

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3507
FAX (301) 937-3507

BOWIE FIRE STATION
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION PLAN TYPE II

REVISIONS

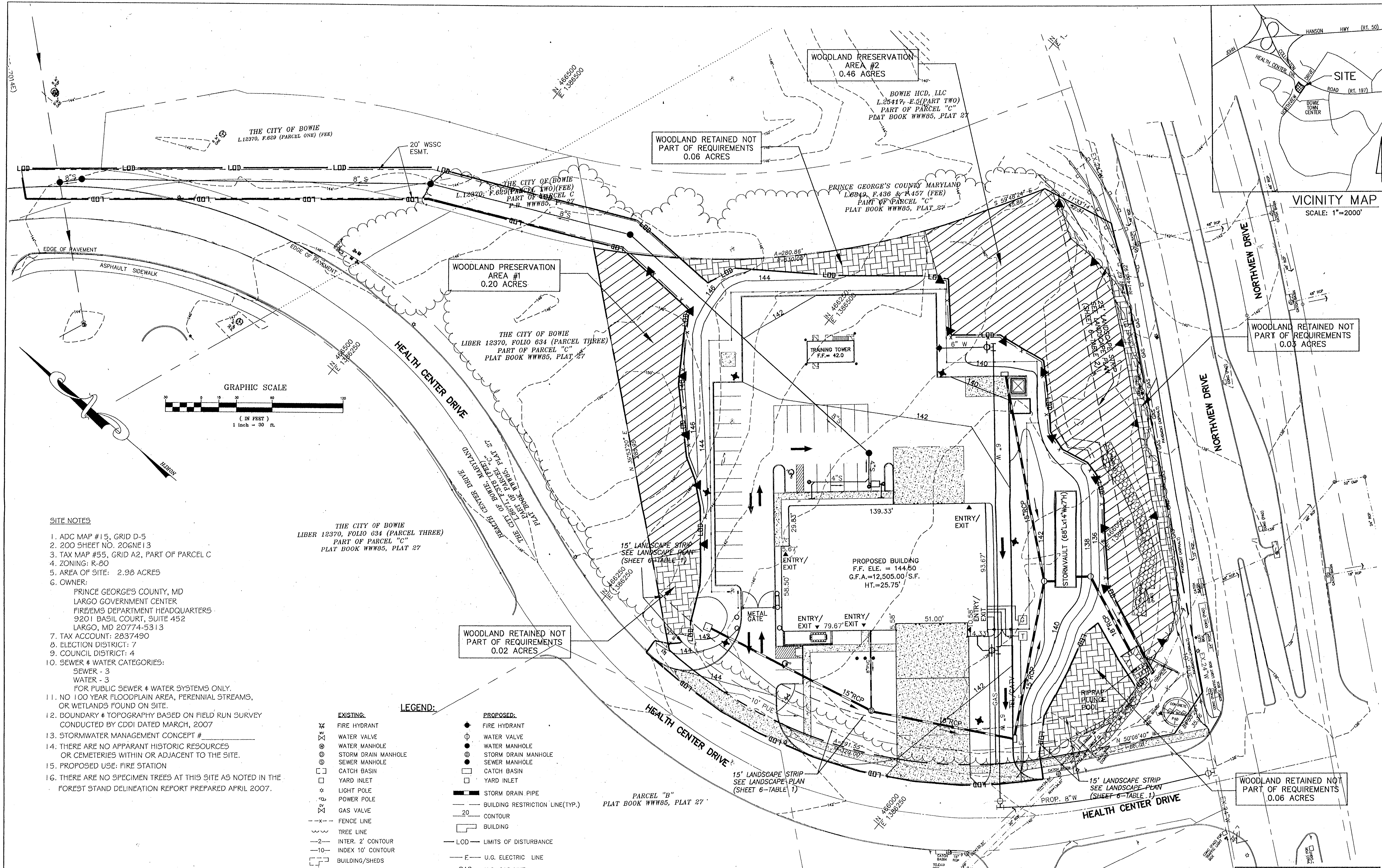
9/21/07 REV. PER	
COUNTY COMMENTS	
DATED 6/18/07, D.S.	
10/24/07 REV. PER	
COUNTY COMMENTS	
DATED 10/23/07, D.S.	

