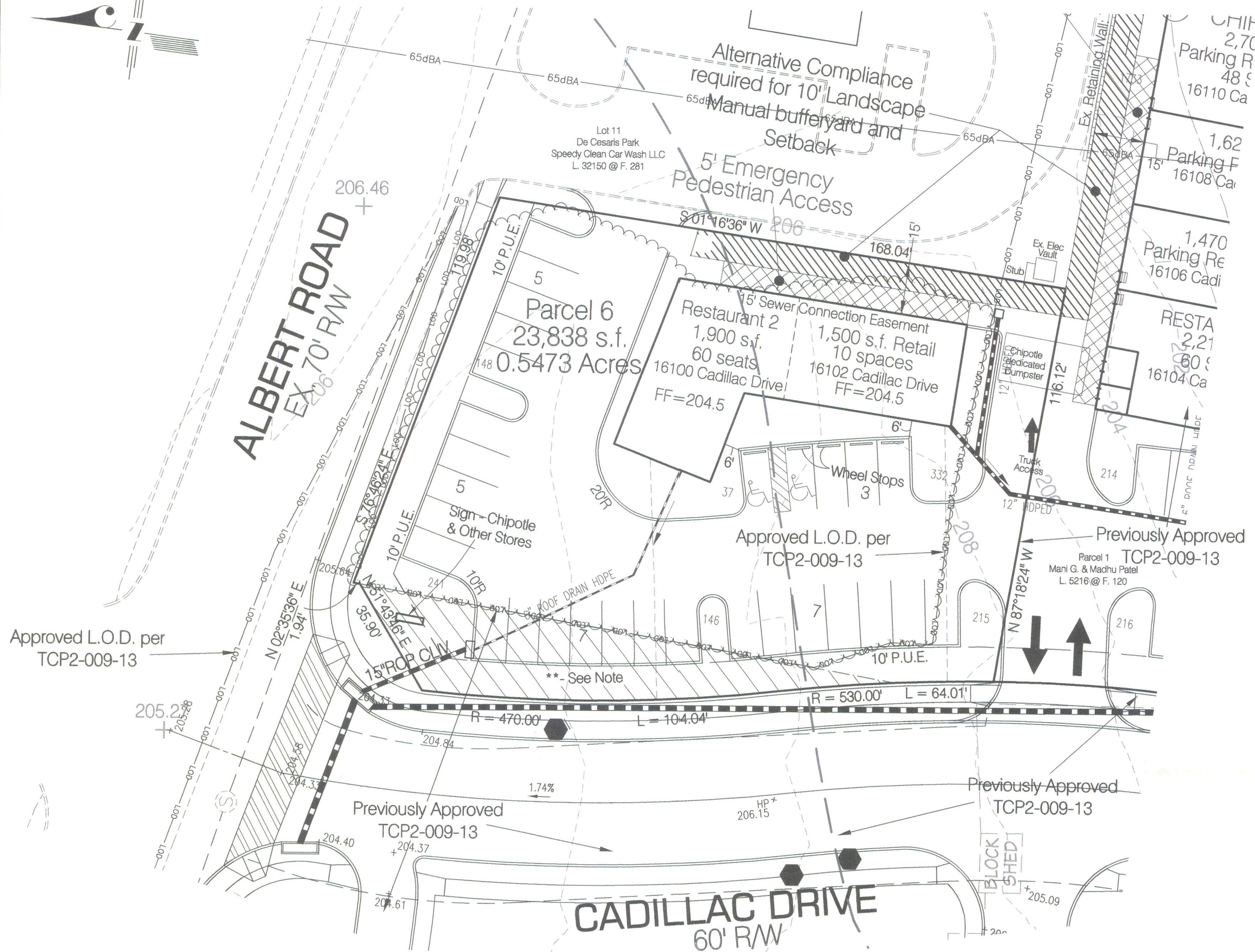
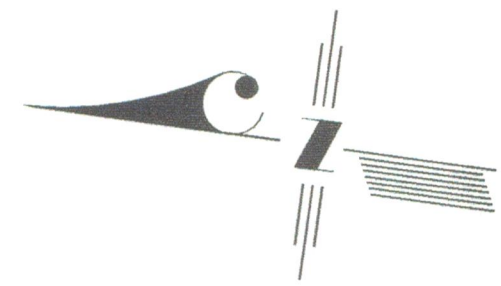


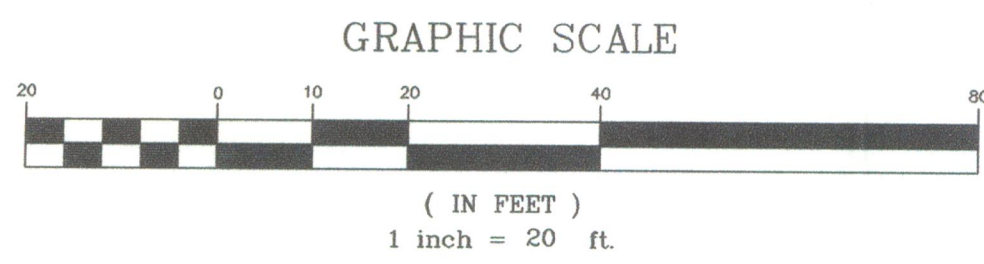


LEGEND

EX 02' CONTOUR
EX 10' CONTOUR
EX TREELINE
EX BRUSHLINE
Proposed Storm Drains
Limit of Disturbance
65 dBA Noise Contour

Note: All existing structures to be removed.

