

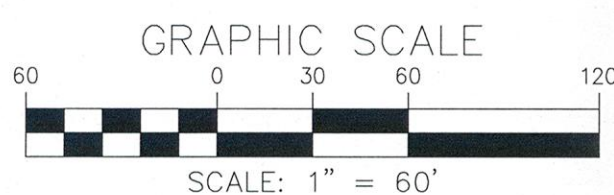
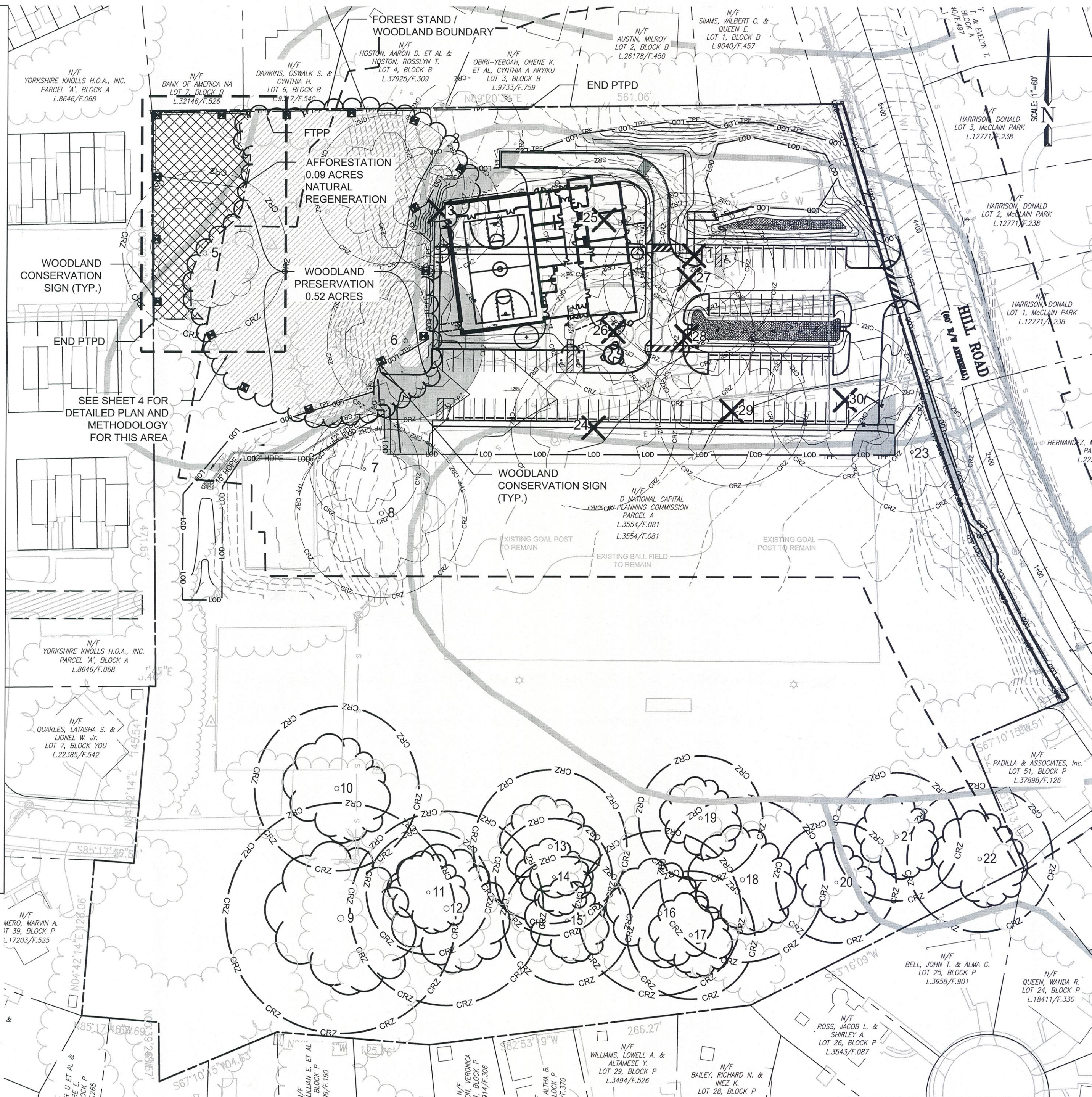
PEPPERMILL COMMUNITY CENTER

