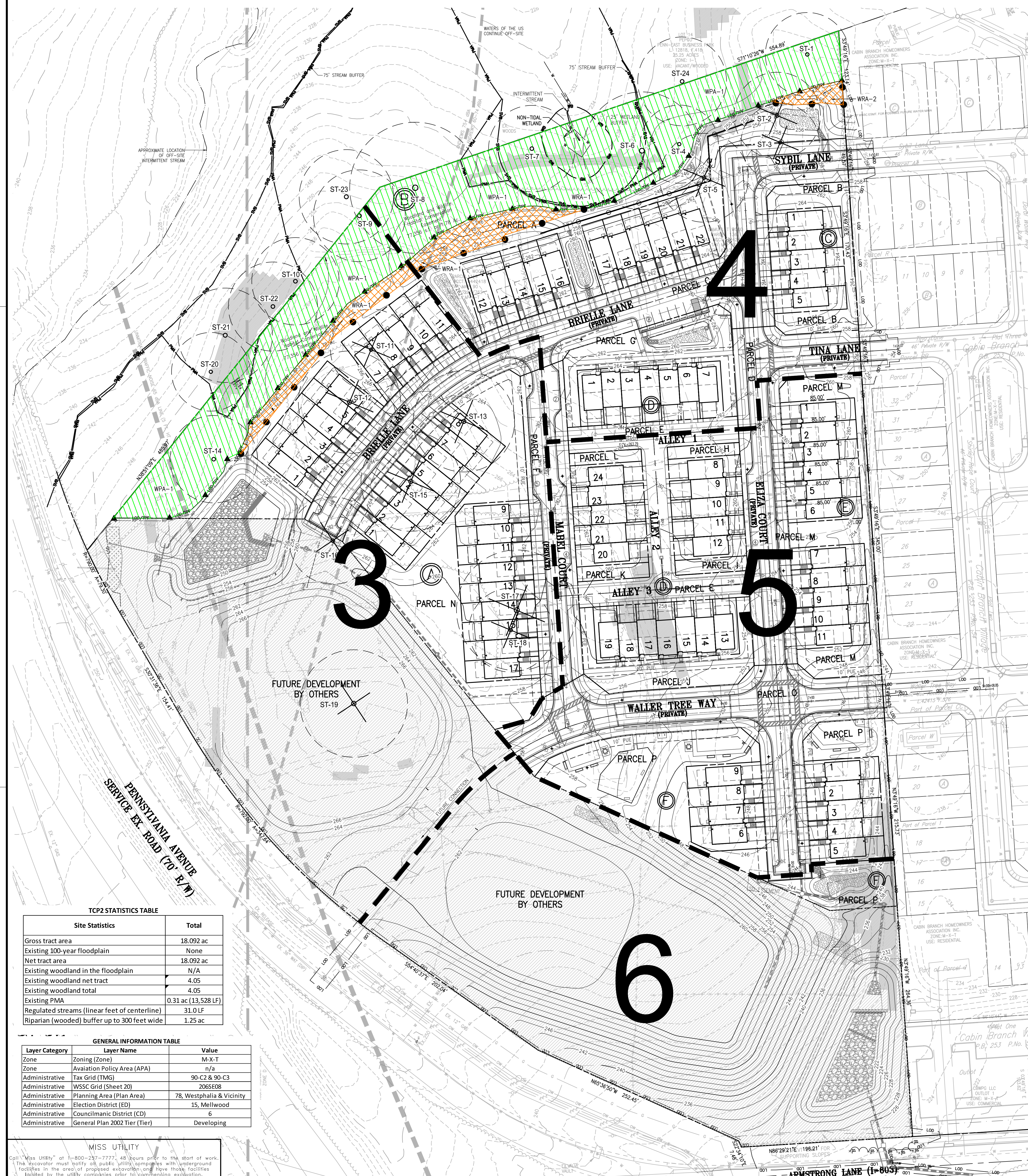


WOOD PROPERTY

TREE CONSERVATION PLAN - TYPE 2



Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I - Establishing Site Information (Enter acres for each zone)				
1 Zone:	M-X-T			
2 Gross Tract:	23.03	0.00	0.00	
3 Floodplain:	0.00	0.00	0.00	
4 Previously Dedicated Land:	4.94	0.00	0.00	
5 Net Tract (NTA):	18.09	0.00	0.00	
SECTION II - Determining Requirements (Enter acres for each corresponding column)				
17 Existing Woodland		4.05		
18 Woodland Conservation Threshold (WCT) =	15.00%	2.71		
19 Smaller of 17 or 18		0.33		
20 Woodland above WCT		1.34		
21 Woodland cleared		2.58	0.00	0.00
22 Woodland cleared above WCT (smaller of 18 or 17)		1.34		
23 Clearing above WCT (0.25 - 11 replacement requirement)		0.33		
24 Woodland cleared below WCT		1.24		
25 Clearing below WCT (2.1 replacement requirement)		2.49		
26 Afforestation Required Threshold (AFT) =	15.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		4.29		
SECTION III - Meeting the Requirements (Enter acres for each corresponding column)				
29 Woodland Preservation		1.47		
30 Afforestation / Reforestation		0.31		
31 Natural Regeneration		0.00		
32 Landscape Credits		0.00		
33 Specimen/Historic Tree Credit (CRZ area * 2.0)		0.00		
34 Forest Enhancement Credit (Area * 25)		0.00		
35 Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
36 Area approved for fee-in-lieu		0.00		
37 Off-site Woodland Conservation Credits Required		2.51		
38 Off-site WCA (preservation) being provided on this property		0.00		
39 Off-site WCA (afforestation) being provided on this property		0.00		
40 Woodland Conservation Provided		4.29		
41 Area of woodland not cleared		1.47		
42 Net tract woodland retained not part of requirements:		0.00		
43 100-foot floodplain woodland retained		0.00		
44 On-site woodland conservation provided		1.78		
45 On-site woodland conservation alternatives provided		0.00		
46 On-site woodland retained not credited		0.00		
Forest Conservation Act Reporting Information (Change Table)				
	Original Approval	Revision Number (-01)	Change Since Last Approval	
Gross Tract (Acres)	23.03 Ac.	23.03 Ac.	0.00 Ac.	
Existing Woodland (Acres)	4.05 Ac.	4.05 Ac.	0.00 Ac.	
Woodland Cleared (Acres)	2.58 Ac.	2.58 Ac.	0.00 Ac.	
Woodland Retained On-Site (Acres)	1.47 Ac.	1.47 Ac.	0.00 Ac.	
Woodland Planted On-Site (Acres)	31 Ac.	31 Ac.	0.00 Ac.	
On-Site Woodland Easement/Preservation and Planting (Acres)	1.78 Ac.	1.78 Ac.	0.00 Ac.	
On-Site Wooded Floodplain in Easement (Acres)	0.00 Ac.	0.00 Ac.	0.00 Ac.	
