

TREE CONSERVATION II PRESERVATION AREAS	
IDENTIFIER #	AREA IN ACRES
1	3.26
2	0.2
3	0.04
4	0.14
5	0.89
6	0.74
7	0.1
8	1.45
9	0.04
10	0.97
11	0.52
12	4.3
13	0.28
14	0.25
15	3.13
16	6.56
17	0.21
18	0.24
19	0.15
20	1.31
TOTAL	24.78

TREE CONSERVATION II REFORESTATION AREAS	
IDENTIFIER #	AREA IN ACRES
1	0.64
2	0.04
3	0.02
4	0.03
5	0.04
6	0.8
7	7.03
8	0.54
9	0.11
10	0.13
11	0.04
12	0.04
13	0.03
TOTAL	9.49

# TREE CONSERVATION PLAN—II FOR THE WASHINGTON OVERLOOK

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

## NOTES:

- BOUNDARY AND TOPOGRAPHY SURVEY PREPARED BY OTHERS.
- TAX MAP: PAGE 114, GRID D-3
- ADC MAP PAGE 23, GRID G-4
- 200' WSSC SHEET # 212 SE 02 AND 212 SW 02
- PROPERTY ZONED: R-E
- PROPERTY RECORDED IN PRINCE GEORGE'S COUNTY LAND RECORDS.
- PLAT # 49 THROUGH 55
- THERE EXISTS 100-YEAR FLOODPLAIN ON THIS SITE.
- OWNER:  
CHURCHILL GROUP  
5 CHOKE CHERRY ROAD, SUITE 360  
ROCKVILLE, MD 20805  
TEL. (301) 243-1000
- ENGINEER:  
CAPITOL DEVELOPMENT DESIGN, INC.  
5010 SUNNYSIDE AVENUE, STE. 200  
BELTSVILLE, MD 20705  
TEL. (301) 982-1781
- TEN (10') FEET PUBLIC UTILITY EASEMENT RUNS ALONG ALL PUBLIC RIGHT-OF-WAY.
- FILL AREAS:  
A. CLASS I FILL TO BE PLACED BELOW ALL BUILDINGS  
B. CLASS II FILL TO BE PLACED BELOW ALL PAVED AREAS INCLUDING DRIVEWAYS AND SIDEWALKS  
C. CLASS III FILL TO BE PLACED IN AREAS THAT WILL REMAIN "GREEN"
- MAXIMUM SLOPE: 3:1
- MINIMUM SLOPE: 2.5% GRASSED, 1.0% PAVED
- WATER CATEGORY: 3
- SEWER CATEGORY: 3
- BUILDING SETBACKS:  
FRONT: 25'  
SIDE: 35' TOTAL/18' OR 17'  
REAR: 25'
- MAX. LOT COVERAGE: 20%
- PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED RESIDENTIAL
- TOTAL NO. OF LOTS: 89 (88 BUILDABLE LOTS)
- PRELIMINARY PLAT # 4-02068
- WATERSHED: 51-HUNTER MILL BRANCH
- STORMWATER MANAGEMENT CONCEPT NO. 26260-2002-00
- FLOODPLAIN STUDY NO. 200163
- SITE AREA = 102.95 Ac. (±)
- ELECTION DISTRICT: 5TH

## OWNER/DEVELOPER

CHURCHILL GROUP  
WILLIAM J. WOGATSKIE  
5 CHOKE CHERRY ROAD  
SUITE 360  
ROCKVILLE, MD 20805  
(240) 243-1000

## SHEET INDEX

SHEET NO.	PLAN TYPE
1 OF 12	COVER SHEET
2 OF 12	TCP-II
3 OF 12	TCP-II
4 OF 12	TCP-II
5 OF 12	TCP-II
6 OF 12	TCP-II
7 OF 12	TCP-II
8 OF 12	TCP-II
9 OF 12	TCP-II
10 OF 12	TCP-II
11 OF 12	TCP-II
12 OF 12	DETAIL SHEET

SPECIMEN TREE LIST					
Number	Common Name	Species Name	DBH (inches)	Condition	Comments
1	Tulip Poplar	<i>Liriodendron tulipifera</i>	39	Good	To be saved
2	Tulip Poplar	<i>Liriodendron tulipifera</i>	34	Good	To be removed
3	Tulip Poplar	<i>Liriodendron tulipifera</i>	33	Good	To be saved
4	Tulip Poplar	<i>Liriodendron tulipifera</i>	34	Good	To be saved
5	Sycamore	<i>Plantanus occidentalis</i>	30	Good	To be saved
6	Sycamore	<i>Plantanus occidentalis</i>	3	Poor	To be removed
7	Tulip Poplar	<i>Liriodendron tulipifera</i>	7	Good	To be removed
8	Red Maple	<i>Acer rubrum</i>	36	Good	To be saved
9	Tulip Poplar	<i>Liriodendron tulipifera</i>	31	Good	To be saved
10	Tulip Poplar	<i>Liriodendron tulipifera</i>	31	Good	To be saved
11	Tulip Poplar	<i>Liriodendron tulipifera</i>	31	Good	To be saved
12	Northern Red Oak	<i>Quercus rubra</i>	37	Good	Off property
13	Tulip Poplar	<i>Liriodendron tulipifera</i>	32	Good	To be saved
14	Tulip Poplar	<i>Liriodendron tulipifera</i>	34	Good	To be saved
15	Beech	<i>Fagus sylvatica</i>	61	Good	To be saved
16	Tulip Poplar	<i>Liriodendron tulipifera</i>	35	Good	To be saved
17	Tulip Poplar	<i>Liriodendron tulipifera</i>	32	Good	To be saved
18	Tulip Poplar	<i>Liriodendron tulipifera</i>	33	Good	To be saved
19	Sweetgum	<i>Liquidambar styraciflua</i>	48	Good	To be saved
20	Sweetgum	<i>Liquidambar styraciflua</i>	30	Good	To be saved
21	Tulip Poplar	<i>Liriodendron tulipifera</i>	32	Good	To be saved
22	Red Maple	<i>Acer rubrum</i>	39	Good	To be saved
23	White Ash	<i>Fraxinus americana</i>	34	Poor	To be saved
24	Tulip Poplar	<i>Liriodendron tulipifera</i>	46	Good	To be removed
25	Northern Red Oak	<i>Quercus rubra</i>	55	Good	To be removed
26	Southern Red Oak	<i>Quercus falcata</i>	30	Good	To be saved
27	Southern Red Oak	<i>Quercus falcata</i>	36	Good	To be removed
28	Tulip Poplar	<i>Liriodendron tulipifera</i>	32	Poor	To be removed
29	Tulip Poplar	<i>Liriodendron tulipifera</i>	44	Good	To be saved
30	Scarlet Oak	<i>Quercus coccinea</i>	30	Good	To be removed
31	Southern Red Oak	<i>Quercus falcata</i>	50	Good	To be removed
32	Tulip Poplar	<i>Liriodendron tulipifera</i>	31	Good	To be removed
33	Tulip Poplar	<i>Liriodendron tulipifera</i>	30	Good	To be removed

## COMPOSITE PLAN SCALE: 1"=160'

SOIL ANALYSIS (MAP)					
SYMBOL	SOIL	SLOPE	ERODABILITY	HYDROLOGIC CLASS/ K-FACTOR	HYDRIC
Au/D	AURA GRAVELLY LOAM	12% TO 20%	MODERATE	.32	NO
Av/E	AURA AND CROOM GRAVELLY LOAM	20% TO 50%	SEVERE	.37	NO
B/B2	BELTSVILLE SILT LOAM	2% TO 5%	MODERATE	.49	NO
B/C2	BELTSVILLE SILT LOAM	5% TO 10%	SEVERE	.49	NO
B/C3	BELTSVILLE SILT LOAM	10% TO 15%	SEVERE	.49	NO
B <sub>o</sub>	BIBB SILT LOAM	5% TO 10%	SEVERE	.43	NO
CNE3	COLLINGTON FINE SANDY LOAM	5% TO 10%	SEVERE	.28	NO
ImB	IUKA SANDY LOAM	2% TO 5%	MODERATE	.37	NO
KpC2	KEYPORT FINE SANDY LOAM	5% TO 10%	MODERATE	.37	NO
KpC2	KEYPORT SILT LOAM	5% TO 15%	MODERATE	.49	NO
ObB	OCHLOCKONEE SANDY LOAM	2% TO 5%	SLIGHT	.20	NO
OcC	OCHLOCKONEE SANDY LOAM	5% TO 10%	SLIGHT	.20	NO

## Property Owners Awareness Certificate

I/ We Charles Robert Corp 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.

Owner or Owners Representative William J. Wogatskie Date 4/20/17

I/ We \_\_\_\_\_ 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.

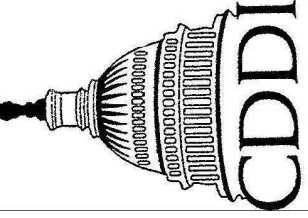
Contract Purchaser \_\_\_\_\_ Date \_\_\_\_\_

## TREE CONSERVATION PLAN CERTIFIED BY:

GARY R. BUTSON  
REGISTERED LANDSCAPE ARCHITECT  
MD. # 53

STATE OF MARYLAND  
NO. 53  
REGISTERED  
LANDSCAPE ARCHITECT  
05-04-17

Prince George's County Planning Department/NEPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-061-168			
Approved by	Date	DRD #	Reason for Revision
00 J.L. STASZ	4-19-06		
01 J.L. STASZ	9-14-06		
02 CHUCK SCHNEIDER	5-02-14		
03 CHUCK SCHNEIDER	10-22-14		
04 KIM FINCH	11-2-15		
05 KIM FINCH	11-2-15		
06	12/20/17		



CAPITOL DEVELOPMENT DESIGN, INC.  
ENGINEERS - PLANNERS - SURVEYOR'S  
4600 POWDERMILL ROAD - SUITE 200 - BELTSVILLE, MD 20705  
OFFICE (301) 937-3507

THE WASHINGTON OVERLOOK  
PISCATWAY (5TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

COVERSHEET  
TCP II AND GRADING PLAN

## REVISIONS

04/20/2017 REV. PRES.  
AREAS CHART. MP.

DATE: MAY, 2017

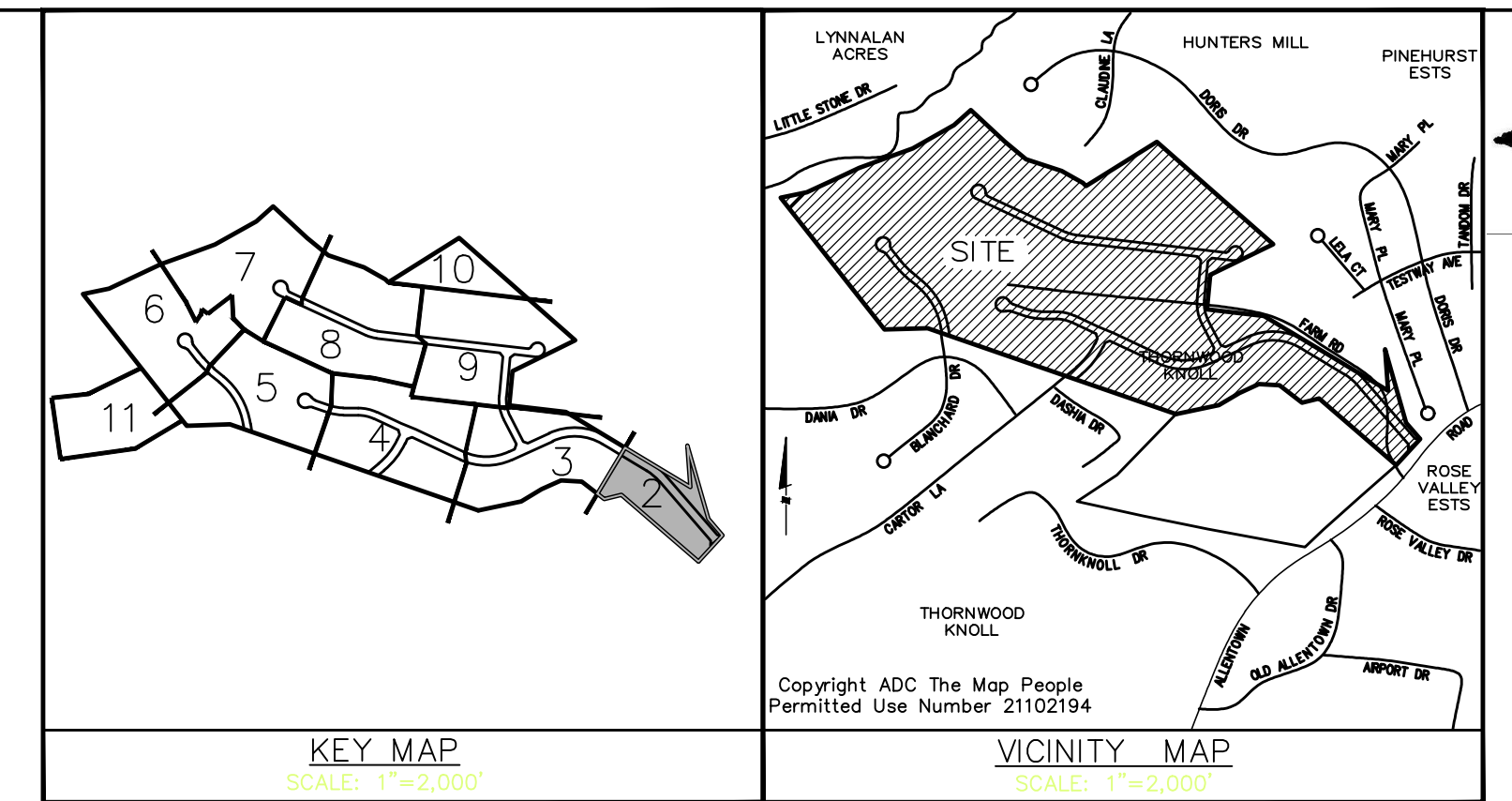
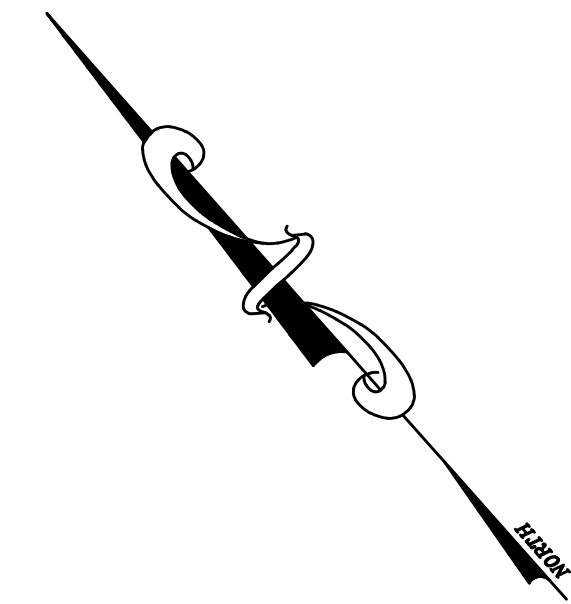
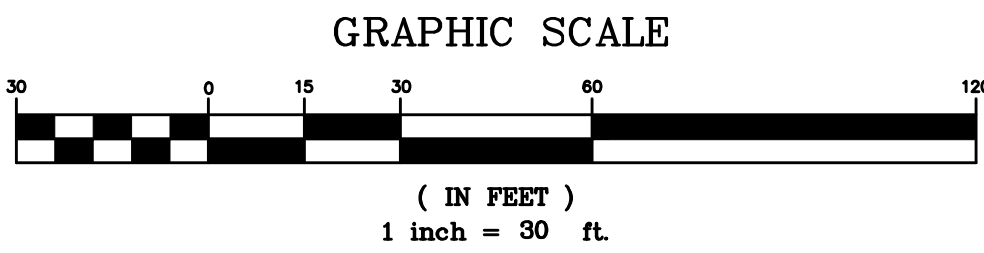
DWN. DS CHECKED MP

SCALE: 1"=30'

PROJECT/FILE NO.  
04045

SHEET NO. 1 OF 12





CDDI

CAPITOL DEVELOPMENT DESIGN, INC.  
ENGINEERS — PLANNERS — SURVEYORS  
4600 POWDERMILL ROAD, SUITE 200 — BELTSVILLE, MD 20705  
OFFICE (301) 937-3507

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

TCP II AND GRADING PLAN

REVISIONS

04/25/2014 REV. PER  
COUNTY COMMENTS MP.  
08/27/2015 REV. PER  
LOT 8 BLOCK A MP.  
04/20/2017 ELIMINATE  
PARCEL A FROM THE  
GROSS TRACK AREA MP.