TCP II

SEAT PLEASANT (18th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

LEGEND

	450	EXISTING MAJOR CONTOUR
	452	EXISTING MINOR CONTOUR
	G	EXISTING GAS LINE
	SEW	EXISTING SEWER LINE
	W	EXISTING WATER LINE
	C	EXISTING TELECOM LINE
	E	EXISTING ELECTRIC LINE
		EXISTING TREELINE
		EXISTING CANOPY TREE COVERAGE
		EXISTING FORESTED AREA (WOODLAND)
		EX. SPECIMEN TREE TO BE REMOVED
		EX. SPECIMEN TREE TO REMAIN
		EX. SPECIMEN TREE TO REMAIN
		EXISTING PROPERTY LINE
		EXISTING STORM DRAIN PIPE
		EX. TREE CRZ IMPACT AREA
	LOD	LIMIT OF DISTURBANCE
	RP	100' BUFFER
	TPF	ROOT PRUNING
	TPF	TREE PROTECTION FENCE - TEMPORARY
	TPP	TREE PROTECTION FENCE - PERMANENT
		BOUNDARY LINE
		PROPERTY LINE
		EASEMENT LINE
	460	PROPOSED MAJOR CONTOUR
	450	PROPOSED MINOR CONTOUR
		WOODLAND PRESERVATION AREA
		AFFORESTATION / REFORESTATION
		WOODLAND CONSERVATION SIGN



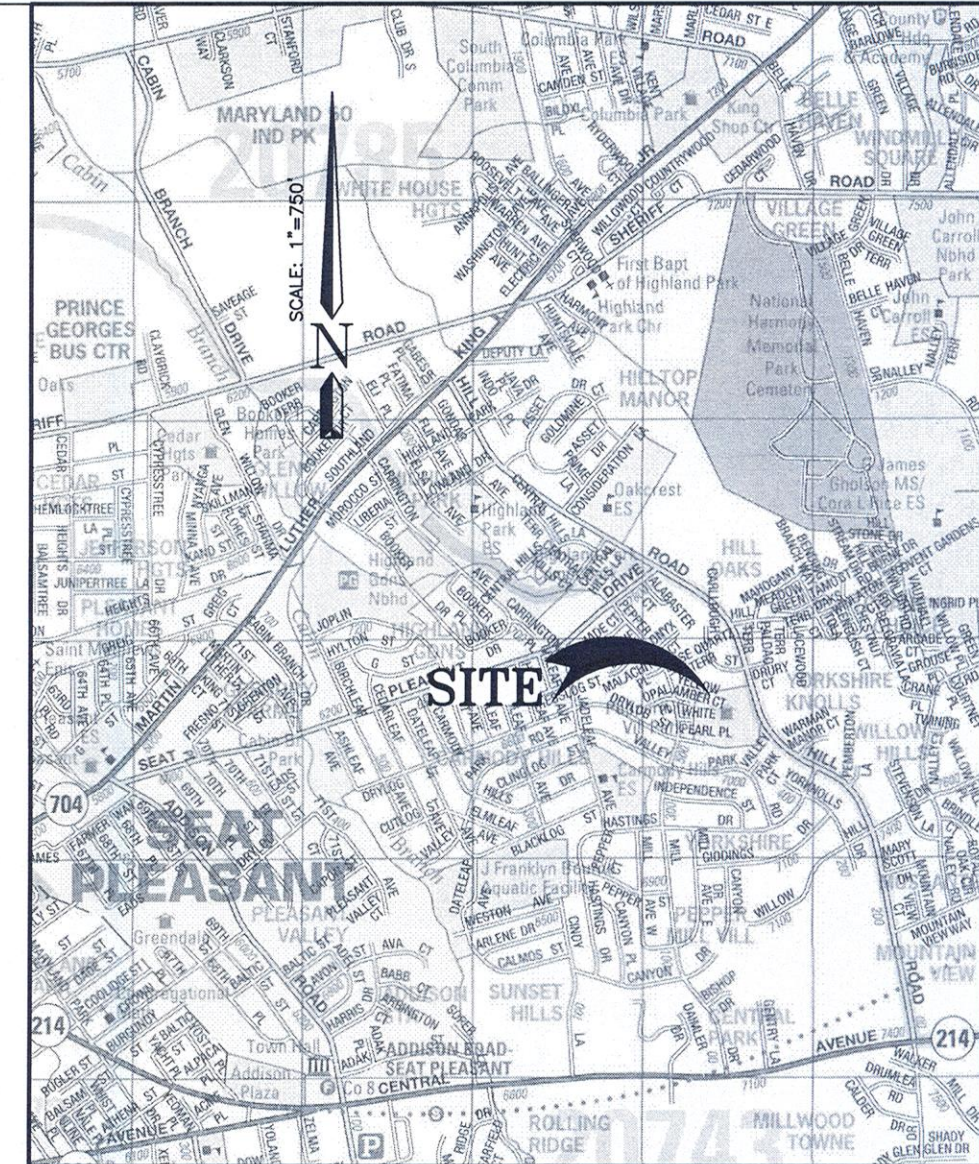
SHEET INDEX - TCP II		
SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
10	TCP-01	TREE CONSERVATION OVERALL PLAN VIEW
11	TCP-02	TREE CONSERVATION PLAN VIEW
12	TCP-03	TREE CONSERVATION NOTES AND DETAILS
13	TCP-04	TREE CONSERVATION NOTES AND DETAILS