Bond Amount	\$4,051.08	\$4,051.08	\$0.00	
Fee-in-Lieu Amount	\$0.00	\$0.00	\$0.00	
50 Stream Buffers Conserved (Preservation) - Linear Length	31 LF	31 LF	0 LF	
50 Stream Buffers Conserved (Preservation) - Acreage	1.65 Ac.	1.65 Ac.	0.00 Ac.	
50 Stream Buffers Newly Established (Afforestation) - Linear Length	0 LF	0 LF	0 LF	
50 Stream Buffers Newly Established (Afforestation) - Acreage	0.00 Ac.	0.00 Ac.	0.00 Ac.	
Off-Site Woodland Conservation Credits Required (Acres)	2.51 Ac.	2.51 Ac.	0.00 Ac.	
Off-Site Woodland Conservation Credits Provided (Acres)	2.51 Ac.	2.51 Ac.	0.00 Ac.	

SPECIMEN TREE LIST				
NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION
ST-1	Quercus rubra	Northern Red Oak	32	Good
ST-2	Quercus alba	White Oak	33	Good
ST-3	Liriodendron tulipifera	Tulip Poplar	30	Poor
ST-4	Quercus alba	White Oak	30	Good
ST-5	Quercus rubra	Northern Red Oak	34	Good
ST-6	Liquidambar styraciflua	Sweetgum	45	Good
ST-7	Liquidambar styraciflua	Sweetgum	33	Good
ST-8	Quercus alba	White Oak	50	Fair
ST-9	Fagus grandifolia	American Beech	35	Good
ST-10	Quercus alba	White Oak	33	Fair
ST-11	Quercus rubra	Northern Red Oak	31	Good
ST-12	Quercus alba	White Oak	39	Good
ST-13	Quercus rubra	Northern Red Oak	39	Fair
ST-14	Quercus prinus	Chestnut Oak	33	Fair
ST-15	Acer rubrum	Red Maple	38	Poor
ST-16	Pinus strobus	Eastern White Pine	34	Good
ST-17	Acer rubrum	Red Maple	46	Fair
ST-18	Acer rubrum	Red Maple	32	Fair
ST-19	Quercus alba	White Oak	41	Fair
ST-20	Quercus alba	White Oak	30	Good
ST-21	Quercus alba	White Oak	36	Good
ST-22	Quercus alba	White Oak	34	Good
ST-23	Liquidambar styraciflua	Sweetgum	36	Good
ST-24	Quercus alba	White Oak	34	Good

SPECIMEN TREES WITH CRITICAL ROOT ZONE IMPACTS				
NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION
ST-1	Quercus rubra	Northern Red Oak	32	Good
ST-4	Quercus alba	White Oak	30	Good
ST-6	Liquidambar styraciflua	Sweetgum	45	Good
ST-8	Quercus alba	White Oak	50	Fair
ST-14	Quercus prinus	Chestnut Oak	33	Fair

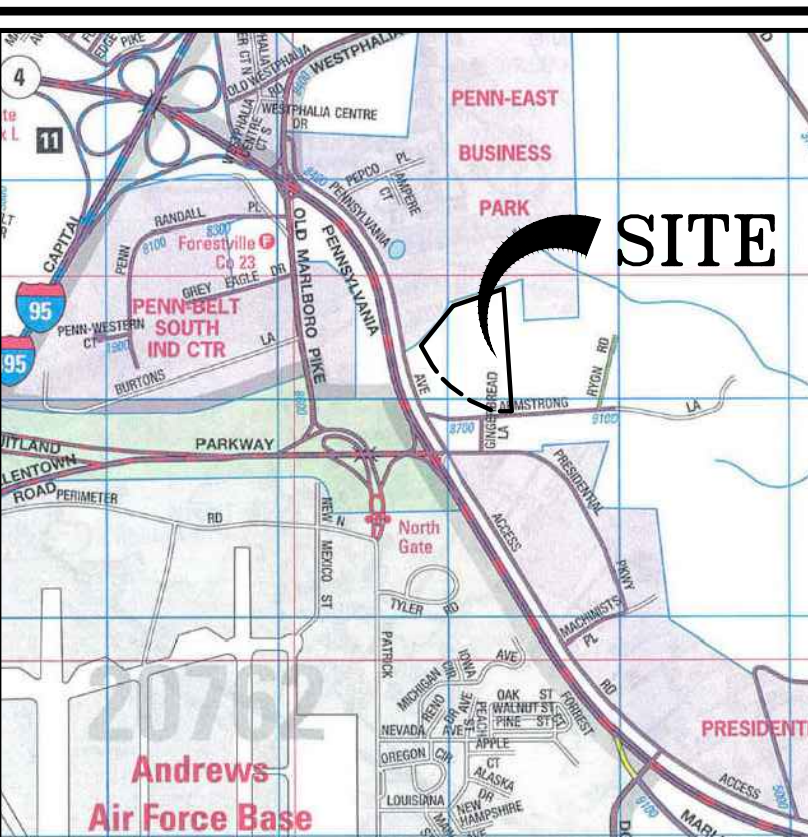
Woodland Conservation Summary Table											
Sheet	Gross Tract Area (GTA)	100-Year Floodplain (FP)	Previously Dedicated Land	Net Tract Area (NTA)	Ex. Woodland (FP)	Ex. Woodland (FP)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-Site (C-OS)	Woodland Preservation Area (WPA)	Woodland Reforestation n-AREA (WRA)
1	23.03	0.00	4.94	18.09	4.05	0.00	2.58	0.00	0.00	1.47	0.00
WPA-1										0.29	
WRA-1										0.02	
Total	23.03	0.00	4.94	18.09	4.05	0.00	2.58	0.00	0.00	1.47	0.31

