

1100 OWENS ROAD

<u>DESCRIPTION</u>	<u>SHEET NO.</u>
COVER SHEET	1
TREE CONSERVATION TYPE II PLAN	2

Woodland Conservation Worksheet
for
Prince George's County

Zone:	R-18		
Gross Tract:	7.34		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	7.34	0.00	0.00

Property Description or Subdivision Name:

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=

Clearing permitted w/o reforestation=		2.689 acres				Off-site
Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)	Impacts (acres)		
Existing Woodland		4.83	0.00			
Woodland Conservation Threshold (NTA) =	20.00%	1.468				
Smaller of a or b		1.468				
Woodland above WCT		3.362				
Woodland cleared		0.33	0.27	0.00	0.00	
Smaller of d or e		0.33	0.27			
Clearing above WCT (0.25 : 1) replacement requirement		0.08	0.07			
Clearing below WCT (2:1 replacement requirement)		0.00				
Afforestation Threshold (AFT) =	15.00%	0.00				
Woodland Conservation Required		1.55	4.54			

Woodland Conservation Provided:	(acres)	
Woodland Preservation	1.55	4.54
Reforestation / Replacement		0.00
Afforestation		0.00
Area approved for fee-in-lieu		0.00
Credits for Off-site Mitigation on another property		0.00
Off-site Mitigation provided on this property		0.00
Total Woodland Conservation Provided	1.55	4.54

Area of woodland not cleared	4.50	4.56	acres
Woodland retained not part of requirements:	2.95	3.02	acres

Prepared by:

Revised 7/18/03

MODERNIZATION OF HOUSING THE HOUSING AUTHORITY OF PRINCE GEORGE'S COUNTY



ENGINEER

 **AB CONSULTANTS, INC.**

9450 ANNAPOLIS ROAD
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CONTACT: JUSTIN K. SWIG, P.E. FAX: JUSTIN@ABCONSULTANTS.COM

TREE PRESERVATION AREAS	
NO.	AREA
1	1.54
2	0.01
TOTAL 1.54 ^{1.55} ACRES	

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPH / 101 / 04

	Approved by	Date
	<i>Robert E. Metzger</i>	12/31
01	<i>R. E. Metzger</i>	8/19
02		
03		
04		
05		

Type II Tree Conservation Plan Notes

1. Cutting or clearing of woodland not in accordance 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) must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this plan.
3. Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbance 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 will be posted with the Building Official prior to the issuance of any permits. These bonds will remain as surety by the Building Official until all required activities have been satisfied.
5. The location of all Tree Protective Devices (TPD's) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting with the Sediment Erosion Control Inspector. Inspection of TPD's prior to approval of the flagged or staked TPD locations by the Inspector. Installation of the TPD's 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.
6. 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 in perpetuity.
7. All tree-planting for woodland replacement, reforestation or afforestation will be completed prior to use and occupancy. Failure to establish the woodland replacement, reforestation or afforestation within the prescribed time frame will result in the forfeiture of the Reforestation Bond and/or a violation of this Plan including the associated \$1.50 per square foot penalty unless a written extension is approved by the DER Inspector.
8. The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
9. Results of survival checks for all tree plantings shall be reported to the DER Inspector for that site.

EDGE MANAGEMENT NOTES

1. All non-native, noxious or invasive species may be selectively cleared from tree save areas by cutting at ground level with a saw or clippers and then immediately applying a herbicide to the cut surface in accordance with the method approved for that registered herbicide.

Below is a list of species fitting this classification:

Garni Mustard	Tall Fescue K31 Fescue	Sericea Lespedeza
Common Red	Japanese Knotweed	Mile-a-minute Vine
Lesser Celandine	Parrotella Braine	Climbing Japanese
Climbing Eucynus	Wintercreeper Japanese	Honeysuckle Kudzu
English Ivy	Periwinkle	Wisteria
Japanese Barberry	Russian Olive	Autumn Olive
Winged Ailanthus	Privet	Bush Honeysuckle
Bamboo	Common Buckhorn	European Buckhorn
Multiflora rose	Winterbush	Spotted Spirea
Coralberry	Norway Maple	Tree of Heaven
White Mulberry	Empress Tree	Sweet Cherry

In addition the following native species may be cleared within 75 feet of an edge due to the nuisance nature of the plants when growing in the proximity of residences.

