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ARCHITECT

CONTACT:
GREGORY GILBERT, AIA
MICHAEL MATULA

CIVIL ENGINEER

DELON HAMPTON

8403 COLESVILLE ROAD SUITE 1525
SILVER SPRING, MARYLAND, 20910
TEL: (301) 585-0100
CONTACT: BAOZHU WEI

LANDSCAPE ARCHITECT

LSG LANDSCAPE ARCHITECTURE

8260 GREENSBORO DRIVE, SUITE 325
TYSONS, VIRGINIA 22102
TEL: (703) 821-2045
CONTACT: CONNIE FAN

STRUCTURAL ENGINEER

CARROLL ENGINEERING, INC.

215 SCHILLING CIRCLE SUITE 102
HUNT VALLEY, MARYLAND, 21031
TEL: (410) 785-7423
CONTACT: KEVIN MERRIMAN

MECHANICAL, ELECTRICAL
& PLUMBING ENGINEER

A SQUARED PLUS ENGINEERING

SUPPORT GROUP, LLC.

2601 EMORY RD. BLDG 1 SUITE B
FINKSBURG, MARYLAND 21048
TEL: (433) 977-9741
CONTACT: SHERRY ABBOTT-ADKINS
RAY ADKINS

Revision Schedule

#	Date	Revision
3/31/22		NATURAL RESOURCE INVENTORY
4/18/22		DESIGN DEVELOPMENT
5/23/22		75% CONSTRUCTION DOCUMENTS

POTOMAC BUSINESS PARK - LOT 9

OWNER / APPLICANT:

PRINCE GEORGES COUNTY

1400 MCCORMICK DR. LARGO, MD 20774

TEL: (301) 585-0100

CONTACT: DARRON MCCLAIN

Client:

PRINCE GEORGE'S COUNTY,
MARYLAND

Location:

CLIPPER WAY
OXON HILL, MD 20745

Project:

OXON HILL FIRE STATION

TCP 2
1 OF 2

Drawn by:
RY

Project No:
20265.00

Date:
7/2022

Professional Certification
I certify that these documents were prepared or approved by me, and that I
am a duly licensed architect under the laws of the State of Maryland.
License No. Expiration Date

TCP.01

TYPE 2 TREE CONSERVATION (TCP2) PLAN
APPROVAL BLOCK

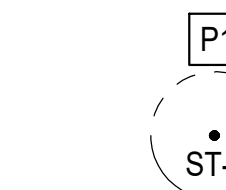
Prince George's County Planning Department, M-NCPPC Environmental Planning Section			
TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-001 - 2023			
Approved by	Date	DRD #	Reason for Revision
00	2/1/2023		
01			
02			
03			
04			
05			

TCP2 APPROVAL BLOCK

THIS PLAN WAS PREPARED BY CONNIE FAN, MARYLAND
REGISTERED LANDSCAPE ARCHITECT 3083.

ADDRESS: LSG LANDSCAPE ARCHITECTURE
8260 GREENSBORO DRIVE, SUITE 325
TYSONS, VIRGINIA 22182
PHONE: 703-300-3084
PHONF: CFAN@LSGINC.COM

QUALIFIED PROFESSIONAL CERTIFICATION



FOREST STAND SAMPLE POINT

EXISTING SPECIMEN TREE
30" DBH OR GREATER W/
SPECIMEN TREE NUMBER

EXISTING MINOR TREE

EXISTING TREE CANOPY

EXISTING TREE CANOPY
TO BE DEMO

LOD

100' STUDY AREA

PROPERTY BOUNDARY

EXISTING 2' CONTOUR

CRITICAL ROOT ZONE
(1" DBH = 1.5' RADIUS)

FENCELINE

EXISTING SLOPE ≥ 15%

PMA

PRIMARY MANAGEMENT AREA

TEMPORARY TREE
PROTECTION FENCE (TPF)

