

NOTE:

3.00 acres existing woodland is being provided offsite to meet the woodland conservation requirements of this plan. Offsite conservation provided on approved TCPH/11/96, easement recorded at: Liber 11597 Folio 171.

The -03 revision has generated an additional 0.97 acres of woodland conservation that needs to be provided above what was met as part of the -02 revision.

Woodland Conservation Worksheet

for Prince George's County

Zone:	C-S-C		
Gross Tract:	11.38		
Floodplain:	0.00		
Previously Dedicated Land:	0.00	0.00	
Net Tract (NTA):	11.38	0.00	0.00

*Include acreage in the corresponding columns for each z

Property Description or Subdivision Name:
Bell Station Center (TCPH/94/97-02)

Is this site subject to the 1989 Ordinance?
N

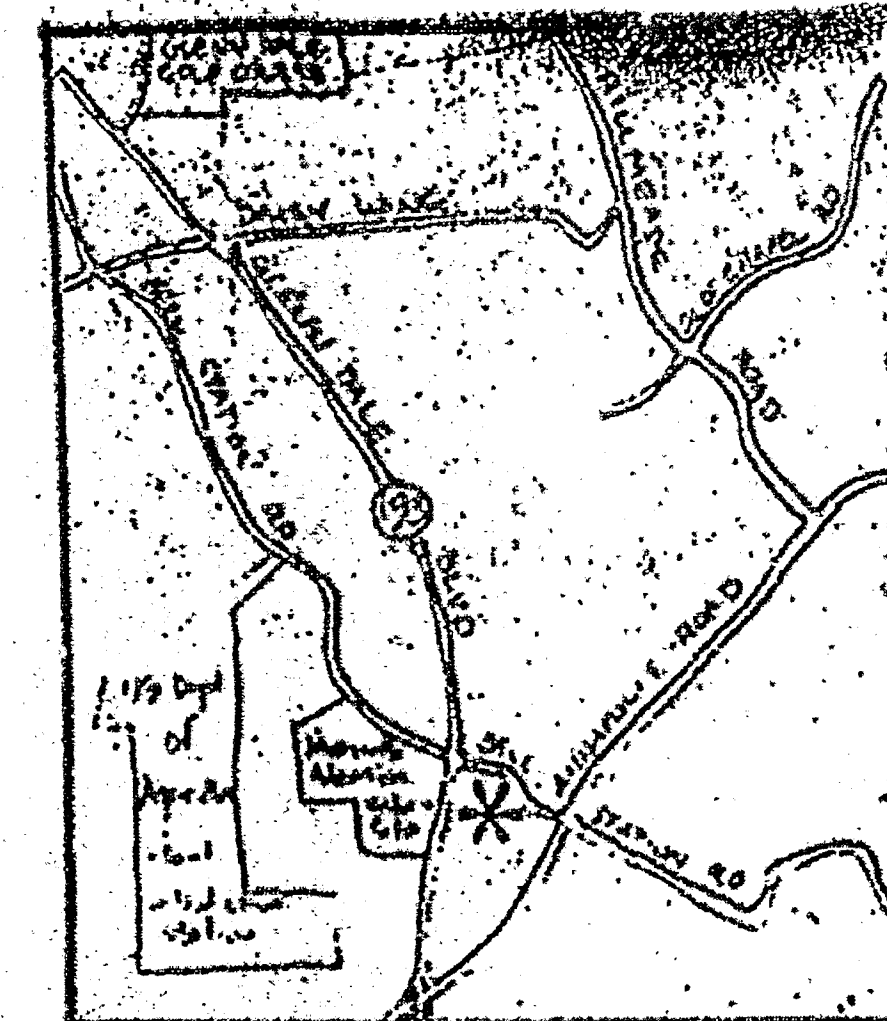
Reforestation Requirement Reduction Questions
Is this one (1) single family lot? (y.n)
N
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y.n)
N
Is this a Mitigation Bank
N
Break-even Point (preservation) =
2.15 acres
Clearing permitted w/o reforestation =
1.77 acres

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland	3.92	0.00	
Woodland Conservation Threshold (NTA) =	15.00%	1.71	
Smaller of a or b		1.71	
Woodland above WCT	2.21		
Woodland cleared	3.92	0.00	0.00
Smaller of d or e	2.21		
Clearing above WCT (0.25 : 1) replacement requirement	0.55		
Clearing below WCT (2:1 replacement requirement)	1.71		
Afforestation Threshold (AFT) =	15.00%	0.00	
Off-site Mitigation being provided on this property	0.00		
Woodland Conservation Required	3.97		

Woodland Conservation Provided:	(acres)
Woodland Preservation	0.00
Afforestation / Reforestation	0.00
Area approved for fee-in-lieu	0.00
Credits for Off-site Mitigation on another property	4.00
Off-site Mitigation (preservation) being provided on this property	0.00
Off-site Mitigation (afforestation) being provided on this property	0.00
Total Woodland Conservation Provided	4.00

Area of woodland not cleared 0.00 acres
Woodland retained not part of requirements: 0.03 acres

Prepared by: Graham T. Hubbard
Signed: 4/16/2012
Date



VICINITY MAP

SCALE: 1" = 200'

SITE DATA

ZONE
EXISTING USE
PROPOSED USE
C-3
VACANT
COMMERCIAL

GROSS ACREAGE 11.2 ACRES
AREA OF 100 YEAR FLOODPLAIN 0.00 ACRES
NET TRACT AREA 11.38 ACRES
AREA OF ROAD DEDICATION 0.18 ACRES
WATER AND SEWER CATEGORIES 4 AND 4

M-NCPPC Prince George's County Planning Department Environmental Planning Section			
APPROVAL TREE CONSERVATION PLAN TCP2: 94 - 97-02			
Approved by:	Date		
R. PORTER INGRAM	9-20-02		
R. PORTER INGRAM	10-25-02		
LORI SHIRLEY	5-8-06		
MEGAN K. REISER	5-29-09		
Megan K. Reiser	8/30/12		

M. N. C. P. C. APPROVALS			
PROJECT NAME: BELL STATION CENTER			
PROJECT NUMBER: DSP-03081-03			
CONSERVATION AGREEMENT: LIBER 11597 FOLIO 171			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revisions Listed Below Apply to this Sheet			
Approval or Revision	Approval Date	Reviewer's Signature	Certification Date
-	9-08-05	RG	5-10-06
01	6-18-09	RG	6-23-09
02	2-06-08		
03	9-10-12	SM	9-12-12

Notes:

1. Clearing or clearing of woodland not to commence until the expressed written consent of the Planning Director or designee shall be subject to a \$1.00 per square foot mitigation fee.
2. The Department of Environmental Resources (DER) Inspector must be contacted prior to the start of any work on the site to address implementation of the Conservation measures shown on this plan.
3. Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Seed Areas, Rehabilitation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot at period of land and the associated time for unobstructed disturbances to these areas. Upon the sale of the property the owner/developer or owner representative shall notify the purchaser of the property of any Woodland Conservation Areas.
4. All appropriate bands will be posted with the Building Official prior to the issuance of any permits. These bands will be replaced as needed by the Building Official and all required activities have been satisfied.
5. The location of all Tree Protective Devices (TPDs) shown on this plan shall be posted on the site in the field prior to the pre-construction meeting with the Forest Resources Unit of DER and the Sediment Control Inspector (SCI). Upon approval of the TPDs or other TDP locations by the Forest Resources Unit, installation of the TDPs may begin. TDP installation shall be completed prior to initiation of initial Sediment Control. No cutting or clearing of trees may begin before final approval of TDP installation.
6. Tree Conservation Area signs will be posted to posts at least every 50 feet around the perimeter of the reforestation areas.
7. Sediment and erosion control measures will comply with the Sediment Control Plan as approved by the Prince George's County Soil Conservation District.
8. Contractor is liable for any damages he causes during construction to any preservation areas, forests, roads, paved paths, utilities, or other improvements on private or public property.
9. Approved Sediment and Erosion Control Measures may be substituted in lieu of Tree Protective Devices (TPDs) shown on this plan for field location and substitutions must be approved by the DER Inspector.
10. Woodland Conservation - Tree Seed Areas and/or Rehabilitation 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 upon completion.
11. All tree planting for woodland replacement, reforestation or afforestation will be completed prior to release of grading bonds. Failure to establish the wooded replacement, reforestation or afforestation within the prescribed time frame will result in a failure to receive a Use and Occupancy Permit and a violation of this Plan including the associated \$1.00 per square foot penalty unless a written extension is approved by DER.

REV. 1: Revised to delete 0.18 AC Woodland Conservation.

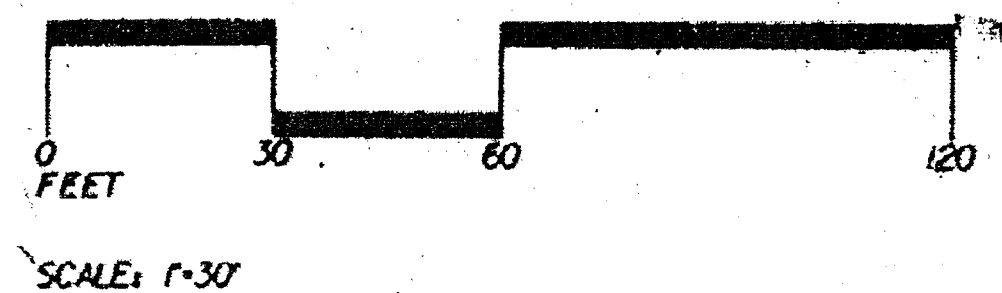
Legend

LOD Line (from SE-460)	
REVISION	SUBMITTED BY
1	Greenhouse & O'Mara, Inc.
2	Greenhouse & O'Mara, Inc.
3	Greenhouse & O'Mara, Inc.
4	Greenhouse & O'Mara, Inc.
5	Greenhouse & O'Mara, Inc.
6	Revised for SWM Pond

