

ZONE:	R-18C	INCLUDE AGERAGES ONLY IN COLUMNS FOR WHICH THERE IS A CORRESPONDING ZONE
GROSS TRACT:	23.24	
FLOODPLAIN:	3.72	
PREVIOUSLY DEDICATED LAND:	0.08	
NET TRACT (NTA):	19.44	

REFORESTATION REQUIREMENT REDUCTION QUESTIONS

REFORESTATION REQUIREMENT REDUCTION QUESTIONS

IS THIS ONE(1) SINGLE FAMILY LOT? (Y,N)	N
ARE THERE PRIOR TOP APPROVALS WHICH INCLUDE A COMBINATION OF THIS LOT AND/OR OTHER LOTS.(Y,N)	N

BREAK EVEN POINT(PRESERVATION)=	6.85 ACRES
CLEARING PERMITTED W/O REFORESTATION=	11.86 ACRES

WOODLAND CONSERVATION CALCULATIONS:		NET TRACT (ACRES)	
		PHASE 1	PHASE 2
EXISTING WOODLAND		A	18.36
EXISTING WOODLAND IN FLOODPLAIN		B	3.53
WOODLAND EXCEEDING THRESHOLD (NTA) 20.00%		C	3.99
SMALLER THAN A OR B		D	3.89
WOODLAND ABOVE WCT		E	14.47
WOODLAND CLEARED ON NET FOR THIS PHASE		F	3.11
WOODLAND CLEARED IN FLOODPLAIN FOR THIS PHASE		G	0.01
CUMULATIVE ACRES OF NET TRACT WOODLAND CLEARED			3.11
CUMULATIVE ACRES OF FLOODPLAIN WOODLAND CLEARED			0.01
SMALLER OF C			H
WOODLAND CLEARING BELOW WCT		I	0.00
REPLACEMENT FOR CLEARING ABOVE THE WCT (0.25:1)		J	0.78
REPLACEMENT FOR CLEARING BELOW THE WCT (2:1)		K	0.00
AFFORESTATION THRESHOLD (AFT) 15%		L	0.00

WOODLAND CONSERVATION PROVIDED:	(ACRES)
WOODLAND PRESERVATION	4.19
REFORESTATION / REPLACEMENT	0.49
AFForestation	0.00
AREA APPROVED FOR FEE-IN-LIEU	0.00
CREDITS RECEIVED FOR OFF-SITE MITIGATION	
ON ANOTHER PROPERTY	0.00
OFF-SITE MITIGATION PROVIDED ON THIS PROPERTY	0.00
TOTAL WOODLAND CONSERVATION PROVIDED	4.68
AREA OF WOODLAND NOT CLEARED	15.25 Ac.
AREA OF WOODLAND NOT CLEARED IN FLOODPLAIN	3.62 Ac.
WOODLAND RETAINED NOT PART OF REQUIREMENT	11.05 Ac.

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 a Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.

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

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 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. Two copies of this document shall be presented to the Grading Inspector and the Environmental Planning Section.

1. Reforestation areas shall not to be mowed, however, the management of competing vegetation around individual trees is acceptable.

