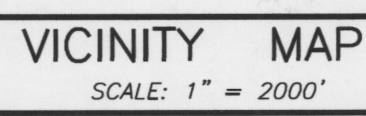


1. This plan is submitted to fulfill the woodland conservation requirements for DSP-16044.
2. Cutting or clearing of woodland not in conformance with this plan or without the expressed writing of consent of the Planning Director or designee shall be subject to a \$2.00 per square foot mitigation fee.
3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permits, Inspection and Enforcement, 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 preservation plan are solely responsible for conformance to the requirements contained herein.
6. The property is within Environmental Strategy Area, ESA-2 and is zoned R-18C and R.R.
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 major (arterial).
9. This plan is not grandfathered under CB-27-2010, Section 25-177(g).



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 recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.

#### 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 recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.

## INVASIVE SPECIES REMOVAL

- a. Invasive plant removal shall be completed prior to issuance of the building permit and conform to the recommendations below and shown on the plan prepared by Michael Petrakis dated November 15, 2017.
- b. The removal of noxious, invasive, and non-native plant species shall 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.
- 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 cut of plant tops. The use of any herbicide shall be done in accordance with the label instructions and be applied by a certified pesticide applicator.

### POST DEVELOPMENT NOTES

1. 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 permittee 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 approve limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

2. 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.
3. The use of broadcast spraying of herbicides is not permitted. However, the use of

herbicides to discourage re-sprouting or 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 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.

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. \_\_\_\_\_

<p><b>FOR OFFICIAL USE ONLY</b></p> <p>QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.</p> <p><b>M-NCPPC</b></p>	
<p><b>APPROVAL</b></p>	
<p><b>PROJECT NAME: THE WOODLANDS AT REID TEMPLE</b></p>	
<p><b>PROJECT NUMBER: DSP-16044</b></p>	
<p><i>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet</i></p> <p><i>Approval numbers must be indicated in the Approval Number</i></p>	

Prince George's County Planning Department M. NCRDC

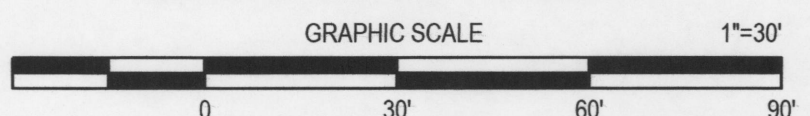
Environmental Planning Section  
**TREE CONSERVATION PLAN APPROVAL**  
 TCP 2 - 028 - 17

	Approved by	Date	DRD #	Reason for Revision
00	<i>Marc Jant</i>	8/20/2018	DSP-16044	
01				
02				
03				
04				
05				
06				


**DSP-16044**  
TREE CONSERVATION PLAN - TYPE 2  
FOR  
PARCEL 1

## THE WOODLANDS AT REID TEMPLE

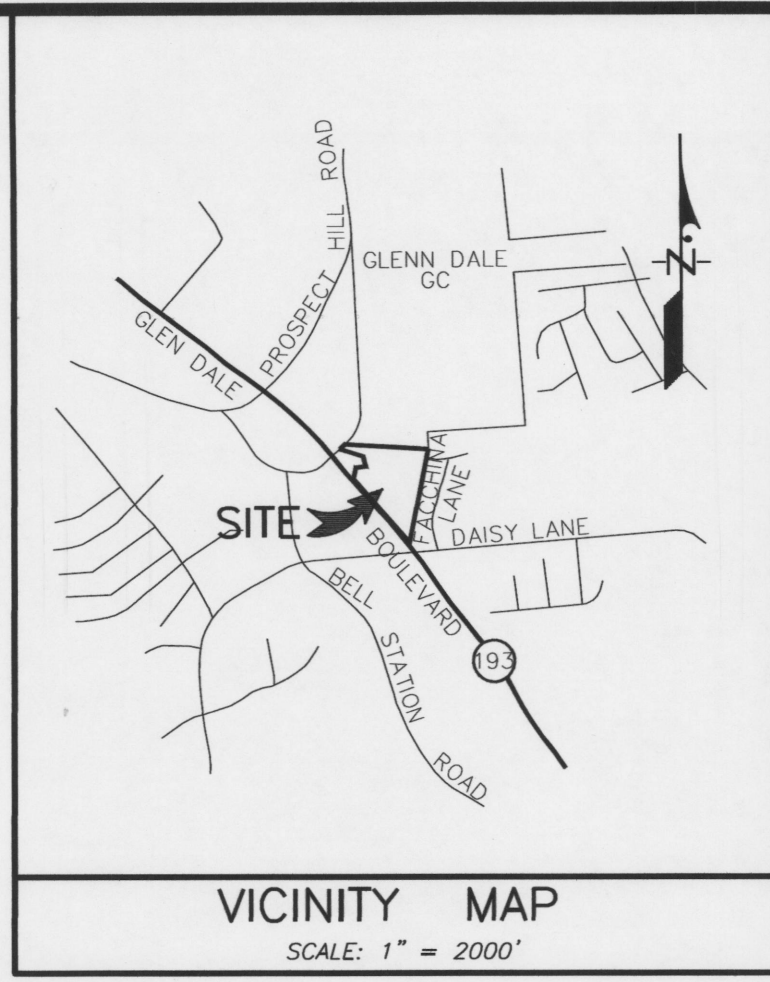
BEING A RESUBDIVISION OF PART OF LOT 2,  
KYLE'S ADDITION TO GLENN DALE AND TAX PARCEL 120  
BOWIE DISTRICT No. 14  
PRINCE GEORGE'S COUNTY, MARYLAND



SHT 2 OF 3

August 6, 2018 DATE  Mike Petrakis Professional COMAR 08.19.06.01	6/4/18 Revised for Conditions of Approval DSP-16044	PCN BY	11721 WINDSOR ROAD, SUITE 300 MYRTLE VILLE, MARYLAND 21271 <b>BEN DYER ASSOCIATES, INC.</b> Engineers / Surveyors / Planners TELEPHONE: 410-430-2000 COPYRIGHT © 2016 BEN DYER ASSOCIATES, INC.	DESIGNED BY P CHECKED BY MP SCALE: 1"=30' DATE: DECEMBER 2016	J-B160338 54.00-24
REVISIONS 1. C-340 - PROVA B16038 - C-340 NAD83 PC2 - CIV. DATA 8/6/2018 5:15-27 PM (mason)					





**LEGEND**

PROPERTY BOUNDARY	---
EX. ZONE LINE	R-R
EX. CONTOUR (2')	---
EX. CONTOUR (10')	---
PROP. CONTOUR (2')	---
PROP. CONTOUR (10')	---
LIMIT OF DISTURBANCE	---
EX. TREELINE	---
TREE PROTECTION FENCE (TEMPORARY)	---
WOODLAND PRESERVATION AREA (WPA)	---
WOODLAND PRESERVED - NOT CREDITED (WP-NC)	---
WOODLAND RETAINED - ASSUMED CLEARED (WR-AC)	---
SPECIMEN TREE PROPOSED FOR REMOVAL	---
SPECIMEN TREE TO BE SAVED	---
WOODLAND PRESERVATION SIGN	---
SPECIMEN TREE SIGN	---
65 dBA Lower Noise level	---
65 dBA Upper Noise level	---

FOR OFFICIAL USE ONLY  
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.  
**M-NCPPC**

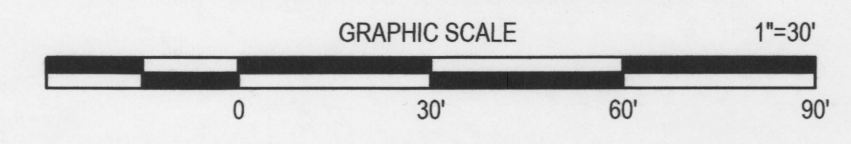
**APPROVAL**  
PROJECT NAME: THE WOODLANDS AT REID TEMPLE  
PROJECT NUMBER: DSP-16044  
For Conditions of Approval see the Plan Cover Sheet or Approved Sheet Amendment numbers must be included in the Project Number.

Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
**TREE CONSERVATION PLAN APPROVAL**  
TCP 2 - 028 - 17

Approved by	Date	DRD #	Reason for Revision
00 <i>Mike Duka</i>	8/19/2018	DSP-16044	
01			
02			
03			
04			
05			
06			

**DSP-16044**  
TREE CONSERVATION PLAN - TYPE 2  
FOR  
PARCEL 1  
**THE WOODLANDS AT REID TEMPLE**

BEING A RESUBDIVISION OF PART OF LOT 2,  
KYLE'S ADDITION TO GLENN DALE AND TAX PARCEL 120  
BOWIE DISTRICT No. 14  
PRINCE GEORGE'S COUNTY, MARYLAND



**APPLICANT**  
REID TEMPLE COMMUNITY DEVELOPMENT CORPORATION  
11400 GLENN DALE BOULEVARD  
GLENN DALE, MARYLAND 20769  
ATTN: HAROLD W. JOHNSON II  
443-832-4498

**OWNER**  
REID TEMPLE AME CHURCH, INC.  
11400 GLENN DALE BOULEVARD  
GLENN DALE, MARYLAND 20769

SHT 3 OF 3

August 6, 2018  
DATE

Mike Petroski  
Qualifed Professional  
COMAR 08.19.06.01

11121 WOODMERE ROAD, SUITE 200  
MITCHELLVILLE, MARYLAND 20721  
**BEN DYER ASSOCIATES, INC.**  
Engineers / Surveyors / Planners  
TELEPHONE (301) 430-2000  
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6/4/18	Revised for Conditions of Approval DSP-16044	PCN	PCN	BY	DATE	REVISIONS
DATE	DESCRIPTION	BY	DATE	REVISIONS	DATE	REVISIONS
08.19.06.01					DECEMBER 2016	54.005-Z