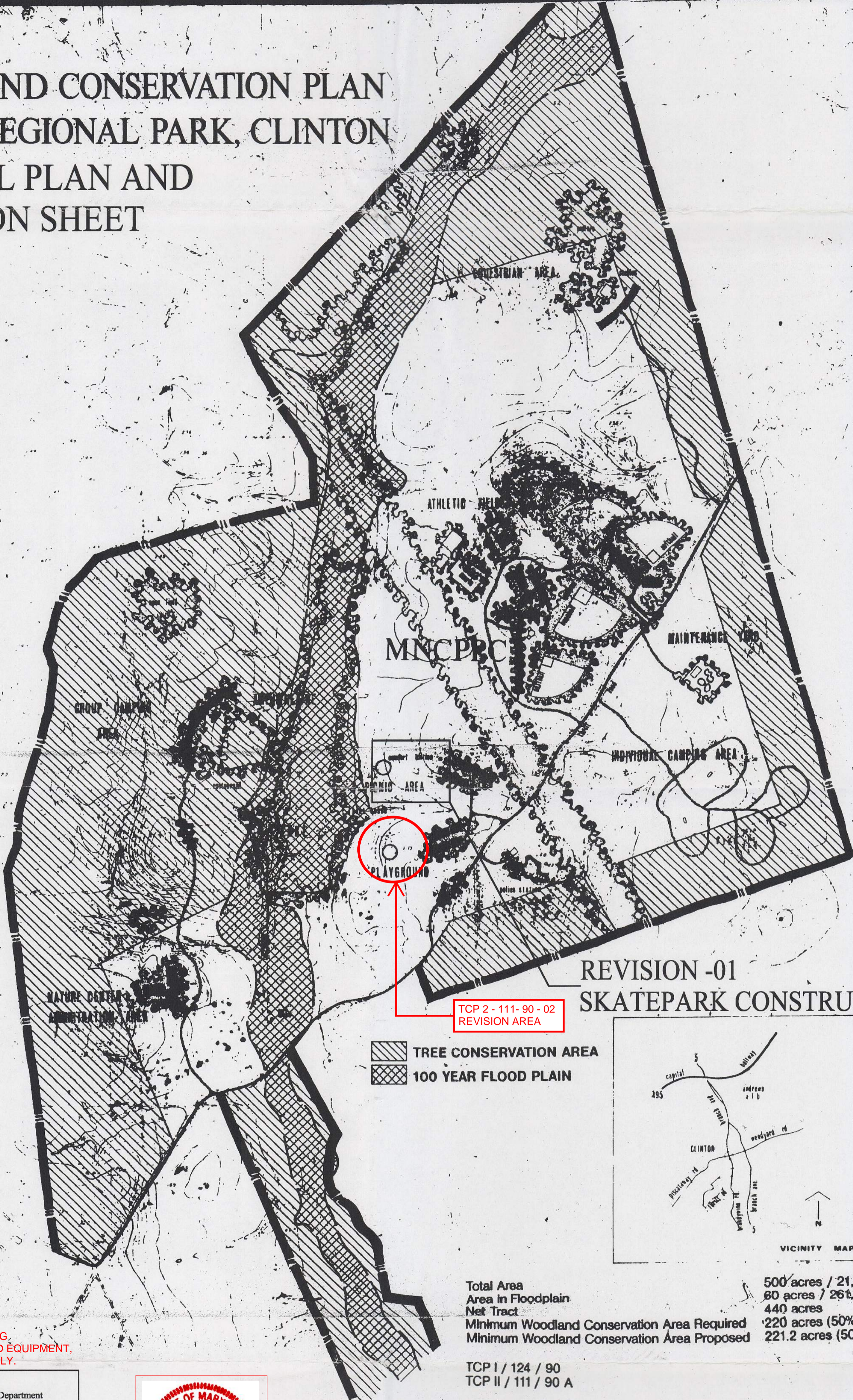


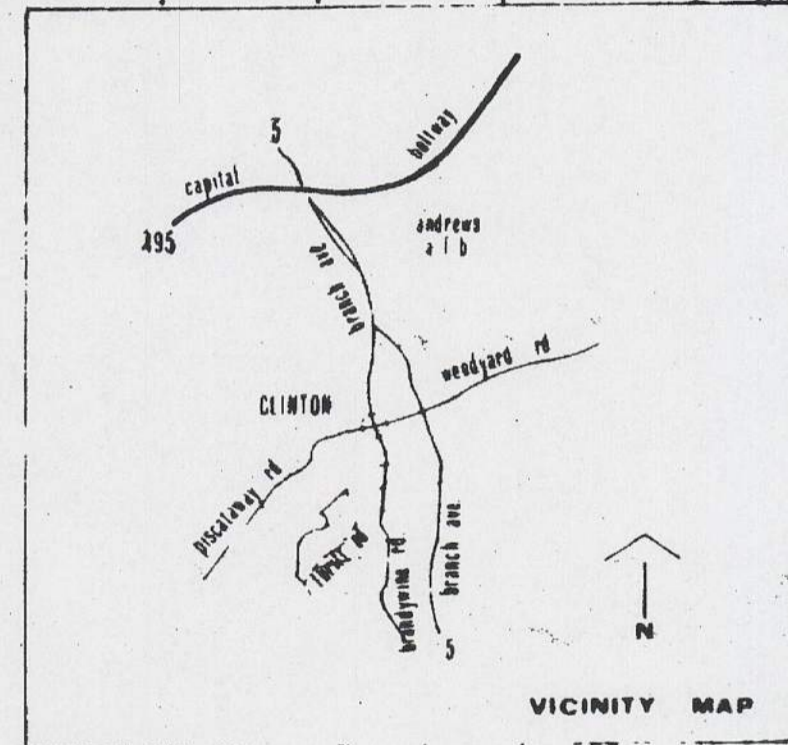
**WOODLAND CONSERVATION PLAN  
 COSCA REGIONAL PARK, CLINTON  
 OVERALL PLAN AND  
 LOCATION SHEET**



**REVISION -01  
 SKATEPARK CONSTRUCTION**

TCP 2 - 111-90 - 02  
 REVISION AREA

- TREE CONSERVATION AREA
- 100 YEAR FLOOD PLAIN



Total Area 500 acres / 21,780,000 SF  
 Area in Floodplain 80 acres / 261,760 SF  
 Net Tract 440 acres  
 Minimum Woodland Conservation Area Required 220 acres (50%)  
 Minimum Woodland Conservation Area Proposed 221.2 acres (50%)

TCP I / 124 / 90  
 TCP II / 111 / 90 A

FOR REPLACEMENT OF EXISTING,  
 PLAYGROUND AND ASSOCIATED EQUIPMENT,  
 SURFACING AND PAVEMENT ONLY.

