

LOCATION MAP

COPYRIGHT ADD THE MAP PEOPLE
PERMIT USE NO. 20002153-5
SCALE: 1"=2000'

SITE STATISTICS

SITE STATISTICS	TOTAL
TOTAL ACREAGE OF SUBJECT PROPERTY	2.24 AC.
TOTAL ACREAGE 100-YEAR FLOODPLAIN	0.00 AC.
TOTAL ACREAGE OF EXISTING EASEMENTS	0.00 AC.
NET TRACT AREA	2.24 AC.
TOTAL ACREAGE OF WOODLAND	1.30 AC.
TOTAL WOODLANDS WITHIN THE NET TRACT AREA	1.30 AC.
REGULATED STREAM	0 LINEAR FT.
EXISTING PMA	0.00 AC.

TABLE 2: SPECIMEN TREE TABLE

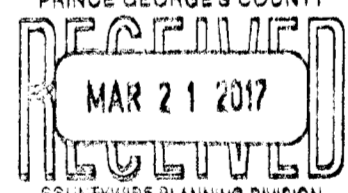
NO.	COMMON NAME	SCIENTIFIC NAME	DBH (IN)	CONDITIO N RATING	COMMENTS
1	SWEETGUM	LIQUIDAMBAR STYRACIFLUA	42	POOR	TO BE REMOVED
2*	PIN OAK	QUERCUS PALUSTRIS	32	GOOD	TO BE PRESERVED
3*	PIN OAK	QUERCUS PALUSTRIS	32	GOOD	TO BE PRESERVED
4	PIN OAK	QUERCUS PALUSTRIS	35	FAIR	TO BE PRESERVED

NOTE: SPECIMEN TREES WERE SURVEY LOCATED
* SPECIMEN TREE LOCATED OFFSITE

MAPPED SOIL TYPES

SOIL TYPE	SOIL DESCRIPTION	HYDROLOGIC SOIL GROUP	K-FACTOR (WHOLE SOIL)	DRAINAGE CLASS	HYDRIC
CoB	Collington-Wet-Urban land complex, 0 - 5% Slopes	60% BI 40% D	0.20	WELL	NOT HYDRIC
UdAf	Udorthents, Highway, 0 - 65% Slopes	N/A	N/A	N/A	NOT HYDRIC

MD NAT'L CAP PK & PL COMM
PRINCE GEORGE'S COUNTY



PRINCE GEORGE'S COUNTY
PLANNING DEPARTMENT
Environmental Planning Section

APPROVAL TREE CONSERVATION PLAN

TCP2/025/16

Initial Approval	Staff Signature	Date
01 Revision	4/3/17	
02 Revision		
03 Revision		
04 Revision		
05 Revision		
06 Revision		
07 Revision		
08 Revision		
09 Revision		
10 Revision		
11 Revision		
12 Revision		

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR LABEL, CERTIFIED THAT THE PLAN MEETS THE CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNER OR THE DISTRICT COUNCIL.

M-NCPPC APPROVAL

PROJECT NAME: NAVY FEDERAL CREDIT UNION, CITY OF CAPITALS

PROJECT NUMBER: DSP-98061-04

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

NAVY FEDERAL CREDIT UNION
CITY OF CAPITALS

Standard Woodland Conservation Worksheet for Prince George's County

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

1. Zone	2. Acres	3. Acres	4. Acres	5. Acres	6. Acres	7. Acres	8. Acres	9. Acres	10. Acres	11. Acres	12. Acres	13. Acres	14. Acres	15. Acres	16. Acres	17. Acres	18. Acres	19. Acres	20. Acres	21. Acres	22. Acres	23. Acres	24. Acres	25. Acres	26. Acres	27. Acres	28. Acres	29. Acres	30. Acres	31. Acres	32. Acres	33. Acres	34. Acres	35. Acres	36. Acres	37. Acres	38. Acres	39. Acres	40. Acres	41. Acres	42. Acres	43. Acres	44. Acres	45. Acres	46. Acres	47. Acres	48. Acres	49. Acres	50. Acres	51. Acres	52. Acres	53. Acres	54. Acres	55. Acres	56. Acres	57. Acres	58. Acres	59. Acres	60. Acres	61. Acres	62. Acres	63. Acres	64. Acres	65. Acres	66. Acres	67. Acres	68. Acres	69. Acres	70. Acres	71. Acres	72. Acres	73. Acres	74. Acres	75. Acres	76. Acres	77. Acres	78. Acres	79. Acres	80. Acres	81. Acres	82. Acres	83. Acres	84. Acres	85. Acres	86. Acres	87. Acres	88. Acres	89. Acres	90. Acres	91. Acres	92. Acres	93. Acres	94. Acres	95. Acres	96. Acres	97. Acres	98. Acres	99. Acres	100. Acres	101. 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SECTION II: Determining Requirements (Enter acres for each corresponding column)

