



SITE DATA

- OWNER: CITY OF BOWIE (NICK SPURGEON)
- OWNER ADDRESS: 15901 FRED ROBINSON WAY, BOWIE, MD 20716
- PROPERTY ADDRESS: 7420 LAUREL BOWIE RD, BOWIE, MD 20715
- TOTAL TRACT AREA: 130.28 AC
- AS RECORDED IN DEED 5460 P. 4 AND IN LIBER 4216 AT FOLIO 739 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND
- TAX ACCOUNT: 1578863
- DEED REFERENCE: 5460/4
- PARCEL AREA: 130.28 AC
- ZONE: AG/ GOLF COURSE
- WATERSHED: ANACOSTIA RIVER - MIDDLE POTOMAC
- WATERSHED #: 21311040937
- CLASS OF STREAM: TIER II
- FIELD WORK CONDUCTED ON DECEMBER 21, 2022

PROPERTY OWNERS AWARENESS CERTIFICATE

I/WE, NICHOLAS SPURGEON, HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.

DATE: 04-16-2024

OWNER OR OWNERS REPRESENTATIVE: D. Nick Spurgeon

I/WE, _____, HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.

DATE: _____

CONTRACT PURCHASER: _____

Woodland Conservation Worksheet				
for Governmental and Linear Projects in Prince George's County				
SECTION 1-Establishing Site Information				
1 Property Description or Name:	A/E Services: Bowie Golf Course Driving Range & Hole # 9			
2 Project Location:	7420 Laurel Bowie Rd, Bowie, MD 20715			
3 TCP2 Number:	TCP2-021-02-01	Rev. No:	01	
4 NRI Number:	NRI-137-2023	Rev. No:	00	
5 Zone:	AG			
6 Gross Tract:	130.28 acres			
7 Project Area/Limits:	12.60 acres			
SECTION 2-Determining Requirements				
8 Existing Woodland in Project Limits = VCT	0.32	or	2.54%	
9 Woodland Cleared in Project Limits	0.32			
10 Total area of woodland cleared (subject to 1:1 replacement)	0.32			
11 Off-Site Woodland Conservation Provided (afforestation)	0.00			
12 Off-Site Woodland Conservation Provided (preservation)	0.00			
13 Woodland Conservation Requirement:	0.32 acres			
SECTION 3- Meeting the Requirements				
14 Woodland Preserved	0.32			
15 Afforestation/ Reforestation	0.00	Bond amount: \$	-	
16 Natural Regeneration	0.00			
17 Landscape Credit	0.00			
18 Specimen/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	Fee amount:	\$0.00	
25 Area Approved for Fee-in-lieu/PFA	0.00	Fee amount:	\$0.00	
26 Area Approved for Fee-in-lieu/non-PFA	0.00			
27 Woodland Conservation Provided	0.32 acres			
28 Prepared by:	RICHARD SOBBOTT	4/16/2024		
	Signed	Date		

GENERAL NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR GRADING PERMIT. NUMBER TO BE DETERMINED. IF THE 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 \$9.00 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 OF THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, 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 DEVELOPING TIER AND IS ZONED AG.
7. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
8. LAUREL BOWIE ROAD IS CLASSIFIED AS ARTERIAL OR GREATER.
9. THIS PLAN IS GRANDFATHERED UNDER CG-27-2010, SECTION 25-117 (C).
10. THERE ARE NO KNOWN ARCHAEOLOGICAL SITE OR HISTORIC SITES WITHIN THE LOD BUT THE CLUB HOUSE IS AN HISTORIC BUILDING.

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 TCP2.
- 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.
- 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. THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED.
- I. 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. 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.
- J. 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 PERMITEE SHALL REMOVE SAID TREES USING A CHAINSAW. 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, MUD, OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
- K. 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 PERMITEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IS QUESTION 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. 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.

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 -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 OR RECYCLED, 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.

- L. THIS PROJECT WILL NOT BE PERFORMED IN PHASES.
- M. THERE ARE NO DEBRIS PILES NOTED IN THE FOREST STAND DELINEATION.
- N. THE SPECIMEN TREES HAVE BEEN SHOWN ON THIS PLAN. THERE ARE NO HISTORIC OR CHAMPION TREES WITHIN THE LOD.

POST DEVELOPMENT NOTES

1. 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.
2. 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.
3. TREE WORK TO BE COMPLETED WITHIN ROAD RIGHT-OF-WAYS 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.
4. 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 CHAINSAW). 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 FORM 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.
5. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE E-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE HERBICIDE DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF THE PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
6. 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.

QUALIFIED PROFESSIONAL CERTIFICATION

THIS NRI COMPLIES WITH THE CURRENT REQUIREMENTS OF PRINCE GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

SIGNED: Richard Sobott DATE: 11/01/2023

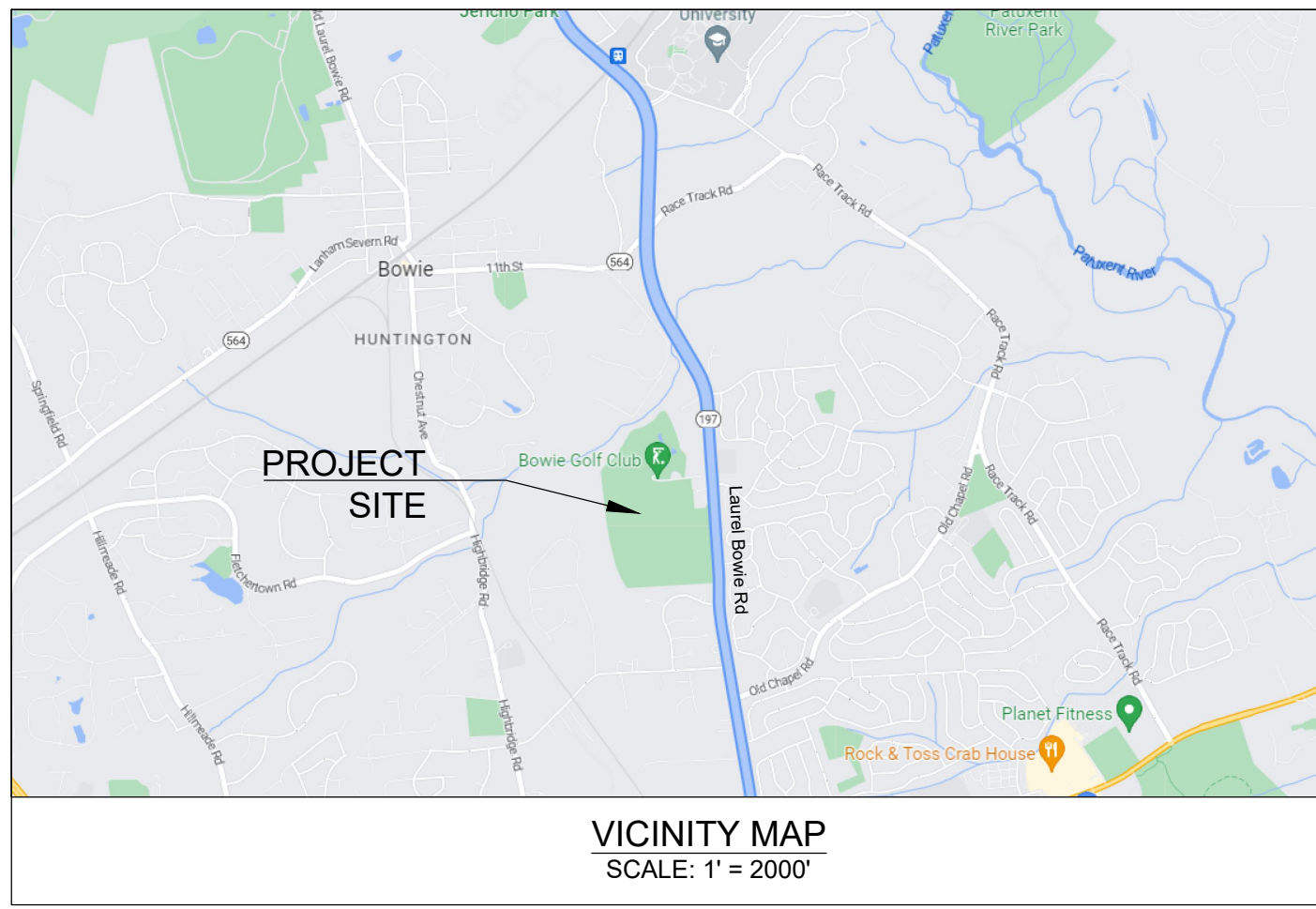
RICHARD SOBBOTT - DANIEL CONSULTANTS INC.
8950 ROUTE 108 SUITE 229
COLUMBIA MD 21045
410-300-6530
RSOBBOTT@DCIENGINEERS.COM

