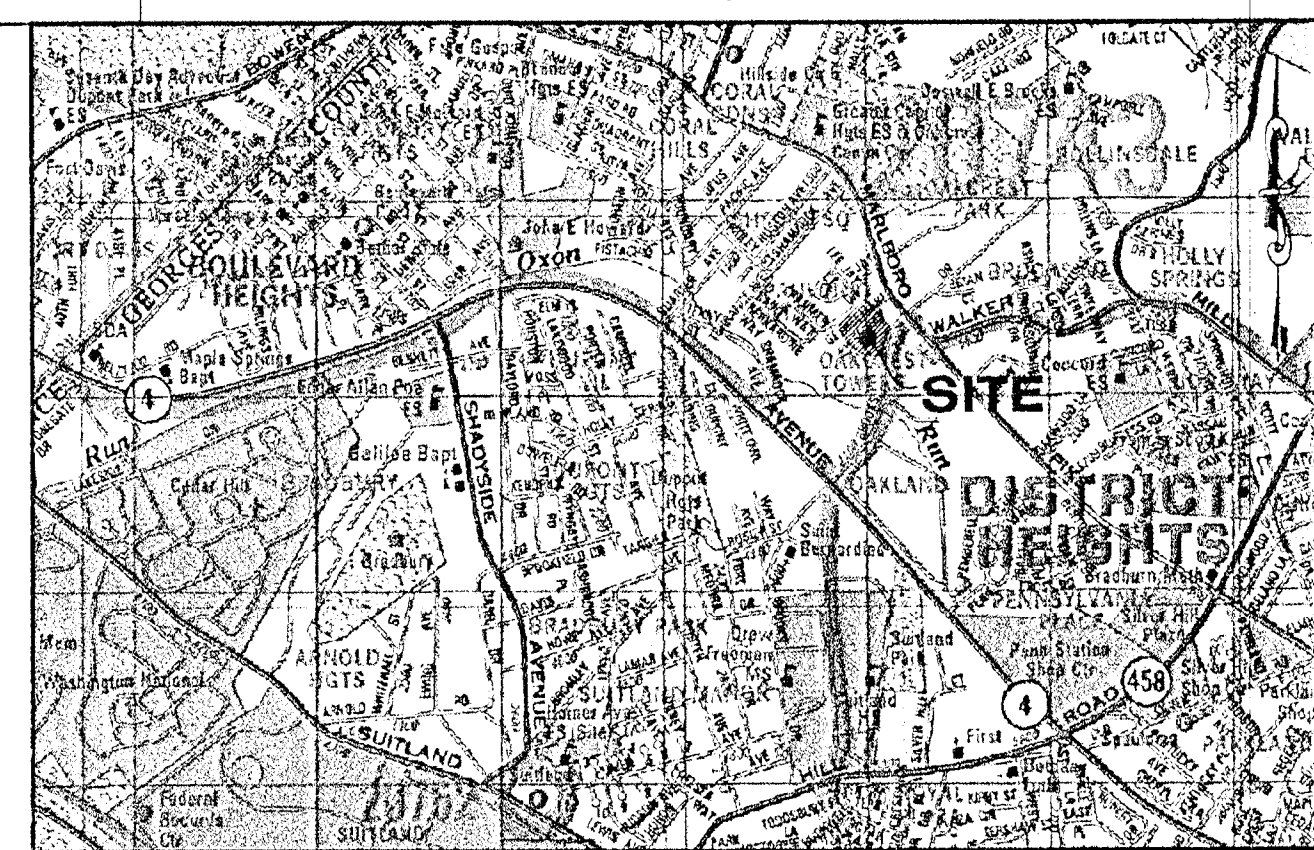


CONIFER VILLAGE AT OAKCREST

TYPE 2 TREE CONSERVATION PLAN



GENERAL NOTES

- SUBDIVISION NAME AND CASE NUMBER: LUSTINE PARCEL A CASE 4-11007
- TOTAL ACREAGE BY ZONE: 4.87 AC
- EXISTING ZONING: R-10
- PROPOSED USE OF PROPERTY: MULTIFAMILY RESIDENTIAL (AGE RESTRICTED)
- NUMBER OF LOTS, PARCELS, OUTLOTS & OUTPARCELS: 1 PARCEL
- BREAKDOWN OF PROPOSED DWELLING UNITS BY TYPE: 120 UNITS
- DENSITY CALCULATION: 120 UNITS / 4.87 ACRES = 24.64 D.U./ACRE
- 200 FOOT MAP REFERENCE: 2038E05
- TAX MAP NUMBER AND GRID: 80-F1
- AVIATION POLICY AREA: N/A
- WATER/SEWER CATEGORY DESIGNATION (EXISTING): 3
- WATER/SEWER CATEGORY DESIGNATION (PROPOSED): 3
- STORMWATER MANAGEMENT CONCEPT NUMBER: 32661-2009-01 (APPROVED 07/14/14)
- 10-FOOT UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY: THE PUE WILL BE ESTABLISHED PRIOR TO FINAL PLAT WITH CONSENT OF ALL AFFECTED UTILITIES.
- MANDATORY DEDICATION OF PARKLAND TO BE IN CONFORMANCE WITH SECTION 24-134 & 24-135.
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
- WETLANDS: NO
- 100-YEAR FLOODPLAIN: NO
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST ORGANIZATION: NO
- SOURCE OF TOPOGRAPHY: AIR SURVEY BY "VIRGINIA RESOURCE MAPPING" IN APRIL 2011
- APPLICANT: CONIFER REALTY, LLC
8808 CENTRE PARK DRIVE, STE 205
COLUMBIA, MD 21045
PHONE: 443.320.0492
- RARE, THREATENED, OR ENDANGERED SPECIES ARE NOT KNOWN TO OCCUR ON SITE.
- THERE ARE NO EXISTING SINGLE FAMILY DWELLING OR ACCESSORY STRUCTURES ON SITE.
- WHEN VIRGINIA PINES ARE PRESENT WITHIN 40 FEET OF THE LIMITS OF DISTURBANCE IN A PRESERVATION AREA:
 - THE SUBJECT PROPERTY CONTAINS VIRGINIA PINES (PINUS VIRGINIANA) THAT ARE SUBJECT TO WIND THROW. ALL VIRGINIA PINES GREATER THAN 8 INCHES IN DIAMETER WITHIN 40 FEET OF THE FINAL PROPOSED LIMIT OF DISTURBANCE OR THE BOUNDARY OF THE PROPERTY SHALL BE CUT DOWN BY HAND DURING THE CLEARING OF THE SITE.
 - AFTER THE VIRGINIA PINES HAVE BEEN REMOVED, THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS TCP2 SHALL SUBMIT AN EVALUATION OF THE STOCKING LEVELS FOR THE RESIDUAL STAND, MANAGEMENT TECHNIQUES TO BE APPLIED TO THE RESIDUAL STAND, AND SUPPLEMENTAL PLANTING REQUIREMENTS TO THE M-NCPPC PLANNING DEPARTMENT. THIS EVALUATION SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT TO ENSURE THAT ALL HIGH RISK TREES HAVE BEEN REMOVED. A PLANTING SCHEDULE AND/OR DETAILS FOR THE MANAGEMENT OF NATURAL REGENERATION TO FULLY RESTOCK THE SITE MUST BE SHOWN ON THE PLAN.

VICINITY MAP

SCALE: 1" = 2000'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20711182

Woodland Conservation Worksheet for Prince George's County

Zone:	R-10		
Gross Tract:	4.87		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	4.87	0.00	0.00
Include acreage in the corresponding columns for each zone			
Property Description or Subdivision Name:	CONIFER VILLAGE AT OAKCREST		
Is this site subject to the 1989 Ordinance?	N		
Reforestation Requirement Reduction Questions			
Is this one (1) single family lot? (y,n)	N		
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y,n)	N		
Is this a Mitigation Bank	N		
Break-even Point (preservation) =	1.21 acres		
Clearing permitted w/o reforestation =	0.95 acres		

