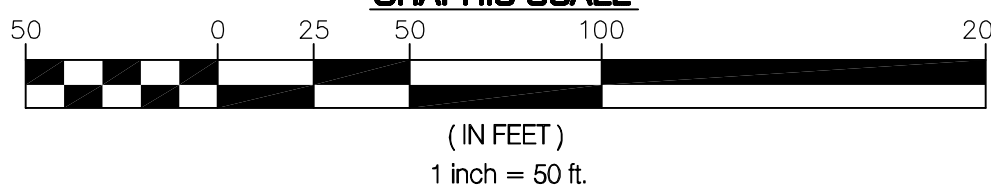


**MISS UTILITY**  
FOR LOCATION OF UTILITIES CALL  
1-800-257-7777 48 HOURS IN ADVANCE  
OF ANY WORK IN THIS VICINITY.

WARNING: UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY  
AND WERE TAKEN FROM AVAILABLE SURFACE OBSERVATION.  
CONSTRUCTION DRAWINGS AND RECORDS. FOR MORE  
PRECISE LOCATION OF UNDERGROUND UTILITIES CALL MISS  
UTILITY AT 1-800-257-7777, 48 HOURS IN ADVANCE OF ANY  
WORK OR PRECISE DESIGN NEED IN THIS VICINITY. ADDITIONAL  
UTILITIES THAN THOSE SHOWN HEREON MAY EXIST. A PRIVATE  
UTILITY LOCATOR COMPANY MAY ALSO BE NEEDED AND ON  
PRIVATE PROPERTY.

GRAPHIC SCALE

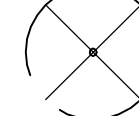


# LEGEND

Specimen Tree  
Critical Root Zone



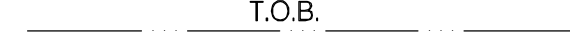
Specimen Tree  
To Be Removed



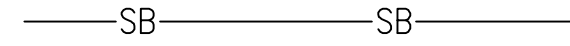
Property Boundary



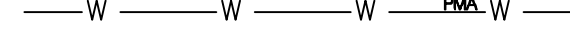
Top Of Bank



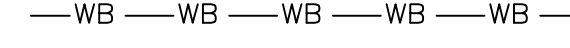
100' Stream Buffer



Limits of Wetlands



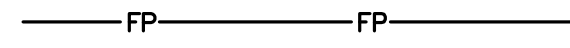
25' Wetland Buffer



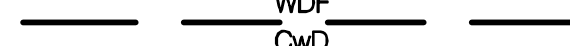
Primary Management  
Area (PMA)



