

GLENN DALE COMMONS

TREE CONSERVATION PLAN -1

CSP-06001/01



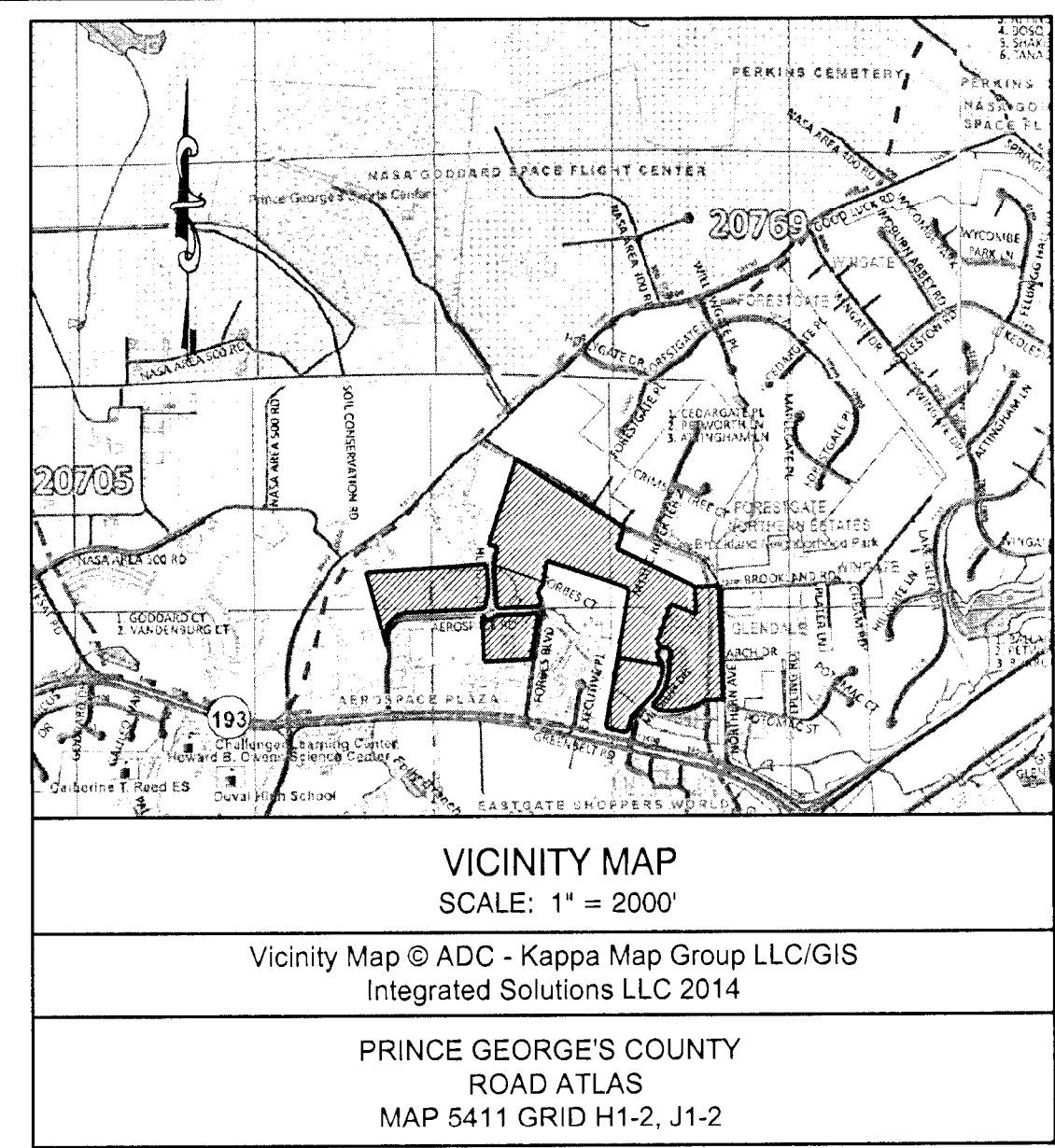
Dewberry
Consultants LLC
Formerly known as
Dewberry & Davis LLC

