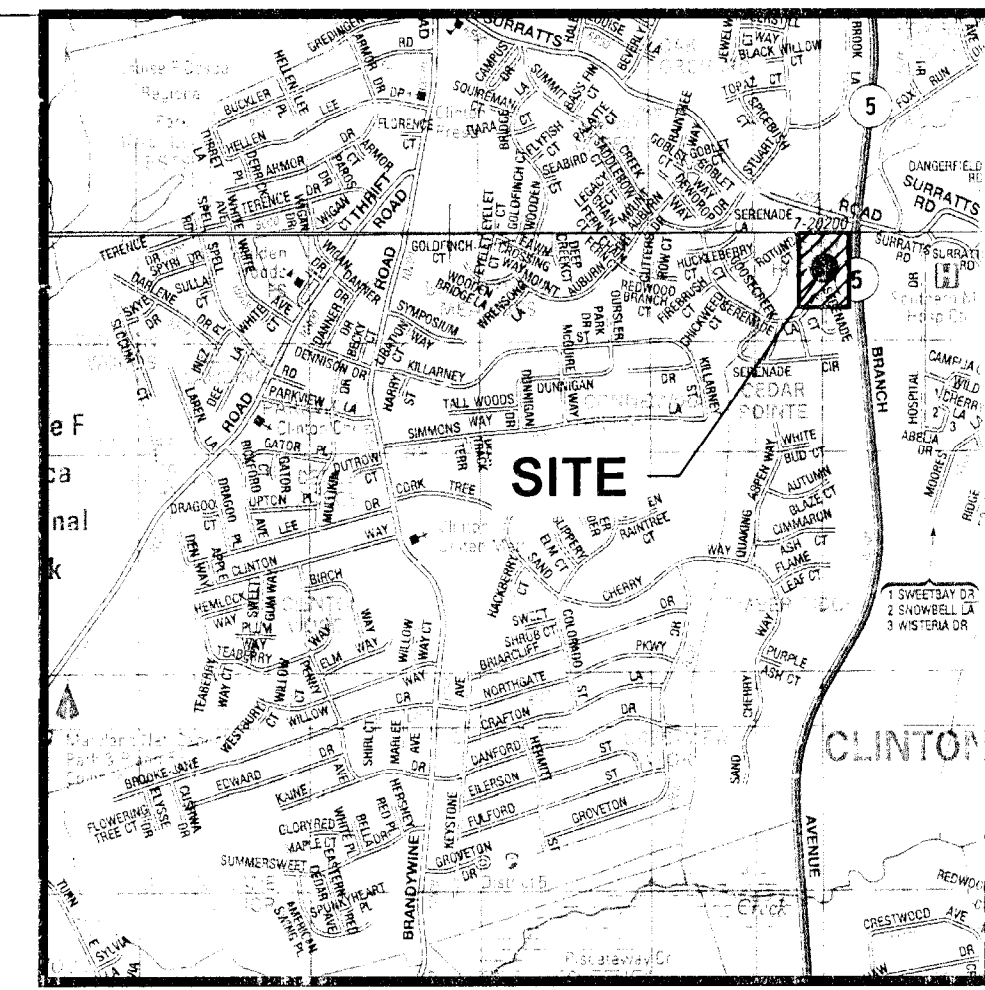


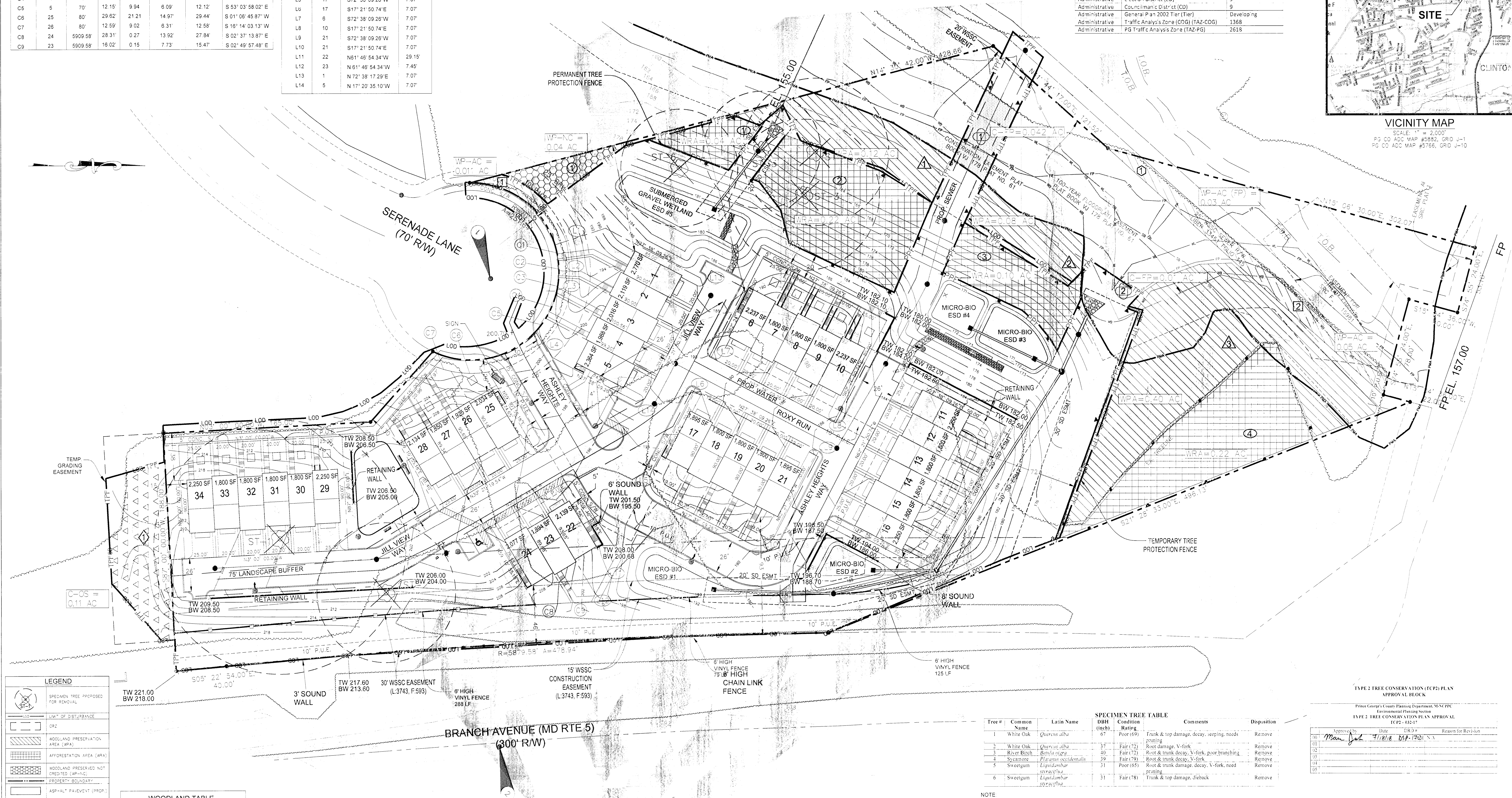
CURVE TABLE						
CURVE NO.	LOT NO.	RADIUS	ARC	DELTA	TANGENT	CHORD
C1	1	70'	12.78'	10.46'	6.40'	12.77'
C2	2	70'	13.32'	10.91'	6.68'	13.30'
C3	3	70'	14.05'	11.52'	7.06'	14.03'
C4	4	70'	20.05'	16.46'	10.18'	20.04'
C5	5	70'	12.15'	9.94'	6.09'	12.12'
C6	25	80'	29.62'	21.21'	14.97'	29.44'
C7	26	80'	12.59'	9.02'	6.31'	12.58'
C8	24	5909.58'	28.31'	0.27'	13.92'	27.84'
C9	23	5909.58'	16.02'	0.15'	7.73'	15.47'

