

GENERAL NOTES (FOR LOT 27)

This plan is submitted to fulfill the woodland conservation requirements for grading permit #25823-2020-0. If grading permit #25823-2020-0 expires, then this TCP2 also expires and is no longer valid.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. 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. 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 Rural Tier and is zoned 0—S. 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. 9. This plan is grand—fathered under CB—27—2010, Section 25—119 (g).

TREE PROTECTION MEASURES (FOR LOT 27)

Tree protection fence and signs are to be installed along the perimeter of existing forest and individual trees to remain. It is to be installed outside of the critical root zone of the trees and the root pruning line (if present) and will be smooth wire fencing. It is to be installed before any more grading. If possible, install before sediment control measures. Necessary signage may be determined during the pre—construction meeting. Grounds maintenance staff shall be instructed to avoid disturbance within designated Conservation areas. Root Pruning is to be performed as per TCP-II, typically outside the critical root zone of specified forest edges and specified individual trees to remain. It is to be accomplished by a vibratory plow with a serrated cutting edge or a root cutter with a 36" wheel to a depth of 8". Other stress reduction/tree protection measures for individual trees should be implemented at this time.

TREE PROTECTION SEQUENCE (FOR LOT 19)

I. Pre-construction meeting: After the boundaries of the limits of disturbance have been staked and flagged, but before any disturbance has taken place on-site, a pre-construction meeting at the construction site shall be held. The developer, contractor, or project manage, all construction personnel, contracted tree professional and appropriate local inspectors shall attend. The purpose of the meeting will be to field verify the limits of clearing as specified on the plan and make any necessary adjustments. They will authorize installation of protection devices and determine location and quantity of necessary signage. Enforcement staff will also discuss the value and importance of the preservation areas, outline responsibilities

and discuss violation penalties. An additional inspection may be required after installation of the protection devices before construction is authorized to begin. 2. Tree protection measures and devices shall be implemented after the pre—construcion meeting and prior to any disturbance or clearing activity including erosion control devices.

3. If pruning is specified, do so before installing fence to avoid damage to fencing. 4. Root prune all designated areas. 5. Install tree protection fence and signs (see detail this page). To be maintained at least through the construction period for retention areas, and through the 2-year maintenance period for reforestation areas

unless waived by county inspector. 6. When silt fence is specified, it should be positioned outside of the tree protection fence. In areas where silt fence and tree protection fence are to be used a "combination tree protection silt fence" can be used instead. This determination can be made at the pre—construction meeting (see alternative fence detail this page). 7. Approved clearing will take place after all tree protection measures are completed and will occur outside the

8. Upon completion of construction, corrective measures may include: Removal of dead or dying trees, pruning of dead or declining limbs, soil aeration, fertilization, watering of specimen tress when specified, and cleanup of 9. Inspection and approval by regulatory agency for Prince George's County.

O. Removal of temporary protective measures, such as tree protection fence and signs.

MISS UTILITY all "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.

Individual TCP2 with Previously Approved TCP1 or TCP2

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Zone:	O-S				
Gross Tract:	8.54				
Floodplain:	1.46				
Previously Dedicated Land:	0.00				
Net Tract (NTA):	7.08	0.00	0.00		
Property Description or Subdivision Name:	Archer's Glen	Lot 27			
Current TCP Number:	TCP2-008-04	Rev#	5		
Previous TCP Number:	TCP2-008-04	Rev#			
		_			
Site subject to the 2010 Ordinance (Y or N)	N				
Is this a priority funding area? (Y or N)	N				
SECTION II - Determining Woodland Cons	ervation Requ	irements	(Enter acres	sin correspon	ding column)
Woodland Conservation Calculations:			Net tract		Floodplain
Acreage of Existing Woodland			6.58		1.46
Woodland Conservation Required for per TCPI	l or TCP2	74.01%	5.24		
Area of Woodland Cleared per previous TCP1	or TCP2		1.34		0.00
Area of Woodland Cleared per current TCP2			1.72		0.00
Area of Woodland above WCT not cleared by	previous TCP1	or TCP2	0.00		
Additional Woodland Cleared by current TCP2	0.38				0.00

ı		1			
Clearing above WCT (1/4:1 Replacement)	0.00	Replaceme	ent required	=	0.00
Clearing below WCT (2:1 Replacement)	0.38	Replaceme	ent required	=	0.76
Total Woodland Conservation Required :			5.62		
SECTION III-Meeting the Requirement (Enter	er acres in co	responding	column)		
Woodland Conservation Provided:			(acres)		
Woodland Preservation			4.86		
Reforestation / Afforestation			0.00	Bond amount:	\$ -
Natural Regeneration			0.00		
Landscape Credits			0.00		
Area approved for fee-in-lieu			0.76	Fee amount:	\$ 9,931.68
Credits Received for Off-site Mitigation on anoth	her property		0.00		
Off-site Mitigation provided on this property			0.00		

Total Woodland Conservation Provided 5.62 4.86 acres Area of net tract woodland not cleared 0.00 acres Woodland retained not part of requirements:

Qualifications: WHEN THE USE OF FEE-IN-LIEU IS PROPOSED:

Does the TCPI show 2:1 replacement?

