

PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501
FAX (301) 937-3507

PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY MARYLAND

TCP II
COVER SHEET

SHEET NO.
1 OF 11

13. RECREATIONAL FACILITIES SHALL BE BUILT PRIOR TO ISSUANCE OF 30TH BUILDING PERMIT.



SPECIMEN TREES FOR GALLAHAN I					
Tree #	Common Name	Scientific Name	DH1 (m)	Condition	Disposition
T1	Tulip	Liriodendron	40+	Poor	Off site
T2	Tulip	Liriodendron	40+	Fair	Off site
T3	American Beech	Fagus grandifolia	40+	Fair	To be saved
T4	American Beech	Fagus grandifolia	34	Good	To be saved
T5	Black Oak	Quercus velutina	40+	Good	To be saved
T6	Black Oak	Quercus velutina	40+	Good	To be saved
T7	Black Oak	Quercus velutina	34	Good	To be saved
T8	Sycamore	Acer	34	Good	To be saved
T9	Tulip	Liriodendron	40+	Fair	To be saved
T10	Hickory	Car. a cordiformis	40+	Fair	To be saved
T11	Tulip	Liriodendron	30	Fair	To be removed
T12	Hickory	Car. a cordiformis	30	Fair	To be saved
T13	Tulip	Liriodendron	32	Poor	To be saved
T14	Sycamore	Acer	32	Poor	To be saved
T15	Sweet Oak	Quercus prinus	34	Fair	To be saved
T16	Red Oak	Quercus borealis	38	Fair	To be removed
T17	Sycamore	Acer	34	Poor	To be saved
T18	Tulip	Liriodendron	35	Fair	To be saved
T19	Ash, White	Fraxinus americana	32	Fair	To be saved
T20	Tulip	Liriodendron	30	Fair	To be saved
T21	American Beech	Fagus grandifolia	40+	Fair	To be saved

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-R
Zone	Aviation Policy Area (APA) ¹	N/A
Administrative	Tax Grid (TMG)	132-D2
Administrative	WSSC Grid (Sheet 20)	215SE02
Administrative	Policy Analysis Zone (PAZ)	N/A
Administrative	Planning Area (Plan Area)	7
Administrative	Election District (ED)	5, PISCATAWAY
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic Analysis Zone (COG) (TAZ- CG)	1
Administrative	PG Traffic Analysis Zone (TAZ-PG)	N/A

¹ If the site is within an APA, enter the name of the airport. If the site is not within an APA, enter "N/A"

SHEET INDEX		
SHEET NO.	PLAN	TYPE
1 OF 11	COVER	SHEET
2 OF 11	TCP	II
3 OF 11	TCP	II
4 OF 11	TCP	II
5 OF 11	TCP	II
6 OF 11	TCP	II
7 OF 11	TCP	II
8 OF 11	TCP	II
9 OF 11	TCP	II
10 OF 11	DETAIL	SHEET
11 OF 11	DETAIL	SHEET

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

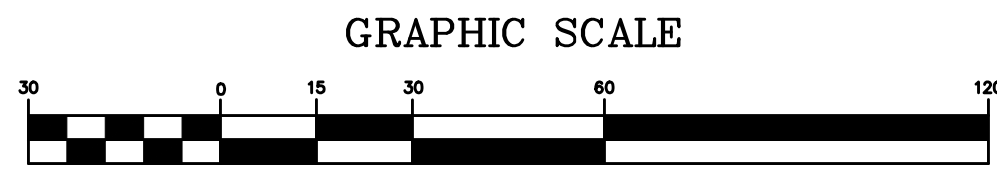
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

SOIL ANALYSIS				
SYMBOL	SOIL	SLOPE	ERODABILITY	HYDROLOGIC CLASS/ K-FACTOR
Au/D	AURA GRAVELLY LOAM	12% TO 20%	MODERATE	.43K
Av/E	AURA AND CROOM GRAVELLY LOAM	20% TO 50%	MODERATE	.43K
Au/B2	AURA GRAVELLY LOAM MODERATELY ERODED	2% TO 6%	MODERATE	.43K
B1/B2	BELTSVILLE SILT LOAM MODERATELY ERODED	2% TO 5%	MODERATE	.43K

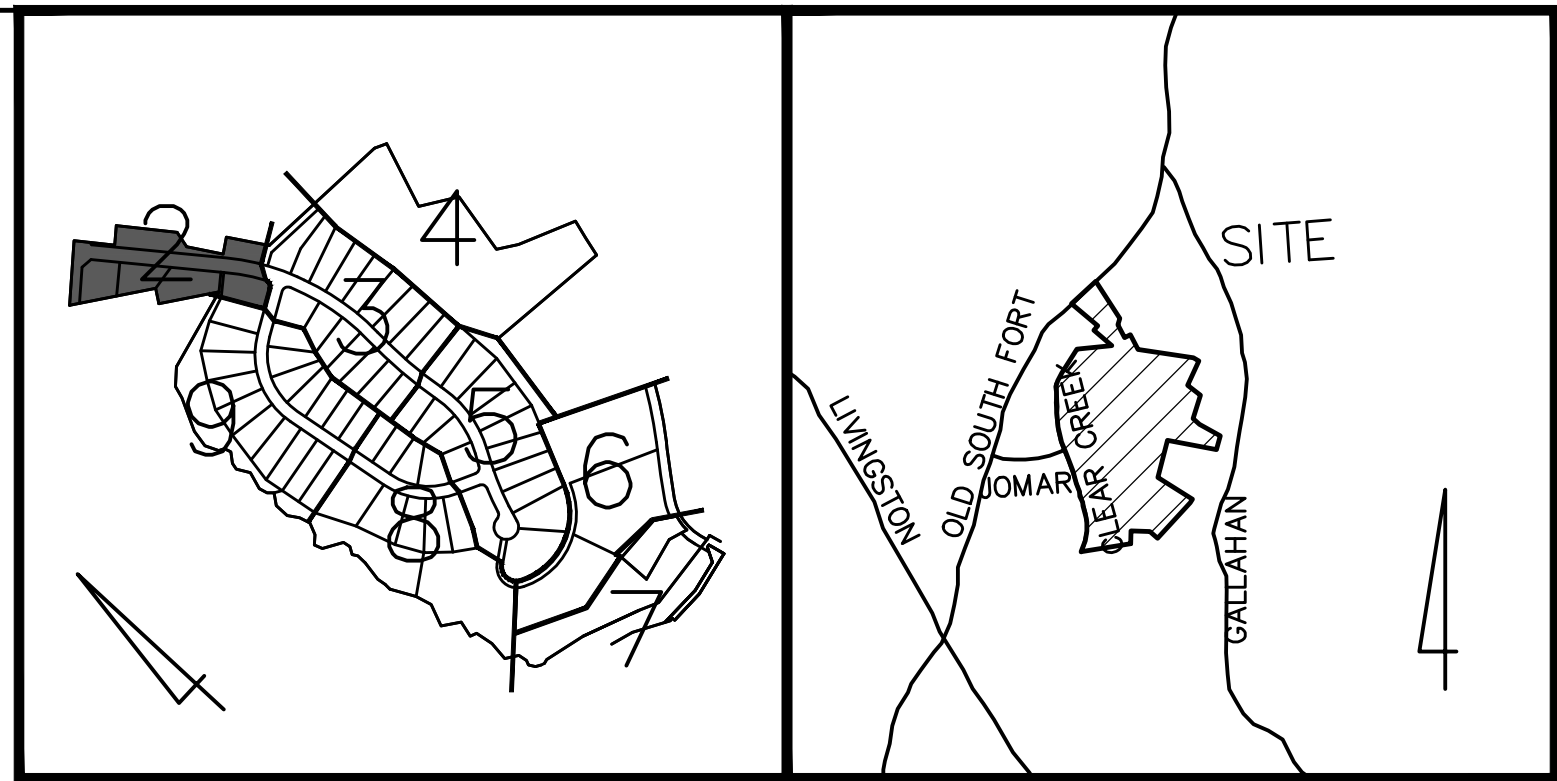
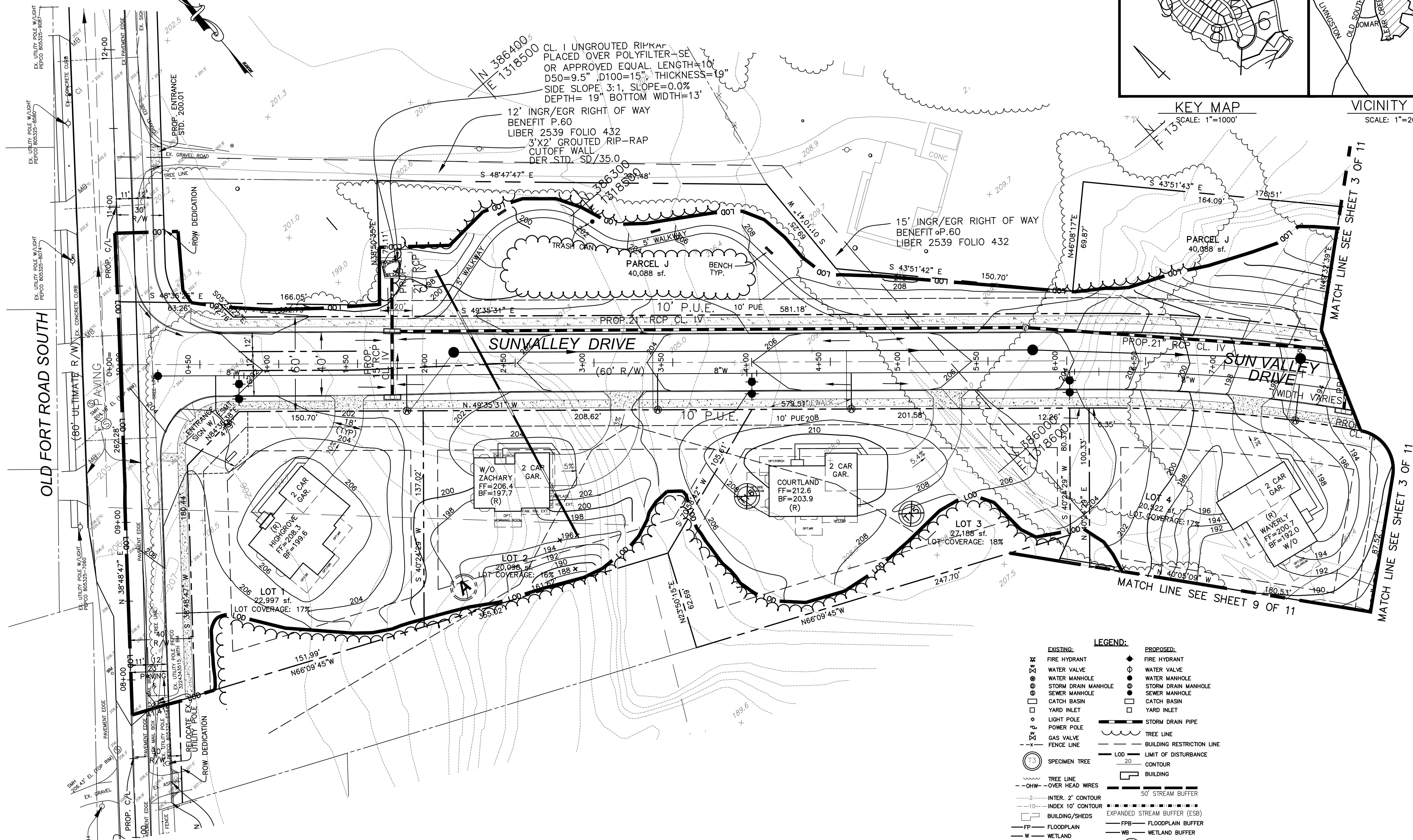
OWNER/APPLICANT
GALLAHAN INVESTMENTS, LLC
24012 FREDERICK RE., STE. 200
CLARKSBURG, MD 20871
PH. 301-428-0800
CONTACT PERSON: Scott H. Steben

Prince George's County Planning Department, NTPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-001 - 05				
	Approved by	Date	DRD #	Reason for Revision
00	J.J. STASZ	1-22-06		
01	C.S.	4-02-20	ISP-05006-01	
02	<i>Bluebird Scholastic</i>	1/20/2022		
03				
04				
05				
06				
07				
08				

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(IN FEET)
1 inch = 30 ft.



