

1. This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If this grading permit expires, then this TCP2 also expires and is no longer valid.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 \$4.00 per square foot mitigation fee.
3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contracted 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 Developing Tier and is zoned R-R.
7. The property is abutting Springfield Road which is a designated historic roadway.
8. The property is not adjacent to a roadway classified as arterial or greater.
9. This plan is/is not grandfathered under CB-27-2010, Section 25-177(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 name of the recorder of Deeds. Completion of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.

PROPERTY BOUNDARY

EX. CONTOUR (2')

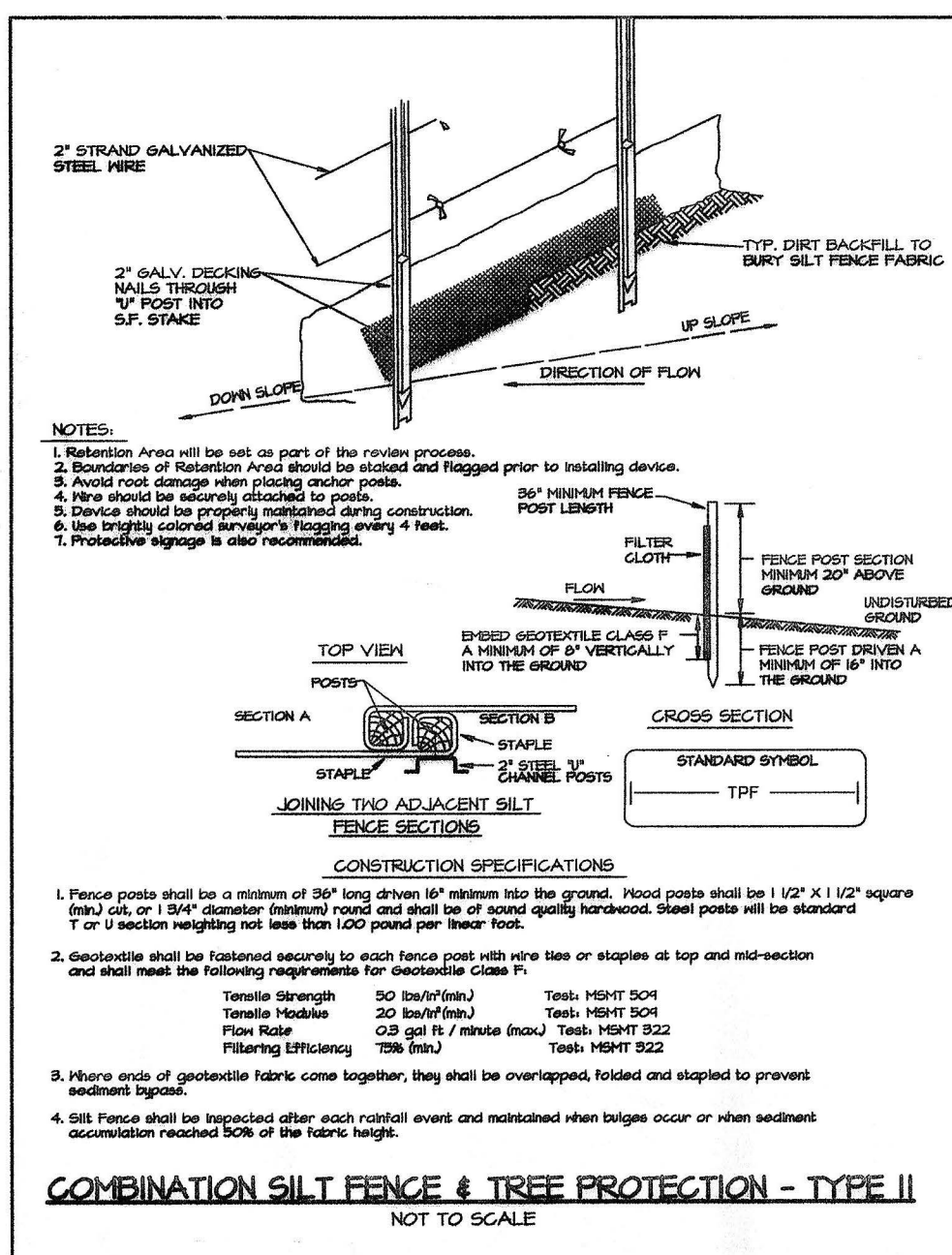
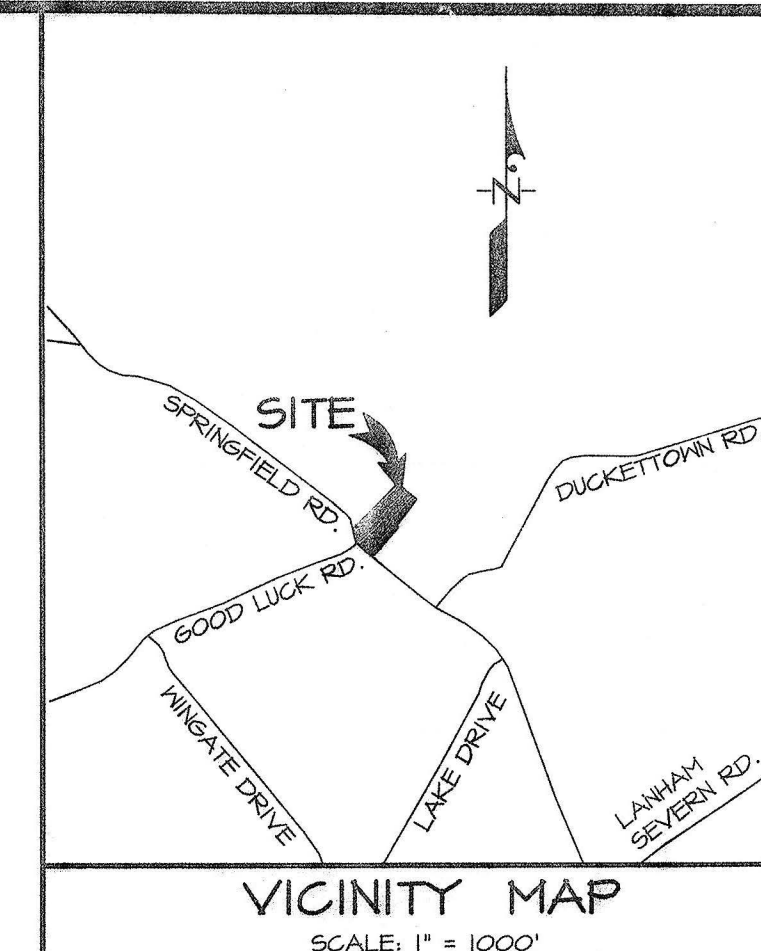
EX. CONTOUR (10')