TCP2 GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for Detailed Site Plan #DSP-22014. If Detailed Site Plan #DSP-22014 expires, then this TCP2 also expires and is no longer valid.
- 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.
- 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 M-X-T.
- The property is not adjacent to a roadway designated as scenic, historic, a parkway, or a scenic byway.
- The property is adjacent to Pennsylvania Avenue (MD Route 4) which is classified as a divided highway/freeway, but directly accessed by a service road.
- This plan is not grandfathered in by CB-27-2010, Section 25-119(g).
- 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 in Book: 49707, Page: 483. Revisions to this TCP2 may require a revision to the recorded easement.

GENERAL NOTES

- For more detailed information of existing conditions see NRI-051-16-01, approved 6/22/22.
- Any existing invasive species must be removed on site prior to certification in accordance with Section 1.5. Certification of Installation of Plant Materials.
- Disturbance shall not occur within the Primary Management Area (PMA) as shown on this TCP plan and on NRI-051-16-01, approved 6/22/22.
- 4.94 acres of land has been previously dedicated to State Highway Administration; recorded in the Prince George's County Land Records at Book: 39302 Page: 555.



SHEET INDEX	
SHEET No.	DESCRIPTION
1	COVER SHEET / TREE CONSERVATION PLAN
2	ADDITIONAL NOTES
3-6	PLAN SHEETS
7	TREE PROTECTION & PLANTING DETAILS

TCP 2 LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
RIGHT-OF-WAY	RIGHT-OF-WAY
PAVEMENT	PAVEMENT
CONTOURS	CONTOURS
TREE LINE	TREE LINE
SPECIMEN TREE	SPECIMEN TREE
SPECIMEN TREE TO BE REMOVED	SPECIMEN TREE TO BE REMOVED
INTERMITTENT STREAM	INTERMITTENT STREAM
25' WETLAND BUFFER	25' WETLAND BUFFER
PRIMARY MANAGEMENT AREA	PRIMARY MANAGEMENT AREA
75' STREAM BUFFER	75' STREAM BUFFER
EXISTING SLOPES, 15% OR GREATER	EXISTING SLOPES, 15% OR GREATER
WETLAND	WETLAND
BIOSWALE / STORMWATER MANAGEMENT AREA	BIOSWALE / STORMWATER MANAGEMENT AREA
WOODLAND PRESERVATION AREA (WPA)	WOODLAND PRESERVATION AREA (WPA)
WOODLAND REFORESTATION / AFFORESTATION AREA (WRA)	WOODLAND REFORESTATION / AFFORESTATION AREA (WRA)
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
TREE PROTECTION FENCE - TEMPORARY	TREE PROTECTION FENCE - TEMPORARY
TREE PROTECTION FENCE - PERMANENT	TREE PROTECTION FENCE - PERMANENT
ROOT PRUNING	ROOT PRUNING
WOODLAND PRESERVATION SIGN	WOODLAND PRESERVATION SIGN
REFORESTATION/AFFORESTATION SIGN	REFORESTATION/AFFORESTATION SIGN

SPECIMEN TREES WITH CRITICAL ROOT ZONE IMPACTS				
NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION
ST-1	Quercus rubra	Northern Red Oak	32	Good
ST-4	Quercus alba	White Oak	30	Good
ST-6	Liquidambar styraciflua	Sweetgum	45	Good
ST-8	Quercus alba	White Oak	50	Fair
ST-14	Quercus prinus	Chestnut Oak	33	Fair

Updates/Revisions				
NO.	DATE	DESCRIPTION	BY	DATE
01	07-20-2022	ADDRESS PARK AND PLANNING COMMENTS	ATS	
02	11-30-2022	ADDRESS PARK AND PLANNING COMMENTS	ATS	
03	01-19-2023	ADDRESS PARK AND PLANNING COMMENTS	LWM	
04	05-24-2023	ADDRESS SENS COMMENTS	ATS/FCI	
05	09-22-2024	REVISIONS FOR CERTIFICATION	BB	

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05	09-22-2024	REVISIONS FOR CERTIFICATION	BB	

COLOR FEATURE CAPTION PLAN
COVER SHEET
TCP2-002-2022-01
TYPE 2 TREE CONSERVATION PLAN
WOOD PROPERTY
15TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: CHWCH LLC 6280 MONTROSS ROAD ROCKVILLE, MD 20852 301-692-1000	WSSC GRID: 206S08 TAX MAP: 90-C2 & 90-C3
DESIGN: ATS	SHEET: 1 OF 7
DRAFT: ATS	
COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.	DATE: JUNE 2022 SCALE: 1" = 50' FILE NO: 2021-1420-22-01

TREE CONSERVATION PLAN CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE PRESERVATION TECHNICAL MANUAL.

DATE: 06/04/2024
SIGNED: Amy T. Sommer
TITLE: AMY T. SOMMER
EXPIRES: 10/10/2025
1751 ELTON ROAD, SUITE 300
SILVER SPRING, MD 20903
(301) 434-7000 ASOMMER@CPJ.COM

SEALED AND NOTED WITHOUT SIGNATURE

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work.
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.

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 shall 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.

If development is proposed to be completed in phases:

- j. 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 debris piles are noted on the FSD and located in preservation areas:

- 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.

AFFORESTATION AND REFORESTATION NOTES

- a. 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.
- b. Because of building permits are adjacent to proposed areas of afforestation or reforestation, the planting of afforestation or reforestation areas shall be completed prior to the issuance of the first building permit. Seedling 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.
- c. 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 purchaser 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.
- d. 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.
- e. 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.
- f. 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.
- g. The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- h. 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.
- i. 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 \$9.00 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 18". 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/fibrous roots shall be present.
- 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.
4. 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.
5. 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.
6. Seedling 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, balled up or bent. Moist soil should then be 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.
7. 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.
8. Soil: Upon the completion of all 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 for each area that appears to have a different soil type (if 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 texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.
9. 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.
11. Planting method: Consult the Planting Detail(s) shown on this plan.
12. Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each plating site (see detail shown on this plan).
13. Groundcover Establishment: the remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.
14. Mowing: No mowing shall be allowed in any planting area.
15. Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for four years to assure that no less than 75% of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.
16. Source of Seedlings: state name, address, and phone number of nursery or supplier.

FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS

Field check the re/afforestation area according to the following schedule:

- Year 1: Site preparation and Tree Planting
Survival check once annually (September-November) see Note 1)
Watering is needed (2 x month)
Control of undesirable vegetation as needed (1 x in June and 1 x in September min.)
- Year 2-3: Reinforcement planting is needed (See Note 2)
Survival check once annually (September-November)
Control of undesirable vegetation if needed (1 x in May and 1 x in August min.)
- Year 4: Reinforcement planting if needed. (See Note 2)
Survival check (September–November)

1. Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
2. Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.
3. Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis.

When off-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.

When invasive plant species are to be removed by the permittee:

- a. Invasive plant removal shall be completed prior to rough grading and conform to the recommendations of the invasive plant removal plan prepared by a qualified professional.
- b. The removal of noxious, invasive, and non-natives plant species shall be done with the use of hand-held equipment only such as pruners or a chain saw. These plants may be cut near the ground and the 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 and be applied by a certified pesticide applicator.

When virginia pines are present within 40 feet of the limit of disturbance in a preservation area:

- a. The subject property contains Virginia pines (Pinus virginiana) that are subject to wind throw. All Virginia pines greater than 6 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.
- b. 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 restock the site must be shown on the 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 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.

- 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.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

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

Property Owners Awareness Certificate

I/We, Alan D. Cohen 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: 1/19/2022

TREE CONSERVATION PLAN CERTIFICATION

THIS PLAN COMPLES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 29 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

DATE: 06/04/2024 BY: T. SOMMER EXPIRES: 10/10/2025

MD #4234 1751 ELTON ROAD, SUITE 300 SILVER SPRING, MD 20903 (301) 434-7000 ASCOMMERCPUA.COM

SEAL NOT VALID WITHOUT SIGNATURE

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-002-2022-01			
Approved by	Date	DRO #	Reason for Revision
00 <u>Alexander Kestner</u>	5/21/2024	N/A	Rough Grading
01 <u>Alexander Kestner</u>	6/2/2024	DSP 22014	N/A
02			
03			
04			
05			
06			

UPDATES/REVISIONS :		
<u>07-20-2022</u>	ADDRESS, PARK, AND PLANNING COMMENTS	ATS
<u>08-09-2023</u>	ADDRESS, SDRC COMMENTS	ATS/FGY
<u>12-19-2023</u>	REVISIONS FOR CERTIFICATION	BB