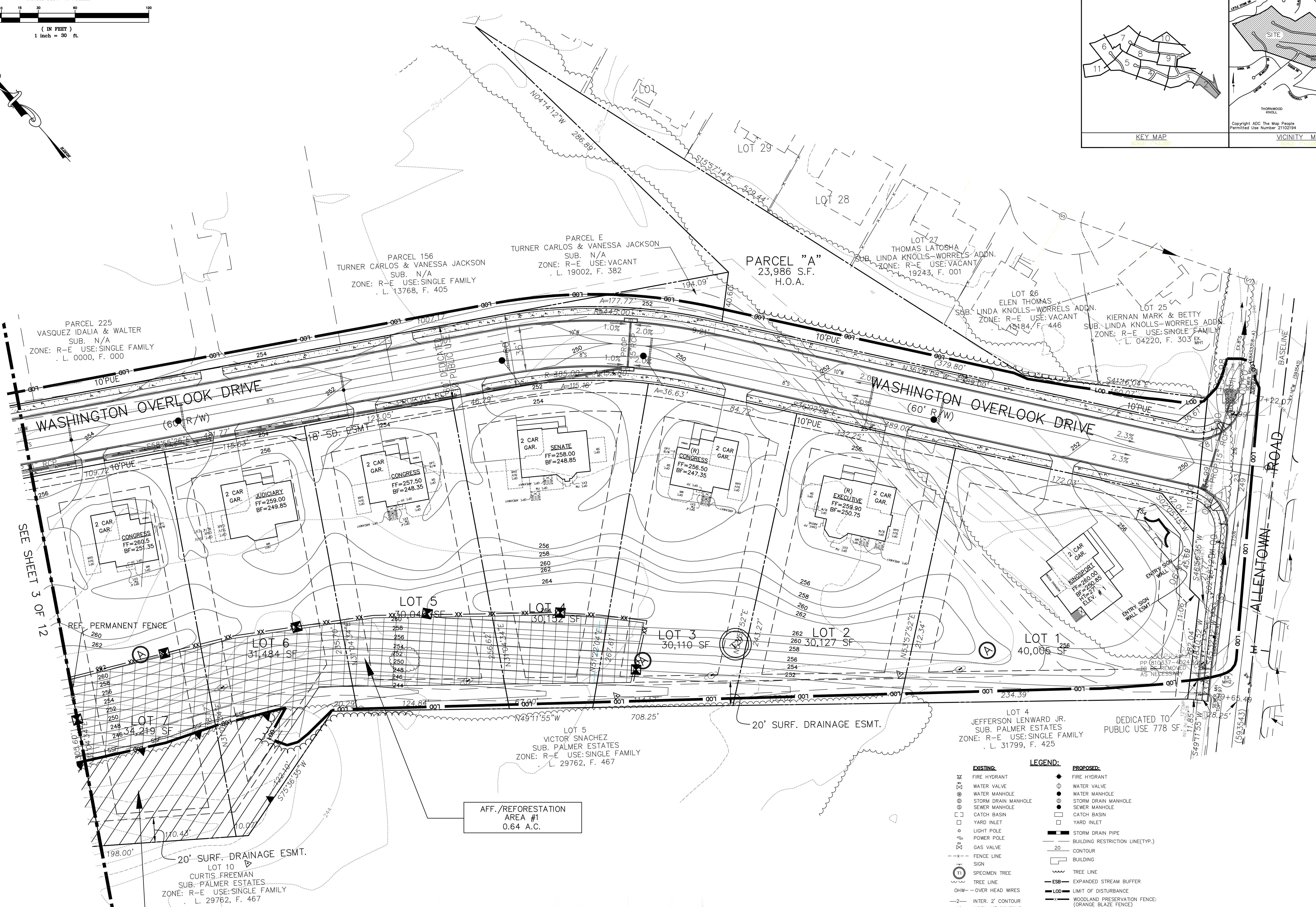
DATE: APRIL, 2017

DWN. DS. CHECKED MP

SCALE: 1"=30'

PROJECT/FILE NO. 04045

SHEET NO. 2 OF 12



- EXISTING:**
- FIRE HYDRANT
  - WATER VALVE
  - WATER MANHOLE
  - STORM DRAIN MANHOLE
  - SEWER MANHOLE
  - CATCH BASIN
  - YARD INLET
  - LIGHT POLE
  - POWER POLE
  - GAS VALVE
  - FENCE LINE
  - SIGN
  - SPECIMEN TREE
  - TREE LINE
  - OHW — OVER HEAD WIRES
  - INTER. 2' CONTOUR
  - INDEX 10' CONTOUR
  - BUILDING/SHEDS
  - WUS — WATERS OF THE U.S.
  - STREAM
  - 50' STREAM BUFFER
  - FLOODPLAIN
  - 50' FLOODPLAIN BUFFER
  - CONSERVATION EASEMENT
- LEGEND:**
- PROPOSED:**
- FIRE HYDRANT
  - WATER VALVE
  - WATER MANHOLE
  - STORM DRAIN MANHOLE
  - SEWER MANHOLE
  - CATCH BASIN
  - YARD INLET
  - STORM DRAIN PIPE
  - BUILDING RESTRICTION LINE(TYP.)
  - 20' CONTOUR
  - BUILDING
  - TREE LINE
  - EXPANDED STREAM BUFFER
  - LIMIT OF DISTURBANCE
  - WOODLAND PRESERVATION FENCE: (ORANGE BLAZE FENCE)
  - WOODLAND PRESERVATION FENCE: (SUPER SILT FENCE FROM APPROVED SED. CONTROL PLAN #149-06)
  - REFORESTATION/AFF. PERMANENT FENCE
  - WOODLAND PRESERVATION SIGN
  - REFORESTATION/AFF. SIGN
  - WOODLAND PRESERVATION AREA
  - WOODLAND REFORESTATION/AFFORESTATION AREA OUTSIDE OF THE FLOODPLAIN
  - WOODLAND REFORESTATION/AFF. AREA TO BE PLANTED AFTER ALL SED. CONTROL STRUCTURES HAVE BEEN REMOVED.

Property Owners Awareness Certificate

I/We Churchill Group 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.

William J. Wogatske 4/20/17  
Owner or Owners Representative Date

I/We \_\_\_\_\_ 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.

Contract Purchaser \_\_\_\_\_ Date \_\_\_\_\_

TREE CONSERVATION PLAN CERTIFIED BY:

GARY R. BUTSON 4-20-17  
REGISTERED LANDSCAPE ARCHITECT NO. 53 DATE

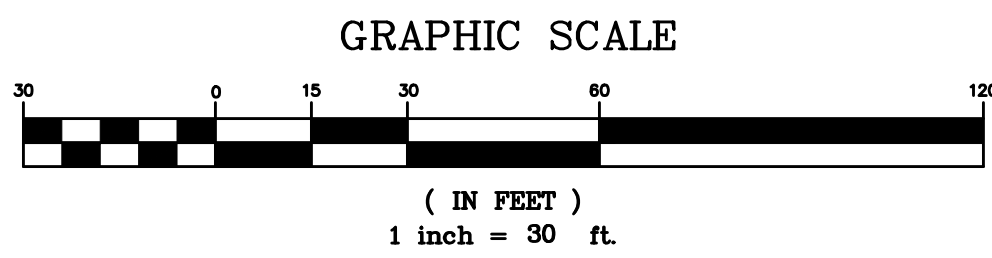
WOODLAND PRESERVATION AREA #1 3.26 A.C.

OWNER/DEVELOPER

CHURCHILL GROUP  
WILLIAM J. WOGATSKIE  
5 CHERRY CHERRY ROAD  
SUITE 360  
ROCKVILLE, MD 20850  
(240) 243-1000

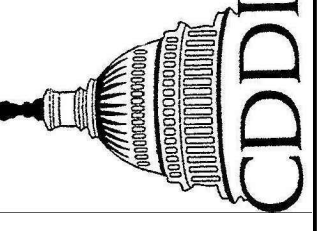
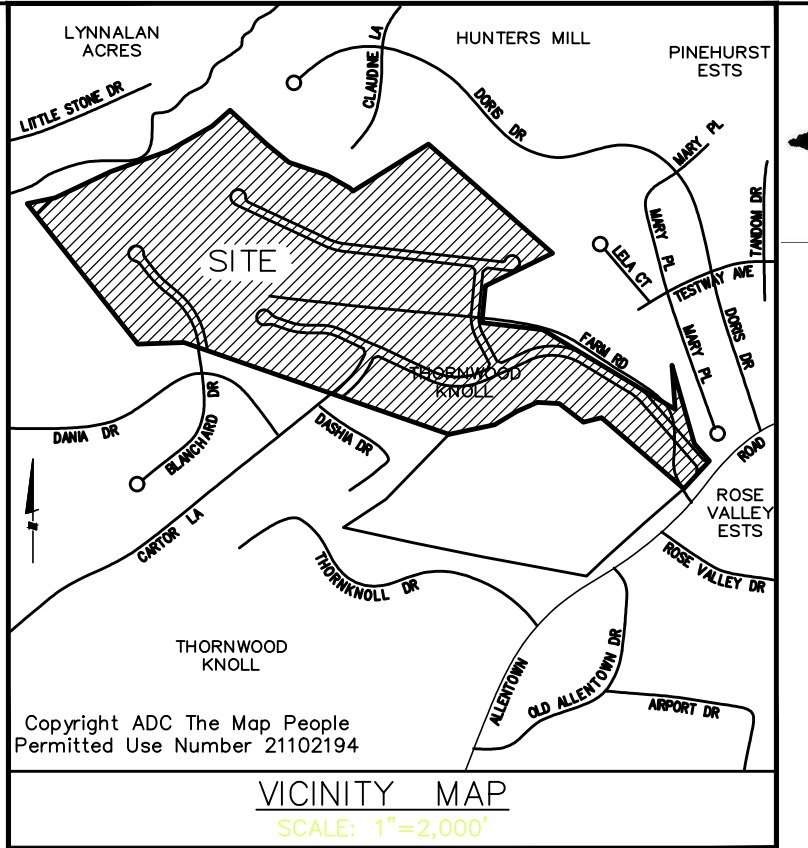
MISS UTILITY  
FOR LOCATION OF UTILITIES CALL 1-800-257-7777  
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY





AFF./REFORESTATION  
AREA #7  
7.21 A.C.

SEE SHEET 9 OF 12



CAPITOL DEVELOPMENT DESIGN, INC.  
ENGINEERS - PLANNERS - SURVEYORS  
4600 POWDERMILL ROAD - SUITE 200 - BELTSVILLE, MD 20705  
OFFICE (301) 937-3501

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

TCP II AND GRADING PLAN

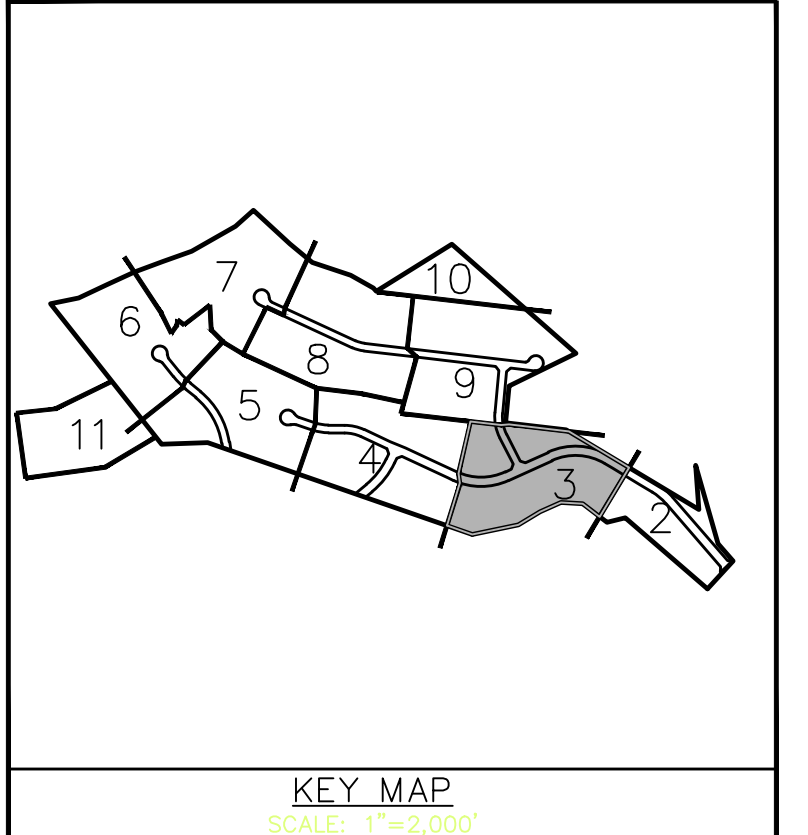
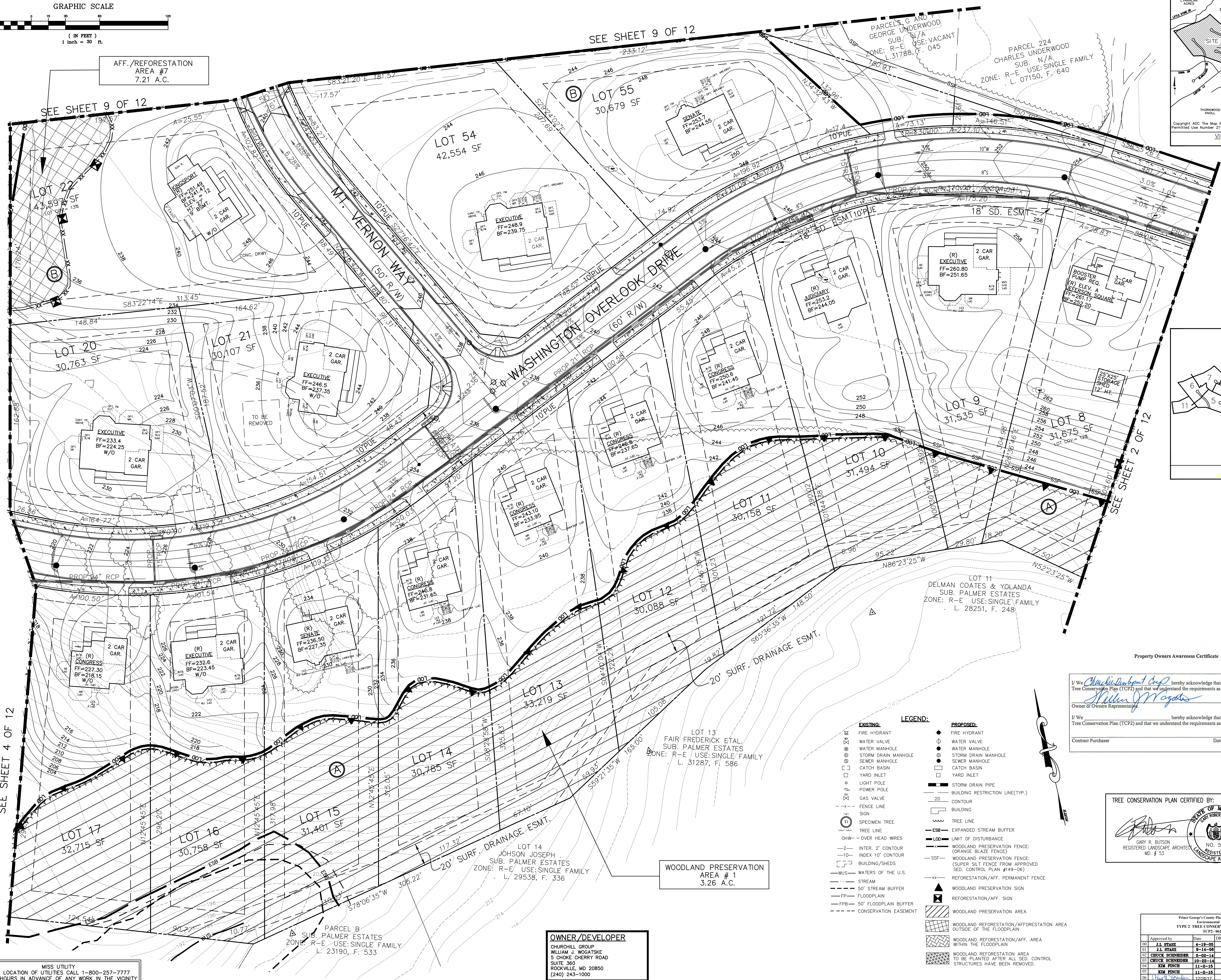
REVISIONS  
04/25/2014 REV. PER  
COUNTY COMMENTS MP  
06/09/2015 REV. LOTS  
9 AND 10 A. MP  
04/20/2017 REV. PRES.  
AREAS MP

DATE: APRIL, 2017  
DWN. DS. CHECKED MP  
SCALE: 1"=30'  
PROJECT/FILE NO. 04045  
SHEET NO. 3 OF 12

SEE SHEET 4 OF 12

SEE SHEET 4 OF 12

MISS UTILITY  
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48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY



- LEGEND:
- EXISTING:  
FIRE HYDRANT  
WATER VALVE  
WATER MANHOLE  
STORM DRAIN MANHOLE  
SEWER MANHOLE  
CATCH BASIN  
YARD INLET  
LIGHT POLE  
POWER POLE  
GAS VALVE  
FENCE LINE  
SIGN  
SPECIMEN TREE  
TREE LINE  
OHW - OVER HEAD WIRES  
INTER. 2' CONTOUR  
INDEX 10' CONTOUR  
BUILDING/SHEDS  
WATERS OF THE U.S.  
STREAM  
50' STREAM BUFFER  
FLOODPLAIN  
50' FLOODPLAIN BUFFER  
CONSERVATION EASEMENT
- PROPOSED:  
FIRE HYDRANT  
WATER VALVE  
WATER MANHOLE  
STORM DRAIN MANHOLE  
SEWER MANHOLE  
CATCH BASIN  
YARD INLET  
STORM DRAIN PIPE  
BUILDING RESTRICTION LINE(TYP.)  
CONTOUR  
BUILDING  
TREE LINE  
EXPANDED STREAM BUFFER  
LIMIT OF DISTURBANCE  
WOODLAND PRESERVATION FENCE:  
(ORANGE BLAZE FENCE)  
WOODLAND PRESERVATION FENCE:  
(SUPER SILT FENCE FROM APPROVED  
SED. CONTROL PLAN #149-06)  
REFORESTATION/AFF. PERMANENT FENCE  
WOODLAND PRESERVATION SIGN  
REFORESTATION/AFF. SIGN  
WOODLAND PRESERVATION AREA  
WOODLAND REFORESTATION/AFFORESTATION AREA  
OUTSIDE OF THE FLOODPLAIN  
WOODLAND REFORESTATION/AFF. AREA  
WITHIN THE FLOODPLAIN  
WOODLAND REFORESTATION AREA  
TO BE PLANTED AFTER ALL SED. CONTROL  
STRUCTURES HAVE BEEN REMOVED.

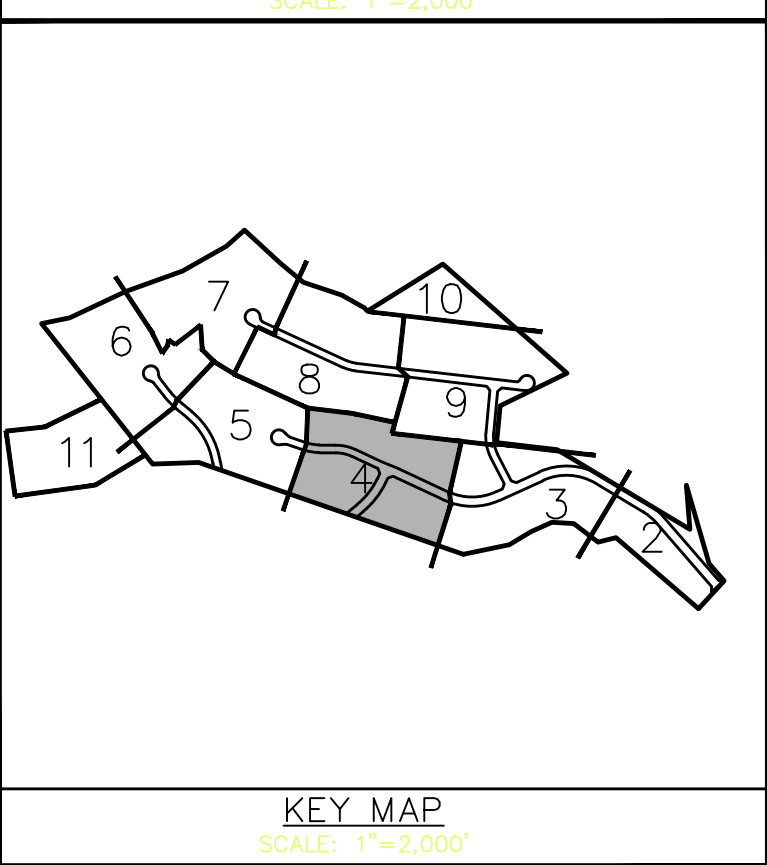
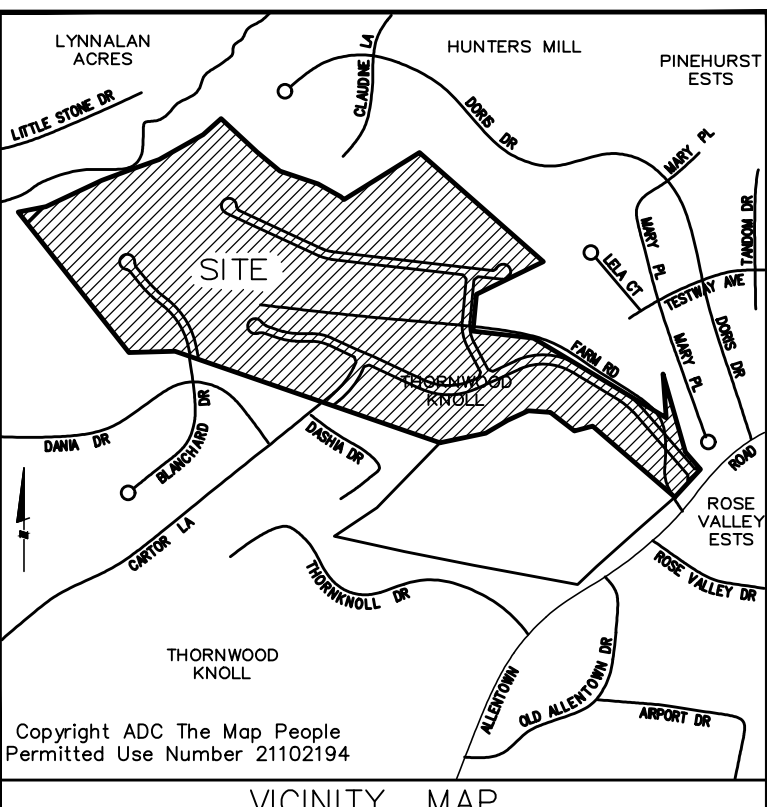
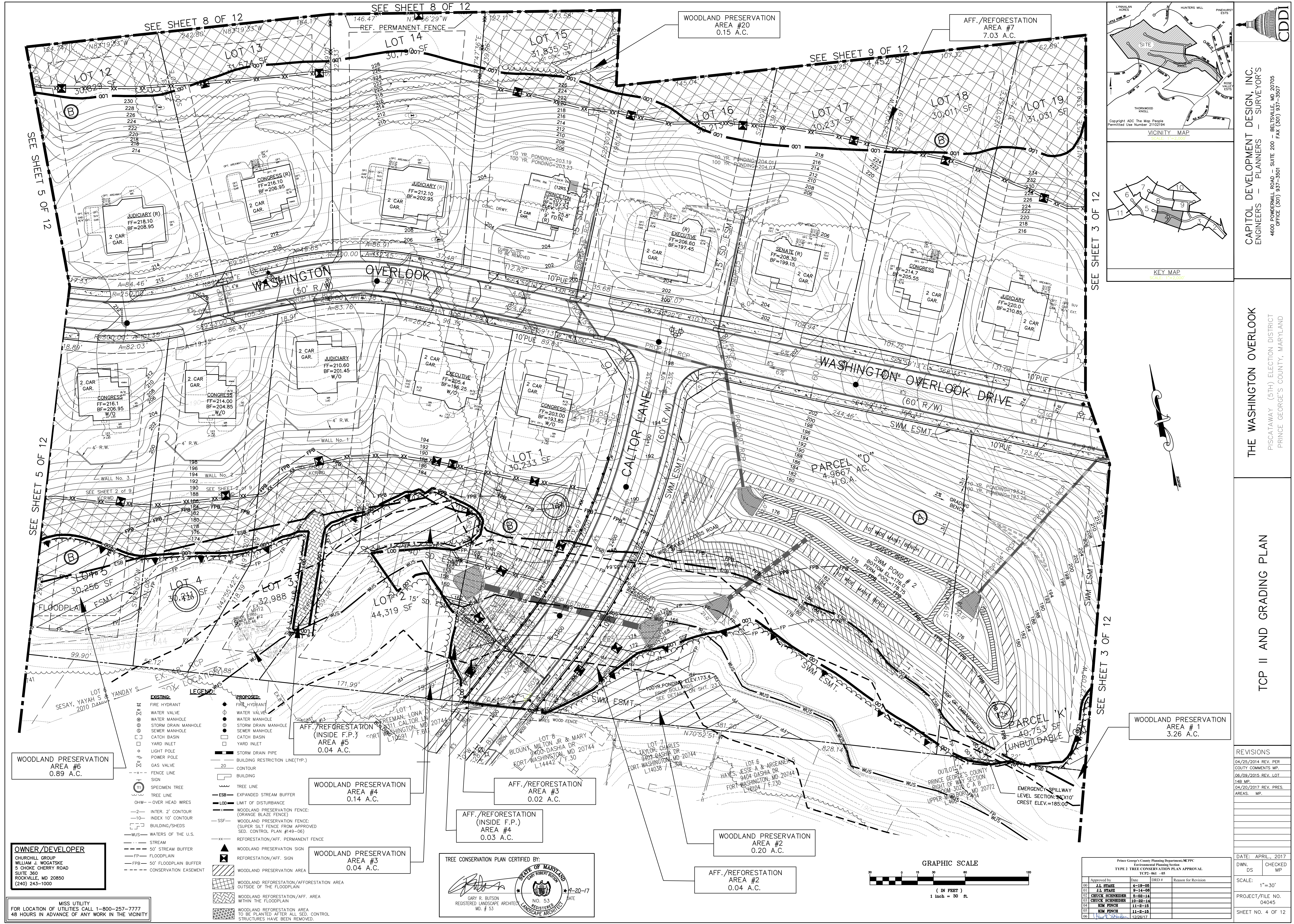
Property Owners Awareness Certificate  
I/We Charles Dabont Corp hereby acknowledge that we are aware of this Type 2  
Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.  
Owner or Owners Representative Shelley J. Wogatske Date 4/20/17  
I/We \_\_\_\_\_ hereby 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.  
Contract Purchaser \_\_\_\_\_ Date \_\_\_\_\_

TREE CONSERVATION PLAN CERTIFIED BY:  
GARY R. BUTSON  
REGISTERED LANDSCAPE ARCHITECT  
MD. # 53  
DATE 4-20-17

OWNER/DEVELOPER  
CHURCHILL GROUP  
WILLIAM J. WOGATSKIE  
5 CHERRY CHERRY ROAD  
SUITE 360  
ROCKVILLE, MD 20850  
(240) 243-1000

Prince George's County Planning Department, NEPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-061 - 05			
Approved by	Date	DRD #	Reason for Revision
01 J.L. STAZZ	4-19-05		
02 CHUCK SCHNEIDER	5-08-14		
03 CHUCK SCHNEIDER	10-22-14		
04 KIM FINCH	11-2-15		
05 KIM FINCH	11-2-15		
06 <u>Shelley J. Wogatske</u>	12-28-17		





**CDDI**

CAPITOL DEVELOPMENT DESIGN, INC.  
ENGINEERS - PLANNERS - SURVEYORS  
4600 POWERSVILLE ROAD - SUITE 200  
BELTSVILLE, MD 20705  
OFFICE (301) 937-3607

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

TCP II AND GRADING PLAN

REVISIONS	
04/25/2014 REV. PER	
COUNTY COMMENTS MP.	
06/09/2015 REV. LOT	
14B MP.	
04/20/2017 REV. PRES.	
AREAS MP.	

