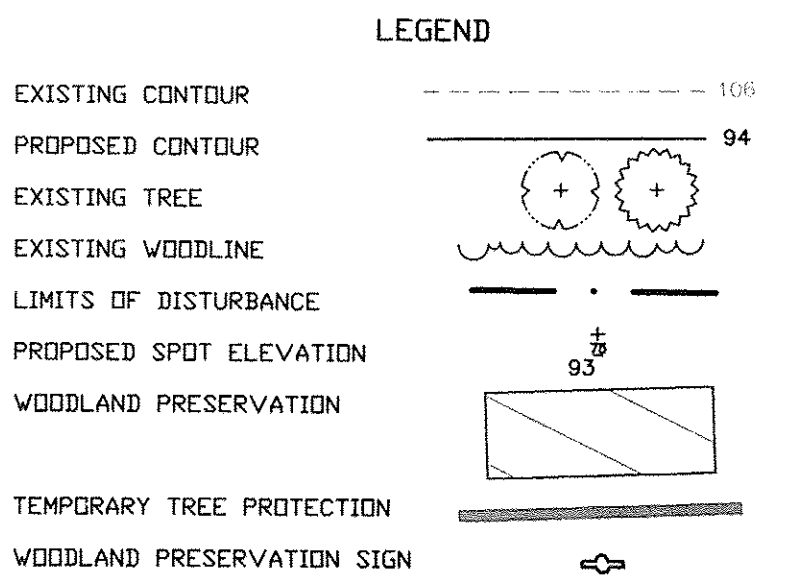
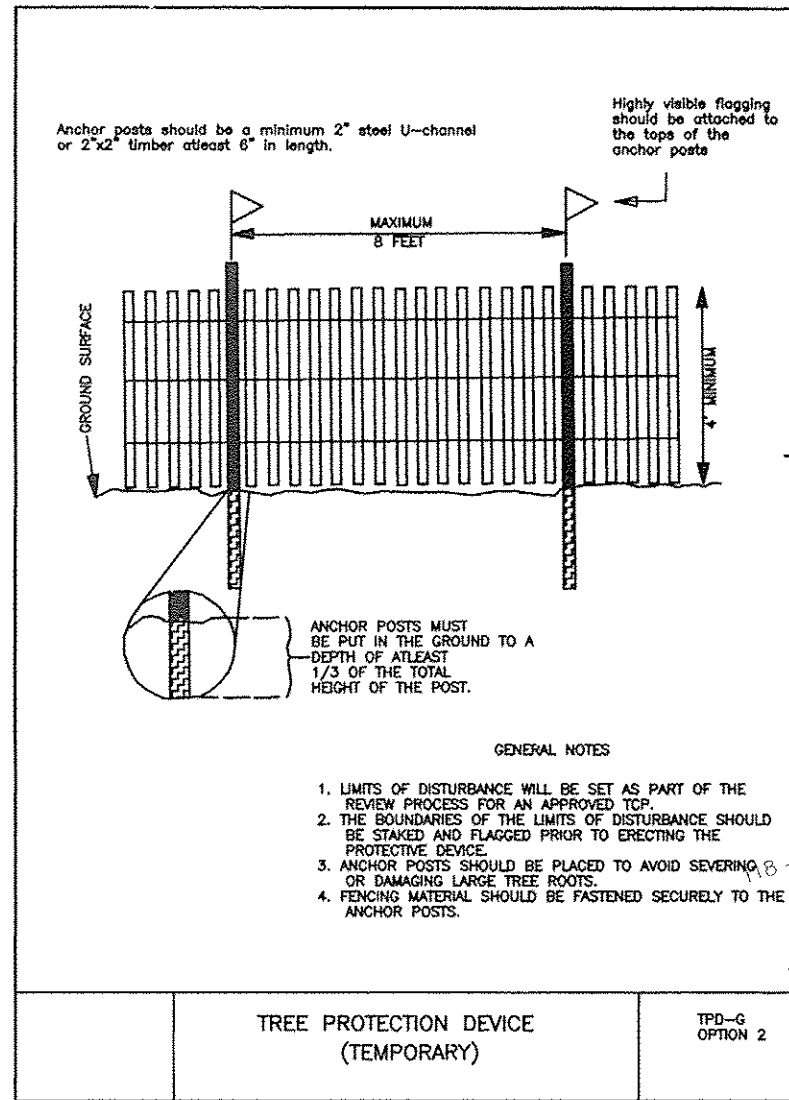




