

# GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit.
- 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 \$100 per square foot mitigation fee.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permits, Inspection and Enforcement, 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 -2 and is zoned R-55.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is adjacent to Silver Hill Road, a roadway classified as arterial or greater.
- This plan is not grandfathered under CB-27-2010, Section 25-177(g).
- 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.

- If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After property documentation has been completed per the handbook "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.

If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage, then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

Standard Woodland Conservation Worksheet  
For Prince George's County

Section I - Establishing Site Information  
Zone: B-55 Owner: ST. JOHN'S CHURCH OF GOD  
Gross Tract: 3.26 Acres Address: 6101 Walker Mill Road  
Floodplain: 0.00 Acres District Heights, MD 207143  
Prev. Dedicated Land: 0.00 Acres Phone: \_\_\_\_\_  
Net Tract (NTA): 3.26 Acres Tax Map: 44/45 Revision #0  
Subdivision/Block/Lot: ST. JOHN'S CHURCH OF GOD

Is this site subject to the H&H Ordinance? N  
Is this one (1) single family lot? N  
Are there prior TCP approvals which includes a combo of these lots and/or other lots? N  
Is this a mitigation bank? N  
Break-even Point (preservation) = 1.02 Acres  
Clearing permitted w/o reforestation = 1.81 Acres

Section II - Determining Requirements

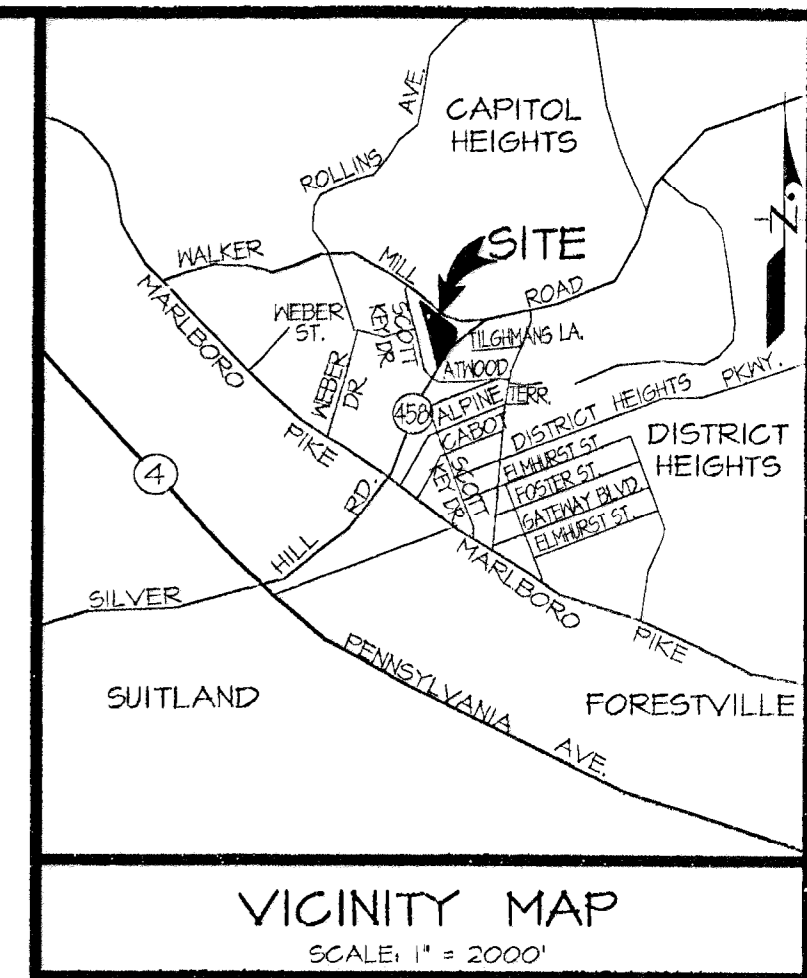
	Column A HCT/AFT %	Column B Net Tract	Column C Floodplain	Column D Off-site Impacts (U)
Existing Woodland		2.62	0.00	
Woodland Conservation Threshold (HCT) *	20.00%	0.65		
Smaller of B or C		0.65		
Woodland above HCT		1.81		
Woodland cleared		2.62	0.00	0.02
Woodland cleared above HCT (smaller of B or C)		1.81		
Clearing above HCT (0.25 x 1) replacement requirement		0.44		
Woodland cleared below HCT		0.65		
Clearing below HCT (2x1 replacement requirement)		1.30		
Afforestation Threshold (AFT) *	15.00%	0.00		
Off-site HCA being provided on this property		0.00		
Woodland Conservation Required		1.82 acres		