SHEET INDEX

SHEET #	SHEET TITLE
TCP2-01	COVER SHEET
TCP2-02	TREE CONSERVATION PLAN
TCP2-03	TREE CONSERVATION PLAN
TCP2-04	TREE CONSERVATION PLAN
TCP2-05	TREE CONSERVATION PLAN

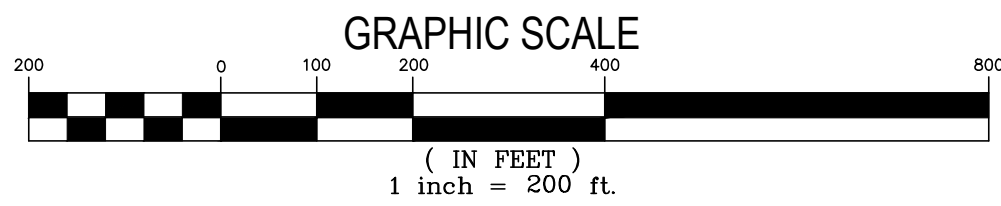
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, M-NCPPC ENVIRONMENTAL PLANNING SECTION TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-021-02-01

	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	John Markovich	3/20/2002	N/A	N/A
01	Christian Mark	6/28/2024	N/A	UPDATE SPECIMEN TREES AND FOREST AREA
02				
03				
04				
05				



LEGEND

LOD	LIMIT OF DISTURBANCE
LSA	LIMITED STUDY AREA
PROPERTY LINE/ROW	PROPERTY LINE/ROW
ZONING BOUNDARY	ZONING BOUNDARY
EXISTING CONTOURS	EXISTING CONTOURS
SOIL BOUNDARY	SOIL BOUNDARY
STEEP SLOPES (15% OR GREATER)	STEEP SLOPES (15% OR GREATER)
METAL FENCE	METAL FENCE
WOOD FENCE	WOOD FENCE
EXISTING GAS LINE	EXISTING GAS LINE
EXISTING SANITARY SEWERLINE	EXISTING SANITARY SEWERLINE
EXISTING STORMDRAIN	EXISTING STORMDRAIN
EXISTING WATER	EXISTING WATER
EXISTING UNDERGROUND TELEPHONE CABLE/WIRE	EXISTING UNDERGROUND TELEPHONE CABLE/WIRE
EXISTING FIBER OPTICAL CABLE	EXISTING FIBER OPTICAL CABLE
EXISTING UNDERGROUND ELECTRICAL CABLE	EXISTING UNDERGROUND ELECTRICAL CABLE
EXISTING OVERHEAD ELECTRIC	EXISTING OVERHEAD ELECTRIC
STORMWATER MANAGEMENT EASEMENT	STORMWATER MANAGEMENT EASEMENT
STORM DRAINAGE EASEMENT	STORM DRAINAGE EASEMENT
SANITARY SEWER EASEMENT /RIGHT OF WAY	SANITARY SEWER EASEMENT /RIGHT OF WAY
WATER METER VAULT EASEMENT /RIGHT OF WAY	WATER METER VAULT EASEMENT /RIGHT OF WAY
REGULATED STREAM TOP OF BANK (PERENNIAL, INTERMITTENT)	REGULATED STREAM TOP OF BANK (PERENNIAL, INTERMITTENT)
REGULATED STREAM CENTERLINE	REGULATED STREAM CENTERLINE
REGULATED STREAM BUFFER	REGULATED STREAM BUFFER
NONREGULATED STREAM (EPHEMERAL)	NONREGULATED STREAM (EPHEMERAL)
100-YEAR FLOODPLAIN	100-YEAR FLOODPLAIN
EXISTING BUSH	EXISTING BUSH
EXISTING TREELINE	EXISTING TREELINE
EXISTING TREE	EXISTING TREE
SPECIMEN TREE TO BE SAVED	SPECIMEN TREE TO BE SAVED
SPECIMEN TREE PROPOSED FOR REMOVAL	SPECIMEN TREE PROPOSED FOR REMOVAL
TCP2-021-02 WOODLAND PRESERVATION AREA	TCP2-021-02 WOODLAND PRESERVATION AREA
TCP2-021-02 WOODLAND REFORESTATION / AFFORESTATION AREA	TCP2-021-02 WOODLAND REFORESTATION / AFFORESTATION AREA
FSD DATA SAMPLE POINT	FSD DATA SAMPLE POINT
FOREST STAND BOUNDARY	FOREST STAND BOUNDARY
TREE PROTECTION FENCE	TREE PROTECTION FENCE
ROOT PRUNE LINE	ROOT PRUNE LINE
FULL DEPTH ASPHALT PAVING	FULL DEPTH ASPHALT PAVING
MILL AND OVERLAY	MILL AND OVERLAY
CONCRETE	CONCRETE
UNIT PAVERS	UNIT PAVERS
REINFORCED TURF	REINFORCED TURF
NETTING (POLES 30' ON-WOODEN UTILITY POLES)	NETTING (POLES 30' ON-WOODEN UTILITY POLES)
PROPOSED STORMDRAIN PIPE	PROPOSED STORMDRAIN PIPE
EDGE OF FAIRWAY	EDGE OF FAIRWAY
TEMPORARY E AND S EARTH DIKE	TEMPORARY E AND S EARTH DIKE
TEMPORARY SILT FENCE	TEMPORARY SILT FENCE
TEMPORARY DIVERSION FENCE	TEMPORARY DIVERSION FENCE
TEMPORARY AT GRADE INLET PROTECTION	TEMPORARY AT GRADE INLET PROTECTION
TEMPORARY STANDARD INLET PROTECTION	TEMPORARY STANDARD INLET PROTECTION
TEMPORARY ASPHALT BERM	TEMPORARY ASPHALT BERM
WOODLAND PRESERVATION SIGN	WOODLAND PRESERVATION SIGN



CALL BEFORE YOU DIG!
MARYLAND LAW REQUIRES 48 HOURS NOTICE
BEFORE PLANNED WORK TO MARK UNDERGROUND
UTILITIES PRIOR TO EXCAVATION
MISS UTILITY: 1-800-257-7777

gba
gant-brunnnett
ARCHITECTS
15 West Mulberry Street
Baltimore, Maryland 21201-4406
Telephone Number: 410-234-8444



PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME AND THAT I
AM A DULY LICENSED ARCHITECT UNDER THE
LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 18222, EXPIRATION DATE 06/11/2025.