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 projects shall pay the fee—in—lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee—in—lieu breakdown on this TCP2.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS NOTES (FOR LOT 19)

a. Reforestation fencing and signage shall remain in place in accordance with the approved TCP2 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.

	SPECIMEN TREES LIST - ARCHER'S GLEN LOT 27								
ree #	Common Name	Scientific Name	DBH (in.)	Condition	Notes				
ST-32	Tulip Poplar	Liriodendron tulipifera	34	Good					
ST-33	(does not exist)	(does not exist)	(n/a)	(n/a)	Tree removed at the time of road construction				
ST-34	White Oak	Quercus Alba	34	Poor	Leaning towards house, safety concern				
ST-35	Tulip Poplar	Liriodendron tulipifera	39	Good	Location adjusted per field inspection				
ST_59	Tulin Ponlar	Liriodendron tulipifera	40	Good					

Woodland Conservation Worksheet for Prince George's County

CTION I Establishing Site Information	(Enter acres fo	r each zone	e)		
ne:	O-S				
oss Tract:	8.54				
oodplain:	1.46				
eviously Dedicated Land:	0.00				
t Tract (NTA):	7.08	0.00	0.00		
operty Description or Subdivision Name:	Archer's Glen	Lot 27			
rrent TCP Number:	TCP2-008-04	Rev#	5		
evious TCP Number:	TCP2-008-04	Rev#			
		ı			
e subject to the 2010 Ordinance (Y or N)	N				
this a priority funding area? (Y or N)	N				
CTION II - Determining Woodland Cons	ervation Requ	irements	Enter acres	s in corresponding column)
oodland Conservation Calculations:			Net tract	Floodplair	1
reage of Existing Woodland			6.58	1.4	46
oodland Conservation Required for per TCPI	or TCP2	74.01%	5.24		
					-

	Site Statistics	Total
in corresponding column)	Gross Tract Area	8.54 Ac.
Floodplain	Existing 100-year Floodplain	1.46 Ac.
1.46	Net Tract Area	7.08 Ac.
0.00	Existing woodland in the floodplain	1.26 Ac.
0.00	Existing woodland net tract	5.32 Ac.
0.00	Existing woodland total	6.58 Ac.
0.00	Existing PMA	5.71 Ac.
	Regulated strams (linear feet of centerline)	0 linear ft.
= 0.00	Riparian (wooded) buffer up to 300 ft. wide	0.00 Ac.
= 0.76		

Administrative Police District

Layer Category

Administrative

dministrative

Administrative

Administrative

General Information Table

Aviation Policy Area (APA)

nning Area (Plan Area)

Councilmanic Destrict (CD)

WSSC Grid (Sheet 20)

Election Destrict (ED)

Administrative General Plan 2002 Tier (Tier)

Administrative General Plan Growth Policy (2035)

Off-Site Woodland Conservation Credits Provided (Acres)

O-S (prior)/AG (current)

