

Notes to include with all Plans:

1. 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 \$1.50 per square foot mitigation fee.
2. The Department of Environmental Resources (DER) must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
3. Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner / developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
4. All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.
5. The location of all Tree Protective Devices (TPDs) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
6. Tree Protection Devices are not required for this Plan since 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 Tree Save Area. If changes to the LOD impact the undisturbed buffers the DER Inspector shall be contacted to evaluate the change to determine if revision to the Tree Conservation Plan is necessary or if installation of TPD's will be required.
7. Since work on this project will be initiated in several phases all TPD's required for a given phase shall be installed prior to any disturbance within that phase of work.
8. Woodland Conservation - Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time as Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place until:
9. All tree planting for woodland replacement, reforestation or afforestation will be completed prior to the start of any disturbance within the prescribed time frame with the further of the Reforestation Bond and/or a violation of this Plan including the associated \$1.50 per square foot penalty unless a written extension is approved by DER Inspector.
10. The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
11. Results of pre-planting checks for all tree plantings shall be reported to the DER Inspector for that site.
12. Prior to the issuance on any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPH / 37 / 01
Approved by J.L. Stasz Date 4/4/01

01	J.L. Stasz	6/12/02
02	J.L. Stasz	3/7/03
03		
04		
05		
06		

Name: Business Name: Address: Phone Number:

Woodland Conservation Worksheet
for
Prince George's County

Zone:	Gross Tract:	Floodplain:	Previously Dedicated Land:	Net Tract (NTA):
R-R	31.48	0.00	0.00	31.48
	0.00	0.00	0.00	0.00
	31.48	0.00	0.00	0.00

Include acreages only in columns for which there is a corresponding zone.

Property Description or Subdivision Name: Mt. Ennon Baptist Church, Parcel A
Owner: Address: Phone:

Reforestation Requirement Reduction Questions
Is this one (1) single family lot? (y/n) Y
Are there prior TCP approvals which include a combination of this lot and other lots. (y/n) N

Break-even Point (preservation) = 10.30 acres
Clearing permitted w/o reforestation = 16.00 acres

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)
Existing Woodland	a. 28.30	k. 0.00
Woodland Conservation Threshold (NTA) = (- 20.00 %)	b. 6.30	
Smaller of a or b	c. 6.30	
Woodland above WCT	d. 20.00	
Woodland cleared	e. 8.51	l. 0.00
Smaller of d or e	f. 8.51	
Clearing below WCT	g. 0.00	
Replacement requirements (0.25 : 1) for clearing above WCT	h. 2.13	
Replacement requirements (2 : 1) for clearing below the WCT	i. 0.00	
Afforestation Threshold (AFT) = (15.00 %)	j. 0.00	
Woodland Conservation Required	m. 8.42	

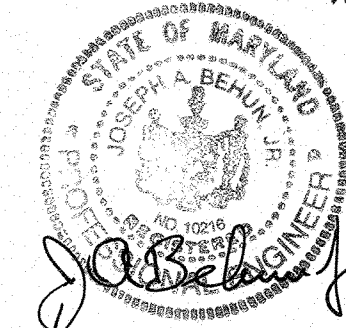
Woodland Conservation Provided:	(acres)
Woodland Preservation	8.42
Reforestation / Replacement	0.00
Afforestation	0.00
Area approved for fee-in-lieu	0.00
Credits Received for Off-site Mitigation on another property	0.00
Off-site Mitigation provided on this property	5.23
Total Woodland Conservation Provided	13.65

Area of woodland not cleared 17.79 acres
Woodland retained not part of requirements: 9.37 acres *