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



Standard Type 2 Tree Conservation Plan Notes

- This plan is submitted to fulfill the woodland conservation requirements for . . . if expires, then this TCP2 also expires and is no longer valid.
- Cutting or clearing woodlands 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.
- 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 Environmental Strategy Area, ESA #2 (formerly the Developing Tier and is zoned C-M).
- The property is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The property is within 100 feet of Crain Highway (US 301) which is classified as a freeway roadway.
- This plan is/is not grandfathered by CB27-2010, Section 25-119(g).
- 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 the issuance of any permit for the associated plan.

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)

Zone	C-M		
Gross Tract	0.54		
Floodplain	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	0.48	0.00	0.00

TCP Number: _____ Revision #: 0

Property Description or Subdivision Name: Chipotle

Is this site subject to the 1989 Ordinance? (Y/N): N

Is this one (1) single family lot? (Y/N): Y

Are there prior TCP approvals which include a combination of this lots? (Y/N): N

Is any portion of the property in a WC Bank? Break-even Point (preservation) = 0.14 acres

Clearing permitted w/o reforestation = 0.20 acres

SECTION II-Determining Requirements (Enter acres for each corresponding column)

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
Existing Woodland		0.40	0.00	
Woodland Conservation Threshold (WCT) = Smaller of 13 or 14	15.00%	0.07		
Woodland above WCT		0.33		
Woodland cleared		0.40	0.00	0.00
Woodland cleared above WCT (smaller of 16 or 17)		0.33		
Clearing above WCT (0.25 - 1) replacement requirement		0.08		
Woodland cleared below WCT		0.07		
Clearing below WCT (2:1 replacement requirement)		0.15		
Afforestation Required Threshold (AFT) =	15.00%	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		0.23		

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)

Woodland Preservation	0.00		
Afforestation / Reforestation	0.00	Bond amount: \$	-
Natural Regeneration	0.00		
Landscape Credits	0.00		
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00		
Forest Enhancement Credit (Area * .25)	0.00		
Street Tree Credit (Existing or 10-year canopy coverage)	0.00		
Area approved for fee-in-lieu/PFA	0.00	Fee amount	\$0.00
Area approved for fee-in-lieu/non-PFA	0.00	Fee amount	\$0.00
Off-site Woodland Conservation Credits Required	0.23		
Off-site WCA (preservation) being provided on this property	0.00		
Off-site WCA (afforestation) being provided on this property	0.00		
Woodland Conservation Provided	0.23		

Area of woodland not cleared: 0.00 acres
Net tract woodland retained not part of requirements: 0.00 acres
100-floodplain woodland retained: 0.00 acres
On-site woodland conservation provided: 0.00 acres
On-site woodland retained not credited: 0.00 acres

Prepared by: _____ Signed: _____ Date: _____

** - Area of previously approved TCP2 (#009-13) where Woodland Conservation Threshold was previously satisfied.

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual

John P. Markovich
Licensed Forester #153
JM Forestry Services, LLC
11562 Timberbrook Drive
Waldorf, Maryland 20601
(301) 645-4977
jmarkovich@comcast.net

12/14/15
Date

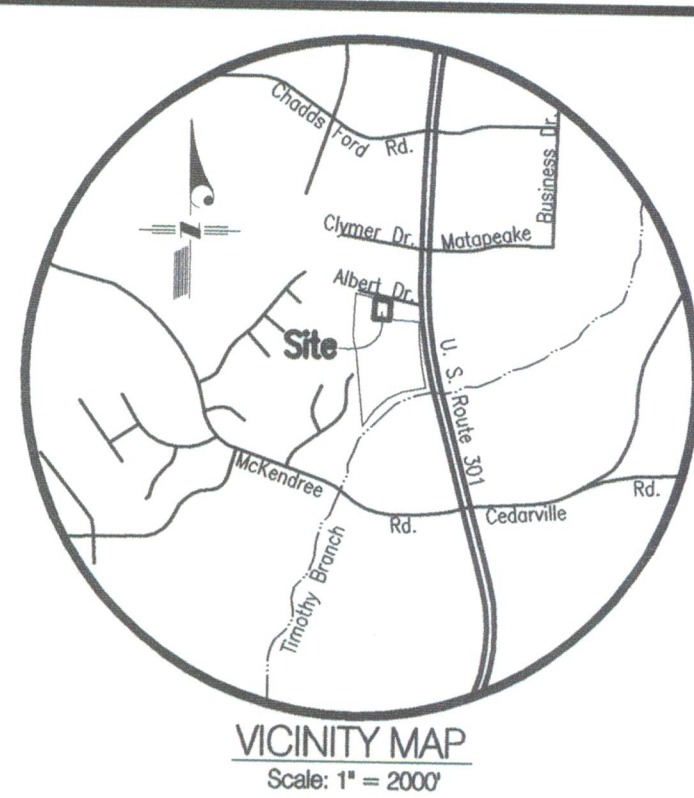
STATE OF MARYLAND
LICENSED FORESTER
JOHN P. MARKOVICH
BOARD OF FORESTERS

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

APPROVAL
Type 2 Tree Conservation Plan
TCP 2 - 023 - 15

Approved By: [Signature] Date: 12/14/15

01
02
03
04
05



ENGINEERS
LAND SURVEYORS
PRINCE GEORGE'S COUNTY
14603 MAIN STREET - UPPER MARLBORO, MD 20772
(301) 982-3100 (301) 985-8200 (410) 335-8800

REVISIONS

NO.	DATE	REVISION
1	12-8-2015	Revised plan per M-NCPPC Comments

JOB NO.: W-719
SCALE: 1" = 20'
DRAWN BY: Martin
CHECKED BY: JPM
DATE: September 1, 2015

TYPE 2 TREE CONSERVATION PLAN

Cadillac Crossing
BRANDYWINE (11th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND