WOODLAND PRESERVATION (NOT COUNTED)			
DSP-03068		DSP-FUTURE	
No.	Acres	No.	Acres
WPA-NC-1	0.39	WPA-NC-11	1.30
WPA-NC-2	0.21	WPA-NC-12	0.84
WPA-NC-3	0.25	WPA-NC-13	0.25
WPA-NC-4	0.12	WPA-NC-14	0.12
WPA-NC-5	0.23	WPA-NC-15	0.23
WPA-NC-6	0.23	WPA-NC-16	0.23
WPA-NC-7	0.23		
WPA-NC-8	0.22		
WPA-NC-9	0.25		
WPA-NC-10	0.29		
TOTAL	2.97		1.47
CUMULATIVE TOTAL			2.44

WOODLAND REFORESTATION AREAS (RA)					
DSP-03068		DSP-03070		DSP-FUTURE	
No.	Acres	No.	Acres	No.	Acres
RA-28	0.49	RA-31	1.61	RA-64	1.75
RA-29	0.24	RA-32	1.72	RA-65	2.85
RA-30	0.24	RA-33	2.01	RA-66	0.59
RA-31	0.28	RA-34	1.05	RA-67	3.59
RA-32	0.12	RA-35	0.26	RA-68	3.71
RA-33	*	RA-36	0.50	RA-69	0.39
RA-34	0.47	RA-37	0.68	RA-70	1.50
RA-35	0.81	RA-38	0.15	RA-71	1.34
RA-36	0.10	RA-39	0.94	RA-72	2.27
RA-37	1.30	RA-40	0.49	RA-73	1.55
RA-38	0.09	RA-41	0.50	RA-74	2.06
RA-39	0.18	RA-42	3.11	RA-75	1.34
RA-40	0.06	RA-43	16.56	RA-76	0.67
RA-41	1.10			RA-77	0.71
RA-42	0.41			RA-78	0.18
RA-43	0.34			RA-79	3.76
RA-44	0.11			RA-80	0.10
RA-45	0.05			RA-81	0.79
RA-46	0.24			RA-82	0.56
RA-47	0.36			RA-83	2.37
RA-48	0.24				
RA-49	0.04				
RA-50	** 13.38				
TOTAL	23.44	TOTAL	34.91	TOTAL	32.02
CUMULATIVE TOTAL	23.44		58.49		90.45

NOTES:
* Reforestation Area 33 was removed by DLH due to its presence within the entry sign easement and PUE
** 3.74 acres of Reforestation Area 50 is counted toward the reforestation requirement of The Roberts Property (TCPII/156/04)

WOODLAND PRESERVATION AREAS (WPA)					
DSP-03068		DSP-03070		DSP-FUTURE	
No.	Acres	No.	Acres	No.	Acres
WPA-6	0.08	WPA-26	1.41	WPA-37	0.21
WPA-7	0.39	WPA-27	1.18	WPA-38	0.42
WPA-8	0.39	WPA-28	0.48	WPA-39	0.18
WPA-9	0.10	WPA-29	0.03	WPA-40	0.29
WPA-10	0.04	WPA-30	0.80	WPA-41	3.70
WPA-11	1.51	WPA-31	0.02	WPA-42	1.46
WPA-12	2.35	WPA-32	0.84	WPA-43	0.12
WPA-13	0.20	WPA-33	0.46	WPA-44	0.24
WPA-14	0.17	WPA-34	0.25	WPA-45	0.17
WPA-15	1.15	WPA-35	0.13	WPA-46	1.18
WPA-16	0.21	WPA-36	0.18	WPA-47	0.26
WPA-17	0.38			WPA-48	0.73
WPA-18	0.14			WPA-49	1.71
WPA-19	0.06			WPA-50	0.13
WPA-20	0.76			WPA-51	0.09
WPA-21	0.61			WPA-52	1.84
WPA-22	0.07			WPA-53	3.80
WPA-23	0.21			WPA-54	3.59
WPA-24	0.06			WPA-55	0.14
WPA-25	0.83			WPA-56	2.56
				WPA-57	0.10
TOTAL	9.44	TOTAL	6.38	TOTAL	23.78
CUMULATIVE TOTAL	9.44		16.02		41.78

