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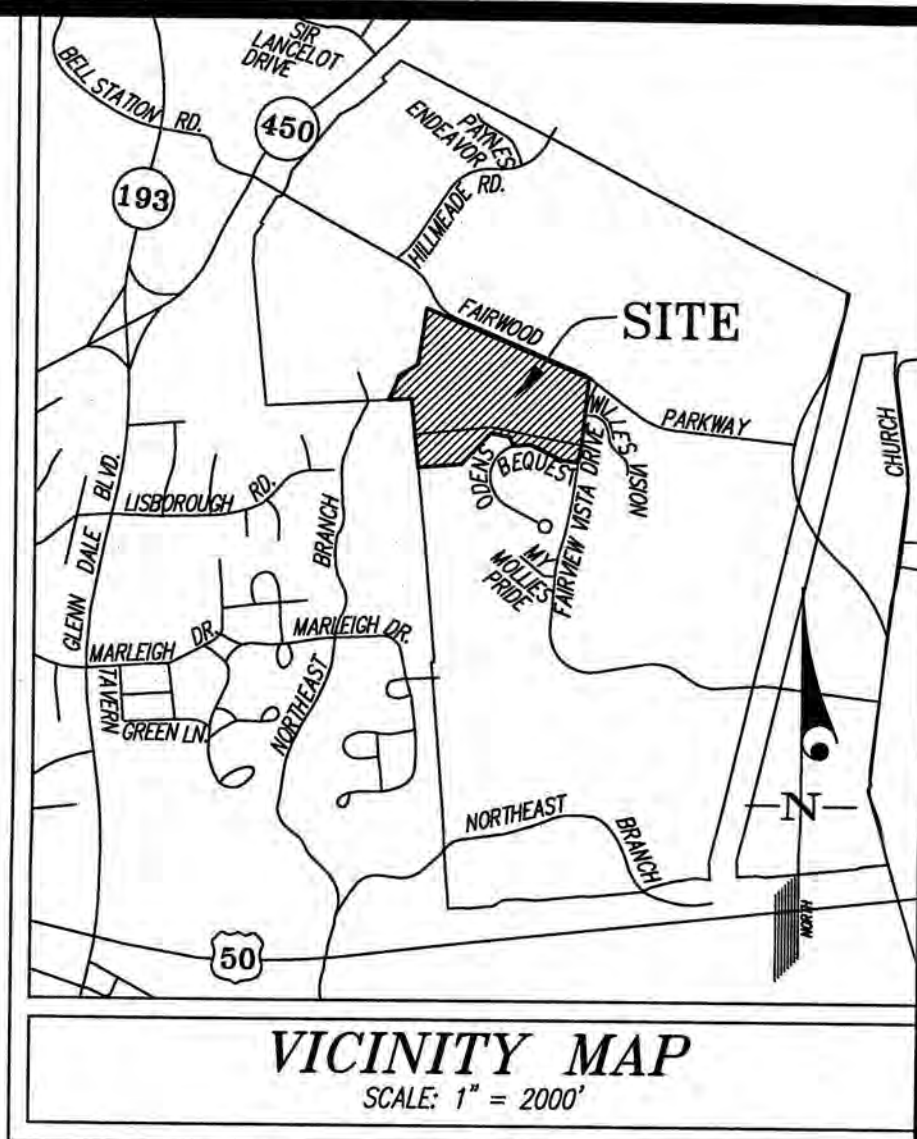
CALL TOLL FREE
1-800-257-7777

ROBERTS PROPERTY

LOTS 1-36 AND PARCELS 'A'-'H', BLOCK "A"

TYPE II TREE CONSERVATION PLAN

TCPII/156/04



SHEET No.	TITLE
1	COVER SHEET
2	TYPE II TREE CONSERVATION PLAN
3	TYPE II TREE CONSERVATION PLAN
4	DETAIL SHEET

M.N.C.P.C. APPROVALS				
PROJECT NAME: ROBERTS PROPERTY				
PROJECT NUMBER: DSP-04060				
For Conditions Of Approval see Site Plan Cover Sheet or Approval Sheet				
The Revisions Listed Below Apply to this Sheet				
Approval or Revision #	Date	Reviewer's Signature	Certification	Date
01	2.24.05	HZ		5.10.05
02	2.15.06	R.G.		1.19.07

M.N.C.P.C. APPROVAL				
PRINCE GEORGES COUNTY PLANNING DEPARTMENT				
ENVIRONMENTAL PLANNING SECTION				
APPROVAL				
NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION				
TCPII/156/04				
APPROVED BY	DATE			
01 K. FINCH	4/11/05			
02 K. FINCH	1/6/07			
03 K. FINCH	1/24/12			
04 K. FINCH	1/30/13			
05				

Qualified Professional Certification
This plan complies with the current requirements of Subtitle 28 and the Woodland and Wildlife Conservation Technical Manual.

