

TREE CONSERVATION PLAN - TYPE II

GLENN DALE RIDGE

PRINCE GEORGE'S COUNTY, MARYLAND

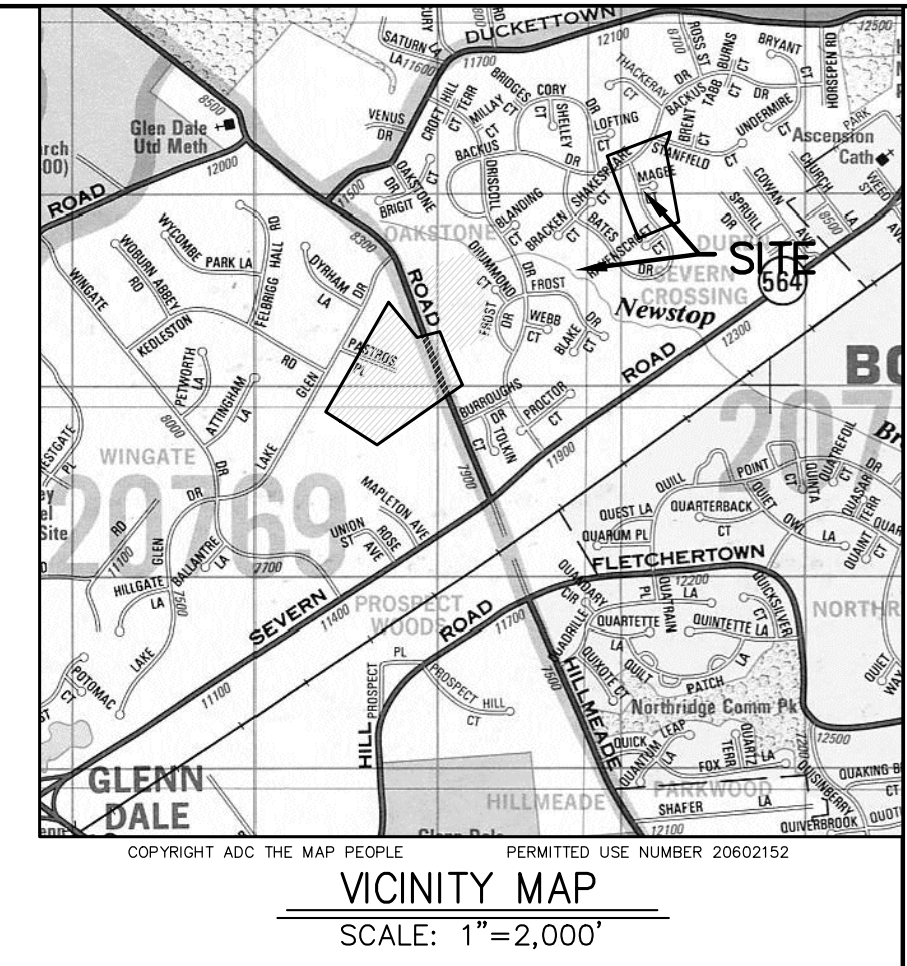


GENERAL NOTES

1. THIS PLAN IS INTENDED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR SC# 562-06-02. IF SC# 562-06-02 EXPIRES, THEN THIS T022 ALSO EXPIRES AND IS NO LONGER VALID.
2. THE REMOVAL AND 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 AND THE CONSTRUCTION OF ANY IMPROVEMENTS BY 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 OWNER OF THIS PROPERTY SHALL NOTIFY ALL ADJACENT PROPERTY OWNERS OF 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 THE REQUIREMENTS OF THIS PLAN.
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 THE DEVELOPING TIER AND IS ZONED R-E & R-R.
7. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
8. THE PROPERTY IS ADJACENT TO MD-564/ LANHAM SEVERN ROAD.

