TREE CONSERVATION PLAN TYPE 2

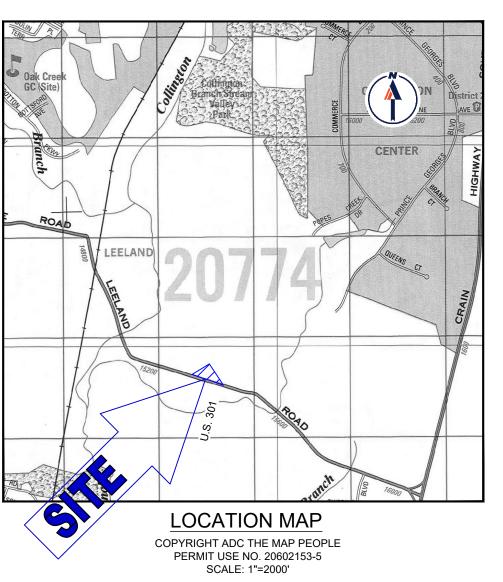
TCP2-028-2024

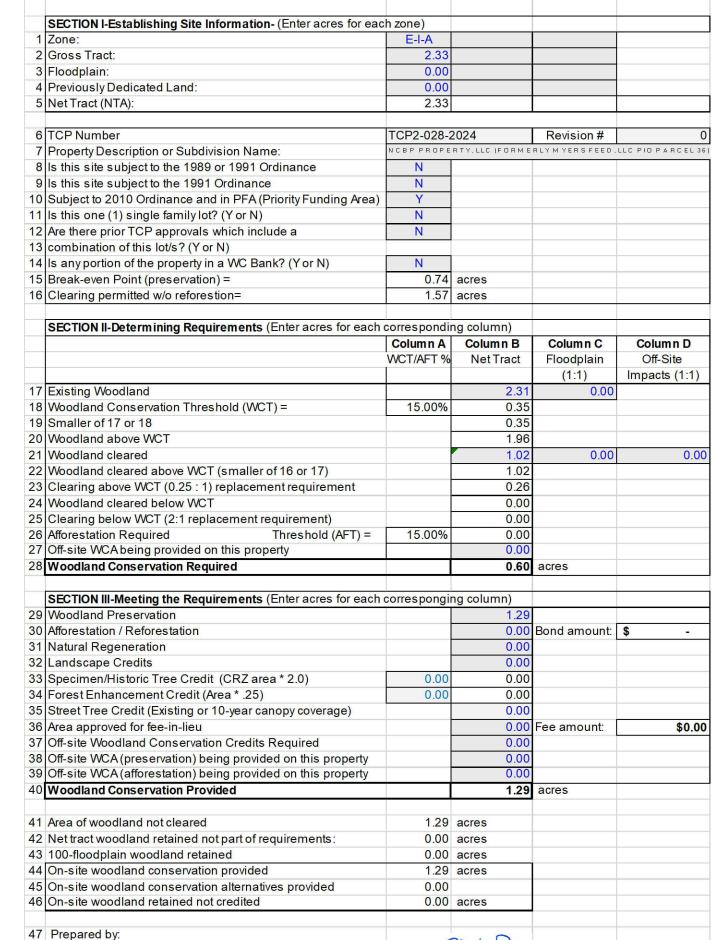
NCBP PROPERTY, LLC (FORMERLY MYERS FEED, LLC P/O PARCEL 36)

