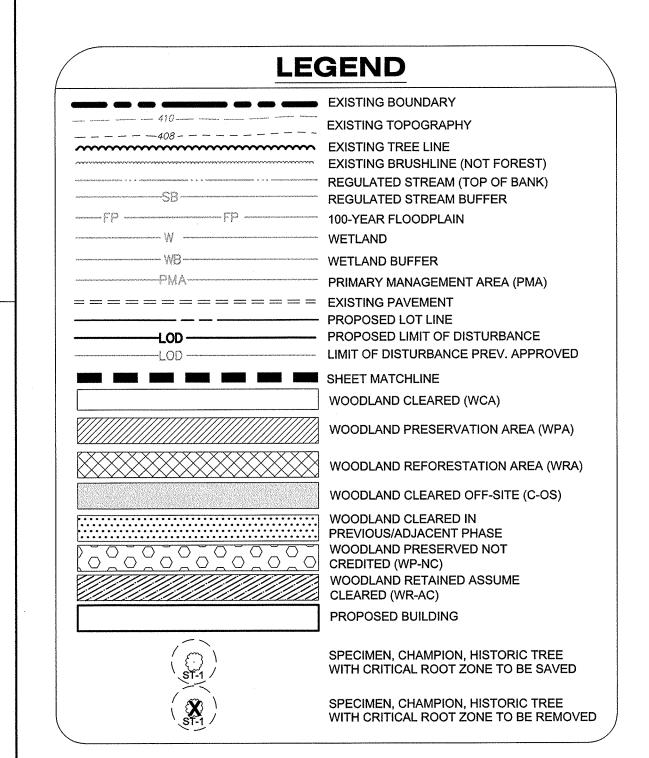
# WOODMORE OVERLOOK

# TYPE 2-TREE CONSERVATION PLAN FOR ROUGH GRADING



#### SITE STATISTICS

PARCEL	PHASE 1	PHASE 2 / PHASE 3	TOTAL
GROSS TRACT AREA	26.30 AC	19.98 AC	46.28 AC
EXISTING 100-YEAR FLOODPLAIN	0.04 AC	0.00 AC	0.04 AC
NET TRACT AREA	26.26 AC	19.98 AC	46.24 AC
EXISTING WOODLAND IN THE FLOODPLAIN	0.04 AC	0.00 AC	0.04 AC
EXISTING WOODLAND NET TRACT	13.89 AC	19.98 AC	33.87 AC *
EXISTING PMA	1.31 AC	2.68 AC	3.99 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)			1,111 LF

### **MAPPED SOIL TYPES**

MAP UNIT	SOIL DESCRIPTION	Hydrologic Soil Group	K-FACTOR (whole soil)	HYDRIC RATING (%)	DRAINAGE CLASS
AdA	AdA Adelphia-Holmdel complex, 0-2% slopes		0.37	5	MODERAT ELY WELL
CnA	Collington-Wist complex, 0-2% slopes	В	0.17	. 0	WELL
CnB	Collington-Wist complex, 2-5% slopes	В	0.17	0	WELL
CnC	Collington-Wist complex, 5-10% slopes	В	0.17	0	WELL
СоВ	Collington-Wist-Urban land complex, 0-5% slopes	Α	0.20	0	WELL
MnC	Marr-Dodon complex, 5-10% slopes	С	0.20	0	WELL
MnD	Marr-Dodon complex, 10-15% slopes	С	0.20	0	WELL
UdaF	Udorthents, highway, 0-65% slopes	N/A	N/A	0	WELL
We	Widewater and Issue soils, frequently flooded	C/D	0.37	60	POORLY
Source: http://websoilsurvey.nrcs.usda.gov (October 2017)					

FOR LOCATION OF UTILITIES CALL

8-1-1 OR 1-800-257-7777

OR LOG ON TO www.call811.com http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK

IN THIS VICINITY

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN

ADVANCE OF THE START OF EXCAVATION.

# WOODLAND **CLEARED FOR SHA** PRESERVED NOT CREDITED 0.03 AC PRESERVED NOT LOCATION PLAN AND SHEET MAP **PLAN VIEW**

PHASE 2

WOODLAND

## **SPECIMEN TREE TABLE**

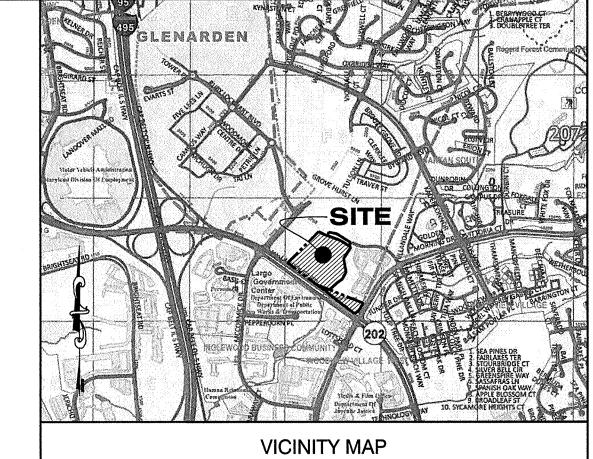
NO.	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION RATING	CONDITION SCORE	CONDITION COMMENTS	DISPOSITION
1	Pin Oak	Quercus palustris	43	Good	27	Minor Vine Cover	REMOVE
2	Pin Oak	Quercus palustris	34	Poor	21	Broken Limbs	REMOVE
3	White Ash	Fraxinus americana	35	Poor	14	Split Trunk	REMOVE
4	White Ash	Fraxinus americana	33	Poor	15	Diseased	REMOVE
5*	Sassafras	Sassafras albidum	38	Poor	15	Crown Dieback, Basal	SAVE