SHEET INDEX

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Bowman

Bowman Consulting Group Ltd
185 ADMIRAL COCHRANE DRIVE
Suite 215
ANNAPOLIS, MARYLAND 21401
Phone: (410)224-7590
bowman.com
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GLENN DALE NORTH

COVER SHEET

TCP II-018-06

MAP KS32 PARCEL N202 - ACCT. NO. 05-03233387

BOWIE (14th) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: *[Signature]* Date: 06/28/2021

Name: Gregg Eberly
Address: 13461 Sunrise Valley Drive, Suite 500, Herndon, VA 20171
Email: geberly@bowman.com
Phone Number: (703) 464 - 1000

**TYPE 2 TREE CONSERVATION (TCP2) PLAN
APPROVAL BLOCK**

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-18-06

	Approved by	Date	DRD #	Reason for Revision
00	Lori Shirley	04/03/06		N/A
01	Lori Shirley	03/27/07		
02	<i>Kim A. Finch</i>	<i>8/6/2021</i>	NA	Revisions to WCA on Lots 8-17,24-30, and 32
03				
04				
05				

PROFESSIONAL CERTIFICATION

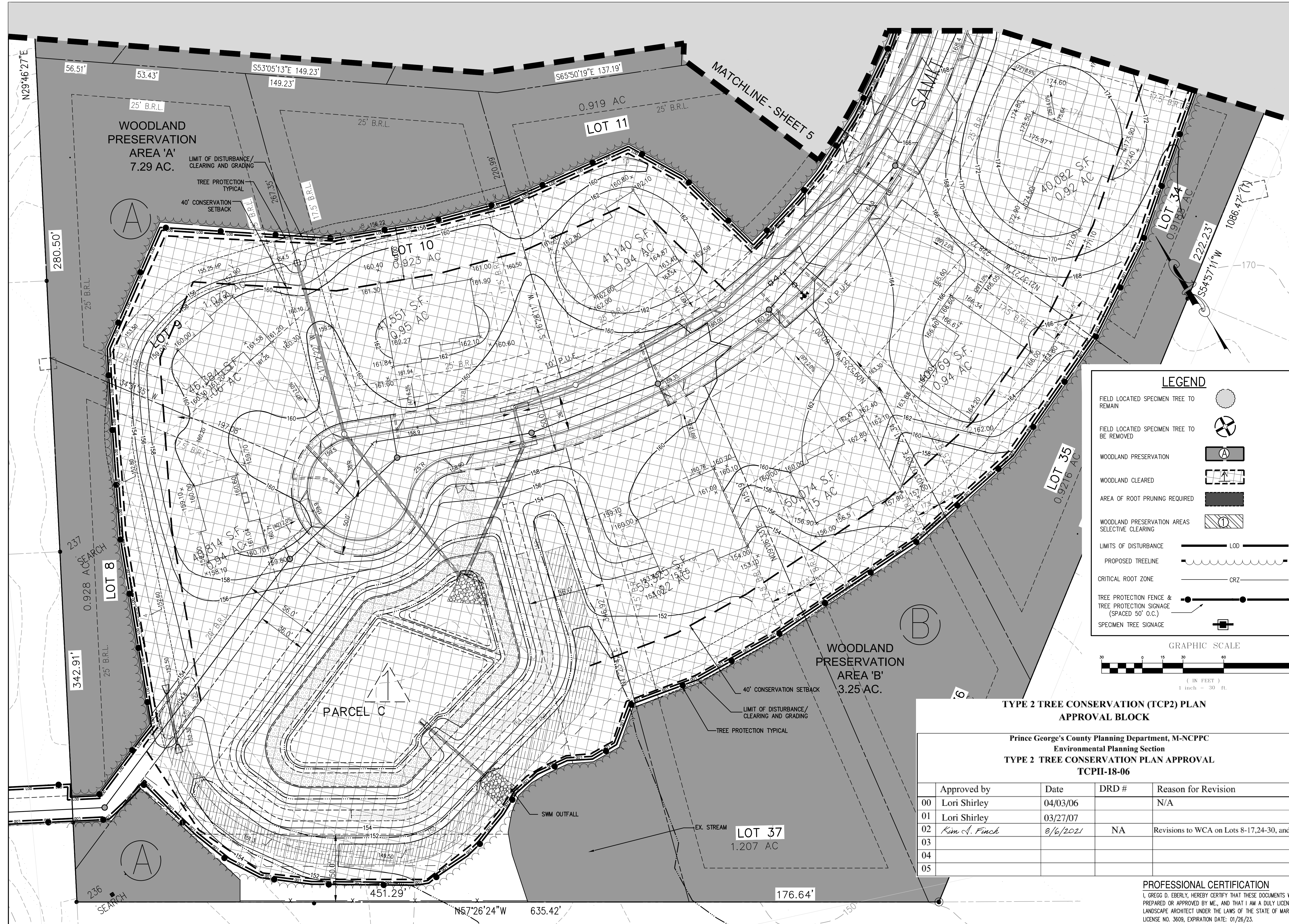
I, GREGG D. EBERLY, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME., AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3609, EXPIRATION DATE: 01/26/23.



PLAN STATUS
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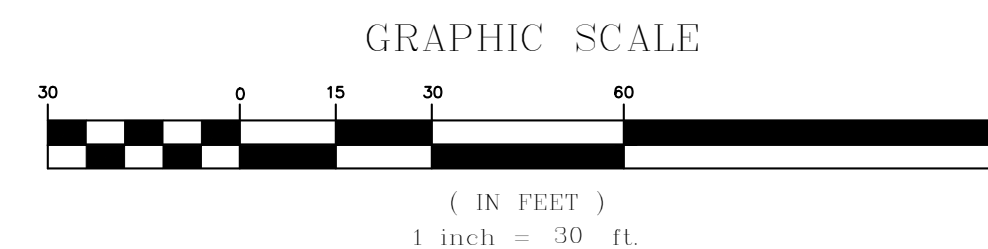
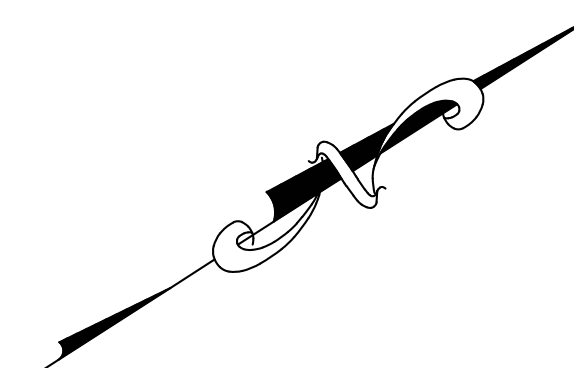
DATE	DESCRIPTION	
KAM/JW DESIGN	MT/JNC DRAWN	MCS/MSS CHKD
SCALE	H: V:	1" = 100' N/A
JOB No.	2961-01-005	
DATE :	AUGUST 2021	
FILE No.	2961-01-005	
SHEET	1 OF 9	

Cad file name : P:\2961 - Glenn Dale\2961-01-005\Engineering\Sheets\TCP 2\TCP II\TCP II.dwg



