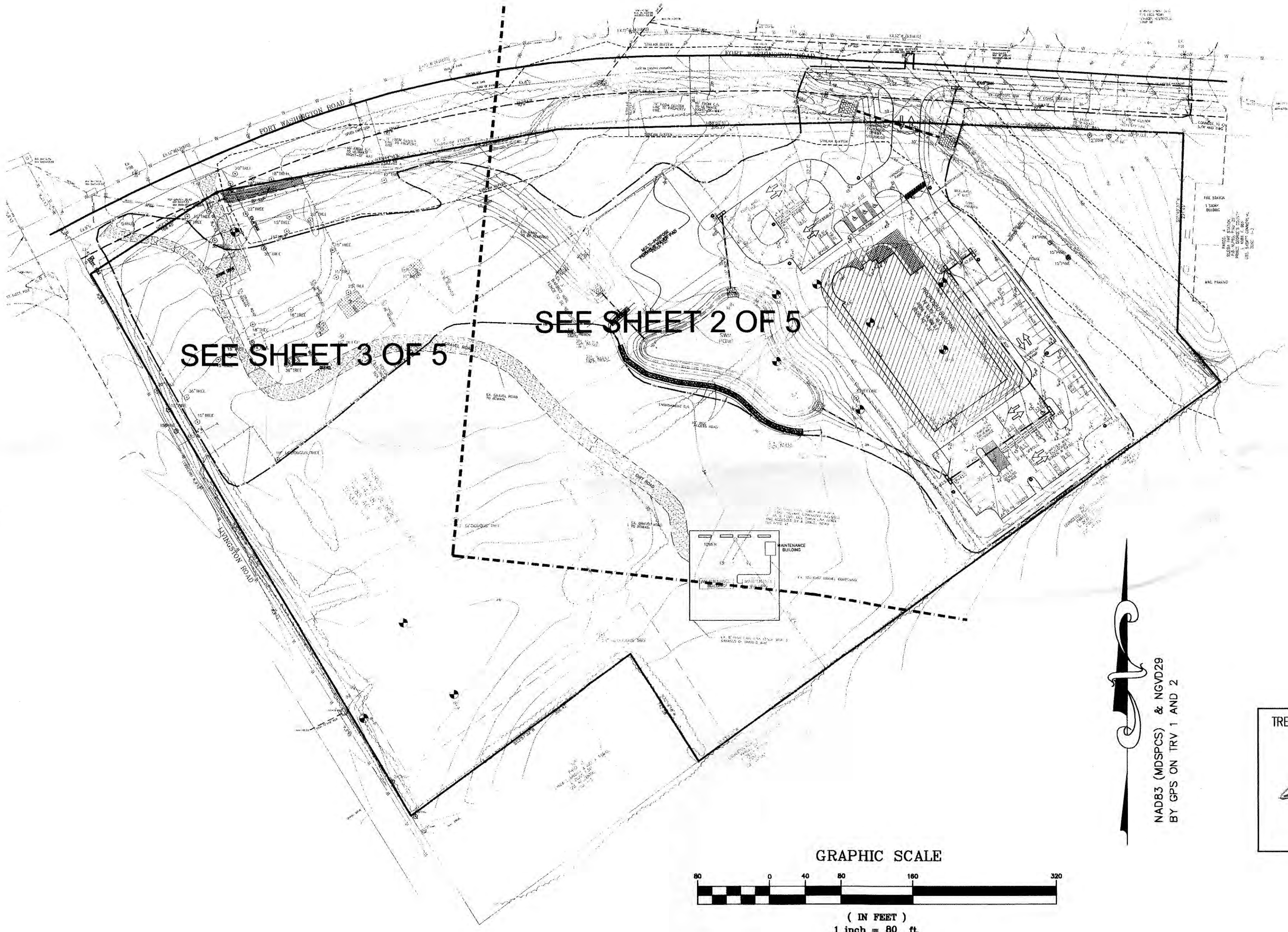


TREE CONSERVATION PLAN — TYPE II
FOR
POLICE STATION DISTRICT VII

PISCATAWAY ELECTION DISTRICT 5TH
PRINCE GEORGE'S COUNTY, MARYLAND

GENERAL NOTES

- EXISTING ZONING: I-3
- PROPOSED DEVELOPMENT: POLICE STATION
- MASTER PLAN AREA: SUBREGION VII STUDY AREA, PLANNING AREA 80
- TAX MAP: 123-A3
- WSSC MAP: 2148E01
- ADC MAP: P.G. CO. #30 GRIDS F3; F4
- WATER CATEGORY : 5
- SEWER CATEGORY : 5
- OWNER/DEVELOPER PRINCE GEORGES COUNTY OFFICE OF CENTRAL SERVICES
ATTN: MALCOM CLERKLEY
3415 NORTH FORESTEDGE ROAD
FORESTVILLE, MARYLAND 20747
301-883-0340
- ENGINEER CAPITOL DEVELOPMENT DESIGN INC.
BELTSVILLE, MD 20704
4600 POWDER MILL ROAD, SUITE 200
(301) 937-3501 FAX: (301) 937-3507
- SITE AREA: 646,866 S.F. OR 14.85 AC.
- 10' PUBLIC UTILITY EASEMENT RUNS ALONG ALL PUBLIC RIGHT OF WAY
- BOUNDARY PROVIDED BY CAPITOL DEVELOPMENT DESIGN INC.
- TOPOGRAPHY INFORMATION PROVIDED BY OTHERS
- CONCEPTUAL STORM DRAIN APPROVAL NUMBER : CSD # APPROVED ON
- ALL STRUCTURES SHALL BE FULLY SPRINKLERED IN ACCORDANCE WITH ARTICLE 13 OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND ALL OTHER APPLICABLE LAWS.
- THESITE DOES NOT ALL WITH IN 100-YEAR FLOODPLAIN AS MAPPED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) DATED JUNE 18,1987, COMMUNITY PANEL No 245208 0030 C.
- STORMWATER MANAGEMENT CONCEPT PLAN: APPROVED 00
- FILL AREAS:
 - CLASS I FILL TO BE PLACED BELOW ALL BUILDINGS.
 - CLASS II FILL TO BE PLACED BELOW ALL PAVED AREAS INCLUDING PARKING LOTS, DRIVES, AND SIDEWALKS.
 - CLASS III FILL TO BE PLACED IN AREAS THAT WILL REMAIN "GREEN".
- FOOTINGS TO BE EXTENDED TO EXISTING GROUND WHERE NECESSARY.
- THIS SITE IS NOT WITH IN THE CHESAPEAKE BAY CRITICAL AREA
- THE BROAD CREEK HISTORIC DISTRICT IS LOCATED DIRECTLY NORHT OF THE PROPERTY.
- THERE AREA NOT CEMENTERIES WITH IN THE VICINITY OF THIS PROPERTY.
- WETLAND AND WATERSHADE IDENTIFICATION STUDY WAS PREPARED BY WILDMAN ENVIRONMENTAL SERVICES.
- MAX. SLOPE: 3:1 MIN. SLOPE: 2.5% GRASSED, 1% PAVED.
