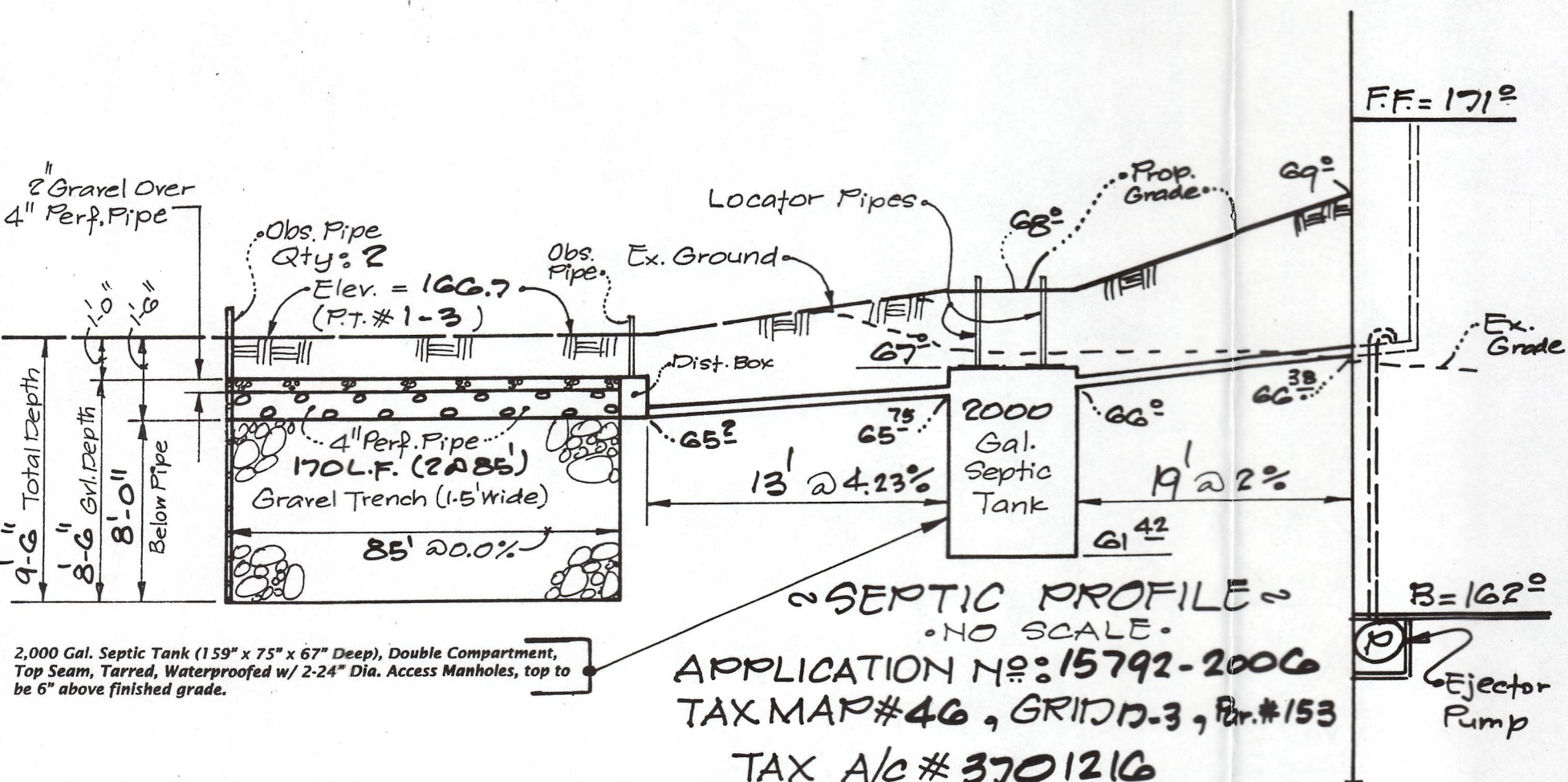
