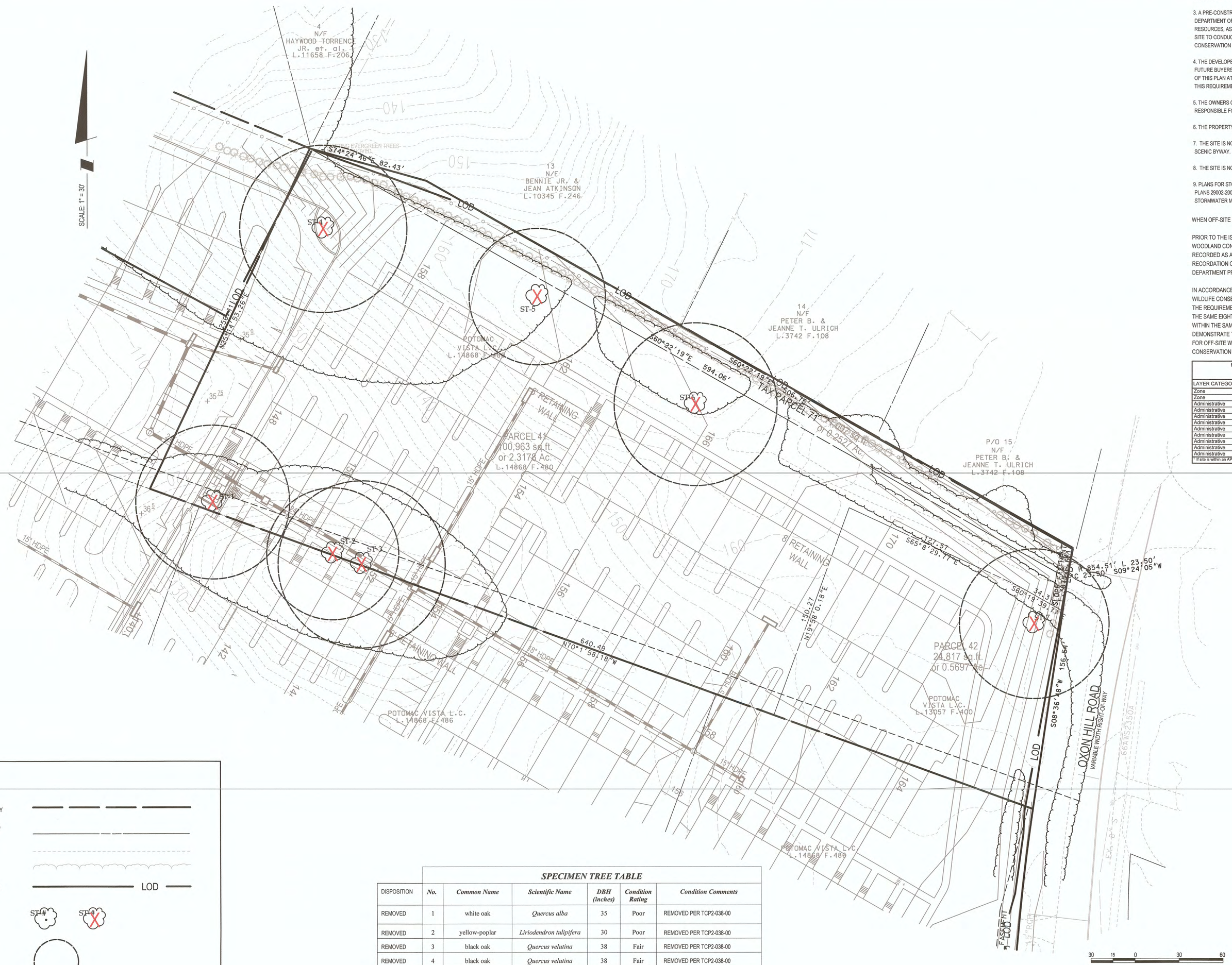
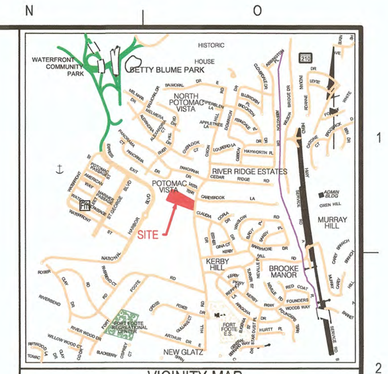
O'LOUGHLIN PROPERTY

TREE CONSERVATION PLAN - TYPE 2





VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR A GRADING PERMIT. IF THIS GRADING PERMIT EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.

2. 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 $9.00 PER SQUARE FOOT MITIGATION FEE.

3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.

4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.

5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.

6. THE PROPERTY IS WITHIN THE DEVELOPED TIER AND IS ZONED R-R.

7. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.

8. THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.

9. PLANS FOR STORMWATER MANAGEMENT ARE CONTAINED IN CONCEPTUAL STORMWATER MANAGEMENT PLANS 29002-2004-02 APPROVED JANUARY. 14, 2017 AND 29005-2004-01 APPROVED JUNE 21, 2016. THE STORMWATER MANAGMEENT DEVICES ARE EXISTING.