QUALIFIED PROFESSIONAL CERTIFICATION
TO THE BEST OF MY ABILITY AND KNOWLEDGE THIS PLAN
COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25
AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL
MANUAL.

SIGNED:

DATE: 10/25/17

CPJ & ASSOCIATES, INC. - ERIC STURM, RLA #755
1751 ELTON ROAD, SUITE 300, SILVER SPRING, MD 20903
PHONE: 301-434-7000 EMAIL: ESTURM@CPJA.COM



VICINITY MAP
SCALE = 1" = 2,000'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 2080312
ADC P.G. CO. MAP PAGE # 5630, 1-7
WSSC 200' SHEET # 201 NE 06

Woodland Conservation Worksheet for Governmental and Linear Projects in Prince George's County			
SECTION 1-Establishing Site Information			
1 Property Description or Name:	PEPPERMILL COMMUNITY PARK	Rev. No.: 2	
2 Project Location:		Rev. No.: 0	
3 TCP2 Number 086-94	TCP2-086-94		
4 NRRI Number: 112-14	NRRI-112-2014		
5 Zone:	R-80		
6 Gross Tract:	11.36 Acres		
7 Project Area/Limits: Limit Of Disturbance	11.36 Acres		
SECTION 2-Determining Requirements			
8 Existing Woodland in Project Limits = WCT	0.61	or	5.37%
9 Woodland Cleared in Project Limits	0.09	Natural Regeneration	
10 Total area of woodland cleared (subject to 1:1 replacement)	0.09		
11 Off-Site Woodland Conservation provided (afforestation)	0.00		
12 Off-Site Woodland Conservation provided (preservation)	0.00		
13 Woodland Conservation Requirement	0.61 Acres		
SECTION 3-Meeting the Requirements			
14 Woodland Preserved	0.52	Bond amount: \$1,176.12	
15 Afforestation / Reforestation	0.09		
16 Natural Regeneration	0.00		
17 Landscape Credit	0.00		
18 Specimen / Historic Tree Credit (CZR Area * 2.0)	0.00		
19 Forest Enhancement Credit (Area * 0.25)	0.00		
20 Street Tree Credit (Existing or 10-year canopy coverage)	0.00		
21 Prior Credit for Off-site Woodland Conservation	0.00		
22 Current Credit for Off-site Woodland Conservation	0.00		
23 Off-site Woodland Conservation provided (afforestation)	0.00		
24 Off-site Woodland Conservation provided (preservation)	0.00		
25 Area Approved for Fee-in-Lieu / PFA	0.00	Fee amount: \$0.00	
26 Area Approved for Fee-in-Lieu / Non-PFA	0.00	Fee amount: \$0.00	
27 Total Woodland Conservation Provided	0.61	Acres	
28 Prepared by: Eric J. Sturm		Date: October, 2017	