## **WOODLAND STAND SUMMARY**

TABLE		
FOREST STAND	AREA	
A1	2.31	
A2	7.96	
A3	23.60	
SUB-TOTAL: WOODLANDS (GROSS)	33.87	
OPEN LAND	12.41	
TOTAL:	46.28	

WOODLAND PRESERVATION AREAS (WPA) ACRES  A 1.18	WOODLAND CLEARED (WCA) ACRES  AA 2.31  BB 2.93  CC 0.72  DD 6.42  EE 0.33	WOODLAND REFORESTATION (WRA) ACRES  A 0.10		
TOTAL AREA = 1.18 AC  OFFSITE CLEARING AREAS C & D AR	TOTAL AREA = 12.71 AC E SHOWN BUT NOT CALCULATED IN THIS TCPI. OFF-S	TOTAL AREA = 0.10 AC ITE CLEARING AREAS C AND D ARE CALCULATED IN R	EVISED TCPII-082-05.	
WOODLAND PRESERVATION AREAS (WPA) ACRES  B 1.55 C 0.24	WOODLAND CLEARED (WCA) ACRES ** FF 0.66 GG 14.87		WOODLAND PRESERVATION BUT NOT CREDITED AREAS (WP-NC) ACRES  1 0.06 0.05	OFF-SITE WOODLAND CLEARING FOR SHA IMPROVEMENT (C-OS) ACRES A 0.21
TOTAL AREA = 1.79 AC	TOTAL AREA = 15.53 AC		0.03  TOTAL AREA = 0.14 AC	TOTAL AREA = 0.21 AC
HASE 3	WOODLAND RETAINED ASSUMED CLEARED (WR-AC) ACRES HH 2.37 *** JJ 0.06  TOTAL AREA = 2.43 AC		WOODLAND PRESERVATION BUT NOT CREDITED AREAS (WP-NC) ACRES  4 0.01 5 0.02 6 0.06  TOTAL AREA = 0.09 AC	
OTALS	WOODLAND	WOODLAND	WOODLAND PRESERVATION BUT	OFF-SITE WOODLAND CLEARED FOR SHA
WOODLAND PRESERVATION AREAS (WPA) ACRES	CLEARED (WCA) ACRES	REFORESTATION (WRA) ACRES	NOT CREDITED AREAS (WP-NC) ACRES	IMPROVEMENT (C-OS) ACRES
TOTAL AREA = 2.97 AC	TOTAL AREA = 30.67 AC	TOTAL AREA = 0.10 AC	TOTAL AREA = 0.23 AC	TOTAL AREA = 0.21 AC

SHOWN ON LINE 27. PHASE 1 26.30 AC PHASE 2 17.46 AC <sup>2</sup> PHASING KEY MAP NOT TO SCALE



Vicinity Map © ADC - Kappa Map Group LLC/GIS Integrated Solutions LLC 2014

> PRINCE GEORGE'S COUNTY MAP 5531 GRID F3-4, G3-4

### SHEET INDEX

**COVER SHEET** DETAIL SHEETS 4-10. PLAN SHEETS

SECTION 1- Establishing Site Information (Enter acres for each zone)

5 Net Tract (NTA): TCP II or 2 Number 7 Property Description or Subdivision Name: 8 TCP1 Number 9 Is this site subject to the 1989 Ordinance? (Y/N) 10 Break-even Point (preservation acres) = 1 Acres of Net Tract clearing permitted w/o reforestion= SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column 13 Existing Woodland in Floodplain (acres) 14 Woodland Conservation Threshold (NTA) = 15 Smaller of 10 or 12 16 Woodland above WCT 17 Plan Number: (This must be completed for each phase)
18 Revision Number 19 Plan Phase or Name: 20 TCP2 Number for this Phase or Section 21 Revision Number 23 Approval Date
24 Total area in this application (acres) 25 Floodplain area in this application (acres) 26 Net Tract area in the application (acres) 27 Woodland on the Net Tract for this phase (acres) 28 Woodland in the Floodplain for this phase 29 Woodland Cleared on Net Tract for this phase 30 Woodland Cleared in Floodplain for this phase 31 Off-site Woodland Clearing (1:1) 32 Off-site WCA being provided on this property (preservation) 33 Off-site WCA being provided on this property (aff/reforestation) 34 Cum mulative acres of Net Tract Woodland cleared 35 Cummulative acres of Floodplain woodland cleared 36 Smaller of 14 or 26 37 Woodland Clearing below WCT 38 Clearing below WCT (2:1 replacement requirement) 39 Replacement for clearing above the WCT (0.25:1) 40 Replacement for clearing below the WCT (2:1) 39 Afforestation Required Threshold (AFT) = 40 Cumulative Woodland Conservation Required Latest phase indicates cumulative requirement through that phase of work SECTION III - Meeting the Requirements 42 Afforestation/Reforestation 43 Natural Regeneration 44 Landscape Credits 45 Specimen & Historic Tree (CRZ area) Specimen & Historic Tree Credit 46 Forest Enhancement Acreage Forest Enhancement Credit (25% of enhancement area) 47 Street Tree Credit (Existing or 10-year canopy) 48 Area approved for fee-in-lieu 50 Off-site Woodland Conservation Credits Required

\* OFFSITE CLEARING SHOWN PER TCPII/82/05-04 REVISION. \*\*THE OFFSITE WOODLAND CLEARING ALONG MD-202 WILL BE PERMITTED BY SHA AS DISCUSSED ON DECEMBER 3TH 2018 BY JOEL BUSH, SHA WOODLAND COORDINATOR. WOODLAND CLEARED SHALL BE INCLUDED IN TCP2 OFF-SITE CLEARING AND MITIGATED IN ACCORDANCE WITH APPROVED TCP2-037-2017-02. \*\*\*EXISTING WOODLAND IN THE NET TRACT (ROW 12) HAS BEEN UPDATED TO REFLECT THE CURRENT NET TRACT AS

### WOODLAND CONSERVATION EASEMENT NOTE:

51 Off-site WCA (preservation) being provided on this property 52 Off-site WCA (afforestation) being provided on this property
53 Cummulative Woodland Conservation Provided

54 Woodland saved on this phase but not counted 55 Existing Net Tract Woodland in later phases

> "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 40219 FOLIO 350. THE AFORMENTIONED EASEMENT SUPERCEDED THE PREVIOUS WOODLAND CONSERVATION EASEMENT RECORDED IN LIBER 41411 AND FOLIO 140. ANY REVISIONS TO THIS TCP2 PLAN MAY REQUIRE A REVISION TO THE RECORDED EASEMENT."

IWE WOODMORE OVERLOOK COMMERCIAL LLC HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE II TREE CONSERVATION PLAN (TCPII) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCPII. PRINTED NAME: SEAN BRUCE TITLE: MANAGER

	Environmental Plans CONSERVATION F	PLAN APPROVAL	
	TCP2-037-20	017-01	·
Approved by	Date	DRD#	Reason for Revision
T. Burke	5/17/18	N/A	Phase 1 R.G.
T. Burke	10/16/18	DSP-16025	Phase 1 F.G.
Shork	6/21/2019	N/A	Phase 2 R.G.
		DSP-18024	Phase 2 F.G.
		<del></del>	

Prince George's County Planning Department, M-NCPPC

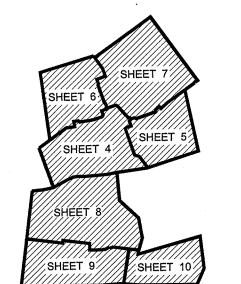
**Dewberry**®

**APPLICANT** WOODMORE OVERLOOK COMMERCIAL, LLC 4326 MOUNTAIN ROAD

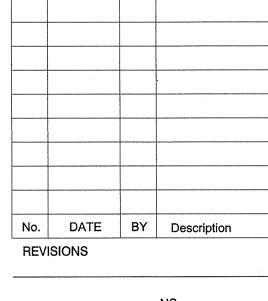
> CONTACT SEAN F. BRUCE 301.502.0956 sfbdevelopment@gmail.com

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3772 EXPIRATION DATE: MAY 13, 2020.

KEY PLAN



**AS-SHOWN** 



CONSERVATION PLAN-TYPE 2 FOR ROUGH GRADING

DEWBERRY JOB NO. 50082585

SHEET NO.

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR WOODMORE MANOR DSP-16025. IF WOODMORE MANOR DSP-16025 EXPIRES, THEN THIS TCP2 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
- THE PROPERTY IS WITHIN ENVIRONMENTAL STRATEGY AREA 2 OF THE DEVELOPING TIER AND IS ZONED M-X-T.
- THIS SITE IS ADJACENT TO LOTTSFORD ROAD, A DESIGNATED AS SCENIC AND HISTORIC ROAD IN THE VICINITY OF THE PROPERTY.
- THE SITE IS LOCATED IN THE VICINITY OF ADJACENT TO RUBY LOCKHART BOULEVARD (J-308), A MASTER PLANNED INDUSTRIAL ROADWAY, LOTTSFORD ROAD (A-26), A MASTER PLANNED ARTERIAL ROADWAY, AND LANDOVER ROAD (MD202)(E-6), A MASTER PLANNED EXPRESSWAY ROADWAY THAT IS REGULATED FOR NOISE. A NOISE STUDY MAY BE REQUIRED DURING SUBSEQUENT DEVELOPMENT REVIEW PROCESS.
- 9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25,117(G).

TREE PRESERVATION AND RETENTION NOTES

- a. 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 (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.
- 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 TREES HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY
- 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 PERMITEE 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 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 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 PERMITEE 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 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. DEBRIS PILES SHOWN IN WOODLAND PRESERVATION AREAS SHALL BE REMOVED BY HAND WITHOUT THE USE OF MECHANICAL EQUIPMENT WITHIN THE PRESERVATION AREA. CHAINS MAY BE USED TO PULL DEBRIS OUT OF THE PRESERVATION AREAS.

CAUTION MUST BE USED NOT TO DAMAGE REMAINING VEGETATION.

POST DEVELOPMENT NOTES

- WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN: a. 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 PERMITEE 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
- b. 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. c. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE
- USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS d. 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.**

OFF-SITE WOODLAND CONSERVATION NOTES

PRIOR TO THE ISSUANCE OF THE FIRST GRADING PERMIT FOR THE SECTION OF 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. THE OFFSITE WOODLAND CONSERVATION REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE MET WITHIN THE MATTAWOMAN CREEK WATERSHED, UNLESS THE APPLICANT DEMONSTRATES DUE DILIGENCE IN SEEKING OUT OPPORTUNITIES FOR OFF-SITE WOODLAND CONSERVATION LOCATIONS IN ACCORDANCE WITH PRIORITIES OF SECTION 25-122(A)(6).

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. d. REFORESTATION AREAS SHALL NOT BE MOWED. 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.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL

REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN. REFORESTATION AREAS SHALL NOT BE MOWED: HOWEVER. THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

SCALE

No. DATE BY Description

CHECKED BY

DATE

FOR ROUGH GRADING

**DETAILS & NOTES** 

OR LOG ON TO www.call811.com http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY NFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS

BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

FOR LOCATION OF UTILITIES CALL

8-1-1 OR 1-800-257-7777

Prince George's County Planning Department, M-NCPPC **Environmental Planning Section** TREE CONSERVATION PLAN APPROVAL TCP2-037-2017-01 Date DRD# Reason for Revision 5/17/18 N/A T. Burke Phase 1 R.G. 10/16/18 DSP-16025 Phase 1 F.G. 6/21/2019 N/A 1 Shark Phase 2 R.G. DSP-18024 Phase 2 F.G.

Dewberry

Engineers Inc.

301.731.0188 (FAX)

