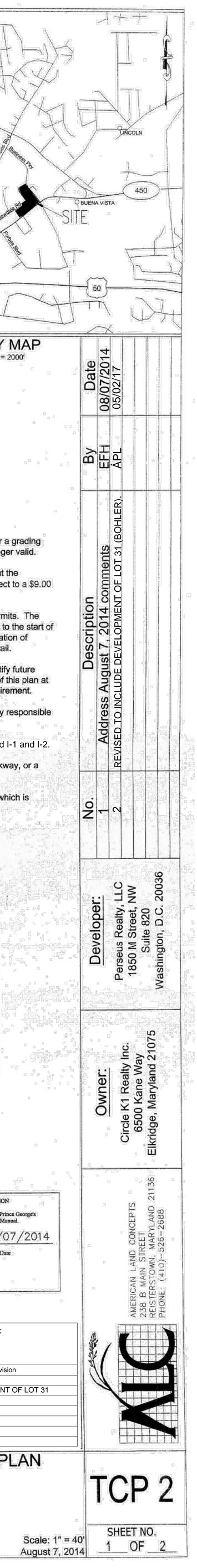


	LEGEND:		
	Existing Contours		
	Property Line		
	Existing Tree-Line		
	Existing Phone Line w/10' PUE		C SEABROOK
	Existing Cable Line w/10' PUE		
	Existing Electric Line w/10' PUE		
	Existing WSSC Water Main		
	w/ 20' Easement	EX. B'SAN	
	Existing Storm Drain w/20' Easement	, EX.5" W	
	Existing Curb	EX. CURB	
	Zoning Line	ZONE I-2 ZONE I-1	704
	Steep Slopes15% or greater		
			CHERRY GROVE
	Proposed Storm Drain		F ALL
	Proposed Sanitary Sewer		
	Proposed Water		VICINITY MAP SCALE 1" = 2000'
	Proposed Contours		
	Proposed Curb		
	Proposed Building Setbacks		
	LOD		
	Temporary Tree Protection Fene		
	PHASE LINE		
		STANDARD TYPE 2 TREE CONSERVA	TION PLAN NOTES:
Total 12.11			dland conservation requirements for a grading
			this TCP2 also expires and is no longer valid.
0.00 · · · · · · · · · · · · · · · · · ·			g Director or designee shall be subject to a \$9.00
7.54 · · · · · · · · · · · · · · · · · · ·		per square foot mitigation fee.	
u G		Department of Permits, Inspection, and E	I prior to the issuance of grading permits. The inforcement shall be contacted prior to the start o
		woodland conservation measures shown	struction meeting where implementation of on this plan will be discussed in detail.
			parcels shown on this plan shall notify future as through the provision of a copy of this plan at
			owners are also subject to this requirement.
		5. The owners of the property subject to for conformance to the requirements cont	this tree conservation plan are solely responsible ained herin.
			trategy Area 2 (ESA 2) and is zoned I-1 and I-2.
			lesignated as scenic, historic, a parkway, or a
		scenic byway.	
			her King Jr. Highway (MD RT 704) which is
		classified as an arterial roadway.	
NOLI POLICIAN TW=153.0		9. This plan is not grandfathered by CB-2	27-2010, Section 23-117 (g).
BW=144.0			
Here and here			
TAINING WALL	EXECUTIVE		
162			
			Marine Contraction
AILER STAGING	N. X.		
	POLE		SSIONAL LANDSCAPE ARCHITECT
	TRAVE #1-SEDIMEL		
	EXISTING DRAINAGE AF	REA = 4.32 ACRES EA = 4.40 ACRES AREA = 4.64 ACRES THES	DEESSION ALL UIL THURCHVIO TOPHER ALRIZZI ALKEBY CERTIFY THAT SE LOCIMENTS WERE PRICATED OR ROVED BY ALL MENTINA CAN A CULY D PROFESSION OF AN INCAPE ARCHITECT
* 50 - 140.80 P. 4 8 5 5 5 5 5 8 11 F - 1	TOTAL STORAGE REQUINT TOTAL STORAGE REQUINT WET STORAGE REQUINT	DED = 18,844 C.F. ED = 0.352 C.F. ED = 0.352 C.F. UNDER	D PROFESSION DEAMING APE ARCHITECT THE LAWS OF THE STATE OF MARYLAND,
	DRY STORAGE PROVID DRY STORAGE REQUIR DRY STORAGE PROVID TRAP BOTTOM ELEVAT BOTTOM DIMENSIONS	ED = 9,332 C.F. ED = 9,349 C.F. ION = 135.0	E NO. 3066, EXPIRATION DATE: 10/18/2018