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP 2 - 111 - 90	
Approved by	Date
JP MARKOVICK	7/9/90
01 K FINCH	6/25/12
02 <i>[Signature]</i>	5/4/2024
03	
04	
05	



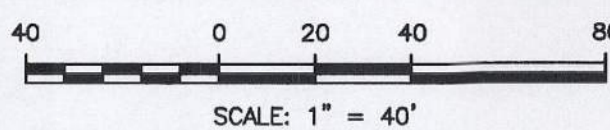
M-NCPPC  
 Prince George's County Planning Department  
 Natural Resources Division  
**APPROVAL**  
 TREE CONSERVATION PLAN  
 TCP- 111/90  
 BY *[Signature]* DATE 7/9/90

Sheet No: 1 OF 3



**CLINTON REGIONAL PARK WAS RENAMED COSCA REGIONAL PARK**

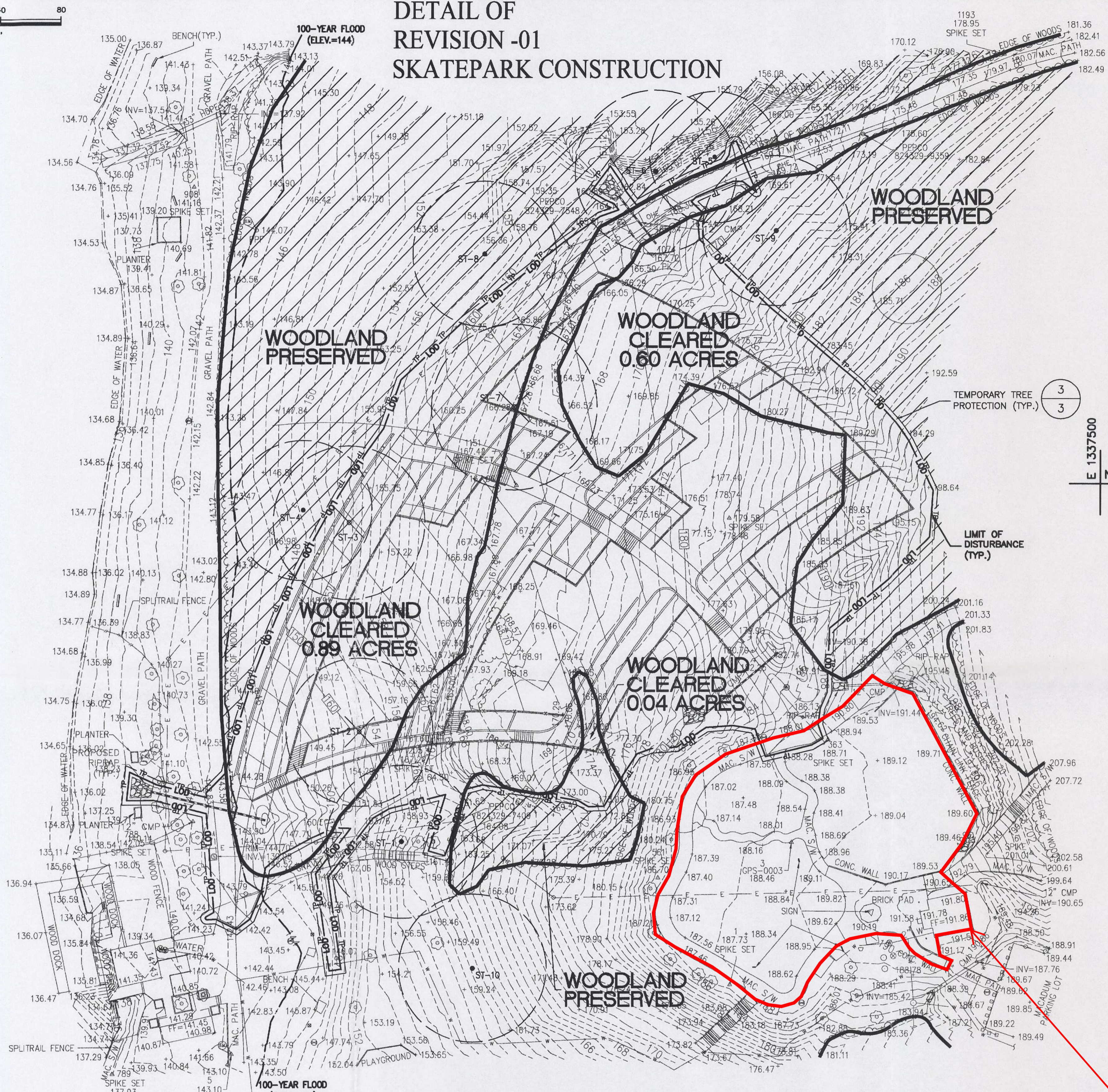
400 North 4th St. & M. Drive  
 Prince George's County  
 Environmental Planning Section  
 MAY 14 2012