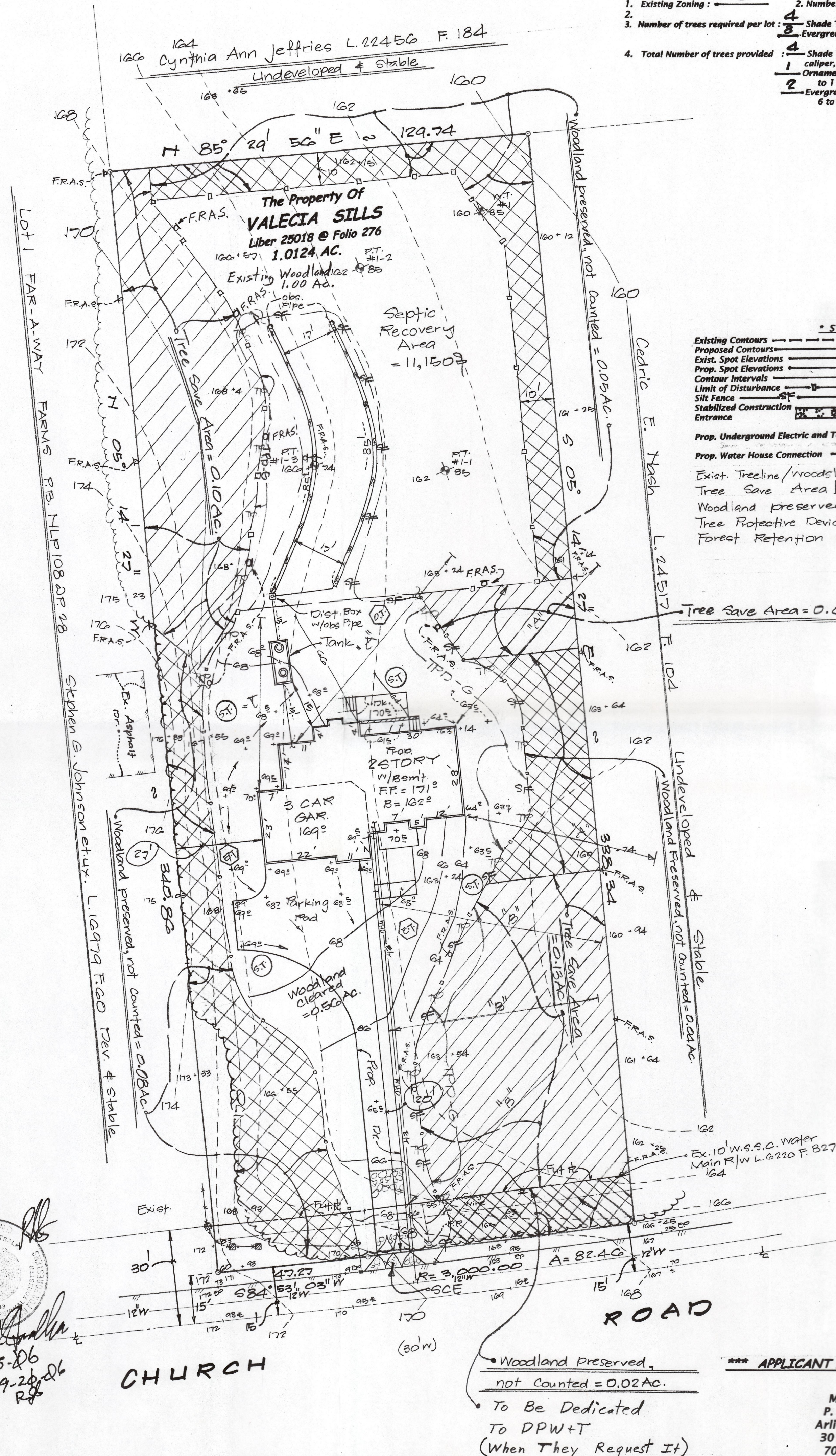