- Notes:
- 7.3.3 Linear and Government Projects
TCP2s for linear projects are not required to include the entirety of the affected lots or parcels and can be prepared showing the limit of disturbance and a minimum of 100 feet outside the limit of disturbance.
 - One acre replacement for each acre disturbed is required.
 - R-O-S Zones are exempt from the Tree Canopy Requirements.

Property Owners Awareness Certificate

I/We KOFI ANSU 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.

Owner or Owners Representative Kopanas (Project Manager) Date 10/25/17

I/We DIANA KELLEY 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 Diana Kelley Date 10/25/17

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP II - 066-94

Approved by	Date	DRD #	Reason for Revision
00 JPM	7/8/94	NA	
01 JPM	9/20/99	NA	Increase to LOD
02 Kim A. Finch	10/26/2017	NA	Change to LOD
03			
04			
05			
06			
07			
08			



EIS	Revised per new LOD for outfall pipe.	8/29/2017	DATE	APPR.
1.				

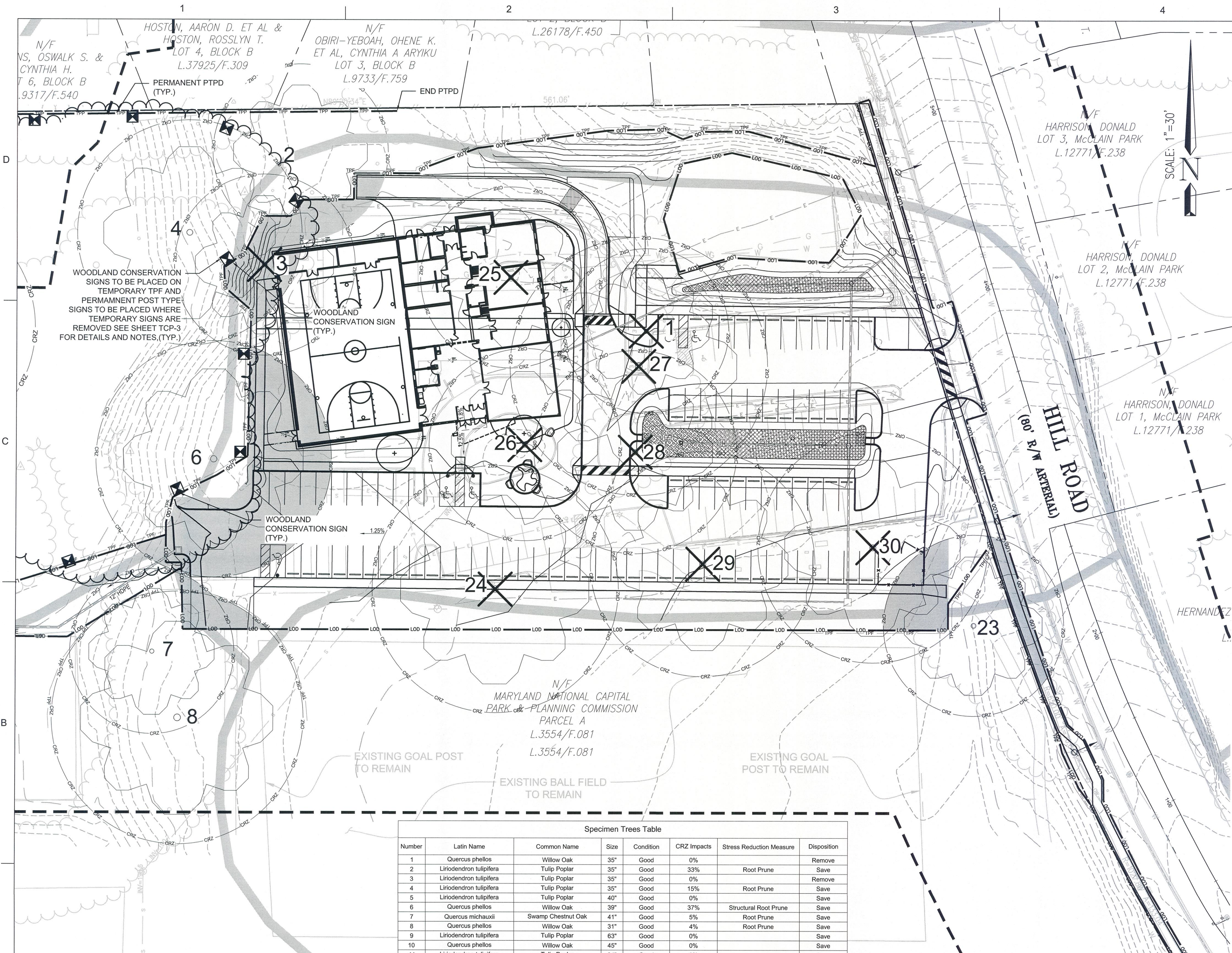
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES
WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR
IS RESPONSIBLE FOR VERIFYING LOCATION AND DEPTH OF ALL
EXISTING UTILITIES AND FOR PROTECTING THEM. CALL
BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CALL
"MISS UTILITY" AT 1-800-257-7777. 48 HOURS PRIOR TO THE START OF
WORK, THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY
COMPANIES OF THE LOCATION AND DEPTH OF ALL EXISTING
PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY
THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.

