

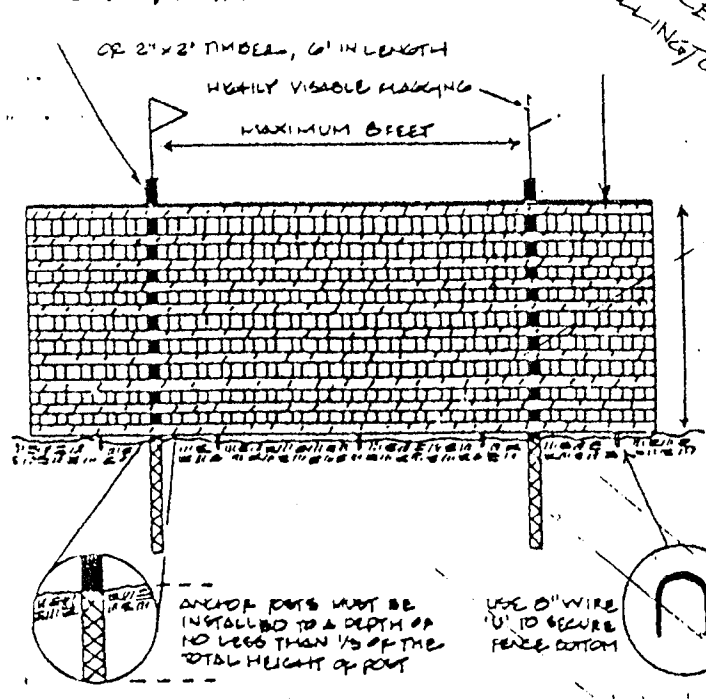
WOODLAND
CONSERVATION AREA

TREES FOR YOUR
FUTURE
FROM

OWNER:
TAYLOR ESTATES PROPERTIES, INC.
C/O EMERSON TAYLOR
11722 ELLINGTON DRIVE
BELTSVILLE, MD 20705
PHONE: 301-937-0405

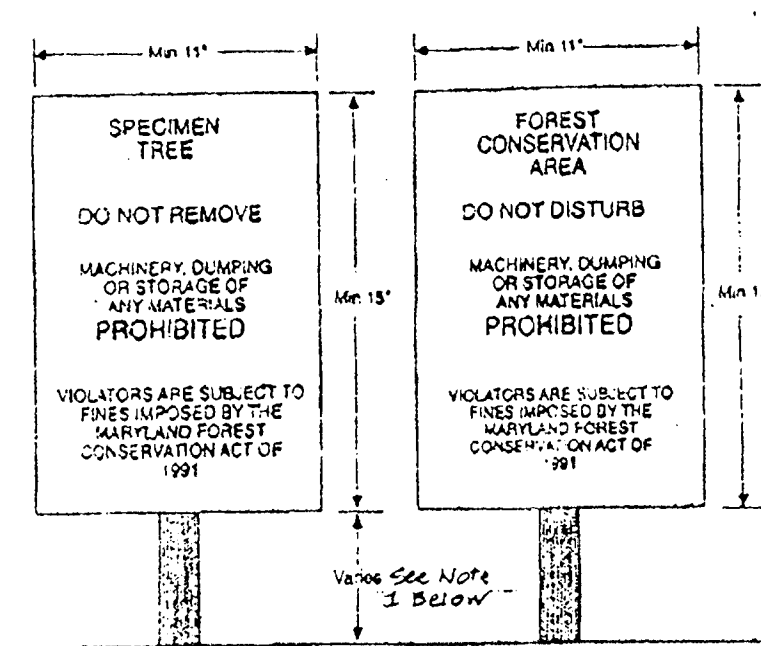
WOODLAND PRESERVATION
AREA #1
3.26 ACRES

SIGN DETAIL
PLACE AS SHOWN
ON PLAN



Blaze Orange Plastic Mesh T.P.D.

Notes:
1. Total protection device only.
2. Extension also will be set on part of the adjacent property.
3. Location of the device shall be marked with flags and staked prior to installing device.
4. Protective device must only be used
device should be maintained throughout construction.



