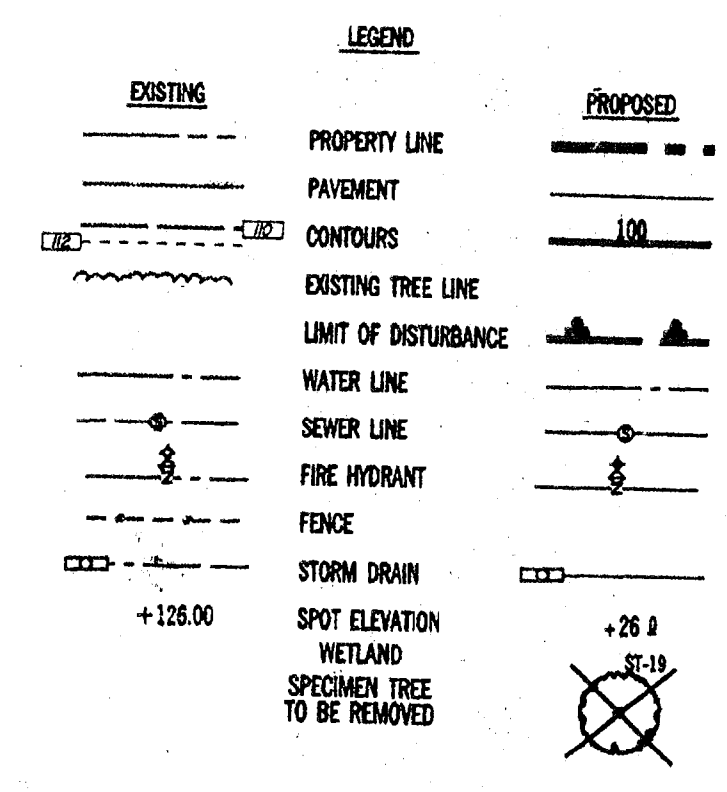
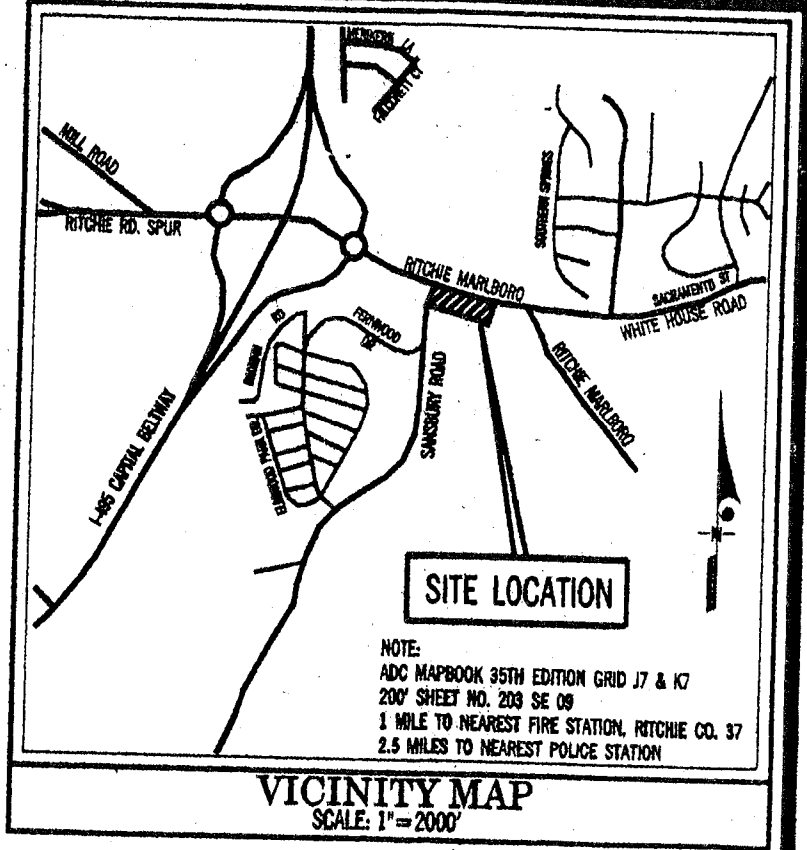
