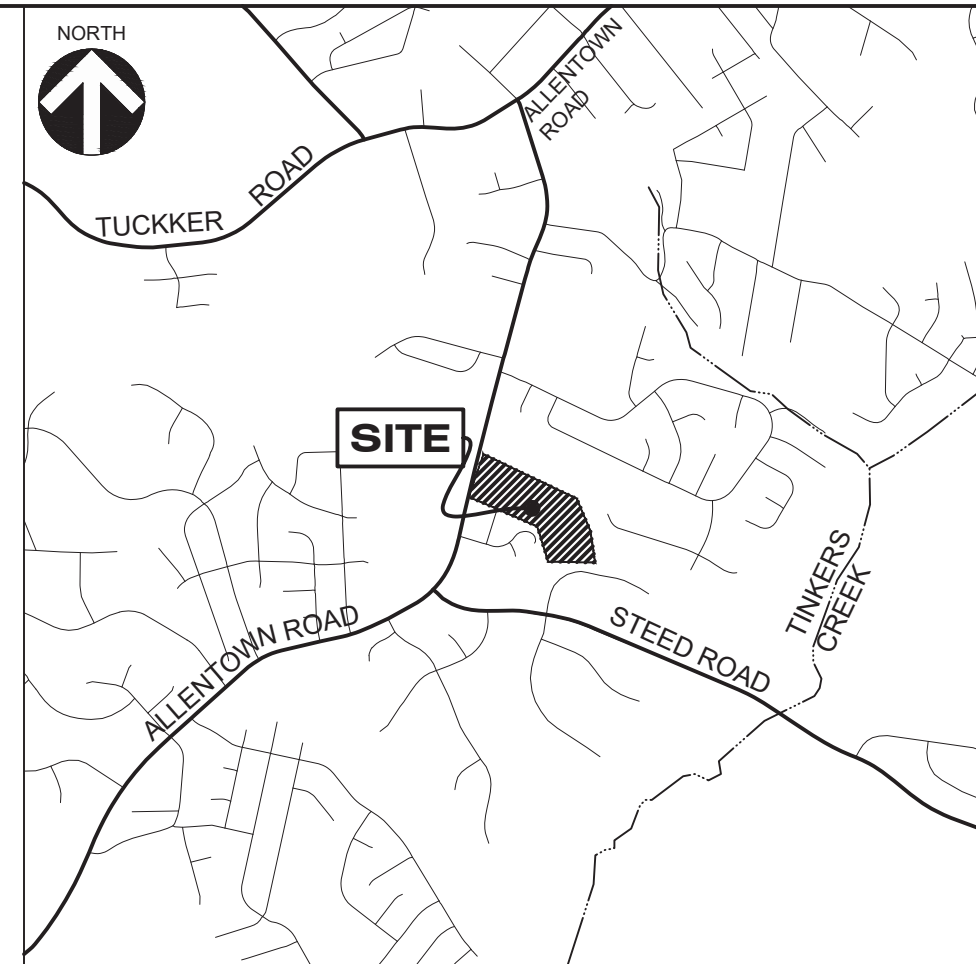
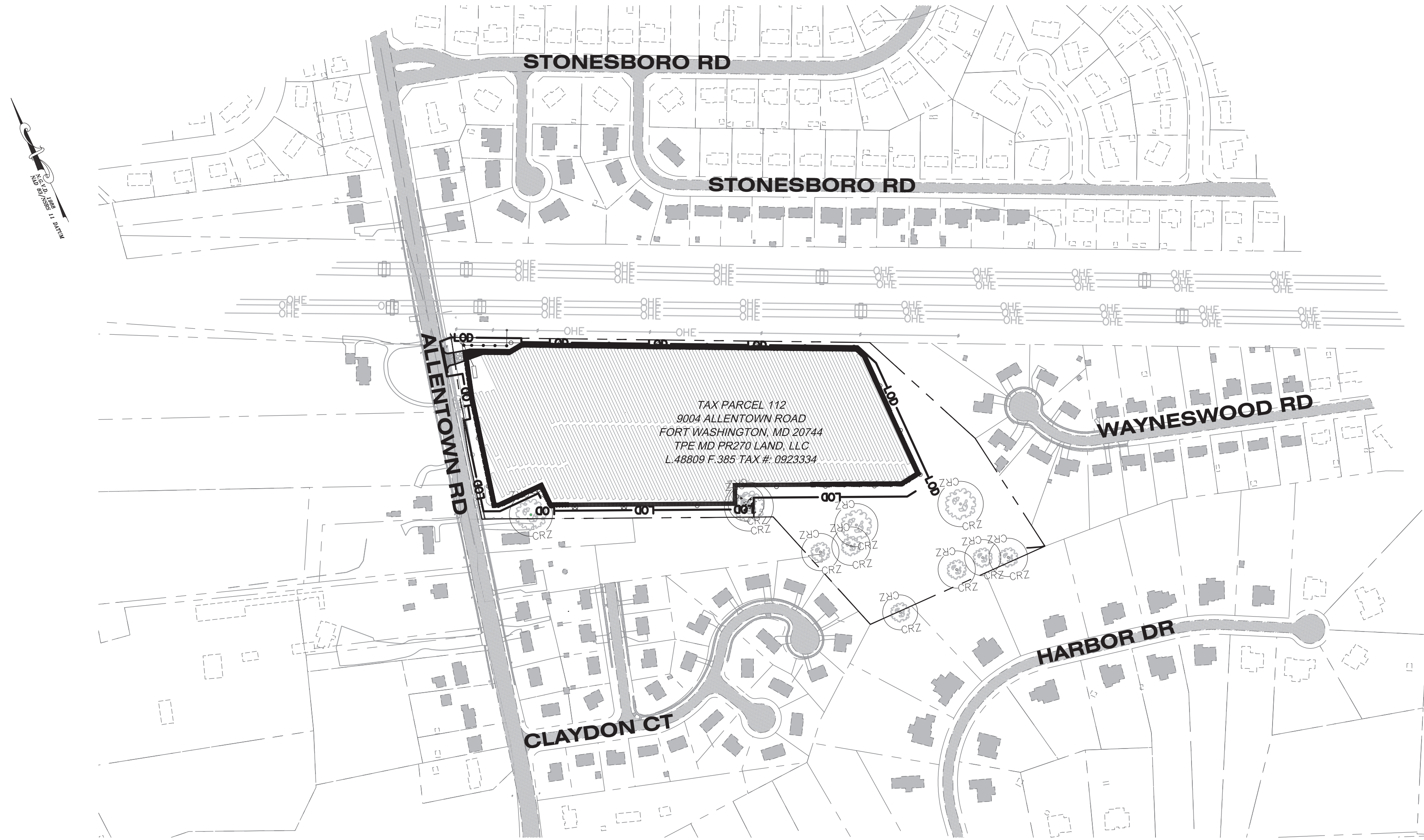


TPE MD PR270, LLC

TYPE 2 TREE CONSERVATION PLAN



VICINITY MAP
SCALE: 1" = 200'
WSSC GRID 212SE03

SHEET INDEX

TCP-01	COVER SHEET
TCP-02	NOTES
TCP-03	DETAILS
TCP-04	COLOR PLAN
TCP-05	TREE CONSERVATION PLAN

LEGEND

EXISTING ROAD	
EXISTING BUILDING	
EXISTING SIDEWALK	
EXISTING SUBJECT PROPERTY BOUNDARY	
EXISTING ADJACENT PROPERTY LINE	
EXISTING OVERHEAD POWER LINE(S)	
EXISTING TREE LINE	
EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE (1" DBH=1.5' CRZ)	
EXISTING SPECIMEN TREE TO BE REMOVED	
PROPOSED LIMITS OF DISTURBANCE	
PROPOSED FENCE	
PROPOSED FENCE WITH PRIVACY SLATS	

SITE STATISTICS TABLE

SUBJECT	TOTAL (acres)
GROSS TRACT AREA	15.82 AC.
EXISTING 100-YEAR FLOODPLAIN	0.00 AC.
NET TRACT AREA	15.82 AC.
EXISTING WOODLAND IN THE FLOODPLAIN	0.00 AC.
EXISTING WOODLAND NET TRACT AREA	10.93 AC.
EXISTING WOODLAND TOTAL	10.93 AC.
EXISTING PMA	0.45 AC.
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	46 LF ±
RIPARIAN (WOODED) BUFFER UP TO 300 FEET WIDE*	0.05 AC.

* ACREAGE OF THE ONSITE WOODLAND UP TO 300 FEET MEASURED FROM THE STREAM CENTERLINE OR FROM THE TOP OF BANK ON BOTH SIDES OF ALL REGULATED STREAMS.

WOODLAND STAND SUMMARY TABLE

FOREST STAND	AREA (ACRES)
A	8.69
B	2.24
SUB-TOTAL: WOODLANDS	10.93
OPEN LAND	4.89
TOTAL	26.75

WEB SOILS SURVEY TABLE

MAP UNIT	MAP UNIT NAME	SOIL TYPES - % GROUP	K FACTOR (WHOLE SOIL)	HYDROLOGIC GROUP	HYDRIC (RATING)	DRAINAGE CLASS
BaA	Beltsville silt loam, 0 to 2% slopes	Beltsville - 75 Minor - 25	.37	C	No	Moderately well drained
BaC	Beltsville silt loam, 5 to 10% slopes	Beltsville - 70 Minor - 30	.43	C	No	Moderately well drained
CwE	Croom-Marr complex, 15 to 25% slopes	Croom - 50 Marr - 30 Minor - 20	.15	C	No	Well drained
CxD	Croom-Marr-Urban land complex, 5 to 15% slopes	Croom - 45 Marr - 30 Urban - 20 Minor - 5	.15	C	No	Well Drained

SPECIMEN TREES

Tree No.	Common Name	Latin Name	Diameter at Breast Height (DBH) (inch)	Overall Condition Rating	Condition	Comments
1	White Oak	<i>Quercus alba</i>	31	56	Poor	Leaning.
2	S. Red Oak	<i>Quercus falcata</i>	42	53	Poor	Dead branches & canopy, declining, vines, leaning.
3	White Oak	<i>Quercus alba</i>	37	75	Fair	Looks average.
4	White Oak	<i>Quercus alba</i>	32	38	Poor	Severe trunk damage, roots damaged, broken leader at 40'.
5	N. Red Oak	<i>Quercus rubra</i>	33	69	Poor	Minor decay openings in root system.
6	White Oak	<i>Quercus alba</i>	30	72	Fair	One dead scaffold branch.
7	S. Red Oak	<i>Quercus falcata</i>	32	78	Fair	Looks average.
8	White Oak	<i>Quercus alba</i>	31	78	Fair	Looks average.
9	Beech	<i>Fagus grandifolia</i>	33	94	Excellent	Looks average.
10	S. Red Oak	<i>Quercus falcata</i>	39	84	Good	Leader splits at 6'.
11	Silver Maple	<i>Acer saccharinum</i>	37	63	Poor	Leader splits into 3. Leaning. Near boundary.

* SPECIMEN TREE TO BE REMOVED.

WOODLAND SUMMARY TABLE

WOODLAND PRESERVATION (WPA)	
WPA A	4.45 ACRES
WOODLAND CLEARING (WCA)	
WCA A	6.29 ACRES
WOODLAND RETAINED - NOT CREDITED (WR-NC)	
WR-NC 1	0.01 ACRES
WR-NC 2	0.07 ACRES
WR-NC 3	0.11 ACRES
TOTAL WR-NC	0.19 ACRES
SPECIMEN TREE CREDITS	0.10 ACRES

TYPE 2 TREE CONSERVATION WORKSHEET

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)

Zone:	R-E
Gross Tract:	15.82
Floodplain:	0.00
Previously Dedicated Land:	0.00
Net Tract (NTA):	15.82 0.00 0.00

TCP Number: TCP2-010-2022 Revision #: 0
Property Description or Subdivision Name: Property Use: Community Solar, Subdivision Name: Surratts
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 Area)? N
Is this one (1) single family lot? (Y or N) N
Are there prior TCP approvals which include a combination of this lot? (Y or N) N
Is any portion of the property in a WC Bank? (Y or N) N
Break-even Point (preservation) = 5.36 acres
Clearing permitted w/o reforestation: 5.86 acres

SECTION II-Determining Requirements (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)
Existing Woodland		10.93		
Woodland Conservation Threshold (WCT) =	25.00%	3.96	0.00	
Smaller of 17 or 18		3.96		
Woodland above WCT		6.98		
Woodland cleared		6.29	0.00	0.00
Woodland cleared above WCT (smaller of 16 or 17)		6.29		
Clearing above WCT (0.25 - 1) replacement requirement		1.57		
Woodland cleared below WCT		0.00		
Clearing below WCT (2:1 replacement requirement)		0.00		
Afforestation Required	20.00%	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		5.53		

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)

Woodland Preservation	4.45	
Afforestation/ Reforestation	0.00	Bond amount: \$ -
Natural Regeneration	0.00	
Landscape Credits	0.00	
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.05	
Forest Enhancement Credit (Area * .25)	0.00	
Street Tree Credit (Existing or 10-year canopy coverage)	0.00	
Area approved for fee-in-lieu	0.00	Fee amount: \$0.00
Off-site Woodland Conservation Credits Required	0.98	
Off-site WCA (preservation) being provided on this property	0.00	
Off-site WCA (afforestation) being provided on this property	0.00	
Woodland Conservation Provided	5.53	

Area of woodland not cleared: 4.64 acres
Net tract woodland retained not part of requirements: 0.19 acres
100-footplain woodland retained: 0.00 acres
On-site woodland conservation provided: 4.45 acres
On-site woodland conservation alternatives provided: 0.10 acres
On-site woodland retained per credits: 0.19 acres

Prepared by: *Michael H. B...* Signed: *Michael H. B...* Date: 8/19/2022

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND
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Property Owners Awareness Certificate

I/We TPE MD PR270 LAND, LLC hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirement as set forth in this TCP2.

Adam M. Beal 5-23-23
Owner or Owners Representative Date

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Contract Purchaser _____ Date _____

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-010-2022

Approved by	Date	DRD #	Reason for Revision
<i>Adam M. Beal</i>	11/29/2023		

NOT FOR CONSTRUCTION

Dewberry
Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

OWNER/APPLICANT:
TPE MD PR270, LLC
3720 S. Dahlia St.
Denver, Colorado 80237

CONTACT:
Adam Beal
(970) 379-3937
abeal@ipoint-e.com

TPE MD PR270, LLC
9004 ALLENTOWN ROAD
FORT WASHINGTON, MD 20744
PRINCE GEORGES COUNTY
9TH ELECTION DISTRICT
TAX MAP 115-43
WSSC GRID 212SE03

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS
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THAT I AM A DULY LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT UNDER THE LAWS OF THE
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LICENSE NO. 3108
EXPIRATION DATE: 10.03.25

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0' 200' 400'
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2	11.20.2022	SRP	REVISED W/WHY EASEMENT
3	11.27.2022	SRP	RESPONSE TO COMMENTS

REVISIONS

DRAWN BY SU/SRP
APPROVED BY MB
CHECKED BY KP
DATE MARCH 1, 2022

TITLE
TYPE 2 TREE CONSERVATION PLAN

TREE CONSERVATION PLAN
COVER

DEWBERRY JOB NO. 50138397

TCP-01

SHEET NO. 1 OF 5

F

E

D

C

B

A

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

- 1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR TPE MD PR270, LLC SOLAR FARM, MR-2034F.
- 2. CUTTING OR CLEARING WOODLANDS 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. DEPARTMENT OF PERMITTING, INSPECTIONS NAD ENFORCEMENT (DPIE), 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 ZONED R-E.
- 7. PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25.117(G)
- 8. 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 48929 FOLIO 28. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

TREE PRESERVATION AND RETENTION NOTES

- 9. 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.
- 10. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
- 11. 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.
- 12. 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 TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.
- 13. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TCF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

- 14. 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 MAY BE REMOVED.
- 15. 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 TREES HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
- 16. 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 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.
- 17. 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 PERMITEE, 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 PERMITEE 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 PHOTOGRAPHS 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.

OFF-SITE WOODLAND CONSERVATION

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 RECORDDATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC, PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED 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 PORTION THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREAS AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE 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.

NOTE
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Adam M. Beal

Owner or Owners Representative

5-23-23

Date

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Contract Purchaser

Date

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-010-2022

Approved by

Date

DRD #

Reason for Revision

00

01

02

03

04

05

NOT FOR CONSTRUCTION



Dewberry
Engineers Inc.

4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0168 (FAX)
www.dewberry.com

OWNER/APPLICANT:

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3720 S. Dahlia St.
Denver, Colorado 80237

CONTACT:
Adam Beal
(970) 379-3937
abeal@ipoint-e.com

TPE MD PR270, LLC

9004 ALLENTOWN ROAD
FORT WASHINGTON, MD 20744
PRINCE GEORGES COUNTY
9TH ELECTION DISTRICT
TAX MAP 115-43
WSSC GRID 2126203

SEAL

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

LICENSE NO. 3108

EXPIRATION DATE: 10.03.25



Michael H. Byn

SCALE

1	6.2.2022	DV	REVISED PER 4.20.21 COMMENTS
2	11.20.2022	SRP	REVISED W/WHC EASEMENT
3	11.27.2022	SRP	RESPONSE TO COMMENTS

REVISIONS

DRAWN BY SU/SRP

APPROVED BY MB

CHECKED BY KP

DATE MARCH 1, 2022

TITLE
TYPE 2 TREE
CONSERVATION PLAN

TREE CONSERVATION PLAN
NOTES

DEWBERRY JOB NO. 50138397

TCP-02

SHEET NO. 2 OF 5

OWNER/APPLICANT:

TPE MD PR270, LLC
3720 S. Dahlia St.
Denver, Colorado 80237

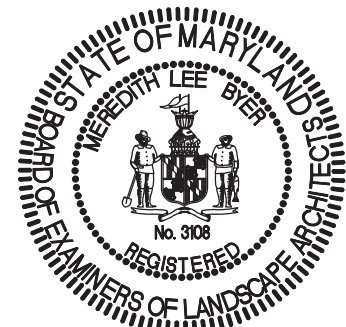
CONTACT:
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(970) 379-3937
abeal@tpoint-e.com

TPE MD PR270, LLC
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FORT WASHINGTON, MD 20744
PRINCE GEORGE'S COUNTY
9TH ELECTION DISTRICT
TAX MAP 115-A3
WSSC GRID 217SE03

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Meredith Byn

SCALE

0' 100' 200'

SCALE: 1"=100'

[illegible]

REVISIONS

DRAWN BY	SU/SRP
APPROVED BY	MB
CHECKED BY	KP
DATE	MARCH 1, 2022

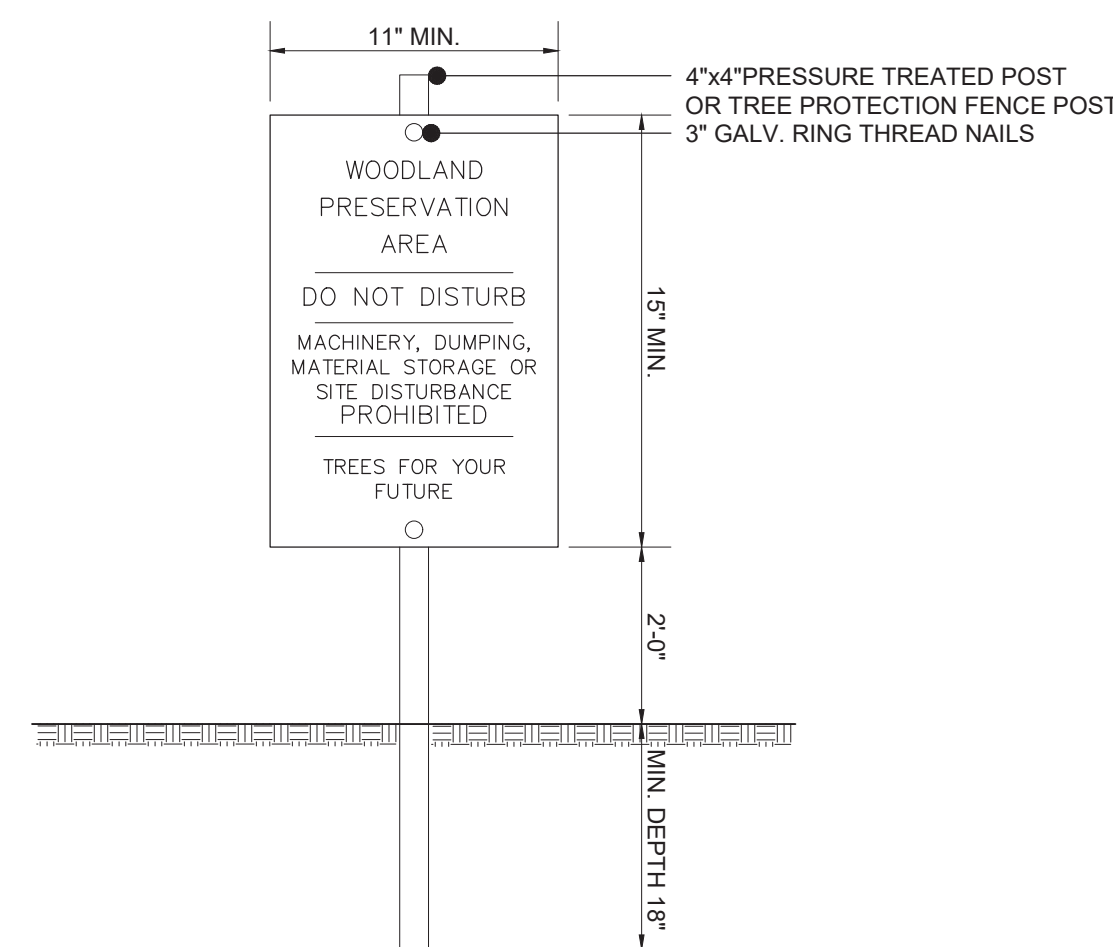
TITLE **TYPE 2 TREE
CONSERVATION PLAN**

TREE CONSERVATION PLAN
DETAILS

DEWBERRY JOB NO. 50138397

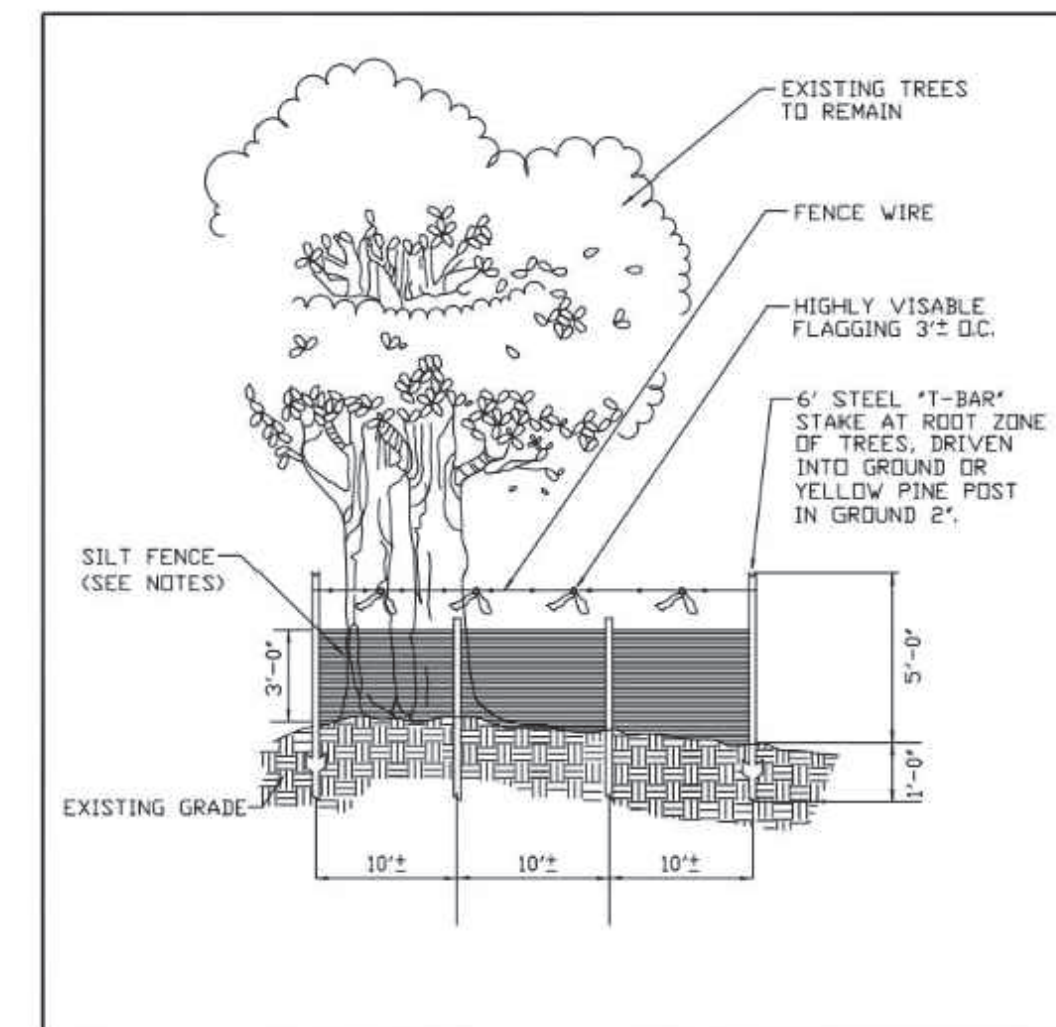
TCP-03

SHEET NO. 3 OF 5



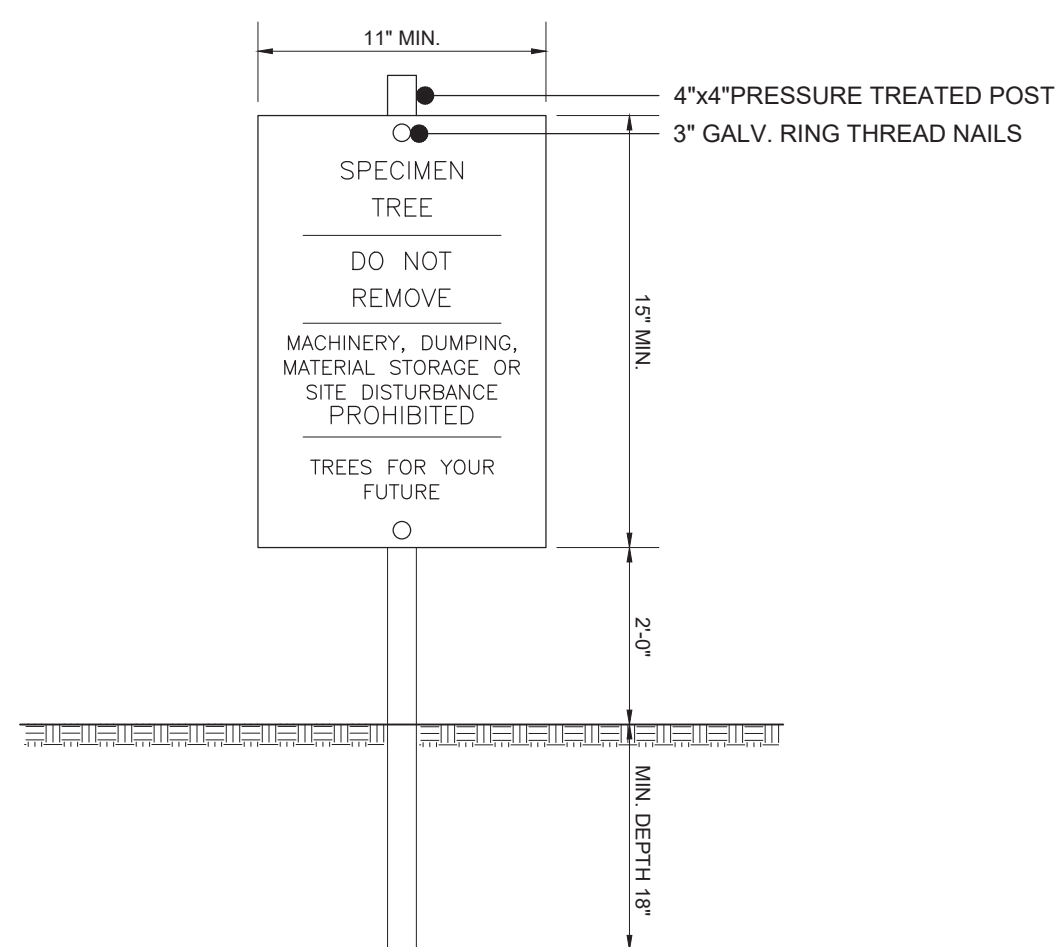
- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION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

1 WOODLAND PRESERVATION AREA SIGN
3 SCALE: NTS



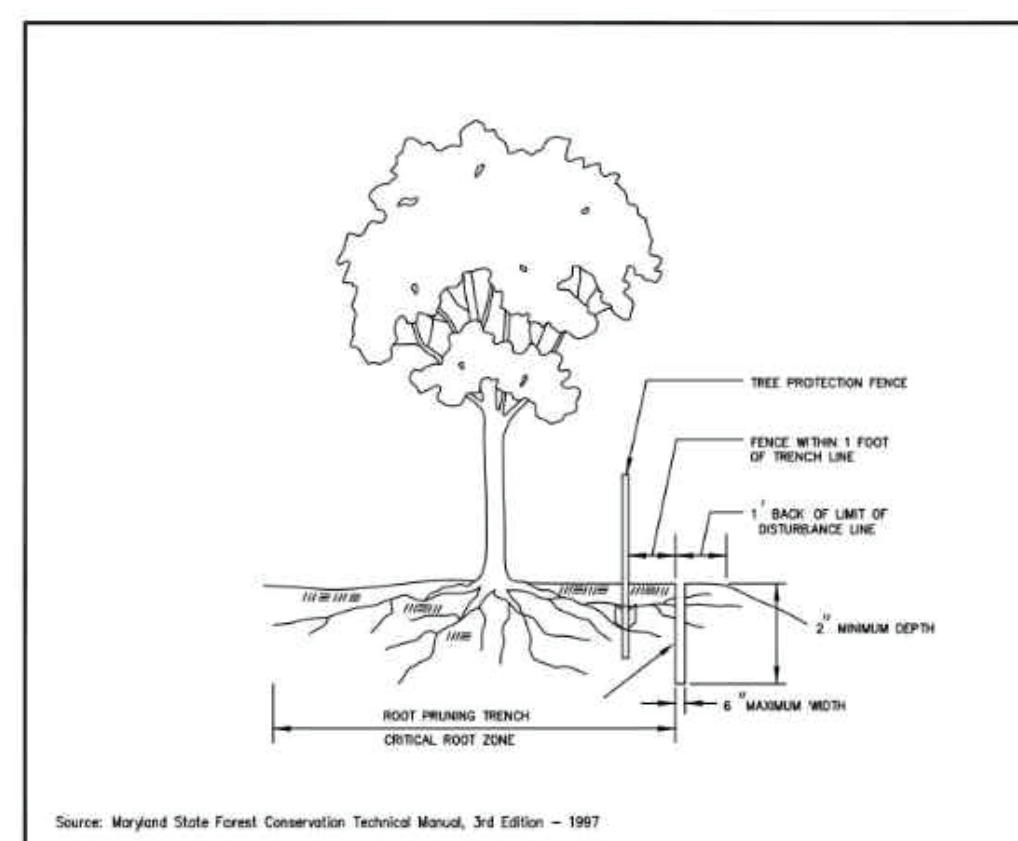
- NOTES:
1. SILT FENCE TO BE HEELED INTO SOIL.
2. WIRE, SNOW FENCE, ETC. FOR TREE PROTECTION ONLY.
3. BOUNDARIES OF RETENTION AREA WILL BE ESTABLISHED AS PART OF THE TREE CONSERVATION PLAN REVIEW PROCESS.
4. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
5. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
6. DEVICE SHOULD BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
7. PROTECTION SIGNS ARE ALSO REQUIRED.
8. LOCATE FENCE OUTSIDE THE CRITICAL ROOT ZONE.

5 COMBINATION SILT FENCE
3 SCALE: NTS



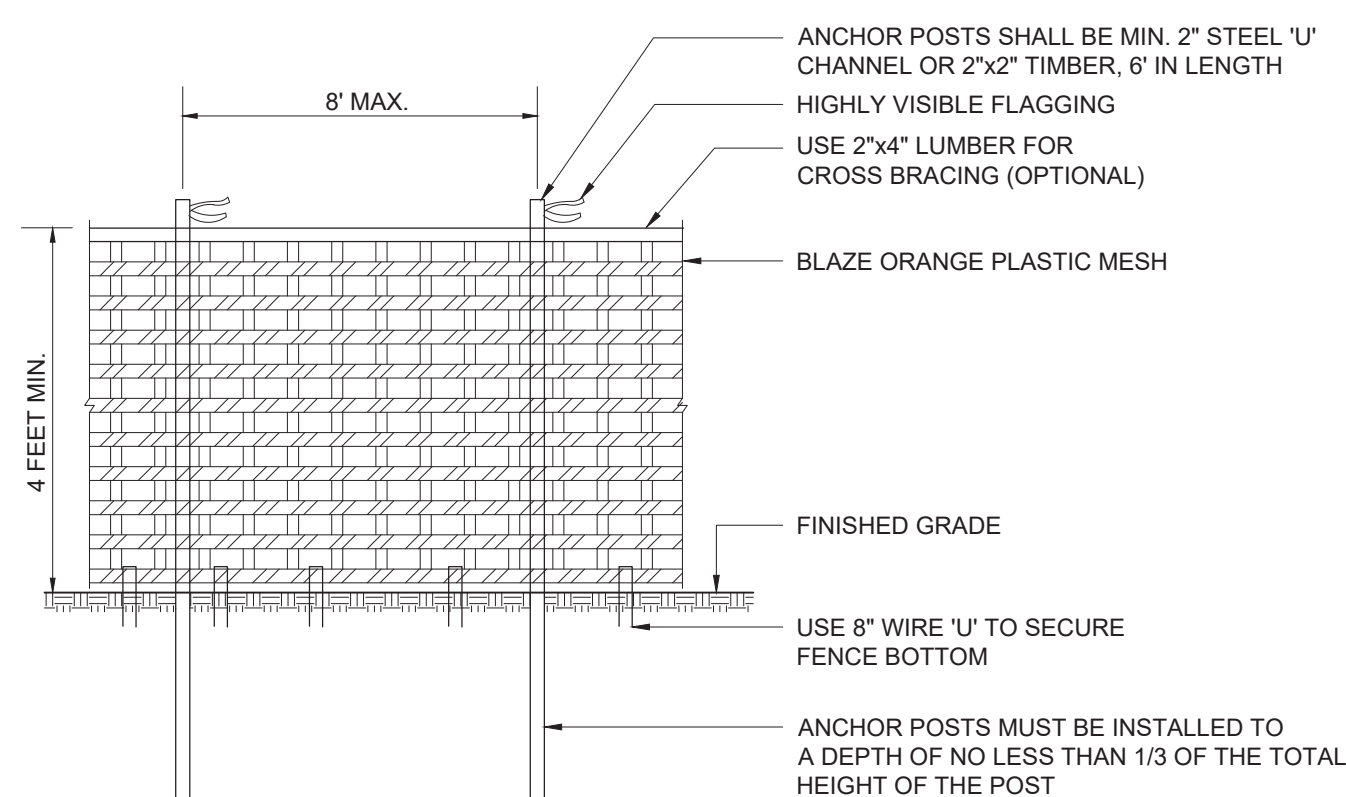
- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 5. SIGNS SHOULD BE INSTALLED AT EVERY 50' AS TREE PROTECTION DEVICE.
 6. LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG FENCING.
 7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF I.O.D., AND REMAIN IN PLACE IN PERPETUITY.
 8. WHEN THE SPECIMEN TREE SIGN IS LOCATED WITHIN 10' OF EITHER A PREEXISTING OR REFORESTATION SIGN, THE TWO SIGNS MAY BE POSTED ON A SINGLE POST.

SPECIMEN TREE SIGN
SCALE: NTS



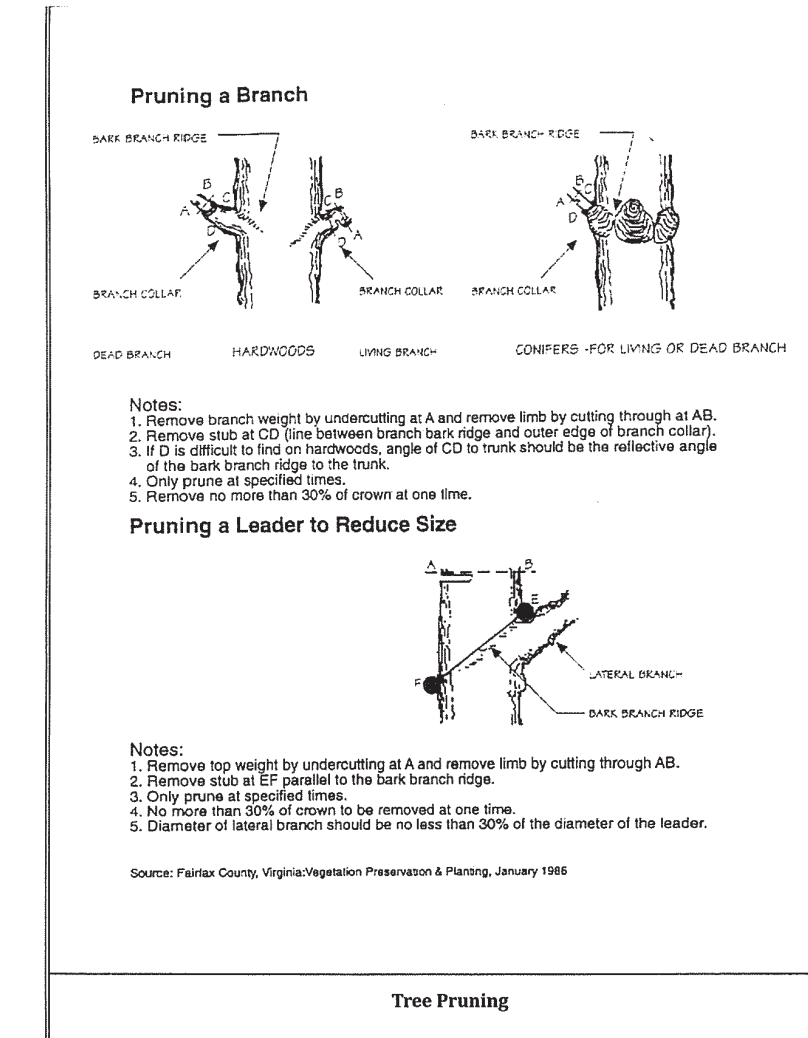
- NOTES:
1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
 2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCING.
 3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
 4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
 5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

6 STANDARD ROOT PRUNING DETAIL
3 SCALE: NTS



- NOTES:
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.

3 TYPE 1 (TEMPORARY) TREE PROTECTION FENCE 3 SCALE: NTS (FOR PRESERVATION AREAS)



- TREE PRUNING**
SCALE: NTS

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
<http://www.missutility.net>
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

Property Owners Awareness Certificate

I/We TPE MD PR270 LAND, LLC hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirement as set forth in this TCP2.

Adam M. Bol 5-23-23

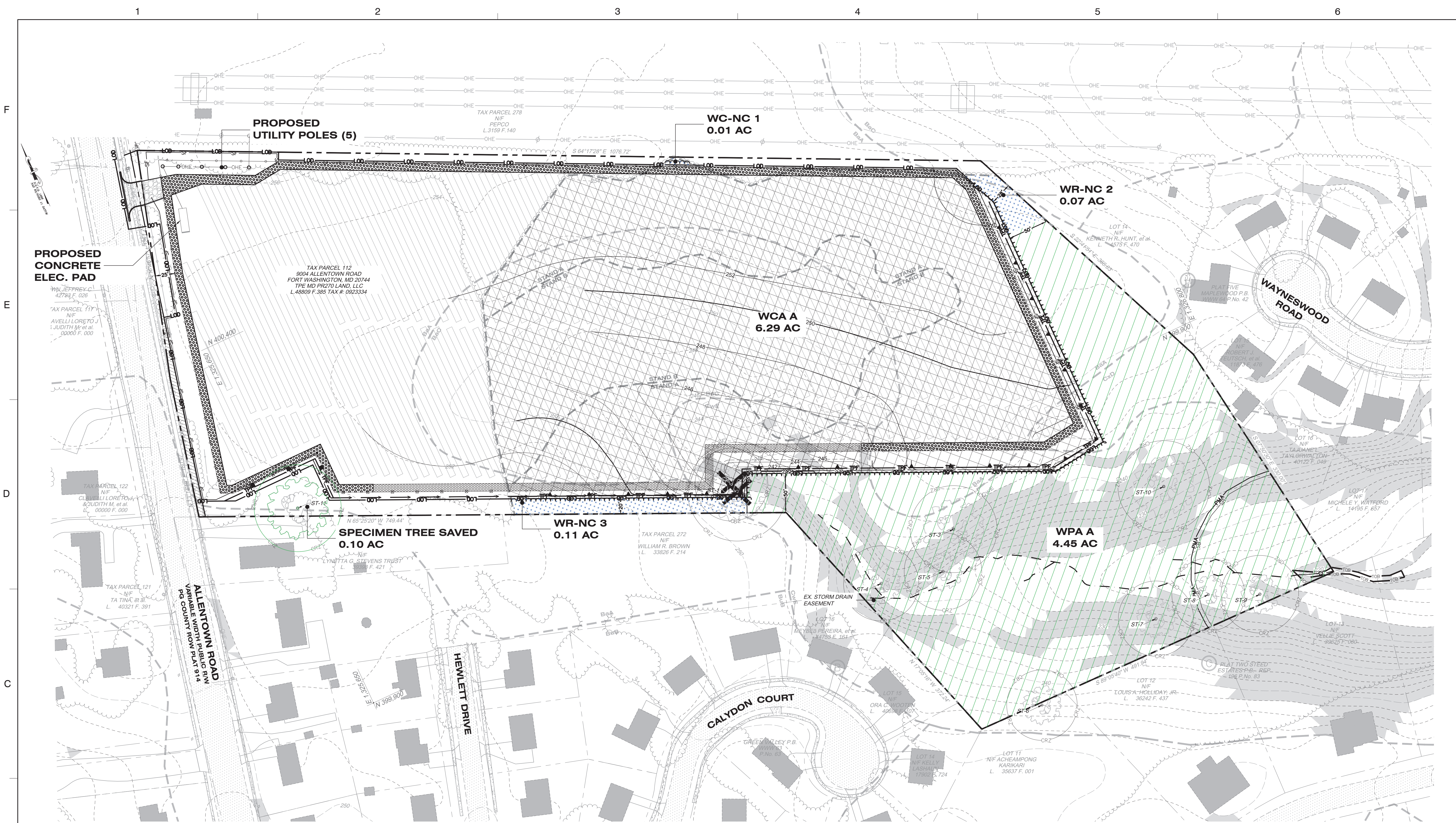
Owner or Owners Representative Date

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Contract Purchaser Date

Prince George's County Planning Department, M-NCPPC
Environmental Preservation Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-010-2022

NOT FOR CONSTRUCTION



LEGEND

WOODLAND PRESERVATION AREA (WPA)

WOODLAND CLEARED AREA (WCA)

WOODLAND RETAINED - NOT CREDITED (WR-NC)

PRESERVED SPECIMEN TREE (CREDITED)

NOTE
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8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

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Adam M. Beal 5-23-23
Owner or Owners Representative Date

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Contract Purchaser _____ Date _____

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-010-2022

Approved by	Date	DRD #	Reason for Revision
<i>Adam M. Beal</i>	11/28/2022		

NOT FOR CONSTRUCTION

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

OWNER/APPLICANT:

TPE MD PR270, LLC
3720 S. Dahlia St.
Denver, Colorado 80237

CONTACT:

Adam Beal
(970) 379-3937
abeal@ipoint-e.com

TPE MD PR270, LLC

9004 ALLENTOWN ROAD
FORT WASHINGTON, MD 20744
PRINCE GEORGES COUNTY

9TH ELECTION DISTRICT
TAX MAP 115-43
WSSC GRID 2125203

SEAL

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

LICENSE NO. 3108
EXPIRATION DATE: 10.03.25

SCALE

0' 50' 100'

SCALE: 1"=50'

	DATE	BY	REVISION
1	6.2.2022	DV	REVISED PER 4.20.21 COMMENTS
2	11.20.2022	SRP	REVISED WYMC EASEMENT
3	11.27.2022	SRP	RESPONSE TO COMMENTS

REVISIONS

DRAWN BY: SU/SRP
APPROVED BY: MB
CHECKED BY: KP
DATE: MARCH 1, 2022

TITLE: **TYPE 2 TREE CONSERVATION PLAN**

COLOR PLAN

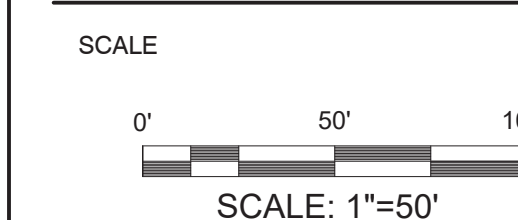
DEWBERRY JOB NO. 50138397

TCP-04

SHEET NO. 4 OF 5



Meredith L. Pryor



1	6.2.2022	DV	REVISED PER 4.29.22 COMMENTS
2	11.20.2022	SRP	RESOLVED WWHC EASEMENT
3	11.27.2022	SRP	RESPONSE TO COMMENTS

REVISIONS

DRAWN BY	SU/SRP
APPROVED BY	MB
CHECKED BY	KP
DATE	MARCH 1, 2022

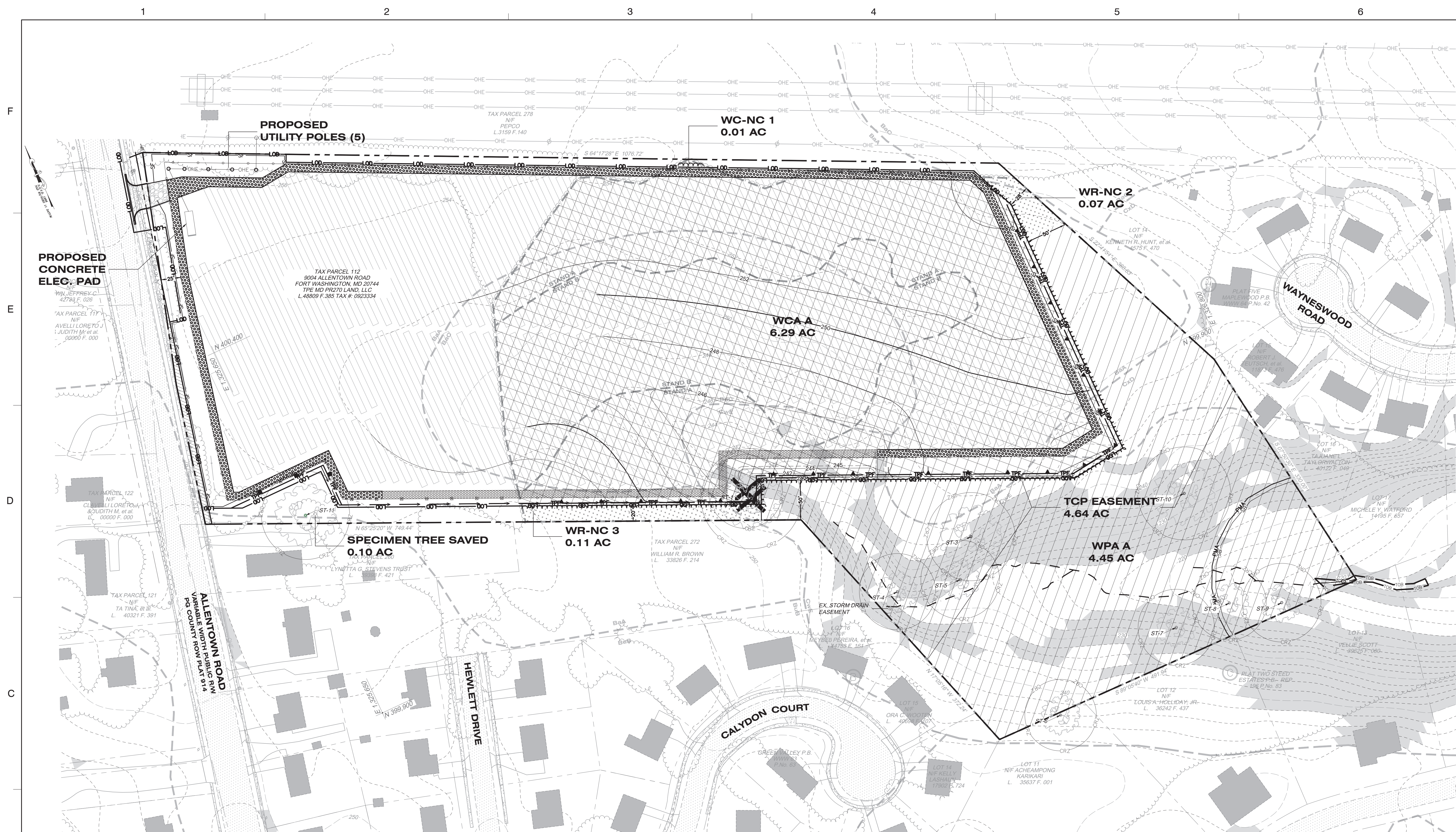
TITLE
**TYPE 2 TREE
CONSERVATION PLAN**

TREE CONSERVATION PLAN

DEWBERRY JOB NO. 50138397

TCP-05

SHEET NO. 5 OF 5



LEGEND

EXISTING ROAD

EXISTING BUILDING

EXISTING SIDEWALK

EXISTING SUBJECT PROPERTY BOUNDARY

EXISTING ADJACENT PROPERTY LINE

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

EXISTING REGULATED STREAM TOP OF BANK
(PERENNIAL OR INTERMITTANT)

EXISTING REGULATED STREAM CENTERLINE

EXISTING REGULATED STREAM BUFFER

EXISTING NONREGULATED STREAM
(EPHEMERAL)

EXISTING OVERHEAD POWER LINE(S)

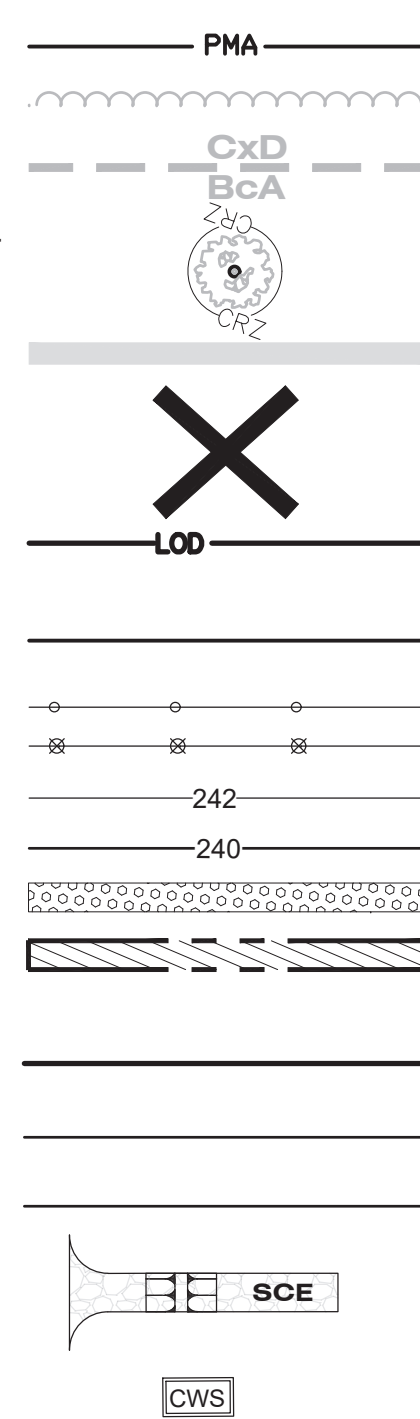
EXISTING CHAIN LINK FENCE

EXISTING PVC FENCE

WOODLAND PRESERVATION AREA (WPA)
WOODLAND CLEARED AREA (WCA)
WOODLAND RETAINED - NOT CREDITS (WR-NC)
WOODLAND PRESERVATION SIGN
SPECIMEN TREE SIGN
TCP EASEMENT AREA

PRIMARY MANAGEMENT AREA (PMA)
EXISTING TREE LINE
EXISTING SOILS BOUNDARY
EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE (1" DBH=1.5' CRZ)
EXISTING STEEP SLOPES (15-25%)
EXISTING SPECIMEN TREE TO BE REMOVED
PROPOSED LIMITS OF DISTURBANCE
PROPOSED TREE LINE
PROPOSED FENCE
PROPOSED FENCE WITH PRIVACY SLATS
PROPOSED CONTOUR MINOR
PROPOSED CONTOUR MAJOR
PROPOSED 10FT FIRE BREAK
PROPOSED FRONTAGE DEDICATION

TEMPORARY PROTECTION FENCE
SILT FENCE
SUPER SILT FENCE
STABILIZED CONSTRUCTION ENTRANCE
CONCRETE WASH STATION



NOTES

1. SILT FENCE, SUPER SILT FENCE AND TREE PROTECTION FENCE ARE COINCIDENT WITH THE LOD AND OFFSET FOR GRAPHICAL PURPOSES.
2. WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE COUNTY LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND ON DEED BOOK 48929 PAGE 28.

NOTE
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Adam M. Bl 5-23-23

Owner or Owners Representative Date

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Contract Purchaser Date

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-010-2022

	Agreed by	Date	DRD #	Reason for Revision
00	<i>David Stedman</i>	11/29/2023		
01				
02				
03				
04				

NOT FOR CONSTRUCTION