

NOTES

- Existing Zoning of the Property: R-R
- Proposed No. of Lots: 04 (Four) 101 (One) Outlot
- Minimum Lot Area: 20,000 sq
- Proposed use of Property: Single Family Dwellings
- Water Category: W-1
- Sewer Category: S-1
- For Public Water and Sewer Systems Only.
- Total Area: 23.78 Ac.
- Tax Map # 71, Grid E-1, Bar # 155
- P.G. Co. Street Map Book Pg. # 10, Grids H-3+2 and J-3+2
- 2001 Map Reference: 201 SEB
- No known Historical Site affected by this plan.
- No proposed Entrance Features of Gateway Sign
- Slope Slopes 25% or greater shown thus
- 100 Year Floodplain on site shown thus
- Non-Tidal wetlands on site within the 100% Flood Limits (No disturbance pop)
- Biennial stream on site shown thus
- See Stormwater Concept ASD# 978 005 620
- The following are predominant soil type on site per P.G. County Soil Map Book Page # 22

OmEe - Collington Fine Sandy Loam, 15-40% slopes	= 30%
Mw - Mixed Alluvial Land	= 60%
MyBz - Monmouth Fine Sandy Loam, 2-5% slopes	= 10%
- Topographic Survey by M.N.C.P.C. & P.C.

DRAINAGE AREA MAP SCALE: 1" = 4,000'

- Cutting or clearing of woodland not in accordance 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 Forest Resources Unit of the Department of Environmental Resources (DER) must be contacted at (301) 925-5820 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 Selective Clearing Areas located on their lot or parcel of land and the associated owner / developer or owners representative shall notify the purchase of the property of any Woodland Conservation Areas.
- All appropriate permits will be posted with the Building Official prior to the issuance of any permits. These permits will be retained as records by the Building Official until all required activities have been satisfied.
- The location of any tree preservation devices (TPDs) shown on this plan shall be tagged with a tag and the tag shall be placed in the ground near the tree. Upon approval of the TPD's, the tag shall be placed in the ground near the tree. Upon approval of the TPD's, the tag shall be placed in the ground near the tree.
- Tree preservation devices are not required for this plan unless an undisturbed 100 foot buffer of open land or a 50 foot forested buffer is being maintained between the limit of disturbance (LOD) and the tree save area. If the LOD changes and impacts these undisturbed buffers the Forest Resources Unit of DER shall be contacted to evaluate the installation of TPD's will be required.
- Site 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 Area and/or Reforestation Areas shall be posted as reforestation activities. These signs shall remain in place until and/or start of all tree planting for woodland replanting, reforestation or afforestation is completed prior to the issuance of any permits. Failure to establish the woodland replanting, reforestation or afforestation within the prescribed time frame will result in a fine of \$1.50 per square foot penalty unless a written extension is approved by the Forest Resources Unit of DER.
- Results of survival checks for all tree planting shall be reported to the Forest Resources Unit of DER.
- Prior to the issuance of any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