KEY MAP
SCALE: 1"=1000'

VICINITY MAP
SCALE: 1"=2000'



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501

GALLAHAN PROPERTY
P.B. 13753 P.N.O. 26
PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP-II

REVISIONS

5/8/19 REVISE ROAD
IMPROVEMENT & CHANGE
APPLICANT INFORMATION.

DATE: SEPT., 2006

DWN. DS CHECKED MP

SCALE: 1"=30'

PROJECT/FILE NO.
03-006

SHEET NO.
2 OF 11

OWNER/APPLICANT
GALLAHAN INVESTMENTS, LLC
24012 FREDERICK RE., STE. 200
CLARKSBURG, MD 20871
PH. 301-428-0800
CONTACT PERSON: Scott H. Steben

QUALIFIED PROFESSIONAL CERTIFICATION

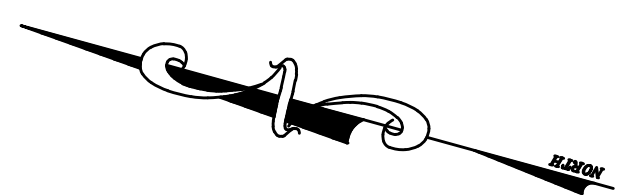
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED: 12-20-2021
MILTON M. PEREZ DATE

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

- LEGEND:**
- EXISTING:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - LIGHT POLE
 - POWER POLE
 - GAS VALVE
 - FENCE LINE
 - SPECIMEN TREE
 - TREE LINE
 - OHW - OVER HEAD WIRES
 - INTER. 2' CONTOUR
 - INDEX 10' CONTOUR
 - BUILDING/SHEDS
 - FP - FLOODPLAIN
 - W - WETLAND
 - STREAM
- PROPOSED:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - STORM DRAIN PIPE
 - TREE LINE
 - BUILDING RESTRICTION LINE
 - LOD - LIMIT OF DISTURBANCE
 - CONTOUR
 - BUILDING
 - EXPANDED STREAM BUFFER (ESB)
 - FPB - FLOODPLAIN BUFFER
 - WB - WETLAND BUFFER
 - SPECIMEN TREE TO BE REMOVED
 - WOODLAND PRESERVATION AREAS (ANGLE OF HATCH VARIES)
 - REFORESTATION/AFFORESTATION AREAS (ANGLE OF HATCH VARIES)
 - SPLIT RAIL FENCE FOR AFFORESTATION AREAS
 - TYPE I TREE PROTECTION FENCE
 - WOODLAND PRESERVATION SIGN MAXIMUM 50' ON CENTER
 - WOODLAND AFFORESTATION SIGN MAXIMUM 50' ON CENTER

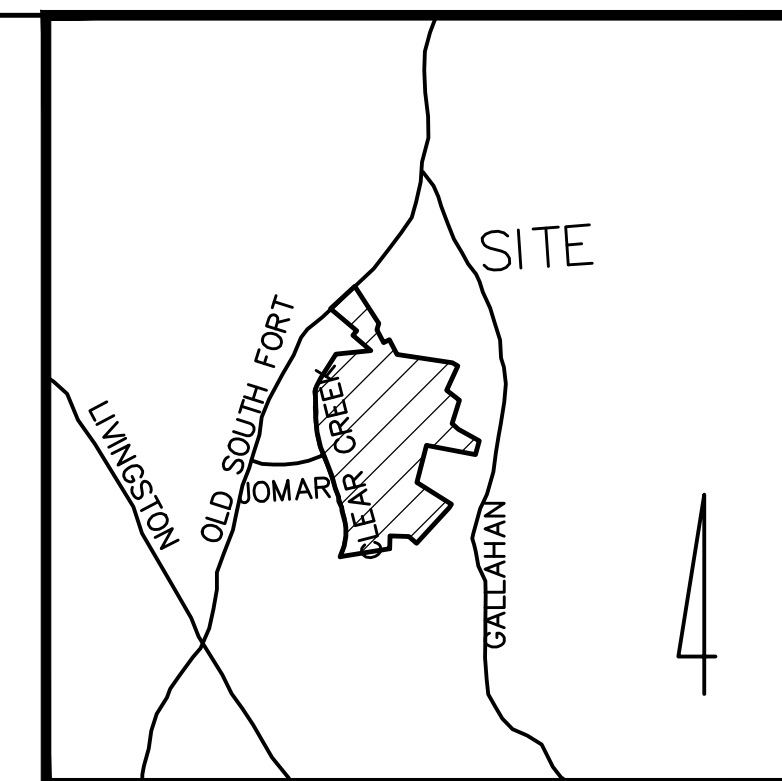
Prince George's County Planning Department-MPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-061 -05			
Approved by	Date	DRD #	Reason for Revision
00 J.L. STASZ	1-22-06		
01 C.S.	4-08-20	RR-00006-01	
02	1/20/2022		
03			
04			
05			
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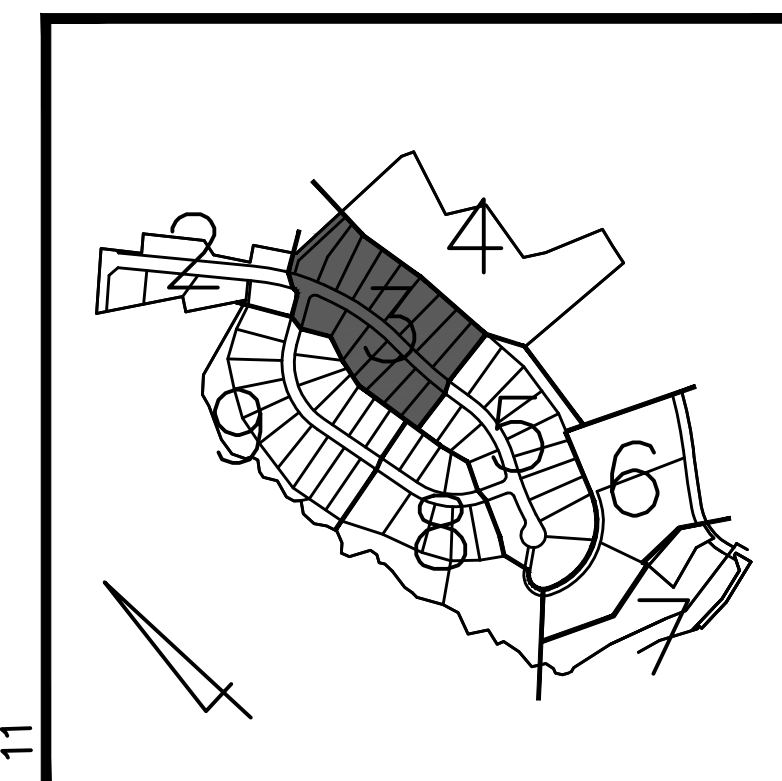
WOODLAND PRESERVATION
AREA #5
8.20 AC.

SIGNED: MILTON M. PEREZ 12-20-2021
DATE

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL



VICINITY MAP
SCALE: 1"=2000'



KEY MAP
SCALE: 1"=1000'

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS – PLANNERS – SURVEYOR'S
4600 POWDER MILL ROAD – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

GALLAHAN PROPERTY
P.B. 13753 P.NO. 26
PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP-II

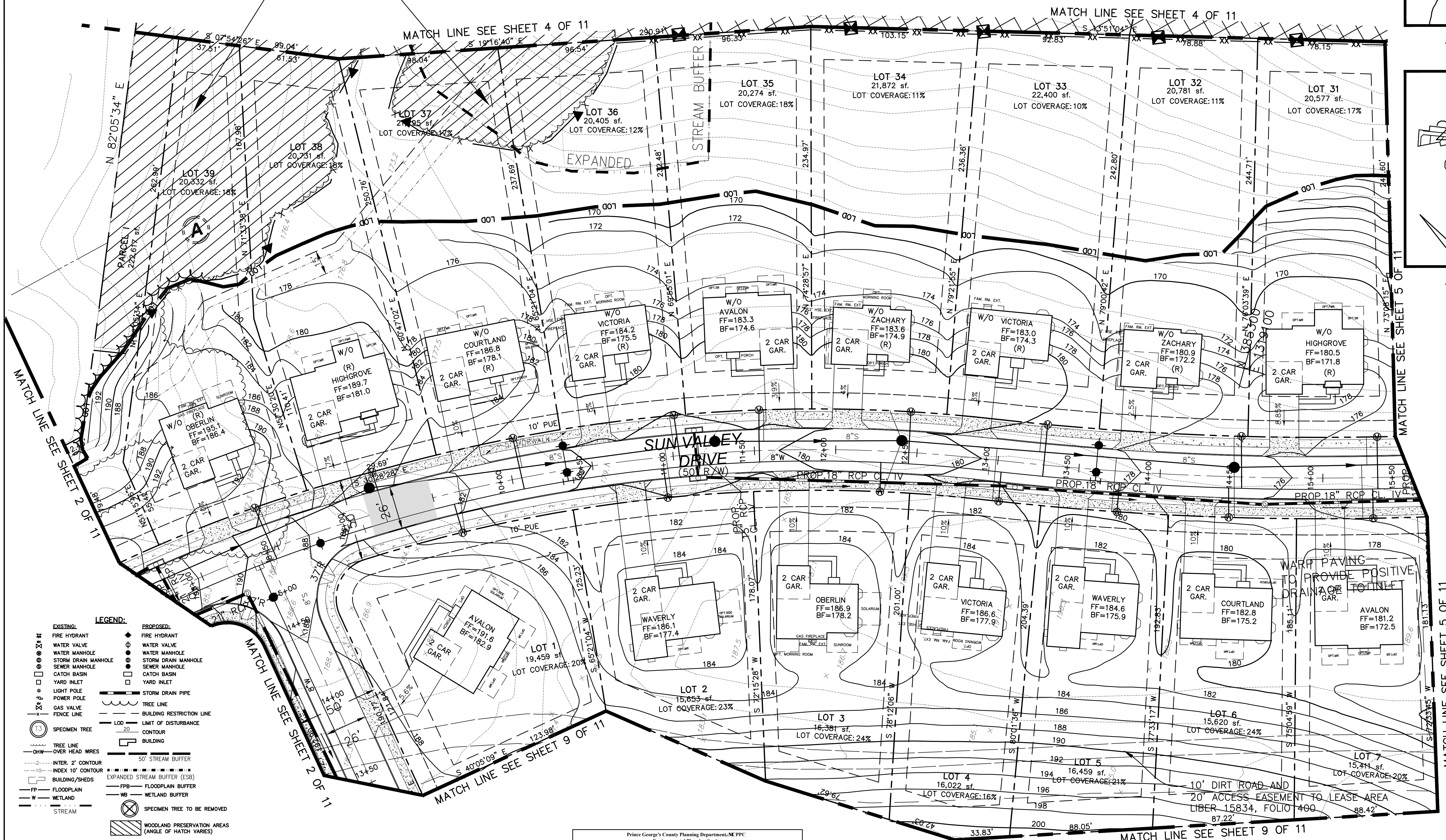
5/8/19 REVISE ROAD
IMPROVEMENT & CHANGE
APPLICANT INFORMATION

DATE: SEPT., 2006	
DWN. DS	CHECKE MP

SCALE: 1"=30'