the perment	WEI STORAGE ELEV	-136.95	BOHLER ENGINEERING
The second secon	TOP OF EMBANKMENT SIDE SLOPES = 2:1 EMBANKMENT TOP WID	140.00	
	CLEANOUT ELEVATION TOP OF EMBANKMENT SIDE SLOPES = 2:1 EMBANKMENT TOP WID PRINCIPAL SPILLWAY N RISER DIAMETER = 42 DARREL DIAMETER = 42	ATERIAL = CMP 16	701 MELFORD BLVD , SUITE 310 BOWIE, MARYLAND 20715 Phone: (301) 809-4500
	5/404 TING 20'	137.73 ¢	Fax: (301) 809-4501 MD@BohlerEng.com
WSS FOR	C R/W A WATER		THIS PLAN SEALED BY BOHLER ENGINEERING VE TO REVISION 2, DATED 05/02/17.
	AAIN 19/924		QUALIFIED PROFESSIONAL CERTIFICATION
	FOR EARTH DIKE		This complies with the current requirements of Prince George's County Code and the Environmental Technical Manual.
	SEED ALONG WITH TEMP SOIL STABILIZATION MAT		27- 08/07/2014
BRIT WBP HOLDIN	(SHEAR STRESS = 2.23		Signed Date Street F. Hostetter
WALDEN LANE			AMERICAN LAND CONCEPTS, INC 238 B Main Street Reisterstown, Maryland 21136
PLAT/BOOK 130 PAGE 11 /29656/00414	TRAP #2 SEDIMEN EXISTING DRAINAGE AREA = 4 INTERIM DRAINAGE AREA = 4. PROPOSED DRAINAGE AREA =		410.526.2688
Every Storm Drail 134	TOTAL STORAGE REQUIRED =	17.604 C.F.	ے ج
25 133 000 1 1 5 (1-1)	WET STORAGE PROVIDED =9.10 DRY STORAGE REQUIRED = 8. DRY STORAGE PROVIDED = 8.	60 C.F. Prince Geo 802 C.F. 925 C.F. <b>TYPE 2</b> 45	rge's County Planning Department, M-NCPPC Environmental Planning Section IREE CONSERVATION PLAN APPROVAL
	BOTTOM DIMENSIONS = 92' x RISER CREST (DRY STORAGE) WET STORACE FLEV = 120 85	27.0 45 ELEV. = 130.5 Approved by	TCP2 - 016-14   Date DRD #   Reason for Revision
N77^14'41"E	CLEANOUT ELEVATION = 128.0 TOP OF EMBANKMENT = 132.0 SIDE SLOPES = 2:1	00 MARC JUBA	8/8/2014
	EMBANKMENT TOP WIDTH = 4		8/10/2018 SE-4794 DEVELOPMENT OF LOT 31
	RISER DIAMETER = 42 BARREI DIAMETER = 27"	02 03	
WSSC CONT WATER #BIAW/S	RISER DIAMETER = 42" BARREL DIAMETER = 27" TRASH RACK DIAMETER = 27" TRASH RACK DIAMETER = 60' TRASH RACK HEIGHT = 27" BAFFLE TOP ELEV = 129.73	02   03   04   05	
WSSC CONT WATER WINSC CONT WATER WSSC CONT WATER	L TOTAL STORAGE PROVIDED = WET STORAGE REQUIRED = 8, WET STORAGE REQUIRED = 8, WET STORAGE PROVIDED = 9,10 DRY STORAGE PROVIDED = 8, DRY STORAGE PROVIDED = 8, TRAP BOTTOM ELEVATION = 1 BOTTOM DIMENSIONS = 92' x RISER CREST (DRY STORAGE) WET STORAGE LEV. = 129,85 CLEANOUT ELEVATION = 128,00 TOP OF EMBANKMENT = 132,00 SIDE SLOPES = 2:1 EMBANKMENT TOP WIDTH = 4 PRINCIPAL SPILLWAY MATERIAL RISER DIAMETER = 42 BARREL DIAMETER = 42 BARREL DIAMETER = 27" TRASH RACK HEIGHT = 27 BAFFLE TOP ELEV = 129,73		CONSERVATION PLAN