LIMIT OF DISTURBANCE

EX. TREELINE

WOODLAND RETAINED -
ASSUMED CLEARED (WR-AC)

TREE PROTECTION FENCE
(TEMPORARY)



Woodland Conservation Worksheet
for
Prince George's County

Zone: R-R Owner: K & P Springfield Road, LLC
Gross Tract: 5.03 Acres Address: 13621 Annapolis Road
Floodplain: 0.00 Acres Bowie, Maryland 20720-3800
Prev. Dedicated Land: 0.00 Acres Phone: 301 262-7227
Net Tract (NTA): 5.03 Acres Tax Map: 28
Subdivision/Block/Lot: Parcelle 42 & 41

Is this site subject to the 1989 Ordinance? N

Reforestation Requirement Reduction Questions

Is this one (1) single family lot? N

Are there prior TCP approvals which includes a combo of these lots and/or other lots? N

Is this a mitigation bank? N

Break-even Point (preservation) = 1.01 Acres

Clearing permitted w/o reforestation = -0.27

Woodland Conservation Calculations:

Existing Woodland	Net Tract (acres) a. 0.64	Floodplain (acres) k. 0.00	Off-site Impacts (acres)
Woodland Conservation Threshold (NTA) ¹ = 20.00%	b. 1.01		
Smaller of a or b	c. 0.64		
Woodland above MCT	d. 0.00		
Woodland cleared	e. 0.64	l. 0.00	0.00
Smaller of d or e	f. 0.00		
Clearing above MCT (0.25 x 1) replacement requirement	g. 0.00		
Clearing below MCT (2:1 replacement requirement)	h. 0.41		
Afforestation Threshold (AFT) = 15.00%	i. 0.11		
Off-site Mitigation being provided on this property	j. 0.00		
Woodland Conservation Required	1.34		

Woodland Conservation Provided:

	(acres)	
Woodland Preservation	0.00	
Afforestation / Reforestation	0.00	
Area approved for fee-in-lieu	0.00	0.00
Credits for Off-site Mitigation on another property	1.34	
Off-site Mitigation being provided on this property	0.00	
Woodland Conservation Provided	1.34	

