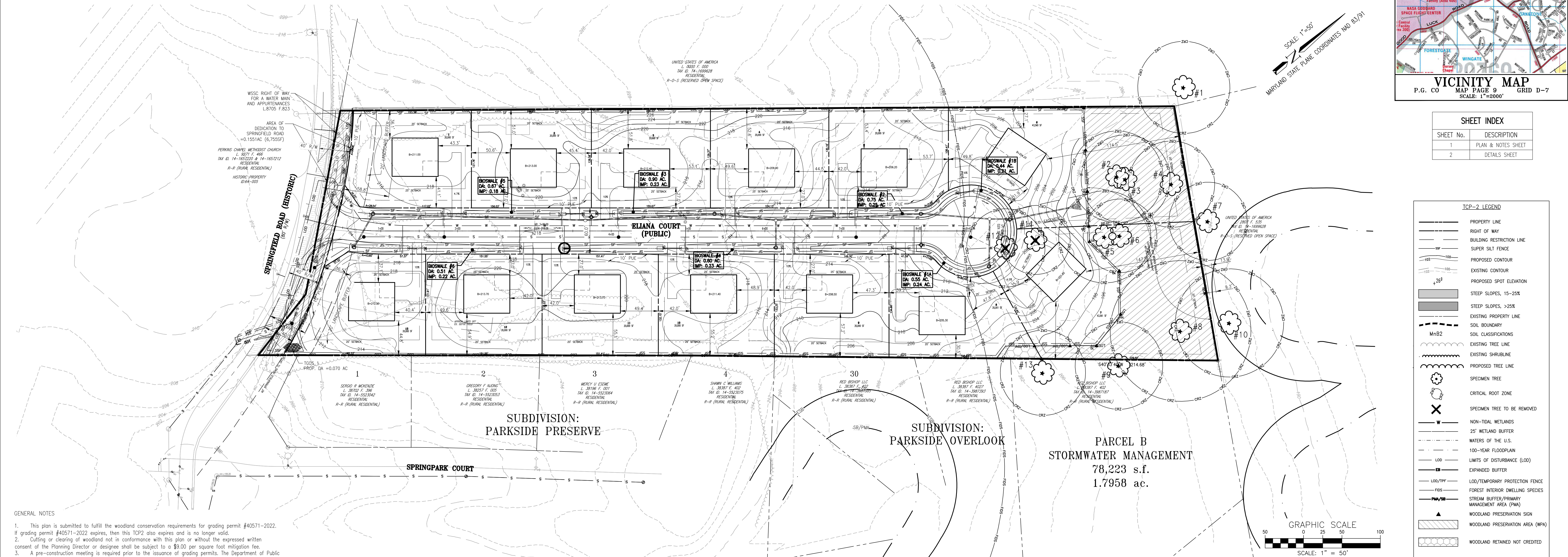


THE RETREAT AT GLENN DALE

TREE CONSERVATION PLAN 2



GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for grading permit #40571-2022. If grading permit #40571-2022 expires, then this TCP2 also expires and is no longer valid.
- 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.
- 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.
- 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.
- 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 Developing Tier and is zoned R-R.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is not grand-fathered under CB-27-2010, Section 25-119 (g).
- All specimen trees field located by Charles P. Johnson on July 12, 2022.
- 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 Book 48855, Page 56. Revisions to this TCP2 may require a revision to the recorded easement.

TREE PRESERVATION AND RETENTION NOTES

- All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland 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.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan. The location of all temporary tree protection fencing (TTPs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installation of the TTPs may begin.
- 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 devices is a violation of this TCP2.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TTP installation. These signs must remain in perpetuity.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

- 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.
- 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.
- 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 permittee 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.
- 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 permittee, 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 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.
- 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 OFF-SITE WOODLAND CONSERVATION IS PROPOSED:

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.

WHEN VIRGINIA PINES ARE PRESENT WITHIN 40 FEET OF THE LOD IN A PRESERVATION AREA

- The subject property contains Virginia pines (*Pinus virginiana*) that are subject to wind throw. All Virginia pines greater than 6 inches in diameter within 40 feet of the final proposed limit of disturbance or the boundary of the property shall be cut down by hand during the clearing of the site.
- After the Virginia pines have been removed, the contractor responsible for implementation of this TCP2 shall submit an evaluation of the stocking levels for the residual stand, management techniques to be applied to the residual stand, and supplemental planting requirements to the M-NCPPC Planning Department. This evaluation shall be submitted prior to the issuance of the first building permit to ensure that all high-risk trees have been removed. A planting schedule and/or details for the management of natural regeneration to fully replace the site must be shown on the plan.

POST DEVELOPMENT NOTES

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

- 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.
- 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.
- 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.

