

MATCHLINE SEE SHEET 03

Woodland Conservation Worksheet for Prince Georges County, Maryland				
Zone:	R-80			
Gross Tract:	74.68			
Floodplain:	3.27			
Previously Dedicated Land:				
Net Tract (NTA):	71.41	0.00	0.00	
Property Description or Subdivision Name: POTOMAC RIDGE I				
Break-even Point (preservation acres) =	20.85			
Acres of Net Tract clearing permitted w/o refore	25.48			
Woodland Conservation Requirement Calculations:				
Existing Woodland on Net Tract (acres)	46.13			
Existing Woodland in Floodplain (acres)	1.13			
Woodland Conservation Threshold (NTA) =	20.00%			
Smaller of a or c	14.26			
Woodland above WCT	31.87			
Plan Number: (This must be completed for each phase)				
Plan Phase or Name:	Phase I	Phase II		
Total area in this application (acres)	44.80	44.80		
Floodplain area in this application (acres)	0.75	0.75		
Net Tract area in the application (acres)	44.05	0.00		
Woodland on the Net Tract for this phase (acres)	20.73			
Woodland in the Floodplain for this phase	0.70			
Woodland Cleared on Net Tract for this phase	13.29			
Woodland Cleared in Floodplain for this phase	0.07			
Off-site Mitigation provided on this property	0.00			
Cumulative acres of Net Tract Woodland cleared	13.29	13.29		
Cumulative acres of Floodplain woodland cleared	0.07	0.07		
Smaller of d or e	13.29	13.29		
Woodland Cleared below WCT	0.00	0.00		
Replacement for clearing above the WCT (0.25 : 1)	3.32	3.32		
Replacement for clearing below the WCT (2 : 1)	0.00	0.00		
Afforestation Threshold (ATF) =	15.00%	0.00	0.00	
Cumulative Woodland Conservation Required	17.67	17.67		
Latest phase indicates cumulative requirement through that phase of work				
Woodland Conservation Provided:				
Preservation	6.74			
Reforestation	0.46			
Afforestation	3.36			
Area approved for fee-in-lieu				
Credit for Off-site Mitigation on another property				
Off-site Mitigation provided on this property				
Total Woodland Conservation Provided	10.56	10.56		
Woodland saved on this phase but not counted	0.70	0.00		
Existing Net Tract Woodland in later phases	25.4	25.4		
Shortage				

TREE CONSERVATION PLAN NOTES

1. Cutting or clearing of woodlands not in conformance with this Plan or without the express 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) Site Development Inspector must be contacted at (301) 883-3390 prior to the start of any work on the site to address implementation 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 released as surety by the Building Official upon all required activities have been satisfied.
5. The location of all Tree Protective Devices (TPDs) shown on this Plan shall be tagged in the field prior to the pre-construction meeting with the Development Inspector of DER and the Segment Erosion Control Inspector from DER and upon approval of the tagged TPD locations by the DER Site Development Inspector, installation of the TPDs 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. Woodland Conservation - Tree Save Areas and/or Reforestation Areas shall be posted as shown in the same time as Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place and may be removed after final grading has occurred on that lot. The sign on the lot may be removed after house construction has been completed and the new house owner has legal title to the lot where sign(s) are located.

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POTOMAC RIDGE
PRINCE GEORGES COUNTY
MARYLAND
OXON HILL (12TH) ELECTION DISTRICT
TAX MAP 113, PARCEL 98
200' MAP REFERENCE: 211SE01

LOTS 1-11 A, 1-8 B, 1-9 C, 1-15 D, 1-30 E, 1-22F, PARCELS A-D, OUTLOT 1

SEAL
PREPARED BY: *[Signature]*
QUALIFIED PROFESSIONAL
7 PER CODE 88.06.01
FOREST STAND DELINEATION & FOREST CONSERVATION PLANNING

CONTACT INFO
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ALEJANDRO VILLEGAS
DEWBERRY & DAVIS LLC

SCALE
SCALE: 1" = 50'

