

**BOHLER ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES  
LANDSCAPE ARCHITECTURE  
GENERAL CONTRACTING  
CONSTRUCTION MANAGEMENT  
GENERAL INVESTIGATIONS  
GENERAL INSPECTIONS  
GENERAL MAINTENANCE  
GENERAL REPAIRS  
GENERAL REPLACEMENTS  
GENERAL RENOVATIONS  
GENERAL RESTORATION  
GENERAL UPGRADES  
GENERAL MAINTENANCE  
GENERAL INSPECTIONS  
GENERAL MAINTENANCE  
GENERAL REPAIRS  
GENERAL REPLACEMENTS  
GENERAL RENOVATIONS  
GENERAL RESTORATION  
GENERAL UPGRADES

16701 Melford Blvd., Suite 310  
Bowie, Maryland 20715  
Phone: (301) 809-4500  
Fax: (301) 809-4501  
MD@BohlerEng.com

REVISIONS			
REV	DATE	COMMENT	BY
1	11/27/18	ADD PARCEL 156	ECR
2	02/01/19	PER COMMENTS	ECR
3	03/18/19	PER COMMENTS	ECR
4	03/22/19	PER COMMENTS	ECR
5	04/19/19	PER COMMENTS	ECR

**NOT APPROVED FOR CONSTRUCTION**

PROJECT NO.: MB162042  
DRAWN BY: ECR  
CHECKED BY: MJ  
DATE: 6/11/18  
SCALE: 1" = 40'  
CAD ID: TCD

Woodland Conservation Worksheet for Prince George's County			
Zone:	C-M	C-S-C	
Gross Tract:	4.08	0.47	
Floodplain:	0.00	0.00	
Previously Dedicated Land:	0.00	0.00	
Net Tract (NTA):	4.08	0.47	
Include acreage in the corresponding columns for each zone.			
Property Description or Subdivision Name:	Curtis 3 Roads		
Is this site subject to the 1989 Ordinance?	N		
Reforestation Requirement Reduction Questions	N		
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) =	1.00	acres	
Clearing permitted w/o reforestation =	1.28	acres	
Woodland Conservation Calculations:			
Existing Woodland	2.28	0.00	
Woodland Conservation Threshold (NTA) =	15.00%		
Smaller of a or b	0.68		
Woodland above WCT	1.60		
Woodland cleared	2.03	0.00	0.48
Smaller of d or e	1.60		
Clearing above WCT (0.25 : 1) replacement requirement	0.40		
Clearing below WCT (2 : 1) replacement requirement	0.43		
Afforestation Threshold (AFT) =	15.00%	0.00	
Off-site Mitigation being provided on this property	0.00		
Woodland Conservation Required	1.99		
Woodland Conservation Provided:			
Woodland Preservation	0.23		
Afforestation / Reforestation	0.00		
Area approved for reforestation	0.00		\$0.00
Credits for Off-site Mitigation on another property	1.76		
Off-site Mitigation (preservation) being provided on this property	0.00		
Off-site Mitigation (afforestation) being provided on this property	0.00		
Total Woodland Conservation Provided	1.99		
Area of woodland not cleared			
Woodland retained not part of requirements:	0.25	acres	
Prepared by:	Christopher M. Rizzi, PLA		
Revised			

GENERAL INFORMATION TABLE		
LAYER CATEGORY	LAYER NAME	VALUE
ZONE	AVIATION POLICY AREA (APA)	N/A
ADMINISTRATIVE	TAX GRID (TMG)	144-F3
ADMINISTRATIVE	WSSC GRID (SHEET 20)	218SE07
ADMINISTRATIVE	POLICY ANALYSIS ZONE (PAZ)	271A85A
ADMINISTRATIVE	PLANNING AREA (PLAN AREA)	85A
ADMINISTRATIVE	ELECTION DISTRICT (ED)	11
ADMINISTRATIVE	COUNCILMANIC DISTRICT (CD)	9
ADMINISTRATIVE	GENERAL PLAN 2002 TIER (TIER)	DEVELOPING
ADMINISTRATIVE	TRAFFIC ANALYSIS ZONE (TAZ) (COG)	1316
ADMINISTRATIVE	PG TRAFFIC ANALYSIS ZONE (TAZ-PG)	2695

SITE STATISTICS		TOTAL
TOTAL ACREAGE SUBJECT PROPERTY		4.55 AC.
TOTAL ACREAGE 100-YEAR FLOODPLAIN		0.00 AC.
NET TRACT AREA		4.55 AC.
TOTAL ACREAGE OF WOODLAND		2.28 AC.
TOTAL WOODLANDS WITHIN THE NET TRACT AREA		2.28 AC.
REGULATED STREAM		0.00 LF.
EXISTING PMA		0.00 AC.