PROFESSIONAL CERTIFICATION

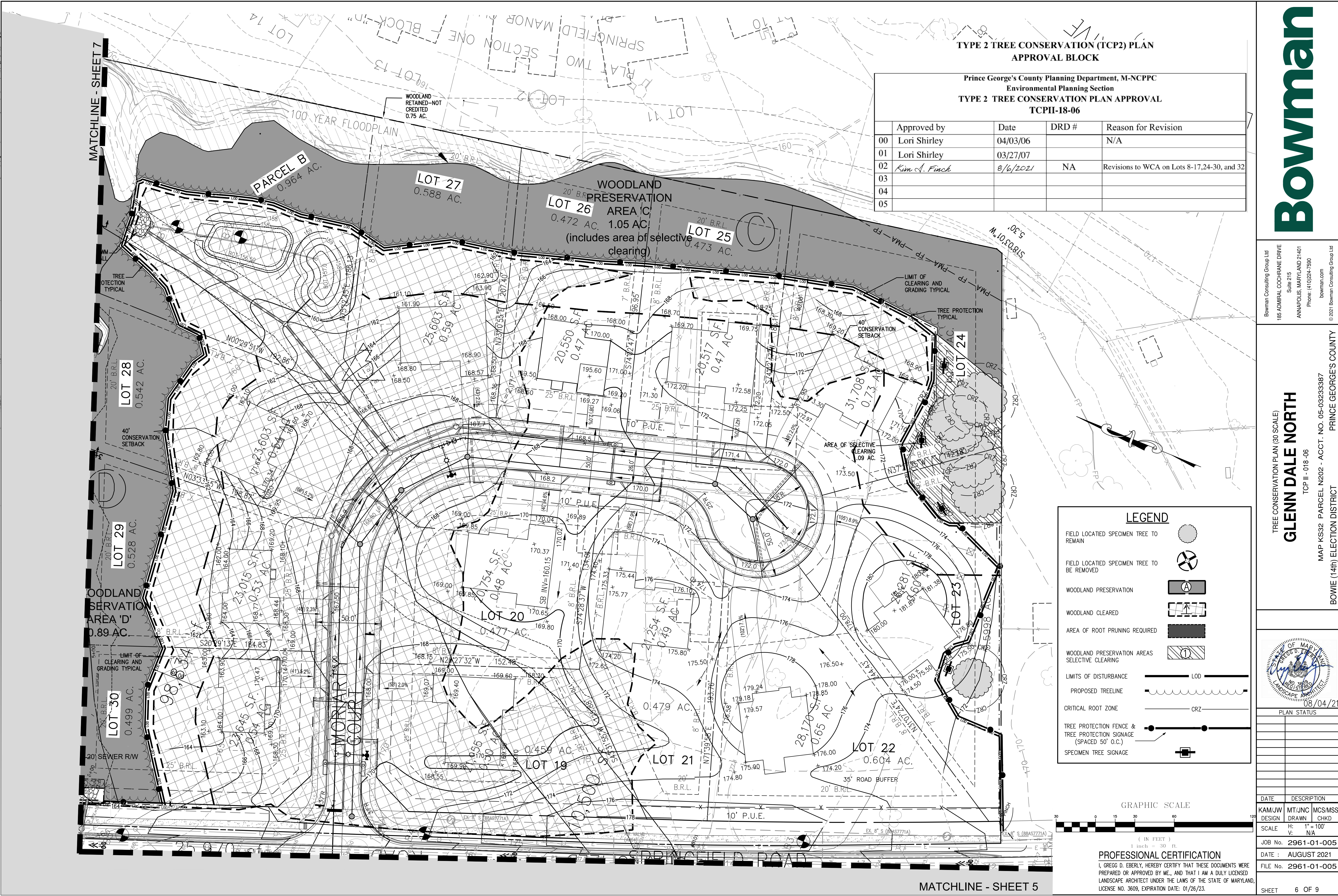
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Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPII-18-06				
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01	Lori Shirley	03/27/07		
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LICENSE NO. 3609, EXPIRATION DATE: 01/26/23.







1. CUTTING OR CLEARING OF WOODLAND NOT IN COMPLIANCE WITH THIS PLAN OR WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$1.50 PER SQUARE FOOT MITIGATION FEE.

3. PROPERTY OWNERS SHALL BE NOTIFIED BY THE DEVELOPER OR CONTRACTOR OF ANY WOODLAND CONSERVATION AREAS (TREE CONSERVATION, REFORESTATION, AFFORESTATION OR SELECTIVE CLEARING AREAS) LOCATED ON THEIR LOT OR PARCEL OF LAND AND THE ASSOCIATED FINES FOR UNAUTHORIZED DISTURBANCES TO THESE AREAS. UPON THE SALE OF THE PROPERTY, THE OWNER/DEVELOPER OR OWNER'S REPRESENTATIVE SHALL NOTIFY THE PURCHASER OF THE PROPERTY OF ANY WOODLAND CONSERVATION AREAS.