DATE: JUNE, 2007
DWN. DS. CHECKED GB

SCALE: 1"=30'

PROJECT/FILE NO.
07-008

SHEET NO.
1 OF 2



SITE NOTES

1. ADC MAP #15, GRID D-5
2. 200 SHEET NO. 206NE13
3. TAX MAP #55, GRID A2, PART OF PARCEL C
4. ZONING: R-80
5. AREA OF SITE: 2.98 ACRES
6. OWNER:
PRINCE GEORGE'S COUNTY, MD
LARGO GOVERNMENT CENTER
FIRE/EMS DEPARTMENT HEADQUARTERS
9201 BASIL COURT, SUITE 452
LARGO, MD 20774-5313
7. TAX ACCOUNT: 2837430
8. ELECTION DISTRICT: 7
9. COUNCIL DISTRICT: 4
10. SEWER & WATER CATEGORIES:
SEWER - 3
WATER - 3
FOR PUBLIC SEWER & WATER SYSTEMS ONLY.
11. NO 100 YEAR FLOODPLAIN AREA, PERENNIAL STREAMS,
OR WETLANDS FOUND ON SITE.
12. BOUNDARY & TOPOGRAPHY BASED ON FIELD RUN SURVEY
CONDUCTED BY CDDI DATED MARCH, 2007
13. STORMWATER MANAGEMENT CONCEPT #
14. THERE ARE NO APPARENT HISTORIC RESOURCES
OR CEMETERIES WITHIN OR ADJACENT TO THE SITE.
15. PROPOSED USE: FIRE STATION
16. THERE ARE NO SPECIMEN TREES AT THIS SITE AS NOTED IN THE
FOREST STAND DELINEATION REPORT PREPARED APRIL 2007.

THE CITY OF BOWIE
LIBER 12370, FOLIO 634 (PARCEL THREE)
PART OF PARCEL "C"
PLAT BOOK WWW85, PLAT 27

EXISTING:
X FIRE HYDRANT
WATER VALVE
WATER MANHOLE
STORM DRAIN MANHOLE
SEWER MANHOLE
CATCH BASIN
YARD INLET
LIGHT POLE
POWER POLE
GAS VALVE
FENCE LINE
TREE LINE
INTER. 2' CONTOUR
INDEX 10' CONTOUR
BUILDING/SHEDS

LEGEND:

PROPOSED:
FIRE HYDRANT
WATER VALVE
WATER MANHOLE
STORM DRAIN MANHOLE
SEWER MANHOLE
CATCH BASIN
YARD INLET
STORM DRAIN PIPE
BUILDING RESTRICTION LINE(TYP.)
20' CONTOUR
BUILDING
LOD - LIMITS OF DISTURBANCE
E - U.G. ELECTRIC LINE
GAS - U.G. GAS LINE
W - PROPOSED WATER LINE
WOODLAND PRESERVATION AREA
WOODLAND PRESERVATION FENCE
WOODLAND PRESERVATION SIGN
WOODLAND RETAINED NOT PART OF REQUIREMENTS

OWNER/APPLICANT:

PRINCE GEORGE'S COUNTY
FIRE/EMS DEPARTMENT HEADQUARTERS
LARGO GOVERNMENT CENTER
9201 BASIL COURT, SUITE 452
LARGO, MD 20774
T.P.NO.: (301) 883-5200
FAX NO.: (301) 883-5212

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

TCP - II CERTIFIED BY:

GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53
DATE 6/21/07

M.N.C.P.P.C.
Prince George's County Planning Department
Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN

TCP II/054/07

Approved by	Jeri Shirley	11/1/07
01		
02		
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06		

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- STANDARD TCP-II NOTES
1. 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 \$1.50 per square foot mitigation fee.
 2. The Department of Environmental Resources (DER) shall be contacted prior to the start of any work on the site. Implementation of woodland conservation measures shown on this plan.
 3. Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Area (Tree Save Area, Reforestation Area, Afforestation Area, or Selective Clearing Area) 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.
 4. All appropriate bonds shall 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.
 5. All required off-site mitigation shall be identified on an approved TCP-II for the offsite location and shall be recorded as an off-site easement in the land records of Prince George's County prior to issuance of any permits for the subject property.

Optional Notes

1. The location of all Tree Protective Devices (TPDs) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPDs 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.
4. Woodland Conservation-Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time as Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place.

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

Removal of Hazardous Trees or Hazardous Limbs By Developers or Builders

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 Department of Environmental Resources as dead, dying, or hazardous may be removed.

1. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or Licensed Tree Expert to believe that the tree or 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.
2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards (Tree, Shrub, and Other Woody Plant Maintenance-Standard Practices).
3. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lot or parcels on which the trees are located. Only after approval by the appropriate inspector may the tree be cut by chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch, or other materials that would inhibit sprouting.
4. 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.

Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, or Non- Native Plants in Woodland Conservation Areas Owned by Individual Homeowners

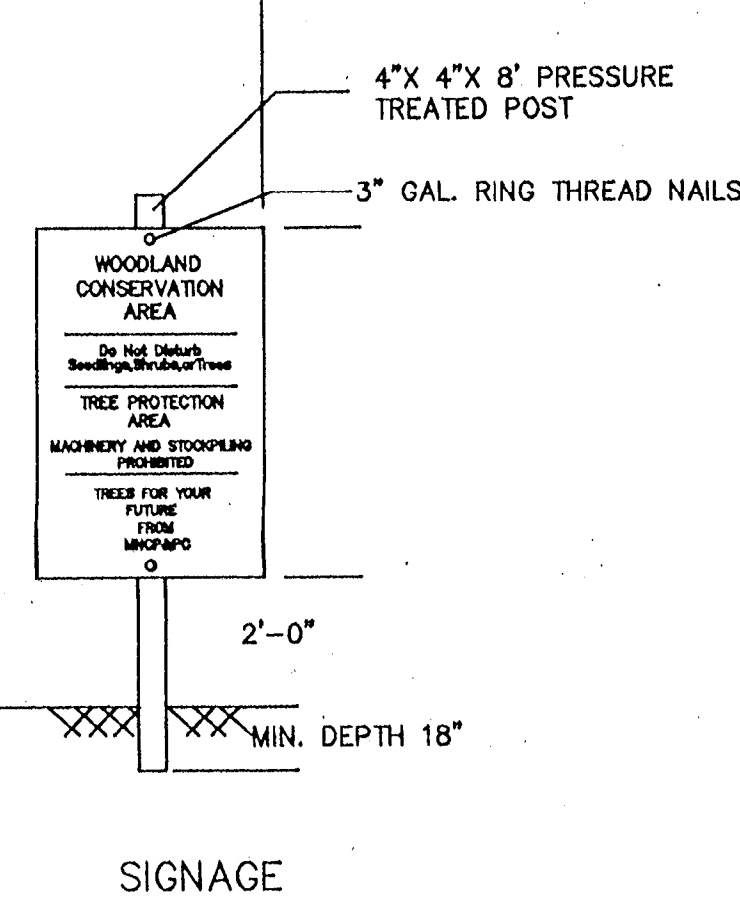
1. If the developer or builder no longer has an interest in the property, the home owner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. 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.
2. The removal of noxious, invasive, and non-native plant species from the woodland conservation area may be done with the use of hand-held equipment only, such as pruners or a chain saw. These plants may be cut near the ground and the 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.
3. 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 accordance with the label instructions.

Note: 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/cutting or cutting of trees.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