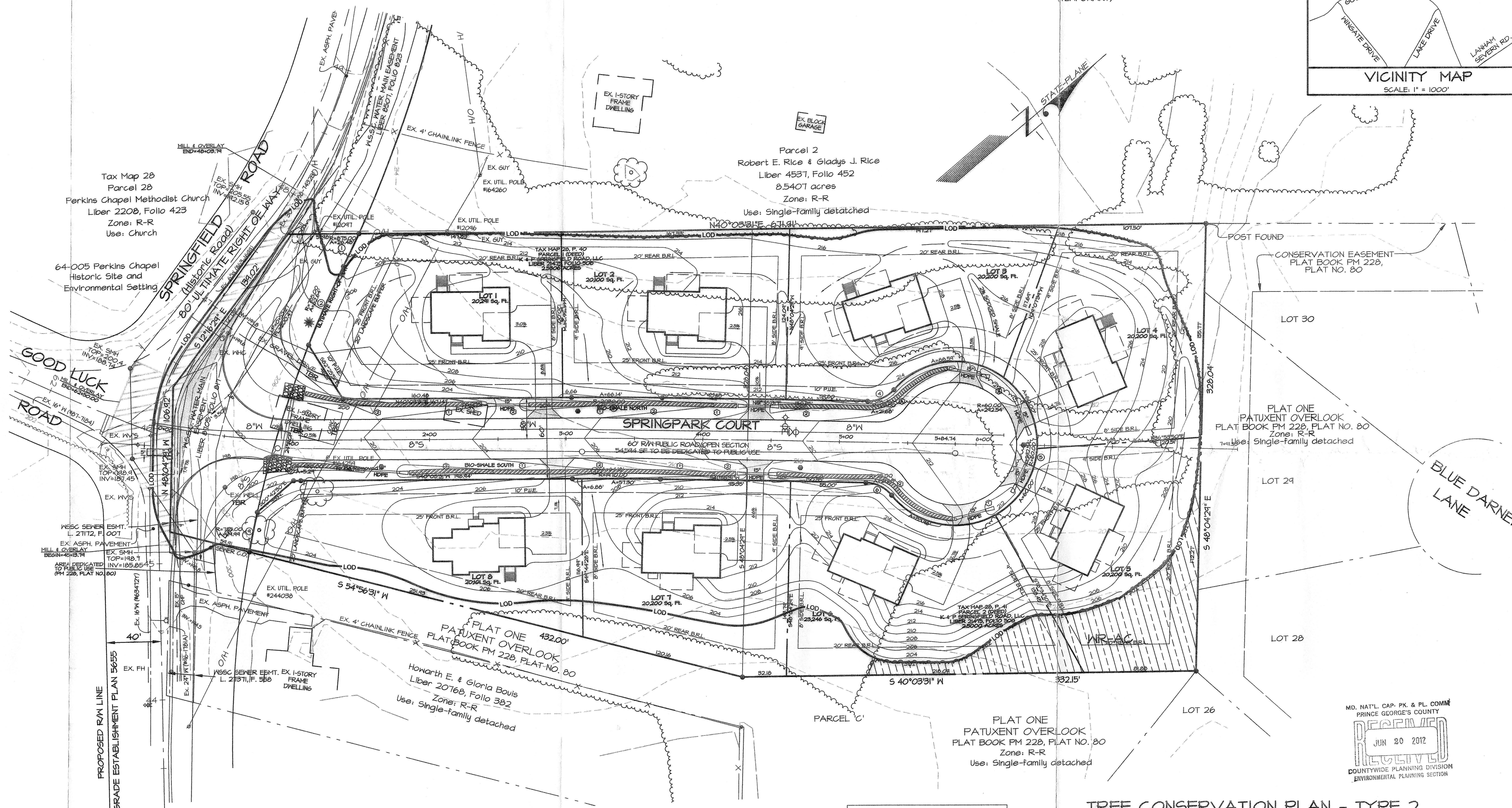
Area of woodland not cleared 0.00 acres

Woodland retained but not part of requirements: 0.00 acres

Plan Certified by: Name: Mike Petrakis
Address: 11741 Woodmore Road, Suite 200
Mitchellville, MD 20712
License: Qualified Professional

Site Statistics Table	
Site Statistics	Total
Gross tract area	5.03 ac.
Existing 100-year Floodplain	0.00 ac.
Net tract area	5.03 ac.
Existing woodland in the Floodplain	0.00 ac.
Existing woodland net tract	0.64 ac.
Existing woodland total	0.64 ac.
Existing FMA	—
Regulated streams (linear feet of centerline)	—

WOODLAND RETAINED- ASSUMED CLERED (WR-AC)	
No.	AREA (AC)
1	0.22
TOTAL	0.22




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

APPROVAL

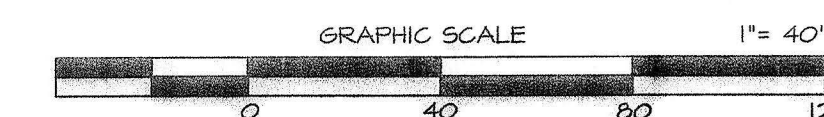
TREE CONSERVATION PLAN

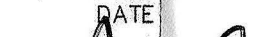
TCP 2/020/12

Approved by _____ DATE _____

01		6/21/12
02		
03		
04		
05		

TREE CONSERVATION PLAN - TYPE 2
FOR
PARKSIDE PRESERVE
BOWIE DISTRICT No. 14
PRINCE GEORGE'S COUNTY, MARYLAND



W55C 200' SHEET SERIES 211 NE 10 ADG MAP BAK LOCATION 9 CT & DT		1721 WOODMERE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721	
6-20-12			
DATE			
			
Mike Petrakis Qualified Professional CONAL 08,19,06,01	6-18-12	Rev. per M-NCPPC comments dated 6-13-2012	MP
DATE	DESCRIPTION	BY	
	REVISIONS		
1-11-12-DWG 01/10/12-11/25/12 SHEETS TYPED & DRAWN 6/18/2012 4:07:35 PM nicnag			
		BY	SCALE BY DESIGNED BY CHECKED BY RECORD NO.
			1" = 40'
		DATE	DWG. NO.
		January 2012	54.004