4601 FORBES BOULEVARD

LANHAM, MD 20706

APPLICANT WOODMORE OVERLOOK COMMERCIAL, LLC 4326 MOUNTAIN ROAD PASADENA, MD 21122

> CONTACT SEAN F. BRUCE 301.502.0956 sfbdevelopment@gmail.com

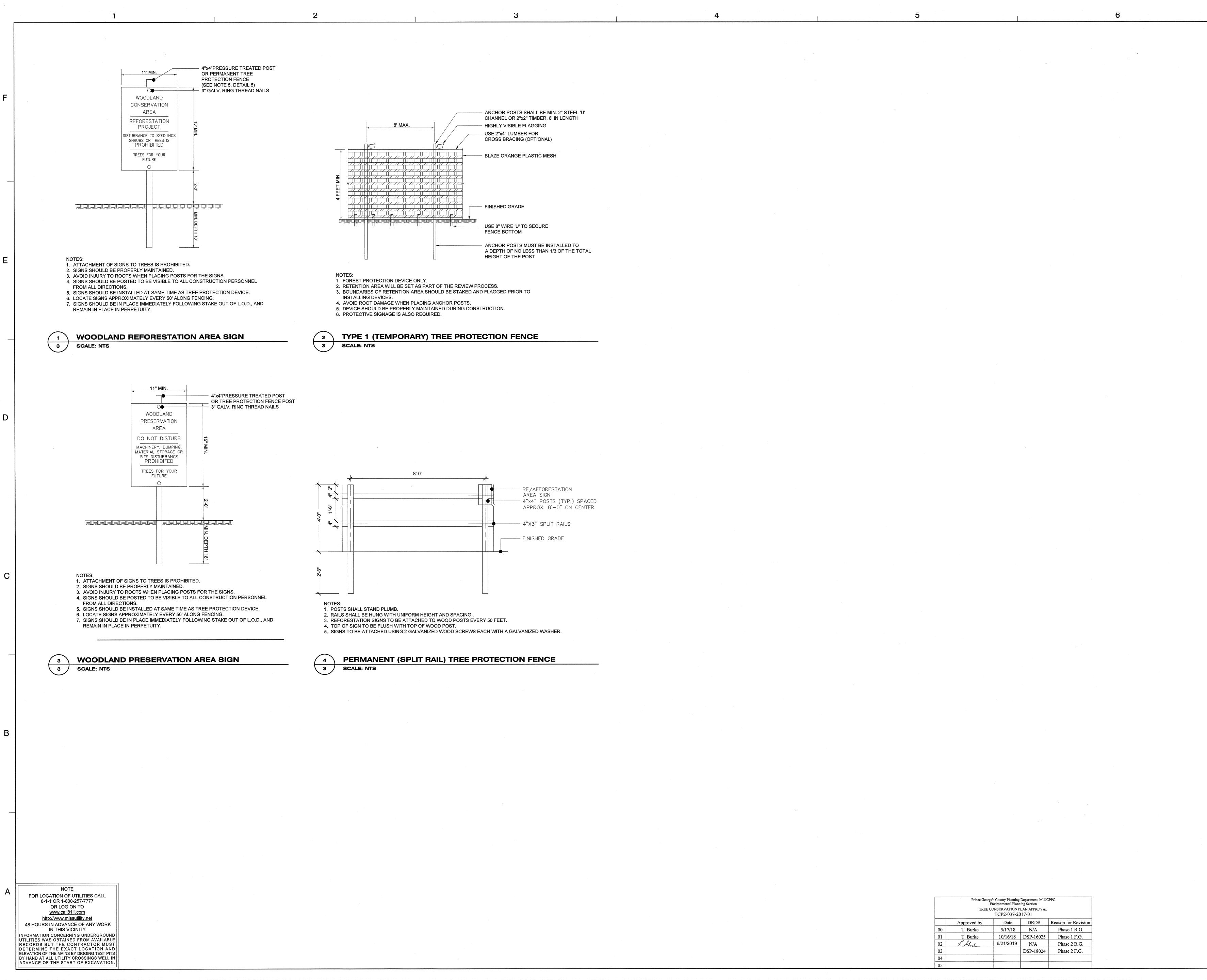
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME. AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3772 EXPIRATION DATE: MAY 13, 2020.

KEY PLAN

REVISIONS APPROVED BY RM

> CONSERVATION PLAN- TYPE 2

DEWBERRY JOB NO. 50082585



Dewberry Engineers Inc.

LANHAM, MD 20706 301.731.0188 (FAX) www.dewberry.com

APPLICANT WOODMORE OVERLOOK COMMERCIAL, LLC 4326 MOUNTAIN ROAD PASADENA, MD 21122

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ODMORE TYPE 2 - TF

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KEY PLAN

No. DATE BY Description **REVISIONS** 

APPROVED BY CHECKED BY MAY 2019

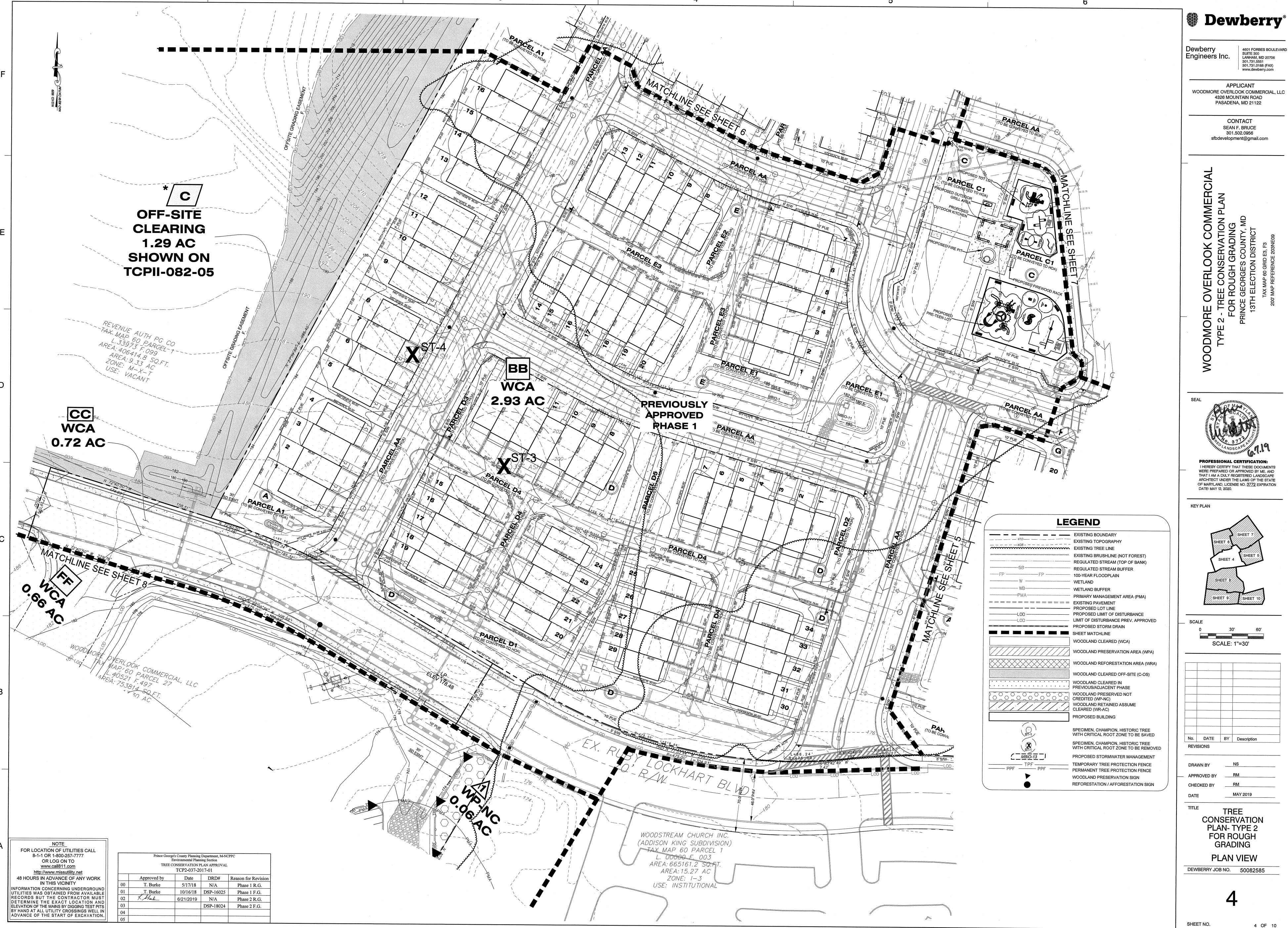
DATE TITLE CONSERVATION PLAN- TYPE 2

FOR ROUGH **GRADING** 

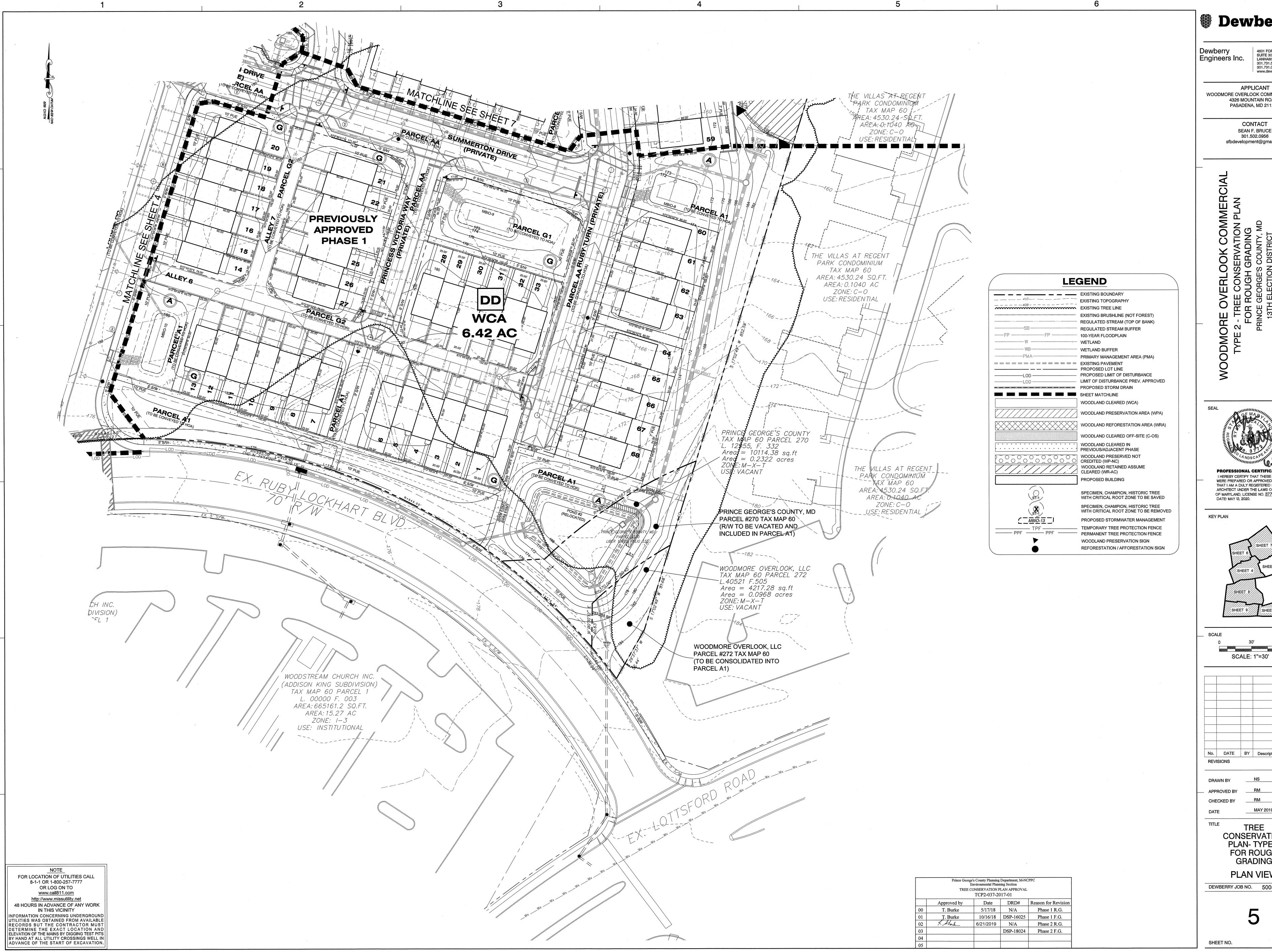
**DETAILS & NOTES** DEWBERRY JOB NO. 50082585

3 OF 10

SHEET NO.



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Engineers Inc.

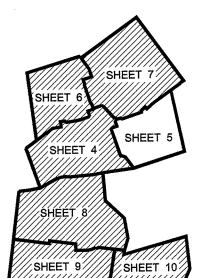
4601 FORBES BOULEVARD SUITE 300 LANHAM, MD 20706 301.731.5551 301.731.0188 (FAX) www.dewberry.com

