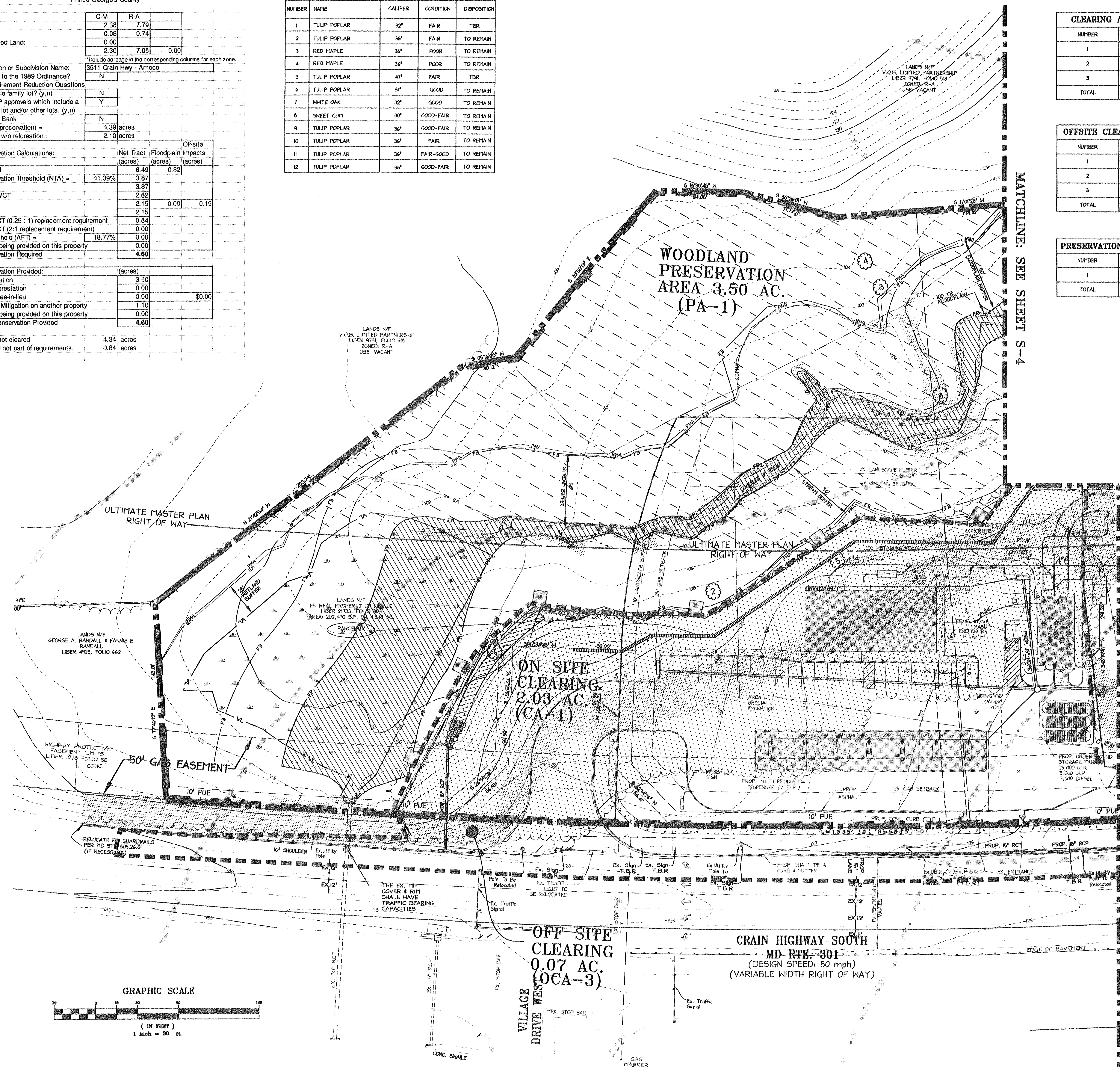


Woodland Conservation Worksheet			
for Prince George's County			
Zone:	C-M	R-A	
Gross Tract:	2.38	7.79	
Floodplain:	0.08	0.74	
Previously Dedicated Land:	0.00		
Net Tract (NTA):	2.30	7.05	0.00
*Include acreage in the corresponding columns for each zone.			
Property Description or Subdivision Name:	3511 Grain Hwy - Amoco		
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)	Y		
Is this a Mitigation Bank	N		
Break-even Point (preservation) =	4.39 acres		
Clearing permitted w/o reforestation=	2.10 acres		
Woodland Conservation Calculations:	Not Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland	6.49	0.82	
Woodland Conservation Threshold (NTA) =	41.39%	3.87	
Smaller of a or b	3.87		
Woodland above WCT	2.62		
Woodland cleared	2.15	0.00	0.19
Smaller of d or e	2.15		
Clearing above WCT (0.25 : 1) replacement requirement	0.54		
Clearing below WCT (2:1 replacement requirement)	0.00		
Afforestation Threshold (AFT) =	18.77%	0.00	
Off-site Mitigation being provided on this property	0.00		
Woodland Conservation Required	4.60		
Woodland Conservation Provided:	(acres)		
Woodland Preservation	3.50		
Afforestation / Reforestation	0.00		
Area approved for fee-in-lieu	0.00		\$0.00
Credits for Off-site Mitigation on another property	1.10		
Off-site Mitigation being provided on this property	0.00		
Total Woodland Conservation Provided	4.60		
Area of woodland not cleared	4.34		
Woodland retained not part of requirements:	0.84		

SPECIMEN TREES				
NUMBER	NAME	CALIFER	CONDITION	DISPOSITION
1	TULIP POPLAR	32"	FAIR	TBR
2	TULIP POPLAR	36"	FAIR	TO REPAIR
3	RED MAPLE	36"	POOR	TO REPAIR
4	RED MAPLE	36"	POOR	TO REPAIR
5	TULIP POPLAR	47"	FAIR	TBR
6	TULIP POPLAR	31"	GOOD	TO REPAIR
7	WHITE OAK	32"	GOOD	TO REPAIR
8	SWEET GUM	36"	GOOD-FAIR	TO REPAIR
9	TULIP POPLAR	36"	GOOD-FAIR	TO REPAIR
10	TULIP POPLAR	36"	FAIR	TO REPAIR
11	TULIP POPLAR	36"	FAIR-GOOD	TO REPAIR
12	TULIP POPLAR	36"	GOOD-FAIR	TO REPAIR



CLEARING AREAS (CA)	
NUMBER	AREA (AC)
1	2.03
2	0.01
3	0.11
TOTAL	2.15

OFFSITE CLEARING (OCA)	
NUMBER	AREA (AC)
1	0.04
2	0.08
3	0.07
TOTAL	0.19

PRESERVATION AREAS (PA)	
NUMBER	AREA (AC)
1	3.50
TOTAL	3.50

	EXISTING INTER CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING WOODS LINE
