

TYPE II TREE CONSERVATION PLAN

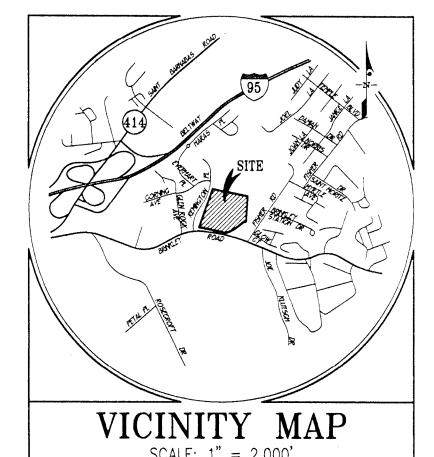
LOTS 2-77 & PARCEL 'C'; BLOCK "A"

NCWPA #6 = 0.37 AC. 5

MPA #1 123 AC

LOT 2 TRINTY TERRACE

TROUT THROOT PLAT DE DE 194 PLAT NO 7



GENERAL NOTES

1355 BEVERLY ROAD, SUITE 240

McLEAN, VIRGINIA 22101 TEL: 703-734-9730

ROMAN CATHOLIC ARCHBISHOP OF WASHINGTON P.O. BOX 29260

WASHINGTON, D.C. 20017

3. 200 FOOT MAP REFERENCE: 208 SE 03

4. TAX MAP / GRID: 5. BOUNDARY PER PLAT OF SUBDIVISION ENTITLED: LOT 3 AND PARCEL 'B' TRINITY TERRACE RECORDED IN P.B. REPI95 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 GEORGE'S 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.

TO CHANGE. 12. STORM DRAIN AND WATER/SEWER SHOWN ARE CONCEPTUAL AND ARE SUBJECT

II. GRADING AND LIMITS OF DISTURBANCE ARE PRELIMINARY 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 #4-05077, MAY, 2006.

15. APPROVED TYPE I TREE CONSERVATION PLAN TCPI/13/95-02, MAY, 2006.

16. APPROVED STORMWATER MANAGEMENT CONCEPT PLAN #37702-2005

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 W-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.

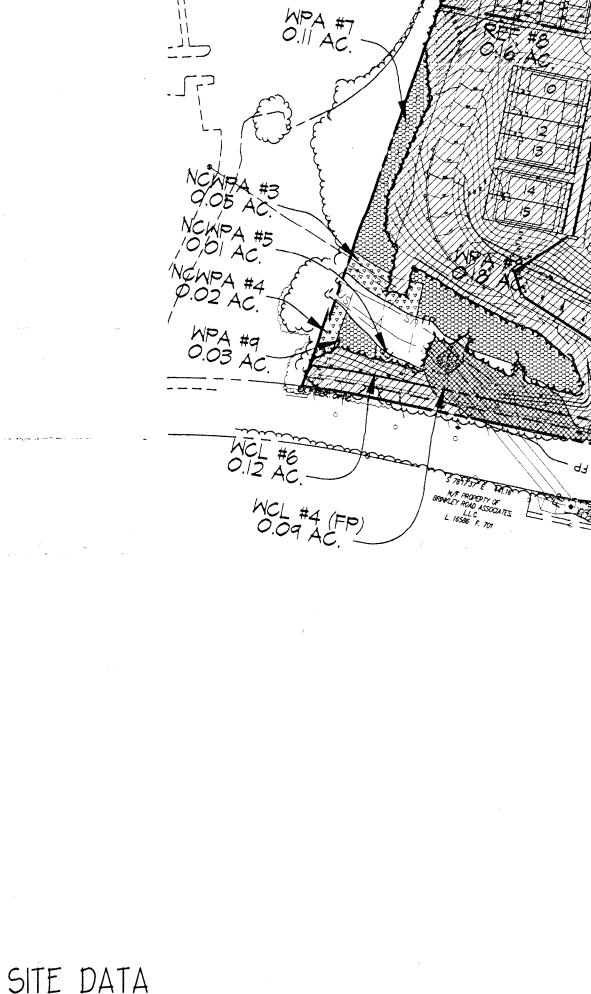
2. THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.

3. FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

WASHINGTON GAS LIGHT Co., 703-750-1000, 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.



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.

R-18C

SHEET SCHEDULE

SHEET No.	TITLE
	TOPII COVER SHEET
2	TYPE TCP - CURRENT (PARCEL E
3	TYPE TCP - CURRENT (PARCEL E
4	TYPE II TOP - CURRENT (PARCEL E
5	TYPE TCP - LOT 3

TYPE | TCP - LOT 2

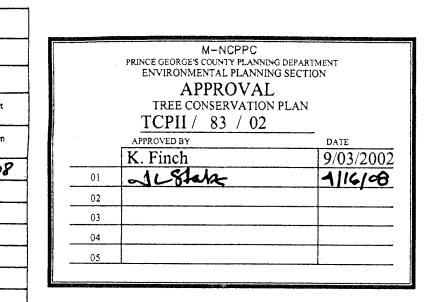
TCPII DETAILS & NOTES

COMPOSITE SITE PLAN

SCALE: |"=100"

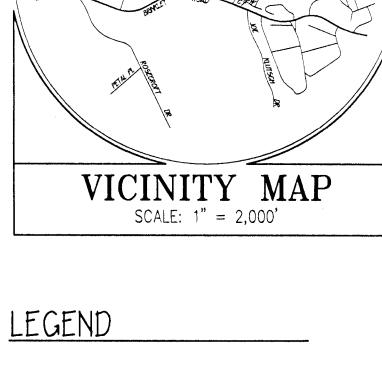
M-NCPPC APPROVALS PROJECT NAME: Brinkley Road PROJECT NUMBER: OSP - 0602Y For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet 7.12.07 NR 5.28.08

OXON HILL ELECTION DISTRICT NO. 12



EXISTING SLOPES PLAN

SCALE: |"=200



PROPOSED TOPOGRAPHY

PROPOSED TREE LINE

• • LIMIT OF DISTURBANCE

- US ----- WATERS OF THE U.S.