ROOT PRUNING

WOODLAND RETAINED-
ASSUMED CLEARED

WOODLAND
PRESERVATION
PERMANENT SIGN

PUE

PUBLIC UTILITY EASEMENT

SEWER MAINS & APPURTENANCES

STORM DRAIN & APPURTENANCES

WATER LINE & APPURTENANCES

LIGHT POLE

EXISTING STREAM

LEGEND

NO.	COMMON NAME	SCIENTIFIC NAME	DBH (IN.)	CONDITION RATING	CONDITION COMMENTS
OUTSIDE PROJECT AREA					
ST-1	Tulip Poplar	<i>Liriodendron tulipifera</i>	31.4	Fair	Leans toward stream.
ST-2	Tulip Poplar	<i>Liriodendron tulipifera</i>	35.5	Good	Tag #1694, Unbalanced canopy
ST-3	Tulip Poplar	<i>Liriodendron tulipifera</i>	30.6	Good	Unbalanced canopy.
ST-4	White Oak	<i>Quercus alba</i>	30.9	Good	
ST-5	Tulip Poplar	<i>Liriodendron tulipifera</i>	36.0	Good	
ST-6	Tulip Poplar	<i>Liriodendron tulipifera</i>	38.3	Fair	Large broken branches.
ST-7	Tulip Poplar	<i>Liriodendron tulipifera</i>	30.3	Fair	
ST-8	Tulip Poplar	<i>Liriodendron tulipifera</i>	36.6	Fair	Extremely heavy adult English Ivy.
ST-9	Tulip Poplar	<i>Liriodendron tulipifera</i>	35.1	Fair	Extremely heavy adult English Ivy, Leaning towards N void at base.
ST-10	Tulip Poplar	<i>Liriodendron tulipifera</i>	36.7	Good	Wound on large surface root.
ST-11	Tulip Poplar	<i>Liriodendron tulipifera</i>	34.1	Fair	Large wound on trunk, partially hollow, small wound on base.
ST-12	Tulip Poplar	<i>Liriodendron tulipifera</i>	33.5	Good	
ST-13	Tulip Poplar	<i>Liriodendron tulipifera</i>	42.6	Good	Heavy vines, co-dominant leaders.
ST-14	Tulip Poplar	<i>Liriodendron tulipifera</i>	47.1	Fair	Tag #1679, unbalanced canopy.
ST-15			30	*	*Not Impacted. DBH & type to be verified

