

TREE CONSERVATION P. II - PRESERVATION AREAS	
IDENTIFIER #	AREA IN ACRES
1	0.24
2	3.26
3	0.2
4	0.04
5	0.14
6	0.89
7	0.74
8	0.1
9	1.45
10	0.04
11	0.97
12	0.52
13	4.3
14	0.28
15	0.25
16	3.13
17	6.56
18	0.21
19	0.24
20	0.15
21	1.31
TOTAL	25.02

TREE CONSERVATION II REFORESTATION AREAS	
IDENTIFIER #	AREA IN ACRES
1	0.64
2	0.04
3	0.02
4	0.03
5	0.04
6	0.8
7	7.03
8	0.54
9	0.11
10	0.13
11	0.04
12	0.04
13	0.03
TOTAL	9.49

TREE CONSERVATION PLAN-II FOR THE WASHINGTON OVERLOOK

PISCATWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

NOTES:

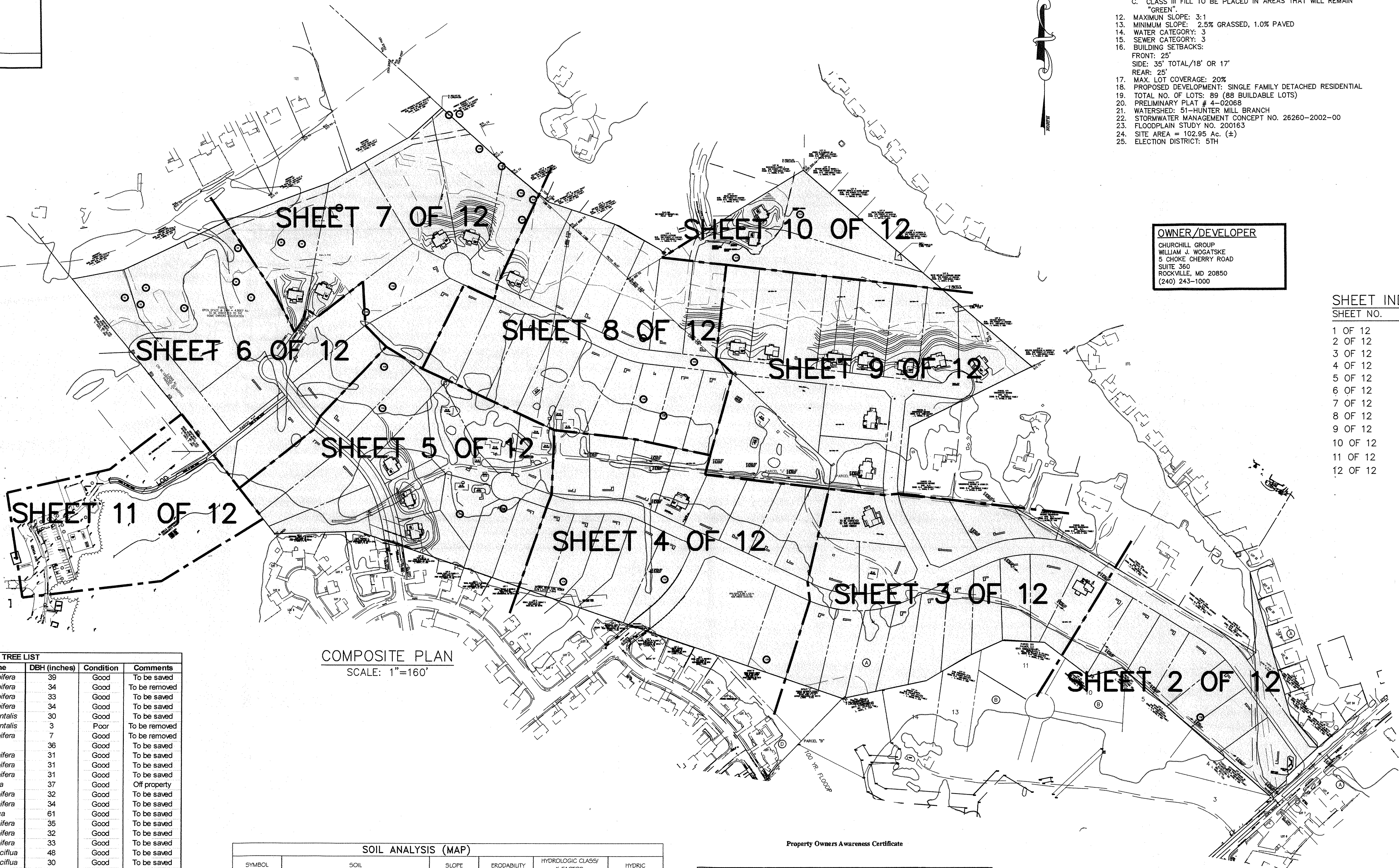
- BOUNDARY AND TOPOGRAPHY SURVEY PREPARED BY OTHERS.
- TAX MAP: PAGE 114, GRID D-3
- ADC MAP PAGE 25, GRID G-4
- 2001 WSSC SHEET # 212 SE 02 AND 212 SW 02
- PROPERTY ZONED: R-E
- PROPERTY RECORDED IN PRINCE GEORGE'S COUNTY LAND RECORDS.
- PLAT # 48 THROUGH 55
- THERE EXISTS 100-YEAR FLOODPLAIN ON THIS SITE.
- OWNER:
CHURCHILL GROUP
5 CHOKE CHERRY ROAD, SUITE 360
ROCKVILLE, MD 20850
TEL. (301) 243-1000
- ENGINEER:
CAPITOL DEVELOPMENT DESIGN, INC.
5010 SUNNYSIDE AVENUE, STE. 200
BELTSVILLE, MD 20705
TEL. (301) 982-1781
- TEN (10') FEET PUBLIC UTILITY EASEMENT RUNS ALONG ALL PUBLIC RIGHT-OF-WAY.
- FILL AREAS:
A. CLASS I FILL TO BE PLACED BELOW ALL BUILDINGS
B. CLASS II FILL TO BE PLACED BELOW ALL PAVED AREAS INCLUDING DRIVEWAYS AND SIDEWALKS
C. CLASS III FILL TO BE PLACED IN AREAS THAT WILL REMAIN "GREEN".
- MAXIMUM SLOPE: 3:1
- MINIMUM SLOPE: 2.5% GRASSED, 1.0% PAVED
- WATER CATEGORY: 3
- SEWER CATEGORY: 3
- BUILDING SETBACKS:
FRONT: 25'
SIDE: 35' TOTAL/18' OR 17'
REAR: 25'
- MAX. LOT COVERAGE: 20%
- PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED RESIDENTIAL
- TOTAL NO. OF LOTS: 89 (88 BUILDABLE LOTS)
- PRELIMINARY PLAT # 4-02068
- WATERSHED: 51-HUNTER MILL BRANCH
- STORMWATER MANAGEMENT CONCEPT NO. 26260-2002-00
- FLOODPLAIN STUDY NO. 200163
- SITE AREA = 102.95 Ac. (±)
- ELECTION DISTRICT: 5TH

OWNER/DEVELOPER

CHURCHILL GROUP
WILLIAM J. WOGATSKIE
5 CHOKE CHERRY ROAD
SUITE 360
ROCKVILLE, MD 20850
(240) 243-1000

SHEET INDEX

SHEET NO.	PLAN TYPE
1 OF 12	COVER SHEET
2 OF 12	TCP-II
3 OF 12	TCP-II
4 OF 12	TCP-II
5 OF 12	TCP-II
6 OF 12	TCP-II
7 OF 12	TCP-II
8 OF 12	TCP-II
9 OF 12	TCP-II
10 OF 12	TCP-II
11 OF 12	TCP-II
12 OF 12	DETAIL SHEET



COMPOSITE PLAN
SCALE: 1"=160'

SPECIMEN TREE LIST					
Number	Common Name	Species Name	DBH (inches)	Condition	Comments
1	Tulip Poplar	Liriodendron tulipifera	39	Good	To be saved
2	Tulip Poplar	Liriodendron tulipifera	34	Good	To be removed
3	Tulip Poplar	Liriodendron tulipifera	33	Good	To be saved
4	Tulip Poplar	Liriodendron tulipifera	34	Good	To be saved
5	Sycamore	Plantanus occidentalis	30	Good	To be saved
6	Sycamore	Plantanus occidentalis	3	Poor	To be removed
7	Tulip Poplar	Liriodendron tulipifera	7	Good	To be removed
8	Red Maple	Acer rubrum	36	Good	To be saved
9	Tulip Poplar	Liriodendron tulipifera	31	Good	To be saved
10	Tulip Poplar	Liriodendron tulipifera	31	Good	To be saved
11	Tulip Poplar	Liriodendron tulipifera	31	Good	To be saved
12	Northern Red Oak	Quercus rubra	37	Good	Off property
13	Tulip Poplar	Liriodendron tulipifera	32	Good	To be saved
14	Tulip Poplar	Liriodendron tulipifera	34	Good	To be saved
15	Beech	Fagus sylvatica	61	Good	To be saved
16	Tulip Poplar	Liriodendron tulipifera	35	Good	To be saved
17	Tulip Poplar	Liriodendron tulipifera	32	Good	To be saved
18	Tulip Poplar	Liriodendron tulipifera	33	Good	To be saved
19	Sweetgum	Liquidambar styraciflua	48	Good	To be saved
20	Sweetgum	Liquidambar styraciflua	30	Good	To be saved
21	Tulip Poplar	Liriodendron tulipifera	32	Good	To be saved
22	Red Maple	Acer rubrum	39	Poor	To be saved
23	White Ash	Fraxinus americana	34	Good	To be removed
24	Tulip Poplar	Liriodendron tulipifera	46	Good	To be removed
25	Northern Red Oak	Quercus rubra	55	Good	To be removed
26	Southern Red Oak	Quercus falcata	30	Good	To be saved
27	Southern Red Oak	Quercus falcata	36	Good	To be removed
28	Tulip Poplar	Liriodendron tulipifera	32	Poor	To be removed
29	Tulip Poplar	Liriodendron tulipifera	44	Good	To be saved
30	Scarlet Oak	Quercus coccinea	30	Good	To be removed
31	Southern Red Oak	Quercus falcata	50	Good	To be removed
32	Tulip Poplar	Liriodendron tulipifera	31	Good	To be removed
33	Tulip Poplar	Liriodendron tulipifera	30	Good	To be removed

SOIL ANALYSIS (MAP)					
SYMBOL	SOIL	SLOPE	ERODABILITY	HYDROLOGIC CLASS/ K-FACTOR	HYDRIC
Au/D	AURA GRAVELLY LOAM	12% TO 20%	MODERATE	.32	NO
Au/E	AURA AND CROOM GRAVELLY LOAM	20% TO 50%	SEVERE	.37	NO
Bu/B2	BELTSVILLE SILT LOAM	2% TO 5%	MODERATE	.49	NO
Bu/C2	BELTSVILLE SILT LOAM	5% TO 10%	SEVERE	.49	NO
Bu/D3	BELTSVILLE SILT LOAM	10% TO 15%	SEVERE	.49	NO
Bu	BIBB SILT LOAM		SEVERE	.43	NO
Cm/E3	COLLINGTON FINE SANDY LOAM	5% TO 10%	SEVERE	.26	NO
Im/B	ILKA SANDY LOAM	2% TO 5%	MODERATE	.37	NO
Ka/C2	KEYPORT FINE SANDY LOAM	5% TO 10%	MODERATE	.37	NO
Kp/C2	KEYPORT SILT LOAM	5% TO 15%	MODERATE	.49	NO
Oc/B	OCHLOCKONEE SANDY LOAM	2% TO 5%	SLIGHT	.20	NO
Oc/C	OCHLOCKONEE SANDY LOAM	5% TO 10%	SLIGHT	.20	NO

Property Owners Awareness Certificate

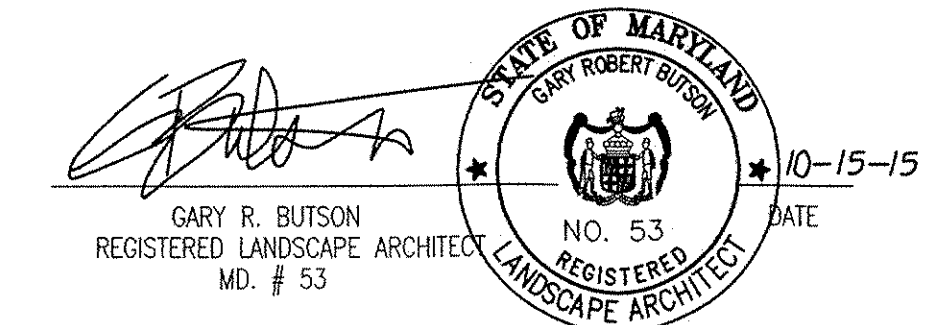
I/We Churchill Development Corp hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

William J. Wogatskie Date 4/22/14
Owner or Owner Representative

I/We _____ 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 _____ Date _____

TREE CONSERVATION PLAN CERTIFIED BY:



Prince George's County Planning Department

Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN

TCP II-061-05

Approved by _____

J.L. STASZ 04-19-05

01 J.L. STASZ 04-19-05

02 CHUCK SCHNEIDER 05-02-14

03 CHUCK SCHNEIDER 10-22-14

04 K. P. P. 11/2/15

05 K. P. P. 11/2/15

06 K. P. P. 11/2/15

REVISIONS

8/8/06 REV. PER NEW
SED. CONTROL PLAN &
OFF-SITE PLAYGROUND
CONNECTION. D.S.
04/25/2014 REV. PER
CITY COMMENTS MP.
08/25/2015 REV. REF.
AREAS: MP.

DATE: OCT., 2015

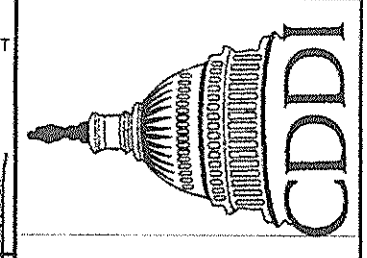
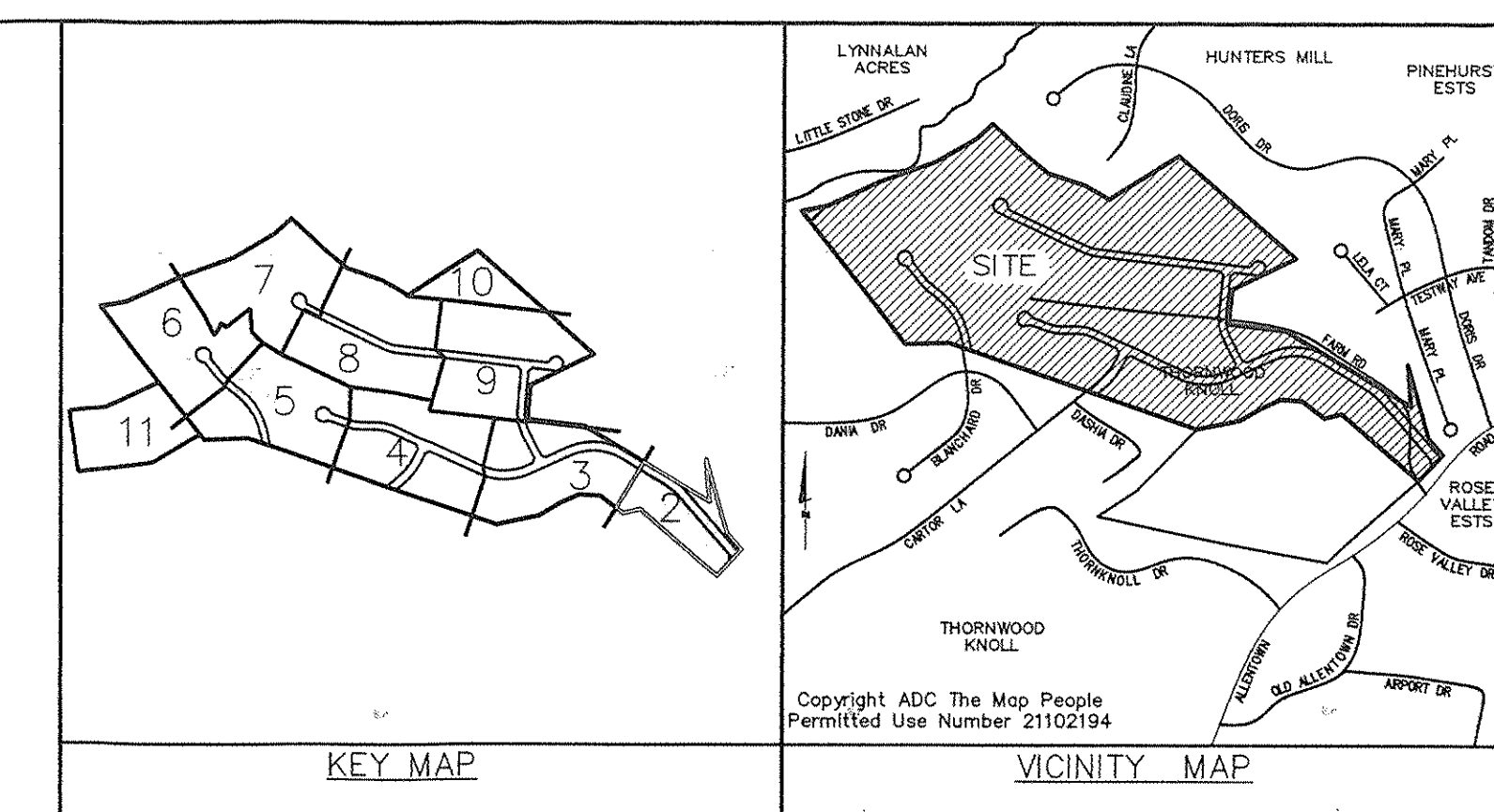
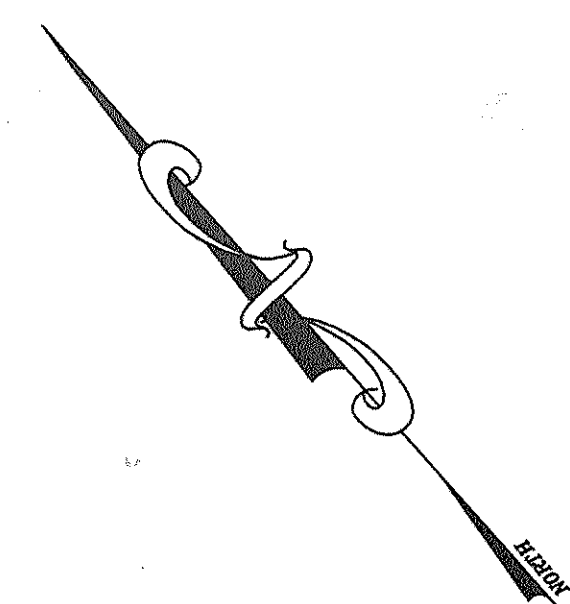
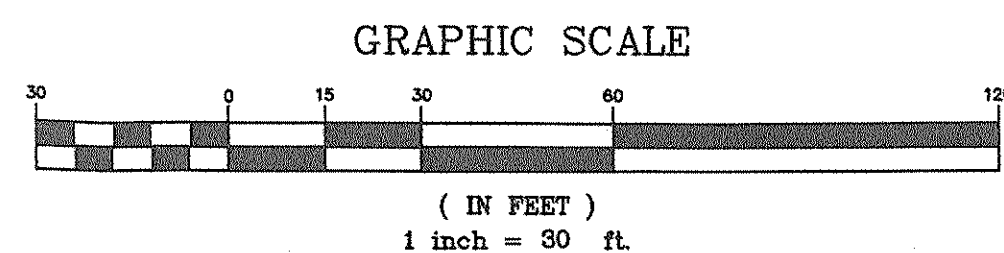
DWN. DS CHECKED MP

SCALE: 1"=30'

PROJECT/FILE NO.