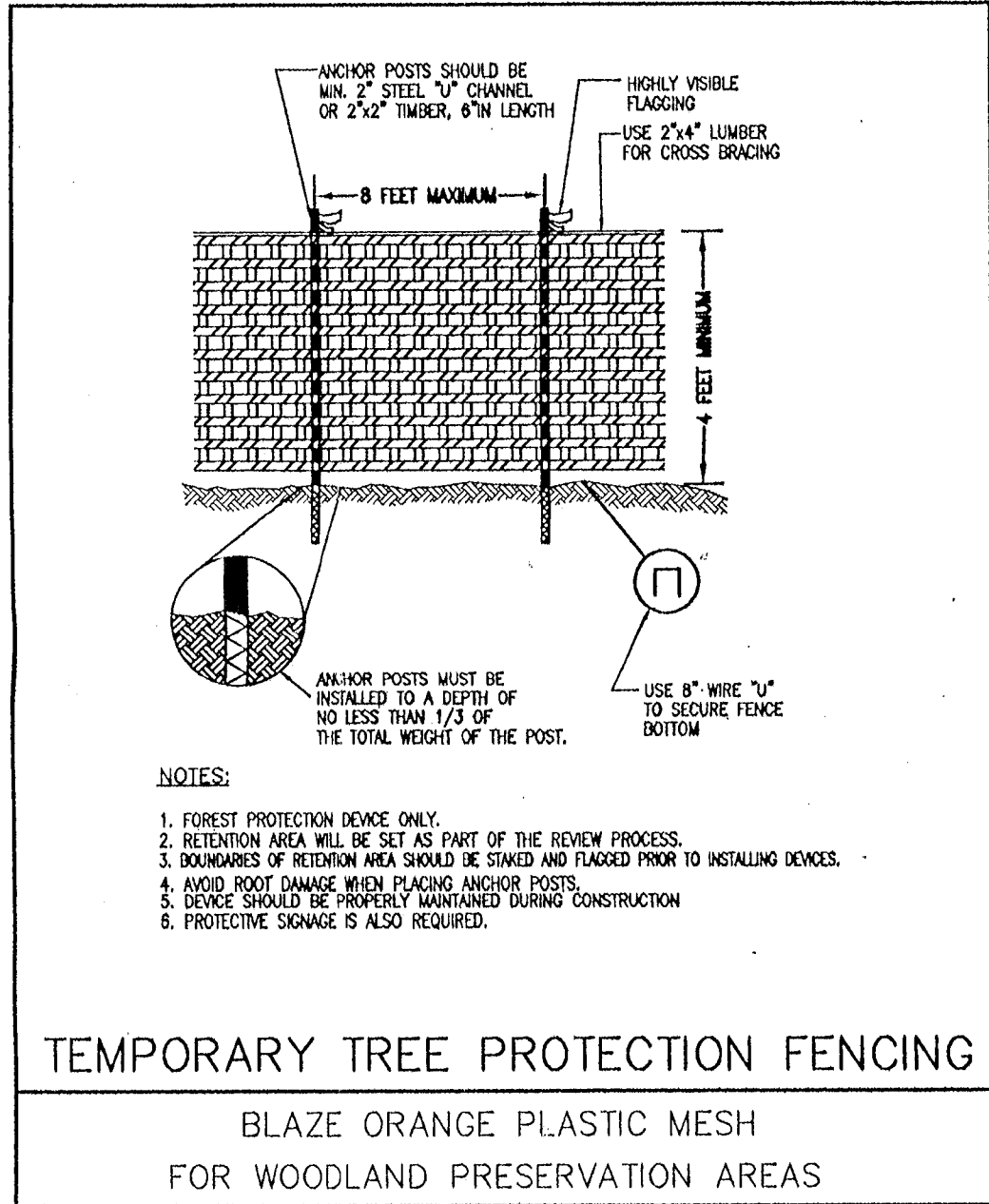
1. A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation Plan (TCP) on file in the office of the M-NOPPC Environmental Planning Section located on the 4th floor of the County Administration Building located at 14741 Governor Dean Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-962-3550. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by the M-NOPPC Environmental Planning Section.
2. Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and over-seeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fescue is not acceptable.

Woodland Conservation Worksheet for Prince George's County			
Zone:	R-80		
Gross Tract:	2.98		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	2.98	0.00	0.00
*Include acreage in the corresponding columns for each zone.			
BOWIE FIRE STATION			
Property Description or Subdivision Name: Is this site subject to the 1989 Ordinance? Reforestation Requirement Reduction Questions Is this one (1) single family lot? (y/n) Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n) Is this a Mitigation Bank Break-even Point (preservation) = Clearing permitted w/o reforestation =			
Woodland Conservation Calculations:			
	Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland	2.75	0.00	
Woodland Conservation Threshold (NTA) = Smaller of a or b	20.00%	0.60	
Woodland above WCT	2.15		
Woodland cleared	1.92	0.00	0.08
Smaller of 3 or e	1.92		
Clearing above WCT (0.25 : 1) replacement requirement	0.48		
Clearing below WCT (2:1 replacement requirement)	0.00		
Afforestation Threshold (AFT) =	15.00%	0.00	
Off-site Mitigation being provided on this property	0.00		
Woodland Conservation Required	1.16		
Woodland Conservation Provided:			
	(acres)		
Woodland Preservation	0.68		
Afforestation / Reforestation	0.00		
Area approved for fee-in-lieu	0.50		\$6,534.00
Credits for Off-site Mitigation on another property	0.00		
Off-site Mitigation being provided on this property	0.00		
Total Woodland Conservation Provided	1.16		
Area of woodland not cleared			
	0.83 acres		
Woodland retained not part of requirements:	0.17 acres		
Prepared by: <i>Don Liff</i> 10-25-07 Signed: _____ Date: _____			

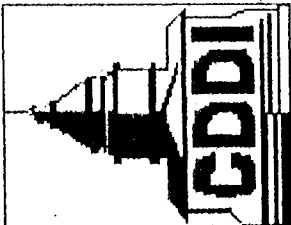


NOTES:

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.



M-NOPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL TREE CONSERVATION PLAN TCP II/054/07	
Approved by: <i>Don Liff</i> 11/6/07	
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