SB STREAM BUFFER

PROPOSED DWELLING UNIT

PROPOSED LIGHTING PROPOSED STORM DRAIN

PROPOSED SEWER

PROPOSED WATER

PRESERVATION AREA

PRESERVATION AREA WOODLAND

NON-CREDITED WOODLAND

REFORESTATION AREA

WOODLAND AREA CLEARED

WOODLAND CLEARED IN FLOODPLAIN

T-TPF ---- TREE PROTECTION FENCE PRESERVATION AREAS TREE PROTECTION FENCE REFORESTATION AREAS 08406058

05027

SHEET

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 Price Access County Woodland Conservation Technical Manual, effective September 1997

Maryland Registered Landscape Architect No. 80

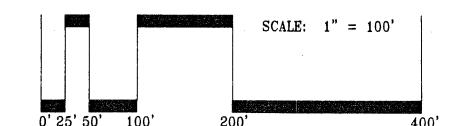
THIS TOPII SUPERCEEDS PREVIOUSLY APPROVED TCP11/83/02, BY PHOENIX LAND DESIGN, 9.30.2002

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 \CADD\DRAWINGS\05027\TCP\TCPII\05027 1 TCPC.dwg | DES. TSZ | DRN.LSG/DAN | CHK.KAF

4/7/2008 REVISION PER SEWER UTILITY CONNECTION CHANGE & APPROVED FLOODPLAIN
4.3.2007 REVISED PER RETAINING WALL & STORM DRAIN REVISIONS 1006 REVISED TO INCLUDE ALL LOTS SHOWN ON PREVIOUS TOPIL AND REV. CALCULATIONS REVISION

ZONING:



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

703-734-9730

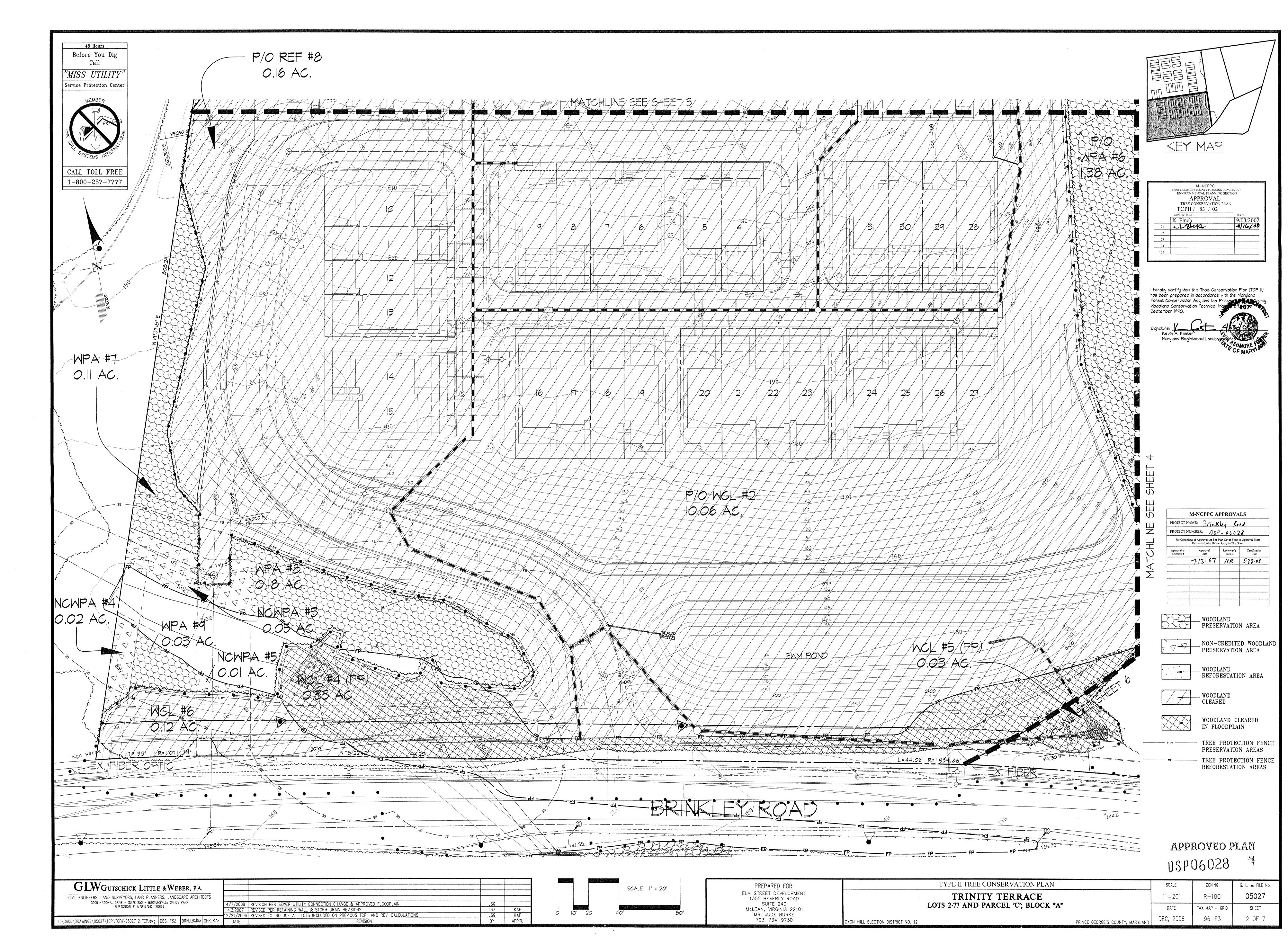
TYPE II TREE CONSERVATION PLAN COVER SHEET TRINITY TERRACE LOTS 2-77 AND PARCEL 'C'; BLOCK "A"

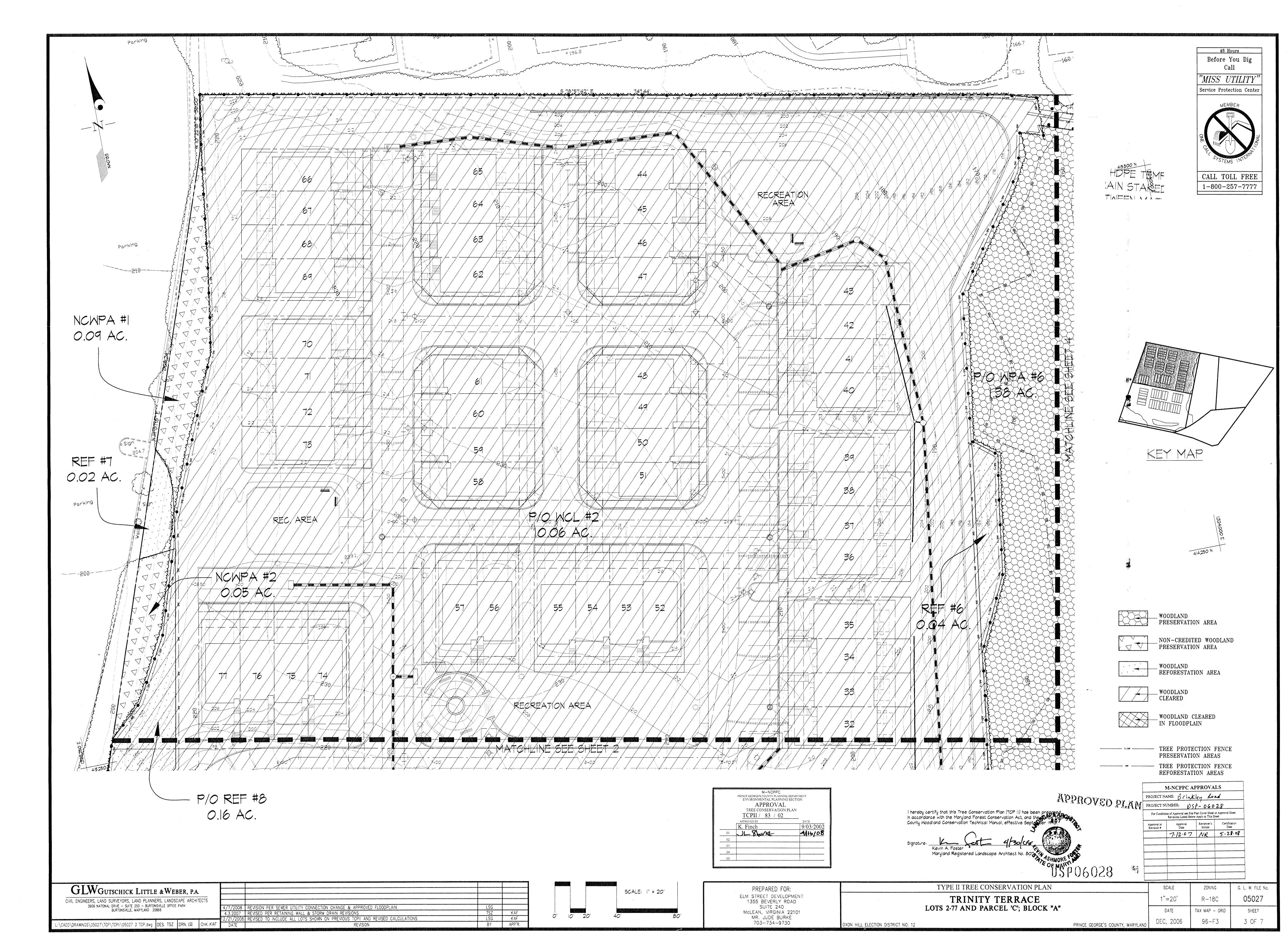
SHEET KEY MAP

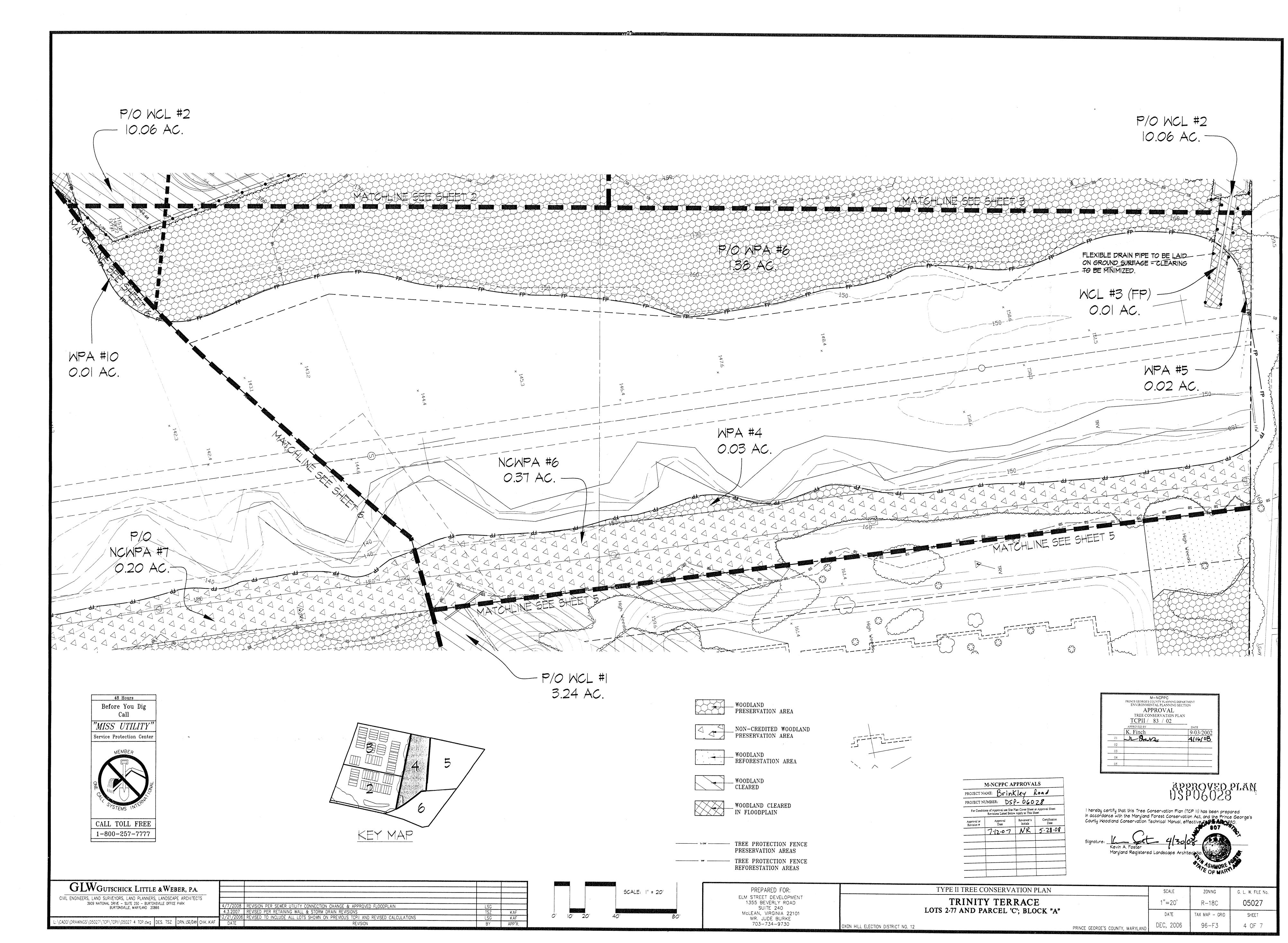
STEEP SLOPES

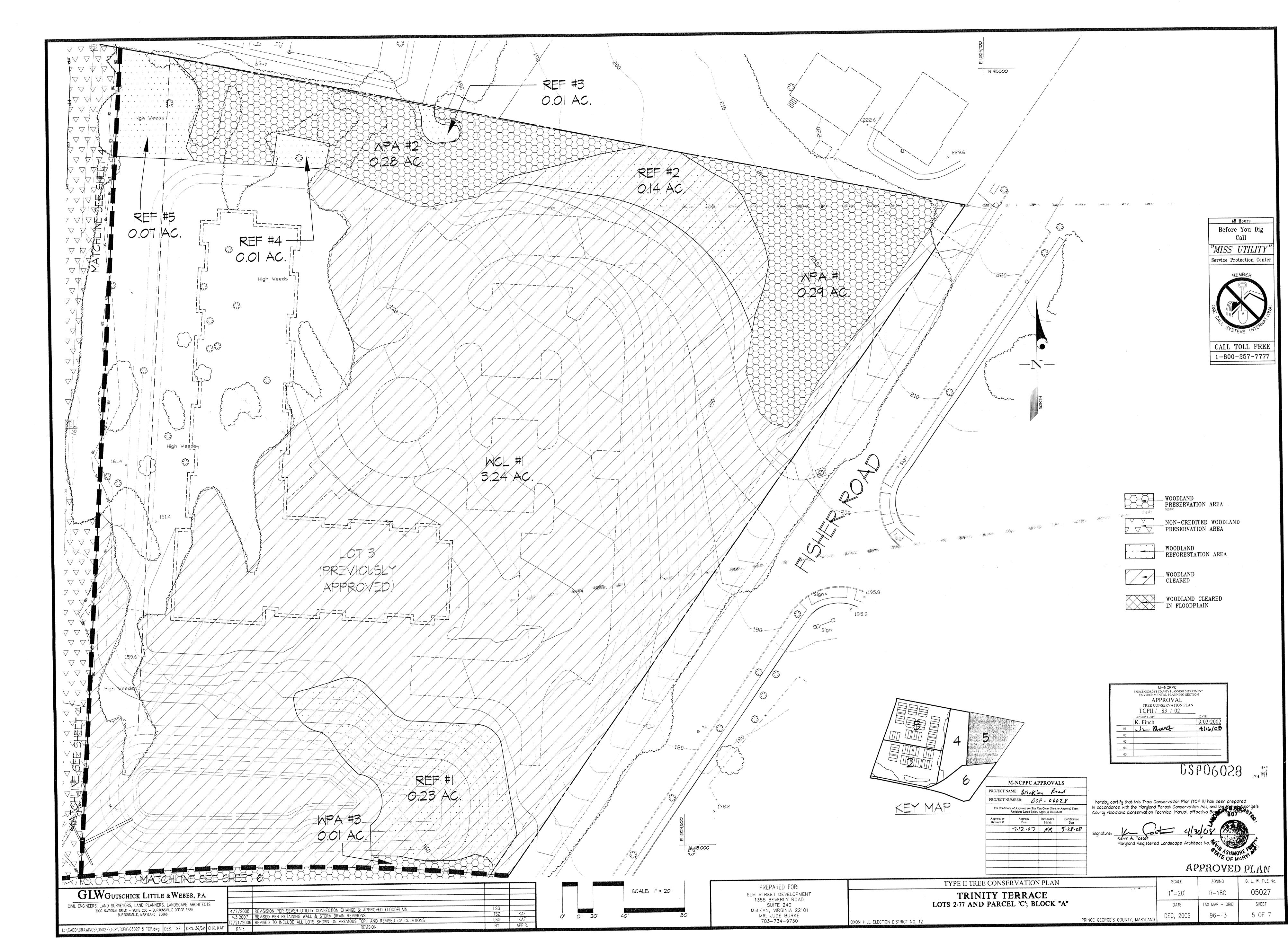
25% AND GREATER

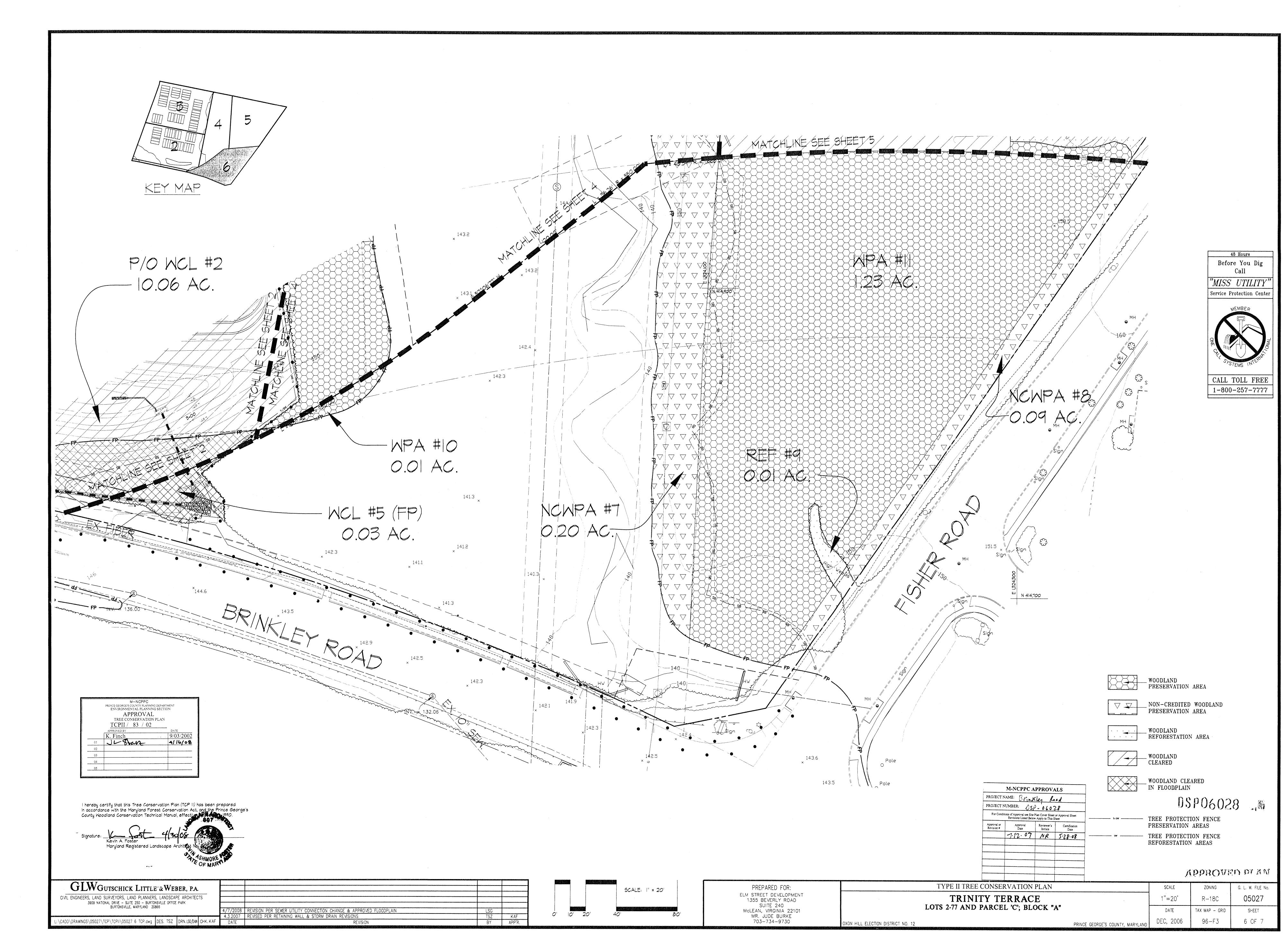
SCALE G. L. W. FILE No. R-18C AS SHOWN DATE AX MAP - GRID DEC, 2006 PRINCE GEORGE'S COUNTY, MARYLAND











TCP-11 PRE-CONSTRUCTION ACTIVITIES

- Prior to any disturbance of the site, the tree save lines shall be field located by surveying techniques and the appropriate tree protective device (see detail) shall be erected along these designated lines. Only after the tree protective devices have been installed shall any tree cutting or other clearing, grubbing or grading operations begin. All protection devices shall remain in place until all construction has ceased in the immediate vicinity. Devices shall be maintained throughout construction. Attachment of signs, or any other objects, to trees is prohibited. No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
- 2. After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on site, a pre-construction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate local inspectors shall attend.
- 3. Reforestation planting shall be done after the final grading is established, stabilized and approved by SCD. Reforestation techniques and methods must comply with the details and specifications provided hereon.