- CONCRETE CURB AND GUTTER SHALL BE IN ACCORDANCE WITH PRINCE GEORGE'S COUNTY STANDARD DETAIL #1.
- SPILL GUTTERS ON ALL HIGH SIDE CURB AND GUTTER.
- WATER AND SEWER SERVICE FOR THIS SITE WILL BE PROVIDED BY CONNECTING TO THE EXISTING PUBLIC WATER AND SEWER SYSTEM.
- HANDICAPPED RAMPS SHALL BE IN ACCORDANCE WITH PRINCE GEORGES COUNTY STANDARD DETAIL #300.06 & #300.08
- THE DIRECTION OF TRAVEL IS TWO-WAY UNLESS OTHERWISE NOTED. ARROWS ON THE SITE PLAN INDICATE DIRECTION OF TRAVEL AND DO NOT NECESSARILY REQUIRE THE PAINTING OF ARROWS ON THE PAVEMENT.
- AVIATION POLICY AREA HAS NOT BEEN ASSIGNED.
- SETBACKS FOR I-3 ZONE:
 - PERMITTED:
 - FRONT BLDG LINE: NONE
 - SIDE LINE: 51' MIN.
 - REAR BLDG LINE: 51' MIN.
 - PROPOSED:
 - FRONT BLDG LINE: 126'
 - SIDE LINE: 452/170'
 - REAR BLDG LINE: 145'
- BUILDING HEIGHT:
 - PERMITTED ON I-3: N/A
 - PROPOSED: 31'
- BUILDING COVERAGE:
 - REQUIRED ON I-3: 45%
 - PROPOSED: 3%
- GREEN AREA COVERAGE:
 - REQUIRED ON I-3: 25%
 - PROPOSED: 91%
- LIVINGSTON ROAD IS AN HISTORIC ROAD.

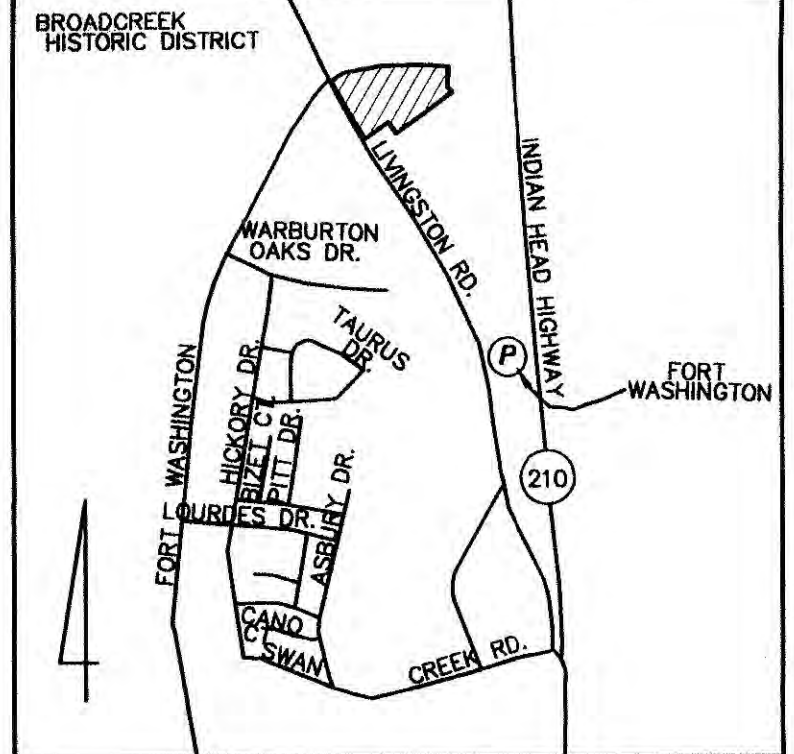


SHEET INDEX

SHEET NO.	PLAN TYPE
1 of 5	COVER SHEET
2 of 5	PLAN SHEET 1
3 of 5	PLAN SHEET 2
4 of 5	DETAIL SHEET 1
5 of 5	DETAIL SHEET 2

OWNER/APPLICANT

PRINCE GEORGE'S COUNTY OFFICE
OF CENTRAL SERVICE
3415 NORTH FORESTEDGE ROAD
FORESTVILLE, MD 20747
ATTENTION: JACK W. SLOAN
TEL# (301) 883-0340

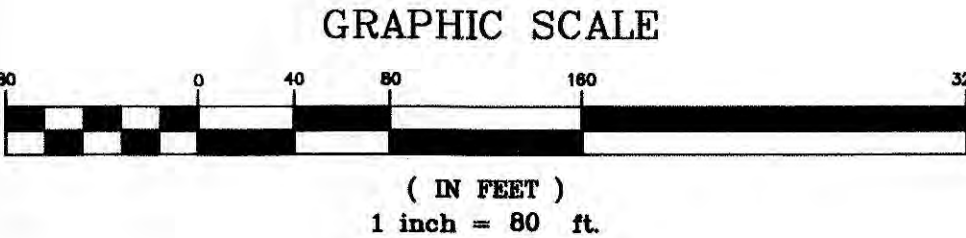


(P.G. COUNTY ADC MAP BOOK PAGE 30 GRID F3)
VICINITY MAP
SCALE: 1"=2000'

M-NCPCC APPROVALS			
PROJECT NAME: Police Sta. Dist. VII			
PROJECT NUMBER: DOP-01030			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			
Approval	Approved	Reviewed	Condition
02	5/21/12	ERS	10/12/12

APPROVED PLAN

TREE CONSERVATION PLAN CERTIFIED BY:



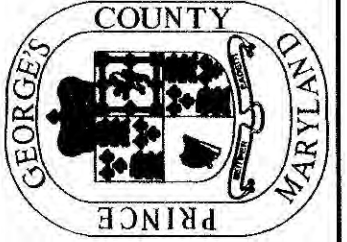
DSP-01030-2

M.N.C.P.C.
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/084-01

Approved by	
JP MARKOVICH	1/3/2003
J.S.	5/18/08
01	10/10/12
02	
03	
04	APPROVED PLAN
05	
06	

