

- SITE NOTES**
- OWNER/APPLICANT:
PRINCE GEORGE'S COUNTY DEPARTMENT
OF PUBLIC WORKS AND TRANSPORTATION
OFFICE OF PROJECT MANAGEMENT
9400 PEPPER CORN PLACE, SUITE 310
LARGO, MD 20774
 - SITE DATA:
TAX ACCT #1086453
TAX MAP GRID 04C2
LIBER/FOLIO 0414B/941
ELECTION DISTRICT 1
ADC MAP GRID LETTER C AND D
NUMBER 1 AND 2
WSSC GRID H:216NE08
ADDRESS: 301 WATKINS PARK DRIVE
UPPER MARLBORO, MD 20772
 - CURRENT USE: COUNTY PARK
PROPOSED USE: COUNTY PARK
 - CURRENT ZONES: O-S AND ZONES R-O-S
 - BOUNDARY INFORMATION SHOWN HEREIN IS BASED ON INFORMATION FROM
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION.
 - TOPOGRAPHIC INFORMATION SHOWN HEREIN IS BASED ON PRINCE GEORGE'S
COUNTY AERIAL TOPOGRAPHY AND SUPPLEMENTAL FIELD SURVEY CONDUCTED
IN OCTOBER 2011 BY WBCM.
 - THE PROPERTY SHOWN HEREIN DOES NOT LIE WITHIN ANY DESIGNATED FLOOD
PLAIN AREA AS PER FEMA COMMUNITY PANEL NO. 2452080020C,
EFFECTIVE JUNE 18, 1987.

SOILS TABLE					
Map Unit Symbol	Map Unit Name	K-Factor (Whole Soil)	Hydric Rating	Hydrologic Soil Group	Drainage Class
EwC	Evesboro-Downer complex, 5 to 10 percent slopes	0.1	Not Hydric	A	Excessively Drained
GbB	Galestown-Urban land complex, 0 to 5 percent slopes	0.1	Not Hydric	A	Somewhat Excessively Drained
GbD	Galestown-Urban land complex, 5 to 15 percent slopes	0.1	Not Hydric	A	Somewhat Excessively Drained

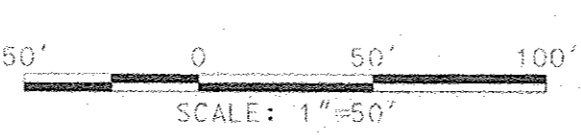
Summary Table - Forest Analysis and Priorities						
Stand	Part A Structure (Out of 20)	Part B Condition (Out of 20)	Part C Location (Out of 60)	Total (Out of 60)	Priority for Preservation (H/M or L)	Priority for Restoration (H/M or L)
A	15.0	17.0	20	52	H	M
B	17.0	18.0	10	45	L	L
C	18.0	18.0	10	43	L	L

SPECIMEN TREE TABLE						
Point No.	Species	Common Name	DBH (in.)	Condition	Condition Comments	Preserved or Removed
ST-1	Quercus michauxii	Basket oak	36.5	Fair	Base of tree exposed	Removed
ST-2	Quercus michauxii	Basket oak	33	Good	None	Preserved
ST-3	Quercus michauxii	Basket oak	32.5	Fair	Split in trunk	Preserved

Table B-4: TCP2 Statistics Table for Linear and Governmental Projects	
Site Statistics	Total
Grass project area	4.33 Acres
Existing 100-year floodplain	0
Net project area	4.33 Acres
Existing woodland in the floodplain	0
Existing woodland in net project area	1.37 Acres
Existing woodland total	1.37 Acres
Existing PMA	0.94 Acres
Regulated stream (linear feet of centerline)	0

LEGEND

- FSO SAMPLE POINT
- WETLAND
- TEMPORARY WOODLAND
PRESERVATION SIGN
(50 FOOT SPACING)
- PERMANENT WOODLAND
PRESERVATION SIGN
(100 FOOT SPACING)
- SPECIMEN TREE (ST) WITH CRITICAL
ROOT ZONE (1" DBH=1.5' CRZ)
- WETLAND BUFFER
- WATERSHED BOUNDARY
- LOD LIMIT OF DISTURBANCE
- SOIL TYPE
- STUDY AREA (100' FROM LOD)
- PROPERTY BOUNDARY
- REMOVE
- WOODLAND CLEARING
(WITHIN LOD)
- EXISTING WOODLAND
(OUTSIDE OF LOD)



