SHEET INDEX DESCRIPTION 1.0 COVER SHEET 2.0 DETAILED SITE PLAN TREE CONSERVATION TYPE II 3.0 DETAILED SITE PLAN 4.0 DETAILS NEW LIFE ASSEMBLY OF GOD **GENERAL NOTES:** 18TH ELECTION DISTRICT This plan is submitted to fulfill the woodland conservation requirements for <u>DSP-88062-08</u>. If <u>DSP-88062-08</u> expires, then this TCP2 also expires and is no longer valid. **VICINITY MAP** SCALE: 1"=2000' SEAT PLEASANT 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 PRINCE GEORGES COUNTY, MD 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 The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements The property is within the <u>Developed</u> Tier and is zoned <u>R-80</u>. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway. Woodland Conservation Worksheet The property is adjacent to <u>Central Avenue</u> which is classified as an <u>arterial</u> roadway. This plan is not grandfathered under CB-27-2010, Section 25-119(g). Prince George's County PARCEL 179 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. Gross Tract: Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan. Floodplain: Previously Dedicated Land: 12. 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. Net Tract (NTA): 13. 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 1,346,500 *Include acreage in the corresponding columns for each zone. Property Description or Subdivision Name: New Life Assembly Church 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 Reforesation Requirement Reduction Questions installation. These signs must remain in perpetuity. WOODLAND PRESERVATION Is this one (1) single family lot? (y,n) 15. 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 parts thereof designated by the county as dead, dying, or hazardous may be removed. BUT NOT PART OF Are there prior TCP approvals which include a PARCEL 4 | REQUIREMENTS combination of this lot and/or other lots. (y,n) 16. A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe AREA = 0.16 ACRES N Is this a Mitigation Bank 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 6.3408 acres Break-even Point (preservation) = result in personal injury or property damage. Clearing permitted w/o reforestion= 9.4992 acres 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 Woodland Conservation Calculations Net Tract Floodplain Impacts by the inspector may the tree be cut by chainsaw to near the existing around level. The stump shall not be removed or **Existing Woodland** 18. If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not | Woodland Conservation Threshold (NTA) = resulting from an action by the permitee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the Smaller of a or b 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 Woodland above WCT 11.874 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 Woodland cleared PARCEL A through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation Smaller of d or e Clearing above WCT (0.25: 1) replacement requirement Clearing below WCT (2:1 replacement requirement) 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 Afforestation Threshold (AFT) = 15.00% Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The Woodland Conservation Required 4.98 photos shall be submitted to the inspector for documentation of the damage. 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 Woodland Conservation Provided: (acres) Woodland Preservation PARCEL 177 shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into Reforestation / Replacement Afforestation 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 Area approved for fee-in-lieu 0.00 Credits for Off-site Mitigation on another property by a Licensed Tree Expert. Off-site Mitigation provided on this property 0.00 Total Woodland Conservation Provided POST DEVELOPMENT NOTES: Area of woodland not cleared 11.8 acres If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or Woodland retained not part of requirements: 0.41 acres portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handout "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Prepared by: Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted. WOODLAND PRESERVATION Revised 4/07/08 If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result AREA = 4.04 ACRES BUT NOT PART OF in personal injury or property damage then the certification is not required and the permitee shall take corrective action REQUIREMENTS immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The AREA = 0.25 ACRES photos shall be submitted to the inspector for documentation of the damage. Note: The tree coverage requirement on this site has been met using woodland conservation on-site as follows: 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. Tree canopy coverage required: 3.18 acres or 138.390 SF (21.18 acres x 15%. This is the percentage of minimum canopy coverage required as shown in Table 1. Tree Canopy Requirements PRESERVATION The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use by Zone) Tree canopy coverage provided using woodland conservation: 12.77 acres (11.42 ac. Forest MB PFICE AREA = 11.39 ACRESof hand—held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two Preservation & 1.35 ac. Forested Floodplain Easement) 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 FORESTED FLOODPLAIN Total Site Statistics EASEMENT = 1.35 ACRES Gross Tract Area 21.18 acres The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of Existing 100-year floodplain invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump 1.35 acres immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions Net tract Area 19.83 acres SITE PLAN Existing woodland in the floodplain 1.35 acres NOTE: PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE PROJECT, ALL BUILK TRASH SHALL BE REMOVED BY HAND OR WITH CHAINS, IF NEEDED. NO HEAVY EQUIPMENT SHALL BE USED BEYOND THE LIMITS OF DISTURBANCE. ANY AREAS . The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety Existing woodland net tract 15.84 acres SCALE: 1" = 100' equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees. THAT ARE DISTURBED WITHIN THE PRESERVATION AREAS SHALL BE STABILIZED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT. EVIDENCE VERIFYING THAT ALL EXISTING BULK TRASH HAS BEEN REMOVED SHALL BE SUBMITTED TO THE COUNTY Existing woodland total 17.19 acres 5.15 acres INSPECTOR. THE EVIDENCE SHALL INCLUDE, BUT NOT BE LIMITED TO, BEFORE/AFTER PHOTOS AND A CERTIFICATION BY A QUALIFIED PROFESSIONAL THAT THE PRESERVED AREAS OUTSIDE THE LIMITS OF DISTURBANCE ARE FREE OF TRASH AND DEBRIS. Regulated Streams (linear feet of centerline) 2.300 l.f. QUALIFIED PROFESSIONAL CERTIFICATION This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Patton Harris Rust & Associates, pc 8818 Centre Park Drive LEGEND Columbia, Maryland 21045 410.997.8900 100 YEAR FLOODPLAIN nat.ballard@phra.com EXISTING TREELINE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII/13/09 DISTURBANCE MANAGEMENT AREĀ GRAPHIC SCALE