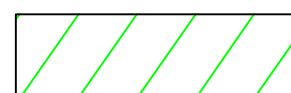
100 Flood Plain



Soils Boundary



Woodland Preservation Area



Wetland



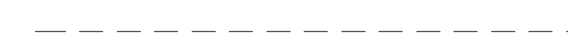
Slopes 15% and greater



Septic Recovery Area



Existing 2' Contour



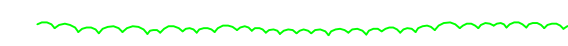
Existing 10' Contour



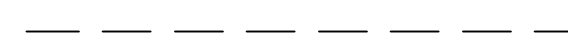
Prop. Treeline



Existing Treeline



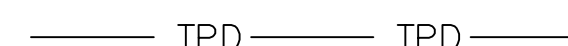
Public Utility Easement



Limit Of Disturbance



Temporary Tree Protection Fence



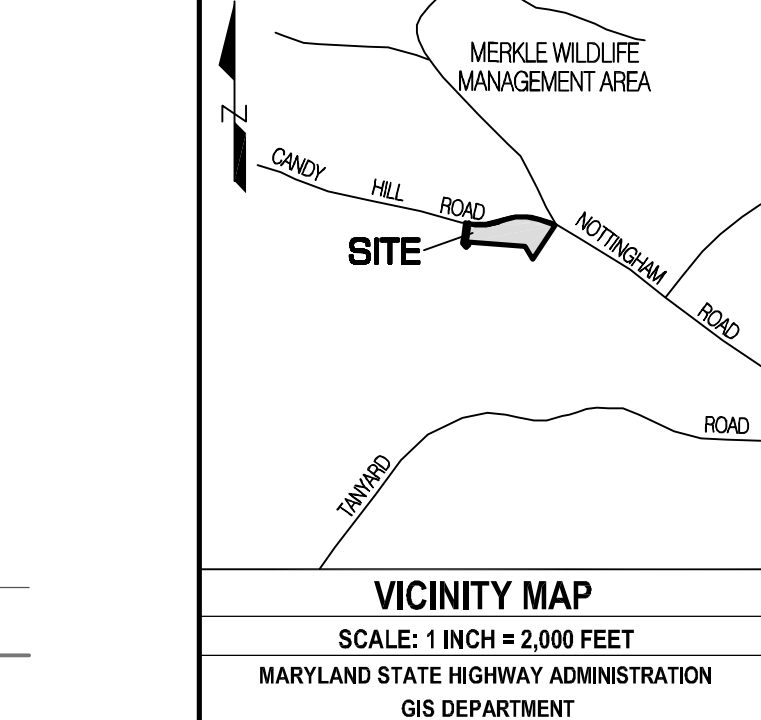
Woodland Preservation Sign



## SPECIMEN TREE TABLE

ID #	SPECIES	DBH (in)	CONDITION	HOW LOCATED	DISPOSITION
1	Tulip Poplar	38	GOOD	FIELD	SAVE
2	Tulip Poplar	36	POOR	FIELD	REMOVE
3	Tulip Poplar	31	FAIR	FIELD	SAVE
4	Tulip Poplar	33	GOOD	FIELD	SAVE
5	Red Maple	31	GOOD	FIELD	SAVE
6	Tulip Poplar	41	GOOD	FIELD	SAVE
7	Tulip Poplar	43	GOOD	FIELD	SAVE
8	Tulip Poplar	47	GOOD	FIELD	SAVE
9	Tulip Poplar	34	GOOD	FIELD	SAVE
10	Tulip Poplar	30	GOOD	FIELD	SAVE
11	American Beech	30	GOOD	FIELD	SAVE
12	Tulip Poplar	52	GOOD	FIELD	SAVE
13	Tulip Poplar	34	GOOD	FIELD	SAVE
14	Tulip Poplar	30	GOOD	FIELD	SAVE
15	Tulip Poplar	30	GOOD	FIELD	SAVE
16	Tulip Poplar	31	GOOD	FIELD	SAVE
17	Tulip Poplar	34	GOOD	FIELD	SAVE
18	Tulip Poplar	35	GOOD	FIELD	SAVE
19	Tulip Poplar	42	GOOD	FIELD	SAVE
20	Tulip Poplar	38	GOOD	FIELD	SAVE
21	Tulip Poplar	47	FAIR QUAD TRUNK	FIELD	*SAVE
22	Tulip Poplar	45	FAIR DBL TRUNK	FIELD	*SAVE
23	Tulip Poplar	31	GOOD	FIELD	*SAVE
24	Tulip Poplar	35	GOOD	FIELD	*SAVE
25	Tulip Poplar	30	GOOD	FIELD	REMOVE
26	Red Oak	36	GOOD	FIELD	REMOVE
27	Red Oak	34	DEAD	FIELD	REMOVE
28	Tulip Poplar	30	GOOD	FIELD	REMOVE
29	Tulip Poplar	34	GOOD	FIELD	SAVE
30	Red Oak	37	GOOD	FIELD	REMOVE
31	Tulip Poplar	33	GOOD	FIELD	SAVE
32	Tulip Poplar	42	POOR	FIELD	SAVE

Good Condition: No trunk rot and no major limb death and no fused multiple trunk.  
Poor Condition: Trunk rot or major limb death or fused multiple trunk.  
\* Tree may be impacted by future septic development.



REVISIONS	Revised per comments dtd
1	7/22/22 JBB
2	Revised per comments dtd 11/13/22 JBB
3	Revised per comments dtd 5/4/23 JBB
4	Revised per comments dtd 10/10/23 JBB

JOB NO.	W-627
SCALE:	1" = 50'
DRAWN BY:	JBB
CHECKED BY:	AJS
DATE:	JULY 2021

## Natural Resources Inventory Site Statistics Table

Type	Total (acres)
Gross Tract Area	5.12
Existing 100-year Floodplain	1.12
Net Tract Area	4.00
Existing Woodlands in 100-year Floodplain	1.12
Existing Woodlands Net Tract	4.00
Existing Woodland Total	5.12
Existing PMA	1.56
Regulated streams (linear feet of centerline)	487'
Riparian (wooded) buffer up to 300 feet wide**	2.01

\* Figures are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise noted.  
\*\* Acreage of onsite woodland up to 300 feet measured from stream centerline or from the top of bank on both sides of all regulated streams.

