

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.

The developer or builder of the lots or parcels shown on this plan shall notify future buyers

2 Gross Tract: 3 Floodplain:

5 Net Tract (NTA):

4 Previously Dedicated Land:

7 Current TCP Number:

8 Previous TCP Number:

6 Property Description or Subdivision Name:

Is this a priority funding area? (Y or N)

1 Acreage of Existing Woodland

Site subject to the 2010 Ordinance (Y or N)

Is this a priority funding area? (Y or N)

Y

12 Woodland Conservation Required for per TCPI or TCP2

16 Additional Woodland Cleared by current TCP2 0.28

27 Credits Received for Off-site Mitigation on another property

15 Area of Woodland above WCT not cleared by previous TCP1 or TCP2 0.31

SECTION III-Meeting the Requirement (Enter acres in corresponding column)

13 Area of Woodland Cleared per previous TCP1 or TCP2

4 Area of Woodland Cleared per current TCP2

17 Does the TCPI show 2:1 replacement?

18 Clearing above WCT (1/4:1 Replacement) 19 Clearing below WCT (2:1 Replacement)

1 Woodland Conservation Provided:

22 Woodland Preservation

24 Natural Regeneration

25 Landscape Credits

23 Reforestation / Afforestation

26 Area approved for fee-in-lieu

Total Woodland Conservation Required :

28 Off-site Mitigation provided on this property

30 Woodland retained not part of requirements:

29 Area of net tract woodland not cleared

31 Prepared by: Sallie P Stewart PLA ASLA

32 Qualifications: MD LA #612

9 Total Woodland Conservation Provided

CP2-005-08 Rev#

0.28 Replacement required =

0.00 Replacement required =

0.10 acres

0.00 acres

0.00 Bond amount: \$

Date: August 3, 2022

0.29 Fee amount: \$3,789.72

Floodplain

SECTION II - Determining Woodland Conservation Requirements (Enter acres in corresponding column

- 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.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within the Developing Tier and is zoned R-E (Residential-Estate). The property is not adjacent to roadway designated as scenic, historic, a parkway, or a
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is not grandfathered in by CB-27-2010, Section 25-117(g).

TREE PRESERVATION AND RETENTION NOTES

- 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.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted
- The location of all temporary tree protection fencing (TFPs) 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.
- 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.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

	Standard Woodland Conservation W	orksneet for	Prince George	e's County			
	SECTION I Establishing Site Information (Enter serves for a	noh zona)					
	SECTION I-Establishing Site Information- (Enter acres for ea Zone:	R-E					
	Gross Tract:	17.00					
	Floodplain:	2.51					
	Previously Dedicated Land:	0.00					
	•		0.00	0.00			
3	Net Tract (NTA):	14.49	0.00	0.00			
6	TCP Number	TCP2-005-	0.8	Revision#			
-	Property Description or Subdivision Name:		RRY GLENN SO	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2			
	Is this site subject to the 1989 or 1991 Ordinance	N	l Coleman	20111			
	Is this site subject to the 1991 Ordinance	Y					
	Subject to 2010 Ordinance and in PFA (Priority Funding Area						
	Is this one (1) single family lot? (Y or N)	N					
	Are there prior TCP approvals which include a	Y					
	combination of this lot/s? (Y or N)	•					
	Is any portion of the property in a WC Bank? (Y or N)	N					
	Break-even Point (preservation) =	T TO SERVICE STATE OF THE PARTY	acres				
	Clearing permitted w/o reforestion=		acres				
	ordaning parimination in a relational						
	SECTION II-Determining Requirements (Enter acres for eac	h correspon	dina column)				
	• • • • • • • • • • • • • • • • • • • •	Column A	Column B	Column C	Column D		
		WCT/AFT %	Net Tract	Floodplain	Off-Site		
				(1:1)	Impacts (1:1)		
17	Existing Woodland		13.66	2.51	. , ,		
18	Woodland Conservation Threshold (WCT) =	25.00%	3.62				
19	Smaller of 17 or 18		3.62				
20	Woodland above WCT		10.04				
21	Woodland cleared		7.36	0.00	0.7		
22	Woodland cleared above WCT (smaller of 16 or 17)		7.36				
23	Clearing above WCT (0.25:1) replacement requirement		1.84				
	Woodland cleared below WCT		0.00				
25	Clearing below WCT (2:1 replacement requirement)		0.00				
	Afforestation Required Threshold (AFT) =	20.00%	0.00				
27	Off-site WCA being provided on this property		0.00				
28	Woodland Conservation Required		6.18	acres			
	SECTION III-Meeting the Requirements (Enter acres for each corresponging column)						
	Woodland Preservation		5.90				
30	Afforestation / Reforestation		0.00	Bond amount:	\$ -		
	Natural Regeneration		0.00				
32	Lands cape Credits		0.00				
	Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00				
	Forest Enhancement Credit (Area * .25)	0.00	0.00				
35	Street Tree Credit (Existing or 10-year canopy coverage)		0.00				
	Area approved for fee-in-lieu		0.29	Fee amount:	\$3,789.7		
	Off-site Woodland Conservation Credits Required		0.00				
	Off-site WCA (preservation) being provided on this property		0.00				
	Off-site WCA (afforestation) being provided on this property		0.00				
40	Woodland Conservation Provided		6.19	acres			
	Area of woodland not cleared		acres				
	Net tract woodland retained not part of requirements:		acres				
42			acres				
42 43	100-floodplain woodland retained						
42 43 44	100-floodplain woodland retained On-site woodland conservation provided	5.90	acres				
42 43 44 45	100-floodplain woodland retained On-site woodland conservation provided On-site woodland conservation alternatives provided	5.90 0.00	acres				
42 43 44 45	100-floodplain woodland retained On-site woodland conservation provided	5.90 0.00	acres				
42 43 44 45 46	100-floodplain woodland retained On-site woodland conservation provided On-site woodland conservation alternatives provided	5.90 0.00 2.91	acres	8/3/22			