Kevin Foster
3/28/13
DATE

Kevin Foster
Geospatial, Little & Weber, P.A.
3909 National Drive, Suite 250
Baltimore, Maryland 21204
Ph: (410) 421-4024 Fax: (410) 421-4025
E-mail: kfoster@glw.com

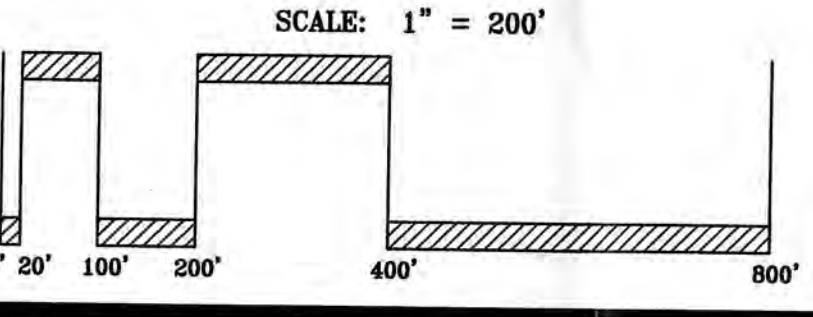


LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED SPOT GRADE
- PROPOSED STORMDRAIN, SEWER & WATER
- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- PROPOSED SIDEWALK
- PROPOSED PAVING
- PMA PRIMARY MANAGEMENT AREA
- LIMIT OF DISTURBANCE
- TREE PROTECTION FENCE
- WOODLAND PRESERVATION AREA
- WOODLAND DISTURBANCE AREA
- NON-CREDITED WOODLAND PRESERVATION AREA
- STEEP SLOPES (25%+)
- SPECIMEN TREE
- PROPOSED TRAIL
- ZONING LINE

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BALTIMORE OFFICE PARK
BALTIMORE, MARYLAND 21204
TEL: 301-421-4024 FAX: 301-421-4025

DATE	REVISION	BY	APP'R
3.12.2013	ADDITIONAL WOODLAND CLEARING ON LOT 33	JRS	KAF
3.12.2013	ADDITIONAL WOODLAND CLEARING ON LOTS 23 & 24	JRS	KAF
1.13.2017	REVISED GRADING FOR DEEM ALONG FAIRWOOD PARKWAY	TSZ	KAF
4.6.05	REVISED PER PLANNING BOARD COMMENTS DATED 3.1.2005	TSZ	KAF
12.22.04	REVISED PER ENVIRONMENTAL PLANNING COMMENTS DATED 11.30.2004	TSZ	KAF
		BY	APP'R



PREPARED FOR:
ROUSE - FAIRWOOD
DEVELOPMENT LIMITED PARTNERSHIP
10275 PATUXENT PARKWAY
COLUMBIA, MD 21045
ATTN: MR. ALBERT F. EDWARDS, P.E.
TEL: (410) 992-6027