WOODLAND REMOVAL AREAS (WRA)					
DSP-03068		DSP-03070		DSP-FUTURE	
No.	Acres	No.	Acres	No.	Acres
WRA-17	0.24	WRA-28-B	0.87	WRA-35	0.50
WRA-18	0.04	WRA-29	0.11	WRA-36	0.42
WRA-19	0.04	WRA-30	0.04	WRA-37	1.09
WRA-20	0.09	WRA-31	0.04 (PP)	WRA-38	0.71
WRA-21	5.11	WRA-38	1.47	WRA-40	0.18
WRA-22	0.14	WRA-44-A	2.22	WRA-41	0.49
WRA-23	1.72	WRA-45-A	2.05	WRA-42	0.05
WRA-24	0.07	WRA-32	0.15	WRA-43	0.04
WRA-25	0.09	WRA-33	0.31	WRA-43-A	0.02 (PP)
WRA-26	0.12	WRA-34	0.21	WRA-44-B	13.24
WRA-27	0.04			WRA-45-B	6.45
WRA-28	0.08			WRA-46	0.04
				WRA-47	0.08
TOTAL	10.84	TOTAL	8.14	TOTAL	24.17
CUMULATIVE TOTAL	10.84		18.98		43.15

NOTE: The total woodland removal area does not include woodland removal in the floodplain (WRA#31 & 43-A).

NOTES:

1. Woodland Removal Areas (WRA) 1-16 are shown on the previously approved TCPII for Phase II, Part One-A (TCPII/43/03). Woodland Removal Areas 17 & 18 from the previously approved TCPII are no longer necessary due to the the proposed use of the bore and jack method of water and sewer installation. Therefore, the Woodland Removal Areas shown on this plan begin with WRA-17.

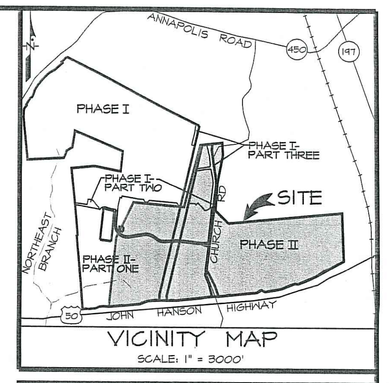
2. Reforestation Areas (RA) 21-27 are shown on the previously approved TCP II for Phase II, Part One A (TCPII/43/03). Reforestation Areas shown on this plan begin with RA-28.

3. Woodland Preservation Areas (WPA) 1-5 are shown on the previously approved TCPII for Phase II, Part One A (TCPII/43/03). Woodland Preservation Areas shown on this plan begin with WPA-6.

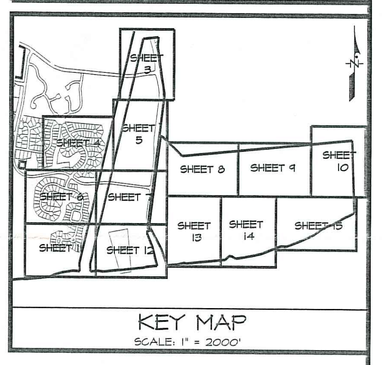
WOODLAND CONSERVATION WORKSHEET FOR PRINCE GEORGE'S COUNTY, MARYLAND

ZONE:	M-X-C	
GROSS TRACT:	1058.59	
FLOODPLAIN:	61.08	
PREVIOUSLY DEDICATED LAND:		
NET TRACT (NTA):	997.51	
PROPERTY DESCRIPTION OR SUBDIVISION NAME:	FAIRWOOD	
BREAK-EVEN POINT (PRESERVATION ACRES):	199.50	
ACRES OF NET TRACT CLEARING		
PERMITTED W/O REFORESTATION:	-59.04	
WOODLAND CONSERVATION REQUIREMENT CALCULATIONS:		
EXISTING WOODLAND ON NET TRACT (ACRES):	140.46	
EXISTING WOODLAND IN FLOODPLAIN (ACRES):	43.89	
WOODLAND CONSERVATION THRESHOLD (NTA): = 20.00%	199.50	
SMALLER OF A OR C	140.46	
WOODLAND ABOVE WCT	0.00	

