

GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for (Plan # 2-013-13) If Plan # 2-013-13 expires, then this TCP2 also expires and is no longer valid.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 \$900 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.
- 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 the 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 R-A.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The property is adjacent to Central Avenue, RTE # 214 which is classified as a (Expressway) roadway.
- This plan is not grandfathered under CB-27-2010, Section 25-117 (g).

ADDITIONAL NOTES

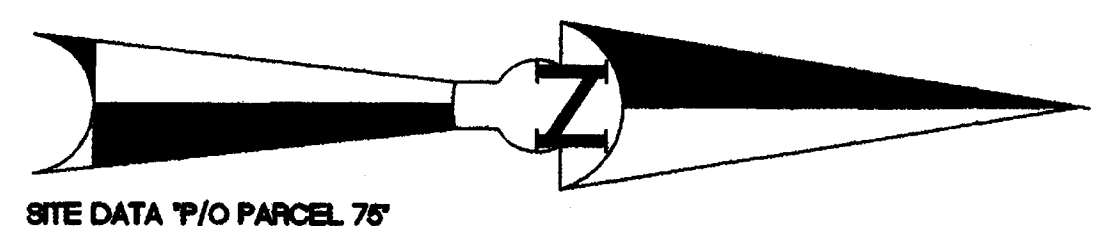
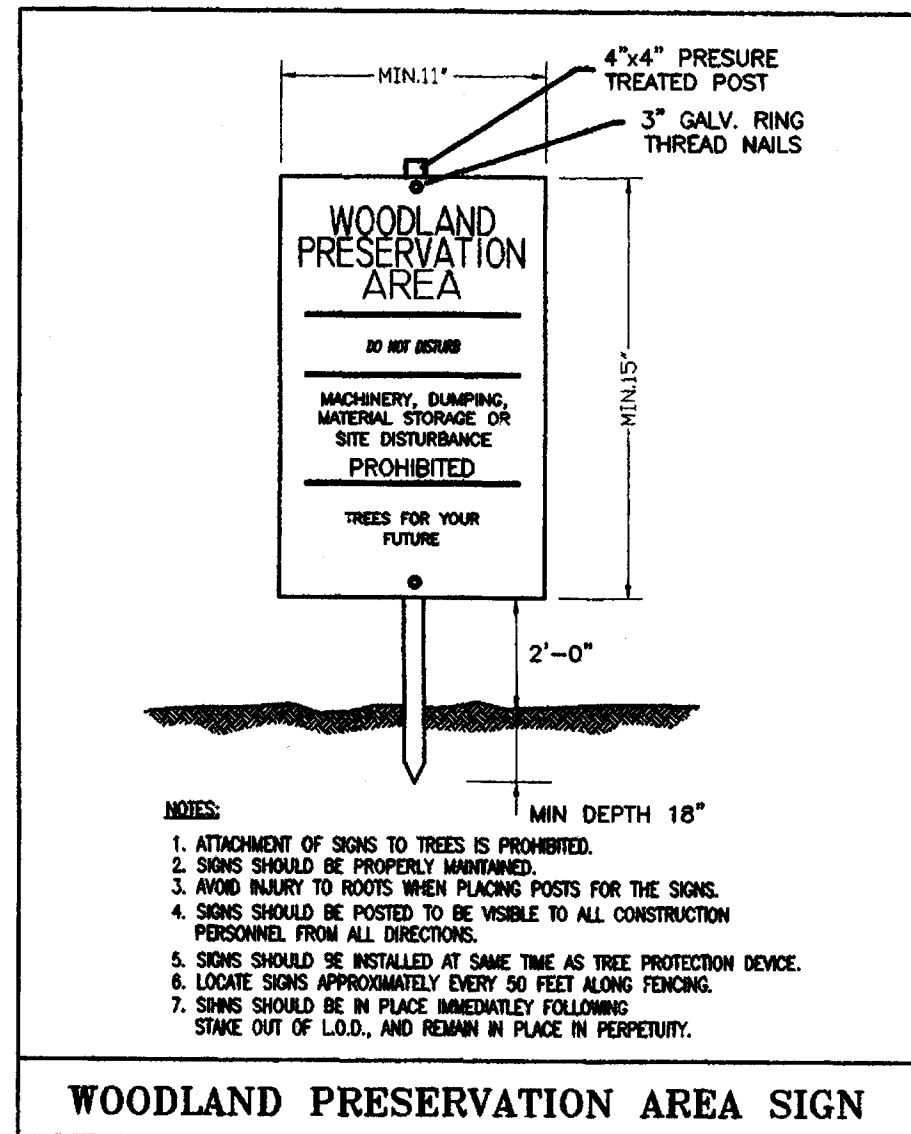
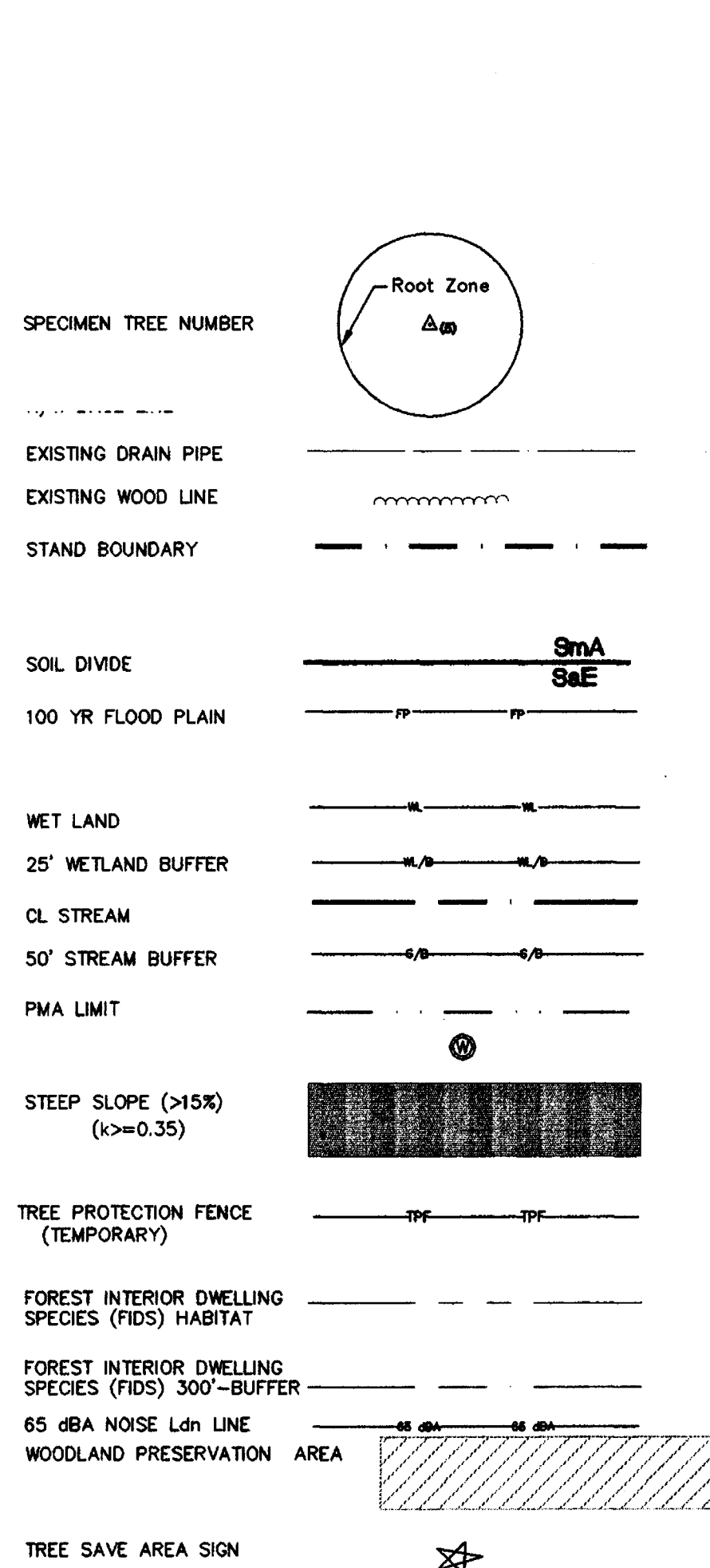
Tree Preservation and Retention Notes

- 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.
- 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.
- 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.

Woodland Conservation Easement Note

Woodland 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 8506 folio 932. Revisions to this TCP2 may require a revision to the recorded easement.

LEGEND



SITE DATA "P/O" PARCEL 75

TOTAL SITE AREA = 7.41 AC
TOTAL WOODED AREA ON THIS SITE = 2.98 AC
TOTAL FLOOD PLAIN AREA ON THIS SITE = 0 AC
WOOD LAND AREA WITHIN FLOOD PLAIN ON SITE = 0 AC

CERTIFICATION

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE MARYLAND DEPARTMENT OF NATURAL RESOURCES FOREST CONSERVATION ACT, AND THE PRINCE GEORGE'S COUNTY WOODLAND PRESERVATION ORDINANCE. THE PREPARER IS A LICENSED PROFESSIONAL AND/OR A QUALIFIED PROFESSIONAL UNDER COMAR 08.19.06.01.

NAME: Zaid Shakhli SIGNATURE: [Signature] DATE: 4/25/2013

PROPERTY OWNERS AWARENESS CERTIFICATE

I/WE Tracy Lowrey HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS SET FORTH IN THIS TCP2.

OWNER OR OWNER'S REPRESENTATIVE: [Signature] DATE: 7/31/2013

TOTAL WETLAND AREA = 0 AC

TOTAL WETLAND BUFFER AREA = 0 AC

SPECIMEN TREES

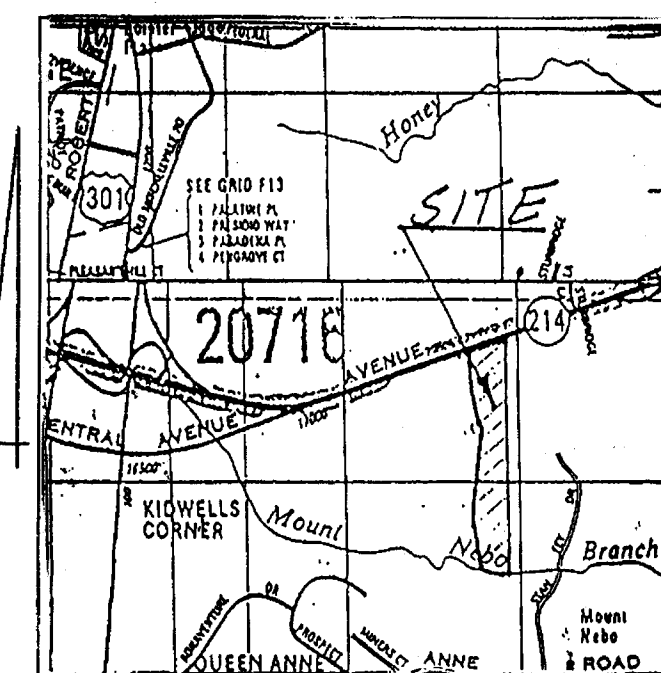
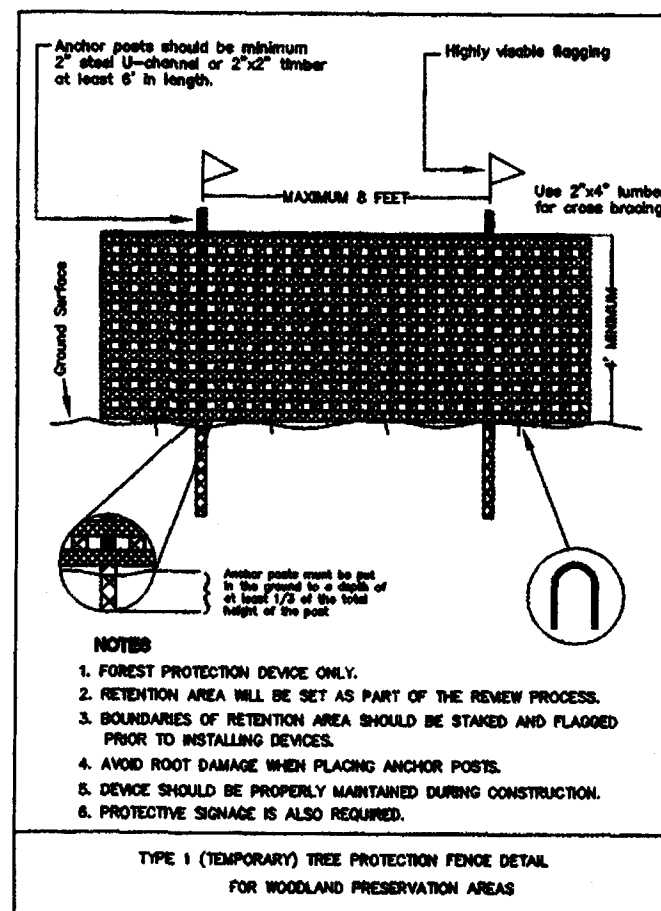
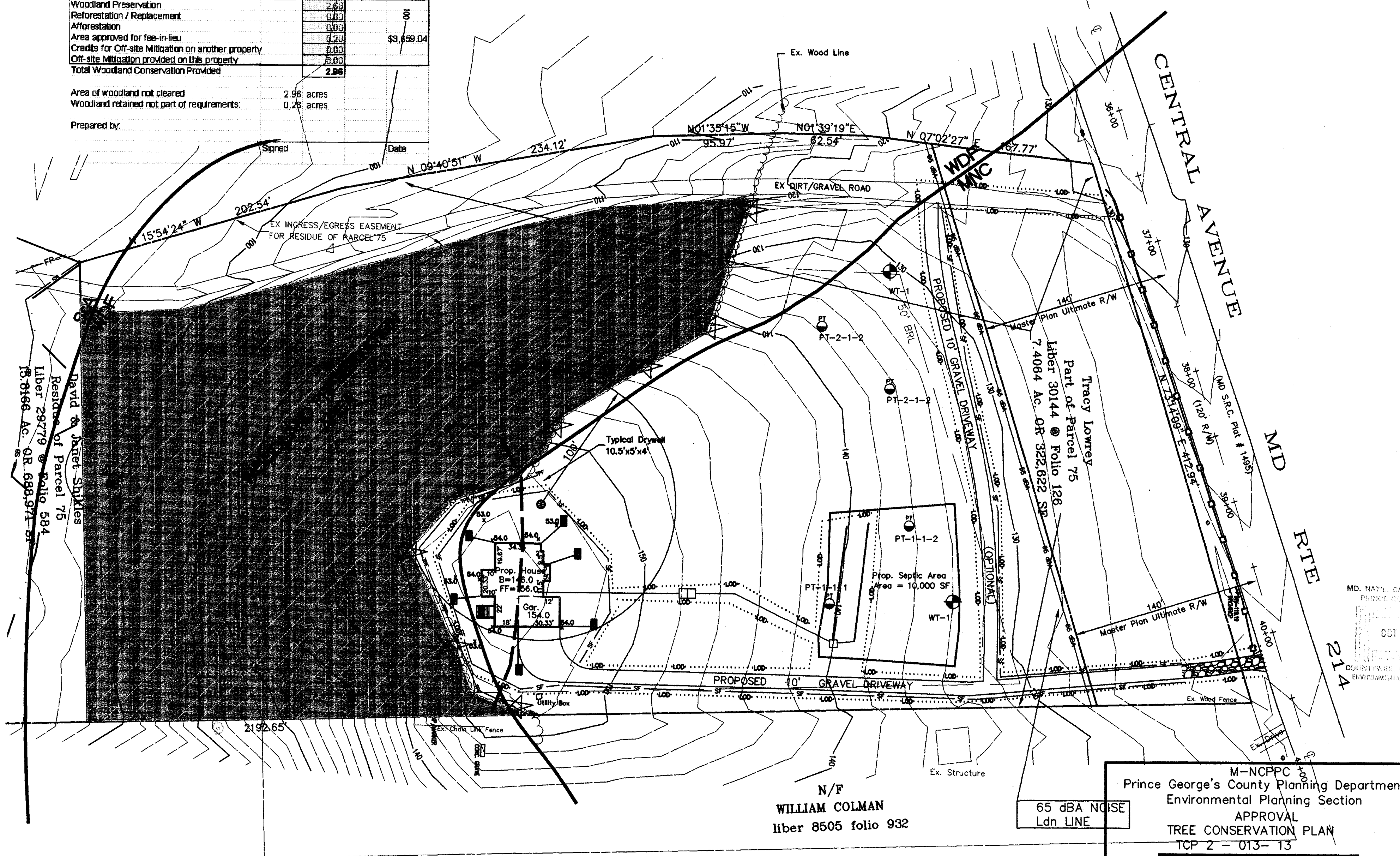
NUMBER	TREE NAME	SIZE	CONDITION	DISPOSITION
1	SYCAMORE	31 in.	GOOD	SAVE

NOTE: TREES ARE FIELD LOCATED

Woodland Conservation Worksheet

for Prince George's County

Zone:	R-A
Gross Tract:	7.4
Proposed:	0.00
Previously Dedicated Land:	7.4
Net Tract (NTA):	7.4
Property Description or Subdivision Name:	
Reforestation Requirement Reduction Questions	
Is this one (1) single family lot? (Y/N)	Y
Are there prior TCP approvals which include a combination of this lot and/or other lots. (Y/N)	N
Break-even Point (preservation) =	3.7 acres
Clearing permitted w/o reforestation =	9.74 acres
Woodland Conservation Calculations:	
Existing Woodland	2.98
Woodland Conservation Threshold (NTA) =	50.00%
Smaller of a or b	2.98
Woodland above WCT	0
Woodland cleared	0.00
Smaller of d or e	0.00
Clearing above WCT (0.25 : 1) replacement requirement	0.00
Clearing below WCT (2 : 1) replacement requirement	0.00
Reforestation Threshold (ART) =	0.00
Woodland Conservation Required	2.98
Woodland Conservation Provided:	
Woodland Preservation	2.98
Reforestation / Replacement	0.00
Afterforestation	0.00
Area approved for fee-in-lieu	0.00
Credits for Off-site Mitigation on another property	0.00
Off-site Mitigation provided on this property	0.00
Total Woodland Conservation Provided	2.98
Area of woodland not cleared	2.98 acres
Woodland retained not part of requirements.	0.28 acres
Prepared by:	

VICINITY MAP
SCALE: 1"=200'

MD. NAT. RES. CODE, § 1-101, PL. 00000
PRINCE GEORGE'S COUNTY
001 21 2013
COUNTY PLANNING SECTION

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP 2 - 013-13

Approved by: [Signature] Date: 10/21/2013
01
02
03
04
05

DESIGNED: MS	DATE: 4/25/2013	BY: ZMS	REVISIONS
DRAWN: DATE:	4/19/2013		Per EPS Initial review on 4/15/2013.
CHECKED: ZS	DATE: 04/04		
APPROVED: DATE:			



APPLIED CIVIL ENGINEERING INC.

ENGINEERING * PLANNING * SURVEYING * LAND DEVELOPMENT
8 PERMIT PROCESSING
9470 ANNAPOLIS ROAD, SUITE 414
LANHAM, MARYLAND 20706
TEL. (301) 459-5932

OWNER/APPLICANT/DEVELOPER

DAVID-JAMES BUILDERS, INC.
3203 FARMINGTON DRIVE
CHEVY CHASE, MD 20815
240 375-4359

TREE CONSERVATION PLAN TYPE 2

CENTRAL AVENUE
PART OF PARCEL 75
POPLAR RIDGE
7TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1"=50' CONTRACT No.: 03-18 SHEET 1 OF 1