



### LEGEND

- BOUNDARY LINE
- EXISTING CONTOURS
- EXISTING SEWER
- EASEMENT
- PROPOSED LOT LINE
- PROPOSED CONTOURS
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- FOREST PRESERVATION
- REFORESTATION
- CLEARED FLOODPLAIN AREA
- OFF-SITE CLEARING
- ST 119 SPECIMEN TREE
- ST 119 SPECIMEN TREE REMOVED
- SHRUBS & NON-WOODLAND VEGETATION
- EXISTING WOODLANDS
- TREE PROTECTION FENCE (TEMPORARY)
- TREE PROTECTION FENCE (PERMANENT)
- TREE PROTECTION SIGN
- STEEP SLOPES 15-25%

**STANDARD TYPE 1 TREE CONSERVATION PLAN NOTES**

- THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR PPS-2022-004. IF PPS-2022-004 EXPIRES, THEN THIS TCP1 ALSO EXPIRES AND IS NO LONGER VALID.
- THE TCP1 WILL BE MODIFIED BY A TYPE 2 TREE CONSERVATION PLAN IN CONJUNCTION WITH THE APPROVAL OF A DETAILED SITE PLAN, A SPECIFIC DESIGN PLAN, AND/OR A GRADING PERMIT APPLICATION, WHICHEVER COMES FIRST.
- THE TYPE 2 TREE CONSERVATION PLAN WILL PROVIDE SPECIFIC DETAILS ON THE TYPE AND LOCATION OF PROTECTION DEVICES, SIGNS, REFORESTATION, AFFORESTATION, AND OTHER DETAILS NECESSARY FOR THE IMPLEMENTATION OF THE REQUIREMENTS ON THIS SITE. THE DETAILS AND LIMITS OF DISTURBANCE SHOWN ON THE TCP2 SHALL BE CONSISTENT WITH ALL OTHER PLANS FOR THE SITE, INCLUDING THE STORMWATER MANAGEMENT PLAN AND THE EROSION AND SEDIMENT CONTROL PLAN.
- CHANGES TO THE TYPE, LOCATION, OR EXTENT OF THE WOODLAND CONSERVATION REFLECTED ON THIS PLAN ARE SUBJECT TO THE CONFORMANCE PROVISIONS OF SECTION 25-119(g) OF THE WOODLAND CONSERVATION ORDINANCE.
- CUTTING, CLEARING, OR DAMAGING WOODLANDS CONTRARY TO THIS PLAN, AS MODIFIED BY A TYPE 2 TREE CONSERVATION PLAN, OR IN THE ABSENCE OF AN APPROVED TYPE 2 TREE CONSERVATION PLAN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PRINCE GEORGE'S COUNTY PLANNING BOARD OR DESIGNER SHALL BE SUBJECT TO APPROPRIATE MITIGATION WHICH MAY INCLUDE RESTORATION OF THE DISTURBED AREA AND A FINE NOT TO EXCEED \$9.00 PER SQUARE FOOT OF WOODLAND DISTURBED.
- 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 THE APPROVED TCP2 AT TIME OF CONTRACT SIGNING. FUTURE OWNERS OF THE PROPERTY ARE ALSO SUBJECT TO THIS REQUIREMENT.
- THE PROPERTY IS WITHIN PLAN PRINCE GEORGE'S 2035 ENVIRONMENTAL STRATEGY AREA TWO, FORMERLY THE DEVELOPING TIER AND IS ZONED I-E.
- THIS SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
- THE PROPERTY IS ADJACENT TO KONTERRA DRIVE AND THE ICC MD 200 WHICH ARE CLASSIFIED AS AN ARTERIAL ROADWAY AND A FREEWAY RESPECTIVELY.
- THIS PLAN IS NOT GRANDFATHERED BY CB-27-2010, SECTION 25-119(g).
- PLANS FOR STORMWATER MANAGEMENT ARE CONTAINED IN CONCEPTUAL STORMWATER MANAGEMENT PLAN 37795-2022-04, 7-11-2023. THE PROPOSED STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS TCP1 ARE IN CONFORMANCE WITH THE CONCEPT PLAN APPROVAL. THE TCP2 SHALL SHOW THE FINAL DESIGN FOR STORM WATER MANAGEMENT IN CONFORMANCE WITH THE APPROVED FINAL STORMWATER MANAGEMENT PLAN.

Prince George's County Planning Department, MANCPD  
Environmental Planning Section

**TREE CONSERVATION PLAN TYPE 2 APPROVAL**  
TCP1-019-2024

APPROVED BY	DATE	DRD	REASON FOR REVISION
00 <i>Christina Mendez</i>	9/24/2024	PPS-2022-004	N/A
01			
02			
03			
04			
05			

1" = 50'

**STANDARD TYPE 1 TREE CONSERVATION PLAN**

**KONTERRA DRIVE**

**MD 20705**

PRINCE GEORGE'S COUNTY, MARYLAND

1" = 50'

SHEET **1**

OF **1**

PROJECT NO.  
0025-1000