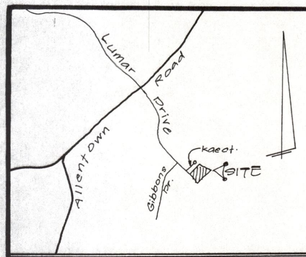


≈ VICINITY MAP ≈
SCALE: 1" = 2,000'

Tax Map # 115, C-1, P/O LOT 60
ADC RG. Co. Street Map # 24, D-10
200' sheet # 211 SE 4
Zoning: R-E
Tax A/C # 0484880
Street Address: Lumar Dr.
Ft. Wash. MD 20744

* SYMBOLS *

Existing Contours	248
Proposed Contours	248
Exist. Spot Elevations	249.85
Prop. Spot Elevations	+43.2%
Contour Intervals	2ft.
Limit of Disturbance	
Silt Fence	SF
Stabilized Construction Entrance	SCE
Prop. Underground Electric and Telephone	E/T
Prop. Sewer House Connection	SHC
Prop. Water House Connection	WHC

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 approval by M-N.C.P.& P.C.

Signed: Owner

Name: Randy Allen

Address: 3808 Lumar Drive
Ft. Washington MD 20744

Tel. # 301.248.1916 (H)

SCALE: 1" = 30'

* ON-SITE RESIDENTIAL PLANTING REQUIREMENTS *

1. Existing Zoning: R-E — 2. Number of Lots: 01 (One)
3. Number of trees required per lot: 4 Shade Trees; 3 Evergreen or Ornamental Trees (S.T.)
4. Total Number of trees provided: 4 Shade Trees(Red Maple) min. 2 ½ to 3" caliper, 12 to 14' High (S.T.); 1 Ornamental Trees(Dogwood) min. 1 ¾" to 1 ¾" caliper, 7 to 9' High (O.T.); 2 Evergreen Trees(White Pine) min. 6 to 8' High (E.T.)

≈ DRAINAGE AREA MAP ≈
SCALE: 1" = 400', TOPO BY M-N.C.P.&P.C.

D.A. = 94 Ac.

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

≈ APPLICANT/OWNER/DEVELOPER ≈
Mr. Randy Allen
3808 Lumar Drive
Ft. Washington MD 20744
301.248.1916 (H)
301.986.3298 (Cell)

* Woodland Areas NOT Created as Part of the Woodland Conservation Requirements *

1. 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.
2. 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 filled or have other ground disturbance which would result in damage to the tree roots. Raking the leaves and overseeding 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

1. 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 conditions 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.
2. The removal of noxious, invasive, and non-native 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, then encouraging decomposition.
3. 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.

* NOTES *

1. *Elevations based on M-N.C.P.&P.C. Datum.*
2. *Disturbed Area = 1.99 ± or 0.44 Ac.*
3. *Footings to be in natural ground.*
4. *Proposed driveway to be of compacted stone(dust free material).*
5. *Refer to approved structural plans for exact house dimensions before house stakeout.*
6. *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.*
7. *Lot coverage is: 4,802± or 0.11Ac. ± 2.53%*
8. *Call "MISS UTILITY" at 1-800-257-7777, 48hours prior to any digging, for safety sake and it's the Law!!!*

* 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.

9th Oct. 2002
Date 16th July 2004

William L. Meekins, Jr.

STATE OF MARYLAND — WILLIAM L. MEEKINS JR. — NO. 10833 — REGISTERED PROFESSIONAL LAND SURVEYOR

Woodland Conservation Worksheet for Prince George's County

	R-E		
Zone:			
Gross Tract:	4.33		Includes acreages only in columns for which there is a corresponding zone.
Floodplain:	0.65		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	3.70	0.00	0.00

Property Description or Subdivision Name: Part of LOT 60, RADFORD
Owner: Mr. Randy Allen
Address: 3808 Lumar Drive, Ft. Washington, MD 20744
Phone: 301-248-1916 (H) ; 301-422-3292 (Cell)

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
Break-even Point (preservation) =	1.48 acres
Clearing permitted w/o reforestation =	2.22 acres

Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland		3.70	0.65	
Woodland Conservation Threshold (NTA) =	25.00%	0.93		
Smaller of a or b		0.93		
Woodland above WCT		2.78		
Woodland cleared		0.11	0.00	0
Smaller of d or c		0.11		
Clearing above WCT (0.25 : 1) replacement requirement		0.03		
Clearing below WCT (2:1 replacement requirement)		0.00		
Afforestation Threshold (AFT) =	20.00%	0.00		
Woodland Conservation Required		0.99		

Woodland Conservation Provided:	(acres)	
Woodland Preservation	1.00	
Reforestation / Replacement	0.00	
Afforestation	0.00	
Area approved for Re-in-lieu	0.00	$0.00
Credits for Off-site Mitigation on another property	0.00	
Off-site Mitigation provided on this property	0.00	
Total Woodland Conservation Provided	1.00	

Area of woodland not cleared: 3.59 acres
Woodland retained not part of requirement: 2.59 acres

Prepared by: Name: Raymond J. Stasko
Address: 323 Brockton Road, Oxon Hill, MD 20745
Phone: 301-839-2934
License: Reg. Professional Forester # 43

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 130 / 04

Approved by	Date
JLSasa	10/7/04
01	
02	
03	
04	
05	
06	

Standard Type II Tree Conservation Plan Notes

Notes to include with all Plans:

1. 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.
2. 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.
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 retained as surety by the Building Official until all required activities have been satisfied.
5. 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 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.
6. 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.
7. 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.
8. 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 _____.
9. All tree planting for woodland replacement, reforestation or afforestation will be completed prior to _____. 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.
10. The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
11. Results of survival checks for all tree plantings shall be reported to the DER Inspector for that site.
12. Prior to the issuance on any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

Name _____
Business Name _____
Address _____
Phone Number _____

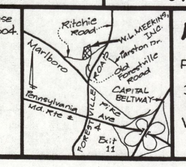
STORMWATER CONCEPT PLAN, TREE CONSERVATION PLAN-II (TCP-II), TOPOGRAPHIC SURVEY AND SITE GRADING PLAN

PART OF LOT 60
RADFORD
P.B. BBG @ P. 76
Being The Property of RANDY ALLEN and FRANK ALLEN Liber 5470 Folio 319

9TH ELECTION DISTRICT | PRINCE GEORGES Co. MD

DATE: 10-09-2002 | SCALE: 1" = 30' | SHEET 1 of 1

Rev. To new house & TCP-I. 7/12/2004



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