

SITE STATISTICS	
1. TOAL SITE ACREAGE:	139.65 ACRES
2. TOTAL SITE WOODLAND:	67.65 ACRES
3. TOTAL ON-SITE 100 YEAR FLOODPLAIN:	35.12 ACRES
4. TOTAL SITE WOODLAND WITHIN ON-SITE 100 YEAR FLOOD PLAIN:	32.88 ACRES

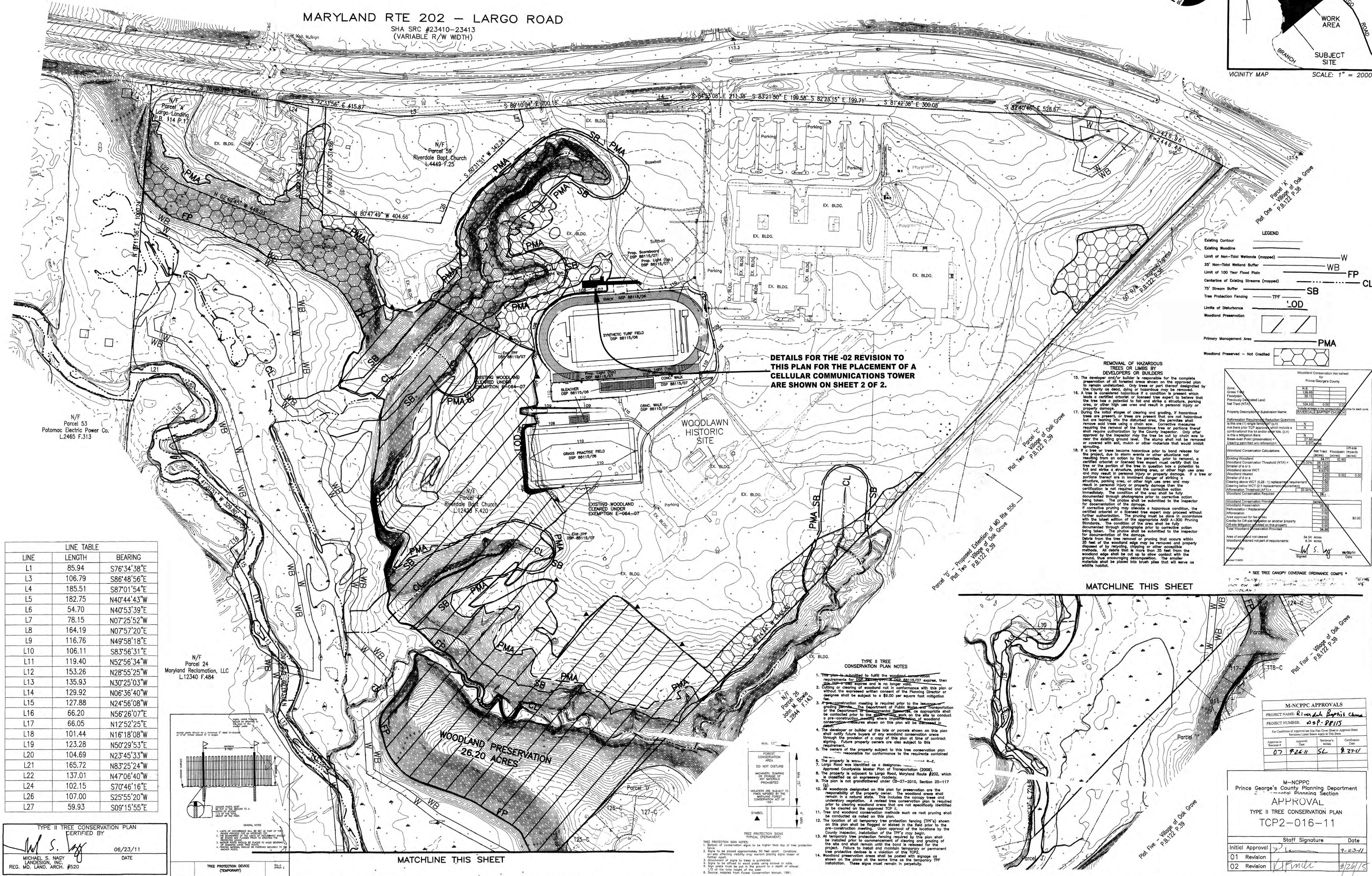
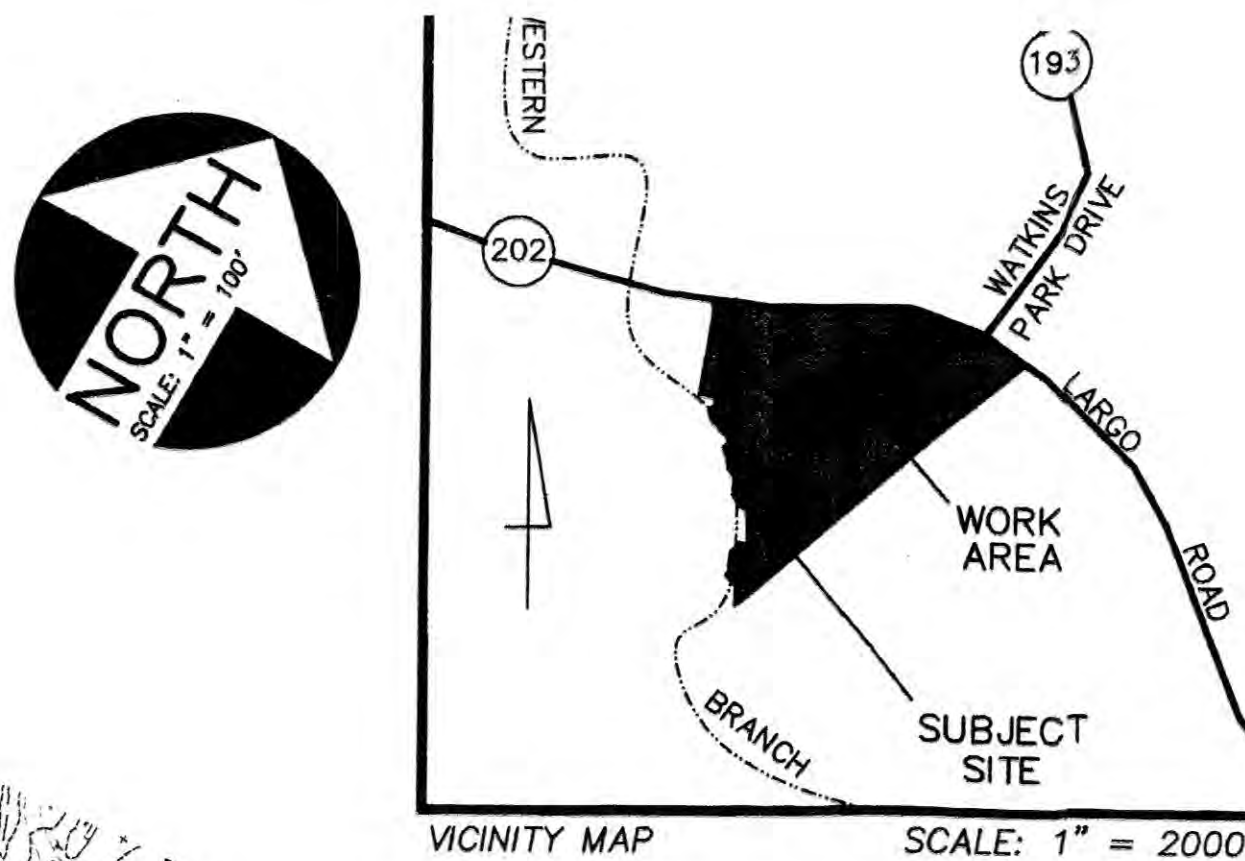
WOODLAWN HISTORIC SITE
NOTE
WOODLAWN HISTORIC SITE IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN

DEVELOPMENT NOTES
THE SYNTHETIC TURF FIELD, GRASS PRACTICE FIELD, BLEACHERS AND TRACK AND TOP EXEMPTION NUMBER 0-04-07 SHOWN HEREON WERE APPROVED UNDER DSR 88115-06.
THE PROPOSED CONCRETE WALKS TO THE BLEACHERS, FIELD LIGHTS, SCOREBOARD AND GRASS FIELD EXPANSION (ALONG WITH THE WOODLAND TO BE CLEARED FOR THE EXPANSION) ARE ASSOCIATED WITH DSR 88115-07.
THIS PLAN WAS PREPARED FOR DSR-88115-07 BECAUSE 0.23 ACRES OF WOODLANDS IS PROPOSED TO BE CLEARED FOR THE APPLICATION AND THE SITE NO LONGER QUALIFIES FOR EXEMPTION FROM THE WOODLAND AND WILDLIFE HABITAT ORDINANCE.

TREE CANOPY COVERAGE
ORDINANCE COMPS
PROPERTY ZONED: R-E
TOTAL PROPERTY AREA: 139.65 ACRES
MINIMUM TREE CANOPY COVERAGE REQUIRED: 27.2%
FOR SECTION 25-128 (R-E) CONSIDER 25% OF GROSS TRACT AREA OR 27.2%
TOTAL EXISTING ON-SITE WOODLANDS: 67.65 ACRES
TOTAL EXISTING ON-SITE WOODLANDS TO REMAIN: 67.42 ACRES OR 48%
TOTAL EXISTING ON-SITE WOODLANDS TO REMAIN: 67.42 ACRES OR 48%

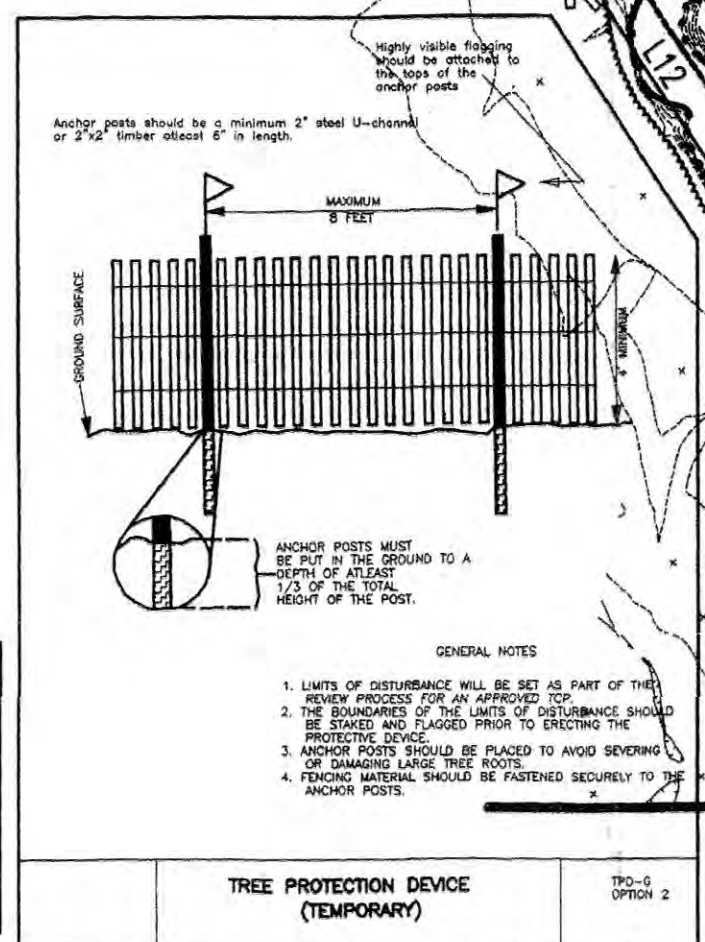
The location of all utilities shown herein is from field investigation and available records and cannot be guaranteed. Contractor should dig test pits by hand at all utility crossings to verify exact location.

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LINE TABLE		
LINE	LENGTH	BEARING
L1	85.94	S76°34'38"E
L3	106.79	S86°48'56"E
L4	185.51	S87°01'54"E
L5	182.75	N40°44'43"W
L6	54.70	N40°53'39"E
L7	78.15	N07°25'52"W
L8	164.19	N07°57'20"E
L9	116.76	N49°58'18"E
L10	106.11	S83°56'31"E
L11	119.40	N52°56'34"W
L12	153.26	N28°55'25"W
L13	135.93	N30°25'03"W
L14	129.92	N06°36'40"W
L15	127.88	N24°56'08"W
L16	66.20	N56°26'07"E
L17	66.05	N12°52'25"E
L18	101.44	N16°18'08"W
L19	123.28	N50°29'53"E
L20	104.69	N23°45'33"W
L21	165.72	N83°25'24"W
L22	137.01	N47°06'40"W
L24	102.15	S70°46'16"E
L26	107.00	S25°55'20"W
L27	59.93	S09°15'55"E

TYPE II TREE CONSERVATION PLAN
CERTIFIED BY
MICHAEL S. NADY
LAND DESIGN, INC.
REG. MD. LAND ARCH. #520
DATE: 06/23/11



ENGINEERS • SURVEYORS • PLANNERS

2905 MITCHELLVILLE ROAD SUITE NO. 111
BOWIE, MARYLAND 20716
(301) 249-8802

OWNER/DEVELOPER

Riverdale Baptist Church
1133 Largo Road
Upper Marlboro, Maryland 20774
301-249-7001
ATTN: Pastor Brian Mentzer

TYPE II TREE CONSERVATION PLAN

RIVERDALE BAPTIST CHURCH

PART OF PARCEL 47

LIBERTY 12428 FOLDS 420
TAX MAP 79 GRID E-4
MARLBORO (CD) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: Feb., 2011

DESIGN BY: JC

CHECKED BY: MN

COMPUTER: C

FIELD BOOK: 150

SCALE: 1"=100'

DRAWN BY: DH&JF

SHEET No: 1 of 1

JOB No: 08-040

DATE: Feb., 2011

DESIGN BY: JC

CHECKED BY: MN

COMPUTER: C

FIELD BOOK: 150

SCALE: 1"=100'

DRAWN BY: DH&JF

SHEET No: 1 of 1

JOB No: 08-040

DATE: Feb., 2011

DESIGN BY: JC

CHECKED BY: MN

COMPUTER: C

FIELD BOOK: 150

SCALE: 1"=100'

DRAWN BY: DH&JF

SHEET No: 1 of 1

JOB No: 08-040

REVISED TYPE II TREE CONSERVATION PLAN NOTES:

NOTE 1: THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENT FOR DSR-88115-09.

NOTE 3: A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT (DPIE) 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.

THIS BLOCK IS FOR OFFICIAL USE ONLY

OR shall certify that this plan meets conditions of final approval by the Planning Board, or designee of the District Council.

M-NCPPC APPROVALS

PROJECT NAME: Verizon Wireless Site at Largo Road

PROJECT NUMBER: DSP-88115-09

For Conditions of Approval See Site Plan Cover Sheet or Approval Sheet

TYPE II TREE CONSERVATION PLAN

REVISION TABLE

TCP2-016-11

REVISION #

REASON FOR REVISION

SHEETS AFFECTED

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TYPE II TREE CONSERVATION PLAN

REVISION TABLE

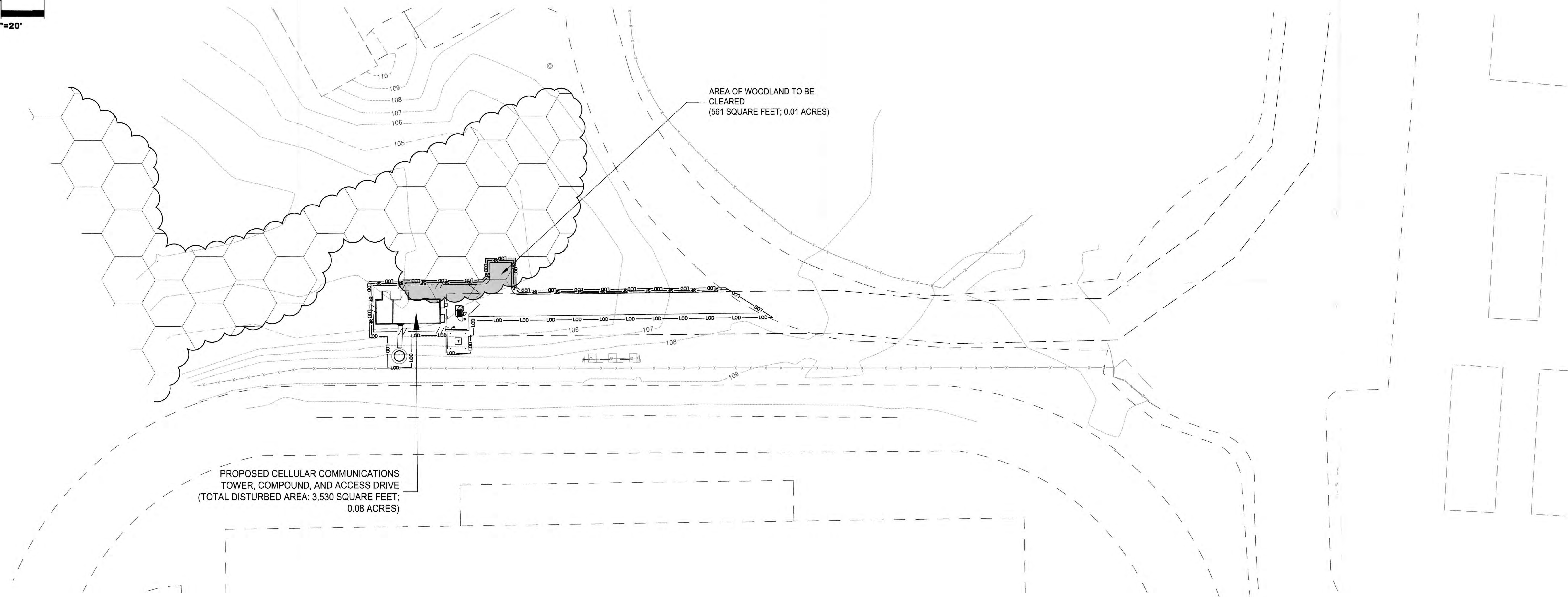
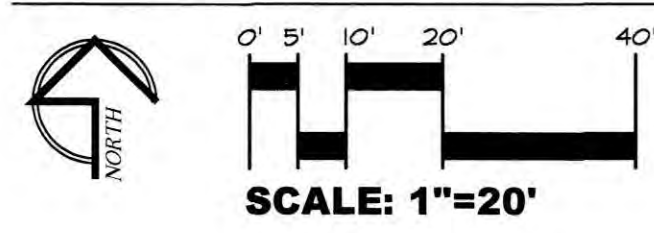
TCP2-016-11

REVISION #

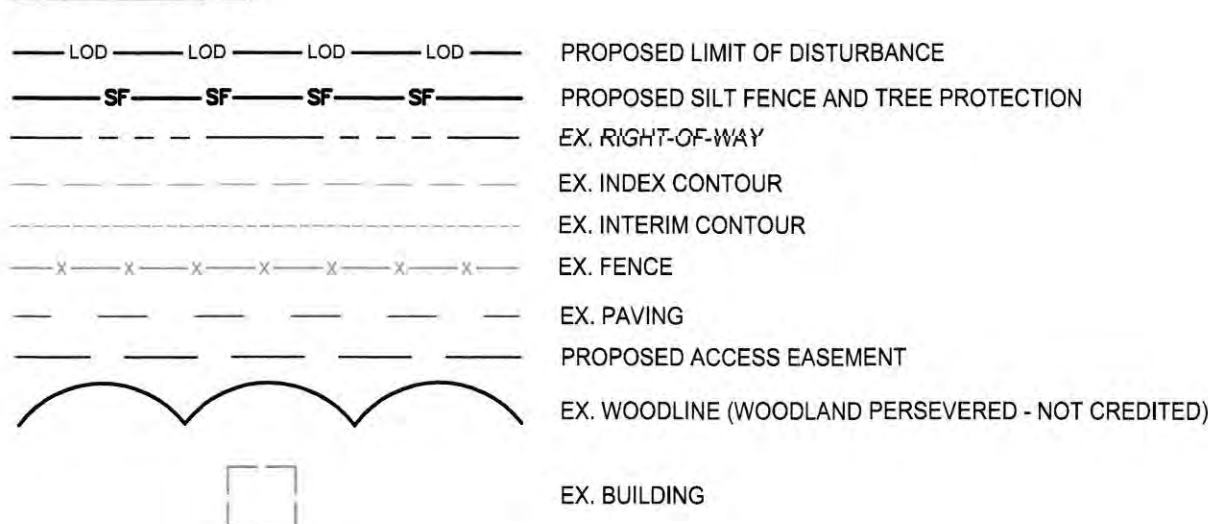
REASON FOR REVISION

SHEETS AFFECTED

DETAIL PLAN - PROPOSED CELLULAR COMMUNICATIONS TOWER AND COMPOUND:



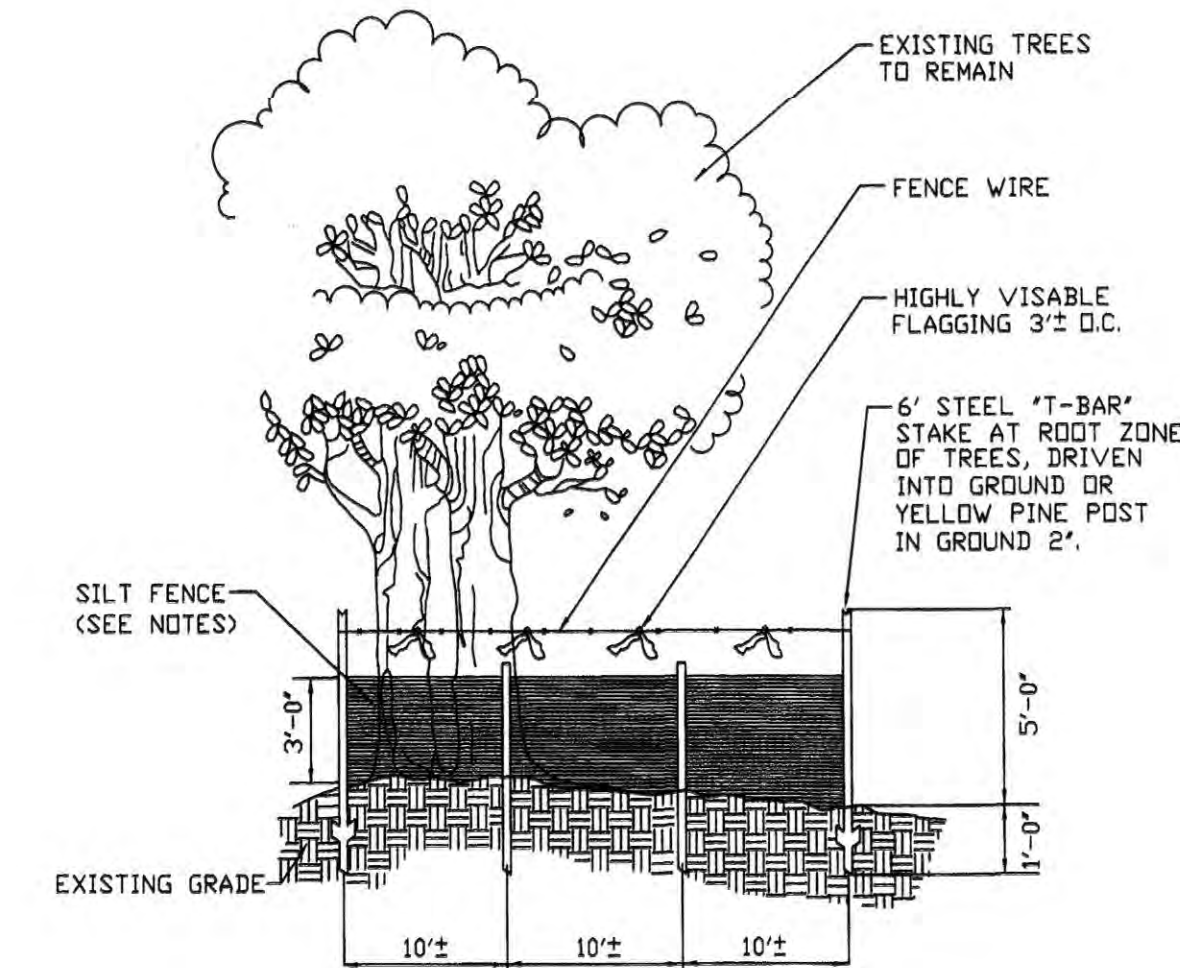
LEGEND:



ADDITIONAL NOTES:

- THE DETAILED SITE PLAN AND TCP2 FOR THIS PROJECT HAVE NOT BEEN CERTIFIED AS OF THE DATE OF THIS PLAN. A DETERMINATION HAS BEEN MADE BY THE URBAN DESIGN SECTION THAT THE -03 REVISION TO THE TCP2 AND -02 REVISION TO THE TCP2 CAN GO FORWARD IN ADVANCE OF THAT CERTIFICATION DUE TO THE LIMITED NATURE OF THE ACTIVITY.
- THE PROPOSED REVISION DOES NOT IMPACT ANY REGULATED ENVIRONMENTAL FEATURES.
- THE PROPOSED REVISION IS LOCATED OUTSIDE THE APPROVED SETTING OF THE HISTORIC AREA WORK PERMIT FOR SITE IDENTIFICATION NUMBER 79-057 (WOODLAND HISTORIC SITE).
- THE EXISTING WOODLINE SHOWN ON THIS PLAN WAS SURVEY LOCATED BY MORRIS & RITCHIE ASSOCIATES, INC. (MRA) ON JANUARY 9, 2014.
- SHEET 2 OF 2 OF THIS REVISED TYPE II TREE CONSERVATION PLAN WAS PREPARED ON A BASE PLAN PROVIDED BY MRA.