Column A	Column B	Column C	Column D
WCT/APP	Net Tract	Floodplain	On Site Impacts
16. Existing Woodland	1.30	0.00	0.00
17. Smaller of 13 or 14	0.30	0.00	0.00
18. Woodland above WCT	0.90	0.00	0.00
19. Woodland cleared	0.90	0.00	0.00
20. Woodland cleared above WCT (smaller of 13 or 14)	0.30	0.00	0.00
21. Clearing above WCT (0.25: 1) replacement requirement	0.30	0.00	0.00
22. Woodland cleared below WCT	0.00	0.00	0.00
23. Clearing below WCT (0: 1) replacement requirement			

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 OBTAINED, THE LANDSCAPE GUARDIAN SHALL BE NOTIFIED BY E-MAIL AND THE PROPERTY OWNER SHALL BE NOTIFIED BY HANDOUT GIVING FIRST TO GEORGE S. COOPER, PROPERTY OWNER, CONSERVATION AREA, WOODLAND CONSERVATION AREA, 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.

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.

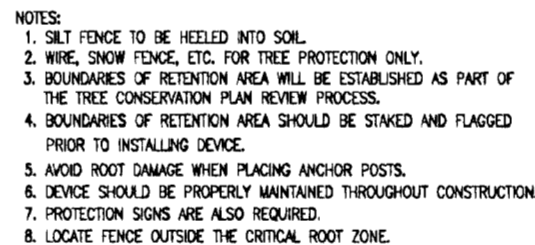
- ## OFF-SITE WOODLAND CONSERVATION NOTE

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.

FOUR CRITICAL TREES WERE FOUND TO IMPACT THE PROPOSED SITE. SPECIMEN TREES TWO, THREE, AND FOUR HAVE CRITICAL ROOT ZONES THAT EXTEND INTO THE IMPACTED AREA. PER THE DECEMBER 2010, PRINCE GEORGE'S COUNCIL AND THE MAHAJULI, IF SEVENTY PERCENT (70%) OR MORE OF THE CRITICAL ROOT ZONE OF A TREE REMAINS UNDISTURBED, AND AN ORIGINAL RECORD OF THE SPECIES AND CONDITION, A TREE CAN BE RETAINED WITHOUT SPECIAL MANAGEMENT." THE PROPOSED CRITICAL ROOT DISTURBANCE FOR SPECIMEN TREES TWO, THREE, AND FOUR IS:

- SPECIMEN TREE 2: 15.5%
- SPECIMEN TREE 3: 11.1%
- SPECIMEN TREE 4: 27.6%

ROOT PRUNING IS PROPOSED FOR SPECIMEN TREE 4. SPECIMEN TREES 2 AND 3 DO NOT REQUIRE ROOT PRUNING.



- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
SIGNS SHOULD BE PROPERLY MAINTAINED.
 2. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 3. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 4. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
 5. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
 6. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING
STAKE OUT OF L.O.P. AND REMAIN IN PLACE IN PERPETUITY.

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DETAILED SITE PLAN CASE #98061-04. IF THE DETAILED SITE PLAN CASE #98061-04 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
2. CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$9.00 PER SQUARE FOOT MITIGATION FEE.