PROJECT/FILE NO.	03-006
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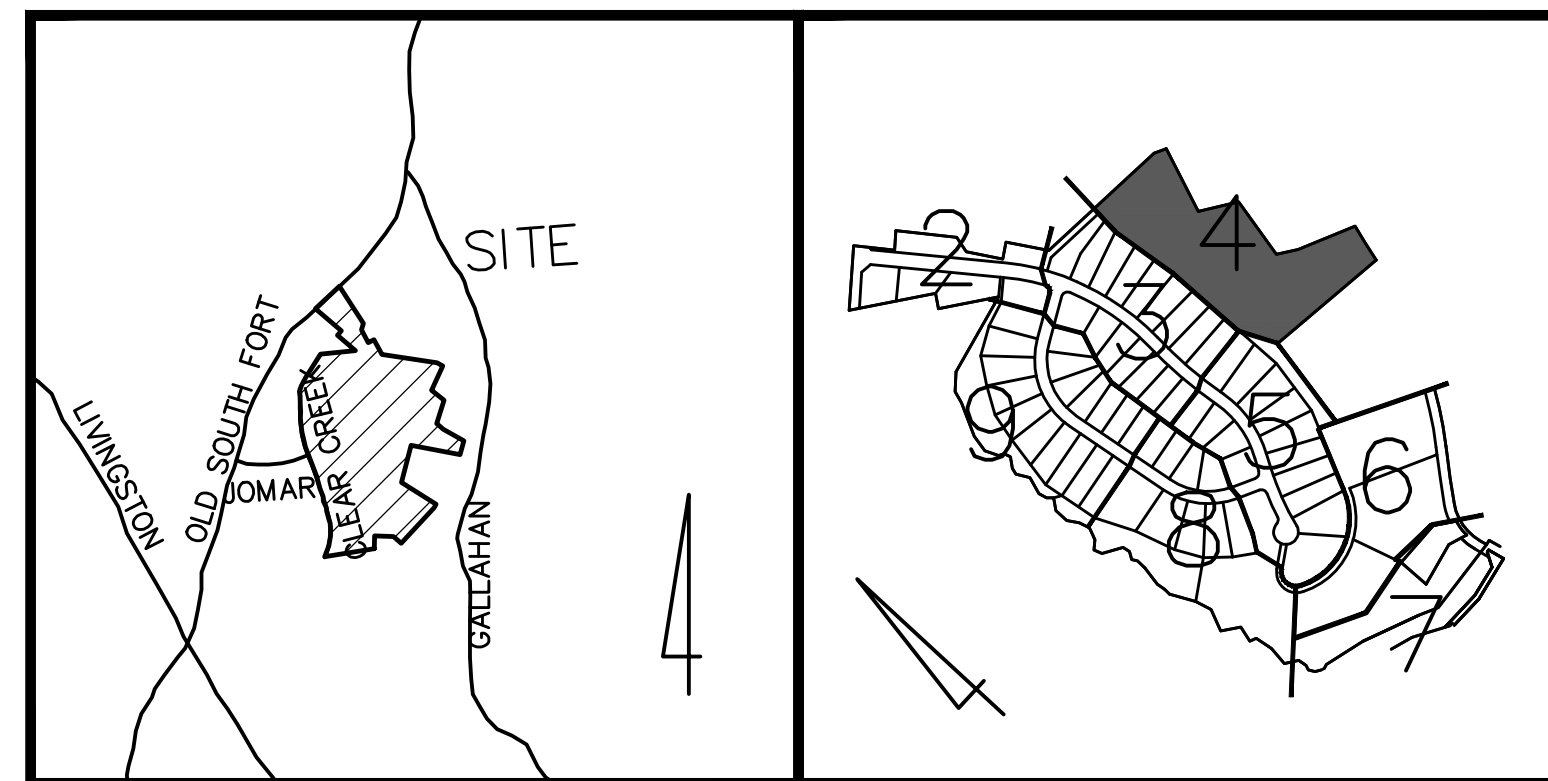
SHEET NO. 3 OF 11



GALLAHAN INVESTMENTS, LLC
24012 FREDERICK RE., STE. 200
CLARKSBURG, MD 20871
PH. 301-428-0800
CONTACT PERSON: Scott H. Steber

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

Prince George's County Planning Department/NEPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-061 -05			
	Approved by	Date	DRD # Reason for Revision
00	J.L STASZ	1-28-06	
01	C.S.	4-08-00	08P-06006-01
02	<i>David Schuler</i>	1/20/2022	
03			
04			
05			
06			
07			
08			
09			
10			



GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.

Prince George's County Planning Department, MCPPC
 Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
 TCP2-061 - 05

#	Approved by	Date	DRD #	Reason for Revision
00	J.I. STASZ	1-22-06		
01	C.S.	4-02-20	ISP-05096-01	
02	<i>Theresa Schindler</i>	1/20/2022		
03				
04				
05				
06				
07				
08				

QUALIFIED PROFESSIONAL CERTIFICATION

SIGNED:  12-20-2021
MILTON M. PEREZ DATE

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CCDI.NET
QUALIFIED PROFESSIONAL

WOODLAND PRESERVATION
AREA #5
8.20 AC.

WOODLAND AFFORESTATION
AREA #5
0.01 AC.

WOODLAND AFFORESTATION
AREA #6
0.89 AC.

OWNER/APPLICANT
GALLAHAN INVESTMENTS, LLC
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CLARKSBURG, MD 20871
PH. 301-428-0800
CONTACT PERSON: Scott H. Steben



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GALLAHAN PROPERTY
P.B. 13753 P.NO. 26
PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP-II

REVISIONS

5/8/19 REVISE ROAD
IMPROVEMENT & CHAN
APPLICANT INFORMATIO

DATE: SEPT., 200	
DWN. DS	CHECK MR

SCALE: 1"=30'

PROJECT/FILE NO
03006

SHEET NO. 4 OF 11

WOODLAND AFFORESTATION
AREA #6
0.89 AC.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

WOODLAND PRESERVATION
AREA #4
0.26 AC.

WOODLAND AFFORESTATION
AREA #1
.08 AC.

KEY MAP
SCALE: 1"=1000'

VICINITY MAP
SCALE: 1"=2000'

- LEGEND:**
- EXISTING:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
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 - STORM DRAIN PIPE
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 - CONTOUR
 - BUILDING
 - 50' STREAM BUFFER
 - EXPANDED STREAM BUFFER (ESB)
 - FLOODPLAIN BUFFER
 - WETLAND BUFFER
 - SPECIMEN TREE TO BE REMOVED
 - WOODLAND PRESERVATION AREAS (ANGLE OF HATCH VARIES)
 - REFORESTATION/AFFORESTATION AREAS (ANGLE OF HATCH VARIES)
 - SPLIT RAIL FENCE FOR AFFORESTATION AREAS
 - TYPE I TREE PROTECTION FENCE WOODLAND PRESERVATION AREAS
 - WOODLAND CONSERVATION SIGN MAXIMUM 50' ON CENTER

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED:  12-20-2021
MILTON M. PEREZ DATE

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

OWNER/APPLICANT

GALLAHAN INVESTMENTS, LLC
24012 FREDERICK RE., STE. 200
CLARKSBURG, MD 20871
PH. 301-428-0800
CONTACT PERSON: Scott H. Steben

GALLAHAN PROPERTY

P.B. 13753 P.N.O. 26
PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP-II

REVISIONS

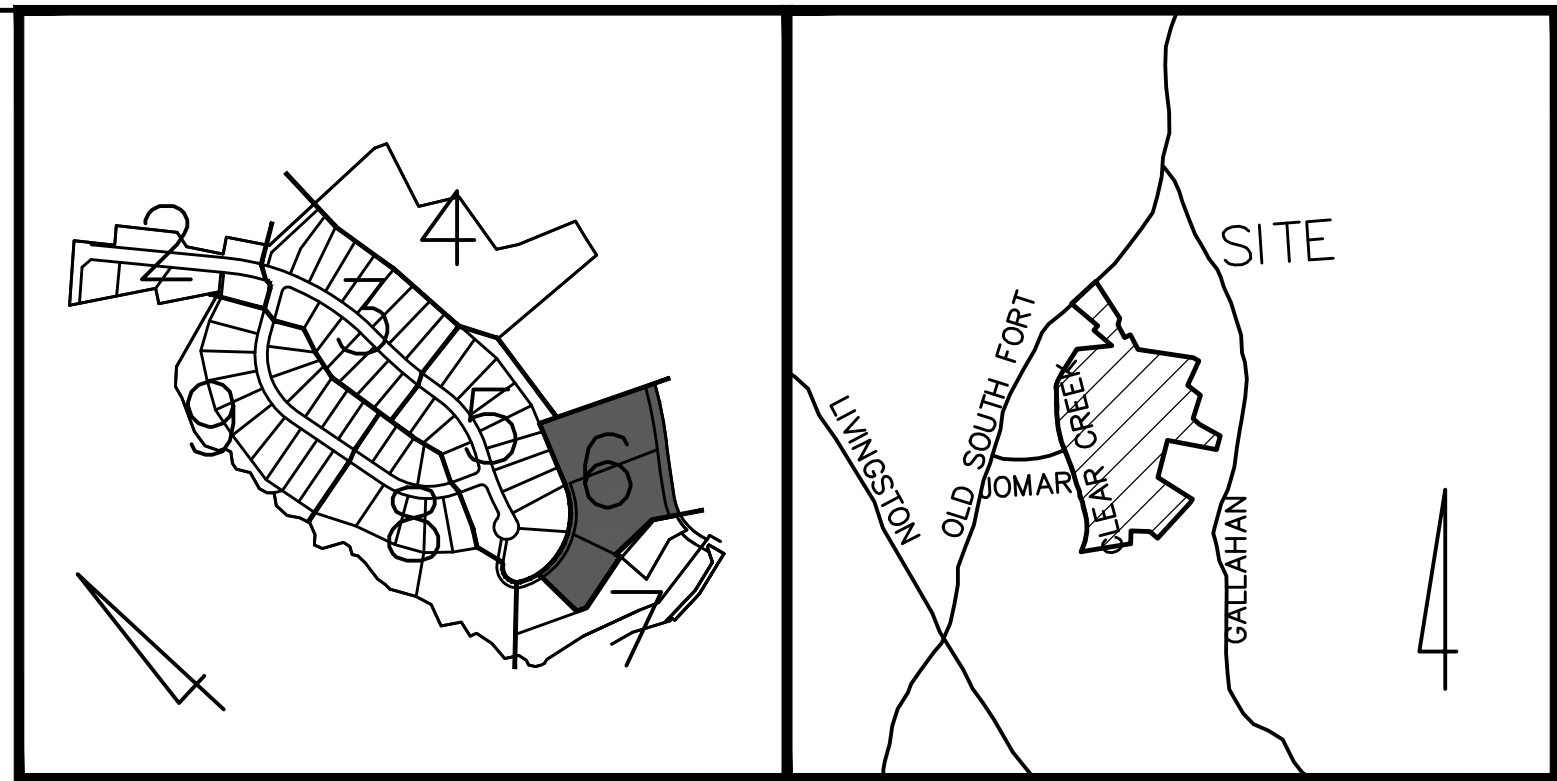
5/8/19 REVISE ROAD
IMPROVEMENT & CHANGE
APPLICANT INFORMATION.