FOREST PRESERVATION AREA

FOREST REPLACEMENT AREA

EXISTING CONTOURS
2 FT. AERIAL TOPO

EXISTING CONTOURS
5 FT. COUNTY TOPO

SOILS

100 YEAR FLOOD PLAIN

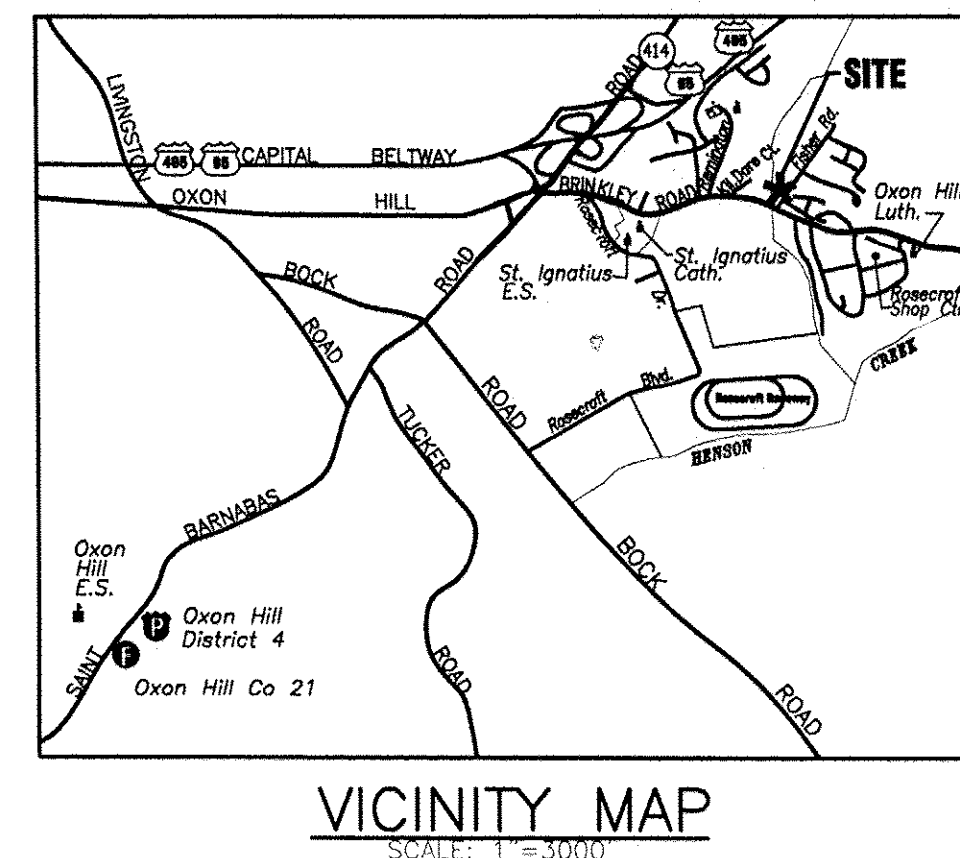
STREAM

WETLANDS (FIELD LOCATED)

WETLANDS (DIGITIZED)

STREAM BUFFER

SPECIMEN TREE LOCATION



Soil Types

(as indicated by the Prince George's County Soil Survey)

<u>Soil Types</u>	<u>Mapping Unit</u>	<u>K-Factor</u>	<u>Hydric</u>	<u>Prime Farmland</u>
Fs	Fallingston Sandy Loam	.24	yes	yes
SfB2	Sassafras gravelly loam, 2-5% slopes, moderately eroded	.20	no	yes
SfC2	Sassafras gravelly loam, 5-10% slopes, moderately eroded	.20	no	no
SfC2	Sassafras gravelly sandy loam, 5-10% slopes	.20	no	no
SgF	Sassafras gravelly sandy loam, 15-30% slopes	.20	no*	no

* may contain hydric soil inclusions

<u>ST Number</u>	<u>Common Name</u>	<u>Species Name</u>	<u>DHA (inches)</u>	<u>Condition</u>	<u>Proposed</u>
1	yellow-poplar	Liriodendron tulipifera	42	Fair	Save
2	yellow-poplar	Liriodendron tulipifera	31	Good	Save

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP- IF/03/02
KJ Finch 9/03/200
BY _____ DATE _____

HEATHER LIMITED PARTNERSHIP
C/O MARVIN F. POER & COMPANY
HILLTOP FARMS
PB WWW 52 41
ZONED R-18C
MULTI-FAMILY
PARCEL A

N/F FLOYD ABRAHAM,
SIDNEY PORETSKY AND
JOSEPH B. GILDENHORN
L2996 F.56
ZONED R-80
MULTI-FAMILY

N/F ALBERT I. KATZ
REVOCABLE TRUST
L.9150 F.799
ZONED R-80
MULTI-FAMILY

MARYANN L. MERCER
PARCEL A
TEENY WEENY EARLY
LEARNING CENTER
PB CEC 91 @ 37
ZONED R-18C
SE-2846
DAY CARE CENTER

TE OF
BER




70NFD R-8

Sheet Title
TREE CONSERVATION PLAN TYPE II - PHASE I

Owner/Applicant: *Roman Catholic Archbishop
of Washington, Corp. Sole
c/o Victory Housing
5430 Grosvenor Lane, Suite 210
Bethesda, Maryland 20814*