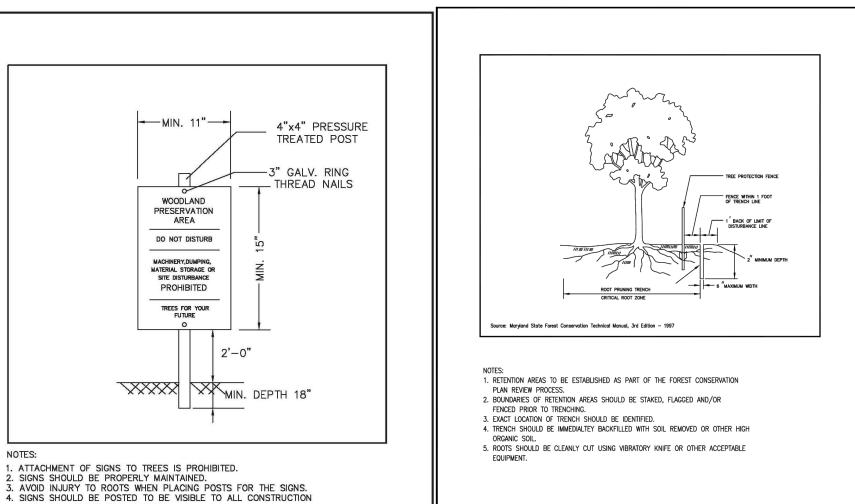
LOCATION OF SITE LEELAND ROAD

PRINCE GEORGE'S COUNTYUPPER MARLBORO, MD 20774 **ELECTION DISTRICT 7**

TAX ACCOUNT NO. 5570123







WOODLAND PRESERVATION AREA SIGN

5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.

LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.

STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING

TCP-14.Standard Type 2 Tree Conservation Plan Notes

PRESERVATION

DO NOT DISTURB

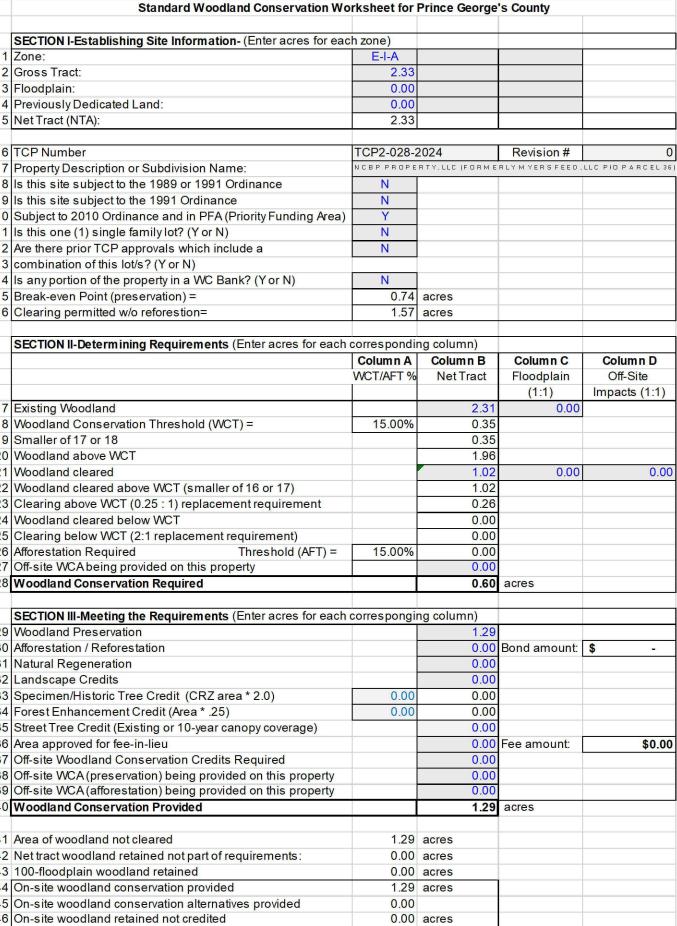
PROHIBITED

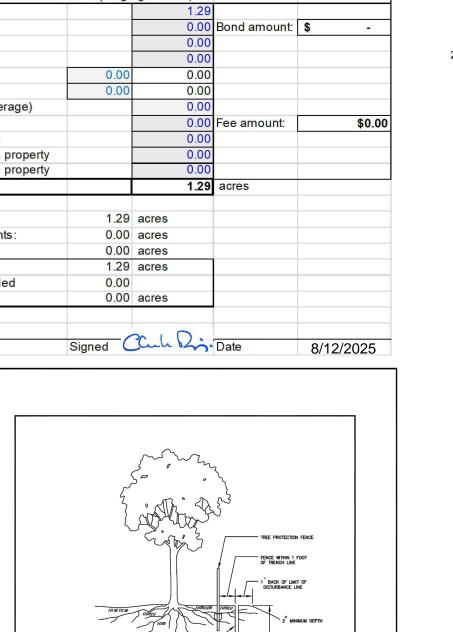
Standard Type 2 Tree Conservation Plan Notes The following notes shall be used as appropriate on tree conservation plans and shall be modified as necessary to address the specific conditions of the site. GENERAL NOTES To include with all Type 2 TCPs: 1. This plan is submitted to fulfill the woodland conservation requirements for <u>(Insert Plan # or</u> If LEELAND ROAD GRADING PERMIT expires, then this TCP2 also expires and is no longer valid. 2.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 3. A pre-construction meeting is required prior to the issuance of grading permits. The epartment 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. The property is within the _____ 7. The property is adjacent to ____ LEELAND ROAD which is a designated

LEELAND ROAD MAJOR COLLECTOR 9. This plan is grandfathered under CB-020-2024, Section 25-119(c), and is subject to the 2010 Woodland

8. The property is adjacent to __ which is classified as a





ROOT PRUNING NOTES: (MUST BE INCLUDED WITH DETAIL) FOREST PROTECTION DEVICE ONLY.
RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL

FOR WOODLAND PRESERVATION AREAS

"WOODLANDS 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 51092 IN FOLIO 357, REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED

SHEET INDEX		
SHEET TITLE	SHEET NUMBER	
TCP 2 COVER SHEET, NOTES AND DETAILS	C-300	
TCP 2	C-301	

Property Owners Awareness Certificate hereby acknowledge that we are aware of this Type 2 CP2) and that we understand the requirements as set forth in this TCP2. 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.

		Environmen 2 TREE CONSE	ital Planning Se	
	Approved by	Date	DRD#	Reason for Revision
00	Suzanne A. Nickle	8/11/2025	N/A	LEELAND ROAD CONSTRUCTION
01	001			
02				
03				
04				
05				
06				
Λ7				



PLAN REFERENCES

LIDAR AERIAL MAPPING BASED ON PHOTOGRAPHY BY AXIS GEOSPATIAL AND

"TOLL BROTHERS - WILLOW BROOK PROPERTY - QUEEN ANNE (7TH) ELECTION

<u>UTILITIES</u> THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEI

AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS

THIS TCP2 PLAN WAS PREPARED USING THE LIMIT OF DISTURBANCE SHOWN ON

THE ABOVE REFERENCED PLANS AS GUIDANCE TO ESTABLISH THE LIMIT OF

DISTURBANCE SHOWN HEREON AND FINAL DESIGN DRAWINGS FOR LEELAND

PART OF THESE PLANS, HOWEVER, BOHLER DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE

(1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES

SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS

SUPPLEMENTED WITH CONVENTIONAL FIELD SURVEY BY BOHLER

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY

NATURAL RESOURCE INVENTORY (NRI)

REQUEST, SERIAL NUMBER(S): 17042147

DOCUMENTS, BY OTHERS.

ROAD EXPANSION AS SUBMITTED TO DPIE.

DISTRICT - PRINCE GEORGE'S COUNTY, MARYLAND"

REFERENCES

FIFI D DATE: 08/24/2020

FILE NO. SB162141

FIELD DATE" 02/16/17

"MEYERS PROPERTY" FILE NO. MD2151.01

DATE: 06/14/23

REV	DATE	COMMENT	DRAWN B
1 \ L V	DAIL	COMMENT	CHECKED

REVISIONS

Call before you dig. **ALWAYS CALL 811** It's fast. It's free. It's the law.