10003 DEREKWOOD LANE
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LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

OWNER/APPLICANT
JEMALS GREENTEC LAND LLC
702 H ST NW, STE 400
WASHINGTON, DC 20001

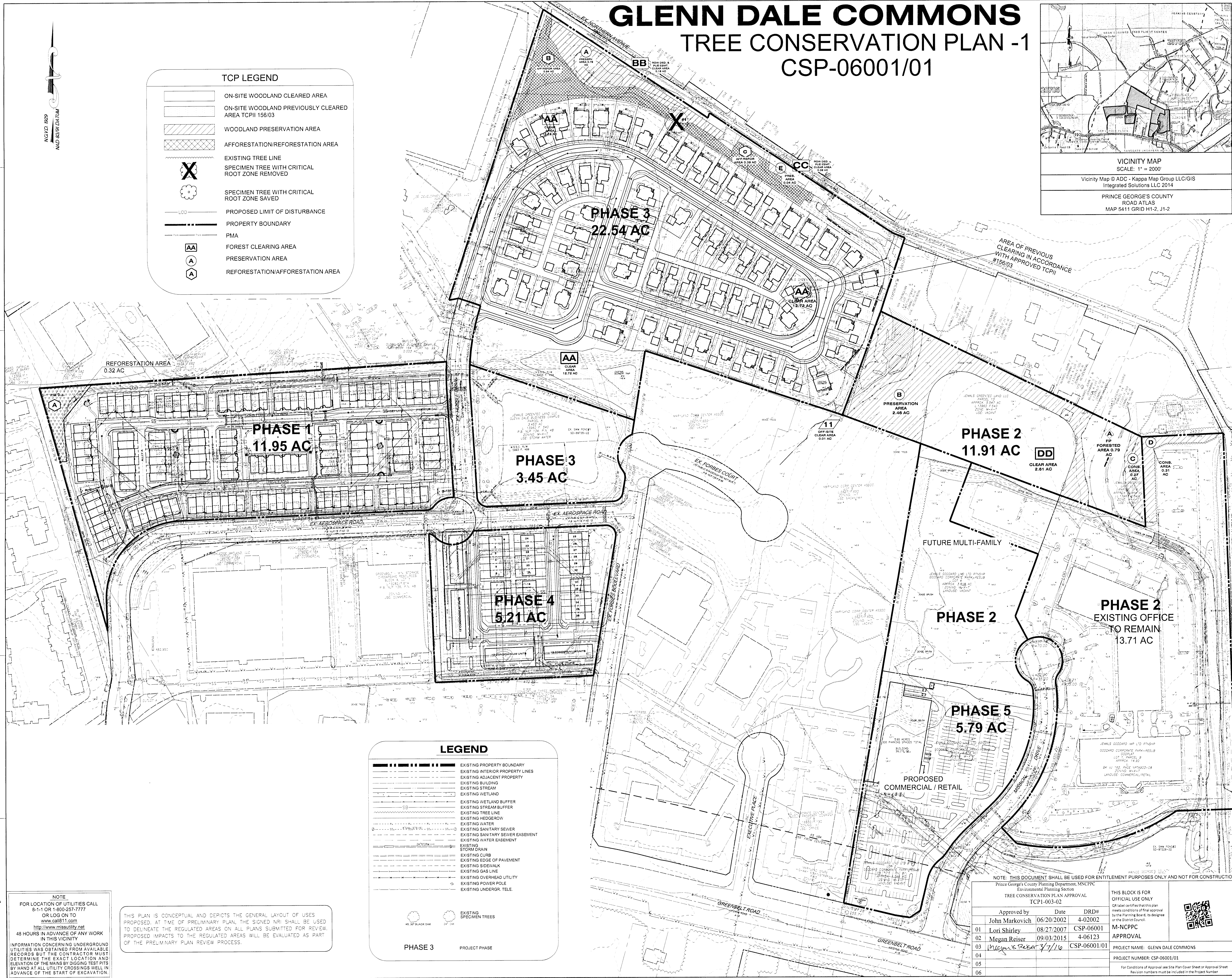
CARE OF:
NAI MICHAEL COMPANIES, INC.
10100 BUSINESS PARKWAY
LANHAM, MD 20667

CONTACT:
KEVIN KENNEDY
301.459.4400



TCP LEGEND

- ON-SITE WOODLAND CLEARED AREA
- ON-SITE WOODLAND PREVIOUSLY CLEARED AREA TCPII 156/03
- WOODLAND PRESERVATION AREA
- AFFORESTATION/REFORESTATION AREA
- EXISTING TREE LINE
- SPECIMEN TREE WITH CRITICAL ROOT ZONE REMOVED
- SPECIMEN TREE WITH CRITICAL ROOT ZONE SAVED
- PROPOSED LIMIT OF DISTURBANCE
- PROPERTY BOUNDARY
- PMA
- FOREST CLEARING AREA
- PRESERVATION AREA
- REFORESTATION/AFFORESTATION AREA



LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING INTERIOR PROPERTY LINES
- EXISTING ADJACENT PROPERTY
- EXISTING BUILDING
- EXISTING STREAM
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING STREAM BUFFER
- EXISTING TREE LINE
- EXISTING HEDGEROW
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER EASEMENT
- EXISTING WATER EASEMENT
- EXISTING STORM DRAIN
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING SIDEWALK
- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITY
- EXISTING POWER POLE
- EXISTING UNDERGR. TELE.
- EXISTING SPECIMEN TREES

PHASE 3 PROJECT PHASE

NOTE:
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

THIS PLAN IS CONCEPTUAL AND DEPICTS THE GENERAL LAYOUT OF USES
PROPOSED. AT TIME OF PRELIMINARY PLAN, THE SIGNED NRI SHALL BE USED
TO DELINEATE THE REGULATED AREAS ON ALL PLANS SUBMITTED FOR REVIEW.
PROPOSED IMPACTS TO THE REGULATED AREAS WILL BE EVALUATED AS PART
OF THE PRELIMINARY PLAN REVIEW PROCESS.

NOTE: THIS DOCUMENT SHALL BE USED FOR ENTITLEMENT PURPOSES ONLY AND NOT FOR CONSTRUCTION.

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCPII-003-02			
Approved by	Date	DRD#	
John Markovich	06/20/2002	4-02002	
01 Lori Shirley	08/27/2007	CSP-06001	
02 Megan Reiser	09/03/2015	4-06123	
03 Megan Reiser	3/7/16	CSP-06001/01	
04			
05			
06			

THIS BLOCK IS FOR OFFICIAL USE ONLY OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.	M-NCPPC APPROVAL
PROJECT NAME: GLENN DALE COMMONS	
PROJECT NUMBER: CSP-06001/01	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number.	

GLENN DALE COMMONS
CONCEPTUAL SITE PLAN - 06001/01

PRINCE GEORGE'S COUNTY, MD
14TH ELECTION DISTRICT
TAX MAP 36 GRIDES A1 & B1
2007 MAP REFERENCE 210NE09

RECEIVED
MAR 3 2 2015
ENVIRONMENTAL PLANNING SECTION

SEAL
3.1.16
Professional Certification: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3772 EXPIRATION DATE: MAY 13, 2018.

KEY PLAN

SCALE
0 100' 200'
SCALE: 1"=100'

No.	DATE	BY	Description
REVISIONS			
DRAWN BY RM			
APPROVED BY NB			
CHECKED BY AV			
DATE JUNE 11, 2015			
TITLE			
CONCEPTUAL SITE PLAN			
CSP-06001/01			
TYPE 1 TREE CONSERVATION PLAN			
DEWBERRY JOB NO. 50067613			

1

SHEET NO. 1 OF 2

GLENN DALE COMMONS

TREE CONSERVATION PLAN -1: 03/02-03

CSP-06001/01

TYPE 1 TREE CONSERVATION WORKSHEET:

Woodland Conservation Worksheet for Prince George's County, Maryland

Zone: M-X-T
Gross Tract: 74.56
Floodplain: 1.96
Previously Dedicated Land: 0.00
Net Tract (NTA): 72.70 0.00 0.00

Property Description or Subdivision Name: Glen Dale Commons
Is this site subject to the 1989 Ordinance? N
Break-even Point (preservation acres) = 12.74
Acres of Net Tract clearing permitted w/o reforestation = 7.33

Offsite mitigation previously provided by TCPH/156/03-01 totals 13.00 acres at 2.1
Mitigation provided at TCPH/154/02 --- 10.59 acres @ L. 17514 F. 624
Mitigation provided at TCPH/39/03 --- 2.41 acres @ L. 18497 F. 494

Woodland Conservation Requirement Calculations:
Existing Woodland on Net Tract (acres): 20.07
Existing Woodland in Floodplain (acres): 0.74
Woodland Conservation Threshold (NTA) = 15.00%
Smaller of a or c: 10.91
Woodland above WCT: 9.17

Plan Number: (this must be completed for each phase)

Plan Phase or Name: TCPH/03/02

TH	TBD	SFD	Town House	Retail/Commercial	Total
1	2	3	4	5	
11.95	25.62	25.99	5.21	5.79	74.56
0.00	1.96	0.00	0.00	0.00	1.96
11.95	23.76	25.99	5.21	5.79	72.70
0.00	5.65	14.02	0.00	0.00	19.67
0.00	0.79	0.00	0.00	0.00	0.79
0.00	2.61	13.20	0.00	0.00	15.81
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.01	0.00	0.00	0.01
0.00	0.00	0.00	0.00	0.00	0.00
0.00	2.61	15.81	15.81	15.81	
0.00	0.00	0.00	0.00	0.00	0.00
0.00	2.61	9.17	9.17	9.17	
0.00	0.00	6.65	6.65	6.65	
0.00	0.65	2.29	2.29	2.29	
0.00	0.00	13.29	13.29	13.29	
0.00	0.00	0.00	0.00	0.00	0.00
10.91	11.56	19.85	19.85	19.85	

Latest phase indicates cumulative requirement through that phase of work

TH	TBD	SFD	Town House	Retail/Commercial	Total
0.00	3.04	0.82	0.00	0.00	3.86
0.00	0.00	1.23	0.00	0.00	1.23
0.32	0.00	0.00	0.00	0.00	0.32
0.00	0.00	0.00	0.00	0.00	0.00
2.41	10.59	16.50	0.00	0.00	19.50
0.00	0.00	0.00	0.00	0.00	0.00
2.73	16.38	24.91	24.91	24.91	24.91

Woodland Conservation Provided:
Preservation: 0.00
Reforestation: 0.00
Afforestation: 0.32
Area approved for fee-in-lieu: 0.00
Credit for Offsite Mitigation on another property: 2.41
Off-site Mitigation provided on this property: 0.00
Total Woodland Conservation Provided: 2.73

Woodland saved on this phase but not counted
Existing Net Tract Woodland in later phases: 20.07 14.42 0.40 0.40 0.40

Prepared by: J. M. McWhorter
License Number: 3172
Signature: J. M. McWhorter
Date: 3.1.16

- ※ OFF SITE MITIGATION PROVIDED AT TCPH/39/03 - 2.41 ACRES @ L. 18497 F. 494 MET OFF-SITE WITH PREVIOUSLY ISSUED PERMIT FOR THE SITE.
- ※ OFF SITE MITIGATION PROVIDED AT TCPH/11/154/02 - 10.59 ACRES @ L. 17514 F. 624 MET OFF-SITE WITH PREVIOUSLY ISSUED PERMIT FOR THE SITE.
- ※※※ AREA OF PREVIOUS OFF SITE MITIGATION ON ANOTHER PROPERTY IN ACCORDANCE WITH APPROVED TCPH/156/03 - TOTAL 6.50 AC. MET OFF-SITE WITH PREVIOUSLY ISSUED PERMIT FOR THE SITE.