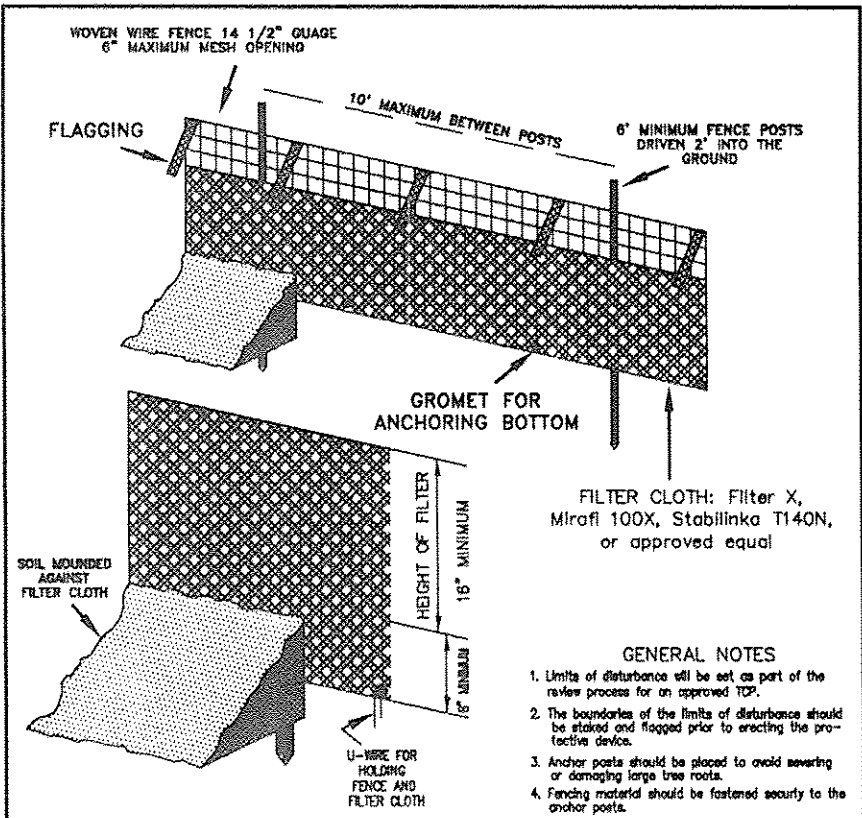
TRINITY TERRACE
12th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD



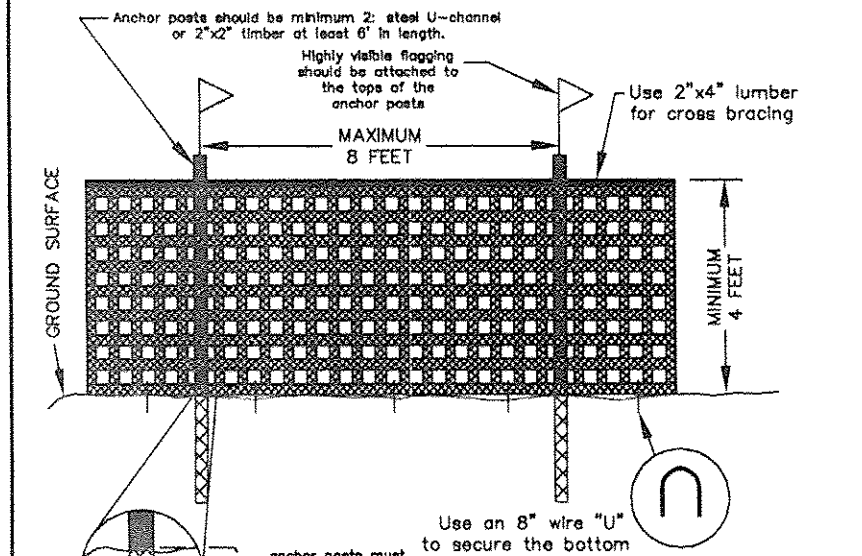
Phoenix Land Design
 PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
 4412 OLD MILL ROAD • SUITE 201 • UPPER MARLBOROUGH, MD 20772
 Phone (301) 627-5581
 Fax (301) 627-5583