DESIGNED BY: EJS	DATE: JULY 7, 2017
DRAWN BY: GC	REV. NO.: 0
CHECKED BY: EJS	CONTRACT NO.:
SUBMITTED BY: EJS	FILE NUMBER:
PLOT SCALE: 1" = 60'	PLOT DATE: 10/25/2017
SIZE: 11" x 17"	FILE NAME: 22-01.DWG

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
DEPARTMENT OF PARKS AND REC.
600 HILL ROAD, NORTHEAST
PRINCE GEORGE, MARYLAND

PEPPERMILL COMMUNITY CENTER
ADDITION AND RENOVATIONS
SITE PLAN
600 HILL ROAD, NORTHEAST
PRINCE GEORGE'S COUNTY, MARYLAND
TREE CONSERVATION OVERALL PLAN VIEW

SHEET NO.
10 OF 45
TCP-01



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING GAS LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING TELECOM LINE
- EXISTING ELECTRIC LINE
- EXISTING TREELINE
- EXISTING CANOPY TREE COVERAGE
- EXISTING FORESTED AREA (WOODLAND)
- EX. SPECIMEN TREE TO BE REMOVED
- EX. SPECIMEN TREE TO REMAIN
- EX. SPECIMEN TREE TO REMAIN
- EXISTING PROPERTY LINE
- EXISTING STORM DRAIN PIPE
- EX. TREE CRZ IMPACT AREA
- LIMIT OF DISTURBANCE
- 100' BUFFER
- ROOT PRUNING
- TREE PROTECTION FENCE - TEMPORARY
- TREE PROTECTION FENCE - PERMANENT
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- WOODLAND PRESERVATION AREA
- AFFORESTATION / REFORESTATION
- WOODLAND CONSERVATION SIGN