CALL "MISS UTILITY"

IT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION

1-800-257-7777

05

TLE NO: 15589-1-0

SHEET 1 OF 4

DESIGNED: NAT

DRAWN: NAT

10/21/11

1"=100"

DATE:

SCALE:

SPECIMEN TREE

TO BE REMOVED

/ ST-20

(IN PART)

1 inch = 100 ft.

O REMAIN

TREES CLEARED

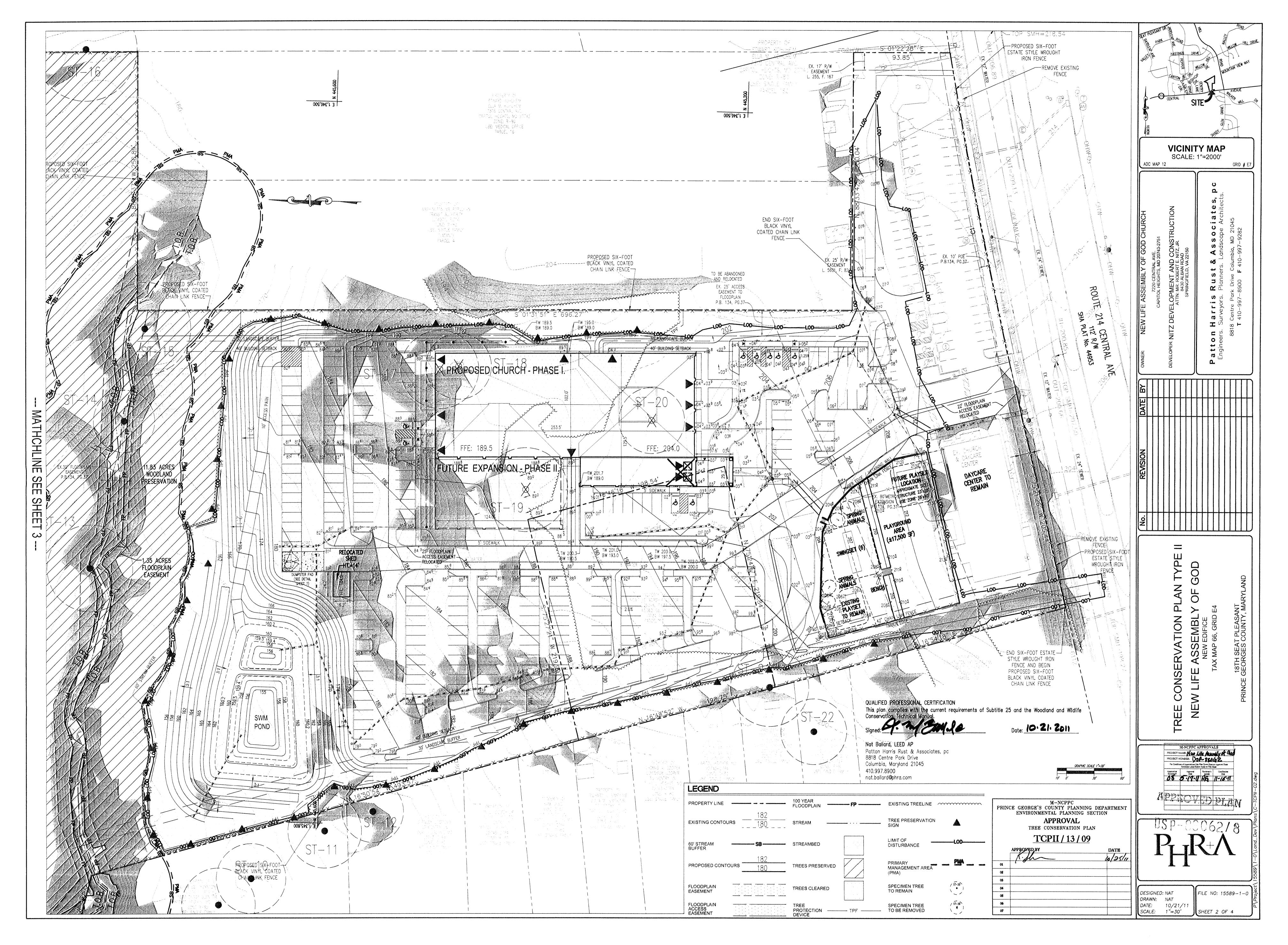
PROTECTION

