

GENERAL NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR THE ISSUANCE OF A SWIMMING POOL PERMIT WHICH DOES NOT REQUIRE A GRADING PERMIT.
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 PERMITS, INSPECTION AND ENFORCEMENT 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 ENVIRONMENTAL STRATEGY AREA 2 AND FORMERLY THE DEVELOPING TIER AND IS ZONED RURAL RESIDENTIAL (R-R).
7. THE PROPERTY IS ADJACENT TO MCCONNELL DRIVE WHICH IS DESIGNATED AS SECONDARY RESIDENTIAL ROADWAY.
8. THE PROPERTY IS NOT ADJACENT TO ROADWAY WHICH IS CLASSIFIED AS AN ARTERIAL OR GREATER.
9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-119 (G).
10. 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 AT LIBER FOLIO REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

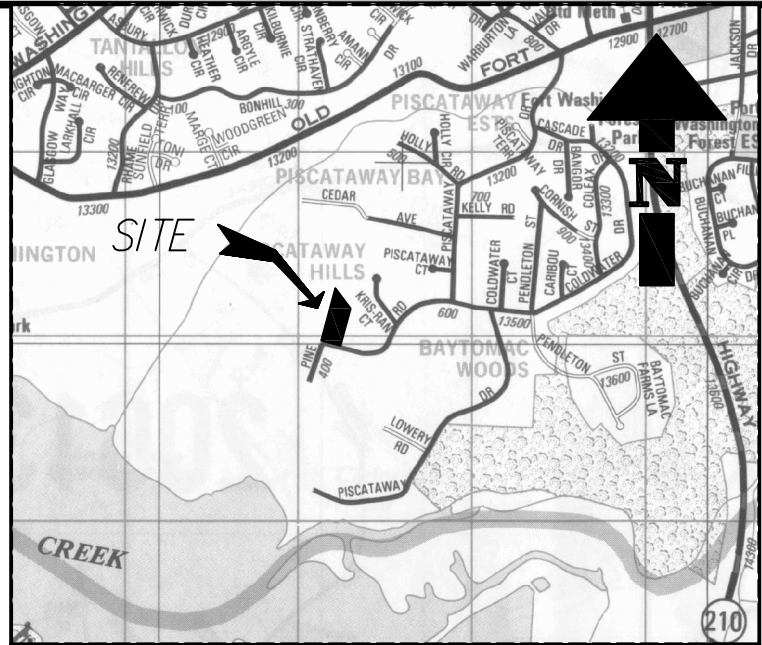
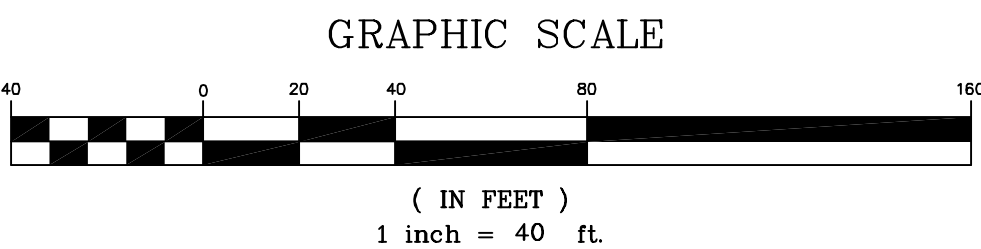
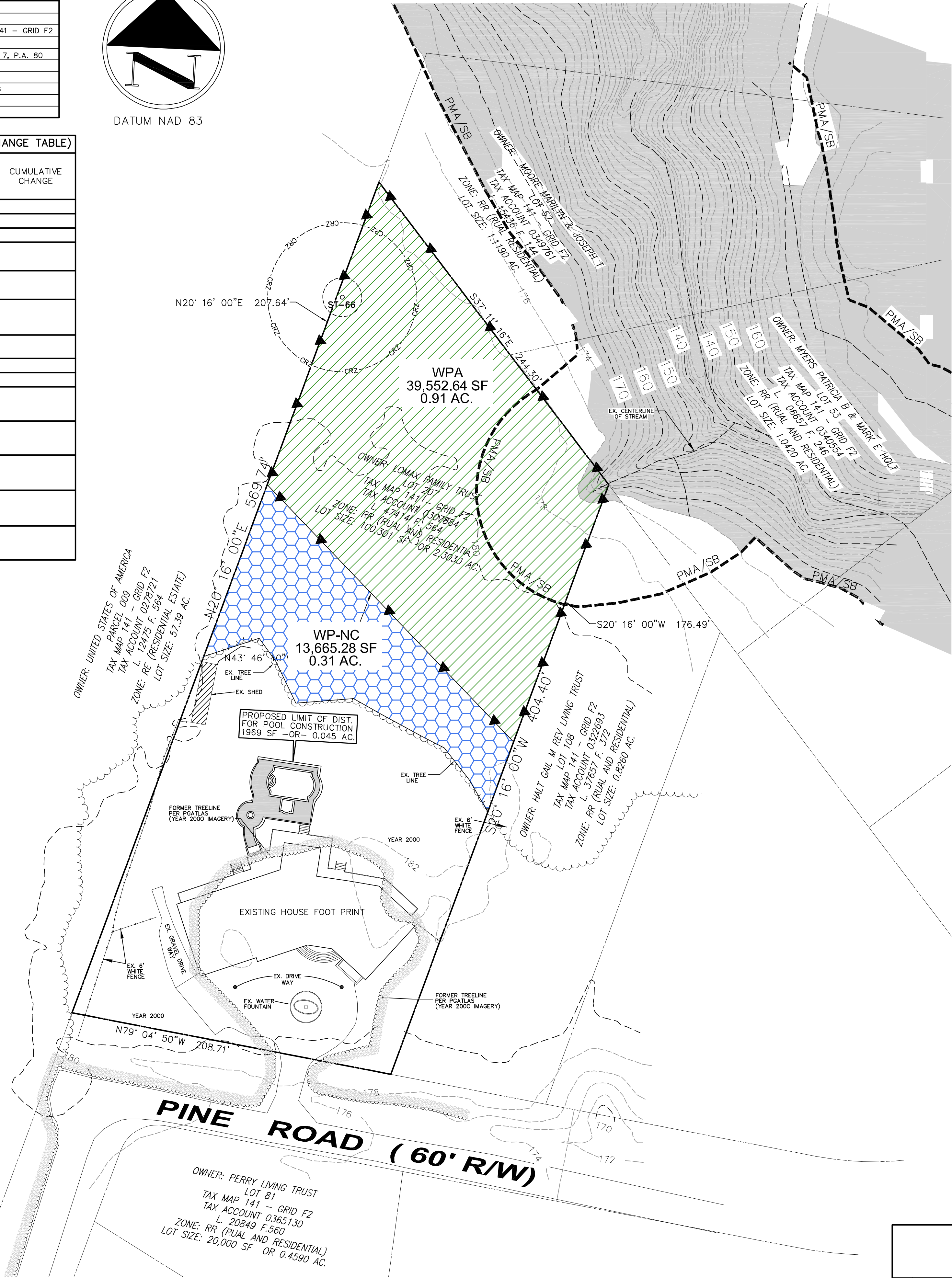
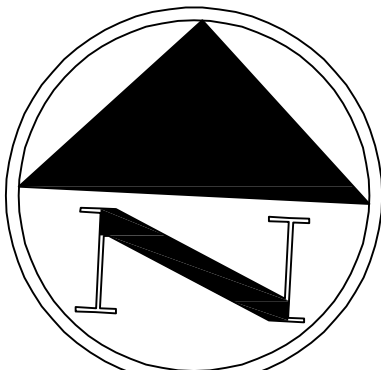
TABLE B-1. GENERAL INFORMATION TABLE		
LAYER CATEGORY	LAYER NAME	VALUE
ZONE	ZONING (ZONE)	RR ZONE
ZONE	AVIATION POLICY AREA (APA)	NO
ADMINISTRATIVE	TAX GRID (TMG)	TAX MAP 141 -- GRID F2
ADMINISTRATIVE	WSSC GRID (SHEET 20)	217 SE 01
ADMINISTRATIVE	PLANNING AREA	SUBREGION 7, P.A. 80
ADMINISTRATIVE	ELECTION DISTRICT (ED)	5
ADMINISTRATIVE	COUNCILMANIC DISTRICT (CD)	8
ADMINISTRATIVE	GENERAL PLAN 2002 TIER (TIER)	DEVELOPING

FOREST CONSERVATION ACT REPORTING INFORMATION (CHANGE TABLE)				
	ORIGINAL APPROVAL	REVISION NUMBER (-01)	REVISION NUMBER (-02)	CUMULATIVE CHANGE
NET TRACT AREA (ACRES)	2.3			
EXISTING WOODLAND (ACRES)	1.22			
WOODLAND CLEARED (ACRES)	0.76			
WOODLAND RETAINED ON-SITE (ACRES)	1.22			
WOODLAND PLANTED ON-SITE (ACRES)	-0-			
ON-SITE WOODLAND EASEMENT/ PRESERVATION AND PLANTING (ACRES)	0.91			
ON-SITE WOODED FLOODPLAIN IN EASEMENT	-0-			
BOND AMOUNT	-0-			
FEE-IN-LIEU AMOUNT	-0-			
50' STREAM BUFFERS CONSERVED (PRESERVATION) - LINEAR LENGTH	-0-			
50' STREAM BUFFERS CONSERVED (PRESERVATION) - ACREAGE	-0-			
50' STREAM BUFFERS NEWLY ESTABLISHED (AFFORESTATION) ACREAGE	-0-			
OFF-SITE WOODLAND CONSERVATION CREDITS REQUIRED (ACRES)	-0-			
OFF-SITE WOODLAND CONSERVATION CREDITS PROVIDED (ACRES)	-0-			

SPECIMEN TREES					
NUMBER	COMMON NAME	BOTANICAL COMMON NAME	DIAM. INCHES	CONDITION RATING	CONDITION COMMENTS
66	BLACK OAK	QUERCUS VELUTINA	32	GOOD	N/A

SITE STATISTICS TABLE	
GROSS TRACT AREA	2.30 ACRES
EXISTING 100-YEAR FLOODPLAIN	-0- ACRES
NET TRACT AREA	2.30 ACRES
EXISTING WOODLAND WITHIN 100 YEAR FLOODPLAIN	-0- ACRES
EXISTING WOODLAND NET TRACT	1.22 ACRES
EXISTING WOODLAND TOTAL	1.22 ACRES
EXISTING PMA	0.29 ACRES
TOTAL WOODLAND AREA (2000)	1.98 ACRES
TOTAL WOODLAND AREA (2023)	1.22 ACRES
UNAPPROVED ON-SITE WOODLAND CLEARING AREA	0.76 ACRES
UNAPPROVED OFF-SITE WOODLAND CLEARING AREA (PINE ROAD/PUBLIC RIGHT OF WAY)	0.13 ACRES

Standard Woodland Conservation Worksheet for Prince George's County				
<b>SECTION I-Establishing Site Information-</b> (Enter acres for each zone)				
1 Zone:	R-R			
2 Gross Tract:	2.30	0.00	0.00	
3 Floodplain:	0.00	0.00	0.00	
4 Previously Dedicated Land:	0.00	0.00	0.00	
5 Net Tract (NTA):	2.30	0.00	0.00	
<b>SECTION II-Determining Requirements</b> (Enter acres for each corresponding column)				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17 Existing Woodland		1.98	0.00	
18 Woodland Conservation Threshold (WCT) =	20.00%	0.46		
19 Smaller of 17 or 18		0.46		
20 Woodland above WCT		1.52		
21 Woodland cleared		0.76	0.00	0.13
22 Woodland cleared above WCT (smaller of 16 or 17)		0.76		
23 Clearing above WCT (0.25 : 1) replacement requirement		0.19		
24 Woodland cleared below WCT		0.00		
25 Clearing below WCT (2:1 replacement requirement)		0.00		
26 Afforestation Required Threshold (AFT) =	15.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		0.78	acres	
<b>SECTION III-Meeting the Requirements</b> (Enter acres for each corresponding column)				
29 Woodland Preservation		0.91		
30 Afforestation / Reforestation		0.00		
31 Natural Regeneration		0.00		
32 Landscape Credits		0.00		
33 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
34 Forest Enhancement Credit (Area * .25)	0.00	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		0.00		
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		0.91	acres	
41 Area of woodland not cleared		1.22	acres	
42 Net tract woodland retained not part of requirements:		0.31	acres	
43 100-footplain woodland retained		0.00	acres	
44 On-site woodland conservation provided		0.91	acres	
45 On-site woodland conservation alternatives provided		0.00		
46 On-site woodland retained not credited		0.31	acres	
47 Prepared by: James A. Reid Jr. P.E., P.L.S.				
	Signed		03-04-24	Date



SITE VICINITY MAP

(SCALE: 1" = 2000')

P.G. CO. ADC MAP NO. P5880K08  
WSSC GRID 217 SE 01  
TAX MAP 141 -- GRID F2

SITE DEVELOPMENT DATA

- OWNER/APPLICANT:  
LOMAX FAMILY TRUST  
4635 MINNESOTA AVENUE  
WASHINGTON GROVE DC 20019  
PHONE: (202)-438-2223
- ZONING: RR (RURAL RESIDENTIAL)
- PROPERTY STREET ADDRESS:  
322 PINE ROAD  
FORT WASHINGTON, MD 20744  
TAX ACCOUNT NO.: 0307884
- TOTAL LOT AREA = 100,301 S.F.  
= 2.3030 AC.
- TOPOGRAPHY SHOWN ON THIS PLAN  
WAS PREPARED USING DATA FROM PG ATLAS  
AND SHOULD NOT BE USED FOR STAKING  
CONSTRUCTION.

LEGEND

WOODLAND PRESERVATION AREA (WPA)	
WOODLAND PRESERVATION-NOT CREDITED (WP-NC)	
SLOPES > 15%	
TREE PROTECTION FENCING	--- TPF ---
LIMIT OF DISTURBANCE	--- LOD ---
TREE CONSERVATION SIGNAGE	
PROPOSED TREELINE	
EXISTING TREELINE	
PROPOSED CONTOUR	
EXISTING CONTOUR	
PROPERTY LINE	S19°55'04"W 221.92
PRIMARY MANAGEMENT AREA 75' STREAM BUFFER	PMA/SB
2000 WOODLAND LIMIT	

PROPERTY OWNER'S AWARENESS CERTIFICATION

I, KEITH LOMAX, HEREBY ACKNOWLEDGE THAT I AM AWARE OF THIS REVISION TO THE TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT I UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2. ALL FUTURE REVISIONS TO THIS TCP2 PLAN SHALL INCLUDE ALL REVISIONS TO THE TCP2 AS OF THE DATE OF CERTIFICATION OR SIGNATURE.