WHEN OFF-SITE WOODLAND CONSERVATION IS PROPOSED:

PRIOR TO THE ISSUANCE OF THE FIRST PERMIT FOR THE DEVELOPMENT SHOWN ON THIS TCP2, ALL OFF SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TCP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECORDATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC, PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

IN ACCORDANCE WITH SUBTITLE 25, DIVISION 2, SEC. 25-122. METHODS FOR MEETING THE WOODLAND AND WILDLIFE CONSERVATION REQUIREMENTS, IF OFF-SITE WOODLAND CONSERVATION IS APPROVED TO MEET THE REQUIREMENTS, THEN THE FOLLOWING LOCATIONS SHALL BE CONSIDERED IN THE ORDER LISTED: WITHIN THE SAME EIGHT-DIGIT SUB-WATERSHED, WITHIN THE SAME WATERSHED, WITHIN THE SAME RIVER BASIN, WITHIN THE SAME GROWTH POLICY TIER, OR WITHIN PRINCE GEORGE'S COUNTY. APPLICANTS SHALL DEMONSTRATE TO THE PLANNING DIRECTOR OR DESIGNEE DUE DILIGENCE IN SEEKING OUT OPPORTUNITIES FOR OFF-SITE WOODLAND CONSERVATION LOCATIONS FOLLOWING THESE PRIORITIES. ALL WOODLAND CONSERVATION IS REQUIRED TO BE MET WITHIN PRINCE GEORGE'S COUNTY.

NOTE: THE PREVIOUSLY APPROVED SITE, APPROVED UNDER THE ORIGINAL CSP-98012, IS NOT SUBJECT TO THE CURRENT ENVIRONMENTAL REGULATIONS OF SUBTITLE 27 THAT CAME INTO EFFECT ON SEPTEMBER 1, 2010 BECAUSE THIS IS A REVISION TO THAT APPROVED CSP, AND IT HAS A PREVIOUSLY APPROVED PRELIMINARY PLAN UNDER THE PRIOR REGULATIONS. THE ADDITIONAL LAND AREA IS ALSO NOT SUBJECT TO THE CURRENT WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE (WCO) EFFECTIVE SEPTEMBER 1, 2010 BECAUSE THERE ARE PREVIOUS TCP APPROVALS FOR THE SPECIFIC SITE, AND THE PROPOSED REVISIONS DO NOT RESULT IN A SUBSTANTIAL CHANGE TO THE PREVIOUSLY APPROVED TCPI OR TCPII.
AND
A REVISED TCPI HAS BEEN SUBMITTED WHICH SHOWS THE PROPOSED EXPANDED LAND AREA. BECAUSE BOTH LAND AREAS UNDER THE REVISED CSP ARE GRANDFATHERED UNDER THE 1993 WOODLAND CONSERVATION ORDINANCE, THE REVISED TCPI REMAINS GRANDFATHERED.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
GENERAL INFORMATION TABLE

LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zoning (Zone)	R-R
Zone	Aviation Policy Area (APA)*	N/A
Administrative	Tax Grid (TMG)	104 E3, E4
Administrative	WSSC Grid (Sheet 200)	210SE01, 210SW01
Administrative	Policy Analysis Zone (PAZ)	N/A
Administrative	Planning Area (Plan Area)	80
Administrative	Election District (ED)	12, OXON HILL
Administrative	Councilmanic District (CD)	8
Administrative	General Plan 2002 Tier (Tier)	DEVELOPING
Administrative	Traffic Analysis Zone (TAZ-COG)	778
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2525

* If site is within an APA, enter the name of the airport, if not enter "N/A"

NATURAL RESOURCES INVENTORY STATISTICS TABLE

SITE STATISTICS	TOTAL
GROSS TRACT AREA	3.14 ACRES
EXISTING 100-YEAR FLOODPLAIN	0
NET TRACT AREA	3.14 ACRES
EXISTING WOODLAND IN THE FLOODPLAIN	0
EXISTING WOODLAND NET TRACT	0.73 ACRES
EXISTING WOODLAND TOTAL	0.73 ACRES
EXISTING PMA	0
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	0
RIPARIAN (WOODED) BUFFER UP TO 300'	0

Standard Woodland Conservation Worksheet for Prince George's County

	SECTION I-Establishing Site Information- (Enter acres for each zone)			
1	Zone:	M-X-T		
2	Gross Tract:	3.14		
3	Floodplain:	0.00		
4	Previously Dedicated Land:	0.00		
5	Net Tract (NTA):	3.14	0.00	0.00
6	TCP Number	TCP2-07-06	Revision #	2
7	Property Description or Subdivision Name:	O'Loughlin Property		
8	Is this site subject to the 1989 or 1991 Ordinance	N		
9	Is this site subject to the 1991 Ordinance	N		
10	Subject to 2010 Ordinance and in PFA (Priority Funding Area	Y		
11	Is this one (1) single family lot? (Y or N)	N		
12	Are there prior TCP approvals which include a	N		
13	combination of this lots? (Y or N)			
14	Is any portion of the property in a WC Bank? (Y or N)	N		
15	Break-even Point (preservation) =	0.52	acres	
16	Clearing permitted w/o reforestion=	0.21	acres	