04045

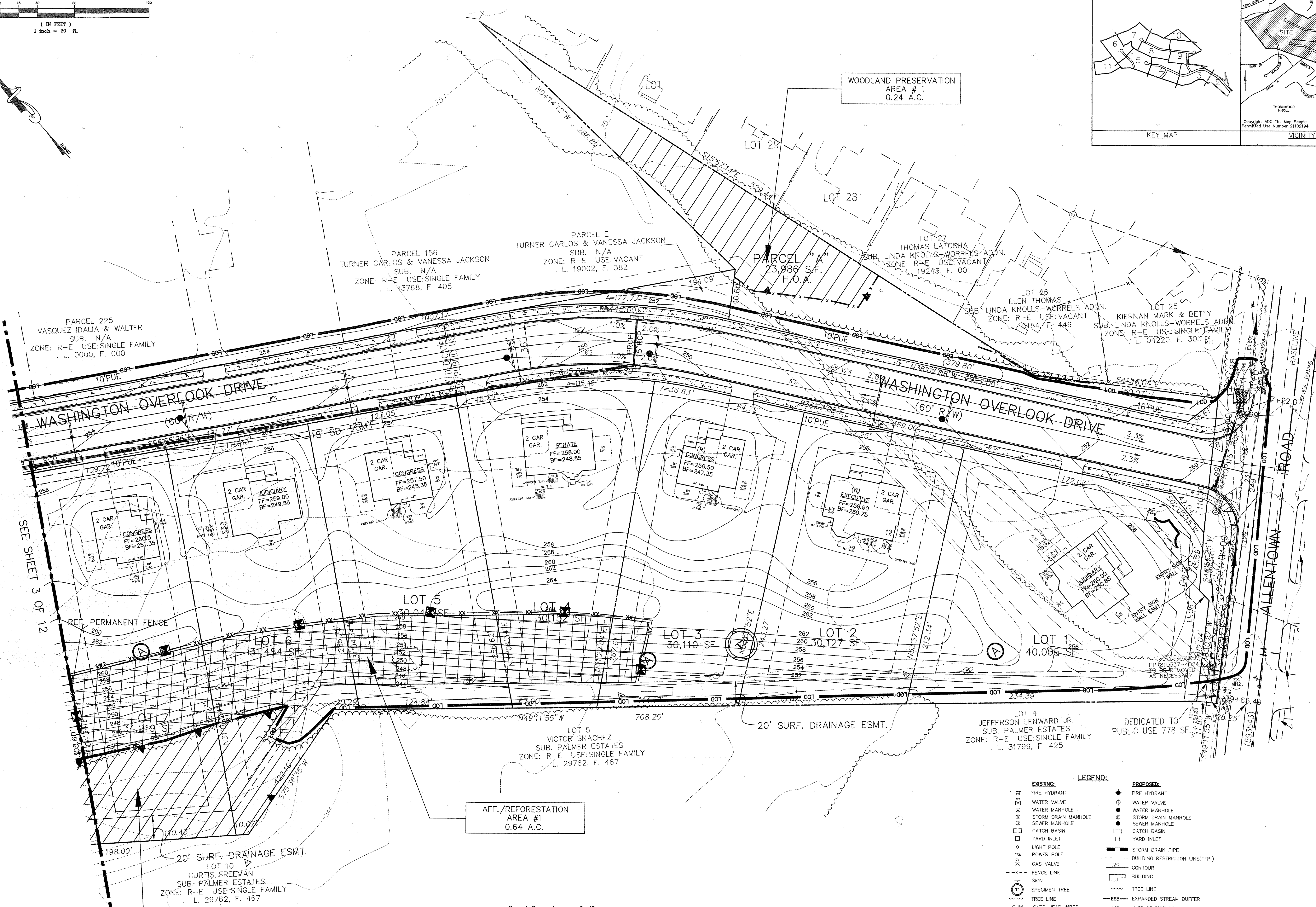
SHEET NO. 1 OF 12



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWERMILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3507
FAX (301) 937-3507

THE WASHINGTON OVERLOOK
PISCATAWAY (5TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II AND GRADING PLAN



LEGEND:

EXISTING:	PROPOSED:
⊗ FIRE HYDRANT	⊗ FIRE HYDRANT
⊕ WATER VALVE	⊕ WATER VALVE
⊙ WATER MANHOLE	⊙ WATER MANHOLE
⊕ STORM DRAIN MANHOLE	⊕ STORM DRAIN MANHOLE
⊙ SEWER MANHOLE	⊙ SEWER MANHOLE
⊕ CATCH BASIN	⊕ CATCH BASIN
⊕ YARD INLET	⊕ YARD INLET
⊕ LIGHT POLE	⊕ LIGHT POLE
⊕ POWER POLE	⊕ POWER POLE
⊕ GAS VALVE	⊕ GAS VALVE
⊕ FENCE LINE	⊕ FENCE LINE
⊕ SIGN	⊕ SIGN
⊕ SPECIMEN TREE	⊕ SPECIMEN TREE
⊕ TREE LINE	⊕ TREE LINE
⊕ OVER HEAD WIRES	⊕ OVER HEAD WIRES
⊕ INTER. 2' CONTOUR	⊕ INTER. 2' CONTOUR
⊕ INDEX 10' CONTOUR	⊕ INDEX 10' CONTOUR
⊕ BUILDING/SHEDS	⊕ BUILDING/SHEDS
⊕ WATERS OF THE U.S.	⊕ WATERS OF THE U.S.
⊕ STREAM	⊕ STREAM
⊕ 50' STREAM BUFFER	⊕ 50' STREAM BUFFER
⊕ FLOODPLAIN	⊕ FLOODPLAIN
⊕ 50' FLOODPLAIN BUFFER	⊕ 50' FLOODPLAIN BUFFER
⊕ CONSERVATION EASEMENT	⊕ CONSERVATION EASEMENT
⊕ FIRE HYDRANT	⊕ FIRE HYDRANT
⊕ WATER VALVE	⊕ WATER VALVE
⊕ WATER MANHOLE	⊕ WATER MANHOLE
⊕ STORM DRAIN MANHOLE	⊕ STORM DRAIN MANHOLE
⊕ SEWER MANHOLE	⊕ SEWER MANHOLE
⊕ CATCH BASIN	⊕ CATCH BASIN
⊕ YARD INLET	⊕ YARD INLET
⊕ STORM DRAIN PIPE	⊕ STORM DRAIN PIPE
⊕ BUILDING RESTRICTION LINE(TYP.)	⊕ BUILDING RESTRICTION LINE(TYP.)
⊕ CONTOUR	⊕ CONTOUR
⊕ BUILDING	⊕ BUILDING
⊕ TREE LINE	⊕ TREE LINE
⊕ EXPANDED STREAM BUFFER	⊕ EXPANDED STREAM BUFFER
⊕ LIMIT OF DISTURBANCE	⊕ LIMIT OF DISTURBANCE
⊕ WOODLAND PRESERVATION FENCE: (ORANGE BLAZE FENCE)	⊕ WOODLAND PRESERVATION FENCE: (ORANGE BLAZE FENCE)
⊕ WOODLAND PRESERVATION FENCE: (SUPER SILT FENCE FROM APPROVED SED. CONTROL PLAN #149-06)	⊕ WOODLAND PRESERVATION FENCE: (SUPER SILT FENCE FROM APPROVED SED. CONTROL PLAN #149-06)
⊕ REFORESTATION/AFF. PERMANENT FENCE	⊕ REFORESTATION/AFF. PERMANENT FENCE
⊕ WOODLAND PRESERVATION SIGN	⊕ WOODLAND PRESERVATION SIGN
⊕ REFORESTATION/AFF. SIGN	⊕ REFORESTATION/AFF. SIGN
⊕ WOODLAND PRESERVATION AREA	⊕ WOODLAND PRESERVATION AREA
⊕ WOODLAND REFORESTATION/AFFORESTATION AREA OUTSIDE OF THE FLOODPLAIN	⊕ WOODLAND REFORESTATION/AFFORESTATION AREA OUTSIDE OF THE FLOODPLAIN
⊕ WOODLAND REFORESTATION/AFF. AREA WITHIN THE FLOODPLAIN	⊕ WOODLAND REFORESTATION/AFF. AREA WITHIN THE FLOODPLAIN
⊕ WOODLAND REFORESTATION AREA TO BE PLANTED AFTER ALL SED. CONTROL STRUCTURES HAVE BEEN REMOVED.	⊕ WOODLAND REFORESTATION AREA TO BE PLANTED AFTER ALL SED. CONTROL STRUCTURES HAVE BEEN REMOVED.

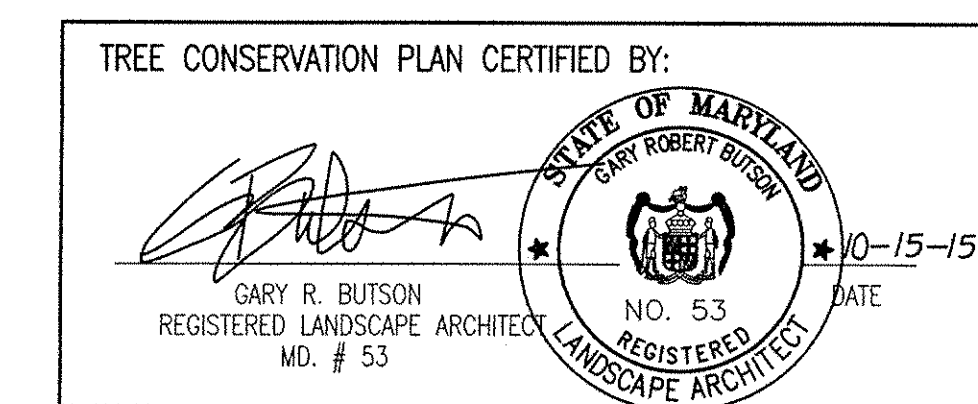
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William J. Wogatske 4/22/14
Owner or Owner's Representative Date

I/We Churchill Development Corp 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 _____ Date _____



M.N.C.P.P.C.
Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN
TCP II-061-05

Approved by

	J.L. STASZ	4-19-05
01	J.L. STASZ	08-14-08
02	CHUCK SCHNEIDER	05-08-14
03	CHUCK SCHNEIDER	10-22-14
04	CHUCK SCHNEIDER	11-2-15
05	CHUCK SCHNEIDER	11-2-15
06	CHUCK SCHNEIDER	11-2-15

REVISIONS

DATE	REV. TYPE & EXTENTS OF WOODLAND PRESERV. FENCE, VERBALLY OK'D BY JIM STASZ ON
11/8/06	D.S.
04/25/2014	REV. PER. COUNTY COMMENTS MP.
08/5/2015	REV. PER. LOT 8 BLOCK A MP.

DATE: OCT., 2015
DWN. DS
CHECKED MP

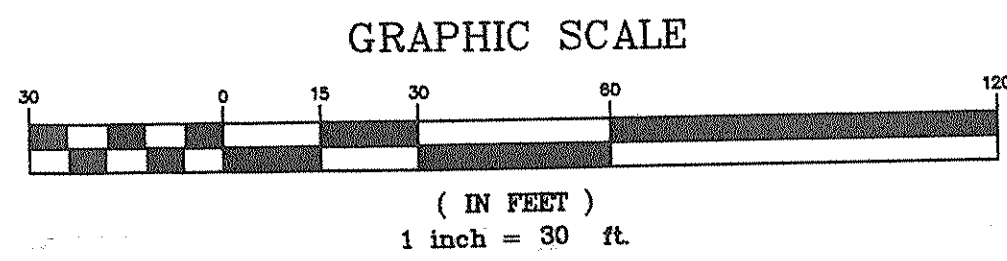
SCALE: 1"=30'

PROJECT/FILE NO. 04045
SHEET NO. 2 OF 12

OWNER/DEVELOPER
CHURCHILL GROUP
WILLIAM J. WOGATSKIE
5 CHERRY CHERRY ROAD
SUITE 360
ROCKVILLE, MD 20850
(240) 243-1000

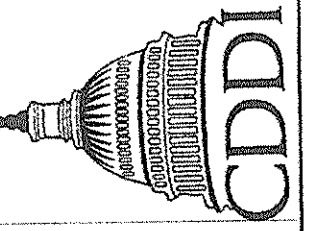
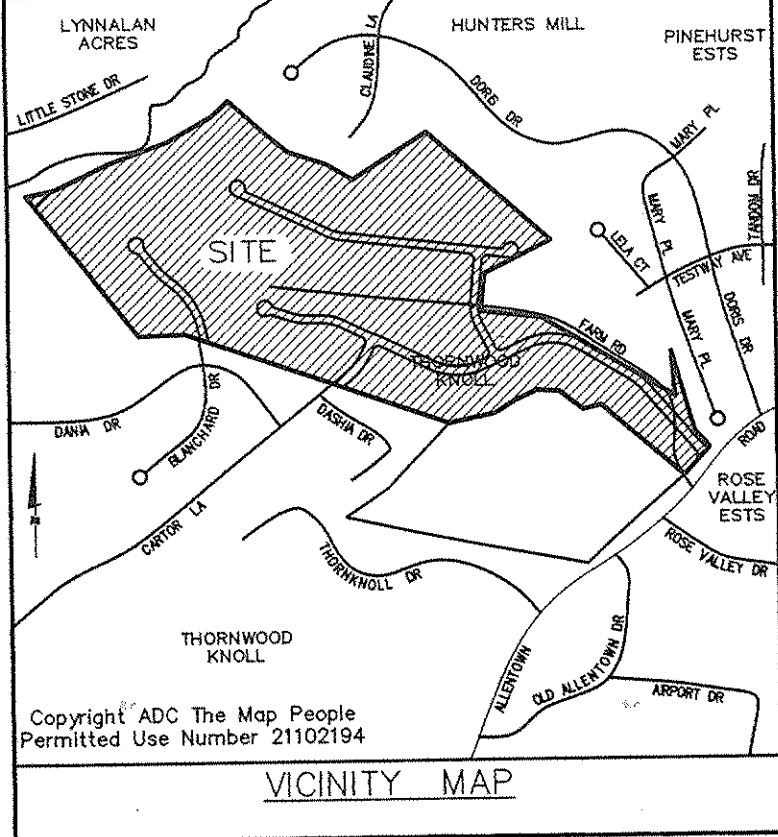
MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

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AFF./REFORESTATION
AREA #7
7.21 A.C.

SEE SHEET 9 OF 12



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDERMILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3501

THE WASHINGTON OVERLOOK
PISCATAWAY (5TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II AND GRADING PLAN

SEE SHEET 4 OF 12

SEE SHEET 4 OF 12

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48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

OWNER/DEVELOPER
CHURCHILL GROUP
WILLIAM J. WOGATSKIE
5 CHOKE CHERRY ROAD
SUITE 360
ROCKVILLE, MD 20850
(240) 243-1000

WOODLAND PRESERVATION
AREA # 2
3.26 A.C.