Poison Ivy Greenbrier Blackberry

2. All hazardous trees within 75 feet of an edge may be pruned by a professional arborist or a Licensed Tree Expert in order to correct the potential problem. In the event the problem cannot be corrected by pruning, the tree may be removed. A tree is considered hazardous if it is a potential for property damage or the possibility of personal injury. A 50 foot tall tree that is 75 feet from an edge and 120 feet from a target is not a hazardous tree. A hazardous tree must exhibit characteristics which could lead to the loss of all or more parts of the tree which would then impact the target area.
3. If tree removals reduce the stocking levels below 65 square feet of basal area per acre the property owner shall replant trees in the disturbed area in order to return the stock levels to 65 square feet of basal area within five (5) years.
4. Trees may be pruned in accordance with approved arboricultural standards. Pruning shall not be done in such a manner as to be injurious to the tree. The State of Maryland requires that pruning not done by the property owner shall be done by a Professional Arborist or a Licensed Tree Expert.
5. Tilling the soils in the Forest Conservation Areas in order to comply with girdling is not permitted. However, the property owner may sow with shade tolerant grasses within 100 feet of an edge. The use of Kentucky 31 fescue is not acceptable.

TREE PRESERVATION PLAN
TYPE II

1100 OWENS ROAD
OXON HILL (12th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD



1

25 2

PROJECT NO.

052-00-00



Loiederman
Soltesz Associates, Inc.

Engineering
Planning
Surveying
Environmental Sciences

Rockville
Lanham
Frederick
Waldorf
Leonardtown
Chantilly

NO.	
Date:	APRIL 2004 REV 06/30/10
Designed:	K. PATEL

REVISIONS		BY	DATE
	CAD Standards Version:		
	Technician:	Checked: M. WAGNER	

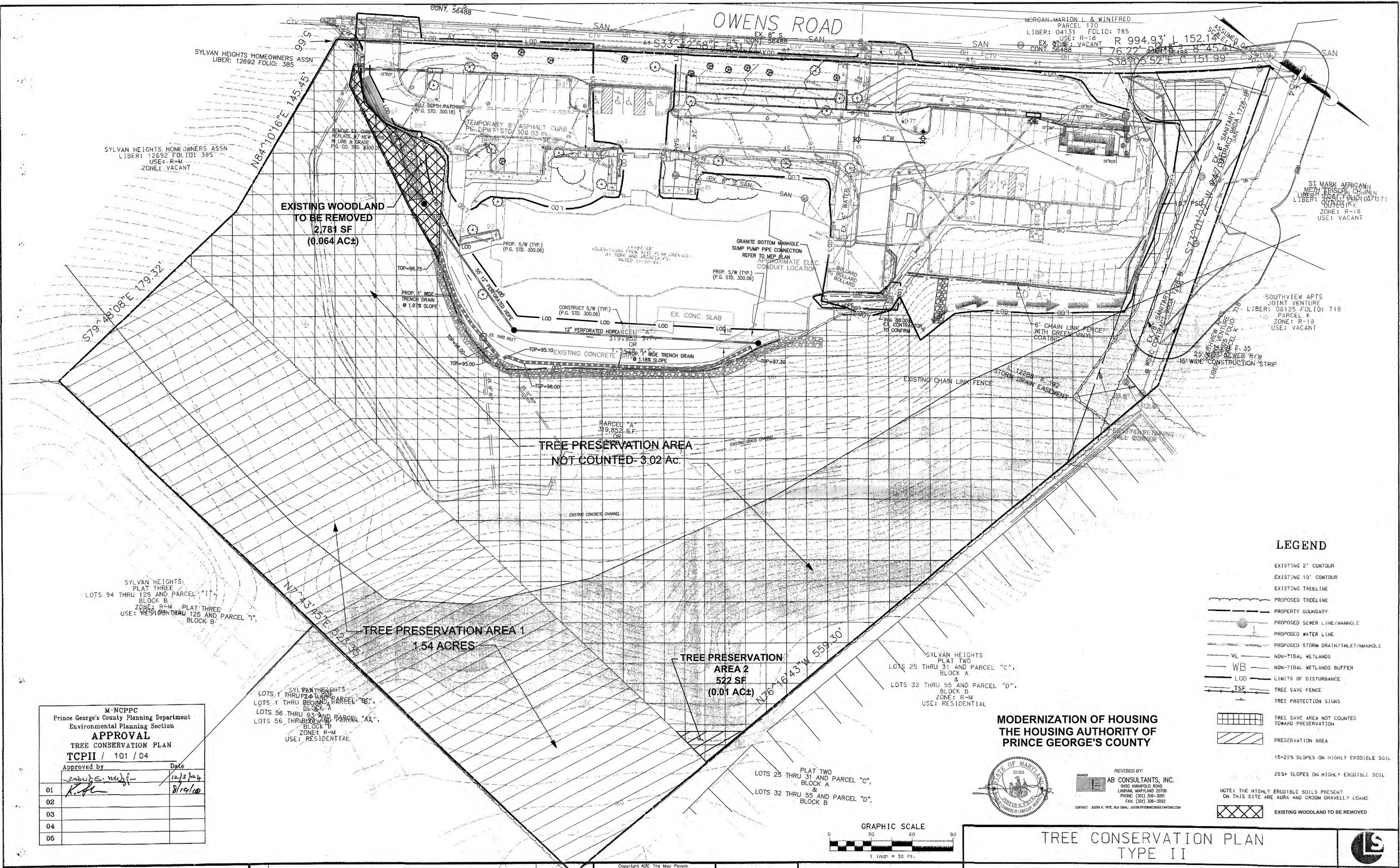
Map <u>28</u> Grid <u>F1</u> Tax Map <u>Q87 B4</u> Zoning Category: <u>R-18 (904)</u>	
M-NCPPC 200' Sheet <u>207 SE 01</u>	
WSSC 200' Sheet <u>207 SE 01</u>	



MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. IF CLEARANCES ARE LESS THAN NOTED MAY REQUIRE A CHANGE TO THIS PLAN.

MISS UTILITY NOTE



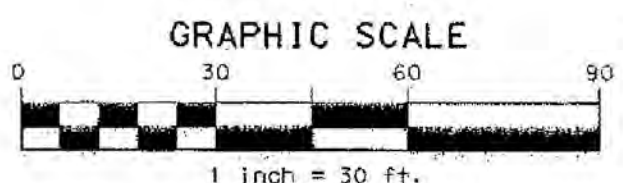
LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPERTY BOUNDARY
- PROPOSED SEWER LINE/MANHOLE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN/INLET/MANHOLE
- WL - NON-TIDAL WETLANDS
- WB - NON-TIDAL WETLANDS BUFFER
- LOD - LIMITS OF DISTURBANCE
- TSE - TREE SAVE FENCE
- TREE PROTECTION SIGNS
- TREE SAVE AREA NOT COUNTED TOWARD PRESERVATION
- PRESERVATION AREA
- 15-25% SLOPES ON HIGHLY ERODIBLE SOIL
- 25%+ SLOPES ON HIGHLY ERODIBLE SOIL
- NOTE: THE HIGHLY ERODIBLE SOILS PRESENT ON THIS SITE ARE AURA AND CROOM GRAVELLY LOAMS
- EXISTING WOODLAND TO BE REMOVED

**MODERNIZATION OF HOUSING
THE HOUSING AUTHORITY OF
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**TREE CONSERVATION PLAN
TYPE II**

1100 OWENS ROAD

**OXON HILL (12th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD**

1" = 30'
SHEET <u>2</u>
OF <u>2</u>
PROJECT NO. 2052-00-00

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPH / 101 / 04		
Approved by	Date	
	12/3/04	
01		8/19/00
02		
03		
04		
05		

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NO.	REVISIONS	BY	DATE
1	APRIL 2004 REV 06/30/10		
2	CAD Standards Version		
3	Designed: K. PATEL	Checked: M. WAGNER	

Copyright ADG The Map People Permitted Use Number 20411157 Map 28 Grid E1 Tax Map 087 B4 Zoning Category: R-18 (904) M-NCPPC 200' Sheet 207 SE 01 WSSC 200' Sheet 207 SE 01



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