Woodland Conservation Worksheet
for
Prince George's County

Zone:	R-55		
Gross Tract:	16.87		
Floodplain:	3.36		
Previously Dedicated Land:	0.18		
Net Tract (NTA):	13.35	0.00	0.00

*Include acreage in the corresponding columns for each zone.

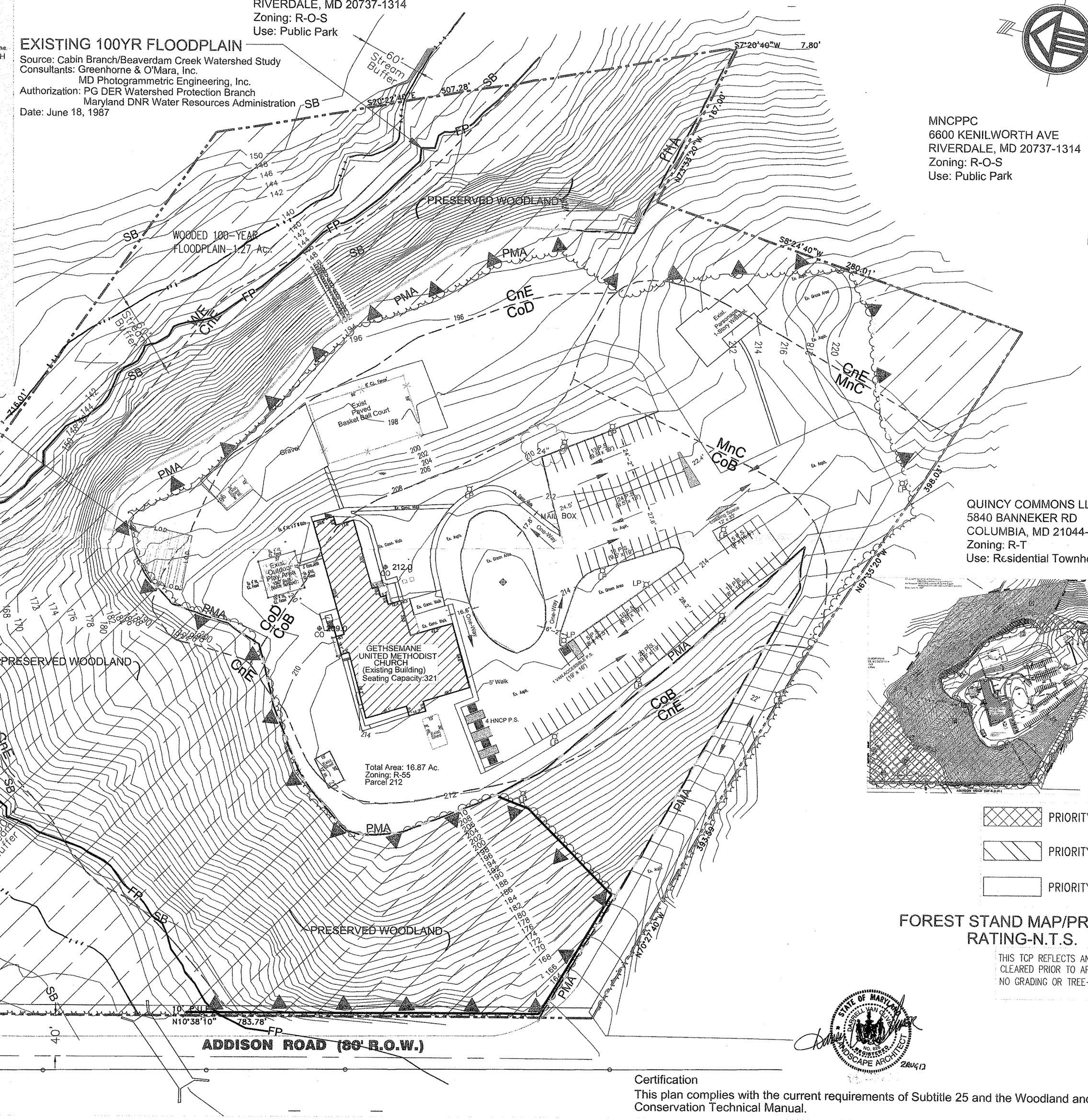
Property Description or Subdivision Name:	GETHSAMANE UNITED METHODIST CHURCH
Is this site subject to the 1989 Ordinance?	N
Reforestation Requirement Reduction Questions	
Is this one (1) single family lot? (y,n)	N
Are there prior TCP approvals which include a combinationof this lot and/or other lots. (y,n)	N
Is this a Mitigation Bank	N
Break-even Point (preservation) =	3.35 acres
Clearing permitted w/o reforestion=	2.72 acres

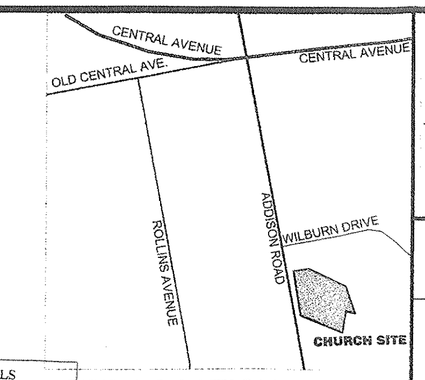
Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland		6.07	3.36	
Woodland Conservation Threshold (NTA) =	20.00%	2.67		
Smaller of a or b		2.67		
Woodland above WCT		3.40		
Woodland cleared		6.06	0.00	0.09
Smaller of d or e		6.06		
Clearing above WCT (0.25 : 1) replacement requirement		0.02		
Clearing below WCT (2:1 replacement requirement)		0.00		
Afforestation Threshold (AFT) =	15.00%	0.00		
Off-site Mitigation being provided on this property		0.00		
Woodland Conservation Required		2.69		

Woodland Conservation Provided:	(acres)	
Woodland Preservation	6.01	
Afforestation / Reforestation	0.00	
Area approved for fee-in-lieu	0.00	$0.00
Credits for Off-site Mitigation on another property	0.00	
Off-site Mitigation being provided on this property	0.00	
Total Woodland Conservation Provided	6.01	

Area of woodland not cleared 6.01 acres
Woodland retained not part of requirements 0.00 acres

Prepared by:
Signed 16 JULY 2013 Date





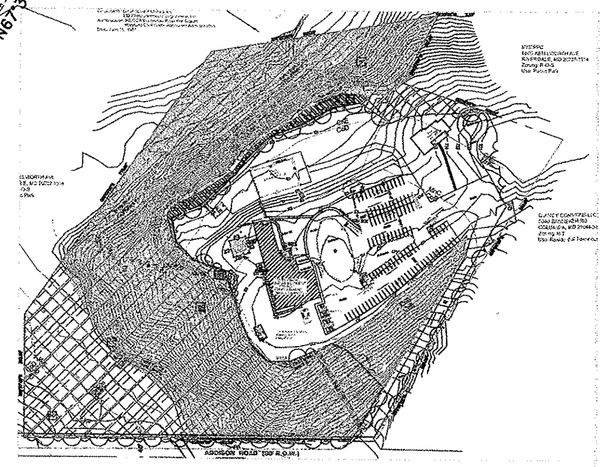
SITE LOCATION MAP
Address: 910 Addison Road
Nearest Intersection.: Wilburn Drive and Addison Road
Street Map 36/Grid J-8
Scale: 1"=2000'

M-NCPPC APPROVALS			
PROJECT NAME: Gethsemane U.M.C.			
PROJECT NUMBER: DSP-11033			
For Conditions of Approval see Site Plan Cover Sheet or Approved Sheet Revisions Listed Below Apply to This Sheet			
Approved or Revised #	Approval Date	Reviewer's Initials	Certification Date
	7-26-12	RHVS	8-16-13

Child Care Ctr.

STANDARD TYPE 2 TREE CONSERVATION PLAN-GENERAL NOTES

1. This plan is submitted to fulfill the woodland conservation requirements for DSP-11033. If DSP-11033 expires, then this TCP2 also expires and is no longer valid.
2. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a $0.00 per square foot mitigation fee.
3. 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.
4. The owners of the property subject to this tree conservation plan are soley responsible for conformance to the requirements contained herein.
5. The property is within the Developed Tier and is zoned R-55.
6. The site is not adjacent to a roadway designated as a scenic, historic, or parkway or a scenic byway.
7. This site is not adjacent to a roadway classified as arterial or greater.
8. This plan is/is not grandfathered under CB-27-2010, Section 25-117(g).
9. 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.
10. 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.
11. A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe 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 result in personal injury or property damage.
12. Tree protection fencing (TPFs) is not required for all or portions of this plan because of an undisturbed 100-foot buffer of open land/or a 50-foot forested buffer is being maintained between the LOD and the woodland preservation areas. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluated the change to determine if a revision to the tree conservation plan is necessary or if installation of TPFs will be required.



TCP2 PLAN LEGEND

- PROPERTY BOUNDARY
- SB — 60' STREAM BUFFER
- REGULATED STREAM (CENTERLINE)
- FP — 100-YEAR FLOODPLAIN
- PMA — PRIMARY MANAGEMENT AREA (PMA)
- EXISTING TREE LINE
- CmD3 / CmB2 — SOILS BOUNDARY
- WOODLAND PRESERVATION SIGNS
- PRESERVED WOODLANDS
- LOD — LIMIT OF DISTURBANCE (FOR PREVIOUSLY CLEARED)
- WOODLAND PREVIOUSLY CLEARED

PRIORITY NO. 1
PRIORITY NO. 2
PRIORITY NO. 3

FOREST STAND MAP/PRIORITY RATING-N.T.S.

MD. NAT'L. CAP. PK. & PL. COMM
PRINCE GEORGE'S COUNTY
RECEIVED
AUG 19 2013
COUNTYWIDE PLANNING DIVISION
ENVIRONMENTAL PLANNING SECTION
APPROVED PLAN

THIS TCP REFLECTS AN AREA OF CLEARED WOODLAND THAT WAS PREVIOUSLY CLEARED PRIOR TO APPROVAL OF THIS TCP AND HAS BEEN REFLECTED IN THE WORKSHEET. NO GRADING OR TREE-CLEARING IS PROPOSED NOR WILL BE NEEDED FOR THIS DEVELOPMENT

STATE OF MARYLAND — DARRELL VAN CLEAVE — NO. 2 — REGISTERED LANDSCAPE ARCHITECT — 2AUG13

Certification
This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2-016-12

	Approved by	Date
01	Chief Scientist	8/9/13
02		
03		
04		
05		

NO.	REVISION	DATE
3	REV. PER MNCPPC COMMENTS	8/2/13
2	REVISED PER MNCPPC COMMENTS	7/16/13
1	REVISED PER MNCPPC COMMENTS	6/6/13

SHEET TITLE: TCP2 PLAN
PROJECT TITLE: GETHSAMANE UNITED METHODIST CHURCH CHILDCARE CENTER

CLIENT: GETHSAMANE UNITED METHODIST CHURCH
910 ADDISON ROAD
CAPITOL HEIGHTS, MARYLAND 20743

DIGITERRA
LANDSCAPE ARCHITECTS SITE PLANNERS
LAND DEVELOPMENT CONSULTANTS
4300 FORBES BLVD. LANHAM, MD 20706
301.577.0271 301.577.2939 FAX WWW.DIGITERRADESIGN.COM

PROJECT NO.	DRAWN BY:	Q/C REVIEW BY:
211-0920	CT	REM
DESIGNED BY:	CHECKED:	
DVO		

FILE: C:\211-0920\DWG
DATE: 2AUGUST 2013
SCALE: 1"=50'
PLAN NUMBER: LC-103