None

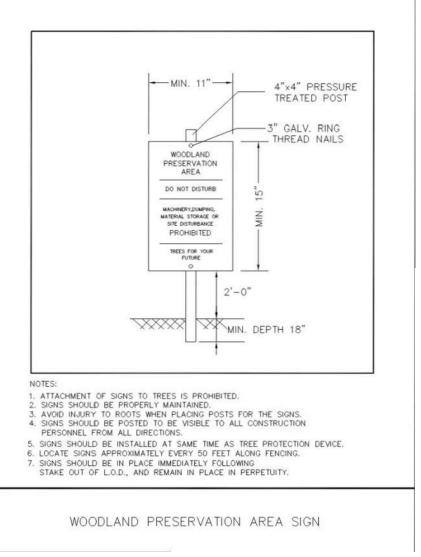
168-E2

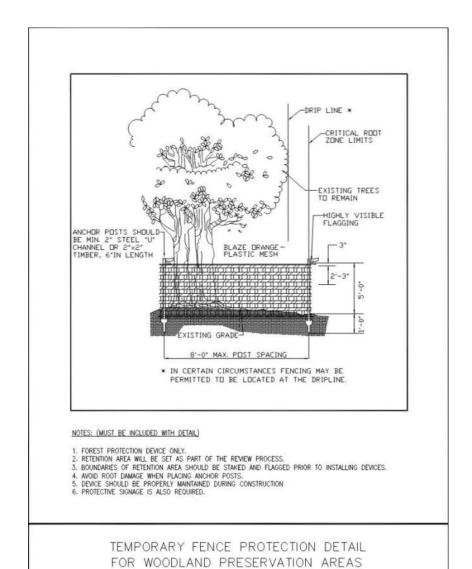
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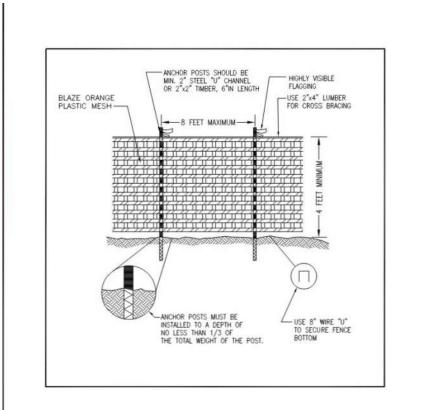
Rural

Rural & Agricultural

Forest Conservation Act Reporting Information (Change Table) Revision Number (-03) Revision Number (-04) Revision Number (-05) Change Since Last Appro								
	AND THE PARTY OF T	and the second s	A AND THE REST OF	THE RESERVE TO SERVE THE PROPERTY OF THE PROPE				
Gross Tract (Acres)	236.74	236.74	236.74	0.00				
Existing Woodland (Acres)	161.82	161.82	161.82	0.00				
Woodland Cleared (Acres)	40.21	40.24	40.54	0.30				
Woodland Retained On-Site (Acres)	121.61	121.58	121.28	-0.30				
Woodland Planted On-Site (Acres)	0	0.53	0.53	0.00				
On-Site Woodland Easement/ Preservation and Planting (Acres)	122.14	122.11	122.11	0.00				
On-Site Wooded Floodplain in Easement (Acres)	UNK	No Change	No Change	0.00				
Bond Amount	N/A	N/A	\$4,573.80	\$653.40				
Fee-In-Lieu Amount	0	0	\$5,357.88	\$0.00				
50' Stream Buffers Conserved (Preservation) - Linear Length	UNK	UNK	No Change	0.00				
50' Stream Buffers Conserved (Preservation) - Acreage	UNK	UNK	No Change	0.00				
50' Stream Buffers Newly Established (Afforestation) - Linear Length	UNK	UNK	No Change	0.00				
50' Stream Buffers Newly Established (Affore station) - Acreage	UNK	UNK	No Change	0.00				
Off-Site Woodland Conservation Credits Required (Acres)	0.00	0.00	0.00					

