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- OWNER ADDRESS:
MNCPPC
6800 KENILWORTH AVE
RIVERDALE, MD 20737
- SITE ADDRESS:
ALDERSHOT DR
LANHAM, MD 20706
C0822 F 462
TAX MAP/GRID: 44D3
BLOCK B, PARCEL 1
TAX ACCOUNT: 207067
USE: PARKS & OPEN SPACE
ZONED: R-55
- GENERAL NOTES
- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR A GRADING PERMIT ASSOCIATED WITH A DOE/CWP PROJECT LOCATED ON BALD HILL STREAM VALLEY PARK, SITE D, 8811 ON ALDERSHOT DRIVE, LANHAM, MD 20706.
 - PROJECT DESCRIPTION: STREAM RESTORATION.
 - SITE SPECIFIC DESIGN CONSIDERATIONS: NONE.
 - THIS PROJECT IS SUBJECT TO THE AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING, WATERSHED IMPLEMENTATION PLAN BY AND BETWEEN PRINCE GEORGE'S COUNTY (THE "COUNTY") AND THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION (THE "COMMISSION") ON PROPERTY OWNED AND/OR MANAGED BY THE DEPARTMENT OF PARKS AND RECREATION (DPR).
 - THE COUNTY OR DESIGNEE IS SUBJECT TO THIS TREE CONSERVATION PLAN PREPARED FOR A WATERSHED IMPLEMENTATION PLAN PROJECT LOCATED ON COMMISSION/DPR PROPERTY AND IS RESPONSIBLE FOR IMPLEMENTATION AND CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
 - WOODLAND CONSERVATION REQUIREMENTS FOR THE PROPOSED DEVELOPMENT ACTIVITY SHALL BE PROVIDED WITH THIS TC2P PLAN CONSISTENT WITH THE PRIORITIES ESTABLISHED IN THE SUBTITLE 25, DIVISION 2, WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE AND THE ENVIRONMENTAL TECHNICAL MANUAL.
 - THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-119(a). IF A TC2P PLAN IS NOT GRANDFATHERED, THE PROJECT SITE IS SUBJECT TO APPROVAL OF A SUBTITLE 25 VARIANCE FOR THE REMOVAL OF SPECIMEN, CHAMPION, AND HISTORIC TREES.
 - A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITIES. THE COUNTY SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING WITH COMMISSION REPRESENTATIVES AND PROVIDE A MINIMUM OF FORTY-EIGHT (48) HOURS NOTICE.
 - CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE DEPARTMENT OF PARKS AND RECREATION, OR DESIGNEE SHALL BE SUBJECT TO A \$6.00 PER SQUARE FOOT MITIGATION FEE TO BE PAID TO THE WOODLAND CONSERVATION FUND.
 - THE PROJECT IS NOT LOCATED ON PARKLAND WHICH WAS PURCHASED WITH CAPPER/CRAWFORD FUNDS AND MAY BE SUBJECT TO NATIONAL CAPITAL PLANNING COMMISSION (NCPC) REVIEW.
 - THE COMMISSION HAS ACCEPTED THIS PROJECT AND DETERMINED THAT THE PROJECT IMPOSES A LOW IMPACT TO THE FUNCTIONAL OPERATIONS OF THE PARK AND IS SUBJECT TO THE APPROPRIATE DESIGN REVIEW PROCESS.
 - THE PROPERTY IS WITH THE ENVIRONMENTAL STRATEGY AREA (ESA 2) OF PLAN PRINCE GEORGE'S 2035 (FORMERLY THE DEVELOPING TIER).
 - THE PROJECT SITE IS ZONED R-55.
 - THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
 - THE PROJECT IS LOCATED WITHIN THE BALD HILL BRANCH SUBWATERSHED, THE WESTERN BRANCH (0231103), AND THE PATUXENT BASIN.
- ADDITIONAL NOTES:
- THE COUNTY AND THE COMMISSION/DNR SHALL PARTICIPATE IN A PRE-CONSTRUCTION MEETING PRIOR TO THE CONTRACTOR MOBILIZATION AND OF ANY COMMENCEMENT OF CLEARING, GRADING, OR CONSTRUCTION ACTIVITIES. THE COUNTY SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING WITH COMMISSION REPRESENTATIVES AND PROVIDE A MINIMUM OF FORTY-EIGHT (48) HOURS NOTICE.
 - THE COUNTY SHALL HAVE THE LIMITS OF DISTURBANCE (LOD) STAKED IN THE FIELD AFTER THE PRE-CONSTRUCTION MEETING. AN INSPECTION AFTER STAKEOUT SHALL BE PERFORMED BY COMMISSION/DNR REPRESENTATIVES.
 - THE COUNTY MAY AUTHORIZE MINOR FIELD ADJUSTMENTS TO THE LOD, STAGING AREA, AND/OR ACCESS ROUTES TO MINIMIZE NEGATIVE IMPACTS TO COMMISSION PROPERTY.
 - WOODLAND PRESERVATION AND RETENTION NOTES:
 - A. ALL WOODLAND DESIGNATION ON THIS PLAN FOR RETENTION OUTSIDE OF THE DESIGNATED LIMIT OF DISTURBANCE 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 TC2P.