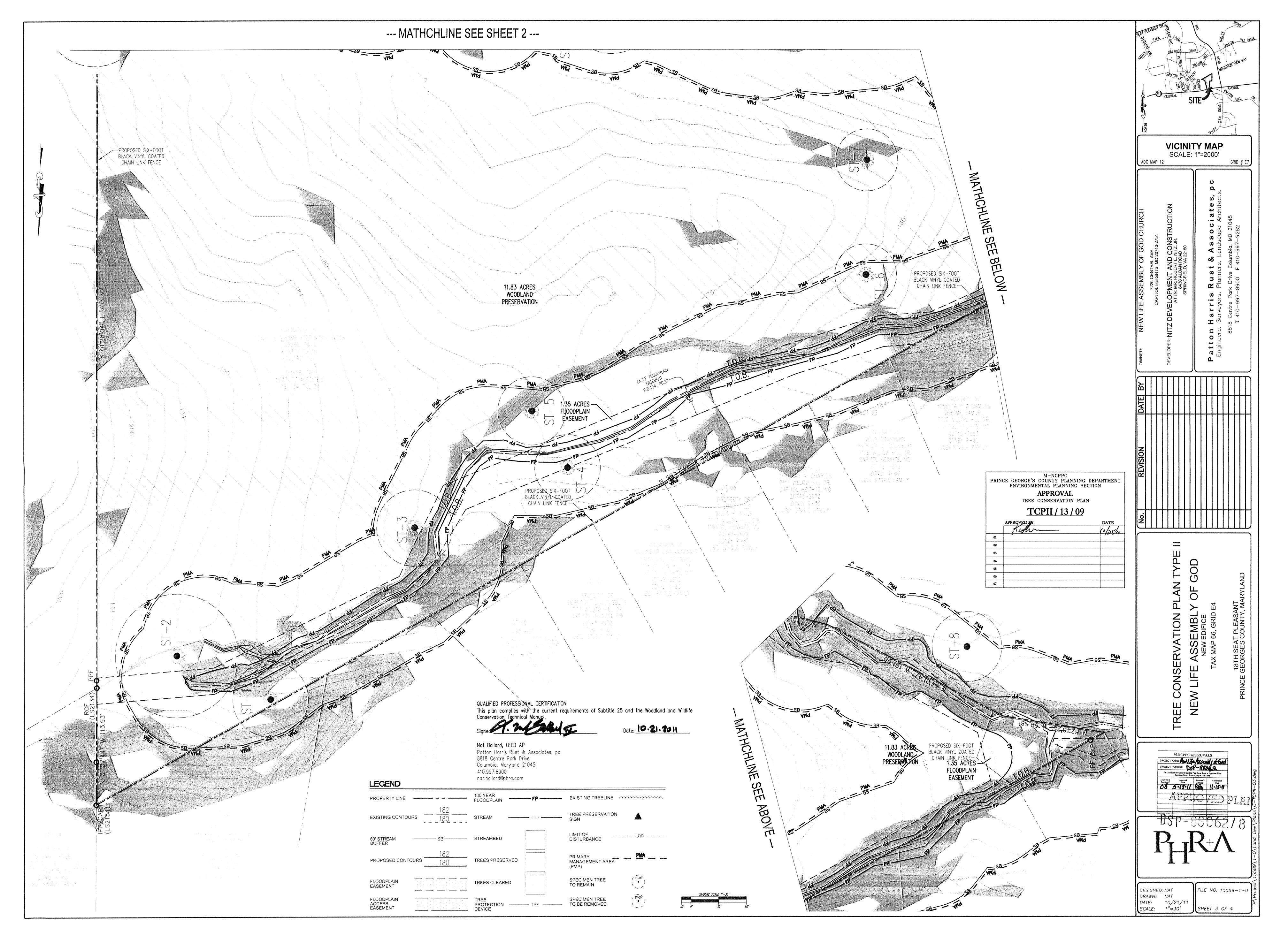
_____ DEVICE

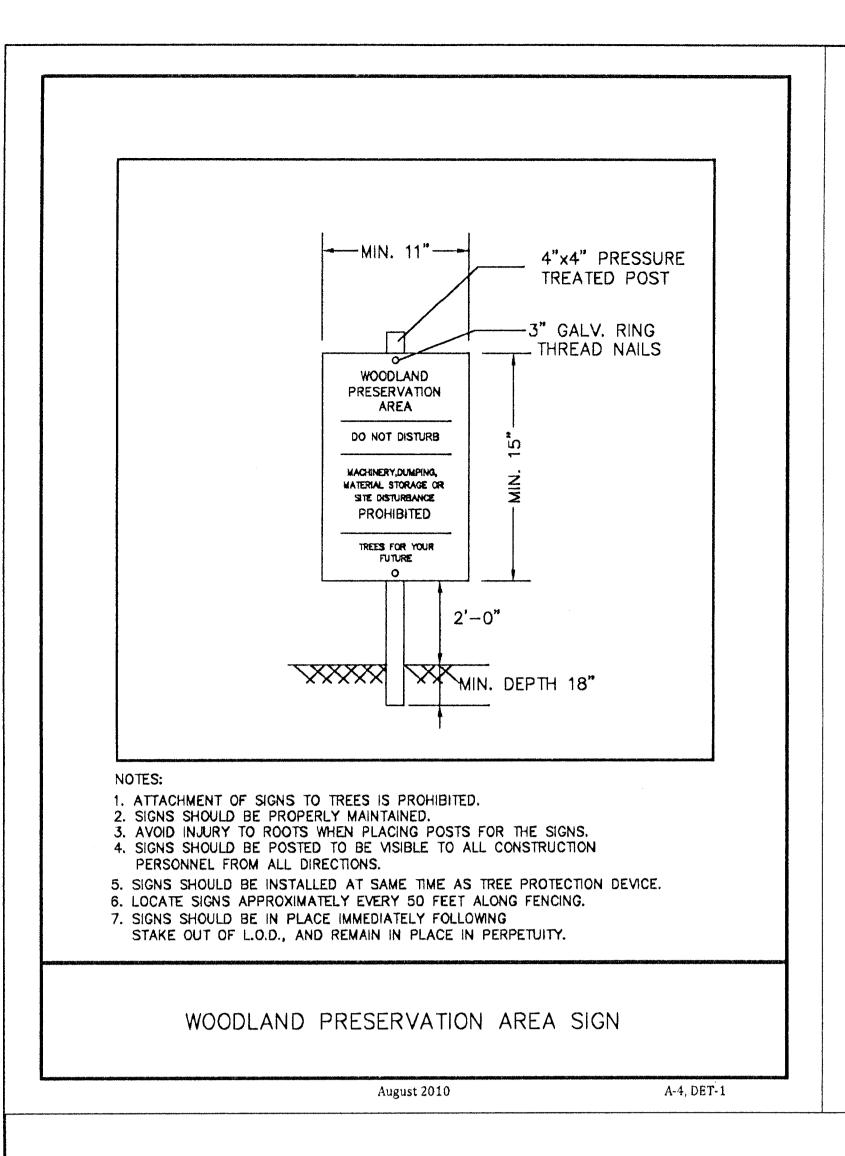
FLOODPLAIN

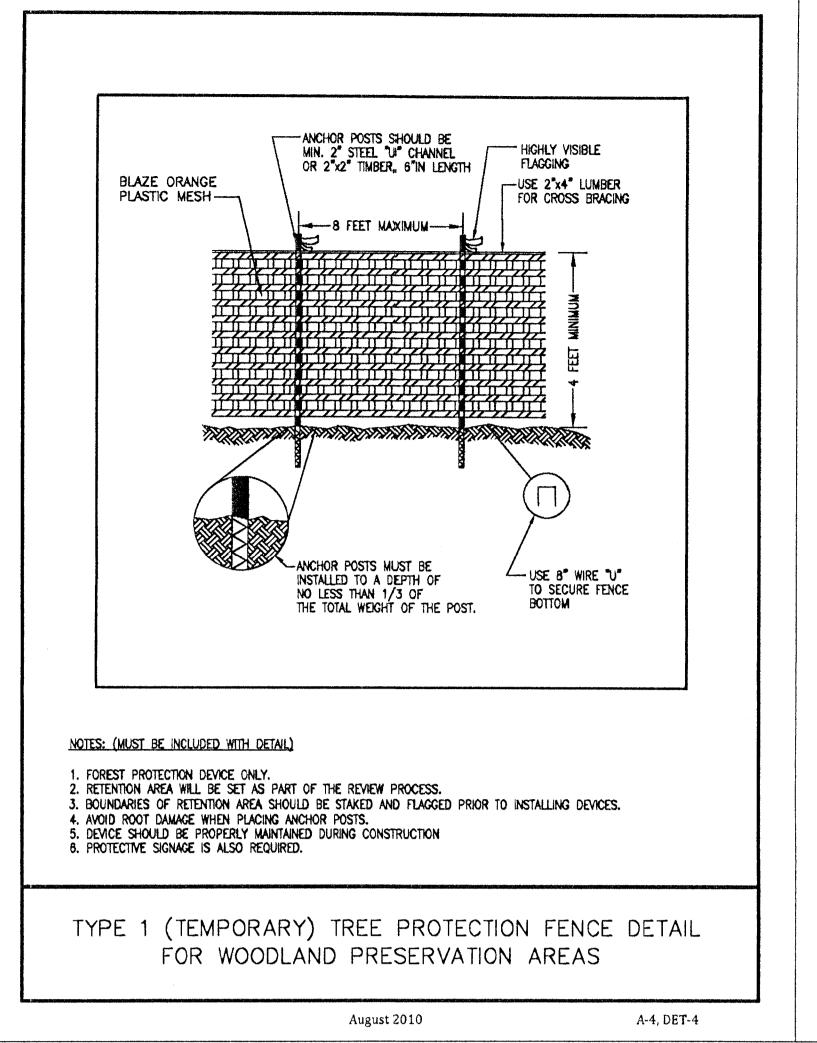
FLOODPLAIN ACCESS EASEMENT