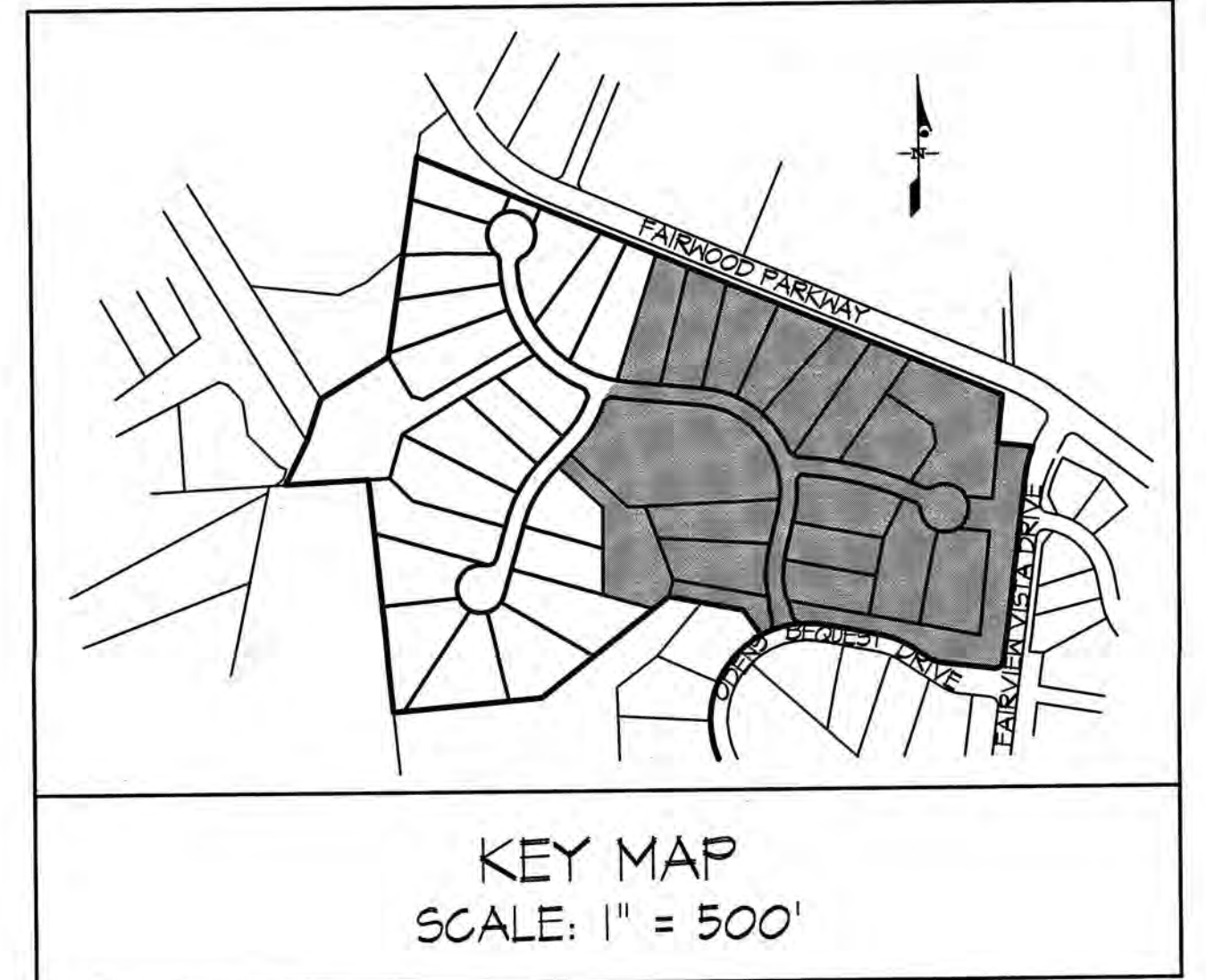
COVER SHEET
ROBERTS PROPERTY
LOTS 1-36 AND PARCELS 'A'-'H', BLOCK 'A'

PRINCE GEORGES COUNTY
APR 11 2013
COUNTY-WIDE PLANNING DIVISION
ENVIRONMENTAL PLANNING SECTION

SCALE	ZONING	G. L. W. FILE No.
1"=100'	RE/MXC	03105
DATE	TAX MAP - GRID	SHEET
DEC, 2004	46 - A3/A4	1 OF 4

GENERAL NOTES

1. Temporary tree protection fence (TPF) and tree protection signage (TPS) are to prevent intrusions into woodland preservation areas during grading and construction.
2. See details 1 & 2 on sheet 4 of 4 for TPF/TPS details.
3. Sediment control features will be within the limits of the site.