~ DRAINAGE AREA MAP ~
• Scale: 1" = 200'; Topo by M.-N.C.P. & P.C.



APPLICATION NO: 15792-2006
TAX MAP # 46, GRID D-3, Parcel # 153
TAX A/C # 3701216

Revised 9-24-06
8-15-06
Rafael



- * ON-SITE RESIDENTIAL PLANTING REQUIREMENTS ***
R.E
- Existing Zoning: R.E
 - Number of Lots: 01 (one)
 - Number of trees required per lot: 4
4 Shade Trees
3 Evergreen or Ornamental Trees
 - Total Number of trees provided: 4
4 Shade Trees (Red Maple) min. 2 1/2" to 3" caliper, 12 to 14' High
1 Ornamental Tree (Dogwood) min. 1 1/2" to 1 3/4" caliper, 7 to 9' High
2 Evergreen Trees (White Pine) min. 6 to 8' High

- * SYMBOLS / LEGEND ***
- Existing Contours: 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200
 - Proposed Contours: 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200
 - Exist. Spot Elevations: 100.0, 102.0, 104.0, 106.0, 108.0, 110.0, 112.0, 114.0, 116.0, 118.0, 120.0, 122.0, 124.0, 126.0, 128.0, 130.0, 132.0, 134.0, 136.0, 138.0, 140.0, 142.0, 144.0, 146.0, 148.0, 150.0, 152.0, 154.0, 156.0, 158.0, 160.0, 162.0, 164.0, 166.0, 168.0, 170.0, 172.0, 174.0, 176.0, 178.0, 180.0, 182.0, 184.0, 186.0, 188.0, 190.0, 192.0, 194.0, 196.0, 198.0, 200.0
 - Prop. Spot Elevations: 100.0, 102.0, 104.0, 106.0, 108.0, 110.0, 112.0, 114.0, 116.0, 118.0, 120.0, 122.0, 124.0, 126.0, 128.0, 130.0, 132.0, 134.0, 136.0, 138.0, 140.0, 142.0, 144.0, 146.0, 148.0, 150.0, 152.0, 154.0, 156.0, 158.0, 160.0, 162.0, 164.0, 166.0, 168.0, 170.0, 172.0, 174.0, 176.0, 178.0, 180.0, 182.0, 184.0, 186.0, 188.0, 190.0, 192.0, 194.0, 196.0, 198.0, 200.0
 - Contour Intervals: 2'
 - Limit of Disturbance: 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200
 - Silt Fence: 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200
 - Stabilized Construction Entrance: 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200
 - Prop. Underground Electric and Telephone: 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200
 - Prop. Water House Connection: 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200
 - Exist. Treeline/Woodline: 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200
 - Tree Save Area: 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200
 - Woodland preserved, not counted: 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200
 - Tree Protective Device - G 2-TP: 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200
 - Forest Retention Area Sign - G F.R.A.S.: 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200

- * NOTES ***
- Elevations based on M.-N.C.P. & P.C. Datum.
 - Disturbed Area = 15,000 sq. ft. or 0.34 AC.
 - Footings to be in natural ground.
 - Proposed driveway to be of compacted stone (dust free material).
 - Refer to approved structural plans for exact house dimensions before house stakeout.
 - It shall be the contractor's responsibility to check the location and elevation of sanitary sewer house connection with the proposed basement or lower level elevation before starting construction.
 - Lot coverage is: 4,350 sq. ft. = 9.82%
 - Call "MISS UTILITY" at 1-800-257-7777, 48 hours prior to any digging, for safety sake and it's the Law!
 - Square Footage of House: 1st Floor = 1350 sq. ft. 2nd Floor = 1900 sq. ft. 8' s'mt. = 1350 sq. ft. Garage = 750 sq. ft. Total Living Space = 4000 sq. ft.
 - Approximate Height of Proposed House = 30'.

*** DRAINAGE CERTIFICATE AND CERTIFICATE OF COMPLIANCE ***

I certify that myself or someone under my supervision has inspected this site and that drainage onto this site from the upgrade property, and from this site onto the downgrade property has been addressed in substantial accordance with applicable codes.

This plan conforms to Subtitle 4, Division 3 of the Building Code of Prince George's County, Maryland.

4th August 2006
Date

William L. Meekins, Jr.
Signature

NO TITLE REPORT FURNISHED
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS
OF RECORD OR OTHERWISE.

STATE OF MARYLAND
WILLIAM L. MEEKINS, JR.
REGISTERED LAND SURVEYOR

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII / 122 06	
Approved by	Date
10/11/06	
01	
02	
03	
04	
05	
06	

MD. NAT'L. CAP. PLAN. COMM.
PRINCE GEORGE'S COUNTY
OCT 9 2006
RECEIVED
COUNTY PLANNING DIVISION
ENVIRONMENTAL PLANNING SECTION

TREE CONSERVATION PLAN - II (TCP-II),
ON-SITE RESIDENTIAL PLANTING REQUIREMENTS,
STORMWATER CONCEPT PLAN,
TOPOGRAPHIC SURVEY,
SITE GRADING PLAN AND
SEPTIC SYSTEM DESIGN