Forest Conservation Act Repo	rting Information (C	hange Table)	T
	Original Approval	 Revision Number (-01)	 Change Since Last Approval
Net Tract (Acres)	14.49 AC.	14.49 AC	(
Existing Woodland (Acres)	13.66 AC	13.66 AC	(
Woodland Cleared (Acres)	7.08 AC	7.18 AC	0.1
Woodland Retained On-Site (Acres)	6.58 AC	6.48 AC	-0.1
Woodland Planted On-Site (Acres)	6.18 AC	6.18 AC	(
On-Site Woodland Easement/ Preservation and Planting (Acres)	6.18 AC	6.08 AC	-0.1
On-Site Wooded Floodplain in Easement (Acres)	2.51 AC	2.51 AC	(
Bond Amount	\$0.00	\$0.00	(
Fee-In-Lieu Amount	\$0.00	\$3,789.72	\$3,789.72
50' Stream Buffers Conserved (Preservation) - Linear Length	4485	4485	(
50' Stream Buffers Conserved (Preservation) - Acreage	4.64 AC	4.64 AC	
50' Stream Buffers Newly Established (Afforestation) - Linear Length	0	0	(
50' Stream Buffers Newly Established (Afforestation) - Acreage	0	0	(
Off-Site Woodland Conservation Credits Required (Acres)	None	None	None
Off-Site Woodland Conservation Credits Provided (Acres)	None	None	None

VIOLATION OF WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE **VIOLATION # 30496-2020**

The preparation and submission of this revision to TCP2-005-08 is to meet the required corrective action clarified in the Notice of Violation issued on July 21, 2020 by Matthew D. Turner of the Inspections Division of the Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE). The details of the original TCP2 and the violation are as follows:

- TCP2-005-08 was approved May 29, 2008 and was associated with the approved Preliminary Plan for the Strawberry Glenn South Lots 1-9 and Parcels A-C resubdivision of Lot 38, Block A of the Strawberry Glenn subdivision.
- The violation was issued for Lot 7 located at 6007 Glennberry Court. Under the approved TCP 2 this lot included approximately 0.38 acres of Woodland Preservation out of the 6.18 acres required for the Strawberry Glenn South resubdivision.
- On November 3, 2020, Christopher Shipley, PLA, a representative of Charles P. Johnson & Associates (CPJA), assessed the current condition of the woodland preservation area on Lot 7. There was evidence of disturbance of approximately 12,723 sf (0.29 ac) of this 0.38 acre preservation area including removal of vegetation within 640 sf (0.01 ac) of the Primary Management Area. The removal of vegetation was primarily to the understory and shrub forest layers. Multiple large caliper canopy trees remain within the preservation area. There was also evidence that areas mostly adjacent to the edge of the woodland preservation area are regenerating naturally.
- It was determined by CPJA that this area would not meet the requirements of a "woodland" as currently defined in Section 25 of the Prince George's County Ordinance, because 1) it does not have fifty (50) trees per acre that are two inches (2") or greater in diameter at breast height (DBH), and 2) it lacks viable understory, shrub, and herbaceous forest layers.
- The owner of Lot 7 proposes to mitigate the disturbance to the woodland preservation area by paying a fee-in-lieu to meet the required woodland.

Prince George's County Planning Department, M-NCPPC					
Environmental Planning Section					
	TYPE 2 TREE	CONSERVAT	ION PL	AN APPROVAL	
		TCP2-005-	-08-1		
	Approved by	Date	DRD #	Reason for Revision	
00	K. Shoulars	5/29/2008			
01	Mare Jula	7/20/2022		Address WCO Violation #30496-2020	
02					
03					
04					

6/17/22 Address review comments

TCP2-005-08-01 REVISED TREE CONSERVATION PLAN 2 Strawberry Glenn South Resubdivision

6007 GLENNBERRY COURT BOWIE (14th) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

Lot 7



Charles P. Johnson & Associates, Inc. Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors Associates 1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394 ww.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT:	Cheng & Wang Inc. 6007 Glennberry Court Glenn Dale, MD 20769	WSSC G	RID:	TAX MAP:		
			208NE10	045D1		
		DESIGN	CRS	SHEET	OF 2	
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JOHNS		DATE	JULY 2022	FILE NO		
UNAU" PROHII		SCALE	1" = 20'-0"	FILE NO : 2021	-1436-22	