PLAN NUMBER:	TCPII/12/00 (PHI-PT1)	TCPII/20/02 (PHI-PT2-A)	TCPII/4/02-01 (PHI-PT2-B)	TCPII/43/03 (PHI&3-PT2-1A)	TCPII/185/03 (PH2-PT1-B)	TCPII/186/03 (PH2&1-PT1C&3)	TOTAL
FLOODPLAIN AREA IN THE APPLICATION:	17.16	1.50	3.50	1.10	12.35	25.47	61.08
NET TRACT AREA IN THE APPLICATION:	248.71	26.66	210.22	32.79	100.90	378.23	997.51
WOODLAND ON THE NET TRACT FOR THE PHASE:	28.87	0.33	23.14	1.35	21.30	64.87	140.46
WOODLAND IN THE FLOODPLAIN FOR THE PHASE:	4.08	0.05	0.00	0.15	0.00	34.71	43.99
WOODLAND CLEARED ON NET TRACT FOR THE PHASE:	5.09	0.33	11.56	0.21	10.84	32.31	60.34
WOODLAND CLEARED IN FLOODPLAIN FOR THE PHASE:	0.68	0.00	0.00	0.03	0.00	0.06	0.77
OFF-SITE WOODLAND CLEARING (1:1):	0.00	0.00	1.84	0.00	0.00	0.17	2.01
OFF-SITE MITIGATION PROVIDED ON THIS PROPERTY:	0.00	0.00	0.00	0.00	5.74	0.00	5.74
CUMULATIVE ACRES OF NET TRACT WOODLAND CLEARED:	5.09	5.42	16.98	17.19	28.03	60.34	
CUMULATIVE ACRES OF FLOODPLAIN WOODLAND CLEARED:	0.68	0.68	0.68	0.71	0.71	0.77	
SMALLER OF D OR E:	0.00	0.00	0.00	0.00	0.00	0.00	
WOODLAND CLEARING BELOW WCT:	5.09	5.42	16.98	17.19	28.03	60.34	
REPLACEMENT FOR CLEARING ABOVE THE WCT (0.25:1):	0.00	0.00	0.00	0.00	0.00	0.00	
REPLACEMENT FOR CLEARING BELOW THE WCT (2:1):	10.18	10.84	33.96	34.38	56.06	120.68	
AFFORESTATION THRESHOLD (AFT) = 15.00%	9.17	9.17	9.17	9.17	9.17	9.17	
CUMULATIVE WOODLAND CONSERVATION REQUIRED:	155.40	155.73	169.13	169.37	185.45	218.49	
	LATEST PHASE INDICATES CUMULATIVE REQUIREMENT THROUGH THAT PHASE OF WORK						
WOODLAND CONSERVATION PROVIDED:							TOTAL
PRESERVATION	23.83	0.24	12.80	1.14	9.44	32.34	79.79
REFORESTATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AFFORESTATION	25.75	0.00	18.76	5.25	17.70	67.01	134.47
AREA APPROVED FOR FEE-IN-LIEU	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CREDIT FOR OFF-SITE MITIGATION ON ANOTHER PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00
OFF-SITE MITIGATION PROVIDED ON THIS PROPERTY	0.00	0.00	0.00	0.00	5.74	0.00	5.74
TOTAL WOODLAND CONSERVATION PROVIDED	44.58	44.82	81.38	87.77	120.65	220.00	220.00
WOODLAND SAVED ON THIS PHASE BUT NOT COUNTED	-0.05	-0.24	-0.62	0.00	1.02	0.22	0.33
EXISTING NET TRACT WOODLAND IN LATER PHASES	111.59	111.26	87.52	86.17	64.87	0.00	
SHORTAGE	0.00	0.00	0.00	0.00	-0.54	0.00	



VICINITY MAP
SCALE: 1" = 3000'



KEY MAP
SCALE: 1" = 2000'

LEGEND

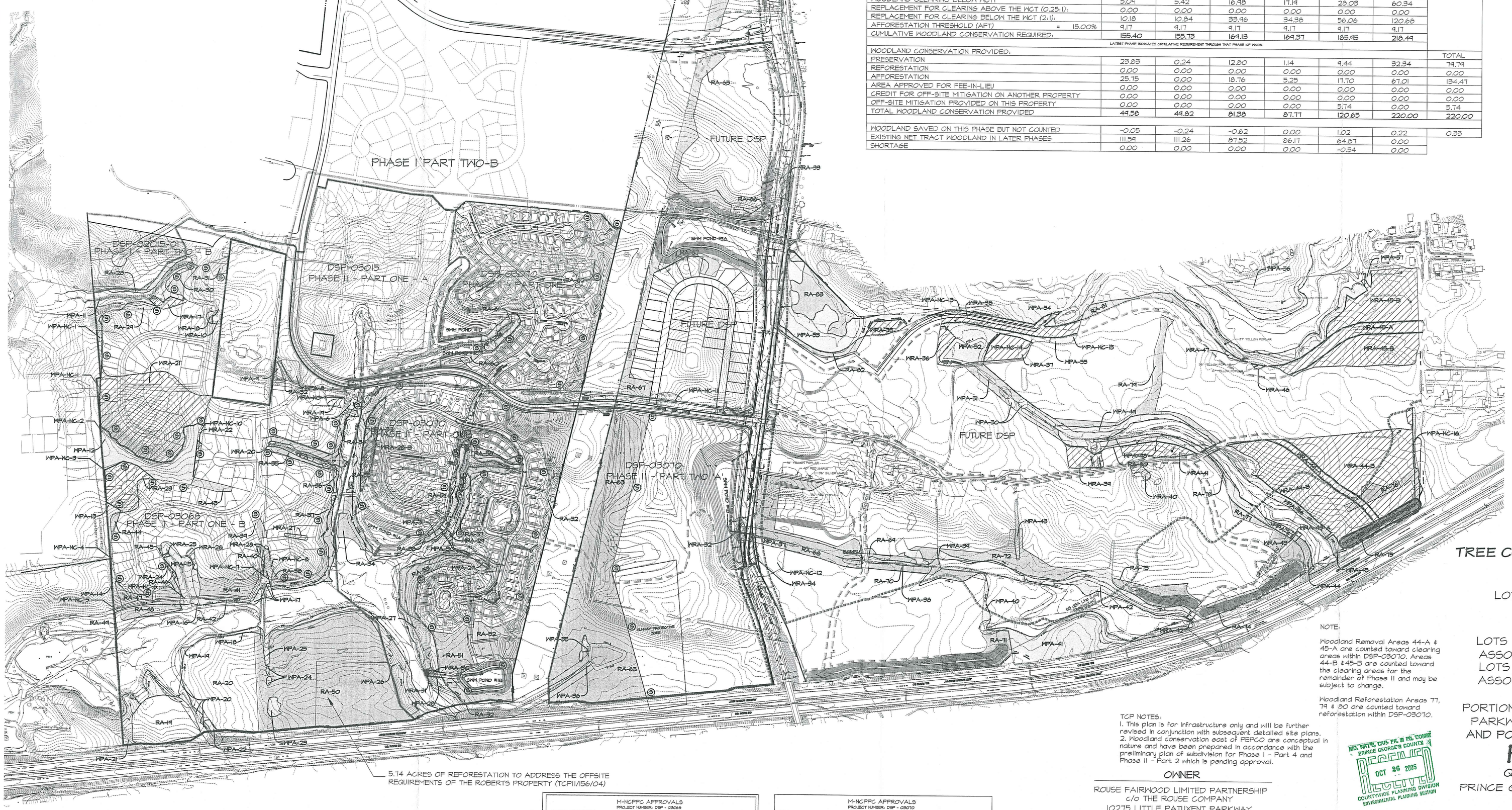
EXISTING CONTOURS	170
DSP LIMIT	
INTERIM LOD FOR INFRASTRUCTURE CONST.	
65 dBA NOISE LINE (Leq)	
PROPOSED SEWER	
PROPOSED WATER	
PROPOSED STORM DRAIN	
PRE-DEVELOPMENT TREE LINE	
POST-DEVELOPMENT TREE LINE AND TREE PROTECTION FENCE WITH SIGNS	
FLOODPLAIN: EXISTING/PROPOSED	FP FP
FLOODPLAIN: EXISTING	FP
FLOODPLAIN BUFFER	FB FB
WATERS OF THE U.S.	
WETLAND LIMITS	WL WL
WETLAND BUFFER	WB WB
PRIMARY MANAGEMENT AREA	PMA
TREE PROTECTION FENCE	TP
INTERIM TREE PROTECTION FENCE	TP
TREE PROTECTION SIGNAGE	S
WOODLAND REMOVAL AREA (WRA)	WRA '13'
WOODLAND PRESERVATION AREA (WPA)	WPA '1'
REFORESTATION AREA CREDITED TOWARDS PHASE II, PART ONE - A CONSERVATION REQUIREMENTS	RA '21'

