

VICINITY MAP
38°53'22"N 76°51'36.87" W


Scale: 1" = 2000'



NO.	REVISION	DATE
△		
△		
△		
△	REVISED PER MNCPPC COMMENTS	1/2/13
△	REVISED PER MNCPPC COMMENTS	12/21/12

SHEET TITLE	TCP-2
PROJECT TITLE	IGLESIA CHRISTIANA RIOS CHURCH

CLIENT



DIGITERRA
design

LANDSCAPE ARCHITECTS SITE PLANNERS
LAND DEVELOPMENT CONSULTANTS
 6910 SIMPSON LANE, SUITE 3, CLINTON, MD 20725
 301.877.8271 WWW.DIGITERRADESIGN.COM

PROJECT NO.	DRAWN BY:	C/C REVIEW BY:
212-0326	CT	REM

FILE	C:\212-0326\DW
DATE	21DEC2012
SCALE	1"=30'
PLAN NUMBER	TC-101

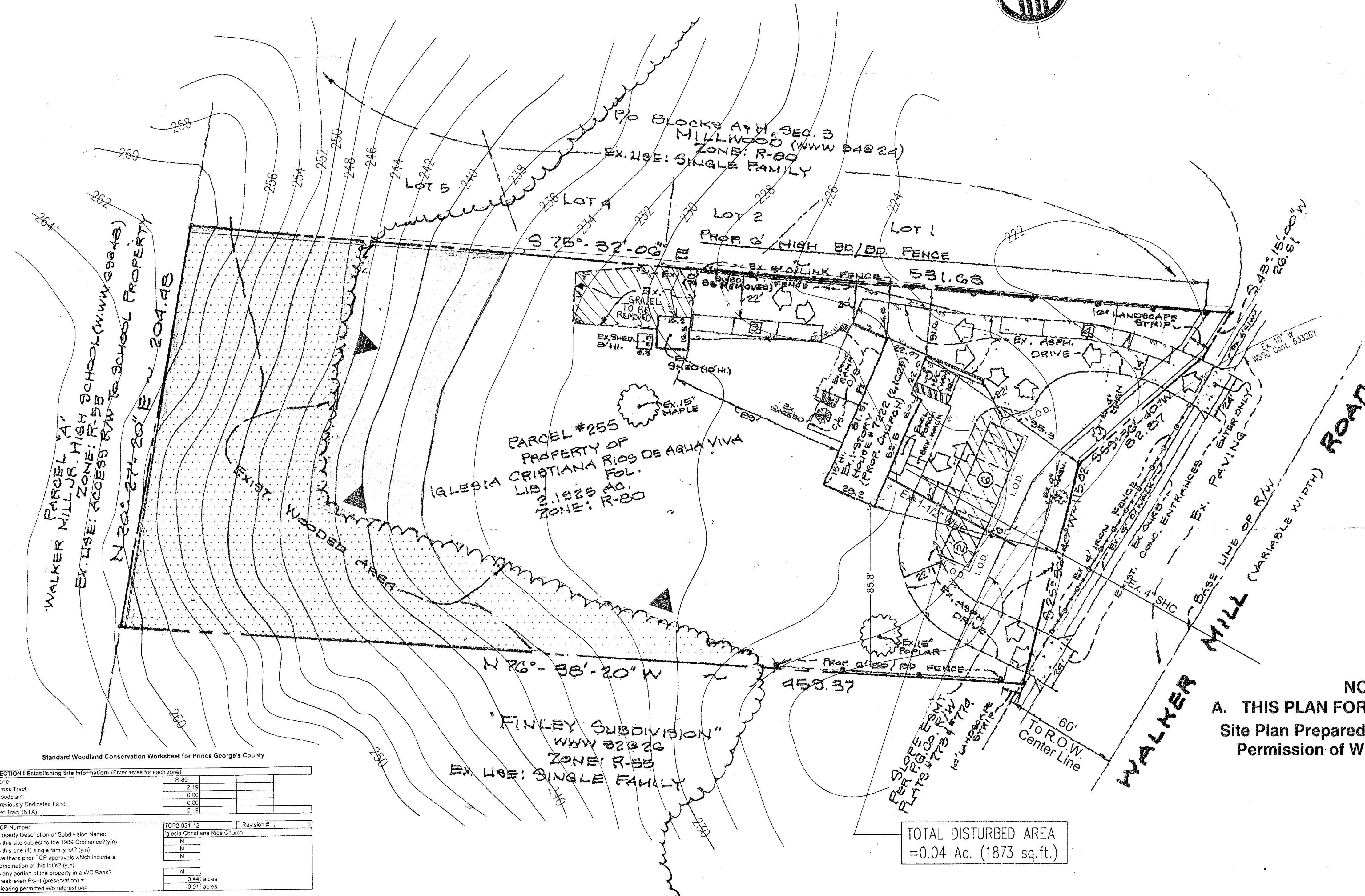


Diagram illustrating the dimensions of a Forest Conservation Area sign:

- Width: Min 11"
- Height: Min 15"
- Variable dimension: Varies

Text on the sign:

**FOREST
CONSERVATION
AREA**

DO NOT DISTURB

**MACHINERY, DUMPING
OR STORAGE OF
ANY MATERIALS
PROHIBITED**

**VIOLATORS ARE SUBJECT TO
FINES IMPOSED BY THE
MARYLAND FOREST
CONSERVATION ACT OF
1981**

TREE-SAVE SIGN DETAIL
Not To Scale

STANDARD TYPE 2 TREE CONSERVATION PLAN-GENERAL NOTE:

1. This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If this grading permit expires, then this TCF2 also expires and is no longer valid.
2. Cutting/stump removal of woodland not in conformance with this plan without the expressed written consent of the Planning Director or designer shall be subject to a \$50.00 per square foot on-plot mitigation fee.
3. The purpose of this plan is to ensure the proper issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contacted for approval of each plan. The Department of Environmental Resources, when implementing a woodland conservation measures program on this plan, will be discussed at length.
4. The plan is not to be used on the lot or parcels shown on this plan that notify future buyers of any woodland conservation areas through the provision of a copy of this plan at the time of original signing. Property owners are also responsible to the public.
5. The owner of this plan is submitting this plan to their conservation plan are solely for their own conformance with the TCF2 and are not to be used for anything else. The property is within the Developed Tiers and is zoned R-80.
6. The site is not adjacent to a woodland designated as a historic, interior, or historic scenic locality.
7. This site is not adjacent to a roadway classified as arterial or major.
8. This plan is not grandfathered under AB-27-2020, Section 25-117 (g).
9. The owner of this plan is submitting this plan to their conservation plan are solely for their own conformance with the TCF2 and are not to be used for anything else. The property is within the Developed Tiers and is zoned R-80.
10. The copy of this plan is from a plan from a plan prepared by Joyce Williams Corporation.

Tree Preservation Retention Notes

- [illegible]

Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

POST DEVELOPMENT NOTES

developer or builder no longer has an interest in the site and the new owner desires to remove a hazardous tree from the site, the new owner shall obtain a written permit from a Certified Arborist or Licensed Tree Expert verifying the hazardous condition and the proposed corrective actions prior to having the work conducted. After proper notification has been completed per the handbook "Guidance for Georgia's County Property Owners: Preservation of Ancient Conservation Areas", the arborist or tree expert may remove the tree. The stump shall be cut as close to the tree as possible and left in place. The removal or grinding of 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.

NOTES:

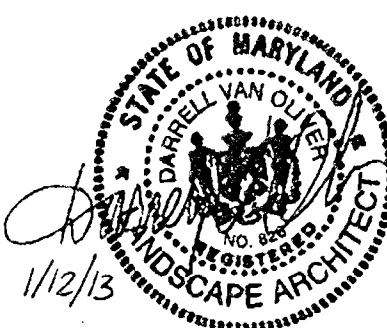
A. THIS PLAN FOR TCP2 USE ONLY
Site Plan Prepared by and Used With
Permission of W.L. Meekins, Inc.

TOTAL DISTURBED AREA
= 0.04 Ac. (1873 sq.ft.)

SECTION I-Establishing Site Information- (Enter acres for each type)					
Zone:	R-80				
Gross Tract	2.19				
Floodplain	0.00				
Previously Dedicated Land:					
Net Imp. (N/A)	2.19				
TCP Number	1TCP-031-12	Revision #			
Property Description or Subdivision Name:	Gates Christiana Ridge Church				
Is this site subject to the 1989 Cranberry Act?	N				
Is this one (1) single family lot? (y/n)	N				
Are there more than TCP approvals which include a combination of this site's? (Y/N)	N				
Is any portion of the property in a "Bank Bank"?	N				
Break even Point (presentation):	0.44 acres				
Clearing permitted w/o reforestation:	-0.01 acres				
SECTION II-Determining Requirements (Enter acres for each contributing column)	Column A WCT/AT F %	Column B Net Tract	Column C Floodplain (15%)	Column D Off-Site Impacts (15%)	
Existing Woodland		0.63	0.00		
Woodland Conservation Threshold (WCT)*	20.00%	0.44			
Smaller of (3) or 14		0.43			
Woodland above WCT		0.00			
Woodland cleared		0.00	0.00	0	
Woodland created above WCT (smaller of 16 or 17)		0.00			
Clearing above WGT (.05 : 1 replacement requirement)		0.00			
Woodland created below WCT		0.00			
Clearing below WGT (.25 : 1 replacement requirement)		0.00			
Aforestation Threshold (AT)*	15.00%	0.00			
Offsite WCA being provided on this property		0.00			
Woodland Conservation required		0.43 acres			
SECTION III-Meeting the Requirements		0.43			
Woodland Preservation		0.00			
Aforestation / Reforestation		0.00			
Natural Rejuvenation		0.00			
Specimen/Historic Tree Credit (ORZ area > 2.0)	0.00	0.00			
Forest Enhancement Credit (Area = .25)		0.00			
Area approved for fee-in-lieu-A/P		0.00		\$0	
Area approved for fee-in-lieu-P/A		0.00		\$0	
Area approved for fee-in-lieu-P/B		0.00		\$0	
Offsite Offsite Compensation being provided on another property		0.00			
Offsite WCA (reforestation) being provided on this property		0.00			
Offsite WCA (preservation) being provided on this property		0.43			
Offsite Offsite Conservation Threshold		0.00			
		0.43 Acres			

We hereby acknowledge that we have been advised of the restrictions established by this Tree Conservation Plan. We further acknowledge that cutting, clearing, or damaging trees or understory vegetation in the Woodland Conservation Area without a revision to this plan or written authorization from the M-NCPPC Environmental Planning Section or Prince George's County will constitute a violation of the Woodland Conservation Ordinance. Hazardous trees may be pruned or removed after obtaining a written report from a Licensed Arborist or Licensed Tree Expert and providing a copy to the M-NCPPC Environmental Planning Section.

Signed: Nancy Chazara Date: Dec. 26, 2012



Prepared by: Daniel V. Olson Daniel V. Olson 26 DEC 12
Signature Date

Last Revised: January 20, 2012