DATE:	APRIL, 2017
DWN.	DS
CHECKED	MP

SCALE: 1"=30'	
PROJECT/FILE NO.	04045

SHEET NO. 4 OF 12

**WOODLAND PRESERVATION AREA #6**  
0.89 A.C.

**OWNER/DEVELOPER**  
CHURCHILL GROUP  
WILLIAM J. WOGATSKIE  
5 CHOKO CHERRY ROAD  
SUITE 360  
ROCKVILLE, MD 20850  
(240) 243-1000

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

- LEGEND**
- EXISTING:**
- FIRE HYDRANT
  - WATER VALVE
  - WATER MANHOLE
  - SEWER MANHOLE
  - CATCH BASIN
  - YARD INLET
  - LIGHT POLE
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  - GAS VALVE
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  - SIGN
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  - INTER. 2" CONTOUR
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  - WATERS OF THE U.S.
  - STREAM
  - 50' STREAM BUFFER
  - FP - FLOODPLAIN
  - FPB - 50' FLOODPLAIN BUFFER
  - CONSERVATION EASEMENT
- PROPOSED:**
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  - WOODLAND PRESERVATION FENCE: (ORANGE BLAZE FENCE)
  - WOODLAND PRESERVATION FENCE: (SUPER SILT FENCE FROM APPROVED SED. CONTROL PLAN #149-06)
  - REFORESTATION/AFF. PERMANENT FENCE
  - WOODLAND PRESERVATION SIGN
  - REFORESTATION/AFF. SIGN
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  - WOODLAND REFORESTATION/AFFORESTATION AREA OUTSIDE OF THE FLOODPLAIN
  - WOODLAND REFORESTATION/AFF. AREA WITHIN THE FLOODPLAIN
  - WOODLAND REFORESTATION/AFF. AREA TO BE PLANTED AFTER ALL SED. CONTROL STRUCTURES HAVE BEEN REMOVED.

**WOODLAND PRESERVATION AREA #4**  
0.14 A.C.

**WOODLAND PRESERVATION AREA #3**  
0.04 A.C.

**AFF./REFORESTATION AREA #3**  
0.02 A.C.

**AFF./REFORESTATION (INSIDE F.P.) AREA #4**  
0.03 A.C.

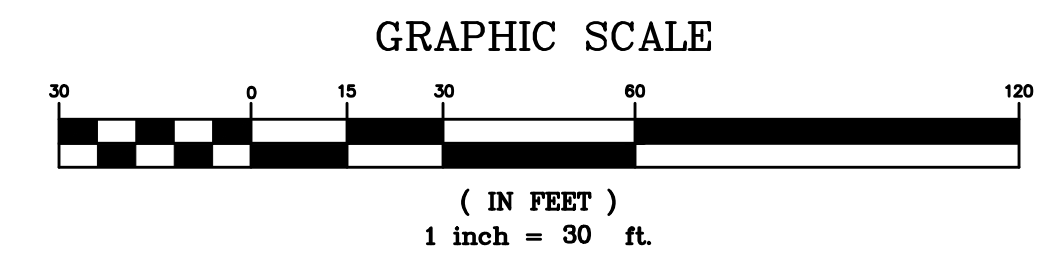
TREE CONSERVATION PLAN CERTIFIED BY:

GARY R. BILSON  
REGISTERED LANDSCAPE ARCHITECT  
MD. # 53

STATE OF MARYLAND  
GARY R. BILSON  
NO. 53  
REGISTERED  
LANDSCAPE ARCHITECT  
4-20-17

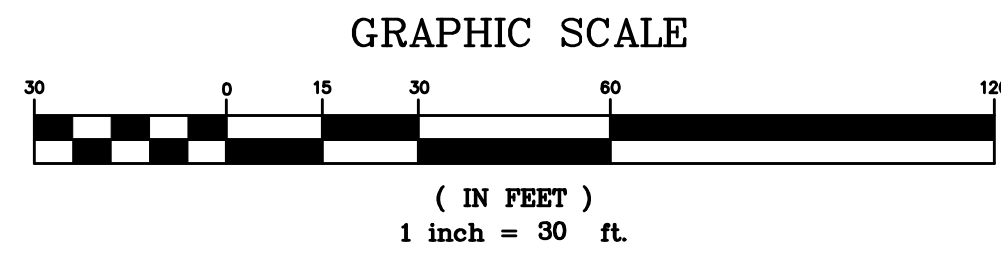
**WOODLAND PRESERVATION AREA #2**  
0.20 A.C.

**AFF./REFORESTATION AREA #2**  
0.04 A.C.



Prince George's County Planning Department-NE/PC			
Environmental Planning Section			
TYPE 2 TREE CONSERVATION PLAN APPROVAL			
TCP-001 - 05			
Approved by:	Date:	DRD #	Reason for Revision
00 J.L. STARS	4-19-05		
01 J.L. STARS	9-14-06		
02 CRUCK SCHNEIDER	5-05-14		
03 CRUCK SCHNEIDER	10-29-14		
04 KIM PINCH	11-2-15		
05 KIM PINCH	11-2-15		
06 J.L. STARS	12-28-17		





- LEGEND:**
- EXISTING:**
- FIRE HYDRANT
  - WATER VALVE
  - STORM DRAIN MANHOLE
  - SEWER MANHOLE
  - CATCH BASIN
  - YARD INLET
  - LIGHT POLE
  - POWER POLE
  - GAS VALVE
  - FENCE LINE
  - SIGN
  - SPECIMEN TREE
  - TREE LINE
  - OHW - OVER HEAD WIRES
  - INTER. 2' CONTOUR
  - INDEX 10' CONTOUR
  - BUILDING/SHEDS
  - WATERS OF THE U.S.
  - STREAM
  - 50' STREAM BUFFER
  - FLOODPLAIN
  - 50' FLOODPLAIN BUFFER
  - CONSERVATION EASEMENT
- PROPOSED:**
- FIRE HYDRANT
  - WATER VALVE
  - STORM DRAIN MANHOLE
  - SEWER MANHOLE
  - CATCH BASIN
  - YARD INLET
  - STORM DRAIN PIPE
  - BUILDING RESTRICTION LINE(TYP.)
  - CONTOUR
  - BUILDING
  - TREE LINE
  - EXPANDED STREAM BUFFER
  - LIMIT OF DISTURBANCE
  - WOODLAND PRESERVATION FENCE (ORANGE BLAZE FENCE)
  - WOODLAND PRESERVATION FENCE (SUPER SILT FENCE FROM APPROVED SED. CONTROL PLAN #149-06)
  - REFORESTATION/AFF. PERMANENT FENCE
  - WOODLAND PRESERVATION SIGN
  - REFORESTATION/AFF. SIGN
  - WOODLAND PRESERVATION AREA
  - WOODLAND REFORESTATION/AFFORESTATION AREA OUTSIDE OF THE FLOODPLAIN
  - WOODLAND REFORESTATION/AFF. AREA WITHIN THE FLOODPLAIN
  - WOODLAND REFORESTATION AREA TO BE PLANTED AFTER ALL SED. CONTROL STRUCTURES HAVE BEEN REMOVED.

AFF./REFORESTATION  
AREA #8  
0.54 A.C.

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

WOODLAND PRESERVATION  
AREA #6  
0.74 A.C.

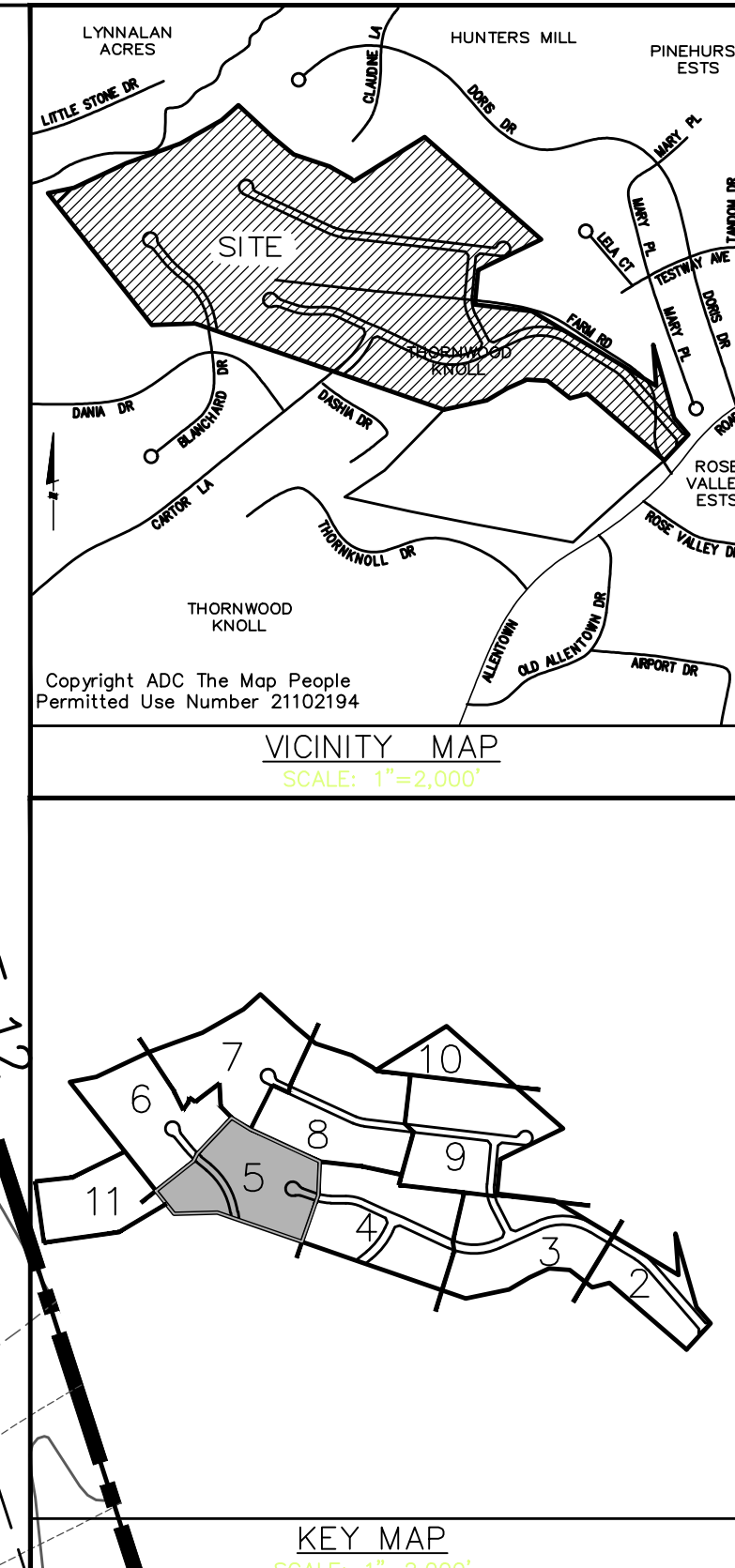
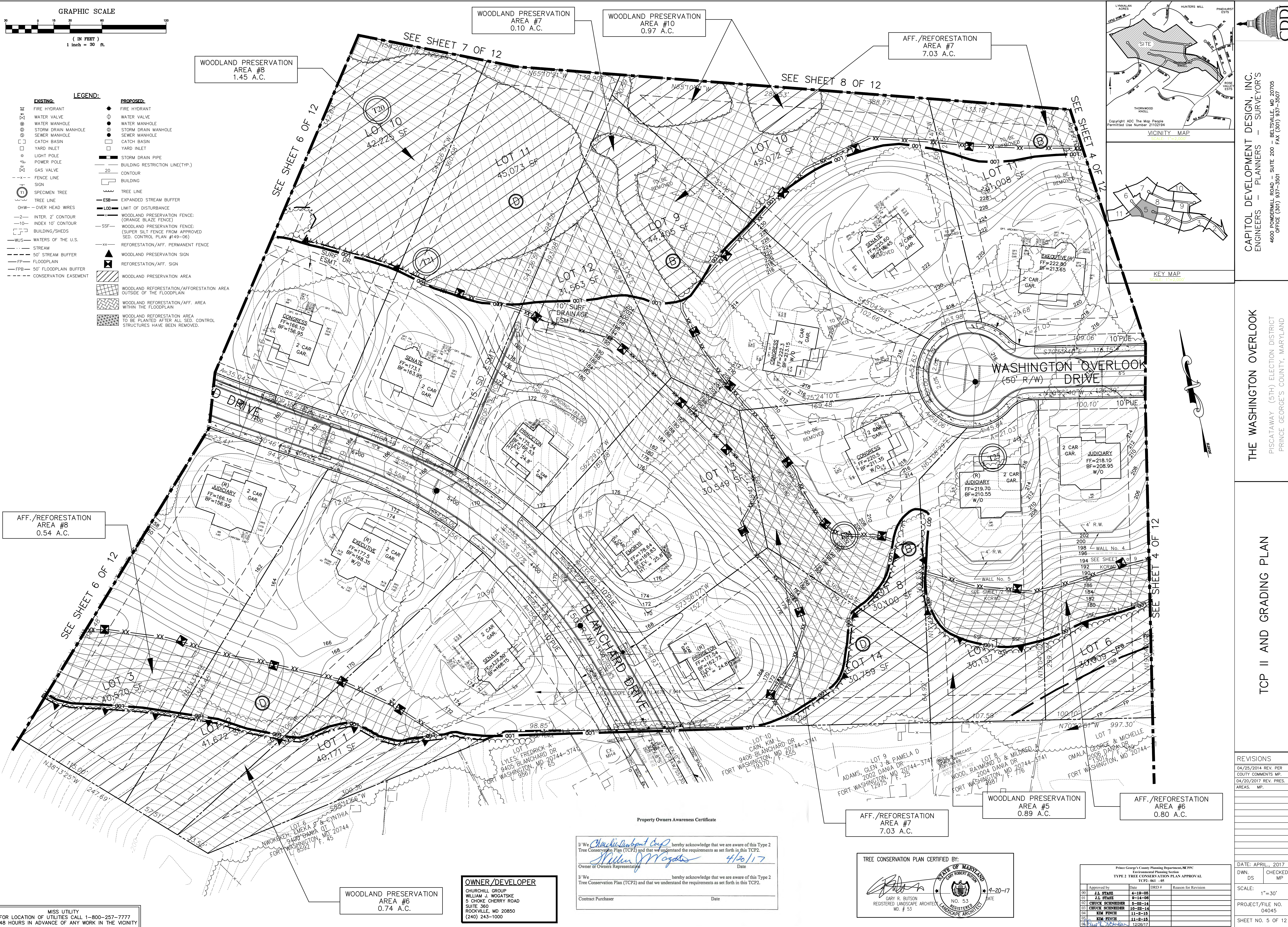
**OWNER/DEVELOPER**  
CHURCHILL GROUP  
WILLIAM J. WIGATSKIE  
5 CHOKE CHERRY ROAD  
SUITE 360  
ROCKVILLE, MD 20850  
(240) 243-1000