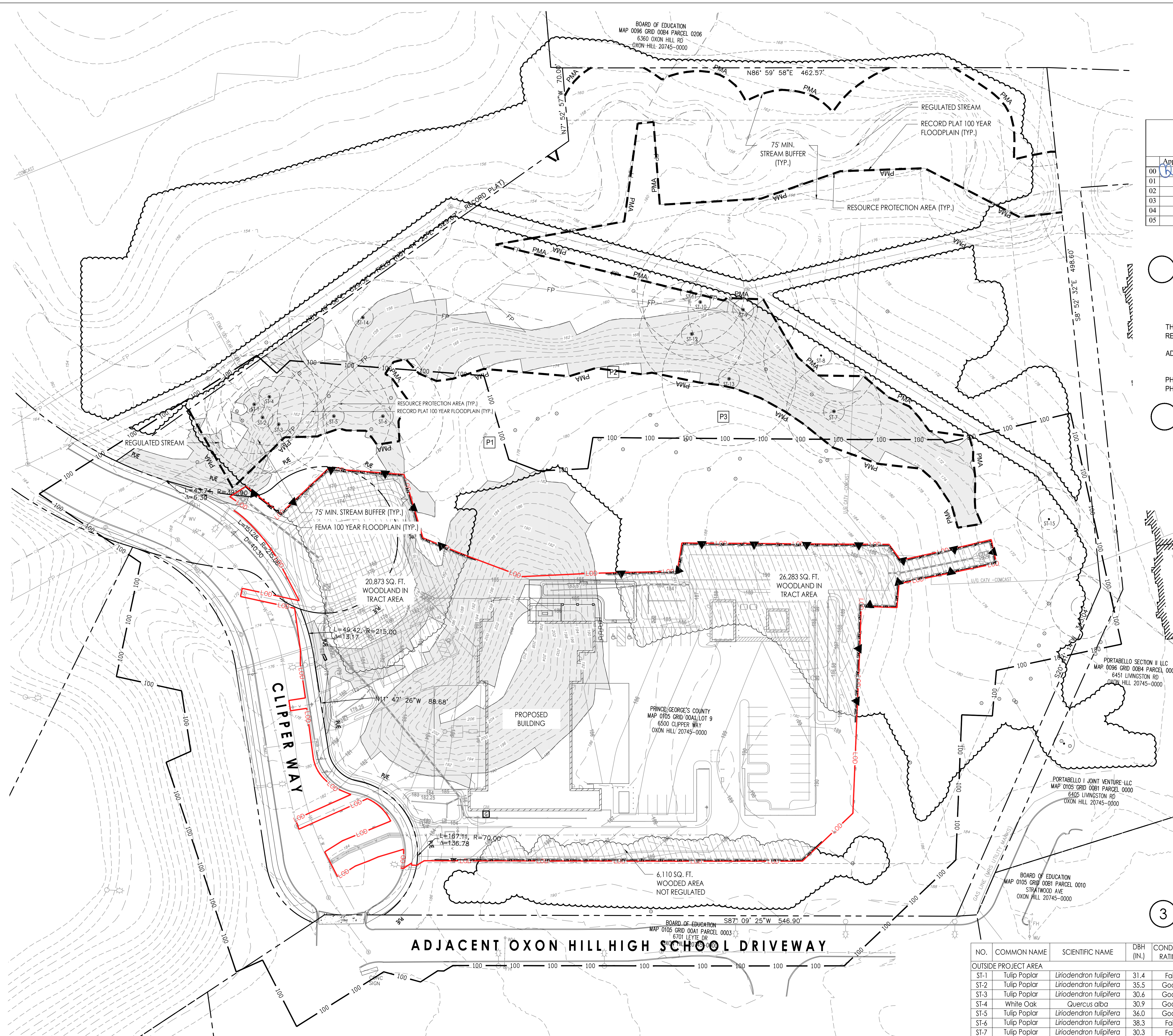
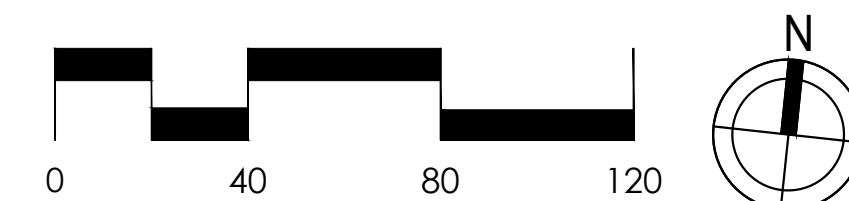
Note: Tree locations located by planimetric survey.

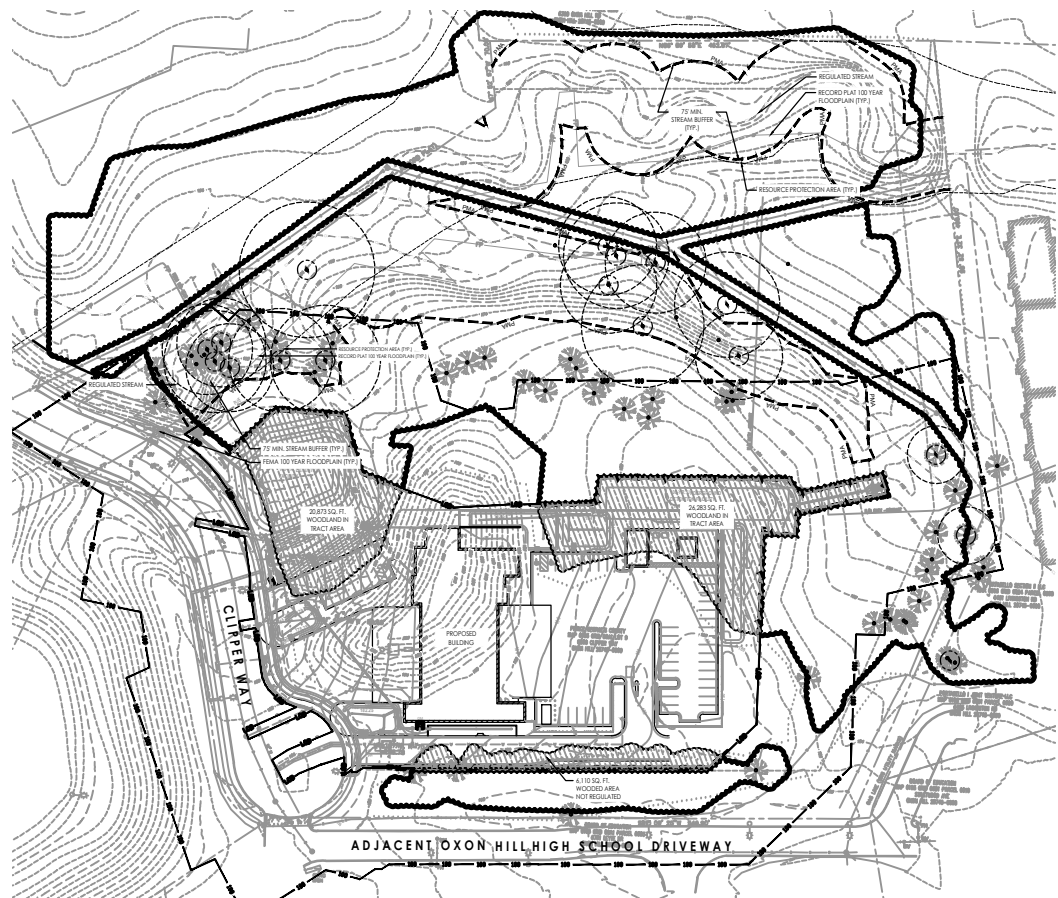
NOTE:
NO SPECIMEN TREES ARE LOCATED WITHIN THE PROPOSED PROJECT AREAS. NO SPECIMEN TREES WILL BE
AFFECTED AS PART OF THIS APPLICATION.

CHAMPION, SPECIMEN & HISTORIC TREE TABLE

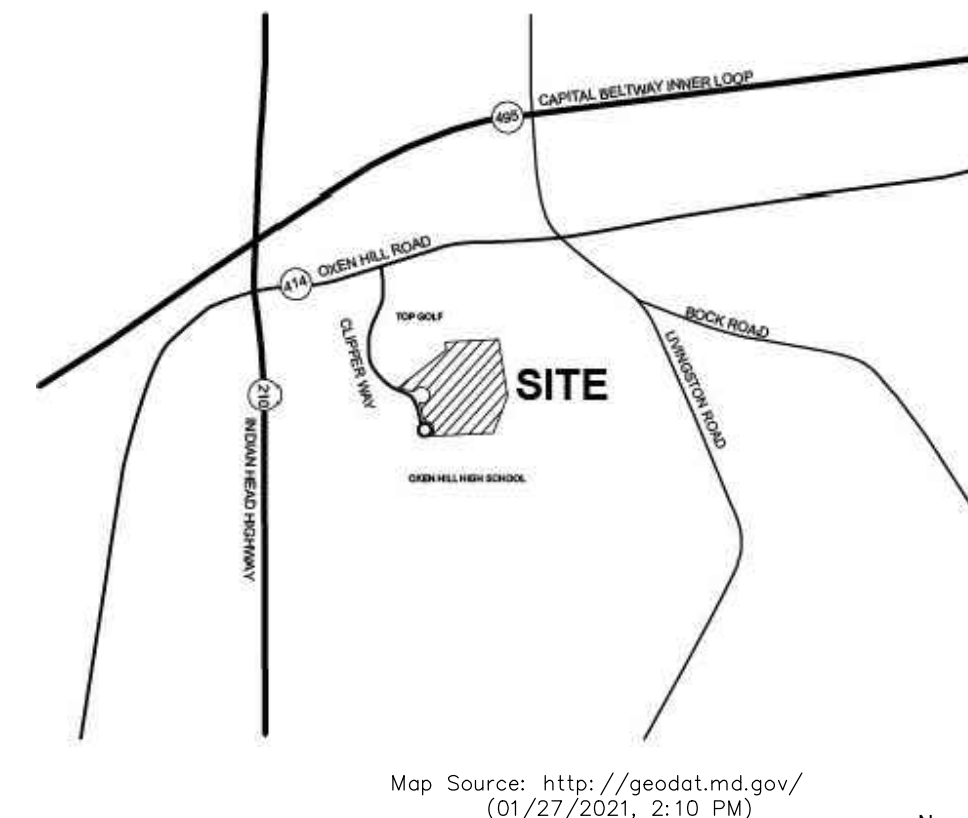
TREE CONSERVATION PLAN

1"=30'-0"