CDDI
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS — PLANNERS — SURVEYORS
4600 POWDER MILL ROAD — SUITE 200 — BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

Police Station District VII
Prince George's County



COVER SHEET
TCP-II

REVISIONS

REV. AS PER
COUNTY
COMMENTS BY
FBH 7/731/2012

DATE: MAY, 2012
OWN: MP CHECKED: GB

SCALE: AS SHOWN

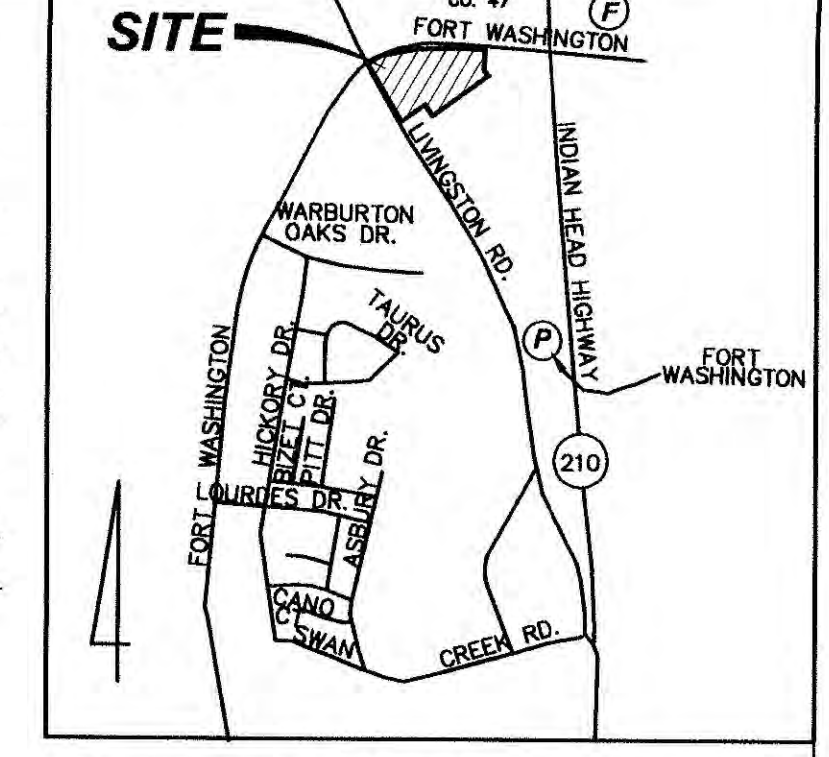
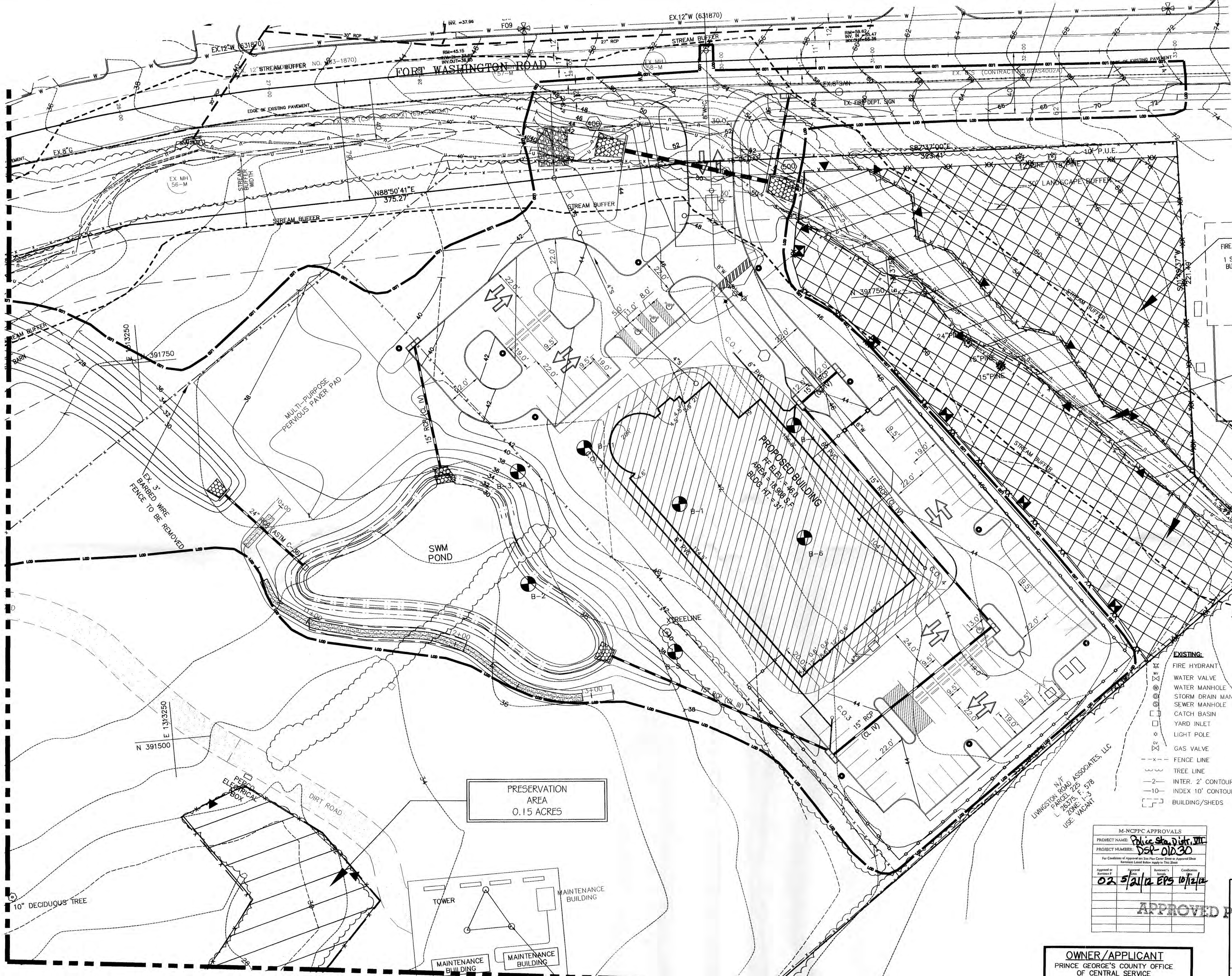
PROJECT/FILE NO.
07-081