THE PROPERTY OF
VALECIA SILLS
LIBER 25018 FOLIO 276

7TH ELECTION DISTRICT PRINCE GEORGE'S CO., MD.
DATE: 08-04-2006 SCALE: 1" = 20' SHEET 1 of 2

Addressed Lori Shirley's Comments
Rev. 09-18-2006
Rev. 3rd Oct. 06

W.L. MEEKINS, INC.
3101 Ritchie Road
Forestville, MD 20747-4434
Phone: 301-736-6387/5366/7115
FAX: 301-736-5364
W.L. Meekins, Land Surveyor
Md.#2134 - Va.#576

Woodland Conservation Worksheet for Prince George's County

Zone: R-E
Gross Tract: 1.01
Floodplain: 0.00
Previously Dedicated Land: 0.00
Net Tract (NTA): 1.01 0.00 0.00

Property Description or Subdivision Name: The Property Of VALECIA SILLS
Is this site subject to the 1989 Ordinance? N
Reforestation Requirement Reduction Questions
Is this one (1) single family lot? (y/n) Y
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) = 0.40 acres
Clearing permitted w/o reforestation = 0.60 acres

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain Impacts (acres)
Existing Woodland	0.25	0.00
Woodland Conservation Threshold (NTA) =	25.00%	0.25
Smaller of a or b	0.25	
Woodland above WCT	0.75	*
Woodland cleared	0.56	0.00
Smaller of d or e	0.56	
Clearing above WCT (0.25 : 1) replacement requirement	0.00	
Clearing below WCT (2:1 replacement requirement)	0.00	
Afforestation Threshold (AFT) =	20.00%	0.00
Off-site Mitigation being provided on this property	0.00	
Woodland Conservation Required	0.25	

Woodland Conservation Provided:	(acres)
Woodland Preservation	0.25
Afforestation / Reforestation	0.00
Area approved for fee-in-lieu	0.00
Credits for Off-site Mitigation on another property	0.00
Off-site Mitigation being provided on this property	0.00
Total Woodland Conservation Provided	0.25

Area of woodland not cleared
Woodland retained not part of requirements: 0.44 acres
0.19 acres

Prepared by: Raymond J. Stralka
Signed: 8-15-06
Date: Revised 9-24-06

Raymond J. Stralka
323 Brockton Road
Oxon Hill, MD 20745
301-839-2934



Standard Type II Tree Conservation Plan Notes

Notes to include with all Plans:

- 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 the property 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 (TPDs) 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 flagged 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.

Tree Protection Devices are not required for this Plan since 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 changes to the LOD impact the undisturbed buffers the DER Inspector shall be contacted to evaluate the change to determine if revision to the Tree Conservation Plan are necessary or if installation of TPD's will be required.

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 in perpetuity.

All tree planting for woodland replacement, reforestation or afforestation will be completed prior to the start of construction. Failure to establish the woodland replacement, reforestation or afforestation within the prescribed time frame will result in the forfeiture of the Reforestation Bond and/or a violation of this Plan including the associated \$1.50 per square foot penalty unless a written extension is approved by DER Inspector.

The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.

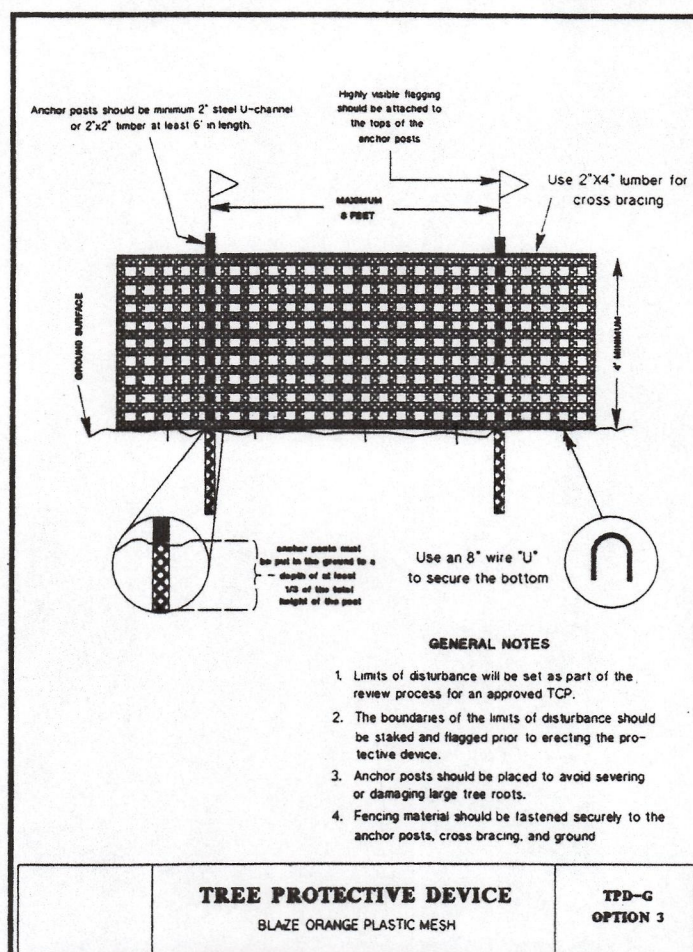
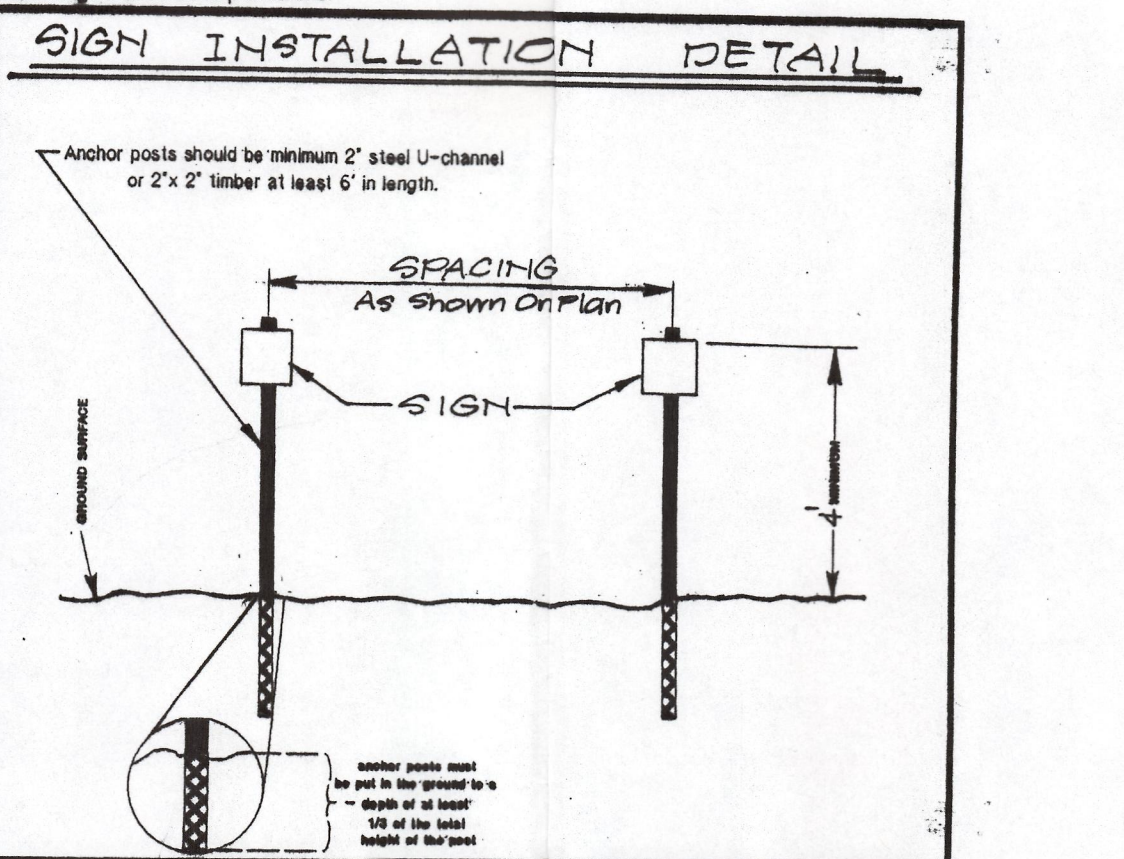
Results of survival checks for all tree plantings shall be reported to the DER Inspector for that site.

Prior to the issuance of any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be notified.

Name _____
Business Name _____
Address _____
Phone Number _____



Notes:
1. Bottom of signs to be higher than top of tree protection fabric.
2. Signs to be placed approximately 50' feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
3. Attachment of signs to trees is prohibited.



TPD-G
TP-G
TP-G

WOODLAND DESCRIPTION

A typical hardwood (4" - 12" DBH) pole timber stand. Tree species consist of tulip poplar, sweet gum, red maple, boxelder maple, black locust, red mulberry, cherry and pear. No specimen trees were observed or noted on this property. Ground cover and understory is comprised of Japanese honey suckle, poison ivy, green briar, grapevine, Virginia creeper, raspberry, black berry, ink berry, mile-a-minute, multiflora rose, wild strawberry, mixed grasses, common weeds and small seedlings / saplings (0" - 3" DBH) of the aforementioned tree species plus red cedar.

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.

- 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.
- 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").
- 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.
- 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 into brush piles that will serve as wildlife habitat.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

- 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 Type II Tree Conservation (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th 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 M-NCPPC Environmental Planning Section.
- 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 over seeding 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.

Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, Invasive Plants or Non-Native Plants in Woodland Conservation Areas Owned by Individual Homeowners

- 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.
- The removal of noxious, invasive, and non-natives 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 non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
- The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native 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 chainsaws 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.

Protection of Reforestation and Afforestation Areas by Developers or Builders

- Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type II Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title, to the homeowner, the developer shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the Environmental Planning Section.
- Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

- Reforestation fencing and signage shall remain in place in accordance with the approved Type II Tree Conservation Plan or until the trees have grown sufficiently to have crown closure.
- Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

AFFORESTATION / REFORESTATION NOTES

- Soils in the reforestation and afforestation areas are not being disturbed as part of this operation. Therefore, the use of soil amendments will not be necessary. This area has been used for farming and open space.
- Root pruning of the planting stock may be done at the nursery only.
- Planting will be done between February 15 and May 1 as long as the ground is not frozen.
- The limits of the tree planting area shall be identified by a single strand fence with red or orange flagging placed at no less than 8 foot intervals.
- Site preparation for tree planting is intended to minimize adverse competition from herbaceous growth on the site. This may be accomplished by any of the following methods singly or in combination:
a. Removal of all herbaceous vegetation within a 9 inch radius of the seedling before planting or immediately after planting. This may be done mechanically, manually or chemically.
b. Mulching after planting.
c. Control of herbaceous growth by mowing or chemical after planting.
d. Use of tree shelters with deciduous species in conjunction with herbaceous growth control prior to planting.
- Management Plan for this site includes the following schedule of activities:
Year 1 Feb.-April Site preparation and tree planting
June Vegetation control if needed
Early September Vegetation control if needed
December Survival check (700 + trees/acre)
Year 2 Feb.-April Support planting if less than 700 trees/acre
May Vegetation control if needed
August Vegetation control if needed
December Survival check (600 + trees/acre)
Year 3 Feb.-April Support planting if less than 600 trees/acre
May & August Vegetation control if needed
Year 4 Same as year 3
Year 5 Remove fencing from outside boundaries at completion of reforestation areas
- The planting pattern for this area is based on rows spaced 6 feet apart and with a random spacing and species distribution within each row.
- Reforestation shall be done with 1,000 tree seedlings per acre, consisting of at least 4 species from those below. Species selection is based on availability with no more than 40% of total being of a single species.
Green Ash
Tulip Poplar
Sycamore
Black Locust
Red Oak
Dogwood - medium 10%
Loblolly Pine

*** APPLICANT / OWNER'S CERTIFICATION ***

I have reviewed this plan and been made aware of the Woodland Conservation Requirements. I understand that any additional woodland clearing beyond that shown on this plan will require a revised plan and approved by M. - N. C. P. & P. C.

Signed: Applicant / Owner

Name: Ms. Valecia Sills
P. O. Box # 17064
Arlington, VA 22216
301-627-6305 (Cell)
703-418-9584 (W)

M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL TREE CONSERVATION PLAN TCP# 1122/06	
Approved by	Date
Lori Shirley	10/10/06
01	
02	
03	
04	
05	
06	

TREE CONSERVATION PLAN-II (TCP-II) WORKSHEET, NOTES, SIGNS, SPECIMEN TREES and DISPOSITION, WOODLAND DESCRIPTION, ETC.

THE PROPERTY OF
VALECIA SILLS
LIBER 25018 FOLIO 276

7TH ELECTION DISTRICT PRINCE GEORGE'S CO., MD.

DATE: 08-04-2006 SCALE: NONE SHEET 2 OF 2

Addressed Lori Shirley's Comments:
Rev. 09-18-2006
Rev. 3rd October 2006

W.L. MEEKINS, INC.
3101 RITCHIE ROAD
FORESTVILLE, MD 20747
301-730-6357 or 7115
301-730-6364 (Fax)
REGISTRATIONS
MD# 2134 # 10833
VA# 576 DC# 000860

Revision Box