Property Owners Awareness Certificate

I/We, SPRINGFIELD REALTY, LLC 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 STEPHEN N. NEW Date 6/10/23

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information-(Enter acres for each zone)	
1. Zone:	R-R
2. Gross Tract	8.54
3. Floodplain:	0.00
4. Previously Dedicated Land:	0.00
5. Net Tract (NTA):	8.54

6. TCP Number	TCP2-030-2022	Revision #	0
7. Property Description or Subdivision Name:	The Retreat at Glenn Dale		
8. Is this site subject to the 1989 or 1991 Ordinance	N		
9. Is this site subject to the 1991 Ordinance	Y		
10. Subject to 2010 Ordinance and in PFA(Priority Funding Area	N		
11. Is this one (1) single family lot? (Y or N)	N		
12. Are there prior TCP approvals which include a	N		
13. combination of this lots? (Y or N)	N		
14. Is any portion of the property in a WQ Bank? (Y or N)	N		
15. Break-even Point (preservation) =	2.46	acres	
16. Clearing permitted w/o reforestation =	3.02	acres	

SECTION II-Determining Requirements-(Enter acres for each corresponding column)			
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)
17. Existing Woodland	5.48	0.00	
18. Woodland Conservation Threshold (WCT) =	20.00%	1.71	
19. Smaller of 17 or 18	1.71		
20. Woodland above WCT	3.77		
21. Woodland cleared	4.46	0.00	0.00
22. Woodland cleared above WCT (smaller of 20 or 21)	3.77		
23. Clearing above WCT (0.25: 1) replacement requirement	0.94		
24. Woodland cleared below WCT	0.66		
25. Clearing below WCT (2:1 replacement requirement)	1.38		
26. Reforestation Required Threshold (AFT) =	15.00%	0.00	
27. Off-site WCA being provided on this property	0.00		
28. Woodland Conservation Required	4.03	acres	

SECTION III-Refining the Requirements-(Enter acres for each corresponding column)			
	Column A WCT/AFT %	Column B Net Tract	Column D Off-Site Impacts (1:1)
29. Woodland Preservation	0.00	Bond amount \$	
30. Afforestation / Reforestation	0.00		
31. Natural Regeneration	0.00		
32. Landscape Credits	0.00		
33. Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00		
34. Forest Enhancement Credit (Area * 25)	0.00		
35. Street Tree Credit (Existing or 10-year canopy coverage)	0.00		
36. Area approved for fee-in-lieu	0.00	Fee amount	\$0.00
37. Off-site Woodland Conservation Credits Required	0.00		
38. Off-site WCA (preservation) being provided on this property	0.00		
39. Off-site WCA (afforestation) being provided on this property	0.00		
40. Woodland Conservation Provided	4.03	acres	

41. Area of woodland not cleared	1.02	acres
42. Net tract woodland retained not part of requirements:	0.02	acres
43. 100-floodplain woodland retained	0.00	acres
44. On-site woodland conservation provided	1.00	acres
45. On-site woodland conservation alternatives provided	0.00	acres
46. On-site woodland retained not credited	0.02	acres

47. Prepared by: Salle P. Stewart, PLA ASLA

Salle P. Stewart 6/1/23
Signed Date

Woodland Conservation Lot-by-Lot Table											
Lot	Gross Tract Area	100-Year Floodplain (FP)	Net Tract Area (NTA)	Ex Woodland (NTA)	Ex Woodland (FP)	Woodland Cleared Net-Tract (C-NTA)	Woodland Cleared Off-Site (C-FP)	Woodland Off-Site (C-OS)	Woodland Preservation Area (WPA)	Woodland Reforestation Area (WRA)	Woodland Retained/ Credited (WV-NC)
1	0.46 Ac.	0.00 Ac.	0.46 Ac.	0.13 Ac.	0.00 Ac.	0.13 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.
2	0.46 Ac.	0.00 Ac.	0.46 Ac.	0.04 Ac.	0.00 Ac.	0.04 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.
3	0.46 Ac.	0.00 Ac.	0.46 Ac.	0.14 Ac.	0.00 Ac.	0.14 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.
4	0.46 Ac.	0.00 Ac.	0.46 Ac.	0.43 Ac.	0.00 Ac.	0.43 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.
5	0.46 Ac.	0.00 Ac.	0.46 Ac.	0.48 Ac.	0.00 Ac.	0.48 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.
6	1.00 Ac.	0.00 Ac.	1.00 Ac.	1.00 Ac.	0.00 Ac.	0.55 Ac.	0.00 Ac.	0.45 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.
7	1.00 Ac.	0.00 Ac.	1.00 Ac.	1.00 Ac.	0.45 Ac.	0.00 Ac.	0.00 Ac.	0.55 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.
8	0.46 Ac.	0.00 Ac.	0.46 Ac.	0.46 Ac.	0.00 Ac.	0.44 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.02 Ac.	0.00 Ac.
9	0.46 Ac.	0.00 Ac.	0.46 Ac.	0.46 Ac.	0.00 Ac.	0.46 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.
10	0.46 Ac.	0.00 Ac.	0.46 Ac.	0.18 Ac.	0.00 Ac.	0.18 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.
11	0.46 Ac.	0.00 Ac.	0.46 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.
12	0.46 Ac.	0.00 Ac.	0.46 Ac.	0.13 Ac.	0.00 Ac.	0.13 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.
13	0.46 Ac.	0.00 Ac.	0.46 Ac.	0.33 Ac.	0.00 Ac.	0.33 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.
Public ROW	1.48 Ac.	0.00 Ac.	1.48 Ac.	0.72 Ac.	0.00 Ac.	0.72 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.
Total	8.54 Ac.	0.00 Ac.	8.54 Ac.	5.48 Ac.	0.00 Ac.	4.46 Ac.	0.00 Ac.	1.00 Ac.	0.00 Ac.	0.02 Ac.	0.00 Ac.

