

FOREST CLEARED
AREA (AC)

AA	0.84
BB	0.43
CC	17.16
DD	1.39
EE	0.51
FF	0.55
> 01	0.02
> 02	0.01

CLEARED = 20.88 AC
OFFSITE = 0.03 AC
TOTAL = 20.91 AC

FOREST PRESERVATION
AREA (AC)

A	5.14
B	5.10
C	4.72
D	18.22
E	1.28
TOTAL 34.46 AC	

WOODLAND RETAINED AND
COUNTED AS CLEARED (NON-FPA)

1	0.34
2	0.34
3	0.02
4	0.30
5	0.29
6	0.29
7	0.55
8	0.03
9	0.01
TOTAL 2.17 AC	

FOREST AFFORESTATION
AREA (AC)

1	0.37
2	0.08
3	0.03
4	0.08
5	0.03
TOTAL 0.59 AC	

SITE DATA

SUBDIVISION NAME	FAIRLAND PARK COMMUNITY
ZONE	R-R
METHOD OF SEWAGE DISPOSAL	PUBLIC
SEWER CATEGORY	S-4
WATER CATEGORY	W-4
PROPOSED USE OF PROPERTY	RESIDENTIAL
TITLE INFORMATION	L06548/F 921, L06899/F 291
TAX MAP NUMBER	4 AND 5
TAX GRID NUMBER	F4 AND A2
HISTORIC RESOURCES	THERE ARE NO HISTORIC RESOURCES KNOWN TO EXIST ON SITE
CEMETERIES	THERE ARE NO CEMETERIES KNOWN TO EXIST ON SITE
WETLANDS	MCCARTHY AND ASSOCIATES, 2007
PLAT	NONE FOUND
PLANNING AREA	60
POLICY ANALYSIS ZONE	260E
ELECTION DISTRICT	10
WATERSHED	PAINT BRANCH
200' MAP REFERENCE	219NE05, 220NE05
TOPOGRAPHY	AIR SURVEY, FEBRUARY 2001
MASTER PLAN AREA	NORTHWESTERN AREA
GENERAL PLAN TIER	DEVELOPING
MARLBORO CLAY	NO MARLBORO CLAY KNOWN TO EXIST ON SITE
FLOODPLAIN	FPS# 200734, APPROVED DEC. 20, 2007
SOIL MAP	1 AND 2
FEMA MAP	245208 0010C AND 245208 0015D
GROSS AREA	79.25 AC
FLOODPLAIN	2.97 AC
NET AREA	76.28 AC
EXISTING STRUCTURES	NONE



VICINITY MAP 1"=2000'

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20711182

LEGEND

---	EXISTING CONTOURS
---	EXISTING WOODLANDS
---	PROPERTY BOUNDARY
---	STREAM BUFFER
---	STREAM CENTERLINE
---	25' WETLANDS BUFFER
---	NON-TIDAL WETLANDS
---	EXISTING SMILAX PSEUDOCYTHA AND BUFFER
---	100 YEAR FLOODPLAIN
---	SANITARY SEWER
---	SANITARY SEWER EASEMENT
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING GAS LINE
---	PROPOSED GAS LINE
---	PROPOSED LOT LINE
---	PROPOSED LANDSCAPE BUFFER
---	PROPOSED UTILITY EASEMENT
---	PROPOSED ROAD R/W
---	PROPOSED ROAD CENTER LINE
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED STORM DRAIN
---	PROPOSED FENCE LINE

LEGEND

---	FOREST CLEARED AREA
---	FOREST SAVED (NON-FPA) AND COUNTED AS CLEARED
---	FOREST CONSERVED AREA
---	FOREST CLEARED OFFSITE AREA
---	TREE PROTECTION DEVICE (WIRE FENCE)
---	WOODLAND CONSERVATION SIGN
---	CRITICAL ROOT ZONE
---	SPECIMEN TREE TO BE SAVED
---	SPECIMEN TREE TO BE REMOVED

Woodland Conservation Worksheet for Prince George's County			
Zone:	R-R		
Gross Tract:	79.25		
Floodplain:	2.97		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	76.28	0.00	0.00
*Include acreage in the corresponding columns for each zone.			
Property Description or Subdivision Name:	Fairland Park Community		
Reforestation Requirement Reduction Questions			
Is this one (1) single family lot? (y/n)	N		
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n)	N		
Is this a Mitigation Bank	N		
Break-even Point (preservation) =	23.71 acres		
Clearing permitted w/o reforestation =	33.80 acres		
Woodland Conservation Calculations:			
	Net Tract (acres)	Floodplain Impacts (acres)	Off-site
Existing Woodland	57.51	2.93	
Woodland Conservation Threshold (NTA) =	20.00%	15.26	
Smaller of a or b		15.26	
Woodland above WCT		42.25	
Woodland cleared		20.88	
Smaller of d or e		5.22	0.00
Clearing above WCT (0.25 : 1) replacement requirement		0.00	0.03
Clearing below WCT (2:1 replacement requirement)		0.00	
Afforestation Threshold (AFT) =	15.00%	0.00	
Woodland Conservation Required		20.51	
Woodland Conservation Provided:			
	(acres)		
Woodland Preservation	34.46		
Reforestation / Replacement	0.00		
Afforestation	0.59		
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	35.05		
Area of woodland not cleared	36.63 acres		
Woodland retained and counted as cleared:			

M-NCPPC APPROVALS

PROJECT NAME: Fairland Park Comm.			
PROJECT NUMBER: DSP-09014			
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
	6-23-10	S.A.	5-7-11

Note:
The woodland preservation requirement is a result of the Planning Board conditions and findings of approval (PGCPB No. 09-132) of the preliminary plan and TCPI and establishes the minimum requirements for this site of 35.05 acres.

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL

TCPI / 088 / 05-01	Approved by	Date
01	K. Houlton	4/26/11
02		
03		
04		
05		

Dewberry & Davis LLC
10003 DEREKWOOD LANE
SUITE 204
LANNAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

OWNER

PARCEL 10:
1325 G STREET ASSOCIATES LLP
PARCEL 202 AND PARCEL 61:
KONTERRA LTD PARTNERSHIP
DEVELOPER/APPLICANT
FAIRLAND DEVELOPMENT, LLC
7200 WISCONSIN AVENUE
BETHESDA, MD 20814
PHONE: 301.961.8000
FAX: 301.961.8001

FAIRLAND PARK COMMUNITY DETAILED SITE PLAN

PRINCE GEORGE'S COUNTY
MARYLAND

TAX MAP 4 & 5 GRID F4 & A2
200 FOOT MAP REFERENCE 219NE05 & 220NE05

SEAL



KEY PLAN



NTS

SCALE

AS SHOWN

3	5/1/11	DLC	FOR CERTIFICATION
2	2/10/10	DLC	SORC COMMENTS
1	7/7/2010	DLC	FOR ACCEPTANCE
No.	DATE	REVIEWER	REMARKS

REVISIONS

TITLE
TYPE 2 TREE
CONSERVATION
PLAN

APPROVED PLAN
PROJECT NO. 50016054

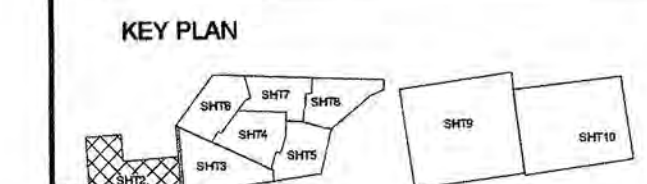
DSP-09014

Standard Type II Tree Conservation Plan 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 \$1.50 per square foot mitigation fee.
- The Department of Environmental Resources (DER) 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 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.
- 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 flagging 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.
- Since work on this project will be initiated in several phases all TPD's required for a given phase shall be installed prior to any disturbance within that phase of work.
- 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 shall remain in place until issuance of the U&O for the 1st unit adjacent to the reforestation area.
- Prior to the issuance on any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

NOTE
THIS SITE CONTAINS
FIDS HABITAT

LOCATION PLAN
SCALE: 1"=100'



NTS
SCALE
1"=30'
0' 30' 60'

No.	DATE	BY	Description
3	4/20/11	DLC	FOR CERTIFICATION
2	2/10/10	DLC	SDRC COMMENTS
1	1/7/2010	DLC	FOR ACCEPTANCE

REVISIONS

TITLE
TYPE 2 TREE
CONSERVATION
PLAN

APPROVED PLAN

PROJECT NO. 50016054

DSP-09014

2

SHEET NO. 2 OF 11

LEGEND

- EXISTING CONTOURS
- EXISTING WOODLANDS
- PROPERTY BOUNDARY
- STREAM BUFFER
- STREAM CENTERLINE
- 25' WETLANDS BUFFER
- NON-TIDAL WETLANDS
- EXISTING SMILAX PSEUDOCYPERUS AND BUFFER
- 100 YEAR FLOODPLAIN
- SANITARY SEWER
- SANITARY SEWER EASEMENT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- PROPOSED LOT LINE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED UTILITY EASEMENT
- PROPOSED ROAD R/W
- PROPOSED ROAD CENTER LINE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED STORM DRAIN
- PROPOSED FENCE LINE

LEGEND

- FOREST CLEARED AREA
- FOREST SAVED (NON-FPA) AND COUNTED AS CLEARED
- FOREST CONSERVED AREA
- FOREST CLEARED OFFSITE AREA
- TREE PROTECTION DEVICE (WIRE FENCE)
- WOODLAND CONSERVATION SIGN
- CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE SAVED
- SPECIMEN TREE TO BE REMOVED

M-NCPP APPROVALS			
PROJECT NAME: Fairland Park Comm.			
PROJECT NUMBER: DSP-09014			
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
	6-23-10	S.A.	5-9-11

CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN			
TCPII	088	05-01	
Approved by		Date	
01			
02			
03			
04			
05			

Dewberry & Davis LLC
10000 DEERWOOD LANE
SUITE 204
LANHAM, MD 20706
301.731.5551
301.731.0188 FAX
www.dewberry.com

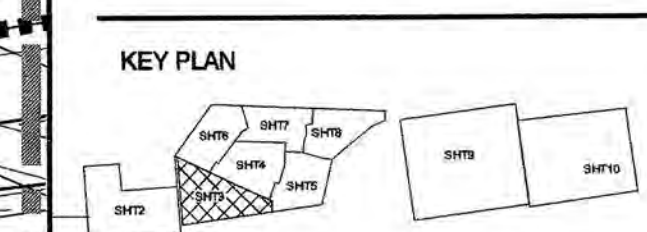
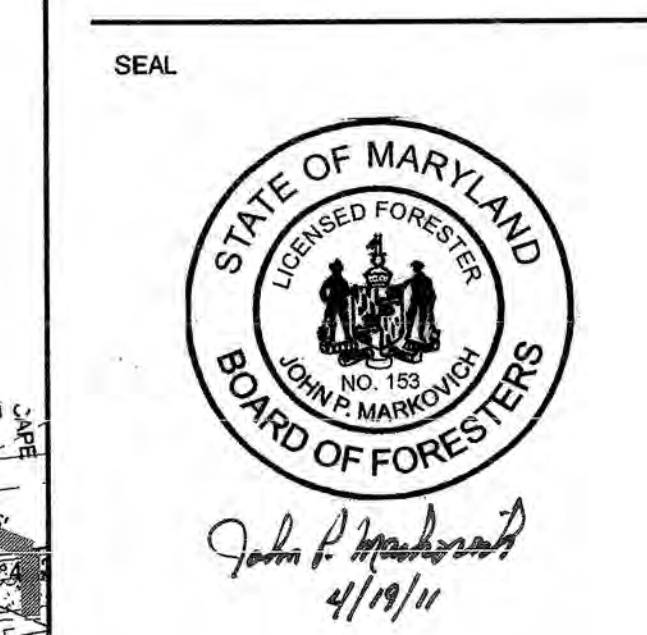
OWNER
PARCEL 10:
1325 G STREET ASSOCIATES LLP
PARCEL 202 AND PARCEL 61:
KONTERRA LTD PARTNERSHIP