1. 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 APPOINTED, SHALL CONDUCT THE MEETING. THE MEETING SHALL DISCUSS THE PROJECT'S CONSTRUCTION MEETING REQUIREMENTS AND THE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
2. 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.
3. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
4. THE PROPERTY IS WITHIN THE ENVIRONMENTAL STRATEGY AREA 2 OF THE REGULATED ENVIRONMENTAL PROTECTION AREAS MAP AS DESIGNATED BY PLAN PRINCE GEORGES 2038 APPROVED GENERAL PLAN AND IS ZONED C-M.
5. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
6. THE PROPERTY IS ADJACENT TO COLLINGTON ROAD WHICH IS CLASSIFIED AS AN ARTERIAL ROADWAY, AND CRAIN HIGHWAY WHICH IS CLASSIFIED AS A FREEWAY.
7. THIS PLAN IS NOT GRANDFATHERED UNDER C8-27.2010, SECTION 25-11.7 (G).
8. 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 CARE OF TREES AND UNDERSTORY VEGETATION. A REVISION TO THE TREE CONSERVATION PLAN MAY BE REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TPO.
9. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
10. 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, THE TPO SHALL BE INSTALLED.
11. 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 TPO.
12. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPO INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.
13. THE DEVELOPER AND/OR BUILDER SHALL BE RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLANS. THESE SIGNS SHALL NOT BE REMOVED OR DAMAGED BY THE DEVELOPER OR BUILDER. THE COUNTY ASSESSED DYEING, OR HAZARDOUS MAY BE REMOVED.
14. 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.
15. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE AT RISK OF BEING HAZARDOUS, THE PERMITTEE SHALL REMOVE SAID TREES IMMEDIATELY. THE PERMITTEE SHALL USE A CHAIN SAW. CORRECTIVE MEASURES REQUIRE THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF. THE PERMITTEE SHALL OBTAIN AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE REMOVED BY ANY OTHER MEANS. THE REMOVED TREES SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
16. 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 PERMITTEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST SHALL BE CONTACTED IMMEDIATELY. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF. THE PERMITTEE SHALL OBTAIN AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE REMOVED BY ANY OTHER MEANS. THE REMOVED TREES SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
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18. 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 PERMITTEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST SHALL BE CONTACTED IMMEDIATELY. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF. THE PERMITTEE SHALL OBTAIN AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE REMOVED BY ANY OTHER MEANS. THE REMOVED TREES SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.

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 A-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 OF BY RECYCLING, 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.

I/We Tracy Montgomery 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.

[Signature] 10-6-16
Owner or Owners Representative Date

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.

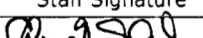
Contract Purchaser

Date _____

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

**APPROVAL
TREE CONSERVATION PLAN**

TCP2/025/16

	Staff Signature	Date
Initial Approval		4/3/17
01 Revision		
02 Revision		
03 Revision		
04 Revision		
05 Revision		
06 Revision		
07 Revision		
08 Revision		
09 Revision		
10 Revision		
11 Revision		
12 Revision		

THIS BLOCK IS FOR
OFFICIAL USE ONLY

QR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

M-NCPPC
APPROVAL


PROJECT NAME: NAVY FEDERAL CREDIT UNION; CITY OF CAPITALS
PROJECT NUMBER: DSP-98061-04

PROJECT NUMBER: DSP-98061-04

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
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[illegible]

THE FOLLOWING STATES REQUIRE NOTIFICATION BY
EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO
DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE
IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND
DELAWARE CALL - 811
(VW 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MB162014
DRAWN BY:	LAT
CHECKED BY:	AE
DATE:	06/17/16
SCALE:	1" = 30'
CAD I.D.:	SS2

PROJECT:

_____ FOR _____

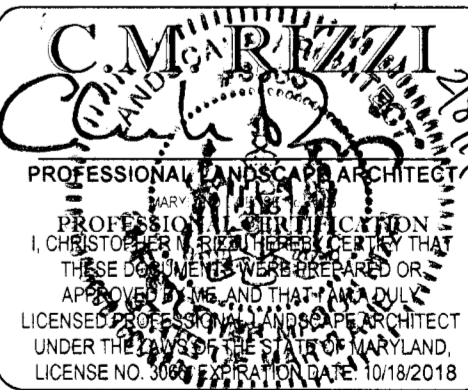
NAVY FE

CREDIT UNION; CITY OF CAPITALS

LOCATION OF SITE
16409 HERITAGE BLVD,
PRINCE GEORGE'S COUNTY
BOWIE, MD 20716
7TH ELECTION DISTRICT
TM: 55 GRID: D2



16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
 Phone: (301) 809-4500
 Fax: (301) 809-4501
MD@BohlerEng.com



SHEET TITLE:

TREE
 CONSERVATION
 PLAN TYPE 2

SHEET NUMBER:

2
OF 2

REVISION 2