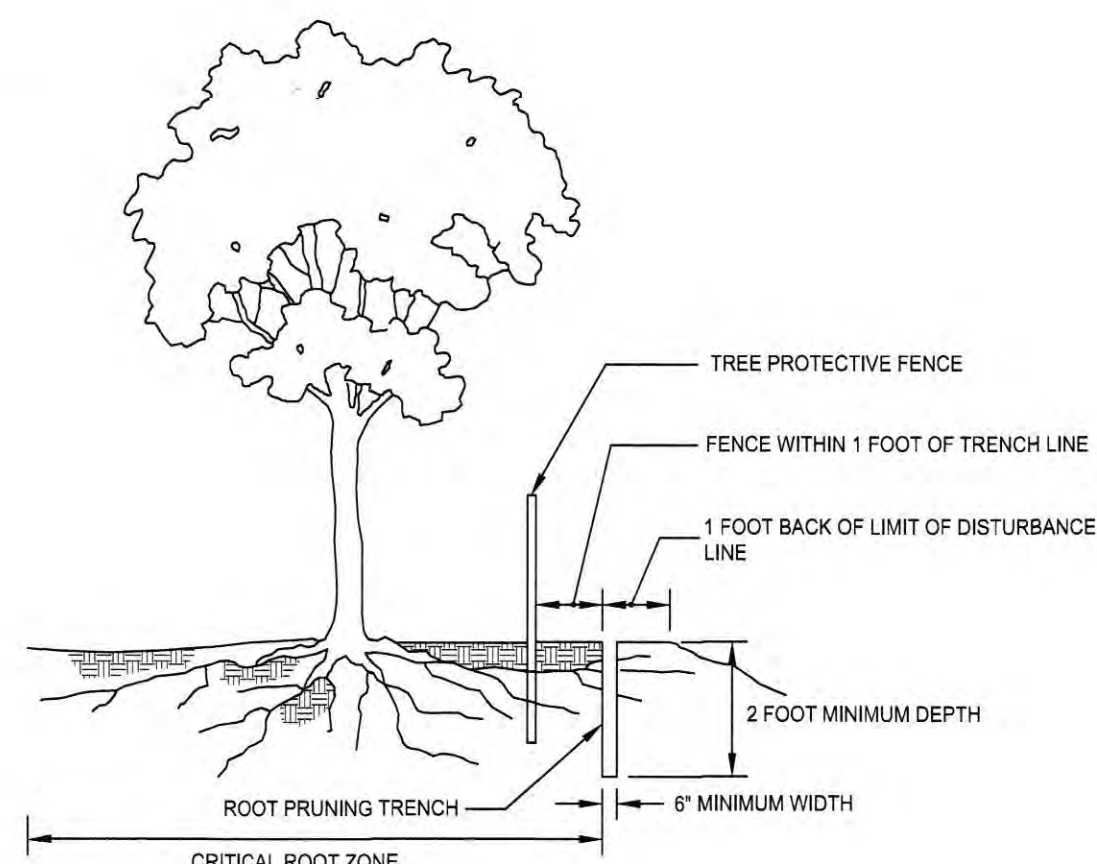
SILT FENCE AND TREE PROTECTION



NOTES:

- SILT FENCE TO BE HEDED INTO SOIL.
- WIRE, SNOW FENCE, ETC. FOR TREE PROTECTION ONLY.
- BOUNDARIES OF RETENTION AREA WILL BE ESTABLISHED AS PART OF THE TREE CONSERVATION PLAN REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
- WOOD ROOT DAMAGE, WHEN PLACING ANCHOR PISTS.
- DEVICE SHOULD BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
- PROTECTION SIGNS ARE ALSO REQUIRED.
- LOCATE FENCE OUTSIDE THE CRITICAL ROOT ZONE.

ROOT PRUNING



NOTES:

- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREA SHOULD BE STAKED FLAGGED PRIOR TO TRENCING.
- EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
- TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
- ROOTS SHOULD BE CLEANLY CUT USING A MACHETE, AXE, OR OTHER ACCEPTABLE EQUIPMENT.

THE CRITICAL ROOT ZONE

ROOTS ARE VITAL TO THE FUNCTIONING OF ANY TREE. THEY PROVIDE STRUCTURAL SUPPORT AS WELL AS THE MAJOR MECHANISM FOR NUTRIENT AND WATER UPTAKE. FOR USE BY THE TREE, DESTROYING A SECTION OF A TREE'S ROOTS, WILL ULTIMATELY RESULT IN A PROPORTIONAL LOSS TO THE TREE'S CANOPY.

THE CRITICAL ROOT ZONE OF A TREE IS THE ZONE IN WHICH THE MAJORITY OF THE TREE'S ROOTS LAY. INMANY CASES, 80% OF THE ROOTS OF MOST TREES WILL BE FOUND IN THE UPPER 1.5' OF THE SOIL. THE MAJORITY OF THE ROOTS THAT SUPPLY THE NUTRIENTS AND WATER TO THE TREE ARE FOUND JUST BELOW THE SOIL SURFACE. THE TOTAL AMOUNT OF A TREE'S ROOTS ARE GENERALLY PROPORTIONAL TO THE VOLUME OF THE TREE'S CANOPY. THEREFORE, IF THE ROOTS ONLY PENETRATE A THIN LAYER OF THE SOIL, THEN THE ROOTS MUST SPREAD FAR FROM THE TREE, BEYOND THE EXTENSION OF THE CANOPY.

WHEN DELINEATING FOREST RETENTION LINES IN THE FIELD, ONE MUST CONSIDER NOT ONLY THE VISIBLE PORTION OF THE TREE (THE TRUNK AND CANOPY) BUT THE JUST BELOW GROUND PORTION AS WELL. ON ALL FOREST CONSERVATION MAPS, ISOLATED SPECIMEN TREES SHOULD BE NOTED WITH THEIR CRITICAL ROOT ZONES AND ALL SHOULD BE NOTED BY THE EDGES OF THEIR CRITICAL ROOT ZONES AND NOT JUST BY THE EXTENT OF THEIR CANOPIES.

THE TRUE SIZE OF THE CRITICAL ROOT ZONE IS DETERMINED BY THE SPECIES AND THE SIZE OF THE TREE AS WELL AS THE CONDITION OF THE SOIL (INCLUDING TEXTURE AND MOISTURE LEVELS). IT IS DIFFICULT TO GENERALIZE FOR ALL TREES BUT ALSO DIFFICULT TO FIELD EXAMINE THE ROOT SYSTEMS OF ALL OF THE TREES IN QUESTION.

THERE ARE SEVERAL WAYS TO ESTIMATE THE SIZE OF THE CRITICAL ROOT ZONE WITHOUT EXAMINING THE ROOTS IN THE FIELD. THE FOLLOWING CALCULATION IS SUGGESTED BUT OTHER METHODS MAY BE ACCEPTED IF SHOWN TO PROTECT THE COMPLETE ROOT ZONE.