DEVELOPER/APPLICANT
FAIRLAND DEVELOPMENT, LLC
7200 WISCONSIN AVENUE
BETHESDA, MD 20814
PHONE: 301.961.8000
FAX: 301.961.8001

FAIRLAND PARK COMMUNITY
DETAILED SITE PLAN

PRINCE GEORGE'S COUNTY
MARYLAND

TAX MAP 4 & 5 GRID F4 & A2
200 FOOT MAP REFERENCE 219N505 & 220N505



NTS

SCALE
1"=30'

No.	DATE	BY	Description
3	4/20/11	DLC	FOR CERTIFICATION
2	2/10/10	DLC	SDRC COMMENTS
1	1/7/2010	DLC	FOR ACCEPTANCE

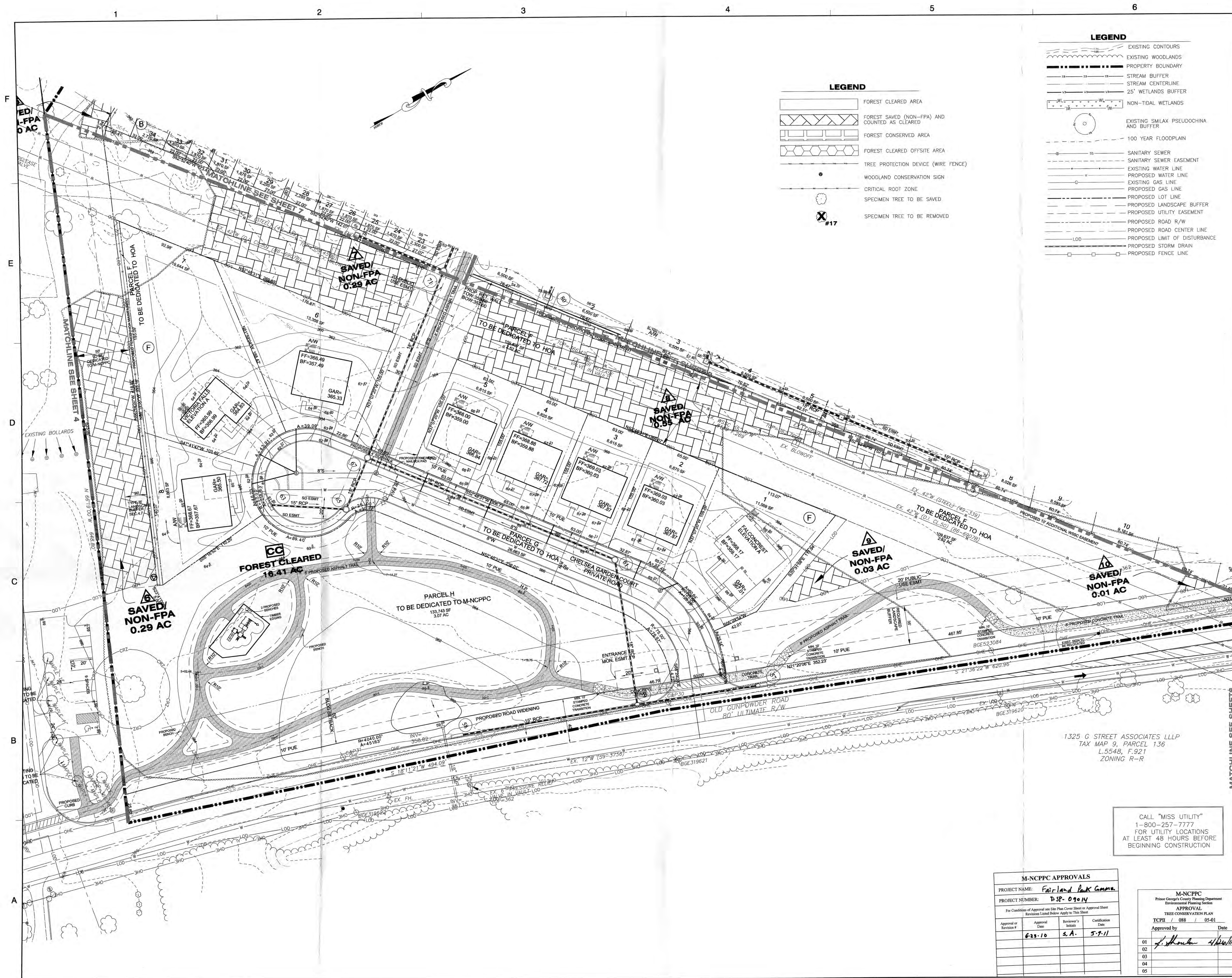
REVISIONS

TITLE
TYPE 2 TREE
CONSERVATION
PLAN
DSP-09014

PROJECT NO. 50016054

3
APPROVED PLAN

SHEET NO. 3 OF 1



LEGEND

- FOREST CLEARED AREA
- FOREST SAVED (NON-FPA) AND COUNTED AS CLEARED
- FOREST CONSERVED AREA
- FOREST CLEARED OFFSITE AREA
- TREE PROTECTION DEVICE (WIRE FENCE)
- WOODLAND CONSERVATION SIGN
- CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE SAVED
- SPECIMEN TREE TO BE REMOVED

LEGEND

- EXISTING CONTOURS
- EXISTING WOODLANDS
- PROPERTY BOUNDARY
- STREAM BUFFER
- STREAM CENTERLINE
- 25' WETLANDS BUFFER
- NON-TIDAL WETLANDS
- EXISTING SM/LAX PSEUDOCYPERUS AND BUFFER
- 100 YEAR FLOODPLAIN
- SANITARY SEWER
- SANITARY SEWER EASEMENT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- PROPOSED LOT LINE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED UTILITY EASEMENT
- PROPOSED ROAD R/W
- PROPOSED ROAD CENTER LINE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED STORM DRAIN
- PROPOSED FENCE LINE

M-NCPPC APPROVALS			
PROJECT NAME:		Fairland Park Comm.	
PROJECT NUMBER:		DSP-09014	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	6-28-10	S.A.	5-7-11

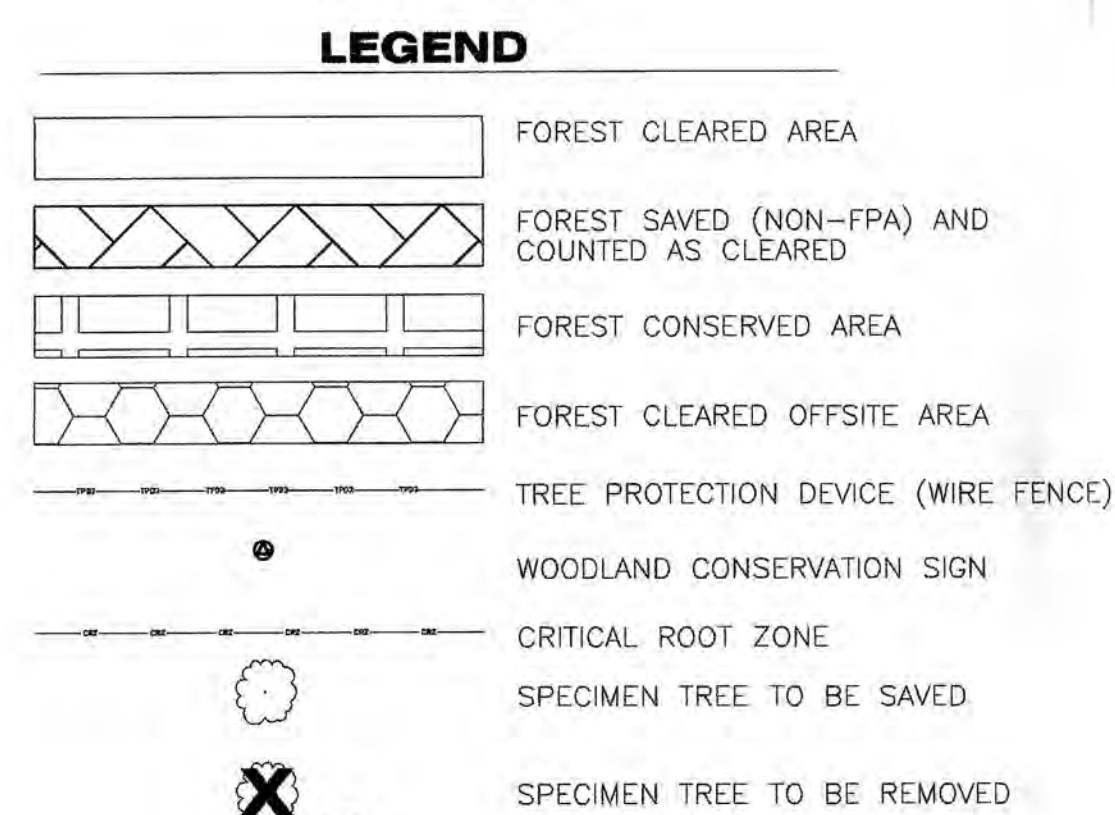
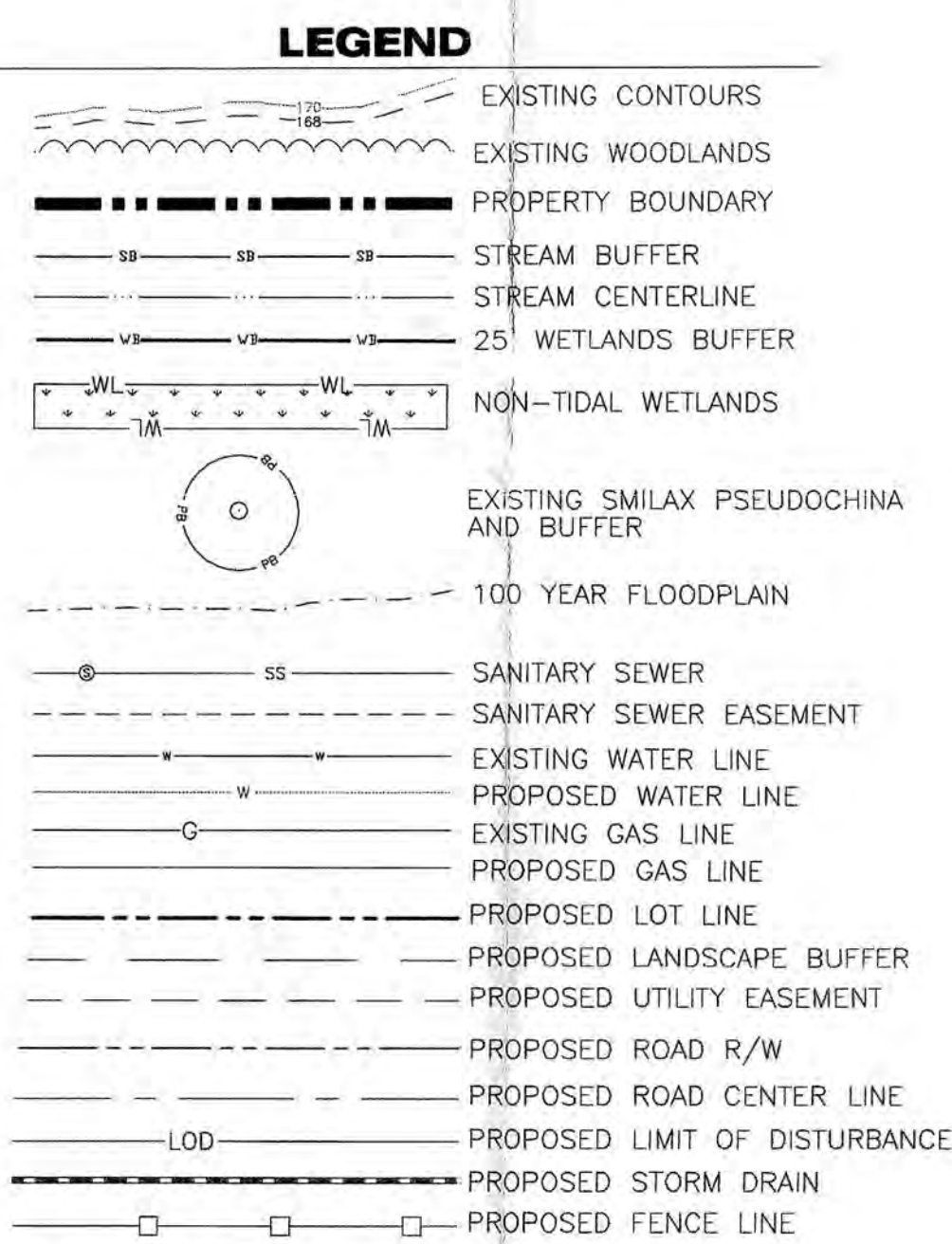
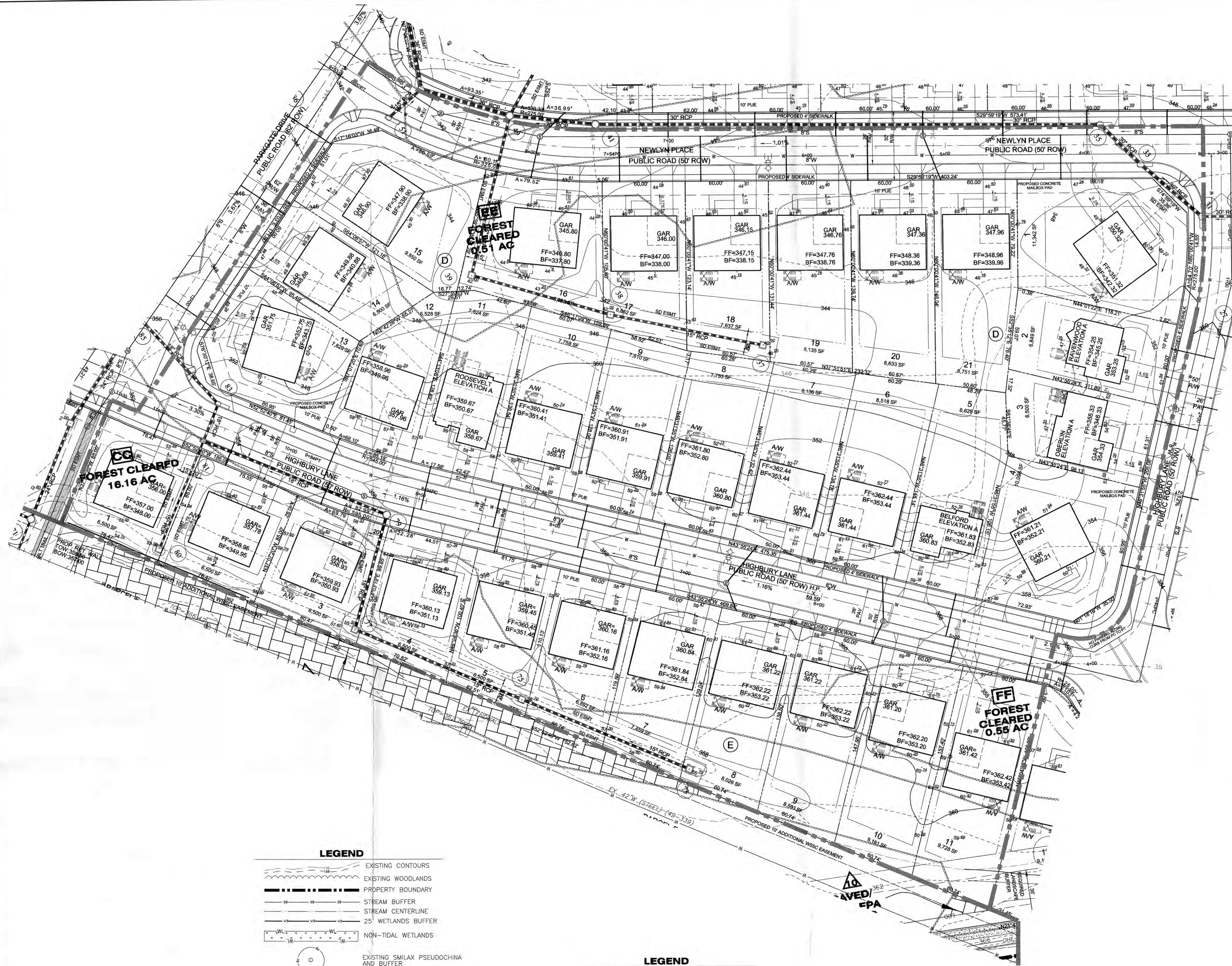
M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN

TCPII / 088 / 05-01

	Approved by	Date
01	<i>L. Shouler</i>	<i>4/20/11</i>
02		
03		
04		
05		

CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

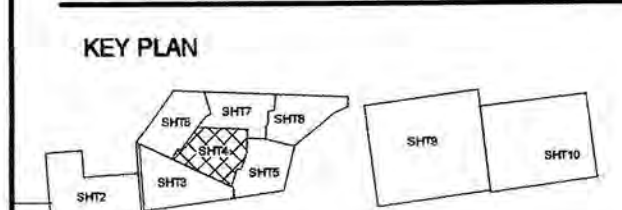
1325 G STREET ASSOCIATES LLP
TAX MAP 9, PARCEL 136
L5548, F.921
ZONING R-R



CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

M-NCPPC APPROVALS			
PROJECT NAME: Fairland Park Comm.			
PROJECT NUMBER: DSP-09014			
For Conditions of Approval see Site Plan Cover Sheet or Approved Sheet			
Approval of Revision #	Approval Date	Reviewer's Initials	Certification Date
	6-23-10	SA	5-9-11

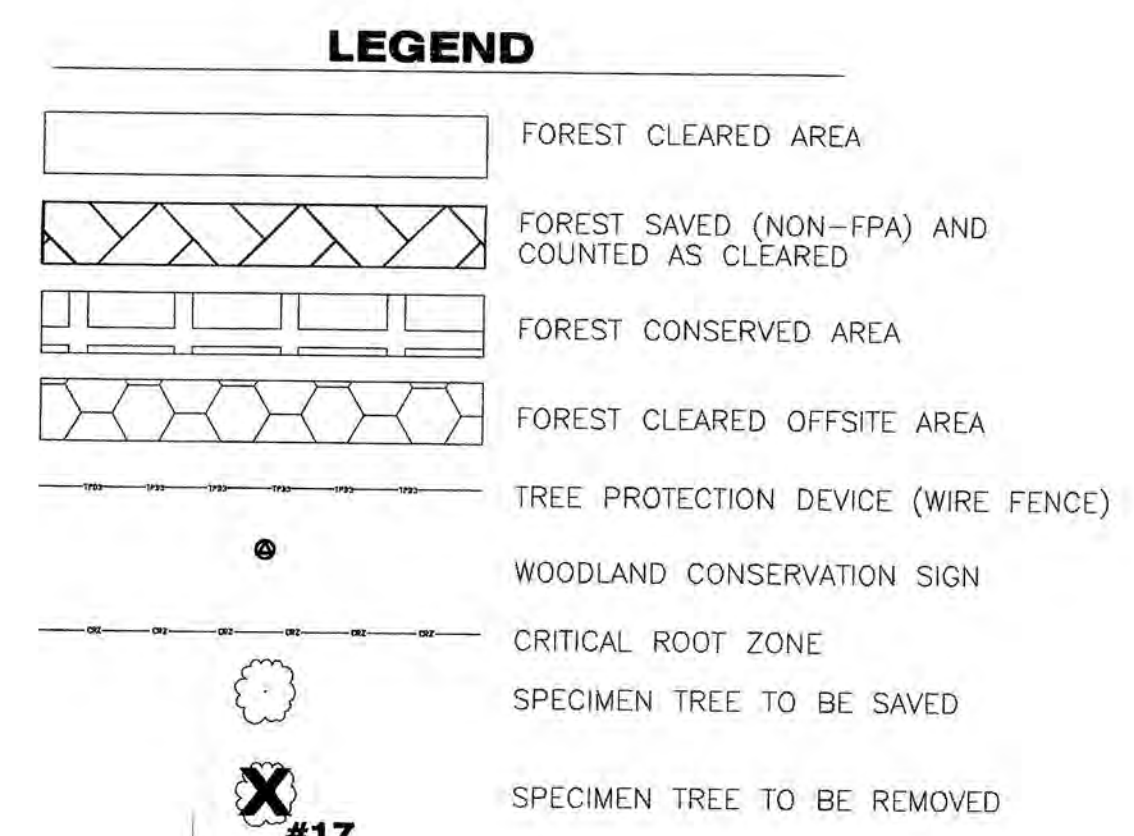
M-NCPPC	
Prince George's County Planning Department	
Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCPI / 088	05-01
Approved by	Date
<i>[Signature]</i>	4/26/11



NTS
SCALE
1"=30'

No.	DATE	BY	DESCRIPTION
3	4/20/11	DLC	FOR CERTIFICATION
2	2/10/10	DLC	SDRC COMMENTS
1	1/7/2010	DLC	FOR ACCEPTANCE

TITLE
TYPE 2 TREE CONSERVATION PLAN
DSP-09014
PROJECT NO. 50016054
4
APPROVED PLAN
SHEET NO. 4 OF 11

PRINCE GEORGE'S COUNTY
MARYLANDTAX MAP 4 & 5 GRID F4 & A2
200 FOOT MAP REFERENCE 219NE05 & 220NE05

TITLE
TYPE 2 TREE
CONSERVATION
PLAN
DSP-09014

PROJECT NO. 50016054

5
APPROVED PLAN
SHEET NO. 6

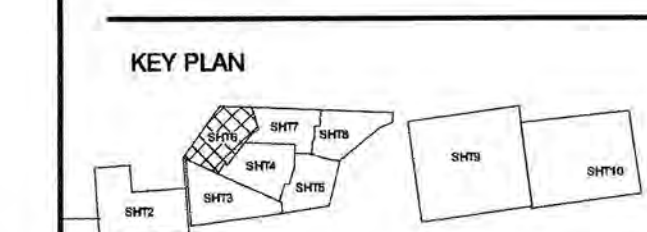
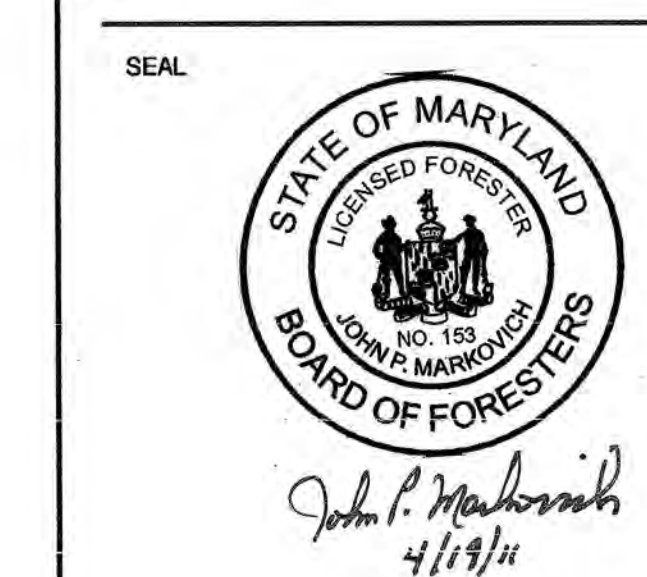
Dewberry & Davis LLC
10003 DEREKWOOD LANE
SUITE 204
JANAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