3. THE LOCATION OF ALL TREE PROTECTION DEVICES (TPD'S) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PROPER TO THE PRE-CONSTRUCTION MEETING WITH THE SITE DEVELOPMENT INSPECTOR OF DER AND THE SEDIMENT AND EROSION CONTROL INSPECTOR FROM DER AND UPON APPROVAL OF THE FLAGGED OR STAKED TPD LOCATIONS BY THE DER SITE DEVELOPMENT INSPECTOR, INSTALLATION OF THE TPD'S MAY BEGIN. TPD INSTALLATION SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF INITIAL SEDIMENT CONTROLS. NO CUTTING OR CLEARING OF TREES MAY BEGIN BEFORE FINAL APPROVAL OF TPD INSTALLATION.

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

2. IF A HAZARDOUS CONDITION MAY BE ALLEVIATED BY CORRECTIVE PRUNING, THE LICENSED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A300 PRUNING STANDARDS ("TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE STANDARD PRACTICES").

4. 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.

1. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY THE HOME OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM THE LICENSED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. THE TREE MAY THEN BE REMOVED BY THE ARBORIST OR TREE EXPERT. 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.

2. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVES PLANT SPECIES FROM THE WOODLAND CONSERVATION AREAS MAY BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY SUCH AS PRUNERS OR A CHAIN SAW. THESE PLANTS MAY BE CUT NEAR THE GROUND AND THE 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.

3. 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.

4. THE USE OF CHAIN SAWS 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.

1. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING ANY WOODLAND AREA WHICH IS NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE MOST RECENTLY APPROVED TYPE II TREE CONSERVATION (TCP) ON FILE IN THE OFFICE OF THE M-NCPPC, ENVIRONMENTAL PLANNING SECTION LOCATED ON THE 4TH FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 14741 GOVERNOR ODEN BOWIE DRIVE, UPPER MARLBORO, MARYLAND 20772, PHONE 301-952-3650. ADDITIONAL MITIGATION WILL BE REQUIRED FOR THE CLEARING OF ALL WOODLANDS BEYOND THAT REFLECTED ON THE APPROVED PLANS. ALTHOUGH CLEARING MAY BE ALLOWED, IT MAY BE SUBJECT TO ADDITIONAL REPLACEMENT REQUIREMENTS, MITIGATION, AND FEES WHICH MUST BE REFLECTED ON TCP REVISIONS APPROVED BY THE M-NCPPC ENVIRONMENTAL PLANNING SECTION.

2. HOMEOWNERS OR PROPERTY OWNERS MAY REMOVED TREES LESS THAN TWO (2) INCHES DIAMETER, SHRUBS, AND VINES IN WOODLAND AREAS WHICH ARE SAVED BUT NOT PART OF THE WOODLAND CONSERVATION REQUIREMENTS AFTER ALL PERMITS HAVE BEEN RELEASED FOR THE SUBJECT PROPERTY. THIS AREA MAY NOT BE TILLED OR HAVE OTHER GROUND DISTURBANCES WHICH WOULD RESULT IN DAMAGE TO THE TREE ROOTS. RAKING THE LEAVES AND OVER SEEDING WITH NATIVE GRASSES, NATIVE FLOWERS OR NATIVE GROUND COVERS IS ACCEPTABLE. SEEDING WITH INVASIVE GRASSES INCLUDING ANY VARIETY OF KENTUCKY 31 FESCUE IS NOT ACCEPTABLE.

WOODLAND CLEARED	<u>1</u>	12.50 AC
	<u>2</u>	.16 AC
	<u>3</u>	3.27 AC
TOTAL		15.93 AC

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WOODLAND PRESERVATION AREAS	1	0.17 AC
SELECTIVE CLEARING		
TOTAL		0.17 AC



WOODLAND PRESERVATION	(A)	7.29 AC
	(B)	3.25 AC
	(C)	1.05 AC
	(D)	0.89 AC
	(E)	0.66 AC
TOTAL		<u>13.14 AC</u>

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TREE CONSERVATION PLAN - TYPE II NOTES

TCPII - 018 - 06
MAP KS32 PARCEL N202 - ACCT. NO. 05-03233387

BOWIE (14th) ELECTION DISTRICT



08/04/2

PLAN STATUS

DATE	DESCRIPTION	
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