

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER: 4207

EXPIRATION DATE: 05/30/2025

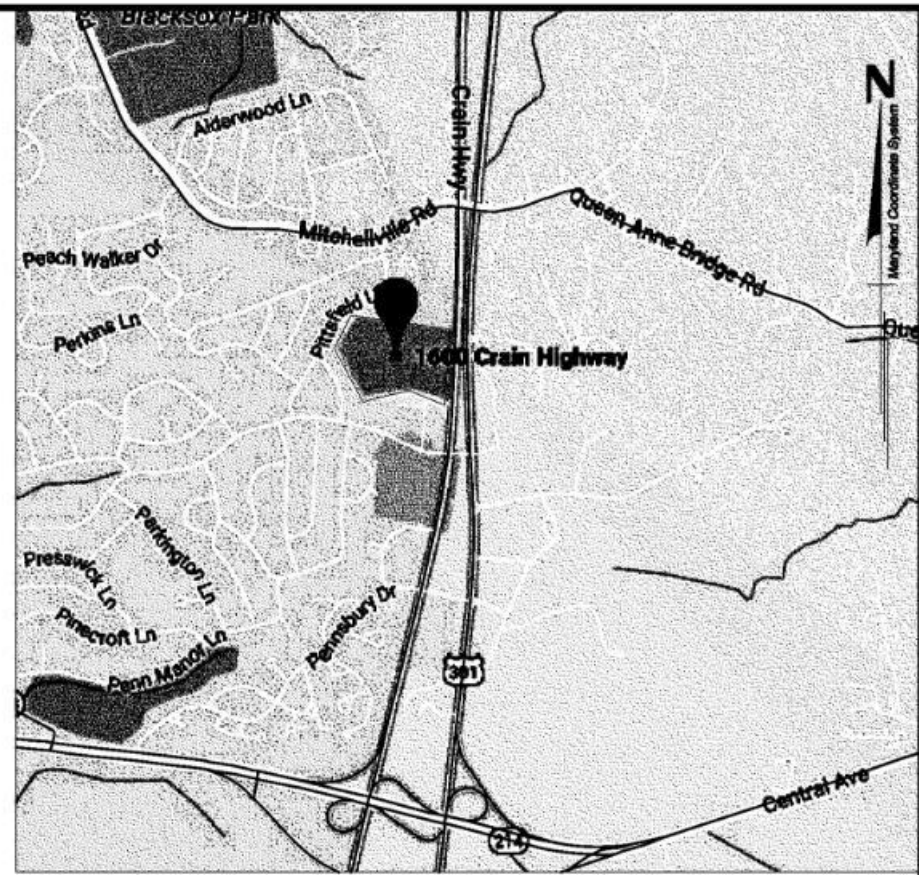


CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

TYPE 2 TREE CONSERVATION PLAN

AMBER RIDGE

7th ELECTION DISTRICT - CITY OF BOWIE
PRINCE GEORGE'S COUNTY, MARYLAND



VICINITY MAP
1" = 2000'

Legend

- Site Boundary
- Existing Contours
- Existing Tree Line
- Limits of Disturbance
- Woodland Cleared
- 65 dBA Unmitigated Noise Line
- Existing Storm Drain
- Public Utility Easement
- Forest Stand Boundary

Standard Woodland Conservation Worksheet for Prince George's County

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

1 Zone:	M-X-T		
2 Gross Tract:	19.03		
3 Floodplain:	0.00		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	19.03	0.00	0.00

SECTION II - Determining Requirements (Enter acres for each corresponding column)

	Column A WCT/FT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
15 Existing Woodland		2.00	0.00	
16 Woodland Conservation Threshold (WCT) =	16.00%	2.86		
17 Smaller of 13 or 14		2.00		
18 Woodland above WCT		0.00		
19 Woodland cleared		0.00	0.00	0.00
20 Woodland cleared above WCT (smaller of 16 or 17)		0.00		
21 Clearing above WCT (0.25: 1) replacement requirement		0.00		
22 Woodland cleared below WCT		2.00		
23 Clearing below WCT (2:1 replacement requirement)		0.86		
24 Mitigation Required	15.00%	0.86		
25 Off-site WCA being provided on this property		0.00		
26 Woodland Conservation Required		4.86		

SECTION III - Meeting the Requirements (Enter acres for each corresponding column)

27 Woodland Preservation	0.00			
28 Mitigation / Reafforestation	0.00			
29 Natural Regeneration	0.00			
30 Landscape Credits	0.00			
31 Specimen/Historic Tree Credit (CR2 area * 2.0)	0.00			
32 Forest Enhancement Credit (Area * .25)	0.00			
33 Street Tree Credit (Bidding or 10-year canopy coverage)	0.00			
34 Area approved for fee-in-lieu/PFA	0.00			
35 Off-site Woodland Conservation Credits Required		0.86		
36 Off-site WCA (preservation) being provided on this property		0.00		
37 Off-site WCA (afforestation) being provided on this property		0.00		
38 Woodland Conservation Provided		4.86		

39 Area of woodland not cleared: 0.00 acres
40 Net tract woodland retained not part of requirements: 0.00 acres
41 100-foot floodplain woodland retained: 0.00 acres
42 On-site woodland conservation provided: 0.00 acres
43 On-site woodland retained not credited: 0.00 acres

44 Prepared by: Steven Allison
Signed: [Signature]
Date: 07/10/20

General Information Table

General Information Table		
Layer Category	Layer Name	Value
Zone	Aviation Policy Area (APA)	M-X-T
Administrative	Tax Grid (TMG)	63-D4
Administrative	WSSC Grid (Sheet 20)	203NE14
Administrative	Policy Analysis Zone (PAZ)	265J
Administrative	Planning Area (Plan Area)	74B
Administrative	Election District (ED)	7
Administrative	Councilmanic District (CD)	4
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1232
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2447

Soils

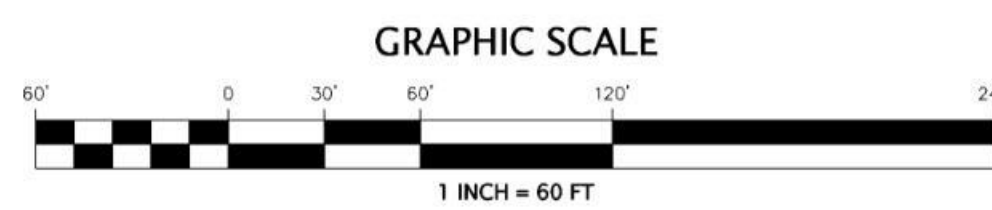
MAP UNIT SYMBOL	MAP UNIT NAME	K FACTOR (WHOLE SOIL)	HYDRIC RATING	HYDROLOGIC SOIL GROUP	DRAINAGE CLASS
Cd	Collington Wet-Urban land Complex (5 to 15% slope)	0.20	No	B	Well Drained
We	Widewater and Issue soils frequently flooded	0.37	Yes	C/D	Poorly Drained

Site Statistics

Site Statistics	Total
Gross Tract Area	19.03 AC
Existing 100-year floodplain	0.00 AC
Net tract area	19.03 AC
Existing woodland in the floodplain	0.00 AC
Existing woodland net tract	2.00 AC
Existing woodland total	2.00 AC
Existing PMA	0.00 AC
Regulated streams (linear feet of centerline)	0 LF
Riparian (wooded) buffer up to 300 feet wide	0 LF

Woodland Conservation Summary Table

Sheet	Gross Tract Area	100-year Year Flood Plain	Net Tract Area	Ex. Woodland (FP)	Ex. Woodland (NTA)	Woodland Cleared Net-Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserved Area (WPA)	Woodland Reforestation Area (WRA)	Woodland Retained/Not Credited (WR-NC)	Woodland Retained/Assumed Cleared (WR-AC)
1	8.12	-	8.12	-	1.66	1.66	-	-	-	-	-	-
2	6.12	-	6.12	-	0.34	0.34	-	-	-	-	-	-
3	4.79	-	4.79	-	-	-	-	-	-	-	-	-
Total	19.03	-	19.03	-	2.00	2.00	-	-	-	-	-	-



Type 2 TCP NOTES:

- This plan is submitted to fulfill the woodland conservation requirements for DSP # 19040 and is for a rough grading permit. If DSP #19040 expires, then this TCP2 also expires and is no longer valid.
- 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 \$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 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.
- 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 property is within the Environmental Strategy Area Two (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan Prince George's 2035 Approved General Plan and is zoned M-X-T.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The property is located in the vicinity of Crain Highway a master planned arterial or higher roadway that is regulated for noise.
- This plan is not grandfathered under CB-27-2010, Section 25-117 (g).

Offsite Mitigation Note

- Prior to the issuance of the first permit for the development shown on this TCP2, all off site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.

Property Owners Awareness Certificate

I, Edward Gold, hereby acknowledge that we are aware of this Type 2 tree Conservation Plan (TCP2) and we understand the requirements set forth in this TCP2.

Owner or Owners Representative: [Signature]
Date: 11/20/19

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2- 018-2018			
Approved by	Date	DRD #	Reason for Revision
T. Burke	11/7/2018	CSP-16007	N/A
Kim Funch	8/14/2020	DSP-19040	N/A
Mary Rea	7/12/2024		UPDATED LAYOUT IN PARCEL 1

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LICENSE NO. 3845
EXPIRATION DATE: 10/16/21



07/10/20

SCALE: 1" = 60'

JOB No. 1218A

DATE: July 2020

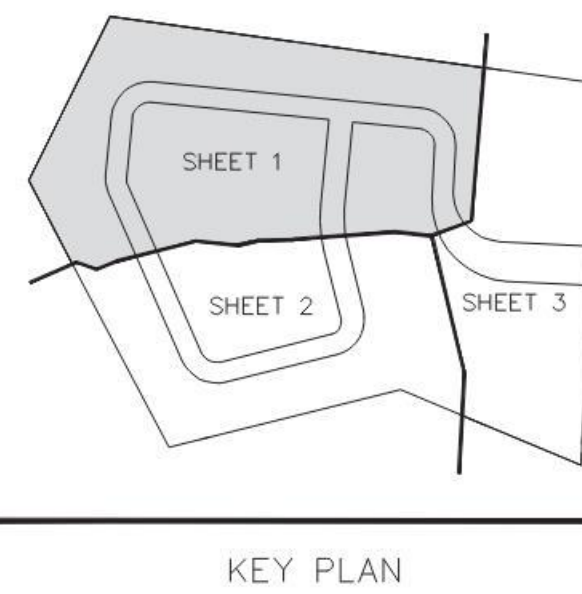
SHEET No. 3

Cover Sheet

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Owner or Owners Representative 11/30/19 Date



Legend

- Site Boundary
- Existing Contours
- Existing Tree Line
- Limits of Disturbance
- 65 dBA Unmitigated Noise Line
- Existing Storm Drain
- Public Utility Easement
- Forest Stand Boundary

NGVD: 29
NAD: 83

MATCH - LINE (SEE SHEET 3)

MATCH - LINE (SEE SHEET 2)

FOR REVISION 02 ONLY

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GRAPHIC SCALE

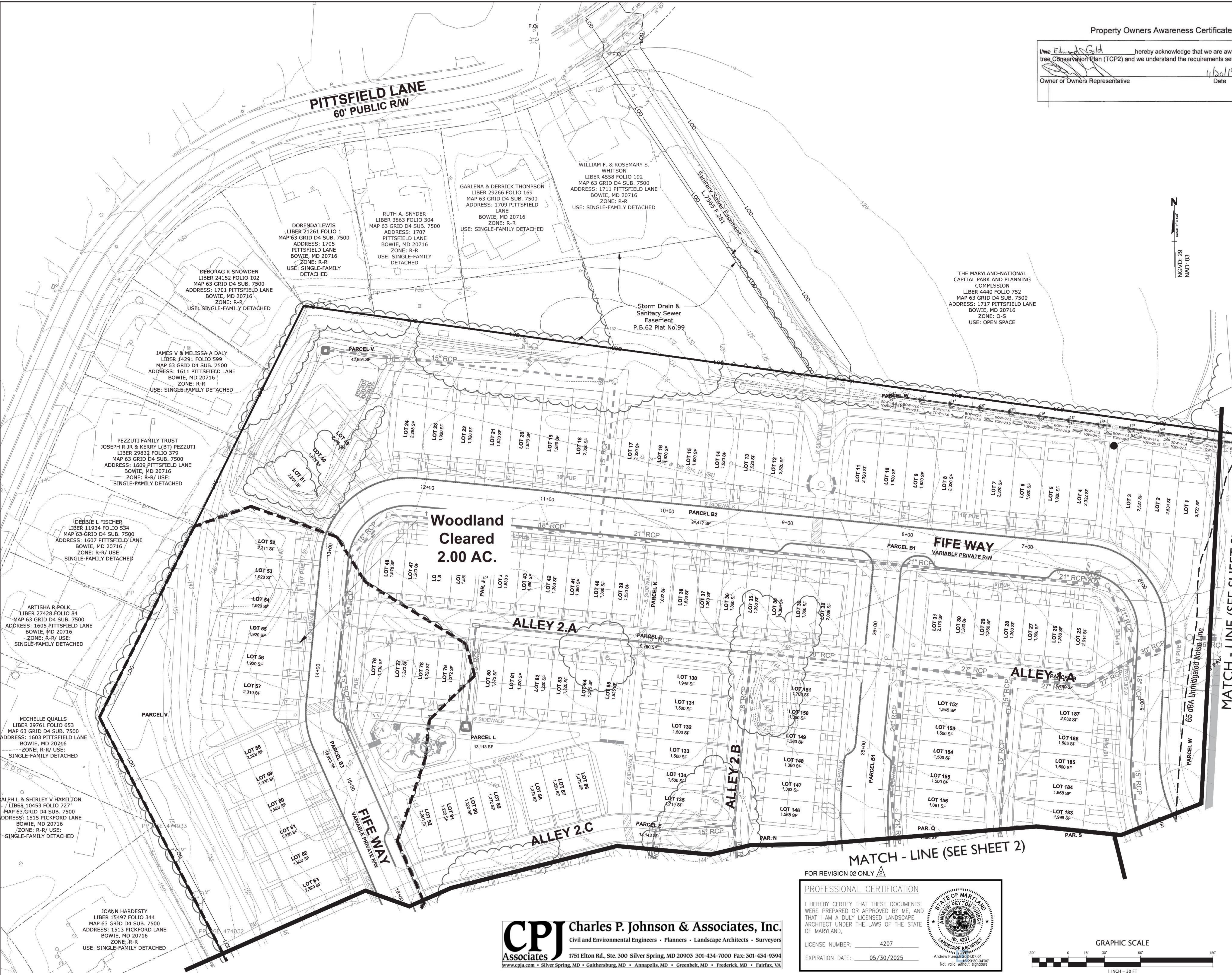


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03			
04			
05			

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REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:
CBR Amber Ridge, LLC
7 Hillchase Court
Baltimore, MD 21208
Phone:
Contact: Edward Gold

OWNER:
RWSC, LLC
8405 Greensboro Dr., 8th Floor
McLean, VA 22102
Phone: 571-382-1230
Contact: C/O Rappaport

