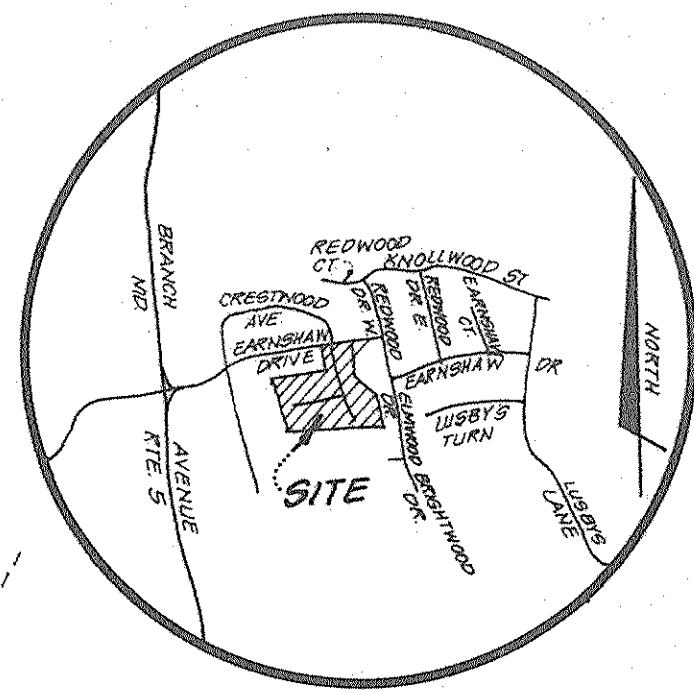
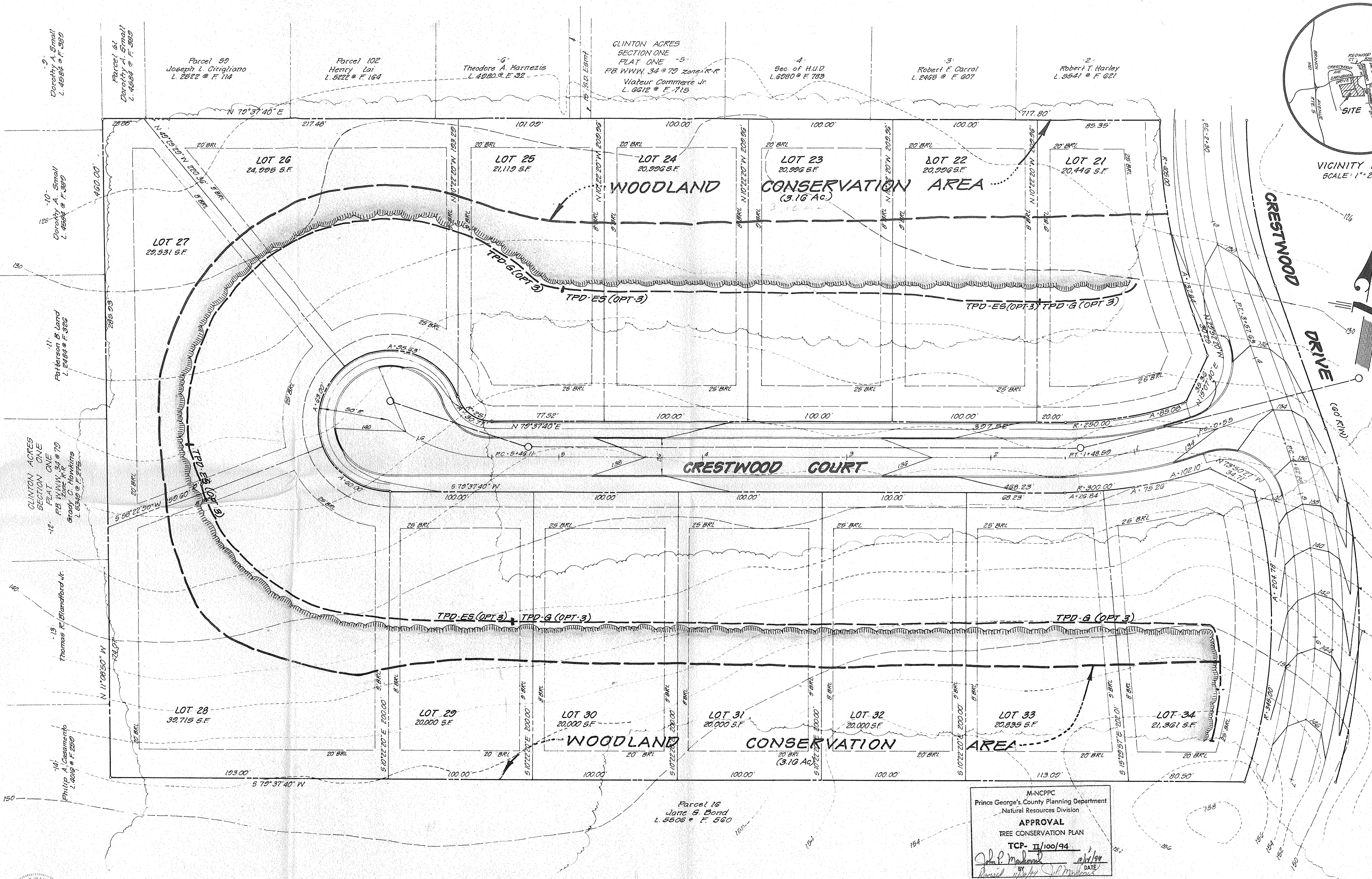
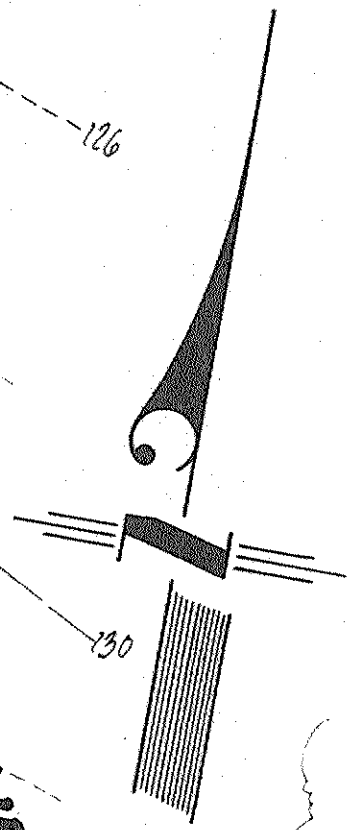