LINE TABLE			
LINE NO.	LOT NO.	BEARING	LENGTH
L1	1	S17° 59' 43.06" E	42.25'
L2	2	S7° 24' 58.02" E	26.10'
L3	3	S3° 38' 23.23" W	16.29'
L4	5	N 59° 10' 55.18" E	24.89'
L5	17	S72° 38' 09.26" W	7.07'
L6	17	S17° 21' 50.74" E	7.07'
L7	6	S72° 38' 09.26" W	7.07'
L8	10	S17° 21' 50.74" E	7.07'
L9	21	S72° 38' 09.26" W	7.07'
L10	21	S17° 21' 50.74" E	7.07'
L11	22	N61° 48' 54.34" W	29.15'
L12	23	N 61° 48' 54.34" W	7.45'
L13	1	N 72° 38' 17.29" E	7.07'
L14	5	N 17° 20' 35.10" W	7.07'

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-T
Zone	Aviation Policy Area (APA)	NA
Administrative	Tax Grid (TNG)	135-67
Administrative	WSSC Grid (Sheet 20)	213507
Administrative	Policy Analysis Zone (PAZ)	2698
Administrative	Planning Area (Plan Area)	81A
Administrative	Election District (ED)	9
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic Analysis Zone (TAZ-COG)	1368
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2618

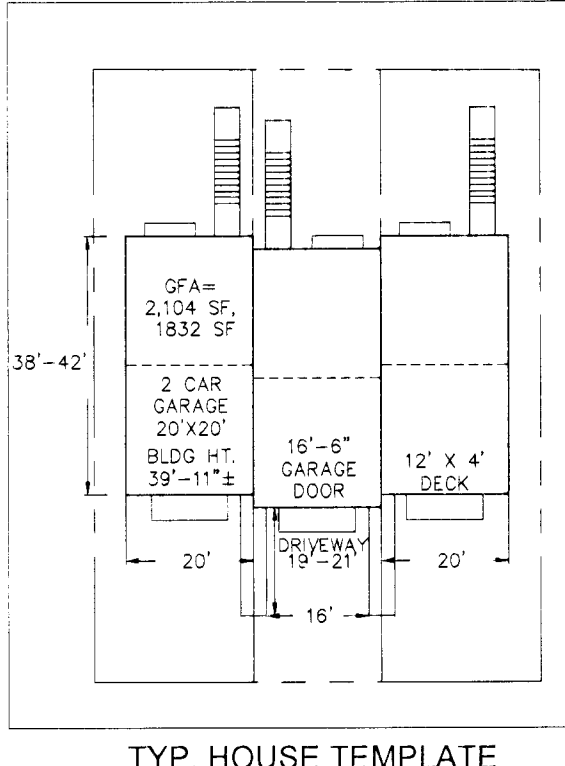


VICINITY MAP  
SCALE: 1" = 2,000'  
PG CO ADD MAP #5882, GRID J-1  
PG CO ADD MAP #5766, GRID J-10



LEGEND	
	SPECIMEN TREE PROPOSED FOR REMOVAL
	LIMIT OF DISTURBANCE
	CR2
	WOODLAND PRESERVATION AREA (WPA)
	AFFORESTATION AREA (WRA)
	WOODLAND PRESERVED NOT CREDITED (WP-NC)
	PROPERTY BOUNDARY
	ASPHALT PAVEMENT (PROP)
	CONCRETE PAVEMENT (PROP)
	WOODLAND PRESERVED ASSUMED CLEARED (WP-AC)
	FLOODPLAIN CLEARED (C-FP)
	CLEARED OFF-SITE AREA (C-OS)
	TREE LINE (EXISTING)
	BRUSH LINE (EXISTING)
	STREAMS (TOB)
	STREAM BUFFER (TSF)
	NON-TIDAL WETLANDS
	EXISTING EASEMENT
	PRIMARY MANAGEMENT AREA
	STEEP SLOPES (15% OR GREATER)
	TREE PROTECTION SIGN
	TREE REFORESTATION SIGN
	TREE PROTECTION FENCE (A-A, DET-B)
	WSSC EASEMENT

WOODLAND TABLE		
TYPE	NUMBER	ACREAGE
WPA	1	0.12 ACRES
WPA	2	0.08 ACRES
WPA	3	0.40 ACRES
WPA(TOTAL)		0.60 ACRES
WRA	1	0.04 ACRES
WRA	2	0.22 ACRES
WRA	3	0.10 ACRES
WRA	4	0.22 ACRES
WRA(TOTAL)		0.58 ACRES
WP-NC	1	0.04 ACRES
WP-AC	1	0.01 ACRES
WP-AC	2	0.05 ACRES
WP-AC(TOTAL)		0.06 ACRES
C-FP	1	0.04 ACRES
C-FP	2	0.01 ACRES
WP-AC(FP)	1	0.03 ACRES
FP(TOTAL)		0.08 ACRES
C-OS	1	0.11 ACRES



Property Owners Awareness Certificate  
I, We CEDAR POINTE HOME OWNERS ASSOCIATION 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.  
*Sandy Marenberg* April 6, 2018  
Owner or Owners Representative Date

I, We Blue Ocean Serenade 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.  
*Sandy Marenberg* 4-27-18  
Owner or Owners Representative Date  
Address & Phone #  
1143 Westlake Avenue  
Baltimore, MD 21210  
(410) 261-2405

QUALIFIED PROFESSIONAL CERTIFICATION  
Signed: *John P. Markovich* Date: 5/24/18  
John P. Markovich  
JM Forestry Services, LLC  
11552 Timberbrook Drive  
Walkersville, MD 20601  
Phone: 301-645-4977  
E-mail: jpmarkovich@comcast.net

OWNER/DEVELOPER:  
BLUE OCEAN REALTY  
C/O WAREMBERG ENTERPRISE  
1143 WEST LAKE AVE  
BALTIMORE, MD 21210  
CONTACT: SANDY WAREMBERG  
PHONE: (410) 262-5405  
EMAIL: sandy@maremberg.com

Rev. No.	Revision	Rev. Date
1	ADDED NOTES FROM LETTER DATED APRIL 14, 2014	9/12/2017

CV, INC.  
1395 PICARD DRIVE, STE 370  
ROCKVILLE, MARYLAND 20850  
PHONE: (301) 637-2510  
FAX: (240) 252-5612  
CONTACT: CHIMMAY VYAS, P.E.  
EMAIL: CVYAS@CVINC.COM

Tree #	Common Name	Latin Name	DBH (inch)	Condition Rating	Comments	Disposition
1	White Oak	<i>Quercus alba</i>	67	Poor (69)	Trunk & top damage, decay, leopling, needs pruning	Remove
2	White Oak	<i>Quercus alba</i>	37	Fair (72)	Root damage, V-fork	Remove
3	River Birch	<i>Betula nigra</i>	40	Fair (72)	Root & trunk decay, V-fork, poor branching	Remove
4	Sycamore	<i>Platanus occidentalis</i>	39	Fair (79)	Root & trunk decay, V-fork	Remove
5	Sweetgum	<i>Liquidambar styraciflua</i>	31	Poor (65)	Root & trunk damage, decay, V-fork, need pruning	Remove
6	Sweetgum	<i>Liquidambar styraciflua</i>	31	Fair (78)	Trunk & top damage, dieback	Remove

- NOTE
- ALL SPECIMEN TREES WERE SURVEY LOCATED BY BEN DYER ASSOCIATES INC (FEB 2014).
  - A SUBTITLE 2 VARIANCE FOR THE REMOVAL OF SPECIMEN TREES #1, 2, 3, 4, 5 AND 6 WAS APPROVED BY THE PLANNING BOARD ON MAY 4, 2017 WITH THE APPROVAL OF PRELIMINARY PLAN 416020 AND TYPE 1 TREE CONSERVATION PLAN TCP-011-2016.
  - BUILDINGS 5-34, EXCEEDING THE COUNTY PERMISSIBLE INDOOR NOISE LEVEL TO BE CONSTRUCTED USING NOISE ABATEMENT TECHNIQUE. REFER TO ARCHITECTURAL PLAN FOR DETAIL.
  - BUILDINGS IN LOTS 11-15, 16-20 AND 21-24 FUNCTION AS NOISE BARRIER.

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 TCP2 - 032-17		
Approved By:	Date:	Reason for Revision:
<i>Manoj J. Singh</i>	7/18/18	DSP-170-31
01		
02		
03		
04		
05		

THIS BLOCK IS FOR OFFICIAL USE ONLY  
Use of this block requires the plan must conform to the final approval by the Planning Board, its designee or the District Council.  
M-NCPPC APPROVAL  
PROJECT NAME: CEDAR POINTE  
PROJECT NUMBER: TCP2-032-17  
Revision numbers must be included in the Project Number.  
New Approval Block

PROJECT CEDAR POINTE  
TREE CONSERVATION PLAN II  
LOTS 1 THROUGH 34 PARCELS A & B  
9TH ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND  
TAX MAP 155, GRID 52 & F2  
DATE: 05/24/2018 JOB NO.: 2015-1031  
DESIGN: CH SCALE: 1"=30' SHEET NO.: 1 OF 3  
CHECKED: M



AFFORESTATION AREA #1						Acreage	0.58
Species		Large Caliper Planting Stock				Reforestation Credits	Percent of Stocking
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	
Liriodendron tulipifera	Tulip Poplar	1-1.5"		2.33	B&B	18	42
Liquidambar styraciflua	Sweetgum	1-1.5"		2.33	B&B	18	42
Acer rubrum	Red Maple	1-1.5"		2.33	B&B	18	42
Plantanus occidentalis	American Sycamore	1-1.5"		2.33	B&B	18	42
Quercus phellos	Willow Oak	1-1.5"		2.33	B&B	18	42
Lindera benzoin	Spicebush		1.5-2"	1	Container	10	10
Viburnum dentatum	Arrowwood Viburnum		1.5-2"	1	Container	10	10
Liquidambar styraciflua	Sweetgum	Seedling		1	Seedling	50	50
Liriodendron tulipifera	Tulip Poplar	Seedling		1	Seedling	60	60
Quercus phellos	Willow Oak	Seedling		1	Seedling	70	70
Species that may be substituted for those listed include:				Total Trees Planted =	290	410	Reforestation Units Provided
River Birch, Redbud, Hackberry, Basswood						406	Total Reforestation Units Required
Note: Redbud may only be used to substitute for Spicebush						4	Excess