QUALIFIED PROFESSIONAL CERTIFICATION

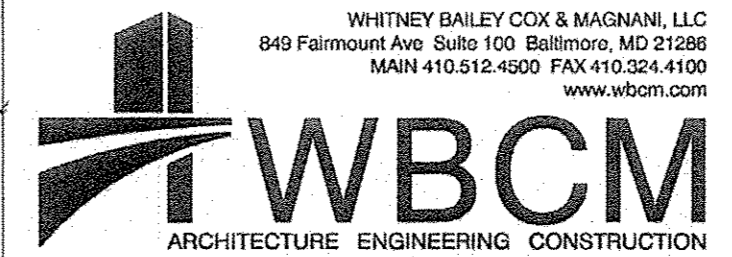
THIS PLAN COMPLES WITH THE CURRENT REQUIREMENTS OF PRINCE GEORGE'S COUNTY CODE
AND THE ENVIRONMENTAL TECHNICAL MANUAL

SIGNED: *[Signature]* DATE: 2/29/14

WHITNEY, BAILEY, COX & MAGNANI, LLC, ATTN: KARL RUTZAN, 849 FAIRMOUNT AVE SUITE 100
BALTIMORE, MD 21286, 410-512-4500 KROUTZAN@WBCOM.COM

M-NCPPC
PRINCE GEORGE'S PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
TREE CONSERVATION PLAN
TCP2-042-13

NETAL STAFF SIGNATURE: *[Signature]* DATE: 12/14/16



TCP 2-1

design	review and approval	review and approval
landscape architect 9-2013 date	Park Planning and Development Division date	date
architect 9-2013 date	date	date
STEPHEN UDZINSKI engineer 9-2013 date	date	date
TIM ANDRESINI drawn by 9-2013 date	date	date

PRINCE GEORGE'S COUNTY
DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION
PRINCE GEORGE'S COUNTY, MARYLAND

ISSUED FOR PROCUREMENT ON		
REVISIONS		
Rev. No.	Date	Description

I hereby certify that these documents were
prepared or approved by me, and that I am a
duly licensed professional engineer under the
laws of the State of Maryland.
License #
Expiration Date:

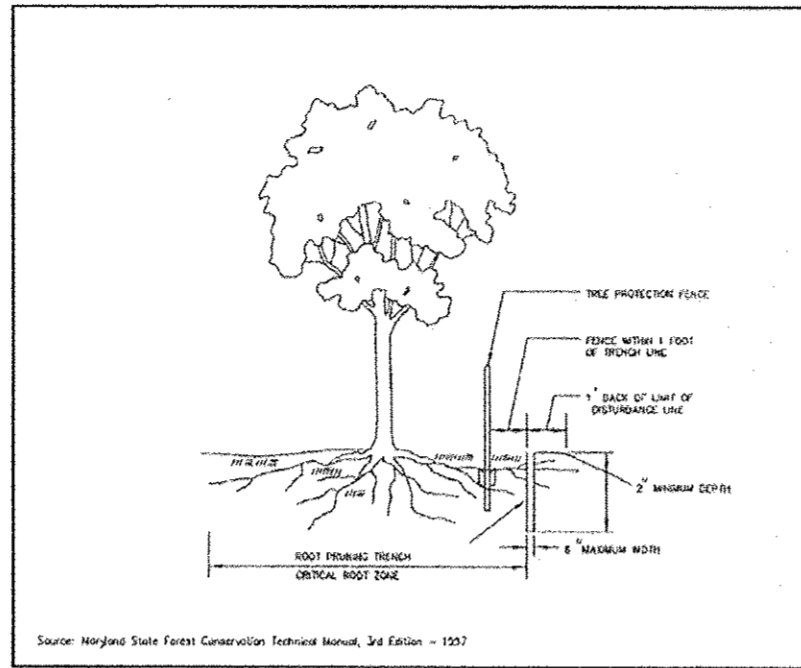
TYPE 2 TREE CONSERVATION PLAN
MUIRKIRK RD/CEDARBROOK LN/ O'DELL RD
INTERSECTION IMPROVEMENT PROJECT
PRINCE GEORGE'S COUNTY, MD

scale : AS SHOWN

Sheet 1 of 2

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR A GRADING PERMIT FOR THE MUIRKIRK ROAD AT ODELL ROAD/CEDARBROOK LANE INTERSECTION IMPROVEMENT PROJECT. IF THIS GRADING PERMIT EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
2. 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.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS WITH THE APPROPRIATE COUNTY AGENCY WHO 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.
4. 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.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS WITHIN THE DEVELOPING TIER AND IS ZONED IN BOTH O-S AND R-O-S.
7. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
8. THE SITE IS ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (G).
10. 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.
11. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
12. 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.
13. 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 TCP2.
14. 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.
15. 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 PROVIDED TO THE M-NCPPC, PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.