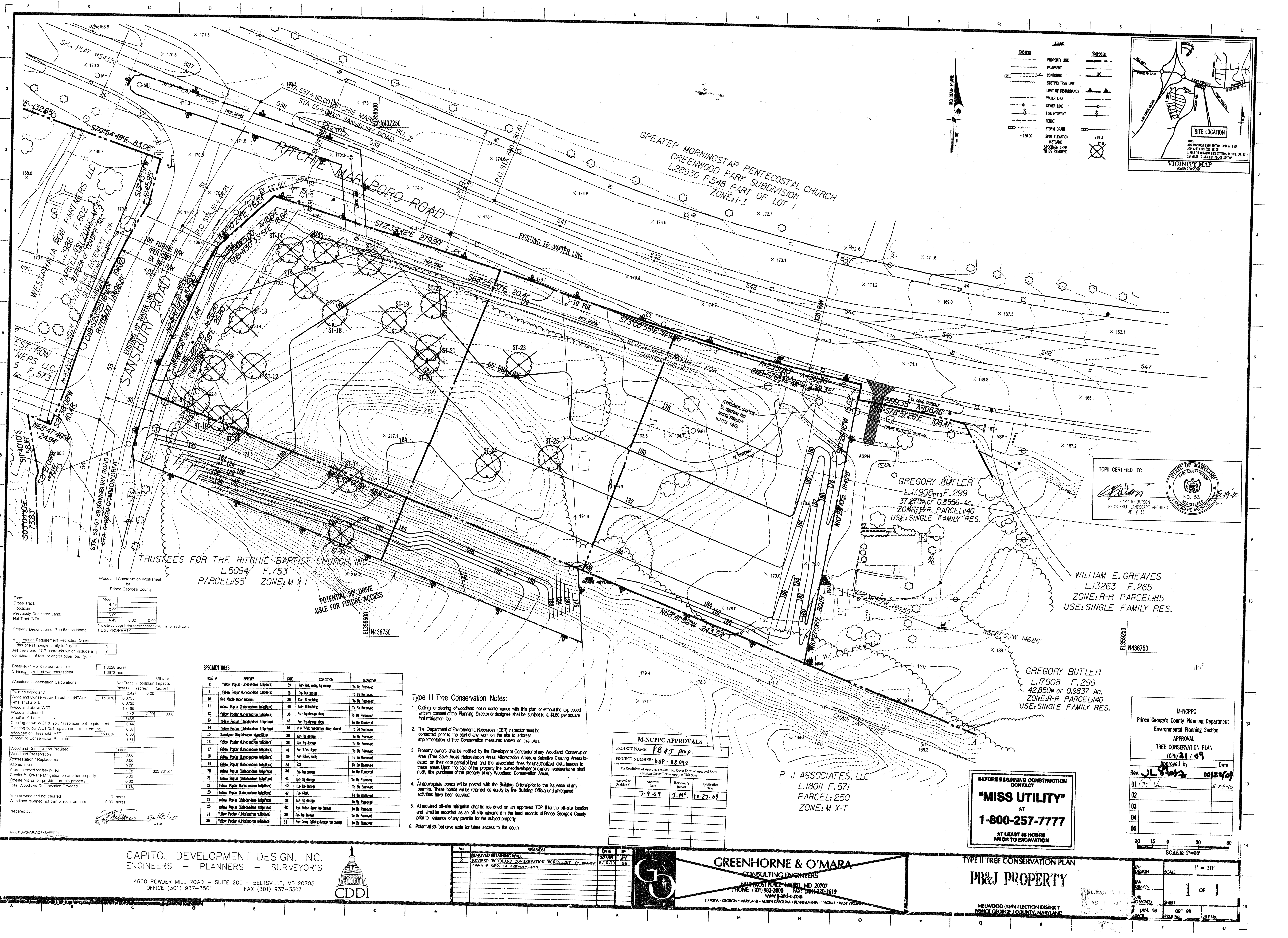




TCPH CERTIFIED BY:
[Signature]
GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD # 53

WILLIAM E. GREAVES
L.13263 F.265
ZONE: R-R PARCEL: 85
USE: SINGLE FAMILY RES.

GREGORY BUTLER
L.17908 F.299
42,850 or 0.9837 Ac.
ZONE: R-R PARCEL: 140
USE: SINGLE FAMILY RES.

P J ASSOCIATES, LLC
L.18011 F.571
PARCEL: 250
ZONE: M-X-T

- Type II Tree Conservation Notes:
- 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.
 - The Department of Environmental Resources (DER) Inspector must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this plan.
 - Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Area (Tree Save Areas, Restoration Areas, Allocation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated lines for unauthorized disturbances to these areas. Upon the sale of the property, the owner/developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
 - All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.
 - All required off-site mitigation shall be identified on an approved TCP II for the off-site location and shall be recorded as an off-site assessment in the land records of Prince George's County prior to issuance of any permits for the subject property.
 - Potential 30-foot drive aisle for future access to the south.

M-NCPPC APPROVALS			
PROJECT NAME: PB&J PROP.			
PROJECT NUMBER: OSP-08092			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			
Revised Land Disturbance Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
1	7-9-09	J.M.C.	10-27-09

SPECIMEN TREES				
TREE #	SPECIES	SIZE	CONDITION	REMARKS
8	Yellow Poplar (<i>Liquidambar styraciflua</i>)	28	Pre-Fit, decay, top damage	To Be Removed
9	Yellow Poplar (<i>Liquidambar styraciflua</i>)	38	Pre-Fit damage	To Be Removed
10	Red Maple (<i>Acer rubrum</i>)	36	Fair-Branching	To Be Removed
11	Yellow Poplar (<i>Liquidambar styraciflua</i>)	46	Fair-Branching	To Be Removed
12	Yellow Poplar (<i>Liquidambar styraciflua</i>)	36	Pre-Fit damage, decay	To Be Removed
13	Yellow Poplar (<i>Liquidambar styraciflua</i>)	49	Pre-Fit damage, decay	To Be Removed
14	Yellow Poplar (<i>Liquidambar styraciflua</i>)	54	Pre-Fit, top damage, decay, decay	To Be Removed
15	Sweetgum (<i>Liquidambar styraciflua</i>)	36	Pre-Fit damage	To Be Removed
16	Yellow Poplar (<i>Liquidambar styraciflua</i>)	36	Pre-Fit damage	To Be Removed
17	Yellow Poplar (<i>Liquidambar styraciflua</i>)	41	Pre-Fit, decay	To Be Removed
18	Yellow Poplar (<i>Liquidambar styraciflua</i>)	39	Pre-Fit, decay	To Be Removed
19	Yellow Poplar (<i>Liquidambar styraciflua</i>)	34	End	To Be Removed
20	Yellow Poplar (<i>Liquidambar styraciflua</i>)	41	Pre-Fit damage	To Be Removed
21	Yellow Poplar (<i>Liquidambar styraciflua</i>)	41	Pre-Fit damage	To Be Removed
22	Yellow Poplar (<i>Liquidambar styraciflua</i>)	40	Pre-Fit damage	To Be Removed
23	Yellow Poplar (<i>Liquidambar styraciflua</i>)	47	Pre-Fit	To Be Removed
24	Yellow Poplar (<i>Liquidambar styraciflua</i>)	34	Pre-Fit damage	To Be Removed
25	Yellow Poplar (<i>Liquidambar styraciflua</i>)	42	Pre-Fit, decay, top damage	To Be Removed
26	Yellow Poplar (<i>Liquidambar styraciflua</i>)	30	Pre-Fit damage	To Be Removed
27	Yellow Poplar (<i>Liquidambar styraciflua</i>)	31	Pre-Fit, lighting damage, top damage	To Be Removed

Woodland Conservation Worksheet for Prince George's County			
Zone	M-X-T		
Gross Tract	4.49		
Floodplain	0.00		
Previously Dedicated Land	0.00		
Net Tract (NTA)	4.49	0.00	0.00
Include acreage in the corresponding columns for each zone			
PB&J PROPERTY			
Property Description or Subdivision Name:			
Reference Requirement Reduction Questions			
1. Is this one (1) single family lot? (y/n)		Y	
2. Are there prior TCP approvals which include a combination of this lot and/or other lots? (y/n)		N	
Break-even Point (preservation) = 1.0228 acres			
Clearing = 1.3972 acres			
Woodland Conservation Calculations:			
Existing Woodland	2.42		
Woodland Conservation Threshold (NTA) =	15.00%	0.6735	
Smaller of a or b		0.6735	
Woodland above WCT	1.7465		
Woodland cleared	2.42	0.00	0.00
Smaller of a or b		1.7465	
Clearing at the WCT (0.25 - 1% replacement requirement)		0.44	
Clearing below WCT (2.1 replacement requirement)		0.67	
Allocation Threshold (ATF) =	15.00%	2.00	
Woodland Conservation Required		1.78	
Woodland Conservation Provided (acres)			
Woodland Preservation	0.00		
Reforestation / Replacement	0.00		
Afforestation	0.00		
Area approved for fee-in-lieu	1.78	\$23,261.04	
Offset: Off-site Mitigation on another property	0.00		
Off-site Mitigation provided on this property	0.00		
Total Woodland Conservation Provided	1.78		
Area of woodlands not cleared			
Woodland retained not part of requirements	0.00		
Prepared by: <i>[Signature]</i> 5/19/10			

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507



No.	REVISION	DATE	BY
1	REMOVED RETAINING WALL	2/26/09	JW
2	REVISED WOODLAND CONSERVATION WORKSHEET TO CHANGE	5/19/10	GB



GREENHORNE & O'MARA
CONSULTING ENGINEERS
6110 PROSPECT PLACE - LAUREL, MD 20707
PHONE: (301) 982-2800 FAX: (301) 220-2619
WWW.G-AND-O.COM
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BEFORE BEGINNING CONSTRUCTION CONTACT
"MISS UTILITY"
AT
1-800-257-7777
AT LEAST 48 HOURS PRIOR TO EXCAVATION

TYPE II TREE CONSERVATION PLAN
PB&J PROPERTY
MELWOOD (15th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN (CPH/21/09)		
Rev.	Approved by	Date
01	<i>[Signature]</i>	10/24/09
02		
03		
04		
05		

SCALE: 1"=30'	
DESIGN	SCALE
DRAWN	1"=30'
CHECKED	
DATE	
SHEET	1 OF 1
FILE NO.	