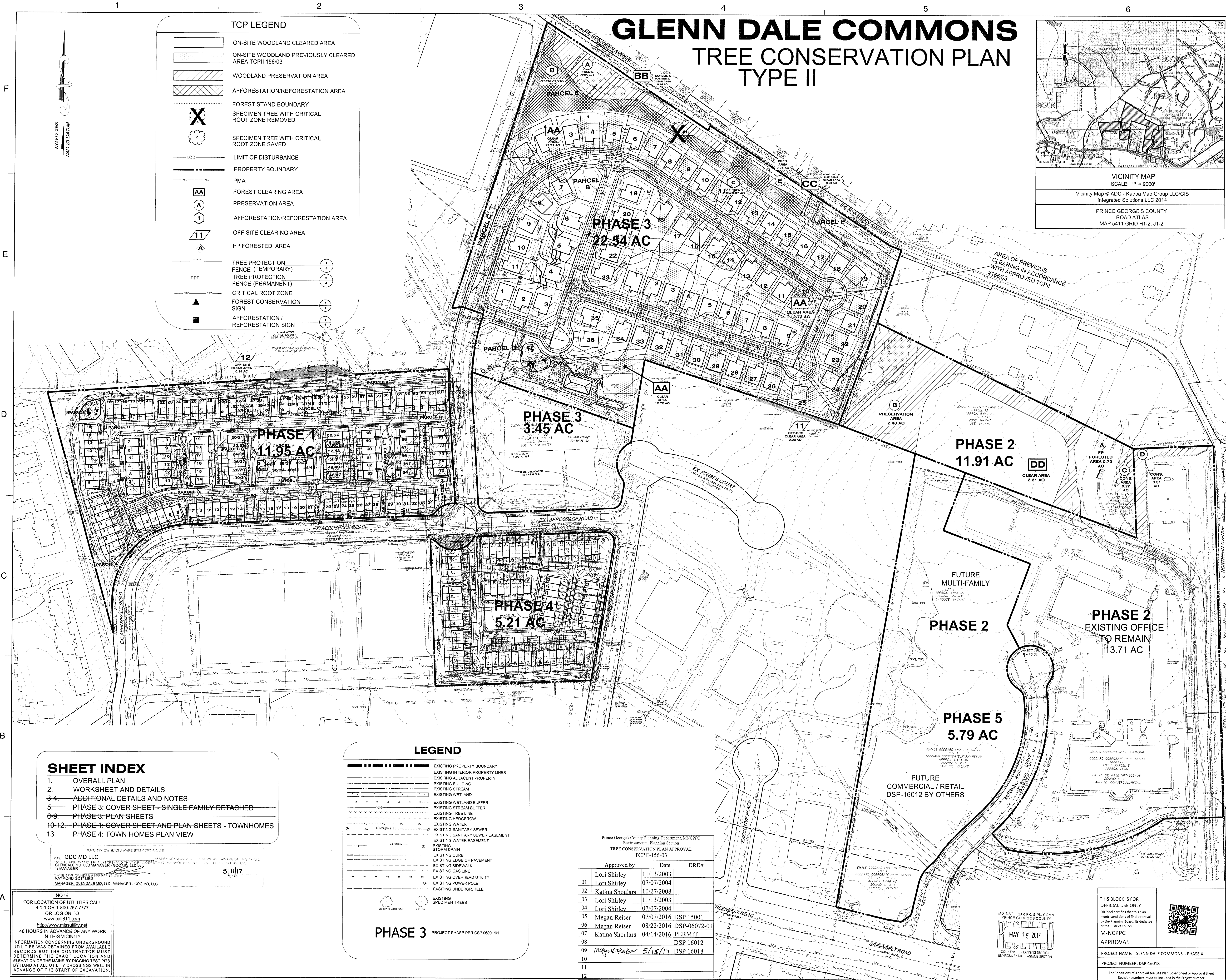




GLENN DALE COMMONS

TREE CONSERVATION PLAN -TYPE II:



Dewberry
Consultants LLC
1900 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

OWNER
GDC MD LLC
448 VIKING DRIVE, STE 200
VIRGINIA BEACH, VA 23462

APPLICANT
SLDM, LLC
448 VIKING DRIVE
VIRGINIA BEACH, VA 23462

CONTACT:
SEAN BRUCE

GLENN DALE COMMONS
TYPE II TREE CONSERVATION PLAN
PRINCE GEORGE'S COUNTY, MD
14TH ELECTION DISTRICT
TAX MAP 36 GRIDES A1 & B1
2007 MAP REFERENCE 210E09

SEAL



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY REGISTERED LANDSCAPE
ARCHITECT UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 3772 EXPIRATION
DATE MAY 8, 2018.

KEY PLAN

SCALE

No. DATE BY Description
REVISIONS

DRAWN BY RM

APPROVED BY RM

CHECKED BY NB

DATE SEPTEMBER 2016

TITLE
TYPE II
TREE CONSERVATION
PLAN

DEWBERRY JOB NO. 50067613

2
SHEET NO. 2 OF 13

TYPE 2 TREE CONSERVATION WORKSHEET:

Woodland Conservation Worksheet for Prince George's County, Maryland

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

M-X-T		
74.56		
1.96		
0.00		
72.70	0.00	0.00

Include acreages only in columns
for which there is a corresponding zone.

Property Description or Subdivision Name:
Is this site subject to the 1989 Ordinance?
Break-even Point (preservation acres) =
Acres of Net Tract clearing permitted w/o refore:

Glenn Dale Commons
N
12.66
7.01

Offsite mitigation previously provided by TCP1156/03-01 totals 13.00 acres at 2:1
Mitigation provided at TCP1154/02 --- 10.59 acres @ L. 17514 F. 624
Mitigation provided at TCP1039/03 --- 2.41 acres @ L. 18497 F. 494

Woodland Conservation Requirement Calculations:
Existing Woodland on Net Tract (acres)
Existing Woodland in Floodplain (acres)
Woodland Conservation Threshold (NTA) =
Smaller of a or c
Woodland above WCT

Plan Number: (This must be completed for each phase)

Plan Phase or Name: TCP103/02

TH	DSP-06072	1	MULTI-FAMILY	2	SFD	DSP15001	3	Town House	4	Retail/Commercial	5	Total
11.95	25.62	25.99	5.21	5.79								74.56
0.00	1.88	0.00	0.00	0.00								1.88
11.95	23.78	25.99	5.21	5.79	0.00							72.70
0.00	5.65	14.02	0.00	0.00								19.67
0.00	0.79	0.00	0.00	0.00								0.79
0.00	2.61	13.20	0.00	0.00								15.81
0.00	0.00	0.00	0.00	0.00								0.00
0.14	0.00	0.06	0.00	0.00								0.20
0.00	0.00	0.00	0.00	0.00								0.00
0.00	2.61	15.81	15.81	15.81								49.04
0.00	0.00	0.00	0.00	0.00								0.00
0.00	2.61	8.77	8.77	8.77								20.34
0.00	0.00	7.05	7.05	7.05								21.15
0.00	0.65	2.19	2.19	2.19								5.12
0.00	0.00	14.09	14.09	14.09								42.27
0.00	0.00	0.00	0.00	0.00								0.00
15.00%	0.00	0.00	0.00	0.00								0.00
11.95	11.70	20.34	20.34	20.34								54.33

Latest phase indicates cumulative requirement through that phase of work.

Woodland Conservation Provided:
Preservation
Reforestation
Afforestation
Area approved for fee-in-lieu
Credit for Off-site Mitigation on another property
Off-site Mitigation provided on this property
Total Woodland Conservation Provided

	0.00	3.04	0.82	0.00	0.00	Total
Preservation	0.00	3.04	0.82	0.00	0.00	3.86
Reforestation	0.00	0.00	1.19	0.00	0.00	1.19
Afforestation	0.00	0.00	0.00	0.00	0.00	0.00
Area approved for fee-in-lieu	0.00	0.00	0.00	0.00	0.00	0.00
Credit for Off-site Mitigation on another property	0.00	0.00	0.00	0.00	0.00	0.00
Off-site Mitigation provided on this property	0.00	0.00	0.00	0.00	0.00	0.00
Total Woodland Conservation Provided	0.00	3.04	1.81	0.00	0.00	4.85

Woodland saved on this phase but not counted
Existing Net Tract Woodland in later phases
Revised 9/1/04

Prepared by: *Raymond Gottlieb*
License Number: *3773*
Signature: *Raymond Gottlieb*
Date: *5.11.17*

- * OFF SITE MITIGATION PROVIDED AT TCP1139/03 - 2.41 ACRES @ L. 18497 F. 494 MET OFF-SITE WITH PREVIOUSLY ISSUED PERMIT FOR THE SITE.
- ** OFF SITE MITIGATION PROVIDED AT TCP11154/02 - 10.59 ACRES @ L. 17514 F. 624 MET OFF-SITE WITH PREVIOUSLY ISSUED PERMIT FOR THE SITE.
- *** AREA OF PREVIOUS OFF SITE MITIGATION ON ANOTHER PROPERTY IN ACCORDANCE WITH APPROVED TCP11156/03 - TOTAL 6.50 AC. MET OFF-SITE WITH PREVIOUSLY ISSUED PERMIT FOR THE SITE.

PHASE 3 EXISTING WOODLAND SUMMARY	
WOODLAND TO BE CLEARED PER TCP11 156-03	12.72 AC
EXISTING WOODLAND PER NRI 076-06-01	1.65 AC
CLEARING LIMITS OF TCP11 156-03	0.35 AC
EXISTING WOODLAND AREA ON THE NET TRACT	14.02 AC

SPECIMEN TREE IDENTIFICATION LIST

BOTANICAL NAME/ COMMON NAME	TREE CANOPY	TREE CONDITION	TREE TO BE SAVED
1. QUERCUS PHellos WILLOW OAK	34'	POOR, DECAY, DIEBACK, TOP DAMAGE CABLES IN TRUCK	X

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

WOODLAND SUMMARY TABLE:

PHASE 1 - TOWN HOMES

PHASE TRACT AREA (AC)	EXISTING WOODLAND AREA ON THE NET TRACT (AC)	FLOODPLAIN FORESTED AREA (AC)	WOODLAND CLEARED AREA (AC)	OFF-SITE WOODLAND CLEARING AREA (AC)	WOODLAND PRESERVATION AREA (AC)	REFORESTATION AREA (AC)
TH 11.95	0.00	0.00	0.00	12/ 0.14	0.00	0.00
TOTAL 11.95 AC	TOTAL 0.00 AC	TOTAL 0.00 AC	TOTAL 0.00 AC	TOTAL 0.14 AC	TOTAL 0.00 AC	TOTAL 0.00 AC

PHASE 2 - MULTI-FAMILY

PHASE TRACT AREA (AC)	EXISTING WOODLAND AREA ON THE NET TRACT (AC)	FLOODPLAIN FORESTED AREA (AC)	WOODLAND CLEARED AREA (AC)	WOODLAND PRESERVATION AREA (AC)
MF 11.91		0.79 AC	2.61	2.46
EXIST. 13.71	5.65			0.27
TOTAL 25.62 AC	TOTAL 5.65 AC	TOTAL 0.79 AC	TOTAL 2.61 AC	TOTAL 3.04 AC

PHASE 3 - SINGLE FAMILY

PHASE TRACT AREA (AC)	EXISTING WOODLAND AREA ON THE NET TRACT (AC)	WOODLAND CLEARED AREA (AC)	OFF-SITE WOODLAND CLEARING AREA (AC)	WOODLAND PRESERVATION AREA (AC)	REFORESTATION AREA (AC)
S-F 22.54		12.72		0.78	0.82
SW 3.45	12.72	0.94	11/ 0.06	0.04	0.37
TOTAL 25.99 AC	TOTAL 14.02 AC	TOTAL 13.20 AC	TOTAL 0.06 AC	TOTAL 0.82 AC	TOTAL 1.19 AC

PHASE 4 - TOWN HOME

PHASE TRACT AREA (AC)	EXISTING WOODLAND AREA ON THE NET TRACT (AC)	WOODLAND CLEARED AREA (AC)
MF 5.21 AC	0.00	
TOTAL 5.21 AC (OPEN LAND)	TOTAL 0.00 AC	TOTAL 0.00 AC