1	4.5.06	AV	PHASE II
No.	DATE	BY	Description

REVISIONS

DRAWN BY: KJM
APPROVED BY: MJ
CHECKED BY: AV
DATE: 06/16/03

TITLE
TCP
TYPE II

PROJECT NO. HY776

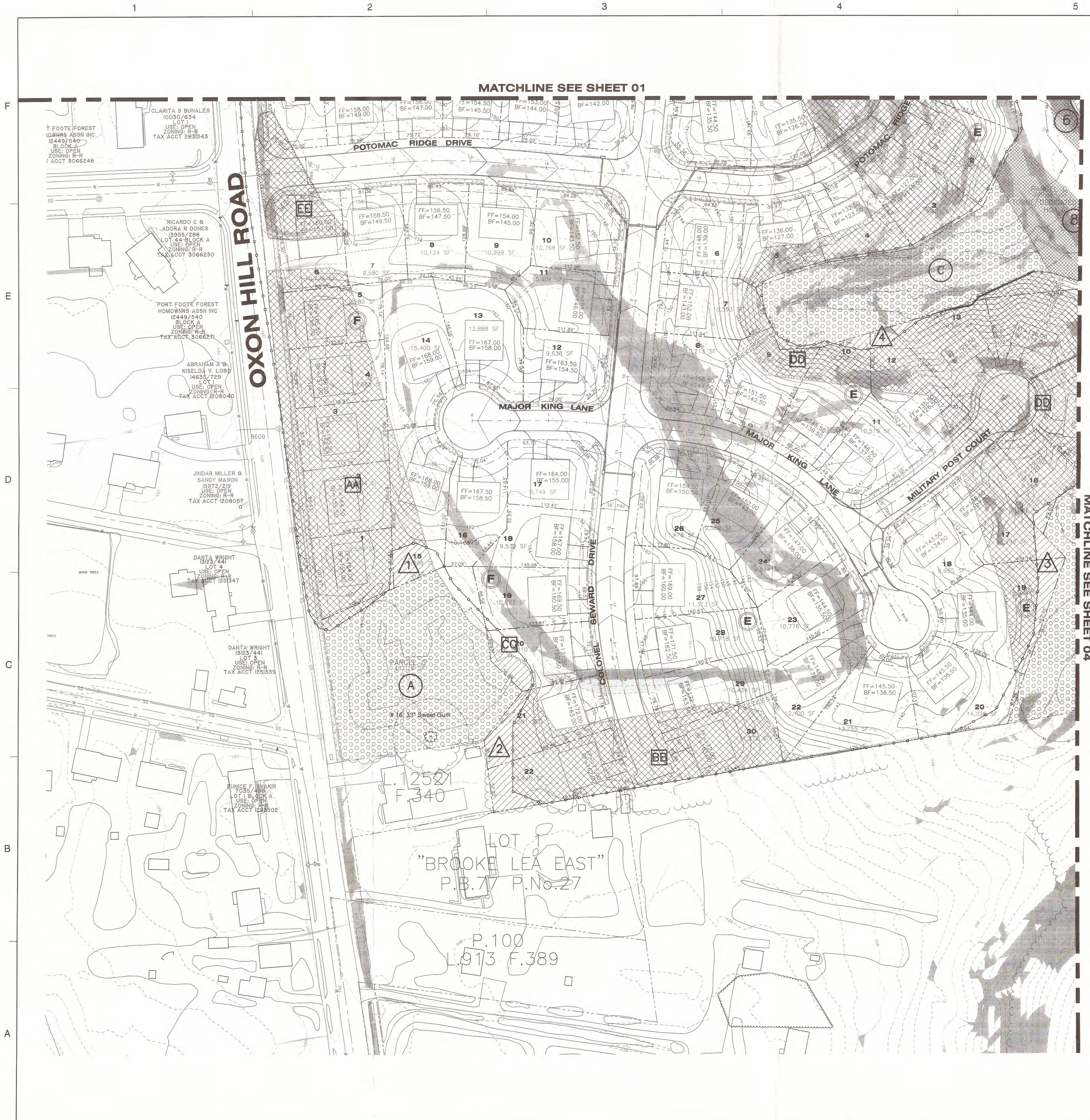
Area of plan retained. Average tree retained to TOP II/180/03

M-NCPPC
Prince Georges County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/102/03-58

Approved by: J.S. Date: 9.5.03
01: J.S. 6/10/06
02: J.S. 6/10/06
03: J.S. 6/10/06
04: J.S. 6/10/06
05: J.S. 6/10/06

APR 10 2006
RESOLVED
PLANNING DIVISION

SHEET NO. 1 OF 4



LEGEND

- FOREST CLEARED AREA
- WOODLAND RETAIN NON FCA
- FOREST CONSERVATION AREA
- AFFORESTATION AREA
- REFORESTATION AREA
- PROPERTY BOUNDARY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING FOREST
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- EXISTING STREAM LINE
- EXISTING 100 YEAR FLOODPLAIN
- WETLANDS BUFFER
- PROPOSED SANITARY SEWER
- SEVERE SLOPES (15 - 25%)
- STEEP SLOPES (GREATER THAN 25%)
- EXIST. TREES 30" D.B.H. OR GREATER
- CRITICAL ROOT ZONE