1 KEY MAP



2 VICINITY MAP

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

GENERAL NOTES:

TO INCLUDE WITH ALL TYPE 2 TCPs:

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR A GRADING PERMIT.
- 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.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PERMITTING, INSPECTIONS, & ENFORCEMENT (DPIE) 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.
- 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. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
- THE PROPERTY IS WITHIN THE DEVELOPING TIER AND IS ZONED R-R (RURAL-RESIDENTIAL).
- THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
- THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
- THIS PLAN IS/IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (G).

3 TREE CONSERVATION PLAN NOTES

TREE PRESERVATION AND RETENTION NOTES

- TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
- THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFS) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFS MAY BEGIN.
- ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.
- REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS
- THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OR RETENTION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.

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.
- ALL ROOT PRUNING AND INSTALLATION OF TREE PROTECTION FENCING IS TO BE PERFORMED AT THE ONSET OF CONSTRUCTION IN ACCORDANCE WITH DETAILS SHOWN ON C8.01.
- EXISTING TREES PROPOSED FOR RETENTION, WHICH DO NOT MEET THE DEFINITION OF WCA, ARE INDICATED ON THIS PLAN. ALL OTHER TREES ON SITE ARE PROPOSED TO BE REMOVED.
- THE WOODLAND CONSERVATION REQUIREMENT IS PROPOSED TO BE MET OFF-SITE UTILIZING DPW&T'S EXISTING WOODLAND CONSERVATION BANK, TCP1-001-09 DPWT BROOKE LANE WC BANK.

4 ADDITIONAL TCP NOTES

LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zoning (Zone)	I-3
Zone	Avation Policy Area	N/A
Administrative	Tax Grid (TMG)	105-B1
Administrative	WSSC Grid (Sheet 20)	209SE01
Administrative	Planning Area (Plan Area)	768
Administrative	Election District (ED)	12
Administrative	Councilmanic District (CD)	8
Administrative	LOT NUMBERS	9
Administrative	General Plan 2002 Tier (Tier)	23
Administrative	Traffic Analysis Zone (COG)	790
Administrative	Traffic Analysis Zone (PG)	790

5 GENERAL INFORMATION TABLE

TOTAL SITE / PROPERTY AREA	12.19 AC
TOTAL PROJECT AREA	3.80 AC
100-Year Floodplain	0.00 AC
Net Tract Area	3.80 AC
Woodland in the Floodplain	0.00 AC
Woodland net tract	1.08 AC
Woodland total	1.08 AC
PMA	0.00 AC
Primary Buffer	0 AC
Secondary Buffer	0 AC
Regulated Streams (L.F. of C.L.)	0 LF
Riparian Buffer up to 300' wide	0.00 AC

NOTES:

- THE SUBJECT TCP-2 IS FOR THE 3.80-ACRE PROJECT AREA WITHIN THE 12.19 ACRES OF LOT 9. THE OVERALL LOT CONTAINS SPECIMEN TREES, PMA AREAS AND WOODLAND AREAS. THE PROJECT AREA CONTAINS WOODLANDS, OPEN NON-WOODY AREAS, AND NON-PMA STEEP SLOPES.

6 SITE STATISTICS TABLE

STAND	AREA	PRIORITY	FUNCTION	STRUCTURE	CONDITION	LOCATION	TOTAL	PRIORITY FOR PRESERVATION	PRIORITY FOR RESTORATION
A	3.80 Ac. see note 1	2 / MEDIUM	Water Quality Protection, Visual Screening, Wildlife Habitat	12	12	15	39	MEDIUM	MEDIUM

NOTES:

- THIS AREA REFLECTS THE AREA OF WOODLAND WITHIN THE 100-FOOT PROJECT STUDY AREA.

