

**Standard Woodland Conservation Worksheet for Prince George's County**

**SECTION I - Establishing Site Information** (Enter acres for each zone)

Zone	Acres
Gross Tract	5.47
Floodplain	0.00
Previously Dedicated Land	0.00
Net Tract (NTA)	5.47

TCP Number: TCP2-057-02-02  
Property Description or Subdivision Name: Capital Christian Fellowship  
Is this site subject to the 1989 or 1991 Ordinance? **N**  
This site is subject to the current Woodland and Wildlife Habitat Conservation Ordinance. **N**  
Subject to 2010 Ordinance and in PFA (Priority Funding Area) is this one (1) single family lot? (Y or N) **N**  
Are there prior TCP approvals which include a combination of this lots? (Y or N) **N**  
Is any portion of this property in a WC Bank? (Y or N) **N**  
Break-even Point (preservation) = 1.89 acres  
Clearing permitted w/o reforestation = 2.40 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	4.09	0.00	
Woodland Conservation Threshold (WCT) =	20.00%	1.09	
Smaller of 17 or 18		1.09	
Woodland above WCT	3.00		
Woodland cleared	2.71	0.00	0.00
Woodland cleared above WCT (smaller of 16 or 17)	2.71		
Clearing above WCT (0.25 : 1) replacement requirement	0.68		
Woodland cleared below WCT	0.00		
Clearing below WCT (0.1 replacement requirement)	0.00		
Afforestation Required Threshold (AFT) =	15.00%	0.00	
Off-site WCA being provided on this property	0.00		
Woodland Conservation Required	1.77		

**SECTION III - Meeting the 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)
Woodland Preservation	0.84		
Afforestation / Reforestation	0.00		
Natural Regeneration	0.00		
Landscape Credits	0.00		
Specimen/Historic Tree Credit (CRZ area > 20)	0.00		
Forest Enhancement Credit (Area > 25)	0.00		
Street Tree Credit (Existing or 10-year canopy coverage)	0.00		
Area approved for fee-in-lieu	0.00		
Off-site WCA (preservation) being provided on this property	1.13		
Off-site WCA (afforestation) being provided on this property	0.00		
Woodland Conservation Provided	1.77		

Area of woodland not cleared: 1.38 acres  
Net tract woodland retained not part of requirements: 0.74 acres  
100-floodplain woodland retained: 0.00 acres  
On-site woodland conservation provided: 0.84 acres  
On-site woodland conservation alternatives provided: 0.00 acres  
On-site woodland retained not credited: 0.74 acres

Prepared by: *[Signature]* Date: 11-22-2022

**Table B-2. Natural Resources Inventory Statistics Table**

Site Statistics	Total
Gross Tract Area	5.47 ac
Existing 100-year Floodplain	N/A
Net Tract Area	5.47 ac
Existing Woodland in the Floodplain	N/A
Existing Woodland Net Tract	4.09 ac
Existing PMA	0.00 ac
Regulated Streams (linear feet of centerline)	0.00 lf
Riparian (wooded) buffer up to 75 feet wide	0.00 ac

**WOODLAND CONSERVATION TABLE**

PRESERVATION AREA	AREA
AREA "A"	13,613 SQFT   0.31 AC
AREA "B"	14,347 SQFT   0.33 AC

**Table 4. General Information Table**

Layer Name	Value
Zoning (Zone)	R-R
Aviation Policy Area (APA)	N/A
Tax Grid (TMG)	36-A2
WSSC Grid	201NE09
Planning Area (Plan Area)	70-Glen Dale
Election District (ED)	14, Bowie
Councilmanic District (CD)	3
General Plan 2002 Tier (Tier)	Developed
Traffic Analysis Zone (COG) (TAZ-COG)	1,181
Traffic Analysis Zone (PG County) (TAZ-PG)	2,347

**PROPERTY OWNERS AWARENESS CERTIFICATE**  
We, PG County DPWT, 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.  
Signed: *[Signature]* Date: 12-10-20

