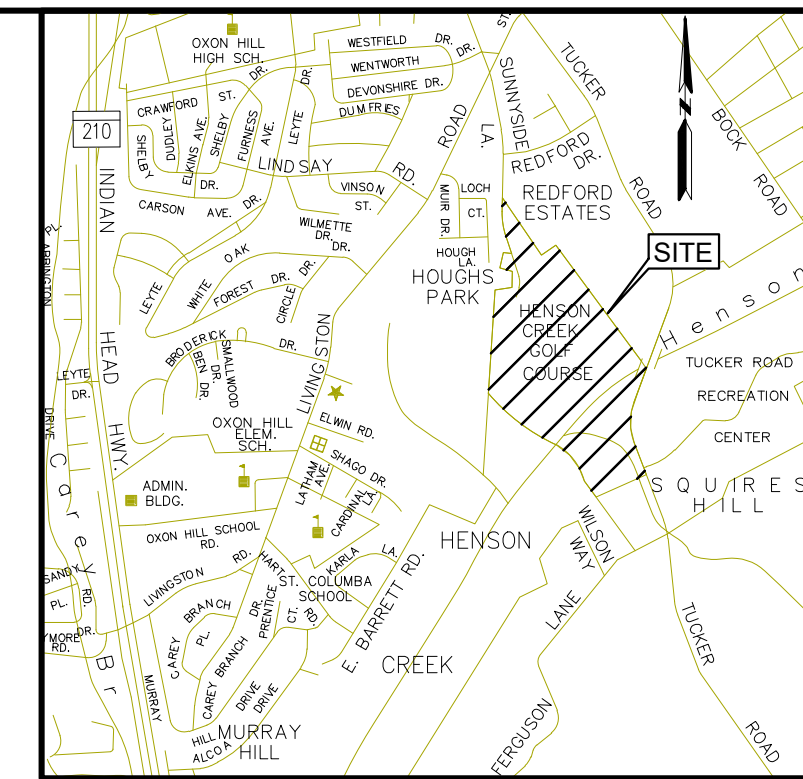




M-NCPPC Prince Georges County Planning Department Environmental Planning Section TREE CONSERVATION PLAN - TYPE 2 APPROVAL TCP2 -198-92			
	APPROVED BY	DATE:	REASON FOR REVISION
00	LD	11/15/92	
01	KF	12/07/09	
02		4/8/2021	
03			
04			
05			
06			

SHEET 1 OF 3
KCI JOB NUMBER
271801182



KCI
TECHNOLOGIES

*ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS*

936 RIDGEBROOK ROAD
SPARKS, MARYLAND 21152
TELEPHONE: (410) 316-7800
FAX: (410) 316-7818

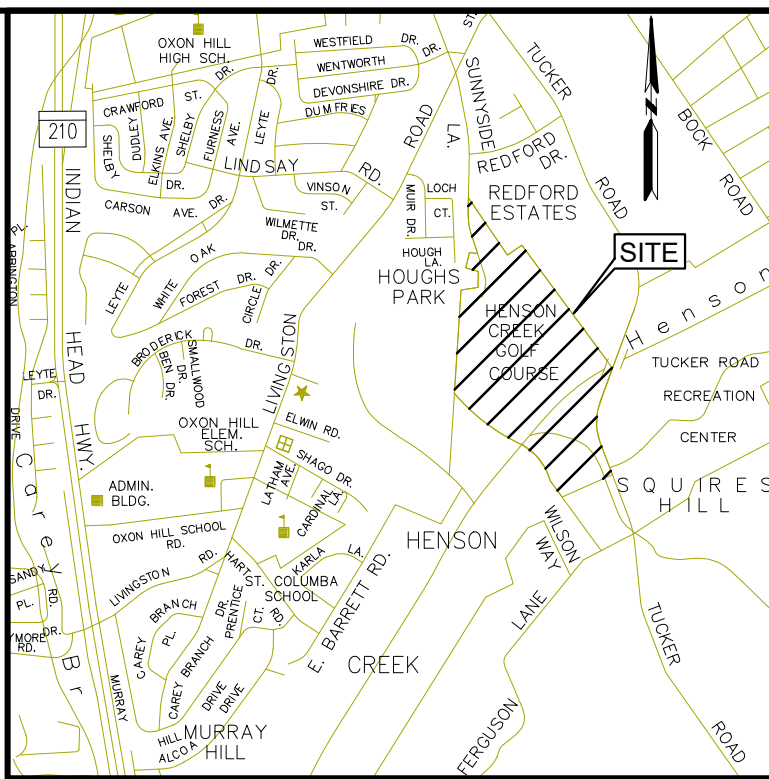
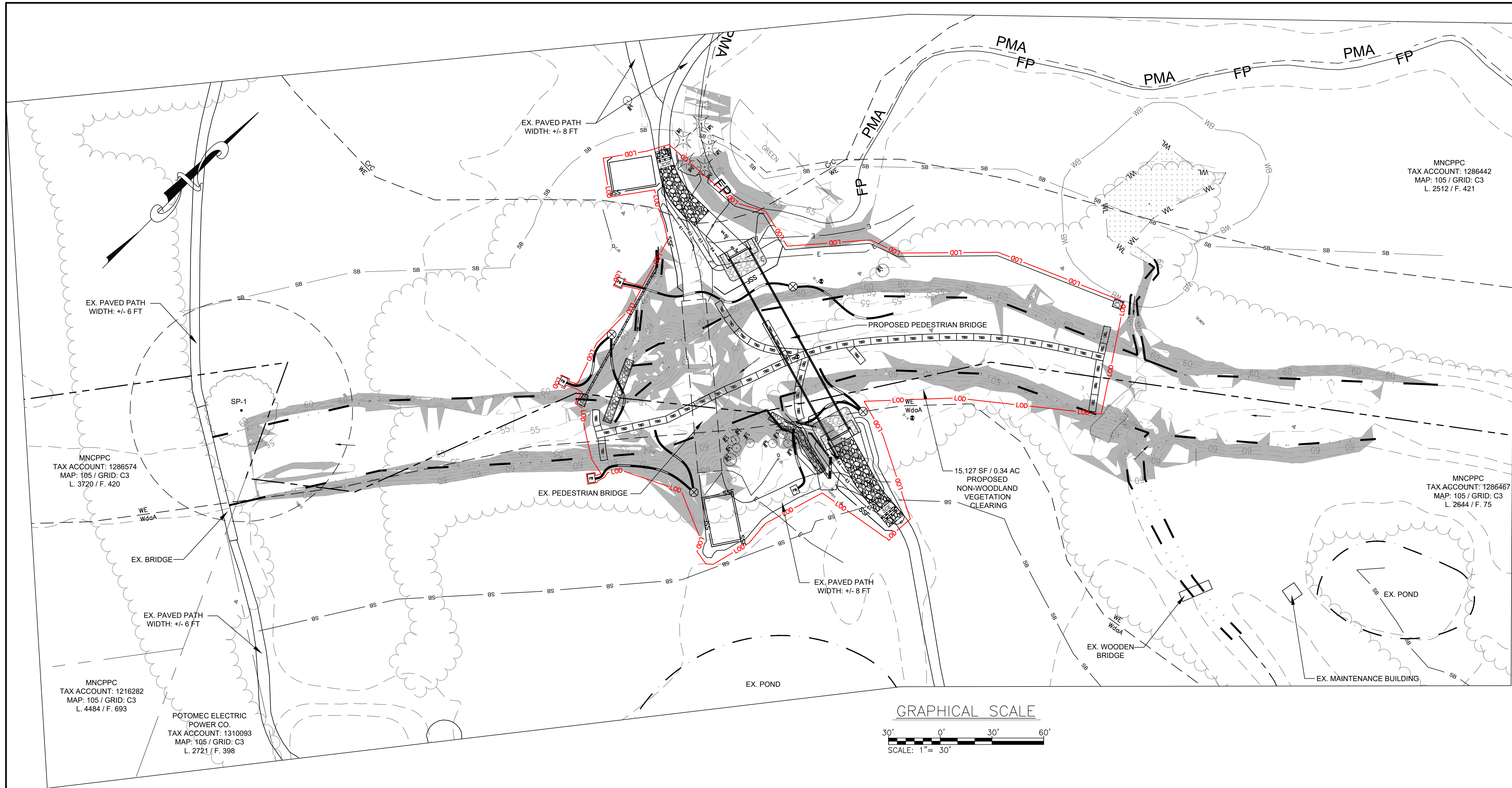
REVISIONS				DATE
NO.	DATE	DESCRIPTION	BY	3/2021
				SCALE
				1"=200'
				DESIGNED BY
				A.W
				CHECKED BY
				JAB

GRAPHICAL SCALE

200' 0' 200'

SCALE: 1" = 200'





VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- PROPERTY LINE
- EX. CONTOUR
- EX. EDGE OF ROAD
- EX. GIS VEGETATION LINE
- SOIL BOUNDARY
- REGULATED STREAM
- NON REGULATED STREAM
- PG GIS HYDROLOGY CENTERLINE
- WETLAND BOUNDARY
- 25' WETLAND BUFFER
- SPECIMEN TREE/
CRITICAL ROOT ZONE
- 75' REGULATED STREAM
BUFFER
- PRIMARY MANAGEMENT AREA
- EX. H & H FLOODPLAIN
- 15% + SLOPES
- L00 LIMIT OF DISTURBANCE
- SSF SUPER SILT FENCE

GRAPHICAL SCALE



SITE IMPACTS
TOTAL LIMITS OF DISTURBANCE - 0.9 AC
DISTURBANCE WITHIN THE STREAM BUFFER - 0.89 AC
DISTURBANCE WITHIN THE H&H 100 YEAR FLOODPLAIN - 0.9 AC
DISTURBANCE WITHIN THE PMA - 0.9 AC
NON-WOODLAND VEGETATION CLEARING - 0.34 AC
FOREST CLEARING - 0.00 AC

GENERAL INFORMATION TABLE		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-O-S
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	105-C3
Administrative	WSSC Grid (Sheet 20)	2105E02
Administrative	Planning Area (Plan Area)	Henson Creek
Administrative	Election District (ED)	12
Administrative	Councilmanic District (CD)	8
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic Analysis Zone (COG)	796
Administrative	Traffic Analysis Zone (PG)	2578

FROM NRI	
SITE STATISTICS	TOTAL (AC)
GROSS TRACT AREA	1.77
EXISTING 100-YEAR FLOODPLAIN	1.77
NET TRACT AREA	0.00
EXISTING WOODLAND IN FLOODPLAIN	0.00
EXISTING WOODLAND NET TRACT	0.00
EXISTING WOODLAND TOTAL	0.00
EXISTING PMA	1.77
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	815 LF
RIPARIAN (WOODED) BUFFER UP TO 300 FEET WIDE	0

M-NCPPC Prince Georges County Planning Department Environmental Planning Section TREE CONSERVATION PLAN - TYPE 2 APPROVAL TCP2-198-92			
APPROVED BY	DATE	REASON FOR REVISION	
LD	11/15/92		
KE	12/07/09		
Blue 2 D. D. D.	4/8/2021		

QUALIFIED PROFESSIONAL CERTIFICATION:
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25
AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