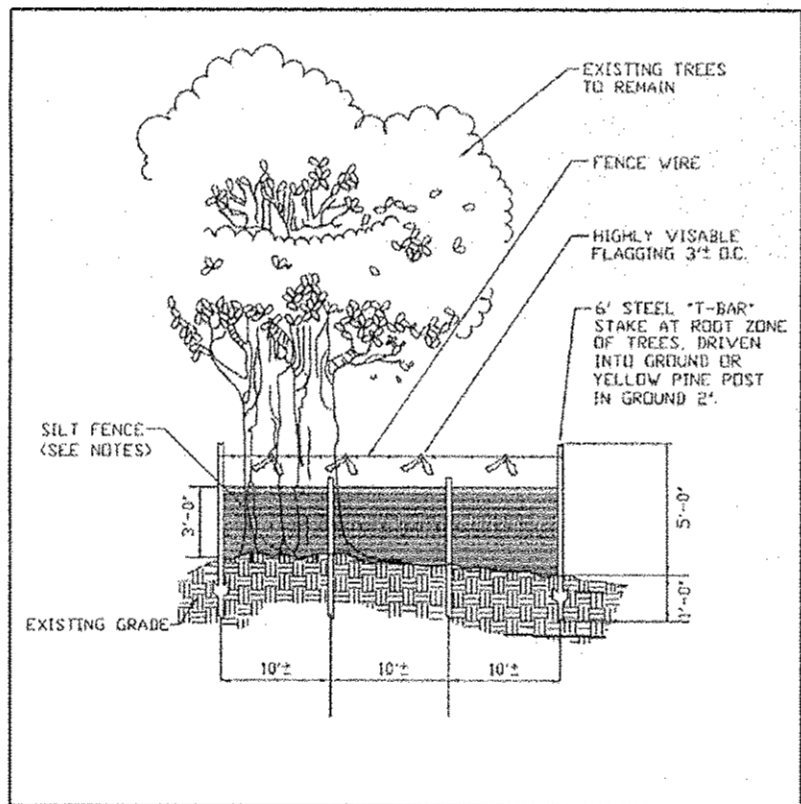


- NOTES:
1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
 2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
 3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
 4. TRENCH SOIL BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
 5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.
 6. TO BE APPLIED IN FIELD AS RECOMMENDED BY INSPECTOR.

ROOT PRUNING

August 2010

A-4, DET-10

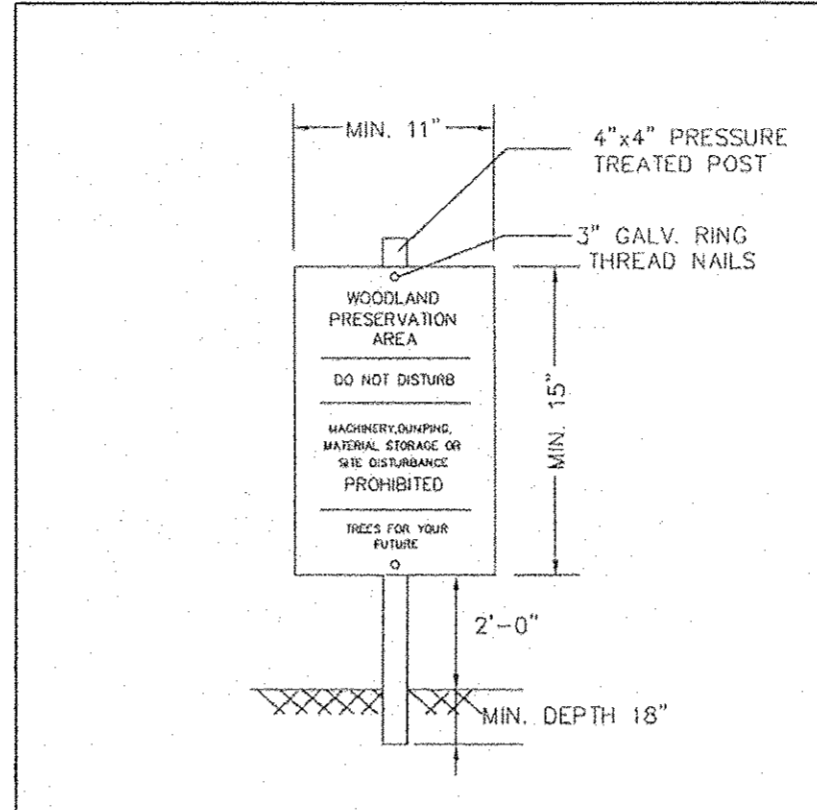


- NOTES:
1. SILT FENCE TO BE HEELED INTO SOIL.
 2. WIRE, SNOW FENCE, ETC. FOR TREE PROTECTION ONLY.
 3. BOUNDARIES OF RETENTION AREA WILL BE ESTABLISHED AS PART OF THE TREE CONSERVATION PLAN REVIEW PROCESS.
 4. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 5. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 6. DEVICE SHOULD BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
 7. PROTECTION SIGNS ARE ALSO REQUIRED.
 8. LOCATE FENCE OUTSIDE THE CRITICAL ROOT ZONE.