(C) GANT-BRUNNETT ARCHITECTS
ALL REPRODUCTION IS PROHIBITED

CONSULTANTS:



DANIEL CONSULTANTS INC.
CONSULTING ENGINEERS AND PLANNERS
8950 ROUTE 108 E. SUITE 229
COLUMBIA, MD 21045
TEL: 410-955-0090 FAX: 410-893-7038

PROJECT:

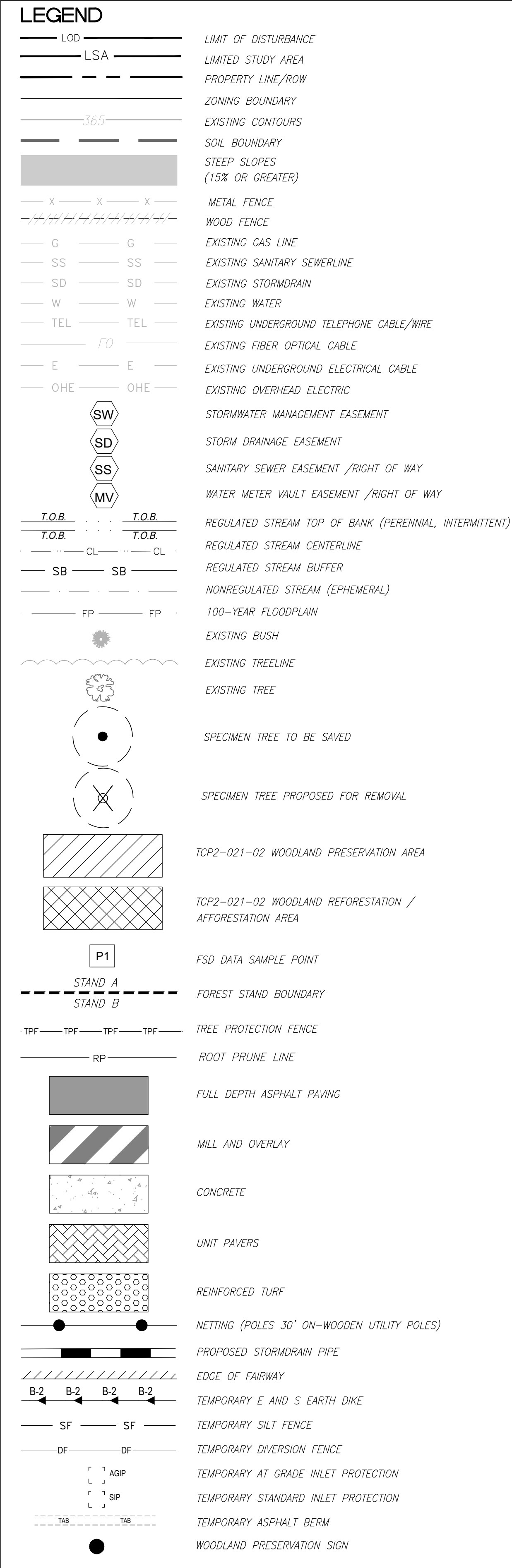
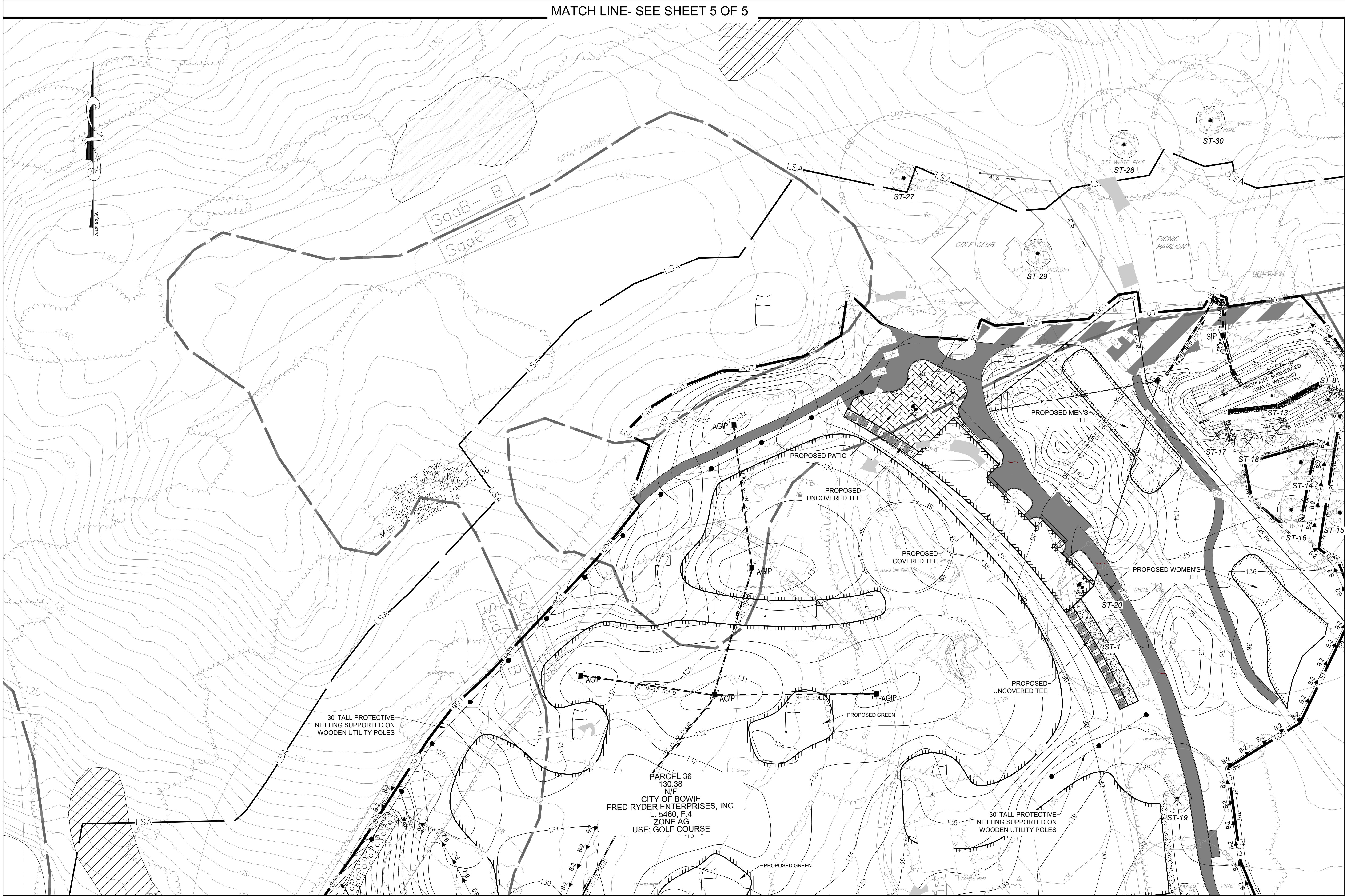
**BOWIE GOLF COURSE DRIVING RANGE
RENOVATION PROJECT**
7420 LAUREL BOWIE RD
BOWIE, MD 20715