SIGNED: Amanda Q. Wagoner DATE: 3/2021

AMANDA WAGONER
936 RIDGEBROOK ROAD SPARKS, MD 21152
PHONE: 410.891.1765 AMANDA.WAGONER@KCI.COM



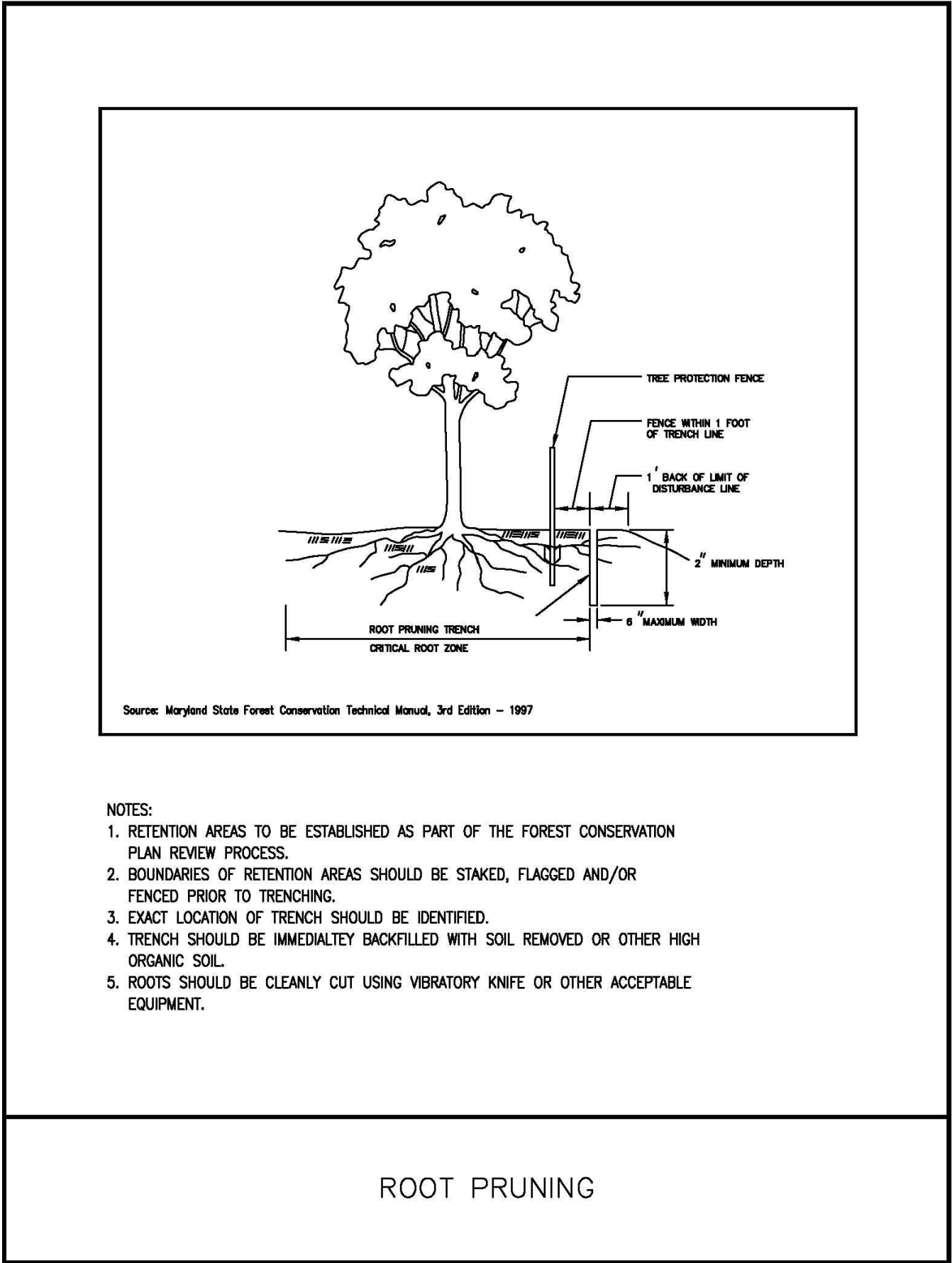
REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE: 3/2021
SCALE: 1"=30'
DESIGNED BY: AAW
CHECKED BY: JAB

HENSON CREEK BRIDGE REPAIR
1641 Tucker Road, Ft. Washington, MD 20744
TYPE 2 TREE CONSERVATION PLAN