LEGEND

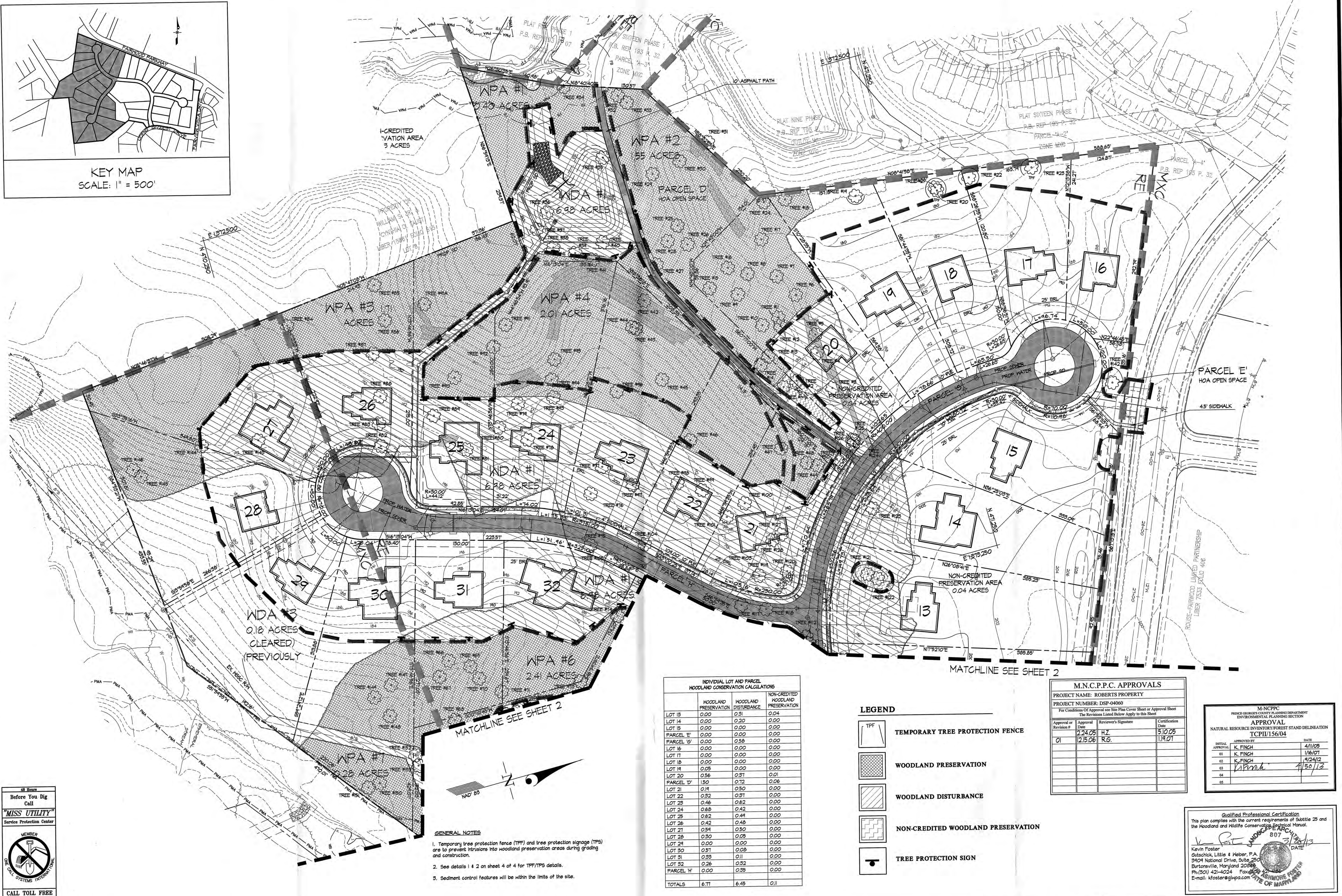
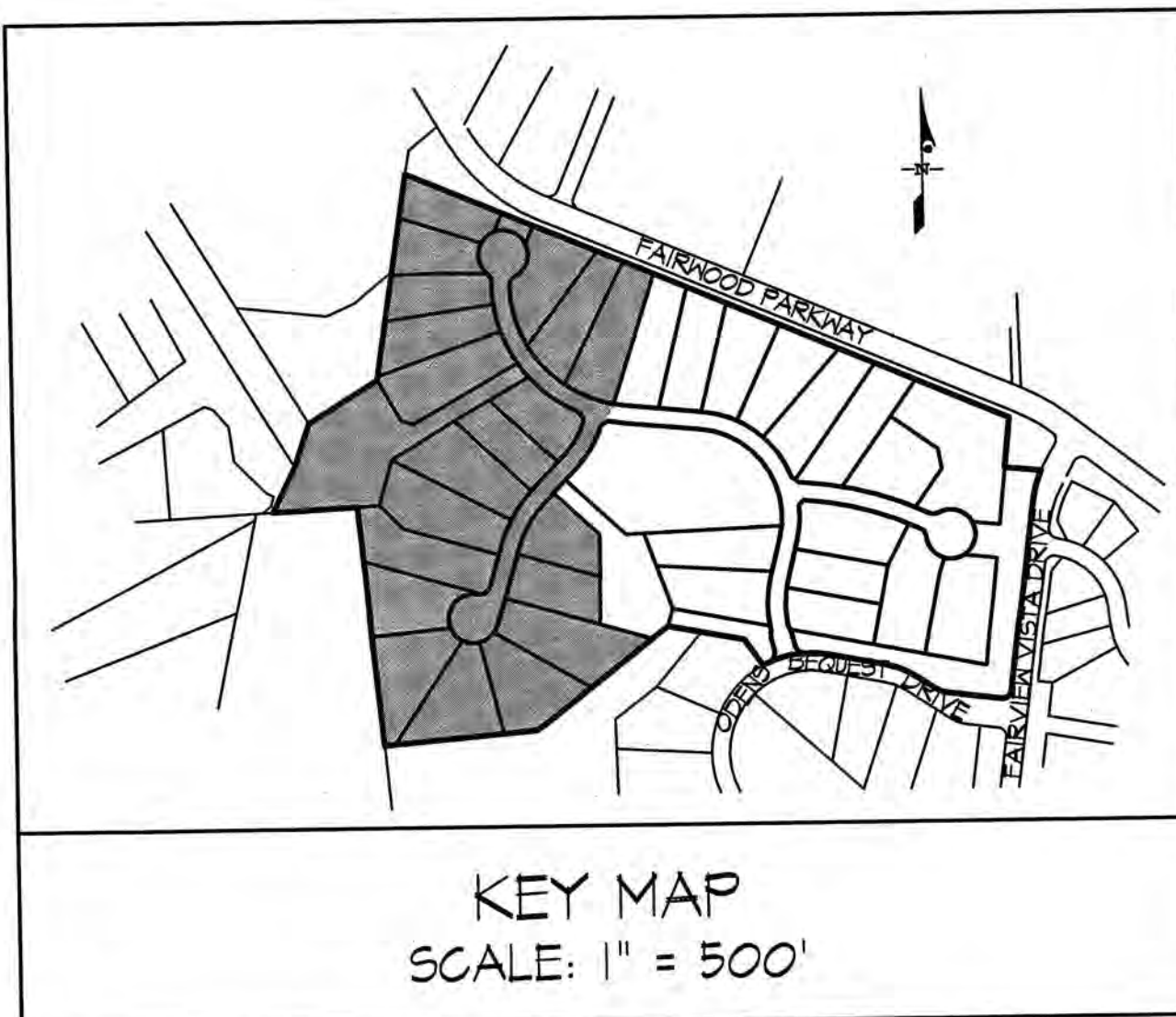
- TPF TEMPORARY TREE PROTECTION FENCE
- WOODLAND PRESERVATION
- WOODLAND DISTURBANCE
- NON-CREDITED WOODLAND PRESERVATION
- TREE PROTECTION SIGN

