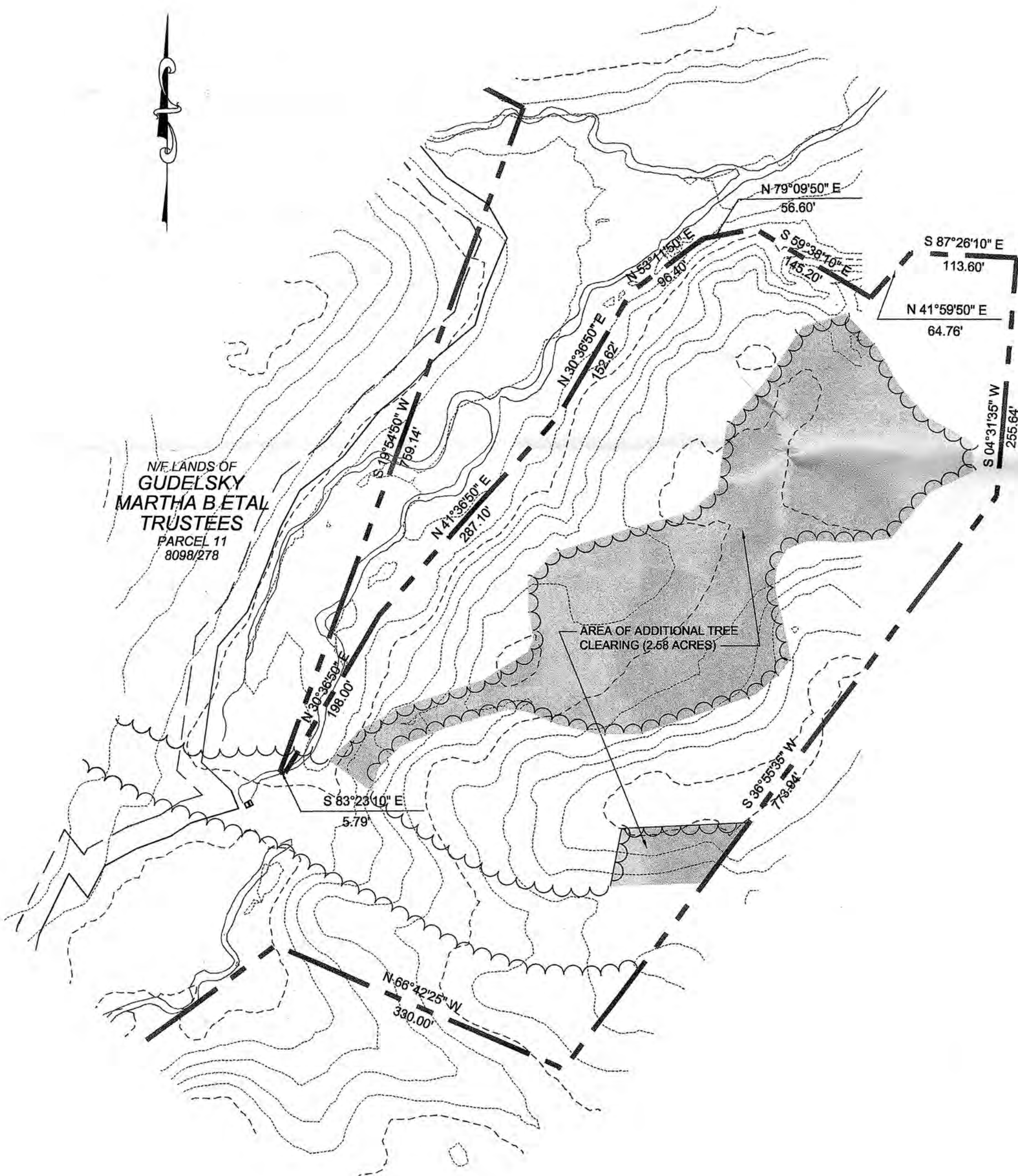




TYPE II TREE CONSERVATION PLAN NOTES

- 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 PUBLIC WORKS AND TRANSPORTATION (DPW&T) SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO ADDRESS 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 TCPII FOR THE OFF-SITE 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.
- A ROADSIDE TREE PERMIT IS NOT REQUIRED FOR THE REMOVAL OF TREES AND WOODLANDS IN THE RIGHT-OF-WAY BECAUSE THE REMOVAL OF VEGETATION HAS BEEN ADDRESSED THROUGH THE REVIEW AND APPROVAL OF A TYPE II TREE CONSERVATION PLAN.
- THE LOCATION OF ALL TREE PROTECTION DEVICES (TPDs) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE SEDIMENT AND EROSION CONTROL INSPECTOR FROM DPW&T. UPON APPROVAL OF THE FLAGGED OR STAKED TPD LOCATIONS BY THE INSPECTOR, INSTALLATION OF THE TPDs MAY BEGIN. TPD INSTALLATION SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF INITIAL SEDIMENT CONTROLS. NO CUTTING OR CLEARING OF TREES MAY BEGIN BEFORE FINAL APPROVAL OF TPD INSTALLATION.
- WORK ON THIS PROJECT WILL BE INITIATED IN SEVERAL PHASES. ALL TPDs REQUIRED FOR A GIVEN PHASE SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE WITHIN THAT PHASE OF WORK.
- 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 OR AFFORESTATION WILL BE COMPLETED PRIOR TO USE AND OCCUPANCY PERMIT. FAILURE TO ESTABLISH THE WOODLAND REPLACEMENT, REFORESTATION OR AFFORESTATION 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 DPW&T INSPECTOR.

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)				
Zone:	I-2			
Gross Tract:	67.29			
Floodplain:	14.84			
Previously Dedicated Land:	0.00			
Net Tract (NTA):	52.45			
TCP Number: 2-255-91 Revision #: 2				
Property Description or Subdivision Name: Duley Wash Plan				
Is this site subject to the 1989 Ordinance? (y/n) N				
Is this one (1) single family lot? (y/n) Y				
Are there prior TCP approvals which include a combination of this lot? (y/n) N				
Is any portion of the property in a WC Bank? N				
Break-even Point (preservation) = 13.36 acres				
Clearing permitted w/o reforestation = 21.99 acres				
SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
Existing Woodland		35.35	14.84	
Woodland Conservation Threshold (WCT) = Smaller of 13 or 14	15.00%	7.87		