**Standard Woodland Conservation Worksheet for Prince George's County**

**SECTION I: Establishing Site Information** (Enter acres for each zone)

1. Zone:	R-T		
2. Gross Tract:	0.58		
3. Floodplain:	0.00		
4. Previously Dedicated Land:	0.00		
5. Net Tract (NTA):	0.58	0.00	0.00

6. TCP Number: \_\_\_\_\_ Revision # 1

7. Property Description or Subdivision Name: Blue Ocean Cedar Pointe

8. Is this site subject to the 1989 Ordinance? (Y/N): N

9. Is this one (1) single family lot? (Y/N): N

10. Are there prior TCP approvals which include a:

11. combination of this lots? (Y/N): N

12. Is any portion of the property in a WCB Bank? N

13. Break-even Point (preservation) = 1.78 acres

14. Clearing permitted w/o reforestation = 2.48 acres

**SECTION II: Determining Requirements** (Enter acres for each corresponding column)

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1-1)	Column D Off-Site Impacts (1-1)
15. Existing Woodland:		4.28	0.46	
16. Woodland Conservation Threshold (WCT) =	20.00%	1.18		
17. Smaller of 13 or 14:		1.18		
18. Woodland above WCT:		3.10		
19. Woodland cleared:		3.82	0.08	0.11
20. Woodland cleared above WCT (smaller of 16 or 17):		3.10		
21. Clearing above WCT (0.25 - 1) replacement requirement:		0.77		
22. Woodland cleared below WCT:		0.52		
23. Clearing below WCT (2-1 replacement requirement):		1.05		
24. Aforestation Required Threshold (AFT) =	15.00%	0.00		
25. Off-site WCA being provided on this property:		0.00		
26. Woodland Conservation Required:		2.85		

**SECTION III: Meeting the Requirements** (Enter acres for each corresponding column)

27. Woodland Preservation:	0.58	Bond amount: \$ 7,579.44
28. Aforestation / Reforestation:	0.00	
29. Natural Regeneration:	0.00	
30. Landscape Credits:	0.00	
31. Specimen/Historic Tree Credit (CRZ area * 2.0):	0.00	
32. Forest Enhancement Credit (Area * 25):	0.00	
33. Street Tree Credit (Existing or 10-year canopy coverage):	0.00	
34. Area approved for fee-in-lieu-PFA:	0.00	Fee amount: \$0.00
35. Off-site Woodland Conservation Credits Required:	1.47	
36. Off-site WCA (preservation) being provided on this property:	0.00	
37. Off-site WCA (aforestation) being provided on this property:	0.00	
38. Woodland Conservation Provided:	2.85	

39. Area of NTA woodland and not cleared: 0.54 acres

40. Net tract woodland retained not part of requirements: 0.04 acres

41. 100-foot plain woodland retained: 0.38 acres

42. On-site woodland conservation provided: 1.18 acres

43. On-site woodland retained not credited: 0.42 acres

44. Prepared by: *John P. Mahoney* Signed: \_\_\_\_\_ Date: 5/24/2018

#### Standard Type 2 Tree Conservation Plan Notes

- This plan is submitted to fulfill the woodland conservation requirements for TCP 2-032-17 If TCP 2-032-17 expires, and then this TCP 2-032 also expires and is no longer valid.
- Cutting or clearing woodlands 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 ESA 2 (formerly the Developing Tier) and is zoned R-T.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The property is adjacent to Branch Avenue (MD 5) which is classified as a Freeway roadway.
- This plan is not grandfathered by CB27-2010, Section 25-119(g).
- 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 41039, page 73. Revisions to the TCP 2 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 understorey 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 (TPFs) 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 TPFs 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 TCF installation. These signs must remain in perpetuity.
- 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 trees 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 tree 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 photographs 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.

#### Afforestation and Reforestation Notes

- All afforestation and reforestation bonds, based on square footage, shall be posted with the county prior to the issuance of any permits. These bonds will be retained as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.
- The planting of afforestation or reforestation areas shall be completed prior to the issuance of the first building permit. (This standard note may be modified as necessary to address which building permits are adjacent to the proposed planting area.) Seedling planting is to occur from November through May only. No planting shall be done while the ground is frozen. Planting with larger caliper stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.
- If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type 2 Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title to the homeowner, the developer or builder shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the county inspector.
- Reforestation areas shall not be moved. The management of competing vegetation around individual trees and the removal of noxious, invasive and non-native vegetation within the reforestation areas is acceptable.
- All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to the clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a violation of this TCP2.
- Afforestation / reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.
- The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- At time of issuance of the first permit, the following information shall be submitted to the M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan: Contractor name, business name (if different), address, and phone number.
- Result of annual survival check for each of the required four years after tree planting shall be reported to the M-NCPPC Planning Department.
- Failure to establish the afforestation or reforestation within the prescribed time frame will result in the forfeiture of the reforestation bond and or a violation of this plan including the associated \$9.00 per square foot penalty unless the county inspector approves a written extension.

#### Planting Specification Notes

- Quantity: (See Plant Schedule)
- Type: (See Plant Schedule)
- Plant Quality Standards: The plants selected shall be healthy and sturdy representative of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 8" long, no more than twenty-five percent (25%) of the root system (both primary and auxiliary/fibrous roots) shall be present.
  - Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected.
  - Plants shall be shipped by the nursery immediately after lifting from the field or removal from the green house, and planted immediately upon receipt by the landscape contractor.
  - If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering, until the time of planting.
- Plant handling: the quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.
- Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. The most suitable months for planting are March and April, when the soils is moist, but may be planted from March through November. No planting shall be done while the ground is frozen. Planting shall occur within one growing season of the issuance of grading/building permits and/or reaching the final grades and stabilization of planting areas.
- Seedling Planting: Tree seedlings shall be hand planted using a dibble bar or sharp-shooter shovel. It is important that the seedling be placed in the hole so that the roots can spread out naturally; they shall not be twisted, balled up or bent. Moist soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots lie just below the ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another method, the preparer of this tree conservation plan must be contracted and give his approval before planting may begin.
- Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory.
- Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary, to create good tree growing conditions. Soil samples shall be taken at a rate that provides on soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only on sample is necessary), and submitted for testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.
- Soil Improvement Measures: the soil shall then be improved according to the recommendations made by the testing company.
- Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operations unless it was installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.
- Planting method: Consult the Planting Detail(s) shown on this plan.
- Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).
- Groundcover Establishment: the remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.
- Mowing: No mowing shall be allowed in any planting area.
- Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for four years to assure that no less than 75% of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.
- Source of Seedlings: state name, address, and phone number of nursery or supplier.

