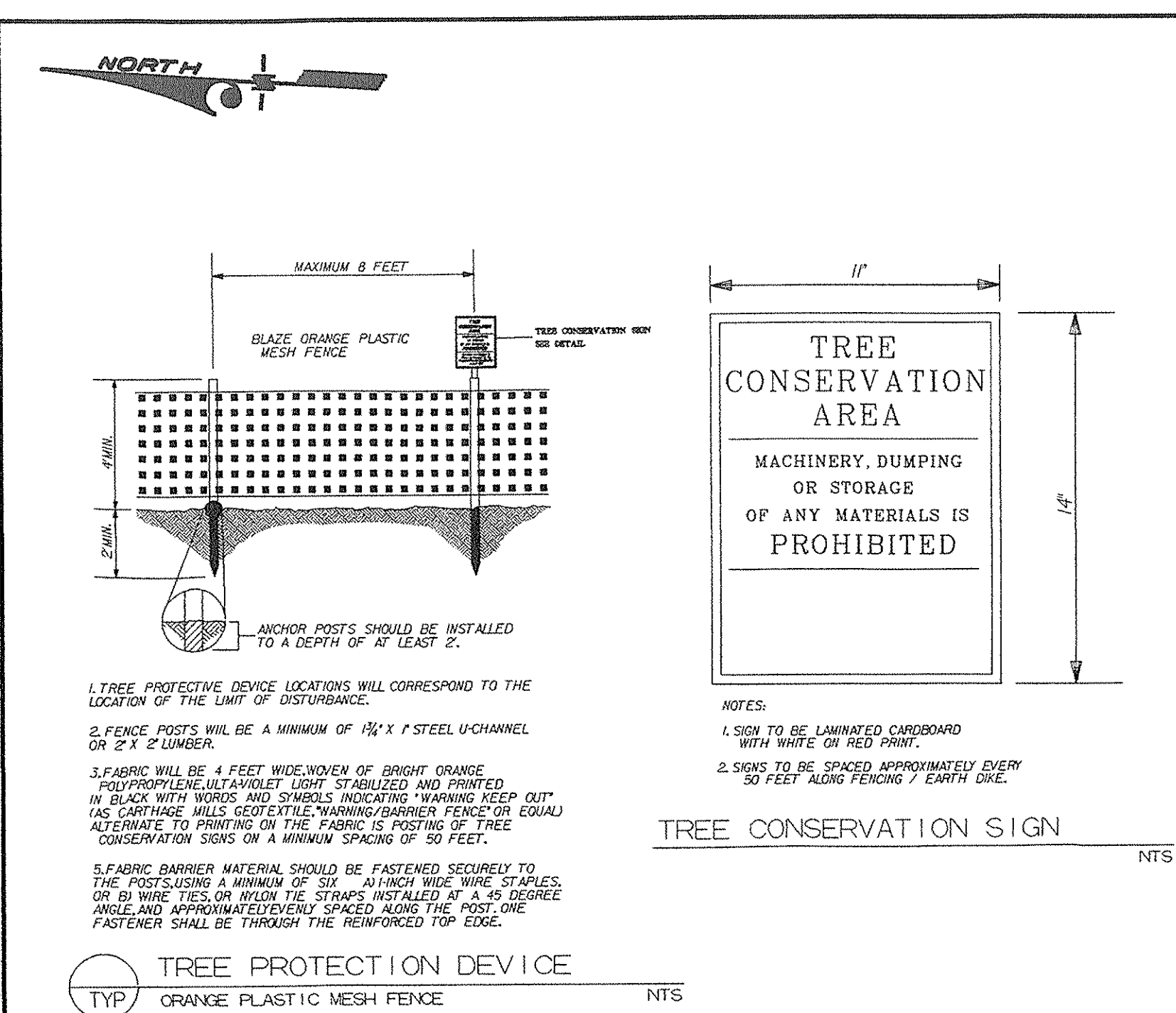




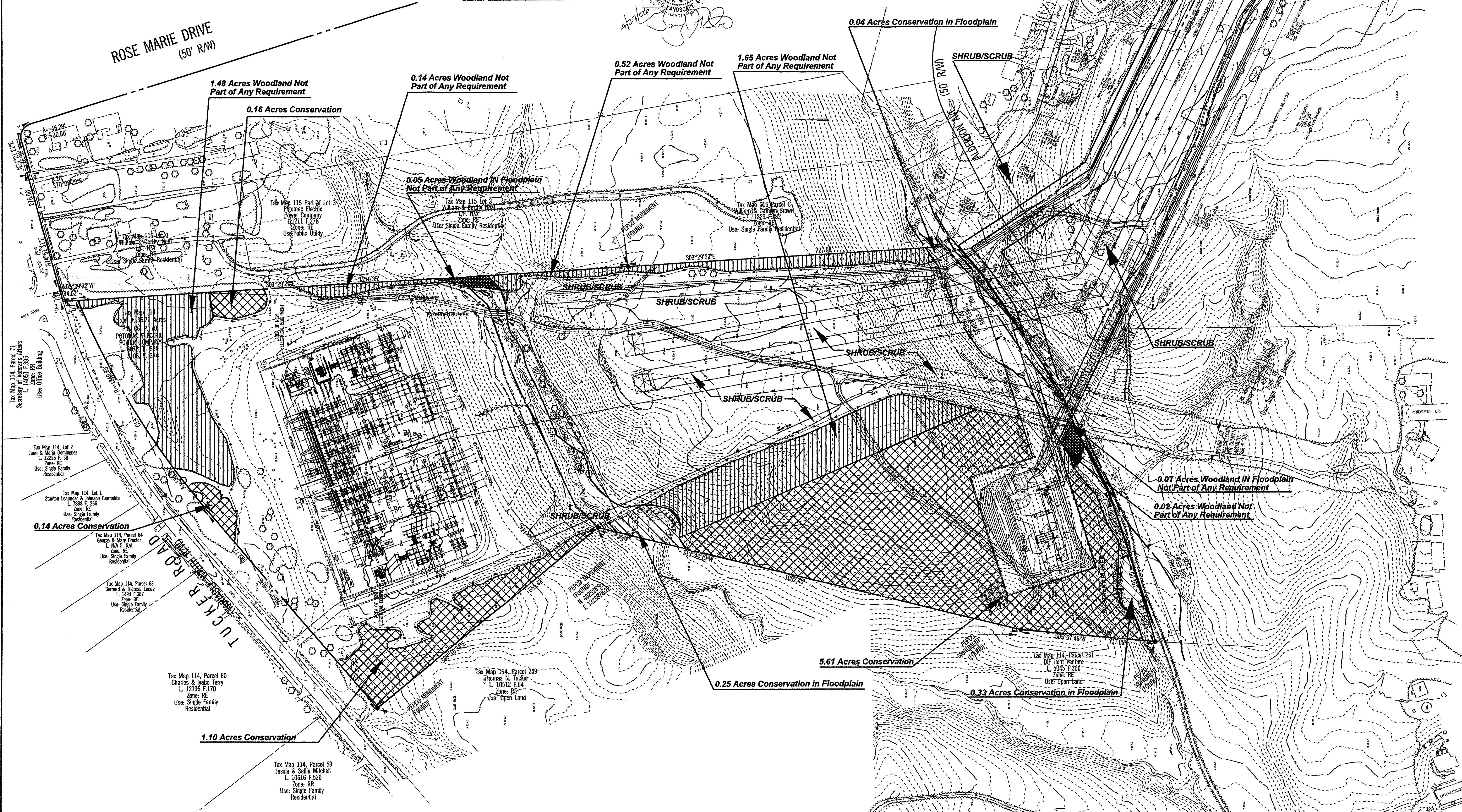
WOODLAND CONSERVATION SCHEDULE

ZONE:	Residential Estate (R-E)	OWNER:	PEPCO	APPLICANT:	Washington Gas
GROSS TRACT:	35.71 AC	ADDRESS:	201 9th Street, NW	ADDRESS:	5801 Industrial Road
FLOODPLAIN:	2.69 AC	WASHINGTON, DC 20008	Springfield Road, VA 22151		
PREVIOUSLY DEDICATED LAND:	NONE	PHONE:	202-388-2279	PHONE:	703-750-7673
NET TRACT:	34.11 AC	TAX MAP:	114, GRID F-1E-2		
SUBDIVISION/LOT/BLOCK:	Parcel A	PERMIT NO.:			