SHEET NO.
1 OF 5

MATCH LINE SEE SHEET 3 OF 5

MATCH LINE SEE SHEET 3 OF 5

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



(P.G. COUNTY ADC MAP BOOK PAGE 30 GRID F3)
VICINITY MAP
SCALE: 1"=2000'
AFFORESTATION AREA #2
0.51 ACRE
PRESERVATION AREA #1
0.18 ACRES
AFFORESTATION AREA #3
0.51 ACRES

- LEGEND:**
- EXISTING:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - STORM DRAIN PIPE
 - BUILDING RESTRICTION LINE(TYP.)
 - CONTOUR
 - BUILDING
 - TREE LINE
 - L.O.D.
 - LIMIT OF DISTURBANCE
 - (EXPANDED) STREAM BUFFER
 - WOODLAND CONSERVATION FENCE
 - WOODLAND AFFORESTATION FENCE
 - AFFORESTATION AREA
 - PRESERVATION AREA
 - PRESERVATION SIGN
 - AFFORESTATION SIGN
- PROPOSED:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - STORM DRAIN PIPE
 - BUILDING RESTRICTION LINE(TYP.)
 - CONTOUR
 - BUILDING
 - TREE LINE
 - L.O.D.
 - LIMIT OF DISTURBANCE
 - (EXPANDED) STREAM BUFFER
 - WOODLAND CONSERVATION FENCE
 - WOODLAND AFFORESTATION FENCE
 - AFFORESTATION AREA
 - PRESERVATION AREA
 - PRESERVATION SIGN
 - AFFORESTATION SIGN

M.N.C.P.P.C. APPROVALS
PROJECT NAME: Police Station District VII
PROJECT NUMBER: DSP-01030
APPROVED BY: [Signature]
DATE: 5/21/12
E.P.S. 10/12/12

OWNER/APPLICANT
PRINCE GEORGE'S COUNTY OFFICE
OF CENTRAL SERVICE
3415 NORTH FORESTEDGE ROAD
FORESTVILLE, MD 20747
ATTENTION: JACK W. SLOAN
TEL# (301) 883-0340

M.N.C.P.P.C.
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/084-01
Approved by: [Signature]
DATE: 5/19/08
10/10/12

CAPITOL DEVELOPMENT DESIGN, INC. - SURVEYOR'S
ENGINEERS - PLANNERS
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

Police Station District VII
Prince George's County

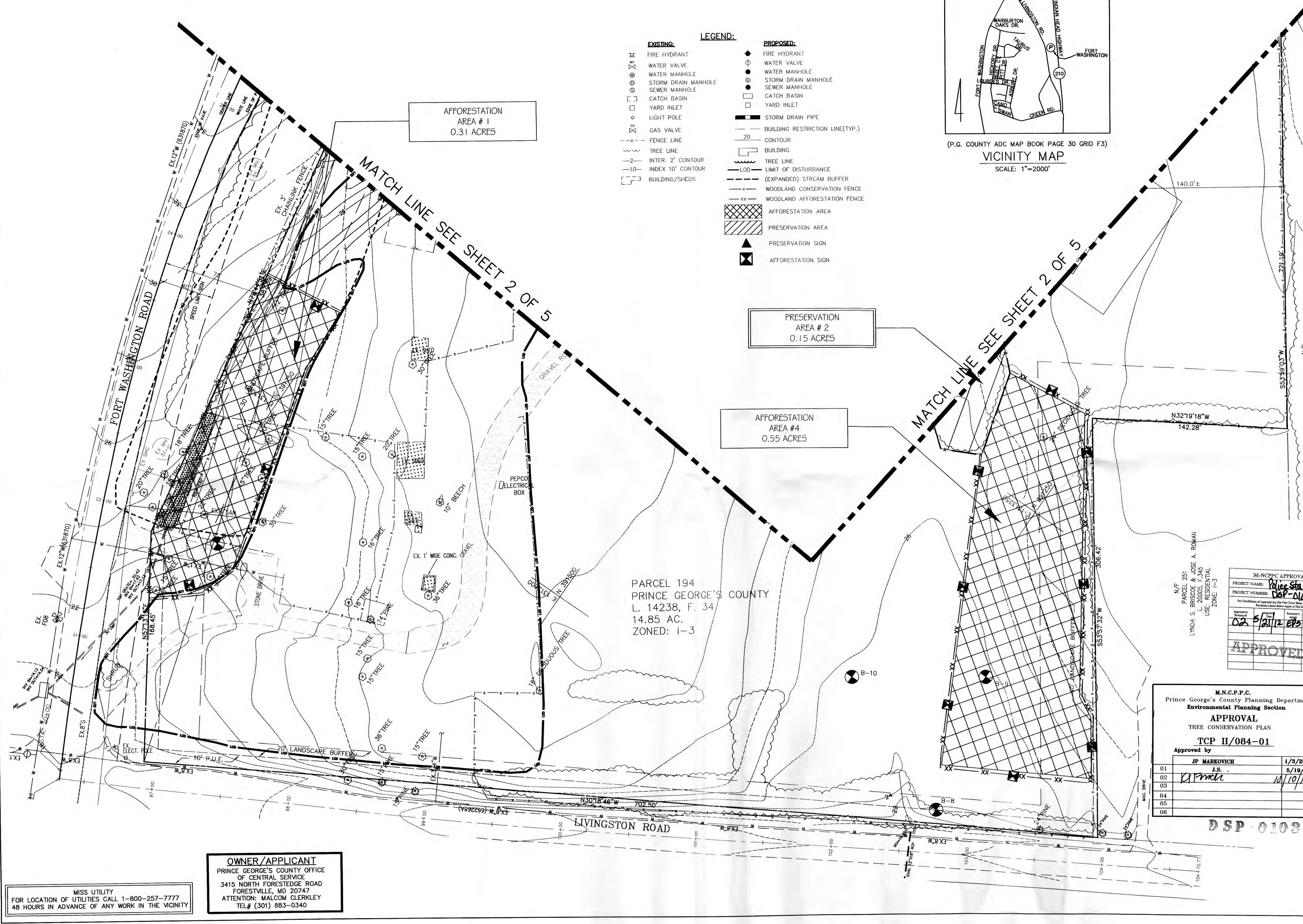
TREE CONSERVATION
PLAN - TYPE II
PLAN SHEET 1

