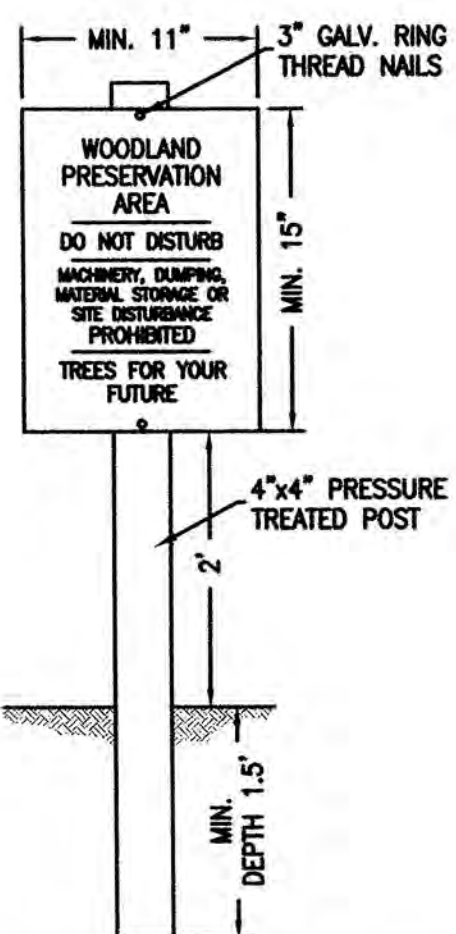
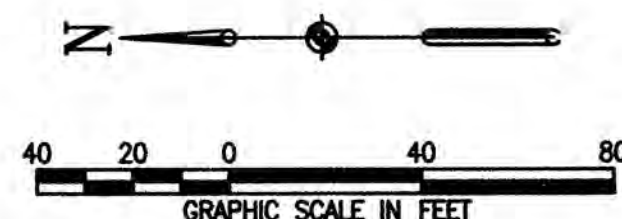
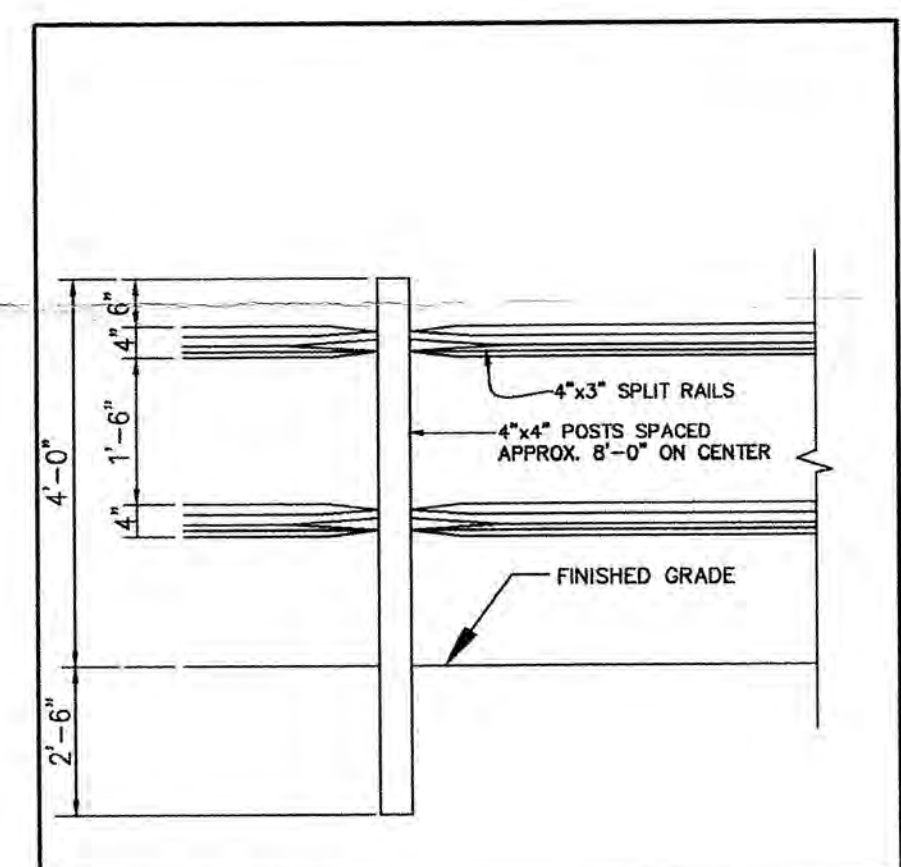




WOODLAND PRESERVATION AREA SIGN



- NOTES:
1. POSTS SHALL STAND PLUMB.
 2. RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING.
 3. REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET.
 4. TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
 5. SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE FOR REFORESTATION AREAS

August 2010

A-4, DEF-9

SPECIMEN TREE TABLE

TREE #	DBH	SPECIES	SCIENTIFIC NAME	CONDITION	CONDITION RATING	TO BE PRESERVED
ST-1	31"	WHITE OAK	QUERCUS ALBA	GOOD	87.50	YES
ST-2	30.5"	WHITE OAK	QUERCUS ALBA	FAIR	78.13	YES
ST-3	32.5"	WHITE OAK	QUERCUS ALBA	FAIR	78.13	YES

SITE STATISTICS :

TOTAL PROPERTY	4.89 AC
EXISTING WOODLAND	1.80 AC
WOODLAND PROTECTION AREA	1.21 AC

WOODLAND PRESERVATION AREA SIGN 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.

Basic Standard Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information

1. Zone:	R-R	--	--
2. Gross Tract:	4.89	--	--
3. Floodplain:	0.00	--	--
4. Previously Dedicated Land:	0.00	--	--
5. Net Tract (NTA):	4.89	--	--
6. Property Description of Subdivision Name:	Missouri Avenue Conv. Center		
7. Is this site subject to the 1989 Ordinance? (y/n)	N		
8. Is this one (1) single family lot? (y/n)	N		
9. Are there prior TCP approvals which include a combination of this lot? (y/n)	Y		
10. Is this a Woodland Conservation Bank?	N		
11. Break-even Point (preservation) =	0.43	acres	
12. Clearing permitted w/o reforestation =	1.37	acres	

SECTION II - Determining Requirements

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
13. Existing Woodland	--	1.80	0.00	--
14. Woodland Conservation Threshold (WCT) =	20.00%	0.36	--	--
15. Smaller of 13 or 14	--	0.36	--	--
16. Woodland above WCT	--	1.44	--	--
17. Woodland cleared	--	0.28	0.00	0.00
18. Woodland cleared above WCT (smaller of 16 or 17)	--	0.28	--	--
19. Clearing above WCT (0.25:1) replacement requirement	--	0.07	--	--
20. Woodland cleared below WCT	--	0.00	--	--
21. Clearing below WCT (2:1 replacement requirement)	--	0.00	--	--
22. Afforestation Threshold (AFT)	15.00%	0.00	--	--
23. Off-site Conservation being provided on this property	--	0.00	--	--
24. Woodland Conservation Required	--	0.43	--	--

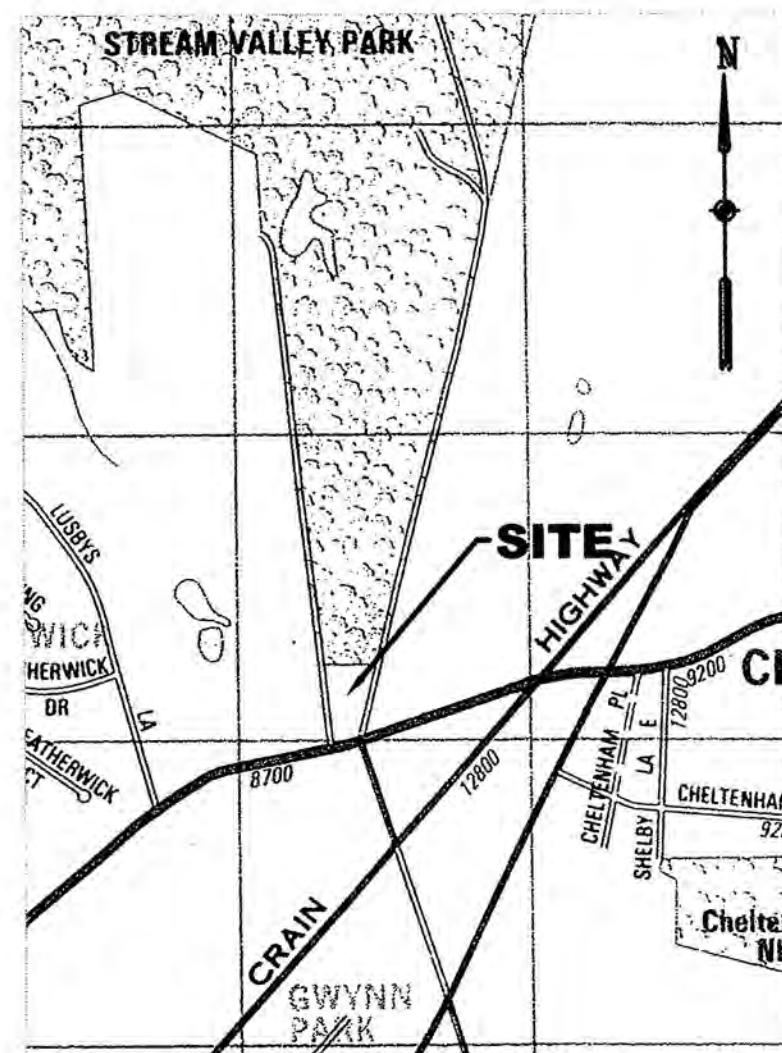
SECTION III - Meeting the Requirements

25. Woodland Preservation	0.60		
26. Afforestation / Reforestation	0.00		
27. Area approved for fee-in-lieu	0.00		\$0.00
28. Credits for Off-site Conservation on another property	0.00		
29. Off-site Conservation (preservation) being provided on this property	0.00		
30. Off-site Conservation (afforestation) being provided on this property	0.00		
31. Total Woodland Conservation Provided	0.60		
32. Area of woodland not cleared	0.60	acres	
33. Woodland retained not part of requirements	0.17	acres	

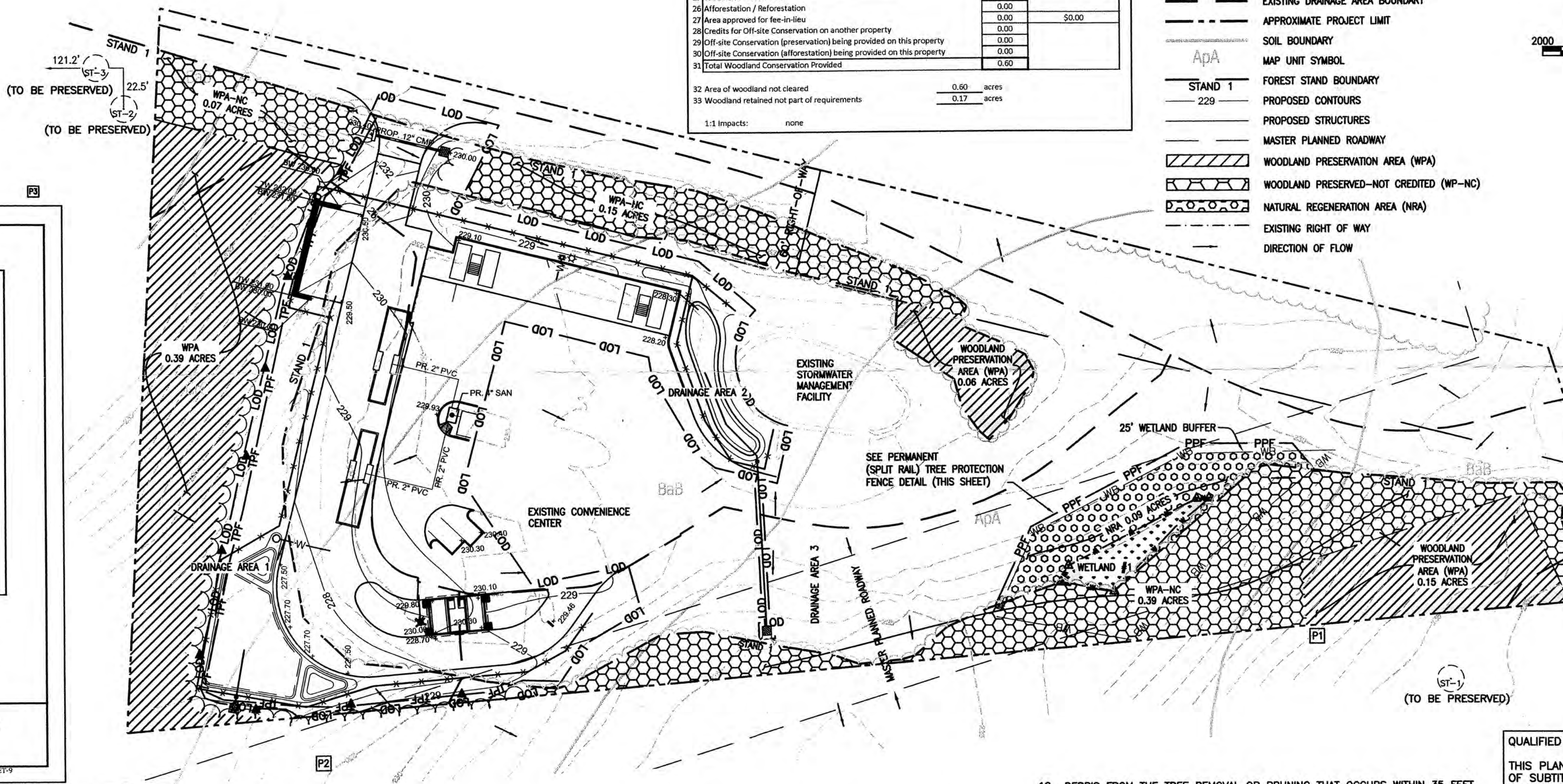
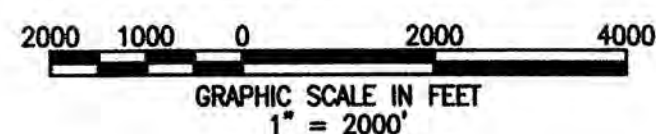
1.1 Impacts: none

