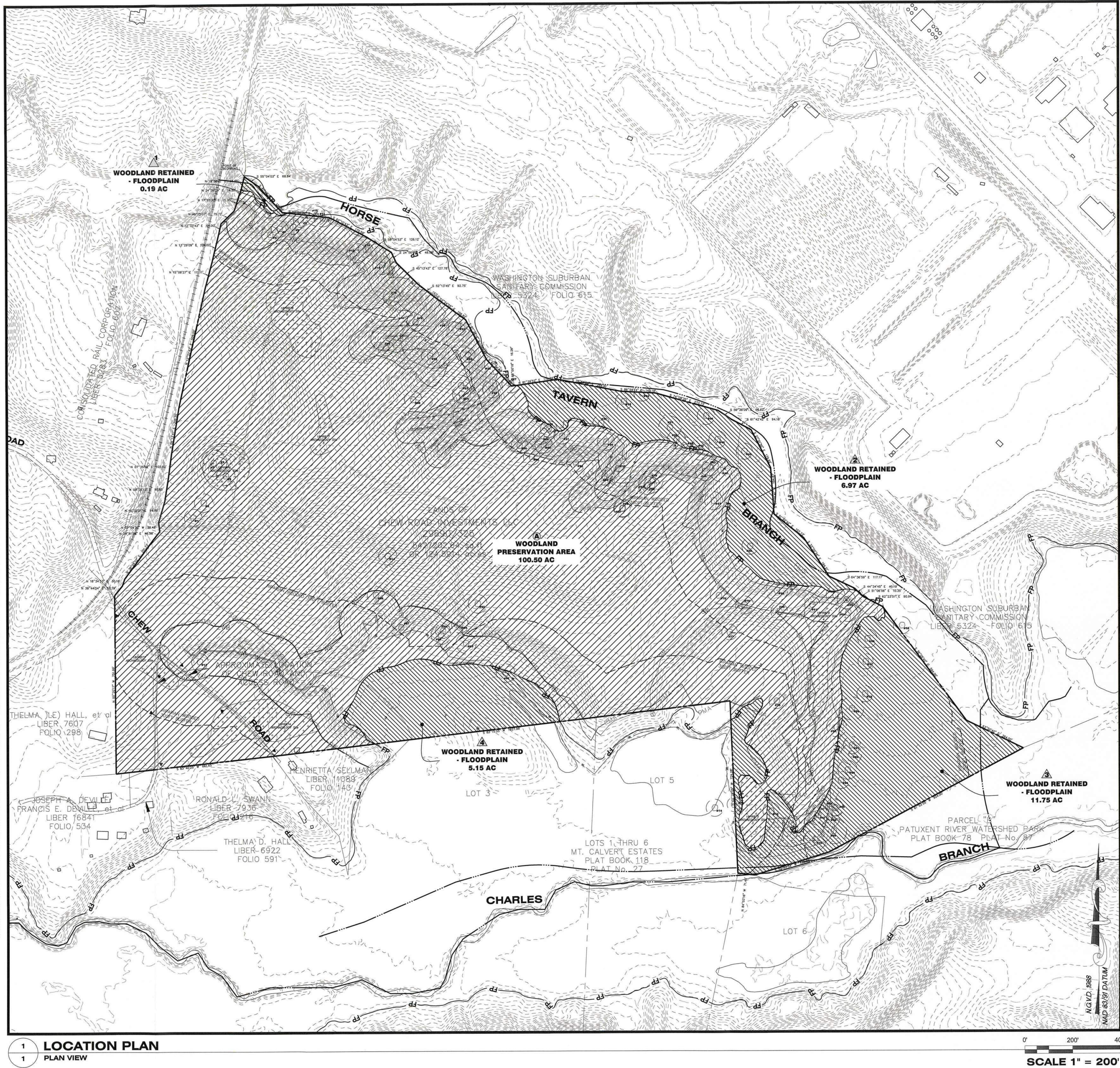


CHEW ROAD

TCP2-009-2019

TYPE 2-TREE CONSERVATION PLAN

SPECIES TREES					
Specimen Tree	Common Name	Latin Name	Diameter (inches)	Tree Condition	Comments
1	Yellow Poplar	<i>Liriodendron tulipifera</i>	37	Poor	V-fork, decay
2	Yellow Poplar	<i>Liriodendron tulipifera</i>	39	Poor	Top damage
3	Southern Red Oak	<i>Quercus bicolor</i>	35	Poor	
4	Southern Red Oak	<i>Quercus bicolor</i>	38	Good	Decay, top damage
5	Yellow Poplar	<i>Liriodendron tulipifera</i>	39	Good	
6	American Beech	<i>Fagus grandifolia</i>	35	Poor	Decay, hollow
7	American Beech	<i>Fagus grandifolia</i>	30	Good	
8	Yellow Poplar	<i>Liriodendron tulipifera</i>	30	Good	
9	American Beech	<i>Fagus grandifolia</i>	31	Fair	V-fork
10	Yellow Poplar	<i>Liriodendron tulipifera</i>	42	Good	
11	Yellow Poplar	<i>Liriodendron tulipifera</i>	36	Good	
12	Northern Red Oak	<i>Quercus rubra</i>	41	Good	
13	Yellow Poplar	<i>Liriodendron tulipifera</i>	35	Good	
14	Yellow Poplar	<i>Liriodendron tulipifera</i>	38	Poor	Decay, hollow
15	Yellow Poplar	<i>Liriodendron tulipifera</i>	39	Good	
16	American Beech	<i>Fagus grandifolia</i>	33	Poor	Decay, hollow
17	Yellow Poplar	<i>Liriodendron tulipifera</i>	33	Good	
18	American Beech	<i>Quercus alba</i>	36	Fair	Decay
19	Yellow Poplar	<i>Liriodendron tulipifera</i>	37	Good	
20	Pawpaw	<i>Asimina triloba</i>	7	Good	
21	American Beech	<i>Fagus grandifolia</i>	40	Poor	Decay, hollow, top damage
22	Yellow Poplar	<i>Liriodendron tulipifera</i>	20	Good	
23	Yellow Poplar	<i>Liriodendron tulipifera</i>	42	Fair	V-fork
24	Yellow Poplar	<i>Liriodendron tulipifera</i>	38	Fair	Branching
25	American Beech	<i>Fagus grandifolia</i>	38	Good	
26	American Beech	<i>Fagus grandifolia</i>	40	Good	
27	Yellow Poplar	<i>Liriodendron tulipifera</i>	38	Good	
28	American Beech	<i>Fagus grandifolia</i>	35	Poor	Decay, hollow, top damage
29	American Beech	<i>Fagus grandifolia</i>	34	Poor	Decay, hollow, V-fork
30	American Beech	<i>Fagus grandifolia</i>	35	Good	
31	American Beech	<i>Fagus grandifolia</i>	34	Fair	Decay
32	American Beech	<i>Fagus grandifolia</i>	34	Good	
33	Red Maple	<i>Acer rubrum</i>	35	Good	
34	Green Ash	<i>Fraxinus pennsylvanica</i>	34	Good	
35	American Beech	<i>Fagus grandifolia</i>	35	Poor	Decay, hollow, top damage
36	American Beech	<i>Fagus grandifolia</i>	36	Good	
37	Red Maple	<i>Acer rubrum</i>	47	Good	Decay, hollow, top damage
38	American Beech	<i>Fagus grandifolia</i>	38	Poor	Decay, hollow, top damage
39	American Beech	<i>Fagus grandifolia</i>	37	Poor	Decay, hollow, top damage
40	Yellow Poplar	<i>Liriodendron tulipifera</i>	39	Good	
41	American Beech	<i>Fagus grandifolia</i>	37	Good	
42	American Beech	<i>Fagus grandifolia</i>	36	Good	
43	American Beech	<i>Fagus grandifolia</i>	35	Poor	Decay, hollow, top damage
44	Yellow Poplar	<i>Liriodendron tulipifera</i>	39	Good	
45	American Beech	<i>Fagus grandifolia</i>	34	Good	
46	Northern Red Oak	<i>Quercus rubra</i>	47	Good	
