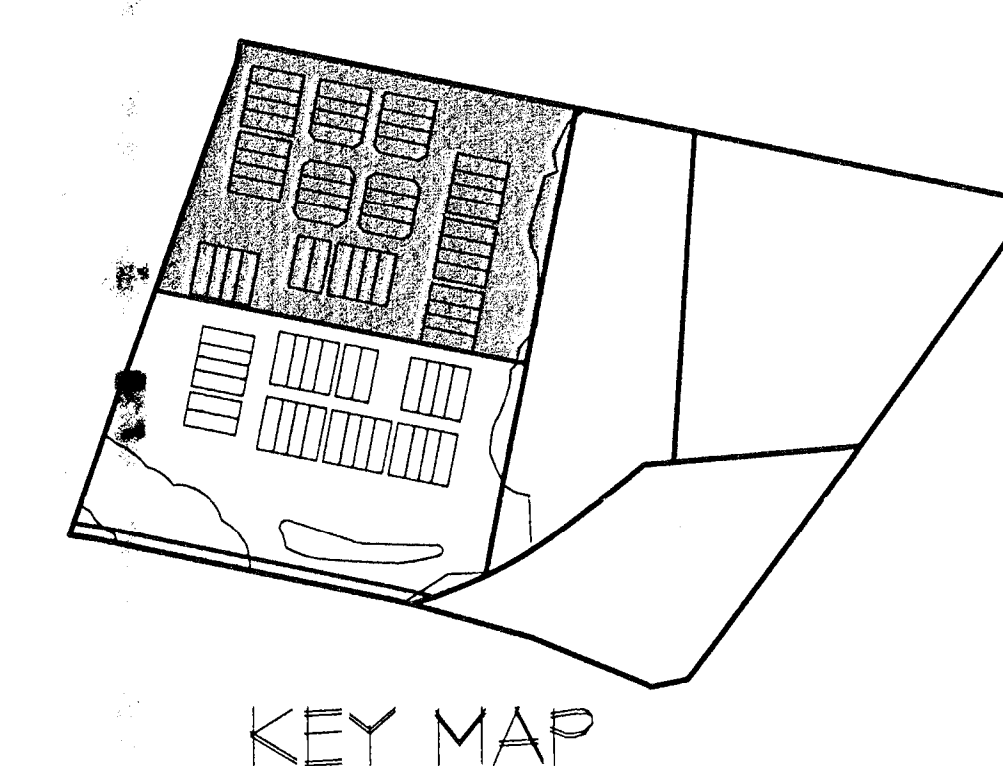




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CALL TOLL FREE  
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- NON-CREDITED WOODLAND PRESERVATION AREA
- WOODLAND REFORESTATION AREA
- WOODLAND CLEARED
- WOODLAND CLEARED IN FLOODPLAIN
- TREE PROTECTION FENCE PRESERVATION AREAS
- TREE PROTECTION FENCE REFORESTATION AREAS

M-NCPPC  
PRINCE GEORGES COUNTY PLANNING DEPARTMENT  
ENVIRONMENTAL PLANNING SECTION  
APPROVAL  
TREE CONSERVATION PLAN  
TCPII / 83 / 02

APPROVED BY: K. Finch  
DATE: 9/03/2002

01 JL Burke  
02  
03  
04  
05

APPROVED PLAN

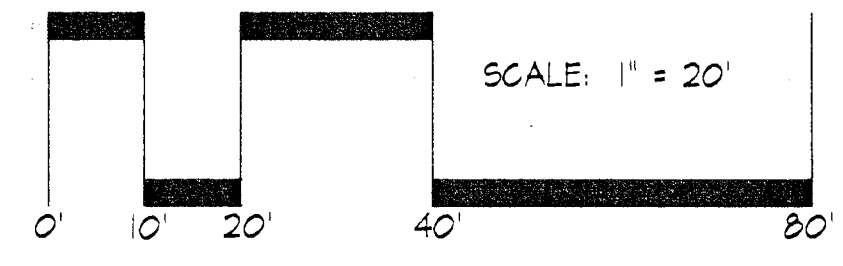
I hereby certify that this Tree Conservation Plan (TCP II) has been prepared in accordance with the Maryland Forest Conservation Act, and the Prince Georges County Woodland Conservation Technical Manual, effective September 1, 1997.

Signature: K. Foster  
Karin A. Foster  
Maryland Registered Landscape Architect No. 8076

USP06028

M-NCPPC APPROVALS			
PROJECT NAME: <i>Brinkley Road</i>			
PROJECT NUMBER: <i>DSP-06028</i>			
For Conditions of Approval use Site Plan Cover Sheet or Approval Sheet. Revisions Listed Below Apply to This Sheet			
Approval of Revision #	Approval Date	Reviewer's Initials	Certification Date
	<i>7-12-07</i>	<i>NR</i>	<i>5-28-08</i>

GLWGUTSCHICK LITTLE & WEBER, P.A.			
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3809 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK BURTNSVILLE, MARYLAND 20866			
4/7/2008	REVISION PER SEWER UTILITY CONNECTION CHANGE & APPROVED FLOODPLAIN	LSG	
4/3/2007	REVISED PER RETAINING WALL & STORM DRAIN REVISIONS	TSZ	KAF
12/21/2006	REVISED TO INCLUDE ALL LOTS SHOWN ON PREVIOUS TCPII AND REVISED CALCULATIONS	LSG	KAF
	REVISION	BY	APPR



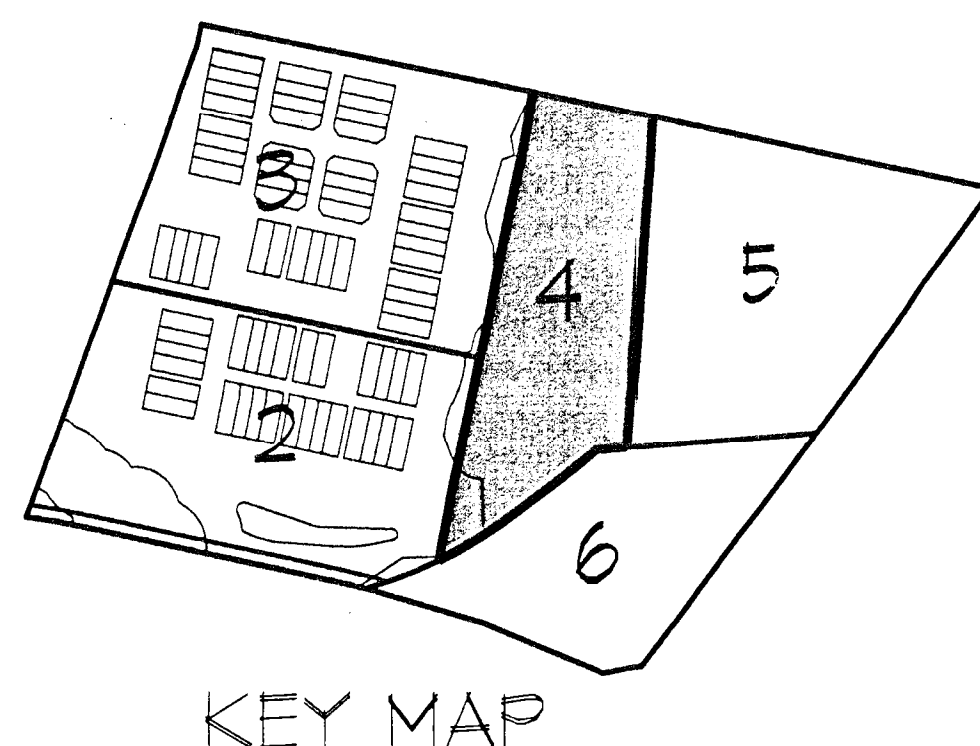
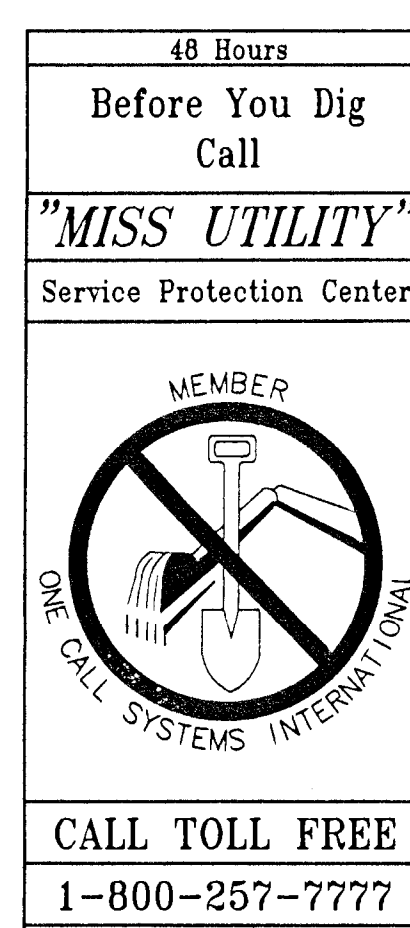
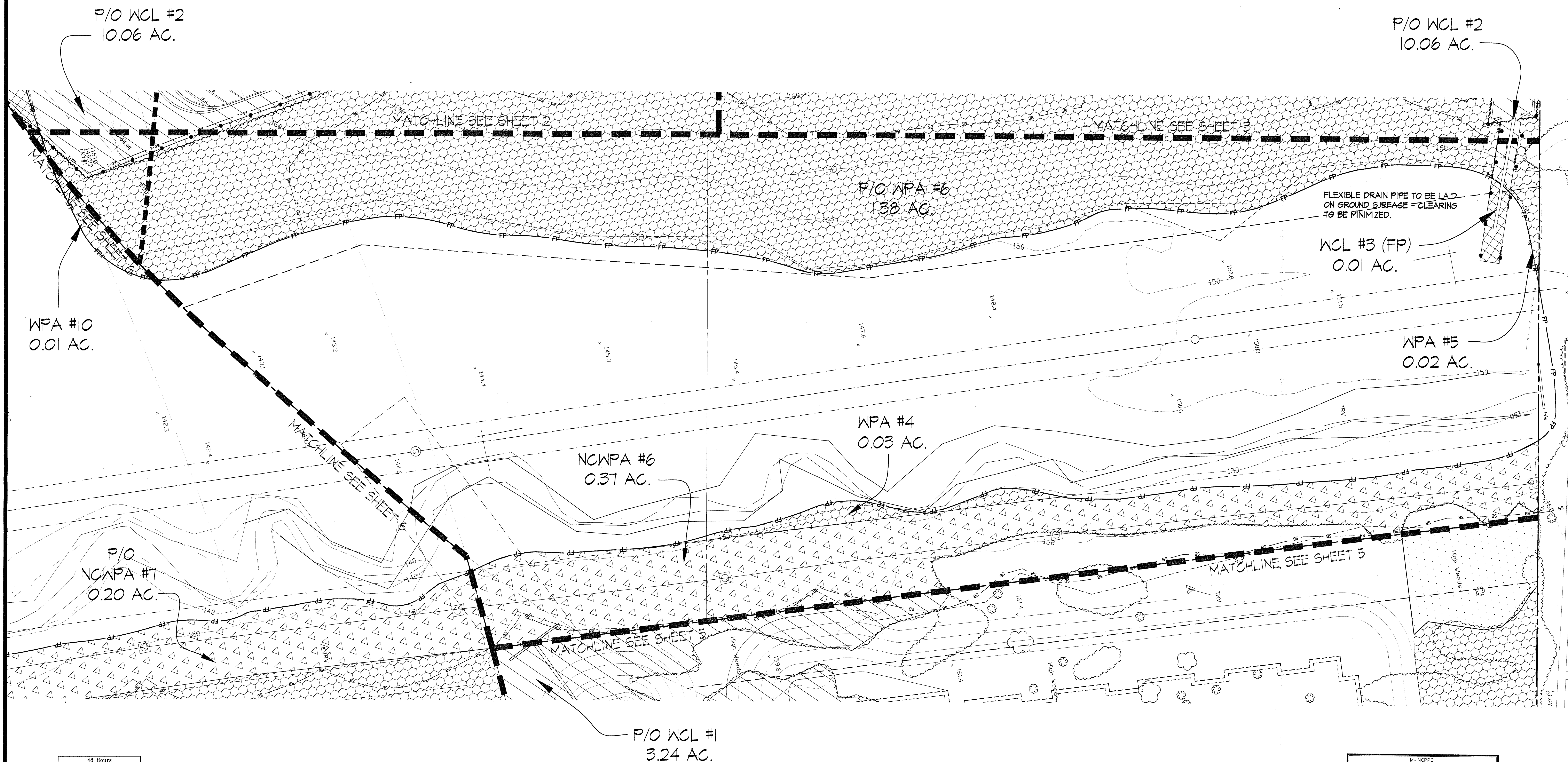
PREPARED FOR:  
ELM STREET DEVELOPMENT  
1355 BEVERLY ROAD  
SUITE 240  
McLEAN, VIRGINIA 22101  
MR. JUDE BURKE  
703-734-9730

TYPE II TREE CONSERVATION PLAN  
TRINITY TERRACE  
LOTS 2-77 AND PARCEL 'C', BLOCK 'A'

OXON HILL ELECTION DISTRICT NO. 12  
PRINCE GEORGES COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 20'	R-18C	05027
DATE	TAX MAP - GRD	SHEET
DEC, 2006	96-F3	3 OF 7





- WOODLAND PRESERVATION AREA
- NON-CREDITED WOODLAND PRESERVATION AREA
- WOODLAND REFORESTATION AREA
- WOODLAND CLEARED
- WOODLAND CLEARED IN FLOODPLAIN