TCP-II NOTES FOR TREE CONSERVATION

- i. Any tree cutting or clearing on this site not in conformance with this plan or without the expressed written consent of the Planning Director or designee, shall be subject to the mitigation fee of \$1.50 per square foot of woodland damaged or destroyed.
- 2. The Department of Environmental Resources (DER) Inspectors Office, must be contacted prior to the start of any work on the site to address implementation of Tree Conservation Measures shown on this
- 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 in these 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 the Building Official until all required activities have been satisfied. Three copies of the bonds are submitted with the grading permit ap-
- 5. The location of all Tree Protection Devices (TPD's) shown on this Plan, shall be flagged or staked in the field prior to the pre-construction meeting with the DER inspectors. Upon approval of the flagged or staked TPD locations by the inspector, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial sediment controls. No cutting or clearing of trees may begin before final approval of the TPD installation.
- 6. All field personnel, including equipment operators and supervisors who might work or direct work in the vicinity of protected trees are to be instructed in techniques for avoiding damage to these trees.
- 7. The layout of the construction site shall provide for special, marked areas for fueling, oil changing and equipment maintenance, employee parking and for materials storage and stockpilling. These areas shall be located as to prevent the deposit of silt or the washing or leaching of petroleum products or other harmful substances, into the tree save
- 8. The following are not allowed within a tree save area: - Depositing of refuse, construction debris, spoil, petroleum products and vehicle or equipment waste water.
- Dumping of limbs, stumps, and other clearing debris. - Driving of any vehicle or equipment.
- Storage or stockpiling of materials and supplies. - Lighting of any fire, including cooking or warming fires.

protection limit or removed upon approval of the inspector.

9. Tree protection limits adjacent to preservation areas will be established and marked prior to interim grading and infrastructure construction and this will remain in place until construction is completed. These markings may remain in place or be relocated and be used for the ultimate tree

PLANTING SPECIFICATIONS FOR RE/AFFORESTATION AREAS

- I. Quantity: (see Plant Schedule)
- 2. Type: (see Plant Schedule).
- 3. Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 8" long. No more than twenty-five percent (25%) of the root system (both primary and auxiliary/fibrous) shall show evidence of being cut (pruned) or striped from the plant during the digging process. Substantial auxiliary/fibrous roots shall be present.

Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected.

Plants shall be shipped by the nursery immediately after lifting from the field or removal from the greenhouse, and planted immediately upon receipt by the landscape contractor.

If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering, until the time of planting.

- 4. Plant Handling: The quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.
- 5. Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. The most suitable months for planting are March and April, when the soil is moist. November and early December are also acceptable planting times for this region as cool and cloudy weather is considered ideal. Planting shall occur within one growing season of the issuance of grading/
- 6. Seedling Planting: Tree seedlings can be hand planted using a dibble bar or sharp-shooter shovel. It is important that the seedling be placed in the hole so that the roots can spread out naturally; they should not be twisted, balled up, or bent. Moist soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots collars lie just below the ground surface. Air pockets should not be left after closing the hale which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another method, the Landscape Architect must be contacted and give his approval before planting may begin. Mechanical row planting is allowed as an alternative planing method for Planting Areas 19, 20 \$
- 7. Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory. If Mechanical row planting is used, all plant species required for each area shall be mixed together prior to placement on the planting machine to provide a random species planing configuration.
- 8. Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to, and according to the instructions provided by:

The Soil Testing Laboratory Agronomy Department, H.J. Patterson Hall University of Maryland College Park, Maryland 20742.

CONTINUED

PLANTING SPECIFICATIONS FOR RE/AFFORESTATION AREAS

These field tests will be processed for \$5 each, which includes the soil laboratory sending the test results to the Cooperative Extension Service of Prince George's County at the University of Maryland, who will then make recommendations for improving the existing soil. The soil will be tested and re:commended for corrections of soil texture, pH, magnesium, phosphorous, potaissium, calcium and organic matter.

- 9. Soil improvement Measures: The soil shall then be improved according to the recommendations made by the Cooperative Extension Service.
- 10. Fencing & Signage: Permanent tree protection fence (split rail fence) shall be placed at the rear of all lots that abut afforestation areas. (See Afforestation Area Fence Detail) The fencing and afforestation areas abutting proposed lots is subject to further evaluation at the time of builder site plans.
- 11. Planting Method: Consult the Planting Detail(s) shown on this plan. Mechanical row planting is allowed as an alternative planing method for Planting Areas 19, 20 \$
- 12. Mulching: Apply 2" thick layer of wood chip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).
- 13. Groundcover Establishment: The remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs./acre. No fescue grass type should be used in any planting area ground stabilization. For all planting areas, (including Area 19, 20 \$ 53 that may contain existing turfgrass groundcover), any existing fescue type grass shall be eliminated at each planting site or planting row with chemical herbicides. (Round-up or similar type)
- 14. Mowing: No mowing may occur within the limits of the afforestation/reforestation
- 15. Survival Check for Bond Release: The planting area is to be checked at the end of each year for two years to assure that no less than 75% of the original planted quantity survives.
- 16. Source of Seedlings: Md. Forest, Park and Wildlife Service in Bowle, Md.; Phone (301) 464-3065. Ruppert Environmental, Ashton, Maryland; Phone: (301)774-0400.

WOODLAND CONSERVATION AIREA 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 itrees or parts thereof designated by the Department of Environmental Resources as dead, dying, or hazardous may be removed.

. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a Licensed Tree Expert to believe that the tree or a porition 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

2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards ("Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices").

3. Corrective measures requiring the removal of hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval of the appropriate inspector may the tree be cut by chain saw 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

Removal of Hazardous Trees, Hazardous Limbs, Noxlous Plants, Invasive Plants or Non-Native Plants in Woodland Conservation Areas Owned by Individual Homeowners

1. If the developer or builder no longer has an interest in the property the homeowner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert Identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. The stiump 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

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 in 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 in 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 the cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions. NOTE: The use of chain saws 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 of Builders

1. Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type II Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title, to the homeowner, the developer shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the Environmental Planning Section.