M.N.C.P.C. APPROVALS			
PROJECT NAME: ROBERTS PROPERTY			
PROJECT NUMBER: DSP-04060			
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The Revisions Listed Below Apply to this Sheet			
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02	2.15.06	R.G.	1.14.07

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INDIVIDUAL LOT AND PARCEL WOODLAND CONSERVATION CALCULATIONS			
	WOODLAND PRESERVATION	WOODLAND DISTURBANCE	NON-CREDITED WOODLAND PRESERVATION
PARCEL 'A'	0.00	0.00	0.00
LOT 1	0.00	0.00	0.00
LOT 2	0.00	0.00	0.00
LOT 3	0.00	0.00	0.00
LOT 4	0.00	0.00	0.00
LOT 5	0.00	0.00	0.00
PARCEL 'B'	0.00	0.00	0.00
LOT 6	0.00	0.00	0.00
LOT 7	0.00	0.00	0.00
LOT 8	0.00	0.00	0.00
LOT 9	0.00	0.00	0.00
LOT 10	0.00	0.00	0.00
LOT 11	0.00	0.00	0.00
LOT 12	0.00	0.22	0.00
PARCEL 'C'	0.00	0.17	0.00
LOT 33	0.60	0.51	0.02
LOT 34	1.08	0.18	0.00
LOT 35	0.22	0.00	0.00
LOT 36	0.15	0.00	0.00
PARCEL 'D'	0.00	0.02	0.01
TOTAL 9	2.08	1.11	0.03



INDIVIDUAL LOT AND PARCEL WOODLAND CONSERVATION CALCULATIONS			
	WOODLAND PRESERVATION	WOODLAND DISTURBANCE	NON-CREDITED WOODLAND PRESERVATION
LOT 13	0.00	0.00	0.00
LOT 14	0.00	0.00	0.00
LOT 15	0.00	0.00	0.00
PARCEL E'	0.00	0.00	0.00
PARCEL G'	0.00	0.00	0.00
LOT 16	0.00	0.00	0.00
LOT 17	0.00	0.00	0.00
LOT 18	0.00	0.00	0.00
LOT 19	0.00	0.00	0.00
LOT 20	0.00	0.00	0.00
LOT 21	0.00	0.00	0.00
LOT 22	0.00	0.00	0.00
LOT 23	0.00	0.00	0.00
LOT 24	0.00	0.00	0.00
LOT 25	0.00	0.00	0.00
LOT 26	0.00	0.00	0.00
LOT 27	0.00	0.00	0.00
LOT 28	0.00	0.00	0.00
LOT 29	0.00	0.00	0.00
LOT 30	0.00	0.00	0.00
LOT 31	0.00	0.00	0.00
LOT 32	0.00	0.00	0.00
PARCEL H'	0.00	0.00	0.00
TOTALS	6.77	6.45	0.11

- LEGEND**
- TPF
 - TEMPORARY TREE PROTECTION FENCE
 - WOODLAND PRESERVATION
 - WOODLAND DISTURBANCE
 - NON-CREDITED WOODLAND PRESERVATION
 - TREE PROTECTION SIGN

M.N.C.P.P.C. APPROVALS			
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02	12/15/06	R.G.	1/19/07

M-NCPPC			
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT			
ENVIRONMENTAL PLANNING SECTION			
APPROVAL			
NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION			
TCPII/156/04			
APPROVED BY	DATE	APPROVED BY	DATE
01 K. FINCH	4/11/05	01 K. FINCH	1/16/07
02 K. FINCH	9/24/02	02 K. FINCH	4/30/13
03		03	
04		04	
05		05	

Qualified Professional Certification
This plan complies with the current requirements of Subtitle 29 and the Woodland and Wildlife Conservation Technical Manual.