LEGEND

- EXISTING INDEX CONTOURS
- EXISTING INTERMEDIATE CONTOURS
- FSD DATA SAMPLE POINT
- SPECIMEN TREE
- EXISTING UTILITY POLE
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING TELEPHONE LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- LIMIT OF DISTURBANCE
- WOODLAND PRESERVATION SIGN
- WETLAND DATA SAMPLE POINT
- WETLAND
- 25' WETLAND BUFFER
- EXISTING DRAINAGE AREA BOUNDARY
- APPROXIMATE PROJECT LIMIT
- SOIL BOUNDARY
- MAP UNIT SYMBOL
- FOREST STAND BOUNDARY
- PROPOSED CONTOURS
- PROPOSED STRUCTURES
- MASTER PLANNED ROADWAY
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- NATURAL REGENERATION AREA (NRA)
- EXISTING RIGHT OF WAY
- DIRECTION OF FLOW



VICINITY MAP



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.
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 NOT GRANDFATHERED UNDER CB-27-2010, SECTION 26-117 (C).

10. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND 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 TCP2.
11. 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 APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFS MAY BEGIN.
12. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF 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 TCP2.
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 PORTIONS 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.
17. 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.

18. 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.
19. 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.
20. 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.
21. 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.
22. 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.

QUALIFIED PROFESSIONAL CERTIFICATION

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

SIGNED: DATE: 3-14-2011

DANIEL COCKERHAM
1319 WOODBRIDGE STATION WAY, SUITE 200
EDGEWOOD, MARYLAND 21040
410-538-8202
dcockerham@eest.com

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL	
TREE CONSERVATION PLAN	
TCP - II/231/90	
Approved by	Date
Initial staff signature	12/17/90
01 Revision	12/17/90
02 Revision	12/17/90
03 Revision	12/17/90

PRINCE GEORGE'S COUNTY
DEPARTMENT OF ENVIRONMENTAL RESOURCES
MISSOURI AVENUE CONVENIENCE CENTER
BRANDYWINE, MARYLAND

TREE CONSERVATION PLAN (TCP2)

EA
EA ENGINEERING,
SCIENCE AND
TECHNOLOGY
Loveton Center
15 Loveton Circle
Sparks, Maryland 21152
(410) 771-4950

DATE	MARCH 2011
DESIGNED BY	JLL
DRAWN BY	JLL
CHECKED BY	GAT
PROJECT MANAGER	SMD
PROJECT NUMBER	61656.31
DRAWING NUMBER	TCP2
SHEET NUMBER	24 OF 24