DATE: SEPT., 2006
DWN. DS CHECKED MP

SCALE: 1"=30'

PROJECT/FILE NO.
03006

SHEET NO.
5 OF 11



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS – PLANNERS – SURVEYORS
4600 POWDER MILL ROAD – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

GALLAHAN PROPERTY
P.B. 13753 P.NO. 26
PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP-II

REVISIONS

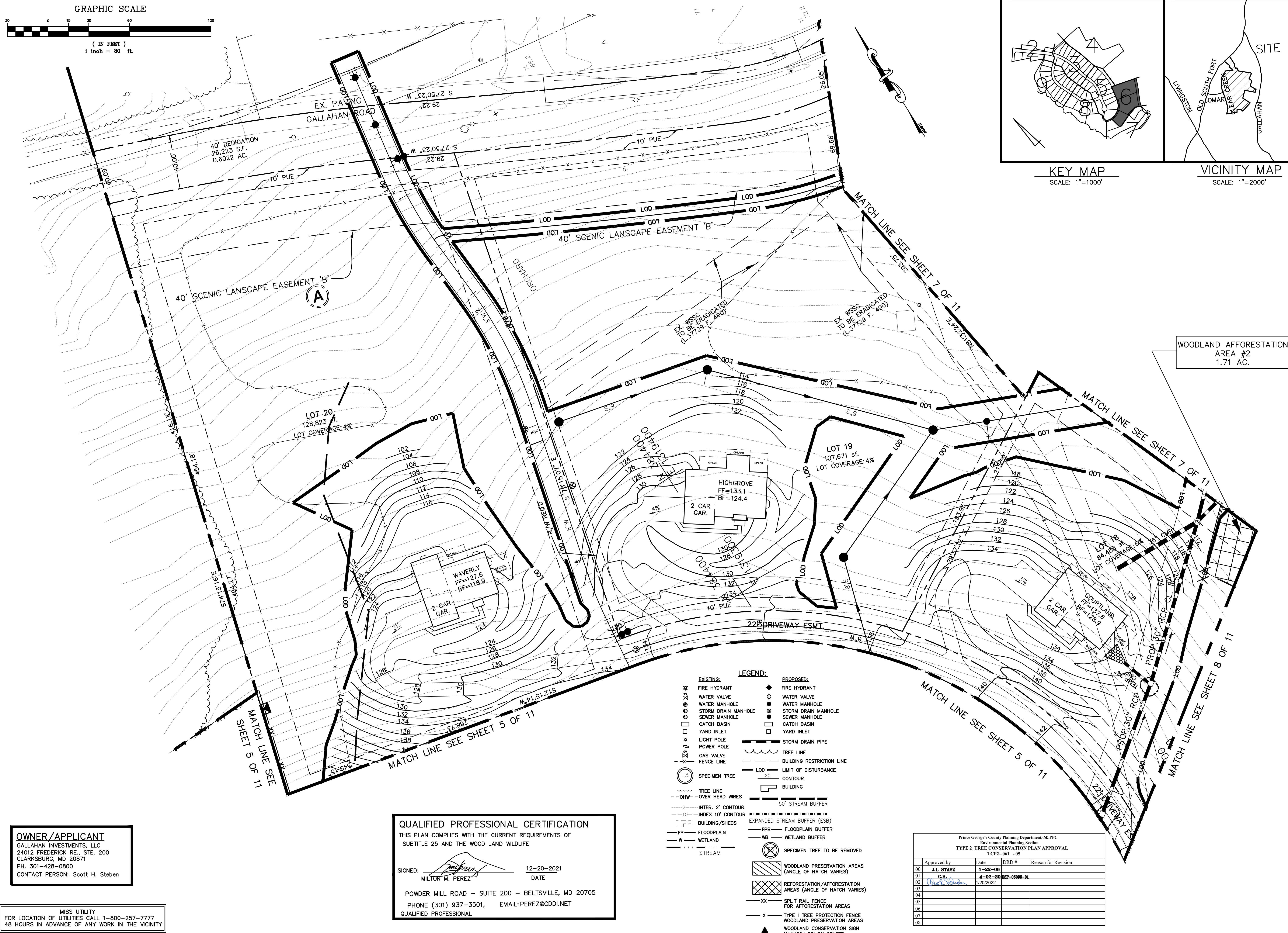
5/8/19	REVISE ROAD
	IMPROVEMENT & CHANGE
	APPLICANT INFORMATION

DATE: SEPT., 2006	
DWN. DS	CHECKE MP

SCALE: 1"=30'

PROJECT/FILE NO.
03006

SHEET NO.
6 OF 11



OWNER/APPLICANT
GALLAHAN INVESTMENTS, LLC
24012 FREDERICK RE., STE. 200
CLARKSBURG, MD 20871
PH. 301-428-0800
CONTACT PERSON: Scott H. Steben

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

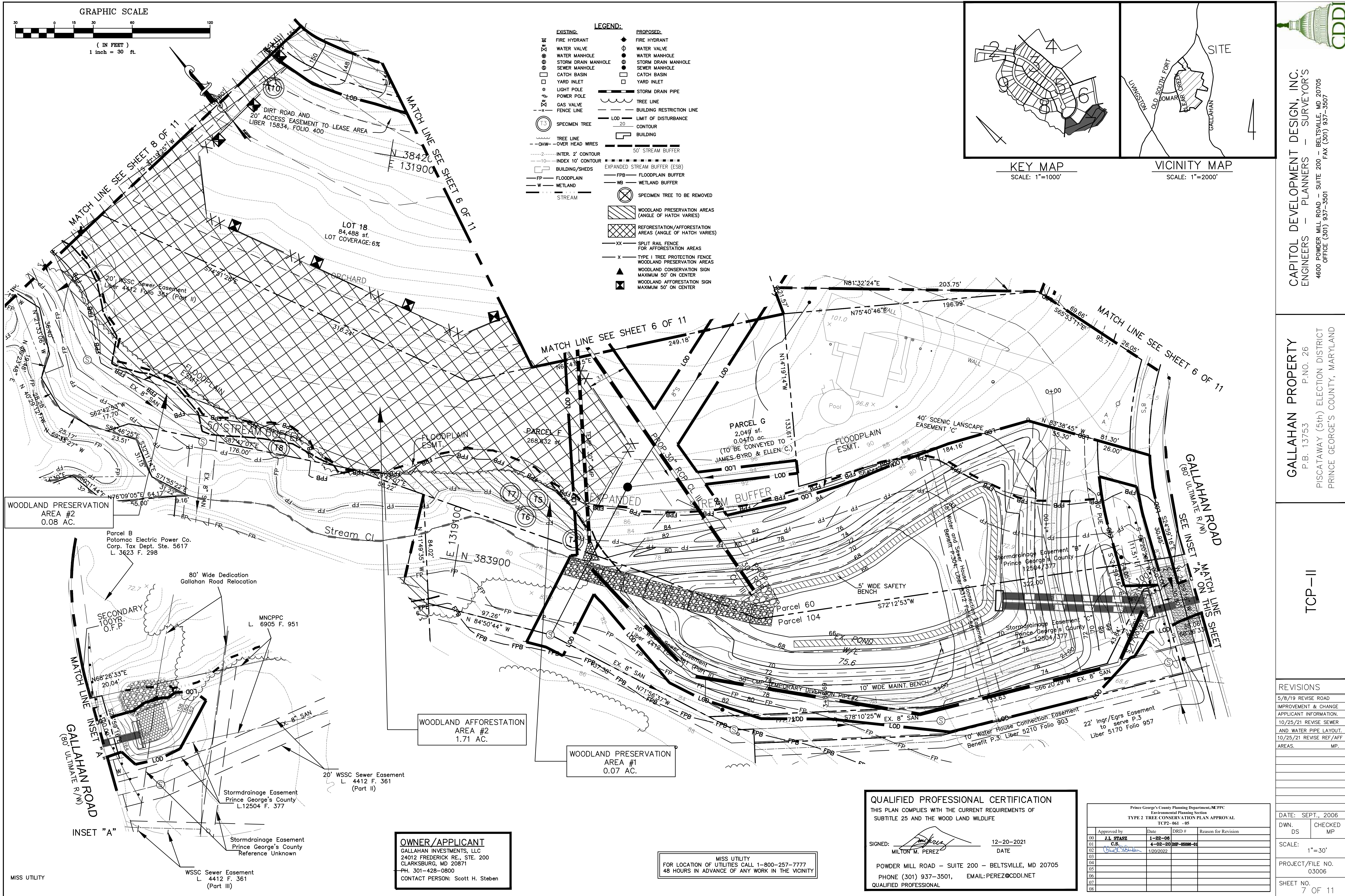
QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

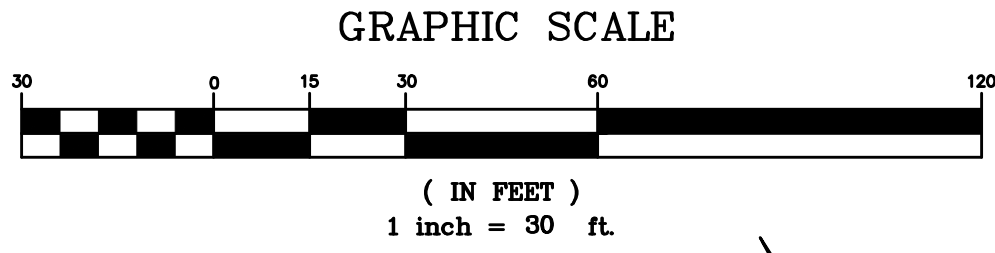
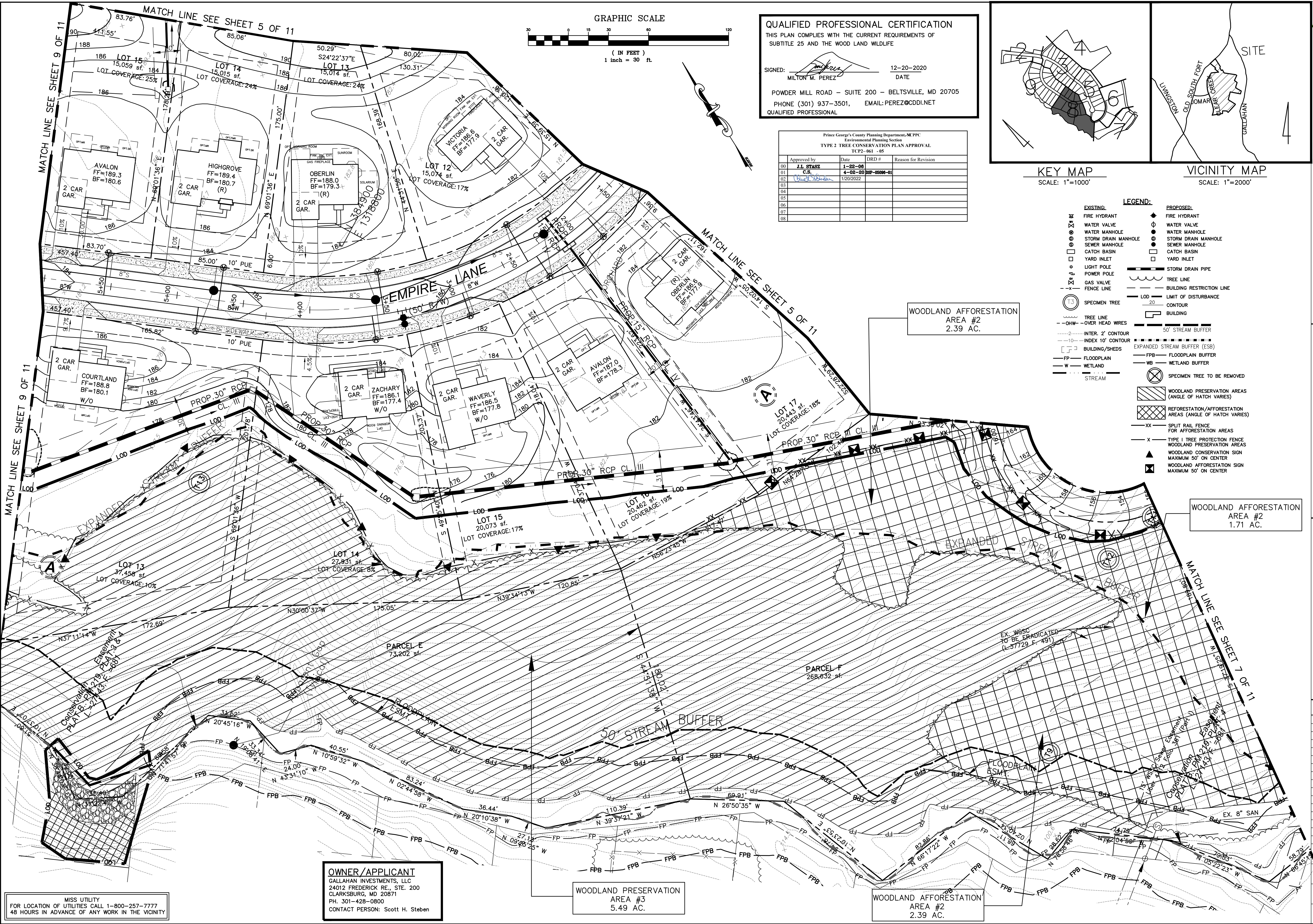
SIGNED:  12-20-2021
MILTON M. PEREZ DATE