Assessment District: 20 Tax Map Grid: 044F4 WSSC Grid: 206NE09

LOTS 31 & 32 10007 & 10100 Willowdale Road Lanham, MD 20706

Washington Business Park



TYPE 2 TREE CONSERVATION ADDITIONAL NOTES:

## Tree Preservation and Retention Notes

a. All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP-2.

b. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.

c. 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.

d. 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.

e. Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

Removal of Hazardous Trees or Limbs by Developers or Builders

f. The developer and/or builder is responsible for the complete preservation 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.

g. A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.

h. During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chainsaw to near the existing ground level. The stump shall not be removed or covered with soil, much or other materials that would inhibit sprouting.

i. If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. the smaller materials shall be placed into brush piles that will serve as wildlife habitat.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

j. Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to an disturbance within that phase of work.

### Off-Site Woodland Conservation Notes

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.

## Invasive Species Notes

a. Invasive plant removal shall be completed prior to the end of November 2015 and conform to the recommendations of the invasive plant removal plan shown on the plan prepared by Eric F. Hostetter dated August 6, 2014.

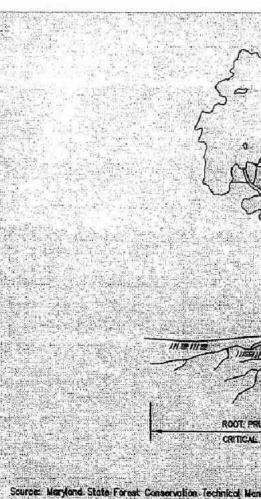
b. The removal of noxious, invasive, and non-natives plant species shall be done with the use of hand-held equipment only such as pruners or a chainsaw. These plants may be cut near the ground and the material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.

c. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting or invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions and be applied by a certified pesticide applicator.

### Virginia Pine Notes:

a. The subject property contains Virginia pines (Pinus virginiana) that are subject to wind throw. All Virginia pines greater than 6inches in diameter within 40 feet of the final proposed limit of disturbance or the boundary of the property shall be cut down by hand during the clearing of the site.

b. After the Virginia pines have been removed, the contractor responsible for implementation of this TCP2 shall submit an evaluation of the stocking levels for the residual stand. management techniques to be applied to the residual stand, and supplemental planting requirements to the M-NCPPC Planning Department. This evaluation shall be submitted prior to the issuance of the first building permit to ensure that all high risk trees have been removed. A planting schedule and/or details for the management of natural regeneration to fully restock the site must be shown on this plan.



- PLAN REVIEW PROCESS.
- PRIOR TO TRENCHING.

