

Woodland Conservation Worksheet			
for Prince George's County			
Zone:	C-M		
Gross Tract:	2.00		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	2.00	0.00	0.00
*Includes acreage in the corresponding columns for each zone.			
Property Description or Subdivision Name:	Scott Business Park, Clinton, Maryland		
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)	N		
Is this a Mitigation Bank?	N		
Break-even Point (preservation) =	0.64 acres		
Clearing permitted w/o reforestation =	1.36 acres		
Woodland Conservation Calculations:			
	Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland	2.00	0.00	
Woodland Conservation Threshold (WCT) =	15.00%	0.30	
Smaller of a or b		0.30	
Woodland above WCT	1.70		
Woodland cleared	1.68	0.00	0.00
Smaller of d or e		1.68	
Clearing above WCT (0.25 : 1) replacement requirement	0.42		
Clearing below WCT (2:1 replacement requirement)	0.00		
Offset Mitigation Threshold (AFT) =	15.00%	0.00	
Offset Mitigation (reforestation) being provided on this property	0.00		
Woodland Conservation Required	0.72		
Woodland Conservation Provided:			
	(acres)		
Woodland Preservation	0.32		
Reforestation / Reforestation	0.08		
Area approved for fee-in-lieu	0.34		\$4,443.12
Credits for Off-site Mitigation on another property	0.00		
Off-site Mitigation (preservation) being provided on this property	0.00		
Off-site Mitigation (reforestation) being provided on this property	0.00		
Total Woodland Conservation Provided	0.72		
Area of woodland not cleared	0.32 acres		
Woodland retained not part of requirements:	0.00 acres		
Prepared by:	W. J. Stralka		
Signed:		Dated:	5/24/11
Revised 7/1/05			

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

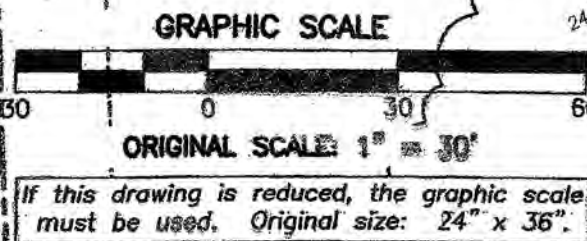
Removal of Hazardous Trees or Hazardous Limbs By Developers or Builders

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 a 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.
- 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 ("Trees, 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 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.
- 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' 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.

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 MNCPPC Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 Governor Odum Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-952-3850. 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 MNCPPC 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 requirement after all permits have been released for the subject property. This area may not be filled or have other ground disturbance 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.



OUTLOT "A" CLINTON SERVICE PARK

LOT 14 LEWIS SPRING MAJOR WNW 60/47

EX. SF / RBO JOSEPH AND MARJORIE CRISLER

LOT 75, PLAT A09-0334 CHARLES G. SCHULTZ SUB L33309/F.311

EX. SF / RBO CLARE & JENNIE KENNEDY

LOT 84, PLAT A09-0334 CHARLES G. SCHULTZ SUB L33309/F.311

EX. SF / RBO CHARLES G. SCHULTZ SUBDIVISION

In Potomac H.L.P. 7, Plat 93 R-80 Zone

LOT 81, PLAT A09-0334 CHARLES G. SCHULTZ SUB L33309/F.311

EX. SF / RBO WILLIAM AND EDA BRANNER

LOT 83, PLAT A09-0334 CHARLES G. SCHULTZ SUB L14176/F.557

EX. SF / RBO ANGEL MORRIS

PLAT A09-0334 CHARLES G. SCHULTZ SUB L33309/F.311

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L33309/F.311

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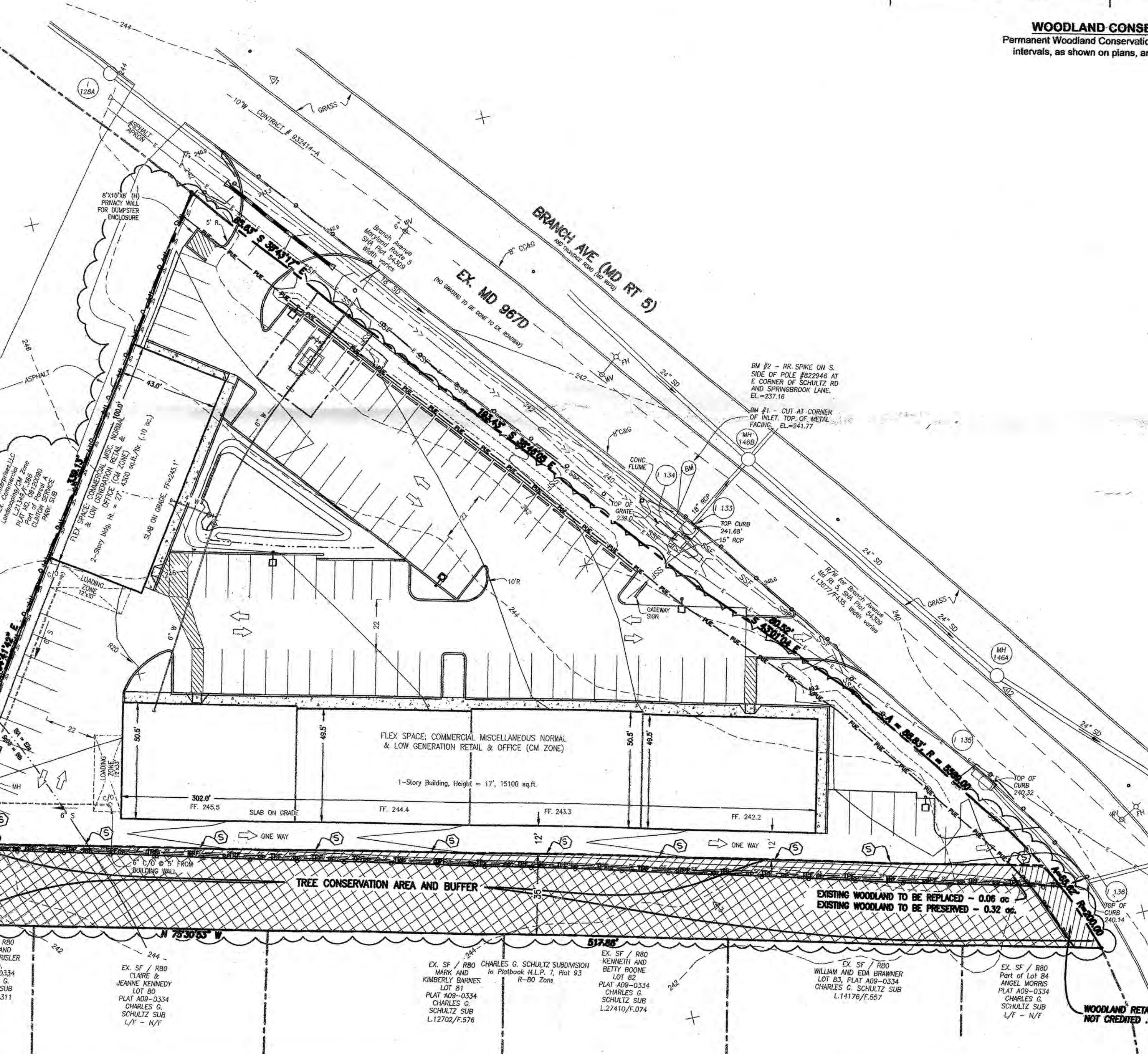
L33309/F.311

EX. SF / RBO CHARLES G. SCHULTZ SUB

L33309/F.311

EX. SF / RBO CHARLES G. SCHULTZ SUB

L33309/F.311



OWNER/DEVELOPER

Randolph Scott
11701 Locust Glenn Drive,
Mitchellville, MD 20721
Phone: 301-805-9260

OYSTER, IMUS, PETZOLD, AND ASSOCIATES

CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS
11230B GRANDVIEW AVENUE, WHEATON, MARYLAND 20902 (301) 949-2011
www.oipengineering.com

SCOTT BUSINESS PARK. PARCEL "A"

8051 BRANCH AVENUE, CLINTON, MARYLAND 20735

SCOTT BUSINESS PARK, PARCEL "A"

8051 & 8051 BRANCH AVE, CLINTON, MD 20735

TREE CONSERVATION PLAN TCP-2

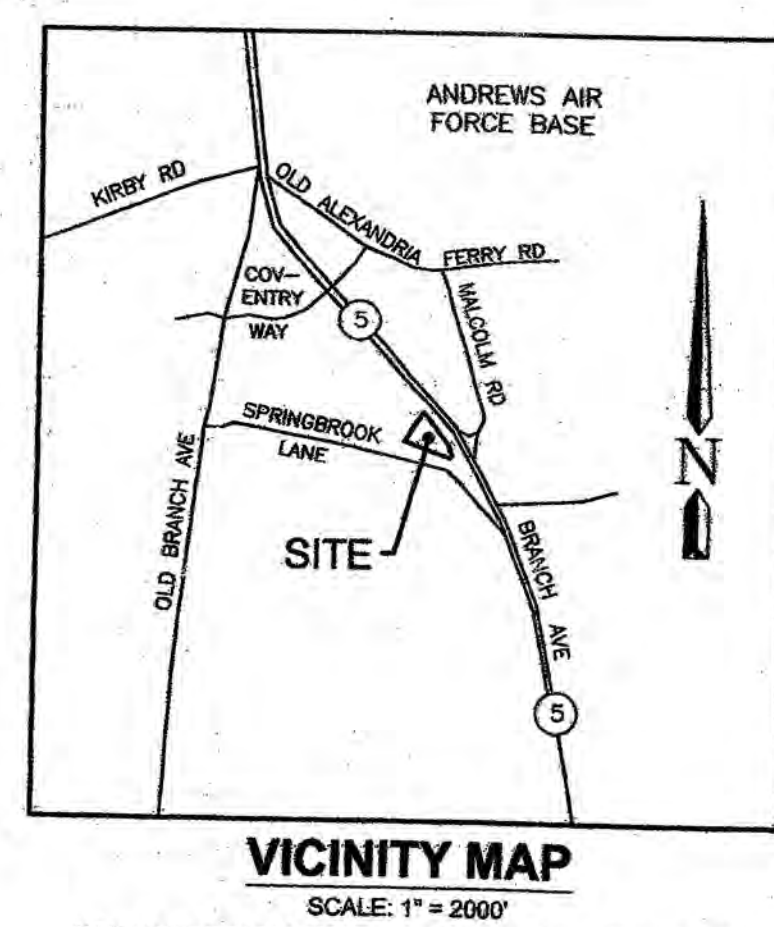
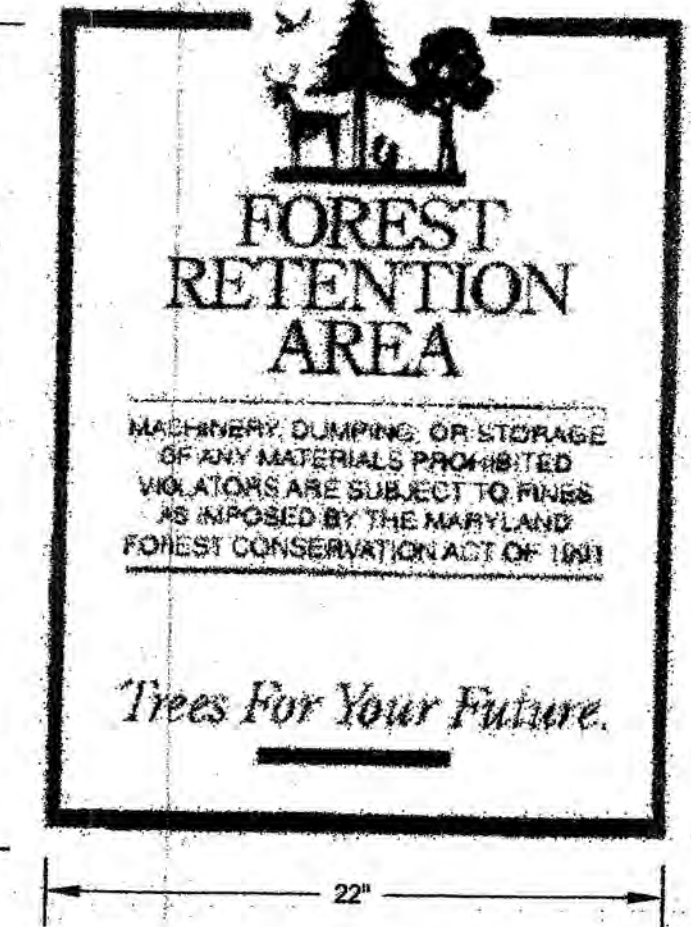
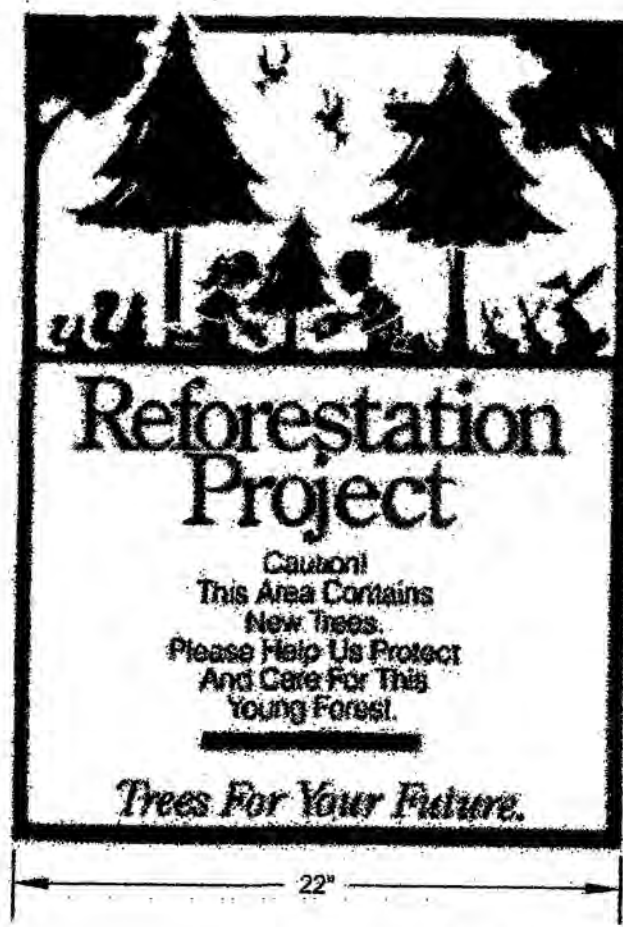
PRELIMINARY PLAN NO. 4-08048