OWNER
PARCEL 10:
1325 G STREET ASSOCIATES LLP
PARCEL 202 AND PARCEL 61:
KONTERRA LTD PARTNERSHIP
DEVELOPER/APPLICANT
FAIRLAND DEVELOPMENT, LLC
7200 WISCONSIN AVENUE
BETHESDA, MD 20814
PHONE: 301.961.8000
FAX: 301.961.8001

FAIRLAND PARK COMMUNITY
DETAILED SITE PLAN

PRINCE GEORGE'S COUNTY
MARYLAND

TAX MAP 4 & 5 GRID F4 & A2
200 FOOT MAP REFERENCE 215NE05 & 220NE05



NTS

SCALE 1"=30'

No.	DATE	BY	Description
3	4/20/11	DLC	FOR CERTIFICATION
2	2/19/10	DLC	SDRC COMMENTS
1	1/7/2010	DLC	FOR ACCEPTANCE

REVISIONS

DSP-09014

TITLE

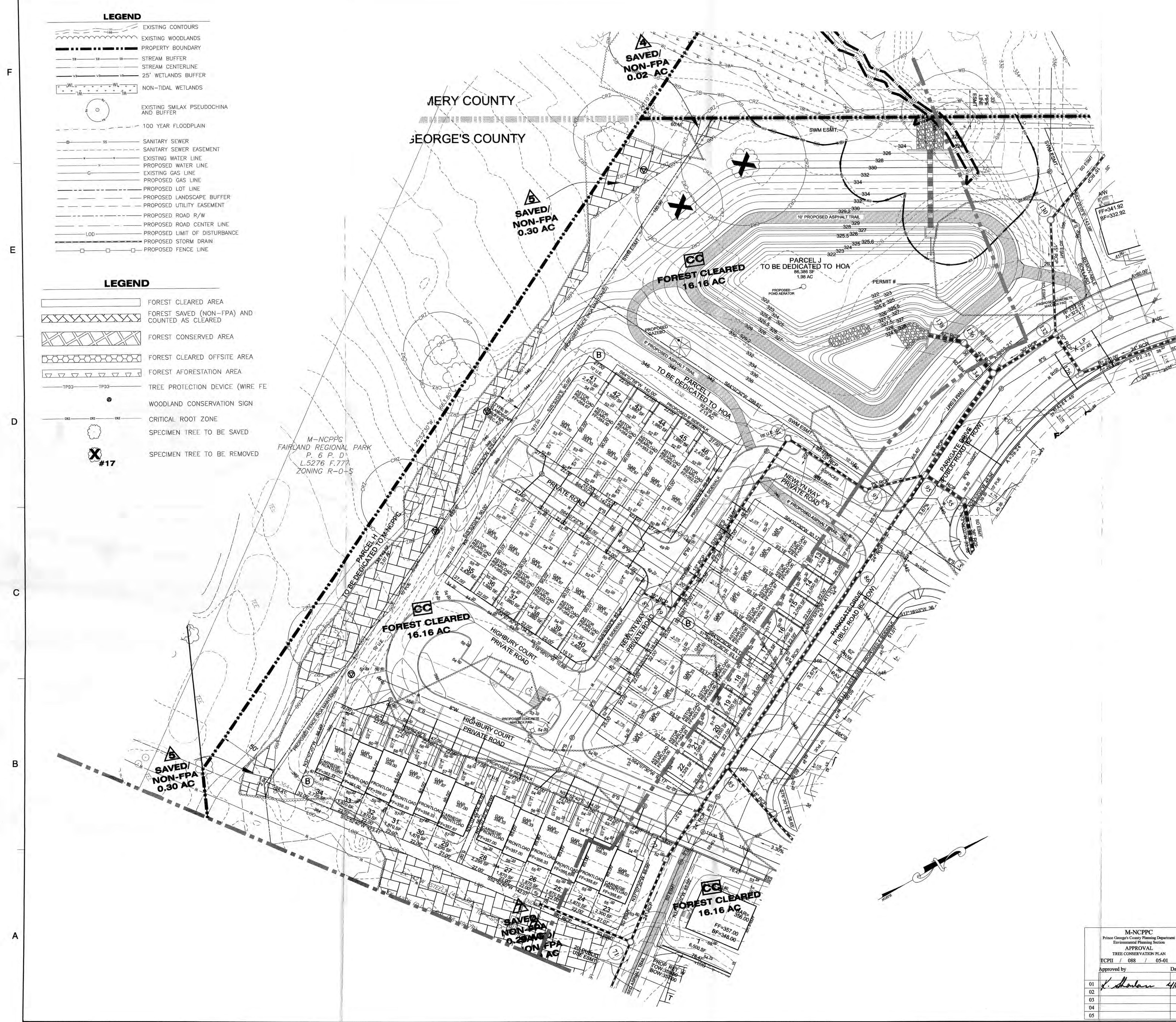
TYPE 2 TREE CONSERVATION PLAN

PROJECT NO. 50016054

APPROVED PLAN

6

SHEET NO. 6 OF 11



LEGEND

- EXISTING CONTOURS
- EXISTING WOODLANDS
- PROPERTY BOUNDARY
- STREAM BUFFER
- STREAM CENTERLINE
- 25' WETLANDS BUFFER
- NON-TIDAL WETLANDS
- EXISTING SMILAX PSEUDOCYTHA AND BUFFER
- 100 YEAR FLOODPLAIN
- SANITARY SEWER
- SANITARY SEWER EASEMENT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- PROPOSED LOT LINE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED UTILITY EASEMENT
- PROPOSED ROAD R/W
- PROPOSED ROAD CENTER LINE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED STORM DRAIN
- PROPOSED FENCE LINE

LEGEND

- FOREST CLEARED AREA
- FOREST SAVED (NON-FPA) AND COUNTED AS CLEARED
- FOREST CONSERVED AREA
- FOREST CLEARED OFFSITE AREA
- FOREST AFORESTATION AREA
- TREE PROTECTION DEVICE (WIRE FE)
- WOODLAND CONSERVATION SIGN
- CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE SAVED
- SPECIMEN TREE TO BE REMOVED

CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

M.N.C.P.C. APPROVALS

PROJECT NAME: FAIRLAND PARK COMMUNITY
PROJECT NUMBER: DSP-09014

For Condition of Approval see Site Plan Cover Sheet or Approval

Approval #	Approval Date	Reviewer's Signature	Expiration Date
62310	5-7-11	SA	5-7-11

Approved by: *[Signature]* Date: 4/20/11

Dewberry & Davis LLC
10003 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

OWNER
PARCEL 10:
1325 G STREET ASSOCIATES LLP
PARCEL 202 AND PARCEL 61:
KONTERRA LTD PARTNERSHIP

DEVELOPER/APPLICANT
FAIRLAND DEVELOPMENT, LLC
7200 WISCONSIN AVENUE
BETHESDA, MD 20814
PHONE: 301.961.8000
FAX: 301.961.8001

FAIRLAND PARK COMMUNITY
DETAILED SITE PLAN

PRINCE GEORGES COUNTY
MARYLAND

TAX MAP 4.8.5 GRID F4 & A2
200 FOOT MAP REFERENCE 219NE05 & 229NE5

SEAL

STATE OF MARYLAND
LICENSED FORESTER
JOHN P. MACHEN
4/13/11

KEY PLAN

NTS

SCALE

1"=30'

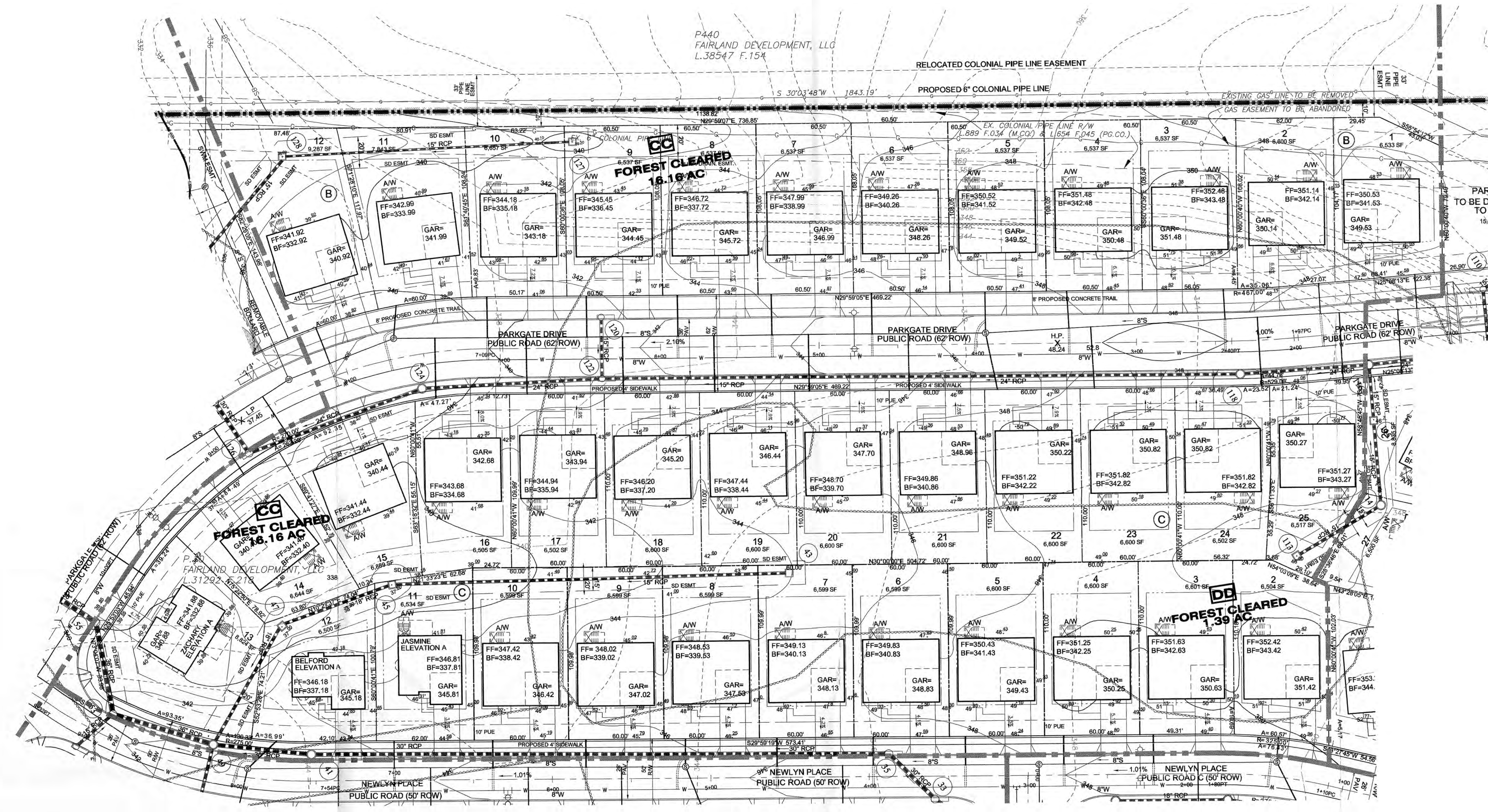
No.	DATE	BY	DESCRIPTION
1	4/26/11	DLG	FOR CERTIFICATION
2	2/10/10	DLG	SDRC COMMENTS
3	1/7/2010	DLG	FOR ACCEPTANCE

TITLE
TYPE 2 TREE
CONSERVATION
PLAN

DSP-09014

PROJECT NO. 50016054

APPROVED PLAN



LEGEND

- EXISTING CONTOURS
- EXISTING WOODLANDS
- PROPERTY BOUNDARY
- STREAM BUFFER
- STREAM CENTERLINE
- 25' WETLANDS BUFFER
- NON-TIDAL WETLANDS
- EXISTING SMILAX PSEUDUCHINA AND BUFFER
- 100 YEAR FLOODPLAIN
- SANITARY SEWER
- SANITARY SEWER EASEMENT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- PROPOSED LOT LINE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED UTILITY EASEMENT
- PROPOSED ROAD R/W
- PROPOSED ROAD CENTER LINE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED STORM DRAIN
- PROPOSED FENCE LINE

