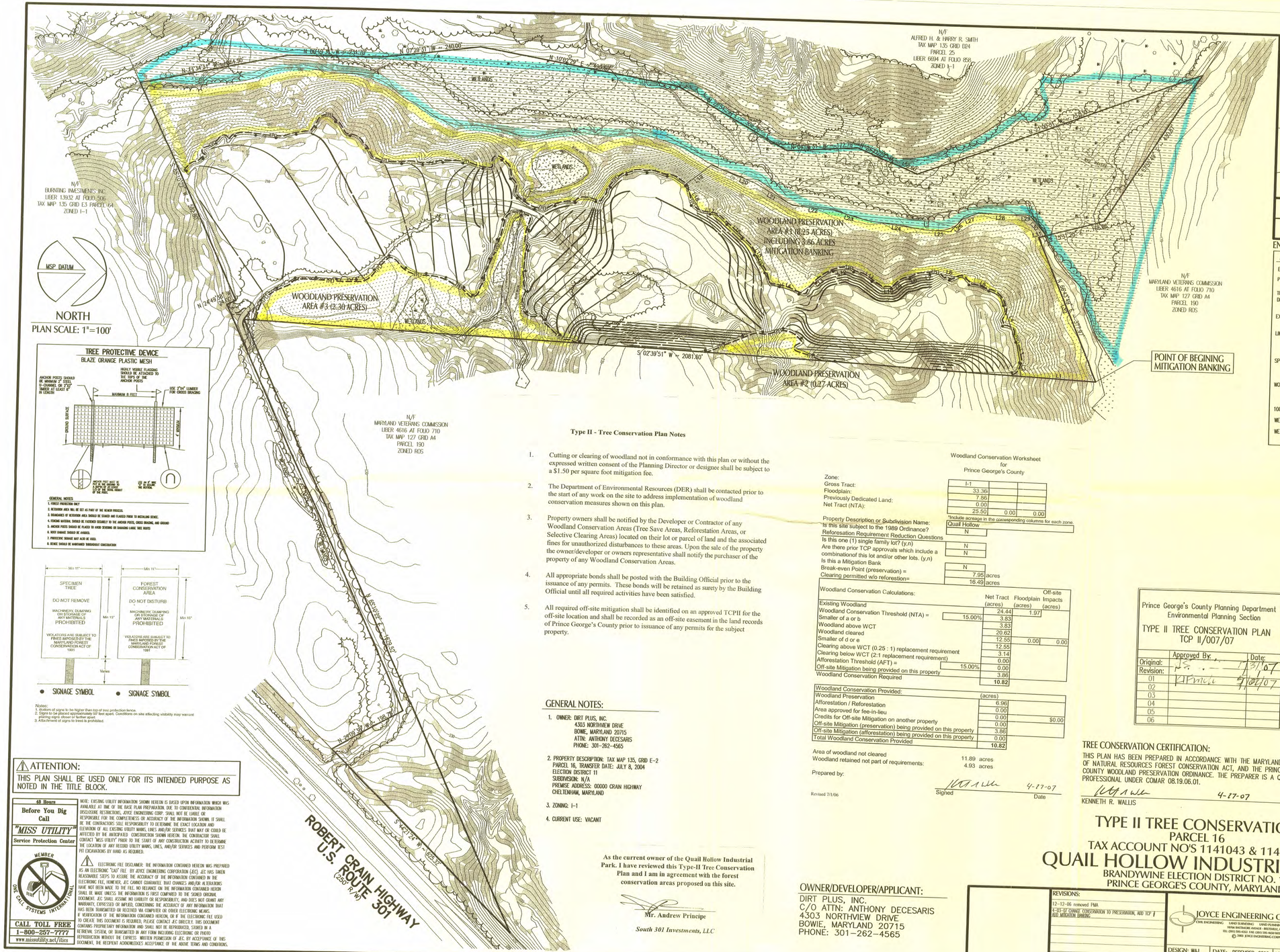

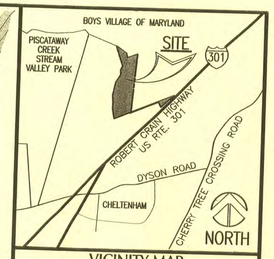

VICINITY MAP
SCALE: 1:=2000'
PG. CO. MAP #32 GRID: H-J7
W.S.S.C. 200' SHEET 216 SE 08

ENVIRONMENTAL LEGEND

LEGEND

- EXISTING CONTOURS — 232
- PROPOSED CONTOURS — 228
- TREE PROTECTION DIVICE WITH SINAGE — 50' MIN. — TPD — TPD
- EXISTING TREELINE
- LIMIT OF DISTURBANCE
- SPECIMEN TREE — SPECIMEN 1
- WOODLAND PRESERVATION AREA
- 100 YEAR FLOOD PLAIN
- WETLAND BUFFER
- WETLAND AREA

TREE PROTECTIVE DEVICE
BLAZE ORANGE PLASTIC MESH

GENERAL NOTES:
1. FOREST PROTECTION ONLY
2. RETENTION AREA WILL BE SET AS PART OF THE ROUGH PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. FENCING MATERIAL SHOULD BE FASTENED SECURELY TO THE ANCHOR POSTS, CROSS BRACING, AND GROUND
5. ANCHOR POSTS SHOULD BE PLACED TO AVOID DAMAGING OR SHADOWING LARGE TREE ROOTS
6. ROOT DAMAGE SHOULD BE AVOIDED.
7. PROTECTIVE SIGNAGE MAY ALSO BE USED.
8. REMOVE DEVICE BY MAINTAINED THROUGHOUT CONSTRUCTION

● SIGNAGE SYMBOL ● SIGNAGE SYMBOL

Notes:
1. Bottom of signs to be higher than top of tree protection fence.
2. Signs to be placed approximately 50' feet apart. Conditions on site affecting visibility may warrant placing signs at closer or farther distances.
3. Attachment of signs to trees is prohibited.

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 $1.50 per square foot mitigation fee.
2. The Department of Environmental Resources (DER) shall be contacted prior to the start of any work on the site to address implementation of woodland 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, 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 shall 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. All required off-site mitigation shall be identified on an approved TCPII for the off-site location and shall be recorded as an off-site easement in the land records of Prince George's County prior to issuance of any permits for the subject property.

GENERAL NOTES:

1. OWNER: DIRT PLUS, INC.
   4303 NORTHVIEW DRIVE
   BOWIE, MARYLAND 20715
   ATTN: ANTHONY DECESARIS
   PHONE: 301-262-4565
2. PROPERTY DESCRIPTION: TAX MAP 135, GRID E-2
   PARCEL 16, TRANSFER DATE: JULY 8, 2004
   ELECTION DISTRICT 11
   SUBDIVISION: N/A
   PREMISE ADDRESS: 00000 CRAIN HIGHWAY
   CHELTENHAM, MARYLAND
3. ZONING: I-1
4. CURRENT USE: VACANT

As the current owner of the Quail Hollow Industrial Park. I have reviewed this Type-II Tree Conservation Plan and I am in agreement with the forest conservation areas proposed on this site.

Mr. Andrew Principe
South 301 Investments, LLC

Woodland Conservation Worksheet
for
Prince George's County

Zone:	I-1		
Gross Tract:	33.36		
Floodplain:	7.86		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	25.50	0.00	0.00

*Include acreage in the corresponding columns for each zone.

Property Description or Subdivision Name:	Quail Hollow
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 combinational this lot and/or other lots. (y,n)	N
Is this a Mitigation Bank	
Break-even Point (preservation) =	N
Clearing permitted w/o reforestion=	7.95 acres
	16.49 acres

Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland		24.44	1.97	
Woodland Conservation Threshold (NTA) =	15.00%	3.83		
Smaller of a or b		3.83		
Woodland above WCT		20.62		
Woodland cleared		12.55	0.00	0.00
Smaller of d or e		12.55		
Clearing above WCT (0.25 : 1) replacement requirement		3.14		
Clearing below WCT (2:1 replacement requirement)		0.00		
Afforestation Threshold (AFT) =	15.00%	0.00		
Off-site Mitigation being provided on this property		3.86		
Woodland Conservation Required		10.82		