FOREST CLEARED AREA (AC)	WOODLANDS RETAINED NON FCA (AC)
AA 1.37	1 0.05
BB 0.74	2 0.15
CC 0.01	3 0.10
DD 3.34	4 0.04
EE 0.23	5 0.01
FF 0.40	6 0.07
GG 0.50	7 0.06
HH 0.58	8 0.52
II 6.19	
TOTAL 13.36 (AC)	TOTAL 1.00 (AC)

FOREST CONSERVATION AREA (AC)	AFFORESTATION AREA (AC)
A 0.97	1 1.71
B 1.41	2 0.60
C 0.81	3 0.03
D 3.10	4 0.13
E 0.13	5 0.10
F 0.32	6 0.05
TOTAL 6.74 (AC)	7 0.12
	8 0.44
	9 0.18
	TOTAL 3.36 (AC)

REFORESTATION AREA (AC)
1 0.35
2 0.14
TOTAL 0.49 (AC)

POTOMAC RIDGE

PRINCE GEORGE'S COUNTY MARYLAND

OXON HILL (12TH) ELECTION DISTRICT

TAX MAP 113, PARCEL 98

200' MAP REFERENCE: 211SE01

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PREPARED BY
[Signature]
QUALIFIED PROFESSIONAL
PER COMAR 08.10.01.03
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FOREST CONSERVATION PLANNING

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0 50 100

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CHECKED BY	AV
DATE	06/16/03
TITLE	

TCP TYPE II

PROJECT NO. HY776

2

SHEET NO. 2 of 4

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/102/03

Approved by
Date
9.5.03

01
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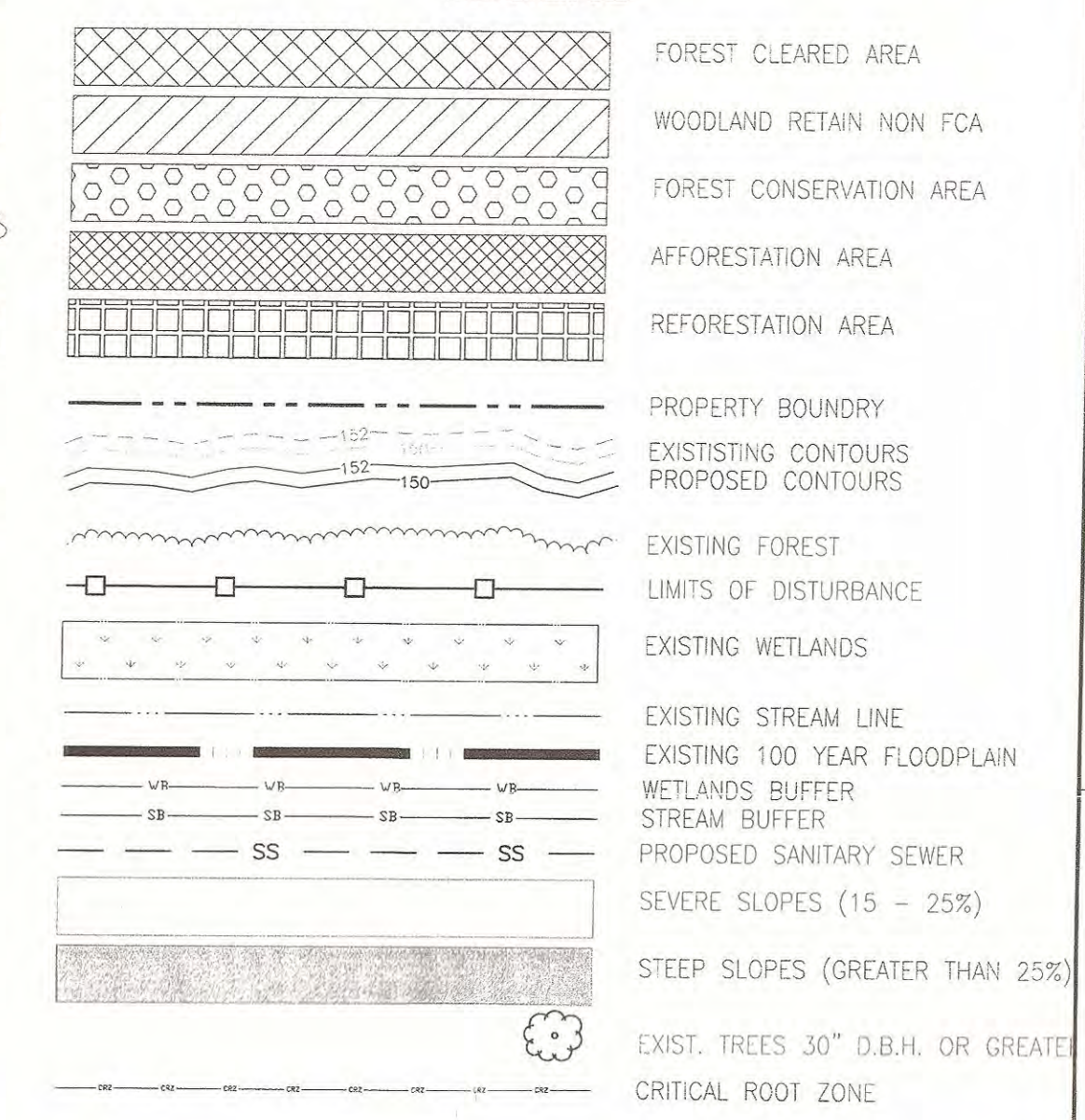
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MATCHLINE SEE SHEET 01