#### Four-Year Management Plan for Re/Afforestation Areas

Field check the re-afforestation area according to the following schedule:

- Year 1: Site preparation and tree planting  
Survival check once annually (September-November) see Note 1  
Watering is needed (2 x month)  
Control of undesirable vegetation as needed (1 x in June and 1 x in September minimum)
- Year 2-3: Reinforcement planting is needed (See Note 2)  
Survival check once annually (September-November)  
Control of undesirable vegetation if needed (1 x in May and 1 x in August minimum)
- Year 4: Reinforcement planting if needed (See Note 2)  
Survival check (September - November)
- Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
  - Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.
  - Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis.

#### 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 the issuance of any permit for the associated plan.

#### When invasive plant species are to be removed by the permittee:

- Invasive plant removal shall be completed prior to issuance of building permits for areas adjacent to Woodland Preservation Areas and conform to the recommendation of the invasive plant removal plan shown on the plan prepared by John Matkovich (insert the qualified professional's name who prepared the invasive plant removal recommendations) dated 11/29/2015.
- 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.
- 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 and be applied by a certified pesticide applicator.

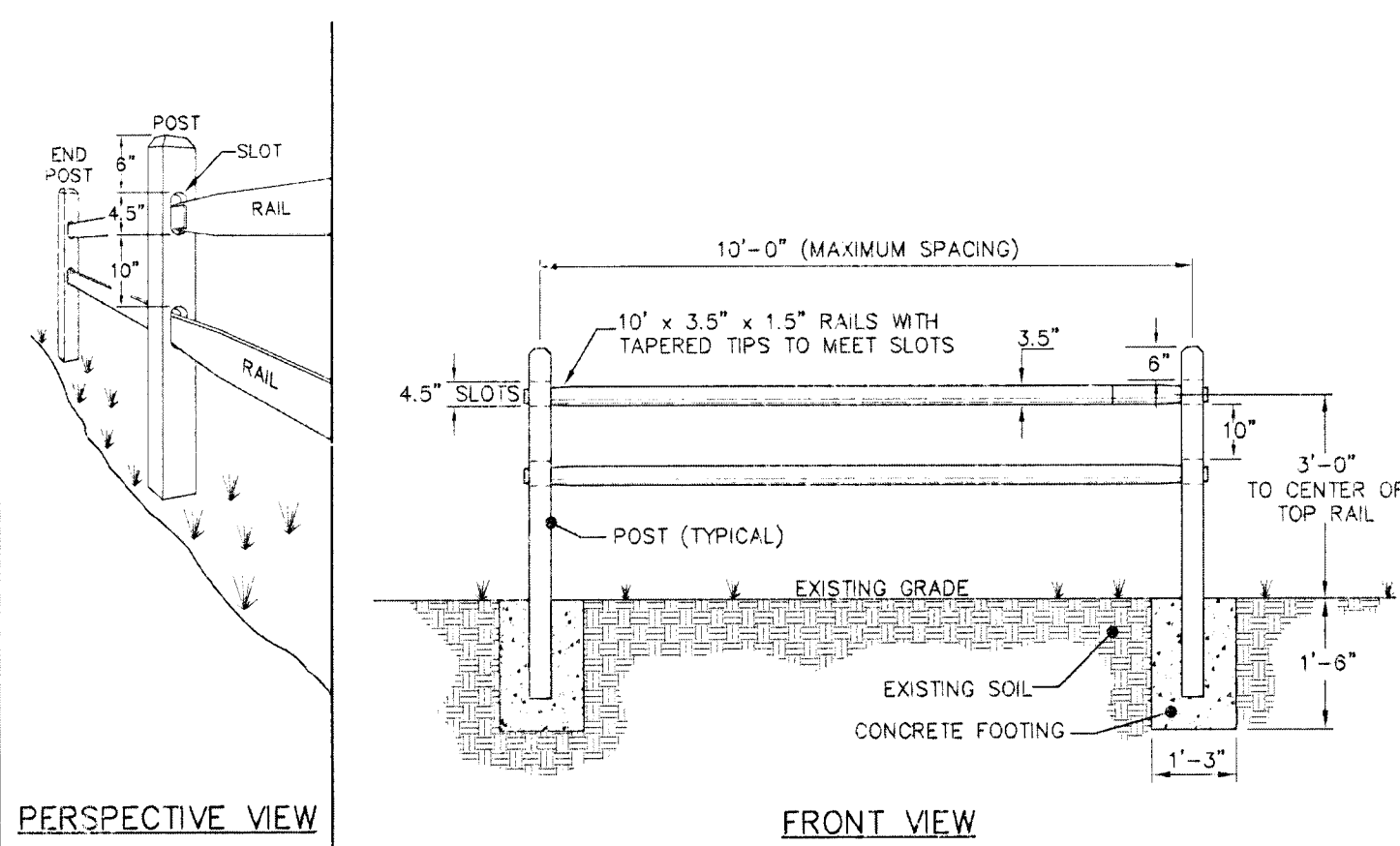
#### POST DEVELOPMENT NOTES

##### 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 portion thereof are in imminent danger of striking a structure, parking area, or other high use areas 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 tree 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.
- 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 plant 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.