ADDITIONAL NOTES

TCP2-002-2022-01

TYPE 2 TREE CONSERVATION PLAN FOR ROUGH GRADING

WOOD PROPERTY

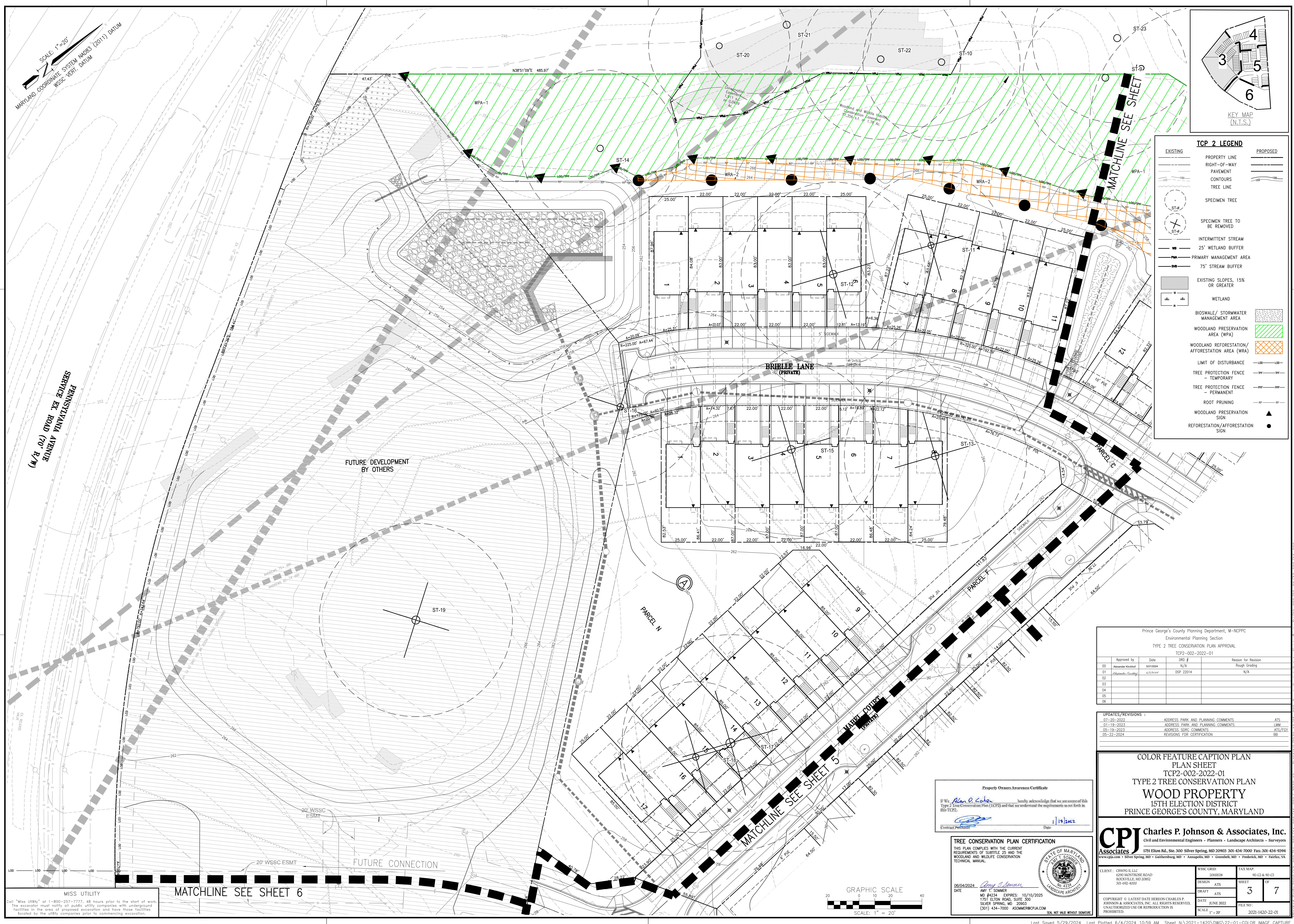
15TH ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpjia.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: CHWPC II, LLC 6200 MONTICLOSE ROAD ROCKVILLE, MD 20852 301-692-4000	WASC GRID: 206SE08 DESIGN: ATS DRAFT: ATS	TAX MAP: 90-C2 & 90-C3 SHEET 2 OF 7
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Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work.
The excavator must notify all public utility companies with underground
facilities in the area of proposed excavation and have those facilities
located by the utility companies prior to commencing excavation.

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 5

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-002-2022-01				
Approved by	Date	DRO #	Reason for Revision	
01 Alexander Kinsler	02/02/24	N/A	Rough Grading	
02 Alexander Kinsler	02/02/24	DSP 22014	N/A	
03				
04				
05				
06				

UPDATES/REVISIONS :		
07-20-2022	ADDRESS PARK AND PLANNING COMMENTS	ATS
01-19-2023	ADDRESS PARK AND PLANNING COMMENTS	LWM
05-19-2023	ADDRESS SDRG COMMENTS	ATS/FCY
05-22-2024	REVISIONS FOR CERTIFICATION	BB

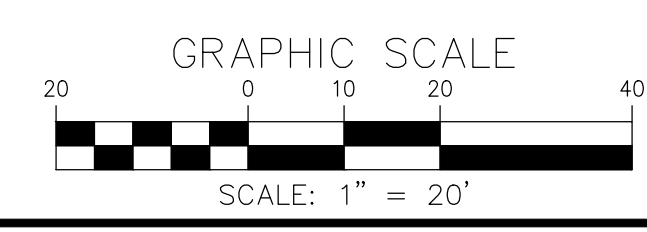
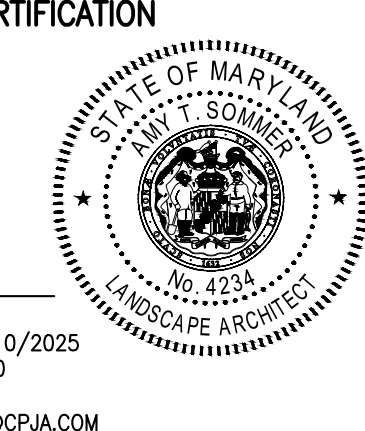
COLOR FEATURE CAPTION PLAN
PLAN SHEET
TCP2-002-2022-01
TYPE 2 TREE CONSERVATION PLAN
WOOD PROPERTY
15TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

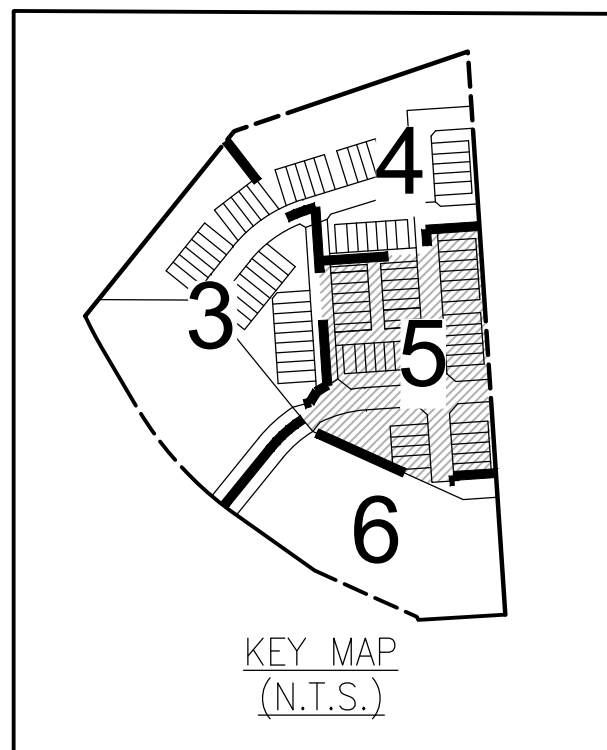
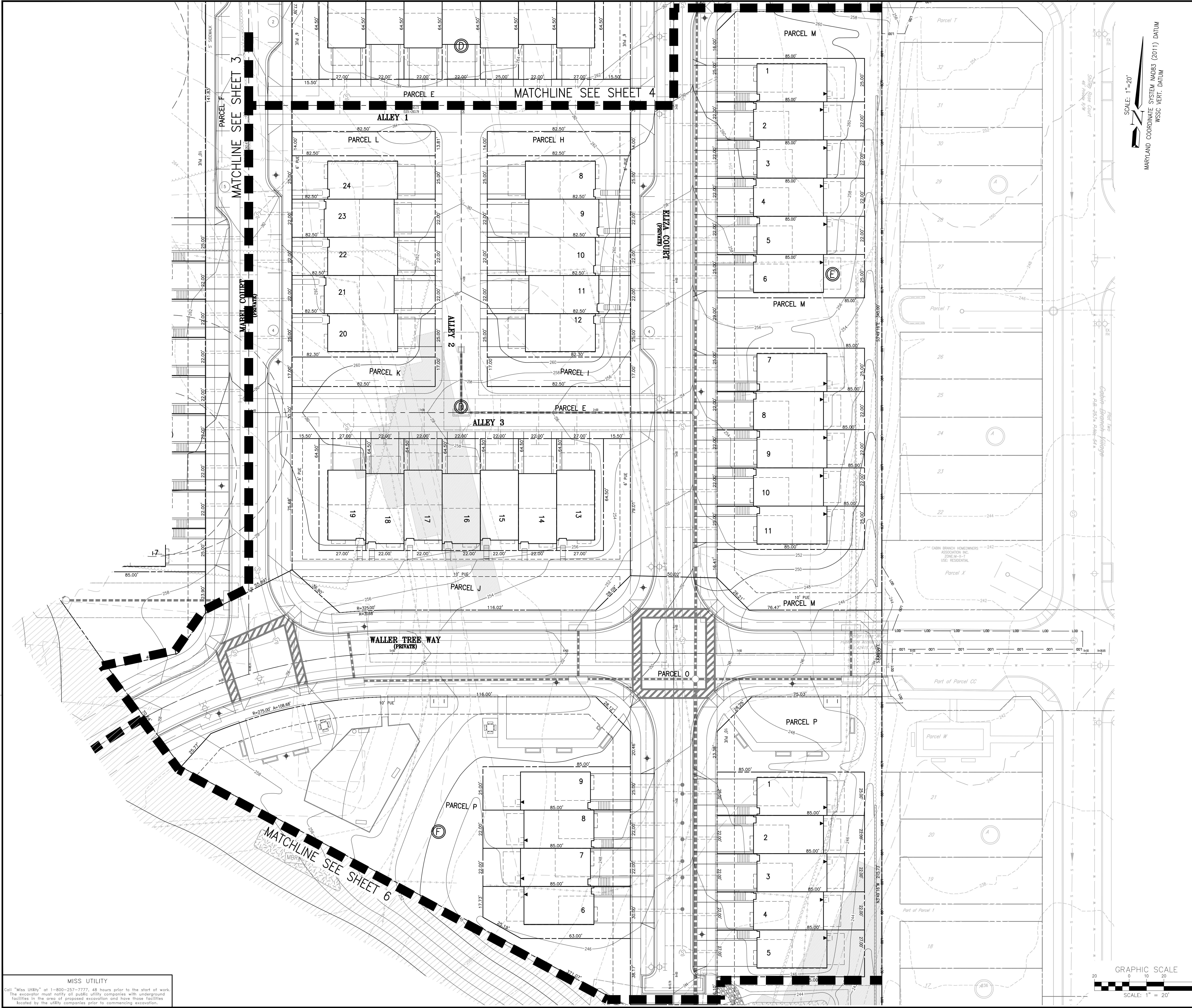
CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: CHWPC II, LLC 6200 MONTICELLO ROAD ROCKVILLE, MD 20852 301-692-4200	WSSC GRID: 206S08B TAX MAP: 90-C2 & 90-C3	DESIGN: ATS SHEET: 3 OF 7 DRAFT: ATS FILE NO: 2021-1420-22-01
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Property Owners Awareness Certificate
I/We, Alan C. Cohen, 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: 1/19/2022

TREE CONSERVATION PLAN CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT
REQUIREMENTS OF SUBTITLE 25 AND THE
WOODLAND AND WILDLIFE CONSERVATION
TECHNICAL MANUAL.
DATE: 06/04/2024
BY: Amy T. Sommer
MD #4234 EXPIRES: 10/10/2025
1751 ELTON ROAD, SUITE 300
SILVER SPRING, MD 20903
(301) 434-7000 ASOMMER@CPJA.COM
SEE NOT VALID WITHOUT SIGNATURE