E 1336700  
N 390150

E 1336700  
N 389800

# DETAIL OF REVISION -01 SKATEPARK CONSTRUCTION



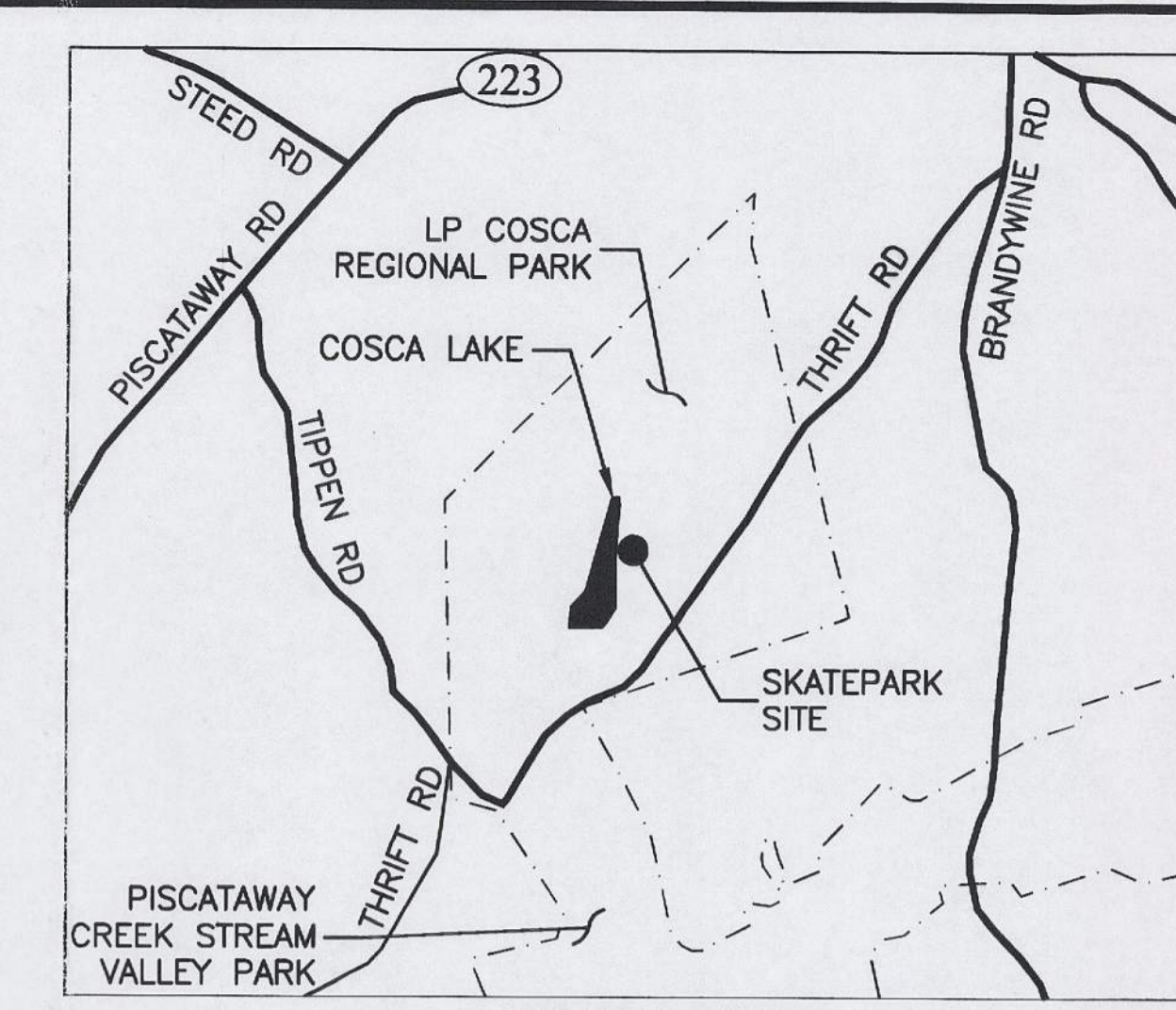
TEMPORARY TREE PROTECTION (TYP.)

LIMIT OF DISTURBANCE (TYP.)

WOODLAND PRESERVATION AREA (WPA)

TCP 2 - 111-90-02 REVISION AREA

- LEGEND**
- POWER POLE
  - ⊗ WATER METER
  - ⊕ WATER MANHOLE
  - ⊙ TRASH CAN
  - ⊖ SIGN
  - ⊘ CLEANOUT
  - ⊙ POST
  - ⊙ SANITARY SEWER
  - ⊙ UNKNOWN MANHOLE
  - ⊙ BARBEQUE
  - ⊙ GUYWIRE ANCHOR
  - ⊙ BENCHMARK
  - SPOT ELEVATION
  - TREE
  - CHAIN LINK FENCE
  - WOOD FENCE
  - CONCRETE CURB
  - MAJOR CONTOUR
  - MINOR CONTOUR
  - UNDERGROUND ELECTRIC LINE
  - OVERHEAD ELECTRIC LINE
  - STORM DRAIN PIPE
  - CENTERLINE OF CREEK
  - EDGE OF WATER
  - 100-YEAR FLOOD
  - EXISTING WOODLAND
  - LIMIT OF DISTURBANCE
  - TEMPORARY TREE PROTECTION FENCE
  - SPECIMEN TREE AND CRITICAL ROOT ZONE
  - ▨ WPA



**NOTE**  
SEE SHEET NO. 3 OF 3 FOR STANDARD TYPE 2 TREE CONSERVATION PLAN GENERAL NOTES AND DETAILS.

Standard Woodland Conservation Worksheet for Prince George's County Non-governmental Projects				
<b>SECTION I-Establishing Site Information-</b> (Enter acres for each zone)				
Zone:	O-S			
Gross Tract:	500.00			
Floodplain:	60.00			
Previously Dedicated Land:				
Net Tract (NTA):	440.00	0.00	0.00	
TCP Number: II-111-90				
Property Description or Subdivision Name: Cosca Regional Park				
Is this site subject to the 1989 Ordinance?(y/n): Y				
Is this one (1) single family lot?(y/n): Y				
Are there prior TCP approvals which include a combination of this lot's?(y/n): Y				
Is any portion of the property in a WC Bank? N				
Break-even Point (preservation) = 258.20 acres				
Clearing permitted w/o reforestation = 152.80 acres				
<b>SECTION II-Determining Requirements</b> (Enter acres for each corresponding column)				
	Column A	Column B	Column C	Column D
	WCT/AFT %	Net Tract	Floodplain (1:1)	Off-Site Impacts (1:1)
Existing Woodland			411.00	12.96
Woodland Conservation Threshold (WCT) = Smaller of 13 or 14	50.00%		220.00	
Woodland above WCT			191.00	
Woodland cleared			1.50	0.00
Woodland cleared above WCT (smaller of 16 or 17)			1.50	
Clearing above WCT (0.25 - 1) replacement requirement			0.00	
Woodland cleared below WCT			0.00	
Clearing below WCT (2:1 replacement requirement)			0.00	
Afforestation Threshold (AFT) =	10.00%		0.00	
Off-site WCA being provided on this property			0.00	
Woodland Conservation Required			220.00	
<b>SECTION III-Meeting the Requirements</b>				
Woodland Preservation			221.20	
Afforestation / Reforestation			0.00	
Natural Regeneration			0.00	
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00		0.00	
Forest Enhancement Credit (Area * 1.25)	0.00		0.00	
Area approved for fee-in-lieu PFA			0.00	\$0.00
Area approved for fee-in-lieu non-PFA			0.00	\$0.00
Credits for Off-site Conservation on another property			0.00	
Off-site WCA (preservation) being provided on this property			0.00	
Off-site WCA (afforestation) being provided on this property			0.00	
Total Woodland Conservation Provided			221.20	
Area of woodland not cleared		409.50 acres		
Woodland retained not part of requirements:		188.30 acres		
Prepared by: <i>Renald Lee Miller</i> / Date: 4/20/12				

\* 02 - NO CLEARING, SPECIMEN TREE IMPACT OR PMA IMPACTS ARE PROPOSED AS A PART OF THIS PROJECT.

ALL DEVELOPMENT WILL OCCUR WITHIN EXISTING OPEN SPACE.