NOT APPROVED FOR

CONSTRUCTION PROJECT No.: DRAWN BY: CHECKED BY

CAD I.D.: PROJECT:

TCP 2

------ FOR -----NCBP PROPERTY, LLC (FORMERLY MYERS FEED, LLC P/O

PARCEL 36) LOCATION OF SITE LEELAND ROAD PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20774

ELECTION DISTRICT 7

TAX ACCOUNT NO.: 557023

16701 MELFORD BLVD, SUITE 430

BOWIE, MARYLAND 20715 Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com

MARYLAND LICENISE No. 3066. 8/12/202 PROVED BY ME, AND THAT LAM A DUE LICENSE NO 3055 EXPIRATION DATE: 10/18/2026

TCP 2

COVER SHEET C-300

ORG. DATE - 05/3/2024

PREPARED BY



CONTACT: CHRISTOPHER M. RIZZI - CRIZZI@BOHLERENG.COM

GROUP SOIL) COMPLEX, 2 TO 5 PERCENT SLOPES SITE STATISTICS GROSS TRACT AREA 2.33 EXISTING 100-YEAR FLOODPLAIN NET TRACT AREA 2.33 EXISTING WOODLAND IN THE FLOODPLAIN 0.00 **EXISTING WOODLAND NET TRACT** 2.31 EXISTING WOODLAND TOTAL 2.31 EXISTING PMA 0.00

NET TRACT (ACRES)

BOND AMOUNT

TOTAL

FEE-IN-LIEU AMOUNT

EXISTING WOODLAND (ACRES)

WOODLAND CLEARED (ACRES)

WOODLAND RETAINED ON-SITE (ACRES)

WOODLAND PLANTED ON-SITE (ACRES)

ON-SITE WOODED FLOODPLAIN IN EASEMENT (ACRES)

ACREAGE

CONSERVATION AREA IS NOT PERMITTED.

ON-SITE WOODI AND EASEMENT/PRESERVATION AND PLANTING (ACRES

50' STREAM BUFFERS CONSERVED (PRESERVATION) - LINEAR LENGHT

50' STREAM BUFFERS NEWLY ESTABLISHED (AFFORESTATION) - ACREAG

POST DEVELOPMENT NOTES:

PROPERTY AND THE NEW OWNER SIRES TO REMOVE A HAZARDOUS TREE OR

PORTION THEREOF THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT

HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS

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

IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A

STRUCTURE, PARKING AREA, OR THER HIGH USE AREA AND MAY RESULT IN

REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY

PERSONAL INJURY OR PROPERTY DAMAGE THEN THE ERTIFICATION IS NOT

THE ONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH

PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION EING TAKEN. THE PHOTOS

TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A

PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS

ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE

HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAIN SAW), THESE PLANTS MAY

BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES DIAMETER

GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT

MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL

MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS

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

THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE

EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT

TREE PRESERVATION AND RETENTION NOTES

A. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY

OWNER THE WOODI AND 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.

B. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS

C. 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

CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY

WITH THE GROUND THUS ENCOURAGING DECOMPOSITION

DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.\

FOR THE PRUNING AND/OR CUTTING OF TREES.

NOTED ON THIS PLAN

THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM

ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF

THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE

SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE

PLACE. THE REMOVAL OR GRINDING OF THE STUMPS IN THE WOODLAND

FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE

OFF-SITE WOODLAND CONSERVATION CREDITS REQUIRED (ACRES)

OFF-SITE WOODLAND CONSERVATION CREDITS PROVIDED (ACRES

50' STREAM BLIFFERS NEWLY ESTABLISHED (AFFORESTATION) - LINEAR LENGHT

50' STREAM BUFFERS CONSERVED (PRESERVATION) - ACREAGE

LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFS MAY BEGIN. D. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE E. 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.