	PMA
	UTILITY POLE
	EXISTING 100 YR. FLOODPLAIN
	EXISTING WETLAND
	25' WETLAND BUFFER
	EXISTING STREAM
	PERMANENT TREE PROTECTION FENCING (SEE DETAIL ON SHEET 2)
	DITCH (NOT COUNTY REGULATED)
	LIMIT OF DISTURBANCE
	ZONING
	PROPOSED UTILITY EASEMENT (BY OTHERS)
	LIMIT OF SPECIAL EXCEPTION
	PROPOSED RETAINING WALL
	WETLANDS
	SPECIMEN TREE
	WOODLAND PRESERVATION AREA
	WOODLAND CLEARED
	100 YEAR FLOODPLAIN PER FPS 2005/27
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED STORM DRAIN
	SPECIMEN TREE CRITICAL ROOT ZONE (1' RAD. PER 1" DIA.)
	EXISTING STORM DRAIN
	PERMANENT FOREST CONSERVATION SIGNAGE (SEE DETAIL ON SHEET 3)
	ULTIMATE MASTER PLAN RIGHT OF WAY

1. 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 \$150 PER SQUARE FOOT MITIGATION FEE. IN REPLACEMENT OF THE DESTROYED WOODLAND, THE FOLLOWING REQUIREMENTS THAT MAY BE REQUIRED DUE TO THE 1/4, 1/2 OR 1/4 REPLACEMENT REQUIREMENTS ASSOCIATED WITH THE CLEARING OF WOODLANDS.
2. THE DEPARTMENT OF ENVIRONMENTAL RESOURCES (DER) SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO ADDRESS IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN.
3. THE APPROPRIATE LOCATION OF THE ULTIMATE RIGHT OF WAY FOR THE 100 FOOT WIDE BUFFER ZONE SHALL BE DETERMINED BY HAT LINE, AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

M-NCPPC APPROVALS			
PROJECT NAME: BP Amco			
PROJECT NUMBER: JSP-07075			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	1-29-09	JS	7-2-09

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP-11/ 156 / 06

	Approved by	Date
	KIE	2/1/02
01	KIE	3/1/03
02	KIE mch	7/1/05
03		
04		
05		

christopher consultants
engineering surveying land planning
christopher consultants, ltd.
71772 columbia gateway drive (suite 100)
columbia, md 21046-2990

DATE 1/10/09

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DATE	BY	REVISIONS

APPLICANT / OWNERS:
PK REAL PROPERTY OF
MARYLAND, LLC
1915 LINCOLN DRIVE
ANNAPOLIS, MARYLAND 21401
TELE: (+10) 295-1245
FAX: (+10) 295-6831
ATTENTION: J. KENT MCGREW

3511 CRAIN HIGHWAY
TREE CONSERVATION PLAN - TYPE II
Marlboro Election District No. 3
Prince George's County, Maryland.

SCALE: 1" = 30'

DATE: JULY 2009

DESIGN: KEH
DRAWN: TRH
CHECKED: TRH
PROJECT: 052301.0

SHEET No.