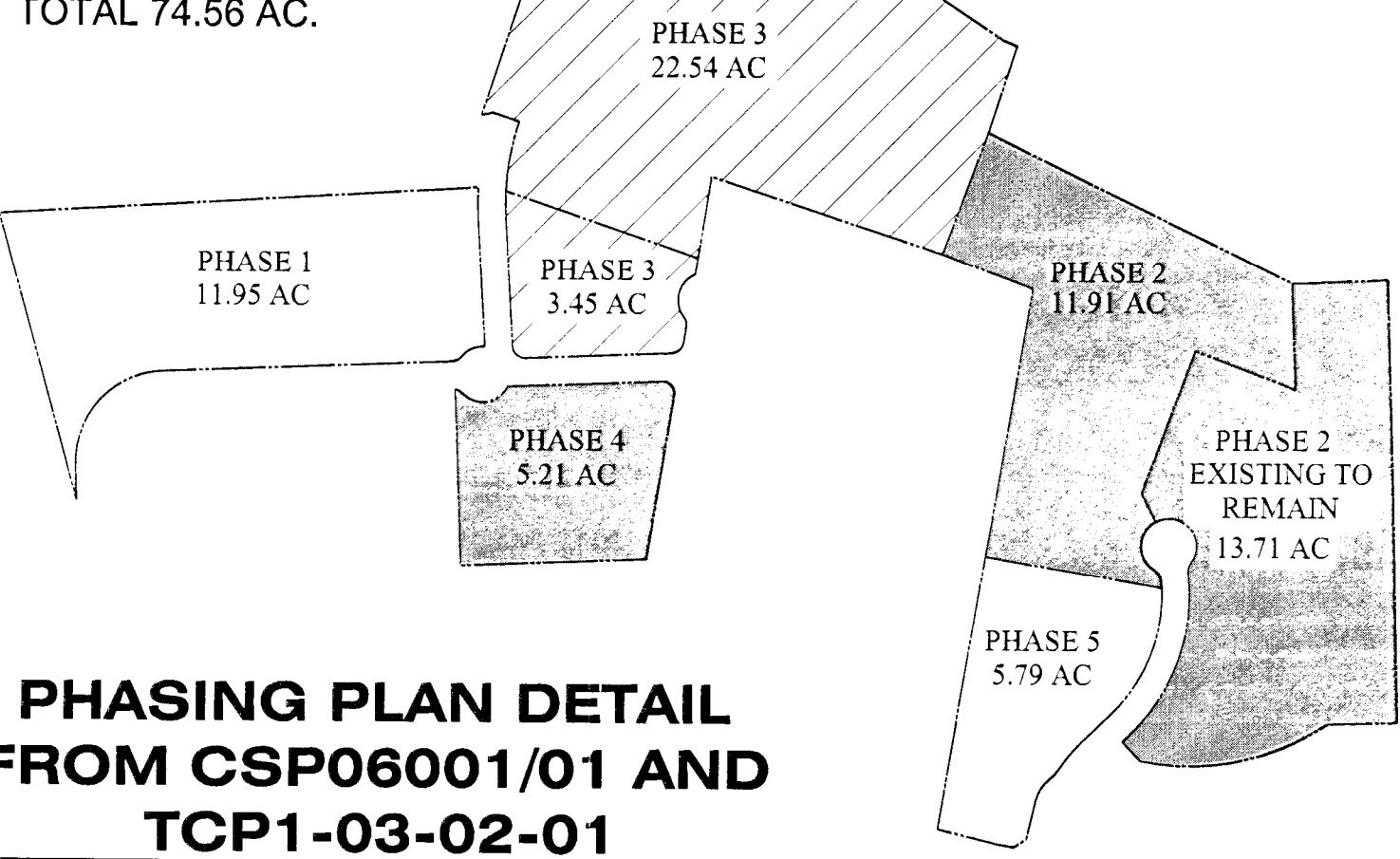
PHASE 5 - RETAIL/COMMERCIAL

PHASE TRACT AREA (AC)	EXISTING WOODLAND AREA ON THE NET TRACT (AC)	WOODLAND CLEARED AREA (AC)
COM/RET 5.79 AC	0.00	
TOTAL 5.79 AC (OPEN LAND)	TOTAL 0.00 AC	TOTAL 0.00 AC

SUMMARY TOTALS

GROSS TRACT AREA (AC)	EXISTING WOODLAND AREA ON THE NET TRACT (AC)	FLOODPLAIN FORESTED AREA (AC)	WOODLAND CLEARED AREA (AC)	OFF-SITE WOODLAND CLEARING AREA (AC)	WOODLAND PRESERVATION AREA (AC)	REFORESTATION AREA (AC)
TOTAL 74.56 AC	19.67	0.79 AC	15.81 AC	0.20 AC	3.86 AC	1.19 AC

PH1: 11.95 AC.
PH2: 25.62 AC.
PH3: 25.99 AC.
PH4: 5.21 AC.
PH5: 5.79 AC.
TOTAL 74.56 AC.



PHASING PLAN DETAIL
FROM CSP06001/01 AND
TCP1-03-02-01

PROPERTY OWNERS AWARENESS CERTIFICATE
I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS PLAN AND I HEREBY CERTIFY THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3772 EXPIRATION DATE MAY 8, 2018.
RAYMOND GOTTLIEB
MANAGER, GLENN DALE COMMONS, LLC; MANAGER - GDC MD, LLC

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP11-156-03		
Approved by	Date	DRD#
Lori Shirley	11/13/2003	
01 Lori Shirley	07/07/2004	
02 Katina Shoulars	10/27/2008	
03 Lori Shirley	11/13/2003	
04 Lori Shirley	07/07/2004	
05 Megan Reiser	07/07/2016	DSP 15001
06 Megan Reiser	08/22/2016	DSP 16072-01
07 Katina Shoulars	04/14/2016	PERMIT
08		DSP 16012
09	5/15/17	DSP 16018
10		
11		
12		

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: GLENN DALE COMMONS - PHASE 4
PROJECT NUMBER: DSP-16018
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