TABLE 1: MAPPED SOIL TYPES				
MAP UNIT	SOIL DESCRIPTION	HYDROLOGIC SOIL GROUP	K-FACTOR (WHOLE SOIL)	DRAINAGE CLASS
AuB	AQUASCO-URBAN LAND COMPLEX, 0-5% SLOPES	D	0.49	NOT HYDRIC
BaA	BELTSVILLE SILT LOAM, 0-2 % SLOPES	C	0.37	NOT HYDRIC
BuB	BELTSVILLE-URBAN LAND COMPLEX, 0-5% SLOPES	C	0.37	HYDRIC (5%)

**LEGEND**

PROPERTY BOUNDARY  
EXISTING TREE LINE  
EXISTING CONTOUR  
EXISTING WATERLINE  
APPROX. LOC. EX. GAS LINE  
APPROX. LOC. EX. ELEC. LINE  
EXISTING FENCE  
EXISTING WATER MANHOLE  
EXISTING SANITARY MANHOLE  
OVERHEAD WIRES  
UTILITY POLE  
ELECTRIC METER  
GAS METER  
TRAFFIC SIGNAL POLE  
CENTERLINE

SOIL BOUNDARY AND TYPE

CLEARED OFF-SITE AREA

STEEP SLOPES (15% OR GREATER)

WOODLAND RETAINED (NOT CREDITED)

PROP. TREE PROTECTION FENCE

PRESERVATION AREA

POSSIBLE BMP AREA

WOODLAND RETAINED - ASSUMED CLEARED

**SITE NOTES:**

1. THIS PLAN IS BASED ON AN ALTA/ACSM LAND TITLE SURVEY: 11TH ELECTION DISTRICT, BRANDYWINE PRINCE GEORGE'S COUNTY, MD 20613 TAX MAP 144, GRID F3 PARCELS 156, 159 & 167 DATED: 09/29/16

2. APPLICANT/CONTRACT PURCHASER: THREE ROADS CORNER, LLC 5280 LINDA LANE CAMP SPRINGS, MD 20748 CONTACT: JOE HORAK PHONE: (240) 375-1452

**APPROVED FOR CONSTRUCTION**

Joseph F. Horak, CEA  
I, Joe Horak, CEA, HEREBY ACKNOWLEDGE THAT WE ARE AWARE THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH BY THIS TCP2.

OWNER OR OWNER'S REPRESENTATIVE

2/5/19  
DATE

**PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, M-NCPPC**  
Environmental Planning Section  
**TYPE 2 TREE CONSERVATION PLAN APPROVAL**  
TCP2-026-2018-00

Approved by	Date	DRD #	Reason for Revision
Mason Julia	10/30/2019		
01			
02			
03			

**BOHLER ENGINEERING**

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Bowie, Maryland 20715  
Phone: (301) 809-4500  
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**CURTIS RIZZI**  
PROFESSIONAL LANDSCAPE ARCHITECT  
LICENSE NO. 10182220  
DATE: 10/18/2020

**TREE CONSERVATION PLAN II**

SHEET NUMBER: 1 OF 2



POST DEVELOPMENT NOTES

- 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.
- 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.
- 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.
- 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 CHAIN SAW). 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 FROM 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.
- THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
- 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.

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR ROUGH GRADING PERMIT #SDRG-32895-2018. IF THIS GRADING PERMIT EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
- 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.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PERMITTING, INSPECTIONS, AND ENFORCEMENT, 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 2 (ESA-2) AND IS ZONED C-M (COMMERCIAL MISCELLANEOUS) FOR PARCELS 159 AND 167 AND C-S-C (COMMERCIAL SHOPPING CENTER) FOR PARCEL 156.
- THE PROPERTY IS ADJACENT TO BRANDYWINE ROAD WHICH IS A DESIGNATED SCENIC AND HISTORIC ROADWAY, AND ACROSS THE STREET FROM THE HISTORIC MARLOW-HUNTT STORE AND CASKET SHOP (85A-033-14).
- THE PROPERTY IS ADJACENT TO BRANCH AVENUE WHICH IS CLASSIFIED AS A FREEWAY.
- THIS SITE IS NOT GRANDFATHERED BY CB-27-2010, SECTION 25-117(G).
- 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.
- WOODLANDS PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

TREE PRESERVATION AND RETENTION NOTES

- 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.
- TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
- 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.
- 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 THIS PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.
- 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.
- 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.
- 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.
- 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 CHAIN SAW. 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, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
- 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 IN 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 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 THE GROUND, THUS ENCOURAGING DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.