47	Northern Red Oak	<i>Quercus rubra</i>	38	Good	
48	Red Maple	<i>Acer rubrum</i>	34	Fair	Top damage
49	Yellow Poplar	<i>Liriodendron tulipifera</i>	45	Poor	Decay, hollow, V-fork
50	Southern Red Oak	<i>Quercus bicolor</i>	35	Poor	Decay
51	Yellow Poplar	<i>Liriodendron tulipifera</i>	32	Good	Decay, hollow
52	Yellow Poplar	<i>Liriodendron tulipifera</i>	39	Poor	Decay, hollow
53	Yellow Poplar	<i>Liriodendron tulipifera</i>	38	Poor	Decay
54	Northern Red Oak	<i>Quercus rubra</i>	38	Good	
55	Sycamore	<i>Platanus occidentalis</i>	40	Good	
56	Sycamore	<i>Platanus occidentalis</i>	36	Good	
57	Yellow Poplar	<i>Liriodendron tulipifera</i>	32	Good	
58	Sycamore	<i>Platanus occidentalis</i>	34	Good	
59	Sycamore	<i>Platanus occidentalis</i>	49	Good	
60	Yellow Poplar	<i>Liriodendron tulipifera</i>	41	Good	
61	Green Ash	<i>Fraxinus pennsylvanica</i>	36	Good	
62	Willow Oak	<i>Quercus phellos</i>	45	Fair	V-fork
63	Pine Oak	<i>Quercus palustris</i>	40	Good	
64	Yellow Poplar	<i>Liriodendron tulipifera</i>	36	Good	
65	Sycamore	<i>Platanus occidentalis</i>	34	Good	
66	Yellow Poplar	<i>Liriodendron tulipifera</i>	36	Good	
67	Yellow Poplar	<i>Liriodendron tulipifera</i>	44	Good	
68	Southern Red Oak	<i>Quercus bicolor</i>	45	Good	
69	Yellow Poplar	<i>Liriodendron tulipifera</i>	54	Good	
70	Red Maple	<i>Acer rubrum</i>	46	Fair	V-fork, decay
71	Yellow Poplar	<i>Liriodendron tulipifera</i>	36	Good	
72	Southern Red Oak	<i>Quercus bicolor</i>	35	Good	
73	Green Ash	<i>Fraxinus pennsylvanica</i>	30	Fair	Decay
74	Red Maple	<i>Acer rubrum</i>	36	Poor	V-fork, decay, top damage
75	Southern Red Oak	<i>Quercus bicolor</i>	35	Good	
76	Yellow Poplar	<i>Liriodendron tulipifera</i>	38	Fair	V-fork, decay
77	Yellow Poplar	<i>Liriodendron tulipifera</i>	33	Fair	V-fork (3), decay
78	Yellow Poplar	<i>Liriodendron tulipifera</i>	36	Good	
79	Yellow Poplar	<i>Liriodendron tulipifera</i>	44	Poor	V-fork (4), decay, 2 stems dead
80	Southern Red Oak	<i>Quercus bicolor</i>	33	Good	
81	Northern Red Oak	<i>Quercus rubra</i>	38	Good	
82	Yellow Poplar	<i>Liriodendron tulipifera</i>	38	Fair	V-fork
83	Yellow Poplar	<i>Liriodendron tulipifera</i>	34	Fair	V-fork
84	Southern Red Oak	<i>Quercus bicolor</i>	38	Good	
85	Northern Red Oak	<i>Quercus rubra</i>	36	Good	
86	Southern Red Oak	<i>Quercus bicolor</i>	36	Good	
87	White Oak	<i>Quercus alba</i>	35	Good	
88	Hickory sp.	<i>Carpa sp.</i>	37	Good	
89	American Beech	<i>Fagus grandifolia</i>	36	Fair	Decay, hollow, top damage
90	Yellow Poplar	<i>Liriodendron tulipifera</i>	32	Poor	Decay, hollow
91	Yellow Poplar	<i>Liriodendron tulipifera</i>	39	Fair	Decay
92	Yellow Poplar	<i>Liriodendron tulipifera</i>	39	Fair	Decay, lean
93	White Oak	<i>Quercus alba</i>	42	Fair	Decay
94	White Oak	<i>Quercus alba</i>	35	Good	
95	River Birch	<i>Betula nana</i>	31	Fair	Decay
96	Hickory sp.	<i>Carpa sp.</i>	41	Good	
97	Yellow Poplar	<i>Liriodendron tulipifera</i>	44	Good	
98	Hickory sp.	<i>Carpa sp.</i>	37	Poor	Decay, hollow