(WHOLE TYPE DESCRIPTION TOTAL (AC)

REGULATED STREAMS (LINEAR FEET OF CENTERLINE) RIPARIAN WOODED BUFFER UP TO 300'

SPECIMEN TREE TABLE COMMON NAME TULIP POPULAR LIRIODENDRON TULIPIFERA TULIP POPULAR IRIODENDRON TULIPIFERA TULIP POPULAR IRIODENDRON TULIPIFERA

POOR REMOVE BRANCHES, SMALL DEAD SEVERE DEAD/BROKEN LARGI SOUTHERN RED OAK QUERCUS FALCATA POOR REMOVE INCLUDING BARK SOUTHERN RED OAK QUERCUS FALCATA REMOVE SOUTHERN RED OAK QUERCUS FALCATA DEAD WOOD IFIODENDRON TULIPIFERA 4", INCLUDED BARK, SMALI SAVE SOUTHERN RED OAK QUERCUS FALCATA WHITE OAK GOOD SOME LARGE DEAD WOOD

FOREST CONSERVATION ACT REPORTING INFORMATION (CHANGE TABLE)

TCP-028-2024

2.33

2.31

1.02

0.0

0.0

0.0

0.0

PRESERVED REFORESTED

REMOVAL OF HAZARDOUS

DEVELOPERS OR BUILDERS

15. THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE

PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF

16 A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH

LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO

FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE

17. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS

REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS

AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.

TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT

BELIEVE THAT THE TREE OR A PORTION OF THE TREE HAS A POTENTIAL TO

HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITEE

SHALL REMOVE SAID TREES USING A CHAIN SAW CORRECTIVE MEASURES

THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR.

NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS

ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL

18. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR

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 LISE

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

DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION

IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE

ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300

BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR

DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35

FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY

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

THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS

REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT

OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN

DISPOSITION

REMOVE

REMOVE

ONE-SIDE CANOPY

GOOD

DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE

METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE

WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN

PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION

CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED

BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR

NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION

IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY

AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A

THE PROJECT. DUE TO STORM EVENTSOR OTHER SITUATIONS NOT

PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED

DESIGNATED BY THE COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE

TREES OR LIMBS BY

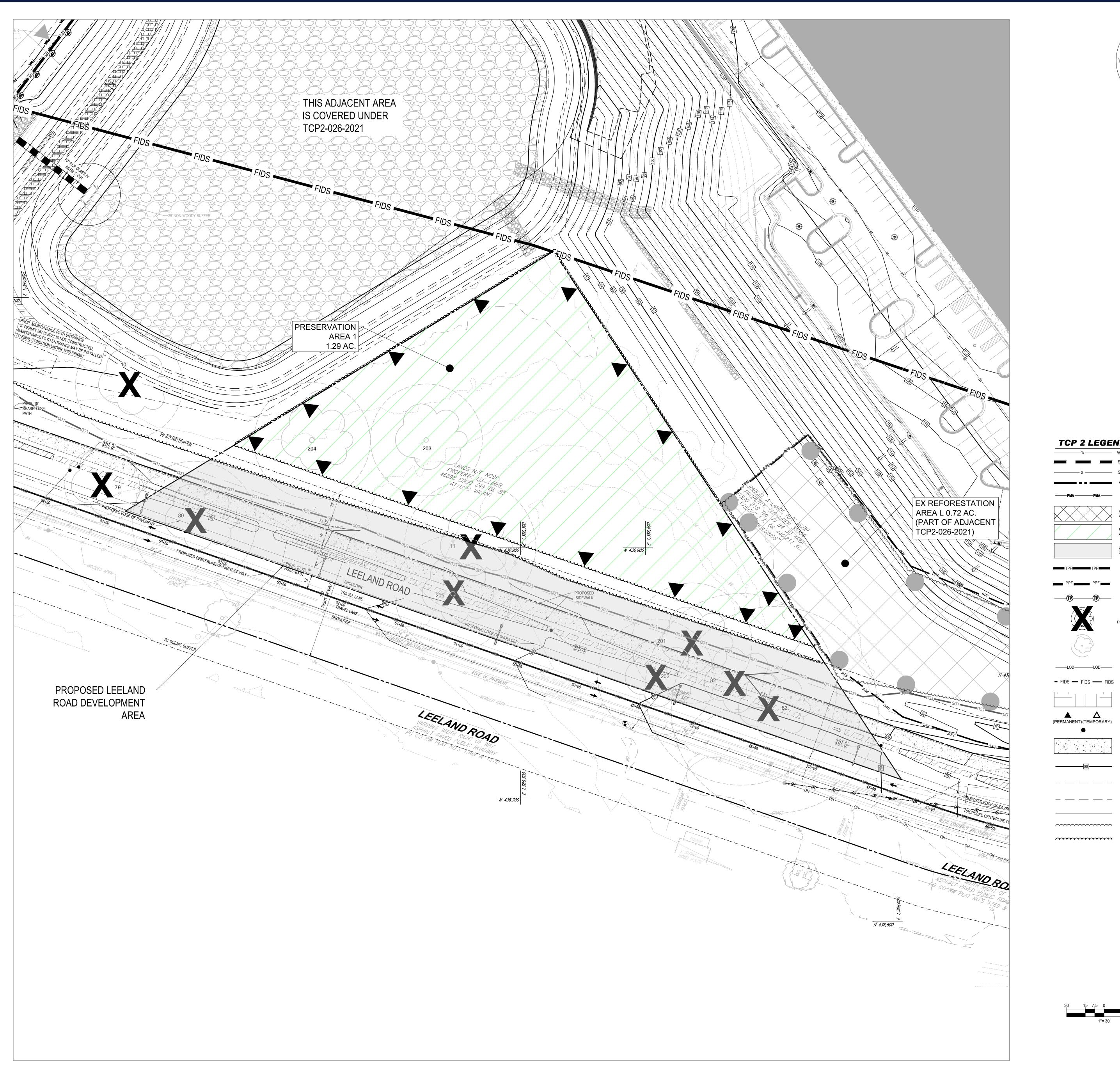
THAT WOULD INHIBIT SPROUTING.

DOCUMENTATION OF THE DAMAGE.

DOCUMENTATION OF THE DAMAGE.

EX. WOODLAND (FP) NET-TRACT FLOODPLAI OFF-SITE

WOODLAND RETAINED / NOT CREDITED





TCP 2 LEGEND

w	WATER LINE
	STORM DRAIN
s	SANITARY
	PROPERTY LINE
——РМА ———РМА ———	PRIMARY MANAGEMENT AREA
	REFORESTATION AREA
	FOREST RETENTION AREA
	PROPOSED LEELAND ROAD DEVELOPMENT AREA
TPF TPF	TREE PROTECTION FENCE
PPF PPF PPF	TREE PROTECTION FENCE (PERMANENT)
	ROOT PRUNING TRENCH
	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
• ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
LODLOD	LIMIT OF DISTURBANCE
- FIDS — FIDS — FIDS	FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
	MARLBORO CLAY SOILS
(PERMANENT) (TEMPORARY)	WOODLAND PRESERVATION SIGNAGE
•	REFORESTATION SIGNAGE
	PROPOSED SIDEWALK
	PROPOSED CONTOUR
	PUBLIC UTILITY EASEMENT
	SCENIC BUFFER
	PROPOSED EDGE OF PAVEMENT



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-028-2024						
oved by	Date	DRD#	Reason for Revision			
isanne A. Nickle	8/11/2025	N/A	LEELAND ROAD CONSTRUCTION			
0 1.						

REVISIONS REV DATE

> Know what's **below. Call** before you dig. ALWAYS CALL 811 It's fast. It's free. It's the law.

NOT APPROVED FOR

CONSTRUCTION PROJECT No.: DRAWN BY: CHECKED BY: DATE: CAD I.D.:

PROJECT:

NCBP PROPERTY, LLC (FORMERLY MYERS FEED, LLC P/O

TCP 2

PARCEL 36) LOCATION OF SITE LEELAND ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 557023

BOHLER

16701 MELFORD BLVD , SUITE 430 BOWIE, MARYLAND 20715 Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com

C.M. ARIZZI

TCP 2

SHEET NUMBER:

C-301

ORG. DATE - 05/3/2024