SHEET 1 of 2

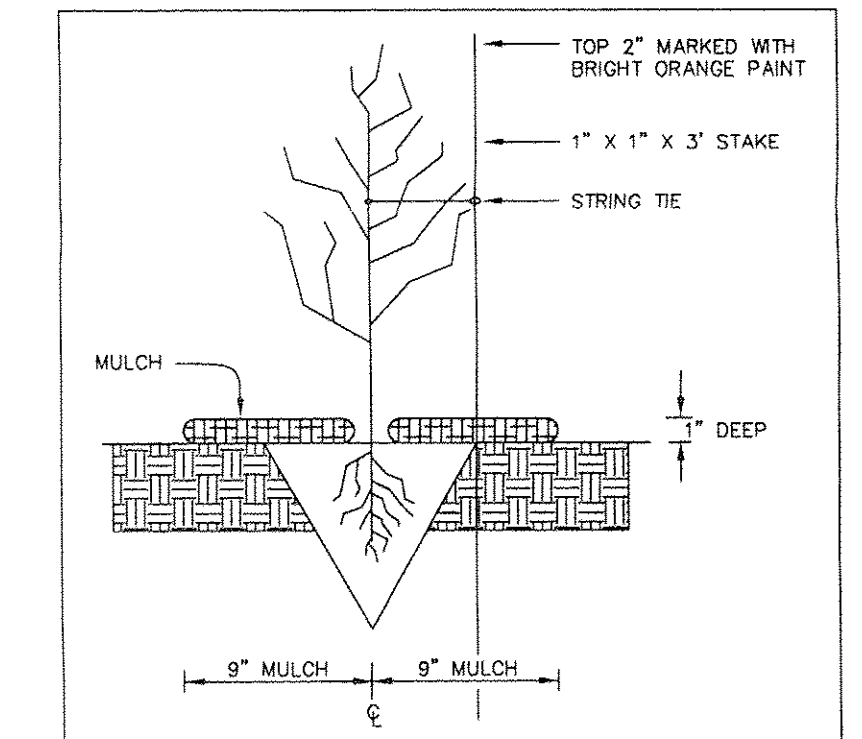
APPROVED PLANS
TCP2



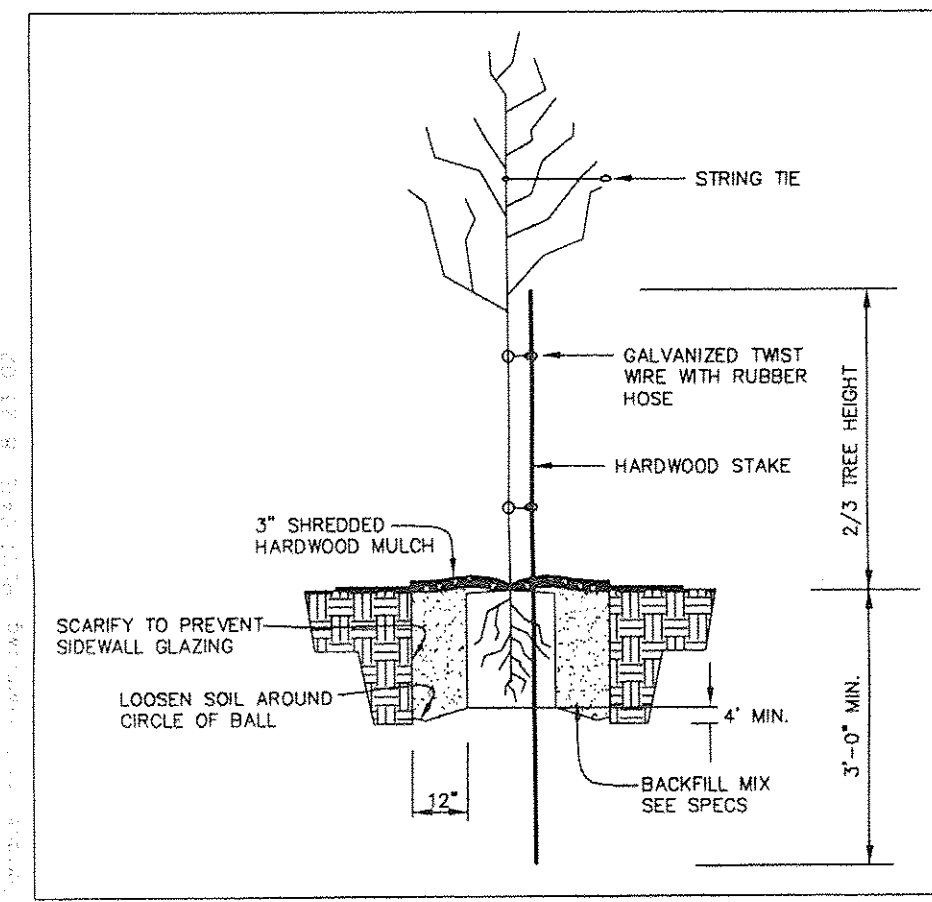
TREE PROTECTIVE DEVICE
FILTER CLOTH ON WIRE MESH
TPD-B
OPTION 1



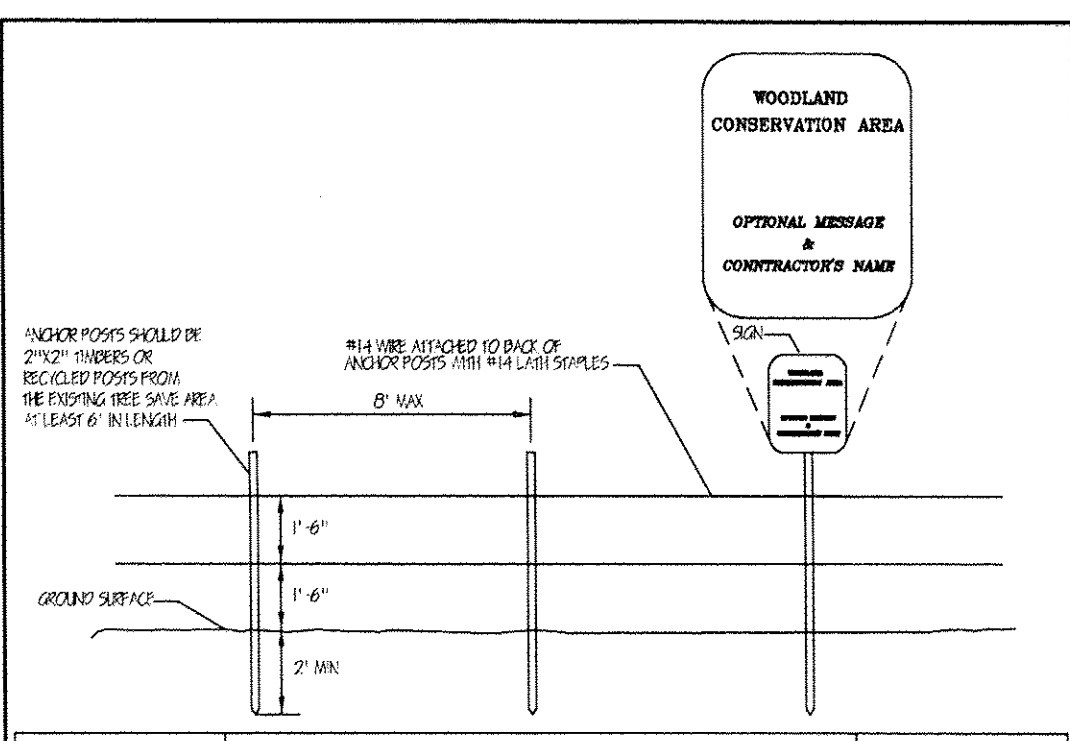
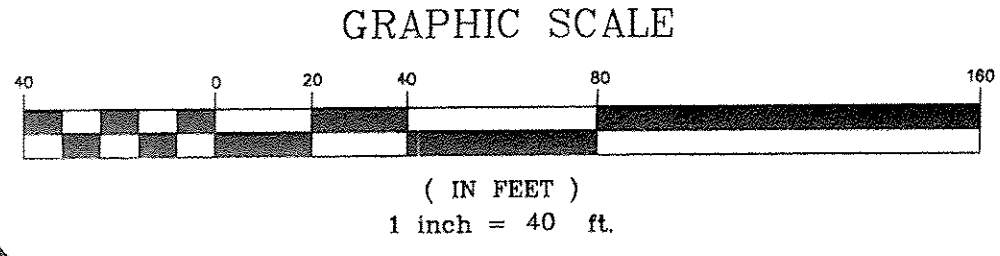
TREE PROTECTIVE DEVICE
BLAZE ORANGE PLASTIC MESH
TPD-G
OPTION 3



SEEDLING DETAIL
NOT TO SCALE

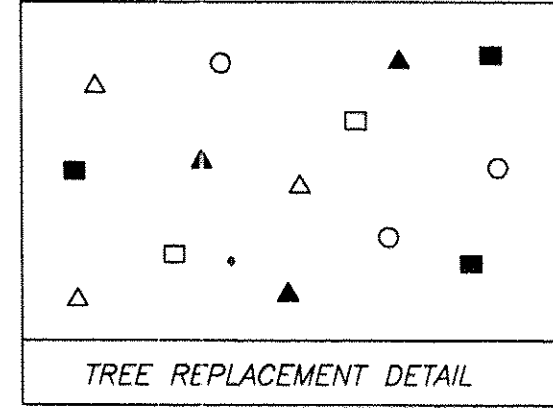


TREE DETAIL
NOT TO SCALE



WOODLAND CONSERVATION FENCE
AND SIGN DETAIL
NOT TO SCALE

TREE REPLACEMENT LIST:	
△	TULIP POPLAR (LIRIODENDRON TULIPIFERA)
▲	BLACK LOCUST (ROBINIA PSEUDOACACIA)
○	BLACK CHERRY (PRUNUS SEROTINA)
□	SWEETGUM (LIQUIDAMBAR STYRACIFLUA)
■	RED MAPLE (ACER RUBRUM)
352 SEEDLINGS 25 1 1/2\"/>	



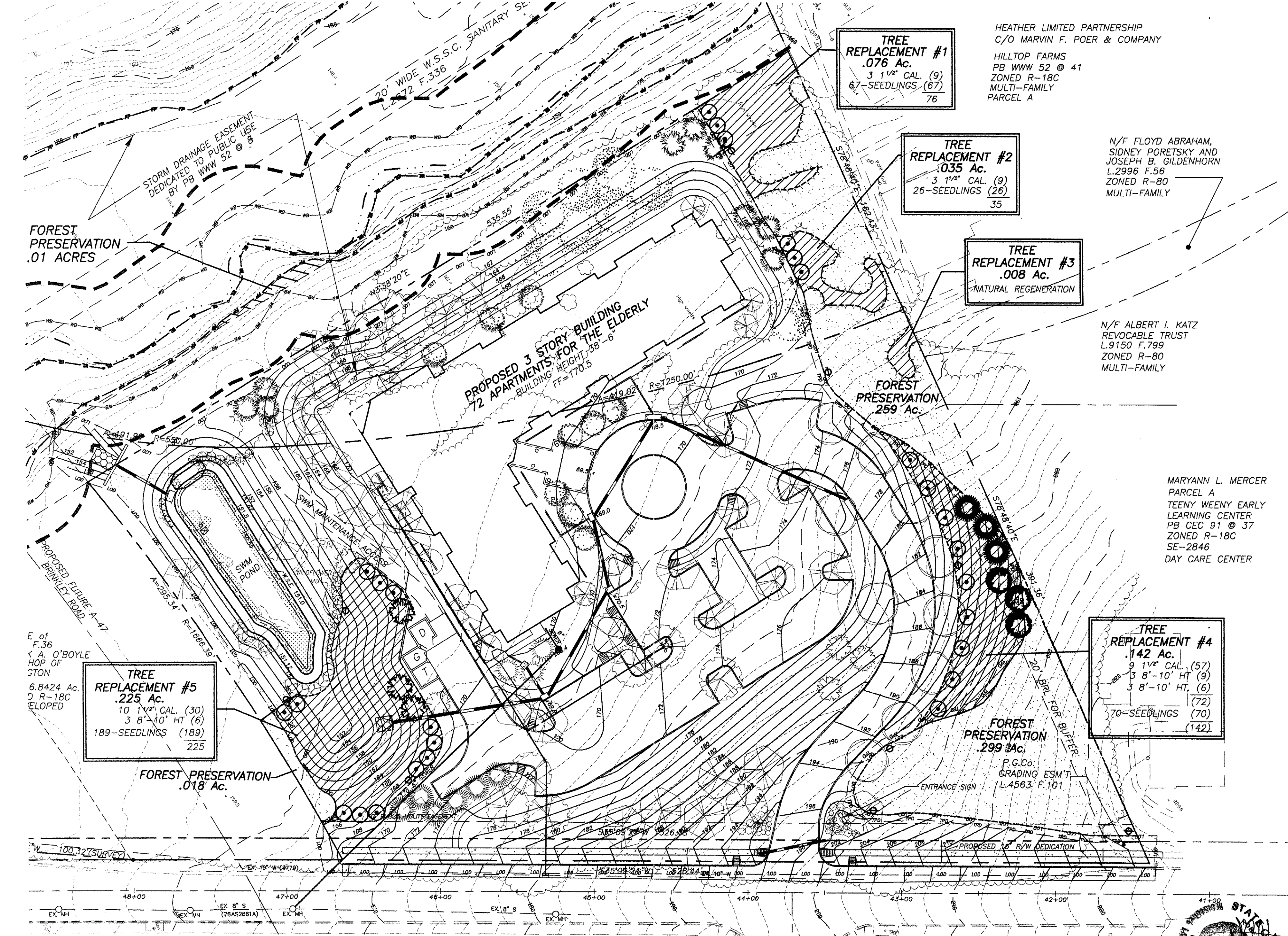
GENERAL NOTES

- Cutting or clearing of woodland not in conformance with this Plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$150 per square foot mitigation fee.
- The Department of Environmental Resources (DER) Inspection and Code Compliance Section (301-883-8033) must be contacted prior to the start of any work on the site to address Implementation of Tree Conservation measures shown on this Plan.
- Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot, or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner/developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
- All appropriate bonds 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.

SITE NOTES

- The location of all Tree Protective Devices (TPD's) shown on this Plan shall be flagged or staked in the field 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 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 TPD installation.
- Woodland Conservation - Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time as Tree Protective Device installation and/or start of reforestation activities. These signs remain in place until 30 days after issuance of use and occupancy permits.
- All tree planting for woodland replacement, reforestation or afforestation will be completed prior to issuance of use and occupancy permits. Failure to establish the woodland replacement, reforestation or afforestation within the prescribed time frame will result in the forfeiture of the Reforestation Bond and/or a violation of this Plan including the associated \$150 per square foot penalty unless a written extension is approved by DER Inspector.
- The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- Results of survival checks for all tree plantings shall be reported to the DER Inspector for the site.
- Prior to the issuance of any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

Name: _____
Business Name: _____
Address: _____
Phone Number: _____



SPECIFICATIONS

- Forest Conservation shall consist of the preservation and protection of existing forested areas; and on-site replacement.
- Forested areas which are designated for "preservation" shall be protected from grading and other construction operations by placing a tree protection fence along any limit of disturbance within 20 feet. Fence shall be removed at the end of construction.
- Tree replacement areas are to be planted with transplanted trees from on-site (or off), seedlings (saplings/whipstock), and/or container grown trees 1" caliper or greater. Tree replacement shall have a density of trees equivalent to 1,000 seedlings per acre. Transplanted or container grown trees, or existing remaining with the tree replacement area shall be counted at a rate of "one seedling for every one-half inch of trunk caliper" (diameter at 6" above ground level).
- Contractor may transplant trees from any area to be cleared into any "tree replacement area" prior to, during or after clearing and grading operations.
- All tree replacement areas not indicated for clearing and grading shall be mowed or "brush-hogged," as appropriate, to remove all tall grass, brush vines, briars, etc. Care shall be taken to leave undamaged any tree over 1" caliper which can be counted toward tree replacement.
- Any healthy on-site tree in an area to be cleared may be transplanted into an appropriate location in a "tree replacement area." Container grown trees and seedlings shall consist of any or all (but at least three) of the species listed in the "Tree Replacement List." No single species shall exceed 50% of the total number of either seedlings or container grown trees, and likewise no two species shall exceed 80%. Trees and seedlings shall be randomly distributed by species. Overall coverage shall be generally even, but individual spacing may vary.
- After transplanting has been completed, container grown material shall be installed, followed by the installation of seedlings, both according to the planting details.
- Container grown trees shall be planted, in specified areas as shown to provide a noticeable edge to help protect seedling areas from mowing operations. At the contractors option, container grown and transplanted material may be scattered and/or clustered throughout the "seedling areas."
- Woodland conservation fencing shall be installed where indicated to protect seedling areas.
- Woodland Conservation signs shall be placed along each side of all woodland conservation areas at a maximum spacing of 150 feet.

- Materials:
- All nursery grown plant material shall conform to the current requirements of the American Standard for Nursery Stock, published by the American Association of Nurserymen.
 - All topsoil shall be fertile, fireable and have a minimum organic content of 2.5% by volume. It shall be free of stones, lumps, wood chips and other foreign objects over 2 inches in diameter. It shall not be delivered, placed or handled in a muddy or frozen condition.
 - Backfill mix shall consist of one part organic material (peat or humus) and three parts soil from pit excavation.
 - Mulch shall be either wood chips, licorice root, or tan bark.
- Installation:
- All plant material shall be planted according to the current Landscape Specifications for Baltimore-Washington Metropolitan Area, prepared by the Landscape Contractors Association of Metropolitan Washington.
 - A minimum of 4" of topsoil shall be placed on all disturbed areas being used for tree replacement prior to planting. Area should be seeded per other Specifications.
- Maintenance/ Management Plan:
- Woodland conservation signs and fences shall not be removed until a use and occupancy permit has been obtained.
 - "Tree replacement areas" should be mowed 3 times a year to control the growth of weeds and brush.
 - Weeds should be removed from around seedlings and container grown trees twice a year. At that time mulch shall be added to achieve conditions specified in the planting details.
 - At anytime during the maintenance period the survival rate drops below 60%, newplants shall be installed to achieve an equivalent survival rate of 75%.
 - Tree and seedling support stakes may be removed after two years or when they no longer function.

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP- II/82/02
KIFmdu 9/03/2002
BY _____ DATE _____

LEGEND:

- FLOOD PLAIN
FLOOD PLAIN R/W
WETLANDS
WETLAND BUFFER
STREAM
50' STREAM BUFFER
PROPOSED CONTOURS
EX. TOPOGRAPHY
PROP. STORM DRAIN
LIMIT OF DISTURBANCE
TREE PROTECTIVE DEVICE
WOODLAND CONSERVATION SIGN
TREES ON LANDSCAPE PLAN
COUNTED FOR REPLACEMENT
PROPOSED 1 1/2\"/>

PROJECT NO.	00064
DATE:	8/23/02
DESIGNER:	RJA
DRAWN BY:	KNC

NO.	REVISIONS	DATE

Sheet Title: **TREE CONSERVATION PLAN TYPE II - PHASE I**
Owner/Applicant: **Roman Catholic Archbishop of Washington, Corp. Sole c/o Victory Housing 5430 Grosvenor Lane, Suite 210 Bethesda, Maryland 20814**

TRINITY TERRACE
12th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

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