LOCATION PLAN
PLAN VIEW

OFF-SITE WOODLAND CONSERVATION BANK SUMMARY TABLE

WOODLAND CONSERVATION BANK IDENTIFIER	WOODLAND CONSERVATION CREDITS TOTAL (ACRES)	OFF-SITE PRESERVATION CREDITS (ACRES) 2:1	OFF-SITE AFFORESTATION CREDITS (ACRES) 1:1	PRESERVATION AREA AVAILABLE (ACRES)	AFFORESTATION AREA AVAILABLE (ACRES)	RECORDATION INFORMATION (LIBER/FOLIO)	BENEFITING TCP2	BENEFITING PROPERTY	REVIEWER	APPROVAL DATE
0				100.5080	0.0000					
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										

OFF-SITE WOODLAND CONSERVATION BANK SUMMARY TABLE FOR FLOODPLAIN AREAS WHEN ALLOWABLE

WOODLAND CONSERVATION BANK IDENTIFIER	WOODLAND CONSERVATION CREDITS TOTAL (ACRES)	OFF-SITE PRESERVATION CREDITS (ACRES) 2:1	OFF-SITE AFFORESTATION CREDITS (ACRES) 1:1	PRESERVATION AREA AVAILABLE (ACRES)	AFFORESTATION AREA AVAILABLE (ACRES)	RECORDATION INFORMATION (LIBER/FOLIO)	BENEFITING TCP2	BENEFITING PROPERTY	REVIEWER	APPROVAL DATE
0				24.0834	0.0000					
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										

NOTE: THE 100-YEAR FLOODPLAIN MAY ONLY BE USED FOR STATE OF MARYLAND PROJECTS OR OTHER PROJECTS THAT ARE SPECIFICALLY PERMITTED TO UTILIZE AREAS OF THE 100-YEAR FLOODPLAIN AS MITIGATION.

PROPERTY OWNERS AWARENESS CERTIFICATE

I, Chew Road Investments, LLC HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE II TREE CONSERVATION PLAN (TCP) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP.

SIGNATURE: Eric Kron DATE: 8/9/19
PRINTED NAME: ERIC KRON
TITLE: MEMBER

SHEET INDEX

- COVER SHEET
- PLAN SHEET

TYPE 2 TREE CONSERVATION PLAN NOTES FOR AN OFF-SITE WOODLAND CONSERVATION BANK

- THIS PLAN DOES NOT PROPOSE THE DISTURBANCE OF ANY EXISTING WOODLANDS AND THEREFORE IS NOT REQUIRED TO IDENTIFY OR PROVIDE ANY WOODLAND CONSERVATION TO ADDRESS THE ON-SITE REQUIREMENTS. THE SOLE PURPOSE OF THIS TREE CONSERVATION PLAN IS TO ESTABLISH OFF-SITE WOODLAND CONSERVATION AREAS TO SATISFY THE WOODLAND CONSERVATION REQUIREMENTS FOR OTHER PROPERTIES OR ANY FUTURE ACTIVITIES ON THIS PROPERTY THAT RESULT IN THE CLEARING OF ANY WOODLAND WILL INITIATE THE WOODLAND CONSERVATION REQUIREMENTS FOR THIS PROPERTY. AT THAT TIME THE TCP SHALL BE REVISED TO CALCULATE THE REQUIREMENTS FOR THIS PROPERTY AND DEMONSTRATE HOW THOSE REQUIREMENTS ARE BEING SATISFIED IN ADDITION TO THE OFF-SITE WOODLAND CONSERVATION AREAS ALREADY CREATED.
- 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. 1:1 REPLACEMENT OF THE DISTURBED WOODLANDS AND OTHER REQUIREMENTS THAT MAY BE REQUIRED DUE TO THE 1:1, 2:1 OR 1:1 REPLACEMENT REQUIREMENTS ASSOCIATED WITH THE CLEARING OF WOODLANDS.
- PER CB-60-2005, THE SELLER OF ANY PROPERTY IS REQUIRED TO INFORM THE PURCHASER AT THE TIME OF CONTRACT SIGNATURE THAT THE PROPERTY IS SUBJECT TO A TREE CONSERVATION PLAN AND PROVIDE A COPY OF THE TYPE 2 TREE CONSERVATION PLAN THAT DEPICTS THE AREA SUBJECT TO THE TREE CONSERVATION PLAN.
- OFF-SITE WOODLAND CONSERVATION BANKING AREAS CREATED FOR THE PURPOSE OF SATISFYING THE OFF-SITE WOODLAND CONSERVATION REQUIREMENT OF A BENEFITING PROPERTY MAY NOT BE USED TO SATISFY THE REQUIREMENTS FOR THIS PROPERTY IN THE FUTURE.
- ALL OFF-SITE WOODLAND CONSERVATION BANKING ON THIS PROPERTY SHALL BE ENCUMBERED BY A DECLARATION OF COVENANTS RECORDED IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND AND/OR OTHER PROTECTION DOCUMENTS AS FOUND ACCEPTABLE BY THE MNCPPC ENVIRONMENTAL PLANNING SECTION (EPS). THE DECLARATION OF COVENANTS SHALL ENCUMBER ONLY THE PORTION OF THE PROPERTY INCLUDED IN THE OFF-SITE WOODLAND CONSERVATION BANK AND BE DESCRIBED BY A METES AND BOUNDS DESCRIPTION.
- PRIOR TO THE RECDATION OF ANY DECLARATION OF COVENANTS ENCUMBERING ANY PORTION OF THIS PROPERTY, A DRAFT OF THE DECLARATION AND ASSOCIATED EASEMENT DOCUMENTS SHALL BE SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION, MNCPPC FOR APPROPRIATE REVIEW AND APPROVAL BY THE COUNTY OFFICE OF LAW.
- OFF-SITE WOODLAND CONSERVATION BANKS MAY NOT ENCUMBER LANDS PREVIOUSLY PROTECTED OR ENCUMBERED BY PERMANENT PROTECTION INSTRUMENTS, EXCEPT WHEN A HISTORIC AGRICULTURE RESOURCES PRESERVATION PROGRAM (HARPP) DEED OF EASEMENT TO THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION HAS BEEN RECORDED AND PERMISSION HAS BEEN GRANTED BY THE PLANNING BOARD.
- THE SUBJECT PROPERTY IS NOT SUBJECT TO A HISTORIC AGRICULTURE RESOURCES PRESERVATION PROGRAM (HARPP) DEED OF EASEMENT TO THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION.
- EACH SUBSEQUENT COMMITMENT FOR A PORTION OF THE MITIGATION BANK WILL REQUIRE THE SUBMITTAL OF A SIGNED SALES AGREEMENT AND DRAFT TRANSFER CERTIFICATE TO THE ENVIRONMENTAL PLANNING SECTION FOR REVIEW PRIOR TO RECDATION. EACH TRANSFER CERTIFICATE SHALL CLEARLY CROSS-REFERENCE THE APPROPRIATE TCP2S AND PROJECT NAMES (BANKING PROPERTY AND BENEFITING PROPERTY) FOR ACCURATE ACCOUNTING OF TRANSFERRED OFF-SITE CREDITS.
- ALL OFF-SITE WOODLAND CONSERVATION AREAS ESTABLISHED ON EXISTING (PRESERVED) WOODLANDS SHALL BE CREDITED AT A RATE OF 2 ACRES OF EXISTING WOODLANDS FOR EVERY 1 ACRE OF OFF-SITE WOODLAND CONSERVATION MITIGATION REQUIRED. IN ACCORDANCE WITH NR ARTICLE 6-107(b)(2), OFF-SITE WOODLAND CONSERVATION AREAS ESTABLISHED AS AFFORESTATION AREAS OR NATURAL REGENERATION SHALL BE CREDITED AT A RATE OF 1 ACRE OF AFFORESTATION FOR EVERY 1 ACRE OF OFF-SITE MITIGATION REQUIRED, BUT MAY NOT BE TRANSFERRED UNTIL AFTER TWO GROWING SEASONS AND CERTIFICATION OF ADEQUATE SURVIVAL, UNLESS AN AFFORESTATION BOND IS POSTED.
- THE TCP2 OFF-SITE WOODLAND CONSERVATION SUMMARY TABLE ON THE APPROVED TCP2 SHALL BE REVISED EACH TIME A TRANSFER CERTIFICATE IS RECDATED TO IDENTIFY THE ACRES AFFECTED, THE BENEFITING PROPERTY NAME AND TCP1 NUMBER, AND THE RECDATION NUMBERS.
- IF A TRANSFER CERTIFICATE IS RECDATED AND IS LATER FOUND TO BE UNNECESSARY, A WRITTEN REQUEST SHALL BE SUBMITTED TO THE EPS TO EVALUATE RELEASE OF THE TRANSFER CERTIFICATE RELEASE. IF IT IS DETERMINED THAT THE TRANSFER CERTIFICATE MAY BE RELEASED, THE EPS WILL NOTIFY THE APPLICANT THAT A RELEASE DOCUMENT MAY BE SUBMITTED FOR PROCESSING.
- THE PURCHASE OR SALE OF OFF-SITE WOODLAND CONSERVATION CREDIT'S INVOLVES THE TRANSFER OF A REAL PROPERTY RIGHT AND MAY BE SUBJECT TO MARYLAND PROPERTY TRANSFER TAX AT THE TIME OF RECDATION OF A TRANSFER CERTIFICATE.
- TIMBER HARVESTING ACTIVITIES ON THE SITE MAY OCCUR ONLY AFTER APPROVAL OF A FOREST STEWARDSHIP PLAN BY THE PRINCE GEORGE'S COUNTY FORESTRY BOARD AND A COPY OF THE APPROVED FOREST STEWARDSHIP PLAN IS SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION FOR THE PERMANENT FILE.
- THE SUBJECT PROPERTY IS NOT ADJACENT TO ANY SCENIC OR HISTORIC ROUTES, OR ROADWAYS DESIGNATED OR MASTER PLANNED AS ARTERIAL, OR HIGHER. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE JOINT BASE ANDREWS (JBA) INTERIM LAND USE CONTROL (ILUC) IMPACT AREA FOR HEIGHT, NOISE, OR SAFETY.

WOODLAND SUMMARY TABLE

WOODLAND PRESERVATION AREA (ACRES)	WOODLAND RETAINED - FLOODPLAIN (ACRES)	BREAKDOWN OF ACRES PER WOODLAND CONSERVATION EASEMENT
100.50	0.19	WR-FP: 1 0.1979
	6.97	WR-FP: 2 6.9740
	11.75	WR-FP: 3 11.7573
	5.15	WR-FP: 4 5.1542
TOTAL = 100.50 AC	TOTAL = 24.08 AC	TOTAL = 24.0834 AC
		WPA: A 100.5080
	TOTAL = 124.59 AC	TOTAL = 124.5914 AC

NOTE: ACRES SHOWN IN TABLE 1 ARE BASED ON THE WOODLAND CONSERVATION EASEMENT EXHIBITS PROVIDED BY DEWBERRY SURVEYING, APRIL 2, 2019. A BREAKDOWN OF THESE ACRES AS DETAILED IN THE EASEMENT IS PROVIDED IN TABLE 2.

SITE STATISTICS

PARCEL	TOTAL
GROSS TRACT AREA	124.59 AC
EXISTING 100-YEAR FLOODPLAIN	24.08 AC
NET TRACT AREA	100.51 AC
EXISTING WOODLAND IN THE FLOODPLAIN	24.08 AC
EXISTING WOODLAND NET TRACT	100.51 AC
EXISTING WOODLAND TOTAL	124.59 AC
EXISTING PMA	53.01 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	5,344 LF
RIPARIAN (WOODED) BUFFER UP TO 300 FEET WIDE	67.56 AC

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I: Establishing Site Information (Enter acres for each zone)	Column A	Column B	Column C	Column D
Zone:	O-S	Net Tract	Floodplain (1:1)	Off-Site Impacts (1:1)
Gross Tract:	124.59			
Floodplain:	24.08			
Previously Dedicated Land:	0.00			
Net Tract (NTA):	100.51	0.00	0.00	
TCP Number:	0			
Property Description or Subdivision Name:	Chew Road			
Is this site subject to the 1989 or 1991 Ordinance?	N			
Is this site subject to the 1991 Ordinance?	N			
Subject to 2010 Ordinance and in PFA (Priority Funding)	N			
Is this one (1) single family lot (Y or N)?	N			
Are there prior TCP approvals which include a combination of this lot's (Y or N)?	N			
Is any portion of the property in a VC Bank? (Y or N)	N			
Break-even Point (preservation) =	20.10			
Clearing permitted w/o reforestation =	80.41			

SECTION II: Determining Requirements (Enter acres for each corresponding column)	Column A	Column B	Column C	Column D
Existing Woodland	WCT/FTY N	Net Tract	Floodplain (1:1)	Off-Site Impacts (1:1)
Woodland Conservation Threshold (WCT) =	0.00	0.00	24.08	
Smaller of 17 or 18	0.00			
Woodland above WCT	0.00			
Woodland cleared	0.00		0.00	0.00
Woodland cleared above WCT (smaller of 16 or 17)	0.00			
Clearing above WCT (0.25 : 1) replacement requirement	0.00			
Woodland cleared below WCT	0.00			
Clearing below WCT (2:1 replacement requirement)	0.00			
Afforestation Required	0.20			
Off-site WCA being provided on this property	100.51			
Woodland Conservation Required	100.51			

SECTION III: Meeting the Requirements (Enter acres for each corresponding column)	Column A	Column B	Column C	Column D
Woodland Preservation	0.00			
Afforestation / Reforestation	0.00			
Natural Regeneration	0.00			
Landscape Credits	0.00			
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00			
Forest Enhancement Credit (Area * 25)	0.00			
Shrub Tree Credit (Existing or 10-year canopy coverage)	0.00			
Area approved for fee-in-lieu	0.00			
Off-site Woodland Conservation Credits Required	0.00			
Off-site WCA (preservation) being provided on this property	100.51			
Off-site WCA (afforestation) being provided on this property	0.00			
Woodland Conservation Provided	100.51			

Area of woodland not cleared	100.51	acres
Net tract woodland retained not part of requirements:	100.51	acres
100-foot riparian woodland retained:	24.08	acres
On-site woodland conservation provided:	100.51	acres
On-site woodland conservation alternatives provided:	0.00	
On-site woodland retained not cleared:	124.59	acres