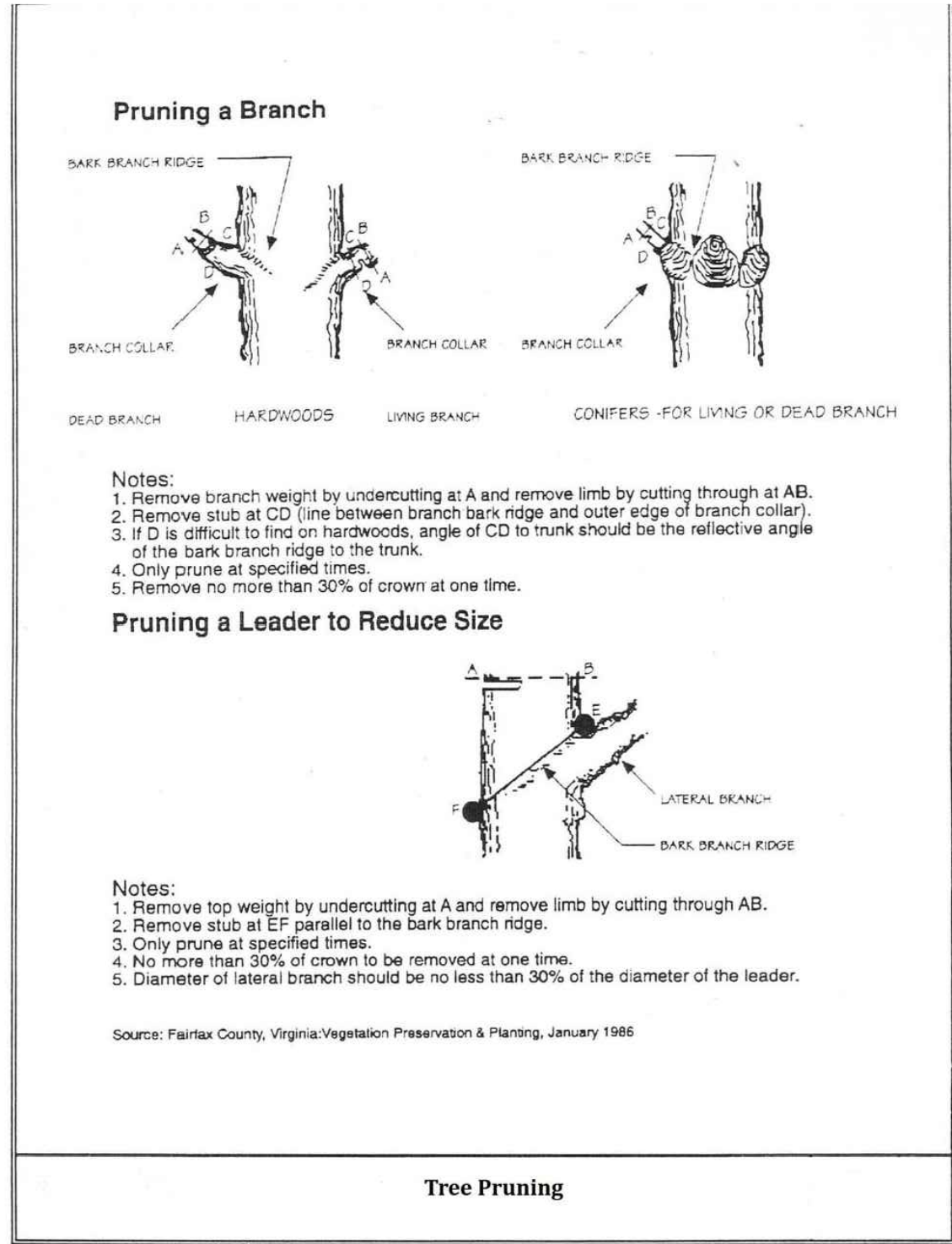
ELECTION DISTRICT - 12
PRINCE GEORGE'S COUNTY, MARYLAND (20744)