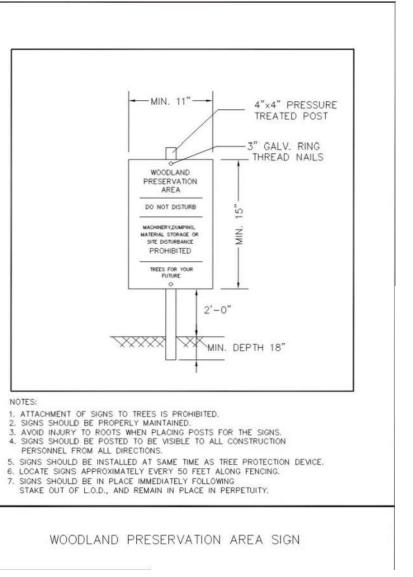


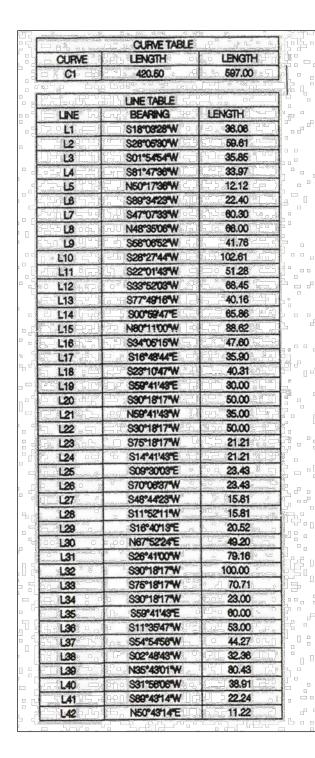


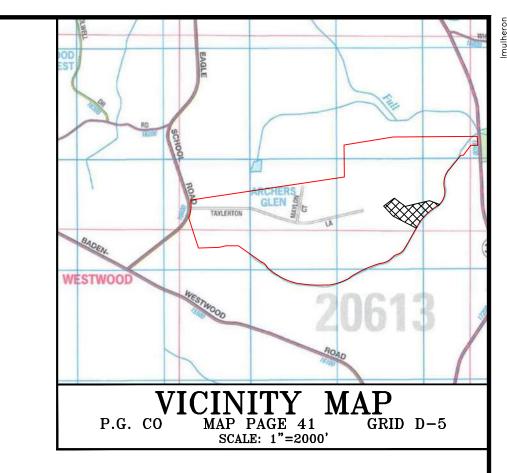


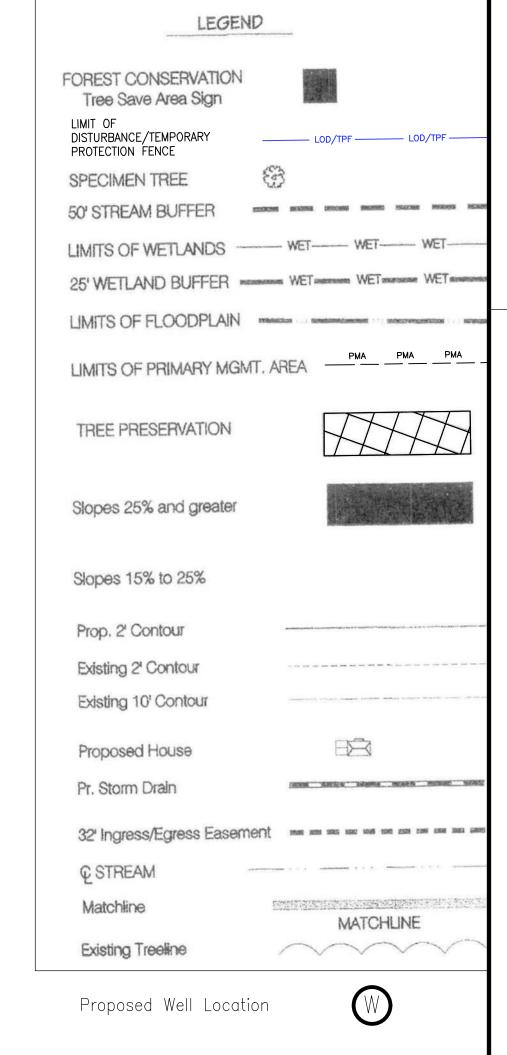
NOTES: (MUST BE INCLUDED WITH DETAIL) Forest protection device only.
 Retention area will be set as part of the review process.
 Boundaries of retention area should be staked and flagged prior to installing devices.
 Avoid root damage when placing anchor posts.
 Device should be properly maintained during construction.
 Protective signage is also required.

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







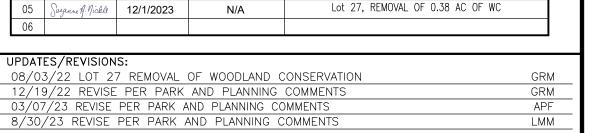


PROFESSIONAL CERTIFICATION HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NUMBER : 612 EXPIRATION DATE : 09/08/2023 Not valid without signature

1751 Elton Road, Ste. 300 Silver Spring, MD 20903 301-434-7000 sstewart@cpja.com

Prince George's County Planning Department, M—NCPPC							
			Environmental P	lanning Section			
	TYPE 2 TREE CONSERVATION PLAN APPROVAL						
			TCP2-0	08-04			
	Approved by Date DRD # Reason for Revision						
00	K. FINCH	4/21/2004	NONE				
01	K. FINCH	10/2/2007	DSP-04015				
02	K. FINCH	12/18/2018	DSP-04015/01	REV. LOTS 2-3 & 44-46 LOT LINE; OUTLINE 'A' LOT 47			
03	K. FINCH	1/10/2020	NONE	PROVIDE HOUSE FOOTPRINT & SRA ON LOT 47			
04	K. FINCH	2/12/2021	NONE	UPDATE SEPTIC AREA ON LOT 19			
05	Susanne A. Michell	12/1/2023	N/A	Lot 27, REMOVAL OF 0.38 AC OF WC			
06	<u> </u>						



TCP2-008-04 COLORED TCP2 PLAN

ARCHER'S GLEN 4th ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MD

Charles P. Johnson & Associates, Inc.

ww.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA									
CLIENT: Raheam Oliver	WSSC GRID:	TAX MAP:							
16401 Taylerton Lane raheamoliver@gmail.com	168-E2, 229SE14	180/B-4, C-4							
	DESIGN SPS	SHEET	OF						
	DRAFT GRM	3A	3						
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