LEGEND

- FOREST CLEARED AREA
- FOREST SAVED (NON-FPA) AND COUNTED AS CLEARED
- FOREST CONSERVED AREA
- FOREST CLEARED OFFSITE AREA
- TREE PROTECTION DEVICE (WIRE FENCE)
- WOODLAND CONSERVATION SIGN
- CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE SAVED
- SPECIMEN TREE TO BE REMOVED

CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

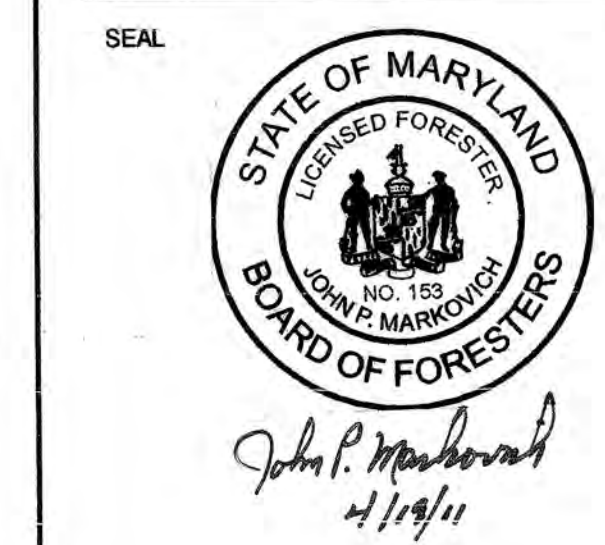
M-NCPPC
Prince George's County Planning Department
Environmental Planning Section

APPROVAL

TCPIL / 088 / 05-01

Approved by *[Signature]* Date *4/26/11*

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: FAIRLAND PARK COMMUNITY			
PROJECT NUMBER: DSP-09014			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
62310	3/1	<i>[Signature]</i>	4/27/11



NTS
SCALE
1"=30'
0' 30' 60'

No.	DATE	BY	Description
3	4/20/11	DLC	FOR CERTIFICATION
2	2/10/10	DLC	SDRC COMMENTS
1	7/7/2010	DLC	FOR ACCEPTANCE

REVISIONS

TITLE
TYPE 2 TREE
CONSERVATION
PLAN
DSP-09014
PROJECT NO. 50016054

APPROVED PLAN
8

SHEET NO. 8 OF 11



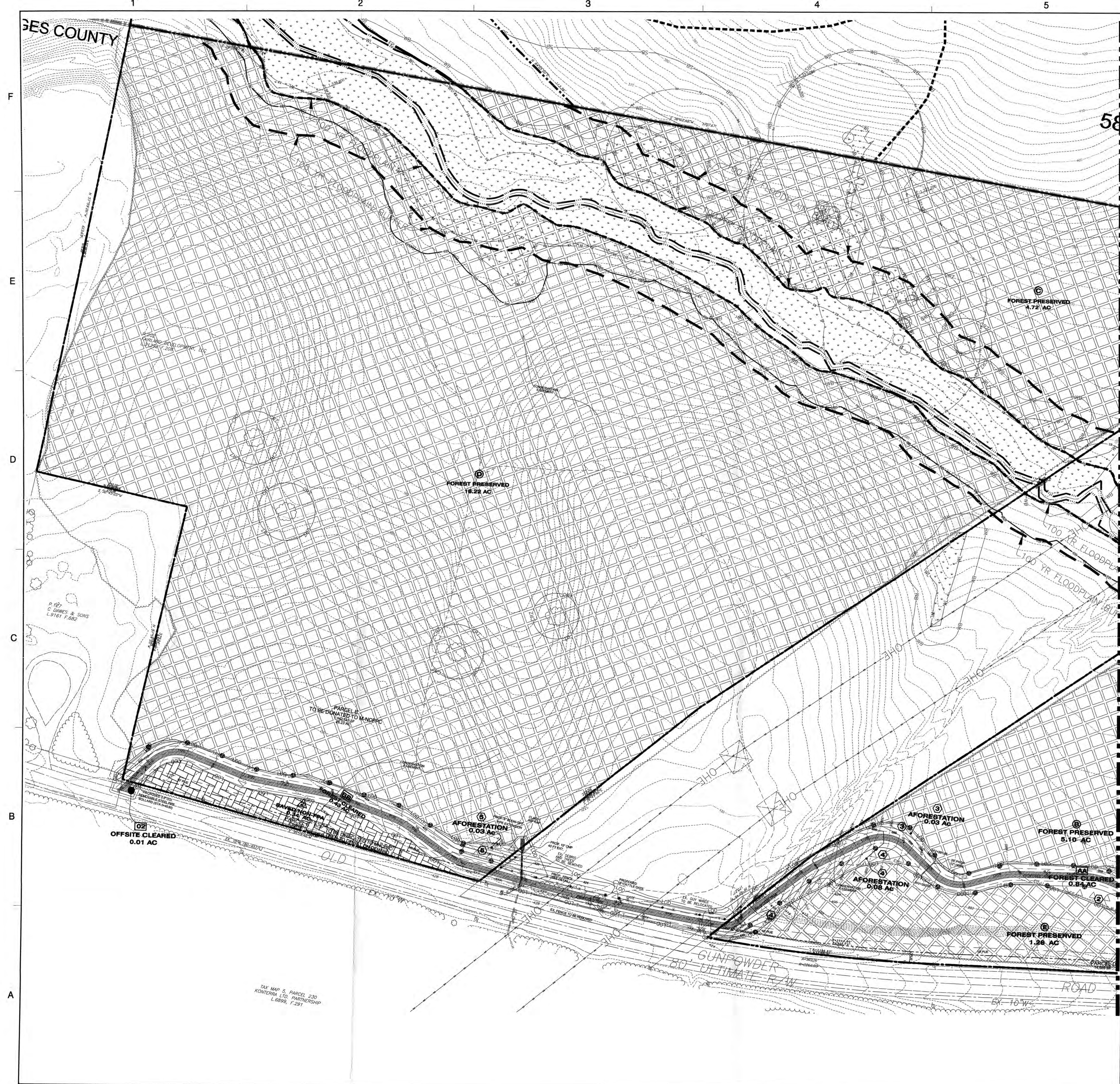
- LEGEND**
- EXISTING CONTOURS
 - EXISTING WOODLANDS
 - PROPERTY BOUNDARY
 - STREAM BUFFER
 - STREAM CENTERLINE
 - 25' WETLANDS BUFFER
 - NON-TIDAL WETLANDS
 - EXISTING SMILAX PSEUDOCYPERUS AND BUFFER
 - 100 YEAR FLOODPLAIN
 - SANITARY SEWER
 - SANITARY SEWER EASEMENT
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING GAS LINE
 - PROPOSED GAS LINE
 - PROPOSED LOT LINE
 - PROPOSED LANDSCAPE BUFFER
 - PROPOSED UTILITY EASEMENT
 - PROPOSED ROAD R/W
 - PROPOSED ROAD CENTER LINE
 - PROPOSED LIMIT OF DISTURBANCE
 - PROPOSED STORM DRAIN
 - PROPOSED FENCE LINE

- LEGEND**
- FOREST CLEARED AREA
 - FOREST SAVED (NON-FPA) AND COUNTED AS CLEARED
 - FOREST CONSERVED AREA
 - FOREST CLEARED OFFSITE AREA
 - TREE PROTECTION DEVICE (WIRE FENCE)
 - WOODLAND CONSERVATION SIGN
 - CRITICAL ROOT ZONE
 - SPECIMEN TREE TO BE SAVED
 - SPECIMEN TREE TO BE REMOVED

CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

M.N.C.P.C. APPROVALS			
PROJECT NAME: FAIRLAND PARK COMMUNITY			
PROJECT NUMBER: DSP-09014			
Approved by	Approved Date	Reviewer's Signature	Certification Date
6-23-10	8/4	5-9-11	

M-NCPPC	
Prince George's County Planning Department	
Environmental Planning Section	
APPROVAL	
TCPP	088 / 05-01
Approved by	Date
01	4/20/11
02	
03	
04	
05	



LEGEND

- EXISTING CONTOURS
- EXISTING WOODLANDS
- PROPERTY BOUNDARY
- STREAM BUFFER
- STREAM CENTERLINE
- 25' WETLANDS BUFFER
- NON-TIDAL WETLANDS
- EXISTING SMILAX PSEUDUCHINA AND BUFFER
- 100 YEAR FLOODPLAIN
- SANITARY SEWER
- SANITARY SEWER EASEMENT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- PROPOSED LOT LINE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED UTILITY EASEMENT
- PROPOSED ROAD R/W
- PROPOSED ROAD CENTER LINE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED STORM DRAIN
- PROPOSED FENCE LINE

LEGEND

- FOREST CLEARED AREA
- FOREST SAVED (NON-FPA) AND COUNTED AS CLEARED
- FOREST CONSERVED AREA
- FOREST CLEARED OFFSITE AREA
- FOREST AFORESTATION AREA
- TREE PROTECTION DEVICE (WIRE FENCE)
- WOODLAND CONSERVATION SIGN
- CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE SAVED
- SPECIMEN TREE TO BE REMOVED

CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

M.N.C.P.P.C. APPROVALS

PROJECT NAME: FAIRLAND PARK COMMUNITY
PROJECT NUMBER: DSP-09014

For Condition of Approval see Site Plan Cover Sheet or Approval
The Reservoir Label Below Apply Whole Sheet.

Approval of	Approval	Reservoir's Signature	Certification
TCPII / 088 / 05-01	628/10	JA	5-2-11
Approved by	Date		
01	4/6/11		
02			
03			
04			
05			

Dewberry & Davis LLC
10003 DEREKWOOD LANE
SUITE 204
LANSING, MD 20706
301.731.2551
301.731.2188 (FAX)
www.dewberry.com

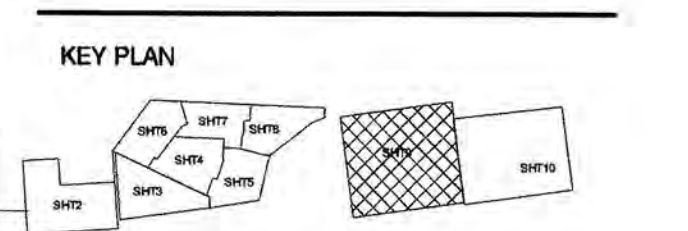
OWNER
PARCEL 10:
1325 G STREET ASSOCIATES LLP
PARCEL 202 AND PARCEL 61:
KONTERRA LTD PARTNERSHIP

DEVELOPER/APPLICANT
FAIRLAND DEVELOPMENT, LLC
7200 WISCONSIN AVENUE
BETHESDA, MD 20814
PHONE: 301.961.8000
FAX: 301.961.8001

FAIRLAND PARK COMMUNITY
DETAILED SITE PLAN

PRINCE GEORGE'S COUNTY
MARYLAND

TAX MAP 4 & 5 GRID F4 & A2
200 FOOT MAP REFERENCE 219N05 & 220N05



NTS
SCALE
1"=50'

No.	DATE	BY	Description
3	4/20/11	DLC	FOR CERTIFICATION
2	2/19/10	DLC	SDRC COMMENTS
1	1/7/2010	DLC	FOR ACCEPTANCE

REVISIONS
DSP-09014

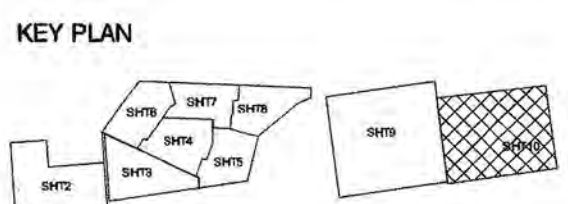
TITLE
TYPE 2 TREE
CONSERVATION
PLAN

PROJECT NO. 50016054

APPROVED PLAN

PRINCE GEORGE'S COUNTY
MARYLAND

TAX MAP 4 & 5 GRID F4 & A2
200 FOOT MAP REFERENCE 219NE05 &



NTS
SCALE
1"=50'