**LEGEND**

- RcB(C/D) SOIL BOUNDARY
- CcC(A/D) PROPERTY BOUNDARY
- 150 ADJACENT PROPERTY BOUNDARY
- 151 EXISTING CONTOUR - MAJOR
- 151 EXISTING CONTOUR - MINOR
- 151 SLOPES - 15% OR GREATER
- EX. BUILDING
- EX. TREE LINE
- EX. FENCE
- EX. STORM DRAIN
- EX. STORM DRAIN INLET
- EX. WATER
- EX. HYDRANT
- EX. VALVE
- EX. SEWER
- EX. SEWER MANHOLE
- EX. GAS
- EX. TELE. (OVERHEAD)
- FOREST PRESERVATION AREA
- WOODLAND PRESERVED - NOT CREDITED
- WOODLAND RETAINED - ASSUMED CLEARED
- PROP. 6' FENCE
- PROP. PLAYGROUND
- PROP. 5' CONCRETE SIDEWALK
- WOODLAND PRESERVATION SIGN
- LIMIT OF DISTURBANCE
- TPF TREE PROTECTION FENCE

**Prince George's County Planning Department, M-NCPPC**  
**Environmental Planning Section**  
**TYPE 2 TREE CONSERVATION PLAN APPROVAL**  
**TCP2 - 057-02-02**

Approved by	Date	DRD #	Reason for Revision
00 JOHN P. MARKOVICH	07-03-2002	N/A	N/A
01 JOHN P. MARKOVICH	02-19-2003	N/A	SUBDIVISION
02 <i>[Signature]</i>	12-14-2002	17034	DETAILED SITE PLAN
03			
04			
05			

**WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDATION**

Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber 48301 Folio 578. Revisions to this TCP2 may require a revision to the recorded easement."

Forest Conservation Act Reporting Information (Change Table)				
	Original Approval	Revision Number (-01)	Revision Number (-02)	Change Since Last Approval
Gross Tract (Acres)		5.47	5.47	0.00
Existing Woodland (Acres)		4.09	4.09	0.00
Woodland Cleared (Acres)		3.35	2.71	0.64
Woodland Retained On-Site (Acres)		0.00	0.74	0.74
Woodland Planted On-Site (Acres)		0.00	0.00	0.00
On-Site Woodland Easement/ Preservation and Planting (Acres)		0.74	0.64	-0.10
On-Site Woodland Floodplain in Easement (Acres)		0.00	0.00	0.00
Bond Amount		0.00	0.00	0.00
Fee-in-Lieu Amount		0.00	0.00	0.00
50' Stream Buffers Conserved (Preservation) - Linear Length		0.00	0.00	0.00
50' Stream Buffers Conserved (Preservation) - Acreage		0.00	0.00	0.00
50' Stream Buffers Newly Established (Afforestation) - Linear Length		0.00	0.00	0.00
50' Stream Buffers Newly Established (Afforestation) - Acreage		0.00	0.00	0.00
Off-Site Woodland Conservation Credits Required (Acres)		1.46	1.13	-0.33
Off-Site Woodland Conservation Credits Provided (Acres)		0.00	0.00	0.00

**QUALIFIED PROFESSIONAL CERTIFICATION**

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual and the current requirements of the Prince George's County Code and the Environmental Technical Manual.

Signed: *[Signature]* Robert C. Boyd, PLA  
robert.boyd@abconsultantsinc.com  
240-582-8033

Date: 11/22/2022  
AB Consultants, Inc.  
9450 Annapolis Road  
Lanham, MD 20706

Rev. No.	Revision	Rev. Date
1	CERTIFICATION	09/02/2022
2	SEPARATE TCP II--COLOR FOR CERTIFICATION	09/02/2022
3	ADDED- FCA - CHANGE TABLE	09/02/2022
4	WOODLAND CONSERVATION RECORDATION NOTE	11/22/2022

**GRAPHIC SCALE**

30 0 15 30 60  
SCALE: 1" = 30'