TCP 2 LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	
RIGHT-OF-WAY	
PAVEMENT	
CONTOURS	
TREE LINE	
SPECIMEN TREE	
SPECIMEN TREE TO BE REMOVED	
INTERMITTENT STREAM	
25' WETLAND BUFFER	
PRIMARY MANAGEMENT AREA	
75' STREAM BUFFER	
EXISTING SLOPES, 15% OR GREATER	
WETLAND	
BIOSWALE/ STORMWATER MANAGEMENT AREA	
WOODLAND PRESERVATION AREA (WPA)	
WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)	
LIMIT OF DISTURBANCE	
TREE PROTECTION FENCE – TEMPORARY	
TREE PROTECTION FENCE – PERMANENT	
ROOT PRUNING	
WOODLAND PRESERVATION SIGN	
REFORESTATION/AFFORESTATION SIGN	

Property Owners Awareness Certificate

I, Alan D. Cohen, 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.

Date: 1/19/2022

TREE CONSERVATION PLAN CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

DATE: 06/04/2024 BY: AMY T. SOMMER

AMY T. SOMMER
MD #4234 EXPIRES: 10/10/2025
1751 ELTON ROAD, SUITE 300
SILVER SPRING, MD 20903
(301) 434-7000 ASSUMER@CPJIA.COM

Prince George's County Planning Department, M-NCPPC Environmental Planning Section			
TYPE 2 TREE CONSERVATION PLAN APPROVAL			
TCP2-002-2022-01			
Approved by	Date	DR #	Reason for Revision
01 Alexander Kistner	5/21/2024	N/A	Rough Grading
02 Alexander Kistner	5/21/2024	DSP 22014	N/A
03			
04			
05			
06			

UPDATES/REVISIONS :		
07-20-2022	ADDRESS, PARK, AND PLANNING COMMENTS	ATS
01-19-2023	ADDRESS, PARK, AND PLANNING COMMENTS	LMM
05-19-2023	ADDRESS, SDRC COMMENTS	ATS/FCV
03-26-2024	REVISIONS FOR CERTIFICATION	BB

COLOR FEATURE CAPTION PLAN
PLAN SHEET
TCP2-002-2022-01
TYPE 2 TREE CONSERVATION PLAN
WOOD PROPERTY
15TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

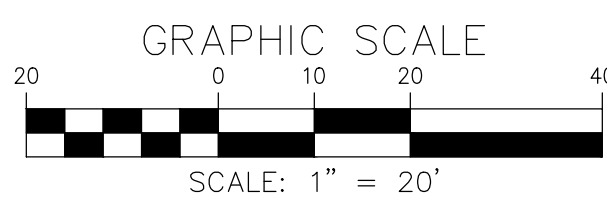
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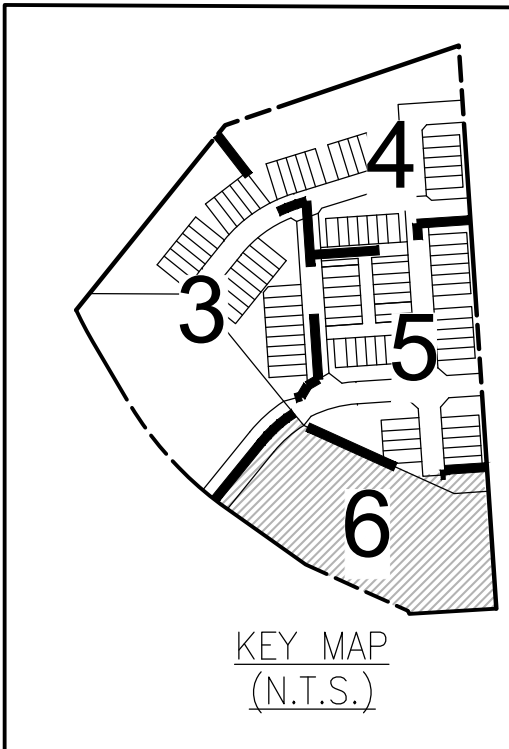
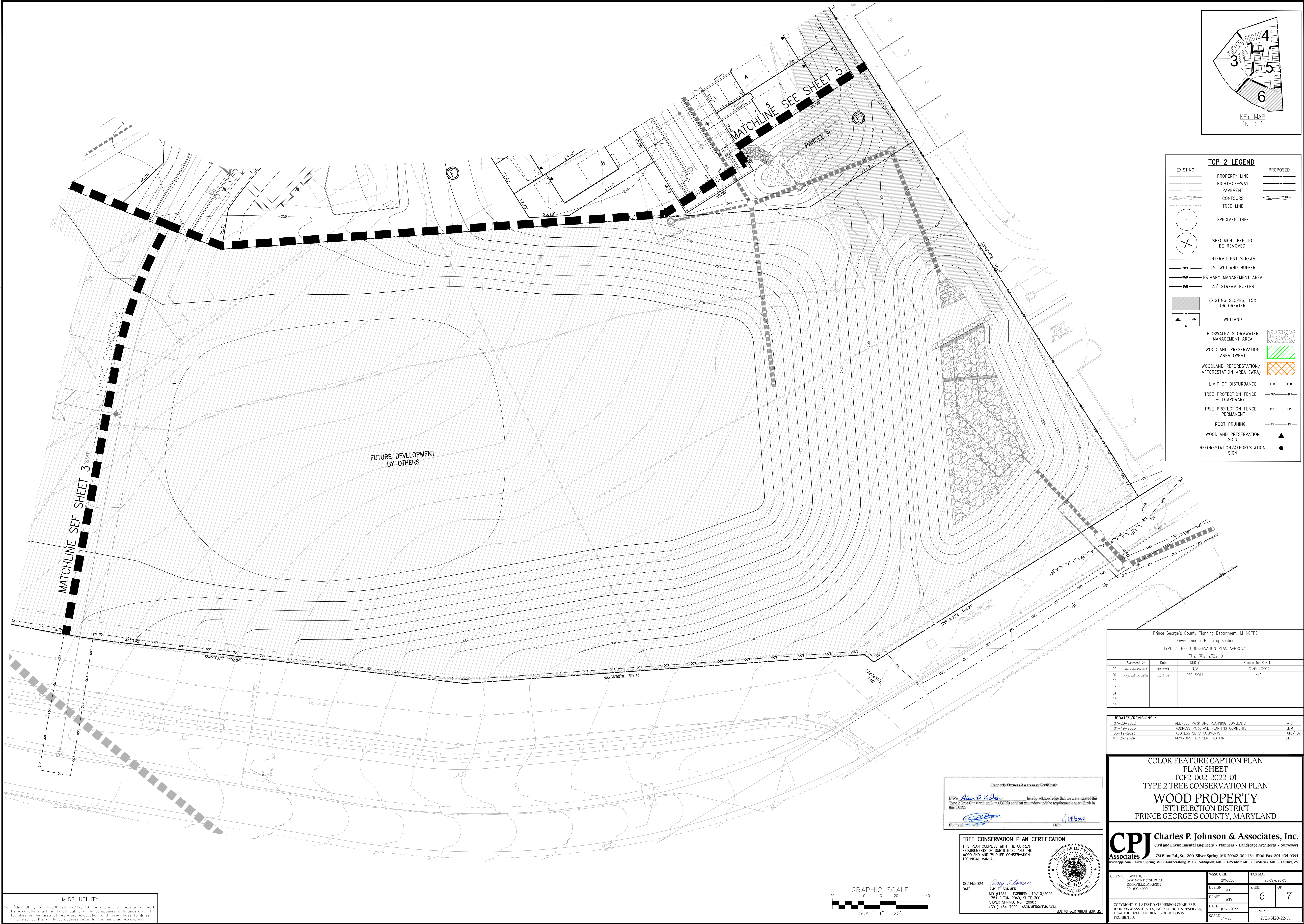
CLIENT: CPJ H, LLC 6300 MONTICELLO ROAD ROCKVILLE, MD 20852 301-692-4000	WSSC GRID: 2065E08 DESIGN: ATS DRAFT: ATS DATE: JUNE 2022	TAX MAP: 90-C2 & 90-C3 SHEET: 5 OF 7 FILE NO: 2021-1420-22-01
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MISS UTILITY