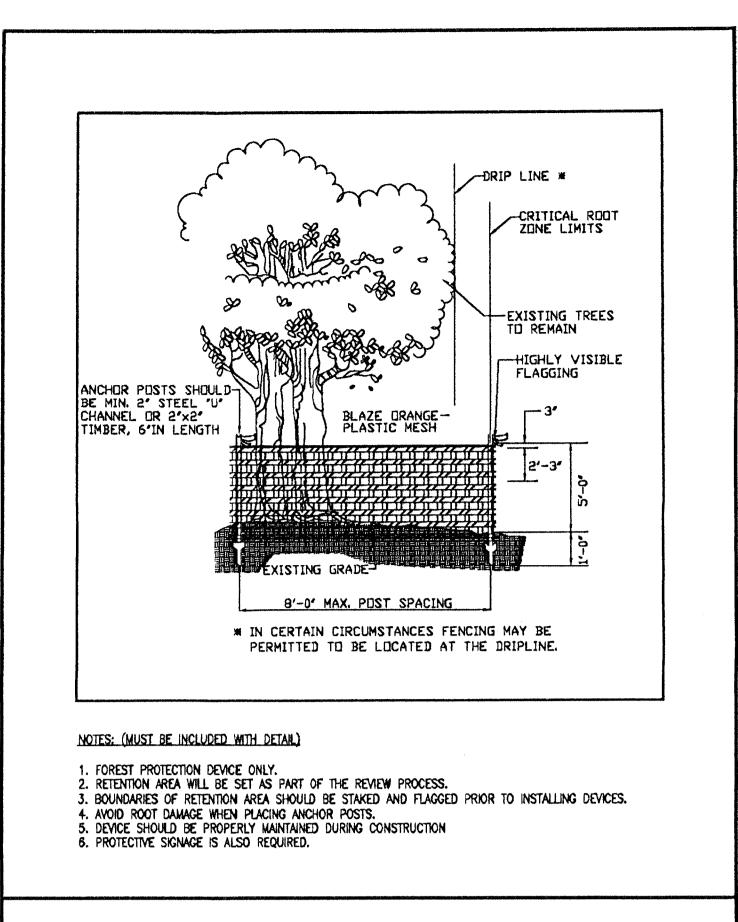
EASEMENT







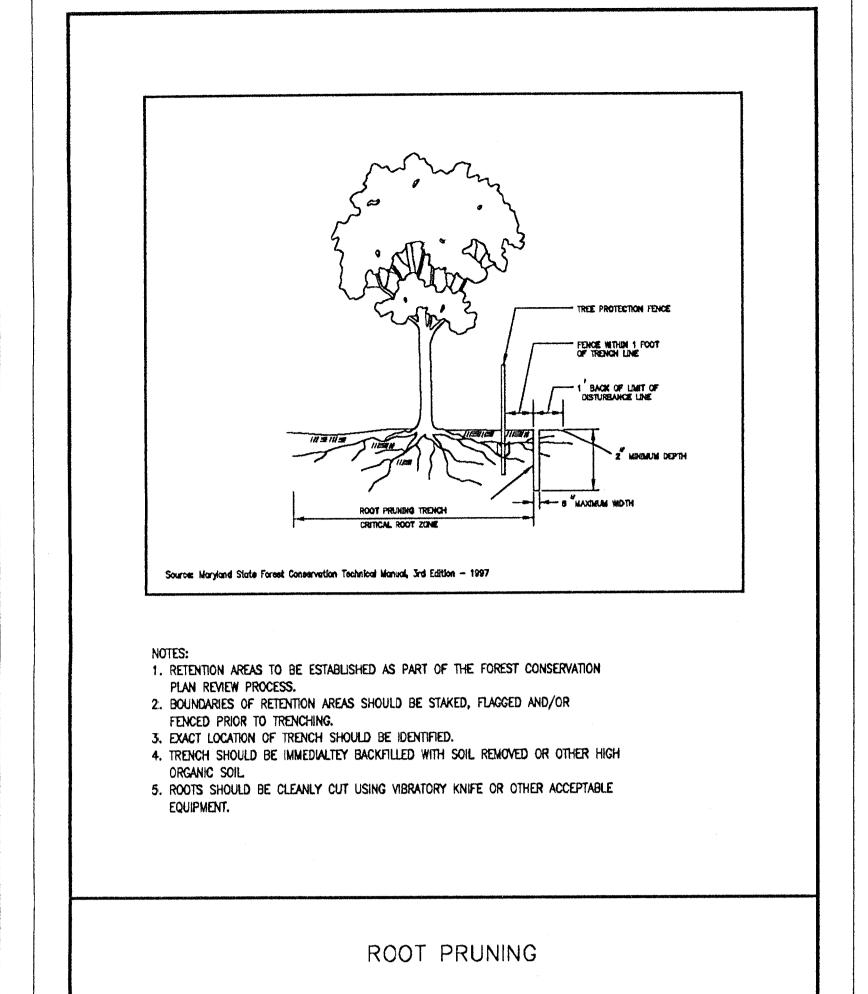




TEMPORARY FENCE PROTECTION DETAIL FOR WOODLAND PRESERVATION AREAS

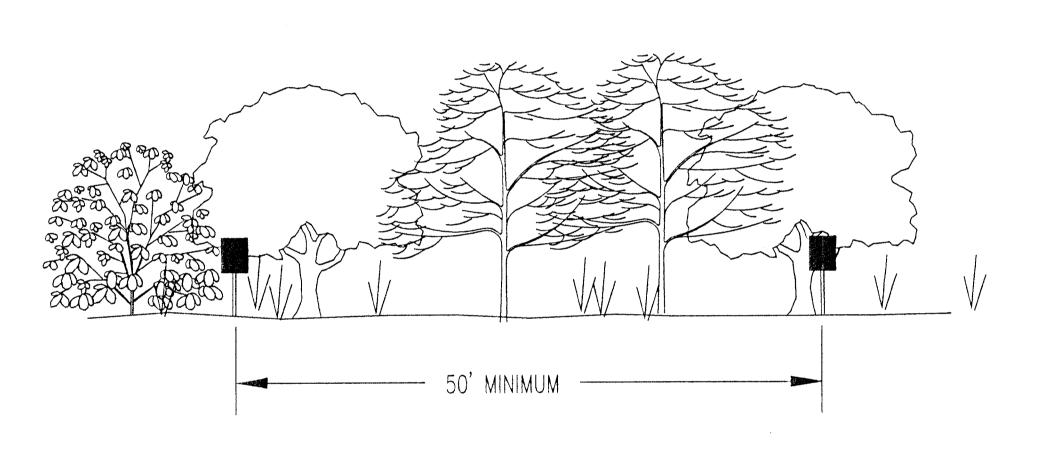