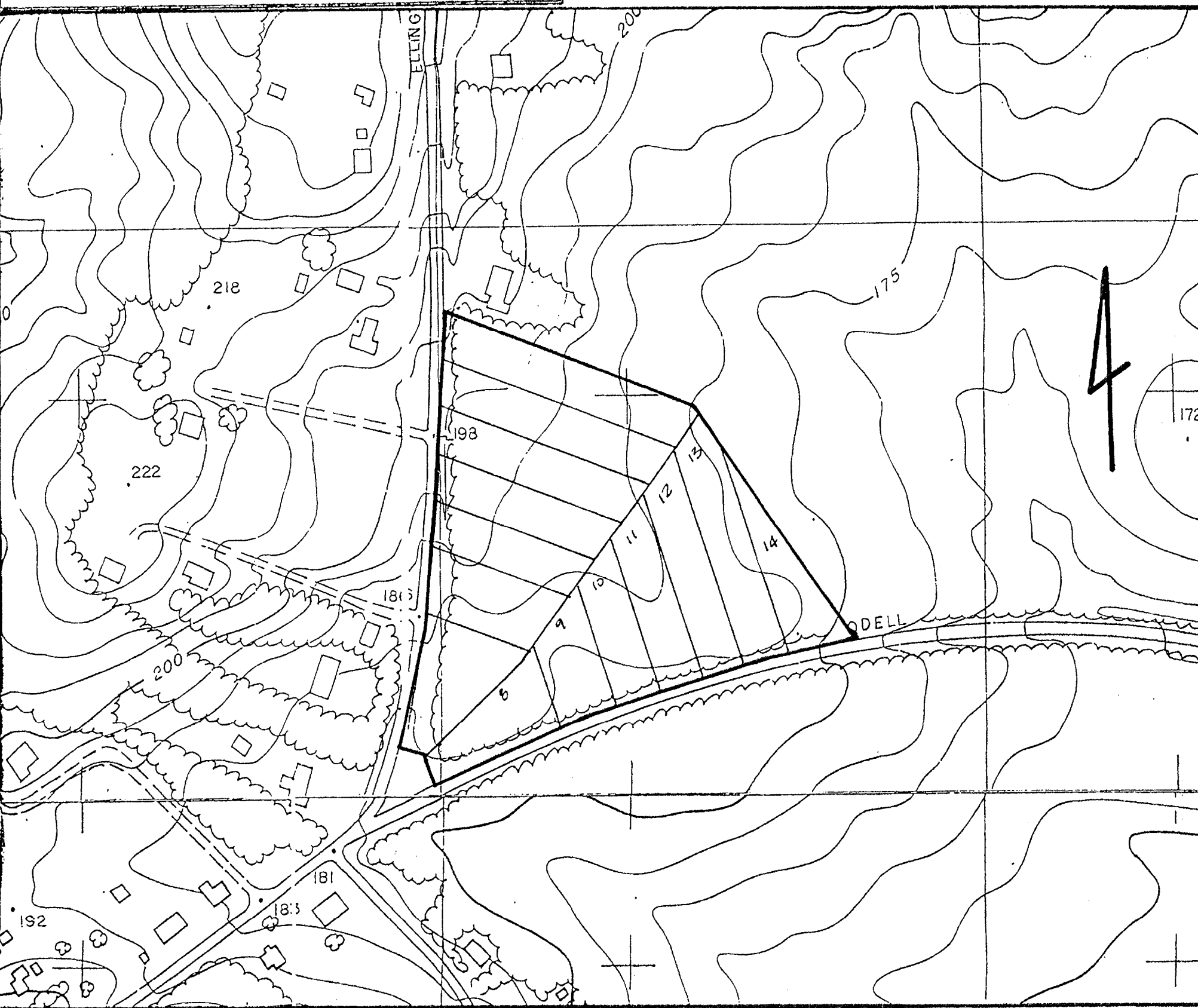
Notes:
1. Subject of a tree to be protected by the protection device.
2. Signs to be placed around the tree to indicate the location of the device.
3. Location of the device shall be marked with flags and staked prior to installing device.
4. Protective device must only be used
device should be maintained throughout construction.

Source: Adapted from Prince Georges County Manual 1991

APPLICANT:
LEGEND BUILDERS INC.
C/O MICHAEL COLLINS
P.O. BOX 511
BURTONSVILLE, MD 20866
TEL: (301) 490-3651

Construction Signs

Figure
D-4



Drainage Area Map 1"=200'

Plant Management Plan

- This plan is for a 5 year period until the afforestation is established.
- The maintenance program is as follows:
 - The area will be outlined by the tree protection device for the five year period.
 - The area protected by the T.P.D. will be mowed 3 times a year to assure weed control and allow seedlings a chance to survive.
 - The owner/developer will be responsible for tree care.
 - The final survival rate will be 75% of the total planted.