No.	Common Name	Scientific Name	Dbh (in)	Crown Class	Condition Rating	Condition Comments	Disposition
1	Yellow poplar	Liriodendron tulipifera	34	Dominant	Good		Save
2	Yellow poplar	Liriodendron tulipifera	33	Dominant	Good		Remove
3	Yellow poplar	Liriodendron tulipifera	34	Dominant	Good		Remove
4	Yellow poplar	Liriodendron tulipifera	31	Dominant	Good		Save
5	Yellow poplar	Liriodendron tulipifera	29	Dominant	Fair	Risk of streambank erosion	Save
6	Yellow poplar	Liriodendron tulipifera	36	Dominant	Good		Save
7	Yellow poplar	Liriodendron tulipifera	37	Dominant	Fair	Major lateral lean with structural fault. Wound at about 20 feet	Remove
8	Yellow poplar	Liriodendron tulipifera	32	Dominant	Good		Save
9	Yellow poplar	Liriodendron tulipifera	33	Dominant	Good		Save
10	Yellow poplar	Liriodendron tulipifera	33	Dominant	Good		Save

NOTE: SPECIMEN TREES WERE SURVEY LOCATED USING GPS WITH DIFFERENTIAL CORRECTION.

**PROPERTY DESCRIPTION**  
COSCA REGIONAL PARK IS LOCATED IN SOUTHERN PRINCE GEORGES COUNTY. THE PARK IS A TOTAL OF 500 ACRES AND IS MOSTLY WOODED. COSCA LAKE RUNS ROUGHLY NORTH TO SOUTH THROUGH THE PARK. A PEPCO HIGH-TENSION POWER LINE AND RIGHT-OF-WAY TRAVERSE THE PARK ROUGHLY SOUTHEAST TO NORTHWEST. THE PROJECT SITE IS LOCATED NORTHWEST AND ADJACENT TO A PREVIOUSLY DEVELOPED PORTION OF THE PARK INCLUDING AMENITIES SUCH AS A PLAYGROUND, PICNIC AREAS, PAVILIONS, PARKING, AND A BATHHOUSE. THE PROJECT SITE IS ABOUT 100 FEET EAST OF THE SHORELINE OF COSCA LAKE, NORTHEAST OF THE EXISTING BOATHOUSE.

**NARRATIVE**  
ACCORDING TO AERIAL IMAGERY, COSCA REGIONAL PARK IS PREDOMINANTLY FORESTED EXCEPT FOR THE OPEN WATER OF COSCA LAKE (EST. 17.5 AC), THE PEPCO POWER LINE RIGHT-OF-WAY THAT TRANSECTS THE PROPERTY NORTHWEST TO SOUTHEAST (EST. 25.5 AC), AND CANOPY GAPS THAT HAVE BEEN CREATED FOR RECREATIONAL FIELDS, PLAYGROUNDS, AND PARK OPERATIONAL FACILITIES (EST. 38 AC). THE REST OF THE PARK PROPERTY, APPROXIMATELY 424 +/- ACRES, IS FORESTED.

SPECIMEN TREES TO BE REMOVED WILL BE LIMITED TO THOSE NECESSARY FOR CONSTRUCTION OF A NEW SKATEPARK.

THE PROJECT SITE SLOPES EAST TO WEST FROM AN ELEVATION OF ABOUT 170 FEET TO ABOUT 130 FEET.

A TCP I (124/90) AND TCP II (111/90A) WERE PREVIOUSLY APPROVED FOR COSCA PARK.

**SITE ADDRESS**  
11000 THRIFT ROAD  
CLINTON, MD 20735  
PARCEL 108  
TAX ACCOUNT NO. 0909002  
PROPERTY OWNER: M-NCPPC  
A=474.06 AC., L02854 F160  
TAX MAP/GRID: 125-A3  
WSSC GRID: 2145E05



**QUALIFIED PROFESSIONAL CERTIFICATION**  
This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.  
Signed: *Renald Lee Miller* Date: 4/20/12  
Lee Miller, Certified DNR Forest Professional; 12420 Milestone Center Drive, Suite 150, Germantown, MD 20876; 301-820-3000; Lee.Miller@URS.com

**M-NCPPC**  
Prince George's County Planning Department  
Environmental Planning Section  
APPROVAL  
TREE CONSERVATION PLAN  
TCP 2 - 111 - 90

Approved by: *JP Markovick* Date: 7/9/90  
*K Finch* Date: 6/25/12  
*David Schuler* Date: 4/5/2024

Date: 04/25/2012  
Dwn: SJN Checked: L.M.  
Scale: 1" = 40'  
Project/File No: 2\_TCP II.dwg  
Sheet No: 2 OF 3

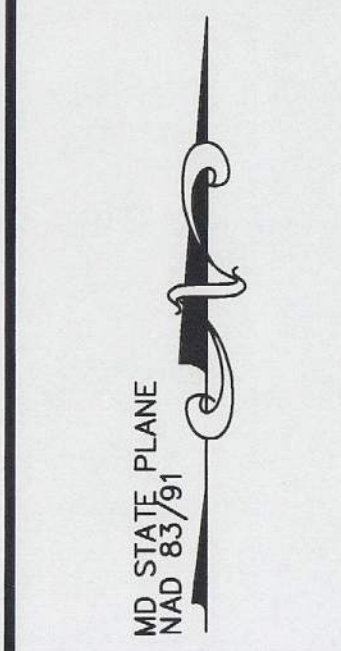
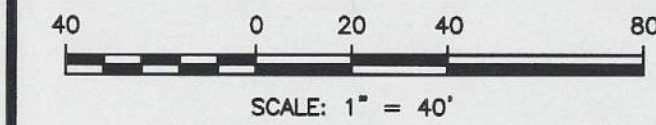
12420 Milestone Center Dr., Suite 150  
Germantown, MD 20876  
301-820-3000  
Fax: 301-820-3009

**URS**

TREE CONSERVATION PLAN TYPE 2

COSCA REGIONAL PARK SKATEPARK  
ELECTION DISTRICT 09  
PRINCE GEORGE'S COUNTY, MARYLAND

Site Resources 4 North Park Drive, Suite 100  
Cockeysville, MD 21030 410.683.3388