PHASE 3 EXISTING WOODLAND SUMMARY	
WOODLAND TO BE CLEARED PER TCPH/156-03	12.72 AC
EXISTING WOODLAND PER NRI 078-08-01	1.65 AC
CLEARING LIMITS OF TCPH/156-03	0.35 AC
EXISTING WOODLAND AREA ON THE NET TRACT	14.02 AC

SPECIMEN TREE IDENTIFICATION LIST

BOTANICAL NAME/ COMMON NAME	TREE CANOPY	TREE CONDITION	TREE TO BE SAVED
1. QUERCUS PHELLOS WILLOW OAK	34'	POOR DECAY, DIEBACK, TOP DAMAGE, CABLES IN TRUNK	X

NOTE
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WOODLAND SUMMARY TABLE:

PHASE 1 - TOWN HOMES

PHASE TRACT AREA (AC)	EXISTING WOODLAND AREA ON THE NET TRACT (AC)	FLOODPLAIN FORESTED AREA (AC)	WOODLAND CLEARED AREA (AC)	WOODLAND PRESERVATION AREA (AC)	REFORESTATION AREA (AC)
TH 11.95	0.00	0.00	0.00	0.00	0.32
TOTAL 11.95 AC	TOTAL 0.00 AC	TOTAL 0.00 AC	TOTAL 0.00 AC	TOTAL 0.00 AC	TOTAL 0.32 AC

PHASE 2 - MULTI-FAMILY

PHASE TRACT AREA (AC)	EXISTING WOODLAND AREA ON THE NET TRACT (AC)	FLOODPLAIN FORESTED AREA (AC)	WOODLAND CLEARED AREA (AC)	WOODLAND PRESERVATION AREA (AC)
MF 11.91		0.79 AC	2.61	2.46
EXIST. 13.71	5.65			0.27
TOTAL 25.62 AC	TOTAL 5.65 AC	TOTAL 0.79 AC	TOTAL 2.61 AC	TOTAL 3.04 AC

PHASE 3 - SINGLE FAMILY

PHASE TRACT AREA (AC)	EXISTING WOODLAND AREA ON THE NET TRACT (AC)	WOODLAND CLEARED AREA (AC)	OFF-SITE WOODLAND CLEARING AREA (AC)	WOODLAND PRESERVATION AREA (AC)	REFORESTATION AREA (AC)
S-F 22.54		12.72		0.78	0.84
S-W 3.45	12.72	0.18	0.01	0.04	0.39
	0.94	0.32			
TOTAL 25.99 AC	TOTAL 14.02 AC	TOTAL 13.20 AC	TOTAL 0.01 AC	TOTAL 0.82 AC	TOTAL 1.23 AC