TYPE 4 (TEMPORARY) TREE PROTECTION FENCE
COMBINATION SILT FENCE & TREE PROTECTION

August 2010

A-4, DET-8



- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
 6. LOCATE SIGNS APPROXIMATELY EVERY 100 FEET ALONG FENCING.
 7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

August 2010

A-4, DET-1

Woodland Conservation Worksheet for Governmental and Linear Projects in Prince George's County			
SECTION 1 - Establishing Site Information			
1 Property Description or Name:	Muirkirk Road at Odell Road/Cedarbrook Lane	Rev. No.	00
2 Project Location:		Rev. No.	00
3 TCP2 Number:	TCP2-042-13	Rev. No.	00
4 APN Number:	00-042-12	Rev. No.	00
5 Date:	0-0	Rev. No.	00
6 Gross Area:	4.03 acres	Rev. No.	00
7 Gross Project Area (Acres):	4.03 acres	Rev. No.	00
SECTION 2 - Determining Requirements			
8 Existing Woodland in Project Limits (WVCT)	1.37	Ac	48.30%
9 Woodland Cleared in Project Limits	1.37		
10 Total Area of Woodland Cleared (Designated to 1:1 replacement)	1.37		
11 On-Site Woodland Conservation Provided (offset/offset)	0.00		
12 Off-Site Woodland Conservation Provided (offset/offset)	0.00		
13 Woodland Conservation Requirements	1.37 acres		
SECTION 3 - Meeting the Requirements			
14 Woodland Preserved	0.00		
15 Off-Site Woodland Conservation Provided	0.00		
16 Natural Regeneration	0.00		
17 Landscape Credit	0.00		
18 Specimen/Historic Tree Credit (CRZ area 12.0)	0.00		
19 Forest Enhancement Credit (Area * 25)	0.00		
20 Street Tree Credit (Existing or 10 year canopy coverage)	0.00		
21 Prior Credit for Off-Site Woodland Conservation Provided	0.00		
22 Current Credits for On-Site Woodland Conservation Required	1.37		
23 Off-Site Woodland Conservation Provided (offset/offset)	0.00		
24 Off-Site Woodland Conservation Provided (offset/offset)	0.00		
25 Area Approved for Tree-in-Land/FFA	0.00		
26 Area Approved for Tree-in-Land/FFA	0.00		
27 Total Woodland Conservation Provided	1.37 acres		
28 Prepared by: <i>[Signature]</i> Date: 8/26/2014			

NOTE: THIS PLAN IS APPROVED IN ACCORDANCE WITH THE FOLLOWING VARIANCE(S) FROM THE STRICT REQUIREMENTS OF SUBTITLE 25 APPROVED BY THE PLANNING DIRECTOR ON (MARCH 2014):

A. THE REMOVAL OF ONE SPECIMEN TREE (SECTION 25-122(B)(1)(G)) AS ST-1

design

landscape architect
9-2013
date

architect
9-2013
date

STEPHEN UDZINSKI
engineer
9-2013
date

TIM ANDRESINI
drawn by
9-2013
date

review and approval

Park Planning and Development Division
date

date

date

date

review and approval

date

date

date

date

PRINCE GEORGE'S COUNTY
DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION
PRINCE GEORGE'S COUNTY, MARYLAND

ISSUED FOR PROCUREMENT ON

REVISIONS	
Rev. No.	Description



M-NCPPC
PRINCE GEORGE'S PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
TREE CONSERVATION PLAN
TCP2-042-13

INITIAL STAFF SIGNATURE
00 KIFmch
DATE
12/19/16

TCP 2-1

TYPE 2 TREE CONSERVATION PLAN
MUIRKIRK RD/CEDARBROOK LN/ O'DELL RD
INTERSECTION IMPROVEMENT PROJECT
PRINCE GEORGE'S COUNTY, MD

scale: NO SCALE

Sheet 2 of 2

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License #
Expiration Date: