

DATE	
REVISION	
NO.	
1	18/5/14

SHEET TITLE	TCP2 PLAN
PROJECT TITLE	BURROUGHS PROPERTY

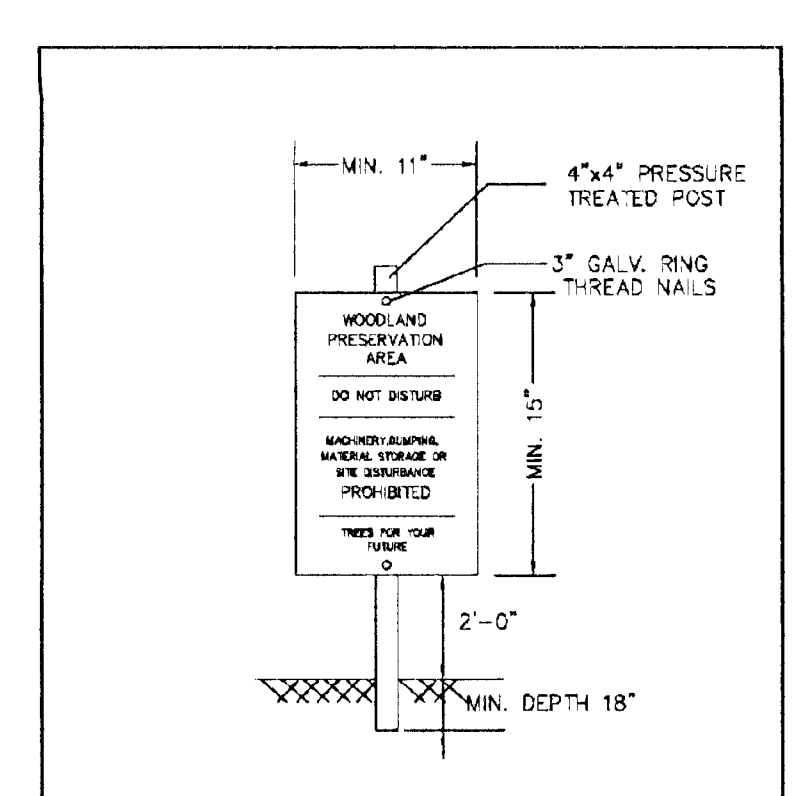
CLIENT
TINA LOHR, INC.
SD LOHR, INC.
7470 BENSVILLE ROAD
WALDORF, MARYLAND 20603

LANDSCAPE ARCHITECTS
DIGITERRA
2010 BENTLEY AVE. SUITE 200
BETHESDA, MD 20814
PHONE: 301.877.0271
WWW.DIGITERRA.COM

FILE: **C:\214-0424\DWG**
DATE: **AUGUST 5, 2014**
SCALE: **1"=30'**
PLAN NUMBER: **LC-101**

- STANDARD TYPE 2 TREE CONSERVATION PLAN GENERAL NOTES**
- This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If this grading permit expires, then this TCP2 also expires and is no longer valid.
 - Cutting or clearing of woodland not in compliance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$2000 per acre per foot of violation fee.
 - 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 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 owners of any woodland conservation areas through the provision of a copy of this plan as a condition of sale. Future property owners are also subject to this requirement.
 - The owners of the property subject to this tree conservation plan are solely responsible for compliance to the requirements contained herein.
 - The property is within the Developing Tier and is zoned I-4.
 - The site is not adjacent to a roadway designated as a scenic, historic, a parkway or scenic byway.
 - This site is not adjacent to a roadway classified as arterial or greater.
 - This plan is not grandfathered under CG-27-2012, Section 25-137(a).
 - The source of the property boundaries on this plan is from a survey prepared by W.L. Meekins, Inc.
 - The existing features shown on this plan is from a plan prepared by W.L. Meekins and from available records, as field run, dated March 20, 2013.

- Tree Preservation Selection 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 understorey 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 on this plan.
 - Woodland preservation areas shall be posted with signage as shown on the plan. These signs must remain in perpetuity.
 - 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.
 - Woodland preservation areas shall be posted with signage as shown at the time of the same time as the temporary TPF installation. These signs must remain in perpetuity.
 - A tree is considered hazardous if it is in a position which poses a potential risk to life or property. A tree is considered hazardous if it is in a position which poses a potential risk to life or property. A tree is considered hazardous if it is in a position which poses a potential risk to life or property.



WOODLAND PRESERVATION AREA SIGN

August 2010 A-4, DCF

SECTION I-Establishing Site Information: (Enter acres for each zone)

Zone:	RA
Gross Tract:	5.67
Floodplain:	0.00
Previously Dedicated Land:	0.00
Net Tract (NTA):	5.67

TCP Number 014-14
Property Description or Subdivision Name: BURROUGHS PROPERTY
Is this site subject to the 1989 Ordinance? (y/n) N
Is this one (1) single family lot? (y/n) N
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) = 3.09 acres
Clearing permitted w/o reforestation = 1.01 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	50.00%	4.10	0.00	
Woodland Conservation Threshold (WCT) =		2.84		
Smaller of 13 or 14		2.84		
Woodland above WCT		1.27		
Woodland cleared		0.04	0.00	0.00
Woodland cleared above WCT (smaller of 13 or 14)		0.04		
Clearing above WCT (0.25:1) replacement requirement		0.00		
Woodland cleared below WCT		0.00		
Clearing below WCT (2:1 replacement requirement)		0.00		
Woodland Conservation Threshold (AFT) =	20.00%	0.00		
Off-site WCA (afforestation) being provided on this property		0.00		
Woodland Conservation Required		2.84		

SECTION III-Meeting the Requirements

Woodland Preservation	4.06	acres
Afforestation / Reforestation	0.00	acres
Natural Regeneration	0.00	acres
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	acres
Forest Enhancement Credit (Area * .25)	0.00	acres
Area approved for fee-in-lieu-PFA	0.00	\$0.00
Area approved for fee-in-lieu-PFA	0.00	\$0.00
Credits for Off-site Conservation on another property	0.00	acres
Off-site WCA (preservation) being provided on this property	0.00	acres
Off-site WCA (afforestation) being provided on this property	0.00	acres
Total Woodland Conservation Provided	4.06	acres

Area of woodland not cleared: 4.06 acres
Net tract woodland retained not part of requirements: 0.00 acres
100-foot/woodland retained: 0.00 acres
On-site woodland conservation provided: 4.06 acres
On-site woodland retained not credited: 0.00 acres

Prepared by: **Daniel V. Oliva** 8/16/2014
Signed: _____ Date: _____
NOTE: INCLUDES PARCELS "A" AND "B"

- TCP2 PLAN LEGEND**
- 58 PROPOSED CONTOURS
 - 58 EXISTING CONTOURS
 - TPF TREE PROTECTION FENCE (TEMPORARY)
 - WOODLAND PRESERVATION
 - LIMIT OF DISTURBANCE/SILT FENCE
 - EXISTING TREE LINE
 - WOODLAND PRESERVATION SIGNS
 - REGULATED INTERMITTENT STREAM
 - REGULATED STREAM BUFFER
 - PRIMARY MANAGEMENT AREA (PMA)
 - SEPTIC RESERVE AREA
 - SPECIMEN TREE
 - INDIVIDUAL TREE

Property Owner Acknowledgment

I, **Tina Lohr**, hereby acknowledge that we are aware of this TCP2 and that we understand the requirements as set forth in this TCP2.

Owner or Owner Representative: _____
Date: _____

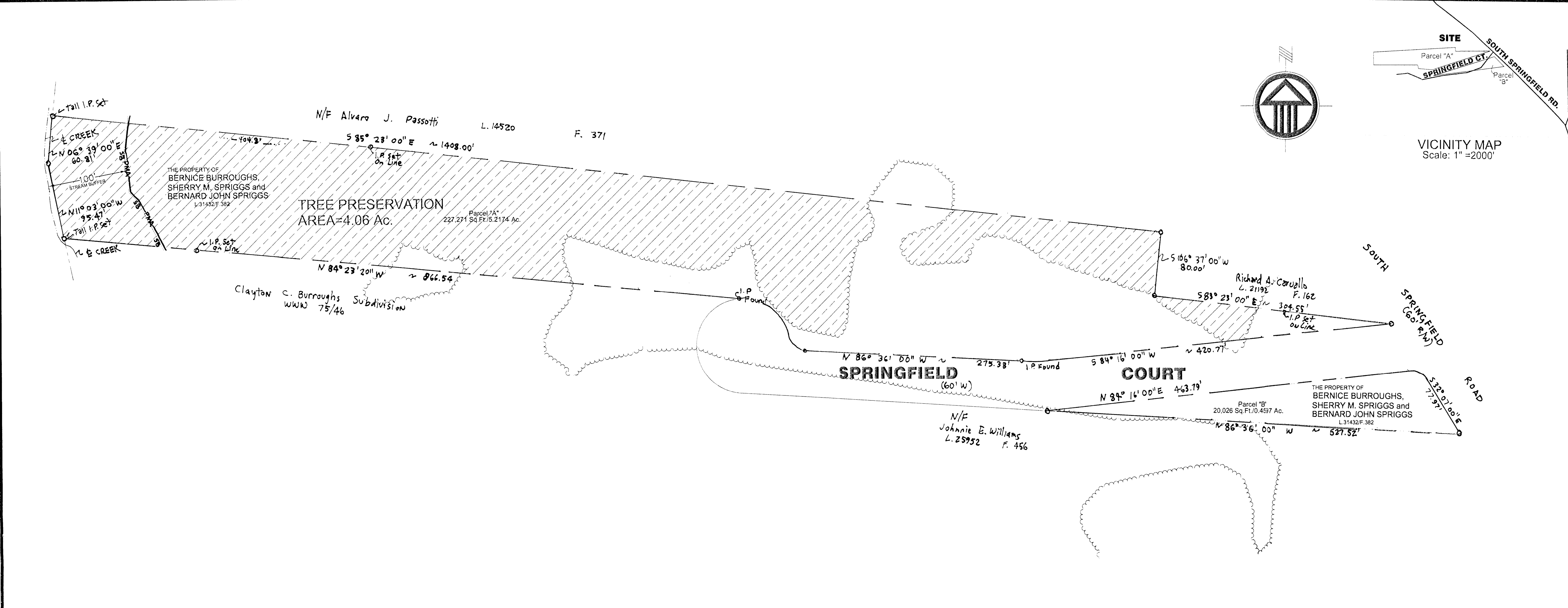
Consent Purchaser: _____
Date: _____

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2-014-14

Approved by: **[Signature]** Date: **9/2/14**

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Figures are to be regulated in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.



SHEET TITLE	TCP2 PLAN
	PROJECT TITLE
	BURROUGHS PROPERTY 14207 SOUTH SPRINGFIELD ROAD BRANDYWINE, MARYLAND 20613
DATE	
REVISION	
NO.	

- STANDARD TYPE 2 TREE CONSERVATION PLAN GENERAL NOTES**
- The plan is submitted to fulfill the woodland conservation requirements for a grading permit. If this grading permit expires, then this TCP2 also expires and is no longer valid.
 - Cutting or clearing of wood and not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$9.00 per square foot mitigation fee.
 - 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 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 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 site is adjacent to a roadway designated as a scenic and historic.
 - This site is not adjacent to a roadway designated as arterial or greater.
 - This plan is not grandfathered under CG 23-2010, Section 25-117(a).
 - The source of the property boundaries on this plan is from a survey prepared by W.L. Meekins, Inc.
 - The topography shown on this plan is from a plan prepared by W.L. Meekins, Inc. and from available records as filed on dated June 6, 2013.

- Tree Preservation Retention Notes**
- All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodlands 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 on this plan.
 - Woodland preservation areas shall be posted with signage as shown on the plans. These signs must remain in perpetuity.
 - 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.

Table B-1. Natural Resources Inventory Statistics Table

Site Statistics	Total ¹
Gross tract area	5.21 Ac.
Existing 100-year floodplain	0.00 Ac.
Net tract area	5.21 Ac.
Existing woodland net tract	0.00 Ac.
Existing woodland total	4.10 Ac.
Existing PMA	0.35 Ac.
Regulated streams (linear feet of centerline)	200.03 LF [Not On-Site]

¹Figures are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)				
Zone:	R.A.			
Gross Tract:	5.07			
Floodplain:	0.00			
Previously Dedicated Land:	0.00			
Net Tract (NTA):	5.07			
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	4.10	2.84	0.00	
Woodland Conservation Threshold (WCT) = Smaller of 13 or 14	60.00%	2.84		
Woodland above WCT	0.27			
Woodland cleared	0.04	0.00	0.00	
Woodland cleared above WCT (smaller of 16 or 17)		0.04		
Clearing above WCT (0.25 - 1) replacement requirement		0.00		
Woodland cleared below WCT		0.00		
Clearing below WCT (2:1 replacement requirement)		0.00		
Afforestation Threshold (AFT) = Off-site WCA being provided on this property	20.00%	0.00		
Woodland Conservation Required		2.84		
SECTION III-Meeting the Requirements				
Woodland Preservation	4.08			
Afforestation / Reforestation	0.00			
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	\$0.00	
Credits for Off-site Conservation on another property	0.00	0.00	\$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		4.08		
Area of woodland not cleared	4.08	acres		
Net tract woodland retained not part of requirements:		acres		
100-Floodplain woodland retained	0.00	acres		
On-site woodland conservation provided	4.08	acres		
On-site woodland retained not credited	0.00	acres		

Prepared by: *Daniel J. Oh* 8/16/14
Signed: *8/16/14*
Date: *8/16/14*

NOTE: INCLUDES PARCELS "A" AND "B"

- TCP2 PLAN LEGEND**
- 5B PROPOSED CONTOURS
 - 5B EXISTING CONTOURS
 - SB STREAM BUFFER
 - WOODLAND PRESERVATION
 - PMA PRIMARY MANAGEMENT AREA
 - EXISTING TREE LINE
 - REGULATED INTERMITTENT STREAM
 - REGULATED STREAM BUFFER



Property Owner Acknowledgment Certificate

I, *Richard A. Corallo*, hereby acknowledge that we are aware of this TCP2 and that we understand the requirements to be met on this TCP2.

Owner or Owner Representative: *Richard A. Corallo* Date: *8/16/14*

Contract Particulars: _____ Date: _____

**M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2-014-14**

Approved by: *David R. ...* Date: *9/12/14*

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CLIENT
TINA LOHR
SD LOHR, INC.
7470 BENSVILLE ROAD
WALDORF, MARYLAND 20603

DESIGNED BY LTH
DRAWN BY LTH
CHECKED BY LTH
DATE 8/16/14

FILE
C:\214-0424\DWG
DATE
AUGUST 5, 2014
SCALE
1"=60'
PLAN NUMBER
LC-102