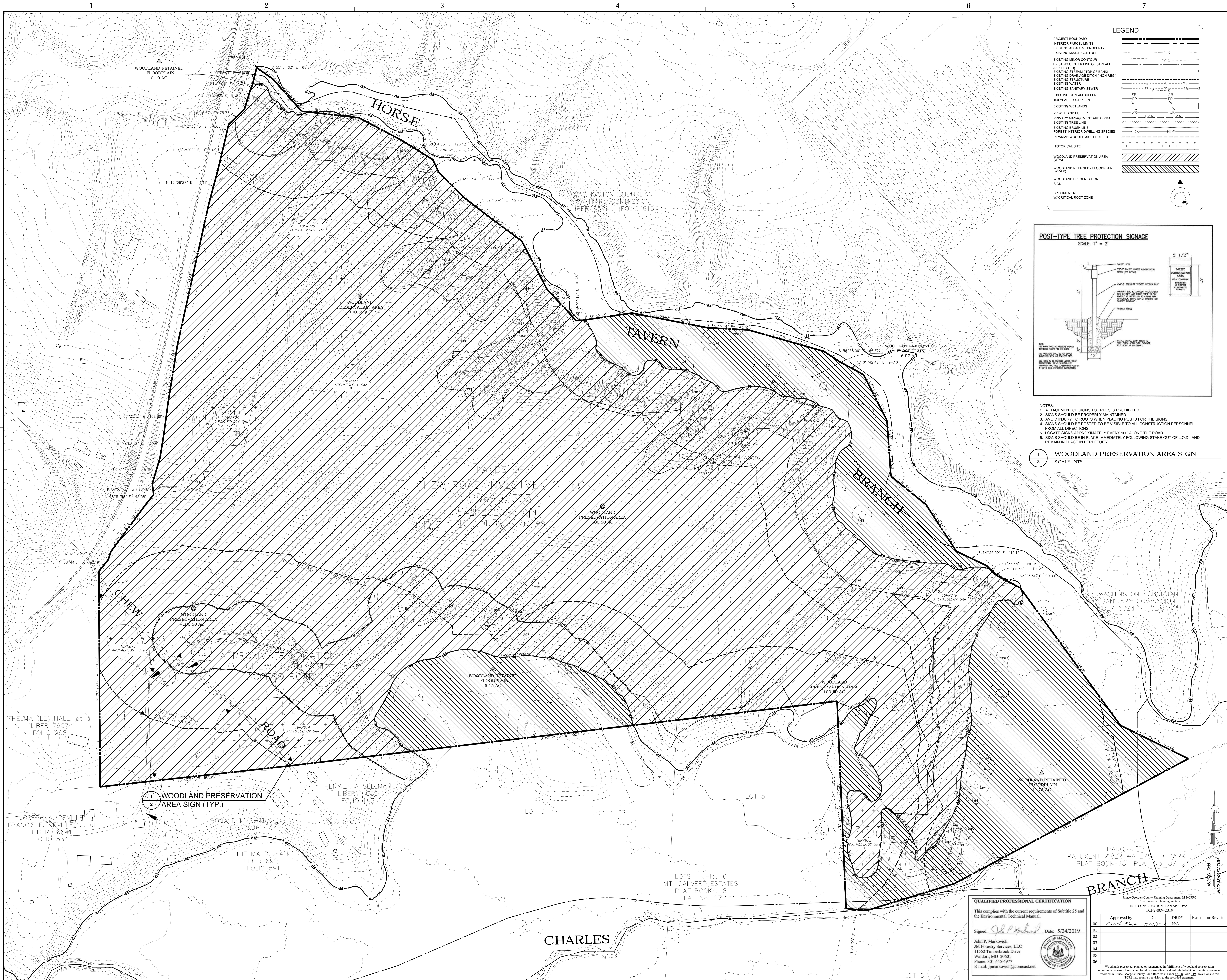
Prepared by: Eric Kron Date: 5/24/2019

QUALIFIED PROFESSIONAL CERTIFICATION

This certifies that the current requirements of Subtitle 25 and the Environmental Technical Manual.

Signed: Eric Kron Date: 5/24/2019

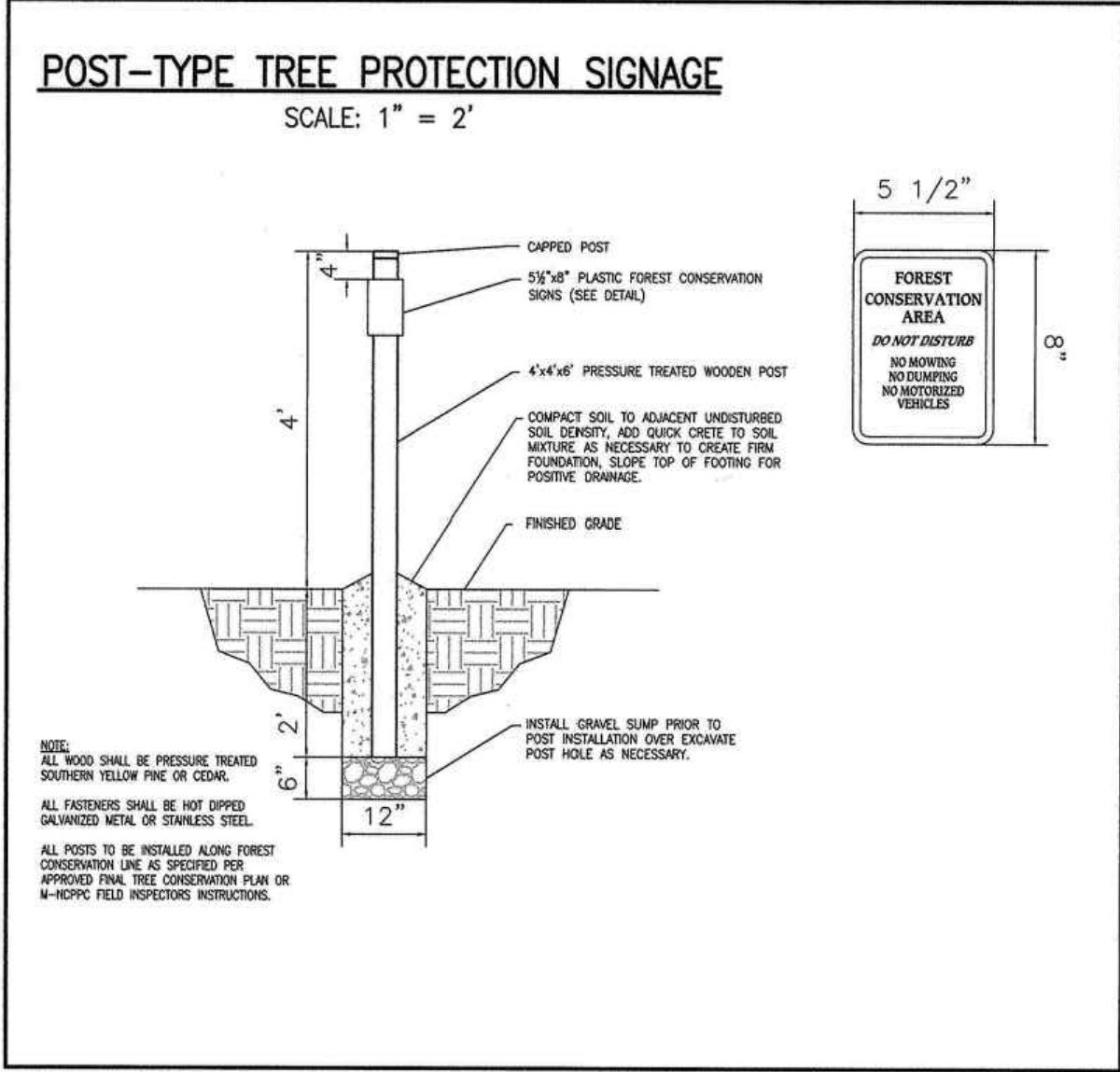
John P. Markovitch, J.M. Forestry Services, LLC



LEGEND

PROJECT BOUNDARY
INTERIOR PARCEL LIMITS
EXISTING ADJACENT PROPERTY
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING CENTER LINE OF STREAM (REGULATED)
EXISTING STREAM (TOP OF BANK)
EXISTING DRAINAGE DITCH (NON REG.)
EXISTING STRUCTURE
EXISTING WATER
EXISTING SANITARY SEWER
EXISTING STREAM BUFFER
100-YEAR FLOODPLAIN
EXISTING WETLANDS
25' WETLAND BUFFER
PRIMARY MANAGEMENT AREA (PMA)
EXISTING TREE LINE
EXISTING BRUSH LINE
FOREST INTERIOR DWELLING SPECIES
RIPARIAN WOODED 300FT BUFFER

HISTORICAL SITE
WOODLAND PRESERVATION AREA (WPP)
WOODLAND RETAINED - FLOODPLAIN (WRFP)
WOODLAND PRESERVATION SIGN
SPECIMEN TREE
W/ CRITICAL ROOT ZONE



- 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. LOCATE SIGNS APPROXIMATELY EVERY 100' ALONG THE ROAD.
6. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D. AND REMAIN IN PLACE IN PERPETUITY.

1 WOODLAND PRESERVATION AREA SIGN
2 SCALE: NTS

Dewberry

Dewberry Engineers Inc.
4001 FORBES BOULEVARD
SUITE 300
LANTAN, MD 20708
301.731.3353
301.731.0188 FAX
www.dewberry.com

OWNER/APPLICANT
Bowen and Kron Enterprises
9311 Palask Highway
Baltimore, MD 21220

CONTACT:
Mr. Eric Kron
PHONE 410-688-3500

CHEW ROAD - WOODLAND CONSERVATION BANK
TCP2-009-2019
TYPE 2 TREE CONSERVATION PLAN
PRINCE GEORGE'S COUNTY, MD
3rd ELECTION DISTRICT

200 WSSC MAP REFERENCE 200SE13, 210SE13, 210SE14
TAX MAP 111 C00D 43

KEY PLAN

SCALE: 1"=100'

REVISIONS

No.	DATE	BY	Description
1	08/21/18	PH	Revised per county comments

DRAWN BY: ALD
APPROVED BY: RCM
CHECKED BY: SGT
DATE: JANUARY 2019

TITLE: TYPE 2 TREE CONSERVATION PLAN

DEWBERRY JOB No. 50102061

PLAN SHEET

SHEET No. 2 OF 2

QUALIFIED PROFESSIONAL CERTIFICATION
This certifies that the current requirements of Subtitle 25 and the Environmental Technical Manual.

Signed: *John P. Markovich* Date: 5/24/2019
John P. Markovich
JPM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-645-4077
E-mail: jpmarkovich@comcast.net

Prin George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-009-2019

Approved by	Date	DRDW	Reason for Revision
Ken A. Fitch	12/1/2019	N/A	

Woodlands preserved, planted or replanted in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber 2258 Folio 115. Revisions to this TCP2 map require a revision to the recorded easement.