OR WOODLAND PRESERVATION AREAS

August 2010 A-4, DET-5



August 2010

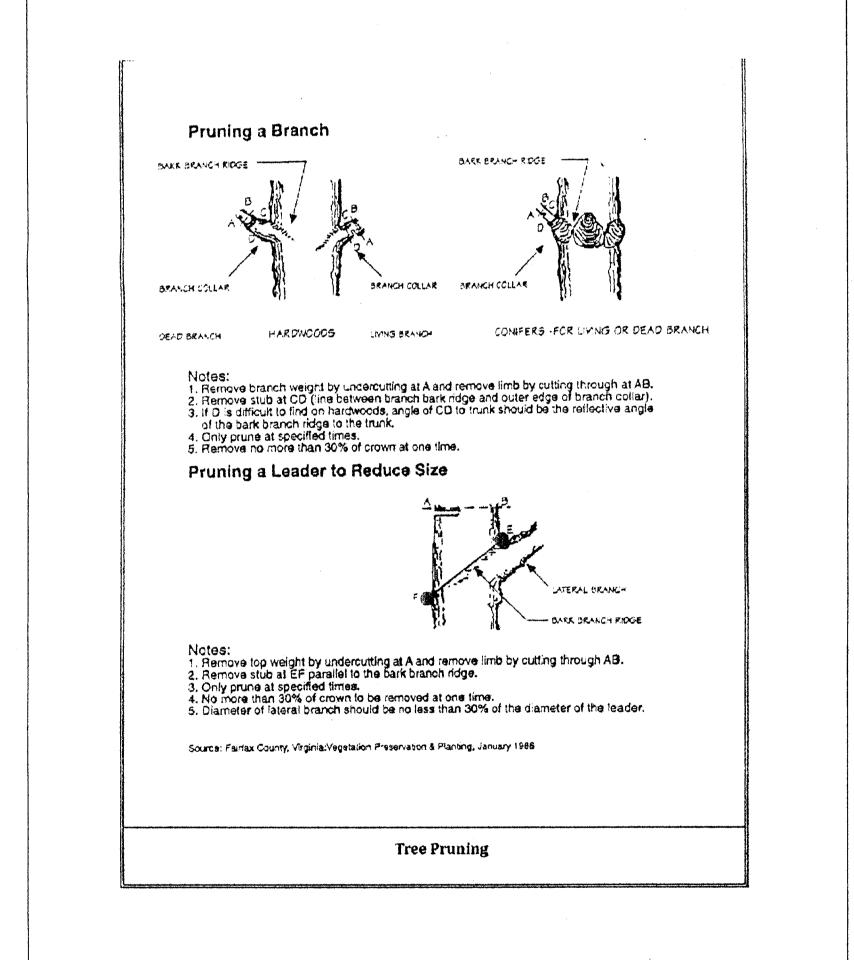
A-4, DET-10



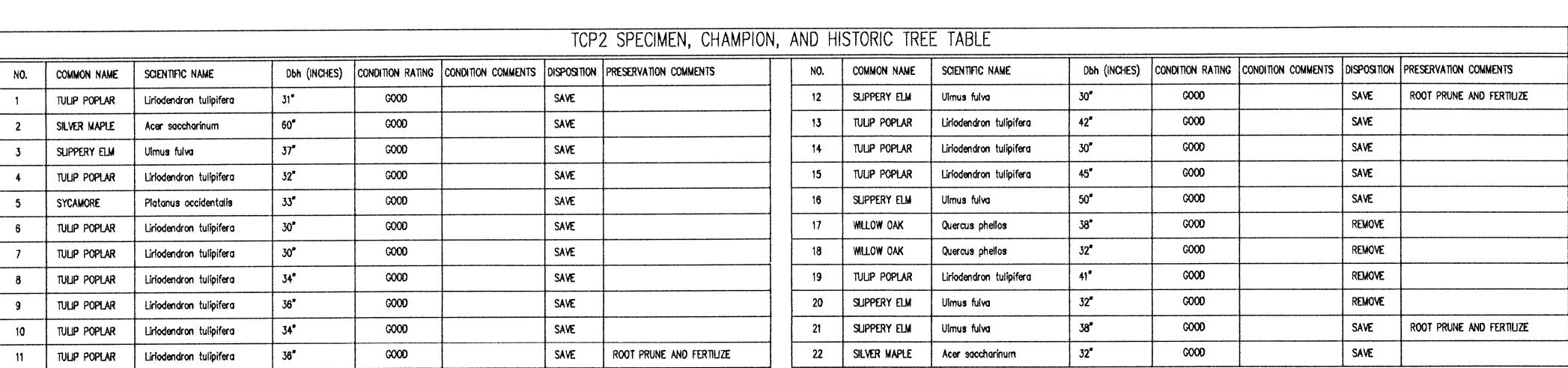
NOTES

1. WOODLAND PRESERVATION AREA SIGNS AND WOODLAND REFORESTATION AREA SIGNS SHALL BE LOCATED AS SHOWN ON THE TYPE II TCP.
ALL SIGNS SHALL BE MOUNTED ON METAL POSTS.