- EXISTING:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - LIGHT POLE
 - POWER POLE
 - GAS VALVE
 - FENCE LINE
 - SIGN
 - SPECIMEN TREE
 - TREE LINE
 - OHW - OVER HEAD WIRES
 - INTER. 2' CONTOUR
 - INDEX 10' CONTOUR
 - BUILDING/SHEDS
 - WUS - WATERS OF THE U.S.
 - STREAM
 - 50' STREAM BUFFER
 - FLOODPLAIN
 - FPB - 50' FLOODPLAIN BUFFER
 - CONSERVATION EASEMENT
- LEGEND:**
- PROPOSED:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - STORM DRAIN PIPE
 - BUILDING RESTRICTION LINE(TYP.)
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 - BUILDING
 - TREE LINE
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 - WOODLAND PRESERVATION FENCE: (SUPER SILT FENCE FROM APPROVED SED. CONTROL PLAN #149-06)
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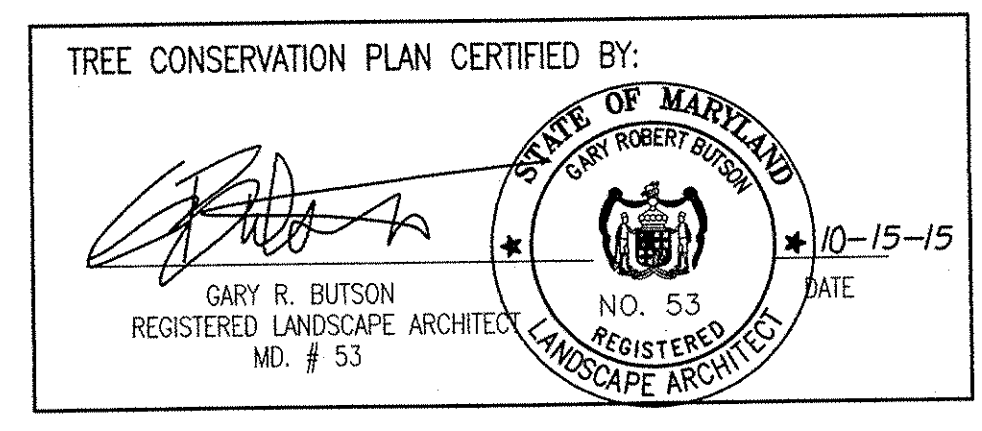
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Owner or Owners Representative [Signature] Date 4/22/14

I/We [Signature] 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.

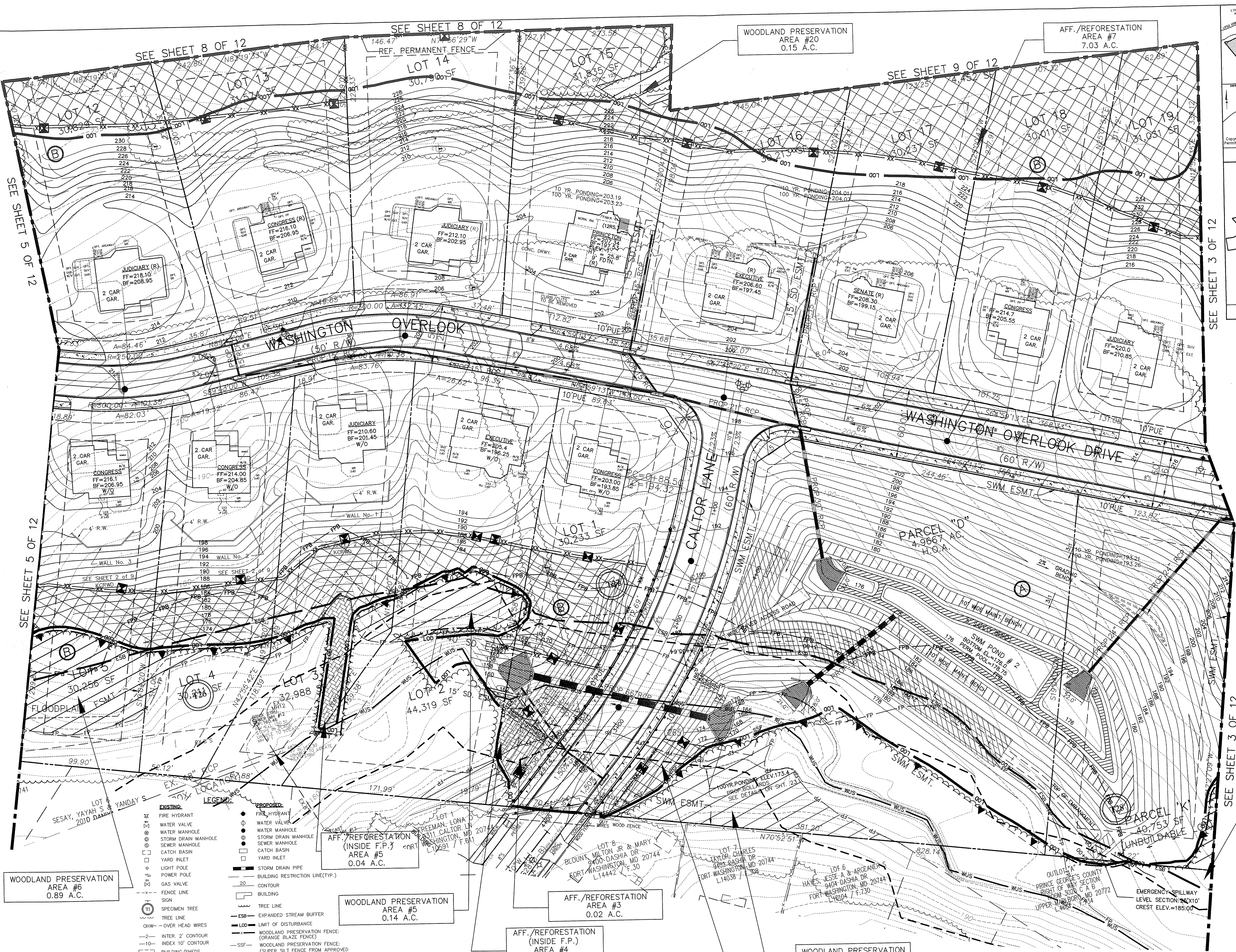
Contract Purchaser _____ Date _____



APPROVAL			
TREE CONSERVATION PLAN			
TCP II-061-05			
Approved by			
01 J.L. STASZ	4-10-05		
02 J.L. STASZ	06-14-06		
03 CHUCK SCHWENKER	06-08-14		
04 CHUCK SCHWENKER	10-22-14		
05 [Signature]	11/21/15		
06 [Signature]	11/21/15		

REVISIONS			
11/9/06	REV. TYPE & EXTENTS OF WOODLAND PRESERV. FENCE. VERBALLY OK'D BY JIM STASZ ON 11/9/06.	D.S.	
04/25/2014	REV. PER COUNTY COMMENTS MP. 06/09/2015 REV. LOTS 9 AND 10 A.M.P.		
DATE: OCT., 2015			
DWN.	DS	CHECKED	MP
SCALE: 1"=30'			
PROJECT/FILE NO. 04045			
SHEET NO. 3 OF 12			

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WOODLAND PRESERVATION
AREA #6
0.89 A.C.

WOODLAND PRESERVATION
AREA #5
0.14 A.C.

WOODLAND PRESERVATION
AREA #3
0.02 A.C.

WOODLAND PRESERVATION
AREA #4
0.03 A.C.

WOODLAND PRESERVATION
AREA #3
0.20 A.C.

WOODLAND PRESERVATION
AREA #2
0.04 A.C.

WOODLAND PRESERVATION
AREA #2
3.26 A.C.

OWNER/DEVELOPER
CHURCH GROUP
WILLIAM J. WOGATSKIE
5 CHOKE CHERRY ROAD
SUITE 360
ROCKVILLE, MD 20850
(240) 243-1000

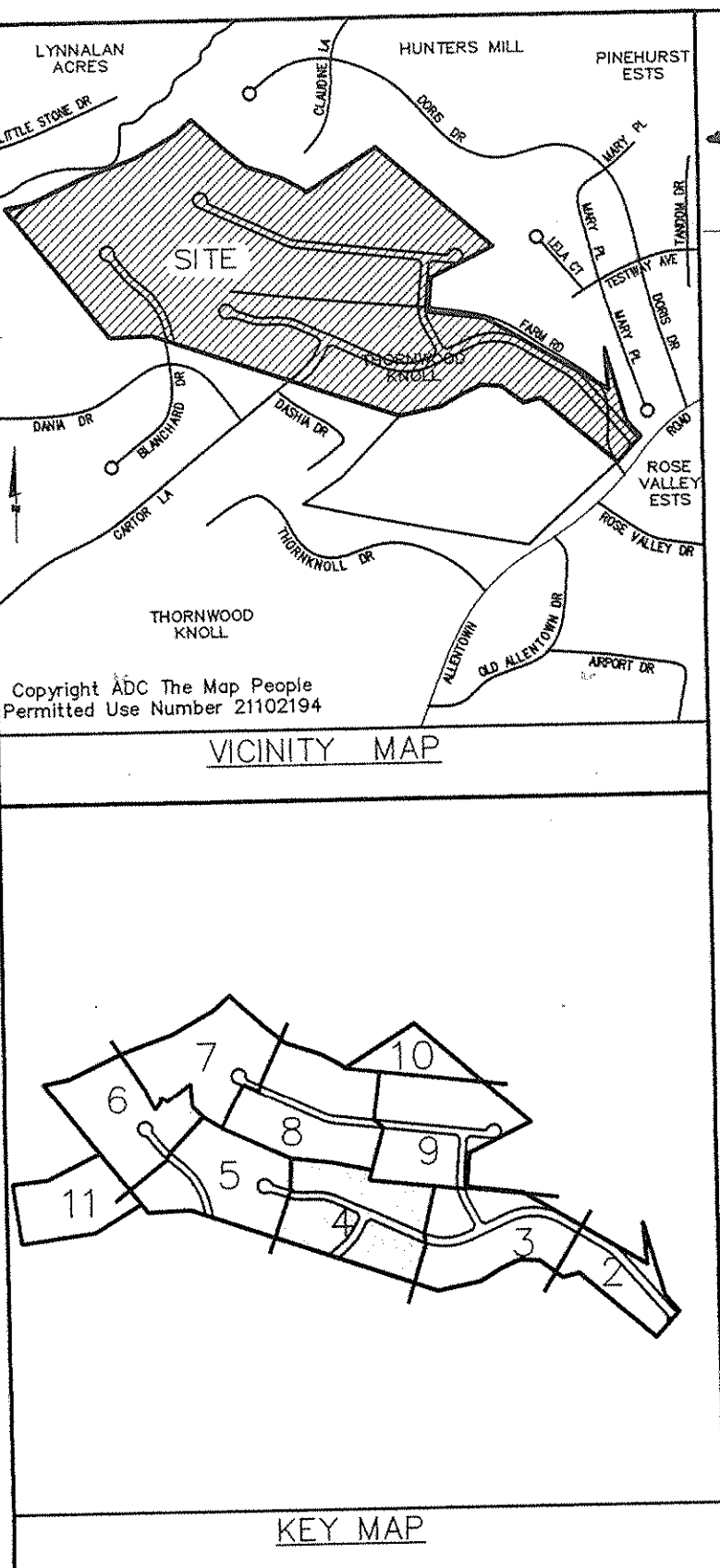
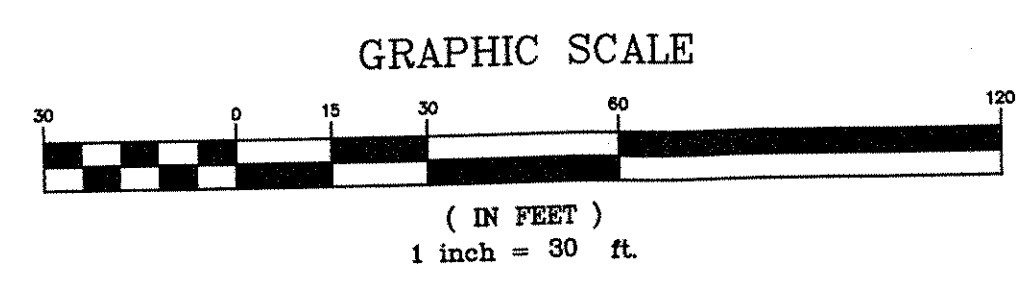
MISS UTILITY
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- LEGEND**
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 - WATER MANHOLE
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 - CONSERVATION EASEMENT
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- (ORANGE BLAZE FENCE)
 - WOODLAND PRESERVATION FENCE (SUPER SILT FENCE FROM APPROVED SED. CONTROL PLAN #148-05)
 - WOODLAND PRESERVATION SIGN
 - WOODLAND PRESERVATION/RESTORATION AREA OUTSIDE OF THE FLOODPLAIN
 - WOODLAND PRESERVATION/RESTORATION AREA WITHIN THE FLOODPLAIN
 - WOODLAND PRESERVATION SIGN
 - WOODLAND PRESERVATION/RESTORATION AREA OUTSIDE OF THE FLOODPLAIN
 - WOODLAND PRESERVATION/RESTORATION AREA WITHIN THE FLOODPLAIN

TREE CONSERVATION PLAN CERTIFIED BY:

GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
NO. 53
MD. # 53

10-15-15



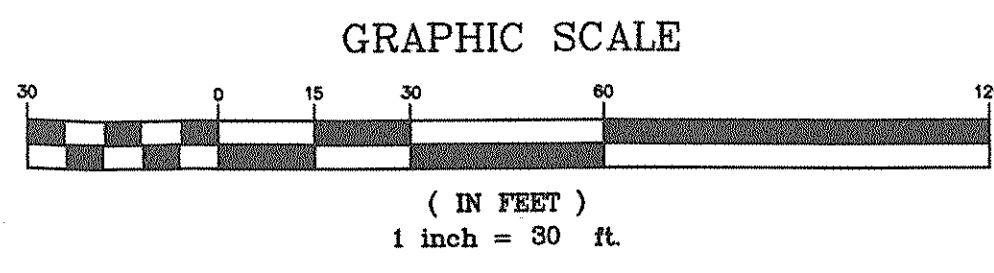
CDDI
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWERLINE ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3507
FAX (301) 937-3501

THE WASHINGTON OVERLOOK
PISCATAWAY (5TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

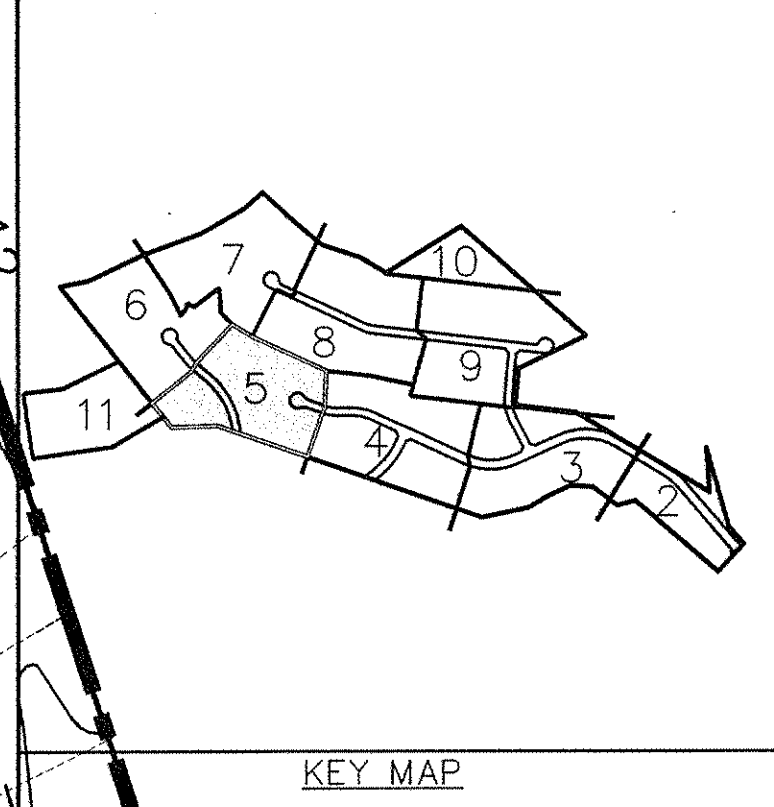
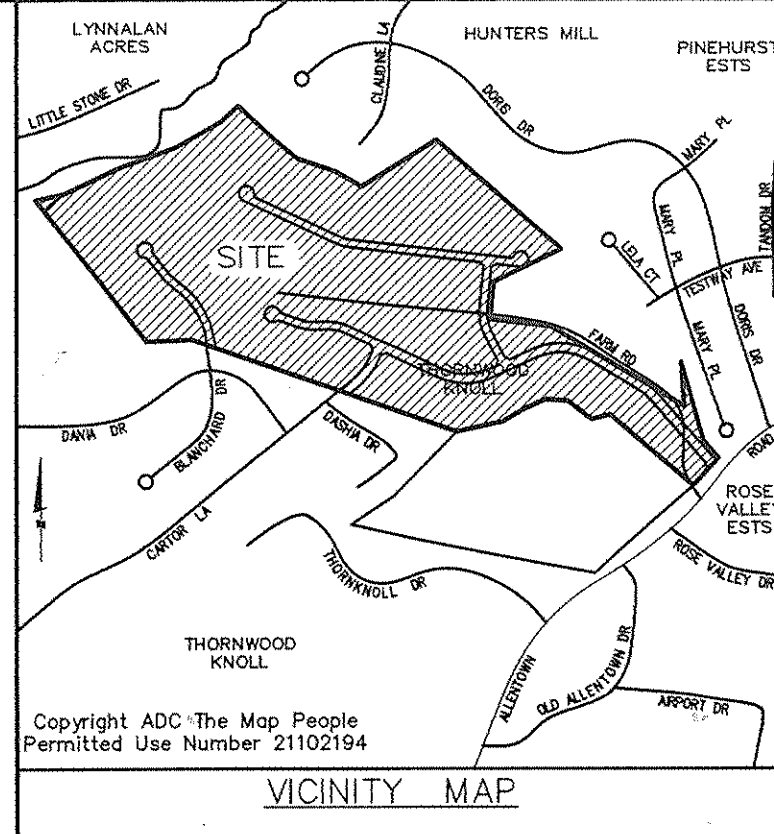
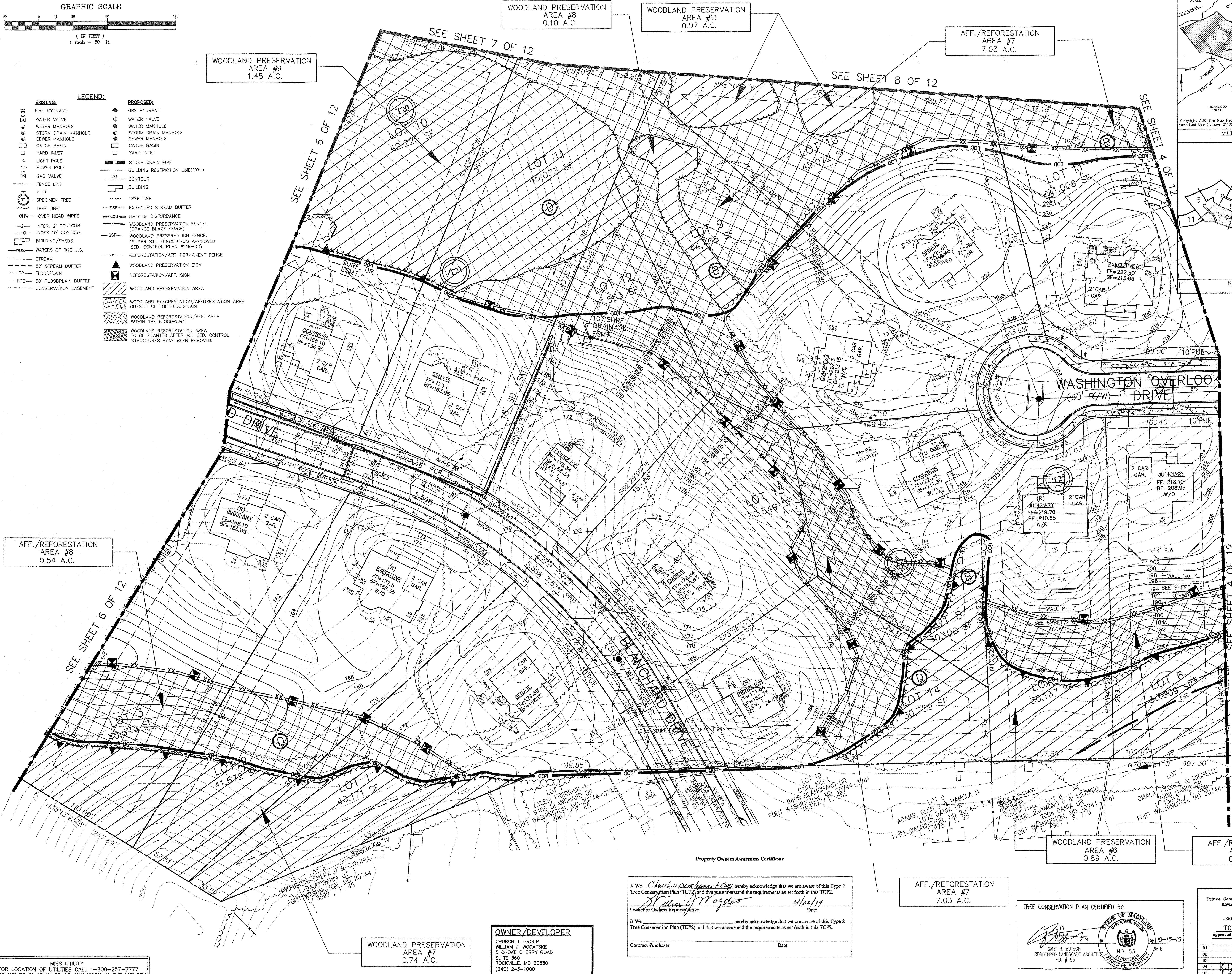
TCP II AND GRADING PLAN

REVISIONS			
11/9/06	REV. TYPE & EXTENTS OF WOODLAND PRESERV. FENCE VERBALLY OR'D BY JIM STASZ ON 11/8/06.		
04/25/2014	REV. PER COUNTY COMMENTS MP.		
06/09/2015	REV. LOT 14B MP.		
DATE: OCT., 2015			
DWN.	DS	CHECKED	MP
SCALE: 1"=30'			
PROJECT/FILE NO. 04045			
SHEET NO. 4 OF 12			

APPROVAL			
TREC CONSERVATION PLAN			
TCP II-061-05			
Approved by:			
01	J.L. STASZ	4-19-06	
02	J.L. STASZ	08-14-06	
03	CHUCK SCHNIDER	06-08-14	
04	CHUCK SCHNIDER	10-28-14	
05	K. M. STASZ	11/2/15	
06	K. M. STASZ	11/2/15	



- LEGEND:**
- EXISTING:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - LIGHT POLE
 - POWER POLE
 - GAS VALVE
 - FENCE LINE
 - SIGN
 - SPECIMEN TREE
 - TREE LINE
 - OHW - OVER HEAD WIRES
 - INTER. 2' CONTOUR
 - INDEX 10' CONTOUR
 - BUILDING/SHEDS
 - WJS - WATERS OF THE U.S.
 - STREAM
 - 50' STREAM BUFFER
 - FP - FLOODPLAIN
 - FPB - 50' FLOODPLAIN BUFFER
 - CONSERVATION EASEMENT
- PROPOSED:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - STORM DRAIN PIPE
 - BUILDING RESTRICTION LINE(TYP.)
 - CONTOUR
 - BUILDING
 - TREE LINE
 - EXPANDED STREAM BUFFER
 - LIMIT OF DISTURBANCE
 - WOODLAND PRESERVATION FENCE: (ORANGE BLAZE FENCE)
 - WOODLAND PRESERVATION FENCE: (SUPER SILT FENCE FROM APPROVED SED. CONTROL PLAN #149-06)
 - REFORESTATION/AFF. PERMANENT FENCE
 - WOODLAND PRESERVATION SIGN
 - REFORESTATION/AFF. SIGN
 - WOODLAND PRESERVATION AREA
 - WOODLAND REFORESTATION/AFFORESTATION AREA OUTSIDE OF THE FLOODPLAIN
 - WOODLAND REFORESTATION/AFF. AREA WITHIN THE FLOODPLAIN
 - WOODLAND REFORESTATION AREA TO BE PLANTED AFTER ALL SED. CONTROL STRUCTURES HAVE BEEN REMOVED.



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FAX (301) 937-3507

THE WASHINGTON OVERLOOK
PISCATAWAY (5TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II AND GRADING PLAN

REVISIONS

NO.	DATE	REVISION
1	8/8/06	REV. PER NEW SED. CONTROL PLAN & OFF-SITE PLAYGROUND CONNECTION.
2	11/9/06	REV. TYPE & EXTENTS OF WOODLAND PRESERV. FENCE. VERBALLY OK'D BY JIM STASZ ON 11/8/06.
3	04/25/2014	REV. PER COUNTY COMMENTS MP.

DATE: OCT., 2015
DWN. DS
CHECKED MP

SCALE: 1"=30'

PROJECT/FILE NO. 04045

SHEET NO. 5 OF 12

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

OWNER/DEVELOPER
CHURCHILL GROUP
WILLIAM J. WOGATSKIE
5 CHOKE CHERRY ROAD
SUITE 360
ROCKVILLE, MD 20850
(240) 243-1000

Property Owners Awareness Certificate

I/We Churchill Development Corp 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 William J. Wogatskie Date 4/22/14

I/We _____ 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 _____ Date _____

TREE CONSERVATION PLAN CERTIFIED BY:

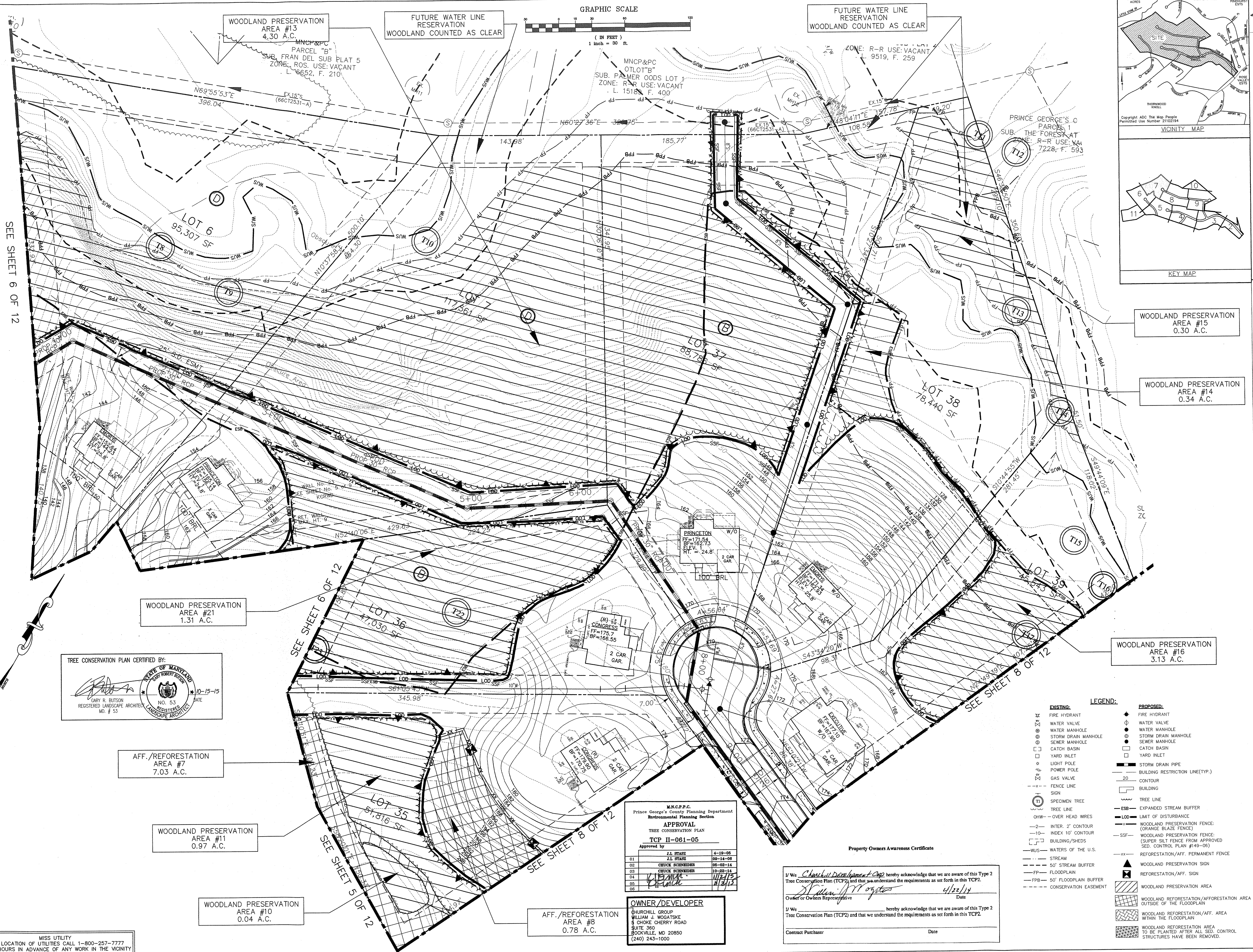
CARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
NO. 53
DATE 10-15-15

M.N.C.P.P.C.
Prince George's County Planning Department
Environmental Planning Section

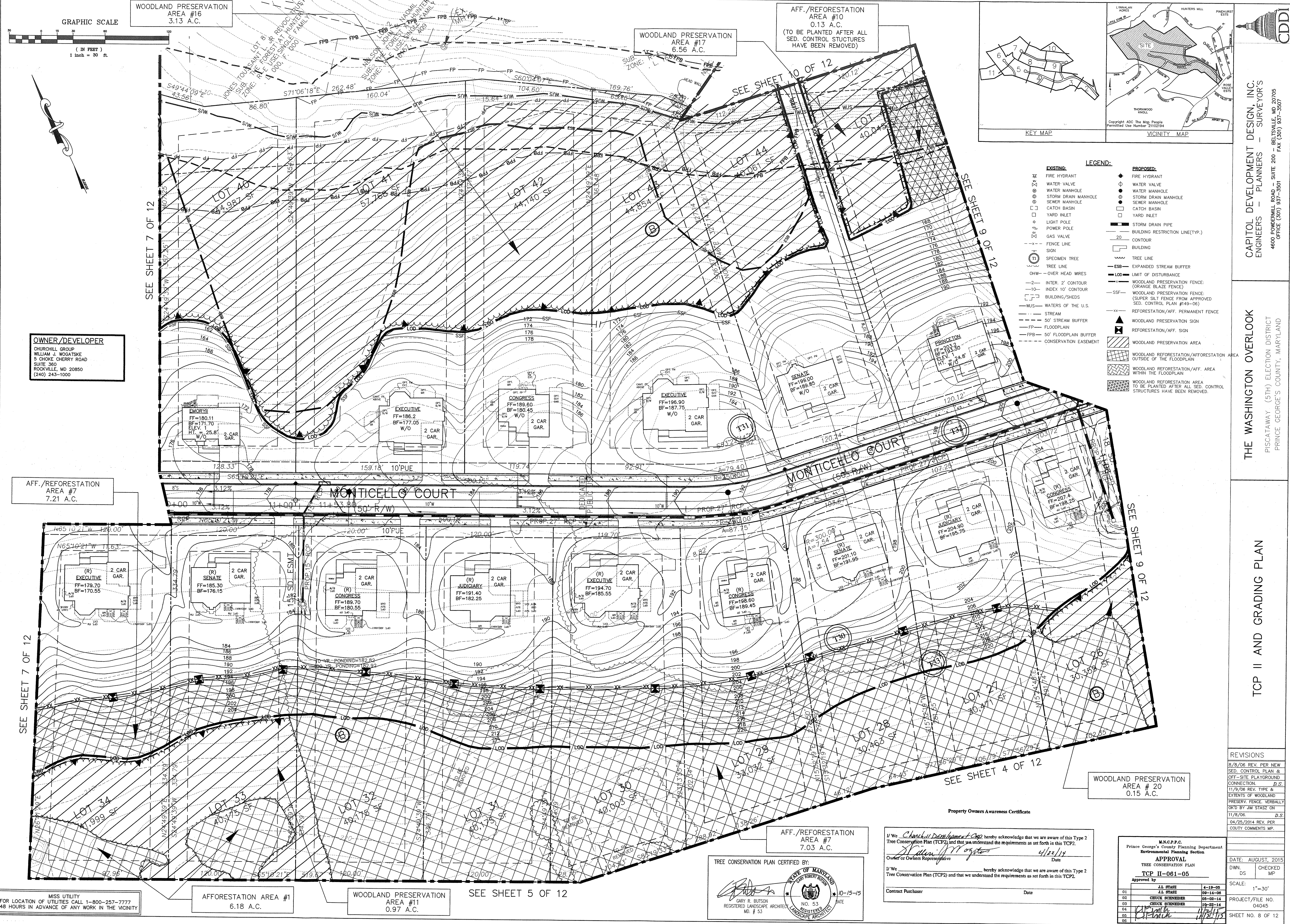
APPROVAL
TREE CONSERVATION PLAN
TCP II-061-05

Approved by

01	J.L. STASZ	4-14-06
02	J.L. STASZ	09-14-08
03	CHUCK SCHNEIDER	05-02-14
04	CHUCK SCHNEIDER	10-22-14
05	CHUCK SCHNEIDER	11/27/15
06	CHUCK SCHNEIDER	11/27/15



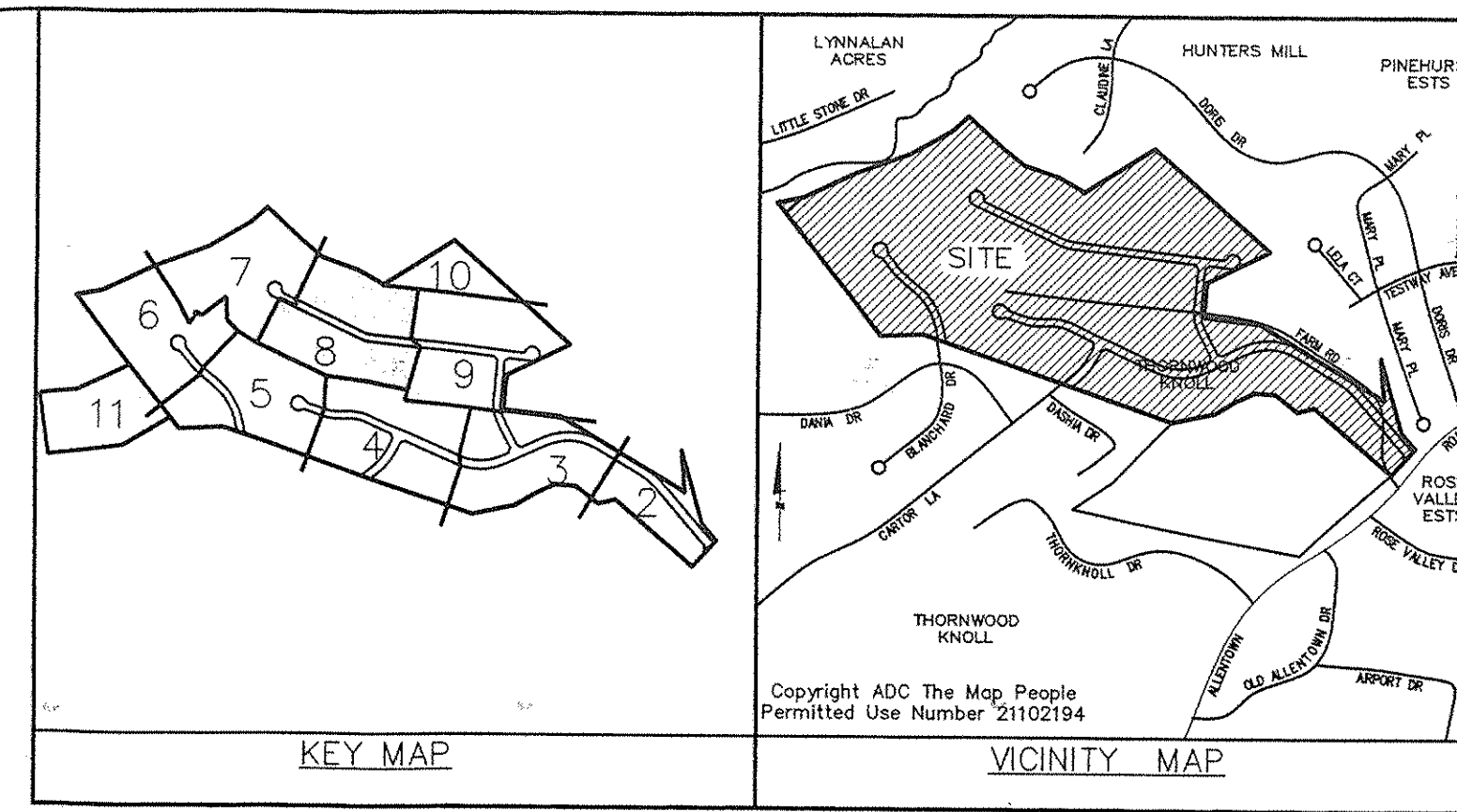
REVISONS	
8/8/06 REV. PER NEW SED. CONTROL PLAN & OFF-SITE PLAYGROUND CONNECTION. <i>D.S.</i>	
11/9/06 REV. TYPE & EXTENTS OF WOODLAND PRES'D. FENCE. VERBAL OK'D BY JIM STASZ ON 11/8/06. <i>D.</i>	
04/25/2014 REV. PER COUTY COMMENTS MP.	
DATE: OCT., 2015	
DWN. DS	CHECKED MP
SCALE: 1"=30'	
PROJECT/FILE NO. 04045	
SHEET NO. 7 OF 12	



WOODLAND PRESERVATION
AREA #16
3.13 A.C.

WOODLAND PRESERVATION
AREA #17
6.56 A.C.

AFF./REFORESTATION
AREA #10
0.13 A.C.
(TO BE PLANTED AFTER ALL
SED. CONTROL STRUCTURES
HAVE BEEN REMOVED)



- LEGEND:**
- EXISTING:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - LIGHT POLE
 - POWER POLE
 - GAS VALVE
 - FENCE LINE
 - SIGN
 - SPECIMEN TREE
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 - OHW - OVER HEAD WIRES
 - INTER. 2' CONTOUR
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 - BUILDING/SHEDS
 - WUS - WATERS OF THE U.S.
 - STREAM
 - 50' STREAM BUFFER
 - FP - FLOODPLAIN
 - 50' FLOODPLAIN BUFFER
 - CONSERVATION EASEMENT
- PROPOSED:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - STORM DRAIN PIPE
 - BUILDING RESTRICTION LINE(TYP.)
 - CONTOUR
 - BUILDING
 - TREE LINE
 - EXPANDED STREAM BUFFER
 - LIMIT OF DISTURBANCE
 - WOODLAND PRESERVATION FENCE (ORANGE BLAZE FENCE)
 - WOODLAND PRESERVATION FENCE (SUPER SLT FENCE FROM APPROVED SED. CONTROL PLAN #145-06)
 - REFORESTATION/AFF. PERMANENT FENCE
 - WOODLAND PRESERVATION SIGN
 - REFORESTATION/AFF. SIGN
 - WOODLAND PRESERVATION AREA
 - WOODLAND REFORESTATION/AFFORESTATION AREA OUTSIDE OF THE FLOODPLAIN
 - WOODLAND REFORESTATION/AFF. AREA WITHIN THE FLOODPLAIN
 - WOODLAND REFORESTATION AREA TO BE PLANTED AFTER ALL SED. CONTROL STRUCTURES HAVE BEEN REMOVED.

OWNER/DEVELOPER
CHURCHILL GROUP
WILLIAM J. WOGATSKY
5 CHOKE CHERRY ROAD
SUITE 360
ROCKVILLE, MD 20850
(240) 243-1000

AFF./REFORESTATION
AREA #7
7.21 A.C.

WOODLAND PRESERVATION
AREA #20
0.15 A.C.

AFF./REFORESTATION
AREA #7
7.03 A.C.

AFFORESTATION AREA #1
6.18 A.C.

WOODLAND PRESERVATION
AREA #11
0.97 A.C.

SEE SHEET 5 OF 12

TREE CONSERVATION PLAN CERTIFIED BY:
GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53

I/We Churchill Development Corp 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 William J. Wogatsky Date 4/22/14
I/We Churchill Development Corp 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 _____ Date _____

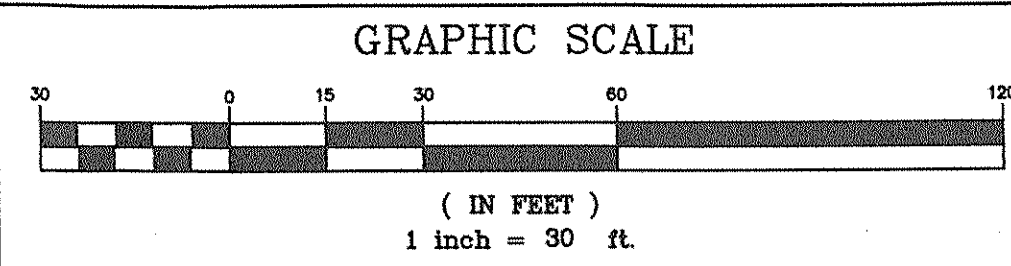
M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section	
APPROVAL TREE CONSERVATION PLAN TCP II-061-05	
Approved by	
J.L. STASZ	4-10-05
J.L. STASZ	09-14-08
CHUCK SCHNEIDER	05-02-14
CHUCK SCHNEIDER	10-22-14
CHUCK SCHNEIDER	11/21/15

REVISIONS	
8/8/06 REV. PER NEW SED. CONTROL PLAN & OFF-SITE PLAYGROUND CONNECTION.	D.S.
11/9/06 REV. TYPE & EXTENTS OF WOODLAND PRESERV. FENCE. VERBALLY OK'D BY JIM STASZ ON 11/8/06.	D.S.
04/25/2014 REV. PER COUTY COMMENTS MP.	
DATE: AUGUST, 2015	
DWN.	DS
CHECKED	MP
SCALE: 1"=30'	
PROJECT/FILE NO. 04045	
SHEET NO. 8 OF 12	

THE WASHINGTON OVERLOOK
PISCATAWAY (5TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II AND GRADING PLAN

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDERMILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3501

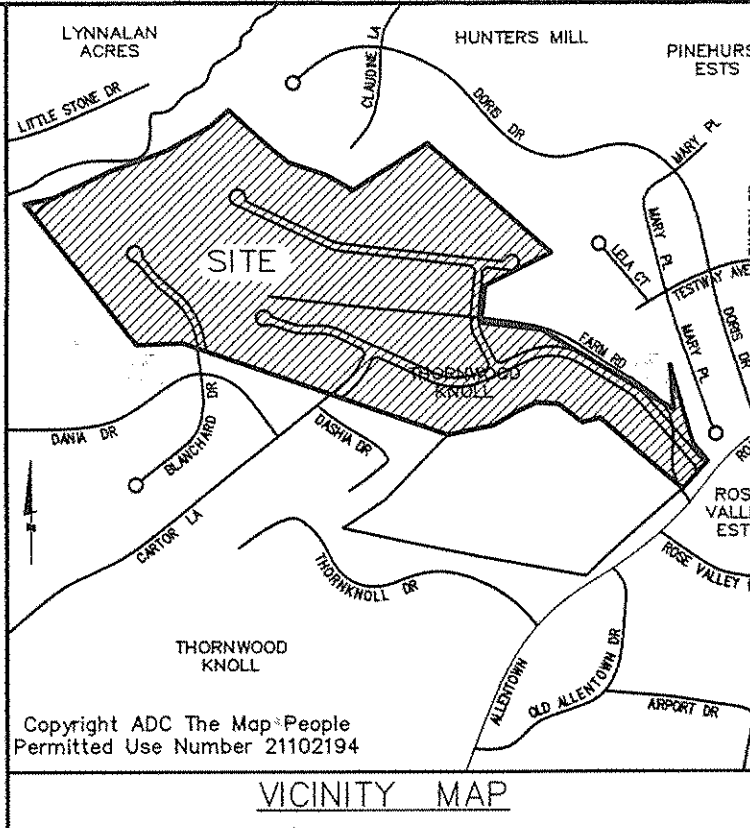


AFF./REFORESTATION
AREA #11
0.04 A.C.
(TO BE PLANTED AFTER ALL
SED. CONTROL STRUCTURES
HAVE BEEN REMOVED)

WOODLAND PRESERVATION
AREA #17
6.56 A.C.

AFF./REFORESTATION
AREA #12
0.04 A.C.
(TO BE PLANTED AFTER ALL
SED. CONTROL STRUCTURES
HAVE BEEN REMOVED)

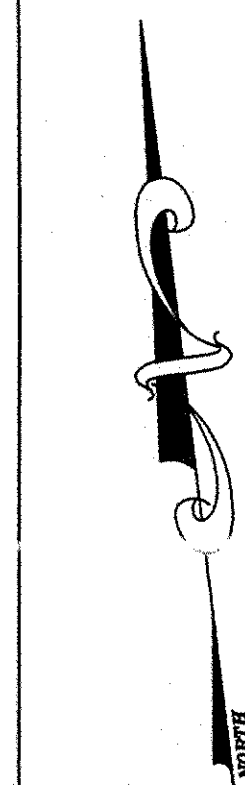
AFF./REFORESTATION
AREA #13
0.03 A.C.
(TO BE PLANTED AFTER ALL
SED. CONTROL STRUCTURES
HAVE BEEN REMOVED)



WOODLAND PRESERVATION
AREA #18
0.21 A.C.

SEE SHEET 8 OF 11

SEE SHEET 10 OF 12



SEE SHEET 8 OF 12

STEPHEN J. MEMOLIC, JR.
L. 7992, F. 16
NOT INCLUDED IN
THIS SUBDIVISION

SEE SHEET 4 OF 12

SEE SHEET 3 OF 12

SEE SHEET 3 OF 12

OWNER/DEVELOPER
CHURCHILL GROUP
WILLIAM J. WOGATSKIE
5 CHOKE CHERRY ROAD
SUITE 360
ROCKVILLE, MD 20850
(240) 243-1000

WOODLAND PRESERVATION
AREA #19
0.24 A.C.

AFF./REFORESTATION
AREA #7
7.03 A.C.

TREE CONSERVATION PLAN CERTIFIED BY:

GARY R. BURTON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53

M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section			
APPROVAL TREE CONSERVATION PLAN TCP II-061-05			
Approved by:			
01	J.L. STASZ	4-19-06	10-15-15
02	CHUCK SCHNEIDER	05-02-14	
03	CHUCK SCHNEIDER	10-22-14	
04		11-21-15	
05		11-21-15	
06			

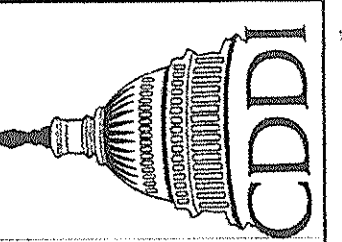
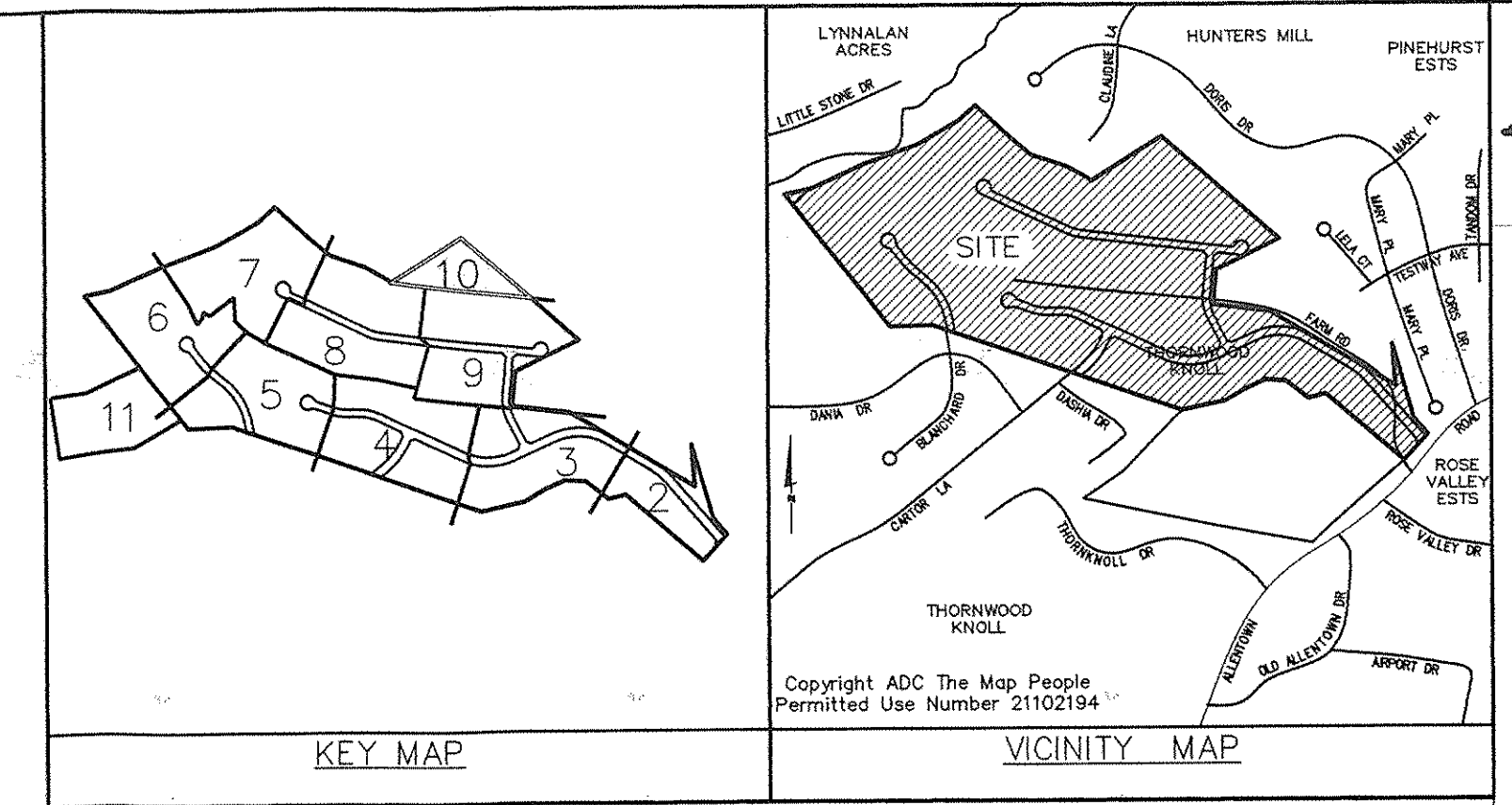
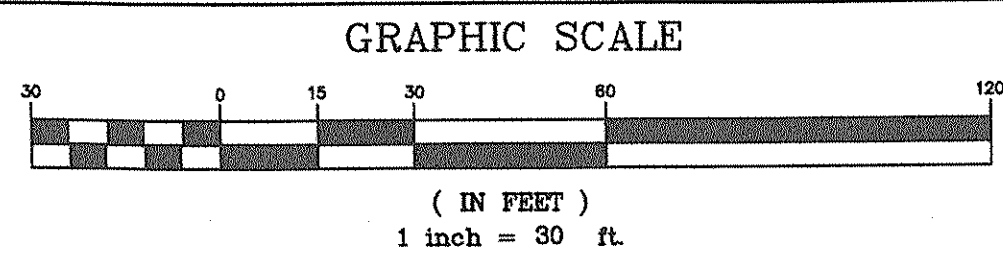
REVISIONS	
8/8/06 REV. PER NEW SED. CONTROL PLAN & OFF-SITE PLAYGROUND CONNECTION.	D.S.
11/9/06 REV. TYPE & EXTENTS OF WOODLAND PRESERV. FENCE. VERBALLY OK'D BY JIM STASZ ON	D.S.
04/25/2014 REV. PER CITY COMMENTS MP.	