REVISED WOODLAND CONSERVATION WORKSHEET

Zone:	(S.E.)
Grass Tract:	100.00
Floodplain:	100.00
Previously Dedicated Land:	100.00
Net Tract (NTA):	104.53 0.00 0.00

Property Description or Subdivision Name: RIVERDALE BAPTIST CHURCH / WILKINS PARK C&D Site

Is this site subject to the 1989 Ordinance? No

Are there prior TCP approvals which include a combination of this lot and/or other lots, (y/n) No

Is this a Mitigation Bank? No

Break-even Point (preservation) = 27.86 acres

Clearing permitted with reforestation: 8.33 acres

Woodland Conservation Calculations:

Existing Woodland: 28.00% (28.00 acres)

Woodland Conservation Threshold (NTA) = 28.00% (28.00 acres)

Woodland above WCT: 28.00% (28.00 acres)

Woodland cleared: 0.00% (0.00 acres)

Smaller of a or b: 0.00% (0.00 acres)

Clearing above WCT (0.28 - 1) replacement requirement: 0.00% (0.00 acres)

Clearing below WCT (2.1 replacement requirement): 0.00% (0.00 acres)

Afforestation Threshold (AFF) = 22.00% (22.00 acres)

Off-site Mitigation being provided on this property: 0.00% (0.00 acres)

Woodland Conservation Required: 28.11% (28.11 acres)

Woodland Conservation Provided: 28.00% (28.00 acres)

Woodland Preservation: 28.00% (28.00 acres)

Afforestation / Reforestation: 0.00% (0.00 acres)

Area approved for reforestation: 0.00% (0.00 acres)

Credits for Off-site Mitigation on another property: 0.00% (0.00 acres)

Off-site Mitigation being provided on this property: 0.00% (0.00 acres)

Total Woodland Conservation Provided: 28.00% (28.00 acres)

Area of woodland not cleared: 34.53 acres

Woodland retained not part of requirements: 8.33 acres

Prepared by: [Signature] 8/3/2015

Signed: [Signature] Date: 8/3/2015

Revised: 8/1/14

DEVELOPER'S CERTIFICATE

I, We, Riverdale Baptist Church, hereby acknowledge that we are aware of this revision to the Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2. All future revisions to this TCP2 plan shall be included all revisions to the TCP2 approved as of the date of certification or signature.

Y, O. Williams, 8-18-15

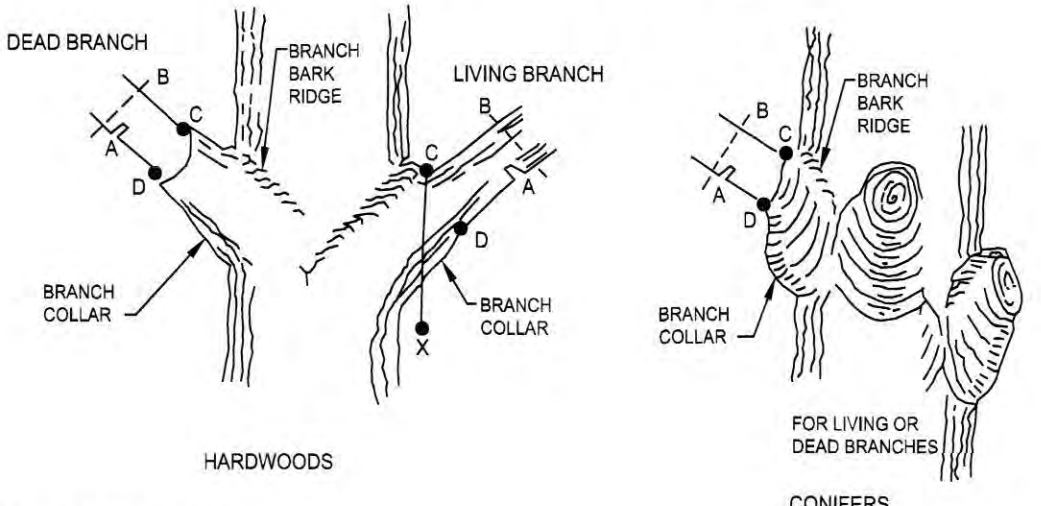
Owner or Owner's Representative

I, We, Alan Sullivan, hereby acknowledge that we are aware of this revision to the Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2. All future revisions to this TCP2 plan shall be included all revisions to the TCP2 approved as of the date of certification or signature.

Alan Sullivan, 8/14/2015

Contract Purchaser

CROWN REDUCTION



PRUNING A BRANCH

- REMOVE BRANCH WEIGHT BY UNDERCUTTING AT 'A' AND REMOVE LIMB BY CUTTING THROUGH AT 'B'.
- REMOVE STUB AT 'C' (12" LINE BETWEEN BRANCH BARK RIDGE AND OUTER EDGE OF BRANCH COLLAR).
- 'B' OR 'C' IS DIFFICULT TO FIND ON HARDWOODS, DROP VERTICAL FROM 'C' (LINE 'C-C') ANGLE 'XTC' TO 'XCD'.