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland	2.16	0.00	
Woodland Conservation Threshold (NTA) =	20.00%	0.97	
Smaller of a or b		0.97	
Woodland above WCT	1.19		
Woodland cleared	1.71	0.00	0.01
Smaller of d or e	1.19		
Clearing above WCT (0.25 : 1) replacement requirement	0.30		
Clearing below WCT (2.1 replacement requirement)	0.52		
Afforestation Threshold (AFT) =	15.00%	0.00	
Off-site Mitigation being provided on this property		0.00	
Woodland Conservation Required		1.80	

Woodland Conservation Provided:	(acres)	
Woodland Preservation	0.00	
Afforestation / Reforestation	0.00	
Area approved for fee-in-lieu	0.00	\$0.00
Credits for Off-site Mitigation on another property	1.80	
Off-site Mitigation Afforestation provided on this property	0.00	
Off-site Mitigation Preservation provided on this property	0.00	
Total Woodland Conservation Provided	1.80	

Area of woodland not cleared 0.45 acres
Woodland retained not part of requirements: 0.45 acres

Prepared by: *[Signature]* 10-2-2014
Signed: *[Signature]* Date

Revised 9/1/04

LEGEND

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING ADJACENT PROPERTY
---	EXISTING TREE LINE
---	EXISTING HEDGEROW
---	EXISTING WATER
---	EXISTING SANITARY SEWER
---	EXISTING SANITARY SEWER EASEMENT
---	EXISTING WATER EASEMENT
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED ROAD RIGHT-OF-WAY
---	PROPOSED PROPERTY LINE
---	PROPOSED ROAD CENTERLINE
---	PROPOSED CURB
---	PROPOSED WATER
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM DRAIN
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED PUE AND UE (PUBLIC UTILITY EASEMENT AND UTILITY EASEMENT)
---	PROPOSED BUILDING RESTRICTION LINE (BRL)
---	PROPOSED STORM DRAIN EASEMENT
---	PROPOSED WSSC RIGHT OF WAY
---	PROPOSED SWM EASEMENT
---	PROPOSED TEMPORARY TREE PROTECTION FENCE
---	PROPOSED TRAILS
---	PROPOSED PAVEMENT
---	WOODLAND PRESERVATION - NOT CREDITED

PROPERTY OWNERS AWARENESS CERTIFICATE

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.

OWNER OR OWNERS REPRESENTATIVE _____ DATE _____

I / WE, *Conifer Realty, 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.

CONTRACT PURCHASER _____ DATE *9/18/14*

THIS BLOCK IS FOR
OFFICIAL USE ONLY

QR label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.



M-NCPPC
APPROVAL

PROJECT NAME: CONIFER AT OAKCREST

PROJECT NUMBER: DSP-13012

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

M-NCPPC
PRINCE GEORGE'S COUNTY
PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN

TCP-II/039/13

Approved by *[Signature]* Date *10/2/14*

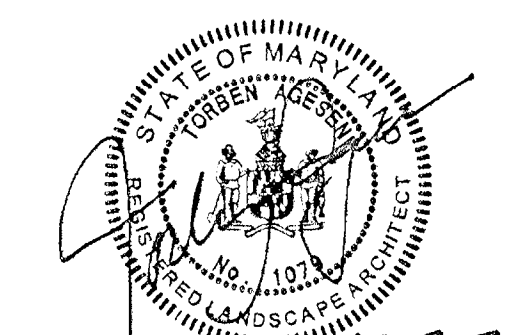
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CONIFER VILLAGE AT
OAKCREST

PRINCE GEORGE'S COUNTY, MD
6TH ELECTION DISTRICT

TAX MAP 80 GRID F-1

SEAL



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED
LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND, LICENSE NO. 12712, EXPIRATION
DATE: JULY 14, 2016.

SCALE

0' 30' 60'
1"=30'

No.	DATE	BY	DESCRIPTION
1	9/17/2014	AL	DC CONDITIONS
REVISIONS			

DRAWN BY JPR
APPROVED BY EB
CHECKED BY NB
DATE JULY 19, 2013

TITLE

TYPE 2 TREE
CONSERVATION
PLAN

PROJECT NO. 50058436

27.01

1

SHEET NO.

1 OF 2

SHEET NO. 2 OF 2



Sheet	Gross Tract Area	100-Year Flood plain Area (FP)	Net Tract Area (TA)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Net-Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-Site (C-COS)	Woodland Preserv. Area (WPA)	Woodland Reforest. Area (WRA)	Woodland Retained/Not Credited (WR-NC)	Woodland Retained/Assumed Cleared (WR-AC)
Total	4.87	0.00	4.87	2.16	0.00	1.67	0.00	0.00	0.00	0.00	0.49	0.00

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR LUSTINE PARCEL A 44-11077. IF LUSTINE PARCEL A 44-11077 EXPIRES, THEN THIS T2C2 ALSO EXPIRES AND IS NO LONGER VALID.
2. CUTTING OR CLEARING WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNER SHALL BE SUBJECT TO A \$500 PER SQUARE FOOT FINE.
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 MAY BE REQUIRED TO PARTICIPATE IN THE MEETING 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.
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 SALE. FUTURE BUYERS OF 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 OF THIS PLAN.
6. THE PROPERTY IS WITHIN THE DEVELOPED TIER AND IS ZONED R-10.
7. THIS SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
8. THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-210, SECTION 25117(G).

10. 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 UNDERSTORY VEGETATION. A REVISSED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO ANY GRADING WORK. AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TYP2.
11. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
12. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFS) SHOWN ON THIS SITE PLAN SHALL BE STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE TYP2S BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFS MAY BEGIN.
13. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BUILDING IS RELOCATED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TYP2.
14. WOODLAND CONSERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

15. THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED AS "TO BE REMOVED" MAY BE REMOVED.
16. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREES HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND THEREBY CAUSE PERSONAL INJURY OR PROPERTY DAMAGE.
17. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITEE SHALL REMOVE SAID TREES PRIOR TO THE START OF THE GRADING OPERATION. IF THE REMOVAL OF THE TREES REQUIRES THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BUT SHALL BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
18. IF A TREE OR TREES BECOMING HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO A STORM EVENT OR OTHER SITUATION, THE PERMITEE SHALL REMOVE THE TREE OR TREES PRIOR TO THE START OF THE GRADING OPERATION. IF THE REMOVAL OF THE TREE OR TREES RESULTING FROM AN ACTION BY THE PERMITEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE 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 PERSONAL INJURY OR PROPERTY DAMAGE, THE PERMITEE SHALL REMOVE IT 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 PERSONAL INJURY OR PROPERTY DAMAGE, THE PERMITEE SHALL REMOVE IT IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION AND THE PHOTOGRAPHS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-31 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOGRAPHS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

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.

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.

19. DEBRIS PILES SHOWN IN WOODLAND PRESERVATION AREAS SHALL BE REMOVED BY HAND WITHOUT THE USE OF MECHANICAL EQUIPMENT WITHIN THE PRESERVATION AREA. CHAINS MAY BE USED TO PULL DEBRIS OUT OF THE PRESERVATION AREAS. CAUTION MUST BE USED NOT TO DAMAGE REMAINING VEGETATION.
20. THE SUBJECT PROPERTY CONTAINS VIRGINIA PINE (PINUS VIRGINIANA). THE ARE SUBJECT TO WIND THROW. ALL VIRGINIA PINES SHALL BE LESS THAN 6 INCHES IN DIAMETER AT WITHIN 40 FEET OF THE FINAL PROPOSED LIMIT OF DISTURBANCE OR THE BOUNDARY OF THE PROPERTY SHALL BE CUT DOWN BY HAND DURING THE CLEARING OF THE SITE.

PRIOR TO THE ISSUANCE OF THE FIRST PERMIT FOR THE DEVELOPMENT SHOWN ON THIS TC22, ALL OFF SITE WOODLAND CONSERVATION REQUIRE BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TC2 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 MNCPPC, PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

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Revision numbers must be included in the Project Number