**AB CONSULTANTS, INC.**  
9450 ANNAPOLIS ROAD  
LANHAM, MARYLAND 20706  
PHONE: (301) 306-3091  
FAX: (301) 306-3092

**PROJECT**  
**COLOR EXHIBIT**  
**CAPITAL CHRISTIAN FELLOWSHIP**  
**DAYCARE CENTER**  
**10411 GREENBELT ROAD**  
**TYPE 2 TREE CONSERVATION PLAN**  
**(TCP2)**  
14th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

**PROJECT NO.**  
2017171  
**SCALE:** 1" = 30'  
**DATE:** 11-22-2022  
**DRAWN BY:** AD  
**CHECKED BY:** RCP  
**SHEET:** 1 OF 2



STANDARD TYPE 2 TREE CONSERVATION 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 \$9.00 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 any 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 Developing Tier and is zoned Rural Residential ( R-R).
7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
8. The property is adjacent to MD-193, which is classified as an arterial roadway.
9. This plan is/is not grandfathered under CB-27-2010, Section 25-117 (g).
10. WOODLANDS PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 48301 FOLIO 578 REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

TREE PRESERVATION AND RETENTION 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. The location of all temporary tree protection fencing (TPFs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installation of the TPFs may begin.
- d. 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 bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
- e. Woodland preservation 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.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

- f. 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 by the county as dead, dying, or hazardous may be removed.
- g. 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 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.
- h. 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 permittee shall remove said trees 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.
- i. If a tree or trees become hazardous prior to bond 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 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.

- j. Tree protection fencing (TPFs) is not required for all or portions of this plan because 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 woodland preservation areas. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluate the change to determine if a revision to the tree conservation plan is necessary or if installation of TPFs will be required.
- k. 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.

WHEN OFF-SITE SITE WOODLAND CONSERVATION IS PROPOSED

Prior to the issuance of the first permit for the development shown on this TCP2, all off site woodland conservation required by this plan shall be identified on an approved TCP2 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 M-NCPPC, Planning Department prior to issuance of any permit for the associated plan

