Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)			
Zone:	I-1		
Gross Tract:	2.67		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NT-A):	2.67		

TCP Number	TCP2-046-07	Revision #	1
Property Description or Subdivision Name:	Glenridge Seventh-Day Adventist Church		
Is this site subject to the 1993 Ordinance?(y/n)	N		
Is this one (1) single family lot? (y,n)	Y		
Are there prior TCP approvals which include a combination of this lot(s)? (y,n)	N		
Is any portion of the property in a WC Bank?	N		
Break-even Point (preservation) =	0.43	acres	
Clearing permitted w/o reforestation=	0.14	acres	

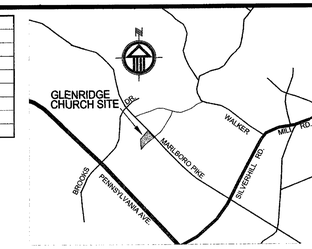
SECTION II-Determining Requirements (Enter acres for each corresponding column)	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
Existing Woodland		0.57	0.00	
Woodland Conservation Threshold (WCT) =	15.00%	0.40		
Smaller of 13 or 14		0.40		
Woodland above WCT		0.17		
Woodland cleared		0.00	0.00	0.00
Woodland cleared above WCT (smaller of 16 or 17)		0.00		
Clearing above WCT (0.25 : 1) replacement requirement		0.00		
Woodland cleared below WCT		0.00		
Clearing below WCT (2:1 replacement requirement)		0.00		
Afforestation Threshold (AFT) =	15.00%	0.00		
Off site WCA being provided on this property		0.00		
Woodland Conservation Required		0.40	acres	

SECTION III-Meeting the Requirements				
Woodland Preservation		0.57		
Afforestation / Reforestation		0.00		
Natural Regeneration		0.00		
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
Forest Enhancement Credit (Area * .25)	0.00	0.00		
Area approved for fee-in-lieu/PFA		0.00		50.00
Area approved for fee-in-lieu/non-PFA		0.00		50.00
Credits for Off-site Conservation on another property		0.00		
Off-site WCA (preservation) being provided on this property		0.00		
Off-site WCA (reforestation) being provided on this property		0.00		
Total Woodland Conservation Provided		0.57	acres	

Area of woodland not cleared	0.57	acres
Net tract woodland retained not part of requirements:	0.00	acres
100-floodplain woodland retained:	0.00	acres
On-site woodland conservation provided:	0.57	acres
On-site woodland retained not credited	0.00	acres

Prepared by: Darrell W. Oliver September 13, 2013
Signature Date

SUMMARY OF TREES GREATER THAN 24" DIAMETER AT DIAMETER BREAST HEIGHT (DBH)						
SYMBOL	DBH (Inches)	COMMON NAME	BOTANICAL NAME	HEALTH	CRZ IMPACT	COMMENTS
A	30"	Tulip Tree	Liriodendron tulipifera	Fair to Good	0%	Retained Tree
B	30"	Red Oak	Quercus rubrum	Fair to Good	0%	Retained Tree
C	40"	Red Oak	Quercus rubrum	Fair to Good	0%	Retained Tree



VICINITY MAP
ADC MAP 18/GRID-H08
WSSC 200' SHEET: 203SE05
Scale: 1"=2000'

STANDARD TYPE 2 TREE CONSERVATION PLAN-GENERAL NOTES

1. This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If this grading permit 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 $0.02 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 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 Brooks Run and is part of the Patuxent River watershed.
7. The site is adjacent to Marlboro Pike, which is designated as scenic and historic.
8. This site is not adjacent to a roadway classified as arterial or greater.
9. This plan is not grandfathered under CB-27-2010, Section 25-117(c).
10. The source of the property boundaries on this plan is from a survey prepared by W.L. Meekins, Inc.
11. The topography shown on this plan is from a plan prepared by W.L. Meekins and from available records, as field run, dated June 6, 2013.

Tree Preservation Defender Notes

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 understory 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.
c. Woodland preservation areas shall be posted with signage as shown on the plans. These signs must remain in perpetuity.
d. The developer and/or builder is responsible for the complete preservation of all fenced areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the county as dead, dying, or hazardous may be removed.
e. Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installations. These signs must remain in perpetuity.
f. A tree or plant may be removed if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
g. During the initial stages of the project, if hazardous trees are present, or if trees are present that are not hazardous but are leaning, the permittee shall ensure safety from using a chain saw. Corrective measures requiring 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 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.
h. If a tree or trees become hazardous prior to final release for the project, due to storm events or other situations not resulting from an action by the permittee, 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 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.

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-300 Pruning Standards. 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.

Debris from the tree removal or pruning that exists 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 so to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

Property Owners Awareness Certificate

I/We Darrell W. Oliver hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in the TCP2.

Darrell W. Oliver September 13, 2013
Owner Signature Date

Contact Person Date

If this _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in the TCP2.

Contract Purchaser Date

FOREST DEVELOPMENT NOTES

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

a. 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 proper documentation has been completed per the Section "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas" the arborist or tree expert may remove the tree. The stump shall not be cut so close to the ground as to prevent sprouting and left in place. The removal or grubbing of the roots in the woodland conservation area is not permitted.

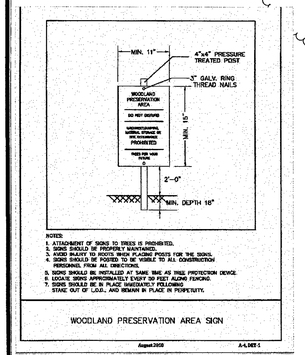
If a tree or portion thereof are in imminent danger of striking a structure, parking area, or other high use area, and may result in personal injury or property damage then the condition is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully 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.

b. The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (mowers or a chain saw). These plants may be cut near the ground and treated (see their own before discussion) may be removed from the area and disposed of appropriately. All material from noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.

c. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as

d. The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of the equipment for the pruning and/or cutting of trees.



TCP2 PLAN LEGEND

- 58 PROPOSED CONTOURS
- 58 EXISTING CONTOURS
- SPECIMEN TREE (TO BE SAVED) AND CRITICAL ROOT ZONE
- WOODLAND PRESERVATION
- LOD LIMIT OF DISTURBANCE
- EXISTING TREE LINE
- TREE SAVE AREAS (NOT COUNTED AS PRESERVATION)
- WOODLAND PRESERVATION
- WOODLAND PRESERVATION SIGNS

STATE OF MARYLAND DONNELL VAN OLIVER REG. NO. 1000 REGISTERED LANDSCAPE ARCHITECT
16SEPT13

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2-046-07-01

	Approved by	Date
	Katina Shoulars	8/31/07
01		9/20/13
02		
03		
04		
05		

NO.	REVISION	DATE
1	REVISED PER M-NCPPC COMMENTS	9/16/13

SHEET TITLE: **TCP-TYPE II PLAN**

PROJECT TITLE: **GLENRIDGE SEVENTH-DAY ADVENTIST CHURCH**
5501 MARLBORO PIKE
DISTRICT HEIGHTS, MARYLAND 20747

CLIENT: **JASPER KEN BARROW**
SIGNET DESIGN
8006 BRETT PLACE
GREENBELT, MARYLAND 20760

DIGITERRA
LANDSCAPE ARCHITECTS SITE PLANNERS
LAND DEVELOPMENT CONSULTANTS
4211 KNOX ROAD, SUITE 300 GREENBELT, MD 20770
301.877.0371 301.877.3898 FAX WWW.DIGITERRADESIGN.COM

PROJECT NO.	DRAWN BY	Q/C BY	JURISDICTION
27-0213	CT	REM	PRINCE GEORGES
DATE	DESIGNED BY	CHECKED BY	
9/16/13	DVO	LTH	

MD. NAT'L. CAP. PK. & PL. COMM
PRINCE GEORGE'S COUNTY
RECEIVED
SEP 16 2013
COUNTYWIDE PLANNING
ENVIRONMENTAL PLANNING

FILE: C:\27-0213\DWG
DATE: 16SEPT2013
SCALE: 1"=30'
PLAN NUMBER: **LC-102**