- TYPE II TREE CONSERVATION PLAN NOTES
1. Cutting or clearing of woodland not in conformance with this Plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$150 per square foot mitigation fee.
 2. The County must be contacted prior to the start of 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 expected trees for unauthorized disturbance to these areas. Upon the sale of the property, the owner / developer or owners representative shall notify the purchaser of the property and the woodland conservation areas.
 4. All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained by the Building Official until all required conditions have been satisfied.
 5. All required off-site mitigation shall be identified on an approved T.C.P. 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 the issuance of any permits for the subject property.
 6. The location of all Tree Protection Devices (TPDs) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Planning and Erosion Control Inspector from DPW. Upon approval of the flagging or staking TPD locations to the Inspector, installation of the TPDs 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 TPD installation.

- 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 T.C.P. on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-952-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on T.C.P. revisions approved by the M-NCPPC Environmental Planning Section.
 2. Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be filled or have other ground disturbances which would result in damage to tree roots. Raking the leaves and overlying native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fescue is not acceptable.

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TYPE II TREE CONSERVATION PLAN
CERTIFIED BY

04/10/09

DATE

MICHAEL S. NAGY
LANDDESIGN, INC.
REG. MD. LAND. ARCH. #520

It is the applicants responsibility to obtain any state permits if required, for any construction activities covered by this plan which impacts a State regulated wetland. Any changes to plans, for this development whether required by the State or initiated by the applicant to meet State requirements, must be approved by POSDC.

The location of all utilities shown hereon is from field investigation and available records and cannot be guaranteed. Contractor should dig test pits by hand at all utility crossings to verify exact locations.

