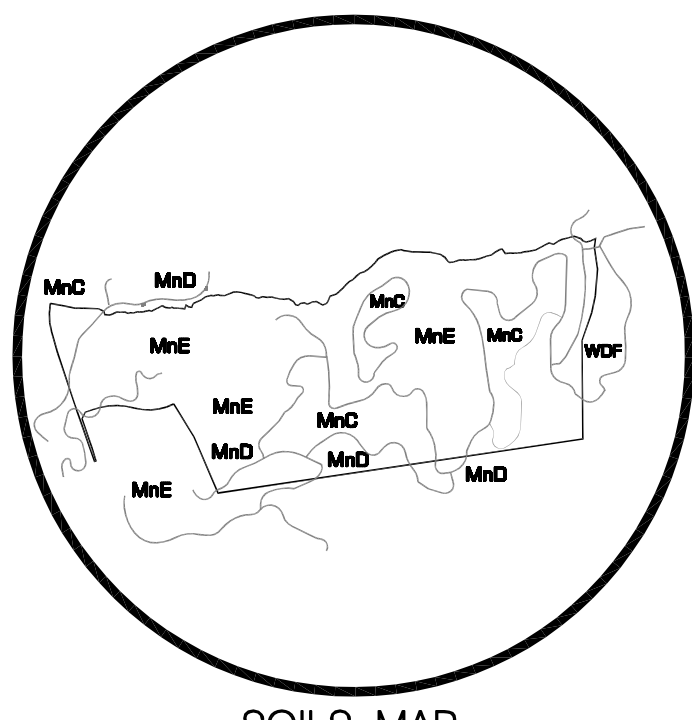
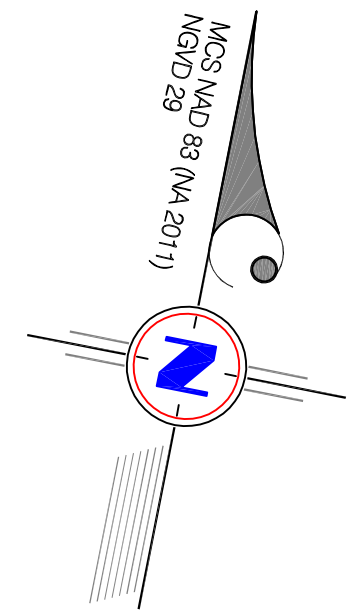
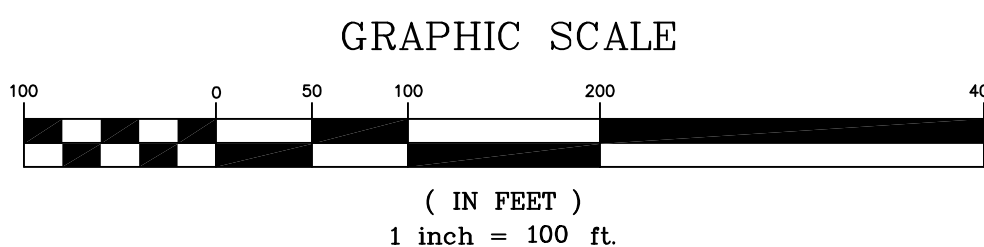




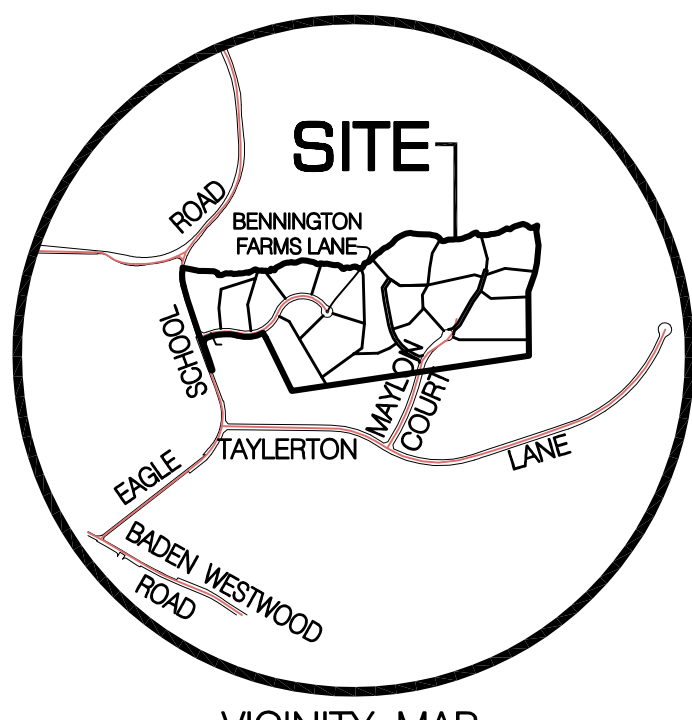
WOODLAND CONSERVATION SUMMARY TABLE										
Sheet	Gross Tract Area (GTA)	100-Year Floodplain (FP)	Net Tract Area (NTA)	Existing Woodland (EWD)	Existing Woodland (EWD)	Woodland Cleared Net Tract Area (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preservation Area (WPA)	Woodland Restoration Area (WRA)
1	38.02	0.77	37.25	29.49	0.77	9.74	—	—	19.75	—
2	57.02	1.37	55.65	35.99	1.37	8.38	—	—	27.61	—
Total	95.04	2.14	92.90	65.48	2.14	18.12	—	—	47.36	—

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.

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



SOILS MAP
SCALE: 1" = 1300'
WEBSOILSURVEY.NRCS.USDA.GOV



VICINITY MAP
SCALE: 1" = 2000'
STREET MAP 41 - GRID E - 5
TAX MAP 168 - GRID C & D - 2, 3 PARCEL 32 - W.S.S.C. GRID - 221 SE 14
2.5 MILES TO BADEN FIREHOUSE CO. 36 - 8.7 MILES TO CLINTON POLICE DISTRICT 5

LEGEND

- Proposed Tree Line
- Existing Tree Line
- Existing Woodland Line
- Existing 2' Contour
- Existing 10' Contour
- Existing Stream
- Septic Recovery Area
- Proposed Grade
- Primary Management Area
- 50' Stream Buffer
- 25' Wetland Buffer
- Limits of Wetlands
- Proposed Well
- Limit of Disturbance
- 100 Year Floodplain
- 100 Year Floodplain Easement
- Split Rail Fence
- Tree Preservation
- Natural Regeneration
- Trees saved but not counted
- Specimen Tree
- Woodland Conservation Sign
- Tree Protection Device

GENERAL NOTES

- Subdivision Name: BENNINGTON FARMS - PLAT 1-6
- Gross Tract Area: 4140149.96 SF or 95.0447 AC.
- Area of Proposed Dedication: 4140149.96 SF or 95.0447 AC.
- Area of 100-Year Floodplain: 0.000 SF or 0.000 AC.
- Net Tract Area: 4140149.96 SF or 95.0447 AC.
- Existing Zoning: O-S (Open Space)
- Existing Use: Vacant
- Proposed Use: Rural and Agricultural
- Number of Lots: Total of 19 Lots, Lot 1 through 19
- WSSC 200 Sheet: 221SE14 & 221SE13
- Tax Map and Grid: Tax Map 168, Grid B1
- This site is not within an Aviation Policy Area or the M-I-OZ.
- The site is located in Water and Sewer Planning Categories W-6 and S-6 (Individual Systems).
- Public Utility Easements are proposed.
- There are no known cemeteries on or contiguous to this site.
- There are no Historic Sites on or within 1,000' of this site.
- There are nontidal wetlands within the limits of this site.
- There are areas of 100-year floodplain on this site.
- This site is not located within the Chesapeake Bay Critical Area.
- The topographic data on this plan is from a field-run survey conducted by RDA and other available records.
- Owner: ARCHER'S GLEN PARTNERS, INC. SEVAG BALIAN, PRESIDENT 6110 EXECUTIVE BLVD., SUITE 210 ROCKVILLE, MD TEL: 301-769-6615, 301-440-1748
- Tax Account Numbers: 3844867
- The subject property is in a watershed with TMDLs for PCBs, Total Nitrogen and Total Phosphorus.
- The subject property is NOT in a Tier II watershed.
- The proposed disturbed area is 945,240 SF or 21.70 acres.
- The proposed interior streets and alleys are to be privately maintained.
- The proposed interior streets are to conform to Urban Street Standard for Neighborhood Residential Street Std. 100.28, modified for a travel lane width of 24' to conform to 27-433(e)(1)(b).
- There are no scenic or historic roads on this site.
- There are no rare, threatened or endangered species on this site.

Prepared For:
ARCHER'S GLEN PARTNERS, INC.
SEVAG BALIAN, PRESIDENT
6110 EXECUTIVE BLVD., SUITE 210
ROCKVILLE, MD 20852
301-769-6615, 301-440-1748

PROPERTY OWNERS AWARENESS CERTIFICATE

I/we, ARCHER'S GLEN PARTNERS, 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 owners representative: _____ Date: 12/7/2020

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	O-S
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	168-B1
Administrative	WSSC Grid (Sheet 20)	221SE14
Administrative	Policy Analysis Zone (PAZ)	N/A
Administrative	Planning Area (Plan Area)	87A
Administrative	Election District (ED)	4
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Rural
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1305
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2746

Note: This site is not adjacent to or in the vicinity of any roadways designated as Master planned as arterial per Part B, Section 4.11 Environmental Technical Manual.



QUALIFIED PROFESSIONAL CERTIFICATION

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

Eric John Sturm, P.E.A.
Registered Landscape Architect #755
Expiration Date 12/31/2021

Site Design
9500 Medical Center Drive, Suite 480
Largo, Maryland 20774
(301) 952-8200
esturm@engsite.tech
County@engsite.tech

MANPC
Prince Georges County Planning Section
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP 1 / 046 / 2020

Approved by	Date
Suzanne M. Nickle	5/10/2021
01	
02	
03	
04	
05	

TYPE 2 TREE CONSERVATION PLAN

LOT 1-19

BENNINGTON FARM
NOTTINGHAM (4th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 1 of 4

GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for _____ Grading Permit #47141-2020-0. If _____ Grading Permit #47141-2020-0 expires, the 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 _____ O-S _____.
- This property is adjacent to Bald Eagle School Road which is a designated historic roadway.
- This site is not adjacent to a roadway classified as arterial or greater.
- This plan is grandfathered under CB-27-2010, Section 25-117(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 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 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.

NOTES ON PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY OWNERS

- Reforestation fencing and signage shall remain in place in 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.

TREE CONSERVATION PLAN NOTES

- 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 \$1.50 per square foot mitigation fee.
- The Department of Environmental Resources (DER) must be contacted at (301) 731 - 8790 prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this plan.
- Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner/developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
- All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.
- The location of all Tree Protection Devices (TPD's) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPDs may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
- Woodland Conservation - Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time as Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place.

Prepared For:

ARCHER'S GLEN PARTNERS, INC.
SEVAG BALIAN, PRESIDENT
6110 EXECUTIVE BLVD., SUITE 210
ROCKVILLE, MD 20852
301-769-6615, 301-440-1749

"MISS UTILITY"


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

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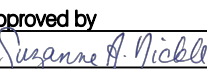
QUALIFIED PROFESSIONAL CERTIFICATION

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


Eric John Sturm, R.L.A.
Registered Landscape Architect #755
Expiration Date 12/31/2021
Date 12/01/2020

Site Design
9500 Medical Center Drive, Suite 480
Largo, Maryland 20774
(301) 952-8200
esturm@engsite.tech
County@engsite.tech

M-NCPPC
Prince Georges County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II / 046 / 2020

Approved by	Date
	5/10/2021
01	
02	
03	
04	
05	

TYPE 2 TREE CONSERVATION PLAN

LOT 1-19

BENNINGTON FARM

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

SHEET 4 of 4

REVISIONS

JOB NO.	W413-B
SCALE:	As Shown
DRAWN BY:	JBB
CHECKED BY:	B.P.R.
DATE:	November, 2020