MATCHLINE SEE SHEET 04



LEGEND



SPECIMEN TREE IDENTIFICATION LIST

BOTANICAL NAME	COMMON NAME	TRUNK ID	TREE HEIGHT	TREE CANOPY	TREE CONDITION	TREE NOTES	TREE PROTECTION MEASUREMENTS
Liquidambar styraciflua	TULIP POPLAR	32	120	60	GOOD		SAVE
Liquidambar styraciflua	TULIP POPLAR	30	100	40	FAIR		SAVE
Liquidambar styraciflua	TULIP POPLAR	30	110	60	GOOD TO EXCELLENT	TWIN	REMOVE
Liquidambar styraciflua	TULIP POPLAR	32	100	30	GOOD		SAVE
Acer rubrum	RED MAPLE	40	110	50	FAIR		SAVE
Liquidambar styraciflua	TULIP POPLAR	30	70	40	FAIR TO POOR	SOME LOWER LIMB DAMAGE	SAVE
Quercus rubra	NORTHERN RED OAK	41	60	40	POOR	DECLINING	REMOVE
Liquidambar styraciflua	TULIP POPLAR	32	110	40	FAIR	GROWING INTO A SYCAMORE	SAVE
Liquidambar styraciflua	TULIP POPLAR	31	100	40	FAIR		SAVE
Liquidambar styraciflua	TULIP POPLAR	31	110	50	GOOD		SAVE
Liquidambar styraciflua	TULIP POPLAR	30	110	50	FAIR		SAVE
Liquidambar styraciflua	TULIP POPLAR	30	110	50	GOOD		SAVE
Liquidambar styraciflua	TULIP POPLAR	30	110	40	GOOD		SAVE
Liquidambar styraciflua	TULIP POPLAR	32	70	40	FAIR TO POOR	POTENTIAL FALL HAZARD TO HOUSE ON ADJACENT PROPERTY	SAVE
Quercus rubra	NORTHERN RED OAK	31	80	40	GOOD		SAVE
Liquidambar styraciflua	TULIP POPLAR	30	110	40	FAIR	ROT IN BASE, SOME LOWER LIMB DAMAGE	SAVE
Liquidambar styraciflua	TULIP POPLAR	30	100	40	FAIR TO POOR	ROT IN BASE	SAVE
Liquidambar styraciflua	TULIP POPLAR	32	100	40	FAIR TO POOR	ROT AT BASE	SAVE
Liquidambar styraciflua	TULIP POPLAR	40	110	60	GOOD		SAVE
Liquidambar styraciflua	TULIP POPLAR	30	100	50	GOOD		SAVE
Quercus rubra	NORTHERN RED OAK	41	100	60	EXCELLENT		SAVE
Liquidambar styraciflua	TULIP POPLAR	32	100	40	FAIR	SOME LOWER LIMB DAMAGE	SAVE
Liquidambar styraciflua	TULIP POPLAR	30	110	60	GOOD TO EXCELLENT		SAVE
Liquidambar styraciflua	TULIP POPLAR	30	100	60	EXCELLENT		SAVE
Liquidambar styraciflua	TULIP POPLAR	41	100	40	POOR	EXTENSIVE ROT, DECLINING	SAVE
Liquidambar styraciflua	TULIP POPLAR	30	110	50	GOOD		SAVE
Liquidambar styraciflua	TULIP POPLAR	41	110	60	GOOD		REMOVE
Acer rubrum	RED MAPLE	30	80	60	FAIR	POISON IVY EXTENSIVE IN CANOPY	REMOVE
Quercus rubra	NORTHERN RED OAK	30	100	60	GOOD		SAVE
Liquidambar styraciflua	TULIP POPLAR	30	110	60	FAIR	MISSING BARK IN CANOPY	REMOVE
Liquidambar styraciflua	TULIP POPLAR	30	110	60	EXCELLENT		REMOVE
Liquidambar styraciflua	TULIP POPLAR	30	100	60	FAIR	TWIN	REMOVE