- TREE PROTECTION FENCE PRESERVATION AREAS
- TREE PROTECTION FENCE REFORESTATION AREAS

M-NCPPC APPROVALS			
PROJECT NAME: Brinkley Road			
PROJECT NUMBER: DSP-06028			
For Conditions of Approval, see the Final Cover Sheet or Approval Sheet. Revisions Listed Below Apply to This Sheet.			
Approval of	Approval Date	Reviewer's Initials	Certification Date
7-12-07	NR	5-28-08	

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII 83 / 02			
APPROVED BY:	DATE:		
K. Finch	9/03/2002		
J. R. R. R.	4/16/08		

**APPROVED PLAN**  
DSP06028

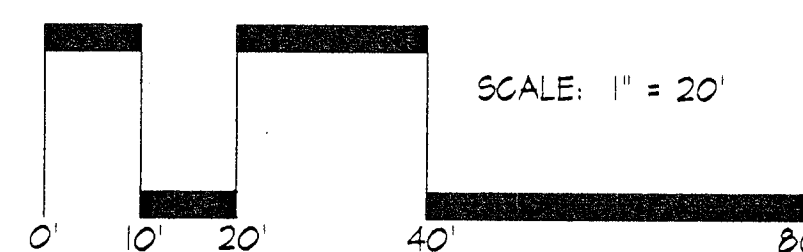
I hereby certify that this Tree Conservation Plan (TCP II) has been prepared in accordance with the Maryland Forest Conservation Act, and the Prince George's County Woodland Conservation Technical Manual, effective 10/1/90.

Signature: *K. Foster* 9/30/08  
Kevin A. Foster  
Maryland Registered Landscape Architect No. 1007

STATE OF MARYLAND  
PRINCE GEORGE'S COUNTY

**GLWG** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20866

DATE	REVISION	BY	APP'D.
4/7/2008	REVISION PER SEWER UTILITY CONNECTION CHANGE & APPROVED FLOODPLAIN	LSG	
4/3/2007	REVISION PER RETAINING WALL & STORM DRAIN REVISIONS	TSZ	KAF
12/21/2006	REVISION TO INCLUDE ALL LOTS SHOWN ON PREVIOUS TCPII AND REVISED CALCULATIONS	LSG	KAF



PREPARED FOR:  
ELM STREET DEVELOPMENT  
1355 BEVERLY ROAD  
SUITE 240  
MCLEAN, VIRGINIA 22101  
MR. JUDE BURKE  
703-734-9730

TYPE II TREE CONSERVATION PLAN  
**TRINITY TERRACE**  
LOTS 2-77 AND PARCEL 'C', BLOCK 'A'

SCALE	ZONING	G. L. W. FILE NO.
1"=20'	R-18C	05027
DATE	TAX MAP - GRID	SHEET
DEC, 2006	96-F3	4 OF 7

OXON HILL ELECTION DISTRICT NO. 12

PRINCE GEORGE'S COUNTY, MARYLAND






- 
- WOOLAND PRESERVATION AREA
- NON-CREDITED WOOLAND PRESERVATION AREA
- WOOLAND REFORESTATION AREA
- WOOLAND CLEARED
- WOOLAND CLEARED IN FLOODPLAIN
- WOOLAND CLEARED IN FLOODPLAIN

M-ND99C	
FRANCE GEORGES COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION	
APPROVAL	
TREE CONSERVATION PLAN	
TCP# / 83 / 02	
APPROVED BY	DATE
K. Finch	9/03/2002
01 <i>J. R. Smith</i>	4/14/08
02	
03	
04	
05	

GSP06028

[illegible]

I hereby certify that this Tree Conservation Plan (TCP II) has been prepared in accordance with the Maryland Forest Conservation Act, and the Prince George's County Woodland Conservation Technical Manual, effective September 1, 2007.

Signature: Kevin A. Foster 4/30/08 

APPROVED PLAN

SCALE 1"=20'	ZONING R-18C	G. L. W. FILE N 05027
DATE DEC, 2006	TAX MAP - GRID 96-F3	SHEET 5 OF 7

GLWGUTSCHICK LITTLE &amp; WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866

4/7/2008	REVISION PER SEWER UTILITY CONNECTION CHANGE & APPROVED FLOODPLAIN
4.3.2007	REVISED PER RETAINING WALL & STORM DRAIN REVISIONS
12/21/2006	REVISED TO INCLUDE ALL LOTS SHOWN ON PREVIOUS TCPIII AND REVISED CALCULATIONS
DATE	REVISION

LSG	
TSZ	KAF
LSG	KAF
BY	APP'R.