SPECIMEN, CHAMPION, AND HISTORIC TREES				
#	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION
1*	Northern Red Oak	<i>Quercus rubra</i>	40"	Fair
2	Tulip Poplar	<i>Liriodendron tulipifera</i>	39.8"	Fair
3	Tulip Poplar	<i>Liriodendron tulipifera</i>	38.5"	Fair
4	Tulip Poplar	<i>Liriodendron tulipifera</i>	37.5"	Good
5	Tulip Poplar	<i>Liriodendron tulipifera</i>	40.0"	Fair
6	American Sweetgum	<i>Liquidambar styraciflua</i>	32"	Good
7*	Red Maple	<i>Acer rubrum</i>	34"	Fair
8	Tulip Poplar	<i>Liriodendron tulipifera</i>	61.1"	Fair
9*	Tulip Poplar	<i>Liriodendron tulipifera</i>	47"	Good
10*	Tulip Poplar	<i>Liriodendron tulipifera</i>	38"	Good
11	Tulip Poplar	<i>Liriodendron tulipifera</i>	30"	Good
12	Tulip Poplar	<i>Liriodendron tulipifera</i>	34"	Good
13*	Tulip Poplar	<i>Liriodendron tulipifera</i>	37"	Good

* Specimen trees located off-site

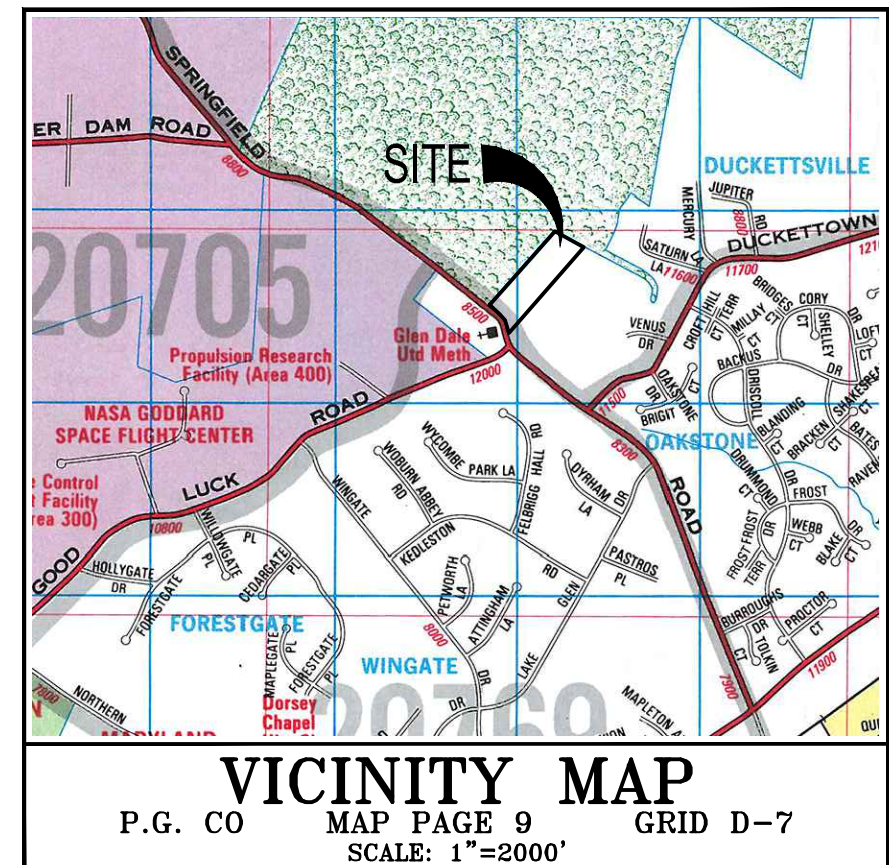
NOTES: DRD #4-21041 approved each specimen tree variance requested based on the findings of the Planning Board.

This plan is in accordance with the following variances from the strict requirements of Section 25-122(B)(1)(g) as approved by the Planning Board on TCP1-004-2022 for the removal of the following specimen trees: 11 and 12.

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-R (Rural Residential)
Zone	Axiation Policy Area (APA)	None
Administrative	Tax Grid (TMG)	28-C2 & D2, 28-C3 & D3
Administrative	WSSC Grd (Sheet 20)	211NE10, 212NE20
Administrative	Planning Area (Plan Area)	71A - Bowie & Monky
Administrative	Election District (ED)	14 - Bowie
Administrative	Councilmanic District (CD)	4
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy (2035)	Established Communities
Administrative	Police District	II

NATURAL RESOURCES INVENTORY STATISTICS TABLE	
Site Statistics	Total
Gross Tract Area	8.54 Ac.
Existing 100-year Floodplain	0.00 Ac.
Net Tract Area	8.54 Ac.
Existing woodland in the floodplain	0.00 Ac.
Existing woodland net tract	5.48 Ac.
Existing woodland total	5.48 Ac.
Existing PMA	0.00 Ac.
Regulated streams (linear feet of centerline)	0 linear ft.
Riparian (wooded) buffer up to 300 ft. wide	1.98 Ac.

NOTE: All specimen trees field located by Charles P. Johnson on July 12, 2020



SHEET INDEX	
SHEET No.	DESCRIPTION
1	PLAN & NOTES SHEET
2	DETAILS SHEET

TCP-2 LEGEND	
	PROPERTY LINE
	RIGHT OF WAY
	BUILDING RESTRICTION LINE
	SUPER SILT FENCE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	STEEP SLOPES, 15-25%
	STEEP SLOPES, >25%
	EXISTING PROPERTY LINE
	SOIL BOUNDARY
	SOIL CLASSIFICATIONS
	EXISTING TREE LINE
	EXISTING SHRUBLINE
	PROPOSED TREE LINE
	SPECIMEN TREE
	CRITICAL ROOT ZONE
	SPECIMEN TREE TO BE REMOVED
	NON-TIDAL WETLANDS
	25' WETLAND BUFFER
	WATERS OF THE U.S.
	100-YEAR FLOODPLAIN
	UNITS OF DISTURBANCE (LOD)
	EXPANDED BUFFER
	LOD/TEMPORARY PROTECTION FENCE
	FOREST INTERIOR DWELLING SPECIES
	STREAM BUFFER/PRIMARY MANAGEMENT AREA (PMA)
	WOODLAND PRESERVATION SIGN
	WOODLAND PRESERVATION AREA (WPA)
	WOODLAND RETAINED NOT CREDITED

TREE CONSERVATION PLAN CERTIFIED BY:

I hereby certify that the information on this plan is true and accurate and meets the minimum standards and standards provided in the Prince George's County Environmental Technical Manual. I hereby certify that I have either personally prepared the plans or reviewed the work of others for accuracy and completeness.

DATE: 6/1/23
SIGNED: Salle P. Stewart
SALLE P. STEWART, PLA, ASLA, MD
REGISTERED LANDSCAPE ARCHITECT #612
EXPIRES: 9/8/2035

Prince George's County Planning Department, M-NCPPC

Environmental Planning Section

TYPE II TREE CONSERVATION PLAN APPROVAL

TCP2-030-2022

Approved by	Date	DRD #	Reason for Revision
<u>T. Burke</u>	<u>6/16/2023</u>	<u>N/A</u>	<u>N/A</u>
00			
01			
02			
03			
04			
05			
06			

UPDATES/REVISIONS:			
09/06/22	REVISING WOODLAND CONSERVATION		GRW
10/19/22	REVISE PER MNCPPC COMMENTS		JNH
12/16/22	REVISE PER MNCPPC COMMENTS		GRM

