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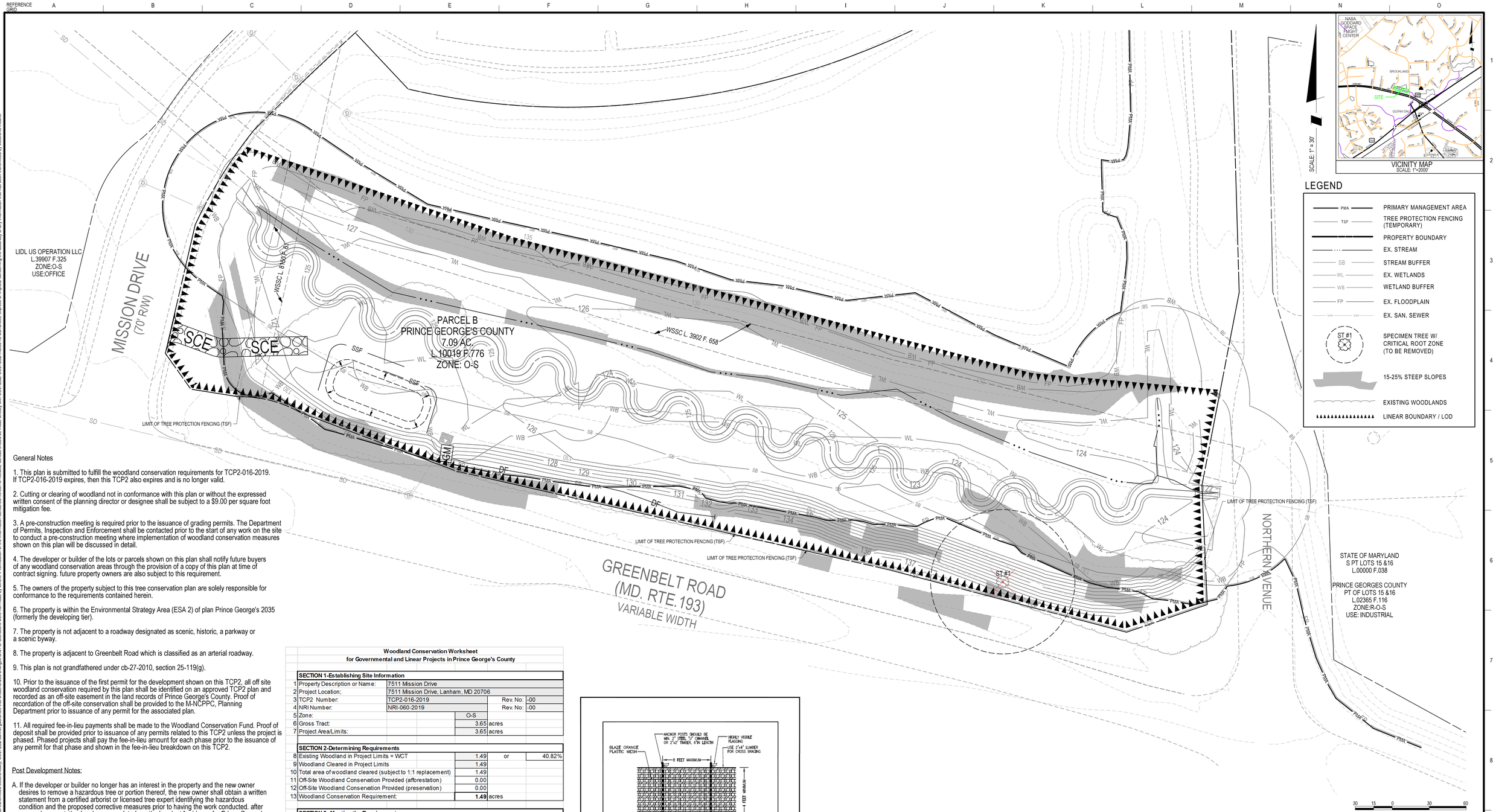


LEGEND

- PMA — PRIMARY MANAGEMENT AREA
- TSF — TREE PROTECTION FENCING (TEMPORARY)
- PROPERTY BOUNDARY
- EX. STREAM
- SB — STREAM BUFFER
- WL — EX. WETLANDS
- WB — WETLAND BUFFER
- FP — EX. FLOODPLAIN
- SAN — EX. SAN. SEWER
- ST #1 — SPECIMEN TREE W/ CRITICAL ROOT ZONE (TO BE REMOVED)
- 15-25% STEEP SLOPES
- EXISTING WOODLANDS
- LINEAR BOUNDARY / LOD

General Notes

1. This plan is submitted to fulfill the woodland conservation requirements for TCP2-016-2019. If TCP2-016-2019 expires, then this TCP2 also expires and is no longer valid.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 Permits, Inspection and Enforcement 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 Environmental Strategy Area (ESA 2) of plan Prince George's 2035 (formerly the developing tier).

7. The property is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.

8. The property is adjacent to Greenbelt Road which is classified as an arterial roadway.

9. This plan is not grandfathered under cb-27-2010, section 25-119(g).

10. 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.