## PROPERTY OWNERS AWARENESS CERTIFICATE

I/we, RAY BISHOP, 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.  
*Ray Bishop*  
Owner or owners representative  
12/12/2023  
Date

## APPLICANT:

RAY BISHOP  
8613 BAINBRIDGE COURT  
CLINTON, MD 20735  
TEL: 301-509-2738

## QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual

*Eric John Sturm, RLA*  
Registered Landscape Architect #755  
Expiration Date 12/08/2023  
Date 10/6/2023

Site Design  
5407 Water St. Unit 206  
Upper Marlboro, Maryland 20772  
(301) 952-8200  
esturm@engsite.tech  
County@engsite.tech

## TYPE 2 TREE CONSERVATION (TCP2) PLAN APPROVAL BLOCK

Prince George's County Planning Section, M-NCPPC  
Environmental Planning Section  
TYPE 2 TREE CONSERVATION PLAN APPROVAL  
TCP2 - 037-2022

Approved by	Date	DRD#	Reason for Revision
01 Suzanne A. Nickle	12/15/2023	N/A	N/A
02 <i>Ray Bishop</i>	8/19/2024	N/A	Substitute 0.25 ac. tree-to-tree to offset mitigation
03			
04			
05			

TYPE 2 TREE CONSERVATION PLAN

LOT 4

**CEDARS OF NOTTINGHAM**  
NOTTINGHAM (4th) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND



GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for grading permit. If the grading permit 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 express 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 Rural Tier and is zoned AG.
- This site is not adjacent to a roadway designated as scenic, historic a parkway or a scenic byway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is grandfathered under CB-27-2010, Section 25-119 (g).

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 (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 TPF 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 A300 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.

[If development is proposed to be completed in phases:]

- Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.  
[If existing trees are proposed for use as protection for preservation areas:]
- Tree protection fencing (TPFs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land/or a 50-foot forested buffer is being maintained between the limit of disturbance (LOD) and the woodland preservation areas. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluate the change to determine if a revision to the tree conservation plan is necessary or if installation of TPFs will be required.  
[If debris piles are noted on the FSD and located in preservation areas:]
- 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.

NOTES ON RETAINED TREES AND WOODLAND

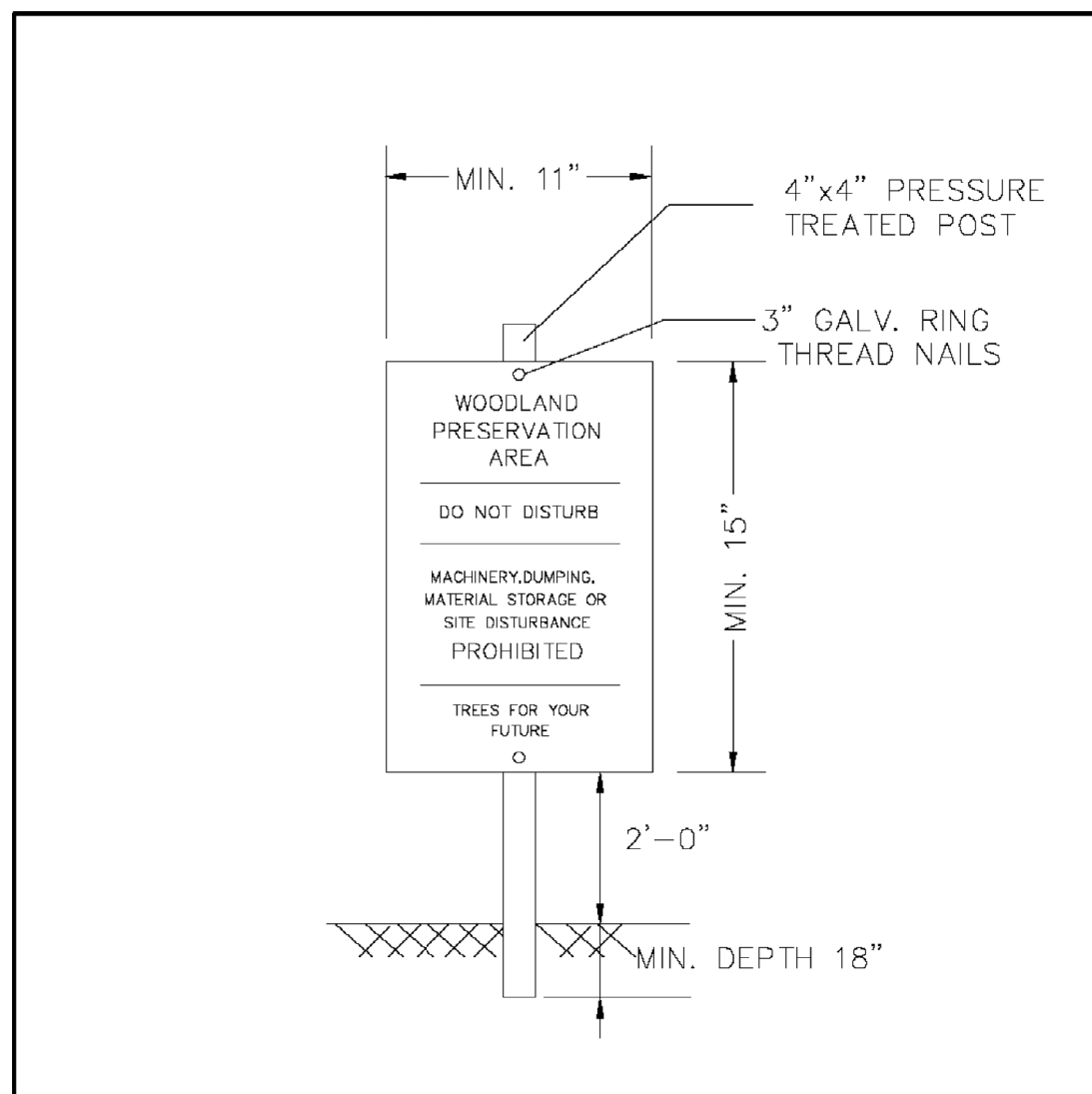
- If the original developer or builder no longer has an interest in the property and the current owner desires to remove a hazardous tree or portion thereof, the owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the "Handout" "Guidance for Prince Georges 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 owner 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.
- 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.

MISS UTILITY

FOR LOCATION OF UTILITIES CALL  
1-800-257-7777 48 HOURS IN ADVANCE  
OF ANY WORK IN THIS VICINITY.

WARNING: UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY  
AND WERE TAKEN FROM AVAILABLE SURFACE OBSERVATION,  
CONSTRUCTION DRAWINGS AND RECORDS. FOR MORE  
PRECISE LOCATION OF UNDERGROUND UTILITIES CALL MISS  
UTILITY AT 1-800-257-7777, 48 HOURS IN ADVANCE OF ANY  
WORK OR PRECISE DESIGN NEED IN THIS VICINITY. ADDITIONAL  
UTILITIES THAN THOSE SHOWN HEREON MAY EXIST. A PRIVATE  
UTILITY LOCATOR COMPANY MAY ALSO BE NEEDED AND ON  
PRIVATE PROPERTY.