Liquidambar styraciflua	TULIP POPLAR	32	100	40	FAIR	MULTILEADER	SAVE
Liquidambar styraciflua	TULIP POPLAR	40	110	70	GOOD	MULTILEADER, Y-SHAPED CRUTCH	REMOVE
Liquidambar styraciflua	TULIP POPLAR	40	110	50	FAIR	SOME LOWER LIMB DAMAGE	REMOVE
Liquidambar styraciflua	TULIP POPLAR	30	100	40	GOOD		SAVE
Liquidambar styraciflua	TULIP POPLAR	30	110	80	EXCELLENT		SAVE
Liquidambar styraciflua	TULIP POPLAR	40	80	70	FAIR TO POOR	MULTILEADER	SAVE
Liquidambar styraciflua	TULIP POPLAR	30	70	40	POOR	DYING	SAVE
Liquidambar styraciflua	TULIP POPLAR	30	110	50	GOOD	MULTILEADER	REMOVE
Liquidambar styraciflua	TULIP POPLAR	30	100	60	EXCELLENT		SAVE
Liquidambar styraciflua	TULIP POPLAR	40	110	80	FAIR TO POOR	ROT IN CANBARK	SAVE
Liquidambar styraciflua	TULIP POPLAR	30	100	50	FAIR	SOME LOWER LIMB DAMAGE	SAVE
Liquidambar styraciflua	TULIP POPLAR	30	110	60	FAIR	ROT IN SIDE LEADER	SAVE
Liquidambar styraciflua	TULIP POPLAR	30	110	80	EXCELLENT		SAVE
Liquidambar styraciflua	TULIP POPLAR	30	100	60	GOOD		SAVE
Liquidambar styraciflua	TULIP POPLAR	52	100	70	FAIR TO POOR	EXTENSIVE ROT IN CANBARK	SAVE
Liquidambar styraciflua	TULIP POPLAR	62	110	80	FAIR TO POOR	EXTENSIVE ROT IN CANBARK	SAVE
Liquidambar styraciflua	TULIP POPLAR	40	110	70	GOOD	TWIL Y-SHAPED CRUTCH	SAVE
Liquidambar styraciflua	TULIP POPLAR	30	110	60	EXCELLENT		SAVE
Liquidambar styraciflua	TULIP POPLAR	30	110	70	FAIR TO GOOD		SAVE
Liquidambar styraciflua	TULIP POPLAR	30	110	50	EXCELLENT		SAVE
Liquidambar styraciflua	TULIP POPLAR	31	80	30	POOR	DYING	SAVE
Liquidambar styraciflua	TULIP POPLAR	31	100	70	FAIR	SOME LOWER LIMB DAMAGE	SAVE
Liquidambar styraciflua	TULIP POPLAR	30	120	80	FAIR	TWIN	SAVE
Liquidambar styraciflua	TULIP POPLAR	30	120	50	FAIR	POISON IVY EXTENSIVE IN CANOPY	SAVE
Liquidambar styraciflua	TULIP POPLAR	40	100	50	FAIR	MULTILEADER, ONE LEADER IS ROTTING	SAVE

NOTES: DUE TO A FIELD NUMBERING ERROR, NUMBERS 8 & 10 WERE SWAPPED.

M-NCPPC	
Prince Georges County Planning Department	
Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP 11/02/03	
Approved by	Date
J.S.	9.5.03
01	05/01/06
02	
03	
04	
05	

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POTOMAC RIDGE
PRINCE GEORGE'S COUNTY
MARYLAND
OXON HILL (12TH) ELECTION DISTRICT
TAX MAP 113, PARCEL 98
200' MAP REFERENCE: 211SE01

SEAL
PREPARED BY
Antonia R. B. B.
QUALIFIED PROFESSIONAL
PER COMAR 08.18.06.01
FOREST STAND EXAMINATION &
FOREST CONSERVATION PLANNING