E 1336700  
N 390150

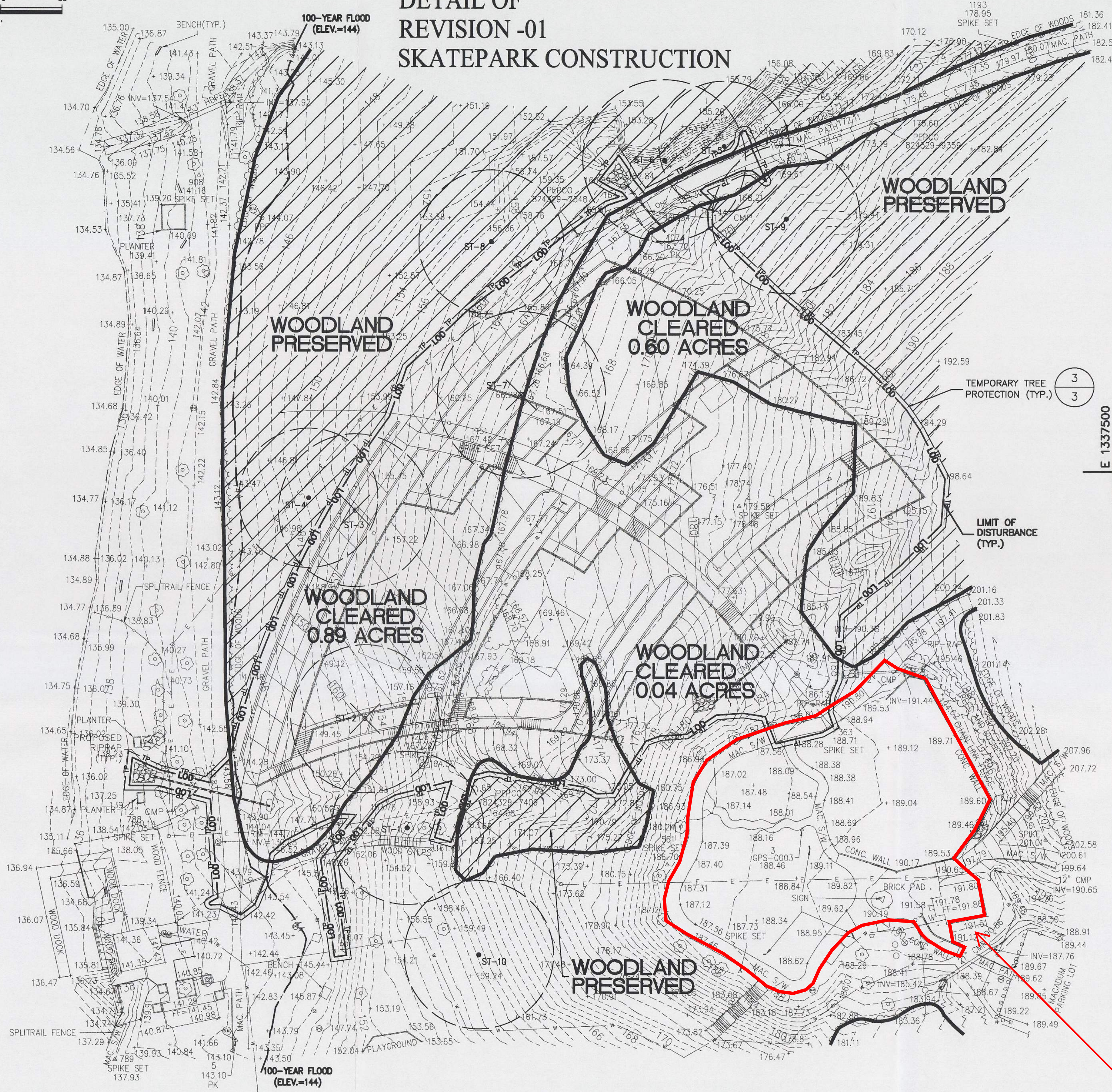
E 1336700  
N 389800

No.	Common Name	Scientific Name	Dbh (in)	Crown Class	Condition Rating	Condition Comments	Disposition
1	Yellow poplar	Liriodendron tulipifera	34	Dominant	Good		Save
2	Yellow poplar	Liriodendron tulipifera	33	Dominant	Good		Remove
3	Yellow poplar	Liriodendron tulipifera	34	Dominant	Good		Remove
4	Yellow poplar	Liriodendron tulipifera	31	Dominant	Good		Save
5	Yellow poplar	Liriodendron tulipifera	29	Dominant	Fair	Risk of streambank erosion	Save
6	Yellow poplar	Liriodendron tulipifera	36	Dominant	Good		Save
7	Yellow poplar	Liriodendron tulipifera	37	Dominant	Fair	Major lateral lean with structural fault. Wound at about 20 feet	Remove
8	Yellow poplar	Liriodendron tulipifera	32	Dominant	Good		Save
9	Yellow poplar	Liriodendron tulipifera	33	Dominant	Good		Save
10	Yellow poplar	Liriodendron tulipifera	33	Dominant	Good		Save

NOTE: SPECIMEN TREES WERE SURVEY LOCATED USING GPS WITH DIFFERENTIAL CORRECTION.

NOTIFY MISS UTILITY OF MARYLAND AT 1-800-257-777 TWO (2) BUSINESS DAYS PRIOR TO COMMENCING EXCAVATION AND BEFORE THE START OF ANY DEMOLITION WORK.

# DETAIL OF REVISION -01 SKATEPARK CONSTRUCTION



### LEGEND

- ⊙ POWER POLE
- ⊙ WATER METER
- ⊙ WATER MANHOLE
- ⊙ TRASH CAN
- ⊙ SIGN
- ⊙ CLEANOUT
- ⊙ POST
- ⊙ SANITARY SEWER
- ⊙ UNKNOWN MANHOLE
- ⊙ BARBEQUE
- ⊙ GUYWIRE ANCHOR
- ⊙ BENCHMARK
- ⊙ SPOT ELEVATION
- TREE
- X — X — CHAIN LINK FENCE
- — — — — WOOD FENCE
- — — — — CONCRETE CURB
- — — — — MAJOR CONTOUR
- — — — — MINOR CONTOUR
- — — — — UNDERGROUND ELECTRIC LINE
- — — — — OVERHEAD ELECTRIC LINE
- — — — — STORM DRAIN PIPE
- — — — — CENTERLINE OF CREEK
- — — — — EDGE OF WATER
- — — — — PROPERTY LINE
- — — — — 100-YEAR FLOOD
- — — — — EXISTING WOODLAND
- — — — — LIMIT OF DISTURBANCE
- ⊙ — — — — — TEMPORARY TREE PROTECTION FENCE
- ⊙ — — — — — SPECIMEN TREE AND CRITICAL ROOT ZONE
- ▨ WPA WOODLAND PRESERVATION AREA (WPA)

### NOTE

SEE SHEET NO. 3 OF 3 FOR STANDARD TYPE 2 TREE CONSERVATION PLAN GENERAL NOTES AND DETAILS.