1 OF **3**

1. 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 DEPARTMENT OF ENVIRONMENTAL RESOURCES AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.

2. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE BUILDING OR GRADING INSPECTOR IF THERE IS A VALID GRADING OR BUILDING PERMIT FOR THE SUBJECT LOTS OR PARCELS ON WHICH THE TREES ARE LOCATED. ONLY AFTER APPROVAL OF THE APPROPRIATE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP MAY NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.

WOODLAND CONSERVATION AREAS WILL BE DELINEATED WITH HIGH VISIBILITY FENCING AND TEMPORARY SIGNAGE AS SPECIFIED (SEE TREE PROTECTION FENCE AND TEMPORARY SIGNAGE DETAILS) PRIOR TO THE BEGINNING OF ANY CONSTRUCTION ACTIVITIES OCCURRING ADJACENT TO THESE AREAS. FENCING SHALL NOT BE CONSIDERED INSTALLED CORRECTLY UNTIL REVIEWED BY A LANDSCAPE ARCHITECT OR QUALIFIED NATURAL RESOURCE PROFESSIONAL FAMILIAR WITH THE PLAN. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED

1. 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.

2. ALL APPROPRIATE BONDS WILL BE POSTED WITH THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY BY THE BUILDING OFFICIAL UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED.
3. THE LOCATION OF ALL TREE PROTECTION DEVICES (TPD) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE SEDIMENT AND EROSION CONTROL INSPECTOR FROM DER. UPON APPROVAL OF THE FLAGGED OR STAKED TPD LOCATIONS BY THE INSPECTOR, INSTALLATION OF THE TPDs MAY BEGIN. TPD INSTALLATION SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF THE INITIAL SEDIMENT CONTROLS. NO CUTTING OR CLEARING OF TREES MAY BEGIN BEFORE FINAL APPROVAL OF TPD INSTALLATION.
4. WOODLAND CONSERVATION-TREE FREE AREAS SHALL BE POSTED AS SHOWN AT THE SAME TIME AS THE TREE PROTECTIVE DEVICE INSTALLATION. THESE SIGNS SHALL REMAIN IN PLACE.
5. NO GRADING, EXCAVATION, UTILITY PLACEMENT, SEDIMENT AND EROSION CONTROL DEVICES, OR VEHICULAR TRAFFIC WILL OCCUR WITHIN WOODLAND CONSERVATION AREAS.
6. STORAGE OF EQUIPMENT AND MATERIALS SHALL NOT BE PERMITTED IN THE WOODLAND CONSERVATION AREAS.
7. THERE WILL BE NO BURIAL OR DISPOSAL OF DISCARDED MATERIAL ON SITE WITHIN THE WOODLAND CONSERVATION AREAS.
8. THERE WILL BE NO OPEN BURNING WITHIN 300 FEET OF WOODLAND CONSERVATION AREAS.
9. TEMPORARY STRUCTURES INCLUDING, BUT NOT LIMITED TO CONSTRUCTION TRAILERS, SANITARY FACILITIES, ETC. SHALL NOT BE PLACED WITHIN THE WOODLAND CONSERVATION AREAS.
10. RECREATION PARKING SHALL NOT BE PERMITTED IN THE WOODLAND CONSERVATION AREAS.

1. 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 \$1.50 PER SQUARE FOOT MITIGATION FEE, 1) REPLACEMENT OF THE DISTURBED WOODLANDS AND OTHER REQUIREMENTS THAT MAY BE REQUIRED DUE TO THE ? 1, 2) OR 1) REPLACEMENT REQUIREMENTS ASSOCIATED WITH THE CLEARING OF WOODLANDS.

