

N/F
HARVEST CHURCH INTERNATIONAL INC.
PARCEL 68
L.TRI F 593
ZONE R-T
USE VACANT

EX 25' R/W FOR STORM DRAIN
AND SANITARY SEWER
100 YEAR FLOODPLAIN
PER PRINCE GEORGE'S COUNTY

PARCEL "C"
TO BE DEDICATED TO
HOMEOWNERS ASSOCIATION

TREE CONSERVATION AREA
0.05 ACRES

TOT LOT

PRE-TEEN
LOT

0.05 AC. TREE SAVE
(NOT PART OF TREE CONSERVATION AREA)

N/F
PARCEL 13
LIBER: 6969, FOLIO: 156
ZONE: R-55
USE: VACANT

TREE CONSERVATION AREA
0.32 ACRES

PARCEL "C"
TO BE DEDICATED TO
HOMEOWNERS ASSOCIATION

8TH PLACE
PB: 15 PN: 84

N/F
TRUST THE CHRIST MISSION
SUBDIVISION
#1410
PLAT BOOK: 15 PLAT NO: 84
LOTS 1 & 2
ZONE: R-55
USE: SFD

OWNER/DEVELOPER/APPLICANT:
WASHINGTON MGT. & DEVELOPMENT CO., INC.
ATTN: MR. JOHN C. PYLES, PRESIDENT
2812 CHESTERFIELD PLACE, N.W.
WASHINGTON, D.C. 20008
PHONE: 202.244.3772

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NOTE: EXISTING TOPOGRAPHIC SURVEY AND UNDERGROUND UTILITY INFORMATION AS SHOWN IS BASED UPON AVAILABLE RECORD INFORMATION AS PROVIDED BY THE OWNER/DEVELOPER/APPLICANT. ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED BY DIGGING TEST PITS, BY HAND, PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. JOYCE ENGINEERING CORPORATION ASSUMES NO LIABILITY FOR ACCURACY OF UTILITY INFORMATION PROVIDED BY OTHERS.

48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center
MEMBER
CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777

ENVIRONMENTAL LEGEND

TREE PROTECTION SHOWN THUS: TP TP

TREE CONSERVATION AREA: [Symbol]

LIMIT OF DISTURBANCE: [Symbol]

100 YEAR FLOOD PLAIN: [Symbol]

WETLAND LIMITS: [Symbol]

EXISTING TREELINE: [Symbol]

PROPOSED TREELINE: [Symbol]

LEGEND:

EXISTING 2' CONTOUR
EXISTING 10' CONTOUR
EXISTING CURB & GUTTER
EXISTING BITUMINOUS PAVEMENT
EXISTING STORM DRAIN
EXISTING SEWER
EXISTING WATER
EXISTING TREELINE
EXISTING FLOODPLAIN
PROPOSED CONTOUR
PROPOSED SPOT ELEV
PROPOSED TOT LOT
PROPOSED PAVEMENT (BITUMINOUS)
PROPOSED PAVEMENT (CONCRETE)
PROPOSED SPILL CURB
PROPOSED DEPRESSED CURB
PROPOSED GLASS FILL

"The woodland conservation areas are described by the limits as shown on this plan and preclude any disturbance or installation of any structure within the said area without the revision or re-approval of the Type II TCP. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy."

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP II - 151 / 02		
Original:	Approved By:	Date:
Revision:	Robert E. Malar	8/27/03
01		
02		
03		
04		
05		
06		

NOTE: SEE SHEET TCP-2 FOR WORKSHEET CALCULATIONS,
DETAILS AND SPECIFICATIONS.

PRELIMINARY PLAN #4-01033
CSD #008002220
TCP# TCP-1-20-01
TYPE II TREE CONSERVATION PLAN
PARCEL "C" AND LOTS 1 THROUGH 52
PLAT BOOK: 10 AT PLAT NUMBER: 100
COTTAGES AT GLENARDEN
GLENDALE ELECTION DISTRICT NUMBER 13
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED
PLAN

HAMLIN STREET
(10' R/W)
GRADE ESTABLISHMENT APPROVAL:
MNCPC & P.C. 4-25-04 AND 8-14-04

TREE CONSERVATION CERTIFICATION:

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE MARYLAND DEPARTMENT OF NATURAL RESOURCES FOREST CONSERVATION ACT, AND THE PRINCE GEORGE'S COUNTY WOODLAND PRESERVATION ORDINANCE. THE PREPARER IS A QUALIFIED PROFESSIONAL UNDER COMAR 08.19.06.01.