AMBER RIDGE
PARCEL B 1 & 2, Plat No. SJH 245, Pg 6
L.23106 F.657
7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fax: 301.948.6256 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED	SA	10/19
DRAWN	SA	11/19
REVIEWED	SA	11/20
RODGERS CONTACT: Philip Hughes		
RELEASE FOR		
BY: _____	DATE: _____	

**TYPE 2
TREE CONSERVATION PLAN**

SCALE:
1" = 30'
JOB No.: 1218A
DATE: July 2020
SHEET No. 1 of 3

FOR REVISION 02 ONLY

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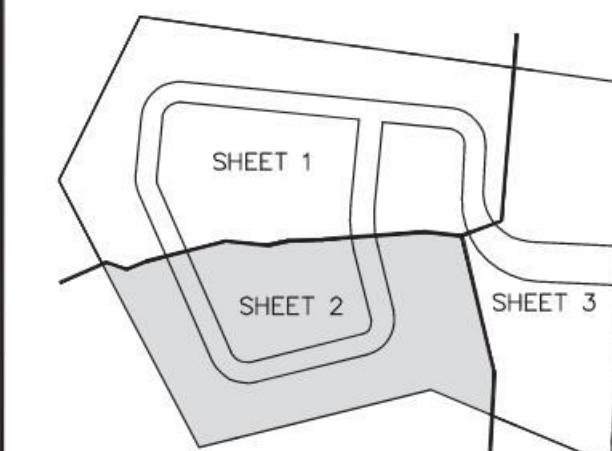
Woodland
Cleared
2.00 AC.

FIFE WAY
VARIABLE PRIVATE RW

FIFE WAY
VARIABLE PRIVATE RW

MATCH - LINE (SEE SHEET 3)

NGVD: 29
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KEY PLAN

Legend

- Site Boundary
- Existing Contours
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- Limits of Disturbance
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GRAPHIC SCALE