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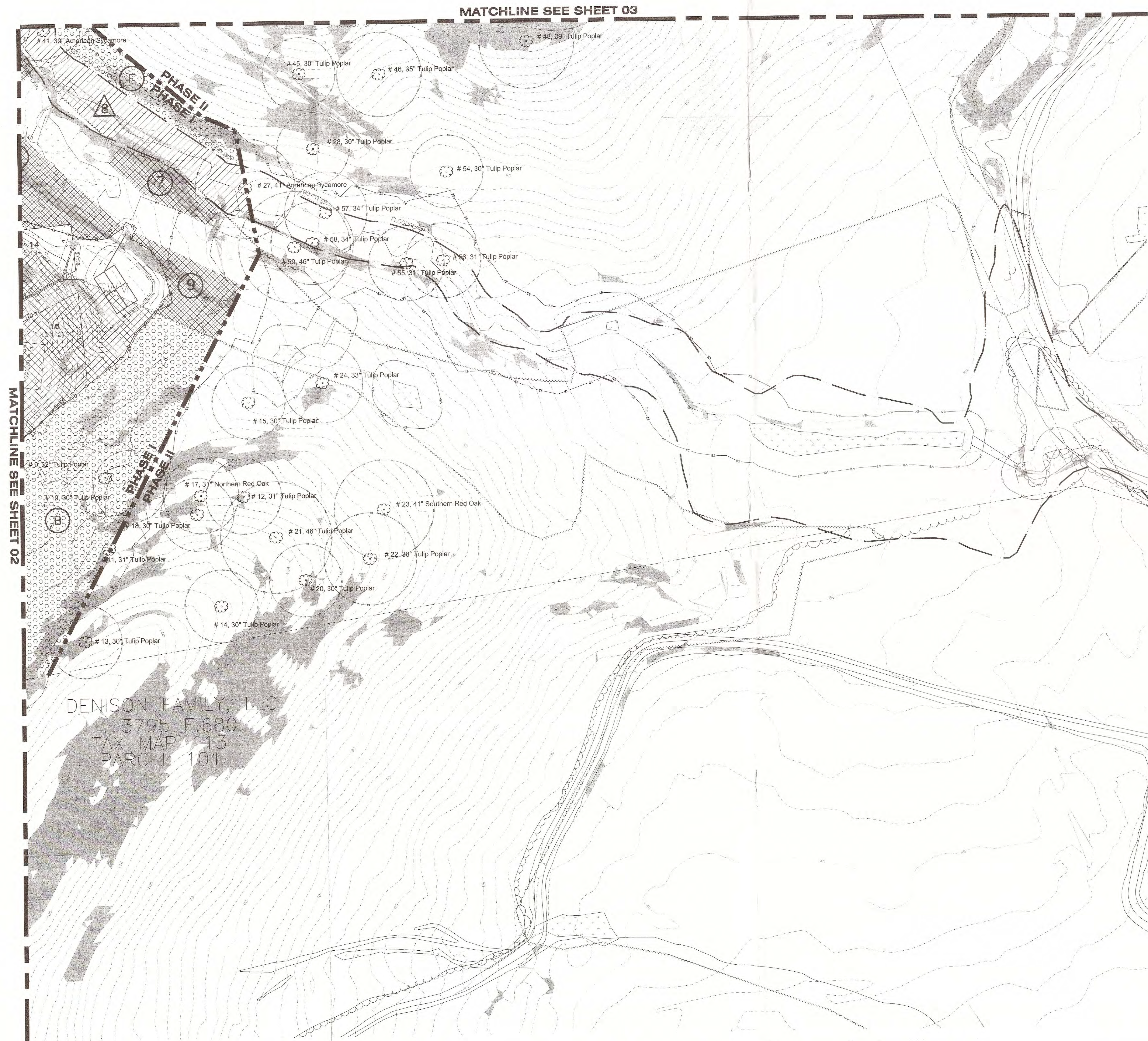
SCALE
SCALE: 1" = 50'

1	4.5.06	AV	PHASE II
No.	DATE	BY	Description
REVISIONS			
DRAWN BY KJM			
APPROVED BY MJ			
CHECKED BY AV			
DATE 06/16/03			
TITLE			
TCP TYPE II			
PROJECT NO. HY776			