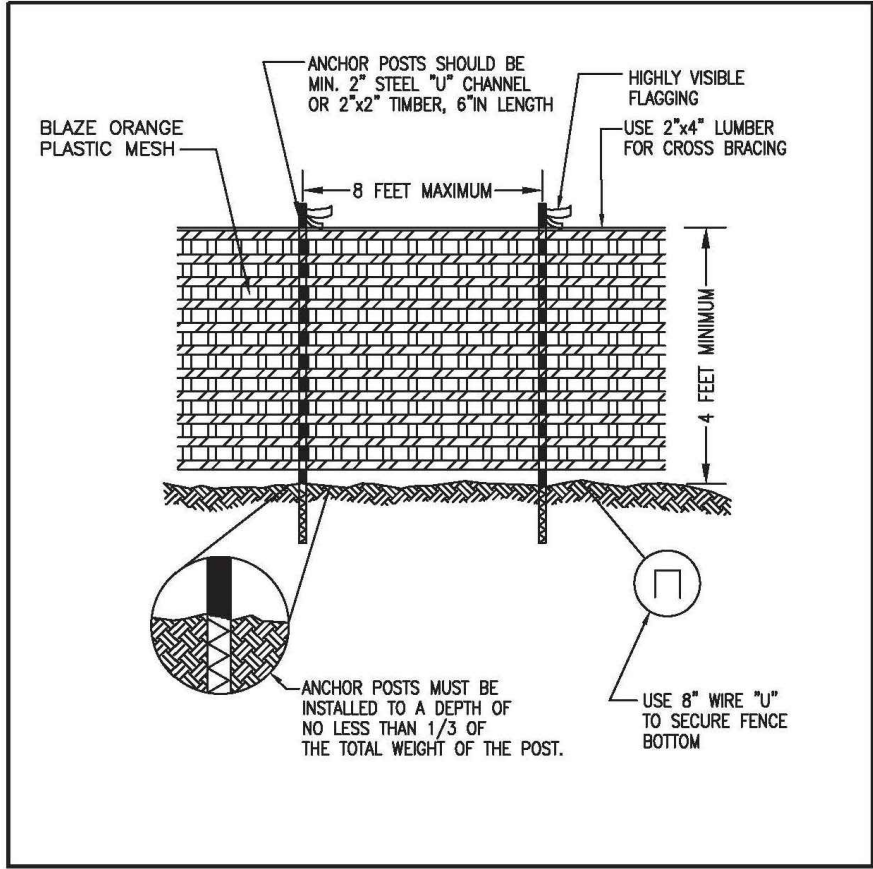
TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSE TREE EXPERT.

BEST MANAGEMENT PRACTICES

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH "BEST MANAGEMENT PRACTICES FOR CONTROL OF NON-NATIVE INVASIONS (2009)", PREPARED BY PARK PLANNING AND STEWARDSHIP DIVISION, NATURAL RESOURCES STEWARDSHIP SECTION, MONTGOMERY COUNTY DEPARTMENT OF PARKS, THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION, OR AS REVISED IN THE FUTURE.