THE RETREAT AT GLENN DALE

14 - BOWIE ELECTION DISTRICT

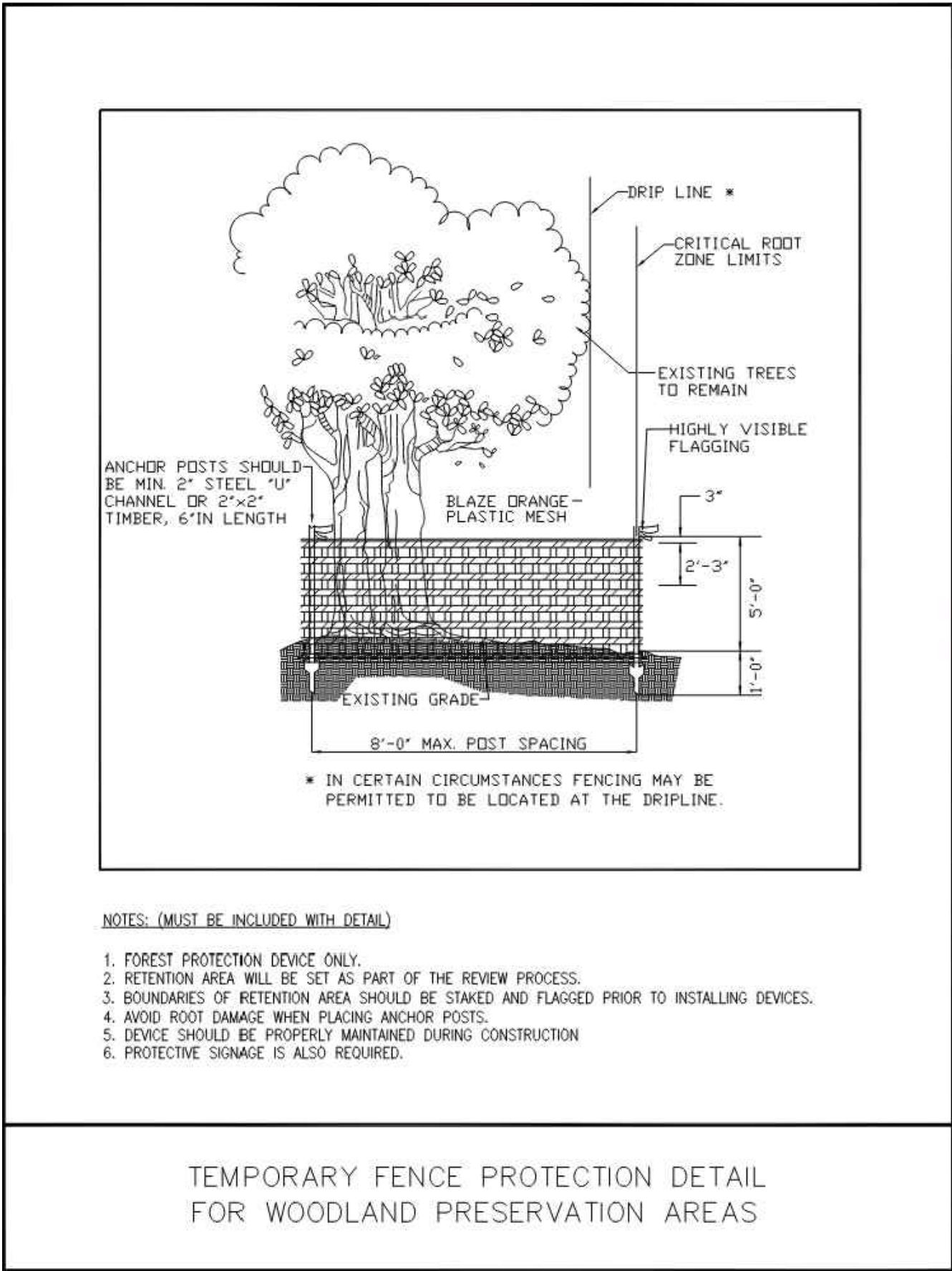
PRINCE GEORGE'S COUNTY, MARYLAND

CPI Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpi.com • Silver Spring, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: Springfield Road Partnership, LLC
6801 Remondville Avenue, Suite 100
Riverview, MD 20707
ATTN: Steve Nise
(240) 562-3205

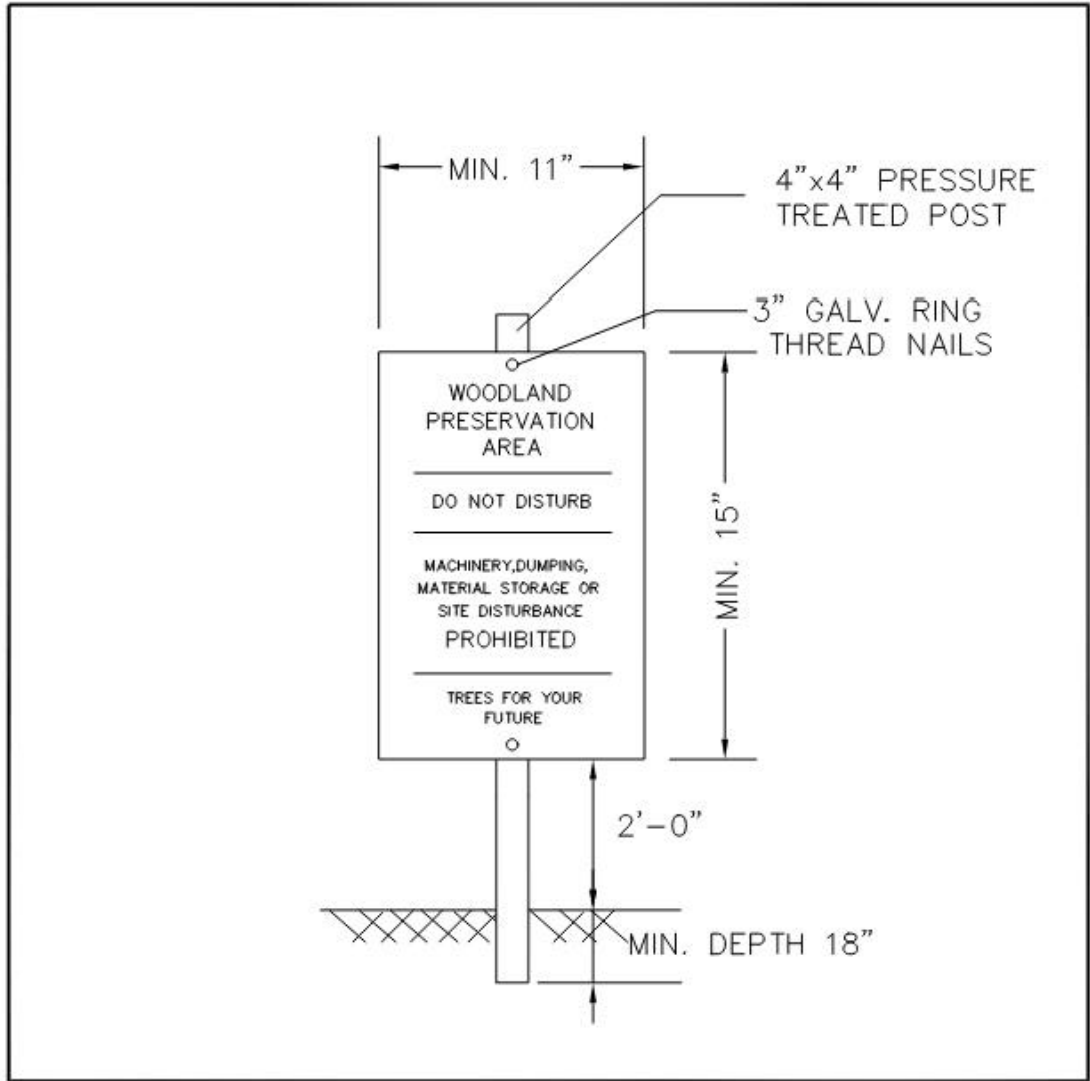
WSSC GRID: 28-C2D2
TAX MAP: 28-C2D2
DESKTOP: SPS
SHEET: 1 OF 2
DATE: 6/1/23
DRAWN: GRM
CHECKED: GRM
DATE: AUG. 2022
FILE NO.: 2021-1118-DWG-22-01
SCALE: 1" = 50'