PROJ. NO.	20650
DATE	06/18/2024
SCALE	AS NOTED
REVISION	

TREE CONSERVATION PLAN TYPE 2

SHEET NO. 1 OF 5

TCP2-01



MATCH LINE- SEE SHEET 4 OF 5

SPECIMEN TREE INVENTORY

NUMBER	BOTANICAL NAME	COMMON NAME	dbh (INCH)	crz (RADIUS, FEET)	CONDITION	REMARKS	DISPOSITION
1	PINUS STROBUS	WHITE PINE	37	56	GOOD	SOME MISSING BRANCHES	REMOVE
2	PINUS STROBUS	WHITE PINE	35	53	FAIR	MISSING ONE THIRD BRANCHES	REMOVE
3	QUERCUS FALCATA MICHX	SOUTHERN RED OAK	36	54	GOOD	MISSING ONE BRANCH	ROOT PRUNE
4	PINUS STROBUS	WHITE PINE	37	56	POOR	THREE TRUNKS MANY LARGE LIMBS MISSING	REMOVE
5	QUERCUS ALBA	WHITE OAK	30	45	GOOD	SOME MISSING BRANCHES	REMOVE
6	QUERCUS ALBA	WHITE OAK	36	54	GOOD	GOOD	REMOVE
7	QUERCUS ALBA	WHITE OAK	34	51	GOOD	GOOD	REMOVE
8	PINUS STROBUS	WHITE PINE	30	45	FAIR	MISSING THREE BRANCHES	REMOVE
9	PINUS STROBUS	WHITE PINE	33	50	FAIR	FOUR LARGE BRANCHES MISSING	REMAIN
10	PINUS STROBUS	WHITE PINE	32	48	FAIR	MISSING ONE THIRD BRANCHES	REMAIN
11	PINUS STROBUS	WHITE PINE	32	48	FAIR	MISSING FIVE LARGE BRANCHES	REMOVE
12	PINUS STROBUS	WHITE PINE	37	56	FAIR	MISSING TWO LARGE BRANCHES	REMOVE
13	PINUS STROBUS	WHITE PINE	34	51	FAIR	FOUR LARGE BRANCHES MISSING	REMOVE
14	PINUS STROBUS	WHITE PINE	35	53	POOR	HALF BRANCHES MISSING	ROOT PRUNE
15	PINUS STROBUS	WHITE PINE	35	53	POOR	LARGE LIMB MISSING, TRUNK HAS ROT	REMAIN
16	PINUS STROBUS	WHITE PINE	35	53	FAIR	ONE LARGE BRANCH MISSING	REMAIN
17	PINUS STROBUS	WHITE PINE	30	45	POOR	SIX LARGE BRANCHES MISSING	REMOVE
18	PINUS STROBUS	WHITE PINE	34	51	FAIR	ONE LARGE BRANCH MISSING	REMOVE
19	PINUS STROBUS	WHITE PINE	30	45	GOOD	SOME BRANCHES MISSING	REMOVE
20	PINUS STROBUS	WHITE PINE	30	45	FAIR	SOME BRANCHES MISSING	REMOVE
21	QUERCUS VELUTINA	BLACK OAK	30	45	FAIR	ENDS OF MANY BRANCHES ARE BARE	REMOVE

SPECIMEN TREE INVENTORY (Cont.)

NUMBER	BOTANICAL NAME	COMMON NAME	dbh (INCH)	crz (RADIUS, FEET)	CONDITION	REMARKS	DISPOSITION
22	PINUS STROBUS	WHITE PINE	36	54	GOOD	GOOD	ROOT PRUNE
23	ACER SACCHARINUM	SILVER MAPLE	42	63	GOOD	GOOD	ROOT PRUNE
24	ACER SACCHARINUM	SILVER MAPLE	33	50	GOOD	GOOD	ROOT PRUNE
25	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	36	54	GOOD	GOOD	REMAIN
26	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	33	50	GOOD	GOOD	REMAIN
27	JUGLANS NIGRA	BLACK WALNUT	38	57	GOOD	GOOD	REMAIN
28	PINUS STROBUS	WHITE PINE	33	50	GOOD	GOOD	REMAIN
29	CARYA GLABRA	PIGNUT HICKORY	37	56	GOOD	GOOD	REMAIN
30	PINUS STROBUS	WHITE PINE	33	50	GOOD	GOOD	REMAIN

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, M-NCPPC ENVIRONMENTAL PLANNING SECTION TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-021-02-01				
	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	John Markovich	3/20/2002	N/A	N/A
01	Christian Mark	6/28/2024	N/A	UPDATE SPECIMEN TREES AND FOREST AREA
02				
03				
04				
05				

SOILS TABLE

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
CnC	COLLINGTON-WIST COMPLEX, 5 TO 10 PERCENT SLOPES	B
DoC	DOWNER-HAMONTON COMPLEX, 5 TO 10 PERCENT SLOPES	A
EwD	EVESBORO-DOWNER COMPLEX, 10 TO 15 PERCENT SLOPES	A
EwE	EVESBORO-DOWNER COMPLEX, 15 TO 25 PERCENT SLOPES	A
SooB	SASSAFRAS SANDY LOAM, 2 TO 5 PERCENT SLOPES, NORTHERN COASTAL PLAIN	B
SooC	SASSAFRAS SANDY LOAM, 5 TO 10 PERCENT SLOPES, NORTHERN COASTAL PLAIN	B
SnB	SASSAFRAS-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	B
SnD	SASSAFRAS-URBAN LAND COMPLEX, 5 TO 15 PERCENT SLOPES	B
SOD	SASSAFRAS AND CROWM SOILS, 10 TO 15 PERCENT SLOPES	B
SOE	SASSAFRAS AND CROWM SOILS, 15 TO 25 PERCENT SLOPES	B
ZS	ZEKIAH AND ISSUE SOILS, FREQUENTLY FLOODED	C/D

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ARCHITECTS
15 West Mulberry Street
Baltimore, Maryland 21201-4406
Telephone Number: 410-234-8444



PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE
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LAWS OF THE STATE OF MARYLAND. LICENSE
NUMBER 18222, EXPIRATION DATE 06/18/2024.
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ALL REPRODUCTION IS PROHIBITED

CONSULTANTS:



DANIEL CONSULTANTS INC.
CONSULTING ENGINEERS AND PLANNERS
8550 ROUTE 108 E., SUITE 229
COLUMBIA, MD 21043
TEL: 410-955-9090 FAX: 410-892-7038

PROJECT:

**BOWIE GOLF COURSE DRIVING RANGE
RENOVATION PROJECT**
7420 LAUREL BOWIE RD
BOWIE, MD 20715

PROJ. NO.	20650
DATE	06/18/2024
SCALE	AS NOTED
REVISION	

**TREE CONSERVATION
PLAN
TYPE 2**

SHEET NO. 2 OF 5

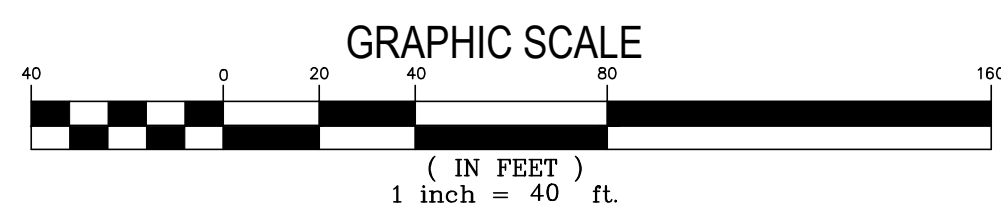
TCP2-02



EXISTING SITE STATISTICS	TOTAL
GROSS TRACT AREA	12.6 AC.
100-YEAR FLOODPLAIN	0.0 AC.
NET TRACT AREA	12.6 AC.
WOODLAND IN 100 YEAR FLOODPLAIN	0.0 AC.
WOODLAND IN NET TRACT AREA	0.0 AC.
WOODLAND TOTAL	0.0 AC.
FMA	0.0 AC.
PRIMARY BUFFER	N/A
SECONDARY BUFFER	N/A
REGULATED STREAMS (L.F. OF CENTERLINE)	0.0 LF
RIPARIAN (WOODED) BUFFER UP TO 300' WIDE	0.0 AC.

	Original Approval	Revision Number (-01)	Revision Number (-02)	Cumulative Change
Net Tract (Acres)	130.38	130.38		0
Existing Woodland (Acres)	17.58	17.58		0
Woodland Cleared (Acres)	0	0.32*		0.32
Woodland Retained On-Site (Acres)	17.58	17.90		0.32
Woodland Planted On-Site (Acres)	1.1	1.1		0
On-Site Woodland Easement/ Preservation and Planting (Acres)	18.68	18.68		0
On-Site Wooded Floodplain in Easement (Acres)				
Bond Amount				
Fee-In-Lieu Amount				
50' Stream Buffers Conserved (Preservation) - Linear Length				
50' Stream Buffers Conserved (Preservation) - Acreage	0.38	0.38		0
50' Stream Buffers Newly Established (Afforestation) - Linear Length				
50' Stream Buffers Newly Established (Afforestation) - Acreage				
Off-Site Woodland Conservation Credits Required (Acres)				
Off-Site Woodland and Conservation Credits Provided (Acres)				

* 0.32 acres of the existing forest conservation area is removed and replaced with 0.32 acres of forest conservation area on site so the net affect is no change.



	LIMIT OF DISTURBANCE
	LIMITED STUDY AREA
	PROPERTY LINE/ROW
	ZONING BOUNDARY
	EXISTING CONTOURS
	SOIL BOUNDARY
	STEEP SLOPES (15% OR GREATER)
	METAL FENCE
	WOOD FENCE
	EXISTING GAS LINE
	EXISTING SANITARY SEWERLINE
	EXISTING STORMDRAIN
	EXISTING WATER
	EXISTING UNDERGROUND TELEPHONE CABLE/WIRE
	EXISTING FIBER OPTICAL CABLE
	EXISTING UNDERGROUND ELECTRICAL CABLE
	EXISTING OVERHEAD ELECTRIC
	STORMWATER MANAGEMENT EASEMENT
	STORM DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT /RIGHT OF WAY
	WATER METER VAULT EASEMENT /RIGHT OF WAY
	REGULATED STREAM TOP OF BANK (PERENNIAL, INTERMITTENT)
	REGULATED STREAM CENTERLINE
	REGULATED STREAM BUFFER
	NONREGULATED STREAM (EPHEMERAL)
	100-YEAR FLOODPLAIN
	EXISTING BUSH
	EXISTING TREELINE
	EXISTING TREE
	SPECIMEN TREE TO BE SAVED
	SPECIMEN TREE PROPOSED FOR REMOVAL
	TC2P2-021-02 WOODLAND PRESERVATION AREA
	TC2P2-021-02 WOODLAND REFORESTATION / AFFORESTATION AREA
	FSD DATA SAMPLE POINT
	FOREST STAND BOUNDARY
	TREE PROTECTION FENCE
	ROOT PRUNE LINE
	FULL DEPTH ASPHALT PAVING
	MILL AND OVERLAY
	CONCRETE
	UNIT PAVERS
	REINFORCED TURF
	NETTING (POLES 30' ON-WOODEN UTILITY POLES)
	PROPOSED STORMDRAIN PIPE
	EDGE OF FAIRWAY
	TEMPORARY E AND S EARTH DIKE
	TEMPORARY SILT FENCE
	TEMPORARY DIVERSION FENCE
	TEMPORARY AT GRADE INLET PROTECTION
	TEMPORARY STANDARD INLET PROTECTION
	TEMPORARY ASPHALT BERM
	WOODLAND PRESERVATION SIGN

THIS NRI COMPLIES WITH THE CURRENT REQUIREMENTS OF PRINCE GEORGE'S COUNTY
CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

Richard Schmitt

DATE: 11/01/2023

RICHARD SOBBOTT - DANIEL CONSULTANTS INC.
8950 ROUTE 108 SUITE 229
COLUMBIA MD 21045
410-300-6530
RSOBBOTT@DCIENGINEERS.COM

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, M-NCPPC ENVIRONMENTAL PLANNING SECTION TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-021-02-01				
	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	John Markovich	3/20/2002	N/A	N/A
01	<i>Christian Markov</i>	6/28/2024	N/A	UPDATE SPECIMEN TREES AND FOREST AREA
02				
03				
04				
05				

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Baltimore, Maryland 21201-4406
Telephone Number: 410-234-8444



*PROFESSIONAL CERTIFICATION.
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LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 21386, EXPIRATION DATE 01/11/2025

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CONSULTANTS:



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TEL : 410-995-0090 FAX: 410-992-7038

PROJECT:

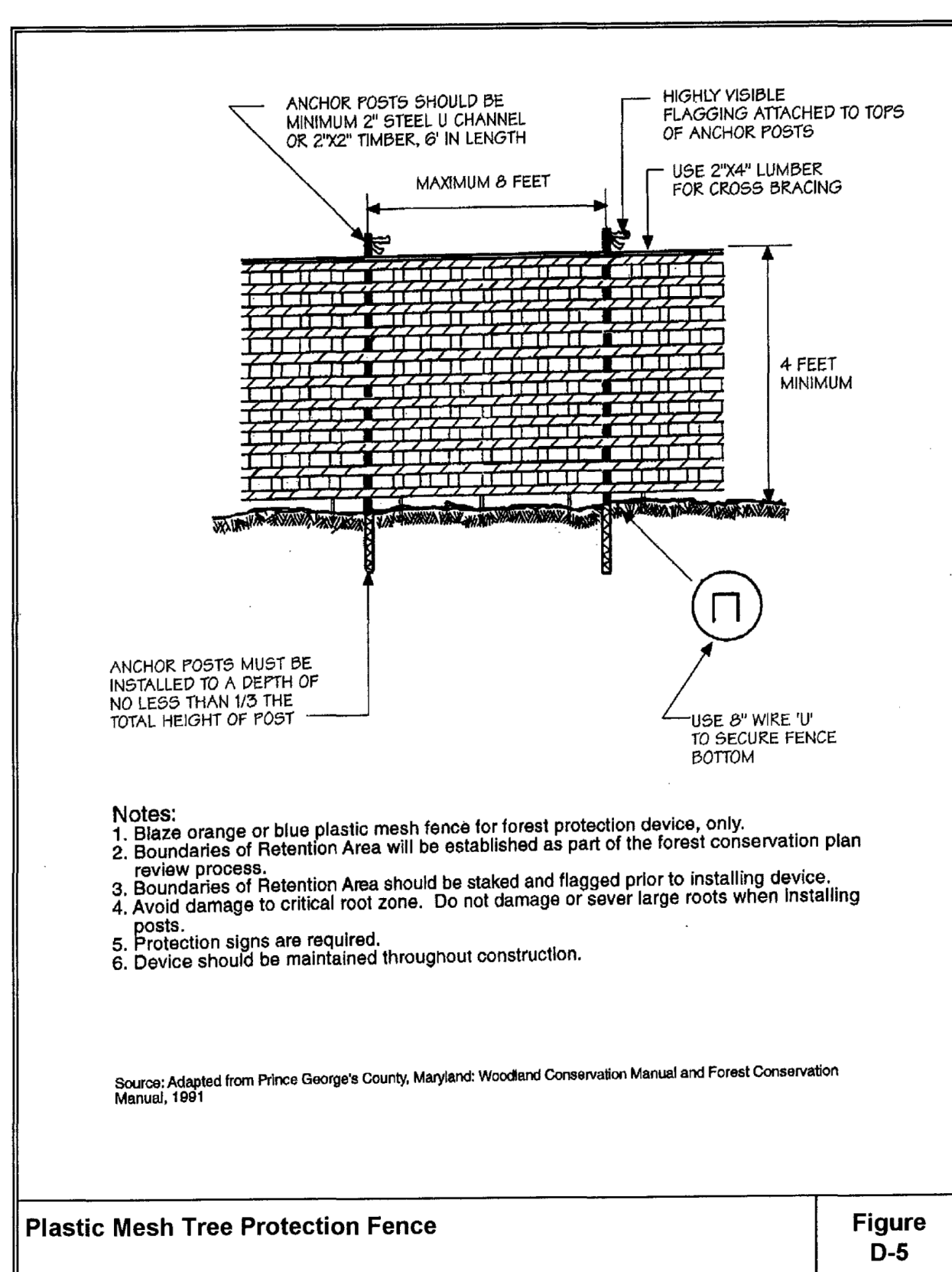
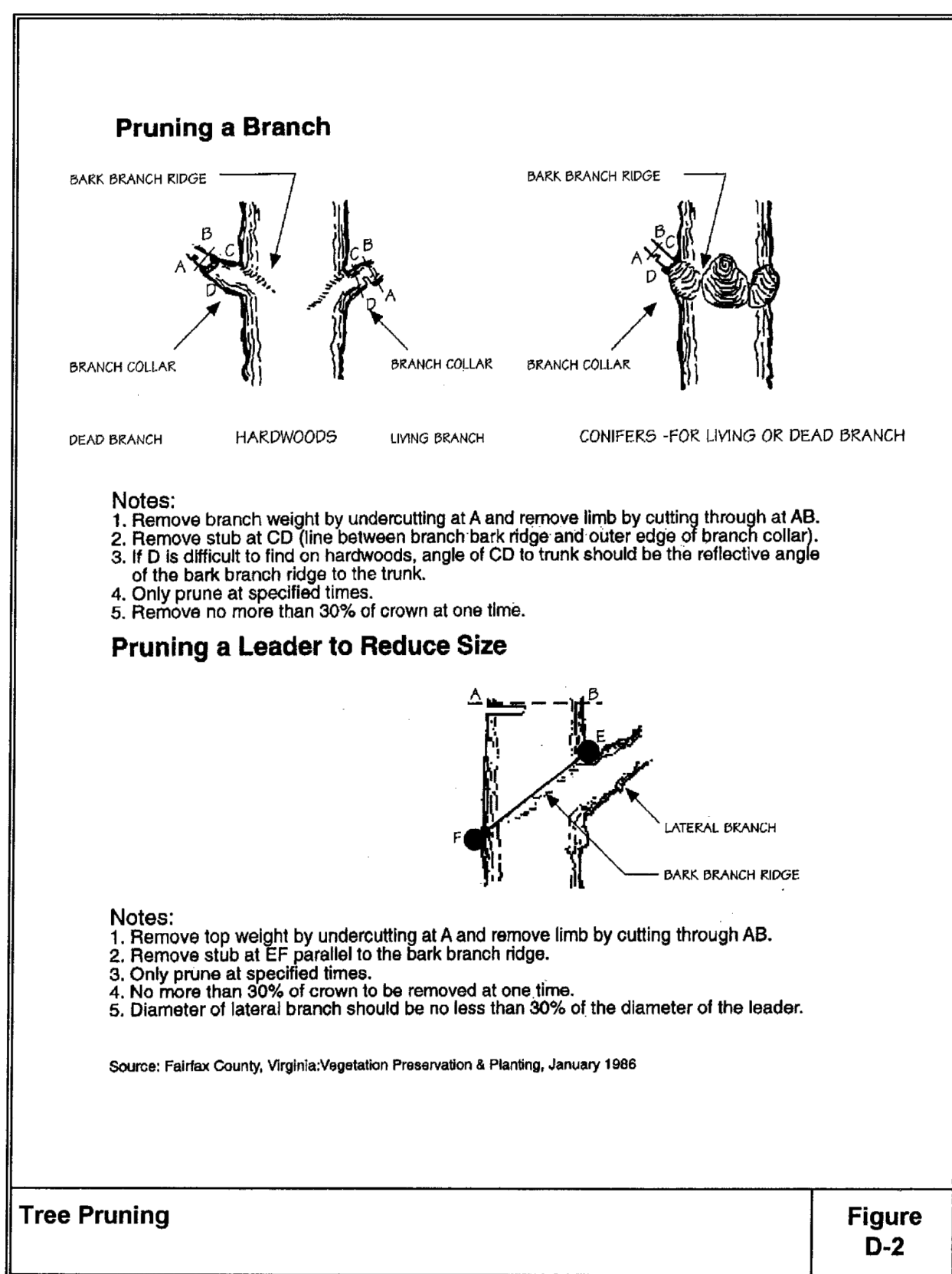
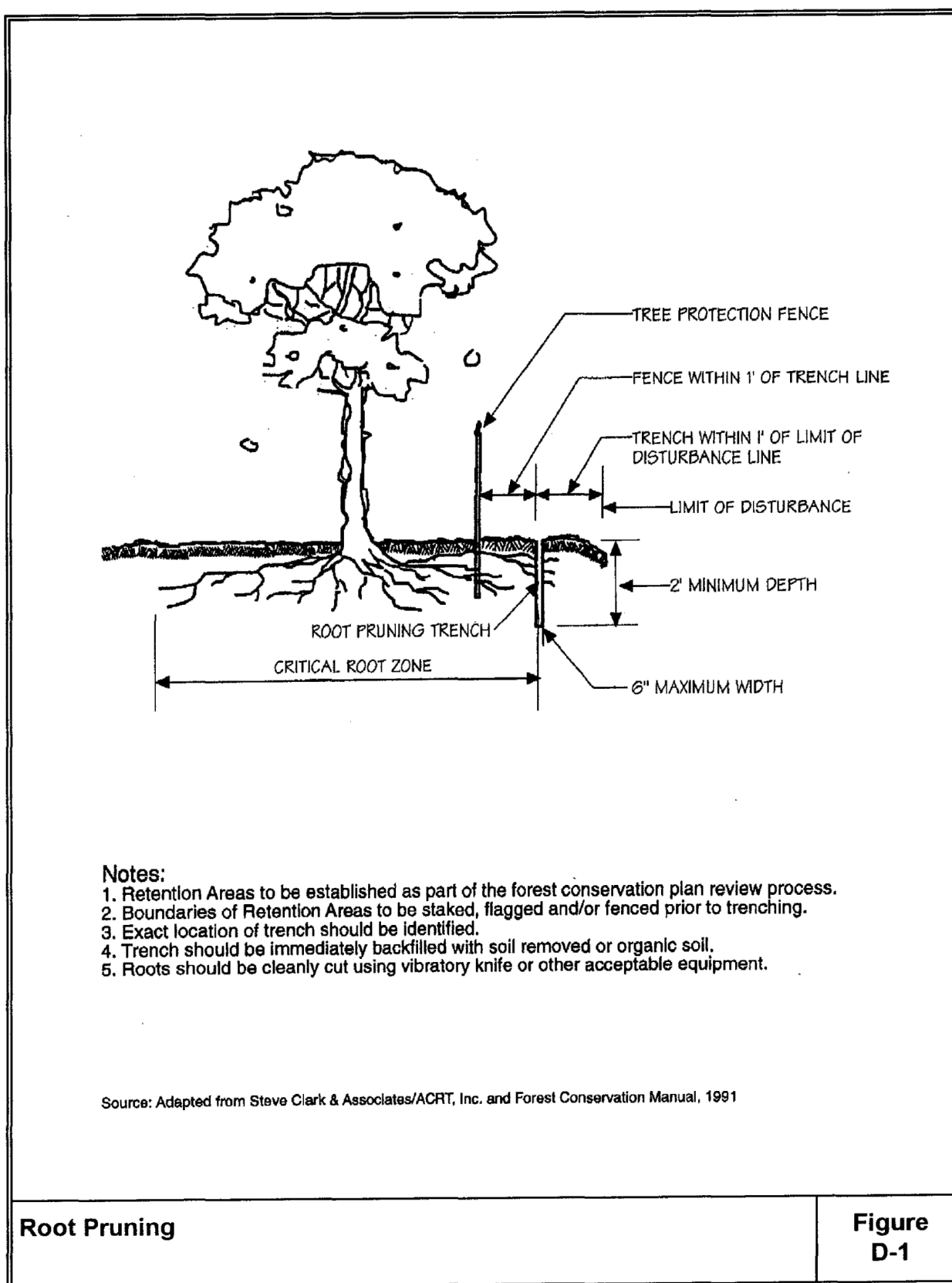
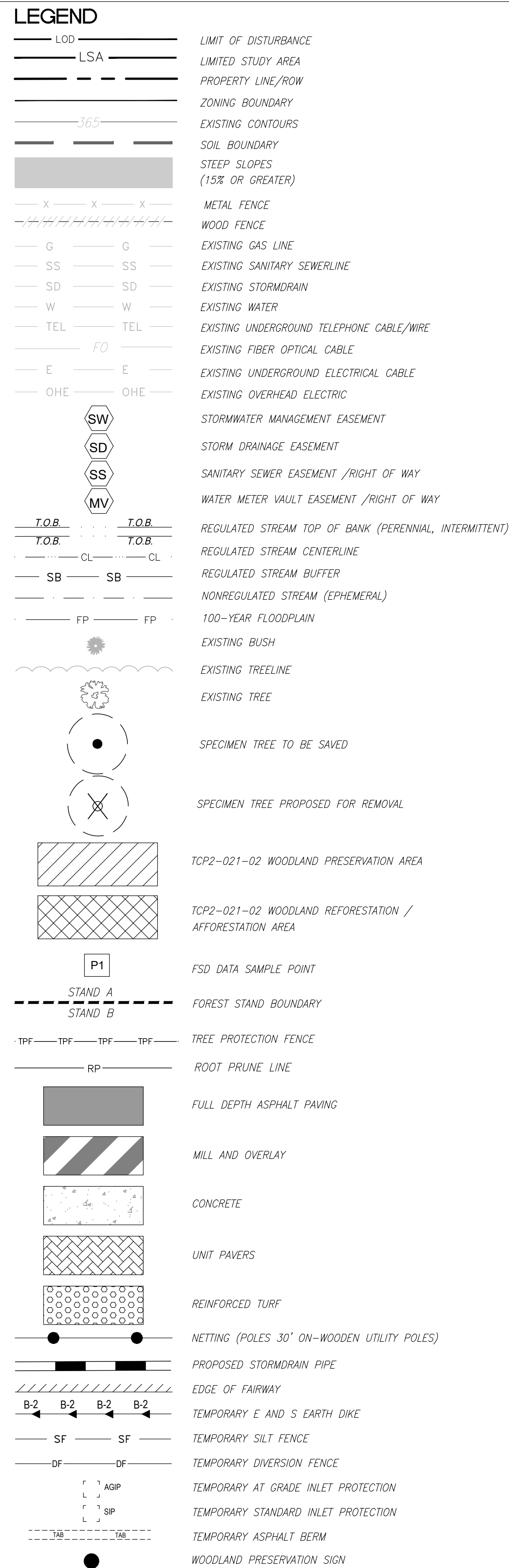
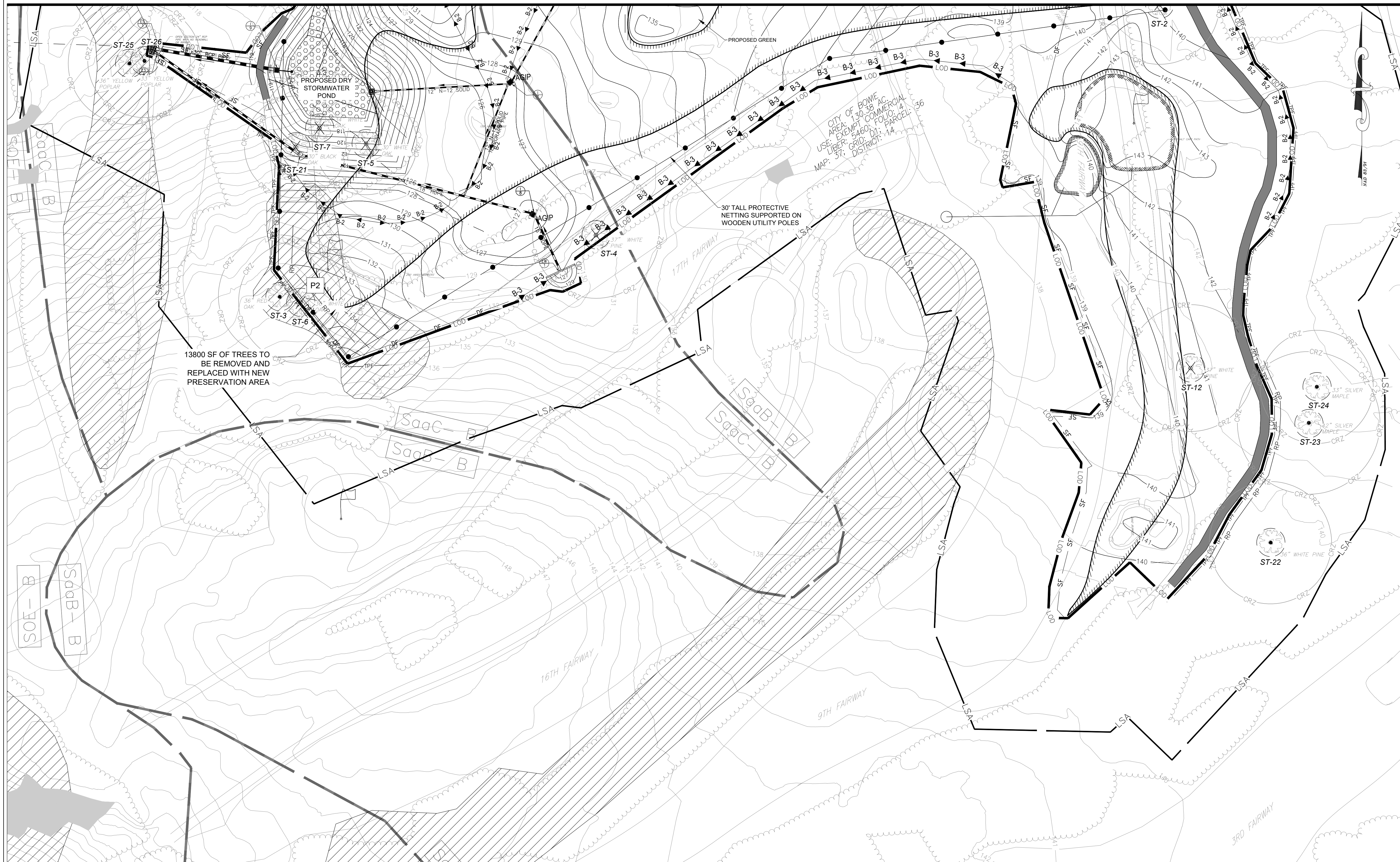
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PROJ. NO:	20650
DATE:	06/18/2024
SCALE:	AS NOTED
REVISION:	

