

**TCP II LEGEND**

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
PAVEMENT	PAVEMENT
CONTOURS	CONTOURS
TREE LINE	TREE LINE
SPECIMEN TREE	SPECIMEN TREE
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
WATER LINE	WATER LINE
SEWER LINE	SEWER LINE
FIRE HYDRANT	FIRE HYDRANT
FENCE	FENCE
TREE PROTECTION FENCE (TEMPORARY)	TPF
TREE PROTECTION FENCE (PERMANENT)	PPF
WOODLAND PRESERVATION SIGN	WPS
REF/AFFORESTATION SIGN	RAS
SPOT ELEVATION	SPOT ELEVATION
SOILS	SOILS
AFFORESTATION/ REFORESTATION AREA	AFFORESTATION/ REFORESTATION AREA
WOODLAND PRESERVATION AREA	WOODLAND PRESERVATION AREA
TREE PRESERVATION AREA (NOT CLEARED, NOT COUNTED AS WOODLAND CONSERVATION AREA)	TREE PRESERVATION AREA (NOT CLEARED, NOT COUNTED AS WOODLAND CONSERVATION AREA)
TREES CLEARED	TREES CLEARED
TREE PRESERVATION NOT CLEARED, BUT COUNTED AS CLEARED	TREE PRESERVATION NOT CLEARED, BUT COUNTED AS CLEARED

**SHEET INDEX**

SHEET No.	DESCRIPTION
1	TREE CONSERVATION PLAN - 20' SCALE
2	DETAILS, NOTES AND WOODLAND CONSERVATION CALCULATIONS
3	DETAILS, NOTES AND WOODLAND CONSERVATION CALCULATIONS

**STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES**

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR TCP2-040-2020. IF THE GRADING PERMIT EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.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 EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$100 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 ESA-3 FORMERLY THE RURAL TIER AND IS ZONED O-S.
- THE PROPERTY IS ADJACENT TO NOTTINGHAM ROAD WHICH IS DESIGNATED AS A SCENIC AND HISTORIC ROADWAY.
- THE PROPERTY IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR ORIGIN.
- THIS PLAN IS GRANDFATHERED UNDER CB-27-2010, SECTION 25-117(g) AND NOT SUBJECT TO THE 2010 ORDINANCE.
- THIS PROJECT WILL BE DOING OFF-SITE MITIGATION TO SATISFY 0.49 ACRES OF REFORESTATION.

**VICINITY MAP**  
PRINCE GEORGE'S COUNTY  
MAP COPYRIGHT © KAPPA MAP GROUP, LLC (800) 829-8277  
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**GENERAL NOTES**

- ADDRESS: 16901 NOTTINGHAM ROAD, UPPER MARLBORO MD 20772 LOT 1
- WATER/SEWER: W-6, S-6
- TAX MAP / GRID: 0138 / E4
- FLOODPLAIN: NONE
- WSSC GRID: 2166E15 & 2175E15
- COUNCIL DISTRICT: 9
- ELECTION DISTRICT: 4 - NOTTINGHAM
- PLANNING AREA: 82B

**SURVEY:**

- HORIZONTAL DATUM BASED ON NAD83(2011)
- VERTICAL DATUM BASED ON NAVD83
- TOPOGRAPHY BASED ON FIELD RUN TOPO PERFORMED BY CPJ ON 06-02-2020
- TOPO AT 1' CONTOUR INTERVALS
- THIS LOT IS ASSOCIATED WITH PRELIMINARY PLAN #4-04074
- NO 100YR FLOODPLAIN/WETLANDS LOCATED WITHIN THE SITE.
- NO HISTORIC SITE LOCATED WITHIN/ADJACENT TO THE SITE.
- NR EQUIVALENCY LETTER NRI-133-2020 APPROVED 09/24/20.
- THIS LOT IS ASSOCIATED TCP1-035-04

**ZONING:**

- SUBMISSION: CEDARS OF NOTTINGHAM, PLAT BOOK REP 208, P. 27
- PROPERTY ZONED: O-S
- MAIN STRUCTURE SETBACKS:
  - FRONT YARD: 100' (PER PLAT)
  - SIDE YARD: 20' / 20' (40')
  - REAR YARD: 20'
- LOT SIZE = 131,796 SQ. FT. (R)
- MAXIMUM COVERAGE: ALLOWED = 10% (O-S / VARYING LOT SIZE)
- PROPOSED COVERAGE: 5.8% (INCLUDING DRIVEWAY)
- BUILDING HEIGHT: 28.17 FT TO ROOF PEAK
- PROPOSED DRIVEWAY WILL BE ASPHALT

**GENERAL INFORMATION TABLE**

LAYER CATEGORY	Zoning (Zone)	LAYER NAME	VALUE
Zone	Zoning (Zone)	O-S (OPEN SPACE)	
Zone	Active Policy Area (APA)	N/A	
Zone	Policy Grid (PG)	136-E4	
Administrative	WSSC Grid (Sheet 20)	2166E15 & 2175E15	
Administrative	Policy Analysis Zone (PAZ)	200A	
Administrative	Planning Area (Plan Area)	82B	
Administrative	Election District (ED)	4 - NOTTINGHAM	
Administrative	Council District (CD)	9	
Administrative	General 2002 Tier (TIER)	RURAL	
Administrative	Traffic Analysis Zone (TAZ) (TAC-205)	1307	
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2721	

**SITE STATISTICS TABLE**

STATISTICS	TOTAL
GROSS TRACT AREA	3.03 AC / 131,796 SQ. FT.
EXISTING 100-YEAR FLOODPLAIN	0.00 AC / 0.00 SQ. FT.
NET TRACT AREA	3.03 AC / 131,796 SQ. FT.
EXISTING WOODLAND IN FLOODPLAIN	0.00 AC / 0.00 SQ. FT.
EXISTING WOODLAND NET TRACT	0.27 AC / 11,811 SQ. FT.
EXISTING WOODLAND TOTAL	0.27 AC / 11,811 SQ. FT.
EXISTING PMA	0.00 AC / 0.00 SQ. FT.
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	0.00 AC / 0.00 SQ. FT.
SHRIMP WOODS BUFFER UP TO 300 FEET WIDE	0.00 AC / 0.00 SQ. FT.

Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
**TYPE 2 TREE CONSERVATION PLAN APPROVAL**  
TCP1 - 040-2020

Approved by	Date	DRD #	Reason for Revision
00	3/5/2021	N/A	N/A
01			
02			
03			
04			
05			
06			
07			

I/We Charles P. Johnson hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owner's Representative: Charles P. Johnson Date: 9 FEB 2021

I/We N/A 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.

Contract Purchaser: N/A Date: \_\_\_\_\_

TREE CONSERVATION PLAN CERTIFIED BY:

SALLIE P. STEWART, R.L.A.  
MD Registered Landscape Architect #612  
Exp. Date: 09/30/2021

Date: \_\_\_\_\_ Seal not valid without signature

**TREE CONSERVATION PLAN TYPE II**  
16901 NOTTINGHAM ROAD  
LOT 1  
**CEDARS OF NOTTINGHAM**  
NOTTINGHAM (4th) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

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

CLIENT: TIMBERLAKE HOMES BY 304 HARRY'S TREEMAN PARKWAY, SUITE M ANNAPOLIS MD 21401	WSSC GRID: 2166E15 & 2175E15	TAX MAP: 0138 / E4
ATTN: GREG M. MANNING 443-857-3100	DRAWN: RPI	SHEET: 1 OF 3
	DATE: JUNE 2021	FILE NO.: 2020-1180-22
	SCALE: AS NOTED	

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**Individual TCP2 with Previously Approved TCP1 or TCP2 Woodland Conservation Worksheet for Prince George's County**

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

Zone:	O-S		
Gross Tract:	3.03		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	3.03	0.00	0.00

Property Description or Subdivision Name: CEDARS OF NOTTINGHAM, LOT 1  
Current TCP Number: Rev # 0  
Previous TCP Number: TCP1-035-04 Rev #

Site subject to the 2010 Ordinance (Y or N) n  
Is this a priority funding area? (Y or N) n

**SECTION II - Determining Woodland Conservation Requirements** (Enter acres in corresponding column)

Woodland Conservation Calculations:	Net tract	Floodplain
Acres of Existing Woodland	0.27	0.00
Woodland Conservation Required per TCP1 or TCP2	49.17%	1.49
Area of Woodland Cleared per previous TCP1 or TCP2	0.14	0.00
Area of Woodland Cleared per current TCP2	0.16	0.00
Area of Woodland above WCT not cleared by previous TCP1 or TCP2	0.02	0.00
Additional Woodland Cleared by current TCP2	0.02	0.00
Does the TCP1 show 2:1 replacement?	n	
Clearing above WCT (1/4:1 Replacement)	0.02	Replacement required = 0.01
Clearing below WCT (2:1 Replacement)	0.00	Replacement required = 0.00
<b>Total Woodland Conservation Required:</b>	<b>1.49</b>	

**SECTION III - Meeting the Requirement** (Enter acres in corresponding column)

Woodland Conservation Provided:	(acres)	Bond amount:	Fee amount:
Woodland Preservation	0.11		
Reforestation / Afforestation	0.89	\$ 11,630.52	
Natural Regeneration	0.00		
Landscape Credits	0.00		
Area approved for fee-in-lieu	0.00		\$0.00
Credits Received for Off-site Mitigation on another property	0.49		
Off-site Mitigation provided on this property	0.00		
<b>Total Woodland Conservation Provided</b>	<b>1.49</b>		

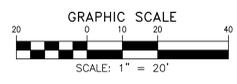
Area of net tract woodland not cleared: 0.11 acres  
Woodland retained not part of requirements: 0.00 acres

Prepared by: \_\_\_\_\_ Date: \_\_\_\_\_

Qualifications: \_\_\_\_\_

**CEDARS OF NOTTINGHAM - LOT 1**

SYN	AREA (S.F.)	AREA (AC)	SHEET #
S-1	5,000	0.11	1
TOTAL	5,000	0.11	



**MSS UTILITY**

Call "Mss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies who own ground facilities in the area of proposed excavation and have those facilities located by the utility operators prior to commencing excavation. The excavator is responsible for all work required on any plan involving consumer management. The excavator is responsible for obtaining the necessary permits and ensuring that all utility lines are properly marked and protected. The excavator is responsible for ensuring that all utility lines are properly marked and protected. The excavator is responsible for ensuring that all utility lines are properly marked and protected.

ALL AFFORESTATION AND ASSOCIATED FENCING SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE ADJACENT BUILDING PERMITS. A CERTIFICATION PREPARED BY A QUALIFIED PROFESSIONAL MAY BE USED TO PROVIDE VERIFICATION THAT THE AFFORESTATION HAS BEEN COMPLETED. IT MUST INCLUDE, AT A MINIMUM, PHOTOS OF THE AFFORESTATION AREAS AND THE ASSOCIATED FENCING FOR EACH LOT WITH LABELS ON THE PHOTOS IDENTIFYING THE LOCATIONS AND A PLAN SHOWING THE LOCATIONS WHERE THE PHOTOS WERE TAKEN.

