

SOIL TABLE					
SYMBOL	MAP UNIT NAME	K-FACTOR	HYDRIC RATING	HYDROLOGICAL SOIL GROUP	DRAINAGE CLASS
SaaC	Sassafras sandy loam, 5 to 10% slopes	0.24	Non-Hydric	"B"	Well Drained

**LOT 7**  
AREA: 40.079 s.f.  
or 0.92 Ac.  
PROPERTY OF  
CHENG & WANG, INC.  
Lot 7 Block 296

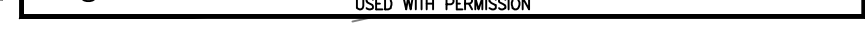
**LOT 6**  
AREA: 43,370 s.f.  
or 1.00 Ac.  
PROPERTY OF  
AWUNOR ANGELA O  
Lot 6 Block 296






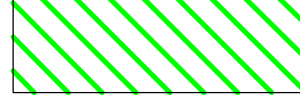
**GRAPHIC SCALE**  
0 10 20 40  
SCALE: 1" = 20'

**Property Owners Awareness Certificate**  
I/ We Dana Wang 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.  
4/3/2022

**Layer Category**  
Zoning (Zone)  
Aviation Policy Area (Zone)  
Tax Grid (TMG)  
WSSC Grid (Sheet 20)  
Planning Area (Plan 20)

\* Specimen tree removed under original approved Tree Conservation Plan (TCP2-005-08).



<h1 style="text-align: center;">WOODLAND CONSERVATION LEGEND</h1> <p style="text-align: center;">PROPOSED (2022)</p>	
	EXISTING TREE LINE (ON-SITE) AFTER DISTURBANCE
	CLEARED SPECIMEN, HISTORIC, AND CHAMPION TREES
	PROPOSED SPECIMEN, HISTORIC, AND CHAMPION TREES TO REMAIN
	PROPOSED TREE PROTECTION SIGNAGE (PRESERVATION)
	PROPOSED TREE PROTECTION SIGNAGE (SPECIMEN TREE)
	PROPOSED WOODLAND PRESERVATION AREA (WPA)

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1. This plan is submitted to fulfill the woodland conservation requirements for Preliminary Plan #4-04197. If Preliminary Plan #4-04197 expires, then this TCP2 also expires and is no longer valid.
2. 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.
3. 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.
4. 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.
5. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
6. The property is within the Developing Tier and is zoned R-E (Residential-Estate).
7. The property is not adjacent to roadway designated as scenic, historic, a parkway, or a scenic byway.
8. The site is not adjacent to a roadway classified as arterial or greater.
9. This plan is not grandfathered in by CB-27-2010, Section 25-117(g).

1. 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.
2. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
3. 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.
4. 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.
5. 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.

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The submission of this revision to TCP2-005-08 is to meet the required corrective action clarified in the *Notice of Violation* issued on 1/27/2009 by the Prince George's County Department of Permitting, Inspections, and Enforcement (PDPIE). The violation was as follows:

On 1/27/2009, PDPIE approved May 29, 2008 and was associated with the approved Preliminary Plan for the Strawberry Glenn South Lots 1-9 and the Strawberry Glenn subdivision.

On 6/18/2009, PDPIE approved the resubdivision of Lot 38, Block A of the Strawberry Glenn subdivision.

A permit was issued for Lot 7 located at 6007 Glenberry Court. Under the approved TCP 2 this lot included approximately 0.38 acres of woodland preservation area. The applicant proposed to remove approximately 0.38 acres of the woodland preservation area from the 0.38 acre total.

On 1/27/2009, Christopher Shipley, PLA, a representative of Charles P. Johnson & Associates (CPJA), assessed the current condition of the woodland preservation area on Lot 7. There was evidence of disturbance of approximately 12,723 sf (0.29 ac) of this 0.38 acre woodland preservation area including removal of vegetation within 640 sf (0.01 ac) of the Primary Management Area. The removal of vegetation was limited to the understory and shrub forest layers. Multiple large caliber canopy trees remain within the preservation area. There was also evidence of disturbance at areas most adjacent to the edge of the woodland preservation area are regenerating naturally.

Based on the findings by CPJA that this area would not meet the requirements of a "woodland" as currently defined in Section 25 of the Prince George's Ordinance, because 1) it does not have fifty (50) trees per acre that are two inches (2") or greater in diameter at breast height and 2) it lacks viable understory, shrub, and herbaceous forest layers.

The applicant proposes to mitigate the disturbance to the woodland preservation area by paying a fee-in-lieu to meet the required

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TCDS 005 00 01
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Strawberry Glenn South Resubdivision6007 GLENNBERRY COURTFRANCE GEORGES COUNTY, MARYLANDCivil and Environmental Engineers • Planners • Landscape Architects • Surveyors

www.pja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax

DESIGN	CBS	SHEET	OF
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