I/We Charles Robert Buser 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.  
Owner or Owners Representative Charles Robert Buser Date 4/20/17  
I/We \_\_\_\_\_ 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.  
Contract Purchaser \_\_\_\_\_ Date \_\_\_\_\_

TREE CONSERVATION PLAN CERTIFIED BY:  
GARY R. BUTSON  
GARY R. BUTSON  
REGISTERED LANDSCAPE ARCHITECT  
MD. # 53  
DATE 4-20-17

Approved by			
Date	DRD #	Reason for Revision	
01 J. STAZZ	4-19-05		
02 J. STAZZ	9-14-06		
03 CRUCK SCHEIDT	5-08-14		
04 CRUCK SCHEIDT	10-28-14		
05 KIM PINCH	11-2-15		
06 KIM PINCH	12-28-17		

DATE: APRIL, 2017  
DWN. DS. CHECKED MP  
SCALE: 1"=30'  
PROJECT/FILE NO. 04045  
SHEET NO. 5 OF 12



**CDDI**  
CAPITOL DEVELOPMENT DESIGN, INC. - SURVEYOR'S  
ENGINEERS - PLANNERS  
4600 POWERMILL ROAD - SUITE 200 - BELTSVILLE, MD 20705  
OFFICE (301) 937-3501

**THE WASHINGTON OVERLOOK**  
PISCATAWAY (5TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

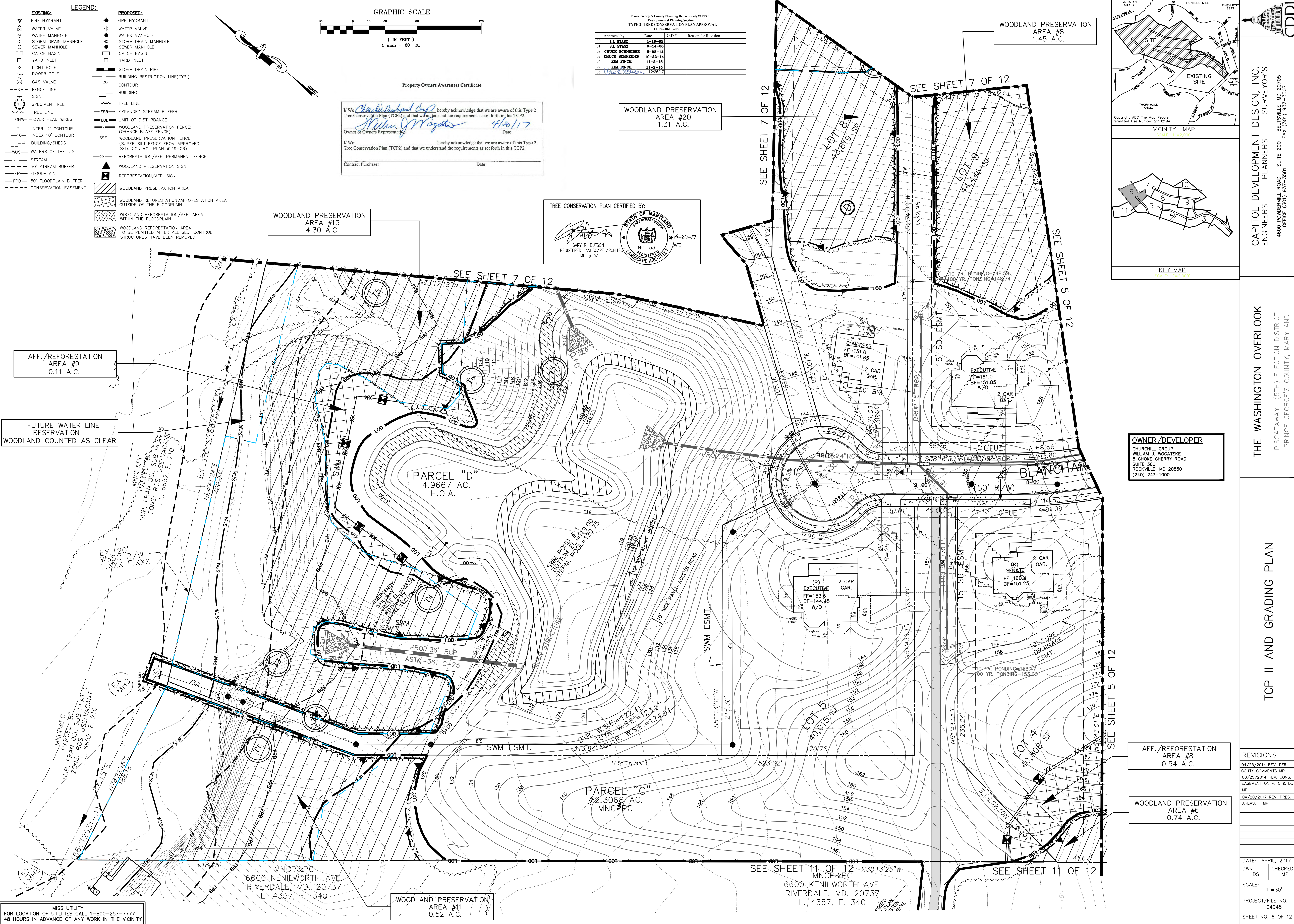
**TCP II AND GRADING PLAN**

**REVISIONS**

NO.	DATE	DESCRIPTION
01	04/25/2014	REV. PER COUNTY COMMENTS MP.
02	04/20/2017	REV. PRES. AREAS: MP.

DATE: APRIL, 2017  
DWN. DS. CHECKED MP  
SCALE: 1"=30'  
PROJECT/FILE NO. 04045  
SHEET NO. 5 OF 12





- EXISTING:**
- FIRE HYDRANT
  - WATER VALVE
  - WATER MANHOLE
  - STORM DRAIN MANHOLE
  - SEWER MANHOLE
  - CATCH BASIN
  - YARD INLET
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  - INTER. 2' CONTOUR
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  - BUILDING/SHEDS
  - WUS - WATERS OF THE U.S.
  - STREAM
  - 50' STREAM BUFFER
  - FP - FLOODPLAIN
  - 50' FLOODPLAIN BUFFER
  - CONSERVATION EASEMENT

- PROPOSED:**
- FIRE HYDRANT
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  - WOODLAND PRESERVATION FENCE: (SUPER SILT FENCE FROM APPROVED SED. CONTROL PLAN #149-06)
  - REFORESTATION/AFF. PERMANENT FENCE
  - WOODLAND PRESERVATION SIGN
  - REFORESTATION/AFF. SIGN
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  - WOODLAND PRESERVATION FENCE: (SUPER SILT FENCE FROM APPROVED SED. CONTROL PLAN #149-06)
  - WOODLAND REFORESTATION AREA TO BE PLANTED AFTER ALL SED. CONTROL STRUCTURES HAVE BEEN REMOVED.

AFF./REFORESTATION AREA #9  
0.11 A.C.

FUTURE WATER LINE RESERVATION  
WOODLAND COUNTED AS CLEAR

WOODLAND PRESERVATION AREA #13  
4.30 A.C.

WOODLAND PRESERVATION AREA #8  
1.45 A.C.

WOODLAND PRESERVATION AREA #20  
1.31 A.C.

WOODLAND PRESERVATION AREA #6  
0.74 A.C.

WOODLAND PRESERVATION AREA #11  
0.52 A.C.

WOODLAND PRESERVATION AREA #8  
0.54 A.C.

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4.30 A.C.

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1.45 A.C.

WOODLAND PRESERVATION AREA #20  
1.31 A.C.

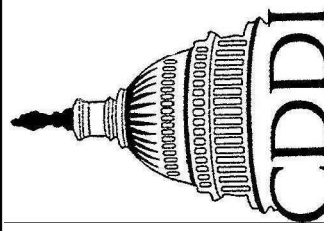
WOODLAND PRESERVATION AREA #6  
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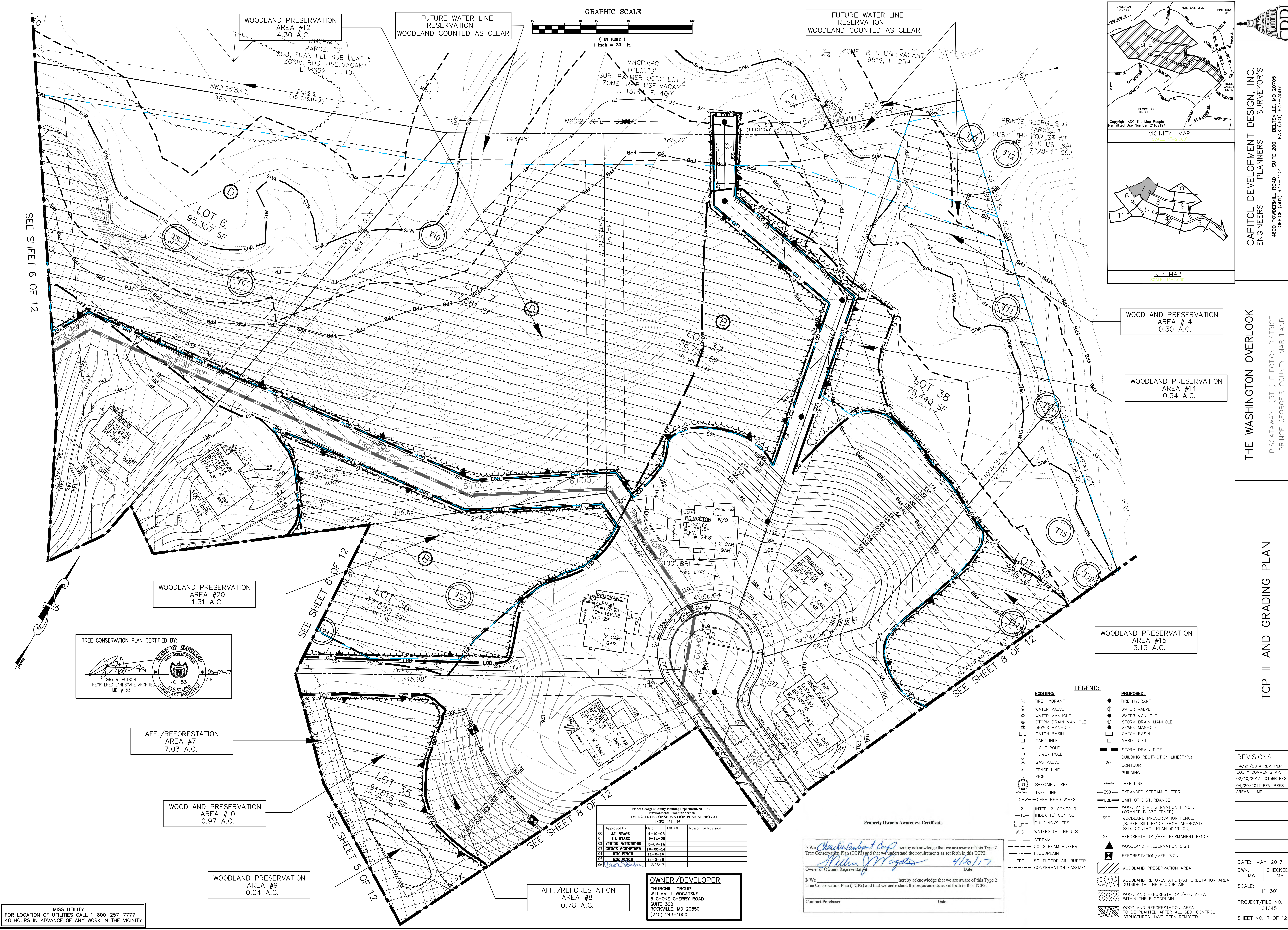
CAPITOL DEVELOPMENT DESIGN, INC.  
ENGINEERS - PLANNERS - SURVEYORS  
4600 POWERSVILLE ROAD - SUITE 200 - BETHESDA, MD 20705  
OFFICE (301) 357-3507 FAX (301) 357-3507

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

TCP II AND GRADING PLAN

REVISIONS	
04/25/2014 REV. PER	COUNTY COMMENTS MP.
06/25/2014 REV. CONS.	EASEMENT ON P. C & D.
04/20/2017 REV. PRES.	AREAS MP.
DATE: APRIL, 2017	
DWN.	CHECKED
DS	MP
SCALE: 1"=30'	
PROJECT/FILE NO. 04045	
SHEET NO. 6 OF 12	





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

AFF./REFORESTATION  
AREA #7  
7.03 A.C.

WOODLAND PRESERVATION  
AREA #10  
0.97 A.C.