VICINITY MAP
SCALE: 1" = 2000'



Karen J. Dailey

SUBTITLE 4, DIVISION 3 CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 4, DIVISION 3 OF THE PRINCE GEORGES COUNTY BUILDING CODE AND THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM OTHER UPHILL PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO OTHER DOWNHILL PROPERTIES HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.

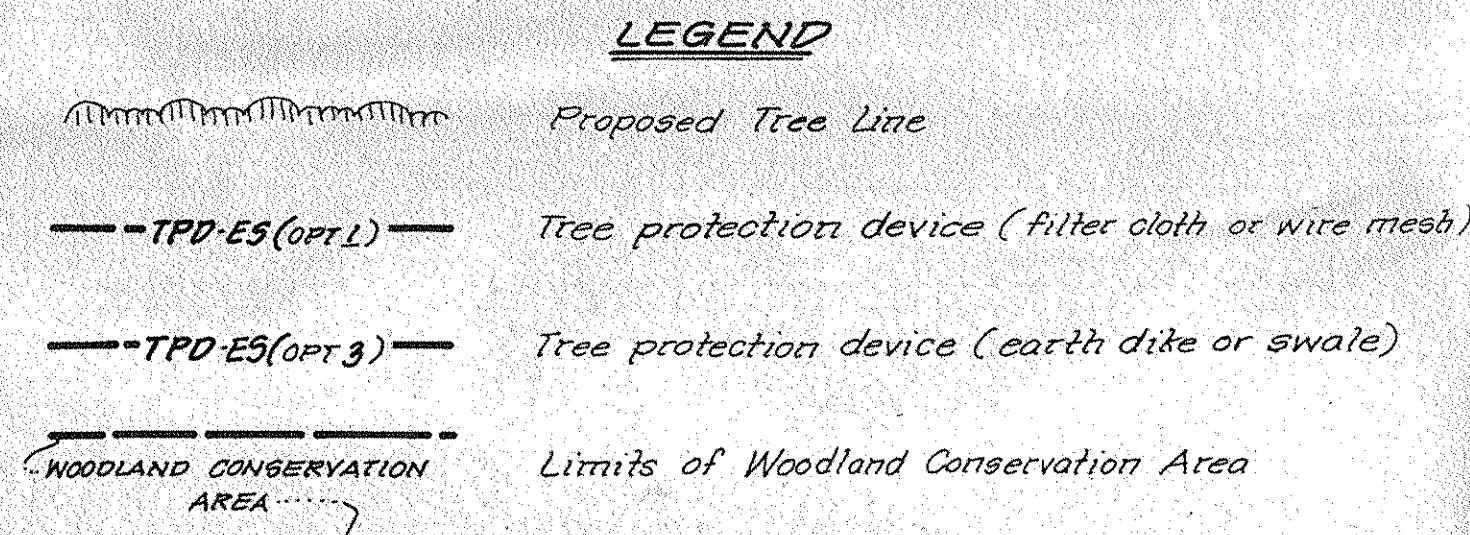
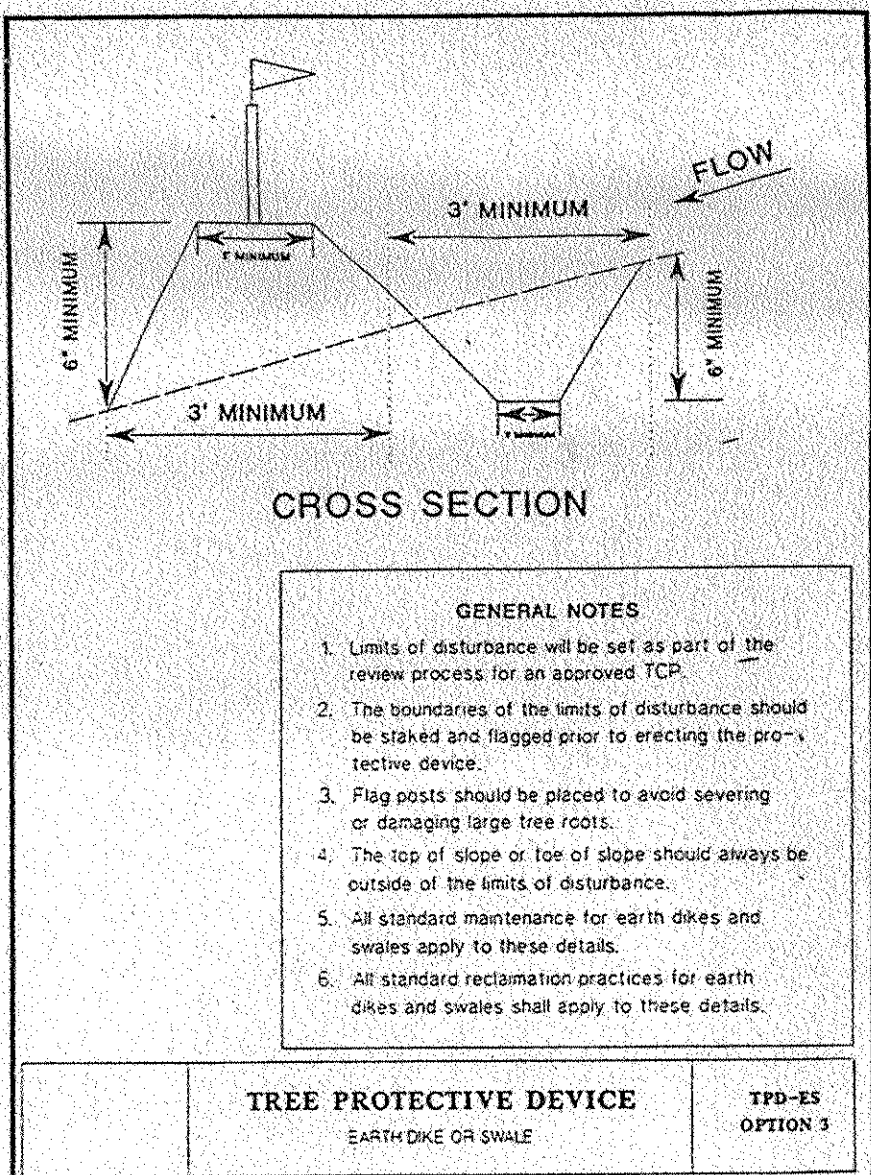
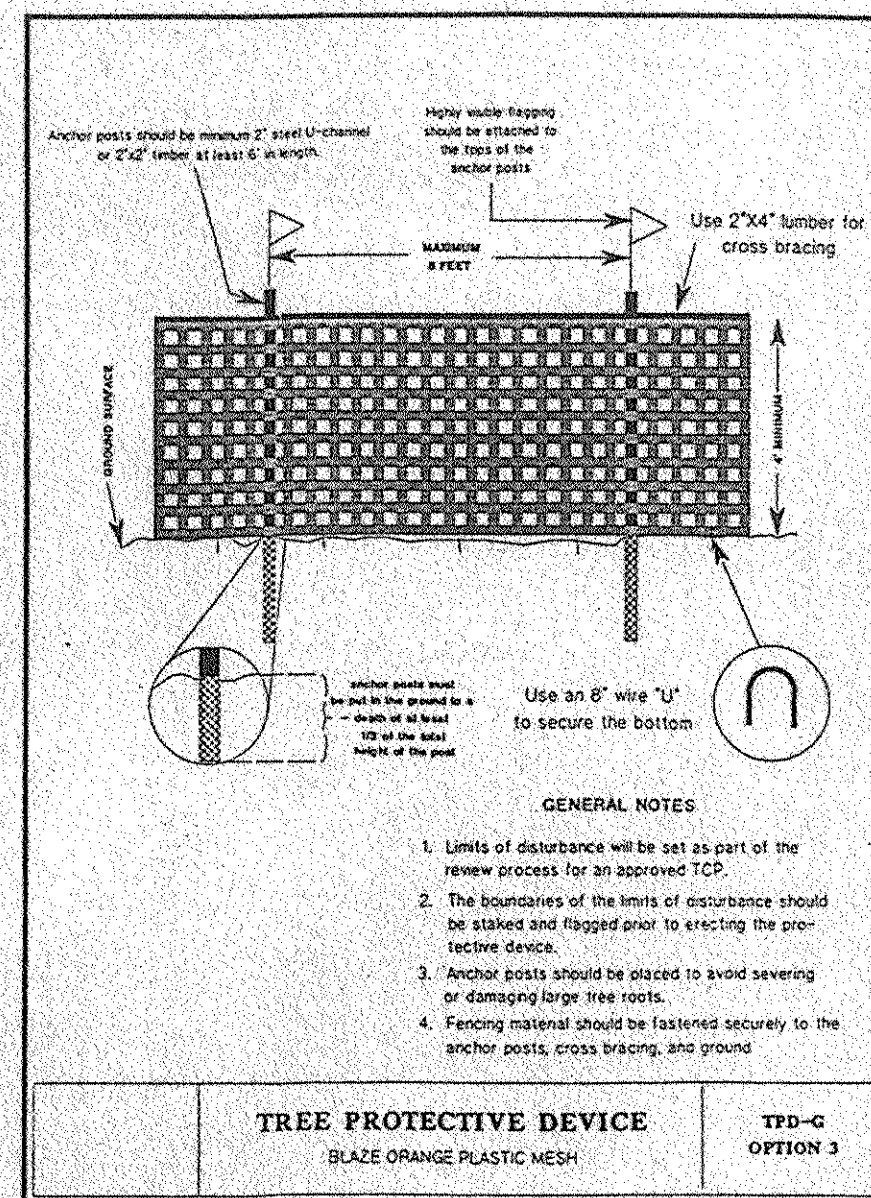
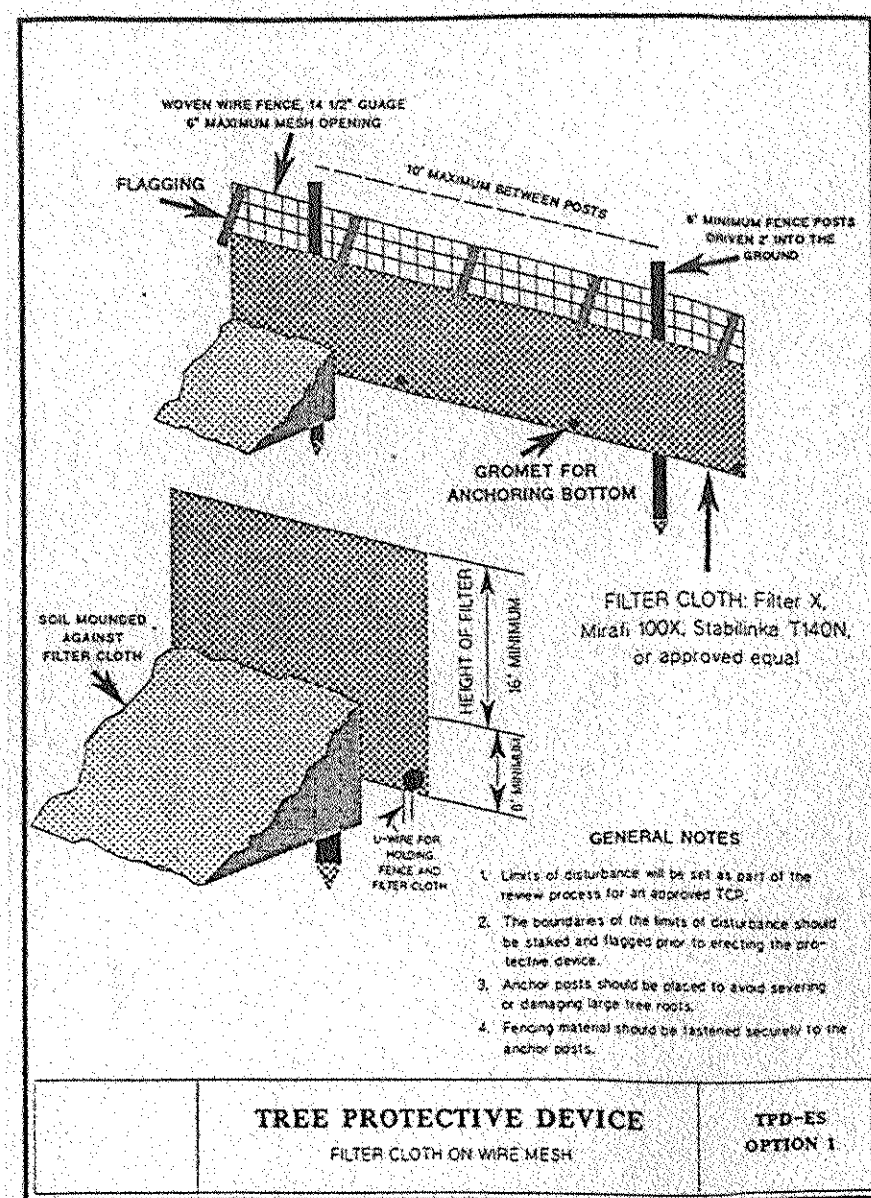
Chander S. Dhalwala P.E. 8231