Standard Woodland Conservation Worksheet for Prince George's County Non-governmental Projects				
SECTION I-Establishing Site Information-(Enter acres for each zone)				
Zone:	Y-2-O-S			
Gross Tract:	500.00			
Floodplain:	60.00			
Previously Dedicated Land:				
Net Tract (NTA):	440.00	0.00	0.00	
TCP Number: 11-111-90				
Property Description or Subdivision Name: Cosca Regional Park				
Is this site subject to the 1989 Ordinance? (y/n): Y				
Is this one (1) single family lot? (y/n): N				
Are there prior TCP approvals which include a combination of this lot? (y/n): Y				
Is any portion of the property in a WC Bank? N				
Break-even Point (preservation) = 258.20 acres				
Clearing permitted w/o reforestation = 152.80 acres				
SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
Existing Woodland		411.00	12.95	
Woodland Conservation Threshold (WCT) =	50.00%	220.00		
Smaller of 13 or 14		220.00		
Woodland above WCT		191.00		
Woodland cleared		1.50	0.00	0.00
Woodland cleared above WCT (smaller of 16 or 17)		1.50		
Clearing above WCT (0.25 : 1) replacement requirement		0.00		
Woodland cleared below WCT		0.00		
Clearing below WCT (2:1 replacement requirement)		0.00		
Afforestation Threshold (AFT) =	10.00%	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		220.00		
SECTION III-Meeting the Requirements				
Woodland Preservation			221.20	
Afforestation / Reforestation			0.00	
Natural Regeneration			0.00	
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00		0.00	
Forest Enhancement Credit (Area * 1.25)	0.00		0.00	
Area approved for fee-in-lieu/PFA				\$0.00
Area approved for fee-in-lieu/non-PFA				\$0.00
Credits for off-site conservation on another property				\$0.00
Off-site WCA (preservation) being provided on this property				\$0.00
Off-site WCA (afforestation) being provided on this property				\$0.00
Total Woodland Conservation Provided			221.20	
Area of woodland not cleared		409.50		
Woodland retained not part of requirements:		188.30		
Prepared by: <i>Realty Miller</i> Date: 5/10/12				

NOTE: This plan is approved in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Director on 4/19/12:  
For the removal of three specimen trees (Section 25-122(b)(1)(G)); ST-2, ST-3 and ST-7.

\* 02 - NO CLEARING, SPECIMEN TREE IMPACT OR PMA IMPACTS ARE PROPOSED AS A PART OF THIS PROJECT.

ALL DEVELOPMENT WILL OCCUR WITHIN EXISTING OPEN SPACE.

### PROPERTY DESCRIPTION

COSCA REGIONAL PARK IS LOCATED IN SOUTHERN PRINCE GEORGES COUNTY. THE PARK IS A TOTAL OF 500 ACRES AND IS MOSTLY WOODED. COSCA LAKE RUNS ROUGHLY NORTH TO SOUTH THROUGH THE PARK. A PEPCO HIGH-TENSION POWER LINE AND RIGHT-OF-WAY TRAVERSE THE PARK ROUGHLY SOUTH TO NORTHWEST. THE PROJECT SITE IS LOCATED NORTHWEST AND ADJACENT TO A PREVIOUSLY DEVELOPED PORTION OF THE PARK INCLUDING AMENITIES SUCH AS A PLAYGROUND, PICNIC AREAS, PAVILIONS, PARKING, AND A BATHHOUSE. THE PROJECT SITE IS ABOUT 100 FEET EAST OF THE SHORELINE OF COSCA LAKE, NORTHEAST OF THE EXISTING BOATHOUSE.

THE PROJECT SITE SLOPES EAST TO WEST FROM AN ELEVATION OF ABOUT 170 FEET TO ABOUT 130 FEET.

A TCP I (124/90) AND TCP II (111/90A) WERE PREVIOUSLY APPROVED FOR COSCA PARK.

### NARRATIVE

ACCORDING TO AERIAL IMAGERY, COSCA REGIONAL PARK IS PREDOMINANTLY FORESTED EXCEPT FOR THE OPEN WATER OF COSCA LAKE (EST. 17.5 AC), THE PEPCO POWER LINE RIGHT-OF-WAY THAT TRANSECTS THE PROPERTY NORTHWEST TO SOUTHWEST (EST. 25.5 AC), AND CANOPY GAPS THAT HAVE BEEN CREATED FOR RECREATIONAL FIELDS, PLAYGROUNDS, AND PARK OPERATIONAL FACILITIES (EST. 38 AC). THE REST OF THE PARK PROPERTY, APPROXIMATELY 424 +/- ACRES, IS FORESTED.

SPECIMEN TREES TO BE REMOVED WILL BE LIMITED TO THOSE NECESSARY FOR CONSTRUCTION OF A NEW SKATEPARK.

### SITE ADDRESS

11000 THRIFT ROAD  
CLINTON, MD 20735  
PARCEL 108  
TAX ACCOUNT NO. 0909002  
PROPERTY OWNER: M-NCPPC  
A=474.06 AC., L02854 F160  
TAX MAP/GRID: 125-A3  
WSSC GRID: 214SE05



### QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.  
Signed: *Realty Miller* Date: 5-10-12  
Lee Miller; Certified DNR Forest Professional; 12420 Milestone Center Drive, Suite 150, Germantown, MD 20876; 301-820-3000; Lee.Miller@URS.com

FOR REPLACEMENT OF EXISTING PLAYGROUND AND ASSOCIATED EQUIPMENT, SURFACING AND PAVEMENT ONLY.

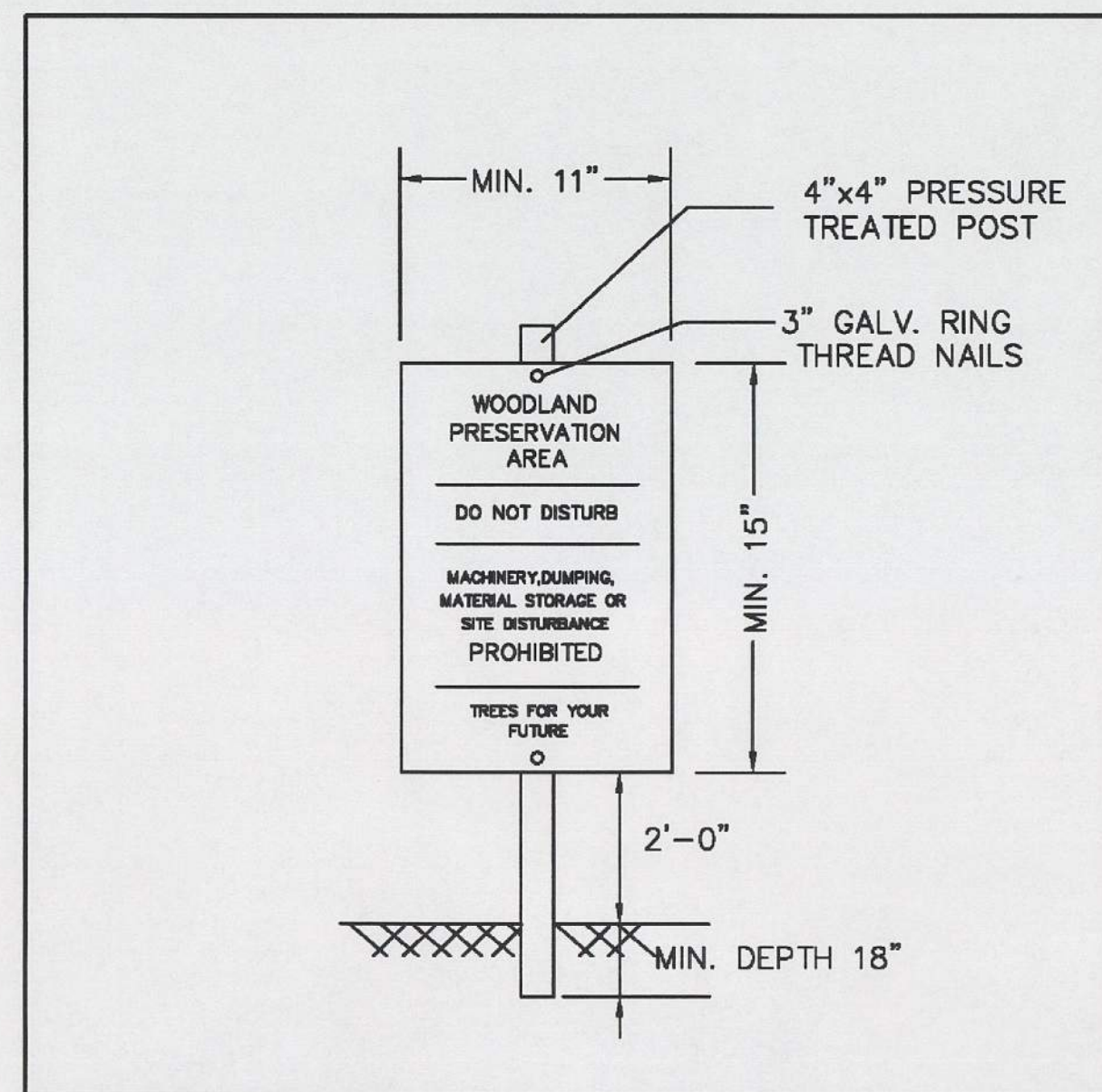
M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL TREE CONSERVATION PLAN TCP 2 - 111 - 90	
Approved by	Date
JP MARKOVICK	7/9/90
01 K. FINCH	6/25/12
02 <i>Realty Miller</i>	4/5/2024
03	
04	
05	