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

Prince George's County Planning Department, MCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-001 - 05				
	Approved by	Date	DRD #	Reason for Revision
00	1.1 STAFF	1-22-06		
01	C.S.	4-08-20	REP-15000-01	
02	<i>[Signature]</i>	1/20/2022		
03				
04				
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07				
08				

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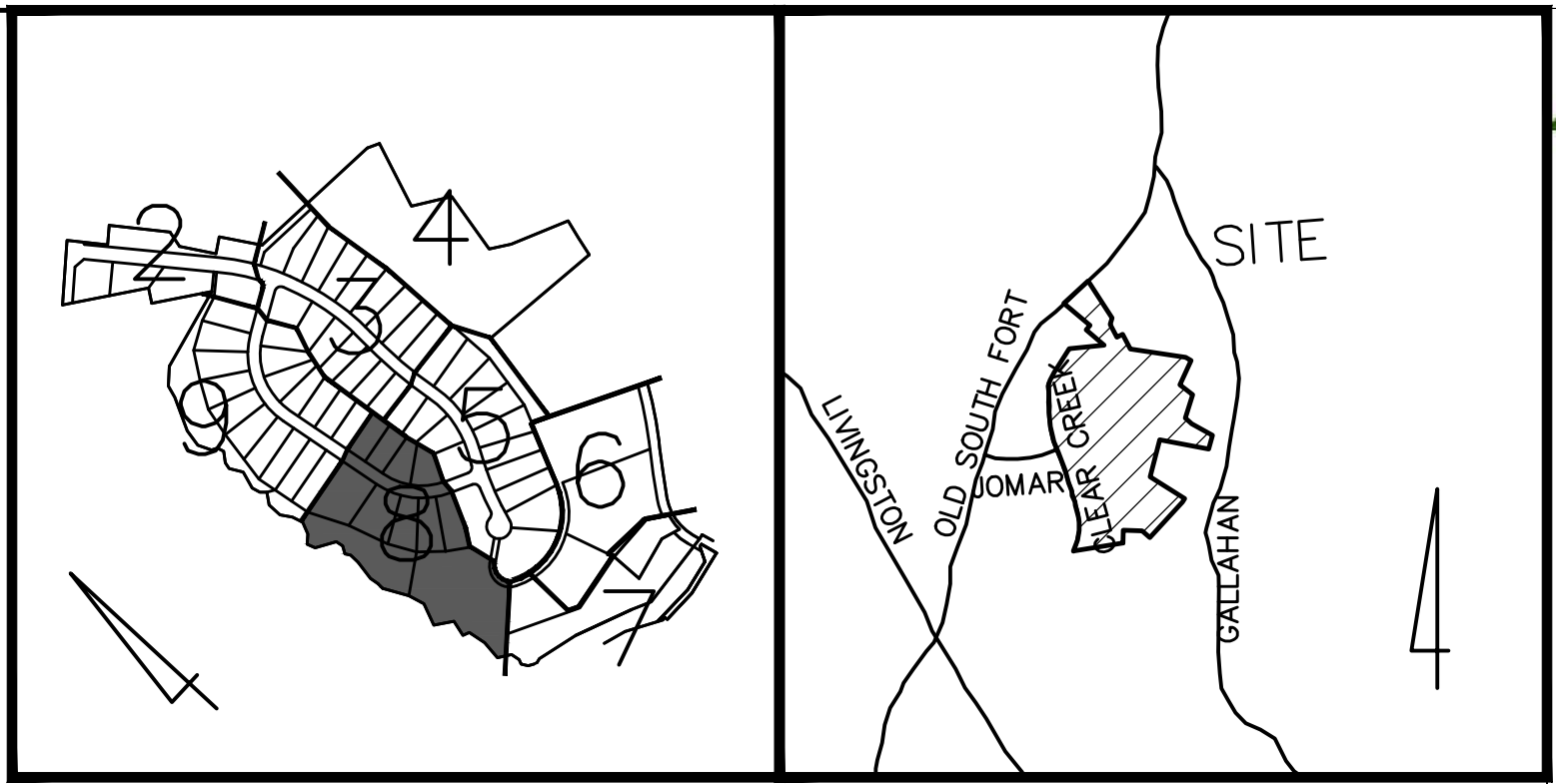


QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED: *Milton M. Perez* 12-20-2020
MILTON M. PEREZ DATE

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

Prince George's County Planning Department - NEPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-061-05			
Approved by	Date	DRD #	Reason for Revision
J.L. STASZ	1-22-06		
C.S.	4-08-20	00000-01	
Blue/Red	1/20/2022		



- LEGEND:**
- EXISTING:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - LIGHT POLE
 - POWER POLE
 - GAS VALVE
 - FENCE LINE
 - SPECIMEN TREE
 - TREE LINE
 - OVER HEAD WIRES
 - INTER. 2' CONTOUR
 - INDEX 10' CONTOUR
 - BUILDING/SHEDS
 - FP FLOODPLAIN
 - W WETLAND
 - STREAM
- PROPOSED:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - STORM DRAIN PIPE
 - TREE LINE
 - BUILDING RESTRICTION LINE
 - LOD LIMIT OF DISTURBANCE
 - CONTOUR
 - BUILDING
 - 50' STREAM BUFFER
 - EXPANDED STREAM BUFFER (ESB)
 - FPB FLOODPLAIN BUFFER
 - WB WETLAND BUFFER
 - SPECIMEN TREE TO BE REMOVED
 - WOODLAND PRESERVATION AREAS (ANGLE OF HATCH VARIES)
 - REFORESTATION/AFFORESTATION AREAS (ANGLE OF HATCH VARIES)
 - XX SPLIT RAIL FENCE FOR AFFORESTATION AREAS
 - X TYPE I TREE PROTECTION FENCE WOODLAND PRESERVATION AREAS
 - WOODLAND CONSERVATION SIGN MAXIMUM 50' ON CENTER
 - WOODLAND AFFORESTATION SIGN MAXIMUM 50' ON CENTER

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

OWNER/APPLICANT
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PH. 301-428-0800
CONTACT PERSON: Scott H. Steben

**WOODLAND PRESERVATION
AREA #3
5.49 AC.**

**WOODLAND AFFORESTATION
AREA #2
2.39 AC.**



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
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GALLAHAN PROPERTY
P.B. 13753 P.N.O. 26
PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP-11

REVISIONS

5/8/19	REVISE ROAD
	IMPROVEMENT & CHANGE
	APPLICANT INFORMATION
10/25/21	REVISE REF/AFF AREAS
	MP

DATE: SEPT., 2006

DWN.	CHECKED
DS	MP

SCALE: 1"=30'

PROJECT/FILE NO. 03006

SHEET NO. 8 OF 11

TCP NOTES

- 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.
- The Department of Environmental Resources (DER) shall be contacted prior to the start of any work on the site. Implementation of woodland conservation measures shown on this plan.
- 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.
- All appropriate bonds shall 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.
- All required off-site mitigation shall be identified on an approved TCPPI for the offsite location and shall be recorded as an off-site easement in the land records of Prince George's County prior to issuance of any permits for the subject property.

Optional Notes

- 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.
- All tree planting for woodland replacement, reforestation, afforestation and the location of all Tree Protection Devices (TPDs) shown on this plan shall be completed prior to 30th Building Permit. Failure to establish the woodland replacement, reforestation, afforestation, and (TPDs) 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.
- The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- Results of survival checks for all tree plantings shall be reported to the DER Inspector for the site and-MNCPPC, Environmental Planning Section.
- Prior to the issuance on any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

Name
Business Name
Address
Phone Number

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

Removal of Hazardous Trees or Hazardous Limbs By Developers or Builders

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.

- A tree is considered hazardous if a condition is present which leads a Licensed Arborist or Licensed Tree Expert to believe that the tree or 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.
- If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards (Tree, Shrub, and Other Woody Plant Maintenance-Standard Practices).
- 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 by 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.
- 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.

Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, or Non- Native Plants in Woodland Conservation Areas Owned by Individual Homeowners

- If the developer or builder no longer has an interest in the property, the home owner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
- The removal of noxious, invasive, and non-native plant species from the woodland conservation areas may be done with the use of hand-held equipment only, such as pruners or a chain saw. These plants may be cut near the ground and the material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
- The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done accordance with the label instructions.

Note: The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

Protection of Reforestation and Afforestation Areas by Developers or Builders

- Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the Type II Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title, to the homeowner, the developer shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the Environmental Planning Section.
- Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

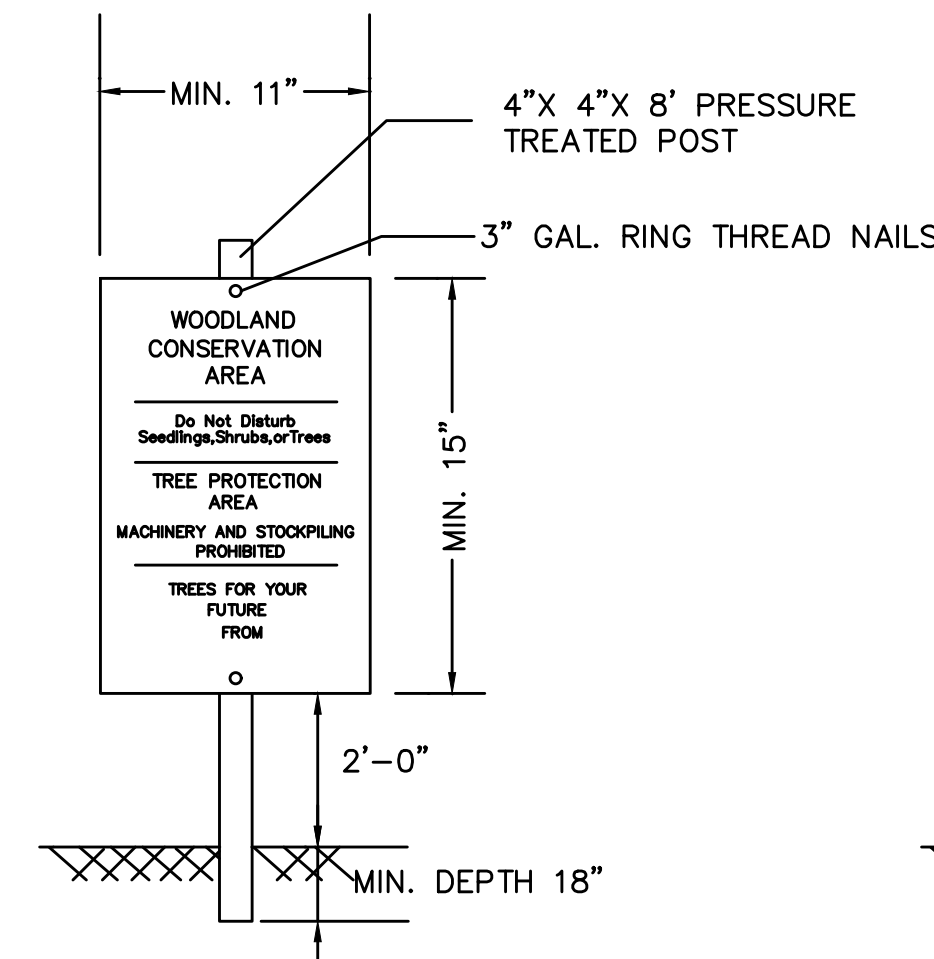
Protection of Reforestation and Afforestation Areas by Individual Homeowners

- Reforestation fencing and signage shall remain in place in accordance with the approved Type II Tree Conservation Plan or until the trees have grown sufficiently to have own closure.
- Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

- A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation Plan (TCP) on file in the office of the M-NCPCC, Environmental Planning Section located on the 4th floor of the County Administration Building located at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-952-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by the M-NCPCC Environmental Planning Section.
- Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and over-seeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fescue is not acceptable.