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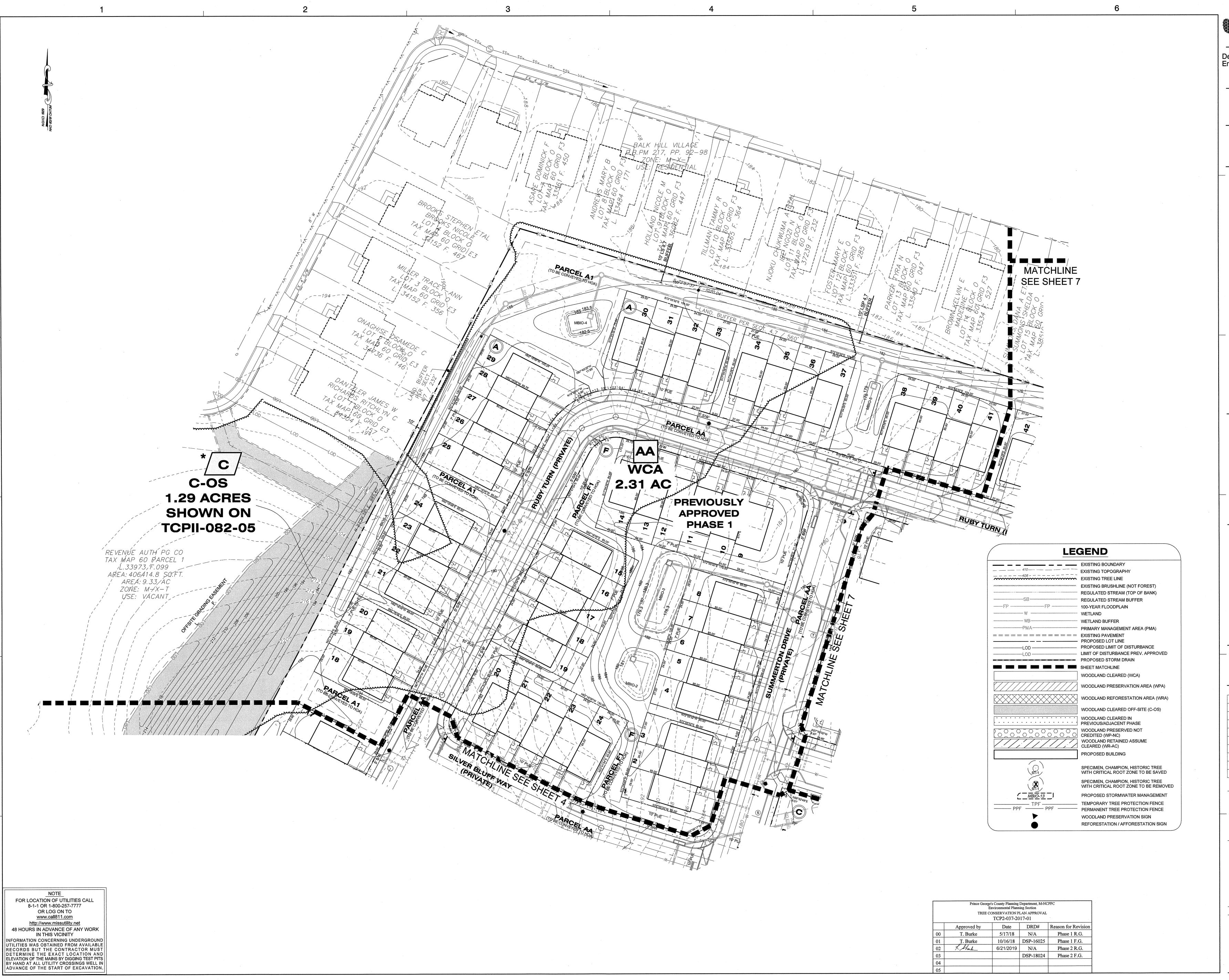


No. DATE BY Description

CONSERVATION PLAN- TYPE 2 FOR ROUGH

**GRADING PLAN VIEW** 

DEWBERRY JOB NO. 50082585



Engineers Inc.

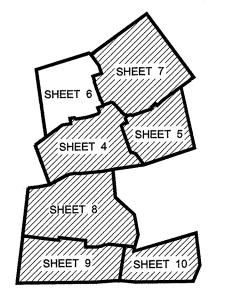
SUITE 300 LANHAM, MD 20706 301.731.5551 301.731.0188 (FAX) www.dewberry.com

APPLICANT
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4326 MOUNTAIN ROAD
PASADENA, MD 21122

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**KEY PLAN** 



SCALE: 1"=30'