TREE CONSERVATION
 PLAN
 TYPE 2

SHEET NO. 3 OF 5

TCP2-03



QUALIFIED PROFESSIONAL CERTIFICATION
THIS NRI COMPLIES WITH THE CURRENT REQUIREMENTS OF PRINCE GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

SIGNED: *Richard Sobott* DATE: 11/01/2023

RICHARD SOBBOTT – DANIEL CONSULTANTS INC.
8950 ROUTE 108 SUITE 229
COLUMBIA MD 21045
410-300-6530
RSOBBOTT@DCIENGINEERS.COM

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, M-NCPPC ENVIRONMENTAL PLANNING SECTION TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-021-02-01				
	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	John Markovich	3/20/2002	N/A	N/A
01	Christian Mochi	6/28/2024	N/A	UPDATE SPECIMEN TREES AND FOREST AREA
02				
03				
04				
05				

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15 West Mulberry Street
Baltimore, Maryland 21201-4406
Telephone Number: 410-234-8444



PROFESSIONAL CERTIFICATION
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TEL: 410-995-0090 FAX: 410-992-7038

PROJECT:

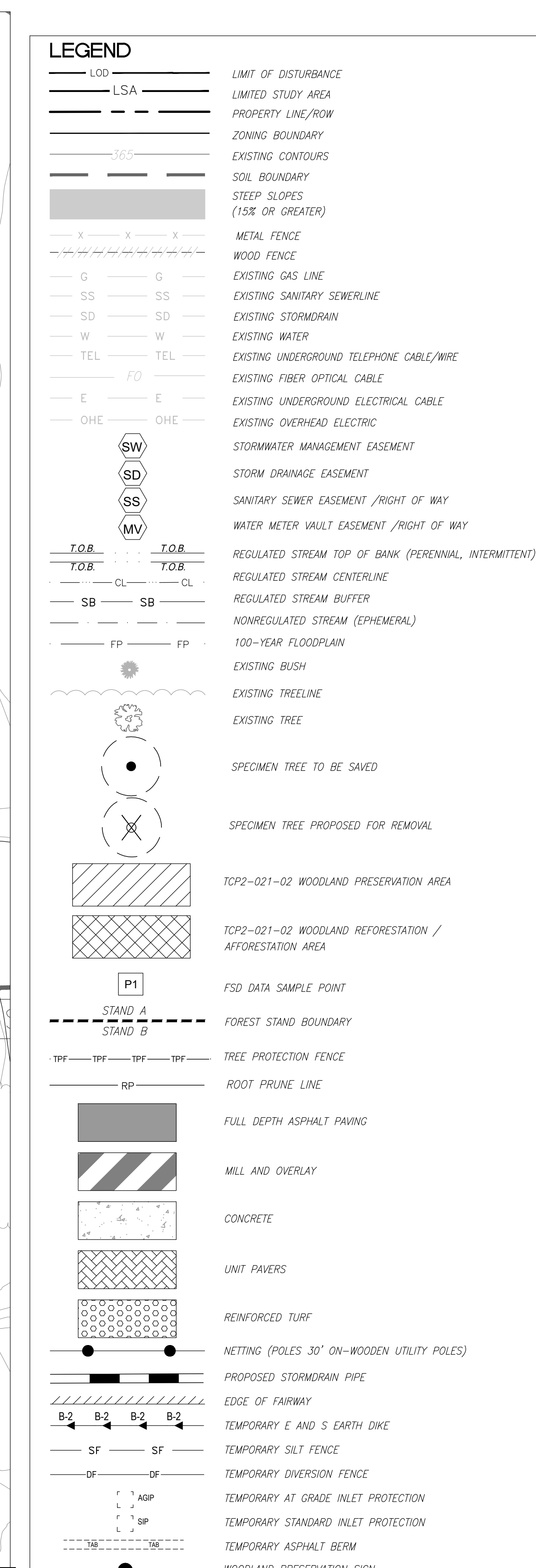
**BOWIE GOLF COURSE DRIVING RANGE
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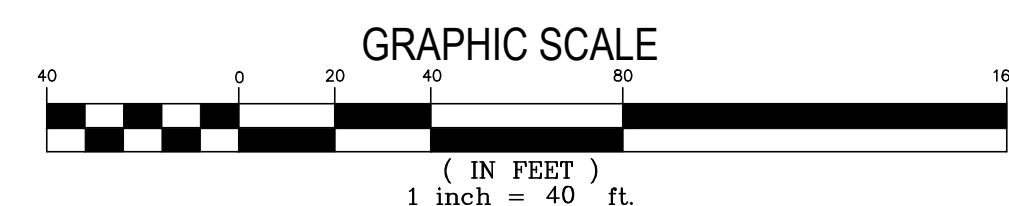
**TREE CONSERVATION
PLAN
TYPE 2**

SHEET NO. 4 OF 5

TCP2-04



MATCH LINE- SEE SHEET 2 OF 5



PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, M-NCPPC ENVIRONMENTAL PLANNING SECTION TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-021-02-01				
	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	John Markovich	3/20/2002	N/A	N/A
01	<i>Christian Neeshi</i>	6/28/2024	N/A	UPDATE SPECIMEN TREES AND FOREST AREA
02				
03				
04				
05				

TREE CONSERVATION
PLAN
TYPE 2

SHEET NO. 5 OF 5

TCP2-05