Root Pruning Detail **Phased Woodland Conservation Workshee** SECTION 1- Establishing Site Information (Enter acres for each zone) Zone: 2 Gross Tract: 3 Floodplain: 4 Previously Dedicated Land: 5 Net Tract (NTA): 6 TCP II or 2 Number -016-14 7 Property Description or Subdivision Name: Washington Busines 8 TCP1 Number 2010 Ordinan 9 Is this site subject to the 1989 Ordinance? (Y/N) N 10 Break-even Point (preservation acres) = 2.96 11 Acres of Net Tract clearing permitted w/o reforestion= 4.58 SECTION II - Determinng Woodland Conservation Requirements (Enter acres for each corresponding column) FENCE WITHIN 1 FOOT 2 Existing Woodland on Net Tract (acres) 13 Existing Woodland in Floodplain (acres) 14 Woodland Conservation Threshold (NTA) = 15.00% BACK OF LIMIT O 15 Smaller of 10 or 12 16 Woodland above WCT 17 Plan Number: (This must be completed for each phase) N/A UNINE M DEPTH 18 Revision Number 19 Plan Phase or Name: 20 TCP2 Number for this Phase or Section 2-016-14-00 2-016-14-00 21 Revision Number 1 APPROVED PENDING 22 Status 23 Approval Date 8/8/2014 24 Total area in this application (acres) 9.09 Source: Maryland State Forest Conservation Technical Manual, 3rd Edition - 1997 25 Floodplain area in this application (acres) 0.00 26 Net Tract area in the application (acres) 9.09 1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION 6.78 27 Woodland on the Net Tract for this phase (acres) 28 Woodland in the Floodplain for this phase 0.00 2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED 6.78 29 Woodland Cleared on Net Tract for this phase 3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED. 30 Woodland Cleared in Floodplain for this phase 0.00 4. TRENCH, SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH 31 Off-site Woodland Clearing (1:1) 0.00 ORGANIC SOIL. 32 Off-site WCA being provided on this property (preservation) 0.00 5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE 33 Off-site WCA being provided on this property (aff/reforestation) 0.00 EQUIPMENT. 6.78 34 Cummulative acres of Net Tract Woodland cleared 35 Cummulative acres of Floodplain woodland cleared 0.00 36 Smaller of 14 or 26 5 72 37 Woodland Clearing below WCT 1.06 38 Clearing below WCT (2:1 replacement requirement) 2 11 Branch Pruning Detail 39 Replacement for clearing above the WCT (0.25 : 1) 1.43 40 Replacement for clearing below the WCT (2:1) 2.11 0.00 Threshold (AFT) = 13.79% 39 Afforestation Required O Cumulative Woodland Conservation Required 4.30 Pruning a Branch. SECTION III - Meeting the Requirements

Specimen & Historic Tree Credit

54 Woodland saved on this phase but not counted

55 Existing Net Tract Woodland in later phases

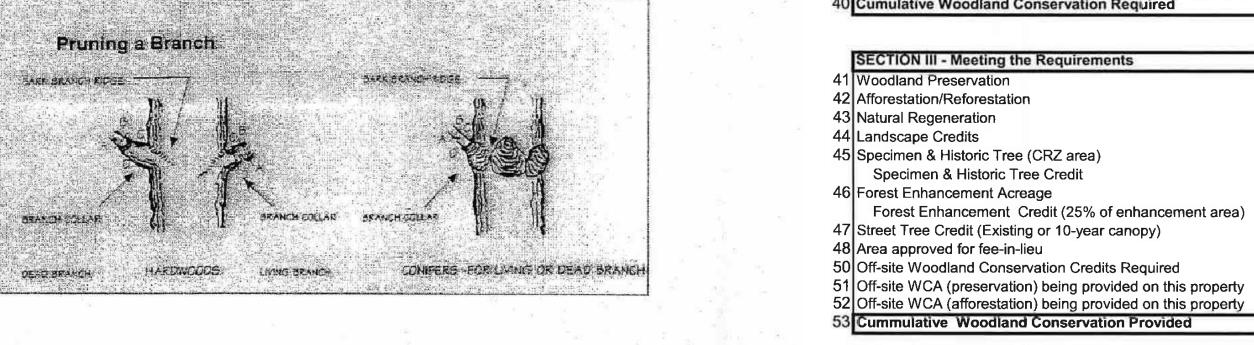
56 Requirement Status per Phase

License Number: 201

Prepared by

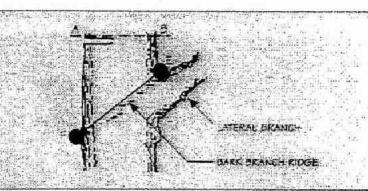
Forest Enhancement Credit (25% of enhancement area)