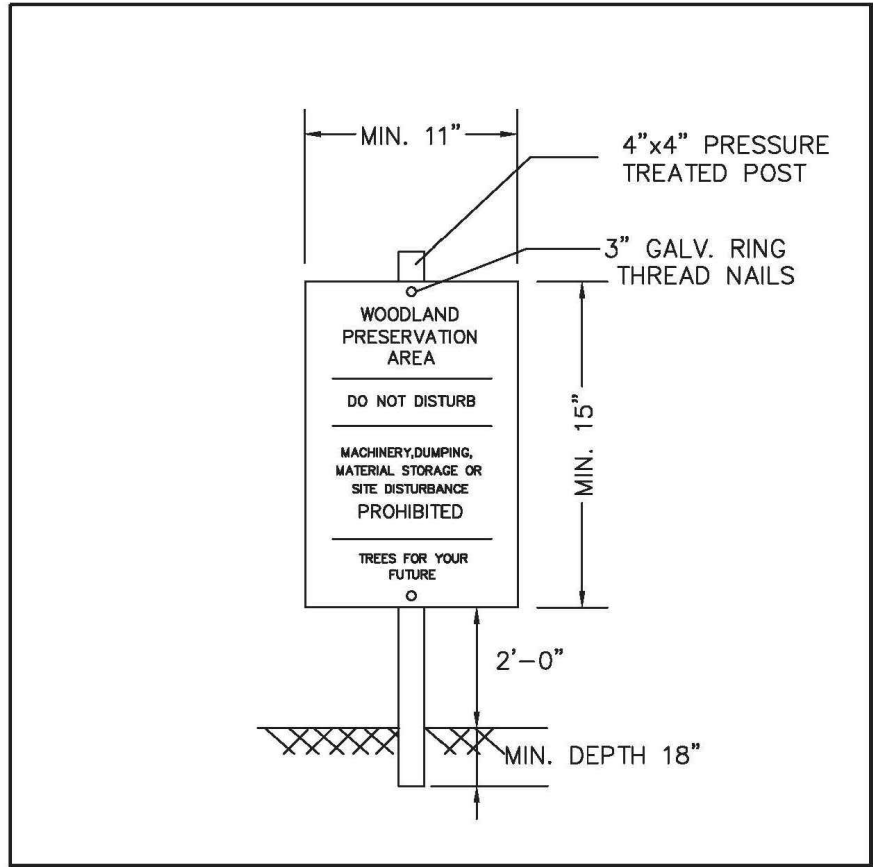
OFFSITE WOODLAND CONSERVATION NOTES

PRIOR TO THE ISSUANCE OF THE FIRST PERMIT FOR THE DEVELOPMENTS SHOWN ON THE 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 RECORDDATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPCC, PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.



- NOTES: (MUST BE INCLUDED WITH DETAIL)
- FOREST PROTECTION DEVICE ONLY.
  - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
  - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
  - AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
  - DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
  - PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS



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

WOODLAND PRESERVATION AREA SIGN

GENERAL NOTE  
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHOULD BE COMPLETED PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR ANY OTHER CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND ALL CITY, STATE AND FEDERAL REGULATIONS AND ORDINANCES.

Note: Woodland conservation easement Liber and Folio needed prior to issuance of first permit.

Prince George's County Planning Department, M-NCPCC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 026-2018-00			
	Approved by	Date	DRD # Reason for Revision
00	<i>Marc Juba</i>	10/30/2019	
01			
02			
03			

**BOHLER**  
ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES  
NEW YORK NEW JERSEY PENNSYLVANIA VIRGINIA  
BOSTON MA NEW HAMPSHIRE PA LEHIGH VALLEY PA  
BALDWIN NC CENTRAL VIRGINIA  
NEW YORK NY BALTIMORE MD SOUTH FLORIDA  
NEW JERSEY SOUTHERN MARYLAND

THE MARYLAND BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS HAS GRANTED BOHLER ENGINEERING, INC. A LICENSE TO PRACTICE AS A PROFESSIONAL ENGINEER AND SURVEYOR IN THE STATE OF MARYLAND. LICENSE NO. 1018/2020. THE BOARD OF PROFESSIONAL LANDSCAPE ARCHITECTS HAS GRANTED BOHLER ENGINEERING, INC. A LICENSE TO PRACTICE AS A PROFESSIONAL LANDSCAPE ARCHITECT IN THE STATE OF MARYLAND. LICENSE NO. 1018/2020.

REVISIONS			
REV	DATE	COMMENT	BY
1	11/27/18	ADD PARCEL 156	ECR
2	02/01/19	PER COMMENTS	ECR
3	03/18/19	PER COMMENTS	ECR
4	03/22/19	PER COMMENTS	ECR
5	04/19/19	PER COMMENTS	ECR

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811  
(WV) 1-800-245-4848 (PA) 1-800-242-1773 (DC) 1-800-257-7777  
(VA) 1-800-552-7001 (MD) 1-800-257-7777 (DE) 1-800-292-8555

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MB162042

DRAWN BY: ECR

CHECKED BY: MJ

DATE: 6/6/18

SCALE: AS SHOWN

CAD I.D.: TCD

PROJECT: TREE CONSERVATION PLAN II FOR THREE ROADS CORNER, LLC LOCATION OF SITE

13709 OLD BRANDYWINE ROAD  
11TH ELECTION DISTRICT, BRANDYWINE  
PRINCE GEORGE'S COUNTY, MD 20613  
TAX MAP 144, GRID F3  
PARCELS 156, 159 & 167

**BOHLER**  
ENGINEERING

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MD@BohlerEng.com

PROFESSIONAL LANDSCAPE ARCHITECT  
CHRISTOPHER JOZZI, LICENSE # 1018/2020  
I, CHRISTOPHER JOZZI, HEREBY CERTIFY THAT THE DRAWINGS WERE PREPARED OR SUPERVISED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE BOARD OF PROFESSIONAL LANDSCAPE ARCHITECTS OF MARYLAND, LICENSE NO. 1018/2020, EXPIRATION DATE: 10/18/2020

SHEET TITLE: TREE CONSERVATION PLAN II

SHEET NUMBER: 2 OF 2