Ruth Lomax 3/5/24  
OWNER OR OWNER'S REPRESENTATIVE DATE

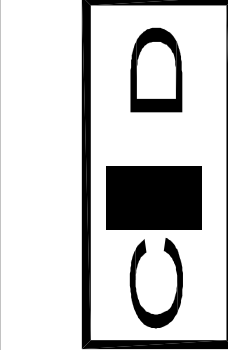
QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

SIGNED: James A. Reid, Jr. DATE: 03-04-2024  
JAMES A. REID, JR.  
11012 RHODENDA PLACE  
UPPER MARLBORO, MD 20772  
301-440-1747  
jareid@civtechdesigns.com

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE II TREE CONSERVATION PLAN APPROVAL TCP2 - 006 - 2024			
Approved by	Date	DRD#	Reason for Revision
00			
01			
02			
03			
04			

Civtech Designs Inc.  
11012 RHODENDA PLACE UPPER MARLBORO, MD 20772  
TEL.: (301) 440-1747  
WWW.CIVTECHDESIGNS.COM



LOMAX FAMILY TRUST  
322 PINE ROAD  
FORT WASHINGTON, MD 20744  
ELECTION DISTRICT No. 5  
PRINCE GEORGE'S COUNTY, MARYLAND

TYPE -2  
TREE CONSERVATION  
PLAN

REVISIONS

DATE:	03-04-24
DWN. JARIII	DESIGNED JAR
CHECKED JAR	SCALE: 1"=40'
PROJECT NO. 2023-210	
SHEET NO. 1 OF 2	



## REMOVAL OF HAZARDOUS TREES OR HAZARDOUS LIMBS BY DEVELOPERS OR BUILDERS

4. 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.

REMOVAL OF HAZARDOUS TREES, HAZARDOUS LIMBS, NOXIOUS PLANTS, INVASIVE PLANTS OR  
NON-NATIVE PLANTS IN WOODLAND CONSERVATION AREAS OWNED BY INDIVIDUAL  
HOMEOWNERS

4. NOTE: 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.

WOODLAND AREAS NOT COUNTED AS PART OF THE WOODLAND CONSERVATION REQUIREMENTS

2. HOMEOWNERS OR PROPERTY OWNERS MAY REMOVE TREES LESS THAN TWO (2) INCHES DIAMETER, SHRUBS, AND VINES IN WOODLAND AREAS WHICH ARE SAVED BUT NOT PART OF THE WOODLAND CONSERVATION REQUIREMENTS AFTER ALL PERMITS HAVE BEEN RELEASED FOR THE SUBJECT PROPERTY. THIS AREA MAY NOT BE TILLED OR HAVE OTHER GROUND DISTURBANCES WHICH WOULD RESULT IN DAMAGE TO THE TREE ROOTS. RAKING THE LEAVES AND OVERSEEDING WITH NATIVE GRASSES, NATIVE FLOWERS OR NATIVE GROUND COVERS IS ACCEPTABLE. SEEDING WITH INVASIVE GRASSES INCLUDING ANY VARIETY OF KENTUCKY 31 FESCUE IS NOT ACCEPTABLE.

## WOODLAND PRESERVATION AND RETENTION NOTES

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

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 PERMITEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF HAZARDOUS TREES OR PORTION THEREOF SHALL BE REQUIRED. THE PERMITEE SHALL OBTAIN AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO LEAVE 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 THE ACTION OF THE CONTRACTOR, THE INSPECTOR SHALL BE NOTIFIED IMMEDIATELY. THE 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, OR CAUSE DAMAGE TO AN ADJACENT ROAD OR DRIVE, OR CAUSE PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGHLY OCCUPIED AREA, THE INSPECTOR SHALL REQUIRE PERSONAL PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED. IMMEDIATE PERMIT TO TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOGRAPHS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

FOR 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.

MIN. 11"

4"x4" PRESSURE TREATED POST

3" GALV. RING THREAD NAILS

WOODLAND PRESERVATION AREA

DO NOT DISTURB

MACHINERY, LOGGING, WASTE, STORAGE OR SITE IMPROVEMENT PROHIBITED

TREES FOR YOUR FUTURE

O

15"

