

TREE CONSERVATION PLAN FOR TANTALLON PRESERVE

PISCATAWAY (5TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP NOTES

1. Cutting or clearing of woodland not in conformance with this plan or without the express 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 shall 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 Protection Devices (TPD's) shown on this plan shall be flagged or staked 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 Forest Resources Unit, installation of the TPD's may begin. TPD installation shall be completed prior to the installation of initial sediment controls. No cutting or clearing of trees may begin before final approval of TPD installation.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

1. A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation Plan (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building located at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-952-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.
2. Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and overseeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fescue is not acceptable.



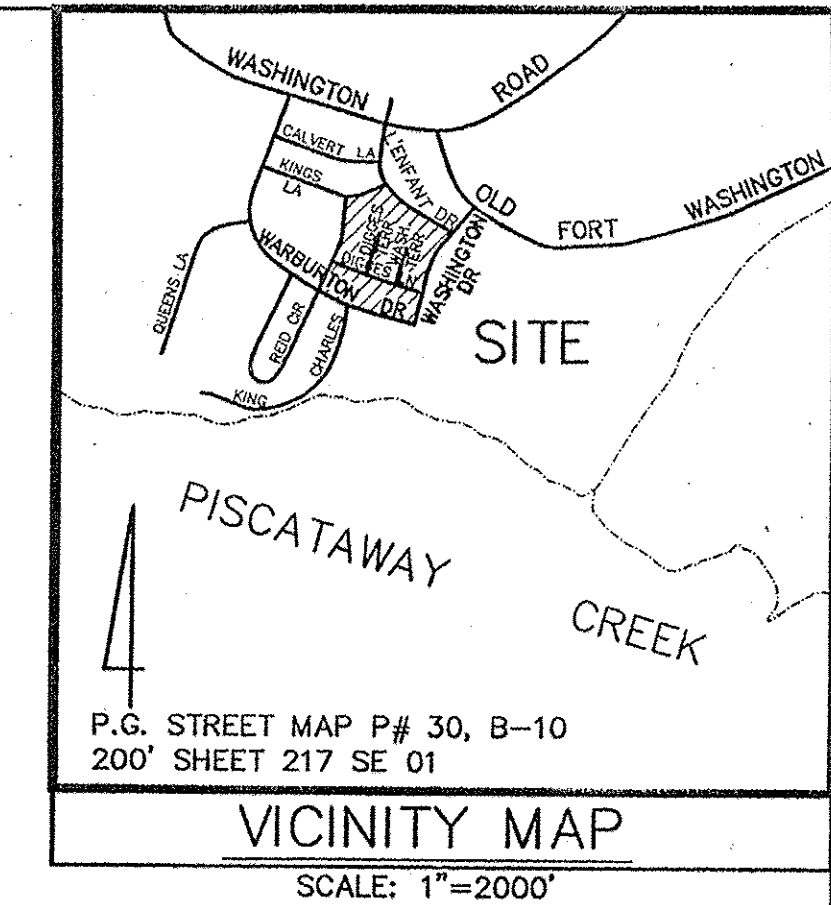
PLAN VIEW
SCALE: 1"=100'

THE LOTS INCLUDED IN THIS TREE CONSERVATION P.A.N
ARE FROM A PLAT DATED SEPTEMBER, 1957 , AND ARE
RECORDED IN THE LAND RECORDS OF PRINCE GEORGE'S
COUNTY, MARYLAND, IN LIBER 1673 AT FOLIO 196.

TOTAL NUMBER OF LOTS INCLUDED IN THIS PLAN= 41
TOTAL AREA OF INCLUDED LOTS= 10.85 AC.

OWNER/DEVELOPER
BCR LLC
2721 BRIGGS CHANNEY ROAD
SILVER SPRING, MD 20905
T.P. (301) 982-1781
FAX (301) 982-1994

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY



Zone:
Gross Tract:
Floodplain:
Previously Dedicated Land:
Net Tract (NTA):

Woodland Conservation Worksheet
for
Prince George's County

R-80		
10.85		
0.00	0.00	
0.00	0.00	
10.85	0.00	0.00

*Include acreage in the corresponding columns for each zone.

Property Description or Subdivision Name:
Is this site subject to the 1989 Ordinance?
Reforestation Requirement Reduction Questions

Is this one (1) single family lot? (y,n)
Are there prior TCP approvals which include a
Continuation of this lot and/or other lots. (y,n)
Is this a Mitigation Bank
Break-even Point (preservation) =
Clearing permitted w/o reforestation =

N
N
N
3.90 acres
6.94 acres

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland	10.84	0.00	
Woodland Conservation Threshold (NTA) =	20.00%		
Smaller of a or b	2.17		
Woodland above WCT	8.67		
Woodland cleared	9.01	0.00	0.00
Smaller of d or e	8.67		
Clearing above WCT (0.25 : 1) replacement requirement	2.17		
Clearing below WCT (2:1 replacement requirement)	0.34		
Afforestation Threshold (AFT) =	15.00%	0.00	
Off-site Mitigation being provided on this property		0.00	
Woodland Conservation Required		4.68	

Woodland Conservation Provided:	(acres)
Woodland Preservation	0.00
Afforestation / Reforestation	0.00
Area approved for fee-in-lieu	0.00
Credits for Off-site Mitigation on another property	4.68
Off-site Mitigation being provided on this property	0.00
Total Woodland Conservation Provided	4.68

Area of woodland not cleared: 1.83 acres
Woodland retained not part of requirements: 1.83 acres

Prepared by:

Patricia A. Vance 4-04-05
Signed Date

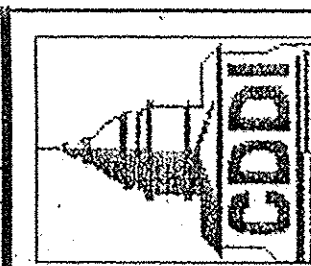
REVISED 6-30-05 for addition
of 2 lots and new a/c limits

M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II/47/05	
Approved by	Date
J.L. Stasz	4/4/05
01	7/13/05
02	
03	
04	
05	
06	

CERTIFICATION

This plan is prepared to comply with the Maryland Department of Natural Resources State Forest Conservation Technical Manual (1997), Chapter 2: Forest Stand Delineations. The preparer is a qualified professional under COMAR 08.19.06.01.

Signed: *Patricia A. Vance* 3/11/05
Patricia A. Vance



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
5010 SUNNYSIDE AVENUE - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 982-1781 FAX (301) 982-1994

TANTALLON PRESERVE
P.B.
PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II
COVER SHEET

REVISIONS

4-04-05 Condition of
Approval Note added
for comments 6-30-05
6-30-05 2 LOTS (41648)
ADDED THAT THESE "NOT
PREVIOUSLY INCLUDED
WORKSHEET REVISED ALL
LOT CHARTS (P.S. SHEET)
ADJUSTED FOR CHANGED
BOUNDARY LINES. IF OF ANY
AFFECTED THIS REF= B

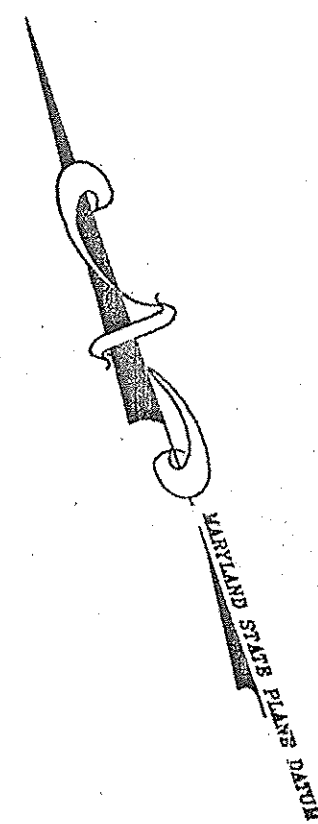
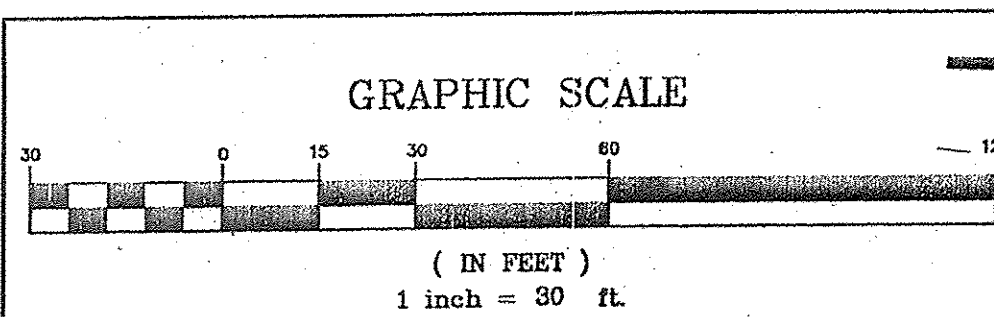
DATE: FEB. 2005

DWN.
DD CHECKED
PAV

SCALE:
AS SHOWN

PROJECT/FILE NO.
04039

SHEET NO.
1 OF 5



MATCH LINE SHEET 5 OF 5

MATCH LINE SHEET 5 OF 5

MATCH LINE SHEET 3 OF 5

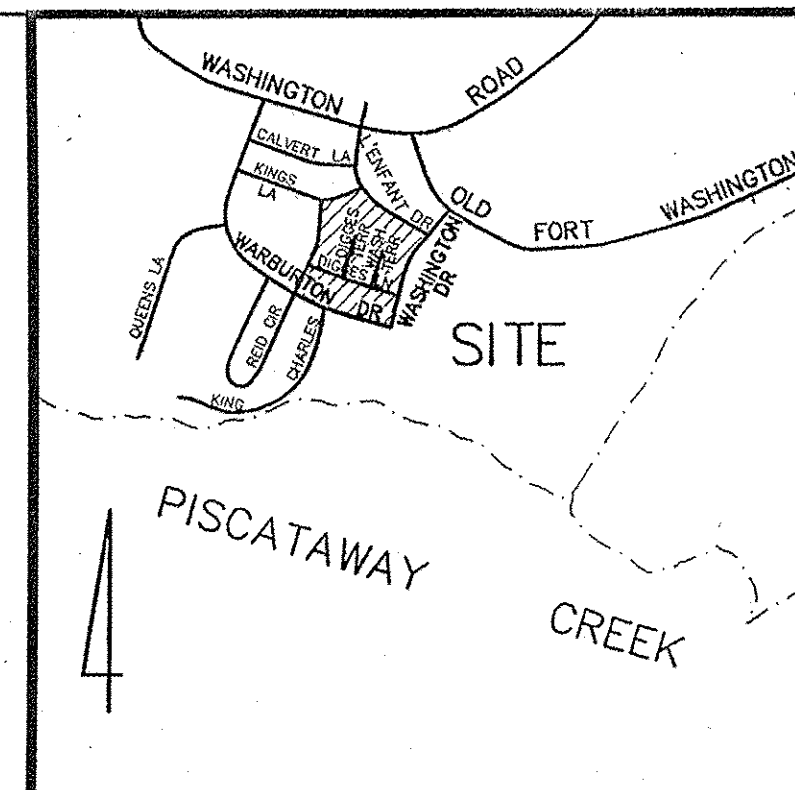
MATCH LINE SHEET 3 OF 5



- LEGEND:**
- | | |
|---------------------|---------------------------------|
| EXISTING: | PROPOSED: |
| FIRE HYDRANT | FIRE HYDRANT |
| WATER VALVE | WATER VALVE |
| WATER MANHOLE | WATER MANHOLE |
| STORM DRAIN MANHOLE | STORM DRAIN MANHOLE |
| SEWER MANHOLE | SEWER MANHOLE |
| CATCH BASIN | CATCH BASIN |
| YARD INLET | YARD INLET |
| LIGHT POLE | STORM DRAIN PIPE |
| POWER POLE | FLOW LINE |
| GAS VALVE | FENCE LINE |
| FENCE LINE | SIGN |
| SIGN | TREE LINE |
| TREE | BUILDING RESTRICTION LINE(TYP.) |
| TREE LINE | CONTOUR |
| OVER HEAD WIRES | BUILDING |
| INTER. 2' CONTOUR | WETLAND LIMITS |
| INDEX 10' CONTOUR | LIMITS OF DISTURBANCE |
| BUILDING/SHEDS | WATER OF U.S. LIMITS |
| | WETLAND BUFFERS LIMITS |

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LOT CALCULATIONS THIS SHEET ONLY				
LOT #	BLOCK	LOT AREA(AC)	WOODLAND	WOODLAND SAVED (NOT INCL. TOWARD REQ.)
56	J	0.23	0.22	0.10
55	"	0.29	0.29	0
54	"	0.24	0.24	0.05
42	"	0.23	0.23	0
41	"	0.35	0.35	0
2	G	0.2429	0.2385	0.07
3	"	0.25	0.25	0.05
4	"	0.25	0.25	0.07
5	"	0.25	0.25	0.01
6	"	0.24	0.24	0.06
TOTAL	10 LOTS	2.57	2.56	0.41

"CONDITION OF APPROVAL": PRIOR TO THE ISSUANCE OF ANY PERMITS FOR LOTS CONTAINED IN THIS TCP II, EVIDENCE SHALL BE PROVIDED THAT STORMWATER MANAGEMENT TECHNICAL APPROVAL HAS BEEN OBTAINED FROM DER AND THE TCP II SHALL BE REVISED TO REFLECT THAT APPROVAL.

M.N.C.P.P.C.
Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN
TCP II/47/05

Approved by	
J.L. STASZ	4/4/05
01	11/3/05
02	
03	
04	
05	
06	

CERTIFICATION

This plan is prepared to comply with the Maryland Department of Natural Resources State Forest Conservation Technical Manual (1997), Chapter 2: Forest Stand Delineations. The preparer is a qualified professional under COMAR 08.19.06.01.

Signed: *Patricia A. Vance* 3/10/05
Patricia A. Vance

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ENGINEERS - PLANNERS - SURVEYORS
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TANTALLON PRESERVE
P.B.
PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

REVISIONS

4-04-05 Condition of Approval. Note Added
6-30-05 ADJUST LOT 5 LOT CHART ADJUSTED BY

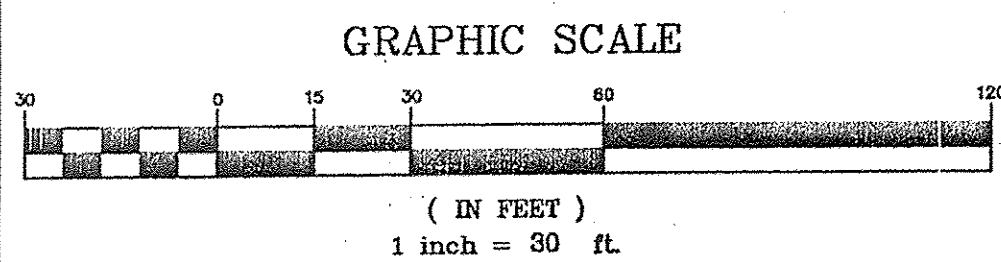
DATE: FEB., 2005

DWN. DD	CHECKED PAV
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SCALE: 1"=30'

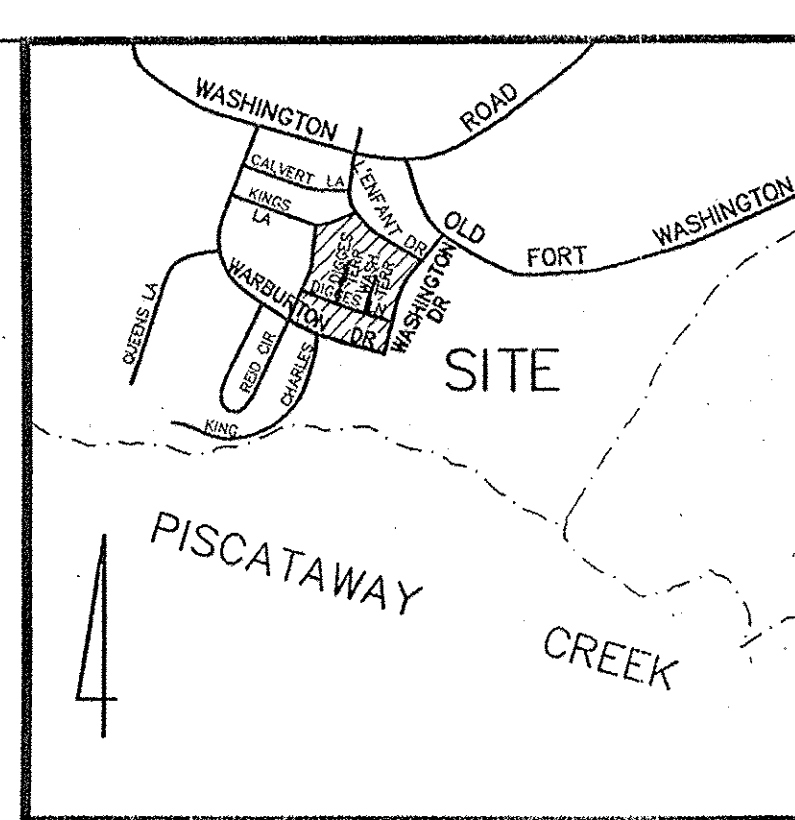
PROJECT/FILE NO. 04039

SHEET NO. 2 OF 5



MATCH LINE SHEET 4 OF 5

MATCH LINE SHEET 4 OF 5



VICINITY MAP
SCALE: 1"=2000'

LEGEND:

EXISTING:	PROPOSED:
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER VALVE
WATER MANHOLE	WATER MANHOLE
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
SEWER MANHOLE	SEWER MANHOLE
CATCH BASIN	CATCH BASIN
YARD INLET	YARD INLET
LIGHT POLE	STORM DRAIN PIPE
POWER POLE	FLOW LINE
GAS VALVE	FENCE LINE
FENCE LINE	SIGN
SIGN	TREE LINE
TREE	BUILDING RESTRICTION LINE(TYP.)
TREE LINE	CONTOUR
OVER HEAD WIRES	BUILDING
INTER. 2' CONTOUR	LIMIT OF DISTURBANCE
INDEX 10' CONTOUR	WETLAND LIMITS
BUILDING/SHEDS	LIMITS OF DISTURBANCE
	WATER OF U.S. LIMITS
	WETLAND BUFFERS LIMITS

LOT CALCULATIONS THIS SHEET ONLY

LOT #	BLOCK	LOT AREA(AC)	WOODLAND	WOODLAND CLEARED	WOODLAND SAVED (NOT INCL. TOWARD REQ.)
40	J	0.35	0.35	0.35	0
38	"	0.23	0.23	0.23	0
29	"	0.23	0.23	0.23	0
28	"	0.33	0.33	0.33	0
7	G	0.24	0.24	0.17	0.07
8	"	0.24	0.24	0.18	0.06
9	"	0.24	0.24	0.18	0.06
10	"	0.24	0.24	0.21	0.03
11	"	0.23	0.23	0.19	0.04
12	"	0.26	0.26	0.18	0.08
TOTAL	10 LOTS	2.59	2.59	2.25	0.34

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M.N.C.P.P.C.
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/47/05
Approved by
J.L. STASZ
4/4/05
7/12/05

REVISIONS

4-04-05 Condition of Approval Note Added
6-30-05 NO CHANGES TO THIS SHEET PV

CERTIFICATION

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Signed Patricia A. Vance 3/6/05
Patricia A. Vance

DATE: FEB. 2005

DWN. DD CHECKED PAV

SCALE: 1"=30'

PROJECT/FILE NO. 04039

SHEET NO. 3 OF 5

OWNER/DEVELOPER
BCR LLC
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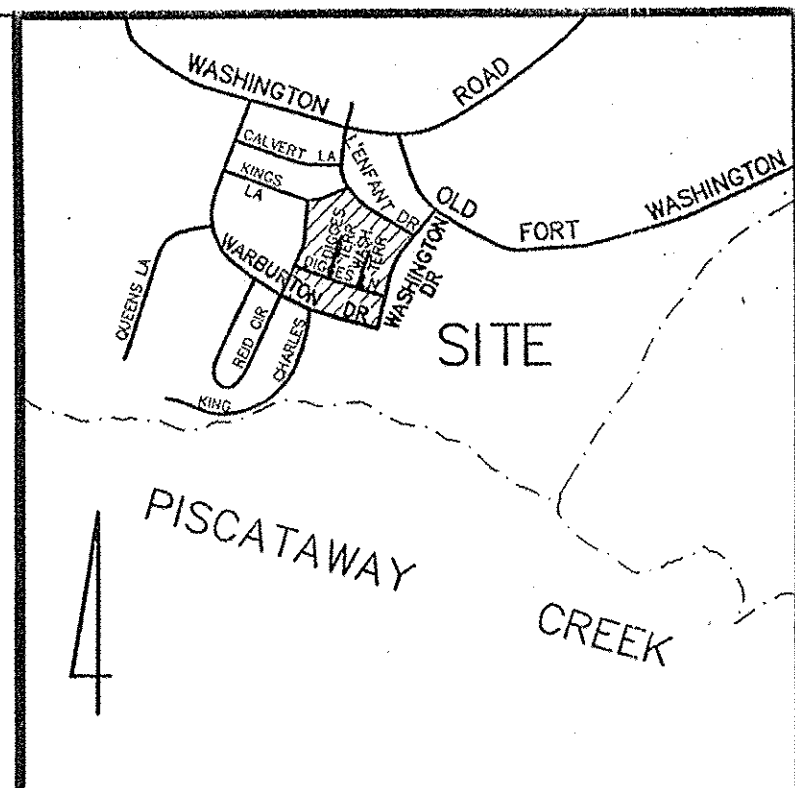
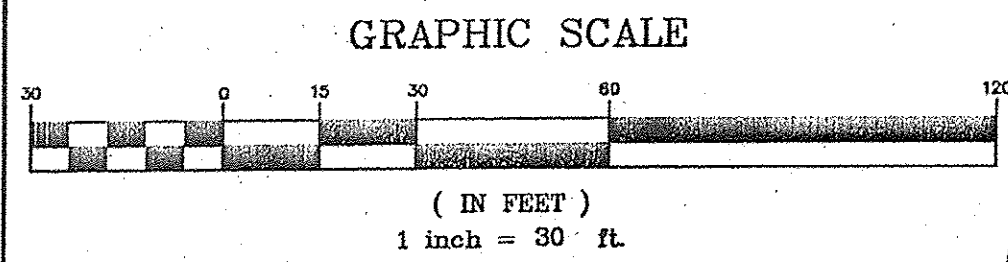
MATCH LINE SHEET 2 OF 5

MATCH LINE SHEET 2 OF 5

TANTALLON PRESERVE
P.B.

PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II



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P.B.
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PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

REVISIONS
4-04-05, Conditions of Approval Note Added
6-30-05 Lots 31, 34, 35
REVISED ADJUST C/LG LOT CHART REVISED GR.

DATE: FEB. 2005
DWN. DD CHECKED PAV
SCALE: 1"=30'
PROJECT/FILE NO. 04039
SHEET NO. 4 OF 5

- LEGEND:**
- | | |
|-----------------------|---------------------------------|
| EXISTING: | PROPOSED: |
| FIRE HYDRANT | FIRE HYDRANT |
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| WATER MANHOLE | WATER MANHOLE |
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| SIGN | TREE LINE |
| TREE | BUILDING RESTRICTION LINE(TYP.) |
| TREE LINE | CONTOUR |
| CHW - OVER HEAD WIRES | BUILDING |
| INTER. 2' CONTOUR | LIMIT OF DISTURBANCE |
| INDEX 10' CONTOUR | WETLAND LIMITS |
| BUILDING/SHEDS | LIMITS OF DISTURBANCE |
| | WATER OF U.S. LIMITS |
| | WETLAND BUFFERS LIMITS |

LOT CALCULATIONS THIS SHEET ONLY				
LOT #	BLOCK	LOT AREA(AC)	WOODLAND CLEARED	WOODLAND SAVED (NOT INCL. TOWARD REQ.)
38	J	0.23	0.23	0
37	"	0.23	0.23	0.04
35	"	0.39	0.39	0.14
34	"	0.25	0.25	0.05
33	"	0.35	0.35	0.12
31	"	0.23	0.23	0.05
30	"	0.23	0.23	0.0014
25	"	0.23	0.23	0
24	"	0.26	0.26	0
23	"	0.25	0.25	0.05
TOTAL		10 LOTS	2.65	2.20

"CONDITION OF APPROVAL": PRIOR TO THE ISSUANCE OF ANY PERMITS FOR LOTS CONTAINED IN THIS TCP II, EVIDENCE SHALL BE PROVIDED THAT STORMWATER MANAGEMENT TECHNICAL APPROVAL HAS BEEN OBTAINED FROM DER AND THE TCP II SHALL BE REVISED TO REFLECT THAT APPROVAL.

M.N.C.F.P.C.
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/47/05
Approved by: J.L. STASZ 4/4/05
J.L. STASZ 7/13/07

CERTIFICATION
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Signed: Patricia A. Vance 3/6/05
Patricia A. Vance

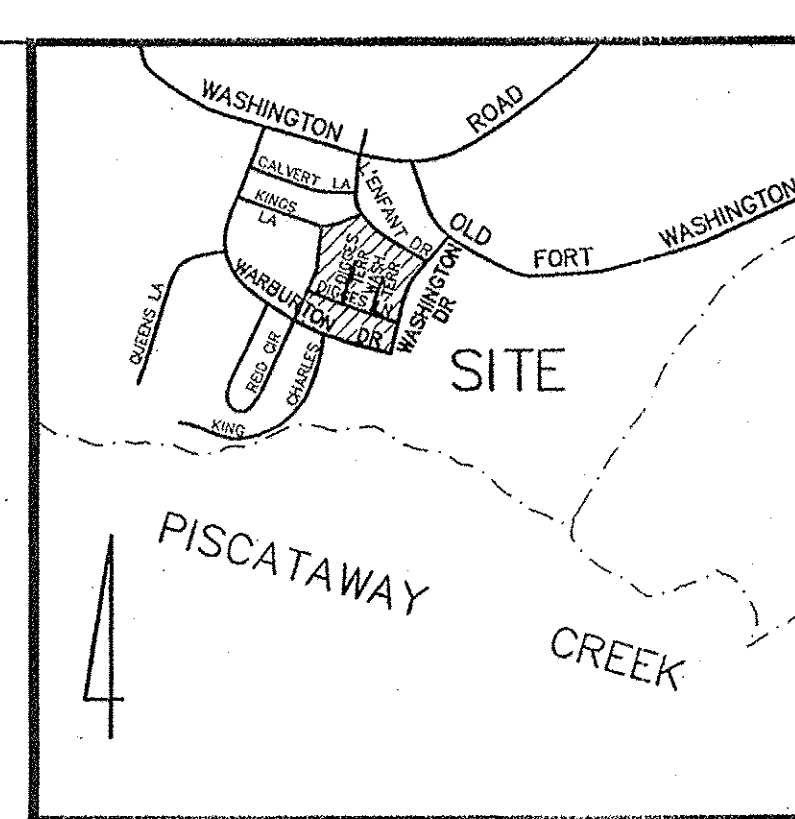
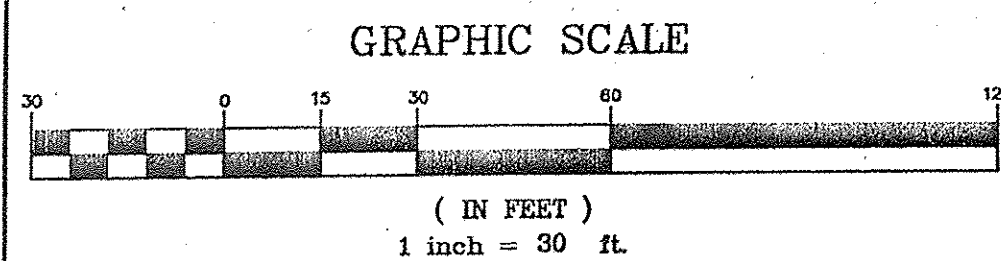
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MATCH LINE SHEET 5 of 5

MATCH LINE SHEET 3 of 5

MATCH LINE SHEET 3 of 5



VICINITY MAP
SCALE: 1"=2000'

LEGEND:

EXISTING:	PROPOSED:
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FENCE LINE	SIGN
SIGN	TREE LINE
TREE	BUILDING RESTRICTION LINE(TYP.)
TREE LINE	20' CONTOUR
OHW—OVER HEAD WIRES	BUILDING
INTER. 2' CONTOUR	LIMIT OF DISTURBANCE
INDEX 10' CONTOUR	WETLAND LIMITS
BUILDING/SHEDS	LIMITS OF DISTURBANCE
	WATER OF U.S. LIMITS
	WETLAND BUFFERS LIMITS

LOT CALCULATIONS THIS SHEET ONLY

LOT #	BLOCK	LOT AREA(AC)	WOODLAND	WOODLAND CLEARED	WOODLAND SAVED (NOT INCL. TOWARD REQ.)
53	1	0.26	0.26	0.22	0.04
52	"	0.26	0.26	0.21	0.05
51	"	0.29	0.29	0.22	0.07
50	"	0.26	0.26	0.23	0.03
49	"	0.44	0.44	0.20	0.24
48	"	0.24	0.24	0.21	0.03
45	"	0.25	0.25	0.19	0.06
44	"	0.23	0.23	0.2284	0.0040
43	"	0.23	0.23	0.23	0
47	"	0.29	0.29	0.24	0.05
48	"	0.29	0.29	0.23	0.06
TOTAL 11 LOTS		3.04	3.04	2.41	0.63

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APPROVAL
TREE CONSERVATION PLAN
TCP II/47/05

Approved by
J.L. STASZ
4/4/05

01
02
03
04
05
06

4-24-05 Condition of Approval Note Added
6-30-05 2 LOTS ADDED
(47&48) NOT INCL. BEFORE
1 LOTS TOTAL REQ. FOR
REG. LIMITS INCL. 47-48
LOT 48 SHOWN RETAINED BY

CERTIFICATION

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Signed Patricia A. Vance 3/21/05
Patricia A. Vance

REVISIONS

4-24-05 Condition of Approval Note Added
6-30-05 2 LOTS ADDED
(47&48) NOT INCL. BEFORE
1 LOTS TOTAL REQ. FOR
REG. LIMITS INCL. 47-48
LOT 48 SHOWN RETAINED BY

DATE: FEB. 2005
DWN DD CHECKED PAV

SCALE: 1"=30'

PROJECT/FILE NO.
04039

SHEET NO.
5 OF 5

TANTALLON PRESERVE
P.B.

PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

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