DATE: OCT., 2015
DWN. DS
CHECKED MP
SCALE: 1"=30'
PROJECT/FILE NO.
04045
SHEET NO. 9 OF 12

THE WASHINGTON OVERLOOK
PISCATAWAY (5TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II AND GRADING PLAN

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDERMILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
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CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWERMILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
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THE WASHINGTON OVERLOOK
PISCATAWAY, (5TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

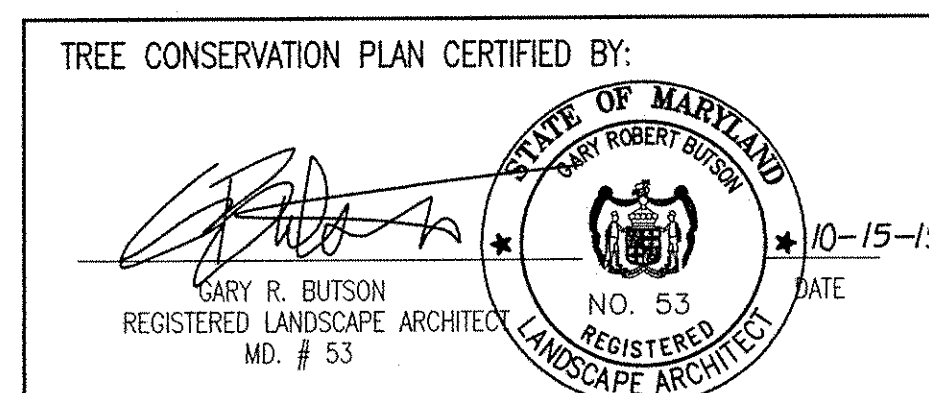
TCP II AND GRADING PLAN



- EXISTING:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - LIGHT POLE
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 - CONSERVATION EASEMENT
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- PROPOSED:**
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 - YARD INLET
 - STORM DRAIN PIPE
 - BUILDING RESTRICTION LINE(TYP.)
 - 20' CONTOUR
 - BUILDING
 - TREE LINE
 - EXPANDED STREAM BUFFER
 - LOD - LIMIT OF DISTURBANCE
 - WOODLAND PRESERVATION FENCE: (ORANGE BLAZE FENCE)
 - WOODLAND PRESERVATION FENCE: (SUPER SILT FENCE FROM APPROVED SED. CONTROL PLAN #149-06)
 - REFORESTATION/AFF. PERMANENT FENCE
 - WOODLAND PRESERVATION SIGN
 - REFORESTATION/AFF. SIGN
 - WOODLAND PRESERVATION AREA
 - WOODLAND REFORESTATION/AFFORESTATION AREA OUTSIDE OF THE FLOODPLAIN
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WOODLAND PRESERVATION
AREA #17
6.56 A.C.

WOODLAND PRESERVATION
AREA #16
3.13 A.C.



OWNER/DEVELOPER

CHURCHILL GROUP
WILLIAM J. WOGATSKIE
5 CHOKE CHERRY ROAD
SUITE 360
ROCKVILLE, MD 20850
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REVISIONS	
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11/9/06 REV. TYPE & EXTENTS OF WOODLAND PRESERV. FENCE, VERBALLY OK'D BY JIM STASZ ON 11/8/06.	D.S.
04/25/2014 REV. PER CDD COMMENTS MP.	D.S.

DATE: AUGUST, 2015
DWN. DS CHECKED MP

SCALE: 1"=30'

PROJECT/FILE NO. 04045
SHEET NO. 10 OF 12

M.N.C.P.C. Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II-061-05	
Approved by	
11 STASZ	4-10-05
01	09-14-08
02	05-02-14
03	10-22-14
04	11-21-15
05	11-21-15
06	

MISS UTILITY
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48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

Standard Woodland Conservation Worksheet for Prince George's County

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

Zone:	R-E		
Gross Tract:	0.72		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	0.72	0.00	0.00

6) TCP Number: 061-05 Revision # 0

7) Property Description or Subdivision Name: Washington Overlook Lot 8A

8) Is this site subject to the 1989 Ordinance? (Y/N): N

9) Is this one (1) single family lot? (Y/N): N

10) Are there prior TCP approvals which include a combination of this lot? (Y/N): Y

11) Is any portion of the property in a VEC Bank? N

12) Break-even Point (preservation) = 0.18 acres

13) Clearing permitted w/o reforestation = -0.10 acres

SECTION II - Determining Requirements (Enter acres for each corresponding column)

Column A VCT/AFI %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
15) Existing Woodland	25.00%	0.18	0.00
16) Woodland Conservation Threshold (WCT) =		0.08	
17) Smaller of 13 or 14		0.00	
18) Woodland above WCT		0.00	0.00
19) Woodland cleared		0.00	0.00
20) Woodland cleared above WCT (smaller of 16 or 17)		0.00	0.00
21) Clearing above WCT (0.25 - 1) replacement requirement		0.00	0.00
22) Woodland cleared below WCT		0.00	0.00
23) Clearing below WCT (2-1 replacement requirement)		0.00	0.00
24) Reforestation Required Threshold (AFI) =	20.00%	0.06	
25) Off-site WCA being provided on this property		0.01	
26) Woodland Conservation Required		0.19	

SECTION III - Meeting the Requirements (Enter acres for each corresponding column)

27) Woodland Preservation	0.00	0.00	0.00
28) Afforestation / Reforestation	0.00	0.00	0.00
29) Natural Regeneration	0.00	0.00	0.00
30) Landscape Credits	0.00	0.00	0.00
31) Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00	0.00
32) Forest Enhancement Credit (Area * 25)	0.00	0.00	0.00
33) Street Tree Credit (Existing or 10-year canopy coverage)	0.00	0.00	0.00
34) Area approved for fee-in-lieu-PFA	0.00	0.00	0.00
35) Off-site Woodland Conservation Credits Required	0.00	0.00	0.00
36) Off-site WCA (preservation) being provided on this property	0.00	0.00	0.00
37) Off-site WCA (afforestation) being provided on this property	0.00	0.00	0.00
38) Woodland Conservation Provided	0.00	0.00	0.00

39) Area of woodland not cleared: 0.08 acres

40) Net tract woodland retained not part of requirements: 0.01 acres

41) 100-foot floodplain woodland retained: 0.00 acres

42) On-site woodland conservation provided: 0.07 acres

43) On-site woodland retained not credited: 0.01 acres

44) Prepared by: [Signature] Signed: [Signature] Date: [Signature]

Standard Woodland Conservation Worksheet for Prince George's County

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

Zone:	R-E		
Gross Tract:	0.72		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	0.72	0.00	0.00

6) TCP Number: 061-06 Revision # 0

7) Property Description or Subdivision Name: Washington Overlook Lot 8A

8) Is this site subject to the 1989 Ordinance? (Y/N): N

9) Is this one (1) single family lot? (Y/N): N

10) Are there prior TCP approvals which include a combination of this lot? (Y/N): Y

11) Is any portion of the property in a VEC Bank? N

12) Break-even Point (preservation) = 0.18 acres

13) Clearing permitted w/o reforestation = -0.10 acres

SECTION II - Determining Requirements (Enter acres for each corresponding column)

Column A VCT/AFI %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
15) Existing Woodland	25.00%	0.18	0.00
16) Woodland Conservation Threshold (WCT) =		0.08	
17) Smaller of 13 or 14		0.00	
18) Woodland above WCT		0.00	0.00
19) Woodland cleared		0.00	0.00
20) Woodland cleared above WCT (smaller of 16 or 17)		0.00	0.00
21) Clearing above WCT (0.25 - 1) replacement requirement		0.00	0.00
22) Woodland cleared below WCT		0.00	0.00
23) Clearing below WCT (2-1 replacement requirement)		0.00	0.00
24) Reforestation Required Threshold (AFI) =	20.00%	0.06	
25) Off-site WCA being provided on this property		0.01	
26) Woodland Conservation Required		0.19	

SECTION III - Meeting the Requirements (Enter acres for each corresponding column)

27) Woodland Preservation	0.00	0.00	0.00
28) Afforestation / Reforestation	0.00	0.00	0.00
29) Natural Regeneration	0.00	0.00	0.00
30) Landscape Credits	0.00	0.00	0.00
31) Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00	0.00
32) Forest Enhancement Credit (Area * 25)	0.00	0.00	0.00
33) Street Tree Credit (Existing or 10-year canopy coverage)	0.00	0.00	0.00
34) Area approved for fee-in-lieu-PFA	0.00	0.00	0.00
35) Off-site Woodland Conservation Credits Required	0.00	0.00	0.00
36) Off-site WCA (preservation) being provided on this property	0.00	0.00	0.00
37) Off-site WCA (afforestation) being provided on this property	0.00	0.00	0.00
38) Woodland Conservation Provided	0.00	0.00	0.00

39) Area of woodland not cleared: 0.08 acres

40) Net tract woodland retained not part of requirements: 0.05 acres

41) 100-foot floodplain woodland retained: 0.00 acres

42) On-site woodland conservation provided: 0.03 acres

43) On-site woodland retained not credited: 0.05 acres

44) Prepared by: [Signature] Signed: [Signature] Date: [Signature]

Standard Woodland Conservation Worksheet for Prince George's County

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

Zone:	R-E		
Gross Tract:	0.72		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	0.72	0.00	0.00

6) TCP Number: 061-05 Revision # 0

7) Property Description or Subdivision Name: Washington Overlook Lot 10A

8) Is this site subject to the 1989 Ordinance? (Y/N): N

9) Is this one (1) single family lot? (Y/N): N

10) Are there prior TCP approvals which include a combination of this lot? (Y/N): Y

11) Is any portion of the property in a VEC Bank? N

12) Break-even Point (preservation) = 0.20 acres

13) Clearing permitted w/o reforestation = -0.06 acres

SECTION II - Determining Requirements (Enter acres for each corresponding column)

Column A VCT/AFI %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
15) Existing Woodland	25.00%	0.28	0.00
16) Woodland Conservation Threshold (WCT) =		0.18	
17) Smaller of 13 or 14		0.00	
18) Woodland above WCT		0.00	0.00
19) Woodland cleared		0.00	0.00
20) Woodland cleared above WCT (smaller of 16 or 17)		0.00	0.00
21) Clearing above WCT (0.25 - 1) replacement requirement		0.00	0.00
22) Woodland cleared below WCT		0.00	0.00
23) Clearing below WCT (2-1 replacement requirement)		0.00	0.00
24) Reforestation Required Threshold (AFI) =	20.00%	0.00	
25) Off-site WCA being provided on this property		0.14	
26) Woodland Conservation Required		0.32	

SECTION III - Meeting the Requirements (Enter acres for each corresponding column)

27) Woodland Preservation	0.12	0.00	0.00
28) Afforestation / Reforestation	0.00	0.00	0.00
29) Natural Regeneration	0.00	0.00	0.00
30) Landscape Credits	0.00	0.00	0.00
31) Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00	0.00
32) Forest Enhancement Credit (Area * 25)	0.00	0.00	0.00
33) Street Tree Credit (Existing or 10-year canopy coverage)	0.00	0.00	0.00
34) Area approved for fee-in-lieu-PFA	0.00	0.00	0.00
35) Off-site Woodland Conservation Credits Required	0.00	0.00	0.00
36) Off-site WCA (preservation) being provided on this property	0.00	0.00	0.00
37) Off-site WCA (afforestation) being provided on this property	0.00	0.00	0.00
38) Woodland Conservation Provided	0.12	0.00	0.00

39) Area of woodland not cleared: 0.26 acres

40) Net tract woodland retained not part of requirements: 0.14 acres

41) 100-foot floodplain woodland retained: 0.00 acres

42) On-site woodland conservation provided: 0.12 acres

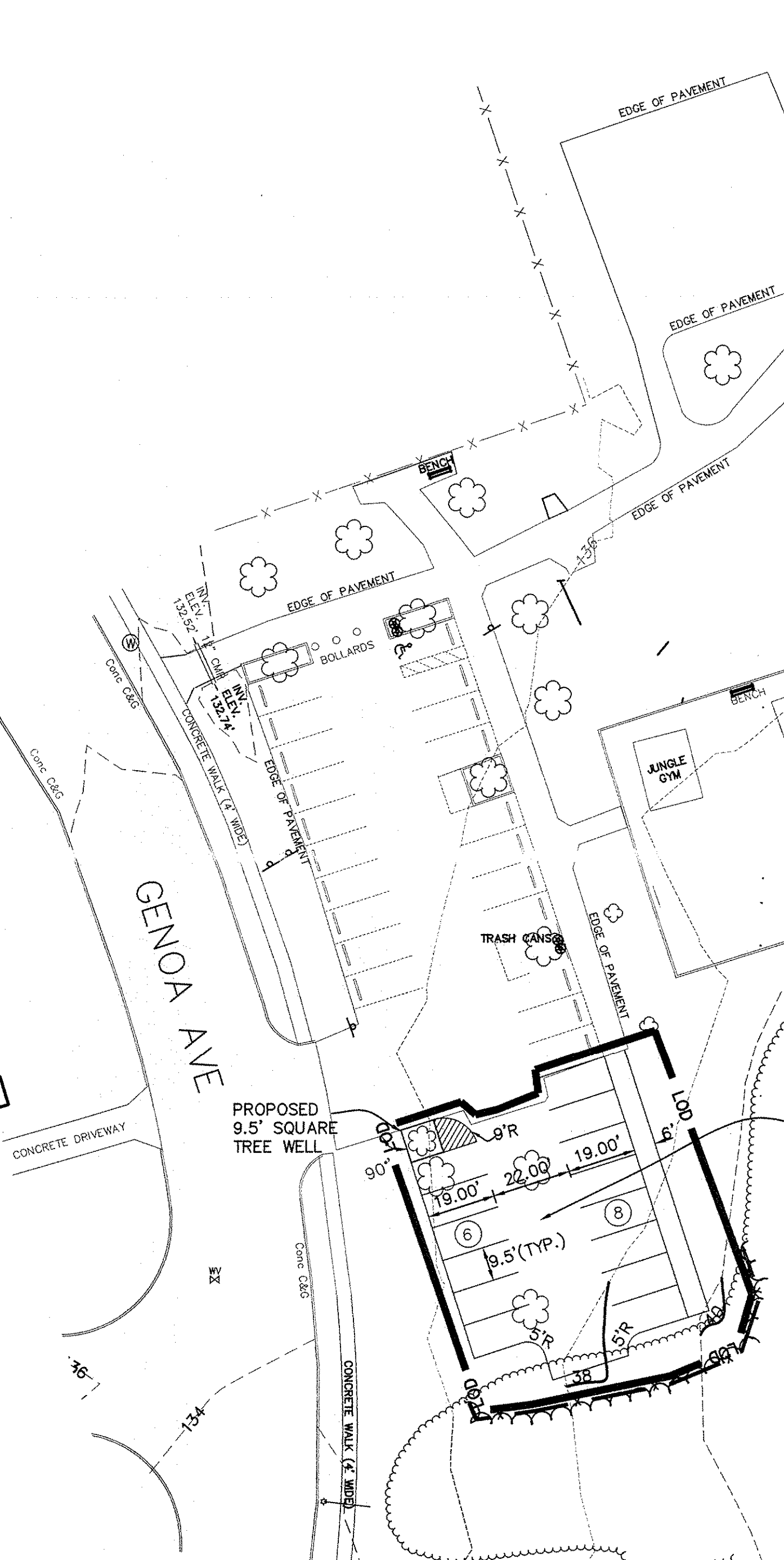
43) On-site woodland retained not credited: 0.14 acres

44) Prepared by: [Signature] Signed: [Signature] Date: [Signature]

NOTE: THE ABOVE WOODLAND CONSERVATION WORKSHEETS ARE FOR LOTS :
8, 9, 10 BLOCK A AND 14 BLOCK B.

OWNER/DEVELOPER
CHURCHILL GROUP
WILLIAM J. WOGLATSKY
5 CHOKE CHERRY ROAD
SUITE 360
ROCKVILLE, MD 20850
(240) 243-1000

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

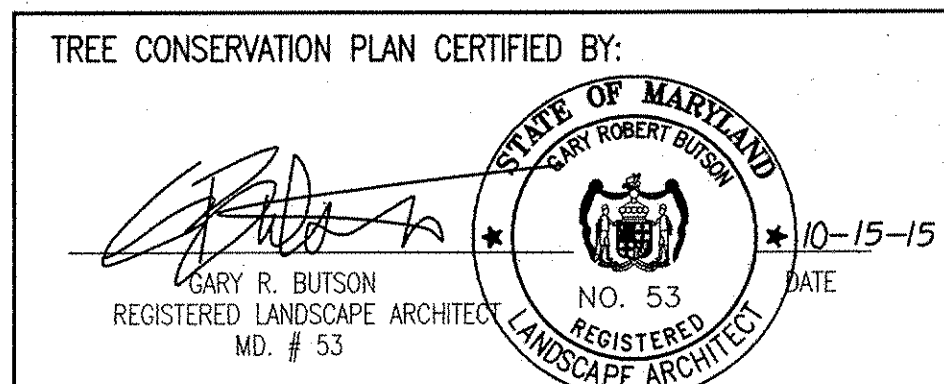
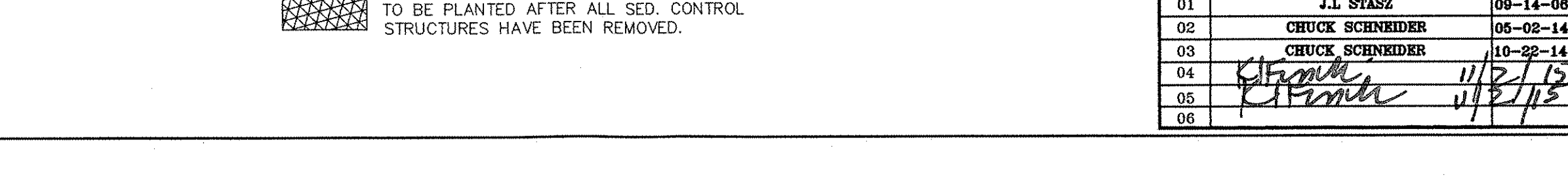
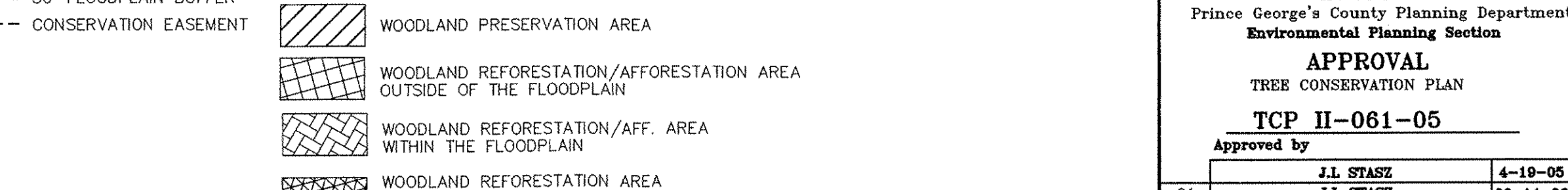
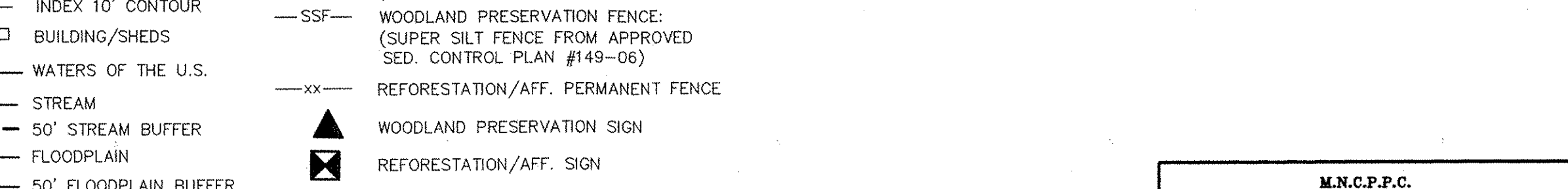
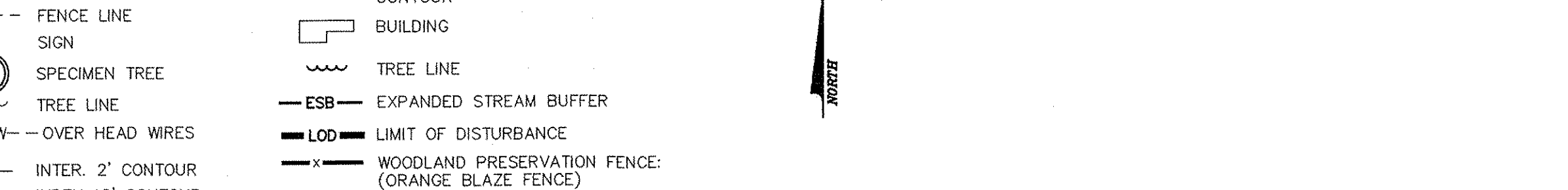
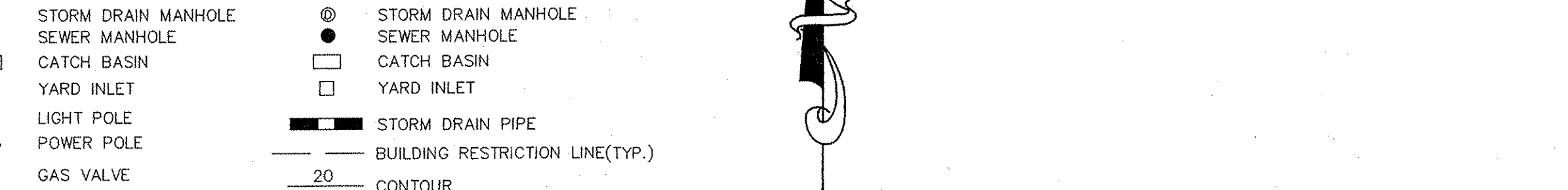
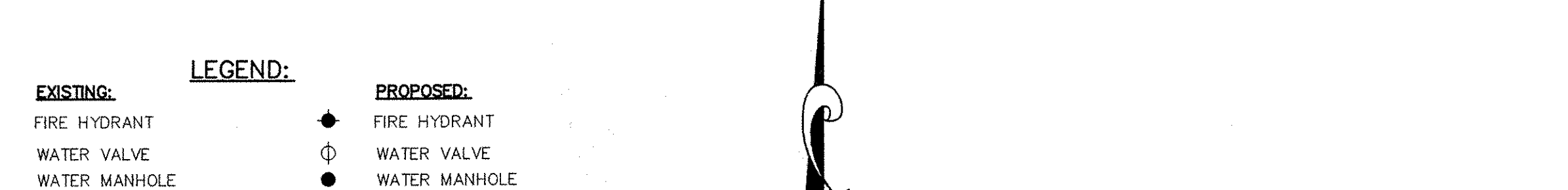
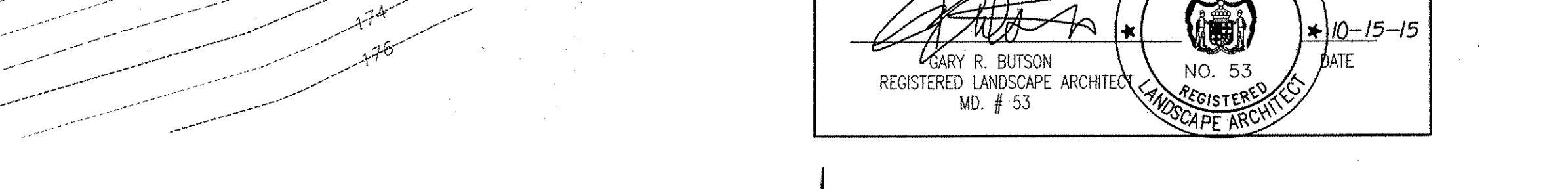
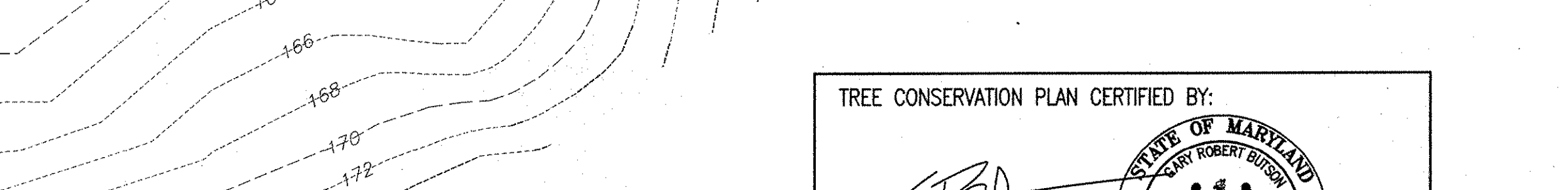
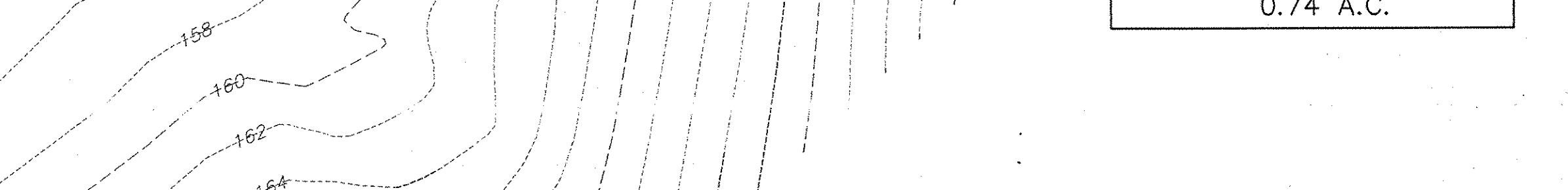
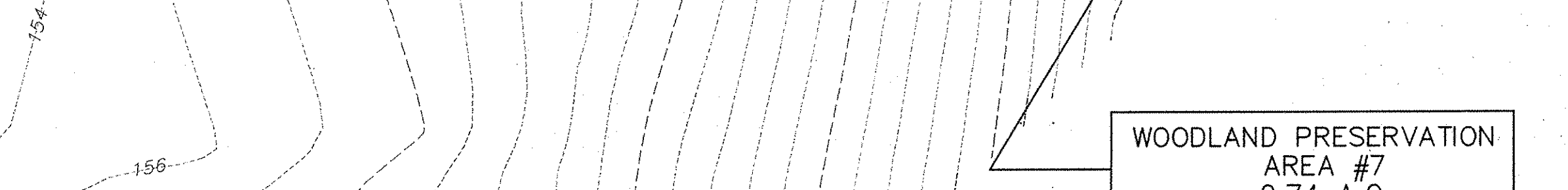
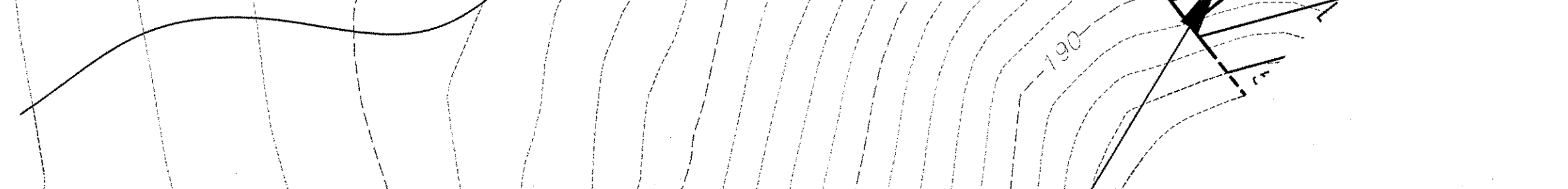
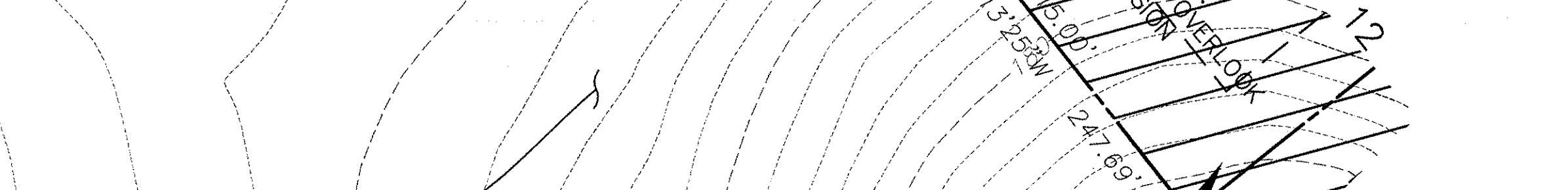
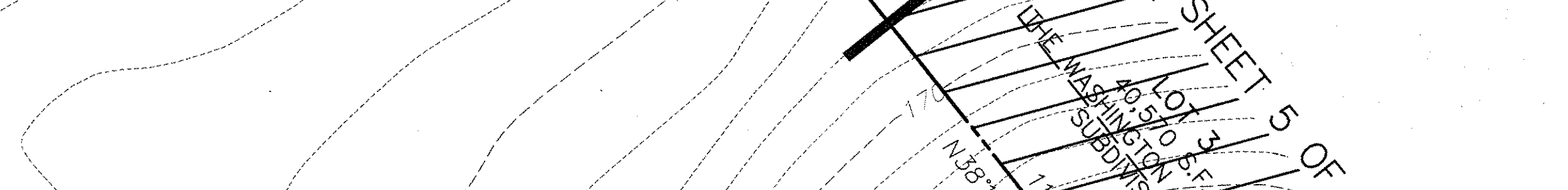
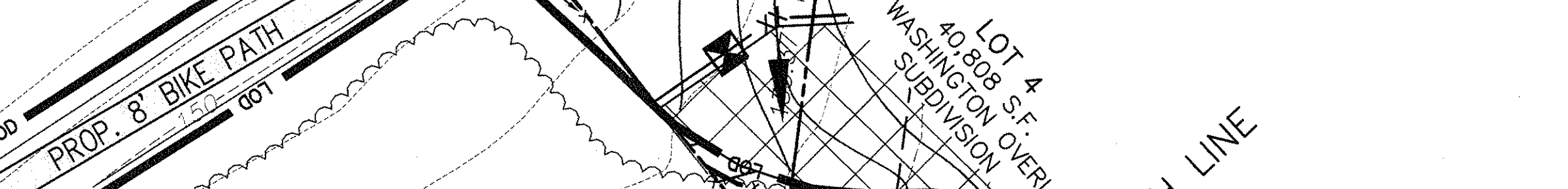
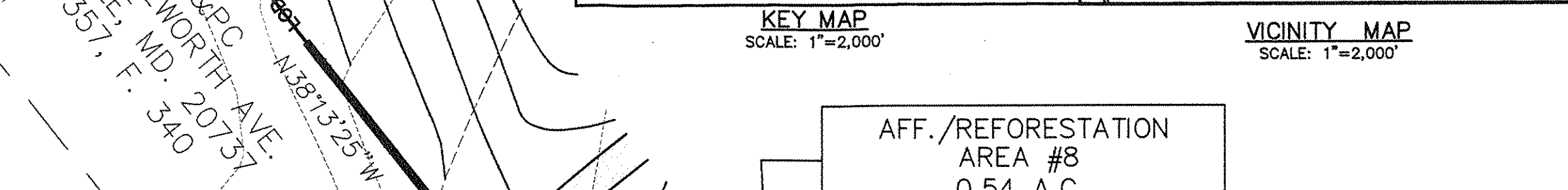
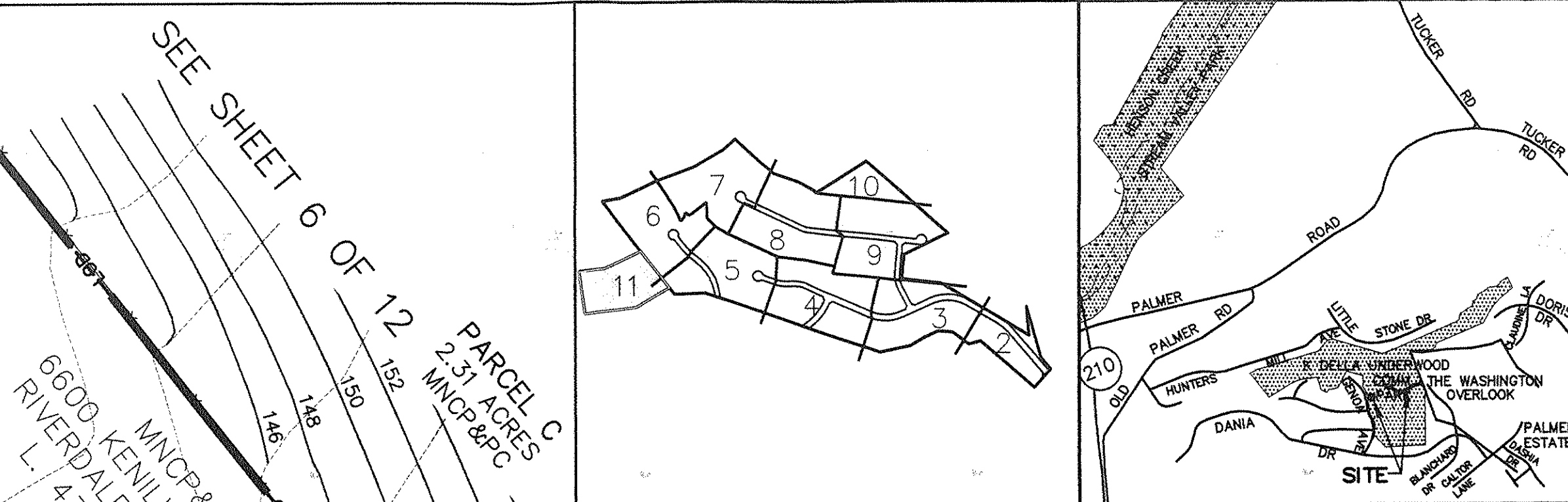
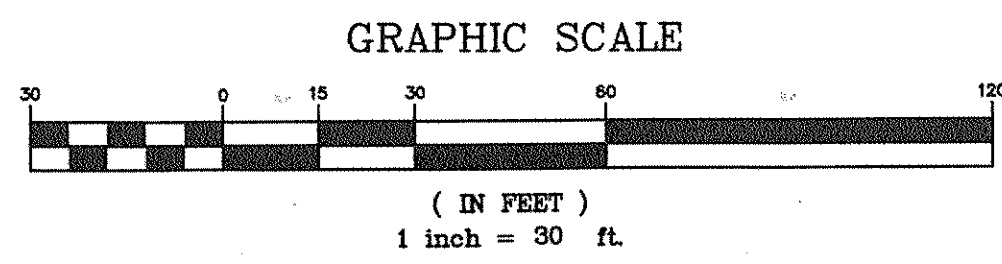


PROPOSED ADDITIONAL
PARKING AREA WITH
14 SPACES, WHEEL STOPS, STRIPING
AND SIDEWALK TO MATCH EXISTING
PAVEMENT GRADES.
SEE DETAILS ON THIS SHEET, FOR
PAVEMENT JOINT AND SECTION.