7 FOREST ANALYSIS & PRIORITIES

I/We Princo Georges County hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Date 12/29/2022

Contract Purchaser Princo Georges County Date 12/29/2022

8 OWNER'S AWARENESS CERTIFICATE

Woodland Conservation Worksheet for Governmental and Linear Projects in Prince George's County

SECTION 1-Establishing Site Information

1 Property Description or Name: Oxon Hill Fire Station

2 Project Location: Clipper Way Oxon Hill, MD 20745

3 TCP2 Number: TCP2-001-2023 Rev. No: 1-00

4 NRI Number: NRI-224-2022 Rev. No: 1-00

5 Zone: I-3

6 Gross Tract: 3.80 acres

7 Project Area/Limits: 3.80 acres

SECTION 2-Determining Requirements

8 Existing Woodland in Project Limits = WCT 1.08 or 28.42%

9 Woodland Cleared in Project Limits 1.08

10 Total area of woodland cleared (subject to 1:1 replacement) 1.08

11 On-Site Woodland Conservation Provided (afforestation) 0.00

12 Off-Site Woodland Conservation Provided (preservation) 0.00

13 Woodland Conservation Requirement: 1.08 acres

SECTION 3-Meeting the Requirements

14 Woodland Preserved 0.00

15 Afforestation /Reforestation 0.00 Bond amount: \$ -

16 Natural Regeneration 0.00

17 Landscape Credit 0.00

18 Specimen/Historic Tree Credit (CRZ area *2.0) 0.00

19 Forest Enhancement Credit (Area *25) 0.00

20 Street Tree Credit (Existing or 10-year canopy coverage) 0.00

21 Prior Credit for Off-site Woodland Conservation 0.00

22 Current Credit for Off-site Woodland Conservation 1.08

23 Off-site Woodland Conservation provided (afforestation) 0.00

24 Off-site Woodland Conservation provided (preservation) 0.00

25 Area Approved for Fee-in-lieu/PFA 0.00 Fee amount: \$0.00

26 Area Approved for Fee-in-lieu/PFA 0.00 Fee amount: \$0.00

27 Woodland Conservation Provided 1.08 acres

28 Prepared by: Connie Fan Signed Connie Fan January 17, 2023 Date

NOTE:

- 1.08 AC WOODLAND IN GROSS TRACT AREA.
TOTAL WOODLAND IN PROJECT AREA = 1.08 ACRES

9 WOODLAND CONSERVATION WORKSHEET

TYPE 4 (TEMPORARY) TREE PROTECTION FENCE COMBINATION SILT FENCE & TREE PROTECTION

August 2010 A-4, DET-8

10 TEMPORARY TREE PROTECTION FENCE

ROOT PRUNING

August 2010 A-4, DET-10

11 ROOT PRUNING

TYPE 2 TREE CONSERVATION (TCP2) PLAN APPROVAL BLOCK

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

TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 001 - 2023

Approved by	Date	DRD #	Reason for Revision
<u>Connie Fan</u>	2/1/2023		

THIS PLAN WAS PREPARED BY CONNIE FAN, MARYLAND REGISTERED LANDSCAPE ARCHITECT 3083.

ADDRESS: LSG LANDSCAPE ARCHITECTURE
8260 GREENSBORO DRIVE, SUITE 325
TYSONS, VIRGINIA 22182
703-300-3084
PHONE: CFAN@LSGINC.COM
PHONF:

LANDSCAPE ARCHITECT
CONNIE FAN
1.26.2023

QUALIFIED PROFESSIONAL CERTIFICATION

WOODLAND PRESERVATION AREA SIGN

August 2010 A-4, DET-1

12 WOODLAND PRESERVATION AREA SIGN

ONE PARK PLACE SUITE 250 ANNAPOLIS, MARYLAND 21401
Maryland: (301) 261-4228 Baltimore: (410) 941-6595
MD Fax: (410) 224-4443 Annapolis: (410) 224-2727
Website: www.lsgwa.com

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TEL: (301) 585-0100
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5/23/22		75% CONSTRUCTION DOCUMENTS

POTOMAC BUSINESS PARK - LOT 9

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TEL: (301) 585-0100
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Client:

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MARYLAND

Location:

CLIPPER WAY
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Project:

OXON HILL FIRE STATION

TCP 2
2 OF 2

Drawn by:

RY

Project No:

20265.00

Date:

7/2022

Professional Certification

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.
License No. Expiration Date

TCP.02