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP- II/100/94
John P. Madhock
12/11/94
DATE

Record Reference: P.B. NWN 71 @ 15, Tax Map 134 Grid F-3 Parcel 134, Street Map 32-Grid D-G, W88.C Grid 215 SE 7

REVISIONS	TITLE
	TREE CONSERVATION PLAN II
	LOTS 21 THRU 34
	CLINTON ACRES
	BRANDYwine (11 TH) ELECTION DISTRICT
	PRINCE GEORGE'S COUNTY, MARYLAND
DATE	June 1994
SCALE	1" = 30'
DR BY	Recse
CHKD BY	
JOB NO.	N-287
DRAWING NO.	1 OF 3

**ENGINEERS
LAND PLANNERS
LAND SURVEYORS**
ROBERTSON DHALWALA ASSOCIATES, LLC
15207A MARLBORO PIKE - UPPER MARLBORO, MD 20772
UPPER MARLBORO (301) 855-9500 (410) 535-8600
PRINCE FREDERICK (301) 855-9500 (410) 535-8600



WOODLAND CONSERVATION WORKSHEET

Zone: R-R Owner: Clinton Acres Joint Venture
5313 Muncester Mill Road
Rockville, Maryland 20853

Gross Tract Area: 13.97 Ac.
100 Year Floodplain: 4.22 Ac.
Dedications: 0 Ac.
Net Tract Area: 9.77 Ac.

Property ID: T.M. 134 Grid F-3, Parcel 149

Subdivision, Lot & Block: Lots 21 - 34 & Outlot A, Block C, and Parcel A "Clinton Acres"

WOODLAND CONSERVATION REQUIREMENT CALCULATIONS

	Net Tract Area	100 Year Floodplain
Existing Woodland:	a. 7.20 Acres	k. 3.33 Acres
Woodland Conservation Threshold (20% x Net Tract Area):	b. 1.85 Acres	
Smaller of a. or b.:	c. 1.85 Acres	
Woodland above Threshold (a - b) [if < 0 enter 0]:	d. 5.35 Acres	
Woodland Cleared:	e. 3.47 Acres	l. 0.46 Acres
Smaller of d. or e.:	f. 3.47 Acres	
Clearing below Threshold (e - f) [if < 0 enter 0]:	g. -0-	
Replacement (f x 2.0):	h. 0.87 Acres	
(g x 2.0):	i. -0-	
Reforestation (15% x Net Tract Area - a) [if < 0 enter 0]:	j. -0-	
Replacement required (h + i + j):	m. 1.21 Acres	
Woodland Conservation Required (c + j + m - g):	n. 3.16 Acres	

WOODLAND CONSERVATION PROVIDED

	Total	On Site	Off Site	Fee-in-lieu
Woodland Preservation:	o. 3.16 Acres	= 3.16 Acres	+ -0-	
Woodland Replacement Credit (a - b) [if < 0 enter 0]:	p. 0.99 Acres	= 0.99 Acres	+ -0-	
Woodland Replacement (m - p):	q. -0-	= -0-	+ -0-	
Reforestation (j):	r. -0-	= -0-	+ -0-	
Area approved for fee-in-lieu:	s. -0-	x \$0.30	x 43,560	= \$0.00
Total Woodland Conservation Provided (o + q + r - s):	3.16 Acres	= 3.16 Acres	+ -0-	-0-

Additional woodland retained but not part of any requirements: 0.80 Acres

- WOODLAND CONSERVATION NOTES**
- Tree Conservation Plan Certified by: Karen J. Gailey, R.P.F.
Md. Registered Professional Forester #287
746 Cat Creek Road
Mechanicville, Maryland 20659
(301) 373-9533
 - Cutting or clearing of woodland not in conformance with the 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 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.
 - 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 Forest Resources Unit of DER and the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Forest Resources Unit, 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.

Karen J. Gailey

M-NCPPC
Prince George's County Planning Department
Natural Resources Division

APPROVAL
TREE CONSERVATION PLAN

TCP- II /100/94

BY *John P. Markland* DATE *12/19/94*

REVISIONS	TITLE
	TCP II DETAIL SHEET
	CLINTON ACRES
	BRANDYWINE (11 TH) ELECTION DISTRICT
	PRINCE GEORGES COUNTY, MARYLAND
DATE SEP 1994	SCALE AS SHOWN
DR BY REESE	CHKD BY
JOB NO. W297	DRAWING NO. 3 OF 3

RDA
ENGINEERS
LAND PLANNERS
LAND SURVEYORS

ROBERTSON DHALWALA ASSOCIATES, LLC

15207A MARLBORO PIKE - UPPER MARLBORO, MD 20772

UPPER MARLBORO (301) 627-3100 (301) 952-8200 PRINCE FREDERICK (301) 855-9500 (410) 535-8600