

DATE: OCT 8 2012
DRAWN BY: J. HUBBARD

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
Net Tract (NTA):	11.38

*Include acreage in the corresponding columns for each Z

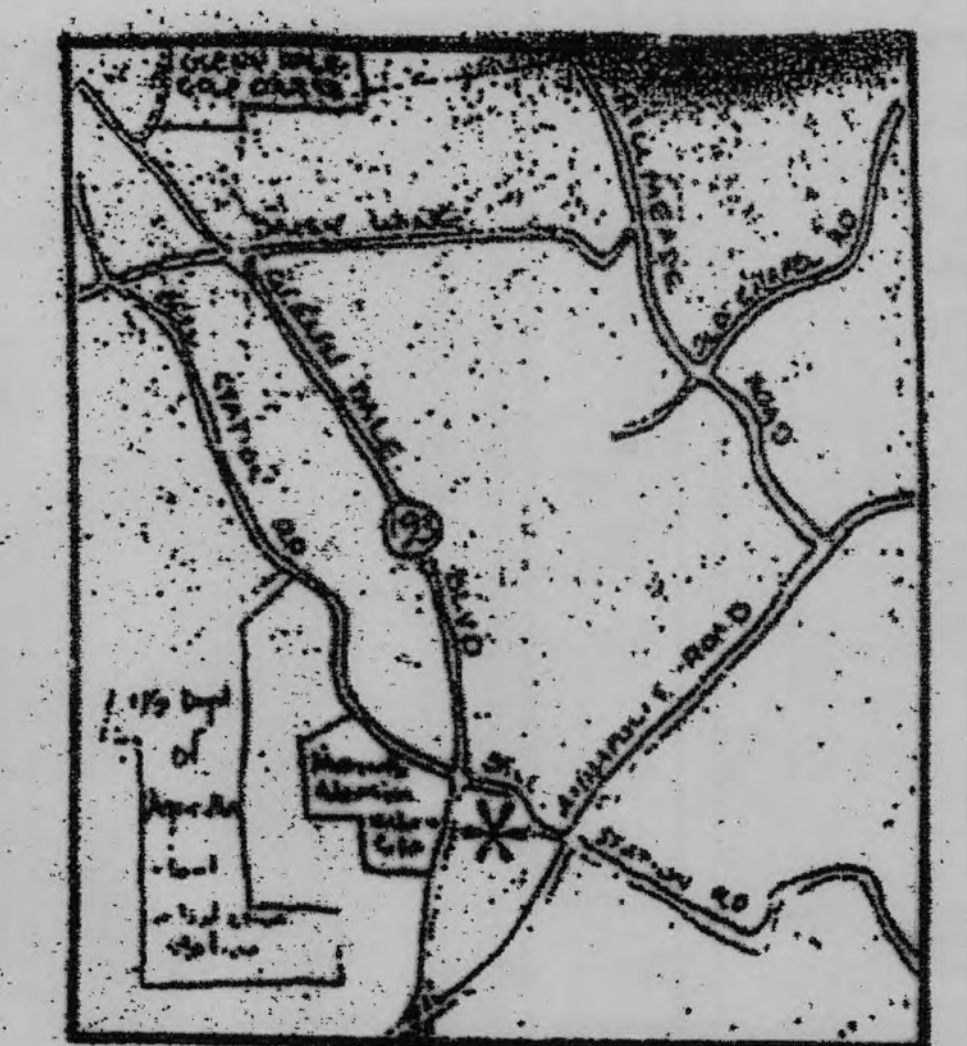
Property Description or Subdivision Name:	Bell Station Center (TCPH/94/97-02)
Is this site subject to the 1989 Ordinance?	N
Reforestation Requirement Reduction Questions	
Is this one (1) single family lot? (y,n)	N
Are there prior TCP approvals which include a combination of this lot and/or other lots. (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 (acres)	Off-site Impacts (acres)
Existing Woodland	3.92	0.00	
Woodland Conservation Threshold (NTA) = Smaller of a or b	15.00%	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	C-22
EXISTING USE	VACANT
PROPOSED USE	COMMERCIAL
GROSS ACREAGE	11.2 ACRES
AREA OF 100 YEAR FLOODPLAIN	0.00 ACRES
NET TRACT AREA	11.38 ACRES
AREA OF ROAD DEDICATION	0.16 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. P. C. APPROVALS			
PROJECT NAME: BELL STATION CENTER			
PROJECT NUMBER: DSP-03081-03			
CONSERVATION AGRMT: UBER 11597 FOLIO 171			
For Conditions of Approval see Site Plan Cover Sheet or Approval 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:

- Call for clearing of woodland with confirmation with this plan and the approved site plan. The clearing shall be subject to a \$150 per square foot mitigation fee.
- The Department of Environmental Resources (DER) Inspector must be contacted prior to the start of any work on the site to address implementation of this Conservation easement shown on this plan.
- Any clearing shall be verified by the Developer or Contractor of any Woodland Conservation Area (Tree Step Area, Subdivision Area, Mitigation Area, or Relative Clearing Area) based on the total parcel and the associated time for construction of the project. The DER Inspector shall be contacted prior to the start of any clearing or removal of trees. The DER Inspector shall verify the location of any Woodland Conservation Area.
- All appropriate trees within the project area shall be retained to the maximum extent possible. Trees shall be retained as much as possible by the Building Official and the contractor shall be notified.
- The location of all Tree Protection Zones (TPZ) shown on this Plan shall be signed and staked in the field prior to the pre-construction meeting with the Forest Resources Unit of DER and the Building Official. The contractor shall be responsible for the location of the TPZ and the location of the TPZ shall be signed and staked in the field prior to the pre-construction meeting with the Forest Resources Unit of DER and the Building Official. The contractor shall be responsible for the location of the TPZ and the location of the TPZ shall be signed and staked in the field prior to the pre-construction meeting with the Forest Resources Unit of DER and the Building Official.
- The Conservation Area signs shall be posted at least every 50 feet around the perimeter of the Conservation Area.
- Severed and existing trees shall be removed in accordance with the Building Official's approval.
- Contractor is liable for any damage to the site during construction to any preservation area, trees, shrubs, grass, etc., or other improvements on private or public property.
- Approved Subdivision and Easement Control Measures may be established in the form of a Tree Protection Order (TPO) shown on this plan. In the field location and establishment must be approved by the DER Inspector.
- Woodland Conservation - Tree Step Area and Subdivision Area shall be posted as shown on the same day as the Tree Protection Order is established and shall remain in place until the project is completed.
- All trees planted by woodland replacement, preservation or afforestation shall be planted prior to release of grading bonds. Failure to establish the woodland replacement, preservation or afforestation within the prescribed time frame will result in a failure to release a Use and Occupancy Permit for a violation of this Plan including the associated \$150 per square foot penalty unless a written extension is approved by DER.

REV. 1 Revised to delete 0.16 AC Woodland Conservation.

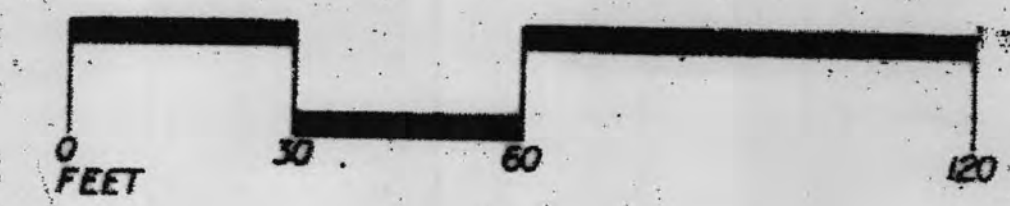
APPROVED PLAN

DSP-03081-3

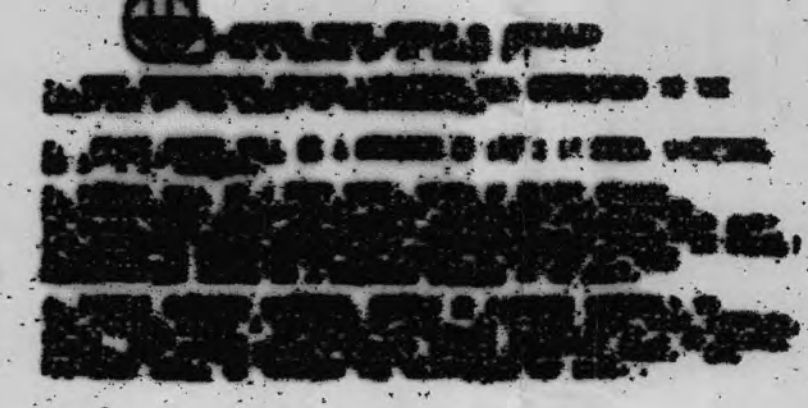
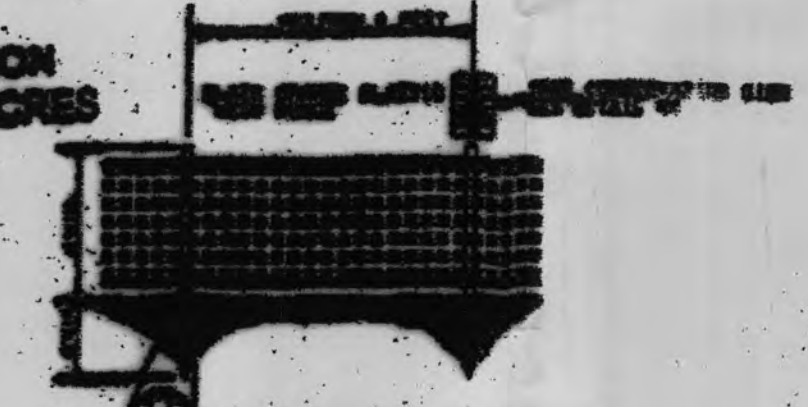
GENERAL NOTES

- The site is located on Prince George's County map 45, Parcel No. 57, Grid F-2.
- Deed of Record Liber 6073, Folio 166, Conveyed from Paul A. & Margaret H. Scherer.
- Current Zoning is C21, Commercial Miscellaneous.
- No Title Report Furnished.
- 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.
- Topography information shown hereon is from MNCPPC mapping at 200 scale and mechanically enlarged for preliminary design purposes.
- There are no known cemeteries on this site.
- There are no known historic sites or districts on this property. See Historic Site No. 30, in planning Area 70 (Mansueti-Brannon 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'



LESS PROTECTION DEVICE LESS REFORESTATION SIGN



Legend

LOD Line (from SE-4460)	
REVISED / SUBMITTED BY	DATE
GREENING & CHAMBERLAIN, INC.	4/16/12
1. Minor Revisions	4/16/12
2. Minor Revisions	4/16/12
3. Minor Revisions	4/16/12
4. Minor Revisions	4/16/12
5. Revised for SWM Pond	4/16/12
6. Revised for SWM Pond	4/16/12

Vertical text on the right margin including project details, company name (The Land Vision Companies), and contact information.