Bohler Engineering

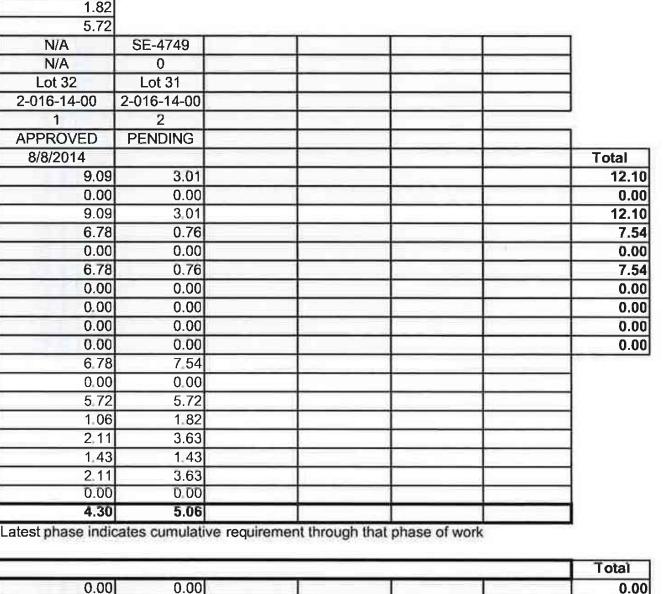


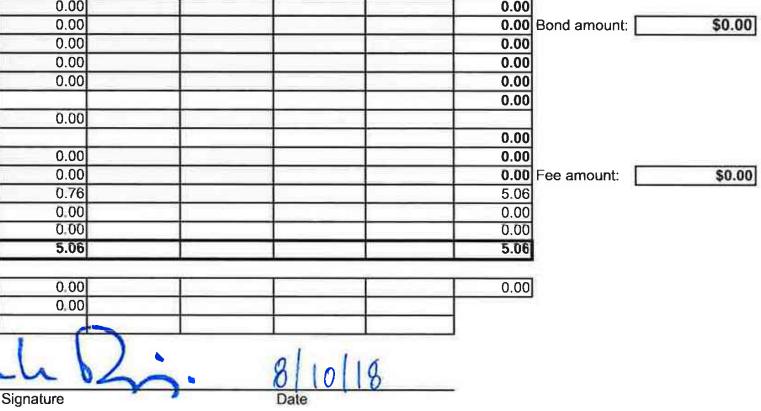
# Pruning a Leader Detail

1. REMOVE TOP WEIGHT BY UNDERCUTTING AT A AND REMOVE LIMB BY CUTTING THROUGH AB. 2. REMOVE STUB AT EF PARALLEL TO THE BARK BRANCH RIDGE. 3. ONLY PRUNE AT SPECIFIED TIMES. 4. NO MORE THAN 30% OF CROWN TO BE REMOVED AT ONE TIME. 5. DIAMETER OF LATERAL BRANCH SHOULD BE NO LESS THAN 30% OF THE DIAMETER OF THE LEADER.



1-1				
0.98		Include acreages only in columns		
0.00		for which there is a corresponding zone.		
0.00				
0.98	0.00			
Revision	1			
s Park				





NOTE: PRIOR TO THE ISSUANCE OF THE FINE GRADING PERMIT, THE OFF-SITE WOODLAND CONSERVATION REQUIREMENT OF 0.76 ACRES SHALL BE SATISFIED.