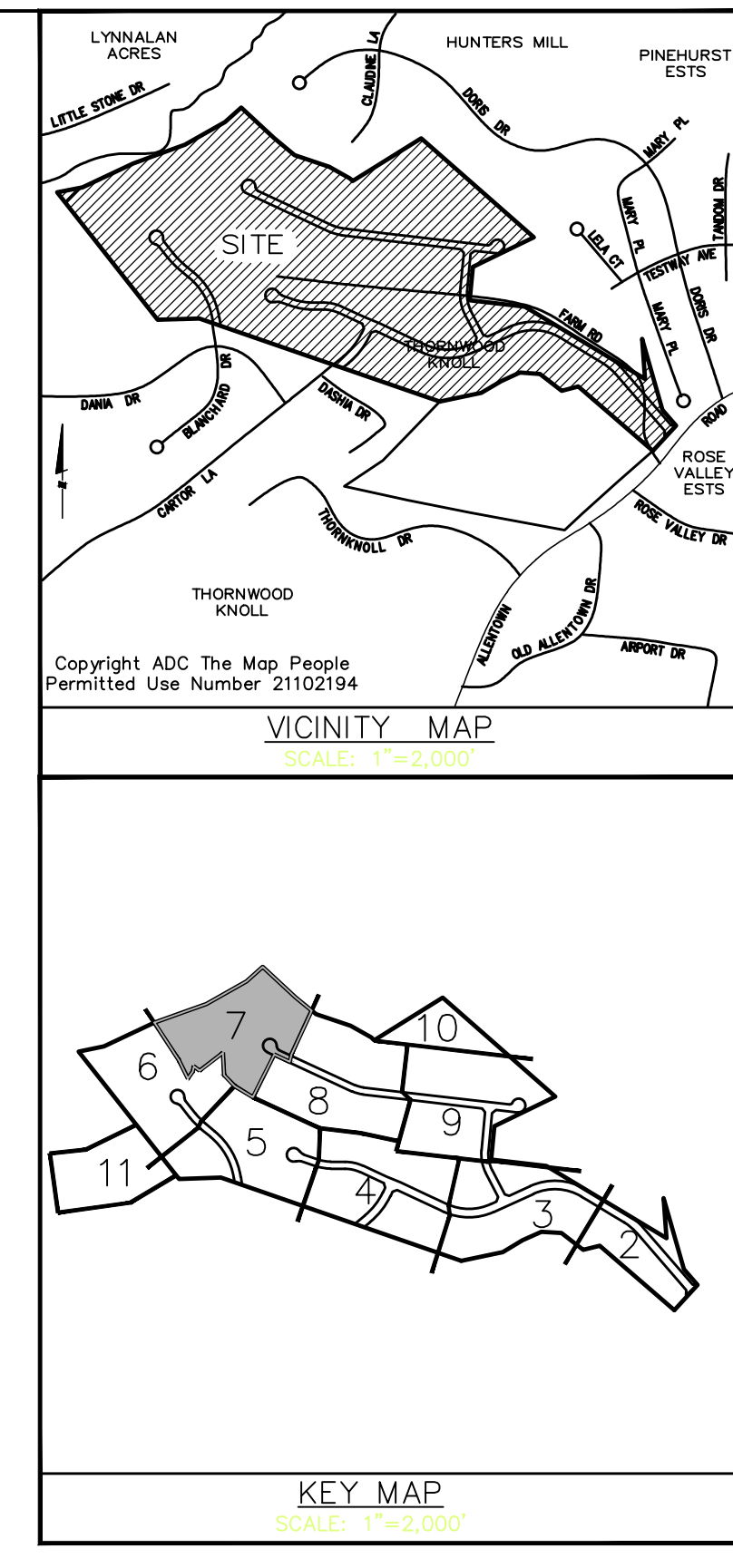
WOODLAND PRESERVATION  
AREA #9  
0.04 A.C.

AFF./REFORESTATION  
AREA #8  
0.78 A.C.

WOODLAND PRESERVATION  
AREA #15  
3.13 A.C.

WOODLAND PRESERVATION  
AREA #14  
0.34 A.C.

WOODLAND PRESERVATION  
AREA #14  
0.30 A.C.



**CDDI**

**CAPITOL DEVELOPMENT DESIGN, INC.**  
ENGINEERS - PLANNERS - SURVEYORS

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OFFICE (301) 937-3501 FAX (301) 937-3507

**THE WASHINGTON OVERLOOK**

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

**TCP II AND GRADING PLAN**

**REVISIONS**

04/25/2014	REV. PER	
02/10/2017	LOT38B RES.	
04/20/2017	REV. PRES.	
AREAS:	MP	

DATE: MAY, 2017

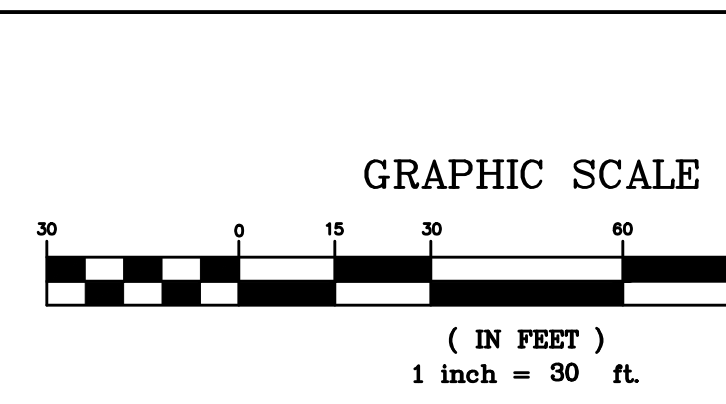
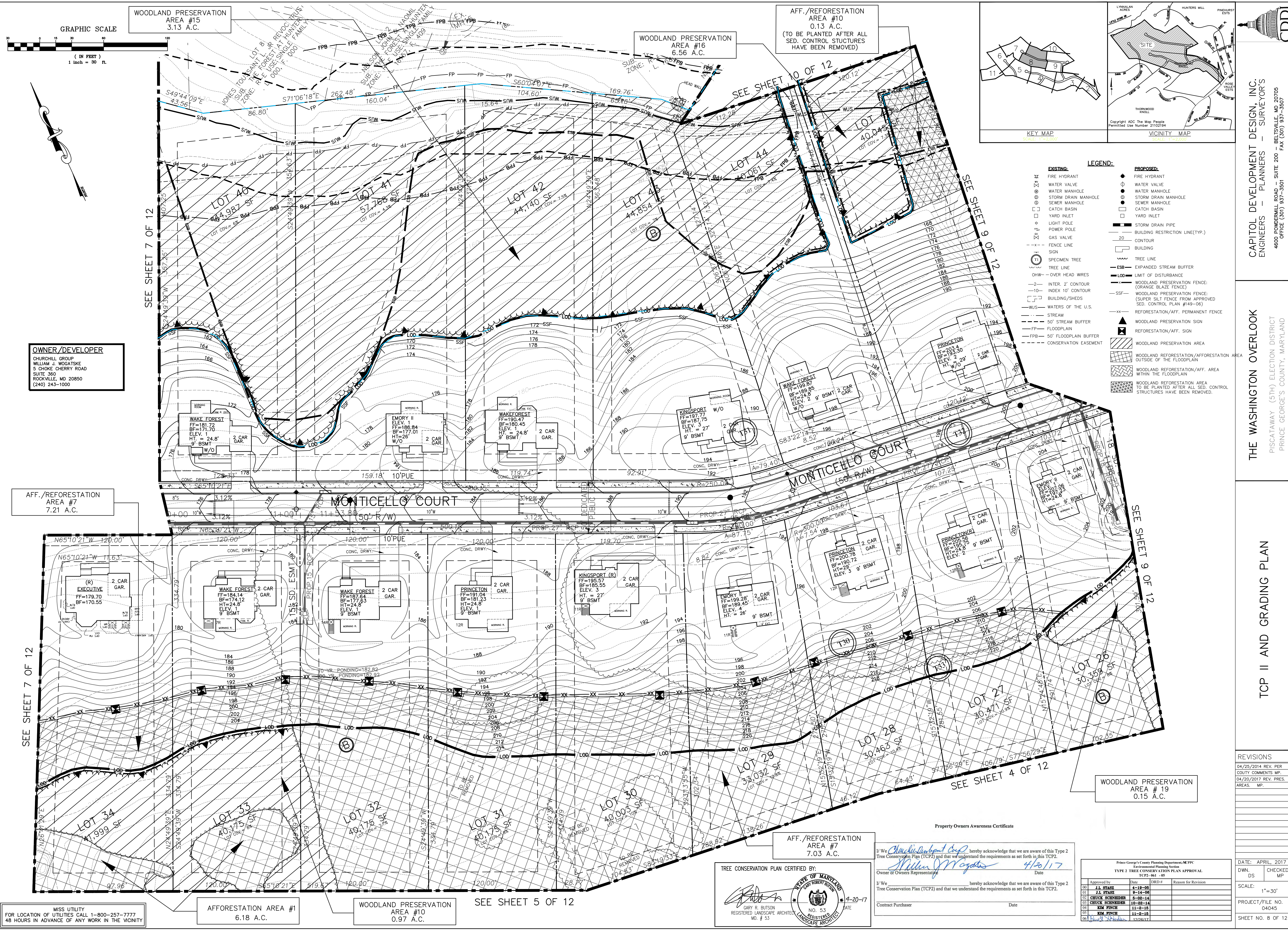
DWN	CHECKED
MW	MP

SCALE: 1"=30'

PROJECT/FILE NO. 04045

SHEET NO. 7 OF 12

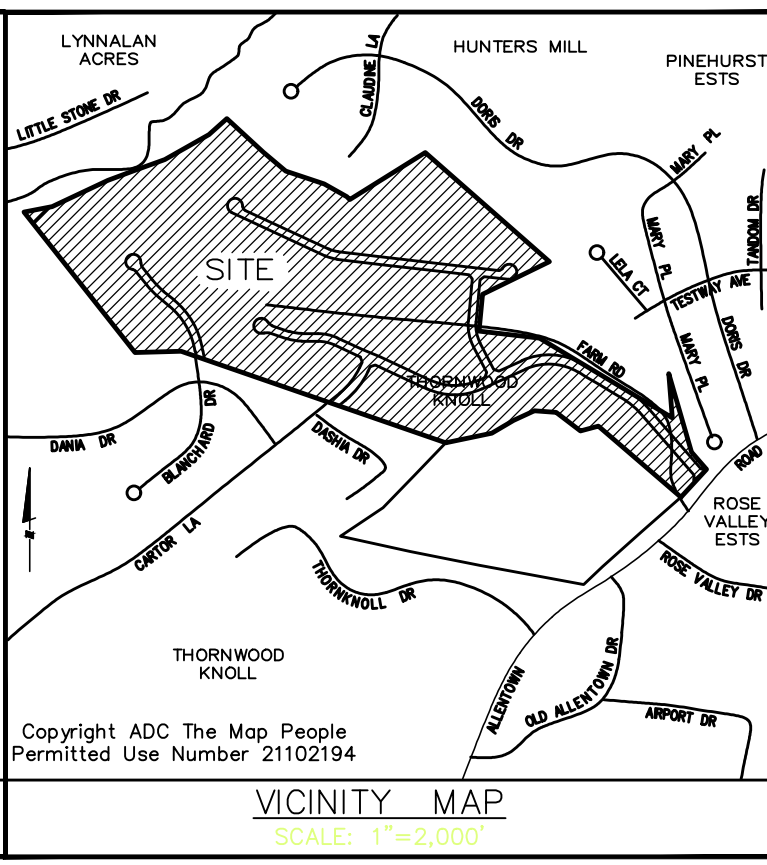
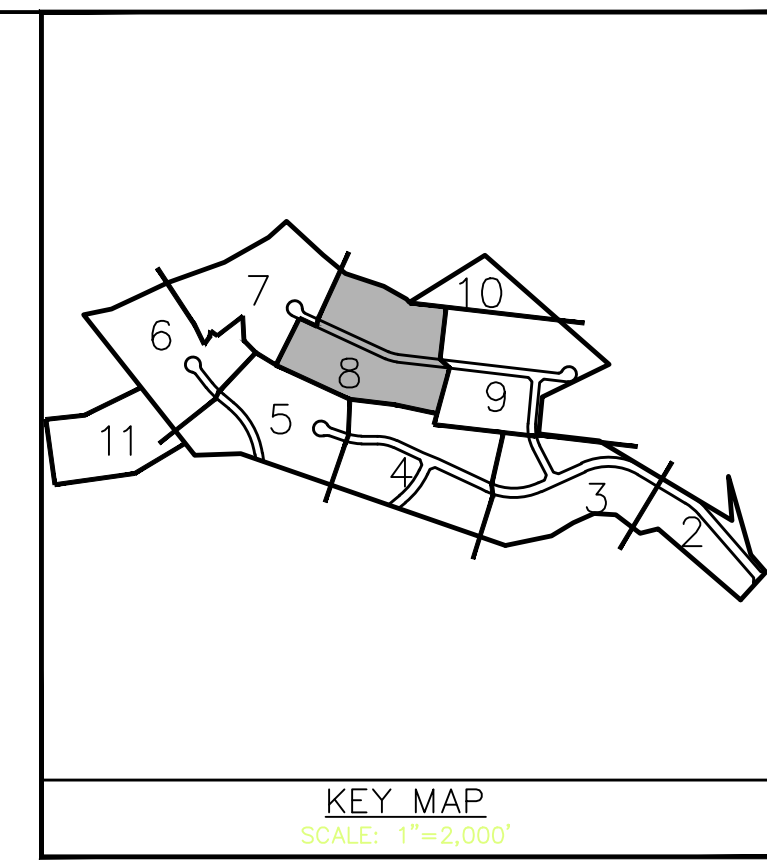




WOODLAND PRESERVATION  
AREA #15  
3.13 A.C.

WOODLAND PRESERVATION  
AREA #16  
6.56 A.C.

AFF./REFORESTATION  
AREA #10  
0.13 A.C.  
(TO BE PLANTED AFTER ALL  
SED. CONTROL STRUCTURES  
HAVE BEEN REMOVED)



- EXISTING:**
- FIRE HYDRANT
  - WATER VALVE
  - WATER MANHOLE
  - STORM DRAIN MANHOLE
  - SEWER MANHOLE
  - CATCH BASIN
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  - STREAM
  - 50' STREAM BUFFER
  - FLOODPLAIN
  - 50' FLOODPLAIN BUFFER
  - CONSERVATION EASEMENT
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  - WATER MANHOLE
  - STORM DRAIN MANHOLE
  - SEWER MANHOLE
  - CATCH BASIN
  - YARD INLET
  - STORM DRAIN PIPE
  - BUILDING RESTRICTION LINE(TYP.)
  - 20' CONTOUR
  - BUILDING
  - TREE LINE
  - EXPANDED STREAM BUFFER
  - LIMIT OF DISTURBANCE
  - WOODLAND PRESERVATION FENCE (ORANGE BLAZE FENCE)
  - WOODLAND PRESERVATION FENCE (SUPER SILT FENCE FROM APPROVED SED. CONTROL PLAN #149-05)
  - REFORESTATION/AFF. PERMANENT FENCE
  - WOODLAND PRESERVATION SIGN
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  - WOODLAND REFORESTATION/AFF. AREA WITHIN THE FLOODPLAIN
  - WOODLAND REFORESTATION AREA TO BE PLANTED AFTER ALL SED. CONTROL STRUCTURES HAVE BEEN REMOVED.

OWNER/DEVELOPER  
CHURCHILL GROUP  
WILLIAM J. WOGATSKY  
5 CHOKE CHERRY ROAD  
SUITE 360  
ROCKVILLE, MD 20850  
(240) 243-1000

AFF./REFORESTATION  
AREA #7  
7.21 A.C.

MISS UTILITY  
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48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

AFFORESTATION AREA #1  
6.18 A.C.

WOODLAND PRESERVATION  
AREA #10  
0.97 A.C.

