

SPRINGDALE ESTATES

TYPE I TREE CONSERVATION PLAN



Woodland Conservation Worksheet for Prince George's County, Maryland

Zone:	L-A-C		
Gross Tract:	33.42		
Floodplain:	0.00		
Previously Designated Land:	0.00		
Net Tract (NTA):	33.42	0.00	0.00

Property Description or Subdivision Name:
Is this site subject to the 1989 Ordinance?
Break-even Point (preservation acres) =
Acres of Net Tract clearing permitted w/o refore.

Woodland Conservation Requirement Calculations:

Existing Woodland on Net Tract (acres)	15.09
Existing Woodland in Floodplain (acres)	0.00
Woodland Conservation Threshold (NTA) =	15.00%
Smaller of a or c	5.01
Woodland above WCT	10.08

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

Plan Phase or Name:

Total area in this application (acres)

Floodplain area in this application (acres)

Net Tract area in this application (acres)

Woodland on the Net Tract for this phase (acres)

Woodland in the Floodplain for this phase

Woodland Cleared on Net Tract for this phase

Woodland Cleared in Floodplain for this phase

Off-site Woodland Clearing (1:1)

Off-site Mitigation provided on this property

Cumulative acres of Net Tract Woodland cleared

Cumulative acres of Floodplain woodland cleared

Smaller of d or e

Woodland Clearing below WCT

Replacement for clearing above the WCT (0.25 : 1)

Replacement for clearing below the WCT (2 : 1)

Aforestation Threshold (AFT) =

Cumulative Woodland Conservation Required

Woodland Conservation Provided:

Preservation

Reforestation

Aforestation

Area approved for fee-in-lieu

Credit for Off-site Mitigation on another property

Off-site Mitigation provided on this property

Total Woodland Conservation Provided

Woodland saved on this phase but not counted

Existing Net Tract Woodland in later phases

Requirement Status per Phase

Revised 7/1/06

Prepared by: *Brian McAlister* Date: 2.22.16
License Number: 3772 Signature: Date:

NOTE: THIS PLAN IS IN ACCORDANCE WITH THE FOLLOWING VARIANCE FROM THE STRICT REQUIREMENTS OF SUBTITLE 25 APPROVED BY THE PLANNING BOARD ON 08/24/2015: THE REMOVAL OF ONE SPECIMEN TREES (SECTION 25-1210B(1)(VI)). ST-1, A 36 INCH DBH CIRCUMFERENCE OF THE TRUNK OF THE TREE, YELLOW POPLAR.

QUALIFIED PROFESSIONAL CERTIFICATION

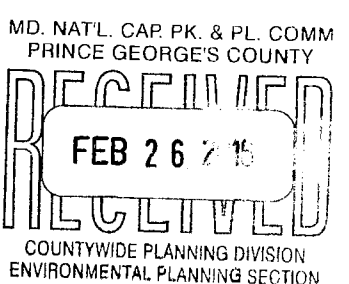
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF THE PRINCE GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

SIGNED: *Brian McAlister* DATE: 2.22.16
RYAN MCALISTER, RLA
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LANHAM, MD 20706
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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.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL

Approved by	Date	DR#	Revision for Revision
00 Stacy Miller	10/29/1998		
01 Kim Finch	7/2/2001		
02 <i>Brian McAlister</i>	3/2/2016	CDP-9601-01	NEW DESIGN REPORT-PH
03			
04			
05			
06			



THIS BLOCK IS FOR OFFICIAL USE ONLY
On 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: SPRINGDALE ESTATES

PROJECT NUMBER: CDP-9601-01

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number.

SPRINGDALE ESTATES COMPREHENSIVE DESIGN PLAN

PRINCE GEORGE'S COUNTY, MD
13TH ELECTION DISTRICT

TAX MAP 80 GRID F1
200' MAP REFERENCE 204N69

SEAL



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
0' 25' 50' 100'
SCALE 1"=100'

No.	DATE	BY	Description
4	6/16/15	NAT	REVIEW COMMENTS
3	7/24/14	NAT	SDRC COMMENTS
2	1/03/14	NAT	PRE-ACC. COMMENT
1	12/17/13	JPB	PRE-ACCEPTANCE COMMENTS

REVISIONS
DRAWN BY: LRB
APPROVED BY: TA
CHECKED BY: NB
DATE: OCTOBER 2013
TITLE

TCP1

PROJECT NO. 5006066

12

SHEET NO. 12 OF 13

STANDARD GENERAL NOTES AND

APPLICATION SPECIFIC NOTES

- THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR CDP-9604-01. IF CDP-9601-01 EXPIRES, THEN THIS TCP1 ALSO EXPIRES AND IS NO LONGER VALID.
- THE TCP1 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 TCP2 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 GEORGE'S 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 PROVISION OF A COPY OF THE APPROVED TCP2 AT TIME OF CONTRACT SIGNING. FUTURE OWNERS OF THE PROPERTY ARE ALSO SUBJECT TO THIS REQUIREMENT.
- THE PROPERTY IS WITHIN THE DEVELOPING TIER AND IS ZONED L-A-C (LOCAL ACTIVITY CENTER).
- THIS PROPERTY IS ADJACENT TO ARDWICK-ARMORE ROAD WHICH IS A DESIGNATED HISTORIC ROADWAY.
- THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
- THIS PLAN IS NOT GRANDFATHERED BY CB-27-2010, SECTION 25-119(g).
- PLANS FOR STORMWATER MANAGEMENT ARE CONTAINED IN CONCEPTUAL STORMWATER MANAGEMENT PLAN 6244-2008-01. THE PROPOSED STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS TCP1 ARE IN CONFORMANCE WITH THE CONCEPT PLAN APPROVAL. THE TCP2 SHALL SHOW THE FINAL DESIGN FOR STORMWATER MANAGEMENT IN CONFORMANCE WITH THE APPROVED FINAL STORMWATER MANAGEMENT PLAN.

WOODLAND CLEARED (ACRES)

AA 9.22 (PH 1)
BB 0.00 (PH 2)
CC 3.49 (PH 3)

CLEARED AREA = 12.71 AC

WOODLAND PRESERVED (ACRES)

A 0.75 (PH 1)
B 0.09 (PH 1)
C 0.06 (PH 1)
D 0.40 (PH 1)
E 0.80 (PH 1)
F 0.18 (PH 2)

PRESERVED AREA = 2.28 AC

WOODLAND REFORESTATION AND AFFORESTATION (ACRES)

A 0.47 (PH 1) H 0.14 (PH 1)
B 0.01 (PH 1) K 0.22 (PH 1)
C 0.59 (PH 1) L 0.08 (PH 1)
D 0.59 (PH 1) M 0.18 (PH 1)
E 0.51 (PH 1) N 0.25 (PH 1)
F 0.11 (PH 1) O 0.28 (PH 2)
G 0.32 (PH 1) P 0.06 (PH 2)
Q 0.02 (PH 2)

REFORESTED AREA = 3.83 AC

LEGEND

EXISTING BOUNDARY
ADJACENT PROPERTY BOUNDARY
PROPOSED LOT LINE
EXISTING TREE LINE
EXISTING BRUSH LINE

EXISTING SPECIMEN TREE

EXISTING SPECIMEN TREE TO BE REMOVED

OFFSITE CLEARING

ONSITE CLEARING

WOODLAND REFORESTATION

WOODLAND PRESERVATION

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED BUILDING

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.misutility.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.