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BY	DATE
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DESIGNED	SA 11/19
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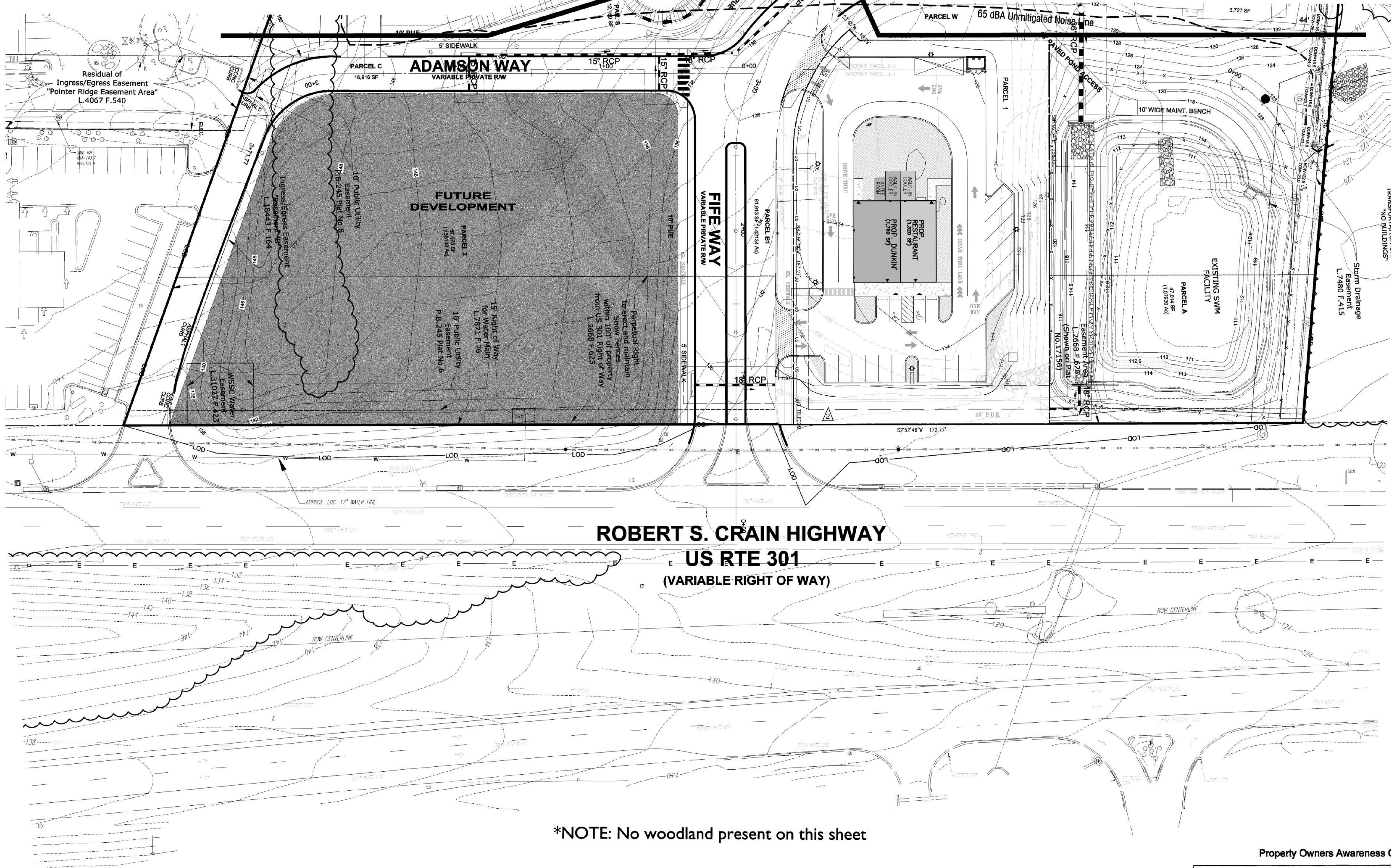
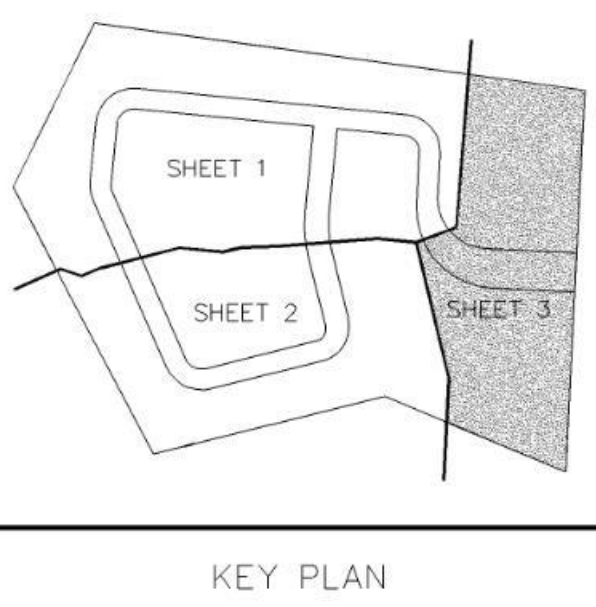


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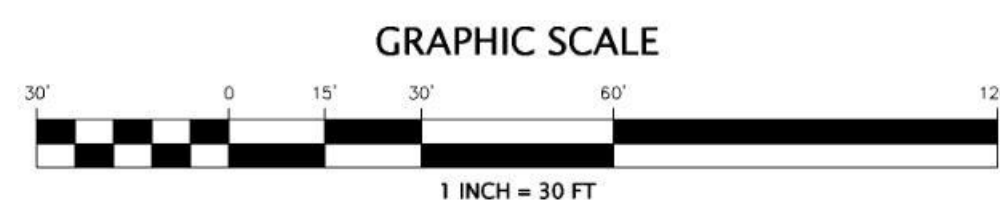
Site Boundary	---
Existing Contours	--- 314' 312' 308' ---
Existing Tree Line	~~~~~
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*NOTE: No woodland present on this sheet

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