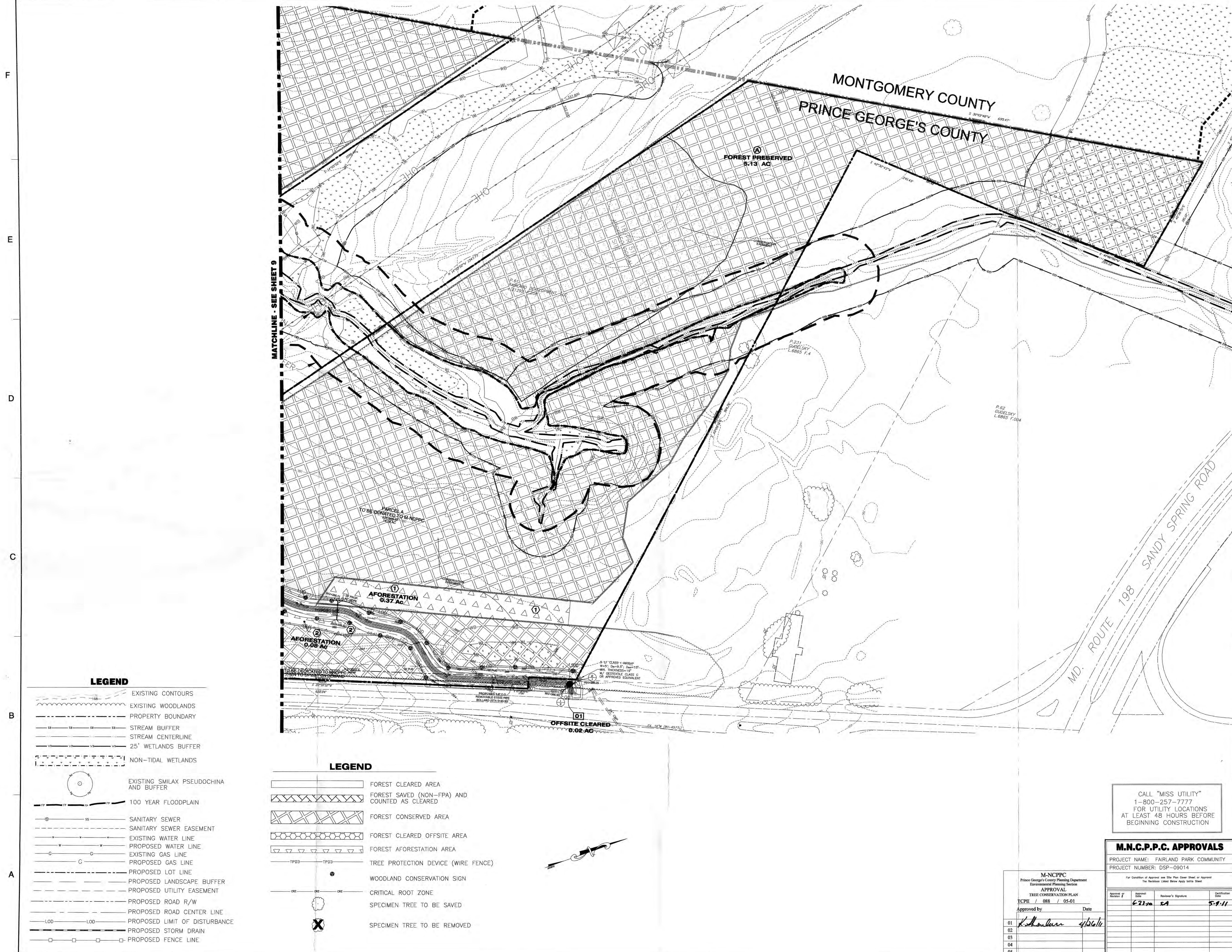
3	4/20/11	DLC	FOR CERTIFICATION
2	2/10/10	DLC	SDRC COMMENTS
1	1/7/2010	DLC	FOR ACCEPTANCE
No.	DATE	BY	Description

TITLE
TYPE 2 TREE
CONSERVATION
PLAN
DSP-09014

PROJECT NO.	50016054
-------------	----------

APPROVED PLAN
10

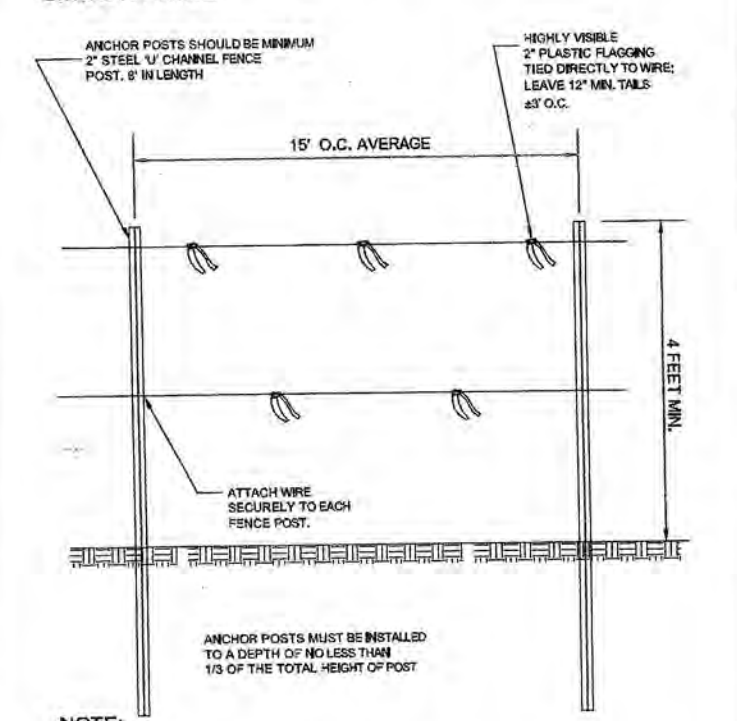
SHEET NO. 10 OF 11



F

WIRE TREE PROTECTION FENCING

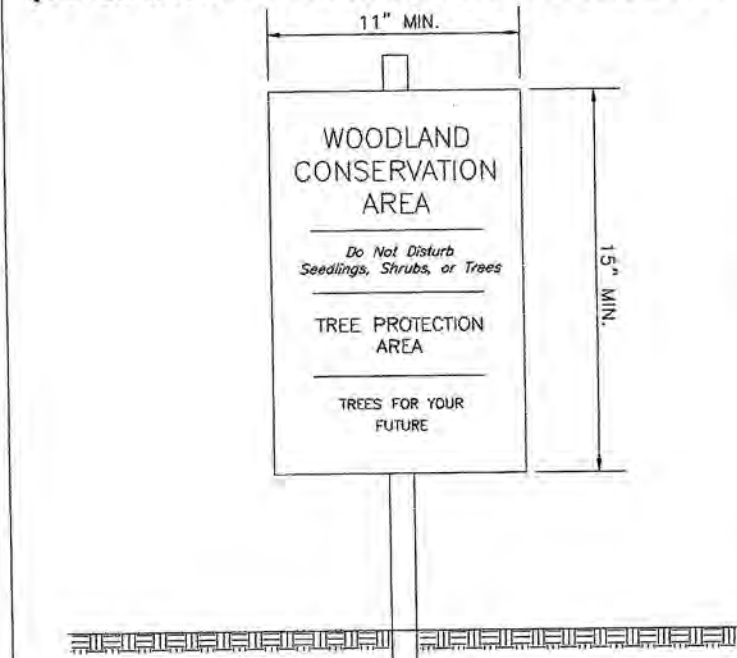
TWO-STRAND STRAIGHT WIRE
SMOOTH WIRE



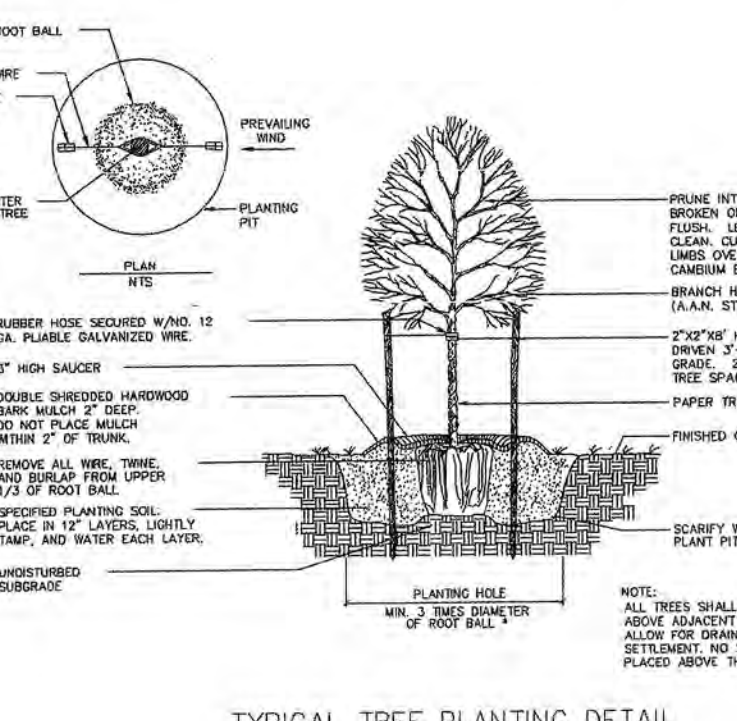
NOTE:
1. FOREST PROTECTION DEVICES OR FENCING SHALL BE INSTALLED AS PART OF THE REFORESTATION PROCESS.
2. BOUNDARIES OF RESTORATION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLATION.
3. ROOT DAMAGE SHOULD BE AVOIDED WHEN INSTALLING DEVICES.
4. PROTECTIVE DEVICES ARE REQUIRED BY MNCPPC IN AREAS OF L.O.D. AND/OR STREAM BUFFERS.
5. DEVICES SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

SIGNAGE

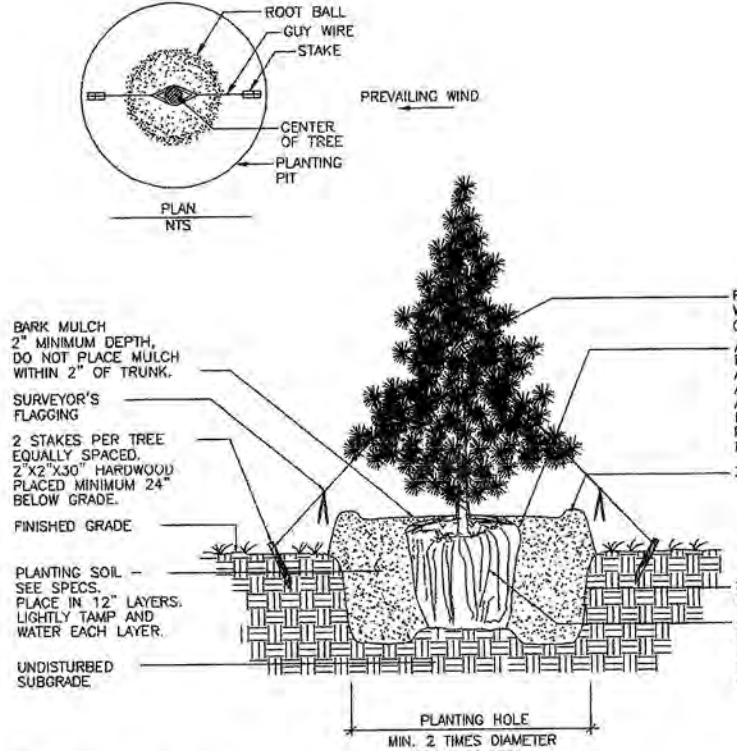
CONSERVATION AREAS
(TO BE INSTALLED PRIOR TO CONSTRUCTION)