REVISIONS

REV.	AS PER
01	COUNTY COMMENTS BY FBH 7/31/2012

DATE: MAY, 2012
DWN. DD CHECKED MT
SCALE: 1"=30'
PROJECT/FILE NO. 07-081
SHEET NO. 2 OF 5
C-18 OF 44

DSP-01030-2



MISS UTILITY
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OWNER/APPLICANT
PRINCE GEORGE'S COUNTY OFFICE
OF CENTRAL SERVICE
3415 NORTH FORESTEDGE ROAD
FORESTVILLE, MD 20747
ATTENTION: MALCOLM CLERKLEY
TEL# (301) 883-0340

M-NCPPC APPROVALS			
PROJECT NAME: Police Station Det. VII			
PROJECT NUMBER: DSP-01030			
For Conditions of Approval on Site Plan Check Sheet for Approval Sheet			
Approved by:	Approved Date:	Reviewed by:	Reviewed Date:
JP Markovich	1/9/2009	J.S.	5/19/08
DP Mal	10/10/12		
01			
02			
03			
04			
05			
06			

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

Police Station District VII
Prince George's County

TREE CONSERVATION
PLAN - TYPE II
PLAN SHEET 2

REVISIONS

REV.	AS PER
DWN.	CHECKED
DD	MT

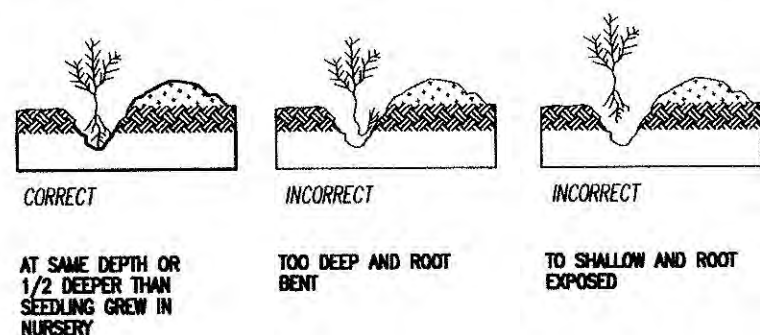
SCALE: 1"=30'

PROJECT/FILE NO.
07-081

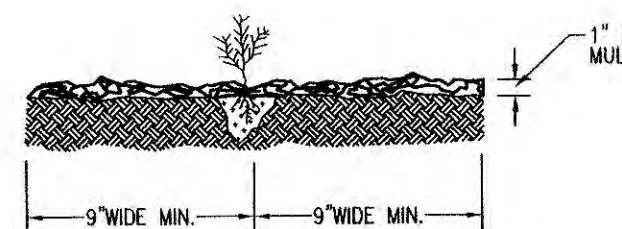
SHEET NO.
3 OF 5

DATE: MAY, 2012

CORRECT AND INCORRECT PLANTING DEPTH



SEEDLING AND WHIP PLANTING SPECIFICATION

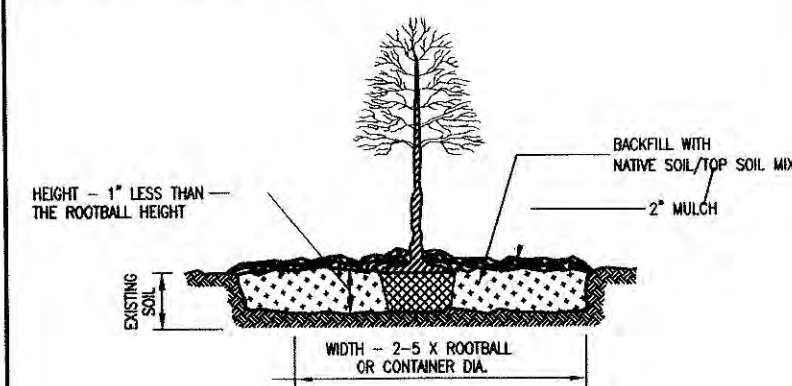


NOTE:
MULCHING NEWLY PLANTED SEEDLINGS HELPS THE SOIL RETAIN MOISTURE AND IT PROTECTS THE SEEDLING FROM COMPACTION AND STEM INJURIES.

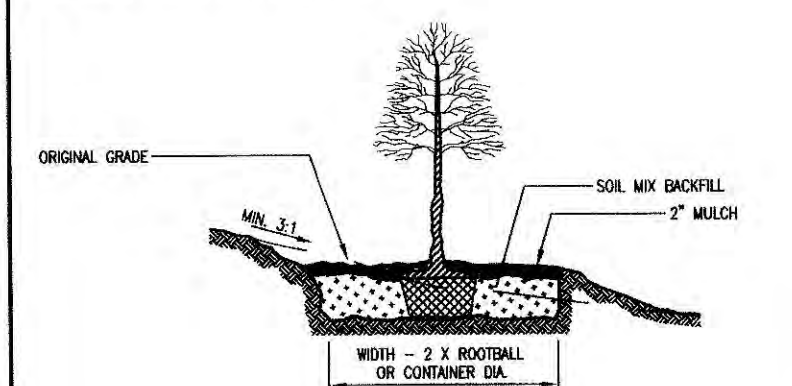
SOURCE: ADAPTED FROM MARYLAND STATE FOREST CONSERVATION MANUAL

HANDLING AND PLANTING OF SEEDLINGS

UNDISTURBED SOIL/ DISTURBED SOIL



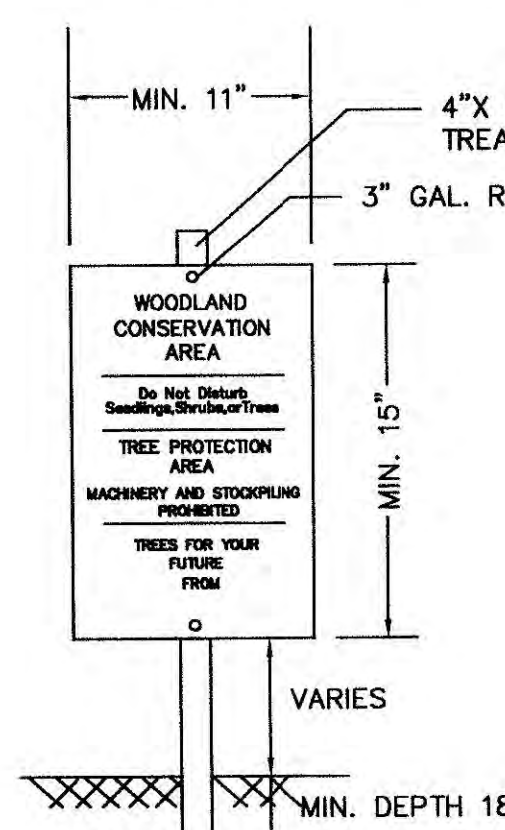
PLANTING ON SLOPE



NOTE:
TREE PIT TO BE FIVE TIMES THE ROOTBALL IS PREFERRED, PARTICULARLY IN POOR SOIL.

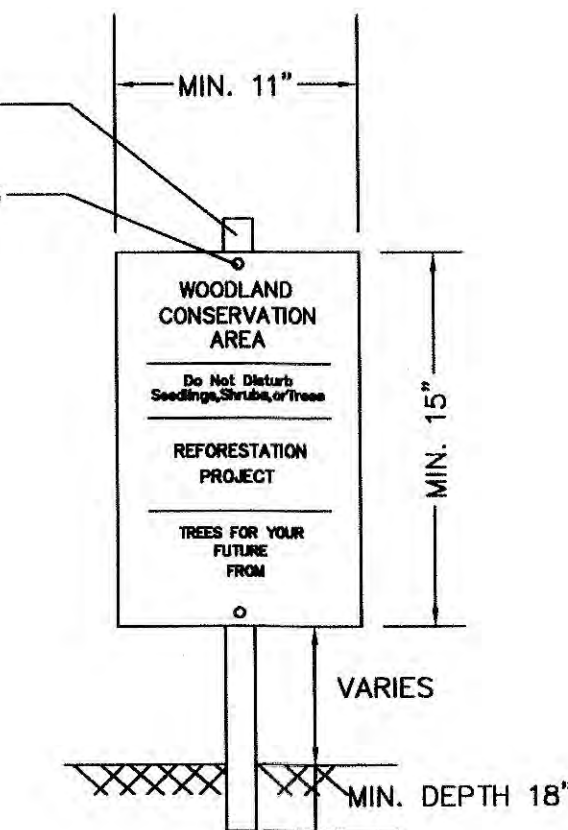
CONSTRUCTION SIGNS

WOODLAND CONSERVATION SIGN



SYMBOL: ▲

AFFORESTATION SIGN



SYMBOL: ▣

NOTES:
1. BOTTOMS OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION DEVICE.
PERSONNEL FROM ALL DIRECTIONS.
2. SIGNS TO BE PLACED APPROXIMATELY 50' APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART
3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

AFFORESTATION PLANTING SCHEDULE (AREA #1)				
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS/ 1" CAL. STOCK EQUIVALENCY
Acer rubrum	Red Maple	42	10	52
Liriodendron tulipifera	Tulip Poplar	42	10	52
Quercus rubrum	Red Oak	42	10	52
Nyssa sylvatica	Black Gum	42	10	52
Cornus florida	Dogwood	42	10	52
TOTAL		210	50	260
AFFORESTATION CREDIT AREAS		0.21	0.1	0.31

TOTAL AFFORESTATION ACRES = 0.31 AC.
NOTE: SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER AC. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION OF AREAS ADJACENT TO DISTURBED OR OPEN AREAS.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

AFFORESTATION PLANTING SCHEDULE (AREA #2)				
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS/ 1" CAL. STOCK EQUIVALENCY
Acer rubrum	Red Maple	75	19	94
Liriodendron tulipifera	Tulip Poplar	75	19	94
Quercus rubrum	Red Oak	75	19	94
Nyssa sylvatica	Black Gum	75	18	93
Cornus florida	Dogwood	75	18	93
TOTAL		375	93	468
AFFORESTATION CREDIT AREAS		0.375	0.186	0.561

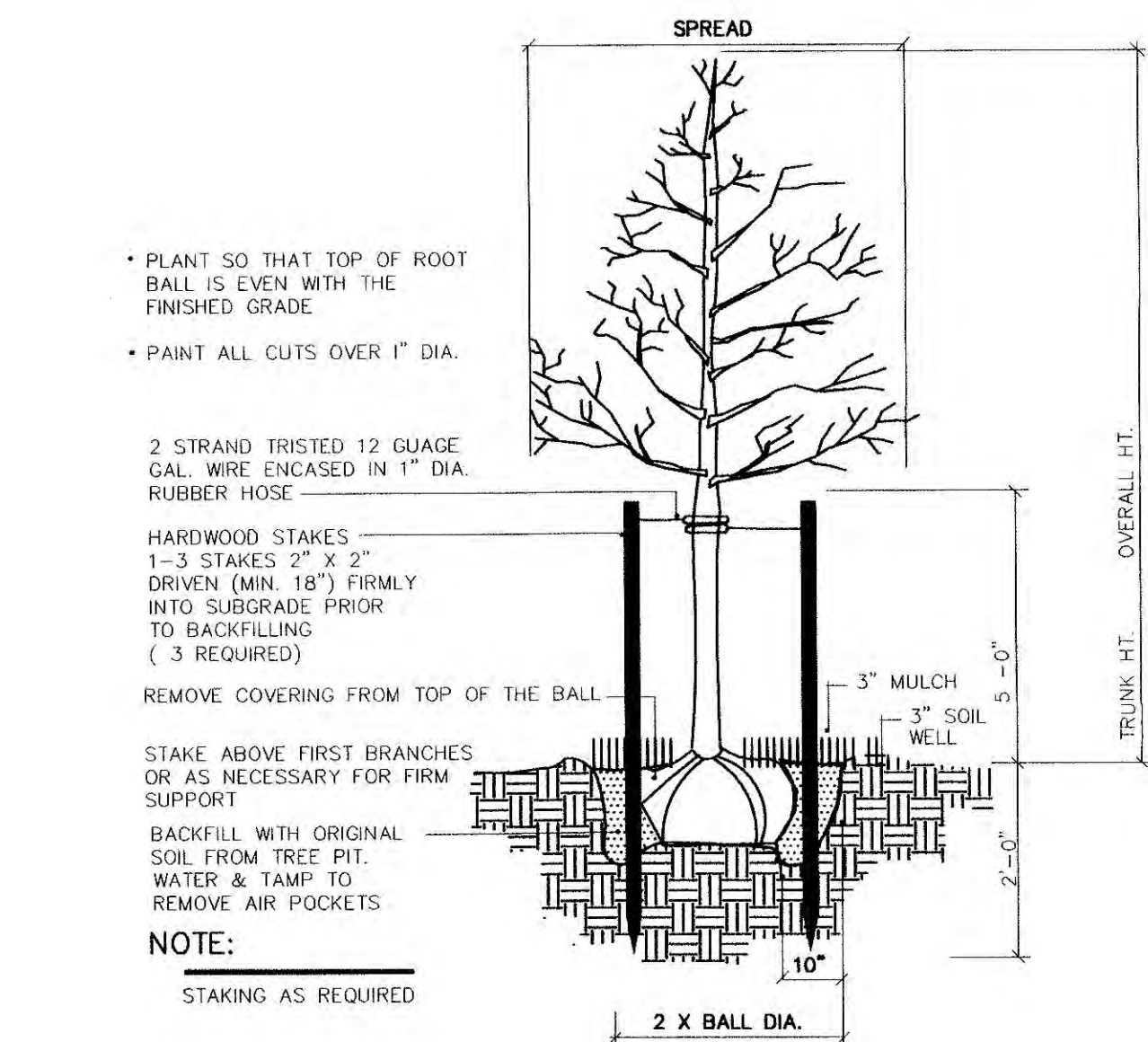
TOTAL AFFORESTATION ACRES = 0.51 AC.
NOTE: SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER AC. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION OF AREAS ADJACENT TO DISTURBED OR OPEN AREAS.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

AFFORESTATION PLANTING SCHEDULE (AREA #3)				
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS/ 1" CAL. STOCK EQUIVALENCY
Acer rubrum	Red Maple	75	19	94
Liriodendron tulipifera	Tulip Poplar	75	19	94
Quercus rubrum	Red Oak	75	19	94
Nyssa sylvatica	Black Gum	75	18	93
Cornus florida	Dogwood	75	18	93
TOTAL		375	93	468
AFFORESTATION CREDIT AREAS		0.375	0.186	0.561

TOTAL AFFORESTATION ACRES = 0.51 AC.
NOTE: SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER AC. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION OF AREAS ADJACENT TO DISTURBED OR OPEN AREAS.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

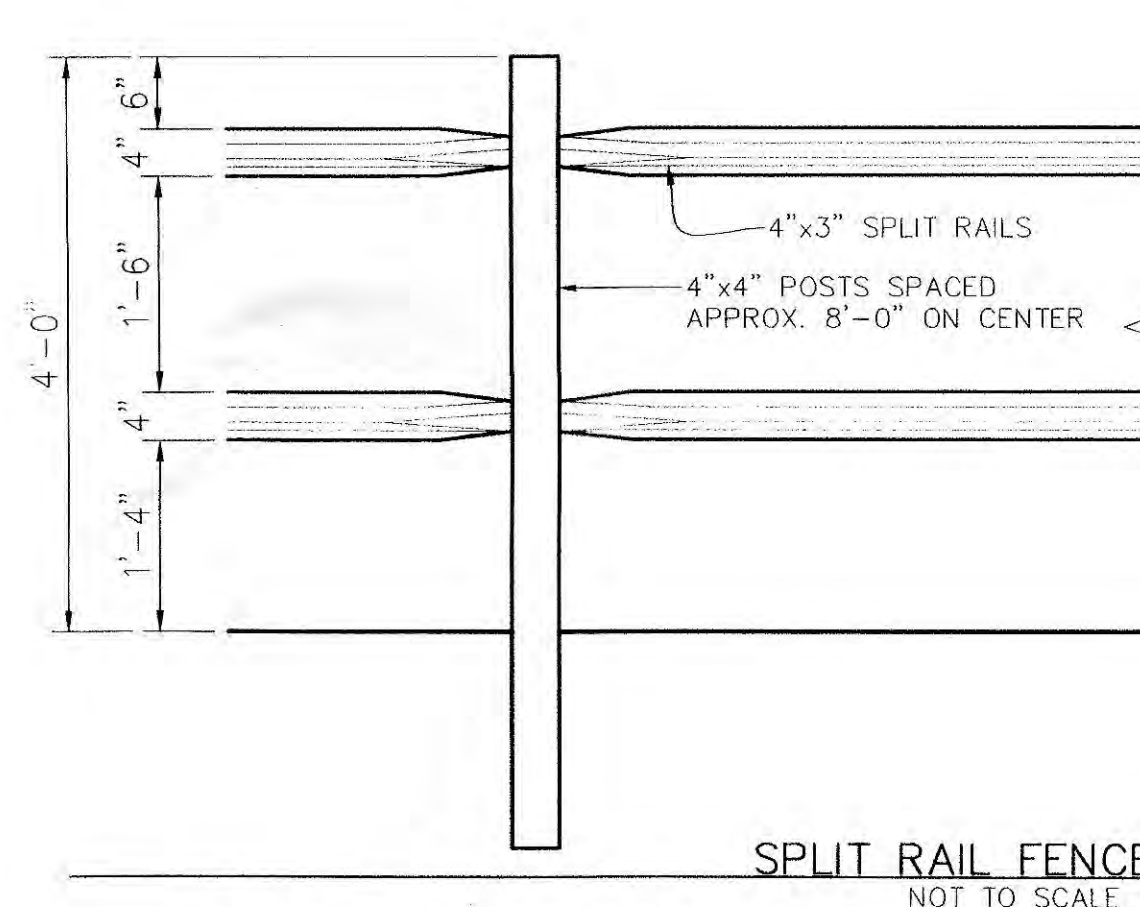
AFFORESTATION PLANTING SCHEDULE (AREA #4)				
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS/ 1" CAL. STOCK EQUIVALENCY
Acer rubrum	Red Maple	70	19	89
Liriodendron tulipifera	Tulip Poplar	70	19	89
Quercus rubrum	Red Oak	75	19	94
Nyssa sylvatica	Black Gum	75	18	93
Cornus florida	Dogwood	75	18	93
TOTAL		365	93	458
AFFORESTATION CREDIT AREAS		0.365	0.186	0.551

TOTAL AFFORESTATION ACRES = 0.55 AC.
NOTE: SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER AC. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION OF AREAS ADJACENT TO DISTURBED OR OPEN AREAS.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)



