

Standard Woodland Conservation Worksheet for Prince George's County

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

Zone:	R-E		
Gross Tract:	1.01		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	1.01	0.00	0.00

TCP Number

Property Description or Subdivision Name:

Is this site subject to the 1989 Ordinance? (y/n)

Is this one (1) single family lot? (y/n)

Are there prior TCP approvals which include a combination of this lots? (y/n)

Is any portion of the property in a WC Bank?

Break-even Point (preservation) =

Clearing permitted w/o reforestation:

Lot 3 Blk F Sect Two Brock Hall Manor	Revision #	0
N		
Y		
N		
N		
N		
0.30	acres	
0.17	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		0.47	
Woodland Conservation Threshold (WCT) =	25.00%	0.25	
Smaller of 13 or 14		0.25	
Woodland above WCT		0.22	
Woodland cleared		0.32	0.00
Woodland cleared above WCT (smaller of 16 or 17)		0.22	
Clearing above WCT (0.25 - 1) replacement requirement		0.05	
Woodland cleared below WCT		0.10	
Clearing below WCT (2:1 replacement requirement)		0.21	
Afforestation Threshold (AFT) =	20.00%	0.00	
Off-site WCA being provided on this property		0.00	
Woodland Conservation Required		0.41	acres

SECTION III-Meeting the Requirements

Woodland Preservation	0.00
Afforestation / Reforestation	0.00
Natural Regeneration	0.00
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00
Forest Enhancement Credit (Area * 25)	0.00
Area approved for fee-in-lieu/PFA	0.00
Area approved for fee-in-lieu-non-PFA	0.41
Credits for Off-site Conservation on another property	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	0.41

Area of woodland not cleared

Net tract woodland retained not part of requirements:

100-floodplain woodland retained

On-site woodland conservation provided

On-site woodland retained not credited

0.15 acres

0.15 acres

0.00 acres

0.00 acres

0.15 acres

SPECIMEN TREE LIST (ST)					
TAG NO	SCIENTIFIC NAME	BOTANICAL NAME	DBH	CRZ	CONDITION
ST-1	Liriodendrum tulipifera	Tulip Poplar	54	81	Fair
ST-2	Liriodendrum tulipifera	Tulip Poplar	34	51	Good
ST-3	Liriodendrum tulipifera	Tulip Poplar	36	54	Good

NOTE: A VARIANCE TO SECTION 25-122(b)(5) FOR THE REMOVAL OF SPECIMEN TREES 1,2,3 WAS APPROVED BY THE PLANNING DIRECTOR ON _____



TCP-2 LEGEND

EXISTING TREE LINE

PROPOSED TREE LINE

FOREST SAVE AREA
(SAVED BUT NOT COUNTED)

FOREST CLEAR AREA

LIMITS OF TOPOGRAPHIC SURVEY

L00

SILT FENCE

HOD

CoB

ST-18

EX. SPECIMEN TREE W/ CRITICAL ROOT ZONE

GENERAL NOTES

SITE:

ADDRESS: 13909 TOWN FARM RD., UPPER MARLBORO, MD., LOT 3

BLK F SECT. TWO

WATERSEWER: WS, SS

TAX MAP 0084

GRID: 02

COUNCIL DISTRICT: 5

PLANNING AREA: 3

FLOODPLAIN: NONE

SURVEY:

HORIZONTAL DATUM BASED ON NAD83(NSRS2007)

VERTICAL DATUM BASED ON NAVD83

TOPOGRAPHY BASED ON FIELD RUN TOPO PERFORMED BY CPJ ON 4-11-2018

TOPO AT 2' CONTOUR INTERVALS

THIS LOT IS NOT ASSOCIATED WITH A PRELIMINARY PLAN

NO 100YR FLOODPLAIN/WETLANDS LOCATED WITHIN THE SITE.

NO HISTORIC SITE LOCATED WITHIN ADJACENT TO THE SITE.

ZONING:

SUBDIVISION: BROCK HALL MANOR, PLAT #A4239

PROPERTY ZONED: RE

MAIN STRUCTURE SETBACKS:

FRONT YARD: 25'

SIDE YARD: 17/35'

REAR YARD: 25'

LOT SIZE = 43,893 SQ. FT.

LOT COVERAGE: ALLOWED = 20%
PROPOSED = 1.8%

BUILDING HEIGHT: MAX 35' NOT MORE THAN 2 STORIES

PROPOSED DRIVEWAY WILL BE ASPHALT

GENERAL INFORMATION TABLE		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-E
Zone	Aviation Policy Area (APA) 1	None
Administrative	Tax Grid (TMO)	84 D.2
Administrative	WSSC Grid (Sheet 20)	203SE12
Administrative	Planning Area (Plan Area)	79
Administrative	Election District (ED)	3
Administrative	Councilmanic District (CD)	6
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic analysis Zone (COG) (TAZ, COG)	1241
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2481

SOILS TABLE				
Map Unit	Map Unit Name	K-Factor	Hydric Rating	Hydrologic Soil Group
Synb	Collington-Wist complex	0.17	Not Hydric	B
CoB	Collington-Wist-Urban land complex	0.2	Not Hydric	A

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPII - 017-2018			
Approved by	Date	DRP #	Reason for Revision
		N/A	N/A

I/We _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative _____ Date _____

I/We _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser _____ Date 10/10/18

STABILIZATION PRACTICES ON ALL PROJECTS MUST BE IN COMPLIANCE WITH THE REQUIREMENTS OF COMAR 26.17.01.08 G REGULATIONS BY JANUARY 9, 2013, REGARDLESS OF WHEN AN EROSION AND SEDIMENT CONTROL PLAN WAS APPROVED. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN: THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

MISS UTILITY

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.

UPDATES/REVISIONS:	
REV 1 (10-11-18)	REVISIONS PER MNCPPC REVIEW COMMENTS

TCP-II
13909 TOWN FARM ROAD
LOT 3, BLOCK F SECTION TWO
BROCK HALL MANOR
MARLBORO (3rd) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

Charles P. Johnson & Associates, Inc.

Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-8994
www.cpa.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Fairfax, VA

CLIENT: CARLSON HOMES
2810 BALDWIN AVENUE, SUITE 200
CROFTON, MD 21114
301-431-4500
ATTN: GARY EVANS EVANS@CARLSONHOMES.COM

WSSC GRID:

DESIGN: JPS

DRAFT: JMS

DATE: July 2018

SCALE: AS NOTED

TAX MAP:

SHEET: 1

OF: 2

FILE NO: 2018-045-22

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AS NOTED

Last Saved 10/11/2018 Last Plotted 10/16/2018 11:47 AM Sheet N:\2018-1142\DWG\22-099