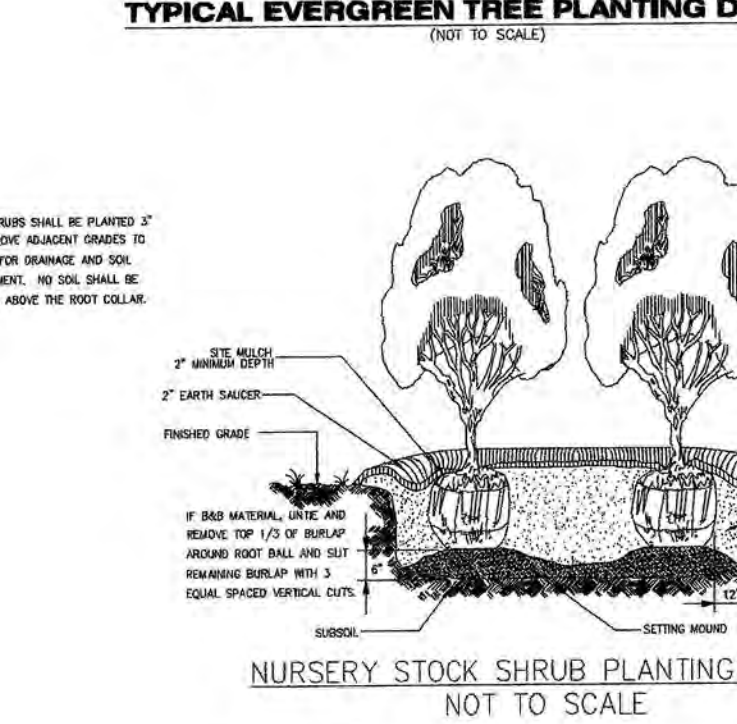
NOTE:
CLEARING OF INVASIVE OR EXOTIC PLANTS IN THE UNDERSTORY IN THE WOODED COMMON AREAS IS PERMISSIBLE. IN ADDITION, PLANT REMOVAL SHALL BE PERFORMED MANUALLY, WITHOUT THE USE OF HEAVY MACHINERY AND/OR CHEMICALS THAT COULD THREATEN THE TREE'S HABITAT.



TYPICAL TREE PLANTING DETAIL



TYPICAL EVERGREEN TREE PLANTING DETAIL

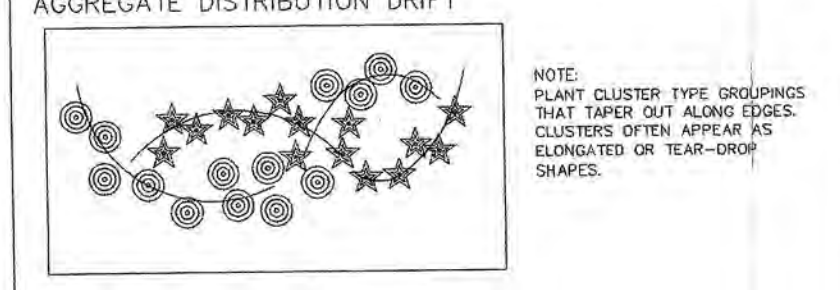


NURSERY STOCK SHRUB PLANTING DETAIL

PLANTING DISTRIBUTION PATTERNS

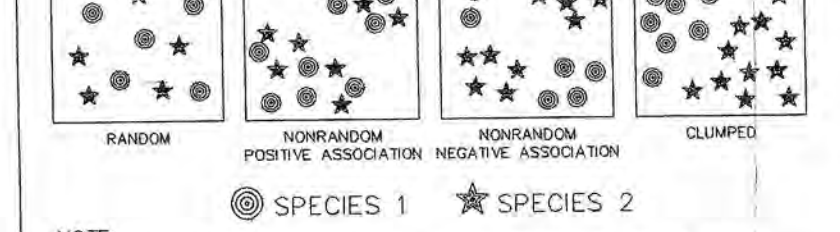
AFFORESTATION & REFORESTATION AREAS

AGGREGATE DISTRIBUTION DRIFT



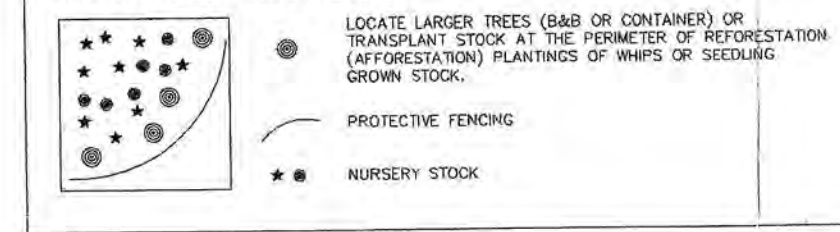
NOTE:
PLANT CLUSTER TYPE DRIFT PATTERNS THAT TEND TO ALONG EDGES OF CLUSTERS OR OTHER APPEAR AS CLUSTERS OR TEND-OUT SHAPES.

TYPICAL FOREST TREE DISTRIBUTION PATTERNS



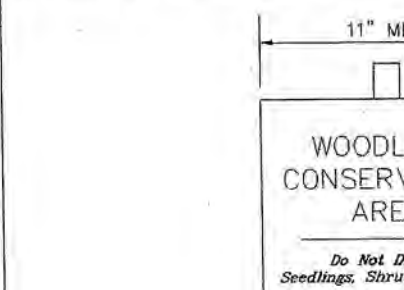
NOTE:
NATURALLY OCCURRING POPULATIONS OF TREES TO BE FOUND IN INFORMAL GROUPINGS. A CLUSTER OF TREES IS REALLY A Mosaic OF DIFFERENT SPECIES GROUPS. THE OBJECTIVE OF AN AFFORESTATION/REFORESTATION PLAN IS TO SELECT THE APPROPRIATE SPECIES AND DISTRIBUTION PATTERN FOR A CHOSEN SITE THAT MIMICS NATURAL SUCCESSION.

MIXING TRANSPLANT STOCK



SIGNAGE

FOREST PLANTING AREAS



NOTE:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. SIGNS SHOULD BE PLACED AT A MAX. INTERVAL OF 100' ALONG ALL L.O.D.'S AND/OR STREAM BUFFERS IN AREAS OF AFFORESTATION/REFORESTATION.

AFFORESTATION/REFORESTATION MANAGEMENT PLAN

YEAR 1: AREA IS PLANTED ACCORDING TO PRE-APPROVED PLAN SURVIVAL CHECK 3 TIMES (MARCH-APRIL), (JULY-AUGUST), (OCTOBER-NOVEMBER)

WATERING AS NEEDED
CONTROL OF UNDESIRABLE VEGETATION AS NEEDED

YEARS 2-3: REINFORCEMENT PLANTING IF NEEDED
SURVIVAL CHECK TWICE ANNUALLY (APRIL-MAY), (SEPTEMBER-OCTOBER)

WATERING AS NEEDED
CONTROL OF UNDESIRABLE VEGETATION AS NEEDED

YEARS 4-5: REINFORCEMENT PLANTING IF NEEDED
SURVIVAL CHECK ONCE ANNUALLY (MAY-SEPTEMBER)

FERTILIZATION OR WATERING DURING YEARS 1 THROUGH 3 WILL BE DONE ON AN AS NEEDED BASIS. CONDITION CHECK SHEETS SHOULD BE TO THE CLIENT AFTER EACH VISIT. WE REQUIRE A SURVIVAL RATE OF 75% PERCENT AFTER 5 YEARS. IF ADEQUATE NATURAL REGENERATION HAS OCCURRED, IT MAY BE INCLUDED IN THE FINAL SURVIVAL TALLY. SPECIAL RETURN OPERATIONS OR RECOMMENDATIONS WILL BE CONDUCTED ON AN AS NEEDED BASIS. PERIMETER FENCING AND SIGNAGE WILL BE REMOVED AFTER YEAR 5 BASED ON THE DATE PLANTED.

REFORESTATION INSPECTION AND PLANTING NARRATIVE

1. REFORESTATION INSPECTION SCHEDULE

THERE SHALL BE FIVE INSPECTIONS FOR FOREST CONSERVATION.

A. THE FIRST INSPECTION SHALL OCCUR AFTER FLAGGING/STAKING OF THE L.O.D. AND/OR STREAM BUFFERS, AND PRIOR TO ANY CLEARING, GRADING OR SEDIMENT CONTROL MEASURES. THIS INSPECTION IS TO ADDRESS THE ISSUES OF TREE PROTECTION AND SEDIMENT CONTROL. THE DEVELOPER AND REPRESENTATIVES FROM MNCPPC AND MDCWP WILL MEET TO WALK THE PROPOSED LIMITS OF DISTURBANCE AND DETERMINE THE FINAL LOCATIONS OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION DEVICES.

B. THE SECOND INSPECTION SHALL OCCUR AFTER PLACEMENT OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION DEVICES, AND PRIOR TO CLEARING AND GRADING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF PROTECTIVE MEASURES.

C. THE THIRD INSPECTION SHALL OCCUR PRIOR TO PLANTING IN REFORESTATION AREAS. THIS PRE-PLANTING INSPECTION IS TO MAKE FINAL DECISIONS REGARDING THE BEST IMPLEMENTATION OF THE PLANTING PLAN, INCLUDING, BUT NOT LIMITED TO, THE FINAL PLACEMENT AND SELECTION OF PLANT SPECIES, DETERMINATION OF THE REGENERATION POTENTIAL OF EXISTING PLANTS TO REMAIN, AND A DETERMINATION OF THE BEST EDGE PLANTING TREATMENT. THE PURCHASE AND DELIVERY OF PLANT MATERIALS SHOULD NOT BE MADE UNTIL AFTER THIS INSPECTION SINCE A DETERMINATION MAY BE MADE IN THE FIELD TO ALTER THE CHOICE OF PLANT MATERIAL.

D. THE FOURTH INSPECTION SHALL OCCUR IMMEDIATELY FOLLOWING THE COMPLETION OF THE REFORESTATION PLANTING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY

E. THE FIFTH AND FINAL INSPECTION SHALL OCCUR AT THE COMPLETION OF THE TWO-YEAR MAINTENANCE PROGRAM. THE PURPOSE OF THIS INSPECTION IS TO DETERMINE THE SUCCESS AND ADEQUACY OF THE MAINTENANCE PROGRAM. A FINAL DETERMINATION SHALL BE MADE AT THIS TIME AS TO WHETHER ADDITIONAL PLANTINGS AND A FURTHER MAINTENANCE PROGRAM ARE NECESSARY.

A. IN AREAS WITH SUBSTANTIAL GROWTH OF INVASIVE GROUND COVER SPECIES, MEASURES SHALL BE TAKEN TO REMOVE AND CONTROL INVASIVES. THE INFESTED AREAS SHOULD BE MOWN PRIOR TO COMMENCEMENT OF PLANTING. NECESSARY WEED CONTROL MEASURES SHOULD BE DETERMINED DURING THE PRE-PLANTING INSPECTION, INCLUDING, BUT NOT LIMITED TO, MOWING, PERIODIC MOWING AROUND THE REFORESTATION PLANTINGS, AND FABRIC COVERINGS. THE USE OF CHEMICAL WEED CONTROLS WILL BE LIMITED TO EXTREME CASES AND, ONLY WITH A WEED CONTROL MEASURE. THE TYPICAL TREE PLANTING DISTRIBUTION PATTERN SHOULD BE MODIFIED SO AS TO ALLOW ACCESS BY MOWING EQUIPMENT WITHOUT DAMAGE TO PLANTINGS.