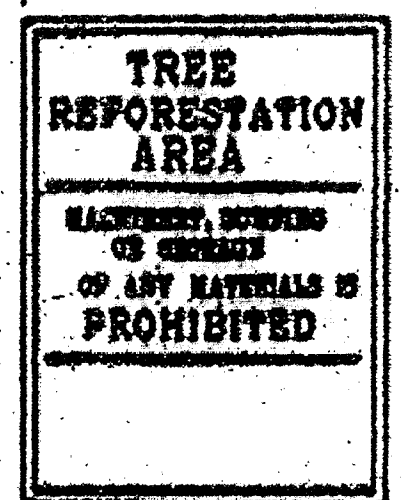
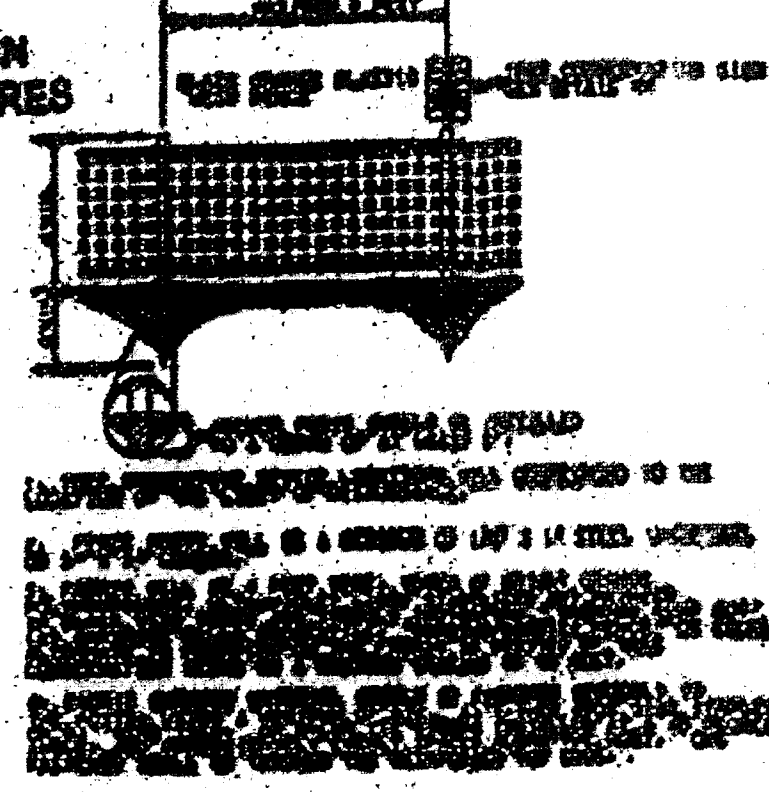
GENERAL NOTES:

1. The site is located on Prince George's County tax map 48, Parcel No. 57, Grid F-2.
2. Deed of Record Liber 6073, Folio 166, Conveyed from Paul A. & Margaret H. Scherer.
3. Current Zoning is C3, Commercial Miscellaneous.
4. No Title Report Furnished.
5. Boundary information shown hereon is from deed of record and does not represent a survey by this firm. The area of deed is 11.38 +/- Acres and does not reflect R.O.W. taking to construct Route 193, Glenn Dale Boulevard.
6. Topography information shown hereon is from MNCPPC mapping at 200 scale and mechanically enlarged for preliminary design purposes.
7. There are no known cemeteries on this site.
8. There are no known historic sites or districts on this property. See Historic Site No. 30, in planning Area 70 (Mauder-Brannan House) south of this property.

CALL "MISS UTILITY"
TELEPHONE 1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION



SCALE: 1" = 30'



TRSS PROTECTION DEVICE
TRSS REFORESTATION SIGN

THE LAND VISION COMPANIES

JACK BREVINS ASSOCIATES, INC.
1000 HILL ROAD, SUITE 200
GROVE, MARYLAND 21038
TEL: 410-326-7275

PROJECT No. C91-054
SHEET No. 1 of 1
SCALE: 1" = 30'

DATE: 4/16/2012

PROJECT: BELL STATION CENTER

DESIGNER: THE LAND VISION COMPANIES

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