WOODLAND CONSERVATION CALCULATIONS	ACRES	HIGHER FLOODPLAIN
EXISTING WOODLANDS		
WCT (25 % X Net Tract)	a. 12.40 AC	k. 0.76 Acres
SMALLER OF A OR B	b. 8.53 AC	
WOODLAND ABOVE WCT (A-B) 0 IF < 0	c. 8.53 AC	
WOODLAND CLEARED	d. 1.58 AC	l. 0.02 AC
SMALLER OF D OR E	e. 1.58 AC	
CLEARING BELOW WCT (E-F) 0 IF < 0	f. 0	
REPLACEMENT (F X 2.0)	g. 0.40 AC	
AFFORESTATION (if applicable)	h. 0	
(Net tract X 2-AL OR	i. 0	
Net tract X .15 - AL 0 IF < 0	j. 0	

WOODLAND CONSERVATION REQUIRED:	ACRES
(C-H+J-L-G)	8.95 AC
WOODLAND CONSERVATION PROVIDED (ALL 3 PHASES)	ACRES
WOODLAND PRESERVATION	7.01 AC
REFORESTATION/ REPLACEMENT:	0
AFFORESTATION:	0
AREA APPROVED FOR FEE-IN-LIEU	\$0.30 X 43,560 = \$
OFF-SITE CREDITS Provided Via Offsite Mitigation Easement	194 AC
TOTAL WOODLAND CONSERVATION PROVIDED:	8.95 AC

ADDITIONAL WOODLAND NOT PART OF ANY REQUIREMENT:	3.81 AC	ACRES
ADDITIONAL WOODLAND IN FLOODPLAIN NOT PART OF ANY REQUIREMENT:	0.12 AC	ACRES
WOODLAND CONSERVATION CERTIFICATION		
PLAN CERTIFIED BY:	GARY RUBINO	
ADDRESS:	5801 EDMONSTON RD.	
	GREENBELT, MD. 20870	
LICENSE:	MD LAND ARCH. NO. 510	



- General 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.
 - 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.
 - The location of all Tree Protection Devices (TPDs) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Inspector from DER. Upon approval of the flagged or staked TPD locations by the DER Inspector, installation of the TPD s may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
 - All tree planting for woodland replacement, reforestation or afforestation will be completed prior to release of bonds. Failure to establish the woodland replacement, reforestation or afforestation within the prescribed time frame will result in a failure to receive a Use and Occupancy Permit and/or a violation of this plan including the associated \$150 per square foot penalty unless a written extension is approved.
 - Woodland Conservation - Tree Save Areas shall be posted as shown at the same time as Tree Protective Device installation. The signs shall remain in place until work is completed.
 - Tree Conservation Area signs will be securely attached to at least every fifth (5th) post.
 - Tree Protective Devices, flagging, and signs for Woodland Conservation Areas shall be removed at completion of final grading, but maintained by the contractor until then.
 - DER shall be notified prior to soil preparation or in-lieu of any tree planting on this site.
 - Sediment and erosion control measures will comply with the Sediment Control Plan as approved by the Prince George's County Soil Conservation District.
 - Contractor is liable for any damages he causes during construction to any preservation areas, fences, roads, paved paths, utilities, or other improvements on private or public property.
 - Approved Sediment and Erosion Control Measures may be substituted in lieu of Tree Protective Devices (TPDs) shown on this plan. In-field location and substitutions must be approved by the DER Inspector.
 - Prior to the issuance of any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.
 - Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Area (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines 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.

- WETLANDS
- EXTENDED BUFFER
- 50' STREAM BUFFER
- 25' WETLAND BUFFER
- TREE PROTECTION DEVICE
- CONSERVATION
- CONSERVATION IN FLOODPLAIN
- ADDITIONAL WOODLAND NOT PART OF ANY REQUIREMENT
- ADDITIONAL WOODLAND NOT PART OF ANY REQUIREMENT IN FLOODPLAIN

M-NCPPC	
Prince George's County Planning Department	
Natural Resources Division	
APPROVAL	
TREE CONSERVATION PLAN	
TCP 04202	
Approved by	Date
00 Jim Stasz	5/21/02
01 Jim Stasz	6/9/05
02 J. Stasz	5/11/06
03	
04	
05	