A. A SOILS ANALYSIS WILL BE CONDUCTED PRIOR TO COMMENCEMENT OF REFORESTATION. ON LAND WHERE EXTENSIVE NATURAL USE HAS OCCURRED IN THE PAST, TEST PITS WILL BE DUG IN AREAS OF UNDISTURBED SOIL TO DETERMINE IF A FRAGIPAN LAYER IS PRESENT. IF FRAGIPAN IS PRESENT, IT SHOULD BE PIERCED BY AUGURING AND PLANTING HOLES SHOULD BE DUG TO TWICE THE NORMAL DIAMETER FOR THE MATERIAL PLANTED.

B. SOILS SHOULD BE TREATED BY INCORPORATING NATURAL MULCH WITHIN THE TOP 12 INCHES, OR AMENDMENTS AS DETERMINED BY THE SOILS ANALYSIS. NATURAL AMENDMENTS, SUCH AS ORGANIC MULCH OR LEAF MOLD COMPOST ARE PREFERRED.

C. IF FILL MATERIAL IS USED AT THE PLANTING SITE, IT SHOULD BE CLEAN FILL WITH 12 INCHES OF NATIVE SOIL. STOCKPILING OF NATIVE TOP SOILS MUST BE DONE IN SUCH A WAY THAT THE HEIGHT OF THE PILE DOES NOT DAMAGE THE SEED BANK.

IT IS RECOMMENDED THAT PLANTING OCCUR WITHIN 24 HOURS OF DELIVERY TO THE SITE. PLANT MATERIALS WHICH ARE LEFT UNPLANTED FOR MORE THAN 24 HOURS SHOULD BE PROTECTED FROM DIRECT SUN AND WEATHER AND KEPT MOIST. NURSERY STOCK SHOULD NOT BE LEFT UNPLANTED FOR MORE THAN TWO (2) WEEKS.

4. ON-SITE INSPECTION

PRIOR TO PLANTING, PLANTING STOCK SHOULD BE INSPECTED. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS, AND DISEASE SHOULD BE REPLACED.

5. PLANTING SPECIFICATIONS

A. CONTAINER GROWN STOCK: SUCCESSFUL PLANTING OF CONTAINER GROWN STOCK REQUIRES CAREFUL SITE PREPARATION AND INSPECTION OF THE PLANT MATERIAL ROOT SYSTEM. CAUTION IS RECOMMENDED WHEN SELECTING PLANTS GROWN IN A SOILS MEDIUM DIFFERING FROM THAT OF THE PLANTING SITE. THE PLANT SHOULD BE REMOVED FROM THE CONTAINER AND THE ROOTS GENTLY LOOSESED FROM THE SOILS. IF THE ROOTS ENIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED, AND SUBSTITUTED IF NECESSARY. ROOTS MAY NOT BE TRIMMED ON-SITE. PREPARED AS SPECIFIED. NATIVE STOCKPILED SOILS SHOULD BE USED TO BACKFILL PLANTING FIELD. RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH 2 TO 4 INCHES OF MULCH.

B. BALLED AND BURLAPPED TREES: BALLED AND BURLAPPED TREES MUST BE HANDLED WITH CARE WHILE PLANTING. TREES SHOULD NOT BE PICKED UP BY THE TRUNK OR DROPPED. AS BOTH PRACTICES WILL TEND TO SEPARATE THE TRUNK FROM THE ROOT BALL. PRIOR TO PLANTING, ROOT BALLS SHOULD BE KEPT MOIST.

C. PLANTING FIELDS SHOULD BE CREATED EQUAL TO 2.5 TIMES THE DIAMETER OF THE ROOT BALL. USE WATERING TO SETTLE SOIL BACKFILL AROUND TREES. STOCKPILED NATIVE TOP SOILS, IF AVAILABLE, SHOULD BE USED TO BACKFILL THE PLANTING FIELD. AMENDMENTS ARE NOT RECOMMENDED IN THE PLANTING FIELD, AS STUDIES HAVE SHOWN THAT ROOTS WILL BE ENCOURAGED TO STAY WITHIN THE AMENDED SOILS. SOILS SHOULD BE RAKED EVENLY OVER THE PLANTING FIELD AND COVERED WITH 2 TO 4 INCHES OF MULCH.

D. STAKING OF TREES IS NOT RECOMMENDED EXCEPT IN AREAS OF HIGH WINDS. MOVEMENT IS NECESSARY TO STRENGTHEN THE TRUNK OF THE PLANTED TREE. IF STAKES ARE USED, THEY SHOULD BE REMOVED AFTER THE FIRST GROWING SEASON. WRAPPING IS ALSO NOT RECOMMENDED DUE TO THE INCREASED OPPORTUNITIES FOR INSECT INFESTATION AND DISEASE.

6. POST-PLANTING CONSIDERATIONS

A. SOIL STABILIZATION: FOR AREAS OF LARGE-SCALE DISTURBANCE, SOILS MUST BE STABILIZED USING A NON-TURF-BUILDING GROUND COVER OR ENGINEERING FABRIC.

B. PROTECTIVE DEVICES: TO PREVENT DAMAGE OF PLANTED TREES, ALL REFORESTATION AND AFFORESTATION SITES MUST BE POSTED WITH APPROPRIATE SIGNS AND FENCED. CONSTRUCTION EQUIPMENT SHALL BE PROHIBITED IN THESE AREAS.

C. SURVIVAL RATE OF REFORESTATION MATERIAL TO BE 75% AT THE END OF THE SECOND GROWING SEASON.

M-NCPPC APPROVALS

PROJECT NAME: Fairland Park Comm.

PROJECT NUMBER: DSP-09014

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

6-23-10 S.A. S-11

Specimen Tree	Common Name	Latin Name	Diameter (inches)	Tree Condition	Comments	Saved/Removed
1	Yellow Poplar	<i>Liriodendron tulipifera</i>	36	Good		Removed
2	Yellow Poplar	<i>Liriodendron tulipifera</i>	30	Fair	Branching	Removed
3	Yellow Poplar	<i>Liriodendron tulipifera</i>	34	Poor	Top damage, decay, hollow	Saved
4	Southern Red Oak	<i>Quercus falcata</i>	32	Poor	Decay, hollow	Saved
5	Southern Red Oak	<i>Quercus falcata</i>	32	Fair	V-fork, decay	Saved
6	Southern Red Oak*	<i>Quercus falcata</i>	38	Good		Saved
7	Chestnut Oak	<i>Quercus prinus</i>	39	Fair	V-fork, decay	Saved
8	Chestnut Oak	<i>Quercus prinus</i>	36	Good		Saved
9	Yellow Poplar	<i>Liriodendron tulipifera</i>	36	Good		Saved
10	Chestnut Oak	<i>Quercus prinus</i>	31	Good		Saved
11	Chestnut Oak	<i>Quercus prinus</i>	37	Fair	V-fork, decay	Saved
12	Southern Red Oak	<i>Quercus falcata</i>	35	Good		Saved
13	Southern Red Oak*	<i>Quercus falcata</i>	32	Good		Saved
14	Southern Red Oak*	<i>Quercus falcata</i>	31	Good		Saved
15	Southern Red Oak*	<i>Quercus falcata</i>	33	Good		Saved
16	Southern Red Oak	<i>Quercus falcata</i>	36	Good		Saved
17	Southern Red Oak	<i>Quercus falcata</i>	30	Good		Saved
18	Yellow Poplar	<i>Liriodendron tulipifera</i>	30	Good		Saved

Condition

Good - The tree is in generally good health with no noticeable defects or problems.

Fair - The tree is in generally good health but there are noticeable defects that may be signs of future problems with tree health or stability.

Poor - The tree has defects that could result in declining health and stability issues in the immediate future, potentially hazardous conditions present.

* The tree has been found to exist off-site

Note: Specimen trees have been field estimated.

AFFORESTATION AREA #1								Acreage	0.59	Upland Plantings
	Species	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Reforestation Credits	Percent of Stocking	
Liriodendron tulipifera	Tulip Poplar		1-1.5"	3	B&B	30	20	15.2%		
Quercus rubra	Northern Red Oak		1.5-2"	4	B&B	30	120	20.3%		
Acer rubrum	Red Maple		1-1.5"	3	B&B	33	99	16.8%		
Liquidambar styraciflua	Sweetgum (seedless)		1.5-2"	4	B&B	33	132	22.3%		
Carya canadensis	Eastern Redbud		1-1.5"	3	B&B	10	30	5.1%		
Ilex opaca (M)	American Holly (male)		6-8"	6	B&B	10	60	10.2%		
Ilex opaca (F)	American Holly (female)		6-8"	6	B&B	10	60	10.2%		
Reforestation Units Provided								591		
Total Reforestation Units Required								590		
Excess								1	0.09%	100.0%

AREA IN ACRES

PROPERTY 79.25

FLOODPLAIN 2.97

FOREST IN FLOODPLAIN 2.93

OUT OF FLOODPLAIN 87.31

TOTAL 90.44 AC

FOREST CLEARED AREA (AC)

AA 0.84

BB 0.43

CC 17.16

DD 1.39

EE 0.51

FF 0.55

> 01 0.02

> 02 0.01

CLEARED = 20.88 AC

OFFSITE = 0.03 AC

TOTAL = 20.91 AC

FOREST PRESERVATION AREA (AC)

A 5.14

B 5.10

C 4.72

D 18.22

E 1.28

TOTAL 34.46 AC

WOODLAND RETAINED AND COUNTED AS CLEARED (NON-FPA)

1 0.34

2 0.34

3 0.02

4 0.30

5 0.29

6 0.29

7 0.55

8 0.03

9 0.01

TOTAL 2.17 AC

FOREST AFFORESTATION AREA (AC)

1 0.37

2 0.08

3 0.03

4 0.08

5 0.03

TOTAL 0.59 AC

Woodland Conservation Worksheet			
for Prince George's County			
Zone:	R-R		
Gross Tract:	79.25		
Floodplain:	2.97		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	76.28	0.00	0.00
*Include acreage in the corresponding columns for each zone.			
Property Description or Subdivision Name: Fairland Park Community			
Reforestation Requirement Reduction Questions			
Is this one (1) single family lot? (y, n)	N		
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y, n)	N		
Is this a Mitigation Bank:	N		
Break-even Point (preservation) =	23.71 acres		
Clearing permitted w/o reforestation =	33.80 acres		
Woodland Conservation Calculations:			
Existing Woodland	57.51	2.93	
Woodland Conservation Threshold (NTA) =	20.00%	15.26	
Smaller of a or b		15.26	
Woodland above WCT	42.25		
Woodland cleared	20.88	0.00	0.03
Smaller of a or b		20.88	
Clearing above WCT (0.25 : 1) replacement requirement		5.22	
Clearing below WCT (2.1 replacement requirement)		0.00	
Afforestation Threshold (AFT) =	15.00%	0.00	
Woodland Conservation Required		20.51	
Woodland Conservation Provided (acres)			
Woodland Preservation		34.46	
Reforestation / Replacement		0.00	
Afforestation		0.59	
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		35.05	
Area of woodland not cleared	36.83	acres	
Woodland retained and counted as cleared:	2.17	acres	

Note:
The woodland preservation requirement is a result of the Planning Board conditions and findings of approval (PGCPB No. 09-132) of the preliminary plan and TCP1 and establishes the minimum requirements for this site of 35.05 acres.

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 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 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 in to brush piles that will serve as wildlife habitat.

Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, Invasive Plants or NonNative 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 the 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 nonnative 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 material from these noxious, invasive, and nonnative 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 sprouting of invasive, noxious, or nonnative plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

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.

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 Tree II Tree Conservation (TCP) on file in the office of the MNCPPC, Environmental Planning Section located on the 4 floor of the County Administration Building 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 MNCPPC 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.

Standard Type II Tree Conservation Plan Notes

1. 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 \$1.50 per square foot mitigation fee.

2. The Department of Environmental Resources (DER) must 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 the Building Official until all required activities have been satisfied.

5. 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 flagging 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.

6. Since work on this project will be initiated in several phases all TPD's required for a given phase shall be installed prior to any disturbance within that phase of work.

7.