POST DEVELOPMENT NOTES

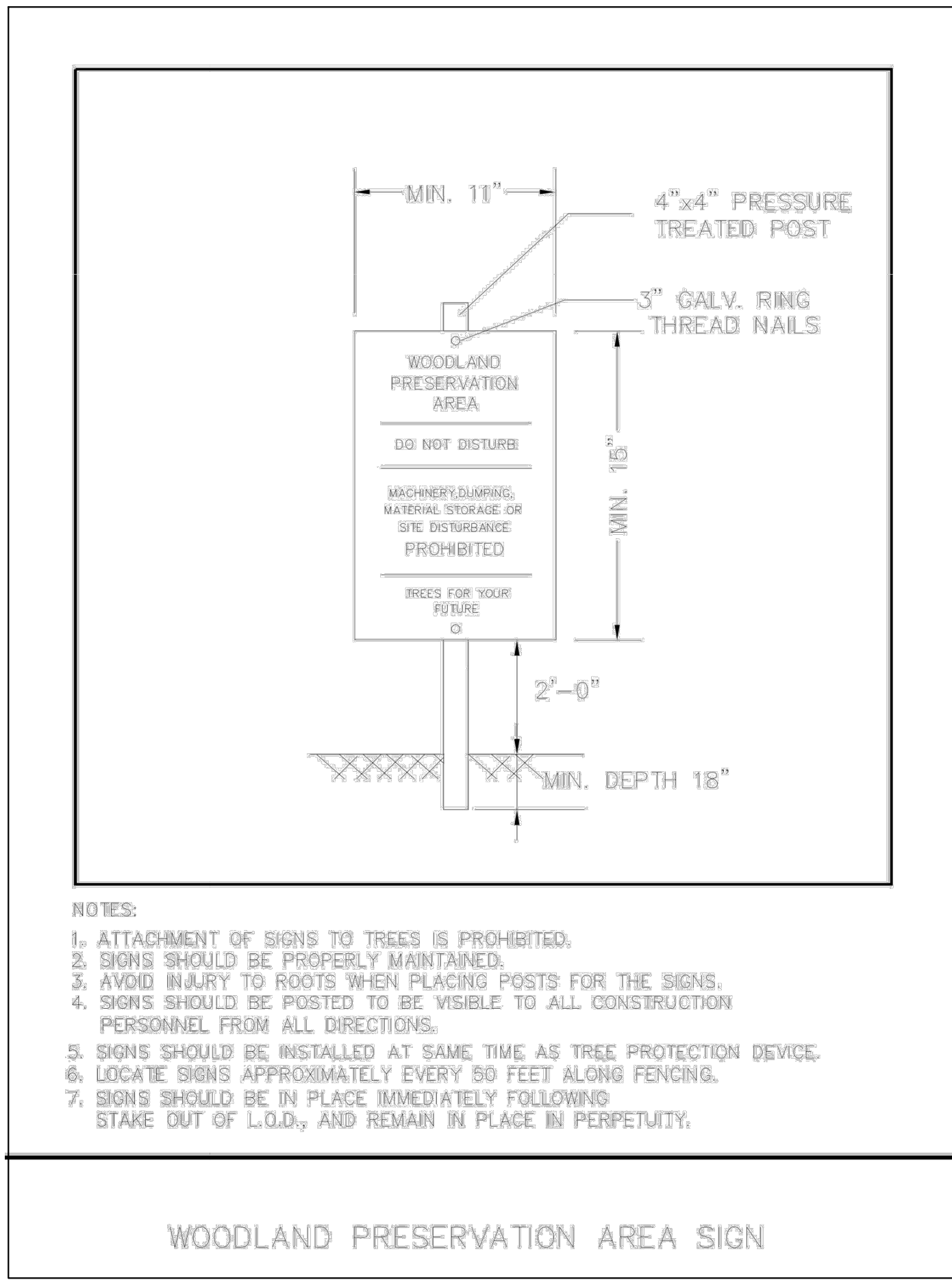
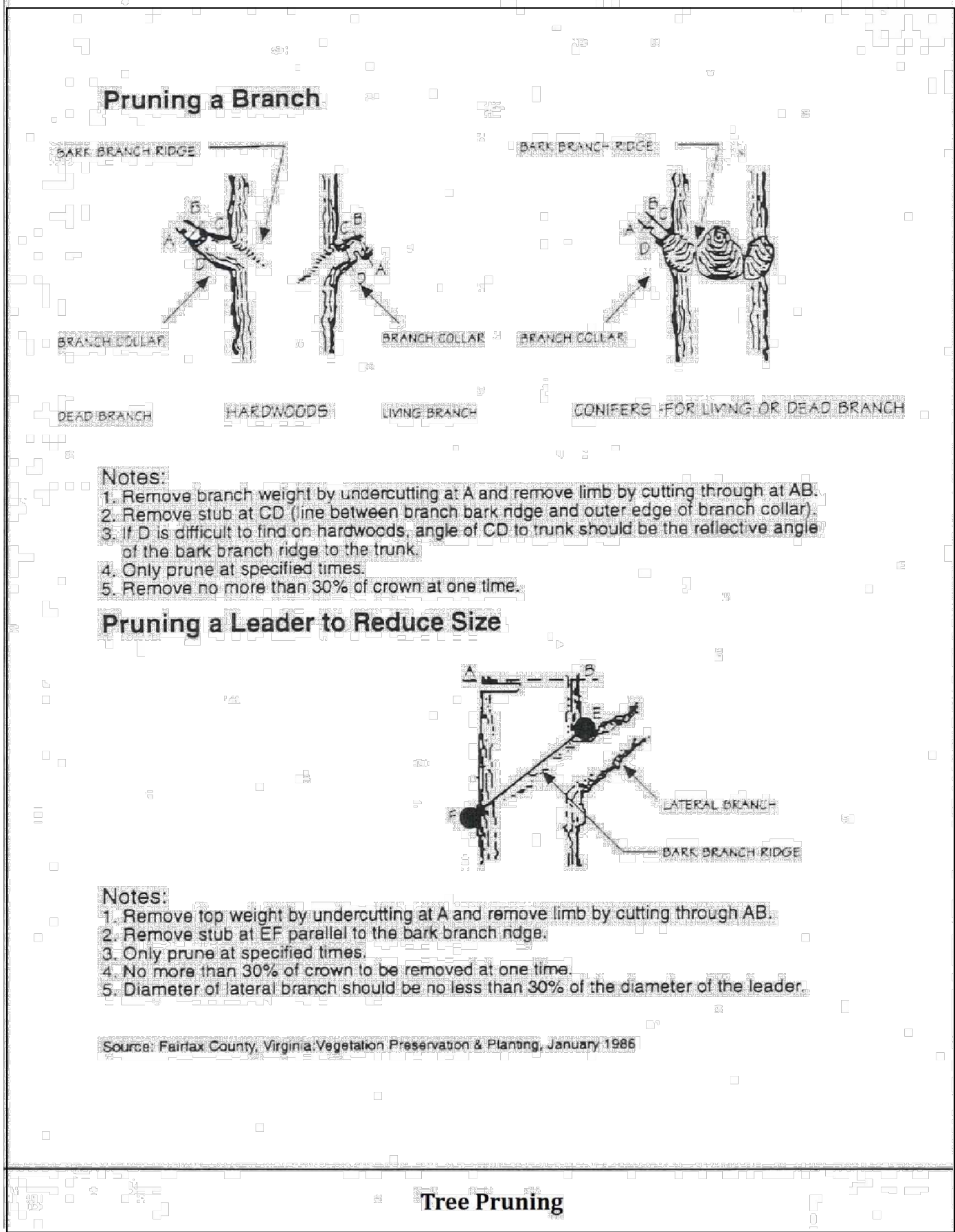
When woodlands and/or specimen, historic or champion trees are to remain:

- 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 handout "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.

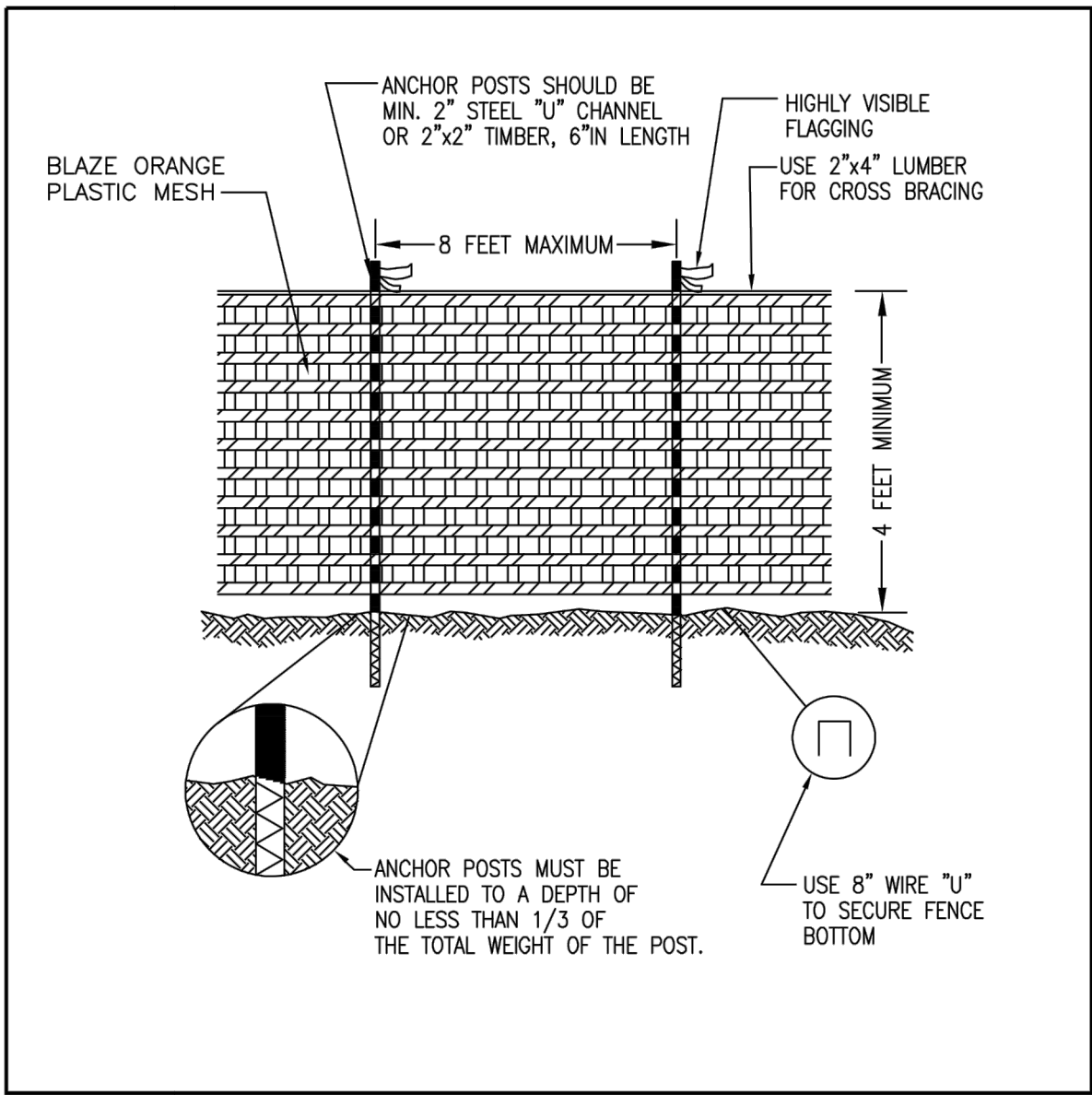
If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

Tree work to be completed within a road right-of-way requires a permit from 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 (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these 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 an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.
- 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 this equipment for the pruning and/or cutting of trees.



WOODLAND PRESERVATION AREA SIGN



- NOTES: (MUST BE INCLUDED WITH DETAIL)
1. FOREST PROTECTION DEVICE ONLY.
  2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
  3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
  4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
  5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
  6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual and the current requirements of the Prince George's County Code and the Environmental Technical Manual.

Signed: *Robert C. Boyd, PLA* Date: 11-22-2022  
Robert C. Boyd, PLA  
robert.boyd@abconsultantsinc.com  
240-582-8033  
AB Consultants, Inc.  
9450 Annapolis Road  
Lanham, MD 20706



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 057-02-02				
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00 JOHN P. MARKOVICH	07-03-2002	N/A	N/A	
01 JOHN P. MARKOVICH	02-19-2003	N/A	SUBDIVISION	
02 <i>Mark Jule</i>	12-14-2022	DSP-17034	DETAILED SITE PLAN	
03				
04				
05				

OWNER / DEVELOPER / APPLICANT  
COTTAGE CITY MENNONITE CHRH I  
ATTN: Mr. Olayinka Anjorin  
10411 GREENBELT ROAD  
LANHAM, MD 20706  
PHONE: (240) 353-7496  
EMAIL: EYANME@HOTMAIL.COM

Rev. No.	Revision	Rev. Date
1	CERTIFICATION	09/02/2022
2	WOODLAND CONSERVATION RECORDATION NOTE	11/22/2022



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PROJECT **COLOR EXHIBIT**  
CAPITAL CHRISTIAN FELLOWSHIP  
DAYCARE CENTER  
10411 GREENBELT ROAD  
TYPE 2 TREE CONSERVATION PLAN  
(TCP2)

14th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO.  
2017171  
SCALE: 1"=30'  
DATE: 11/22/2022  
DRAWN BY: AD  
CHECKED BY: RCP  
SHEET: 2 OF 2