 - B. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS SPECIFIED AND NOTED ON THIS PLAN.
 - C. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPF) SHOWN ON THIS PLAN SHALL BE LAGED OR STAKED IN THE FIELD AND INSPECTED AFTER THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COMMISSION REPRESENTATIVE, INSTALLATION OF THE TPF MAY BEGIN.
 - D. ALL TEMPORARY TREE PROTECTION FENCING (TPF) AND TEMPORARY CONSTRUCTION SIGNAGE REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF THE PROJECT. FAILURE TO INSTALL, AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TC2P.
 - GROUND COVER ESTABLISHMENT: THE REMAINING DISTURBED AREA SHALL BE SEEDED AND STABILIZED TO ENHANCE THE HABITAT AND POLLINATOR VALUE OF THE SITE. WITH A POLLINATOR FRIENDLY HERBACEOUS COVER MIX SELECTED FROM THE NCPC CONSERVATION PRACTICE STANDARD FOR CONSERVATION COVER (CCE, 2014), TABLE 2, SELECTED LIST OF HERBACEOUS COVER MIXES BASED ON THE SPECIFIC CHARACTERISTICS OF THE SITE. THE MIXES AND SPECIES CONTAINED IN THE TABLE ARE FOCUSED ON HIGH DIVERSITY PLANTINGS TO SUPPORT WILDLIFE HABITAT, WITH SPECIAL CONSIDERATION FOR POLLINATORS AND BENEFICIAL INSECTS, CONSISTENT WITH USDA BIOLOGICAL TECHNICAL NOTE NO. 78, 2ND EDITION, USING 2014 FARM BILL PROGRAMS FOR POLLINATOR CONSERVATION, OR MOST CURRENT RECOMMENDATION FROM NCPC STANDARDS.
 - PRIOR TO THE ISSUANCE OF PERMITS FOR THE DEVELOPMENT SECTION OR SECTIONS SHOWN ON THIS TC2P, ALL OFF-SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROPRIATE WOODLAND CONSERVATION BANK IN ACCORDANCE WITH NOTE 24 (REPLY) AND WOODLAND CONSERVATION CREDIT TRANSFER CERTIFICATES) SHALL BE RECORDED IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY FOR THE OFF-SITE AREA REQUIRED. A RECORDED COPY OF THE WOODLAND CONSERVATION CREDIT TRANSFER CERTIFICATE SHALL BE PROVIDED TO THE ENVIRONMENTAL PLANNING SECTION (EPS), PLANNING DEPARTMENT MNCPPC PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN AND INCLUDED IN THE PERMIT PACKAGE.
 - IF OFF-SITE WOODLAND CONSERVATION IS APPROVED TO MEET THE REQUIREMENTS AND AFFORESTATION, REFORESTATION, OR NATURAL REGENERATION AREAS ARE PROPOSED TO MEET THE REQUIREMENTS, THE CREDIT SHALL BE A RATIO OF 1:1 (ONE ACRE OF CONSERVATION MUST BE PROVIDED FOR EACH ACRE OF REQUIREMENT).
 - IF OFF-SITE WOODLAND CONSERVATION IS APPROVED TO MEET THE REQUIREMENTS AND PRESERVATION AREAS ARE PROPOSED TO MEET THE REQUIREMENTS, THE WOODLAND CONSERVATION CREDIT SHALL BE A RATIO OF 2:1 (TWO ACRES OF PRESERVATION MUST BE PROVIDED FOR EACH ACRE OF REQUIREMENT).
 - IN ACCORDANCE WITH SUBTITLE 25, DIVISION 2, SEC 25-122, METHODS FOR MEETING THE WOODLAND AND WILDLIFE CONSERVATION REQUIREMENTS, IF OFF-SITE WOODLAND CONSERVATION IS APPROVED TO MEET THE REQUIREMENTS, THEN THE FOLLOWING LOCATIONS SHALL BE CONSIDERED IN THE ORDER LISTED, WITHIN THE SAME EIGHT-DIGIT SUB-WATERSHED WITHIN THE SAME WATERSHED, WITHIN THE SAME GROWTH POLICY TIER, OR COUNTRY, PRINCE GEORGE'S COUNTY. APPLICANTS SHALL DEMONSTRATE TO THE PRINCE GEORGE'S COUNTY PLANNING DIRECTOR OR DESIGNEE DUE DILIGENCE IN SEEKING OUT OPPORTUNITIES FOR THE OFF-SITE WOODLAND CONSERVATION LOCATIONS FOLLOWING THESE PRIORITIES. ALL WOODLAND CONSERVATION IS REQUIRED TO BE MET WITHIN PRINCE GEORGE'S COUNTY.
 - WHEN POST CONSTRUCTION PROJECT MONITORING HAS COMPLETED WITH THE TERMS OF ALL PERMITS ISSUED BY REGULATORY AGENCIES, AND THE PROJECT HAS BEEN FOUND SUBSTANTIALLY COMPLETE, THE COUNTY WILL NOTIFY THE COMMISSION/DNR AND WILL ARRANGE FOR A FINAL MEETING AND/OR JOINT INSPECTION. THE COUNTY WILL BE SOLELY RESPONSIBLE FOR COORDINATING, DESIGNING, AND IMPLEMENTING ANY REQUIRED CORRECTIVE MEASURES.