Woodland above WCT		7.87		
Woodland cleared		27.48		
Woodland cleared above WCT (smaller of 16 or 17)		11.43	0.47	0.00
Clearing above WCT (0.25 : 1) replacement requirement		2.86		
Woodland cleared below WCT		0.00		
Clearing below WCT (2:1 replacement requirement)		0.00		
Afforestation Threshold (AFT) =	15.00%	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		11.20		
SECTION III-Meeting the Requirements				
Woodland Preservation		10.59		
Afforestation / Reforestation		5.25		
Natural Regeneration		0.00		
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
Forest Enhancement Credit (Area * .25)	0.00	0.00		
Area approved for fee-in-lieu/PFA		0.00		\$0.00
Area approved for fee-in-lieu/non-PFA		0.00		\$0.00
Credits for Off-site Conservation on another property		0.00		
Off-site WCA (preservation) being provided on this property		0.00		
Off-site WCA (afforestation) being provided on this property		0.00		
Total Woodland Conservation Provided		15.84		
Area of woodland not cleared		23.92		
Net tract woodland retained not part of requirements:		13.33		
100-floodplain woodland retained		14.37		
On-site woodland conservation provided		15.84		
On-site woodland retained not credited		27.70		

Prepared by: DNR QUALIFIED F.C. PROFESSIONAL
Signed: Larry J. Thompson
Date: 7.5.12

Last Revised: January 20, 2012

MNCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
ICPB-255-91	
Approved by	Date
01 JPM	12/29/1991
02 JPM	3/3/1993
03 JPM	7/19/2012
04	
05	

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

PRINTED NAME: WILLIAM R. BROOKS, P.E.

LICENSE NO.: 4160

EXPIRATION DATE: 1/5/2014

5/17/12

REVISIONS

REV #	DATE	DESCRIPTION
1	5/17/12	2012 TCP2 UPDATE - THIS SHEET ADDED
2	7/5/12	Revised Per Comments, Notes Added

McCRONE

ENGINEERS • SURVYORS • PLANNERS

ANNAPOLIS • CENTREVILLE • ELKTON • SALISBURY

106 EAST MAIN STREET, SUITE 101
ELKTON, MARYLAND 21921
(410) 396-1550

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TREE CONSERVATION PLAN REVISION

DATE	JOB NUMBER	SCALE	DRAWN BY	DESIGNED BY	APPROVED BY	FOLDER REFERENCE
MAY 2012	C210168	AS SHOWN	JMA	BRB	BRB	19902

DULEY - WASH PLANT

PREPARED FOR:
PERCONTEE, INC.

LIBER 6408, FOLIO 561, PARCEL 11, TAX MAP 156
SITUATED IN
BRANDY WINE LAND
11TH DISTRICT, PRINCE GEORGES COUNTY

SHEET NO.: 1A of 12

FILE NO.: RevTCP.dwg