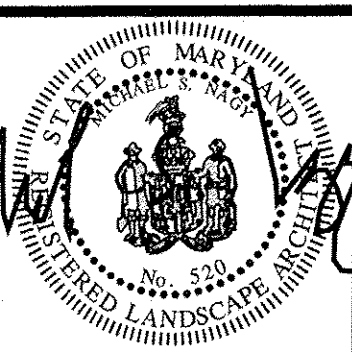
ROBERT CRAIN HIGHWAY — U.S. ROUTE #301

80' R/W

M.S.R.C. PLAT #15435

CONTACT "MISS UTILITY"
48 HOURS PRIOR TO TRENCHING
1-800-257-7777

DATE	REVISIONS
4/6/09	ADDRESS REVIEW COMMENTS
4/10/09	ADDRESS REVIEW COMMENTS



Landesign

ENGINEERS * SURVEYORS * PLANNERS

2905 MITCHELLVILLE ROAD SUITE NO. 111
BOWIE, MARYLAND 20716
(301) 249-8802

OWNER/DEVELOPER

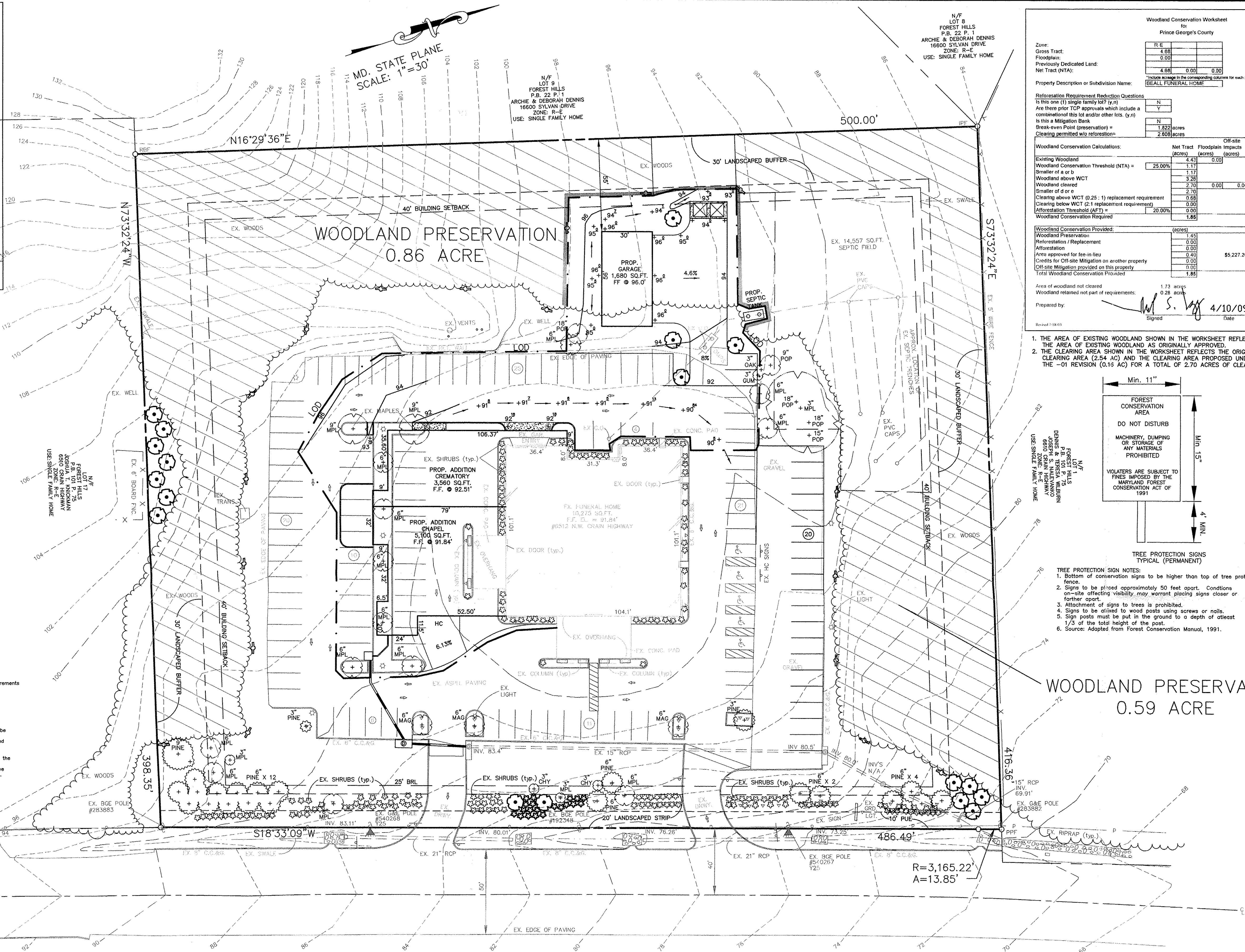
Zizos Properties L.L.C.
6512 NW Crain Highway
Bowie, Maryland 20715
301-805-5544
Attn: Tom Zizos

TYPE II TREE CONSERVATION PLAN

PARCEL 'A'
BEALL FUNERAL HOME

6512 N.W. CRAIN HIGHWAY
Plat Book: VJ 183 at Plat 72
Queen Anne (7th) Election District
Prince George's County, Maryland

DATE: Jan., 2009	SCALE: 1"=30'
DESIGN BY: J.C.	DRAWN BY: D.H.
CHECKED BY: W.B.	SHEET NO: 1 of 1
COMPUTER: 'C'	JOB NO.: 07-017



Woodland Conservation Worksheet
for
Prince George's County

Zone: R-E

Gross Tract: 4.68

Floodplain: 0.00

Previously Dedicated Land: 4.68

Net Tract (NTA): 0.00

Property Description or Subdivision Name: BEALL FUNERAL HOME

Reforestation Requirement Reduction Questions

Is this one (1) single family lot? (y/n) N

Are there prior T.C.P. approvals which include a combination of this lot and/or other lots. (y/n) Y

Is this a Mitigation Bank Break-even Point (conservation) = 1.222 acres

Clearing permitted with reforestation = 2.608 acres

Woodland Conservation Calculations:

	Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland	4.43	1.17	0.00
Woodland Conservation Threshold (NTA) =	25.00%	1.17	
Smaller of a or b		1.17	
Woodland above WCT	3.26	2.10	0.00
Woodland cleared	2.10	2.10	0.00
Smaller of c or d		2.10	
Clearing above WCT (0.25:1) replacement requirement	0.88	0.88	
Clearing below WCT (2:1 replacement requirement)	0.88	0.88	
Afforestation Threshold (AFT) =	20.00%	0.00	
Woodland Conservation Required	1.85		

Woodland Conservation Provided:

	(acres)
Woodland Preservation	1.43
Reforestation / Replacement	0.88
Afforestation	0.00
Area approved for fee-in-lieu	0.40
Credits for Off-site Mitigation on another property	0.88
Off-site Mitigation provided on this property	0.00
Total Woodland Conservation Provided	1.85

Area of woodland not cleared: 1.73 acres

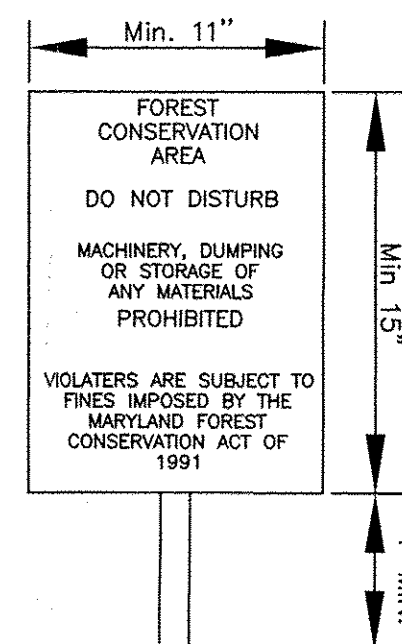
Woodland retained not part of requirements: 0.28 acres

Prepared by: M.S. Nagy 4/10/09

Signed: M.S. Nagy Date: 4/10/09

Revised: 1/28/03

1. THE AREA OF EXISTING WOODLAND SHOWN IN THE WORKSHEET REFLECTS THE AREA OF EXISTING WOODLAND AS ORIGINALLY APPROVED.
2. THE CLEARING AREA SHOWN IN THE WORKSHEET REFLECTS THE ORIGINAL CLEARING AREA (2.54 AC) AND THE CLEARING AREA PROPOSED UNDER THE -01 REVISION (0.19 AC) FOR A TOTAL OF 2.70 ACRES OF CLEARING.



- TREE PROTECTION SIGN NOTES:
1. Bottom of conservation signs to be higher than top of tree protection fence.
 2. Signs to be placed approximately 90 feet apart. Conditions on-site affecting visibility may warrant placing signs closer or further apart.
 3. Attachment of signs to trees is prohibited.
 4. Signs to be drilled to wood posts using screws or nails.
 5. Sign posts must be put in the ground to a depth of at least 1/3 of the total height of the post.
 6. Source: Adapted from Forest Conservation Manual, 1991.

WOODLAND PRESERVATION
0.59 ACRE

- 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 or parts thereof designated by the Department of the Environment, Planning and General Services may be removed.
1. A tree is considered hazardous if a condition is present which leads to a Licensed Arborist or a Licensed Tree Expert to believe that the tree or a portion of the tree has the 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 American National Standards Institute (ANSI) Z300 Pruning Standards (Other, Shrub, and Other Woody Plant Maintenance - Standard Practices).
 3. Corrective pruning requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector. If there is no building or grading permit for the subject property, the building or grading inspector may require the tree to be removed by the building or grading inspector. The stump may not be removed or covered. Debris from the tree removal or pruning that occurs within 30 feet of the building or grading project shall be removed and properly disposed of by the building or grading inspector. All debris that is not removed in contact with the ground, thus encouraging decomposition. The smaller debris shall be placed into brush piles that will serve as wildlife habitat.

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

APPROVAL

TREE CONSERVATION PLAN
TCPII /8/98

Staff Signature Date

Initial Approval JOHN MARKOVICH 2/2/98

01 Revision Megan K. Riser 4/10/09

02 Revision