PRESERVATION AND REFORESTATION AREA SIGN SPACING DETAIL NOT TO SCALE



August 2010



M-NCPPC ENVIRONMENTAL PLANNING SECTION APPROVAL QUALIFIED PROFESSIONAL CERTIFICATION TREE CONSERVATION PLAN This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual. TCP2 / 13 /09 Signed: A. Parland IV Date: 3/10/2011 K. Show Nat Ballard, LEED AP 02 Patton Harris Rust & Associates, pc 8818 Centre Park Drive Columbia, Maryland 21045 410.997.8900 nat.ballard@phra.com

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION

APPROVAL

TREE CONSERVATION PLAN

TCP2 / 13 /09

APPROVED BY

DATE

10/17/1/1

01

02

03

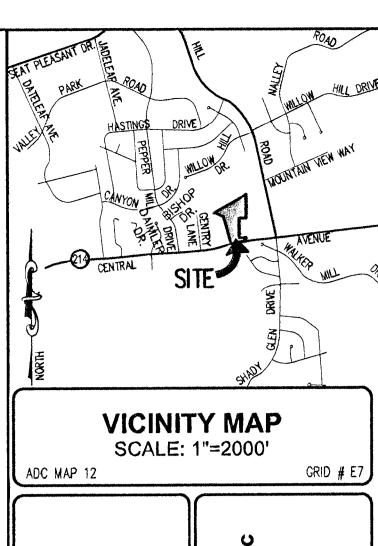
04

06

06

07

A-4, DET-11



DATE BY

OWNER: NEW LIFE ASSEMBLY OF GOD CHURCH

TZ20 CENTRAL AVE.

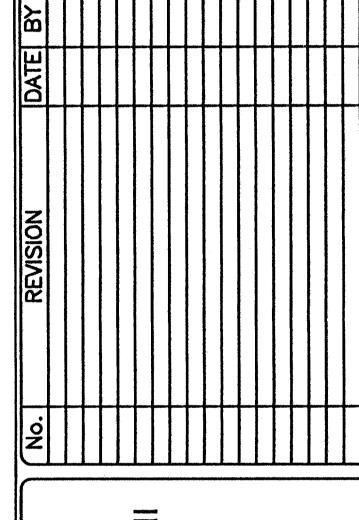
CAPITOL HEIGHTS, MD 20743-2751

DEVELOPER: NITZ DEVELOPMENT AND CONSTRUCTION
ATTN: MR. ROBERT E. NITZ, JR.
8430 ALBAN ROAD
SPRINGFIELD, WA 22150

Taloners. Surveyors. Planners. Landscape Architects.

Engineers. Surveyors. Planners. Landscape Architects.

8818 Centre Park Drive Columbia, MD 21045
T 410-997-8900 F 410-997-9282



REE CONSERVATION PLAN TYPE

NEW LIFE ASSEMBLY OF GOD

TAX MAP 66, GRID E4

M-NCPPC APPROVALS

PROJECT NAME:

PROJECT NUMBER:

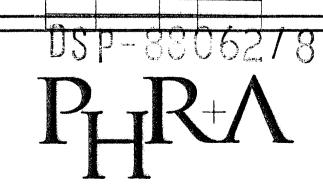
For Conditions of Approval sees Site Plea Cover Sheet or Approval Sheet Rovisions Listed Bolow Apply to This Sheet

Royalogs # Approval or Approval Revisions* Cartification Institute

Approval or Approval Revisions* Cartification Institute

Royalogs # Approval Revisions* Cartification

Royalogs # A



DESIGNED: NAT
DRAWN: NAT
DATE: 03/09/11
SCALE: N.T.S.

FILE NO: 15589-1-0
SHEET 4 OF 4

NOTE: ALL SPECIMEN, CHAMPION, AND HISTORIC TREES WITHIN 100 FEET OF THE LOD HAVE BEEN SURVEY LOCATED.