	SECTION II-Determining Requirements (Enter acres for each corresponding column)	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17	Existing Woodland		0.73	0.00	
18	Woodland Conservation Threshold (WCT) =	15.00%	0.47		
19	Smaller of 17 or 18		0.47		
20	Woodland above WCT		0.26		
21	Woodland cleared		0.73	0.00	0.00
22	Woodland cleared above WCT (smaller of 16 or 17)		0.26		
23	Clearing above WCT (0.25 : 1) replacement requirement		0.06		
24	Woodland cleared below WCT		0.47		
25	Clearing below WCT (2:1 replacement requirement)		0.94		
26	Afforestation Required	Threshold (AFT) = 15.00%	0.00		
27	Off-site WCA being provided on this property		0.00		
28	**Woodland Conservation Required**		**1.01**	**acres**	

	SECTION III-Meeting the Requirements (Enter acres for each corresponding column)			
29	Woodland Preservation		0.00	
30	Afforestation / Reforestation		0.00	Bond amount: $ -
31	Natural Regeneration		0.00	
32	Landscape Credits		0.00	
33	Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00	
34	Forest Enhancement Credit (Area * .25)	0.00	0.00	
35	Street Tree Credit (Existing or 10-year canopy coverage)		0.00	
36	Area approved for fee-in-lieu		0.00	Fee amount: $0.00
37	Off-site Woodland Conservation Credits Required		1.19	
38	Off-site WCA (preservation) being provided on this property		0.00	
39	Off-site WCA (afforestation) being provided on this property		0.00	
40	**Woodland Conservation Provided**		**1.19**	**acres**

41	Area of woodland not cleared	0.00	acres
42	Net tract woodland retained not part of requirements:	0.00	acres
43	100-floodplain woodland retained	0.00	acres
44	On-site woodland conservation provided	0.00	acres
45	On-site woodland conservation alternatives provided	0.00	
46	On-site woodland retained not credited	0.00	acres

47 Prepared by: David Buckel Signed Date 7-5-18

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 076 - 06

	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	J. STASZ	7/10/2006		
01		8/14/2018		
02				
03				
04				
05				

LEGEND

EXISTING SITE BOUNDARY

EXISTING ADJACENT AND INTERIOR BOUNDARY

EXISTING CONTOUR

EXISTING TREELINE

LIMITS OF DISTURBANCE — LOD —

SPECIMEN TREE AND SPECIMEN TREE TO BE REMOVED ST-6 ST-7

CRITICAL ROOT ZONE

SPECIMEN TREE TABLE

DISPOSITION	*No.*	*Common Name*	*Scientific Name*	*DBH (inches)*	*Condition Rating*	*Condition Comments*
REMOVED	1	white oak	*Quercus alba*	35	Poor	REMOVED PER TCP2-038-00
REMOVED	2	yellow-poplar	*Liriodendron tulipifera*	30	Poor	REMOVED PER TCP2-038-00
REMOVED	3	black oak	*Quercus velutina*	38	Fair	REMOVED PER TCP2-038-00
REMOVED	4	black oak	*Quercus velutina*	38	Fair	REMOVED PER TCP2-038-00
REMOVED	5	osage orange	*Maclura pomifera*	31	Fair	REMOVED PER TCP2-038-00
REMOVED	6	willow oak	*Quercus phellos*	37	Fair	REMOVED PER TCP2-038-00
REMOVED	7	hackberry	*Celtis occidentalis*	34	Fair	REMOVED PER TCP2-038-00

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NO:	REVISIONS	BY	DATE

DATE: FEBRUARY 2006 | CAD STANDARDS VERSION: V8 - 2000
DESIGNED: BCG | TECHNICIAN: BCG | CHECKED: DJB

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

POTOMAC VISTA L.C.
C/O THE PETERSON COMPANIES
12500 FAIR LAKES CIRCLE, SUITE 400
FAIRFAX, VIRGINIA 22033
PHONE # (703) 227-2000

CONTACT: MR. PETER HACKETT

MAP 23	GRID D9
TAX MAP 104 E3, E4	ZONING CATEGORY: R-R
WSSC 200' SHEET 210SE01, 210SW01	XXXX:
SITE DATUM HORIZONTAL: VERTICAL:	XXXX:

STATE OF MARYLAND DAVID JOHN BUCKEL No. 7510 LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN - TYPE 2
O'LOUGHLIN PROPERTY
7721 AND 7725 OXON HILL ROAD, OXON HILL, MD

OXON HILL (12TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 1 OF 1

PROJECT NO: 1006-01

P:\1006-01\OLoughlin\ENGINEER\ENV\TCP2_01.sht Scale= 30.0000 ft / in. User= bgillette PLTdrv= Color.pltcfg Pen#= TEXT_SUB.tbl 7/5/2018 1:14:02 PM