DRAWING NO.
SHEET 2 OF 3
KCI JOB NUMBER
271801182



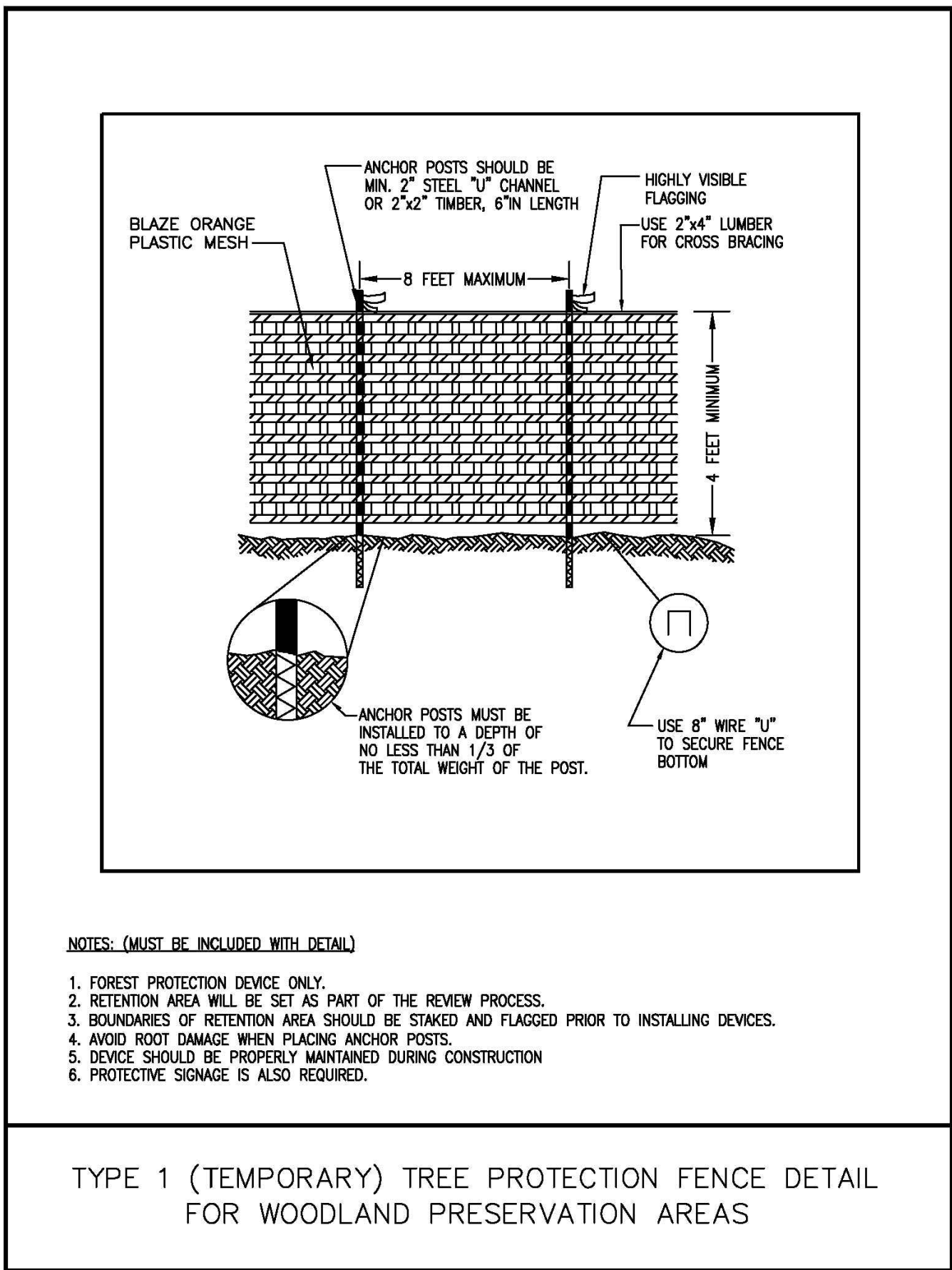
August 2010

A-4, DET-10



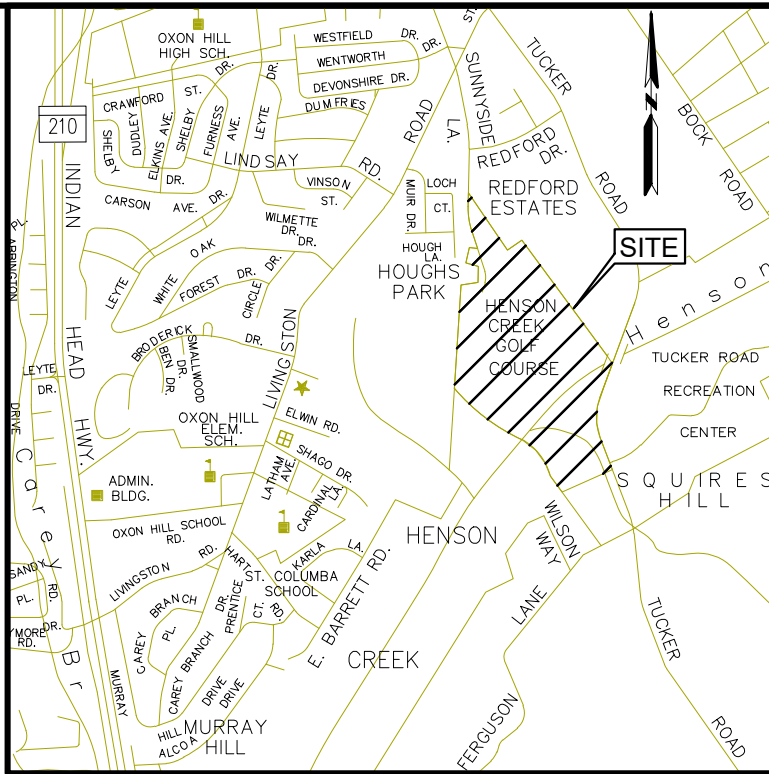
August 2010

A-4, DET-11



August 2010

A-4, DET-4



VICINITY MAP

SCALE: 1" = 2000'

TREE CONSERVATION PLAN GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS WITHIN THE DEVELOPING TIER AND IS ZONED R-R (RURAL RESIDENTIAL) AND R-O-S (RESERVED OPEN SPACE).
7. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
8. THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
9. THIS PLAN IS/IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (G).
10. NO FOREST IS WITHIN THE LOD.
11. 15,127 SF / 0.34 AC OF VEGETATION WILL BE CLEARED.
12. ALL WOODLAND AREAS FROM TCP2-198-92 ARE APPROXIMATE.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

13. 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.
14. 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.
15. 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.
16. 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.