Kevin Foster
Guttschick, Little & Weber, P.A.
3904 National Drive, Suite 250
Baltimore, Maryland 21208
Ph: (410) 421-4024 Fax: (410) 421-4025
E-mail: kfoster@glwpa.com

- GENERAL NOTES**
1. Temporary tree protection fences (TPF) and tree protection signage (TPS) are to prevent intrusions into woodland preservation areas during grading and construction.
 2. See details 1 & 2 on sheet 4 of 4 for TPF/TPS details.
 3. Sediment control features will be within the limits of the site.



1. Prior to any disturbance of the site, the tree save lines shall be field located by surveying techniques and the appropriate tree protective device (see detail) shall be erected along these designated tree save lines. Tree save lines shall be established on the interior side of tree cutting or other clearing, grubbing or grading operations being. All protection devices shall remain in place until all construction has ceased in the immediate vicinity. Devices shall be removed after construction is completed and no other objects, such as, but not limited to, trees is prohibited. No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
2. After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on site, a pre-construction meeting shall be held with the owner, the contractor, the local planning and zoning manager, and appropriate local inspectors shall attend.

1. Any tree cutting or clearing on this site not in conformance with this plan or without the expressed written consent of the Planning Director or designee, shall be subject to the mitigation fee of \$1.50 per square foot of woodland damaged or destroyed.

2. The Department of Environmental Resources (DER) Inspectors Office, 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 in these 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. Three copies of the bonds are submitted with the grading permit application.

5. The location of all Tree Protection Devices (TPD's) shown on this Plan, shall be flagged or staked in the field prior to the pre-construction meeting with the DER Inspectors. 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 the TPD installation.

6. All field personnel, including equipment operators and supervisors who might work or direct work in the vicinity of protected trees are to be instructed in techniques for avoiding damage to these trees.

7. The layout of the construction site shall provide for special, marked areas for fuelling, oil changing and equipment maintenance, employee parking and for materials storage and stockpiling. These areas shall be located as to prevent the deposit of silt or the washing or leaching of petroleum products or other harmful substances into the tree save areas.

- B. The following are not allowed within a tree save area:
- Depositing of refuse, construction debris, spoil, petroleum products and vehicle or equipment waste water.
 - Dumping of limbs, stumps, and other clearing debris.
 - Driving of any vehicle or equipment.
 - Storage or stockpiling of materials and supplies.
 - Lighting of any fire, including cooking or warming fires.

4. Tree protection limits adjacent to preservation areas will be established and marked prior to Interim grading and infrastructure construction and this will remain in place until construction is completed. These markings may remain in place or be relocated and be used for the ultimate tree protection limit or removed upon approval of the Inspector.

Removal of Hazardous Trees or Hazardous Limbs By Developers or Builders

The developer and/or builder is responsible for the complete preservation of forested areas shown on the approved plan to remain undisturbed. Only trees parts thereof designated by the Department of Environmental Resources as dead, dying, or hazardous may be removed.

1. 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.

2. 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").

3. Corrective measures requiring the removal of 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 trees be cut by chain saw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

4. 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.

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 homeowner 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.

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 in 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 in diameter shall be cut to allow contact with the ground, thus encouraging decomposition.