#### Notes for Protection of Aquatic Habitats Supporting Rare, Threatened and Endangered Species:

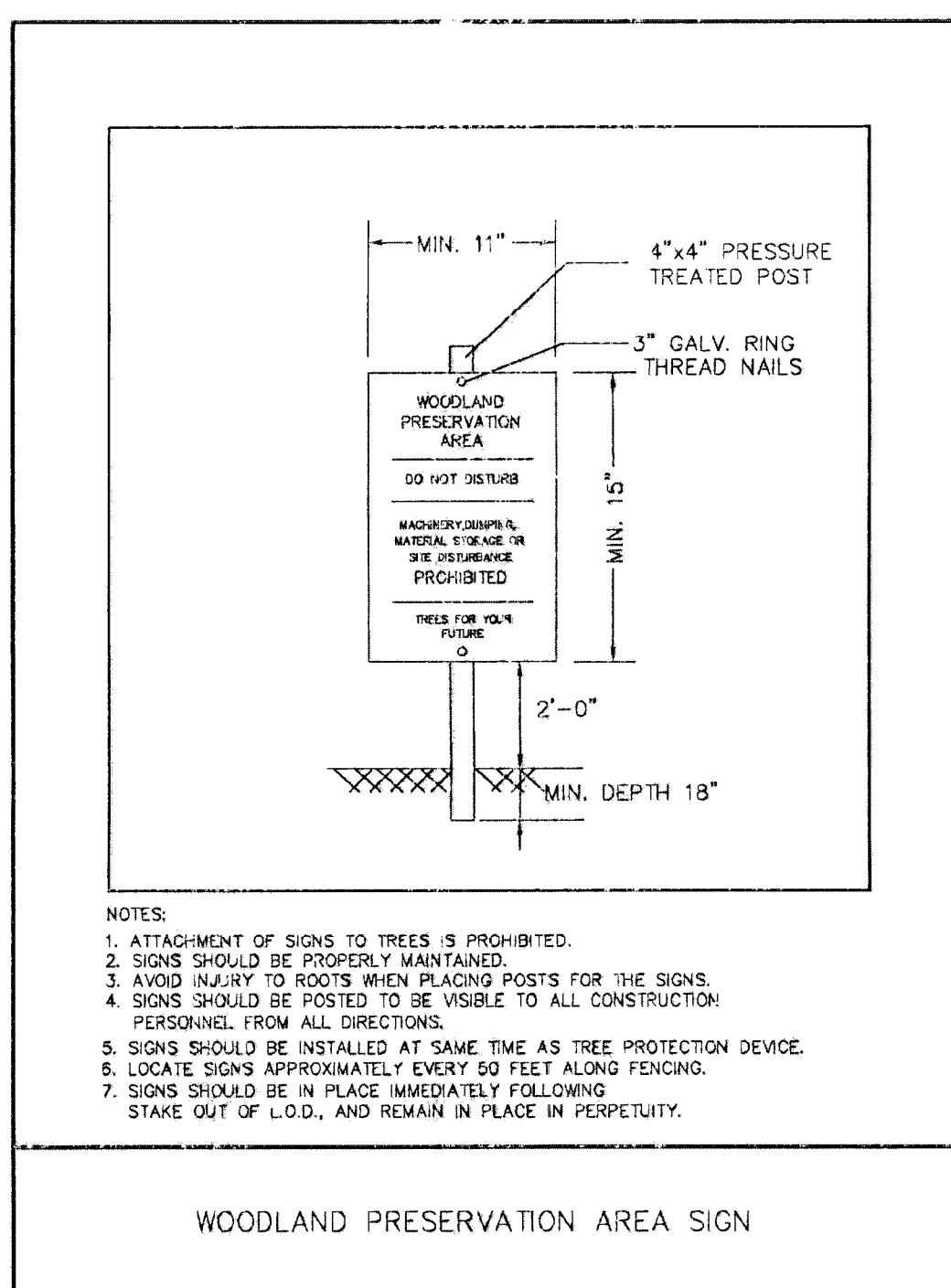
- Minimize clearing and retain forest – The limits of disturbance shall be limited to minimum needed for construction. Clearing and construction should be conducted in phases in order to avoid having large area cleared at one time.
- Stabilize soil – Stabilization shall occur immediately (within 24 hours). Special effort should be made to retain fine particles silt, sand and clay sediments including the incorporation of redundant/additional control measures in the sediment and erosion control plan to ensure maximum filtration of any sediment-laden runoff from site.
- Inspect frequently – All measures should be inspected daily to ensure that they are functional from the very initial stages through final construction, and any problems should be corrected immediately.
- A minimum of 100 feet undisturbed forested upland buffer to permanent and intermittent streams and non-tidal wetlands shall be provided.
- Any disturbance to steep slopes (15% slope or greater) shall be avoided. In case of disturbance of the steep slopes adequate sediment and erosion control measures shall be implemented to filter the sediments.
- Where instream work is unavoidable, provide adequate passage for fish, reptiles and amphibians. Further consultation with the Natural Heritage Program should be sought in order to minimize impacts from instream work in or upstream from rare species aquatic and wetland habitats.



- NOTES:**
- ALL WOOD FOR SPLIT RAIL FENCE TO BE PRESSURE TREATED.
  - END POST SHALL BE TERMINAL POST.
  - POSTS SHALL STAND PLUMB.
  - RAILS SHALL BE RUNG WITH UNIFORM HEIGHT AND SPACING.
  - PROTECTIVE SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET OR AS APPROPRIATE.
  - TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
  - SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

#### PERMANENT TREE PROTECTION FENCE FOR REFORESTATION AREAS-STANDARD SPLIT-RAIL

JANUARY 2012



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



I, We Blue Ocean Serenade 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.

Sandy Marenberg  
Owner or Owners Representative  
Address & Phone #  
1143 Westlake Avenue  
Baltimore, MD 21210  
(410) 262 5405

**OWNER/DEVELOPER:**

BLUE OCEAN REALTY  
C/O MARENBERG ENTERPRISE  
445 WEST LAKE AVE  
BALTIMORE, MD 21210

CONTACT: SANDY MARENBERG  
PHONE: (410) 262 5405  
EMAIL: sandy@meirealestate.com

Rev. No.	Revision	Rev. Date
1	ADDED NOTES FROM LETTER DATED APRIL 14, 2014	9/12/2017

**Property Owners Awareness Certificate**

I, WE CEDAR POINTE HOME OWNERS ASSOCIATION 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.

Signature: *Debra L. Owens* Date: *April 6, 2018*  
Owner or Owners Representative

CV, INC.  
1395 PICCARD DRIVE, STE 370  
ROCKVILLE, MARYLAND 20850  
PHONE: (301) 637-2510  
FAX: (240) 252-5612  
CONTACT: CHIMAY VIJAY, P.E.  
EMAIL: CVI@SVINC.COM

Approved by	Date	DRD #	Reason for Revision
<i>Manoj</i>	<i>7/19/18</i>	<i>858-1301</i>	N/A

THIS BLOCK IS FOR OFFICIAL USE ONLY

OR: User certifies that this plan meets all conditions of the approval by the Planning Board, for design or the related Council.

**M-NCPPC APPROVAL**

PROJECT NAME: CEDAR POINTE

PROJECT NUMBER: *tcp2-032-17* *DSP-17031*

For Conditions of Approval use the Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

New Approval Block

**PROJECT CEDAR POINTE**

**TREE CONSERVATION PLAN II**

**NOTES AND DETAILS**

LOTS 1 THROUGH 34 PARCELS A & B  
17TH ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND  
TAX MAP 125 GRD E2 & F2

DATE: 05/24/2018 JOB NO.: 2015-1031  
DESIGN: CVH SCALE: N/A SHEET NO.: 2 OF 3  
CHECKED: JAM



Project Name: CEDAR POINT TCP2-032-2017  
INVASIVE SPECIES MANAGEMENT PLAN

**SCOPE OF PLAN:** THE REMOVAL OF INVASIVE SPECIES IDENTIFIED IN STANDS A and B. TO REDUCE THE AMOUNT OF INVASIVE SPECIES TO LESS THAN TWENTY PERCENT OF THE CANOPY, UNDERSTORY AND HERBACEOUS LAYERS PER THE REQUIREMENTS OF THE ENVIRONMENTAL TECHNICAL MANUAL.

THE MAJORITY OF THE INVASIVE SPECIES IN STAND A ARE BRADFORD PEAR IN THE CANOPY AND UNDERSTORY. THE INVASIVE SPECIES IN STAND B ARE GENERALLY LIMITED TO JAPANESE HONEYSUCKLE AND JAPANESE STILTGRASS.

FURTHER REDUCTION OF INVASIVES SPECIES IN THE HERBACEOUS LAYER TO 5 PERCENT OR LESS MAY QUALIFY FOR ADDITIONAL WOODLAND CONSERVATION CREDIT WITH THE APPROVAL OF THE ENVIRONMENTAL PLANNING SECTION.

**SITE EVALUATION PRIOR TO CONTROL MEASURE INITIATION**

- AFTER THE LIMIT OF DISTURBANCE HAS BEEN ESTABLISHED IN THE FIELD, ALL AREAS OF THE PROJECT SITE WHERE INVASIVE VEGETATIVE SPECIES CONTROL WILL BE IMPLEMENTED SHALL BE EVALUATED BY, OR UNDER THE SUPERVISION OF, A CERTIFIED ARBORIST OR OTHER APPROPRIATELY QUALIFIED PROFESSIONAL TO DETERMINE QUANTITIES AND EXTENT OF SPECIFIC PLANT SPECIES TO BE CONTROLLED AND TO ASSIGN APPROPRIATE CONTROL MEASURES TO SITE SPECIFIC AREAS.
- PLANT SPECIES ARE MOST EASILY IDENTIFIED ONCE LEAF OUT HAS OCCURRED AND PRIOR TO LEAF DROP IN THE FALL. THE INITIAL SITE EVALUATION MAY TAKE PLACE AT ANY TIME DURING THE GROWING SEASON, IN CONJUNCTION WITH DETERMINATION AND MARKING OF THE LIMIT OF DISTURBANCE IN THE FIELD.

**BEST MANAGEMENT PRACTICES**

- THE RECOMMENDED GUIDANCE FOR BMPS FOR INVASIVE SPECIES REMOVAL ARE THOSE FOUND IN "BEST MANAGEMENT PRACTICES FOR CONTROL OF NON-NATIVE INVASIVES" (2009 OR MOST RECENT REVISION) PREPARED BY THE NATURAL RESOURCES STEWARDSHIP SECTION, PARK PLANNING AND RESOURCE STEWARDSHIP DIVISION, MONTGOMERY COUNTY DEPARTMENT OF PARKS, M-NCPPC AND CAN BE FOUND AT:  
[http://www.montgomeryparks.org/PPSD/Natural\\_Resources\\_Stewardship/Veg\\_Management/documents/mni-bestmanagementpractices-jan2015.pdf](http://www.montgomeryparks.org/PPSD/Natural_Resources_Stewardship/Veg_Management/documents/mni-bestmanagementpractices-jan2015.pdf)

**INITIATION OF CONTROL MEASURES**

- PRIOR TO BEGINNING INVASIVE CONTROL, IDENTIFY AREAS OF EACH PLANT TO BE ERADICATED, UTILIZE A LICENSED HERBICIDE APPLICATOR AND OBTAIN APPROVAL FOR USE OF HERBICIDES.
- PER THE SPECIFIC CONTROL METHODS FOR EACH SPECIES, THERE ARE SEASONAL REQUIREMENTS FOR APPLICATION OF CONTROLS THAT WILL MAXIMIZE SUCCESSFUL IMPLEMENTATION OF CONTROL MEASURES WHICH SHOULD BE TAKEN INTO ACCOUNT WHEN THE SITE EVALUATION IS PERFORMED. THESE REQUIREMENTS SHALL BE DETERMINED BY THE QUALIFIED PROFESSIONAL AND IMPLEMENTED BY A MARYLAND LICENSED HERBICIDE APPLICATOR.
- 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 OR TO THE HERBACEOUS PLANT. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS AND BE APPLIED BY A MARYLAND CERTIFIED PESTICIDE APPLICATOR.
- CARE SHALL BE TAKEN NOT TO DAMAGE TRUNKS OF TREES AND NATIVE VEGETATION. ONLY HAND TOOLS SHOULD BE USED TO AVOID UNNECESSARY DISTURBANCE TO NATIVE VEGETATION AND SOIL.
- MOTORIZED WHEELED EQUIPMENT USED FOR HAULING SHALL NOT BE DRIVEN INTO THE FOREST AREA; IT SHOULD BE PARKED IN THE OPEN AREAS ADJACENT TO THE AREAS WHERE INVASIVE SPECIES ARE BEING CONTROLLED.
- ALL INVASIVE SPECIES CONTROL WORK SHALL BE DONE BY OR UNDER THE SUPERVISION OF A CERTIFIED ARBORIST OR APPROPRIATE LICENSED QUALIFIED PROFESSIONAL.
- ALL CUT VEGETATIVE MATERIAL LESS THAN 2" DIAMETER SHALL BE BAGGED AND DISPOSED OF IN THE LANDFILL; ALL MATERIAL GREATER THAN 2" DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION; MULCHING OF MATERIALS IS NOT PERMITTED ON-SITE AND NOT RECOMMENDED OFF-SITE.