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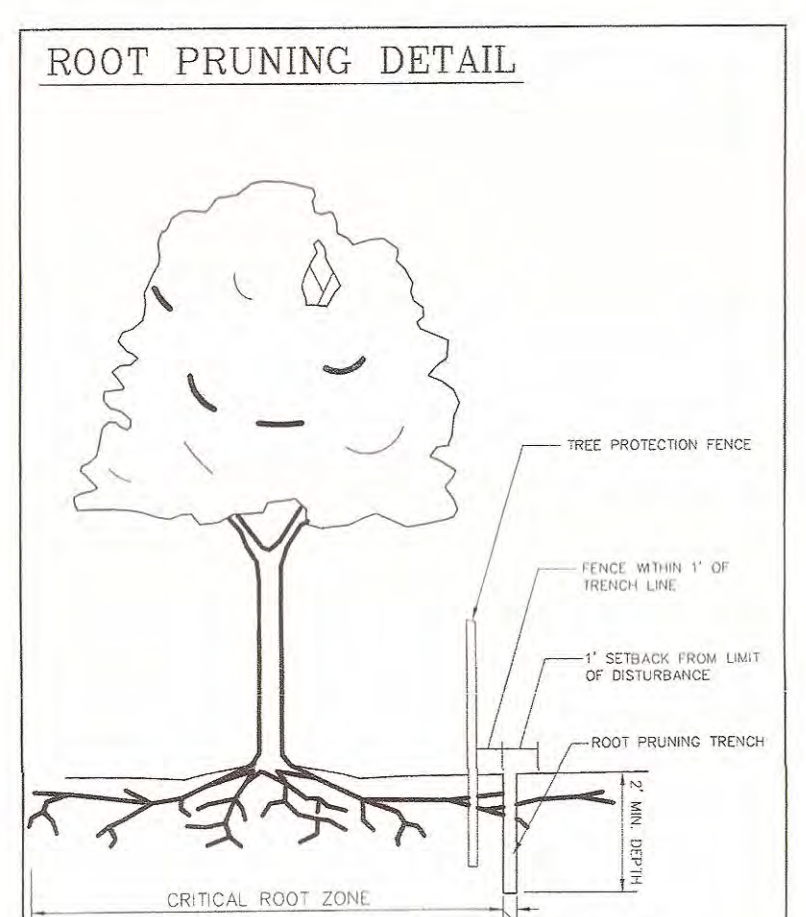
SHEET NO. 3 of 4

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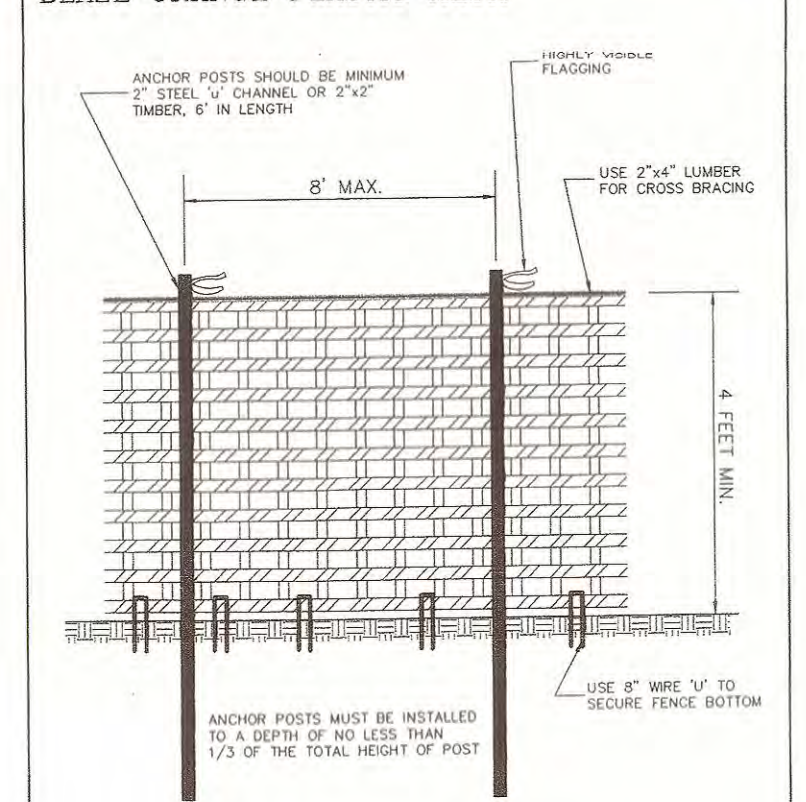
LEGEND