SEE SHEET 5 OF 12

TREE CONSERVATION PLAN CERTIFIED BY:  
GARY R. BUTSON  
REGISTERED LANDSCAPE ARCHITECT  
MD. # 53

Property Owners Awareness Certificate  
I/We Churchill Group 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.  
Owner or Owners Representative William J. Wogatsky Date 4/16/17  
I/We Shirley M. Wogatsky 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.  
Contract Purchaser Shirley M. Wogatsky Date 4-20-17

Prince George's County Planning Department, MTPC			
TYPE 2 TREE CONSERVATION PLAN APPROVAL			
Approved by	Date	DRD #	Reason for Revision
01 J.L. STASE	4-19-06		
02 J.L. STASE	9-14-09		
03 CHUCK SCHNEIDER	6-08-14		
04 CHUCK SCHNEIDER	10-28-14		
05 KIM FINCH	11-2-15		
06 KIM FINCH	11-2-15		
07 KIM FINCH	12/26/17		

CAPITOL DEVELOPMENT DESIGN, INC. - SURVEYOR'S  
ENGINEERS - PLANNERS  
4600 POWDERMILL ROAD - SUITE 200 - BELTSVILLE, MD 20705  
OFFICE (301) 937-3507

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

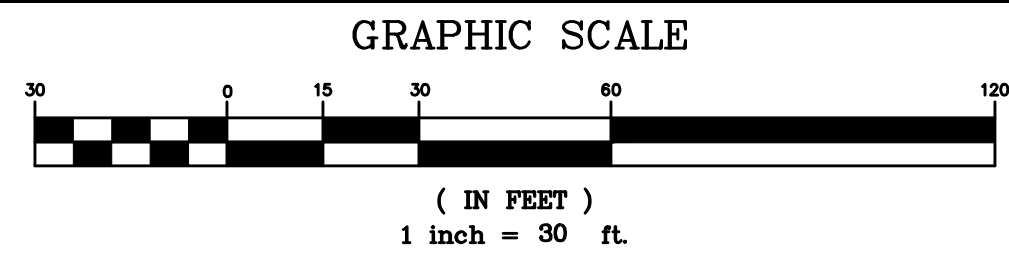
TCP II AND GRADING PLAN

REVISIONS

04/25/2014 REV. PER	
COUNTY COMMENTS MP.	
04/20/2017 REV. PRES.	
AREAS: MP.	

DATE: APRIL, 2017  
DWN. DS  
CHECKED MP  
SCALE: 1"=30'  
PROJECT/FILE NO. 04045  
SHEET NO. 8 OF 12





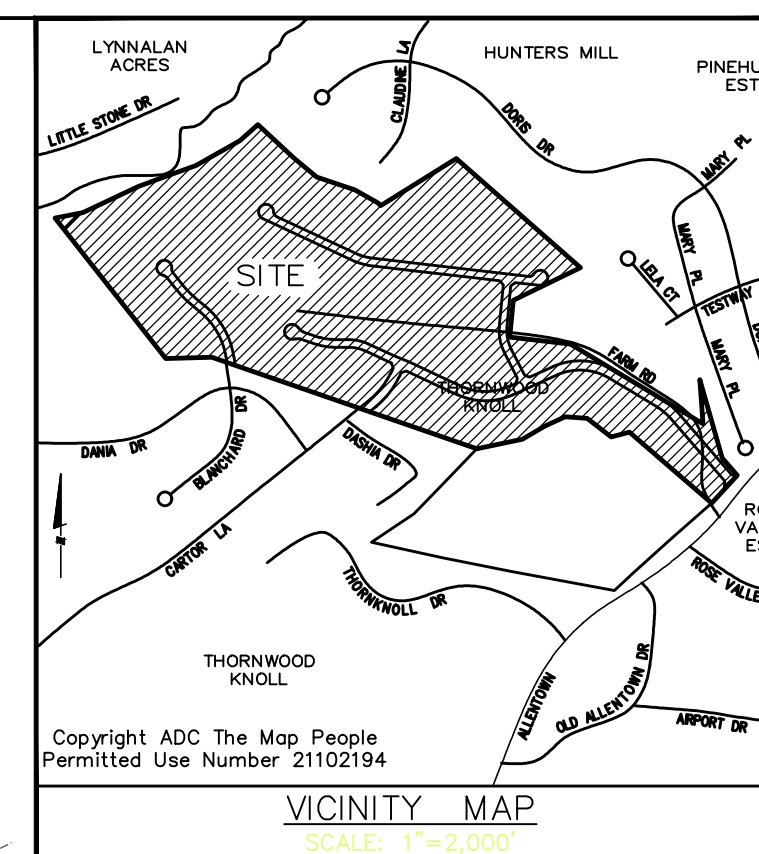
SEE SHEET 10 OF 12

AFF./REFORESTATION  
AREA #11  
0.04 A.C.  
(TO BE PLANTED AFTER ALL  
SED. CONTROL STRUCTURES  
HAVE BEEN REMOVED)

WOODLAND PRESERVATION  
AREA #16  
6.56 A.C.

AFF./REFORESTATION  
AREA #12  
0.04 A.C.  
(TO BE PLANTED AFTER ALL  
SED. CONTROL STRUCTURES  
HAVE BEEN REMOVED)

AFF./REFORESTATION  
AREA #13  
0.03 A.C.  
(TO BE PLANTED AFTER ALL  
SED. CONTROL STRUCTURES  
HAVE BEEN REMOVED)



WOODLAND PRESERVATION  
AREA #17  
0.21 A.C.

SEE SHEET 8 OF 11

SEE SHEET 8 OF 12

STEPHEN J. MCHOLIC, JR.  
L. 7992, F. 16  
NOT INCLUDED IN  
THIS SUBDIVISION

SEE SHEET 4 OF 12

SEE SHEET 3 OF 12

SEE SHEET 3 OF 12

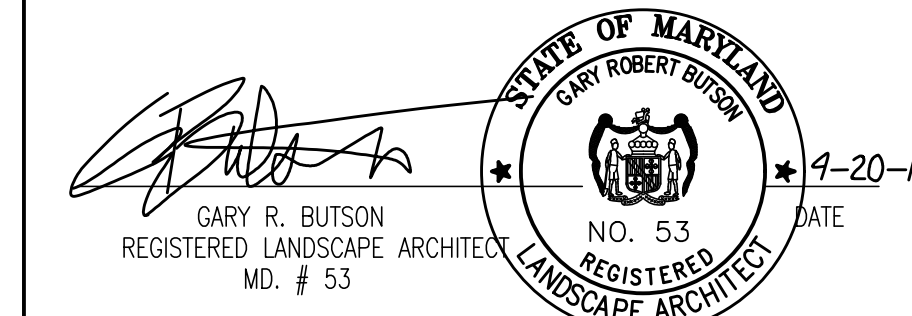
OWNER/DEVELOPER  
CHURCHILL GROUP  
WILLIAM J. WOGATSKI  
5 CHOKE CHERRY ROAD  
SUITE 360  
ROCKVILLE, MD 20850  
(240) 243-1000

WOODLAND PRESERVATION  
AREA #18  
0.24 A.C.

AFF./REFORESTATION  
AREA #7  
7.03 A.C.

MISS UTILITY  
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48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

TREE CONSERVATION PLAN CERTIFIED BY:



Revisions			
NO.	DATE	DESCRIPTION	BY
01	04-19-06	11. STAGE	11. STAGE
02	05-14-06	11. STAGE	11. STAGE
03	05-14-06	11. STAGE	11. STAGE
04	05-14-06	11. STAGE	11. STAGE
05	05-14-06	11. STAGE	11. STAGE
06	05-14-06	11. STAGE	11. STAGE

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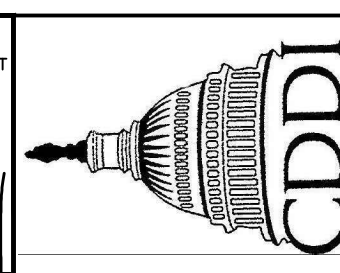
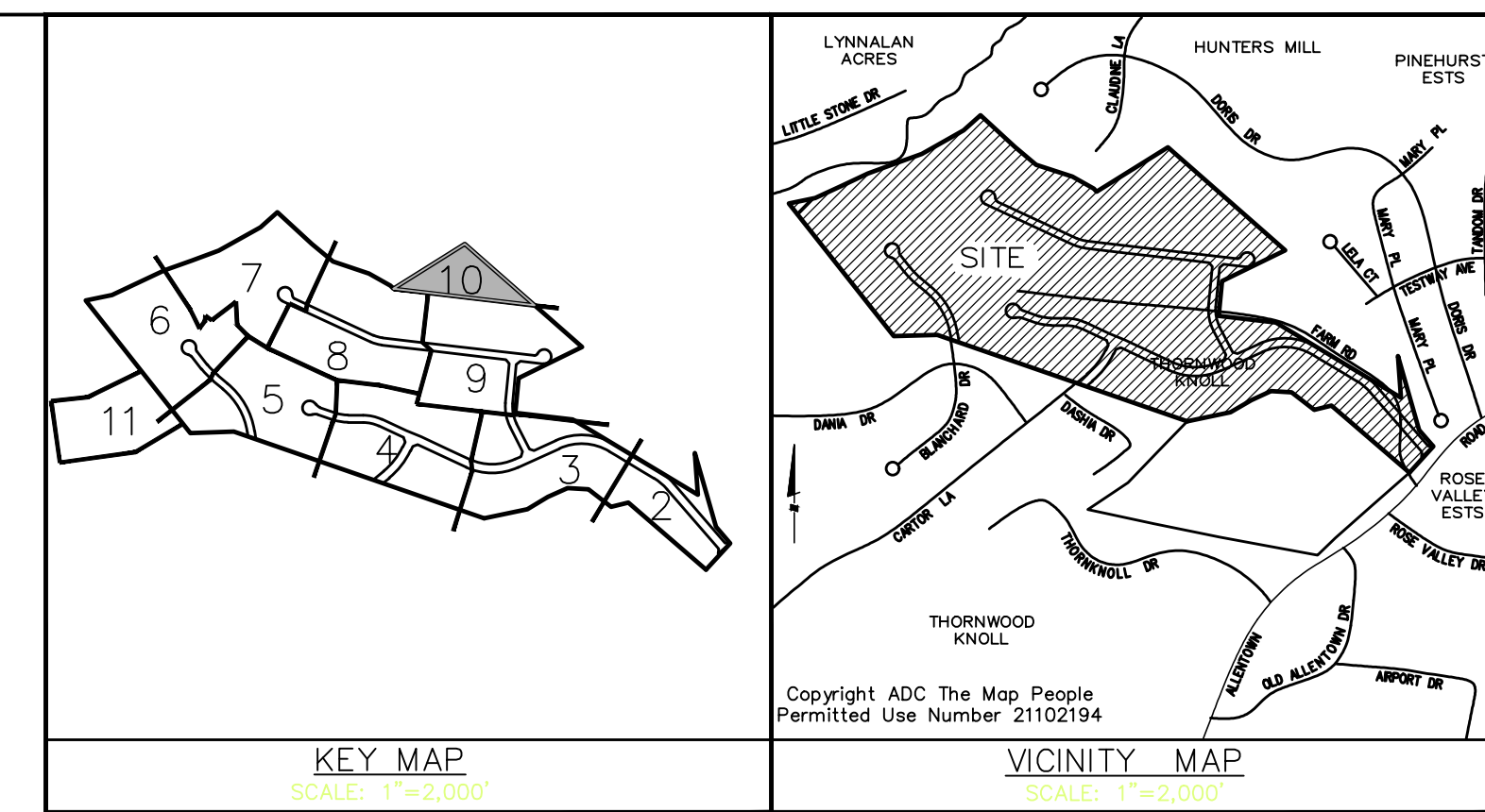
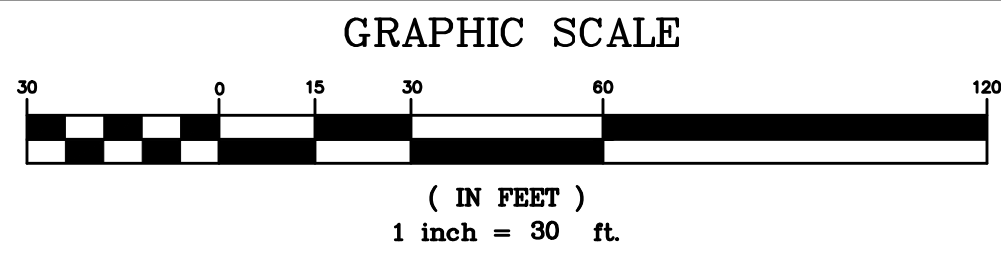
THE WASHINGTON OVERLOOK  
PISCATAWAY (5TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II AND GRADING PLAN

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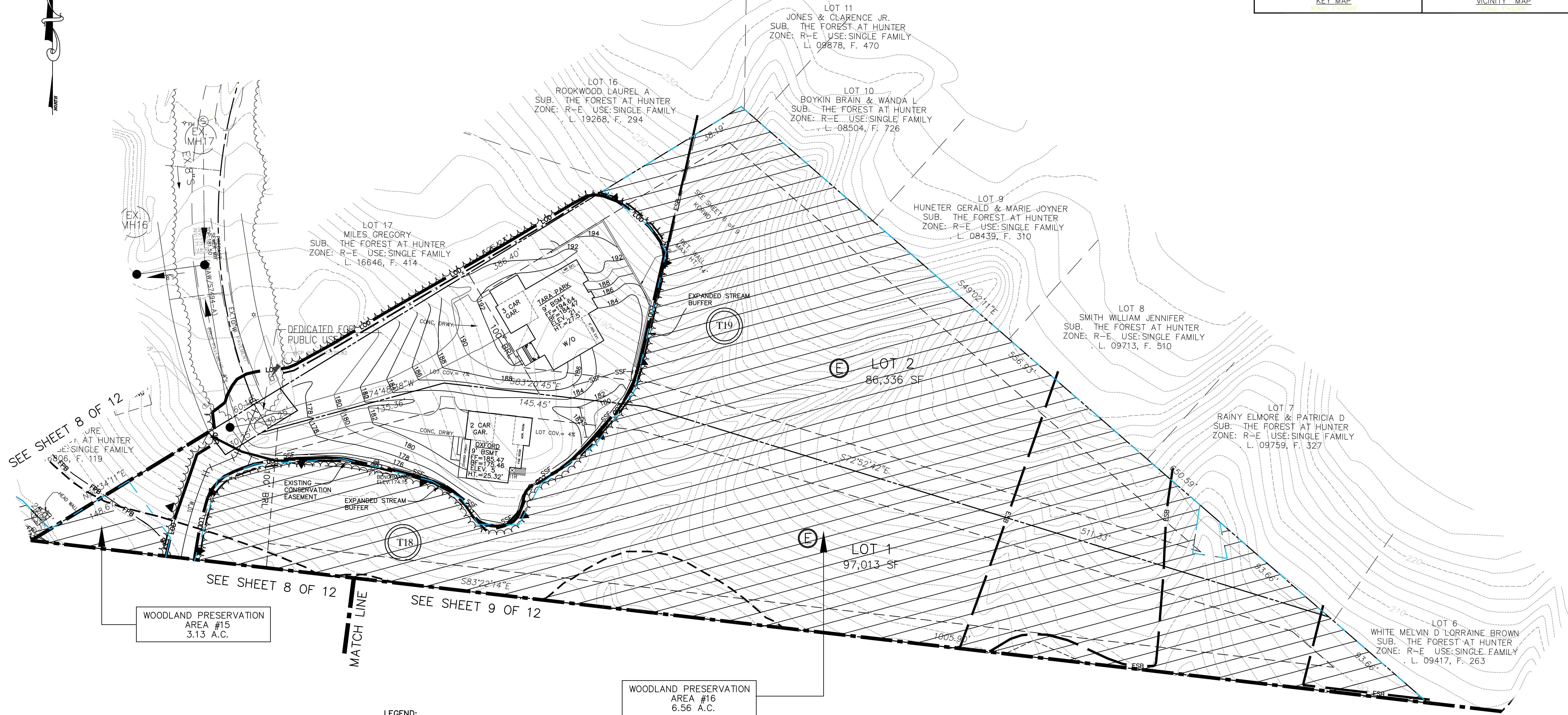