DSP-03068
TCP II PLAN LIST

Plan Desc.	Drawing No.
Overall Plan	54.061-Z
TCP II Sheet 2	GLW Sheet 8
TCP II Sheet 3	GLW Sheet 9
TCP II Sheet 4	GLW Sheet 10
TCP II Sheet 5	GLW Sheet 11
TCP II Sheet 6	GLW Sheet 12
TCP Detail Sheet	GLW Sheet 13

DSP-03070
TCP II PLAN LIST

Plan Desc.	Drawing No.
Overall Plan	54.061-Z
TCP Detail Sheet	54.072-Z
TCP II Sheet 3	54.073-Z
TCP II Sheet 4	54.074-Z
TCP II Sheet 5	54.075-Z
TCP II Sheet 6	54.076-Z
TCP II Sheet 7	54.077-Z
TCP II Sheet 8	54.078-Z
TCP II Sheet 9	54.079-Z
TCP II Sheet 10	54.080-Z
TCP II Sheet 11	54.081-Z
TCP II Sheet 12	54.082-Z
TCP II Sheet 13	54.083-Z
TCP II Sheet 14	54.084-Z
TCP II Sheet 15	54.085-Z



NOTE:

Woodland Removal Areas 44-A & 45-A are counted toward clearing areas within DSP-03070. Areas 44-B & 45-B are counted toward the clearing areas for the remainder of Phase II and may be subject to change.

Woodland Reforestation Areas 77, 79 & 80 are counted toward reforestation within DSP-03070.

TCP NOTES:
1. This plan is for infrastructure only and will be further revised in conjunction with subsequent detailed site plans.
2. Woodland conservation east of PEPCO are conceptual in nature and have been prepared in accordance with the preliminary plan of subdivision for Phase I - Part 4 and Phase II - Part 2 which is pending approval.