TCP-17. Woodland Preservation Area Sign



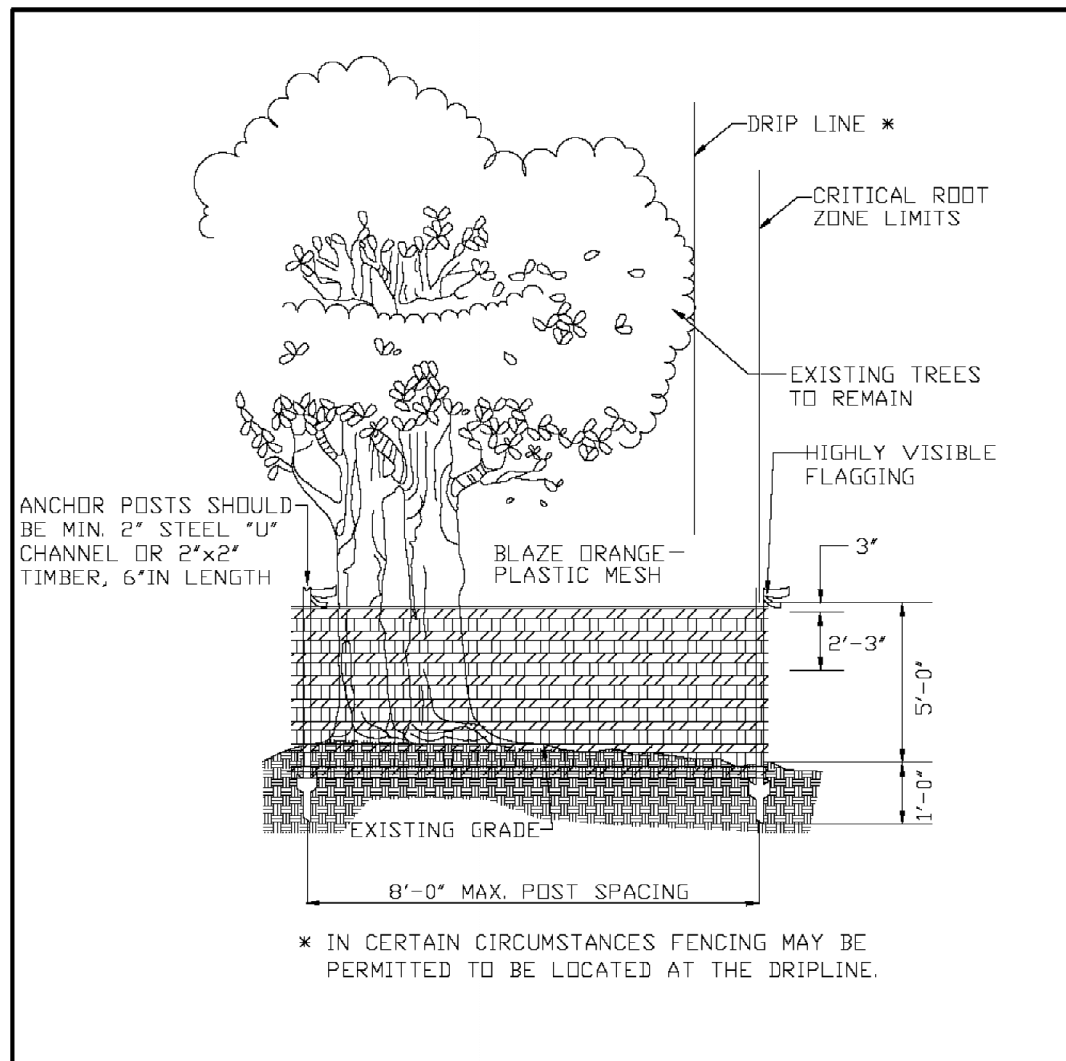
- NOTES:
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
  - SIGNS SHOULD BE PROPERLY MAINTAINED.
  - AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
  - SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
  - SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION 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.