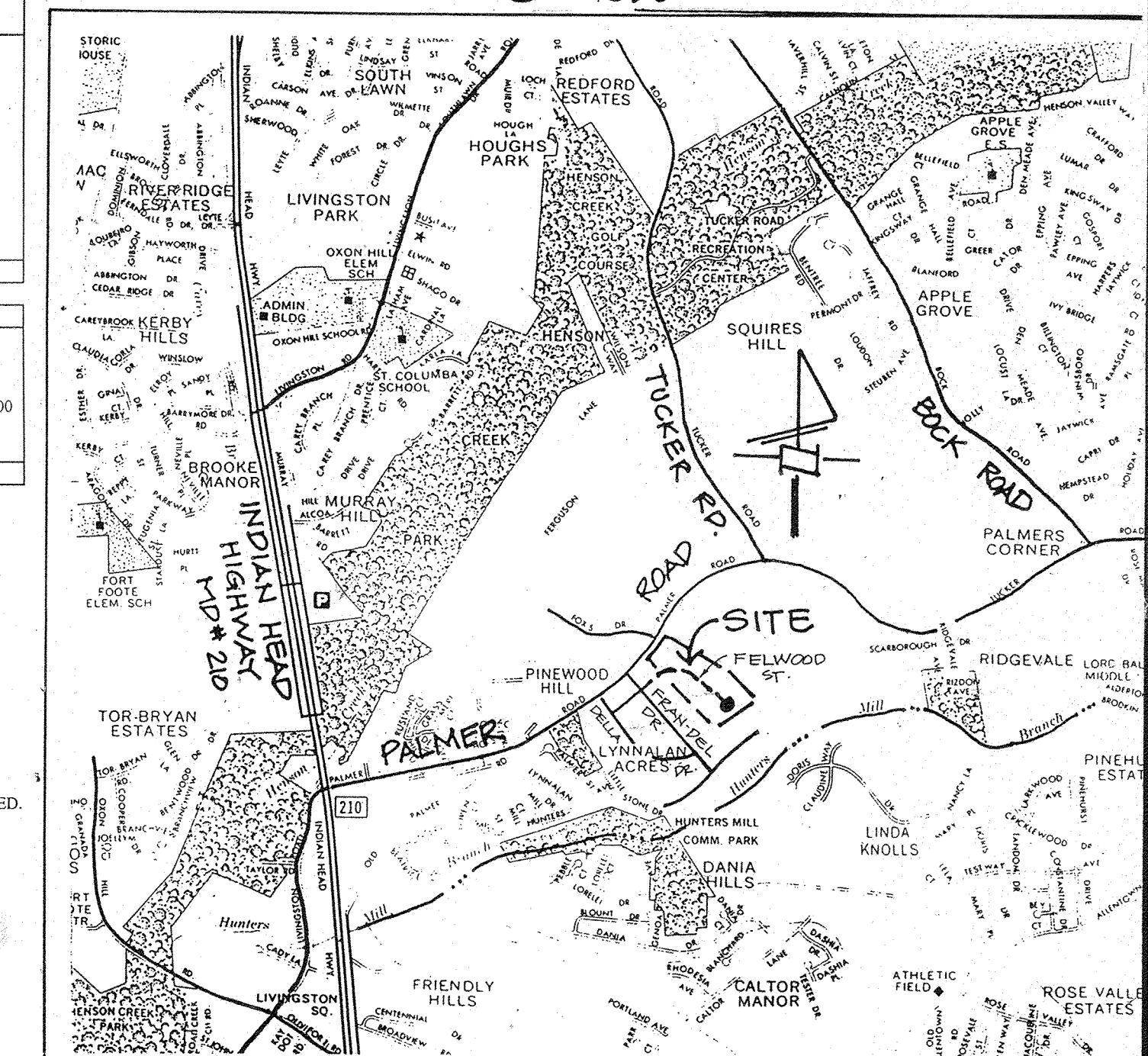
Prepared by: Name BETH BLACKWOOD, RIA # 2044
Address Lorenzi, Paddy & Sum: 11
3475 Leonardtown Rd #100
Phone Waldorf, MD 20602
License 301-845-6255

* Additional information --- 5.23 ACRES OF TREE SAVE IS BEING PROVIDED FOR THE ADJACENT PROPERTY TCPH21590 AS OFF-SITE MITIGATION. THE BALANCE OF THE WOODLAND MAY BE USED FOR OFF-SITE MITIGATION FOR ADDITIONAL PROPERTIES AT A RATIO OF 2 ACRES PROVIDED FOR EACH ACRE REQUIRED. ALL MITIGATION AREAS SHALL BE RECORDED AS CONSERVATION EASEMENTS IN THE LAND RECORDS OF PRINCE GEORGES COUNTY.

*SEE TABLE, SHEET 2 OF 3



MARLBORO ENGINEERING
CONSULTANTS, INC.
Civil Engineers - Land Planners
P.O. Box 2239
Upper Marlboro, MD 20773-2239
Phone 301-249-8022



VICINITY MAP
SCALE: 1" = 2000'

ADC ATLAS PG 23 GRID H-11
WSSC GRID 211 + 212 SE 2

TREE CONSERVATION PLAN LOTS 1 - 32, BLOCK "A" **PALMER WOODS**

12TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: FEB, 2001
SCALE: 1" = 50'
SHEET 1 OF 3

TCP-1

OUT LOT "A"
FRAN-DEL SUBD.
NLP 130GB7
R-R ZONE VACANT LAND

OUT LOT "A"
PALMER WOODS
R-R ZONE
VACANT LAND



FOR LOCATION OF UTILITIES
CALL: 1-800-257-7777
48 HOURS IN ADVANCE OF
ANY WORK IN THIS AREA



OWNER/APPLICANT/DEVELOPER
PALMER ROAD No. 1, L.L.C.
ATTN: CHARLES McPHERSON, MANAGER
9320 W & W INDUSTRIAL ROAD
LaPLATA, MD 20646
PHONE: 1-301-753-3369
FAX 1-301-753-3784

DATE	DESCRIPTION
	REVISIONS