2. Reforestation areas shall not be moved, however, the management of competing vegetation around individual trees is acceptable.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

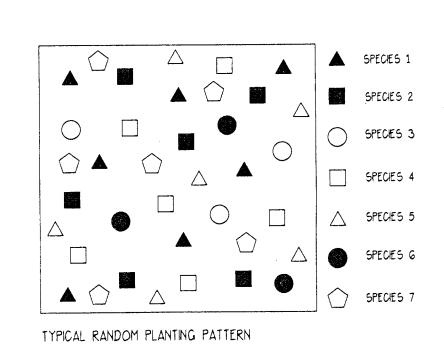
I. A revised Tree Conservation Plan is required prior to clearing any woodland area which in not specifically identified to be cleared on the most recently approved Type II Tree Conservation (TCP) on file in the office of M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 Governor Oden Bowle 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 approval 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 in 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 and variety of Kentucky 31 fescue is not acceptable.

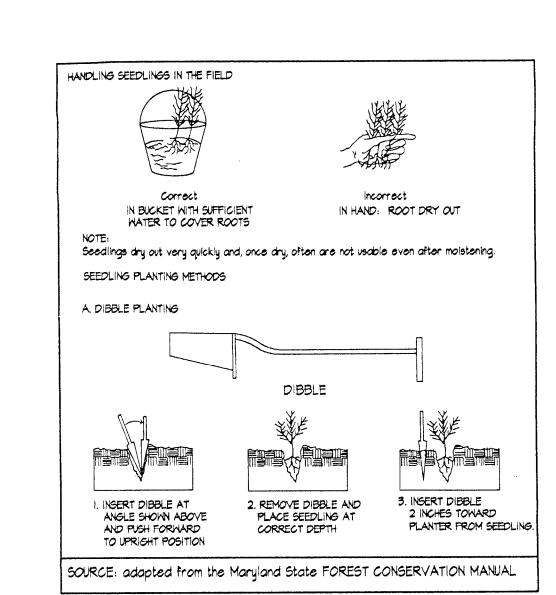
KAF

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TYPICAL RANDOM PLANTING DETAIL



HANDLING AND PLANTING OF SEEDLINGS

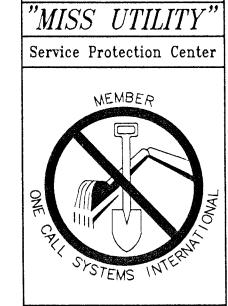
M-NCPPC APPROVALS PROJECT NAME: Brinkley Road PROJECT NUMBER: DSP-06028 For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet 7.12.07 NR 5.28.08

REFORESTATION DATA

TOTAL PROJECT SITE AREA (PARCEL B) = 15.12 ACRES 0.22 ACRES REFORESTATION AREA PROVIDED = 1,000 SEEDLINGS PLANTING REQUIRED PER ACRE: 220 SEEDLINGS / WHIPS TOTAL PLANTS REQUIRED:

PLANT SCHEDULE REFORESTATION AREAS - Parcel B

BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/Sweet Gum	16%	35	whips
Liriodendron tulipifera/Tulip Poplar	14%	31	whips
Nyssa sylvatica/Black Gum	16%	35	whips
Betula Nigra/River Birch	14%	3	whips
Sassafras albidum/Sassafras	12%	26	whips
Acer rubrum/Red Maple	16%	35	whips
Amelanchier canadensis/Serviceberry	12%	27	whips
		220	



48 Hours

Before You Dig

CALL TOLL FREE 1-800-257-7777

WOODLAND REFORESTATION	AREAS	WOODLAND CLEARED AREAS	<u>)</u>
REF # 1 (PHASE 1-LOT 3)	0.23 AC	WCL # 1 (PHASE 1-LOT 3)	3.24 AC
REF # 2 (PHASE 1-LOT 3)	0.14 AC	WCL # 2	10.06 AC
REF # 3 (PHASE 1-LOT 3)	0.01 AC	WCL # 6	0.12 AC
REF # 4 (PHASE 1-LOT 3)	0.01 AC	TOTAL CLEARING	13.42 AC
REF # 5 (PHASE 1-LOT 3)	0.07 AC	•	ı
REF # 6	0.04 AC	MOODIAND CLEADED (FLOO	DDI VIVI)
REF # 7	0.02 AC	WOODLAND CLEARED (FLOO	UPLAIN)
REF # 8	0.16 AC	WCL # 3 (FLOODPLAIN)	0.01 AC
REF # 9 (LOT 2)	0.01 AC	WCL # 4 (FLOODPLAIN)	0.33 AC
TOTAL REFORESTATION	0.69 AC	WCL # 5 (FLOODPLAIN)	0.03 AC
		TOTAL CLEARING	0.67 AC
WOODLAND PRESERVATION	<u>AREAS</u>		
WPA # 1 (PHASE 1-LOT 3)	0.29 AC	WOODLAND PRESERVATION	<u>AREAS</u>
WPA # 2 (PHASE 1-LOT 3)	0.28 AC	(NON-CREDITED)	
WPA # 3 (PHASE 1-LOT 3)	0.01 AC	NCWPA # 1	0.09 AC
WPA # 4	0.03 AC	NCWPA # 2	0.05 AC
WPA # 5	0.02 AC	NCWPA # 3 (EX. EASEMENT)	0.05 AC
WPA # 6	1.38 AC	NCWPA # 4 (EX. EASEMENT)	0.02 AC
WPA # 7	0.11 AC	NCWPA # 5 (EX. EASEMENT)	0.01 AC
WPA # 8	0.18 AC	NCWPA # 6 (EX. EASEMENT)	0.37 AC
WPA # 9	0.03 AC	NCWPA # 7 (EX. EASEMENT-LOT 2)	0.20 AC
WPA # 10	0.01 AC	NCWPA # 8 (EX. PUE-LOT 2)	0.09 AC
WPA # 11 (LOT 2)	1.23 AC	TOTAL NON-CREDITED PRESERVATION	0.88 AC
TOTAL PRESERVATION	3.57 AC	*NOTE All NCINDA grage are eublect	to the requireme

Woodland Conservation Worksheet

*NOTE: All NCWPA areas are subject to the requirements

of the Woodland Conservation Ordinance. Any activity that

impacts these areas will require a revision to this TCPII.