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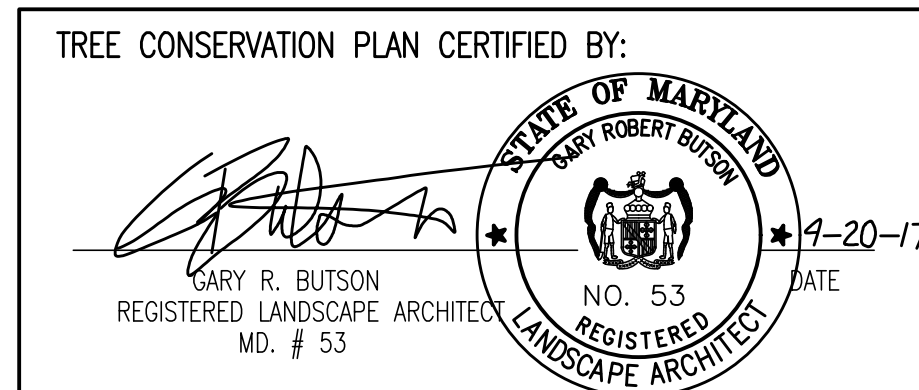
TCP II AND GRADING PLAN



- EXISTING:**
- FIRE HYDRANT
  - WATER VALVE
  - WATER MANHOLE
  - STORM DRAIN MANHOLE
  - SEWER MANHOLE
  - CATCH BASIN
  - YARD INLET
  - LIGHT POLE
  - POWER POLE
  - GAS VALVE
  - FENCE LINE
  - SIGN
  - SPECIMEN TREE
  - TREE LINE
  - OHW - OVER HEAD WIRES
  - INTER, 2' CONTOUR
  - INDEX 10' CONTOUR
  - BUILDING/SHEDS
  - WUS - WATERS OF THE U.S.
  - STREAM
  - 50' STREAM BUFFER
  - FP - FLOODPLAIN
  - FPB - 50' FLOODPLAIN BUFFER
  - CONSERVATION EASEMENT
- PROPOSED:**
- FIRE HYDRANT
  - WATER VALVE
  - WATER MANHOLE
  - STORM DRAIN MANHOLE
  - SEWER MANHOLE
  - CATCH BASIN
  - YARD INLET
  - STORM DRAIN PIPE
  - BUILDING RESTRICTION LINE(TYP.)
  - CONTOUR
  - BUILDING
  - TREE LINE
  - EXPANDED STREAM BUFFER
  - LIMIT OF DISTURBANCE
  - WOODLAND PRESERVATION FENCE: (ORANGE BLAZE FENCE)
  - WOODLAND PRESERVATION FENCE: (SUPER SILT FENCE FROM APPROVED SED. CONTROL PLAN #149-06)
  - REFORESTATION/AFF. PERMANENT FENCE
  - WOODLAND PRESERVATION SIGN
  - REFORESTATION/AFF. SIGN
  - WOODLAND PRESERVATION AREA
  - WOODLAND REFORESTATION/AFFORESTATION AREA OUTSIDE OF THE FLOODPLAIN
  - WOODLAND REFORESTATION/AFF. AREA WITHIN THE FLOODPLAIN
  - WOODLAND REFORESTATION AREA TO BE PLANTED AFTER ALL SED. CONTROL STRUCTURES HAVE BEEN REMOVED.

WOODLAND PRESERVATION AREA #16  
6.56 A.C.

WOODLAND PRESERVATION AREA #15  
3.13 A.C.



Property Owners Awareness Certificate

I/We William J. Wogatske 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.

Owner or Owners Representative: William J. Wogatske Date: 4/20/17

I/We \_\_\_\_\_ 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.

Contract Purchaser: \_\_\_\_\_ Date: \_\_\_\_\_

OWNER/DEVELOPER  
CHURCHILL GROUP  
WILLIAM J. WOGATSKIE  
5 CHOKE CHERRY ROAD  
SUITE 360  
ROCKVILLE, MD 20850  
(240) 243-1000

Prince George's County Planning Department-MCPD  
Environmental Planning Section  
TYPE 2 TREE CONSERVATION PLAN APPROVAL  
TCP2-161-16

Approved by	Date	DRD #	Reason for Revision
01 J.L. STARS	4-10-05		
02 J.L. STARS	9-14-06		
03 CHUCK SCHNEIDER	5-08-14		
04 CHUCK SCHNEIDER	10-28-14		
05 KIM FINCH	11-2-15		
06 KIM FINCH	11-2-15		

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REVISIONS

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DATE: APRIL, 2017  
DWN. DS CHECKED MP

SCALE: 1"=30'

PROJECT/FILE NO.  
04045

SHEET NO. 10 OF 12







# STANDARD TYPE II TREE CONSERVATION PLAN NOTES:

- 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.
- Cutting or clearing of woodland not in conformance with or without the expressed written consent of the Planning Director or designee shall be subject to a \$50.00 per square foot mitigation fee.
- 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.
- 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.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within the Developing Tier and is zoned R-E.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is grandfathered under CB-27-2010, Section 25-117 (g).

## TREE PRESERVATION AND RETENTION NOTES: Tree Preservation and Retention Notes

- All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland shall remain in a natural state. This includes the canopy trees and understory vegetation. The woodland shall remain in a natural state and no clearing or planting of woodland areas that are not specifically identified to be cleared on the approved TCP2.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- 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 planning director, installation of the TPFs may begin.
- 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.
- 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

- 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.
- A tree is considered hazardous if a condition is present which leads a Certified Arborist or a Licensed Tree Expert to believe that the tree or a portion of the tree is potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.

- 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.

- 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 A300 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.

### If development is proposed to be completed in phases:

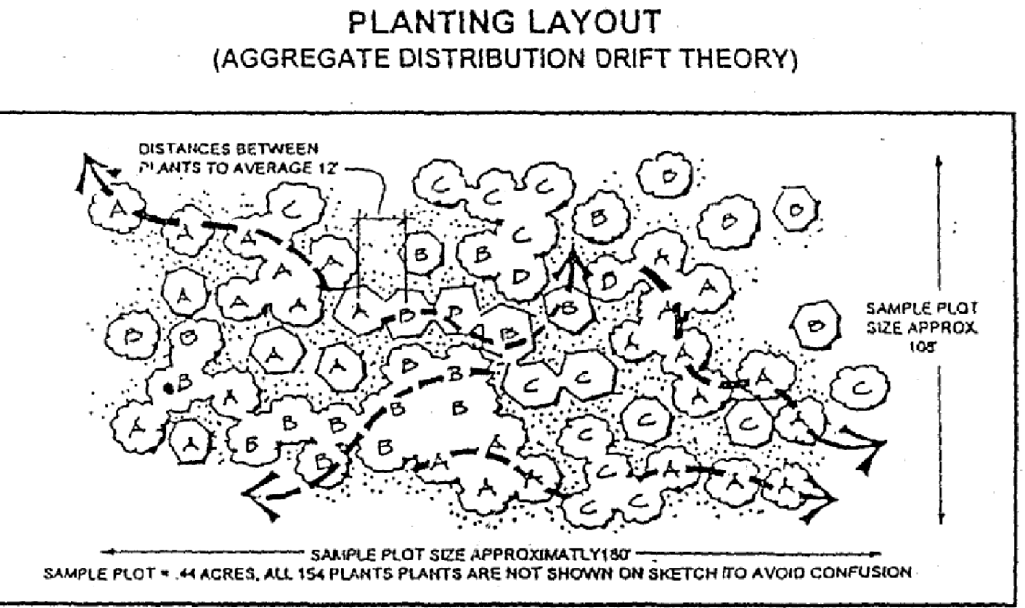
- Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.

### If existing trees are proposed to use as protection for preservation areas:

- Tree protection fencing (TPFs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land for 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.

### If debris piles are noted on the FSD and located in preservation areas:

- Debris piles placed 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 to damage remaining vegetation.



**Concept:** Aggregate Drift or Sweep. A cluster type grouping which tapers or feathers out along the edges.

**Example:** Aggregate massing or drifts are one of the most common vegetation distribution patterns occurring in nature. Principle seed bearers are at the central core of the cluster with seed dispersal outward, often windblown with densities thinning out along the fingers or extremities. Groupings blend through and into other groupings. Imagine the fallout of windblown mildew seeds. They often appear as aggregate drifts, elongated and tear drop in shape.

**Application:** This does not mean that plants must be in a grid pattern, that drifts of shrubs cannot blend into groupings of trees or that groupings of same species cannot occur. It simply means that the installer should meet the aforementioned forest conservation criteria at the same time replicating nature's aggregate drift patterns (see detail).

When using this theory to lay out a planting plan, the size of the drifts will depend on the quantity of plants available, the scale of the site, and the careful consideration of the installer.

## OWNER/DEVELOPER

CHURCHILL GROUP  
WILLIAM J. WOGATSKY  
5 CHOKE CHERRY ROAD  
SUITE 360  
ROCKVILLE, MD 20850  
(240) 243-1000

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## AFFORESTATION/REFORESTATION NOTES

- All afforestation and reforestation bonds, based on square footage, shall be posted with the county prior to the issuance of any permits. These bonds will be retained as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.
- The planting of afforestation or reforestation areas shall be completed prior to the issuance of the first building permit. *(This standard note may be modified as necessary to address which building permits are adjacent to the proposed planting area.)* Seeding or planting is to occur from November through May only. No planting shall be done while ground is frozen. Planting with larger caliper stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.
- If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type 2 Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title to the homeowner, the developer or builder shall obtain a signed statement from the county inspector indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the county.
- Reforestation areas shall not be mowed. The management of competing vegetation around individual trees and the removal of noxious, invasive, and non-native vegetation within the reforestation areas is acceptable.
- All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a violation of this TCP2.
- Afforestation/reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.
- The county inspector shall be notified prior to soil preparation or initiation of any tree planting on the site.
- At time of issuance of the first permit, the following information shall be submitted to the M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan: contractor name; business name (if different); address; and phone number.

Results of annual survival checks for each of the required four years after tree planting shall be reported to the M-NCPPC Planning Department.

- Failure to establish the afforestation or reforestation within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including the associated \$0.00 per square foot penalty unless the county inspector approves a written extension.

**Planting Specification Notes**  
1. Quantity: (See Plant Schedule)  
2. Type: (See Plant Schedule)  
3. Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 10". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 8" long. No more than twenty-five percent (25%) of the root system (both primary and auxiliary) shall be severed or cut. Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected.

Plants shall be shipped by the nursery immediately after lifting from the field or removal from the green house, and planted immediately upon receipt by the landscape contractor. If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering, until the time of planting.

- Plant Handling: The quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.
- Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. The most suitable months for planting are March and April, when the soil is moist, but may be planted from March through November. No planting shall be done while ground is frozen. Planting shall occur within one growing season of the issuance of grading building permits and/or reaching the final grades and stabilization of planting areas.

- Seeding Planting: Tree seedlings shall be hand planted using a dibble bar or sharp-shooter shovel. It is important that the seedling be placed in the hole so that the roots can spread out naturally. They should not be twisted, laid up or bent. The soil should be tamped down and packed firmly around the roots. Seedlings should be planted at a depth where their roots lie just below the ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another method, the preparer of this tree conservation plan must be contacted and give his approval before planting may begin.

- Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout Detail for a description of the general planting theory.
- Soil: Upon the time of grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample per acre and that applies to have a different soil type of the entire area appears uniform, then only one sample is necessary), and submitted for testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil testing, pH, magnesium, phosphorus, potassium, calcium and organic matter.

- Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the testing company.
- Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operations unless it was installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.

- Planting method: Consult the Planting Details shown on this plan.
- Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) on each planting site (see detail shown on plan).
- Groundcover Establishment: The remaining disturbed areas between seedling sites shall be seeded and established with white clover seed at the rate of 5 lbs/acre.

- Mowing: No mowing shall be allowed on any portion of the entire area appears uniform, then only one sample is necessary), and submitted for testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil testing, pH, magnesium, phosphorus, potassium, calcium and organic matter.
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- Mowing: No mowing shall be allowed on any portion of the entire area appears uniform, then only one sample is necessary), and submitted for testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil testing, pH, magnesium, phosphorus, potassium, calcium and organic matter.
- Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the testing company.

10. Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operations unless it was installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.

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## OFFSITE WOODLAND CONSERVATION NOTES:

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 Georges County. Proof of recordation of the off-site conservation (M-NCPPC Planning Department prior to issuance of any permit for the associated plan.

### When the use of fee-in-lieu is proposed:

All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit shall be provided prior to issuance of any permits related to this TCP2 unless the project is phased. Phased work shall be completed during the next planting season. If planting is delayed beyond the transfer of the property title to the homeowner, the developer or builder shall obtain a signed statement from the county inspector indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the county.

When Virginia pines are present within 40 feet of the limits of disturbance in a preservation area:

- The subject property contains Virginia pines (*Pinus virginiana*) that are subject to wind throw. All Virginia pines greater than 8 inches in diameter within 40 feet of the final proposed limit of disturbance or the boundary of the property shall be cut down by hand during the clearing of the site.

- After the Virginia pines have been removed, the contractor responsible for implementation of this TCP2 shall submit an evaluation of the stocking levels for the residual stand, management techniques to be applied to the residual stand, and supplemental planting requirements to the M-NCPPC Planning Department. This evaluation shall be submitted prior to the issuance of the first building permit to ensure that all high risk trees have been removed. A planting schedule and/or details for the management of natural regeneration to fully restore the site must be shown on the plan.

### POST DEVELOPMENT NOTES

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

- 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 handbook "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 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.

- 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.

- 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.

- 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.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

- Reforestation fencing and signage shall remain in place in accordance with the approved Type 2 Tree Conservation Plan.

- Reforestation areas shall not be mowed; however, the management of competing vegetation and removal of noxious, invasive, and non-native vegetation around individual trees is acceptable.

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