

TCP II LEGEND

EXISTING

PROPOSED

PROPERTY LINE

PAVEMENT

CONTOURS

TREE LINE

SPECIMEN TREE

LIMIT OF DISTURBANCE

WATER LINE

SEWER LINE

FIRE HYDRANT

FENCE

TREE PROTECTION FENCE (TEMPORARY)

TREE PROTECTION FENCE (PERMANENT)

WOODLAND PRESERVATION SIGN

REF/AFFORESTATION SIGN

SPOT ELEVATION

SOILS

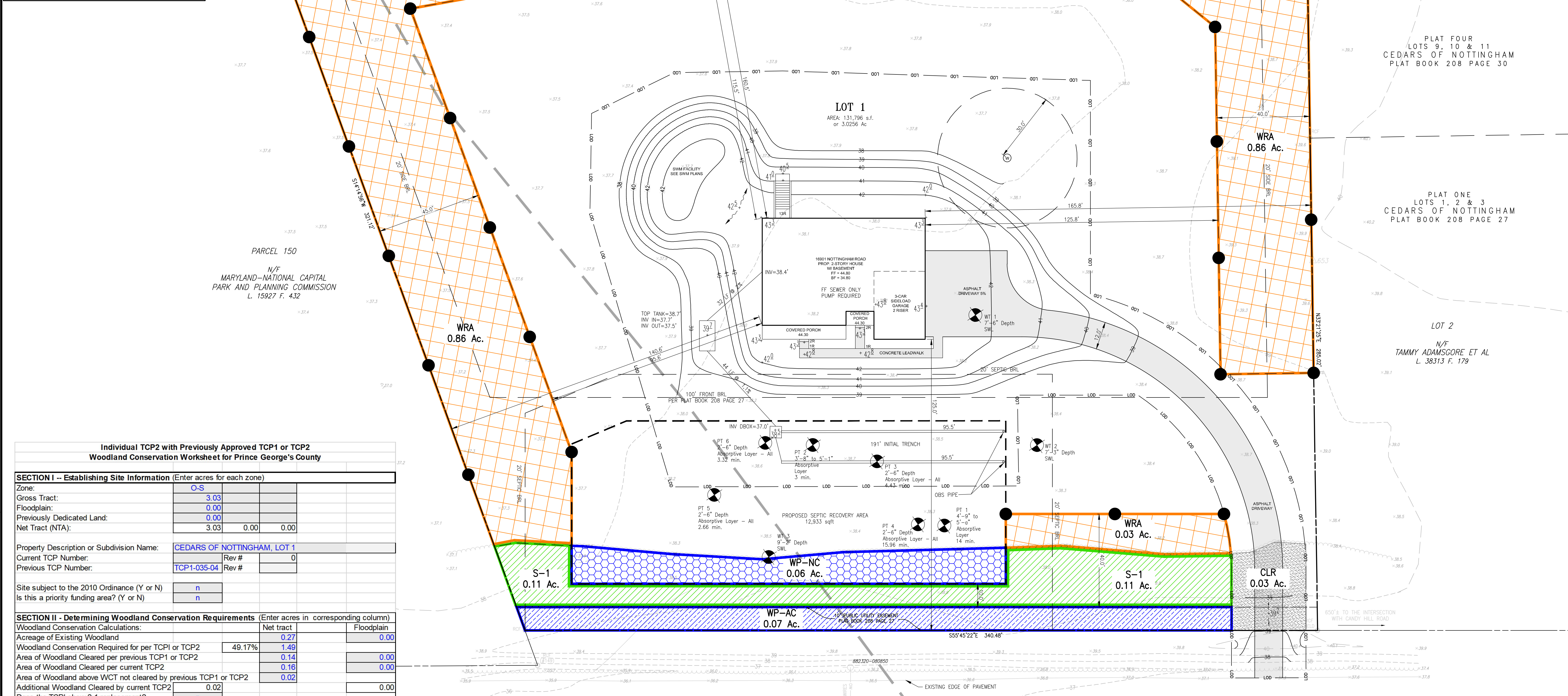
AFFORESTATION/ REFORESTATION AREA

WOODLAND PRESERVATION AREA

TREE PRESERVATION AREA (NOT CLEARED, NOT COUNTED AS WOODLAND CONSERVATION AREA)

TREES CLEARED

TREE PRESERVATION NOT CLEARED, BUT COUNTED AS CLEARED



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 for 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
Total Woodland Conservation Required:	1.49	

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

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

Area of net tract woodland not cleared 0.11 acres

Woodland retained not part of requirements: 0.00 acres

Prepared by: Date:

Qualifications:

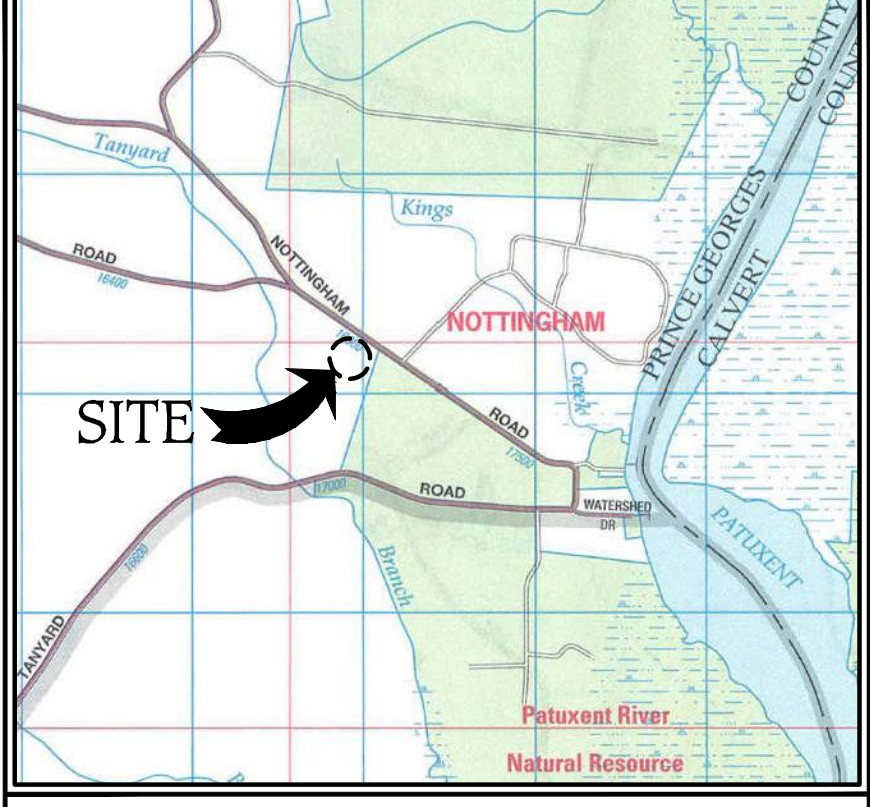
CEDARS OF NOTTINGHAM - LOT 1

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

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
1. 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.
 2. 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 \$500 PER SQUARE FOOT MITIGATION FEE.
 3. 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.
 4. 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.
 5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
 6. THE PROPERTY IS WITHIN THE ESA-3 FORMERLY THE RURAL TIER AND IS ZONED O-S.
 7. THE PROPERTY IS ADJACENT TO NOTTINGHAM ROAD WHICH IS DESIGNATED AS A SCENIC AND HISTORIC ROADWAY.
 8. THE PROPERTY IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR ORIGINALLY.
 9. THIS PLAN IS GRANDFATHERED UNDER CB-27-2010, SECTION 25-117(g) AND NOT SUBJECT TO THE 2010 ORDINANCE.
 10. THIS PROJECT WILL BE DOING OFF-SITE MITIGATION TO SATISFY 0.49 ACRES OF REFORESTATION.



- GENERAL NOTES
- SITE:
- ADDRESS: 16901 NOTTINGHAM ROAD, UPPER MARLBORO MD 20772 LOT 1
 - TAX MAP / GRID: 0138 / E4
 - FLOODPLAIN: NONE
 - WSSC GRID: 216E15 & 217E15
 - 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.
 - NRI EQUIVALENCY LETTER NRI-133-2020 APPROVED 09/24/20.
 - THIS LOT IS ASSOCIATED TCP1-035-04
- ZONING:
- SUBDIVISION: 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	LAYER NAME	VALUE
Zone	Zoning (Zone)	O-S (OPEN SPACE)
Zone	Aviation Policy Area (APA)	N/A
Administrative	Low Grid (WG)	136-E4
Administrative	WSSC Grid (Sheet 20)	216E15 & 217E15
Administrative	Policy Analysis Zone (PAZ)	82B
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-200)	1307
Administrative	PG Traffic Analysis Zone (TAZ-RG)	2721

SITE STATISTICS TABLE

SITE 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 THE 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.
NEIGHBORHOOD 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 & Associates, Inc. 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:

DATE: SALLIE P. STEWART, RLA
Exp. Date: 08/06/2021

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.
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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 21403 ATTN: GREG MCANINCH 443-857-2100

WSSC GRID	TAX MAP
DIGSON RPI	SHEET 1 OF 3
DRAFT RPI	
DATE	FILE NO.
JUNE 2021	2020-1180-22
SCALE	AS NOTED

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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.

MISS UTILITY
Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies who under ground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for any damage to or destruction of any underground utility lines. The excavator is responsible for any damage to or destruction of any underground utility lines. The excavator is responsible for any damage to or destruction of any underground utility lines.