	Prince George's County				
one:	R-18C				
Gross Tract:	23.24				
loodplain:	4.06				
Previously Dedicated Land:					
let Tract (NTA):	19.18	0.00	0.00		
,	*Include acreage	e in the corres	sponding co	olumns for ea	ach zone.
Property Description or Subdivision Name:	Trinity Terrace -	Brinkley Roa	d Property ((Parcel B)	

Property Description or Subdivision Name: Is this site subject to the 1989 Ordinance? Reforesation Requirement Reduction Questions Is this one (1) single family lot? (y,n) Are there prior TCP approvals which include a combination of this lot and/or other lots. (y,n) Is this a Mitigation Bank

to this a widgation bank		}		
Break-even Point (preservation) =	6.65	acres		•
Clearing permitted w/o reforestion=	11.18	acres		
				Off-site
Woodland Conservation Calculations:		Net Tract	Floodplain	Impacts
		(acres)	(acres)	(acres)
Existing Woodland		17.86	3.92	
Woodland Conservation Threshold (NTA) =	20.00%	3.84		
Smaller of a or b		3.84		
Woodland above WCT		14.02		
Woodland cleared		13.42	0.37	
Smaller of d or e		13.42		
Clearing above WCT (0.25: 1) replacement requirement		3.36]	
Clearing below WCT (2:1 replacement requirement	ent)	0.00]	
Afforestation Threshold (AFT) =	15.00%	0.00]	

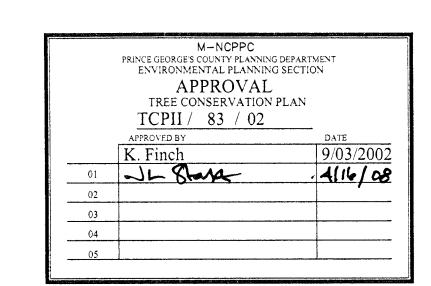
Woodland Conservation Required	7.56	
Woodland Conservation Provided:	(acres)	
Woodland Preservation	3.57	
Afforestation / Reforestation	0.69	
Area approved for fee-in-lieu	0.00	\$0.0
Credits for Off-site Mitigation on another property	3.30	
Off-site Mitigation being provided on this property	0.00	
Total Woodland Conservation Provided	7.56	

Area of woodland not cleared Woodland retained not part of requirements:

Off-site Mitigation being provided on this property

0.87 acres

4.44 acres



in accordance with the Maryland Forest Conservation Act, and the Since George's



APPROVED PLAN

G. L. W. FILE No

05027

SHEET

TYPE II TREE CONSERVATION PLAN DETAILS & NOTES SCALE ZONING PREPARED FOR: ELM STREET DEVELOPMENT TRINITY TERRACE R-180 AS SHOWN 1355 BEVERLY ROAD LOTS 2-77 AND PARCEL 'C'; BLOCK "A" SUITE 240 AX MAP - GRID DATE McLEAN, VIRGINIA 22101 MR. JUDE BURKE 96-F3 703-734-9730 PRINCE GEORGE'S COUNTY, MARYLAND OXON HILL ELECTION DISTRICT NO. 12

TREE PROTECTION FENCE NOT TO SCALE This Tree Protection Fence to be used along Tree Save Areas adjacent to disturbed areas OREST CONSERVATION SIGNAGE Place signs on fence posts at 50' intervals 2. Attachment of signs to trees is prohibited. HIGHLY VISIBLE, FLAGGING ---2" X 4" LUMBER CROSS BRACE USE 8' WIRE V' TO SECURE FENCE BOTTOM TREE PROTECTION FENCING . Forest protection device only. Avoid root damage
 Device must be maintained throughout construction. SOURCE. Prince George's County, Manyland: MODOLAND CONSERVATION MANUAL adapted from the Manyland State FOREST CONSERVATION MANUAL

TREE PROTECTION FENCE

SOURCE: Prince George's County, Maryland: WOODLAND CONSERVATION MANUAL adapted from the Maryland State FOREST CONSERVATION MANUAL

TREE PROTECTION SIGNAGE

WOODLAND

AREA

Seedlings, Shrubs or Trees

TREES FOR YOUR
FUTURE
FROM

3. Avoid injury to roots when placing posts for the signs.

4. Signs should be posted to be visible to all construction

Attachment of signs to trees is prohibited.

2. Signs should be properly maintained.

personnel from all directions.

CONSERVATION

GLWGUTSCHICK LITTLE &WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS REVISION PER SEWER UTILITY CONNECTION CHANGE & APPROVED FLOODPLAIN 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK 7 REVISED PER RETAINING WALL & STORM DRAIN REVISIONS BURTONSVILLE, MARYLAND 20866 Removed area of previously dedicated land per EPS comments (dedicated prior to first TCPI) and revised worksheet LSG DE REVISED TO INCLUDE ALL LOTS SHOWN ON PREVIOUS TOPIL AND REVISE CALCULATIONS \CADD\DRAWINGS\05027\TCP\TCPII\05027 7 TCPD.dwg DES. TSZ DRN.LSG/DAN CHK. KAF REVISION