12420 Milestone Center Dr., Suite 150  
Germantown, MD 20876  
301-820-3000  
Fax: 301-820-3009

TREE CONSERVATION PLAN TYPE 2  
COSCA REGIONAL PARK SKATEPARK  
ELECTION DISTRICT 09  
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS	
SUBMIT FOR EPS REVIEW: 5/20/2011	
ADDRESS 6/28/11 REVIEW COMMENTS: 4/25/2012	
ADDRESS 5/08/12 REVIEW COMMENTS: 5/10/2012	

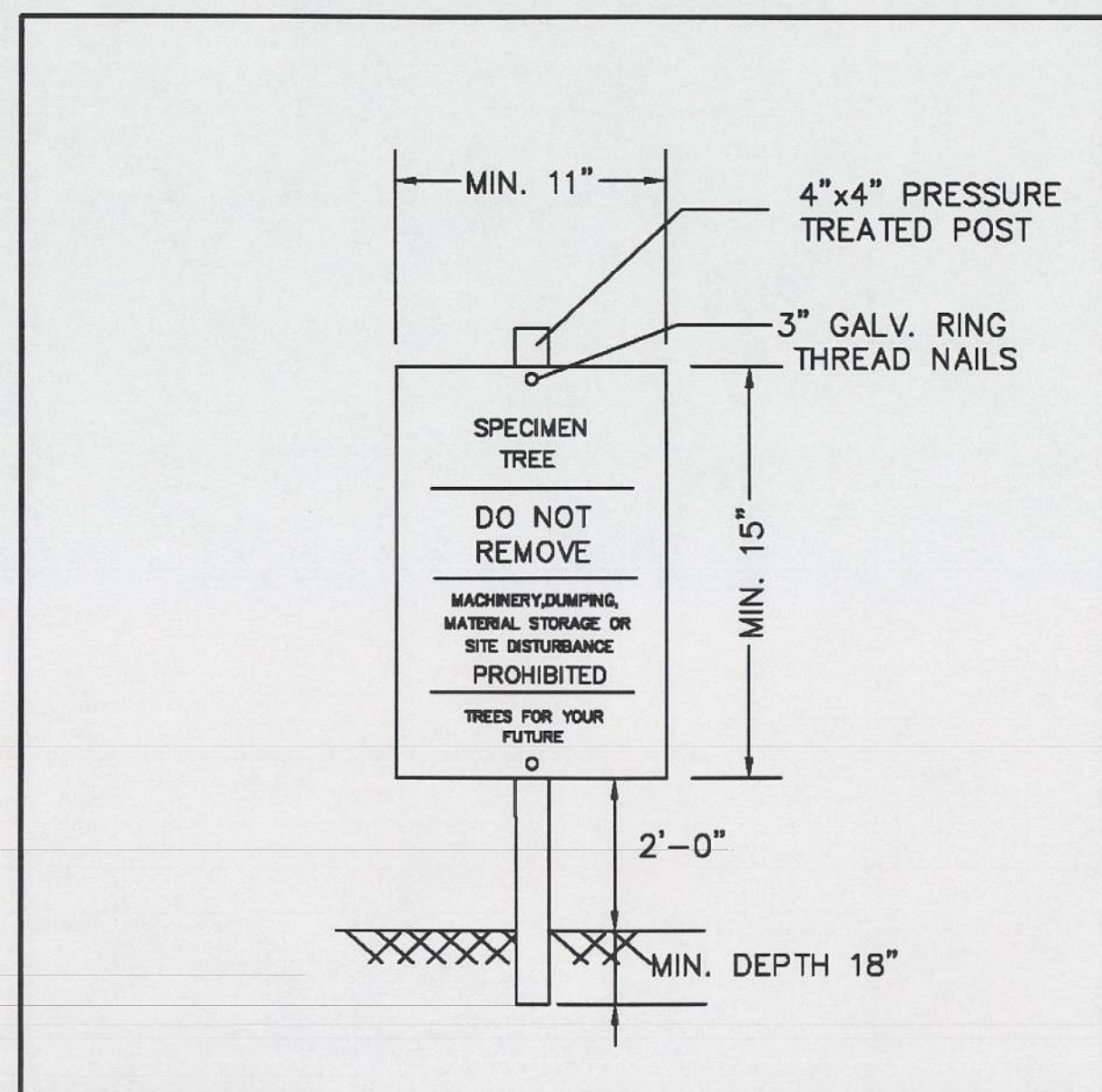
Date: 05/10/2012  
Dwn: SIN  
Checked: LM  
Scale: 1" = 40'  
Project/File No: 2\_TCP II.dwg  
Sheet No: 2 OF 3



- NOTES:
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
  - SIGNS SHOULD BE PROPERLY MAINTAINED.
  - AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
  - SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
  - SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
  - LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
  - SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