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.





TCP 2 LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE
	RIGHT-OF-WAY
	PAVEMENT
	CONTOURS
	TREE LINE
	SPECIMEN TREE
	SPECIMEN TREE TO BE REMOVED
	INTERMITTENT STREAM
	25' WETLAND BUFFER
	PRIMARY MANAGEMENT AREA
	75' STREAM BUFFER
	EXISTING SLOPES, 15% OR GREATER
	WETLAND
	BIOSWALE/ STORMWATER MANAGEMENT AREA
	WOODLAND PRESERVATION AREA (WPA)
	WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
	LIMIT OF DISTURBANCE
	TREE PROTECTION FENCE - TEMPORARY
	TREE PROTECTION FENCE - PERMANENT
	ROOT PRUNING
	WOODLAND PRESERVATION SIGN
	REFORESTATION/AFFORESTATION SIGN

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-002-2022-01			
Approved by	Date	DRO #	Reason for Revision
01 Alexander Knecht	6/21/2024	N/A	Rough Grading
02 Alexander Knecht	6/21/2024	DSP 22014	N/A
03			
04			
05			
06			

UPDATES/REVISIONS :		
07-20-2022	ADDRESS PARK AND PLANNING COMMENTS	ATS
01-19-2023	ADDRESS PARK AND PLANNING COMMENTS	LMM
05-19-2023	ADDRESS SDRS COMMENTS	ATS/ETC
03-26-2024	REVISIONS FOR CERTIFICATION	BB

COLOR FEATURE CAPTION PLAN
PLAN SHEET
TCP2-002-2022-01
TYPE 2 TREE CONSERVATION PLAN
WOOD PROPERTY
15TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

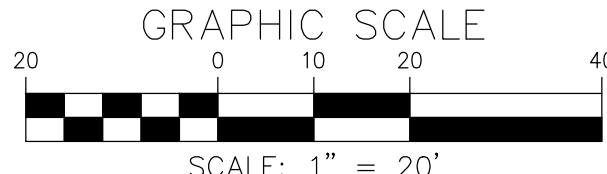
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CLIENT: CHWPC II, LLC 6250 MONTICLOSE ROAD ROCKVILLE, MD 20852 301-692-4000	WSSC GRID: 206508 DESIGN: ATS DRAFT: ATS DATE: JUNE 2022	TAX MAP: 90-C2 & 90-C3 SHEET: 6 OF 7 FILE NO: 2021-1420-22-01
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Property Owners Awareness Certificate
I, We, Alan P. Cohen 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: Alan P. Cohen Date: 1/19/2022

TREE CONSERVATION PLAN CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.
DATE: 06/04/2024
BY: AMY T. SOMMER
MD #4234 EXPIRES: 10/10/2025
1751 ELTON ROAD, SUITE 300
SILVER SPRING, MD 20903
(301) 434-7000 ASOMMER@CPJA.COM
SEAL NOT VALID WITHOUT SIGNATURE



MISS UTILITY
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