Date: May 2011

Scale: 1" = 30'

OIP Job #: 2070-C-1

Sheet: TCP 1 of 2



VICINITY MAP

SCALE: 1" = 200'

WSSC SHEET: 211 SE 06 | ADC MAP NO. 25 / GRID A-10

WOODLAND CONSERVATION SIGNS

Permanent Woodland Conservation signs shall be placed at 50' intervals, as shown on plans, and maintained in perpetuity.

LEGEND - TCP2	
	EX. TREES, TO BE REPLACED PRIVATE LAND
	EX. TREES, TO BE PRESERVED, PRIVATE LAND
	EX. TREE LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	LIMITS OF DISTURBANCE
	SILT FENCE
	SUPER SILT FENCE
	STANDARD INLET PROTECTION
	TREE PROTECTION FENCE
	ROOT PRUNING
	TREE CONSERVATION SIGNAGE

TCP GENERAL SITE INFORMATION:	
Existing Zoning:	C-M
Gross Tract Area:	2.00 Ac.
Net Tract Area:	2.00 Ac.
Woodland Conservation Required:	0.72 Ac.
Woodland Conservation Provided:	0.72 Ac.

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: SCOTT BUSINESS PARK			
PROJECT NUMBER: DSP 10001			
For Conditions of Approval, see Site Plan Cover Sheet or Approval Sheet. The Revision Listed Below Apply to this sheet.			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
00	2-3-12	EP5	6/15/12
APPROVED PLAN			
DSP-10001			

M-NCPCC	
Prince George's County Planning Department	
Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP#23090-01	
Approved by:	Date
LP MARKOVICH	2-3-12
01: J. Vance	2-3-12
02:	
03:	
04:	
05:	

TCP#23090 was originally approved on 2-6-91 for Scott Associates Property as part of a grading permit which was never implemented and therefore was not valid for the associated DSP-10001 application. The approved TCP#23090 associated with DSP-10001 is TCP#23090-01 and is signed on line 01 of the approval block.

