

Woodland Conservation Worksheet
for
Prince George's County

Zone:
Gross Tract:
Floodplain:
Previously Dedicated Land:
Net Tract (NTA):

C-S-C&M-U-1	1.29		
	0.00		
	0.00		
	1.29		0.00

Property Description or Subdivision Name:
Is this site subject to the 1989 Ordinance?
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 =

	N		
	N		
	N		
	N	0.30 acres	
	N	0.46 acres	

Woodland Conservation Calculations

	Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland	0.75	0.00	
Woodland Conservation Threshold (NTA) =	15.00%	0.19	
Smaller of a or b	0.19		
Woodland above WCT	0.56		
Woodland cleared	0.45	0.00	0.00
Smaller of d or e	0.11		
Clearing above WCT (0.25 - 1) replacement requirement	0.00		
Clearing below WCT (2.1 replacement requirement)	0.00		
Afforestation Threshold (AFT) =	15.00%	0.00	
Off-site Mitigation (preservation) being provided on this property	0.00		
Off-site Mitigation (afforestation) being provided on this property	0.00		
Woodland Conservation Required	0.31		

Woodland Conservation Provided:

Woodland Preservation	0.20	
Afforestation / Reforestation	0.00	
Area approved for fee-in-lieu	0.11	\$1,437.46
Credits for Off-site Mitigation on another property	0.00	
Off-site Mitigation (preservation) being provided on this property	0.00	
Off-site Mitigation (afforestation) being provided on this property	0.00	
Total Woodland Conservation Provided	0.31	

Area of woodland not cleared: 0.30 acres
Woodland retained not part of requirements: 0.10 acres

Prepared by: *[Signature]* Date: 12-20-2013

M-NCPPC APPROVALS

PROJECT NAME: *TownePlace Suites*
PROJECT NUMBER: *DSP-06-012*

For Consensus of Approval as Set Forth in the Code of Ordinances of Prince George's County, Maryland, the following individuals have signed their names to this document.

Signature	Approved Date	Approved Title	Signature	Approved Date	Approved Title
<i>[Signature]</i>	12-20-13	H2	<i>[Signature]</i>	12-20-13	

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL

TREE CONSERVATION PLAN
TCP 11/176 106

Approved by: *[Signature]* Date: 5/4/12
[Signature] Date: 12/30/13

01		
02		
03		
04		
05		
06		

Bohler Engineering
16701 Melford Blvd., Suite 310
Bowie, Maryland 20715
Phone: (301) 809-4500 Fax: (301) 809-4501

Plan Prepared By: *[Signature]*
Asko Miljkovic
Qualified Professional
CoMar 08/19/06.01

BOHLER ENGINEERING

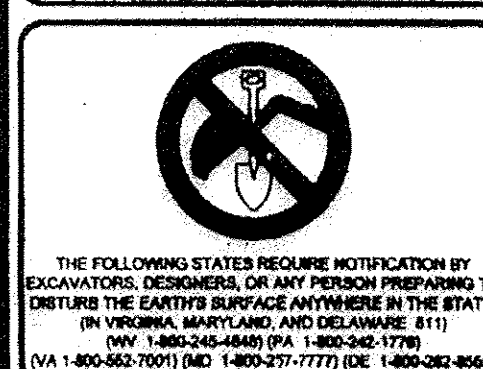
CORPORATE OFFICE:
WARRREN, NJ

SUBOFFICES:
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

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NEW YORK, NY
PHILADELPHIA, PA
SAN ANTONIO, TX
WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY
1	05/15/13	PER DESIGN CHANGES	TT
2	11/27/13	PER QC COMMENTS	TT



NOT APPROVED FOR CONSTRUCTION

PROJECT NO: MS110204
DRAWN BY: JDM
CHECKED BY: JD
DATE: 12/20/11
SCALE: 1"=20'
CAD I.D.: TC2

TREE CONSERVATION PLAN TYPE-II
FOR
TOWNEPLACE SUITES

LOCATION OF SITE:
9620 BALTIMORE AVENUE
PRINCE GEORGE'S COUNTY
COLLEGE PARK, MD 20740

BOHLER ENGINEERING

16701 Melford Blvd., Suite 310
Bowie, Maryland 20715
Phone: (301) 809-4500
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TREE CONSERVATION PLAN TYPE-II

SHEET TITLE:

1
OF 2

SHEET NUMBER

REV 2

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER TO VERIFY THE PROJECT ENGINEER'S RESPONSE TO THE SPECIFICATIONS ON APPLICABLE CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL CODES.

THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DETAILED SITE PLAN - 0001018 IF DETAILED SITE PLAN - 000018 EXPIRES, THEN THIS T022 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 T022 COPY OF THIS PLAN AT A 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 WITHIN THE DEVELOPED TIER AND IS DUALY ZONED S-C AND M-U-1.

THE SITE IS NOT ADJACENT TO A ROADWAY THAT IS DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.

THE PROPERTY IS ADJACENT TO WASHINGTON-BALTIMORE BOULEVARD (MD 1) WHICH IS CLASSIFIED AS A MAJOR COLLECTOR ROADWAY.

THIS PLAN IS GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (G).

WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLANDS 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 T022.

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 ARRIVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFS MAY BEGIN.

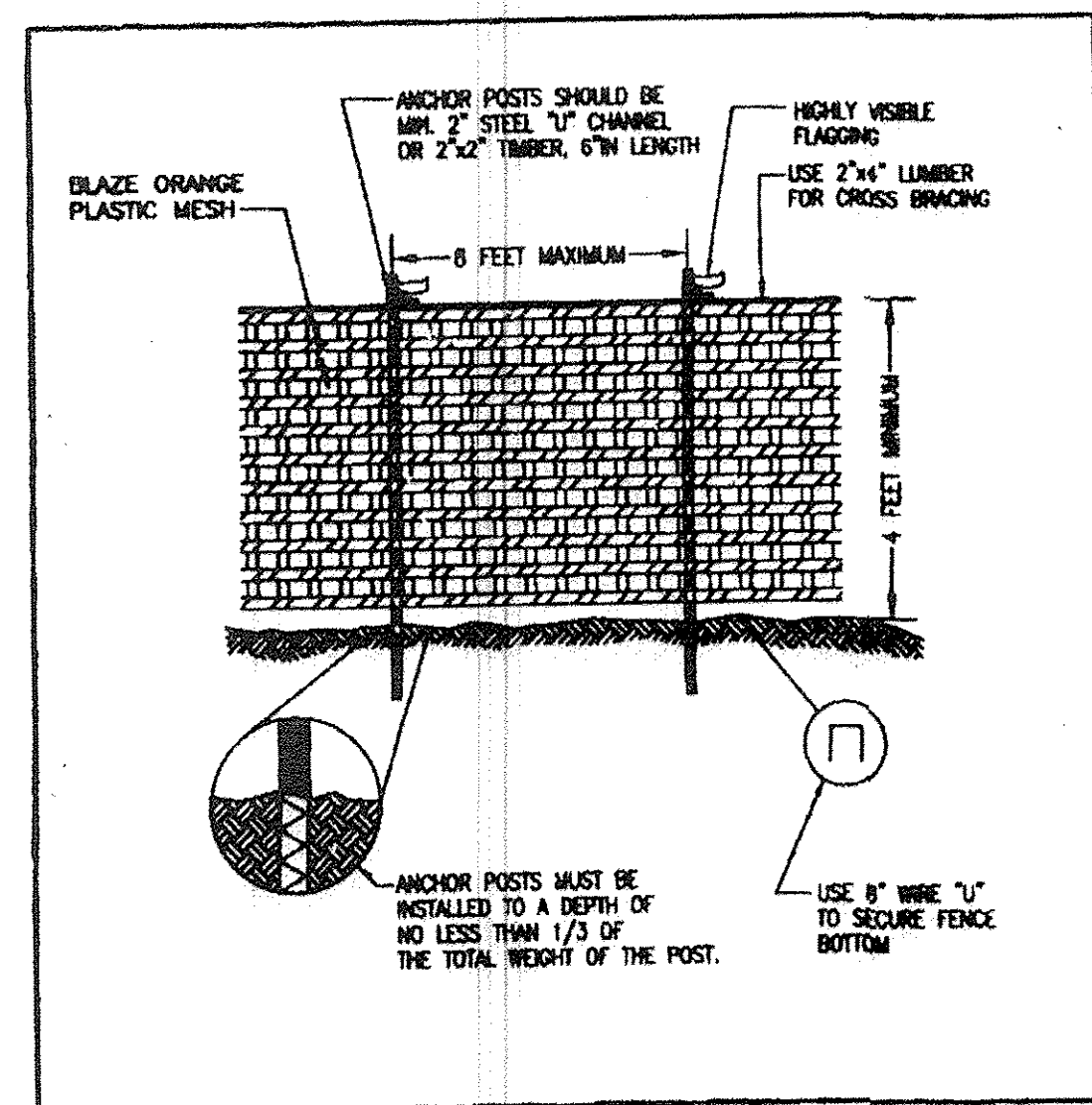
ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF ANY WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS T022.

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.

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.