OWNER

ROUSE FAIRWOOD LIMITED PARTNERSHIP
c/o THE ROUSE COMPANY
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PHONE: (410) 992-6027
Attn. AL EDWARDS

MD. NAT'L CAP. PK. & PL. COMM.
PRINCE GEORGE'S COUNTY
RECEIVED
OCT 26 2005
COUNTYWIDE PLANNING DIVISION
ENVIRONMENTAL PLANNING SECTION

OVERALL TREE CONSERVATION PLAN TYPE II
FOR
PHASE II, PART ONE - B
LOTS 1-147, AND PARCELS A-H
BLOCK 'BB';
PHASE II, PART ONE-C:
LOTS 1-102, VARIOUS PARCELS, AND
ASSOCIATED STREETS, BLOCK 'CC';
LOTS 1-87, VARIOUS PARCELS, AND
ASSOCIATED STREETS, BLOCK 'DD';
PHASE I, PART THREE:
PORTIONS OF CHURCH ROAD, FAIRWOOD
PARKWAY & FAIRVIEW VISTA DRIVE;
AND PORTIONS OF PHASE II, PART TWO

FAIRWOOD

QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1" = 300'
0 300 600 900

TCP SHEET 1 OF 7 FOR DSP 03068
TCP SHEET 1 OF 15 FOR DSP 03070

46
54

M-NCPPC APPROVALS
PROJECT NUMBER: DSP - 03068

M-NCPPC APPROVALS
PROJECT NAME: FAIRWOOD, PHASE II, PART ONE 'B'
PROJECT NUMBER: DSP - 03068
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision Listed Below Apply to This Sheet

Approval or Revision #	Date	Reviewer's Initials	Certification Date
01	7/7/04	KZ	7/8/04
02			
03			
04			
05			
06			

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP II / 185 / 03
Approved by: Chairman Date: 7/7/04
Signature: Jeffrey S. Matthews
Approval No. | Date
01 | 7/7/04
02 | 8/24/05
03 | 9/12/05
04
05
06

M-NCPPC APPROVALS
PROJECT NUMBER: DSP - 03070

M-NCPPC APPROVALS
PROJECT NAME: FAIRWOOD, PHASE II, PART ONE 'C'
PHASE I, PT. THREE & PARTS OF PHASE II, PT. TWO
PROJECT NUMBER: DSP - 03070
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
01	05/20/04	KZ	07/08/04
02			
03			
04			
05			
06			

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP II / 186 / 03
Approved by: Chairman Date: 7/7/04
Signature: Jeffrey S. Matthews
Approval No. | Date
01
02
03
04
05
06

DATE	REVISIONS DESCRIPTION	BY
6/27/05	Rev. worksheets to reflect updated areas for Phase I, Part 2-B and changes to DSP-03068 by GLH & DSP-03070 by BDA	MR

Megan Reiser
Qualified Professional
COMAR 08.19.06.01

DATE	REVISIONS DESCRIPTION	BY
1/24/05	Rev. worksheets to reflect updated areas for Phase I, Part 2-B and to reflect changes made to DSP-03068 by GLH	MR
12/01/04	Rev. worksheets to reflect current site area and revised reforestation to reflect changes made to DSP-03068 by GLH	MR
6/1/04	Rev. worksheets & Clearing/Reforestation areas to reflect changes made to DSP-03068 by GLH	MR
4/15/04	Rev. worksheets & Clearing/Reforestation areas to reflect changes made to DSP-03068 by GLH	MR
3/05/04	Rev. worksheets & Clearing/Reforestation areas to reflect changes to DSP-03068 & DSP-03070 per M-NCPPC comments	MR
1/30/04	Rev. worksheets & Clearing/Reforestation areas to reflect changes to DSP-03068 per M-NCPPC & HRD comments	MR

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

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DRAWN BY	DESIGNED BY	REVIEWED BY	RECORD NO.
RCH	RCH	TC	J-92084

SCALE 1"=300'
DATE OCTOBER 2003
DWG. NO. 54.061-Z

THIS PRINT MADE OCT 24 2005

S:\GSDRAW\GSD84-15\sheets\TCPII042.dwg Mon Jan 27 15:55:57 2005 BENJG