- FOREST CLEARED AREA
- WOODLAND RETAIN NON FCA
- FOREST CONSERVATION AREA
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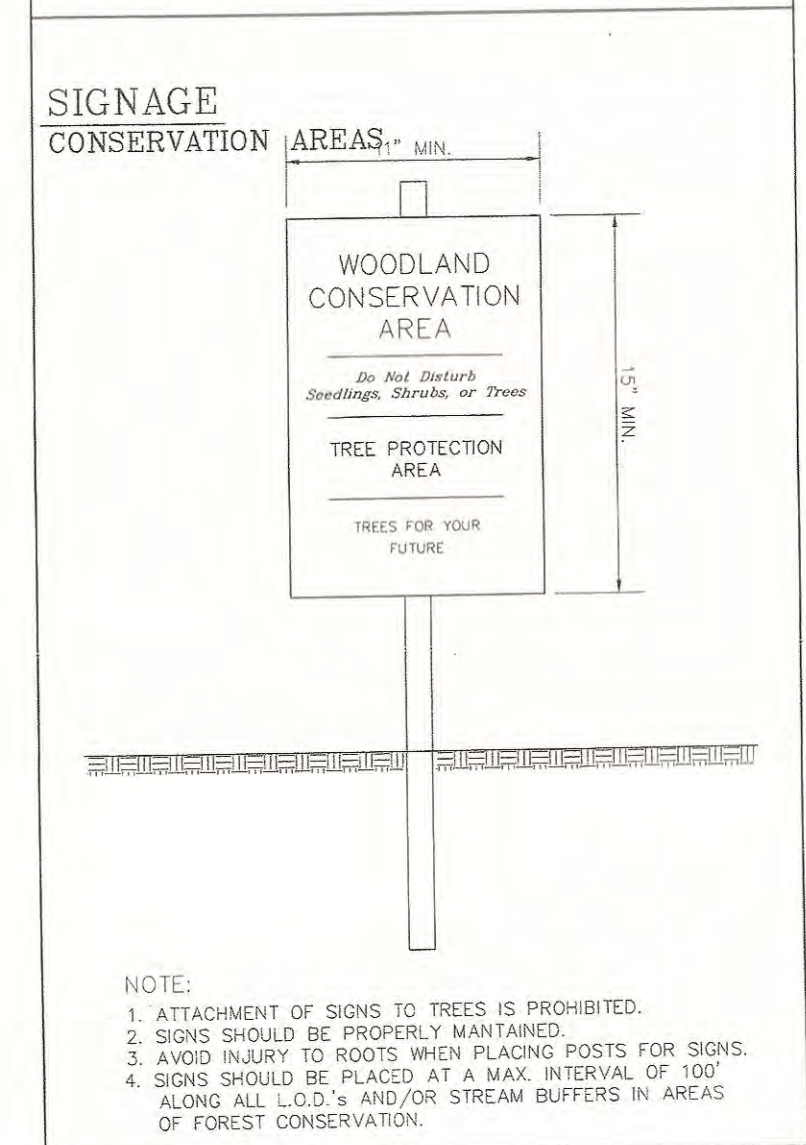


- NOTE:**
1. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO BEGINNING.
 3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
 4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH QUALITY SOIL.
 5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

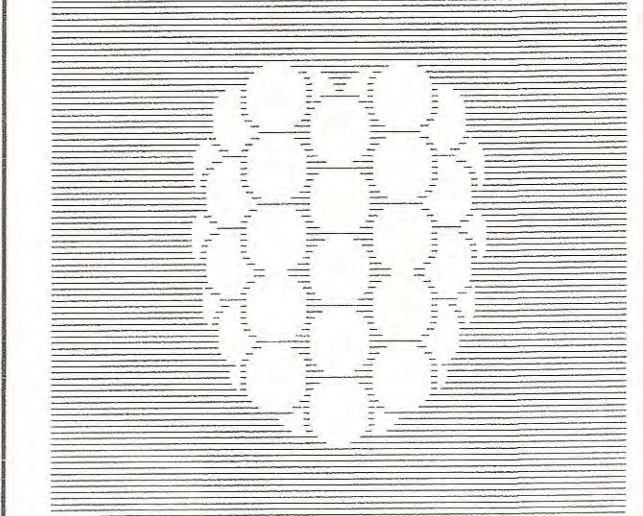
TREE PROTECTION FENCING



- NOTE:**
1. FOREST PROTECTION DEVICE ONLY.
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 3. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 4. ROOT DAMAGE SHOULD BE AVOIDED.
 5. PROTECTIVE SIGNAGE IS REQUIRED.
 6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.



- NOTE:**
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING SIGNS FOR SIGNS.
 4. SIGNS SHOULD BE PLACED AT A MAX. INTERVAL OF 100' ALONG ALL L.D.'S AND/OR STREAM BUFFERS IN AREAS OF FOREST CONSERVATION.



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TCP TYPE II
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4
SHEET NO. 4 OF 4

Approved by	Date
J.S.	9.5.03
01	J.S.
02	J.S.
03	J.S.
04	J.S.
05	J.S.