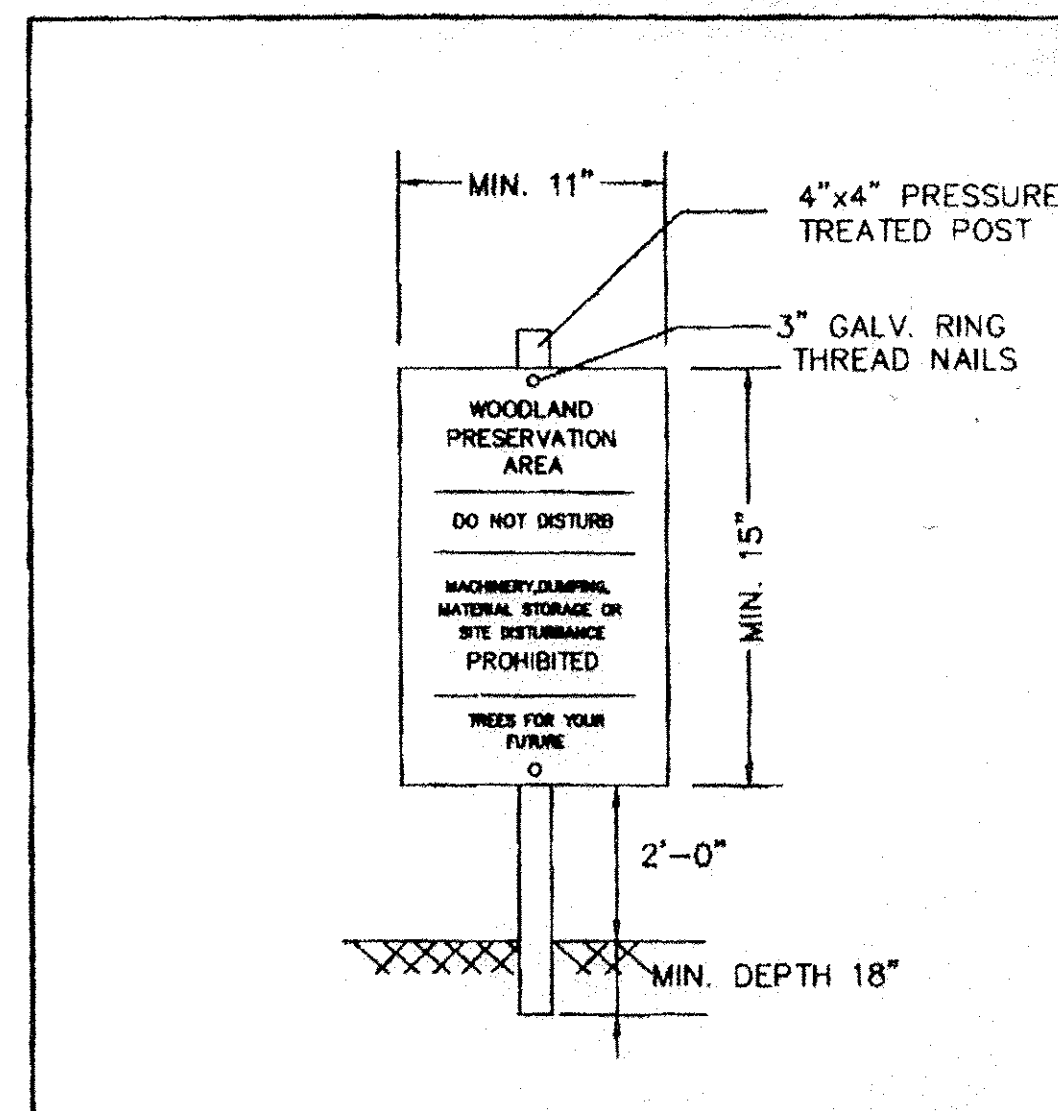
DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITS SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREES OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL, BY THE INSPECTOR, SHALL THE TREE OR PORTION BE REMOVED. THE REMOVAL OF THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.



NOTES: (MUST BE INCLUDED WITH DETAIL)

1. POPEST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

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



NOTES:

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

WOODLAND PRESERVATION AREA SIGN

[illegible]

Certification
This plan was prepared to comply with the current standards of the National Department of Natural Resources Forest Conservation Technical Manual. The preparer is a qualified professional under COMAR 08.10.6.01.

Signed: [Signature] Date: 12-20-2013


Asko Mijilovic
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M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP 111 / 76 / 06
Approved by _____ Date _____

00	K. S. Shoules	5/7/12
01	K. Han	10/30/11
03		
04		
05		
06		

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Plan Prepared By:


Asko Milkovic
Qualified Professional
CoMar 08.19.06.01



BOHLER

ENGINEERING

CIVIL & CONSULTING ENGINEERS

MANAGERS

PROJECT MANAGERS

ENVIRONMENTAL CONSULTANTS

LANDSCAPE ARCHITECTS

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- ♦ SAN FRANCISCO, CA
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(VA 1-800-682-7001) (MD 1-800-257-7777) (DE 1-800-282-8968)

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MS112034
DRAWN BY:	AMW
CHECKED BY:	JD
DATE:	12/30/11
SCALE:	1"=20'
CAD I.D.:	TC2

**PROJECT: TREE
CONSERVATION
PLAN TYPE-II
— FOR —
TOWNEPLACE
SUITES**

LOCATION OF SITE
9620 BALTIMORE AVENUE
PRINCE GEORGE'S COUNTY
COLLEGE PARK, MD 20740



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BOWIE, MARYLAND 20715**
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SHEET TITLE:
**NOTES AND
DETAILS**

SHEET NUMBER: **2**
OF 2