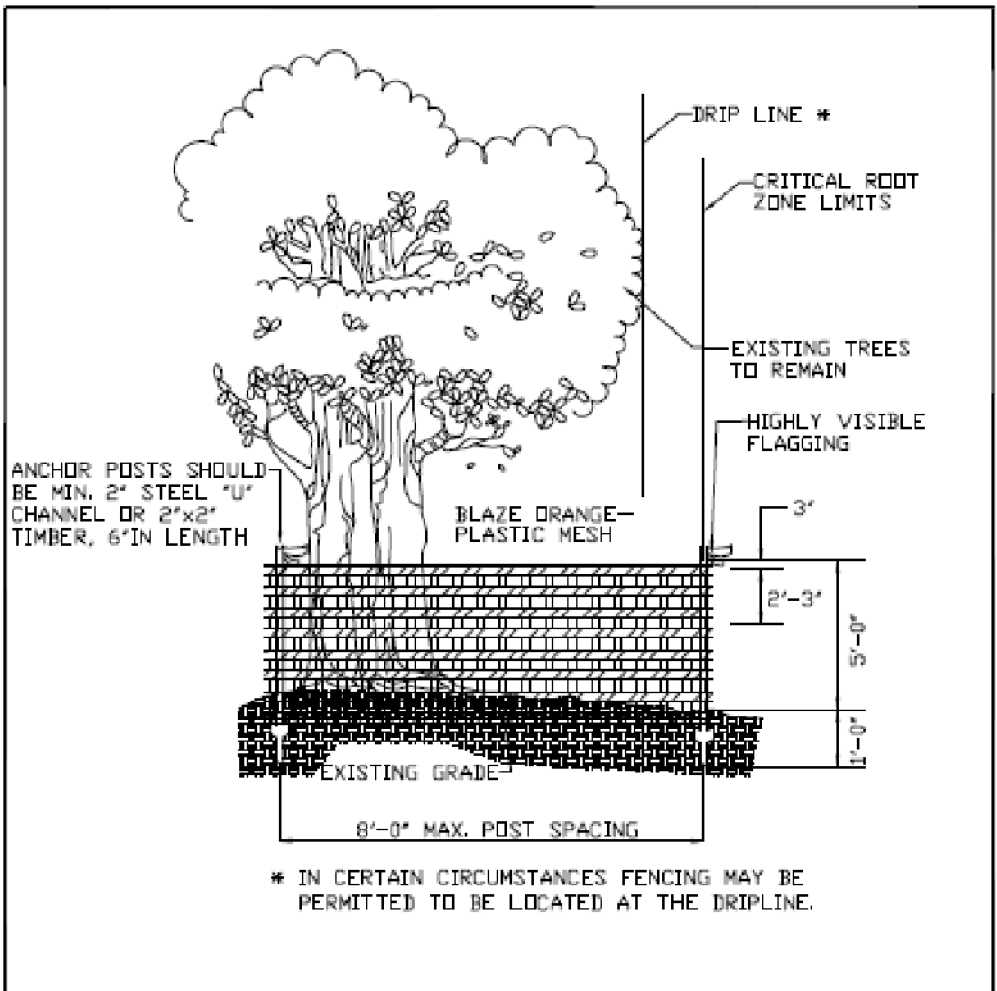
2'-0"

MIN. DEPTH 18"

NOTES:

1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

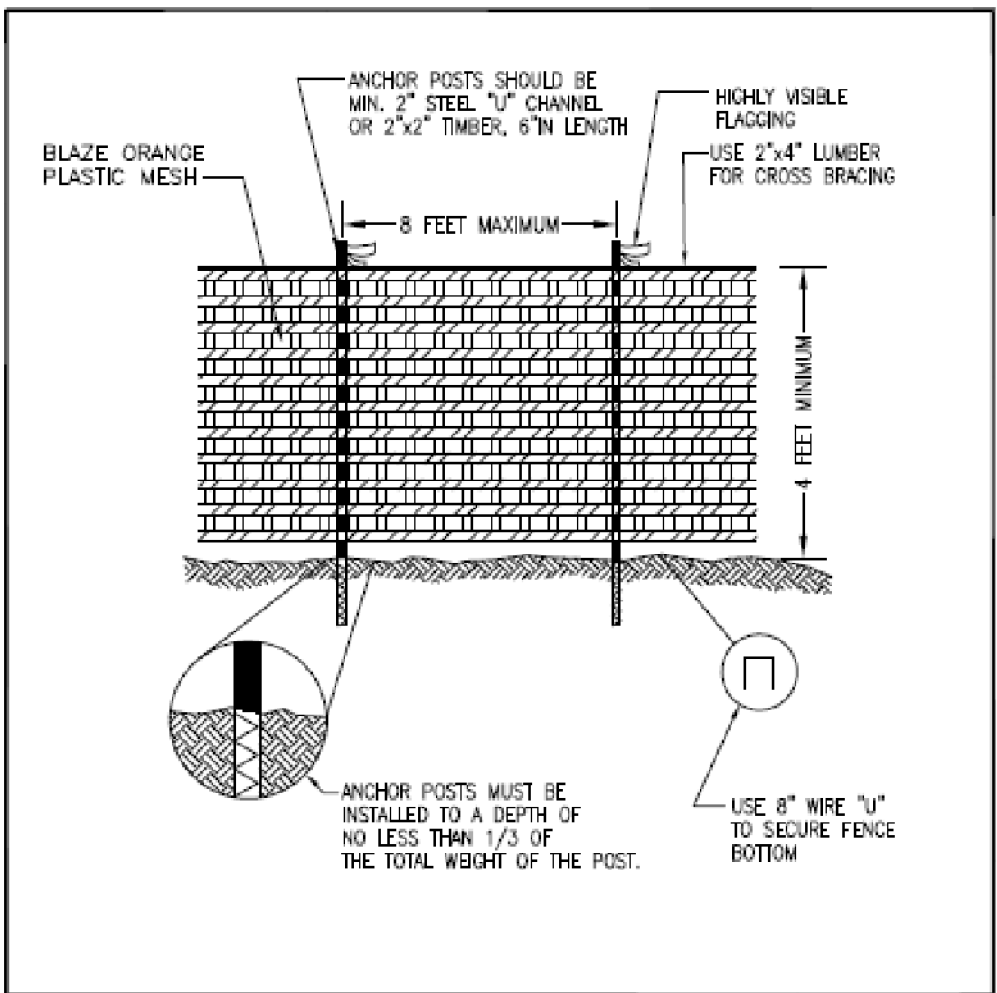
WOODLAND PRESERVATION AREA SIGN



NOTES: (MUST BE INCLUDED WITH DETAIL)