Kenneth R. Wallis
KENNETH R. WALLIS
JULY 14, 2003
DATE

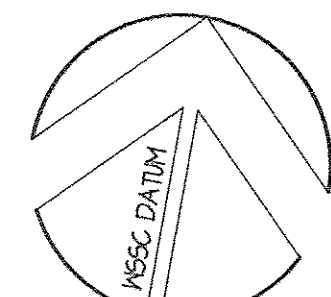
N/F
UNITED GLENARDEN I LTD PARTNERSHIP
PARCEL "B"
GLENARDEN APARTMENTS
PLAT BOOK: 10 PLAT NO. 100
ZONE: R-18
USE: MULTI-FAMILY APARTMENT

N/F
UNITED GLENARDEN I LTD PARTNERSHIP
PARCEL "A"
GLENARDEN APARTMENTS
PLAT BOOK: 61 PLAT NO. 01
ZONE: R-18
USE: MULTI-FAMILY APARTMENT

PROVIDE 2'-0" NOSE DOWN
CURB AND BEGIN 10:1 TAPER

PROPOSED BOARD ON BOARD TRASH
ENCLOSURE, SEE SHEET SP-5 FOR DETAILS

JOYCE ENGINEERING CORPORATION DESIGN: WAJ DRAFT: HAL CHECK: JEC			DESIGN: WAJ DATE: OCTOBER 2001 COMP: OTHERS SURVEY: OTHERS			JOB No.: 001003 SCALE: 1" = 30' SHEET: 1 OF 2		
TCP-1			FILE DATE: 08/04/03 FILE NAME: F:\PROJECTS\TCP-1					



PLAN SCALE: 1"=30'

Woodland Conservation Worksheet for Non-Governmental Projects

Zone: R-T
Gross Tract: 10.27
Floodplain: 1.51
Previously:
Dedicated land: 0.00
Net Tract (NTA): 8.76
Owner: WASHINGTON MGT. & DEVELOPMENT CO., INC.
ATTN: MR. JOHN C. PYLES, PRESIDENT
2812 CHESTERFIELD PLACE, N.W.
WASHINGTON, D.C. 20008
PHONE: 202.244.3112
Tax Map: 60, Grid B-1, Parcel C
Permit#: N/A

Subdivision: Cottages At Glenarden

Break-even Point (preservation) = 2.82 acres
Clearing permitted w/o reforestation = 4.29 acres

Woodland Conservation Calculations:

	Net Tract (acres)	Floodplain (acres)
Existing Woodland	a. 5.60	k. 1.51
WCT = (N T A) x (20.00 %)	b. 1.75	
Smaller of a or b	c. 1.75	
Woodland above WCT	d. 5.36	
Woodland cleared	e. 4.12	l. 0.03
Smaller of d or e	f. 4.12	
Clearing below WCT	g. 0.00	
Replacement (f x 0.25)	h. 1.03	
(g x 2.0)	i. 0.00	
Afforestation Threshold (N T A) x (15.00 %)	j. 0.00	

Woodland Conservation Required m. 3.02

Woodland Conservation Provided: (acres)

Woodland Preservation 1.30

Reforestation / Replacement 0.00

Afforestation 0.00

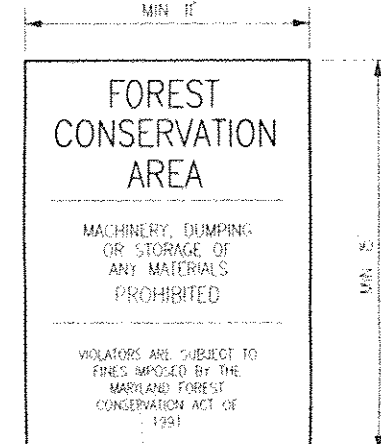
Area approved for fee-in-lieu 0.00

Off-site Credits 1.72

Woodland Conservation Provided 3.02

(must be >= to "m" above)

Area of woodland not cleared 1.48 Acres
Woodland retained not part of requirements: 0.18 Acres



SIGNAGE DETAIL

LEGEND

- TREE PROTECTION SHOWN THUS: TP TP
- TREE CONSERVATION AREA: [Pattern]
- LIMIT OF DISTURBANCE: [Pattern]
- 100 YEAR FLOOD PLAIN: [Pattern]
- WETLAND LIMITS: [Pattern]
- EXISTING TREELINE: [Pattern]
- PROPOSED TREELINE: [Pattern]

TREE PROTECTIVE DEVICE

PLAZE ORANGE PLASTIC MESH

TP SYMBOL

HIGHLY VISIBLE FLAGGING SHOULD BE ATTACHED TO THE TOP OF THE ANCHOR POSTS

ANCHOR POSTS SHOULD BE MINIMUM 2" DIAMETER, 10' LONG, AND 1/2" THICK AT LEAST 6" IN LENGTH

USE 2X4" LUMBER FOR CROSS BRACING

MAXIMUM 6' FEET

MINIMUM 4' FEET

MINIMUM 4' FEET

MINIMUM 4' FEET

MINIMUM 4' FEET

MINIMUM 4' FEET

MINIMUM 4' FEET

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MINIMUM 4' FEET

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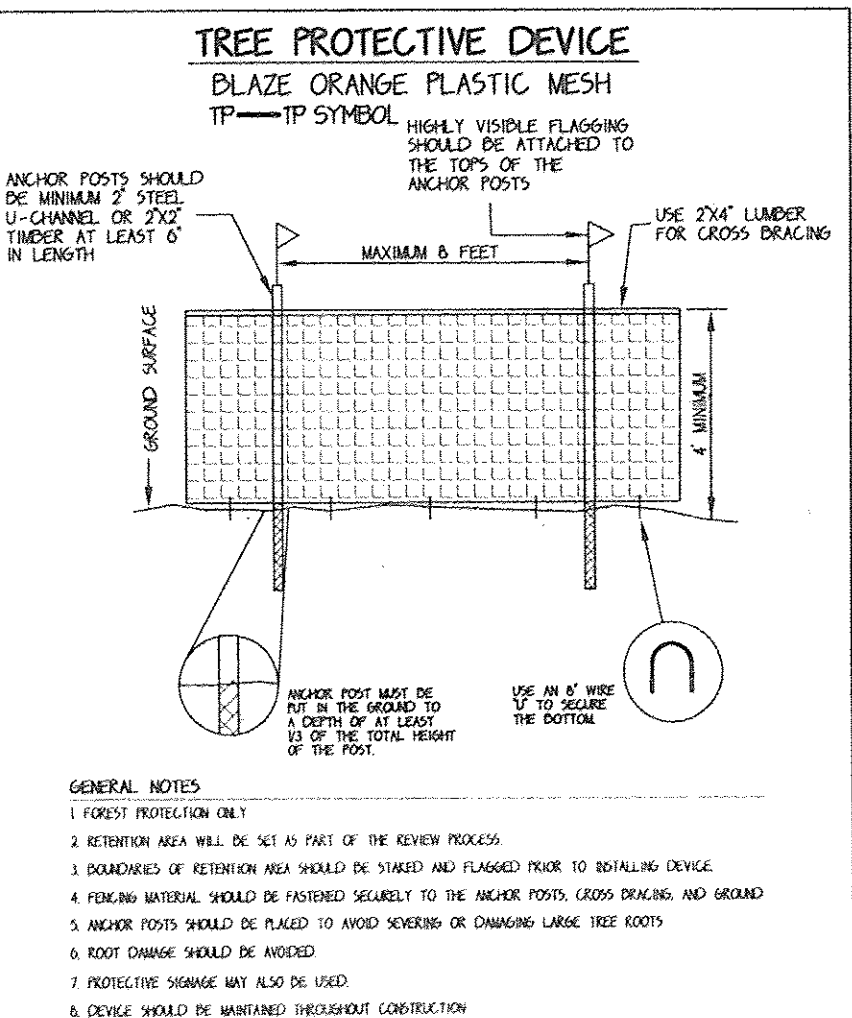
MINIMUM 4' FEET

MINIMUM 4' FEET

MINIMUM 4' FEET

MINIMUM 4' FEET

MINIMUM 4' FEET



- GENERAL NOTES:
1. TREE PROTECTION ONLY
 2. RESTORATION AREA SHALL BE SET AS PART OF THE REVIEW PROCESS
 3. BOUNDARIES OF RESTORATION AREA SHALL BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE
 4. FLOODING MATERIAL SHOULD BE INSTALLED SEPARATELY TO THE ANCHOR POSTS, CROSS BRACING, AND BOUNDARY
 5. ANCHOR POSTS SHOULD BE FLAGGED TO AVOID SINKING OR CHANGING LANE, TREE ROOTS
 6. ROOT CHAINS SHOULD BE MONITORED
 7. PROTECTIVE SIGNAGE MAY ALSO BE USED
 8. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION

STANDARD TYPE II TREE CONSERVATION PLAN NOTES

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 \$150 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 (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 TPDS LOCATIONS BY THE INSPECTOR, INSTALLATION OF THE TPDS MAY BEGIN. TPDS INSTALLATION SHALL BE COMPLETED PRIOR TO INSTALLATION OF INITIAL SEDIMENT CONTROLS. NO CUTTING OR CLEARING OF TREES MAY BEGIN BEFORE FINAL APPROVAL OF TPDS INSTALLATION.
6. 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.

TREE CONSERVATION CERTIFICATION:

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE MARYLAND DEPARTMENT OF NATURAL RESOURCES FOREST CONSERVATION ACT, AND THE PRINCE GEORGE'S COUNTY WOODLAND PRESERVATION ORDINANCE. THE PREPARER IS A QUALIFIED PROFESSIONAL UNDER COMAR 08.14.06.01.

Kenneth R. Wallis
KENTH R. WALLIS
August 28, 2003
DATE

NF
PARCEL 13
LIBER: 6464 FOLIO: 156
ZONE: R-55
USE: VACANT

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M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP II - 151 / 02		
Original:	Approved By:	Date:
Revision:	Robert C. McGary	8/29/03
01		
02		
03		
04		
05		
06		

INDEX TO DRAWINGS

- SP-1 DETAILED SITE GRADING & DEVELOPMENT PLAN COVER SHEET
SP-2 DETAILED SITE GRADING & DEVELOPMENT PLAN APPROVAL SHEET
SP-3 DETAILED SITE GRADING & DEVELOPMENT PLAN
SP-4 DETAILED SITE GRADING & DEVELOPMENT PLAN
SP-5 SITE GRADING NOTES AND DETAILS
LP-1 LANDSCAPING PLAN
LP-2 LANDSCAPING PLAN
LP-3 LANDSCAPING DETAILS AND SPECIFICATIONS

NOTE: FOR TYPICAL LOT LAYOUT & OPTIONS, SEE SHEET SP-1

NOTE: FOR SITE DETAILS AND NOTES, SEE SHEET SP-5

PRELIMINARY PLAN #4-01033
CSD #008002220
TCP# TCP-I-20-01

TYPE II TREE CONSERVATION PLAN
PARCEL "C" AND LOTS 1 THROUGH 52
PLAT BOOK: 70 AT PLAT NUMBER: 100
COTTAGES AT GLENARDEN
GLENDALE ELECTION DISTRICT NUMBER 13
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED
PLAN

REVISIONS:

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE MARYLAND DEPARTMENT OF NATURAL RESOURCES FOREST CONSERVATION ACT, AND THE PRINCE GEORGE'S COUNTY WOODLAND PRESERVATION ORDINANCE. THE PREPARER IS A QUALIFIED PROFESSIONAL UNDER COMAR 08.14.06.01.

JOYCE ENGINEERING CORPORATION
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(301) 261-1111 FAX: (301) 261-1112 WWW.JOYCE-ENG.COM
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DESIGN: MAJ	DATE: OCTOBER 2001	JOB No.: 001003
DRAFT: HAL	COMP: OTHERS	SCALE: 1" = 30'
CHECK: JEC	SURVEY: OTHERS	SHEET: 2 OF 2

TCP-2