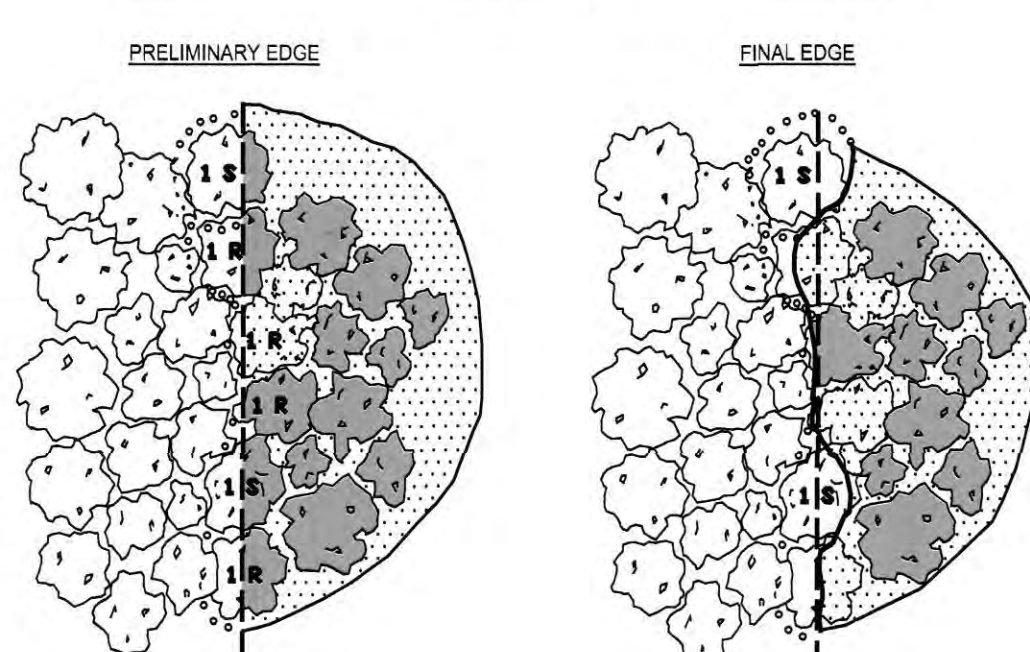
PRUNING A LEADER OR TO REDUCE SIZE

- REMOVE TOP WEIGHT BY CUTTING AT 'A' AND 'B'.
- REMOVE STUB AT 'C' PARALLEL TO THE BRANCH BARK RIDGE.

NOTES:

- ONLY PRUNE AT SPECIFIED TIMES.
- NO MORE THAN 30% OF CROWN TO BE REMOVED AT ONE TIME.

FIELD EDGE DETERMINATION



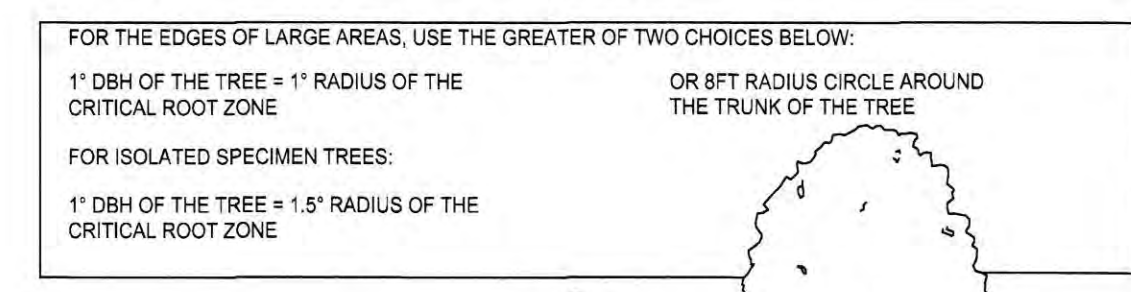
CRITICAL ROOT ZONE
PRELIMINARY RETENTION EDGE
REMOVE
SAVE
CLEARED AREA

EXAMPLE ONLY:

TREE #	STATUS	NOTES
1	SAVE	PRELIMINARY RETENTION EDGE (PRE-IMPACTING APPROXIMATELY 40% OF CRITICAL ROOT ZONE) (PRE-IMPACTING LINE IS SUBJECT TO ACCOMMODATE).
2	REMOVE	PRE-IMPACT NEARING 50% OF CRITICAL ROOT ZONE (TULIP POPULAR CANNOT WITHSTAND DISTURBANCE WELL, TRUNK SHOWS SIGN OF DECAY, ADJUST LINE TO REMOVE).
3	REMOVE	PRE-IMPACT TRUNK.
4	REMOVE	TREE IS COMPLETELY WITHIN DISTURBANCE ZONE.
5	SAVE	APPROXIMATELY 40% IMPACT OF CRITICAL ROOT ZONE, MOVE EDGE TO ACCOMMODATE.
6	REMOVE	RETENTION EDGE RUNS THROUGH TRUNK.

AS A RESULT OF THIS PROCESS:
NO ACRES LOST FROM BUILDABLE AREA, TWO TREES SAVED

STAKING RETENTION EDGES IN THE FIELD REQUIRES TREE-BY-TREE DECISIONS. THE ABOVE EXAMPLE DEMONSTRATES THE USE OF THE CRITICAL ROOT ZONE, TREE HEALTH, AND TREE SPECIES IN LAYING OUT A FINAL, HEALTHY RETENTION LINE.



FOR THE EDGES OF LARGE AREAS, USE THE GREATER OF TWO CHOICES BELOW:

1' DBH OF THE TREE = 1' RADIUS OF THE CRITICAL ROOT ZONE OR 8 FT RADIUS CIRCLE AROUND THE TRUNK OF THE TREE

FOR ISOLATED SPECIMEN TREES:

1' DBH OF THE TREE = 1.5' RADIUS OF THE CRITICAL ROOT ZONE

1' DBH OF THE TREE = 1.5' RADIUS OF THE CRITICAL ROOT ZONE

THE CRITICAL ROOT ZONE IS THE AREA IN WHICH MOST OF THE TREE'S ROOTS LAY. RETAINING THIS AREA, ALONG WITH THE TREE ITSELF, WILL HELP TO INSURE A HEALTHY RETENTION AREA.

M-NCPPC APPROVALS

PROJECT NAME: PROJECT NUMBER:

For Certification of Approval, See the Plan, Cover Sheet or Approval Sheet

Approval of: Approval Date: Reviewer's Initials: Certification Date:

M-NCPPC Prince George's Planning Department Environmental Planning Section

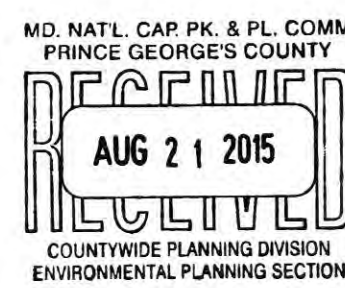
APPROVAL TYPE II: TREE CONSERVATION PLAN

TCP2-016-11

Staff Signature: Date:

Initial Approval: PAT VANCE 9-23-11

01 Revision 02 Revision



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