PHASE 4 - TOWN HOME

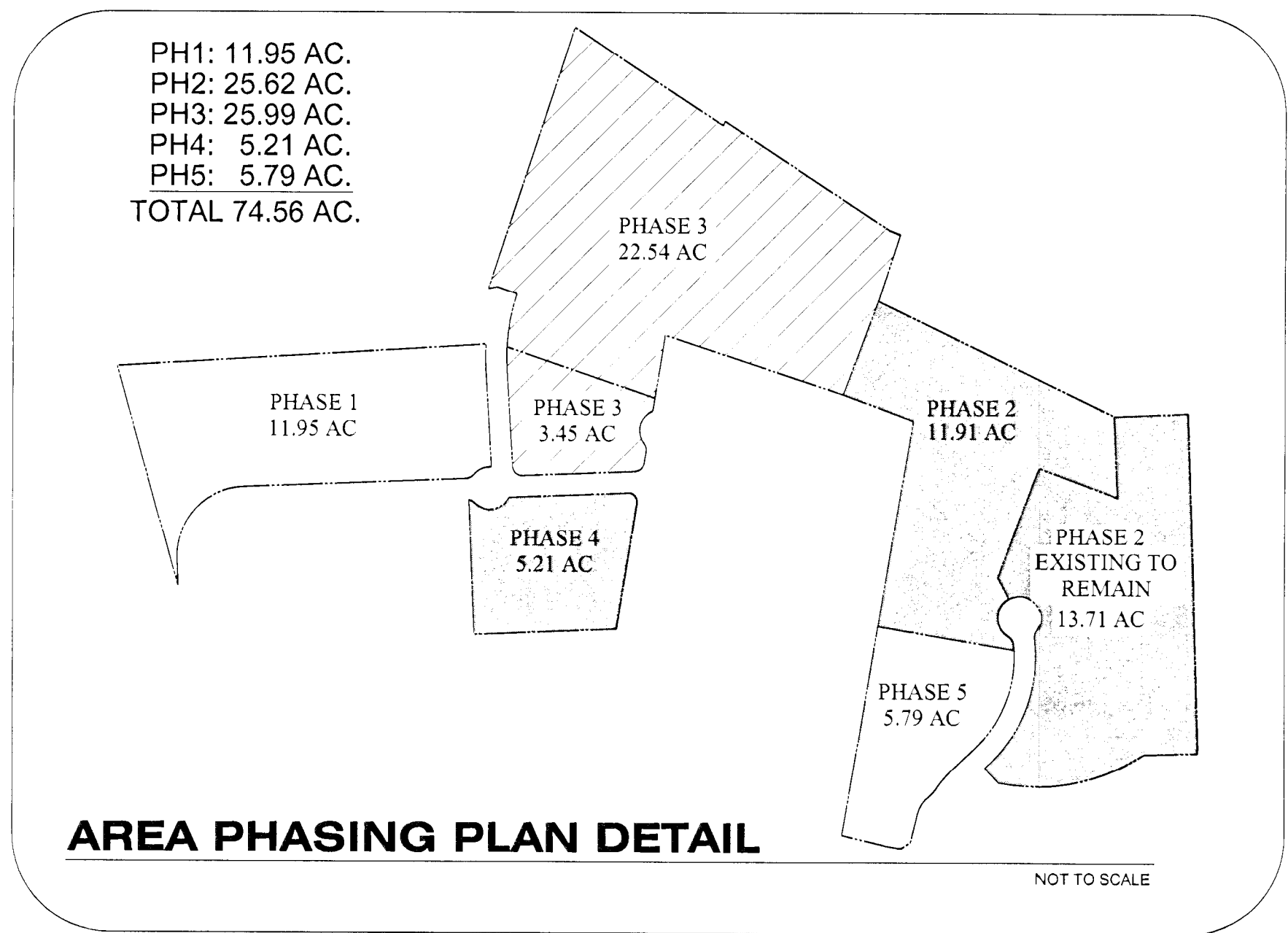
PHASE TRACT AREA (AC)	EXISTING WOODLAND AREA ON THE NET TRACT (AC)	WOODLAND CLEARED AREA (AC)
MF 5.21 AC	0.00	
TOTAL 5.21 AC (OPEN LAND)	TOTAL 0.00 AC	TOTAL 0.00 AC

PHASE 5 - RETAIL/COMMERCIAL

PHASE TRACT AREA (AC)	EXISTING WOODLAND AREA ON THE NET TRACT (AC)	WOODLAND CLEARED AREA (AC)
COM/RET 5.79 AC	0.00	
TOTAL 5.79 AC (OPEN LAND)	TOTAL 0.00 AC	TOTAL 0.00 AC

SUMMARY TOTALS

GROSS TRACT AREA (AC)	EXISTING WOODLAND AREA ON THE NET TRACT (AC)	FLOODPLAIN FORESTED AREA (AC)	WOODLAND CLEARED AREA (AC)	OFF-SITE WOODLAND CLEARING AREA (AC)	WOODLAND PRESERVATION AREA (AC)	REFORESTATION AREA (AC)
TOTAL 74.56 AC	19.67	0.79 AC	15.81 AC	0.01 AC	3.86 AC	1.61 AC



TYPE 1 TREE CONSERVATION NOTES:

- THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR CSPH/06001/01. IF CSPH/06001/01 EXPIRES, THEN THIS TOP1 ALSO EXPIRES AND IS NO LONGER VALID.
- THE TOP1 WILL BE MODIFIED BY A TYPE 2 TREE CONSERVATION PLAN IN CONJUNCTION WITH THE APPROVAL OF A DETAILED SITE PLAN, A SPECIFIC DESIGN PLAN, AND/OR A GRADING PERMIT APPLICATION, WHICHEVER COMES FIRST.
- THE TYPE 2 TREE CONSERVATION PLAN WILL PROVIDE SPECIFIC DETAILS ON THE TYPE AND LOCATION OF PROTECTION DEVICES, SIGNS, REFORESTATION, AFFORESTATION, AND OTHER DETAILS NECESSARY FOR THE IMPLEMENTATION OF THE REQUIREMENT ON THIS SITE. THE DETAILS AND LIMITS OF DISTURBANCE SHOWN ON THE TOP1 SHALL BE CONSISTENT WITH ALL OTHER PLANS FOR THE SITE, INCLUDING THE STORMWATER MANAGEMENT PLAN AND THE EROSION AND SEDIMENT CONTROL PLAN.
- CHANGES TO THE TYPE, LOCATION, OR EXTENT OF THE WOODLAND CONSERVATION REFLECTED ON THIS PLAN ARE SUBJECT TO THE CONFORMANCE PROVISIONS OF SECTION 25-119(C) OF THE WOODLAND CONSERVATION ORDINANCE.
- CUTTING, CLEARING, OR DAMAGING WOODLANDS CONTRARY TO THIS PLAN, AS MODIFIED BY A TYPE 2 TREE CONSERVATION PLAN, OR IN THE ABSENCE OF AN APPROVED TYPE 2 TREE CONSERVATION PLAN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PRINCE GEORGES COUNTY PLANNING BOARD OR DESIGNER SHALL BE SUBJECT TO APPROPRIATE MITIGATION WHICH MAY INCLUDE RESTORATION OF THE DISTURBED AREA AND A FINE NOT TO EXCEED \$9.00 PER SQUARE FOOT OF WOODLAND DISTURBED.
- 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 THE APPROVED TOP1 AT TIME OF CONTRACT SIGNING. FUTURE OWNERS OF THE PROPERTY ARE ALSO SUBJECT TO THIS REQUIREMENT.
- THE PROPERTY IS LOCATED WITHIN THE DEVELOPING TIER AND IS ZONED M-X-T.
- THIS SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
- THE SITE IS ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER, (GREENBELT ROAD).
- THIS PLAN IS GRANDFATHERED BY CB-27-2010, SECTION 25-119(G).
- PLANS FOR STORMWATER MANAGEMENT ARE CONTAINED IN CONCEPTUAL STORMWATER MANAGEMENT PLAN 1553-200-01. THE PROPOSED STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS TOP1 ARE IN CONFORMANCE WITH THE CONCEPT PLAN APPROVAL. THE TOP1 SHALL SHOW THE FINAL DESIGN FOR STORMWATER MANAGEMENT IN CONFORMANCE WITH THE APPROVED FINAL STORMWATER MANAGEMENT PLAN.
- LANDS TO BE DEDICATED TO A PUBLIC AGENCY WILL ONLY BE USED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS IF THE AGENCY PROVIDES WRITTEN AUTHORIZATION FOR THE USE OF THOSE LANDS PRIOR TO SIGNATURE APPROVAL OF THIS PLAN AND PROPOSED FOR DEDICATION THAT CONTAINS WOODLAND CONSERVATION INCLUDES, N/A, (DESCRIBE THE PORTION OF THE PROPERTY TO BE DEDICATED TO BE DEDICATED TO, N/A, (AGENCY TO RECEIVE DEDICATION).



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GLENN DALE COMMONS
CONCEPTUAL SITE PLAN - 06001/01

PRINCE GEORGES COUNTY, MD
14TH ELECTION DISTRICT

TAX MAP 36 GRIDES A & B1
2007 MAP REFERENCE 210609

SEAL



3.1.16

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME AND
THAT I AM A DULY REGISTERED LANDSCAPE
ARCHITECT UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 3772 EXPIRATION
DATE: MAY 13, 2016.

KEY PLAN

SCALE

No. DATE BY Description
REVISIONS

DRAWN BY RM
APPROVED BY NB

CHECKED BY AV
DATE JUNE 11, 2015

TITLE
CONCEPTUAL
SITE PLAN
CSP-06001/01

TYPE 1 TREE
CONSERVATION PLAN

DEWBERRY JOB NO. 500678-3

SHEET NO.

2

2 OF 2