Specimen Trees Table							
Number	Latin Name	Common Name	Size	Condition	CRZ Impacts	Stress Reduction Measure	Disposition
1	Quercus phellos	Willow Oak	35"	Good	0%		Remove
2	Liriodendron tulipifera	Tulip Poplar	35"	Good	33%	Root Prune	Save
3	Liriodendron tulipifera	Tulip Poplar	35"	Good	0%		Remove
4	Liriodendron tulipifera	Tulip Poplar	35"	Good	15%	Root Prune	Save
5	Liriodendron tulipifera	Tulip Poplar	40"	Good	0%		Save
6	Quercus phellos	Willow Oak	39"	Good	37%	Structural Root Prune	Save
7	Quercus michauxii	Swamp Chestnut Oak	41"	Good	5%	Root Prune	Save
8	Quercus phellos	Willow Oak	31"	Good	4%	Root Prune	Save
9	Liriodendron tulipifera	Tulip Poplar	63"	Good	0%		Save
10	Quercus phellos	Willow Oak	45"	Good	0%		Save
11	Liriodendron tulipifera	Tulip Poplar	34"	Good	0%		Save
12	Liriodendron tulipifera	Tulip Poplar	53"	Good	0%		Save
13	Liriodendron tulipifera	Tulip Poplar	42"	Good	0%		Save
14	Liriodendron tulipifera	Tulip Poplar	32"	Good	0%		Save
15	Liriodendron tulipifera	Tulip Poplar	35"	Good	0%	Root Prune	Save
16	Acer saccharinum	Silver Maple	45"	Good	0%		Save
17	Liriodendron tulipifera	Tulip Poplar	35"	Good	0%		Save
18	Acer saccharinum	Silver Maple	45"	Good	0%		Save
19	Liriodendron tulipifera	Tulip Poplar	34"	Good	0%		Save
20	Liriodendron tulipifera	Tulip Poplar	33"	Good	0%		Save
21	Acer saccharinum	Silver Maple	35"	Good	0%		Save
22	Liriodendron tulipifera	Tulip Poplar	40"	Good	0%		Save
23	Quercus michauxii	Swamp Chestnut Oak	33"	Good	18%	Root Prune	Save
24	Castanea mollissima	Chinese Chestnut	30"	Good	0%		Remove
25	Ginkgo biloba	Ginkgo	33	Good	0%		Remove
26	Juglans nigra	Black Walnut	35	Fair-Poor	0%		Remove
27	Quercus phellos	Willow Oak	47"	Good	0%		Remove
28	Quercus alba	White Oak	37"	Good	0%		Remove
29	Acer saccharinum	Silver Maple	41"	Good	0%		Remove
30	Quercus phellos	Willow Oak	42"	Good	0%		Remove

QUALIFIED PROFESSIONAL CERTIFICATION

TO THE BEST OF MY ABILITY AND KNOWLEDGE THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

SIGNED: [Signature] DATE: 10/25/17

CPJ & ASSOCIATES, INC. - ERIC STURM, RLA #755
1751 ELTON ROAD, SUITE 300, SILVER SPRING, MD 20903
PHONE: 301-434-7000 EMAIL: ESTURM@CPJA.COM

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP02 - 066-94				
Approved by	Date	DRD #	Reason for Revision	
00 JPM	7/8/94	NA		
01 JPM	9/20/99	NA	Increase to LOD	
02 Kim A. Finch	10/26/2017	NA	Change to LOD	
03				
04				
05				
06				
07				
08				

The Maryland-National Capital Park and Planning Commission

DATE	DESCRIPTION	MARK	APPR

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE START OF EXCAVATION. CALLS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION, SHALL BE MADE. "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES OF THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION AND HAVE THOSE FACILITIES OCCUPY BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.

DATE	REV. NO.	BY	CHKD BY	CONTRACT NO.	FILE NUMBER
FEBRUARY, 2017					

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
DEPARTMENT OF PARKS AND REC.
8600 KENILWORTH AVE.
RIVERDALE, MARYLAND

CPJ Associates

PEPPERILL COMMUNITY CENTER
ADDITION AND RENOVATIONS
SITE PLAN
610 HILL ROAD, LANDOVER, MARYLAND
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION PLAN VIEW

SHEET NO.
11 OF 45
TCP-02