DECIDUOUS TREE PLANTING - VERTICAL STAKES

SCALE: NOT TO SCALE



SPLIT RAIL FENCE

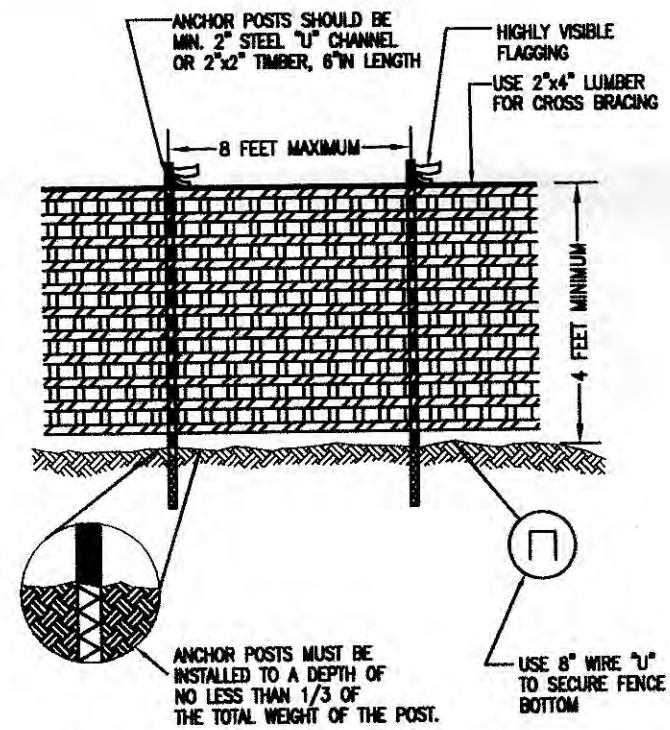
NOT TO SCALE

WOODLAND AFFORESTATION FENCE DESIGNATED INTERIOR PLANTING AREAS ONLY

NOTES:
1. FOREST PROTECTION DEVICE ONLY
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS
3. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED WHEN INSTALLING DEVICE.
5. PROTECTIVE SIGNAGE IS REQUIRED, 100' MAX. SPACING ALONG ALL L.O.D.'S AND/OR STREAM BUFFERS.
6. DEVICE SHOULD BE INSTALLED PRIOR TO THE ISSUANCE OF BUILDING PERMITS UNLESS ADDITIONAL GRADING IN THE REFORESTATION AREA WILL BE REQUIRED IN CONJUNCTION WITH THE BUILDING PERMIT IN WHICH CASE THE REFORESTATION/AFFORESTATION FENCING SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION AND STABILIZATION OF THE GRADING.

M.N.C.P.C. APPROVALS			
PROJECT NAME	Prince Station District VII	PROJECT NUMBER	DSP-01030
APPROVED BY	JP Markovich	DATE	1/3/2013
REVIEWED BY	J.S.	DATE	5/19/08
APPROVED BY	K. Smith	DATE	10/10/12

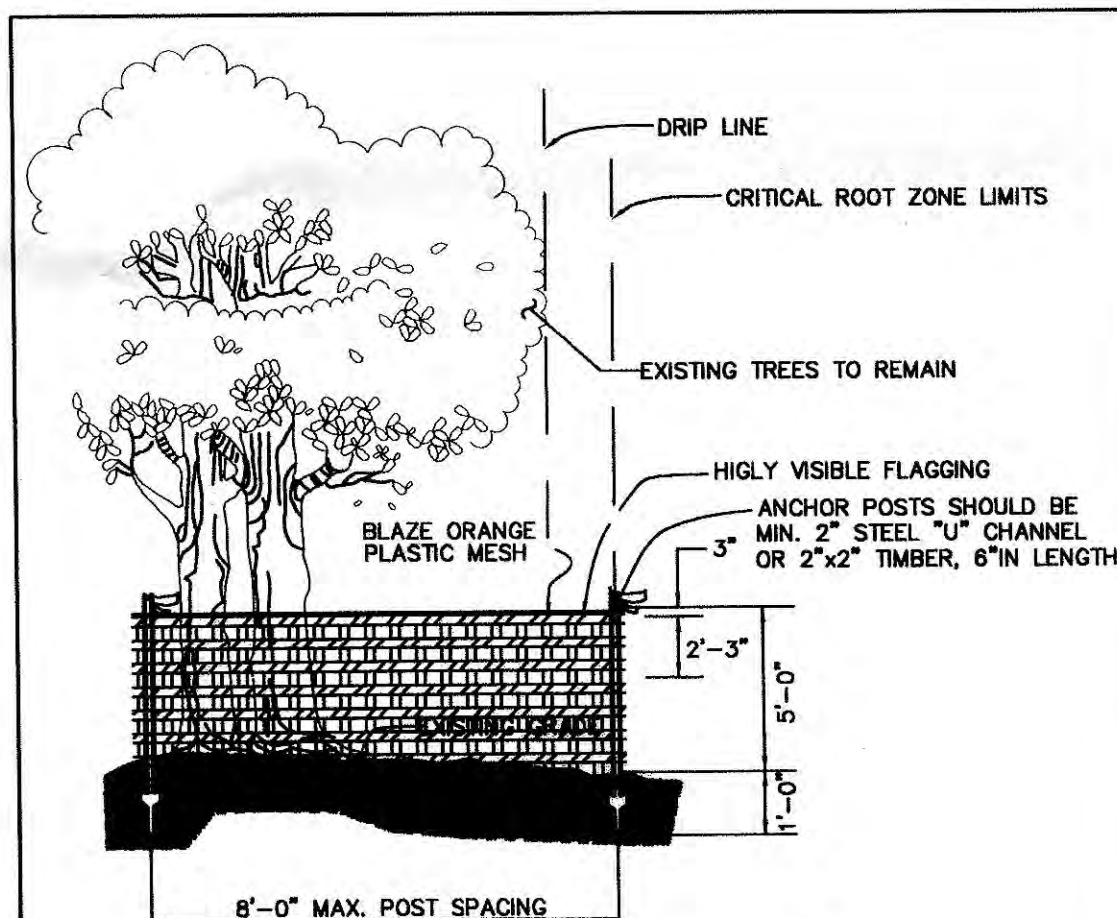
M.N.C.P.C. Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP II/084-01			
APPROVED BY	JP MARKOVICH	DATE	1/3/2013
REVIEWED BY	J.S.	DATE	5/19/08
APPROVED BY	K. Smith	DATE	10/10/12



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BLAZE ORANGE PLASTIC MESH TREE PROTECTION FENCING FOR WOODLAND CONSERVATION AREAS

WOODLAND CONSERVATION FENCE



TREE PROTECTION DETAIL

NOT TO SCALE

OWNER/APPLICANT
PRINCE GEORGE'S COUNTY OFFICE
OF CENTRAL SERVICE
3415 NORTH FORESTEDGE ROAD
FORESTVILLE, MD 20747
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