WOODLAND CONSERVATION SIGN

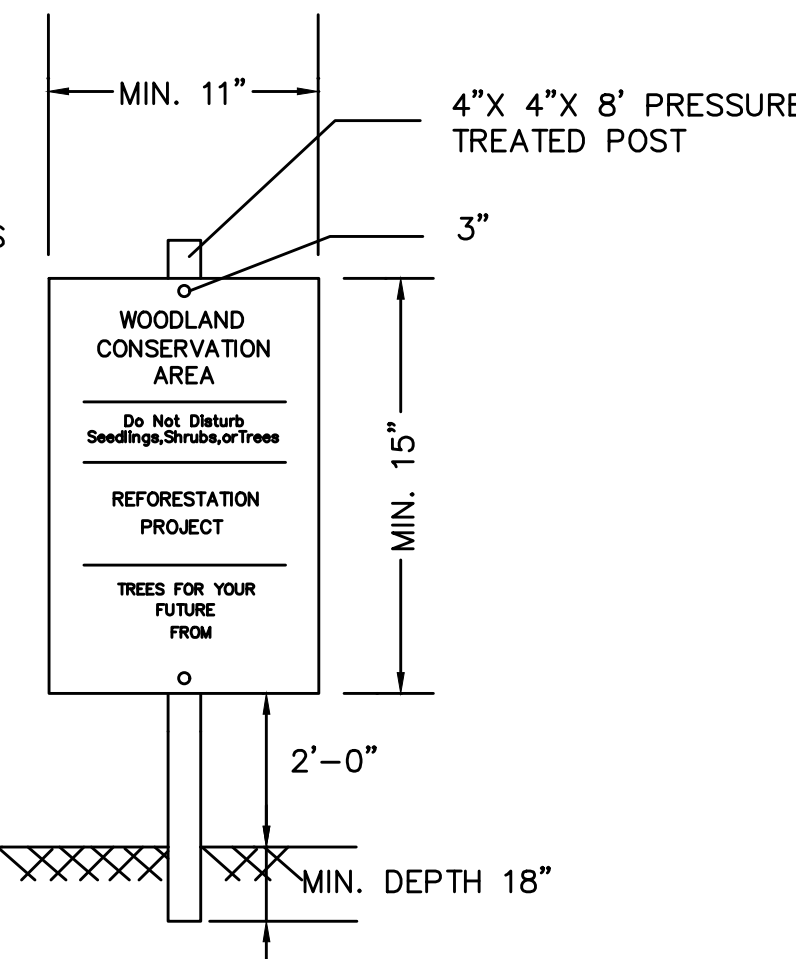


SYMBOL: ▲

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.

AFFORESTATION/REFORESTATION SIGN



SYMBOL: ☒

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED: MILTON M. PEREZ

12-20-2021
DATE

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

5 YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION

Field check the re-afforestation area according to the following schedule:

- YEAR 1: Site preparation and tree planting
Survival check once annually (september-november, see Note 1)
Watering if needed (2 X month)
Control of undesirable vegetation as needed (1X in June & 1 X in september min).

- YEAR 2-3 Reinforcement planting if needed (see Note 2)
Survival check once annually (September-November)
Control of undesirable vegetation if needed (1X in May & 1 X in August min.)

- YEAR 4-5 Reinforcement planting if needed (See Note 2)
Survival check once annually (September-November)

Notes:

- Survival Check: check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit field date forms (condition Check Sheets) to owner after each inspection. Remove all dead plants.
- Reinforcement Planting: replace dead and missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted, if a particular species suffer unusually high mortality, replace with an alternate plant type.
- Miscellaneous: fertilization of watering during years 1 through 3 will be done on as needed basis. Special return operations or recommendations will be conducted on as needed basis. Remove perimeter fencing and signage after year 5 based on the date planted.

PLANTING PROCEDURES FOR AFF./REFORESTATION

Reforestation shall be planted after final grading has been completed. Planting window for containerized or B&B material only - March 1st - December 30th. For bare root material - November 1st - April 15th, seedling plantings only from December-April only, and for landscape stock - March 1st - December 30th. When planting in June, July and August, careful consideration should be given to weather conditions (drought, high temperatures, etc.) and the ability to water during adverse weather conditions. No planting will occur while the ground is frozen. Each landscape tree should be mulched with 2-3" of composted shredded hardwood mulch unless they are in a planting bed where mulch will be spread throughout.

Species List - Based on the native forest association for each individual site, see "Reforestation Plant List" this sheet.

Size, Spacing and Quantity - See "Reforestation Plant List" table this sheet.

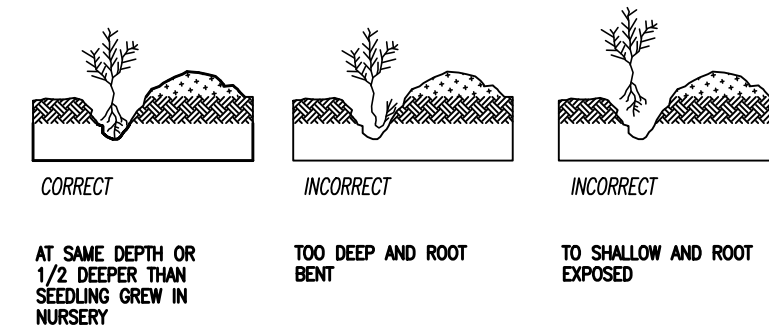
Layout - See "Planting Layout" this sheet. The layout methodology applies to each individual zone.

The designated regulatory agency shall inspect site. No tree shelters are to be used unless excessive deer browse is evident or adjacent infestations of invasive species are present. Tree shelters cause native cavity nesting bird mortality and inhibit the tree's ability to establish root systems which are acclimated to the elements, i.e. wind and sun). Each individual tree is to be flagged with fluorescent flagging tape for maintenance and monitoring purposes.

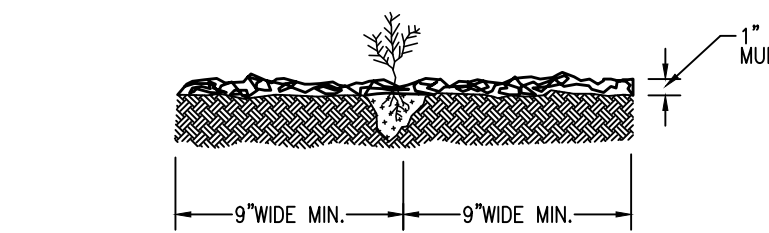
LONG TERM PROTECTION

Protection of conservation areas, as established through the forest conservation process, relies upon adherence to protection and maintenance standards during construction and preservation of these areas as undisturbed open space after construction to ensure their long-term survival. In order to provide for identification of these measures and ensure that they are carried out, refer to this Tree Conservation Plan II.

CORRECT AND INCORRECT PLANTING DEPTH



SEEDLING AND WHIP PLANTING SPECIFICATION

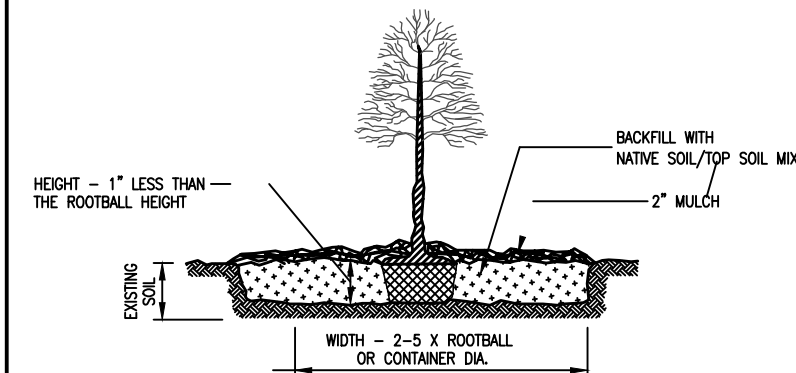


NOTE:
MULCHING NEWLY PLANTED SEEDLINGS HELPS THE SOIL RETAIN MOISTURE AND IT PROTECTS THE SEEDLING FROM COMPACTION AND STEM INJURIES.

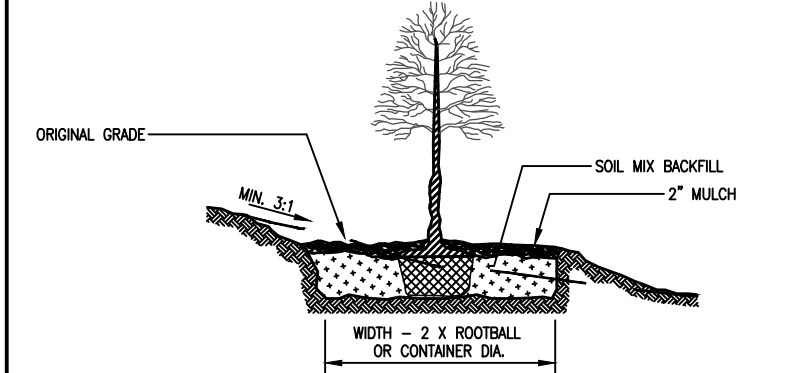
SOURCE: ADAPTED FROM MARYLAND STATE FOREST CONSERVATION MANUAL

HANDLING AND PLANTING OF SEEDLINGS

UNDISTURBED SOIL/ DISTURBED SOIL



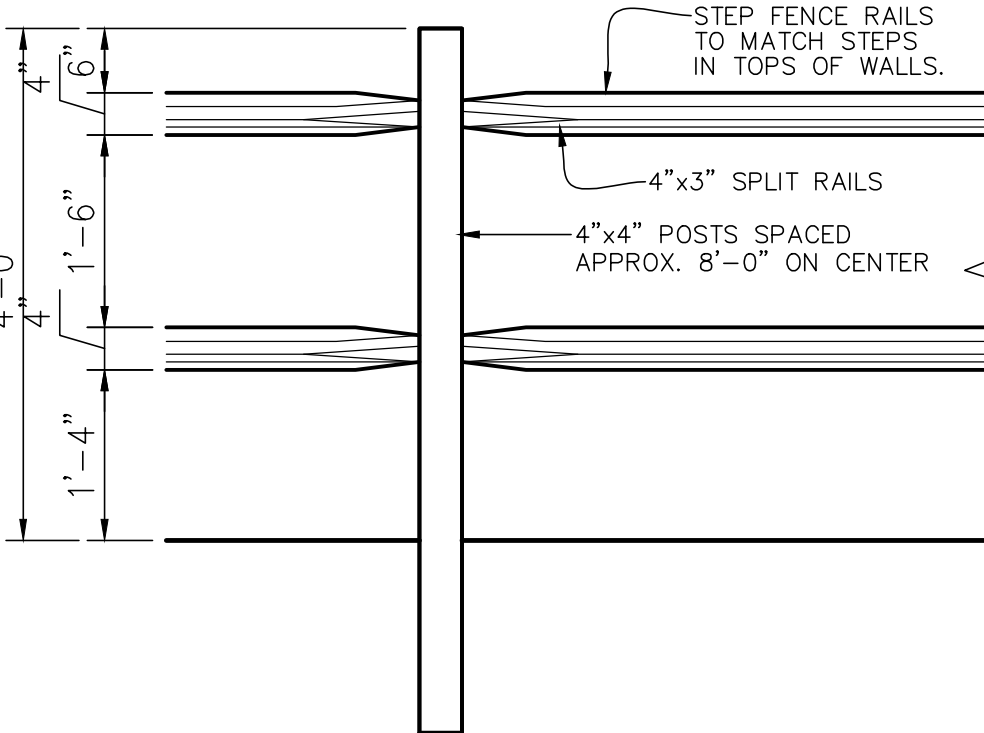
PLANTING ON SLOPE



NOTE:
TREE PIT TO BE FIVE TIMES THE ROOTBALL IS PREFERRED, PARTICULARLY IN POOR SOIL.