Woodland Conservation Provided:	(acres)	
Woodland Preservation	6.96	
Afforestation / Reforestation	0.00	
Area approved for fee-in-lieu	0.00	$0.00
Credits for Off-site Mitigation on another property	0.00	
Off-site Mitigation (preservation) being provided on this property	3.86	
Off-site Mitigation (afforestation) being provided on this property	0.00	
Total Woodland Conservation Provided	10.82	

Area of woodland not cleared	11.89 acres
Woodland retained not part of requirements:	4.93 acres

Prepared by:

Signed — 4-27-07 Date

Revised 7/1/06

LINE TABLE FOR MITIGATION BANKING		
LINE	BEARING	DISTANCE
L1	S02°39'51"W	184.37
L2	S85°03'15"W	39.23
L3	S77°48'49"W	38.83
L4	S69°50'22"W	123.38
L5	S24°43'56"W	100.89
L6	S06°43'30"W	69.90
L7	S07°02'43"E	37.39
L8	S19°58'14"E	42.49
L9	S33°22'01"E	37.77
L10	S02°02'56"E	11.38
L11	S29°29'24"W	95.66
L12	S09°21'44"E	47.43
L13	S37°01'01"E	93.11
L14	S14°09'00"W	74.69
L15	S61°14'25"W	97.22
L16	S41°50'36"W	119.70
L17	S08°02'18"W	40.69
L18	S57°49'16"W	77.75
L19	N38°31'37"W	80.32
L20	N20°04'42"E	114.54
L21	N29°20'01"E	107.90
L22	N05°11'57"E	101.01
L23	N14°57'24"E	85.43
L24	N07°31'28"E	146.96
L25	N01°39'33"E	56.78
L26	N47°51'19"W	42.37
L27	N21°48'57"W	41.32
L28	N01°24'21"E	108.81
L29	N02°58'12"W	15.32
L30	N49°08'01"E	63.61
L31	S15°31'25"E	18.86
L32	N66°43'49"E	377.97

Prince George's County Planning Department
Environmental Planning Section

TYPE II TREE CONSERVATION PLAN
TCP II/007/07

	Approved By:	Date:
Original:		7/31/07
Revision:		
01		9/10/07
02		
03		
04		
05		
06		

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 — 4-27-07 DATE

OWNER/DEVELOPER/APPLICANT:
DIRT PLUS, INC.
C/O ATTN: ANTHONY DECESARIS
4303 NORTHVIEW DRIVE
BOWIE, MARYLAND 20715
PHONE: 301-262-4565

ATTENTION:
THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

48 Hours Before You Dig Call "MISS UTILITY" Service Protection Center
MEMBER
ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE 1-800-257-7777
www.missutility.net/tics

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REVISIONS:
12-12-06 removed FMA
4-05-07 CHANGE CONSERVATION TO PRESERVATION, ADD TCP I AND MITIGATION BANKING

JOYCE ENGINEERING CORPORATION
CIVIL ENGINEERING LAND SURVEYING CONSTRUCTION MANAGEMENT
9006 BALTIMORE AVENUE - COLLEGE PARK, MARYLAND 20740
TEL: (301) 595-4321 FAX: (301) 595-4323 Web: www.joyceeng.com
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DESIGN: WAJ	DATE: DECEMBER, 2006	JOB No.: 005005	
DRAFT: HAL	COMP: DOE	SCALE: 1"=100'	
CHECK: JEC ☐	SURVEY: CW-JR	SHEET: 1 OF 2	

TCP-1

TYPE II TREE CONSERVATION
PARCEL 16
TAX ACCOUNT NO'S 1141043 & 1141050
QUAIL HOLLOW INDUSTRIAL PARK
BRANDYWINE ELECTION DISTRICT NO. 11
PRINCE GEORGE'S COUNTY, MARYLAND

Drawing name: R:\Land Projects\005005 - Quail Hollow Industrial Park\dwg\005005TCPII.dwg
Plotted: Apr 11, 2007 - 6:25am