WOODLAND PRESERVATION AREA SIGN

Appendix A-42

Environmental Technical Manual

TCP-21. Temporary Fence Protection Detail for Woodland Preservation

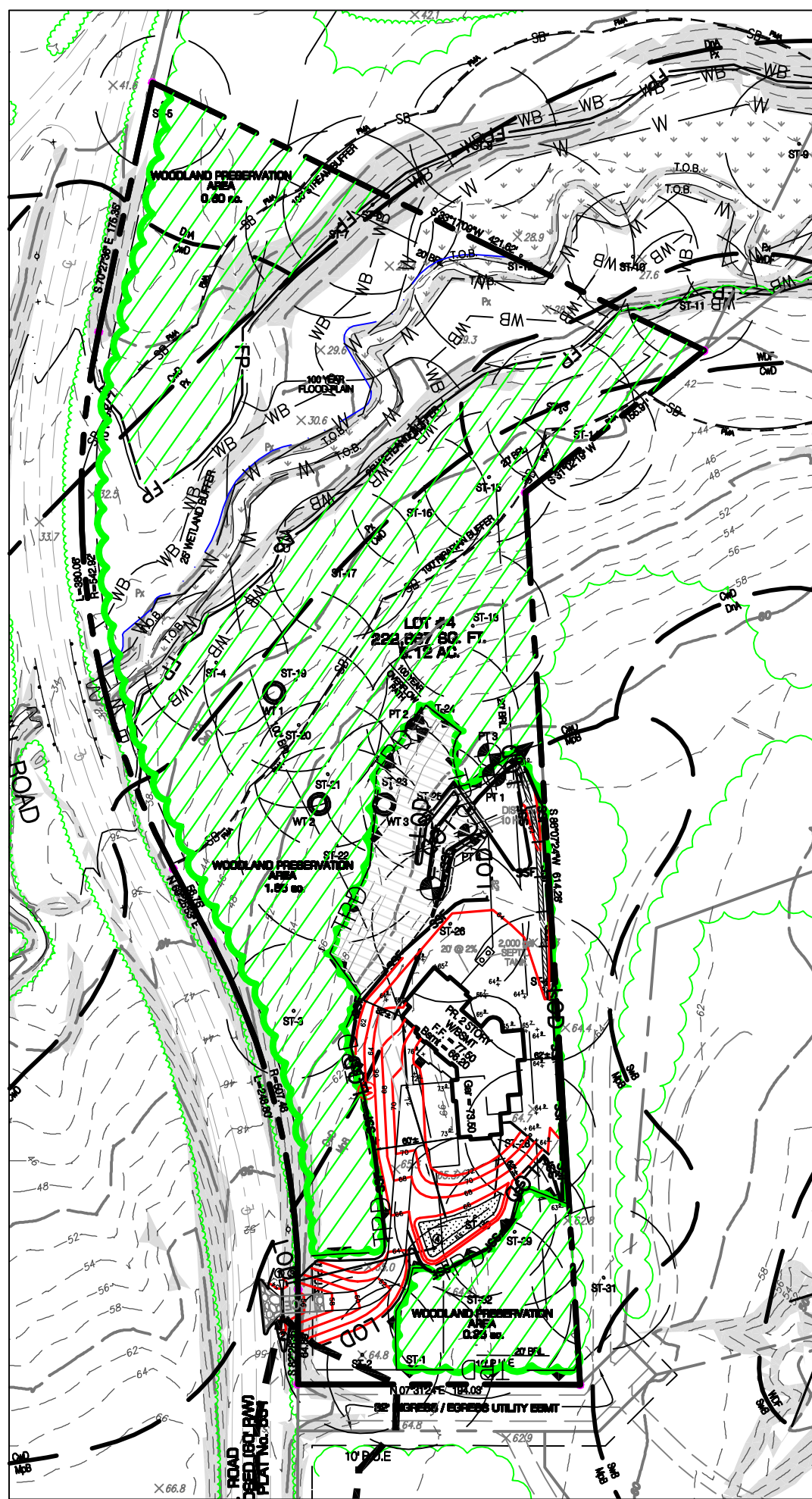


- NOTES: (MUST BE INCLUDED WITH DETAIL)
- FOREST PROTECTION DEVICE ONLY.
  - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
  - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
  - AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
  - DEVICE SHOULD BE PROPERLY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