Section III - Meeting the Requirements

Woodland Preservation	0.00
Afforestation / Reforestation	0.00
Natural Regeneration	0.00
Specimen/Historic Tree Credit (CR2 area * 2.0)	0.00
Forest Enhancement Credits (Area * .25)	0.00
Area approved for fee-in-lieu/PFA	0.00
Area approved for fee-in-lieu/PFA	0.00
Credits for Off-site Conservation on another property	1.82
Off-site HCA (preservation) being provided on this property	0.00
Off-site HCA (afforestation) being provided on this property	0.00
Total Woodland Conservation Provided	1.82 Acres

Area of woodland not cleared  
woodland retained but not part of requirements: 0.00 acres  
100%-Floodplain woodland retained: 0.00 acres  
On-site woodland conservation provided: 0.00 acres  
On-site woodland retained not credited: 0.00 acres

Plan Certified by: Name: Mike Petrakis  
Address: 1121 Woodmore Road, Suite 202  
Bethesda, MD 20814  
License: Qualified Professional

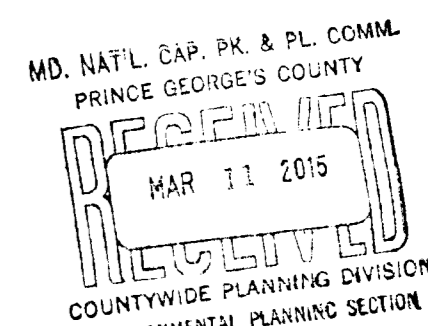


## LEGEND

- PROPERTY BOUNDARY: ---
- EX. CONTOUR (2): ---
- EX. CONTOUR (10): ---
- PROP. CONTOUR (2): ---
- PROP. CONTOUR (10): ---
- LIMIT OF DISTURBANCE: ---
- EX. TREELINE: ---
- CLEARED OFF-SITE AREA (C-OS): ---
- WOODLAND RETAINED - ASSUMED CLEARED (WP-AC): ---
- PROPOSED SEWER: ---
- PROPOSED WATER: ---
- PROPOSED WSSC RW: ---
- PROPOSED STORM DRAIN: ---
- SILT FENCE: ---
- DIVERSION FENCE: ---
- EARTH DIKE: ---

CLEARED OFF-SITE AREA (C-OS)	
No.	AREA (AC)
1	0.02
TOTAL	0.02

WOODLAND RETAINED - ASSUMED CLEARED (WP-AC)	
No.	AREA (AC)
1	0.04
TOTAL	0.04

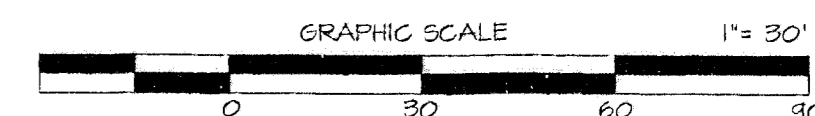


Site Statistics Table	
Site Statistics	Total
Gross tract area	3.26 ac.
Existing 100-year Floodplain	0.00 ac.
Net tract area	3.26 ac.
Existing woodland in the Floodplain	0.00 ac.
Existing woodland net tract	2.62 ac.
Existing woodland total	2.62 ac.
Existing PMA	0 ac.
Regulated streams (linear feet of centerline)	0 ft.

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 028 - 14			
Approved by	Date	DRD #	Reason for Revision
Mike Petrakis	3/11/15		

## TREE CONSERVATION PLAN - TYPE 2

PARCEL A  
ST. JOHN CHURCH OF GOD  
LANHAM DISTRICT No. 20  
PRINCE GEORGE'S COUNTY, MARYLAND



I/We, Mike Petrakis, 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: \_\_\_\_\_

OWNER  
ST. JOHN CHURCH OF GOD  
6101 WALKER MILL ROAD  
DISTRICT HEIGHTS, MD 207143

APPLICANT  
N. MONROE STEWART,  
CONSULTING, LLC  
4408 WOODLAND BLVD.  
OXON HILL, MD 20715  
ATTN: N. MONROE STEWART  
(301) 630-7565

WSSC 200' SHEET SERIES 203 SE 06 ADG MAP BK LOCATION 5630 F-2

March 10, 2015  
DATE  
Mike Petrakis  
Qualified Professional  
COMAR 08.19.08.01

1721 WOODMORE ROAD, SUITE 200  
MITCHELLVILLE, MARYLAND 20721  
BEN DYER ASSOCIATES, INC.  
Engineers / Surveyors / Planners  
TELEPHONE (410) 430-2000  
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BEN DYER ASSOCIATES, INC.  
J-BH4006  
DATE: AUGUST 2014  
DRAWING NO.: 54.002-Z