11. All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit shall be provided prior to issuance of any permits related to this TCP2 unless the project is phased. Phased projects shall pay the fee-in-lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee-in-lieu breakdown on this TCP2.

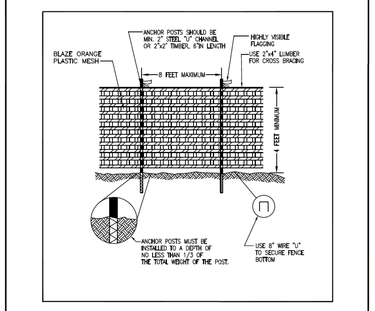
Post Development Notes:

A. If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a certified arborist or licensed tree expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. after proper documentation has been completed per the handout "guidance for Prince George's County property owners, preservation of woodland conservation areas", the arborist or tree expert may then remove the tree. the stump shall be cut as close to the ground as possible and left in place. the removal or grinding of the stumps in the woodland conservation area is not permitted.
If a tree or portions thereof are in imminent danger of striking 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 permitee 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.
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.
B. The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). these plants may be cut near the ground and 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 of 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.
D. The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

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

SECTION 1-Establishing Site Information				
1	Property Description or Name:	7511 Mission Drive		
2	Project Location;	7511 Mission Drive, Lanham, MD 20706		
3	TCP2 Number:	TCP2-016-2019	Rev. No:	-00
4	NRI Number:	NRI-060-2019	Rev. No:	-00
5	Zone:	O-S		
6	Gross Tract:	3.65	acres	
7	Project Area/Limits:	3.65	acres	
SECTION 2-Determining Requirements				
8	Existing Woodland in Project Limits = WCT	1.49	or	40.82%
9	Woodland Cleared in Project Limits	1.49		
10	Total area of woodland cleared (subject to 1:1 replacement)	1.49		
11	Off-Site Woodland Conservation Provided (afforestation)	0.00		
12	Off-Site Woodland Conservation Provided (preservation)	0.00		
13	Woodland Conservation Requirement:	**1.49**	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	Speciment/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	0.00		
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	1.49	Fee amount:	**$19,795.84**
26	Area Approved for Fee-in-lieu/non-PFA	0.00	Fee amount:	**$0.00**
27	Woodland Conservation Provided	**1.49**	acres	
28	Prepared by:			6/14/19
	Signed			Date

Note: This plan is approved in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Director on 06/17/2019: The removal of one (1) specimen tree (Section 25-122(b)(1)(G)), labeled as ST#1 on this plan.



NOTES: (MUST BE INCLUDED WITH DETAIL)

1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL
FOR WOODLAND PRESERVATION AREAS

August 2010 A-4, DET-4

SPECIMEN TREE TABLE

KEY	SPECIES NAME	SIZE	CRZ	CONDITION	DISPOSITION
ST #1	WHITE OAK	39"	58.5'	FAIR	REMOVE

NOTE: ALL SPECIMEN TREES WERE LOCATED IN THE FIELD.

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

LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zoning (Zone)	O-S
Zone	Aviation Policy Area (APA)*	N/A
Administrative	Tax Grid (TMG)	36-B2
Administrative	WSSC Grid (Sheet 200)	210NE09
Administrative	Planning Area (Plan Area)	70
Administrative	Election District (ED)	14
Administrative	Councilmanic District (CD)	4
Administrative	General Plan 2002 Tier (Tier)	DEVELOPING
Administrative	Traffic Analysis Zone (COG)	1178
Administrative	PG Traffic Analysis Zone (PG)	5044
Administrative	* If site is within an APA, enter the name of the airport, if not enter "N/A"	

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 016 - 2019

	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	Mary Dillon	6/18/2019		
01				
02				
03				
04				
05				

LINEAR TCPII

SOLTESZ, LLC
Engineering
Surveying
Planning
Environmental Sciences
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.soltesz.com

NO.	REVISIONS	BY	DATE

DATE: APRIL 2019 | CAD STANDARDS VERSION: V8 - 2000
DESIGNED: YOR | TECHNICIAN: YOR | 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

PRINCE GEORGE'S COUNTY GOVERNMENT
DEPARTMENT OF THE ENVIRONMENT
C/O CORVIAS
1801 McCORMICK DRIVE, SUITE 280
LARGO, MD 20774
PHONE # (301)-291-2253
CONTACT: PETER LITTLETON

MAP 5411 GRID B10
TAX MAP: 36,B2 | ZONING CATEGORY: O-S
WSSC 200' SHEET: 210NE09 | XXXX:
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NGVD1988 | XXXX:

STATE OF MARYLAND · DAVID JOHN CORDISH · No. 3216 · LANDSCAPE ARCHITECT
6/17/19

TREE CONSERVATION PLAN TYPE II
TCPII-
DOE CLEAN WATER PARTNERSHIP
7511 MISSION DRIVE
LANHAM, MD 20706
BOWIE (14th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'
SHEET 1 OF 1
PROJECT NO. 3564-00-06

P:\35640000\Lanham_7511MissionDr\ENGINEER\ENV\TCPII.sht Scale= 30.0000 ft / in. User= GMicit PLTdrv= PDF_Color_150.pltcfg PenIbl= TEXT_SUB.tbl 6/18/2019 2:51:18 PM