

Basic Standard Woodland Conservation Worksheet for Prince George's County

for

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

1 Zone:	R-R		
2 Gross Tract:	5.00		
3 Floodplain:	1.08		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	3.92	0.00	0.00

TCP Number

6 Property Description or Subdivision Name:

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

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

9 Are there prior TCP approvals which include a combination of this lot and/or other lots (y,n)

10 Is this a woodland conservation bank?

11 Break-even Point (preservation) =

12 Clearing permitted w/o reforestation=

TCP2-

EDIFICANDO CHURCH

Net Tract

Floodplain

Off-site

Impacts

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

	Column A WCT/AFT%	Column B Net Tract (acres)	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
13 Existing Woodland		4.02	0.21	
14 Woodland Conservation Threshold (WCT) =	50.00%	1.96		
15 Smaller of 13 or 14		1.96		
16 Woodland above WCT		2.06		
17 Woodland cleared		0.75	0.00	0.00
18 Woodland cleared above WCT (smaller of 16 or 17)		0.75		
19 Clearing above WCT (0.25:1) replacement requirement		0.19		
20 Clearing below WCT		0.00		
21 Clearing below WCT (2:1 replacement required)	15.00%	0.00		
22 Reforestation threshold (AFT) =		0.00		
23 Off-site conservation being provided on this property		0.00		
24 Woodland Conservation Required		1.43		

SECTION III-Meeting the Requirements

25 Woodland Preservation	3.27			
26 Afforestation / Reforestation	0.00			
27 Area approved for fee-in-lieu				\$0.00
28 Credits for off-site conservation on another property				0.00
29 Off-site conservation (preservation) being provided on this property				0.00
30 Off-site conservation (afforestation) being provided on this property				0.00
31 Total Woodland Conservation Provided		3.27		

Area of woodland not cleared: 3.27 acres

Woodland retained not part of requirements: 0.00 acres

100-Yr Floodplain woodland retained: 1.08 acres

On-Site Woodland Preservation Provided: 3.27 acres

On-Site Woodland Conservation Alternatives Provided: 0 acres

On-Site Woodland Retained Not Credited: 0 acres

PREPARED BY: **SIGNED** **DATE**

GENERAL INFORMATION TABLE

The General Information table is required to be shown on the proposed site plan that is to be reviewed with the NRI-EL or WCO-EX application. If submitting an 8.5 x 11-inch proposed site plan, the General Information table may be submitted as a separate document. The information can be found on the PGAtlas.com website. The table below provides the PGAtlas.com layer category, where each specific layer containing the required information can be found.

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-R
Zone	Aviation Policy Area (APA) ¹	N/A
Administrative	Tax Grid (TMG)	92E1
Administrative	WSSC Grid (Sheet 20)	203SE08
Administrative	Policy Analysis Zone (PAZ)	255E78
Administrative	Planning Area (Plan Area)	78
Administrative	Election District (ED)	15
Administrative	Councilmanic District (CD)	6
Administrative	General Plan 2002 Tier (Tier)	DEVELOPING
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1254
Administrative	PG Traffic Analysis Zone (TAZ-PG)	255E

¹ If the site is within an APA, enter the name of the airport. If the site is not within an APA, enter "N/A"

Property Owners Awareness Certificate

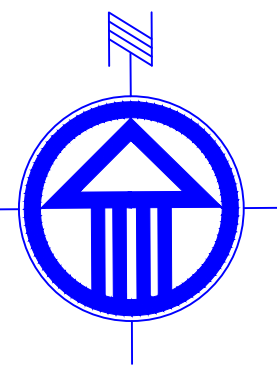
I/ We **Millennium Engineering, LLC** hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

km Conady **7JUN2017**

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



SITE LOCATION MAP

Address: 1715 Sansbury Road
Nearest Major Intersection: Sansbury Rd & Ritchie-Marlboro Rd
200' Map: 203SE08
Tax Map: 82-E1
Scale: 1"=2000'

TCP2 PLAN LEGEND

- PROPERTY BOUNDARY**
- EXISTING 2-FOOT CONTOURS**
- WOODLAND PRESERVATION AREA (WPA)**
- PROPOSED 2-FOOT CONTOURS**
- WOODLAND PRESERVATION AREA SIGN**
- EXISTING TREE LINE**
- 25' WETLAND BUFFER**
- 25' FP BLDG. RESTRICTION LINE**
- FLOODPLAIN**
- STREAM CHANNEL**
- TREE PROTECTION FENCE (TEMPORARY)**
- LIMITS OF DISTURBANCE**
- 50' STREAM BUFFER**
- TREES RETAINED (NOT CREDITED)**



TYPE 2 TREE CONSERVATION (TCP2) PLAN APPROVAL BLOCK

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 -

Approved by	Date	DRD #	Reason for Revision
00			N/A
01			
02			
03			
04			
05			

DIGITERRA design

LANDSCAPE ARCHITECTS SITE PLANNERS
LAND DEVELOPMENT CONSULTANTS
301.877.0271 WWW.DIGITERRADESIGN.COM

PROJECT NO. 217-0603 DRAWN BY: CT CHECKED BY: LTH DESIGNED BY: DVO

CLIENT: EDIFICANDO CHURCH
1715 SANSBURY ROAD
UPPER MARLBORO, MARYLAND 20774

SHEET TITLE: TCP2 PLAN
PROJECT TITLE: EDIFICANDO CHURCH

FILE: 217-0603
DATE: JUNE 7, 2017
SCALE: 1"=60'
PLAN NUMBER: LC-101

DATE: _____
REVISION: _____
NO. 1 2 3 4 5

1. This plan is submitted to fulfill the woodland conservation requirements for DSP-1050. If DSP-1050 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 \$9.00 per square foot mitigation fee.
3. 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.
4. 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.
5. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
6. The property is within the Environmental Strategy Area (ESA 1) of Plan Prince George's 2035 (formerly the Developed Tier) and is zoned R-55.
7. The site is not adjacent to a roadway designated as a scenic, historic, a parkway or scenic byway.
8. The site is not adjacent to a roadway classified as arterial or greater.
9. The plan is not grandfathered under CB-27-2010, Section 25-117 (g).
10. The source of the property boundaries on this plan is from a survey prepared by A.S. &R Consultants, Inc.
11. The existing features shown on this plan are from a plan prepared by A.S.&R Consultants, Inc. and from available records, as field run, dated June 6, 2013.

- a. 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 understorey 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.
- b. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.

- ### Removal of Hazardous Trees or Limbs by Developers or Builders

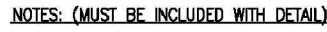
- hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chainsaw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

- in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. 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

j. Tree protection fencing (TPFs) is not required for all or portions of the site plan because an undisturbed 100-foot buffer of open land or a 50-foot forested buffer is being maintained between the limit of disturbance (LOD) and the woodland preservation areas. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluate the change to determine if a revision to the tree conservation plan is necessary or if installation of TPFs will be required.

When woodlands and/or specimen, historic or champion trees are to remain:

- an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.



1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL
FOR WOODLAND PRESERVATION AREAS

August 2010

A-9, DET-4

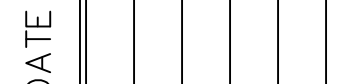


1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

August 2010

A-4, DET-1



NO.	REVISION
△	
△	
△	
△	
△	

SHEET TITLE


TCP2 PLAN

PROJECT TITLE

EDIFICANDO CHURCH

CLIENT

**EDIFICANDO CHURCH
1715 SANBURY ROAD
CAPITOL HEIGHTS, MARYLAND 20743**

	LANDSCAPE ARCHITECTS SITE PLANNERS LAND DEVELOPMENT CONSULTANTS 8948 SIMPSON LANE - CLUMTON, NJ 07038 361.677.0271 361.677.2533 FAX 361.DIGITERRADESIGN.COM	
	PROJECT NO. 111-06907 DRAWN BY CT CHECKED BY LTH DESIGNED BY DVO	Q/C REVIEW BY FE APPROVED BY PRINCE GEORGE'S SUBMITTED BY PRINCE GEORGE'S

FILE
217-0607

DATE
7JUN2017

SCALE
AS SHOWN

PLAN NUMBER
TC-2

TYPE 2 TREE CONSERVATION (TCP2) PLAN APPROVAL BLOCK				
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-021-03				
	Approved by	Date	DRD #	Reason for Revision
00	ROBERT METZGER	4/21/03		N/A
01				
02				
03				
04				
05				