NOTES:

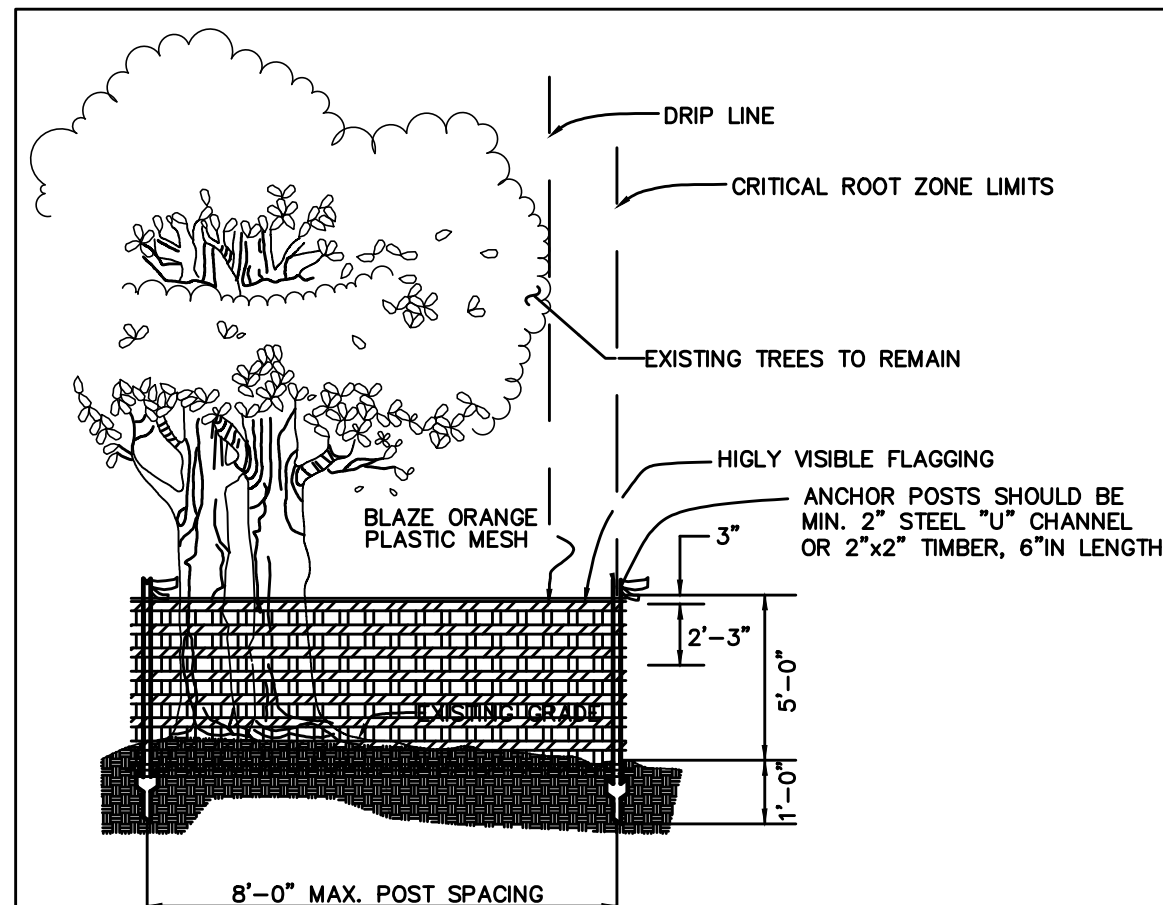
- POSTS SHALL STAND PLUMB.
- RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING.
- WOOD POSTS AND RAILS SHALL BE GALVANIZED PINE, GRADE C OR BETTER.
- FENCE SHALL BE PAINTED OR STAINED AS PER SPECIFICATIONS.



SPLIT RAIL FENCE

NOT TO SCALE

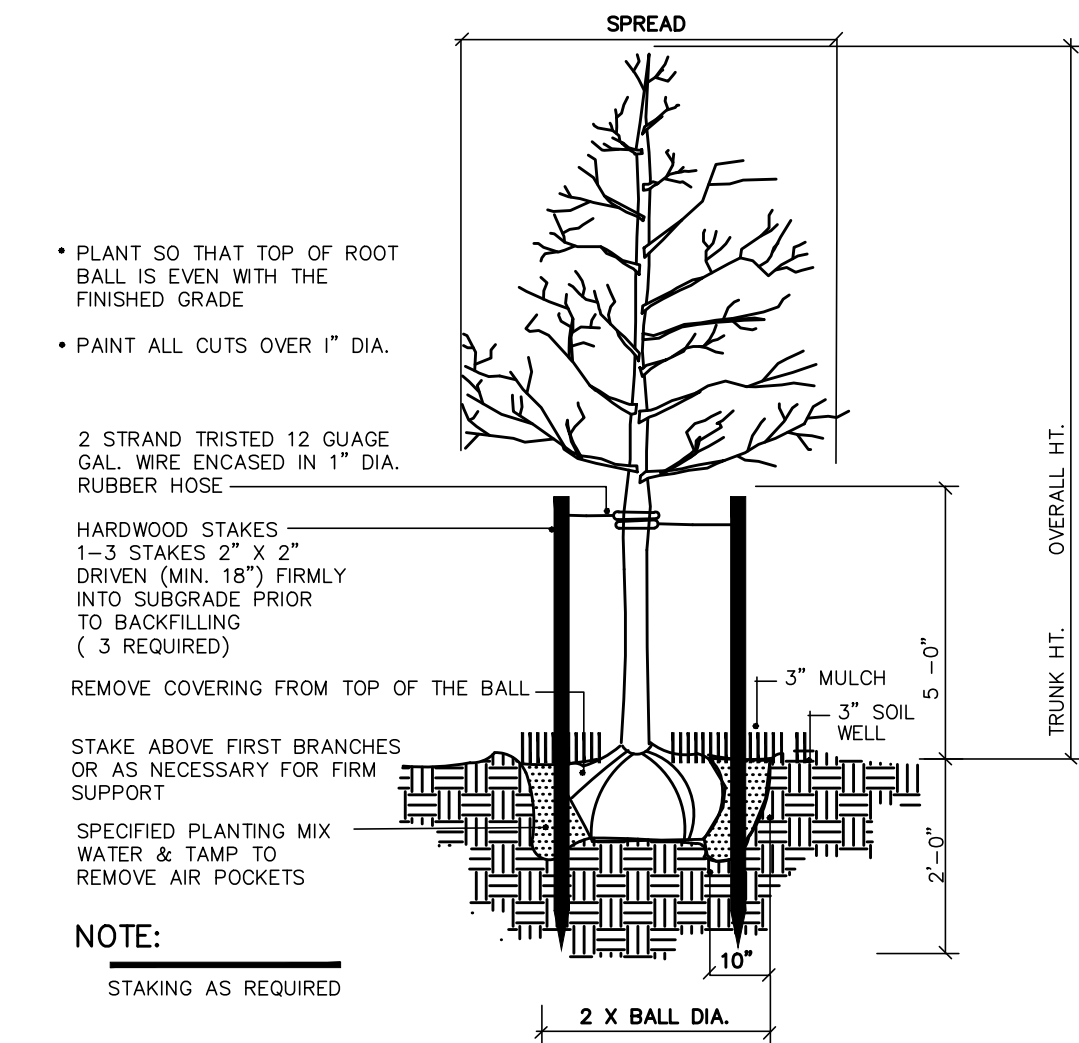
PERMANENT TREE PROTECTION FENCING FOR REFORESTATION AREAS



* IN CERTAIN CIRCUMSTANCES FENCING MAY BE PERMITTED TO BE LOCATED AT THE DRIFLINE.

TREE PROTECTION DETAIL

NOT TO SCALE



- PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
- PAIN ALL CUTS OVER 1" DIA.

- 2 STRAND TRISTED 12 GAUGE GAL. WIRE ENCASED IN 1" DIA. RUBBER HOSE.
- HARDWOOD STAKES - 1-2" STAKES 2" X 2" DRIVEN (MIN. 18") FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING (3" REQUIRED)

REMOVE COVERING FROM TOP OF THE BALL

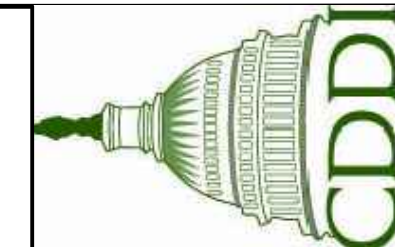
STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT

SPECIFIED PLANTING MIX WATER & TAMP TO REMOVE AIR POCKETS

NOTE:
STAKING AS REQUIRED

DECIDUOUS TREE PLANTING - VERTICAL STAKES

SCALE: NOT TO SCALE



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

GALLAHAN PROPERTY
P.B. 13753 P.O. 26

PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP - II
DETAIL SHEET I

REVISIONS

5/8/19 REVISE ROAD
IMPROVEMENT & CHANGE
APPLICANT INFORMATION.

DATE: SEPT., 2006
DWN. DS CHECKED MP

SCALE: N/A

PROJECT/FILE NO.
03-006

SHEET NO.
10 OF 11

OWNER/APPLICANT
GALLAHAN INVESTMENTS, LLC
24012 FREDERICK RE., STE. 200
CLARKSBURG, MD 20871
PH. 301-428-0800
CONTACT PERSON: Scott H. Steben

Prince George's County Planning Department-MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-M4-45			
Approved by	Date	DRD #	Reason for Revision
00 J.L. STASZ	1-22-08		
01 C.S.	4-02-20	00P-0500-01	
02 (Handwritten Signature)	1/20/2022		
03			
04			
05			
06			
07			
08			

AFFORESTATION PLANTING SCHEDULES

NOTE: AFFORESTATION AREAS ARE TO BE PLANTED
PRIOR TO 30TH BUILDING PERMIT.

AFFORESTATION PLANTING SCHEDULE (AREA #1)				
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS/ 1" CAL. STOCK EQUIVALENCY
Acer rubrum	Red Maple	10	3	13
Liriodendron tulipifera	Tulip Poplar	10	3	13
Quercus rubrum	Red Oak	10	3	13
Fraxinus pennsylvanica	Green Ash	10	5	15
Cornus florida	Dogwood	10	5	15
TOTAL		50	17	67
AFFORESTATION CREDIT AREAS		0.05	0.034	0.084
TOTAL REFORESTATION ACRES = .08 AC. NOTE: SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER AC. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION OF AREAS ADJACENT TO DISTURBED OR OPEN AREAS. SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL).				

AFFORESTATION PLANTING SCHEDULE (AREA #2)				
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS/ 1" CAL. STOCK EQUIVALENCY
Acer rubrum	Red Maple	250	114	364
Liriodendron tulipifera	Tulip Poplar	250	114	364
Quercus rubrum	Red Oak	250	114	364
Fraxinus pennsylvanica	Green Ash	250	115	365
Cornus florida	Dogwood	250	114	364
TOTAL		1250	571	1821
AFFORESTATION CREDIT AREAS		1.25	1.142	2.392
TOTAL AFFORESTATION ACRES =2.39 AC. NOTE: SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER AC. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION OF AREAS ADJACENT TO DISTURBED OR OPEN AREAS. SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL).				

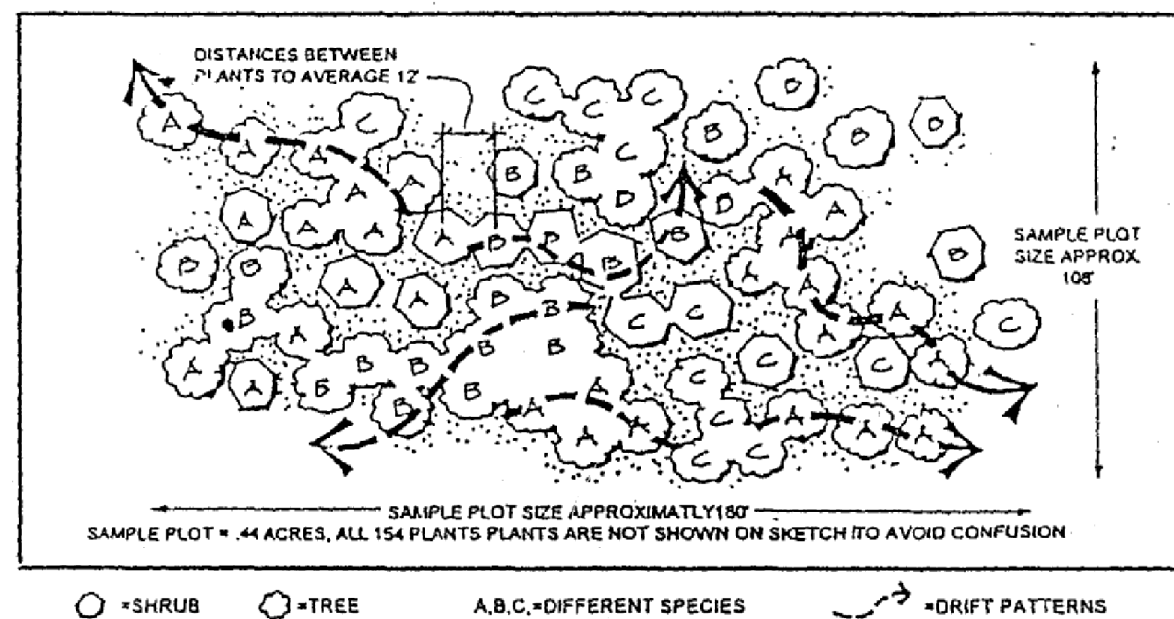
AFFORESTATION PLANTING SCHEDULE (AREA #3)				
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS/ 1" CAL. STOCK EQUIVALENCY
Acer rubrum	Red Maple	10	1	11
Liriodendron tulipifera	Tulip Poplar	10	1	11
Quercus rubrum	Red Oak	10	1	11
Fraxinus pennsylvanica	Green Ash	10	1	11
Cornus florida	Dogwood	10	5	55
TOTAL		50	5	55
AFFORESTATION CREDIT AREAS		0.05	0.01	0.06
TOTAL AFFORESTATION ACRES = 0.06 AC. NOTE: SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER AC. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION OF AREAS ADJACENT TO DISTURBED OR OPEN AREAS. SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL).				

AFFORESTATION PLANTING SCHEDULE (AREA #4)				
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS/ 1" CAL. STOCK EQUIVALENCY
Acer rubrum	Red Maple	12	3	15
Liriodendron tulipifera	Tulip Poplar	12	3	15
Quercus rubrum	Red Oak	12	3	15
Fraxinus pennsylvanica	Green Ash	12	3	15
Cornus florida	Dogwood	12	3	15
TOTAL		60	15	75
AFFORESTATION CREDIT AREAS		0.06	0.03	0.09
TOTAL AFFORESTATION ACRES = 0.09 AC. NOTE: SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER AC. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION OF AREAS ADJACENT TO DISTURBED OR OPEN AREAS. SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL).				

AFFORESTATION PLANTING SCHEDULE (AREA #5)				
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS/ 1" CAL. STOCK EQUIVALENCY
Acer rubrum	Red Maple	2	0	2
Liriodendron tulipifera	Tulip Poplar	2	0	2
Quercus rubrum	Red Oak	2	0	2
Fraxinus pennsylvanica	Green Ash	2	0	2
Cornus florida	Dogwood	2	0	2
TOTAL		10	0	10
AFFORESTATION CREDIT AREAS		0.01	0	0.01
TOTAL AFFORESTATION ACRES = 0.01 AC. NOTE: SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER AC. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION OF AREAS ADJACENT TO DISTURBED OR OPEN AREAS. SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL).				

AFFORESTATION PLANTING SCHEDULE (AREA #6)				
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS/ 1" CAL. STOCK EQUIVALENCY
Acer rubrum	Red Maple	80	45	125
Liriodendron tulipifera	Tulip Poplar	80	50	130
Quercus rubrum	Red Oak	80	50	130
Fraxinus pennsylvanica	Green Ash	80	50	130
Cornus florida	Dogwood	80	50	130
TOTAL		400	245	645
AFFORESTATION CREDIT AREAS		0.4	0.49	0.89
TOTAL AFFORESTATION ACRES = 0.89 AC. NOTE: SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER AC. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION OF AREAS ADJACENT TO DISTURBED OR OPEN AREAS. SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL).				

WOODLAND CONSERVATION CALCULATIONS							
LOT NO.	LOT AREA (S.F.)	EX WOODLAND OUTSIDE THE F.P.	EX WOODLAND INSIDE THE F.P.	CLEARED WOODLAND	WOODLAND SAVED WITHIN THE F.P.	WCA PRESERVATION	WCA AFFORESTATION
BLOCK 'A'							
1	22,997	22,997	0	19,232	0	0	0
2	20,098	20,098	0	18,654	0	0	0
3	27,188	22,446	0	16,932	0	0	0
4	20,522	3,642	0	3,508	0	0	0
5	20,154	6,563	0	1,739	0	4,824	0
6	20,831	3,955	0	0	0	3,458	0
7	20,053	425	0	0	0	67	0
8	20,709	3,150	0	0	0	2,700	0
9	20,481	5,800	0	0	0	5,800	0
10	20,000	4,409	0	0	0	4,409	0
11	20,000	3,487	0	0	0	3,405	0
12	20,000	5,398	0	0	0	3,669	0
13	37,458	15,287	0	0	0	14,118	0
14	27,931	11,213	0	0	0	10,912	0
15	20,073	2,712	0	0	0	2,712	0
16	20,462	501	0	0	0	501	0
17	20,443	0	0	0	0	0	0
18	84,488	0	0	0	0	0	15,398
19	107,671	0	0	0	0	0	0
20	128,923	549	0	0	0	0	0
21	39,766	0	0	0	0	0	0
22	28,587	0	0	0	0	0	0
23	20,971	0	0	0	0	0	0
24	20,929	0	0	0	0	0	0
25	20,888	0	0	0	0	0	0
26	22,185	970	0	0	0	970	0
27	21,384	3,841	0	0	0	3,641	0
28	22,962	0	0	0	0	0	0
29	23,602	0	0	0	0	0	0
30	20,440	0	0	0	0	0	0
31	20,577	0	0	0	0	0	0
32	20,781	0	0	0	0	0	0
33	22,400	0	0	0	0	0	0
34	21,872	0	0	0	0	0	0
35	20,274	0	0	0	0	0	0
36	20,405	3,028	0	0	0	3,028	0
37	21,295	3,360	0	0	0	3,360	0
38	20,731	5,388	0	0	0	5,388	0
39	20,332	5,889	0	8,852	0	7,559	0
PARCEL A	20,717	413	0	0	0	0	0
PARCEL B	20,094	723	0	0	0	0	0
PARCEL C	28,065	0	0	0	0	0	0
PARCEL D	69,425	61,589	0	0	0	61,589	6,516
PARCEL E	73,202	68,529	4,676	0	4,676	68,529	0
PARCEL F	268,632	64,254	21,486	2,057	19,607	59,053	88,675
PARCEL G	2,049	0	0	0	0	0	0
PARCEL H	171,462	143,792	0	2,641	0	139,871	28,784
PARCEL I	222,617	201,487	0	2,641	0	204,649	14,161
PARCEL J	40,088	28,640	0	19,037	0	0	0
BLOCK 'B'							
1	19,459	0	0	0	0	0	0
2	15,653	0	0	0	0	0	0
3	16,381	0	0	0	0	0	0
4	16,022	0	0	0	0	0	0
5	16,459	0	0	0	0	0	0
6	15,620	0	0	0	0	0	0
7	15,411	0	0	0	0	0	0
8	15,422	0	0	0	0	0	0
9	15,555	0	0	0	0	0	0
10	15,727	0	0	0	0	0	0
11	15,695	0	0	0	0	0	0
12	15,074	0	0	0	0	0	0
13	15,014	0	0	0	0	0	0
14	15,015	0	0	0	0	0	0
15	15,059	0	0	0	0	0	0
16	15,016	0	0	0	0	0	0
17	15,002	0	0	0	0	0	0
18	15,150	0	0	0	0	0	0
19	15,082	0	0	0	0	0	0
20	15,783	0	0	0	0	0	0
21	16,275	0	0	0	0	0	0
22	15,391	0	0	0	0	0	0
TOTAL S.F.	2,392,379	724,535	26,162	92,652	24,283	614,212	153,534
R/W AREA	244,641	39,425	0	39,006	0	0	0
TOTAL AREA	2,637,020	763,960	26,162	131,658	24,283	614,212	153,534
ACRES	60.54	17.54	0.60	3.02	0.56	14.10	3.52

PLANTING LAYOUT
(AGGREGATE DISTRIBUTION DRIFT THEORY)

○ = SHRUB ● = TREE A,B,C = DIFFERENT SPECIES → = DRIFT PATTERNS

Concept: Aggregate Drift or Sweep. A cluster type grouping which tapers or feathers out along the edges.

Example: Aggregate massing or drifts are one of the most common vegetation distribution patterns occurring in nature. Principle seed bearers are at the central core of the cluster with seed dispersal outwards, often windblown with densities thinning out along the fringes or extremities. Groupings blend through and into other groupings. Imagine the fallout of windblown milkweed seeds. They often appear as aggregate drifts, elongated and tear drop in shape.

Application: This does not mean that plants must be in a grid pattern, that drifts of shrubs cannot blend into groupings of trees or that groupings of same species cannot occur together. It simply means that the installer should meet the aforementioned forest conservation act criteria at the same time replicating nature's aggregate drift patterns (see detail).

When using this theory to lay out a planting plan the size of the drifts will depend on the quantity of plants allocated, the scale of the site, and the careful consideration of the installer.

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

Woodland Conservation Worksheet			
for Prince George's County			
Zone:	R-R		
Gross Tract:	60.54		
Floodplain:	1.65		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	58.89	0.00	0.00
*Include acreage in the corresponding columns for each zone.			
Property Description or Subdivision Name:	GALLAHAN PROPERTY		
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		
Break-even Point (preservation) =	12.9304	acres	
Clearing permitted w/o reforestation=	4.6096	acres	
Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	Impacts (acres)
Existing Woodland	17.54	0.60	
Woodland Conservation Threshold (NTA) =	20.00%	11.778	
Smaller of a or b		11.778	
Woodland above WCT	5.762		
Woodland cleared	3.02	0.04	0.08
Smaller of d or e	3.02		
Clearing above WCT (0.25 : 1) replacement requirement		0.76	
Clearing below WCT (2:1 replacement requirement)		0.00	
Afforestation Threshold (AFT) =	15.00%	0.00	
Woodland Conservation Required	12.66		
Woodland Conservation Provided:	(acres)		
Woodland Preservation	14.10		
Reforestation / Replacement	0.00		
Afforestation	3.52		
Area approved for fee-in-lieu	0.00		\$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	17.62		
Area of woodland not cleared	14.52	acres	
Woodland retained not part of requirements:	0.42	acres	

NOTE: THE ADDITIONAL 3.52 ACRES OF AFFORESTATION WILL BE PUT TOWARDS FULFILLING THE REQUIREMENTS ON THE SIERRA MEADOWS PROPERTY TCP II.

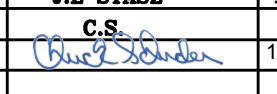
QUALIFIED PROFESSIONAL CERTIFICATION

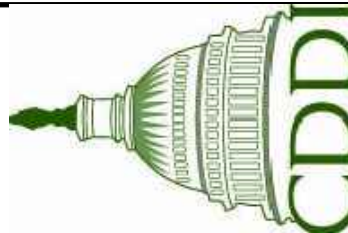
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED: 
MILTON M. PEREZ

12-20-2021
DATE

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

Prince George's County Planning Department-NEPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-061-05			
Approved by	Date	DRD #	Reason for Revision
01 J.L. STASZ	1-22-06		
02 C.S.	4-02-20	NSP-00000-01	
03 	1/20/2022		
04			
05			
06			
07			
08			



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501

GALLAHAN PROPERTY
P.B. 13753
PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP - II
DETAIL SHEET II

REVISIONS

5/8/19 REVISE ROAD
IMPROVEMENT & CHANGE
APPLICANT INFORMATION.

DATE: SEPT., 2006
DWN. DS
CHECKED MP

SCALE: 1"=30'

PROJECT/FILE NO.
03-006

SHEET NO.
11 OF 11