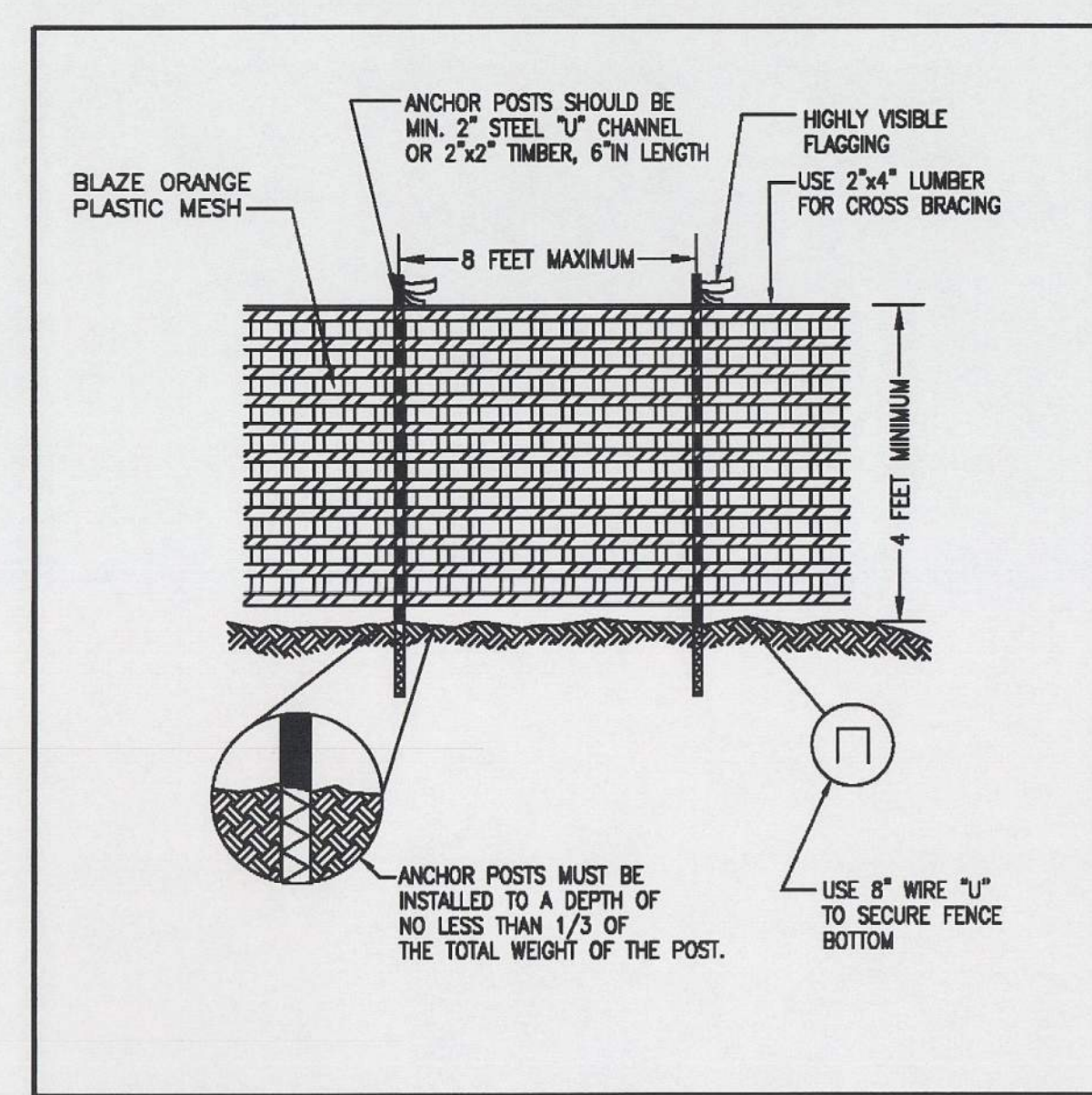
August 2010 A-4, DET-1



- NOTES:
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
  - SIGNS SHOULD BE PROPERLY MAINTAINED.
  - AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
  - SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
  - SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
  - LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
  - SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

SPECIMEN TREE SIGN

August 2010 A-4, DET-3



- NOTES: (MUST BE INCLUDED WITH DETAIL)
- FOREST PROTECTION DEVICE ONLY.
  - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
  - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
  - AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
  - DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
  - PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS

August 2010 A-4, DET-4

1 WOODLAND PRESERVATION AREA SIGN

2 SPECIMEN TREE SIGN

3 TEMPORARY TREE PROTECTION FENCE

STANDARD TYPE 2 TREE CONSERVATION PLAN GENERAL NOTES

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR A GRADING PERMIT. IF THIS GRADING PERMIT EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
- CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$9.00 PER SQUARE FOOT MITIGATION FEE.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
- THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
- THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
- THE PROPERTY IS AN M-NCPPC PARK AS DEFINED IN THE APPROVED GENERAL PLAN AND IS ZONED RESERVED OPEN SPACE.
- THE PROPERTY IS ADJACENT TO THRIFT ROAD WHICH IS A DESIGNATED HISTORIC ROADWAY.
- THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
- THIS PLAN IS GRANDFATHERED UNDER CE-27-2010, SECTION 25-117 (G).
- ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.
- TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
- THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFs) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFs MAY BEGIN.
- ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.
- WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY. THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.
- THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.
- A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREE HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
- DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
- IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE. IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE. DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT. TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.
- WORK ON THIS PROJECT WILL BE INITIATED IN SEVERAL PHASES. ALL TEMPORARY Taps REQUIRED FOR A GIVEN PHASE SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE WITHIN THAT PHASE OF WORK.

NOTIFY MISS UTILITY OF MARYLAND AT 1-800-257-777 TWO (2) BUSINESS DAYS PRIOR TO COMMENCING EXCAVATION AND BEFORE THE START OF ANY DEMOLITION WORK.

Site Resources: 4 North Park Drive, Suite 100  
Cockeysville, MD 21030 410.663.3388

12420 Milestone Center Dr., Suite 150  
Germantown, MD 20876  
301-820-3000  
Fax: 301-820-3009

TREE  
CONSERVATION  
PLAN TYPE 2

COSCA REGIONAL PARK  
SKATEPARK  
ELECTION DISTRICT 09  
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

SUBMIT FOR EPS REVIEW:  
5/20/2011  
ADDRESS 6/28/11 REVIEW  
COMMENTS: 4/25/2012

Date: 04/25/2012  
Dwn: SJK  
Checked: LM

Scale: NOT TO SCALE

Project/File No: 3 TCP IIdwg

Sheet No: 3 OF 3

FOR REPLACEMENT OF EXISTING  
PLAYGROUND AND ASSOCIATED EQUIPMENT,  
SURFACING AND PAVEMENT ONLY.

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP 2 - 111 - 90	
Approved by	Date
JP MARKOVICK	7/9/90
01 [Signature]	6/25/12
02 [Signature]	4/5/2024
03	
04	
05	