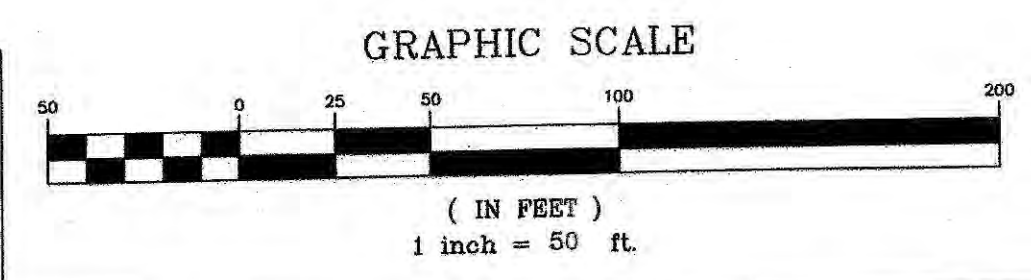




- LEGEND**
- Existing Forest Line
 - Existing Tree Line (Not forest)
 - Existing 2' Contour
 - Existing 10' Contour
 - Limits of disturbance
 - Existing Sewer Line
 - Specimen Trees w/ Critical Root Zone - to be removed
 - Existing shed to be razed



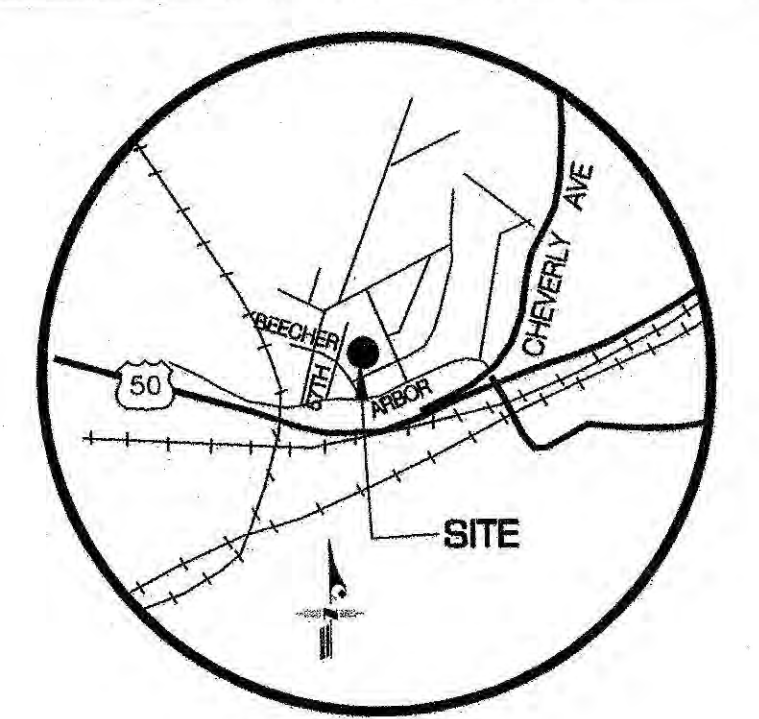
"MISS UTILITY"
FOR LOCATION OF UTILITIES CALL
1-800-257-7777 48 HOURS IN ADVANCE
OF ANY WORK IN THIS VICINITY.

SPECIMEN TREES
A specimen tree is a tree with a diameter greater than 30 inches DBH or a diameter at least 75 percent of the diameter of the champion for that species. Several specimen trees were identified on this property.

I.D. #	SPECIES	DBH (in)	CONDITION/DISPOSITION
1	Silver Maple (<i>Acer saccharinum</i>)	39"	Poor - Remove
2	Sweetgum (<i>Liquidambar styraciflua</i>)	31"	Poor - Remove
3	Silver Maple (<i>Acer saccharinum</i>)	40"	Fair - Remove
4	Pin Oak (<i>Quercus palustris</i>)	35"	Good - Remove
5	Silver Maple (<i>Acer saccharinum</i>)	37"	Good - Remove
6	Silver Maple (<i>Acer saccharinum</i>)	41"	Fair - Remove
7	Pin Oak (<i>Quercus palustris</i>)	30"	Good - Remove

- GENERAL NOTES**
- This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If this grading permit expires, this TCP2 also expires and is no longer valid.
 - Cutting or clearing of woodland not in conformance with this plan or without the express written consent of the Planning Director or designee shall be subject to a \$1.50 per square foot mitigation fee.
 - 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 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.
 - 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.
 - The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
 - The property is within the Developed Tier and is Zoned R-55.
 - The property is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
 - The property is not adjacent to a roadway classified as arterial or greater.
 - This plan is grandfathered under Prince George's County Code Section 25-119(g), per CB-27-2010.
 - 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.
 - All specimen trees were shown on TCP1/023/07 as being removed therefore, a variance for specimen tree removal is not required.
 - This site has a previously approved Type 1 Tree Conservation Plan (TCP1/023/07) that was approved in conjunction with Preliminary Plan 4-07041.