Tree Conservation Plan

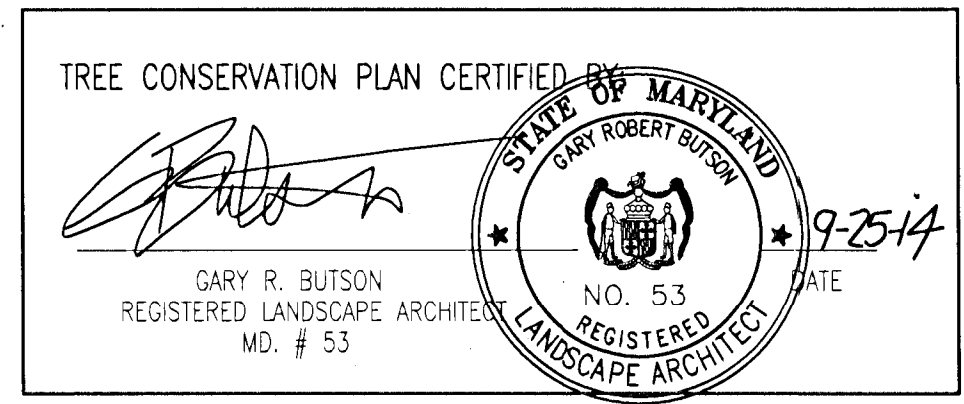
- Cutting or clearing of woodland not in conformance with this plan or without the express written consent of the Planning Director or designee shall be subject to a \$150 per sq. ft. mitigation fee.
- DER must be completed prior to the start of any work on the site to address implementation of tree conservation measures shown on this plan.
- Property owners shall be notified by the developer or contractor of any Woodland Conservation Area located on their lot or parcel and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner/representative, etc. shall notify the purchaser of the same.
- 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 Protection Devices shown on this plan shall be tagged or staked in the field prior to the pre-construction meeting with DER and the Sediment and Erosion Control Inspector from DER. Tree Protection Device installation may begin upon approval of the Forest Resources Unit and shall be completed prior to the installation of Sediment Controls.
- Since work on this project will be initiated in several phases all Tree Protection Devices required for a given phase shall be installed prior to any disturbance within that phase of work.
- Woodland Conservation "Tree-Save" Areas and/or Restoration Areas shall be posted as shown at the same time as Tree Protection Device installation and/or start of reforestation activities.

WOOD LAND RETAINED NOT
CREDITED
0.12 AC.

LOT#	LOT AREA (S.F.)	CONSERVATION AREA
LOT 1	5,127	5,127
LOT 2	32,334	18,621
LOT 3	29,612	15,800
LOT 4	26,829	13,400
LOT 5	26,766	9,200
LOT 6	20,443	2,900
LOT 7	20,115	2,400
LOT 8	20,901	0
LOT 9	20,131	8,900
LOT 10	20,320	6,100
LOT 11	28,489	12,300
LOT 12	36,784	22,200
LOT 13	37,695	25,300
LOT 14	25,546	5,200
LOT 15	23,821	0
TOTAL (S.F.)	392,427	141,798
TOTAL (AC.)	9.0	3.26

PRINCE GEORGE'S COUNTY PLANNING DEPT.
NATURAL RESOURCES DIVISION
APPROVAL
TREE CONSERVATION PLAN
TCP - 11/19/00
DATE: 11/13/2000
BY: KIM FINCH

WASHINGTON SUBURBAN SANITARY COMMISSION
1011 HAMILTON STREET HYATTSVILLE
MARYLAND 20784



TCP I & II

PARCEL 80 - TAX MAP 14-43

TAYLOR ESTATES

VANSVILLE ELECTION (1ST) DISTRICT
BELTSVILLE, MARYLAND

UPDATES/REVISIONS:
06/2014 REVISE LOD, & WOODLAND
WORKSHEET PER COUNTY COMM. MP.
09/25/2014 REVISED TO REFLECT
CHANGES TO THE HOUSE TYPES AND
HOUSES SITING LAYOUTS ON LOTS 8-14
MP.

KEPHART & COMPANY
CIVIL ENGINEERING
LAND SURVEYING
LAND PLANNING
(301) 828-7688
9112 Spring Acres Road Clinton, Maryland 20705

The Maryland-National Capital
Park and Planning Commission
Preliminary Plat 4-94027
TCP 1/43/94
Planning Board Action Approved
with conditions
Per PGCPB Resolution # 90-85
Adoption Date July 9, 1998
Kim Finch
Authorized Signature

The Maryland-National Capital
Park and Planning Commission
Preliminary Plat 4-94085
TCP 1/43/94
Planning Board Action Approved
with conditions
Per PGCPB Resolution # 94-312
Adoption Date 10/27/94
Kim Finch
Authorized Signature

TREE SAVE AREA
PROPOSED HOUSES

Zone	Area	Value
Gross Tract	9.00	
Floodplain	0.00	
Previously Dedicated Land	0.00	
Net Tract (NTA)	9.00	0.00

Property Description or Subdivision Name
Is this site subject to the 1989 Ordinance?
Is this site (1) single family (SF) (2) multi-family (MF) (3) commercial (C) (4) industrial (I) (5) other (O) (6) other (O) (7) other (O) (8) other (O) (9) other (O) (10) other (O) (11) other (O) (12) other (O) (13) other (O) (14) other (O) (15) other (O) (16) other (O) (17) other (O) (18) other (O) (19) other (O) (20) other (O) (21) other (O) (22) other (O) (23) other (O) (24) other (O) (25) other (O) (26) other (O) (27) other (O) (28) other (O) (29) other (O) (30) other (O) (31) other (O) (32) other (O) (33) other (O) (34) other (O) (35) other (O) (36) other (O) (37) other (O) (38) other (O) (39) other (O) (40) other (O) (41) other (O) (42) other (O) (43) other (O) (44) other (O) (45) other (O) (46) other (O) (47) other (O) (48) other (O) (49) other (O) (50) other (O) (51) other (O) (52) other (O) (53) other (O) (54) other (O) (55) other (O) (56) other (O) (57) other (O) (58) other (O) (59) other (O) (60) other (O) (61) other (O) (62) other (O) (63) other (O) (64) other (O) (65) 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