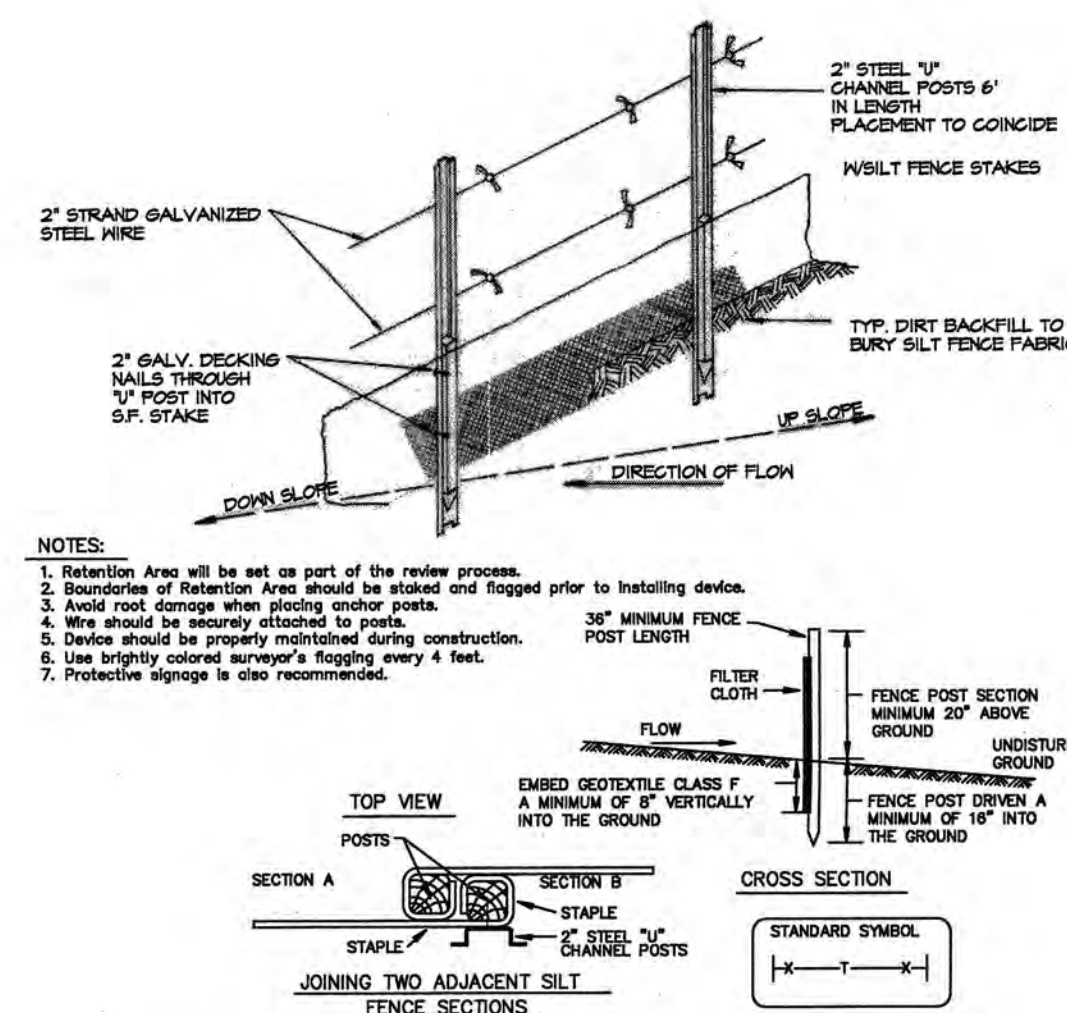
3. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following the cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

NOTE: The use of chain saws 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.

Woodland Areas NOT Counted 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 MC-NCPFG, Environmental Planning Section located on the second floor of the County Administration Building at 14141 Governors Oaks Boulevard, Upper Norwalk, Ohio 44221, phone 301-482-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approval 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 MC-NCPFG Environmental Planning Section.

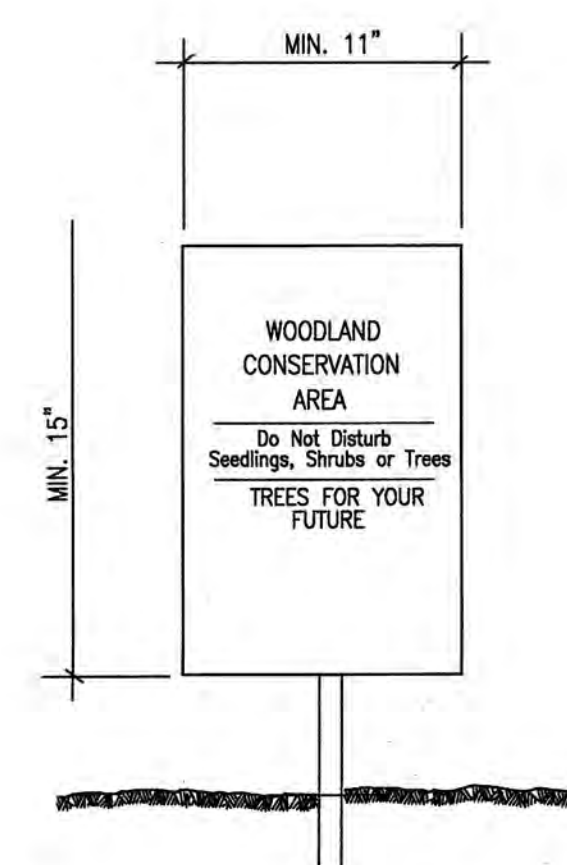
2. Homeowners or property owners may remove trees less than two (2) inches in diameter, shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation requirements other all permits have been rendered for the said property. This includes Lots 20, 33 and 34. This area may not be or have other ground disturbances, 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.