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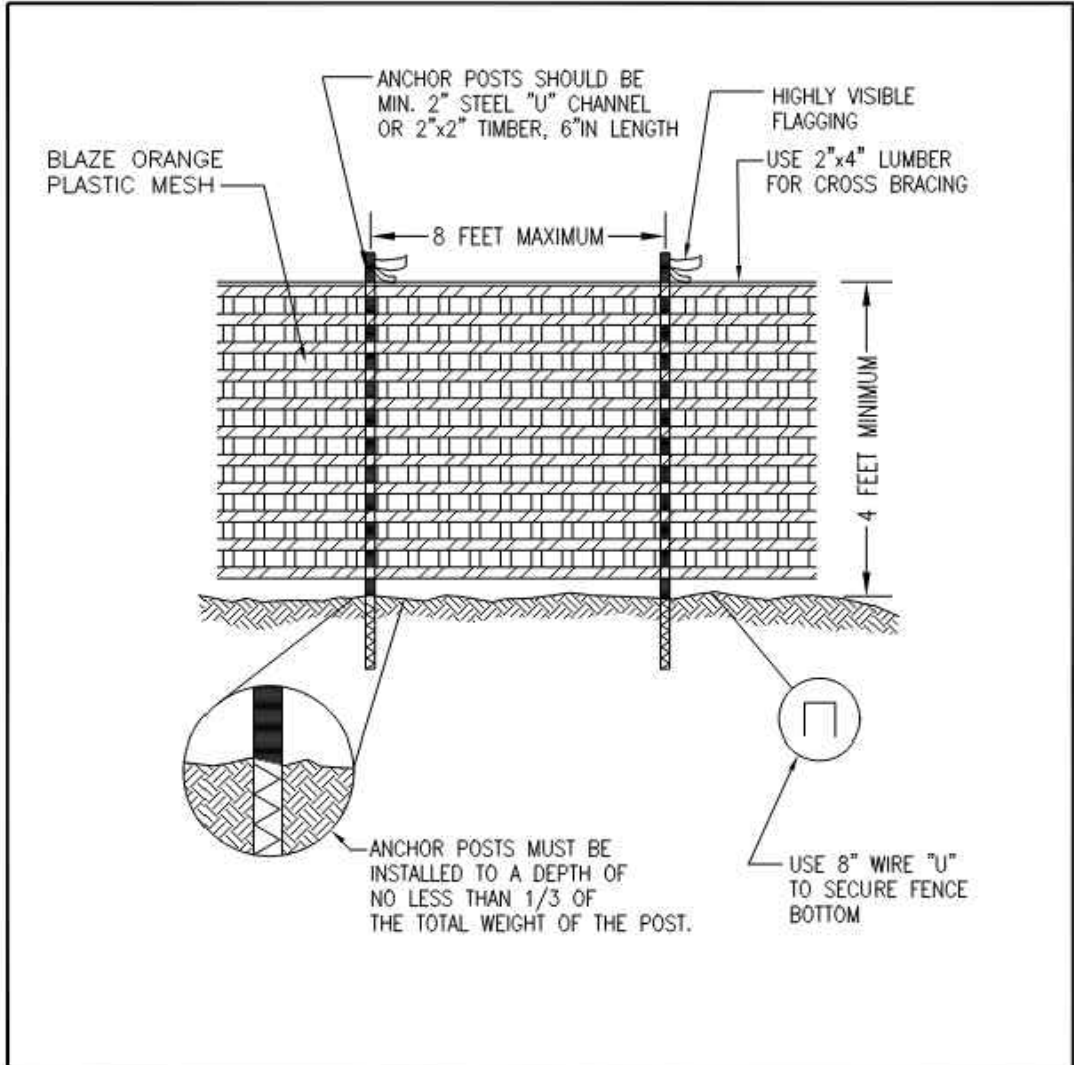
- NOTES: (MUST BE INCLUDED WITH DETAIL)
1. FOREST PROTECTION DEVICE ONLY.
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
 4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
 6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TEMPORARY FENCE PROTECTION DETAIL
FOR WOODLAND PRESERVATION AREAS



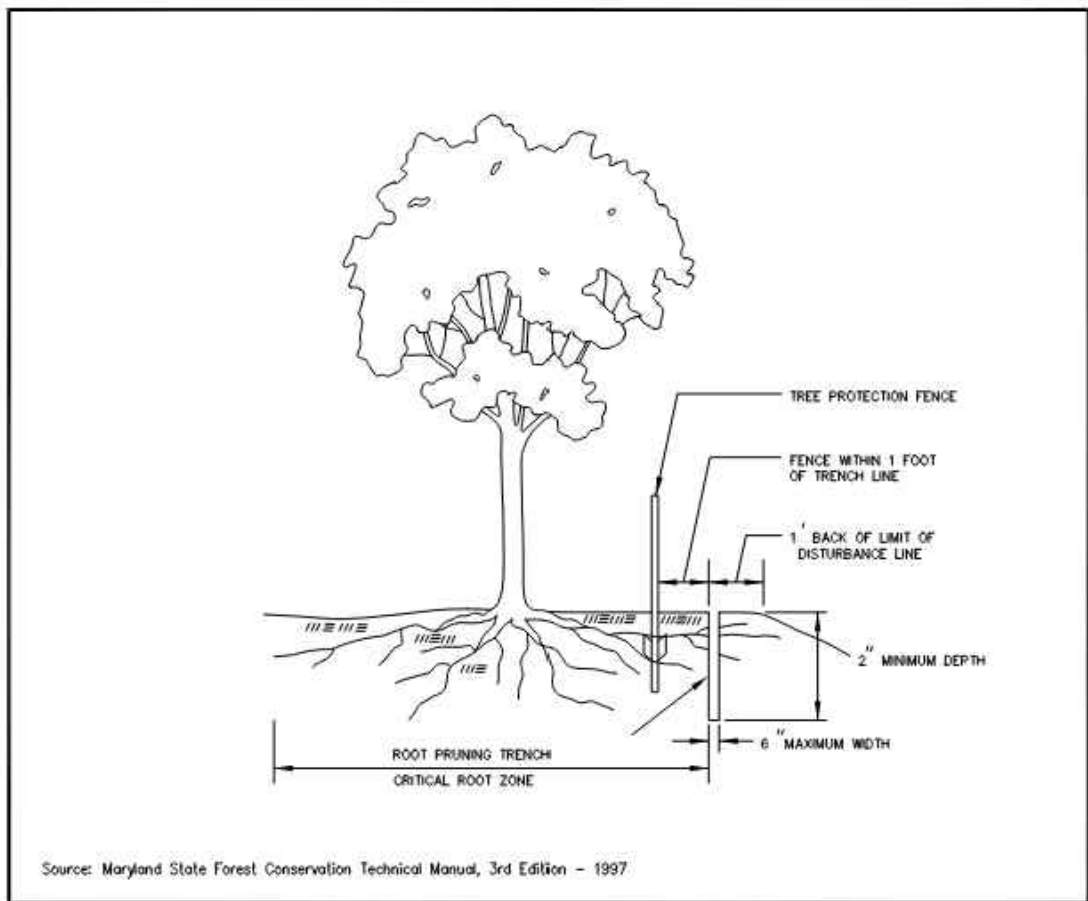
- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
 6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
 7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN



- 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 DEVICES.
 4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
 6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL
FOR WOODLAND PRESERVATION AREAS



- NOTES:
1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
 2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
 3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
 4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
 5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

ROOT PRUNING

Tasks	Months											
	Jan*	Feb*	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov*	Dec*
Transplant of 2" DBH or Greater												
Planting Seedlings, Whips												
Minimum Monitoring		*						*			*	
Fertilizer (if Needed)±												
Water++												
Pruning												

Legend:
* Recommended, Optimal time
± Recommended with Additional Care
- Recommended
+ Dependent Upon Site Conditions
++ Dependent Upon Site Conditions. Weeds Weeding is Strongly Recommended From May Through October Unless Weeds Control Equals 1"

Notes:
1. Activities during November through February depend on ground conditions.
2. No fall planting of oaks and pines.
3. The planting and care of trees is most successful when coordinated with the local conditions. This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.

Source: Adapted from Forest Conservation Manual, 1991

Tree Planting and Maintenance Calendar

Forest Conservation Act Reporting Information (Change Table)				
	Original Approval	Revision Number (-01)	Revision Number (-02)	Cumulative Change
Net Tract (Acres)	8.54 AC.			0
Existing Woodland (Acres)	5.48 AC.			0
Woodland Cleared (Acres)	4.48 AC.			0
Woodland Retained On-Site (Acres)	1.0 AC.			0
Woodland Planted On-Site (Acres)	0.00 AC.			0
On-Site Woodland Easement/ Preservation and Planting (Acres)	1.0 AC.			0
On-Site Wooded Floodplain in Easement (Acres)	0.00 AC.			0
Bond Amount	\$0.00			0
Fee-In-Lieu Amount	\$0.00			0
50' Stream Buffers Conserved (Preservation) - Linear Length	0 L.Ft.			0
50' Stream Buffers Conserved (Preservation) - Acreage	0.00 AC.			0
50' Stream Buffers Newly Established (Afforestation) - Linear Length	0 L.Ft.			0
50' Stream Buffers Newly Established (Afforestation) - Acreage	0.00 AC.			0
Off-Site Woodland Conservation Credits Required (Acres)	2.36 AC.			0
Off-Site Woodland Conservation Credits Provided (Acres)	2.36 AC.			0

TREE CONSERVATION PLAN CERTIFIED BY:

I hereby certify that the information on this plan is true and accurate and meets the minimum submittal standards provided in the Prince George's County Environmental Technical Manual. I hereby certify that I have either personally prepared the plans or reviewed the work of others for accuracy and completeness.

6/1/23
DATE: SALLIE P. STEWART, RLA, ASLA, M.D.
REGISTERED LANDSCAPE ARCHITECT #612
EXPIRES: 9/8/2025

Seal not valid without signature

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE II TREE CONSERVATION PLAN APPROVAL TCP2-030-2022			
Approved by	Date	DRD #	Reason for Revision
T. Burke	6/16/2023	N/A	N/A
D1			
D2			
D3			
D4			
D5			
D6			

UPDATES/REVISIONS:		
09/06/22	REVISING WOODLAND CONSERVATION	GRM
10/19/22	REVISE PER MNCPPC COMMENTS	JNH
12/16/22	REVISE PER MNCPPC COMMENTS	GRM

TREE CONSERVATION PLAN TYPE 2
TCP2-030-2022

THE RETREAT AT GLENN DALE
14 - BOWIE ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
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www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: Springfield Road Partnership, LLC 6801 Rockville Avenue, Suite 150 Rockville, MD 20857 Attn: Steve Noss (240) 562-5205	WASS GRID: 20NED0 DESIGN: SPS DRAFT: GRM	TAX MAP: 28-C202 SHEET: 2 OF 2
COPYRIGHT © LATEST DATE HERON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.		DATE: AUG. 2022 SCALE: 1" = 50' FILE NO.: 2021-1118-22-01

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.