Property Owners Awareness Certificate

I, We, Colleen Regotti, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TC2P) and that we understand the requirements as set forth in this TC2P.

Owner or Owners Representative: *Colleen Regotti* Date: December 7, 2020

I, We, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TC2P) and that we understand the requirements as set forth in this TC2P.

Contact Purchaser: _____ Date: _____

Woodland Conservation Worksheet
for Governmental and Linear Projects in Prince George's County

SECTION 1-Establishing Site Information			
1 Property Description or Name:	Bald Hill Branch		
2 Project Location:	Aldershot Drive, Lanham, MD 20706		
3 TC2P Number:	TC2P-017-2020	Rev No: 1-00	
4 NRI Number:	NRI-054-2020	Rev No: 1-00	
5 Zone:	R-55		
6 Gross Tract:	4.79 acres		
7 Project Area/Limits:	4.25 acres		

SECTION 2-Determining Requirements			
8 Existing Woodland in Project Limits = WCT	3.23	or	76.00%
9 Woodland Cleared in Project Limits	3.23		
10 Total area of woodland cleared (subject to 1:1 replacement)	3.23		
11 Off-Site Woodland Conservation provided (afforestation)	0.00		
12 Off-Site Woodland Conservation provided (preservation)	0.00		
13 Woodland Conservation Requirement	3.23	acres	