CONSTRUCTION SPECIFICATIONS

1. Fence posts shall be a minimum of 30" long driven 18" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (min.) cut, or a 3" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard 1" or 1 1/2" diameter (minimum) and shall be 1.50 minimum wall thickness.
2. Gateposts shall be fabricated square to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Gatepost Class I:

Tensile Strength	50 lbs/ft ² (min.)	Test: MSMT 500
Tensile Modulus	200 lbs/in. (min.)	Test: MSMT 500
Flow Rate	0.3 gal ft ³ / minute (max.)	Test: MSMT 322
Filtering Efficiency	70% (min.)	Test: MSMT 322
3. Where ends of gateposts fabricate come together, they shall be overlapped, folded and stapled to prevent splitting joints.
4. Split Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation



NOTE:

1. Attachment of signs to trees is prohibited.
2. Signs should be properly maintained.
3. Avoid injury to roots when placing posts for the signs.
4. Signs should be posted to be visible to all construction personnel from all directions.

SOURCE: Prince George's County, Maryland: WOODLAND CONSERVATION MANUAL
adapted from the Maryland State FOREST CONSERVATION MANUAL

NTS

NTS

Woodland Conservation Worksheet				
for Prince George's County				
Zone:	R-E	M-X-C		
Gross Tract:	40.22	7.44		
Floodplain:	0.03			
Previously Dedicated Land:	0.00			
Net Tract (NTA):	40.19	7.44	0.00	
*Include acreage in the corresponding columns for each zone.				
Property Description or Subdivision Name:	TCP/II/156/04 Roberts Property			
Is this site subject to the 1989 Ordinance?	N			
Reforestation Requirement Reduction Questions				
Is this one (1) single family lot? (y,n)	N			
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) =	12.55	acres		
Clearing permitted w/o reforesta ⁿ	4.08	acres		
Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	Off-site (acres)	
Existing Woodland	15.63	0.03		
Woodland Conservation Threshold (NTA) =	24.22%	11.54		
Smaller of a or b		11.54		
Woodland above WCT		5.09		
Woodland cleared		7.63	0.00	0.00
Smaller of d or e		5.09		
Clearing above WCT (0.25 : 1) replacement requirement		1.27		
Clearing below WCT (2-1 replacement requirement)		2.54		
Aforestation Threshold (AFT) =	19.22%	0.00		
Off-site Mitigation being provided on this property		0.00		
Woodland Conservation Required		15.34		
Woodland Conservation Provided:	(acres)			
Woodland Preservation		5.86		
Aforestation / Reforestation		0.00		
Area approved for fee-in-lieu		0.00	\$0.00	
*Credits for Off-Site Mitigation on another property		6.48		
Off-Site Mitigation being provided on this property		0.00		
Total Woodland Conservation Provided		15.34		
Area of woodland not cleared	9.00	acres		
Woodland retained not part of requirements:	0.14	acres		
Prepared by:				
Signed		Date		

*OFFSITE MITIGATION OF 6.48 AC. TO BE PROVIDED ON FAIRWOOD
SUBDIVISION, TCPH/185/03.

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE • SUITE 250 • BURTSMVILLE OFFICE PARK
BURTSMVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

3.25.2013	REVISED CHART FOR ADDITIONAL CLEARING ON LOT 33.	
9.12.2012	REVISED CHART FOR ADDITIONAL CLEARING ON LOTS 23 & 24.	
1.3.2007	REVISED GRADING FOR BERM ALONG FAIRWOOD PARKWAY	
7.29.2005	REMOVED TCPII/186/03 FROM OFF-SITE PLANS	
6.6.2005	REVISED OFFSITE MITIGATION AREA TO INCLUDE TCPII/185/03	
4.6.05	REVISED PER PLANNING BOARD COMMENTS DATED 3.1.2005	
12.22.2004	REVISED PER ENVIRONMENTAL PLANNING COMMENTS DATED 11.30.2004	
DATE		REVISION

JRS	KAF
JRS	KAF
TSZ	KAF
TSZ	SCC
TSZ	KAF
TSZ	KAF
TSZ	KAF
BY	APP'R.

PREPARED FOR:
ROUSE - FAIRWOOD
DEVELOPMENT LIMITED PARTNERSHIP
10275 PATUXENT PARKWAY
COLUMBIA, MD 21045
ATTN: MR. ALBERT F. EDWARDS, P.E.
TEL: (410) 992-6027

ROBERTS PROPERTY
LOTS 1-36 AND PARCELS 'A' - 'H'; BLOCK "A"

SCALE	ZONING	G. L. W. FILE No
NTS	RE/MXC	03105
DATE	TAX MAP - GRID	SHEET
DEC, 2004	46 - A3/A4	4 of 4

QUEEN ANNE ELECTION DISTRICT No. 7

PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No

0.3105

SHEET

1 - 6 4

100