Woodland Conservation Worksheet for Prince George's County			
Zone:	R-55		
Gross Tract:	3.29		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	3.29	0.00	0.00
*Include acreage in the corresponding column for each zone.			
Property Description or Subdivision Name: TUXEDO PROPERTY			
Is this site subject to the 1989 Ordinance? N			
Reforestation Requirement Reduction Questions			
Is this one (1) single family lot? (y/n) N			
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n) N			
Is this a Mitigation Bank? N			
Break-even Point (preservation) = 0.86 acres			
Clearing permitted w/o reforestation = 0.81 acres			
Woodland Conservation Calculations:			
Existing Woodland		Net Tract (acres)	Off-site Floodplain Impacts (acres)
Woodland Conservation Threshold (NTA) =	20.00%	1.67	0.00
Smaller of a or b		0.68	
Woodland above WCT		1.01	
Woodland cleared		1.67	0.00
Smaller of d or e		0.25	0.35
Clearing above WCT (0.25 : 1) replacement requirement		0.66	
Clearing below WCT (2.1 replacement requirement)		0.00	
Attainment Threshold (AFT) =	15.00%	0.00	
Off-site Mitigation being provided on this property		0.00	
Woodland Conservation Required		1.92	
Woodland Conservation Provided:			
Woodland Preservation		0.00	
Reforestation / Reforestation		0.00	
Area approved for fee-in-lieu		1.00	\$13,068.00
Credits for Off-site Mitigation on another property		0.92	
Off-site Mitigation being provided on this property		0.00	
Total Woodland Conservation Provided		1.92	
Area of woodland not cleared	0.00 acres		
Woodland retained not part of requirements:	0.00 acres		
Prepared by:		Signed	Date
Revised 7/1/06			



VICINITY MAP
SCALE: 1" = 200'
A.D.C. STREET MAP No. 12, GRID F-10
W.S.S.C. 203 NE 05
TAX MAP No. 58, GRID F-3
0.1 MILES TO CHEVERLY-TUXEDO CO. 22
1.1 MILES TO CHEVERLY POLICE STATION

OWNER'S CERTIFICATION
I/We, 59th Avenue Associates, L.L.C., (Phil Galleno) 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.
Phil Galleno 9/19/12
Owner or Owner Representative Date

QUALIFIED PROFESSIONAL CERTIFICATION
This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.
John P. Markovich 9/19/12
John P. Markovich
Licensed Forester #153
JM Forestry Services, LLC
11562 Timberbrook Drive
Waldorf, Maryland 20601
(301) 646-4977
jmarkovich@comcast.net
STATE OF MARYLAND
LICENSED FORESTER
JOHN P. MARKOVICH
BOARD OF FORESTERS

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
Type 2 Tree Conservation Plan
TCP2 - 021 - 12
Approved by: C. Schneider Date: 7-19-12
01 7/24/12
02
03
04
05

OWNER / DEVELOPER
59th AVENUE ASSOCIATES, LLC
9928 COACH ROAD
VIENNA, VA 22181
PH: (703) 625-7517

ENGINEERS
LAND SURVEYORS
PRINCE GEORGE'S COUNTY
14803 MAIN STREET - UPPER MARLBORO, MD. 20772
(301) 957-3100 (301) 955-9500 (410) 335-8600

REVISIONS

NO.	DATE	DESCRIPTION
1	7-11-2012	TCP2 comments from MNCPPC addressed
2	9-18-2012	TCP2 worksheet revised

JOB NO. PG-1089-F
SCALE: 1" = 50'
DRAWN BY: AH
CHECKED BY: CSD
DATE: APRIL 2008

TREE CONSERVATION PLAN - TYPE 2
TUXEDO
BLADENSBURG (2nd) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 1 of 1