4. THE DEPARTMENT OF ENVIRONMENTAL RESOURCES (DER) SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO ADDRESS IMPLEMENTATION OF WOODLAND 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 DISTURBANCES 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 REQUIRED OFF-SITE MITIGATION SHALL BE IDENTIFIED ON AN APPROVED TCPI FOR THE OFF-SITE LOCATION AND SHALL BE RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY (OR OTHER PROTECTION DOCUMENTS AS FOUND ACCEPTABLE BY THE M-NCPPC ENVIRONMENTAL PLANNING SECTION (EPS)) PRIOR TO ISSUANCE OF ANY PERMITS FOR THE SUBJECT PROPERTY.
4. ALL TREE PLANTING FOR WOODLAND REPLACEMENT, REFORESTATION OR AFFORESTATION WILL BE COMPLETED PRIOR TO USE AND OCCUPANCY PERMIT. 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 \$150 PER SQUARE FOOT PENALTY UNLESS A WRITTEN EXTENSION IS APPROVED BY THE DER INSPECTOR.
6. THE DER INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
7. RESULTS OF SURVIVAL CHECKS FOR ALL TREE PLANTINGS SHALL BE REPORTED TO THE DER INSPECTOR FOR THE SITE AND M-NCPPC, ENVIRONMENTAL PLANNING SECTION.
8. A REFORESTATION BOND IN THE AMOUNT OF \$0.30 PER S.F. WILL BE POSTED PRIOR TO ISSUANCE OF ANY PERMITS FOR AN AREA IMPACTED BY THAT PERMIT OR TO SATISFY OFF-SITE REFORESTATION REQUIREMENTS.
9. PRIOR TO THE ISSUANCE OF ANY PERMITS THE CONTRACTOR RESPONSIBLE FOR SOIL PREPARATION, SITE PREPARATION, TREE PLANTING AND TREE MAINTENANCE MUST BE IDENTIFIED.
NAME: _____
ADDRESS: _____
PHONE NUMBER: _____



- NOTES:
1. BOTTOM OF SIGNS TO BE 5' +/- ABOVE FINISHED GRADE OR ATTACHED TO THE PERMANENT TRAIL PROTECTION FENCE WITH SCREWS.
 2. SIGNS TO BE ATTACHED TO A 2" (MIN.) X-CHANNEL POST OR AT LEAST 3X4" TIMBER WITH A MINIMUM 6' LENGTH. THE POST SHALL BE SUNK INTO THE GROUND TO A DEPTH OF AT LEAST 1/3 ITS LENGTH.
 3. SIGNS TO BE PLACED APPROXIMATELY 50' APART. SITE CONDITIONS AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FURTHER APART.
 4. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.



THE TPD SHALL BE PLACED AS INDICATED AT THE BEGINNING OF THE SITE DEVELOPMENT PROCESS. SIGNAGE SHALL BE PLACED ON THE FENCE POSTS TO INDICATE A FOREST RETENTION AREA. THESE FENCES AND SIGNS SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE MANAGEMENT PLAN INCLUDED ON THIS PLAN OR UNTIL APPROVAL IS GIVEN BY THE PG COUNTY ENVIRONMENTAL PLANNING SECTION TO REMOVE THEM.

M-NCPPC APPROVALS			
PROJECT NAME: <i>BP Amoco</i>			
PROJECT NUMBER: <i>DSP-07075</i>			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	<i>1-29-09</i>	<i>JS</i>	<i>7-2-09</i>

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP # 1156106

	Approved by	Date
01	KIE	2/02/11
02	KIE	3/05/11
03	KIFmuh	7/15/11
04		
05		

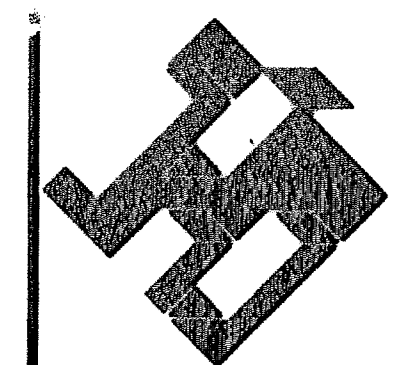
DATE: JULY 2009

DESIGN:	KEH
DRAWN:	TRH
CHECKED:	TRH
PROJECT:	052301.00

SHEET No.
3 OF **3**

MDD-362

christopher consultants
engineer · surveying · land planning
christopher consultants, ltd.
7172 columbia gateway drive (suite 100) · columbia, md 21046-2980
tel: 410/272-9997 · fax: 301/861-0145 · telex: 4101022 1893



7/10/09
DATE

2140122

31	32
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APPLICANT / OWNERS
PK REAL PROPERTY OF
MARYLAND, LLC
 1915 LINCOLN DRIVE
 ANNAPOLIS, MARYLAND 21401
 TELE: (410) 288-1245
 FAX: (410) 295-6831
 ATTENTION: J. KENT MCKEW

3511 CRAIN HIGHWAY
TREE CONSERVATION PLAN - TYPE II DETAILS
Marlboro Election District No. 3
Prince George's County, Maryland.