POST DEVELOPMENT NOTES

WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN:

17. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS", THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. 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.

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.

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.

18. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAIN SAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND 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.
19. 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 IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
20. 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.

Woodland Conservation Worksheet for Governmental and Linear Projects in Prince George's County				
SECTION 1-Establishing Site Information				
1 Property Description or Name:	Henson Creek Golf Course			
2 Project Location:				
3 TCP2 Number:	TCP2-198-92	Rev. No:	02	
4 NRI Number:	NRI-167-2020	Rev. No:	00	
5 Zone:	R-R, ROS			
6 Gross Tract:	96.68 acres			
7 Project Area/Limits:	0.90 acres			
SECTION 2-Determining Requirements				
8 Existing Woodland in Project Limits = VCT	0.00	or	0.00%	
9 Woodland Cleared in Project Limits	0.00			
10 Total area of woodland cleared (subject to 1:1 replacement)	0.00			
11 Off-Site Woodland Conservation Provided (afforestation)	0.00			
12 Off-Site Woodland Conservation Provided (preservation)	0.00			
13 Woodland Conservation Requirement:	0.00	acres		
SECTION 3-Meeting the Requirements				
14 Woodland Preserved	0.00			
15 Afforestation/Reforestation	0.00	Bond amount:	\$ -	
16 Natural Regeneration	0.00			
17 Landscape Credit	0.00			
18 Specimen/Historic Tree Credit (CRZ area *2.0)	0.00			
19 Forest Enhancement Credit (Area * .25)	0.00			
20 Street Tree Credit (Existing or 10-year canopy coverage)	0.00			
21 Prior Credit for Off-site Woodland Conservation	0.00			
22 Current Credit for Off-site Woodland Conservation	0.00			
23 Off-site Woodland Conservation provided (afforestation)	0.00			
24 Off-site Woodland Conservation provided (preservation)	0.00			
25 Area Approved for Fee-in-lieu/PFA		Fee amount:	\$0.00	
26 Area Approved for Fee-in-lieu/non-PFA		Fee amount:	\$0.00	
27 Woodland Conservation Provided	0.00	acres		
28 Prepared by:	Amanda Q. Wagoner		3/2021	
	Signed		Date	

SPECIMEN TREE TABLE					
Number	Species	Common Name	Size, DBH (in)	Condition	Result
SP-1	<i>Platanus occidentalis</i>	American sycamore	43.0	Excellent	Retain

SOILS TABLE						
Soil Symbol	Soil Unit Name	Percent Slope	K _s value	Hydric (Y/N)	Hydrologic Group	Drainage Class
PoB	Picowaxen Liverpool complex	2-5%	0.37	No	C/D	Somewhat poorly drained
WdaA	Woodstown sandy loam, Northern Coastal Plain	0-2%	0.15	No	C	Moderately well drained
WE	Widewater and Issue soils, frequently flooded	N/A	0.37	Yes	C/D	Poorly drained



REVISIONS				DATE
NO.	DATE	DESCRIPTION	BY	
				3/2021
				SCALE
				N.T.S.
				DESIGNED BY
				AAN
				CHECKED BY
				JAB

HENSON CREEK BRIDGE REPAIR 1641 Tucker Road, Ft. Washington, MD 20744		DRAWING NO.
TYPE 2 TREE CONSERVATION PLAN NOTES AND DETAILS		SHEET <u>3</u> OF <u>3</u> KCI JOB NUMBER 271801182
ELECTION DISTRICT - 12 PRINCE GEORGE'S COUNTY, MARYLAND (20744)		

M-NCPPC Prince Georges County Planning Department Environmental Planning Section TREE CONSERVATION PLAN - TYPE 2 APPROVAL TCP2-198-92		
APPROVED BY	DATE	REASON FOR REVISION
LD	11/15/92	
KF	12/07/09	
Amanda Q. Wagoner	4/8/2021	

QUALIFIED PROFESSIONAL CERTIFICATION:
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25
AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

SIGNED: Amanda Q. Wagoner DATE: 3/2021

AMANDA WAGONER
936 RIDGEBROOK ROAD SPARKS, MD 21152
PHONE: 410.891.1765 AMANDA.WAGONER@KCI.COM