**SUBSEQUENT SITE EVALUATIONS**

- THE SITE SHOULD BE EVALUATED ONCE MONTHLY ONCE CONTROL MEASURES HAVE BEEN INITIATED EACH GROWING SEASON, BETWEEN APRIL AND NOVEMBER OF EACH YEAR, TO MONITOR SUCCESS OF CONTROL MEASURES AND DETERMINE RECOMMENDATIONS FOR FURTHER ACTION BASED ON FIELD CONDITIONS.
- ALL SITE EVALUATIONS SHOULD BE PERFORMED BY, OR UNDER THE SUPERVISION OF, A CERTIFIED ARBORIST OR OTHER APPROPRIATELY QUALIFIED PROFESSIONAL. WRITTEN REPORTS OF SITE CONDITIONS FOUND DURING EACH SITE EVALUATION ALONG WITH RECOMMENDATIONS FOR FURTHER ACTION, SHOULD BE PREPARED BY THE SITE EVALUATOR WHICH SHOULD THEN BE SUBMITTED TO, REVIEWED, AND APPROVED BY THE SITE INSPECTOR

**PROPOSED MAINTENANCE PLAN**

- MAINTENANCE SHOULD OCCUR BETWEEN MARCH - NOVEMBER FOR A MINIMUM OF 4 YEARS. AFTER 2 YEARS THE SITE SHOULD BE EVALUATED FOR SUCCESS OF INVASIVES CONTROL AND MONITORED ANNUALLY UNTIL ALL INVASIVES HAVE BEEN SUCCESSFULLY ERADICATED TO A LEVEL OF LESS THAN 20 PERCENT. SINCE INVASIVES LIKELY OCCUR ON ADJACENT PROPERTIES, IT IS LIKELY THAT THE SITE WILL REQUIRE CONTINUOUS MONITORING TO ENSURE ADEQUATE INVASIVES CONTROL.
- INVASIVE PLANT REMOVAL SHALL BE COMPLETED PRIOR TO COMPLETION OF THE 4 YEAR MAINTENANCE AND MANAGEMENT PLAN AND CONFORM TO THE RECOMMENDATIONS OF THIS INVASIVE PLANT REMOVAL PLAN

**CONTROL OF THE JAPANESE STILTGRASS IS NOT FEASIBLE WITHOUT WATERSHED WIDE CONTROL OF ALL UPSTREAMS AREAS SINCE THIS IS AN ANNUAL THAT GROWS FROM SEEDS CARRIED BY ANIMALS AND FLOOD WATERS AND THIS SPECIES IS PRIMARILY LOCATED WITH THE FLOODPLAIN ON THIS PROPERTY.**

PREPARED BY: JOHN P. MARKOVICH  
Qualification: LICENSED FORESTER #153  
DATE: NOVEMBER 29, 2017

Property Owners Awareness Certificate

I, We CEDAR POINT HOME OWNERS ASSOCIATION 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.

*Stephena L. Owens* April 6, 2018  
Owner or Owner's Representative Date

I, We BLUE OCEAN SCREENS, 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.

*Sandy Marenberg* 4-27-18  
Owner or Owner's Representative Date

Address & Phone #  
1143 Westlake Avenue  
Baltimore, MD 21210  
(410) 262 5405

QUALIFIED PROFESSIONAL CERTIFICATION

Signed: *John P. Markovich* Date: 5-24-18

John P. Markovich  
JM Forestry Services, LLC  
11552 Timberbrook Drive  
Waldorf, MD 20601  
Phone: (410) 645-4977  
E-mail: jpmarkovich@comcast.net

STATE OF MARYLAND  
LICENSED FORESTER  
BOARD OF FORESTERS

OWNER/DEVELOPER:

BLUE OCEAN REALTY  
C/O MARENBERG ENTERPRISE  
1143 WEST LAKE AVE  
BALTIMORE, MD 21210

CONTACT: SANDY MARENBERG  
PHONE: (410) 262 5405  
EMAIL: sandy@meirealestate.com

Rev. No.	Revision	Rev. Date
1	ADDED NOTES FROM LETTER DATED APRIL 14, 2014	9/12/2017

*CV*

CV, INC.  
1395 PICCARD DRIVE, STE 370  
ROCKVILLE, MARYLAND 20850  
PHONE: (301) 637-2610  
FAX: (240) 254-5612  
CONTACT: CHINWAY VYAS, P.E.  
EMAIL: CVYAS@CVINC.COM

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  
TCP2 - 032-17

	Approved by	Date	DRD #	Reason for Revision
00	<i>Man</i>	<i>4/18/18</i>	<i>819-1703</i>	<i>N/A</i>
01				
02				
03				
04				
05				

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OFFICIAL USE ONLY  
Use 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: CEDAR POINT

PROJECT NUMBER: TCP2-032-17 DSP-17031

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
Revision numbers must be included in the Project Number

New Approval Block

PROJECT CEDAR POINT  
TREE CONSERVATION PLAN II  
NOTES AND DETAILS

LOTS 1 THROUGH 34 PARCELS A & B  
9TH ELECTION DISTRICT  
PRINCE GEORGES COUNTY, MARYLAND  
TAX MAP 17, 970222 & P2

DATE: 05/24/2018 JOB NO.: 17031  
DESIGN: CH SCALE: N/A SHEET NO.: 3 OF 3  
CHECKED: JM