SYMBOLS

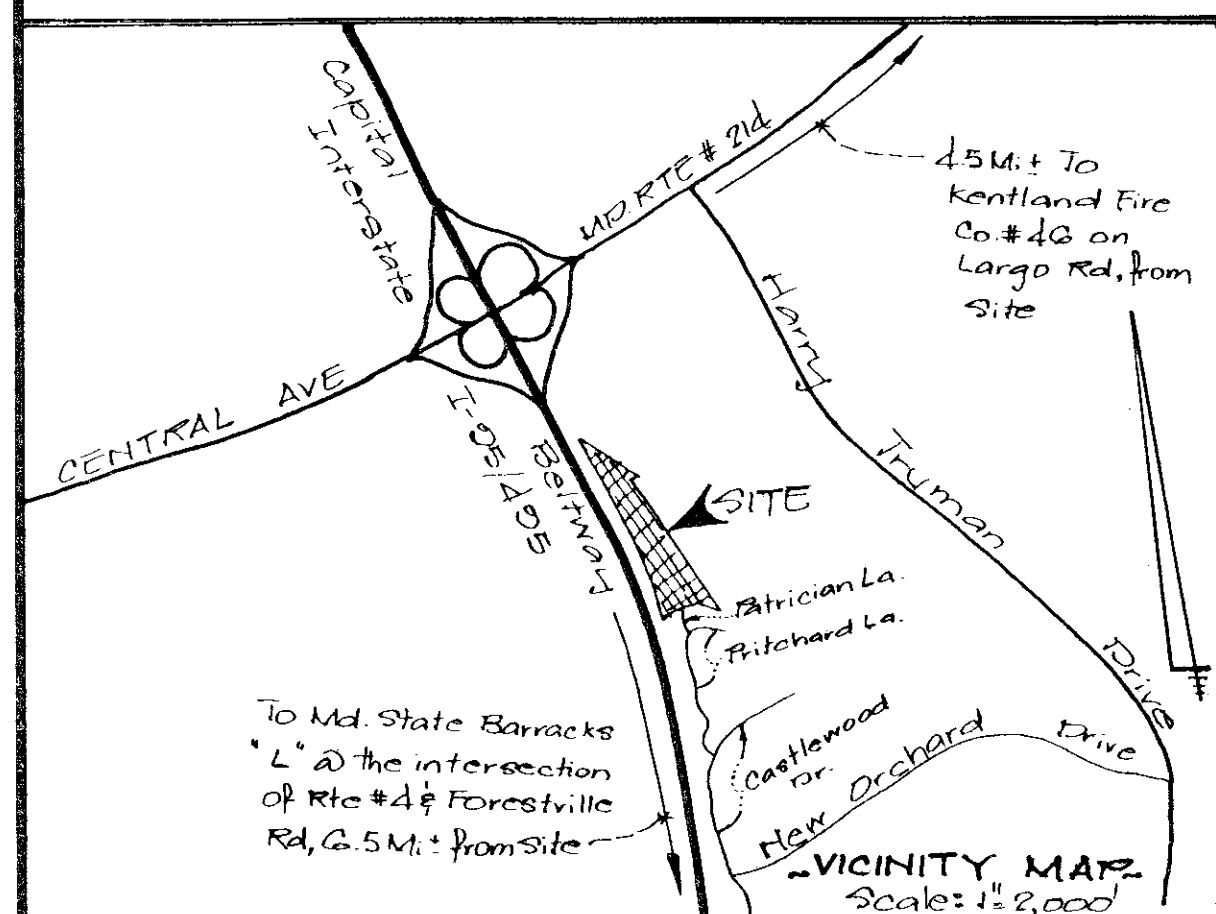
- Exist. Woodline
- Steep slopes [See Note #14 above]

M-N-C-P-C
 Prince George's County Planning Department
 Natural Resource Division
APPROVAL
 TREE CONSERVATION PLAN
 TCP- II/16/97
 BY DATE 12/19/97

TREE CONSERVATION PLAN TYPE II [TCP-II]

PROPERTY OF
LAND AND COMMERCIAL ALPHA LIMITED PARTNERSHIP
 LIBER 10451 FOLIO 723
 KENT (13th) ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND.
 DATE: 08-15-1997 SCALE: 1" = 100'

W. L. MEEKINS, INC.
 LAND PLANNERS & SURVEYORS
 3101 RITCHIE ROAD
 FORESTVILLE MARYLAND 20717
 301-736-6387 301-736-7115
 Fax: 301-736-5364 M.A.D.



APPLICANT

Land & Commercial, Inc.
 c/o Mr. Leo Bruno, President
 7901 Branch Avenue
 Clinton MD 20735-1233
 301-868-7000

OWNERS

Land and Commercial Alpha
 Limited Partnership
 Liber 10451 Folio 723

AFFORESTATION NOTES

- Proposed afforestation of 0.20 Ac. will not be planted but not mowed and left for natural tree growth.

Signed 1-27-97
 Plan Prepared by: James E. Irre
 Qualified Professional: COMAR 08.19.06.01
 McCarthy and Associates, Inc.
 14458 Old Mill Road, Suite 201
 Upper Marlboro, Maryland 20772
 Phone: (301) 627-7505

W. L. MEEKINS, INC.
 8-15-97