

Standard Woodland Conservation Worksheet for Prince George's County

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

Zone	M-X-T	
Gross Tract	46.99	
Floodplain	8.56	
Previously Dedicated Land	0.00	
Net Tract (NTA)	38.43	

TCP Number: TCP2-059-02-04 Revision #: 4
Property Description or Subdivision Name: TOWN CENTER AT CAMP SPRINGS
Is this site subject to the 1984 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? (y/n): N
Is any portion of the property in a VNC Bank? Break-even Point (preservation) = 6.32 acres
Clearing permitted w/o reforestation = 2.21 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	8.53	4.20	
Woodland Conservation Threshold (WCT) = Smaller of 13 or 14	15.00%	5.76	
Woodland above WCT	2.77		
Woodland cleared	4.75	0.00	0.00
Woodland cleared above WCT (smaller of 16 or 17)	2.77		
Clearing above WCT (0.25 : 1) replacement requirement	1.98		
Clearing below WCT (2:1 replacement requirement)	3.97		
Afforestation Threshold (AFT) =	15.00%	0.00	
Off-site WCA being provided on this property	7.44		
Woodland Conservation Required	8.44		

SECTION III-Meeting the Requirements

Woodland Preservation	3.64
Afforestation / Reforestation	3.60
Natural Regeneration	0.00
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00
Forest Enhancement Credit (Area * .25)	0.00
Area approved for fee-in-lieu-PFA	1.00
Area approved for fee-in-lieu-PFA	0.00
Credits for Off-site Conservation on another property	0.36
Off-site WCA (preservation) being provided on this property	0.00
Off-site WCA (afforestation) being provided on this property	0.00
Total Woodland Conservation Provided	8.80

Area of woodland not cleared: 3.78 acres
Net tract woodland retained not part of requirements: -0.06 acres
100-foot floodplain woodland retained: 0.00 acres
On-site woodland conservation provided: 7.44 acres
On-site woodland retained not credited: 0.00 acres

Prepared by: Christopher Rizzi Signed: 12/29/2021 Date

- TYPE II Tree Conservation Plan Notes
- 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 \$150 PER SQUARE FOOT MITIGATION FEE.
 - THE FOREST RESOURCES UNIT OF THE DEPARTMENT OF ENVIRONMENTAL RESOURCES (DER) MUST BE CONTACTED AT (301) 925-5820 PRIOR TO THE START OF ANY WORK ON THE SITE TO ADDRESS IMPLEMENTATION OF TREE CONSERVATION MEASURES SHOWN ON THIS PLAN.
 - 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.
 - 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.
 - THE LOCATION OF ALL TREE PROTECTIVE DEVICES (TPD'S) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE FOREST RESOURCES UNIT OF DER AND 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 INSTALLATION OF INITIAL SEDIMENT CONTROLS. NO CUTTING OR CLEARING OF TREES MAY BEGIN BEFORE FINAL APPROVAL OF TPD INSTALLATION.
 - ALL TREE PLANTING FOR WOODLAND REPLACEMENT, REFORESTATION OR AFFORESTATION WILL BE COMPLETED PRIOR TO FAILURE TO ESTABLISH THE WOODLAND REPLACEMENT, REFORESTATION OR AFFORESTATION WITHIN THE PRESCRIBED TIME FRAME WITH RESULT IN A FAILURE TO RECEIVE A USE AND OCCUPANCY PERMIT AND/OR A VIOLATION OF THE PLAN INCLUDING THE ASSOCIATED \$150 PER SQUARE FOOT PENALTY UNLESS A WRITTEN EXTENSION IS APPROVED BY THE FOREST RESOURCES UNIT OF (DER).
 - THE FOREST RESOURCES UNIT OF DER SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
 - RESULTS OF SURVIVAL CHECKS FOR ALL TREE PLANTING SHALL BE REPORTED TO THE FOREST RESOURCES UNIT OF DER.
 - PRIOR TO THE ISSUANCE ON ANY PERMITS THE CONTRACTOR RESPONSIBLE FOR SOIL PREPARATION, SITE PREPARATION, TREE PLANTING AND TREE MAINTENANCE MUST BE IDENTIFIED.

Woodland Conservation Worksheet for Prince George's County

Zone: M-X-T
Gross Tract: 46.99
Floodplain: 8.56
Previously Dedicated Land: 0.00
Net Tract (NTA): 38.43

Property Description or Subdivision Name: Town Center at Camp Springs

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): Y
Is this a Mitigation Bank: N
Break-even Point (preservation): 6.3176 acres
Clearing permitted w/o reforestation: 2.2124 acres

Woodland Conservation Calculations:

Existing Woodland	Net Tract	Floodplain Impacts
Woodland Conservation Threshold (NTA) =	15.00%	5.7645
Smaller of a or b		5.7645
Woodland above WCT		2.7655
Woodland cleared	4.75	0.00
Smaller of d or e		2.77
Clearing above WCT (0.25 : 1) replacement requirement		0.69
Clearing below WCT (2:1 replacement requirement)		1.98
Afforestation Threshold (AFT) =	15.00%	0.00
Woodland Conservation Required		8.44

Woodland Conservation Provided (acres): 8.80

Area of woodland not cleared: 3.78 acres
Woodland retained not part of requirements: -0.06 acres

Prepared by: Signed: 4-14-11 Date

VICINITY MAP SCALE: 1"=2000'

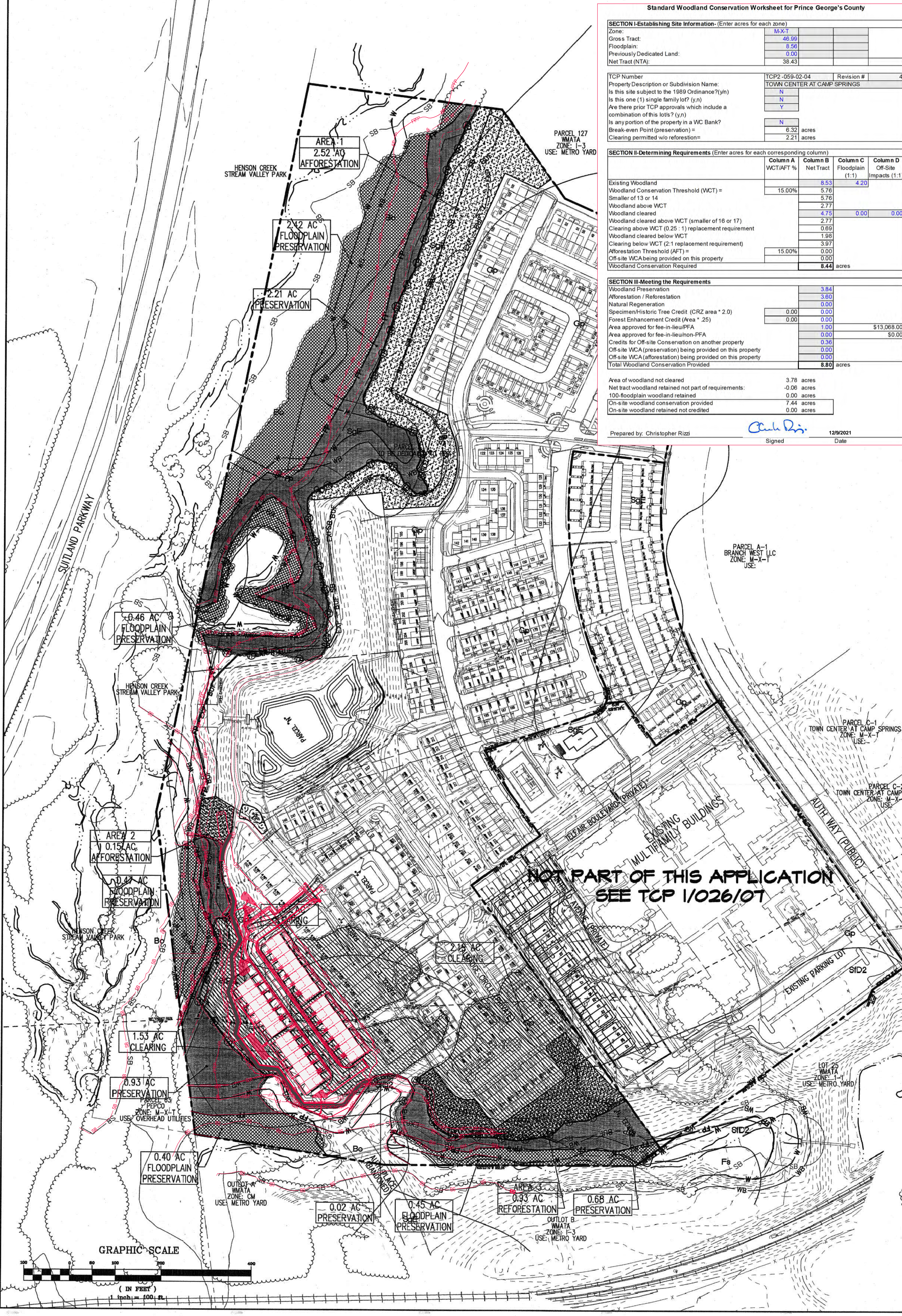
OWNER: Auth Way Land LLC
APPLICANT: Auth Way Land LLC

Patton Harris Rust & Associates, PC
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive Columbia, MD 21045
T 410-997-9800 F 410-997-9282

TOWNHOUSE TREE CONSERVATION PLAN TYPE II
TOWN CENTER AT CAMP SPRINGS
4301 TELFAIR BLVD
SUITLAND, MD 21046
TAX MAP 83, GRID A3, LOT 1
SQUAD BUILDING (6TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

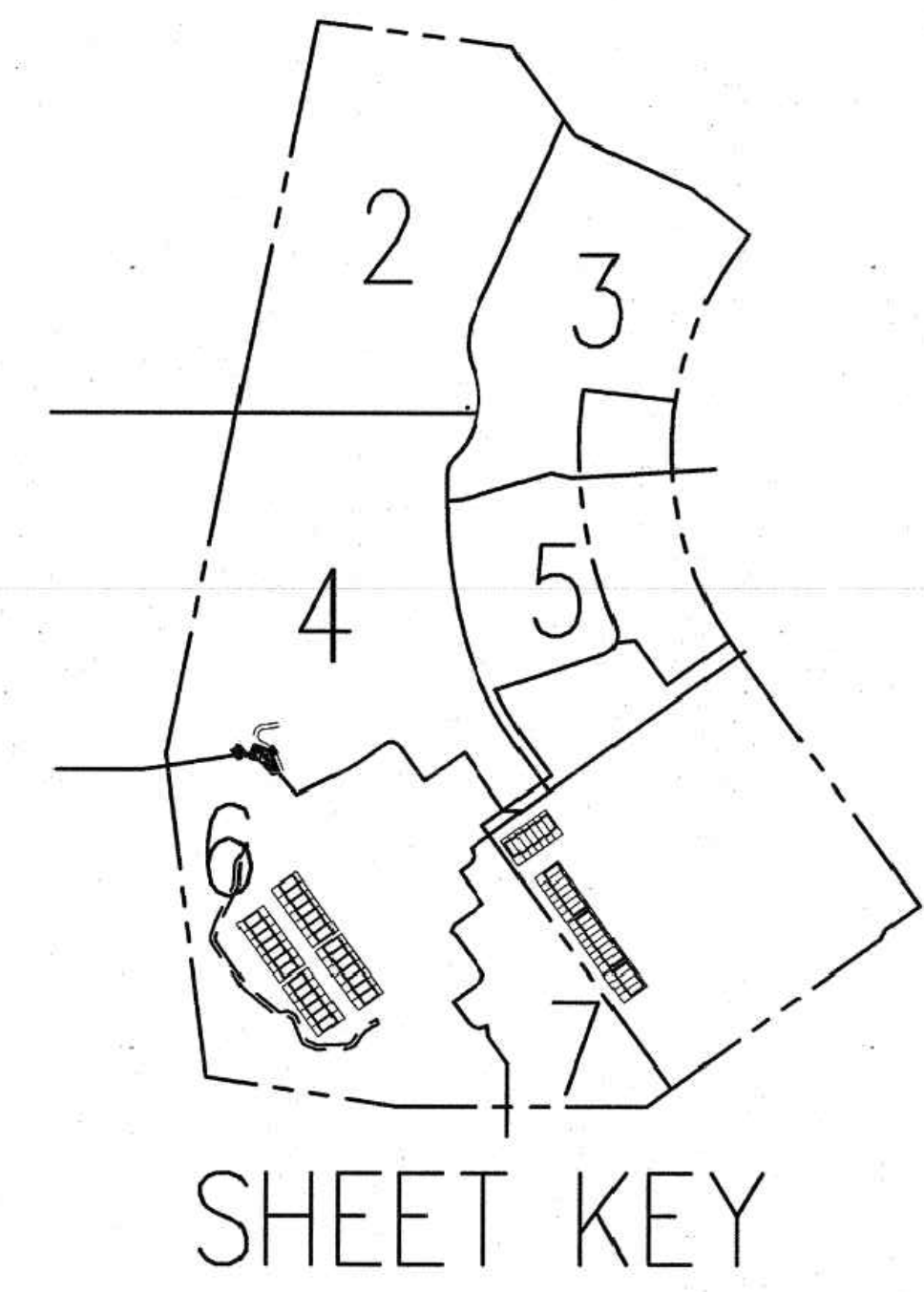
DESIGNED: NAT
DRAWN: NAT
DATE: 4/14/11
SCALE: 1"=100'

FILE NO: 14897-2-0
1 OF 3
SHEET 3 OF 3



BOHLER
16701 MELFORD BLVD, SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

C.M. RIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
MARYLAND LICENSE # 12292021
PROFESSIONAL CERTIFICATION
I, CHRISTOPHER M. RIZZI, HEREBY CERTIFY THAT
THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME AND THAT I AM A FULLY
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE # 12292021, EXPIRATION DATE: 12/29/2022



- LEGEND
- SB - STREAM BUFFER
 - FP - 100 YEAR FLOODPLAIN
 - W - WETLAND
 - WB - 25' WETLAND BUFFER
 - EXP - BUF - EXPANDED BUFFER
 - LOD - LIMIT OF DISTURBANCE
 - FENCE
 - STORM DRAIN
 - SWM BIO
 - CONCRETE
 - RIP RAP
 - WOODLAND CLEARING
 - WOODLAND PRESERVATION
 - WOODLAND PRESERVATION IN FLOODPLAIN
 - REFORESTATION
 - TREE PROTECTIVE DEVICE

FOREST CONSERVATION TABLE

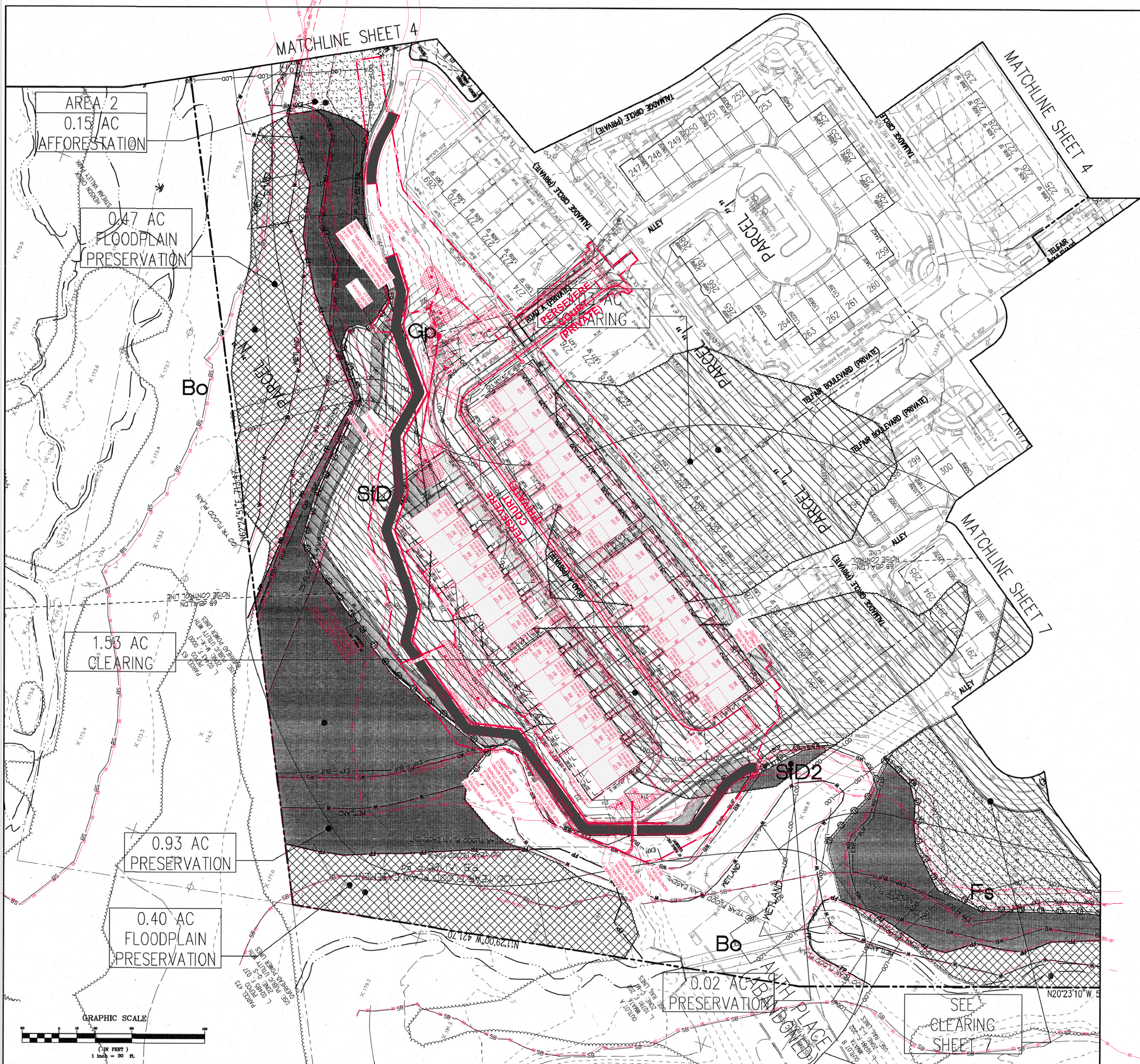
	AREA (IN ACRES)
PRESERVATION	3.91 AC
FLOODPLAIN PRESERVATION	4.35 AC
REFORESTATION	0.93 AC
AFFORESTATION	2.60 AC
WOODLAND NOT COUNTED	0.00 AC
CLEARING	4.60 AC
FLOODPLAIN CLEARING	0.00 AC
OFF-SITE CLEARING	0.00 AC

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: TOWN CENTER AT CAMP SPRINGS
APPLICATION NO.: DSP-02024-08
TCP NO.: TCP2-059-02-04
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED DECEMBER 16, 2021.
SIGNATURE APPROVAL DATE: Digitally signed by Jill Kosack
Jill Kosack
11:39:38 -05'00'
AUTHORIZED SIGNATURE

M-NCPPC APPROVALS			
PROJECT NAME: <u>T.C. @ Camp Springs pl. 2.8</u>			
PROJECT NUMBER: <u>05P-02024</u>			
For Conditions of Approval use Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
<u>05</u>	<u>10/19/10</u>	<u>S.L.</u>	<u>7/19/11</u>

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP 11/074/08 05/1/02
Approved by: [Signature] Date: 7/19/11
01 00 L. PORTER 7/19/2002
02 01 L. PORTER 2/20/2004
03 02 L. PORTER 10/19/2010
04 03 K. SHOLARS 10/14/2010
05 04 [Signature] 12/10/2021



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: TOWN CENTER AT CAMP
SPRINGS
APPLICATION NO.: DSP-02024-08
TCP NO.: TCP2-059-02-04
SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PLANNING DIRECTORS
APPROVAL DATED DECEMBER 16, 2021
SIGNATURE APPROVAL DATE:
Digitally signed by Jill
Kosack
Date: 2021.12.16
11:39:38 -05'00'
AUTHORIZED SIGNATURE

C.M. RIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
MARYLAND LICENSE NO. 11092027
PROFESSIONAL CERTIFICATION
I, CHRISTOPHER M. RIZZI, HEREBY CERTIFY THAT
THE SEAL DOCUMENTS WERE PREPARED OR
APPROVED BY ME AND THAT I AM A DULY
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 11092027

BOHLER
16701 MOLFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

M-NCPPC APPROVALS			
PROJECT NAME: T.C. @ Camp Springs p. 48			
PROJECT NUMBER: DSP-02024			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
05	10.19.10	S.L.	7.19.11

- LEGEND**
- LOD LIMIT OF DISTURBANCE
 - SB STREAM BUFFER
 - FP 100 YEAR FLOODPLAIN
 - W WETLAND
 - WB 25' WETLAND BUFFER
 - WOODLAND CLEARING
 - WOODLAND PRESERVATION
 - WOODLAND PRESERVATION IN FLOODPLAIN
 - REFORESTATION
 - TP TREE PROTECTIVE DEVICE (SEE DETAIL)

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP II/074-08-059/02			
Approved by	Date	Approved by	Date
01 J. PORTER	11/11/10	01 J. PORTER	11/16/2002
01 J. PORTER	2/20/2004	01 J. PORTER	10/10/2010
03 K. SHOLARS	10/14/2010	03 K. SHOLARS	12/10/2021

VICINITY MAP
SCALE: 1"=2000'

OWNER:
Auth Way Land LLC
40 Carlos Vazquez
8621 LINDSEY PIKE, SUITE 750
VIENNA, VA 22182
703-770-9880

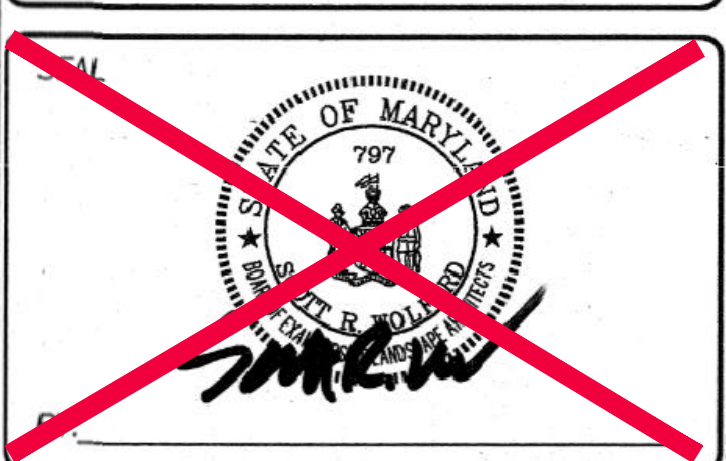
APPLICANT:
Auth Way Land LLC
40 Carlos Vazquez
8621 LINDSEY PIKE, SUITE 750
VIENNA, VA 22182
703-770-9880

patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive Columbia, MD 21045
T 410-997-9800 F 410-997-9282

REVISION	DATE	BY
No.		

**TOWNHOUSE PLAN
TREE CONSERVATION PLAN
TYPE II**

TOWN CENTER AT CAMP SPRINGS
4301 TELFAIR BLVD
SUITLAND, MD 20746
TAX MAP 88, GRID A3, LOT 1
SEALING (6TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



PHRA

DESIGNED: NAT
DRAWN: NAT
DATE: 4/14/11
SCALE: 1"=30'

FILE NO: 14897-2-0
2 OF 3
SHEET 8 OF 8



MARYLAND LICENSE NO. 45063
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE
ELEMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A FULLY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 45063, EXPIRATION DATE: 6/14/21

PARCEL "L"


ALLEY

291 292 293 294 295

296 297 298

ALLEY

TELFAR BOLT

TREE CONSERVATION APPROVAL
 TCP2-059-02-04

 04 REVISION 12/10/2021

**16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715**
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

[illegible]Auth Way Land LLC
10000 10th Avenue
Suite 200
Denver, CO 80202
303.733.1111
www.authwayland.com

Auth: Way Land LLC

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects

Center Park Drive, Columbia, MD 21044

1000

TREE CONSERVATION PLAN

LOTS 275-280

TOWN CENTER AT CAMP SPRINGS

4301 TELEFAR BLVD.

WILMINGTON, MD 21800
TAX MAP NO. 00, GRID A3, LOT 1

SPALLING WITH ELECTION DISTRICT

PRINCE GEORGES COUNTY, MARYLAND

M.N.C.P.P.C. APPROVALS

PROJECT NAME: Town Center At Camp Springs

PROJECT NUMBER: DSP-02024/08

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR
APPROVAL SHEET THE REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR	APPROVAL	REVIEWER'S SIGNATURE	CERTIFICA
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REVISION #	DATE	REVIEWER'S SIGNATURE	DATE
01	3/24/11	CM	3/28/11

07	3-24-11	SL	3-25-11

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

		APPLICATION NAME: TOWN CENTER AT CAMP JEFFERSON	
--	--	---	--

		APPLICATION NO.: DSP-02004-08	
		TOP NO.: T2P2/09/02/04	

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED DECEMBER 16, 2021.

SIGNATURE APPROVAL DATE: _____
Digitally signed by Ali
Almoud

Jill Kosack Date: 2021.12.16
11:29:38 -0500

~~PHRA~~

FILE NO: 14-00000
3 OF 3
PAGE 4 OF 4