SECTION 3-Meeting the Requirements			
14 Woodland Preserved	0.00		
15 Afforestation Reforestation	0.00	Bond amount: \$	-
16 Natural Regeneration	0.00		
17 Landscape Credit	0.00		
18 Specimen/Historic Tree Credit (CRZ area > 2.0)	0.00		
19 Forest Enhancement Credit (Area > 2.5)	0.00		
20 Street Tree Credit (Existing or 10-year canopy coverage)	0.00		
21 Prior Credit for Off-Site Woodland Conservation	0.00		
22 Current Credit for Off-Site Woodland Conservation	3.23		
23 Off-Site Woodland Conservation provided (afforestation)	0.00		
24 Off-Site Woodland Conservation provided (preservation)	0.00		
25 Area Approved for Fee-in-lieu-PFA	0.00	Fee amount:	\$0.00
26 Area Approved for Fee-in-lieu-non-PFA	0.00	Fee amount:	\$0.00
27 Woodland Conservation Provided	3.23	acres	

28 Prepared by: DAVID BICKEL Signed: *DAVID BICKEL* Date: 11/24/2020

SPECIMEN TREE TABLE					
KEY	COMMON NAME	SCIENTIFIC NAME	DBH (IN)	CRZ (IN)	CONDITION
1	SWEET GUM	LIQUIDAMBAR SYRACIFLUA	30	45	GOOD
2	RED MAPLE	ACER RUBRUM	34	51	GOOD
3	PIN OAK	QUERCUS PALUSTRIS	31	46.5	FAIR
4*	RED MAPLE	ACER RUBRUM	33.5	50.25	GOOD

NOTE: ALL SPECIMEN TREES WERE LOCATED IN THE FIELD.
* TREE LOCATED OUTSIDE OF THE LINEAR NRI BOUNDARY, BUT WITHIN 100'.
NOTE: THIS PLAN IS APPROVED IN ACCORDANCE WITH THE FOLLOWING VARIANCE FROM THE STRICT REQUIREMENTS OF SUBTITLE 25 APPROVED BY THE PLANNING DIRECTOR ON 08/08/2020: THE REMOVAL OF THREE (3) SPECIMEN TREES (SECTION 25-122(b)(1)(G)), LABELED AS ST#1, ST#2, AND ST#3 ON THIS PLAN.

GENERAL INFORMATION TABLE		
LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zoning (Zone)	N-55
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Gtr (TMG)	44-03
Administrative	WSSC Grid (Sheet 200)	207NE08
Administrative	Planning Area (Plan Area)	70
Administrative	Election District (ED)	20
Administrative	Countdown District (CD)	5
Administrative	General Plan 2032 Tier (Tier)	DEVELOPING
Administrative	General Plan Growth Policy (2035)	EST. COMMUNITIES
Administrative	Police District	11

APPROVED BY			
00	<i>Mary A. Rea</i>	DATE	12/9/2020
01		DATE	
02		DATE	
03		DATE	
04		DATE	
05		DATE	

MISS UTILITY NOTE

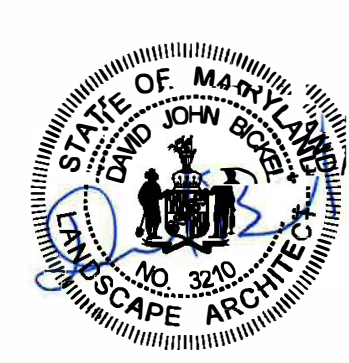
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITIES CROSSINGS BY USING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-261-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

APPLICANT: STORMWATER PARTNERS, LLC
9475 LOTTSPORD ROAD, SUITE 100
LARGO, MD 20774
301.291.2253
OWNER: MNCPPC
6800 KENILWORTH AVE
RIVERDALE, MD 20737

MAP 44 GRID 03

TAX MAP	ZONING CATEGORY
44, 03	R-55, C-0
WSSC 200 SHEET	XXXX
207NE08	XXXX
SITE DATUM	XXXX
HORIZONTAL: XXXXXX	XXXX
VERTICAL: XXXXXX	XXXX



11/24/2020

TREE CONSERVATION PLAN TYPE 2

TC2P
BALD HILL BRANCH

LANHAM (20th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



SHEET 1 OF 1

PROJECT NO. 3354-00-00