1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

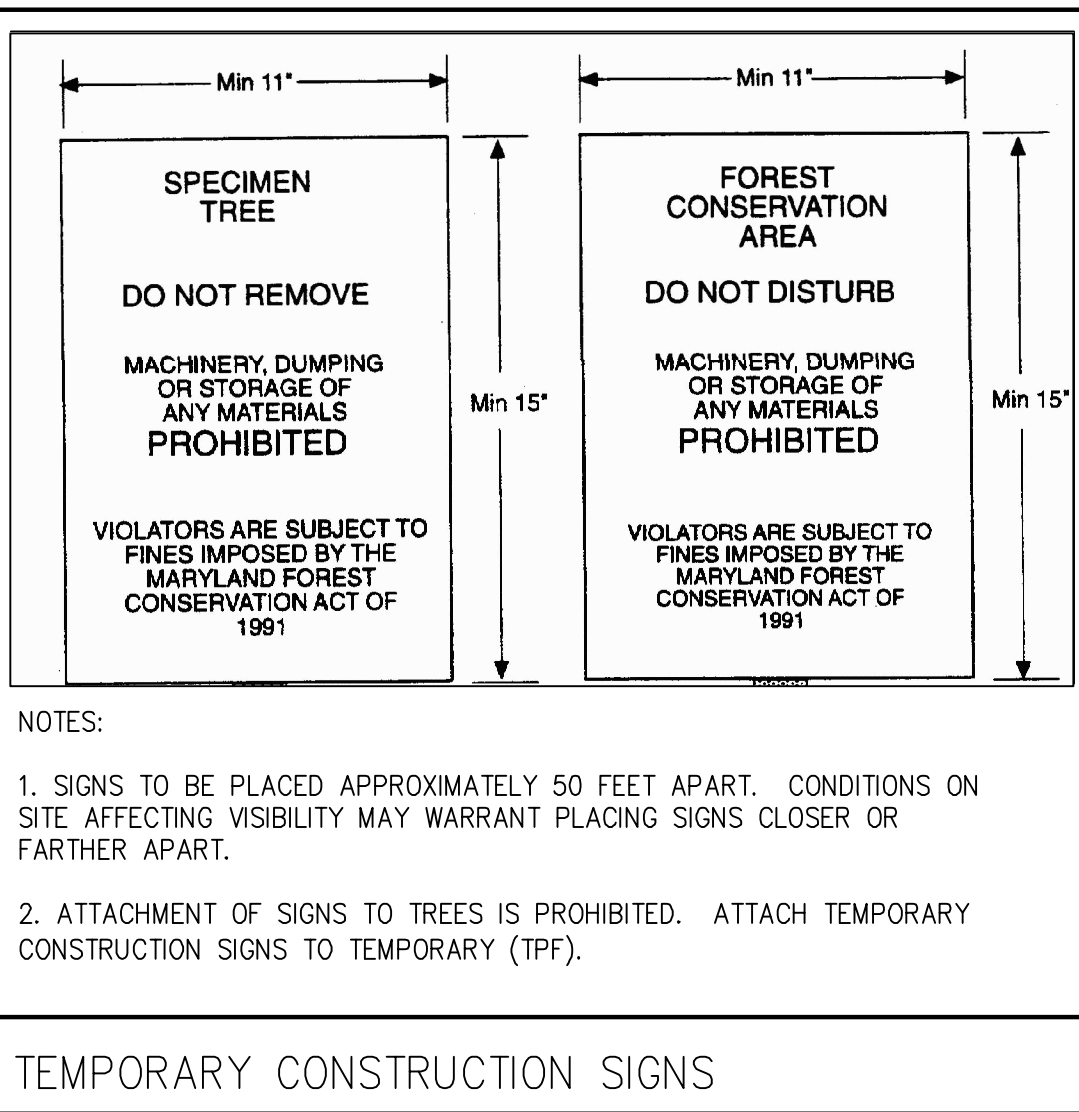
## TEMPORARY FENCE PROTECTION DETAIL FOR WOODLAND PRESERVATION AREAS



NOTES: (MUST BE INCLUDED WITH DETAIL)

1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL  
FOR WOODLAND PRESERVATION AREAS



NOTES:

1. SIGNS TO BE PLACED APPROXIMATELY 50 FEET APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
2. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED. ATTACH TEMPORARY CONSTRUCTION SIGNS TO TEMPORARY (TPF).

## TEMPORARY CONSTRUCTION SIGNS

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE II TREE CONSERVATION PLAN APPROVAL TCP2 - 006 - 2024				
	Approved by	Date	DRD#	Reason for Revision
00				
01				
02				
03				
04				
05				

SEE SHT. 2 OF 2 FOR WOODLAND CONSERVATION WORKSHEET AND DETAILS.

LOMAX FAMILY TRUST  
322 PINE ROAD  
FORT WASHINGTON, MD 20744  
ELECTION DISTRICT NO. 5  
PRINCE GEORGE'S COUNTY, MARYLAND

# TYPE-2 TREE CONSERVATION PLAN

## REVISIONS

DATE: 03-04-24

DWN. JARIII	DESIGNED JAR
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CHECKED JAR	SCALE: AS SHN
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PROJECT NO.  
2023-210

SHEET NO.  
2 OF 2