No. DATE BY Description

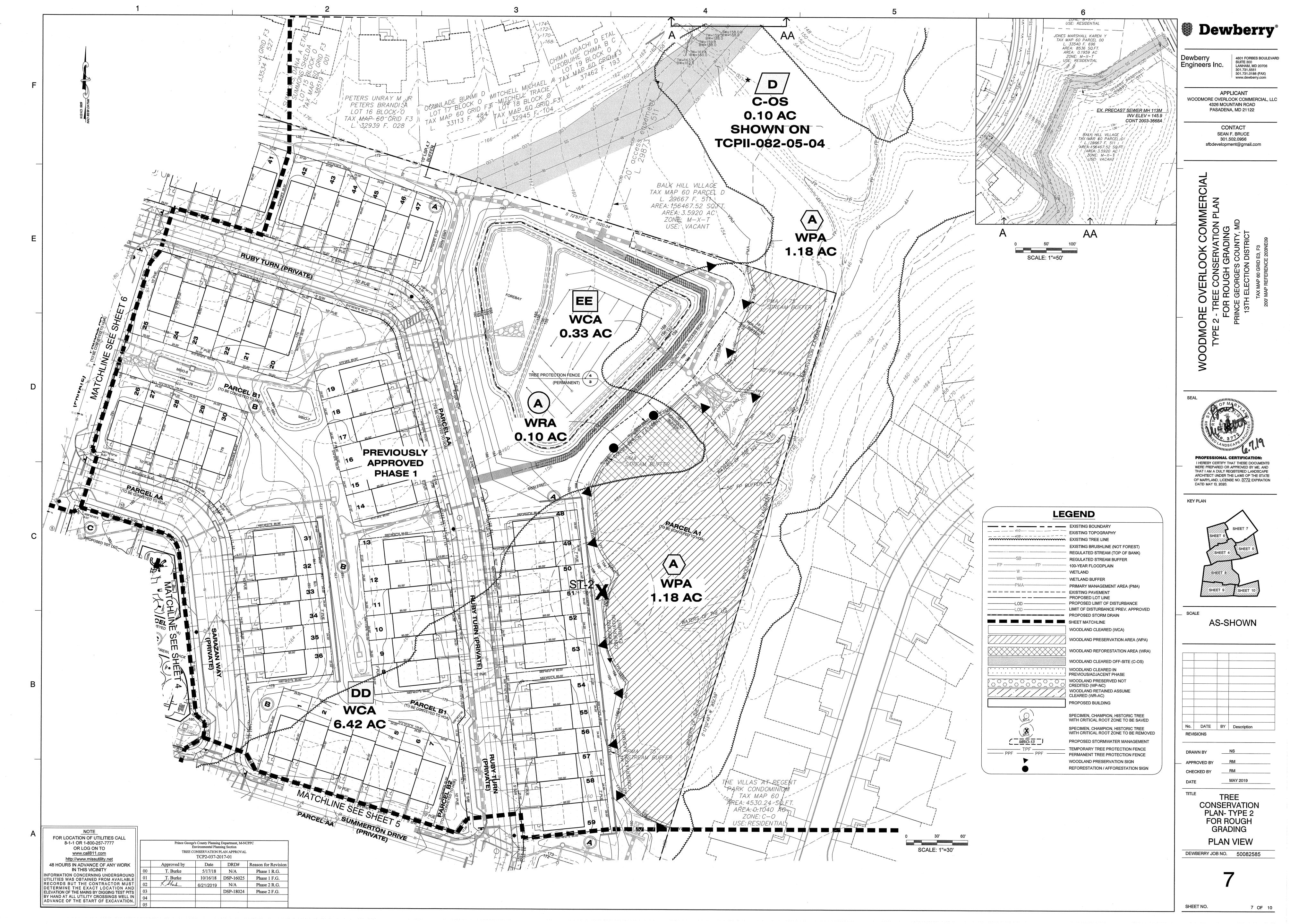
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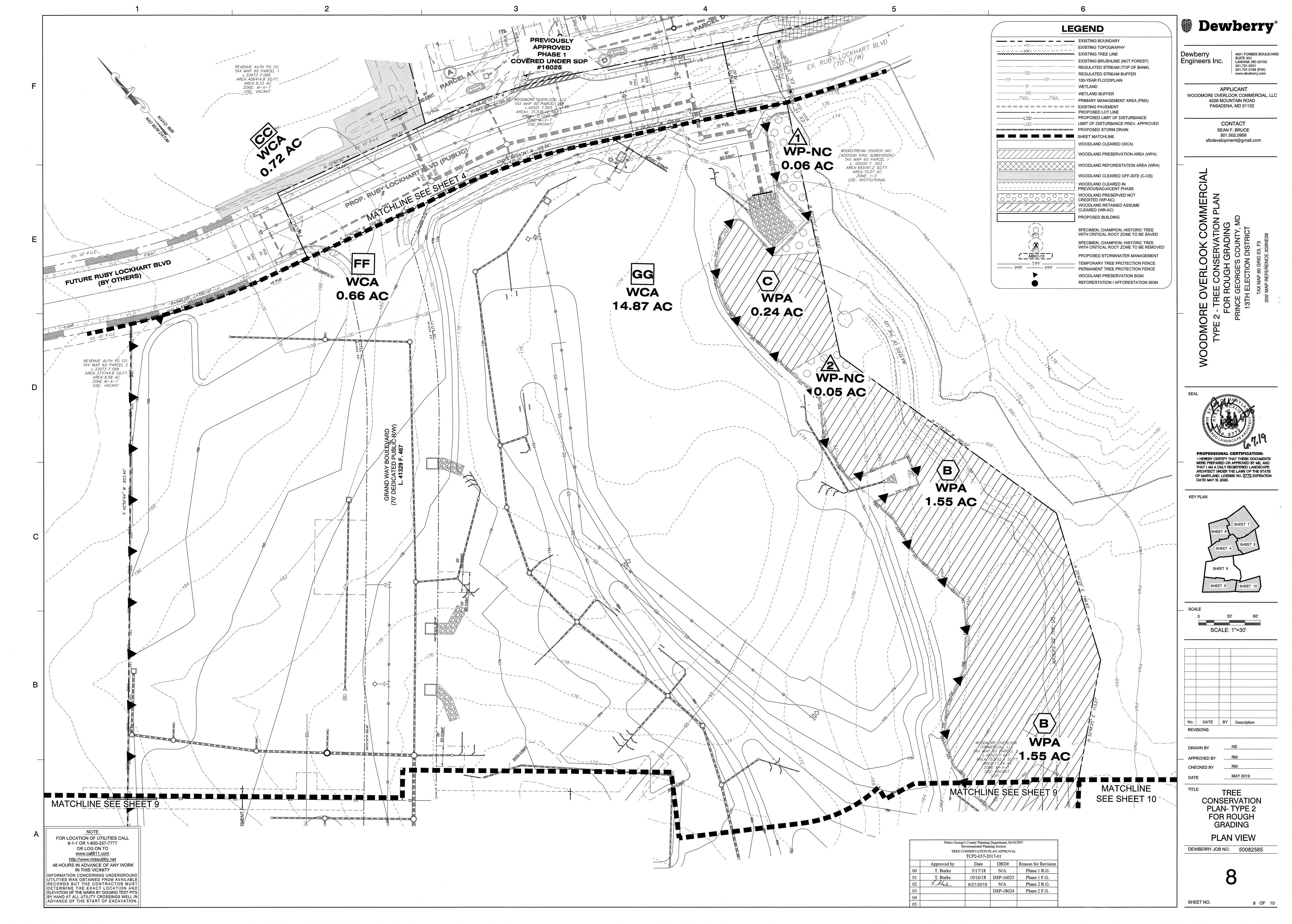
PLAN- TYPE 2 FOR ROUGH GRADING

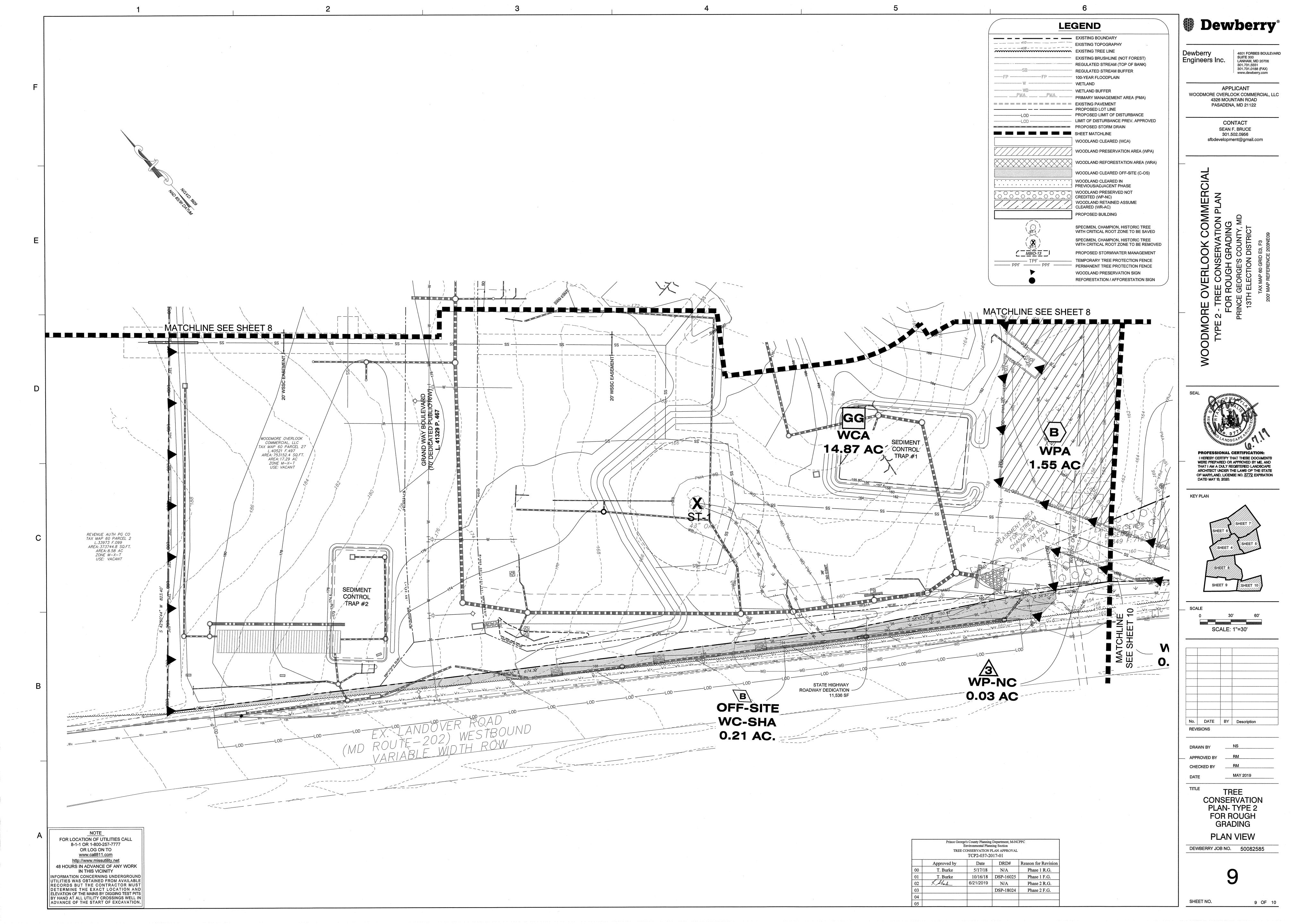
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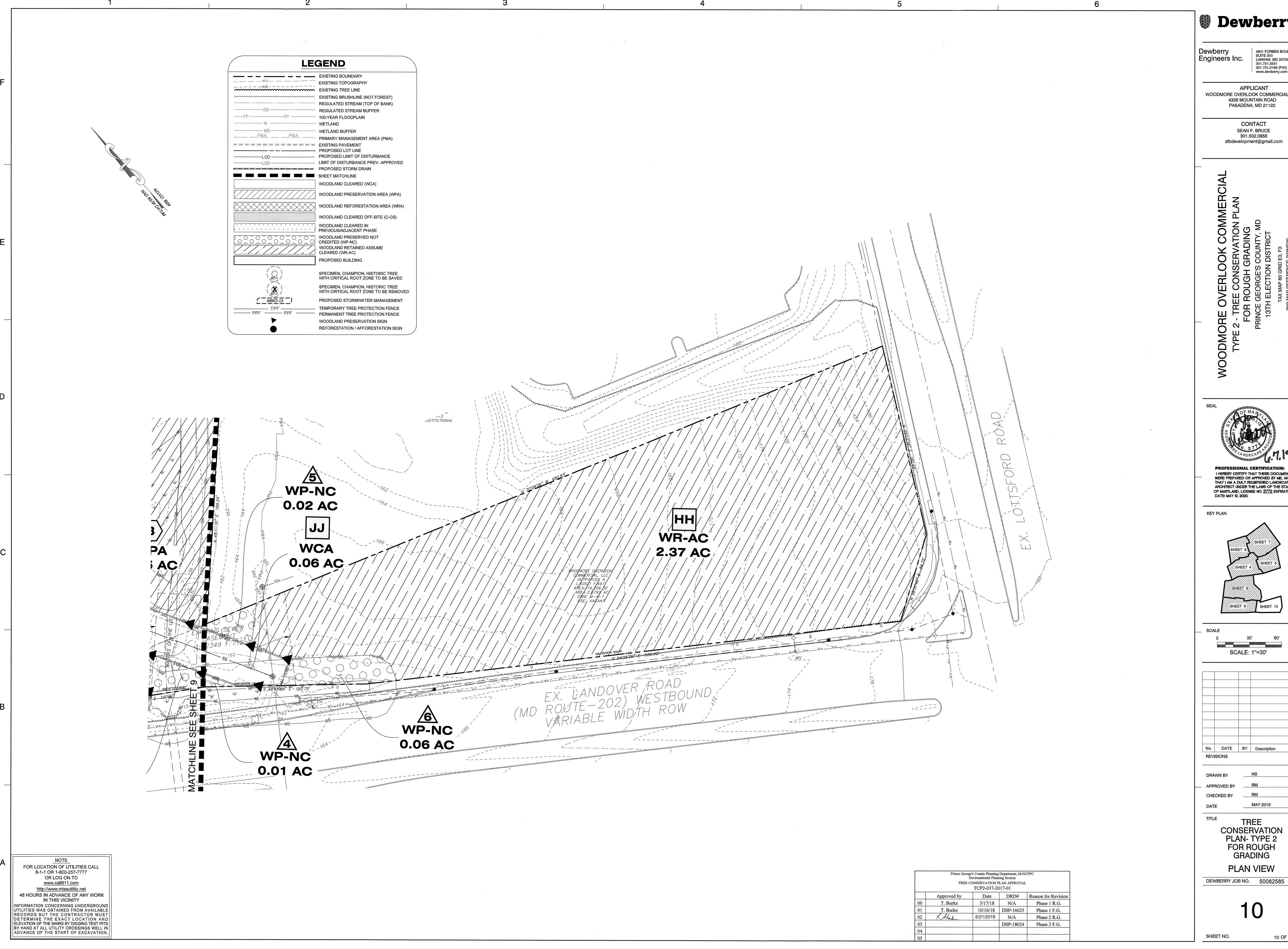
6 OF 10

SHEET NO.









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No. DATE BY Description

CONSERVATION PLAN- TYPE 2 FOR ROUGH

**PLAN VIEW**