0.00

0.00

0.00

0.00

0.00

0.00

0.00

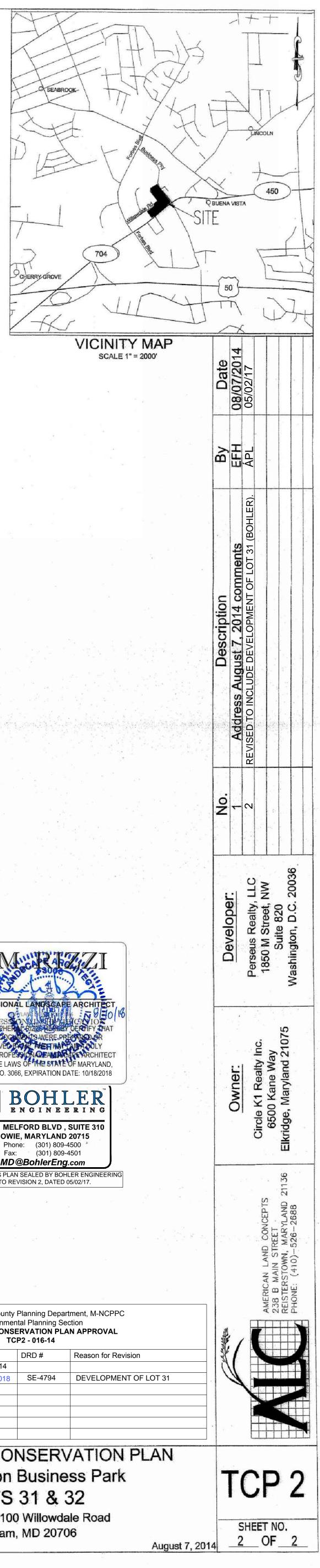
4.30

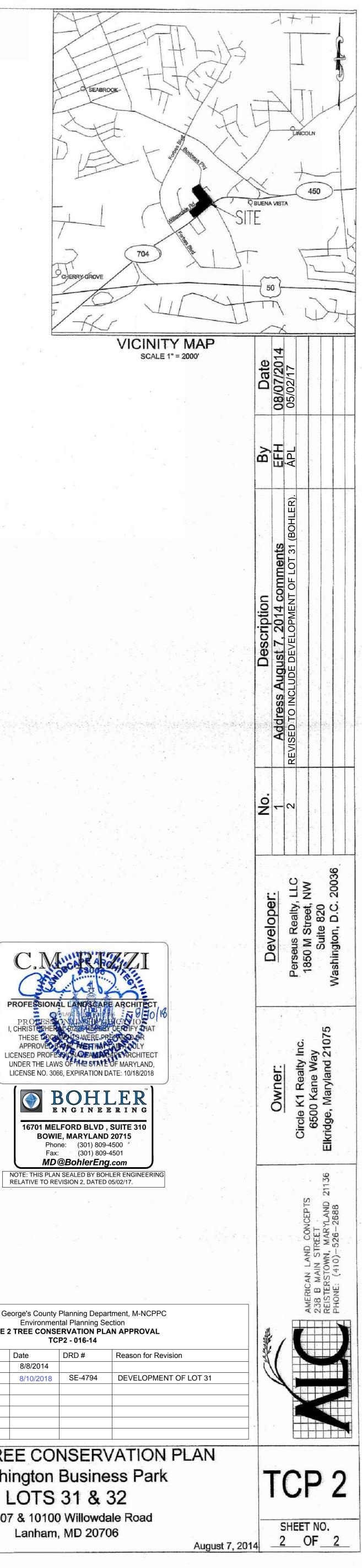
0.00

0.00

0.00

4.30





3	Prince George's County Planning Department, M-NC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROV TCP2 - 016-14						
1		Approved by	Date	DRD #	Reason for Rev		
11.00	00	MARC JUBA	8/8/2014				
3	01		8/10/2018	SE-4794	DEVELOPMEN		
1	02						
	03						
	04						
3	05						
*	06						
	TYPE 2 TREE CONSERVATION Washington Business Park LOTS 31 & 32 10007 & 10100 Willowdale Road Lanham, MD 20706						
and the second se		206NE09					