

1. This plan is submitted to fulfill the woodland conservation requirements for DOE permit # 49417-2022-0. If this DOE permit expires, then this TC2P2 also expires and is no longer valid.
2. Cutting or clearing of woodland not in conformance with this plan without the expressed written consent of the planning director or designee shall be subject to a \$50.00 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, 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 the Developed Tree and is zoned RSF-A (Rural Forest).
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 DB-27-2010, Section 25-119(g).
10. Prior to the issuance of the first permit for the development shown on this TC2P2, all off-site woodland conservation required by this plan shall be identified on an approved TC2P2 plan and recorded as an off-site easement in the land records of Prince Georges County. Proof of recording of the off-site conservation shall be provided to the NINCPDC. Planning Director prior to issuance of any permit for the associated development.

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 documenting the condition in a written report submitted per the handout "Guidelines for Project 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.








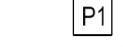




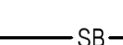
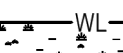

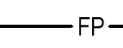



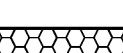

If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be 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 approved 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 chainsaw). 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 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.

- 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.

	— LOD	LIMIT OF DISTURBANCE (LOD)
	--- FSD	FOREST STAND BOUNDARY
	—+10—	EXISTING MAJOR CONTOUR
	—10—	EXISTING MINOR CONTOUR
	---+10---	PROPOSED MAJOR CONTOUR
	---10---	PROPOSED MINOR CONTOUR
	~~~~~	EASEMENT
	[P1]	FSD DATA SAMPLE POINT
	▨	SLOPES 15-25%
	▩	SLOPES 25% OR GREATER
	~~~~~	EXISTING WOODLANDS
	----	EXISTING STREAM
	—SB—	EXISTING STREAM BUFFER
	—WC—	EXISTING WETLAND
	—WB—	EXISTING WETLAND BUFFER
	—FM—	EXISTING FLOODPLAIN
	—PMA—	EXISTING PMA
	----	POTENTIAL FOR FORESTED INTERIOR DWELLING SPECIES
	---FIDS---	WOODLANDS RETAINED- NOT CREDITED
	▨	
	(ST-1)	EXISTING SIGNATURE TREE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-251-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

LONDON WOODS COMMUNITY ASSOCIATION I
137 HIGHWAY 925 SOUTH
WALDORF, MD 20602
PRINCE GEORGE'S COUNTY GOVERNMENT
DEPARTMENT OF THE ENVIRONMENT
C/O CORVIAS
1801 McCORMACK DRIVE, SUITE 280
LARGO, MD 20774

I/ We London Woods Community Association, 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.

Kahn J. Kahn President, LW HOA Board of Directors 10/31/2023
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
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WOODLAND RETAINED:
NOT CREDITED: 0.03 ACRES