SCALE: 1" = 20'

PREPARED FOR:  
ELM STREET DEVELOPMENT  
1355 BEVERLY ROAD  
SUITE 240  
MCLEAN, VIRGINIA 22101  
MR. JUDE BURKE  
703-734-9730

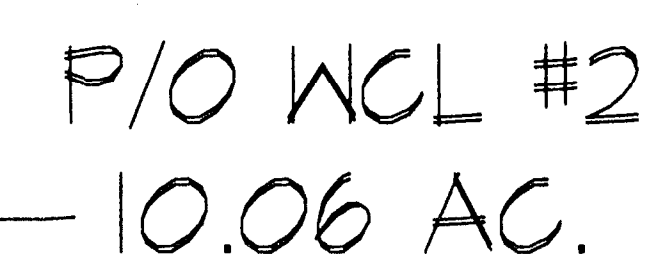
TYPE II TREE CONSERVATION PLAN

**TRINITY TERRACE**  
LOTS 2-77 AND PARCEL 'C'; BLOCK "A"

OXON HILL ELECTION DISTRICT NO. 12

PRINCE GEORGE'S COUNTY, MARYLAND





WPA #10  
0.01 AC.

WCL #5 (FP)  
0.03 AC.

NCWPA #7  
0.20 AC.

WPA #11  
1.23 AC

NCWPA #8  
- 0.09 AC.

REF #9  
0.01 AC

M-NCPPC  
PRINCE GEORGES COUNTY PLANNING DEPARTMENT  
ENVIRONMENTAL PLANNING SECTION

**APPROVAL**  
**TREE CONSERVATION PLAN**  
**TCPII / 83 / 02**

	APPROVED BY _____	DATE _____
	K. Finch	9/03/2002
01	<i>JL [Signature]</i>	4/16/08
02		
03		
04		
05		

I hereby certify that this Tree Conservation Plan (TCP II) has been prepared in accordance with the Maryland Forest Conservation Act, and the Prince George's County Woodland Conservation Technical Manual, effective 1990, 1990.

Signature: Kevin A. Foster 4/23/08  
Kevin A. Foster  
Maryland Registered Landscape Architect

ation Act, and the Prince George  
effectively ended in 1990.

LONDON, ENGLAND

607

108

chill Not

KEVIN ASHMORE FORTIN  
STATE OF MARYLAND

[illegible]

WOODLAND PRESERVATION AREA

NON-CREDITED WOODLAND PRESERVATION AREA

WOODLAND REFORESTATION AREA

WOODLAND CLEARED

WOODLAND CLEARED IN FLOODPLAIN

0 100 200 300 400 500 600 700 800 900 1000

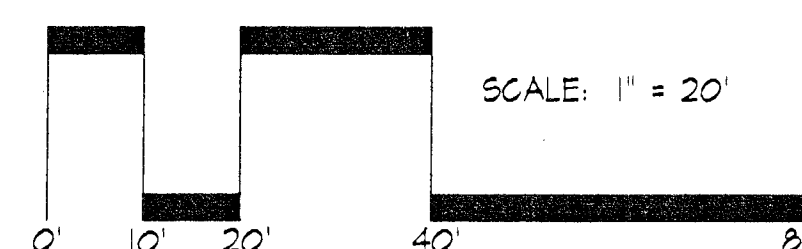
_____ T-TPF _____	TREE PROTECTION FENCE PRESERVATION AREAS
_____ TPF _____	TREE PROTECTION FENCE REFORESTATION AREAS

DSP06028

APPROVED BY AN

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866

4/7/2008	REVISION PER SEWER UTILITY CONNECTION CHANGE & APPROVED FLOODPLAIN	ISC		
4.3.2007	REVISED PER RETAINING WALL & STORM DRAIN REVISIONS	TS2		KAF
DATE	REVISION	BY		APPR



PREPARED FOR:  
ELM STREET DEVELOPMENT  
1355 BEVERLY ROAD  
SUITE 240  
MCLEAN, VIRGINIA 22101  
MR. JUDE BURKE  
703-734-9730

TYPE II TREE CONSERVATION PLAN

**TRINITY TERRACE**  
**LOTS 2-77 AND PARCEL 'C'; BLOCK "A"**

OXON HILL ELECTION DISTRICT NO. 12

PRINCE GEORGE'S COUNTY, MARYLAND

SCALE 1"=20'	ZONING R-18C	G. L. W. FILE No. 05027
DATE DEC. 2006	TAX MAP - GRID 96-F3	SHEET 6 OF 7



