

Standard Woodland Conservation Worksheet for Prince George's County

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

Zone:	R-E		
Gross Tract:	1.01		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	1.01	0.00	0.00

TCP Number: Revision #: 0

Property Description or Subdivision Name: Lot 3 Blk F Sect Two Brock Hall Manor

Is this site subject to the 1989 Ordinance? (y/n): N

Is this one (1) single family lot? (y/n): Y

Are there prior TCP approvals which include a combination of this lots? (y/n): N

Is any portion of the property in a WC Bank? N

Break-even Point (preservation): 0.30 acres

Clearing permitted w/o reforestation: 0.17 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		0.47		
Woodland Conservation Threshold (WCT) = Smaller of 13 or 14	25.00%	0.25		
Woodland above WCT		0.22		
Woodland cleared		0.32	0.00	0.00
Woodland cleared above WCT (smaller of 16 or 17)		0.22		
Clearing above WCT (0.25 : 1) replacement requirement		0.05		
Woodland cleared below WCT		0.10		
Clearing below WCT (2:1 replacement requirement)		0.21		
Aforestation Threshold (AFT) =	20.00%	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		0.47		

SECTION III-Meeting the Requirements

Woodland Preservation	0.00
Aforestation / Reforestation	0.00
Natural Regeneration	0.00
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00
Forest Enhancement Credit (Area * 25)	0.00
Area approved for fee-in-lieu/PFA	0.00
Area approved for fee-in-lieu/PFA	0.41
Credits for Off-site Conservation on another property	0.00
Off-site WCA (preservation) being provided on this property	0.00
Off-site WCA (aforestation) being provided on this property	0.00
Total Woodland Conservation Provided	0.41

Area of woodland not cleared: 0.15 acres

Net tract woodland retained not part of requirements: 0.15 acres

100-floodplain woodland retained: 0.00 acres

On-site woodland conservation provided: 0.00 acres

On-site woodland retained not credited: 0.15 acres

Prepared by: Sallie P. Stewart, Signed: Sallie P. Stewart, Date: 10/11/18

NOTES:

1. WOODLAND REMAINING WITH SEPTIC RESERVE AREA CONSIDERED CLEARED FOR FOREST CONSERVATION PURPOSES AND IS REFLECTED IN WOODLAND CLEARED ON THE FOREST CONSERVATION WORKSHEET.

GENERAL INFORMATION TABLE		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-E
Zone	Aviation Policy Area (APA) 1	None
Administrative	Tax Grid (TMG)	84 D-2
Administrative	WSSC Grid (Sheet 20)	203SE12
Administrative	Planning Area (Plan Area)	79
Administrative	Election District (ED)	3
Administrative	Councilmanic District (CD)	6
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic analysis Zone (COG) (TAZ_COG)	1241
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2481

SOILS TABLE				
Map Unit	Map Unit Name	K-Factor	Hydric Rating	Hydrologic Soil Group
CoB	Collington-Wist complex 2 to 5 percent slopes	0.17	Not Hydric	B
CoB	Collington-Wist-Urban land complex 0 to 5 percent slopes	0.2	Not Hydric	A

SPECIMEN TREE LIST (ST)					
TAG NO	SCIENTIFIC NAME	BOTANICAL NAME	DBH	CRZ	CONDITION
ST-1	Liriodendrum tulipifera	Tulip Poplar	54	81	Fair
ST-2	Liriodendrum tulipifera	Tulip Poplar	34	51	Good
ST-3	Liriodendrum tulipifera	Tulip Poplar	36	54	Good

NOTE: A VARIANCE TO SECTION 25-122(b)(1)(C) FOR THE REMOVAL OF SPECIMEN TREES 1,2,3 WAS APPROVED BY THE PLANNING DIRECTOR ON 10/15/2018



I/We _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative _____ Date _____

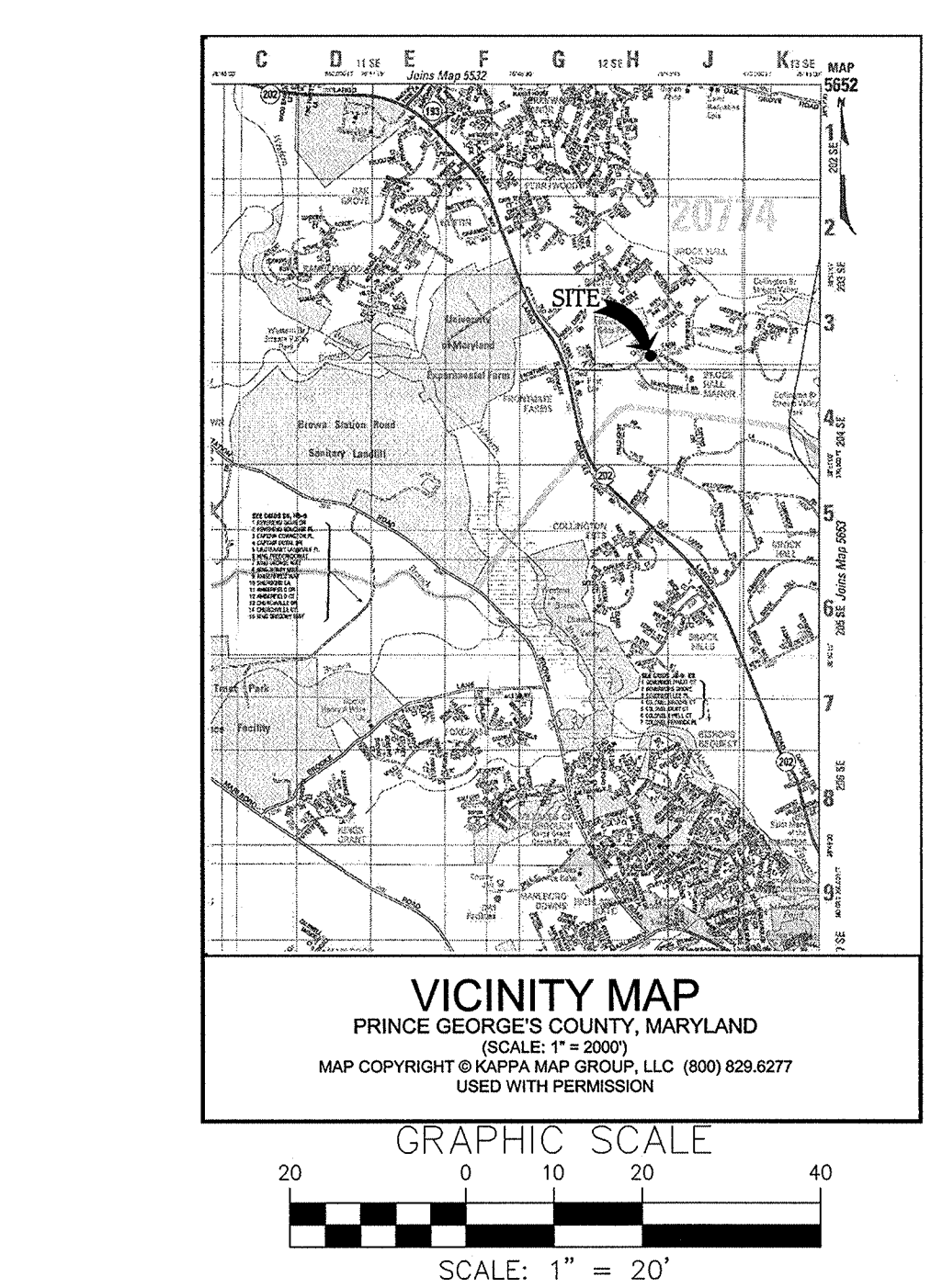
I/We _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser _____ Date 10/10/18

STABILIZATION PRACTICES ON ALL PROJECTS MUST BE IN COMPLIANCE WITH THE REQUIREMENTS OF COMAR 26.17.1.08 G REGULATIONS BY JANUARY 9, 2013. REGARDLESS OF WHEN AN EROSION AND SEDIMENT CONTROL PLAN WAS APPROVED, FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERMETER DIKES, SWALES, DITCHES, PERMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

MISS UTILITY

Call "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.



TCP-2 LEGEND

- EXISTING TREE LINE
- PROPOSED TREE LINE
- FOREST SAVE AREA (SAVED BUT NOT COUNTED)
- FOREST CLEAR AREA
- LIMITS OF TOPOGRAPHIC SURVEY
- LIMITS OF DISTURBANCE
- SOILS
- EX. SPECIMEN TREE W/ CRITICAL ROOT ZONE

GENERAL NOTES

SITE:

- ADDRESS: 13909 TOWN FARM RD., UPPER MARLBORO, MD., LOT 3
- BLK F SECT. TWO
- WATERSHED: WS 55
- TAX MAP: 0084
- GRID: D2
- COUNCIL DISTRICT: 5
- PLANNING AREA: 3
- FLOODPLAIN: NONE

SURVEY:

- HORIZONTAL DATUM BASED ON NAD83(NSRS2007)
- VERTICAL DATUM BASED ON NAVD83
- TOPOGRAPHY BASED ON FIELD RUN TOPO TOPO PERFORMED BY CPJ ON 4-11-2018
- TOPO AT - 2' CONTOUR INTERVALS
- THIS LOT IS NOT ASSOCIATED WITH A PRELIMINARY PLAN
- NO 100-YR FLOOD HAZARD AREAS LOCATED WITHIN THE SITE.
- NO HISTORIC SITE LOCATED WITHIN ADJACENT TO THE SITE.

ZONING:

- SUBDIVISION: BROCK HALL MANOR, PLAT #A4239
- PROPERTY ZONES: RE
- MAIN STRUCTURE SETBACKS:
 - FRONT YARD: 25'
 - SIDE YARD: 17'3"
 - REAR YARD: 22'
- LOT SIZE = 43,993 SQ. FT.
- LOT COVERAGE: ALLOWED = 20%
- PROPOSED: 7.2%
- BUILDING HEIGHT: MAX 35', NOT MORE THAN 2 STORIES
- PROPOSED DRIVEWAY WILL BE ASPHALT

CERTIFICATE OF COMPLIANCE

I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE INFORMATION AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE PLANS IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION INCLUDES, BUT IS NOT LIMITED TO, BOUNDARY INFORMATION, PROPERTY INFORMATION AND OWNERSHIP. TOPOGRAPHY, HISTORIC RESOURCES, ETC. I AGREE THAT THE SUBMITTED PLANS MAY BE REJECTED OR RETURNED BY THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION IF THE PLANS ARE FOUND TO BE INACCURATE, FALSE OR MISLEADING.

LANDSCAPE ARCHITECT CERTIFICATE

TREE CONSERVATION PLAN CERTIFIED BY:

Sallie P. Stewart
REGISTERED LANDSCAPE ARCHITECT MD. #612

10/11/18
DATE

98/19
EXP. DATE

Seal valid without signature

UPDATES/REVISIONS:	
REV 1 (10-11-18)	REVISIONS PER MNCPPC REVIEW COMMENTS

TCP-II

13909 TOWN FARM ROAD
LOT 3, BLOCK F SECTION TWO
BROCK HALL MANOR
MARLBORO (3rd) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPI Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers - Planners - Landscape Architects - Surveyors

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www.cpi.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Fairfax, VA

CLIENT: CARLOS HOMER
220 BALDWIN AVENUE, SUITE 200
CROFTON, MD 21114
301-434-4550
ATTN: GARY EVANS EVANS@CARLOSHOMER.COM

WSSC GRID: TAX MAP:
DESIGN: SPS SHEET: OF:
DRAFT: MMS
DATE: July 2018
SCALE: AS NOTED
FILE NO.: 2018-1043-22

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TCP2 GENERAL NOTES

1. THIS PLAN IS SUBMITTED FOR THE ISSUANCE OF A LAND DISTURBANCE 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 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.
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 ESA 2, FORMERLY THE DEVELOPING TIER AND IS ZONED R-E.
7. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
8. THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (G).

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

10. 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.
11. 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.
12. 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.
13. 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 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.

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

14. 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.

WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN:

15. 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.

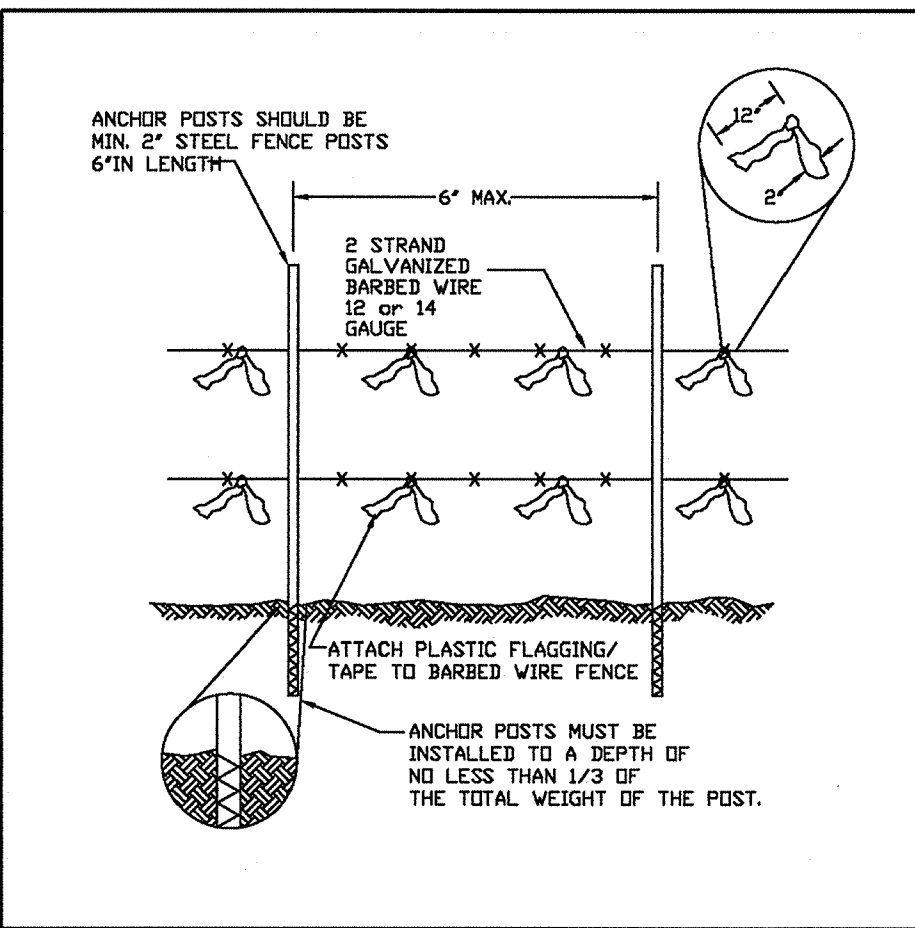
IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

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.

16. 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.

17. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES 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.

18. 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.

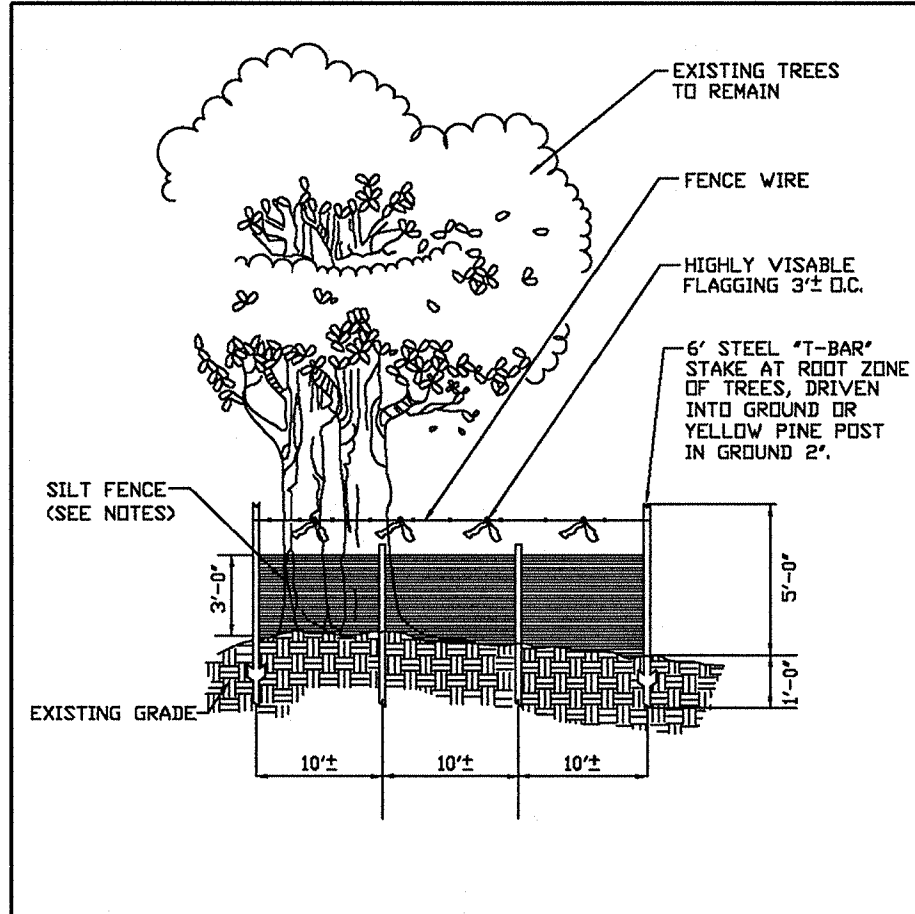


- NOTES: MUST BE INCLUDED WITH DETAIL
1. FOREST PROTECTION DEVICE ONLY.
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 4. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING 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.

TYPE 2 (TEMPORARY) TREE PROTECTION FENCE FOR REFORESTATION AREAS

August 2010

A-4, DET-6



- NOTES:
1. SILT FENCE TO BE INSTALLED 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.

TYPE 4 (TEMPORARY) TREE PROTECTION FENCE COMBINATION SILT FENCE & TREE PROTECTION

August 2010

A-4, DET-8

Prince George's County Planning Department, M-MCPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPH - XXX-XXXX			
Approved by	Date	DRD #	Reason for Revision
1. <i>[Signature]</i>	10/16/2018	N/A	N/A
01			
02			
03			
04			
05			
06			
07			

CERTIFICATE OF COMPLIANCE

I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE INFORMATION AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE PLANS IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION INCLUDES, BUT IS NOT LIMITED TO, BOUNDARY INFORMATION, PROPERTY INFORMATION AND OWNERSHIP, TOPOGRAPHY, HISTORIC RESOURCES, ECT. I AGREE THAT THE SUBMITTED PLANS MAY BE REJECTED OR RETURNED BY THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION IF THE PLANS ARE FOUND TO BE INACCURATE, FALSE OR MISLEADING.

LANDSCAPE ARCHITECT CERTIFICATE

TREE CONSERVATION PLAN CERTIFIED BY:

[Signature]
SALLIE P. STEWART
REGISTERED LANDSCAPE ARCHITECT MD. #612

10/16/18
DATE

9/9/19
EXP. DATE

Seal not valid without signature

UPDATES/REVISIONS:
REV 1 (10-11-18) REVISIONS PER MNCPCP REVIEW COMMENTS

I/We _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative _____ Date _____

I/We *Charles P. Johnson & Associates, Inc.* hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Charles P. Johnson *Charles P. Johnson*
Contract Purchaser _____ 10/10/18
Date _____

STABILIZATION PRACTICES ON ALL PROJECTS MUST BE IN COMPLIANCE WITH THE REQUIREMENTS OF COMAR 26.17.1.08 C REGULATIONS BY JANUARY 9, 2013, REGARDLESS OF WHEN AN EROSION AND SEDIMENT CONTROL PLAN WAS APPROVED. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DITCHES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

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TCP-II
13909 TOWN FARM ROAD
LOT 3, BLOCK F SECTION TWO
BROCK HALL MANOR
MARLBORO (3rd) ELECTION DISTRICT
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www.cpja.com • Silver Spring, MD • Annapolis, MD • College Park, MD • Frederick, MD • Fairfax, VA

CLIENT: CARLSON HOMES 230 BALDWIN AVENUE, SUITE 200 CROFTON, MD 21114 301-845-4200 ATTN: GARY EVANS GEVANS@CARLSONHOMES.COM	WSSC GRID: _____	TAX MAP: _____
DESIGN: SPS	SHEET: _____	OF: _____
DRAFT: MBS	2	2
DATE: July 2018	FILE NO: _____	
SCALE: AS NOTED	2018-1462-22	

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