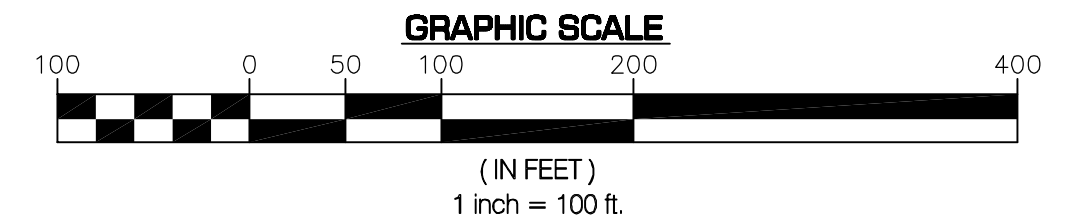
TEMPORARY FENCE PROTECTION DETAIL  
FOR WOODLAND PRESERVATION AREAS

Appendix A-48

Environmental Technical Manual




COMAR 50-Foot Stream Buffer



Forest Conservation Act Reporting Information (Change Table)				
	Original Approval	Revision Number (-01)	Revision Number (-02)	Change Since Last Approval
Net Tract (Acres)	5.12	5.12		
Existing Woodland (Acres)	4.00	4.00		
Woodland Cleared (Acres)	1.03	1.03		
Woodland Retained On-Site (Acres)	2.70	2.70		
Woodland Planted On-Site (Acres)	0.00	0.00		
On-Site Woodland Easement/ Preservation and Planting (Acres)	0.00	0.00		
On-Site Wooded Floodplain in Easement (Acres)	0.00	0.00		
Bond Amount	0.00	0.00		
Fee-In-Lieu Amount	3005.64	0.00		
50' Stream Buffers Conserved (Preservation) - Linear Length	0.00	0.00		
50' Stream Buffers Conserved (Preservation) - Acreage	0.00	0.00		
50' Stream Buffers Newly Established (Afforestation) - Linear Length	0.00	0.00		
50' Stream Buffers Newly Established (Afforestation) - Acreage	0.00	0.00		
Off-Site Woodland Conservation Credits Required (Acres)	0.00	0.23		
Off-Site Woodland Conservation Credits Provided (Acres)	0.00	0.23		

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual


  
Eric John Sturm, RLA  
Registered Landscape Architect #755  
Expiration Date 12/06/2023

Date 10/6/2023

Site Design  
5407 Water St. Unit 206  
Upper Marlboro, Maryland 20772  
(301) 952-8200  
esturm@engsite.tech  
County@engsite.tech

TYPE 2 TREE CONSERVATION (TCP2) PLAN  
APPROVAL BLOCK

Prince George's County Planning Section, M-NCPPC  
Environmental Planning Section  
TYPE 2 TREE CONSERVATION PLAN APPROVAL  
TCP2 - 037-2022

Approved by	Date	DRD#	Reason for Revision
00 Suzanne A. Nickle	12/15/2023	N/A	N/A
01 	8/19/2024	n/a	Substitute 0.23 ac. fee-in-lieu to offsite mitigation
02			
03			
04			
05			

TYPE 2 TREE CONSERVATION PLAN

LOT 4

CEDARS OF NOTTINGHAM  
NOTTINGHAM (4th) ELECTION DISTRICT  
PRINCE GEORGES COUNTY, MARYLAND

SHEET 2 of 2

REVISIONS

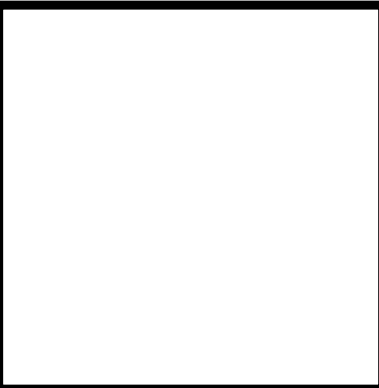
Revised per comments dated 7/22/22. JBB  
Revised per comments dated 11/13/22. JBB  
Revised per comments dated 5/4/23. JBB  
Revised per comments dated 10/10/23. JBB

JOB NO. W-827

SCALE: AS SHOWN  
DRAWN BY: JBB  
CHECKED BY: AJS

DATE: July 2021

TCP2-037-2022



Revised per comments dated 7/22/22. JBB
Revised per comments dated 11/13/22. JBB
Revised per comments dated 5/4/23. JBB
Revised per comments dated 10/10/23. JBB

Revised per comments dated 7/22/22. JBB
Revised per comments dated 11/13/22. JBB
Revised per comments dated 5/4/23. JBB
Revised per comments dated 10/10/23. JBB

Revised per comments dated 7/22/22. JBB
Revised per comments dated 11/13/22. JBB
Revised per comments dated 5/4/23. JBB
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Revised per comments dated 5/4/23. JBB
Revised per comments dated 10/10/23. JBB

Site Design Inc.

LAND PLANNING & ENGINEERING & SURVEYING

9500 ARDEN DRIVE | MEDICAL CENTER DRIVE, Suite 480 - LARGO, MD 20774

(301) 952-8200

orders@engsite.tech

MA027/Sheet9/Sheet9.dwg