Property Owners Awareness Certificate

I/We Churchill Development Corp 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.
[Signature]
Owner or Owners Representative Date: 4/22/14

I/We _____ 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: _____ Date: _____



EXISTING:		PROPOSED:	
+	FIRE HYDRANT	+	FIRE HYDRANT
W	WATER VALVE	W	WATER VALVE
M	WATER MANHOLE	M	WATER MANHOLE
S	STORM DRAIN MANHOLE	S	STORM DRAIN MANHOLE
SE	SEWER MANHOLE	SE	SEWER MANHOLE
C	CATCH BASIN	C	CATCH BASIN
I	YARD INLET	I	YARD INLET
L	LIGHT POLE	L	LIGHT POLE
P	POWER POLE	P	POWER POLE
G	GAS VALVE	G	GAS VALVE
F	FENCE LINE	F	FENCE LINE
S	SIGN	S	SIGN
T	SPECIMEN TREE	T	SPECIMEN TREE
TL	TREE LINE	TL	TREE LINE
OHW	OVER HEAD WIRES	OHW	OVER HEAD WIRES
2	INTER. 2' CONTOUR	2	INTER. 2' CONTOUR
10	INDEX 10' CONTOUR	10	INDEX 10' CONTOUR
B	BUILDING/SHEDS	B	BUILDING/SHEDS
WUS	WATERS OF THE U.S.	WUS	WATERS OF THE U.S.
S	STREAM	S	STREAM
50	50' STREAM BUFFER	50	50' STREAM BUFFER
FP	FLOODPLAIN	FP	FLOODPLAIN
50	50' FLOODPLAIN BUFFER	50	50' FLOODPLAIN BUFFER
CE	CONSERVATION EASEMENT	CE	CONSERVATION EASEMENT
		LEGEND:	
		AFF./REFORESTATION AREA	
		WOODLAND PRESERVATION AREA	
		WOODLAND PRESERVATION AREA OUTSIDE OF THE FLOODPLAIN	
		WOODLAND PRESERVATION AREA WITHIN THE FLOODPLAIN	
		WOODLAND PRESERVATION AREA TO BE PLANTED AFTER ALL SED. CONTROL STRUCTURES HAVE BEEN REMOVED.	

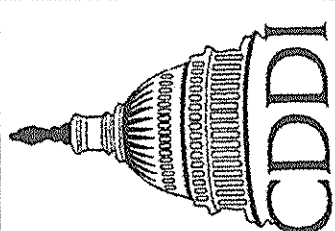
M.N.C.P.C. Prince George's County Planning Department Environmental Planning Section			
APPROVAL			
TREE CONSERVATION PLAN			
TCP II-061-05			
Approved by:			
01	JL STAZ	4-18-20	
02	CRUCK SCHNIDDER	05-02-14	
03	CRUCK SCHNIDDER	10-22-14	
04	CRUCK SCHNIDDER	11-27-15	
05	CRUCK SCHNIDDER	11-27-15	

REVISIONS	
04/25/2014	REV. PER COUNTY COMMENTS MP.
06/25/2015	ADDED WC WORKSHEET FOR LOTS: 8 & 9 BLOCK B AND 14 BLOCK A MP.
08/05/2015	ADDED WC WORKSHEET FOR LOT: 8 BLOCK A MP.
DATE: OCT., 2015	
DWN. DS CHECKED MJS	
SCALE: 1"=30'	
PROJECT/FILE NO. 04045	
SHEET NO. 11 OF 12	

THE WASHINGTON OVERLOOK
PISCATAWAY (5TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II AND GRADING PLAN

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWERMILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3501



STANDARD TYPE I, TREE CONSERVATION PLAN NOTES:

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If this 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 designers shall be subject to a \$5.00 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 and grading of the site and shall remain in place until the date 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 Developing Tier and is zoned R-E.
- The 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 25-117 (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 understory vegetation. A review and 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 (TPF) shown on this plan shall be tagged or staked in the field prior to the pre-construction meeting. Upon approval of the fencing by the county inspector, installation of the TPF 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 sealed 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 to chain saw 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 A-300 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 disposal on 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 work is restricted to the removal of limbs and limbs of disturbance on a TCP2. The work is restricted to be conducted by a Licensed Tree Expert.

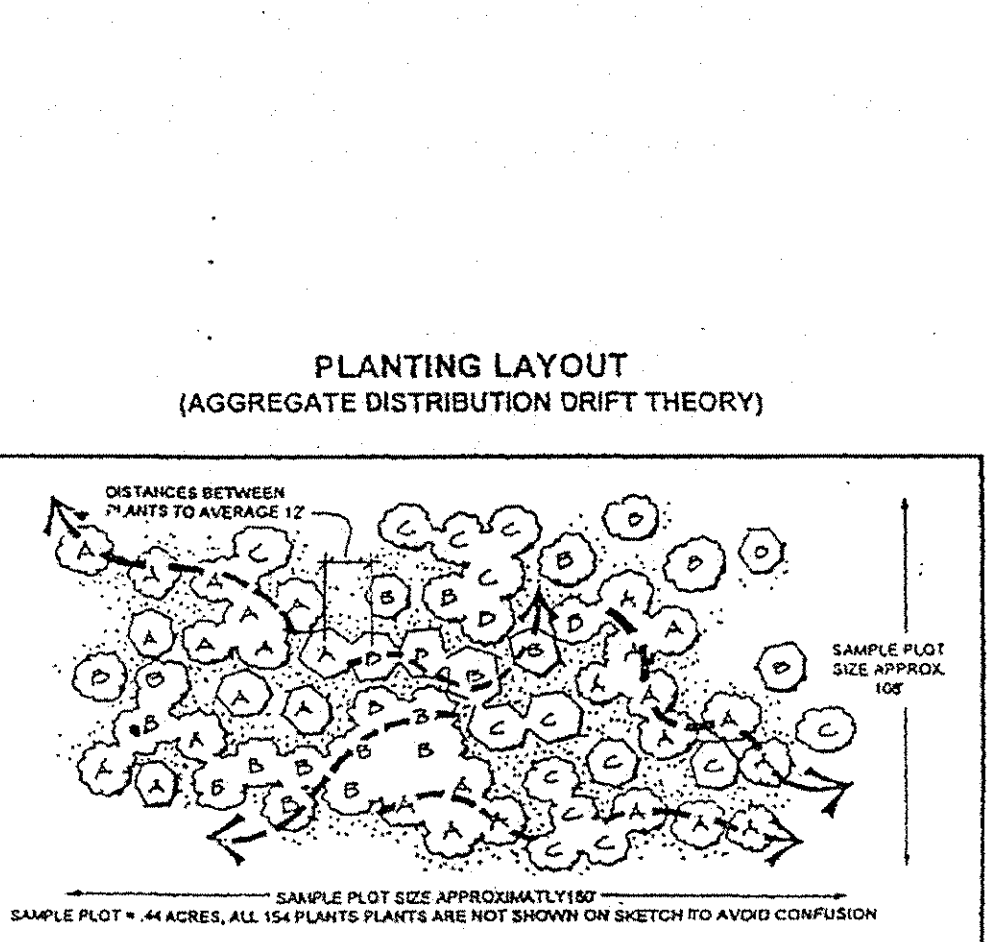
If development is proposed to be completed in phases:

- 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 or work.
- If existing trees are proposed for use as preservation for preservation areas:
- Tree protection fencing (TPFs) are not required for all or portions of this plan because an undisturbed 100-foot buffer 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 limit of disturbance 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.

PLANTING LAYOUT (AGGREGATE DISTRIBUTION DRIFT THEORY)



Consent: Aggregate Drift or Sweep. A cluster type grouping which tapers or feathers out along the edges.

Examples: Aggregate massing or drifts are one of the most common vegetation distribution patterns occurring in nature. Principle seed bearers are at the central core of the cluster with seed dispersal outwards, often windblown with densities thinning out along the fingers or extremities. Groupings blend through and into other groupings. Imagine the fallout of windblown milkweed seeds. They often appear as aggregate drifts, elongated and tree drop in shape.

Application: This does not mean that plants must be in a grid pattern, that drifts of shrubs cannot blend into groupings of trees or that groupings of same species cannot occur together. It simply means that the initial planting should meet the aforementioned forest conservation criteria at the same time replicating natural aggregate drift patterns (see detail).

When using this theory to lay out a planting plan the size of the drifts will depend on the quantity of plants allocated, the scale of the site, and the careful consideration of the installer.

OWNER/DEVELOPER

CHURCHILL GROUP
WILLIAM J. WOGATSKY
5 CHOKO CHERRY ROAD
SUITE 360
ROCKVILLE, MD 20850
(240) 243-1000

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

AFFORESTATION/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 returned as surety until all required activities have been satisfied or the required time period 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 subject to the proposed planting area.) Seedling planting is to occur from November through May only. No planting shall be done within ground is frozen. Planting with larger caliper stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.
- 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 Grading Inspector and the county.
- 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.
- As 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 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.

Results of annual survival checks 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 area within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including the associated \$5.00 per square foot penalty unless the county inspector approves a written extension.

Planting Specification Notes

- Quantity (See Plant Schedule)
- Type (See Plant Schedule)
- Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species and shall have a minimum root ball diameter of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 1/2" long. No more than twenty-five percent (25%) of the root system (both primary and auxiliary) roots shall be present.

Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected. Plants shall be shipped by the nursery immediately after lifting from the field or removal from the green house, and planted immediately upon receipt by the landscape contractor. The plants cannot be planted immediately after delivery to the reforestation site. They shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering, until the time of planting.

- Plant Handling: The quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings are removed from the nursery or temporary storage areas shall be planted immediately.
- Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring bud break. The most suitable months for planting are March and April, when the soil is moist, but may be planted from March through November. No planting shall be done while ground is frozen. Planting shall occur during the growing season of the landscape and prior to the start of the dormant season. Building permits and/or reaching the final grades and stabilization of planting areas.
- Seedling Planting: Tree seedlings shall be hand planted using a double bar or sharp-shooter shovel. It is important that the seedling be planted in the hole so that the roots can spread out naturally; they should not be bunched, balled up or bent. Moist soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots lie just below the ground surface. All portions should not be left after clearing the hole which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by machine, the preparation of the tree conservation plan must be completed and give its approval before planting may begin.

7. Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to Appendix A for a description of the general planting layout. The final planting layout shall be submitted to the inspector for documentation of the damage.

8. Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, only one sample is necessary), and submit the results to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.

9. Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the testing company.

10. Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operations unless it is installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.

11. Planting method: Consult the Planting Detail(s) shown on this plan.

12. Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).

13. Groundcover Establishment: The remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 15 lbs/1000 sq. ft. Mowing: No mowing shall be allowed in any planting area.

14. Soil: Soil Check for Bond Release: The seedling planting is to be checked at the end of each year for four years to assure that no less than 75% of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.

15. Source of Seedlings: state name, address, and phone number of nursery or supplier. When areas designated for reforestation will be reforested by natural regeneration the following notes shall be added to the plan:

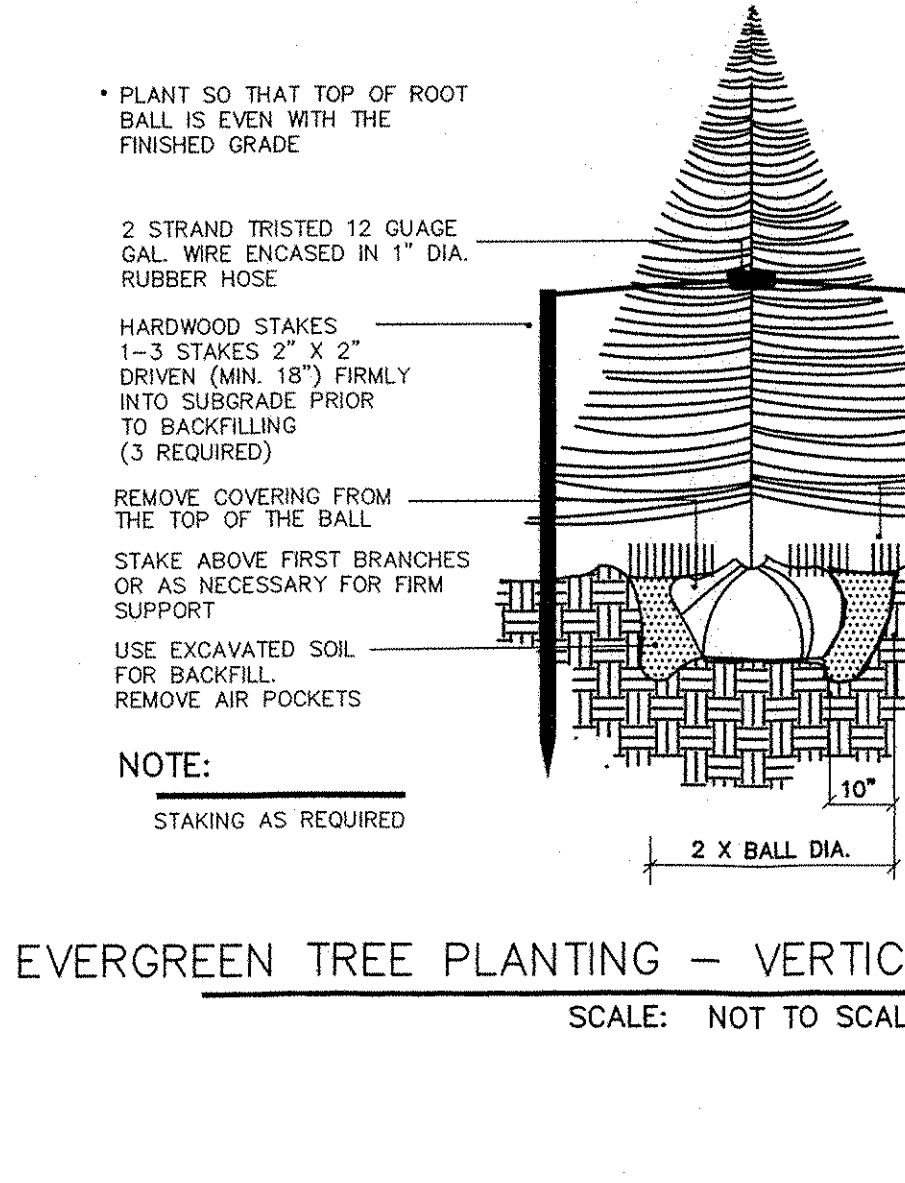
Natural Regeneration Notes
All areas designated for reforestation shall be reforested by natural regeneration. The following requirements and conditions apply:
1. All existing turf, ground covers, and invasive species shall be exterminated using a general broadcast herbicide such as "Round-Up" or equivalent. Secondary applications shall be applied as necessary.
2. Care shall be taken to avoid spraying any hardwood seedlings or saplings.
3. Root-killing of turf and manual removal of invasive vines shall be completed two weeks after chemical treatments are completed.
4. Reforestation signs shall be installed every 80 feet or as appropriate and two strand wire fencing shall be installed along road frontages adjacent to any reforestation area.

5. Reforestation initiation on the site shall be posted as required in the direction of any trails used to reach those areas.
6. Natural regeneration shall be encouraged by semi-annual maintenance of the designated areas. The maintenance shall, at a minimum, require removal of competitive and invasive species from the desired indigenous hardwoods. This maintenance shall occur for a period of two years.
7. After one and two years all desirable seedlings and saplings shall be counted and tagged with surveyors tape in the late fall.
8. If after two years there is less than one seedling per 60 square feet and there are indications that natural regeneration is not occurring adequately then the owners shall plant those areas with container grown seedlings at a rate of one per 60 square feet. Only naturally occurring species already present within the site shall be used.

A Four-Year Management Plan for ReAfforestation shall be added to the plan as follows:
Year 1: Site preparation and Tree Planting
Year 2: Site preparation and Tree Planting
Year 3: Site preparation and Tree Planting
Year 4: Site preparation and Tree Planting
Survival check one annually (September-November) see Note 1
Watering is needed (2 months)

Control of undesirable vegetation is needed (1 x in June and 1 x in September min.)
Year 2-3: Reinforcement planting as needed (See Note 2)
Survival check one annually (September-November)
Control of undesirable vegetation if needed (1 x in May and 1 x in August min.)
Year 4: Reinforcement planting if needed (See Note 2)
Survival check (September-November)
1. Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheet) to owner after each inspection. Remove all dead plants.
2. Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.
3. Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis.

16. Hardwood Stakes: 2" x 2" DRIVEN (MIN. 18") FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING (3 REQUIRED)
17. STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT
18. USE EXCAVATED SOIL FOR BACKFILL. REMOVE AIR POCKETS
19. STAKING AS REQUIRED



OFFSITE WOODLAND CONSERVATION NOTES:

Prior to the issuance of the first permit for the 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 assessment in the land records of Prince George's County. Proof of off-site conservation shall be provided to the M-NCPPC Planning Department prior to issuance of any permit for the associated plan.

When the use of fee-in-lieu is proposed:

All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit shall be provided prior to issuance of any permit for the development shown on this TCP2. Phased projects shall pay the fee-in-lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee-in-lieu breakdown on this TCP2.

When Virginia pines are present within 40 feet of the limits of disturbance in a preservation area:

a. The subject property contains Virginia pines (*Pinus virginiana*) that are subject to wind throw. All Virginia pines greater than 6 inches in diameter within 40 feet of the final proposed limit of disturbance or the boundary of the property shall be cut down by hand during the clearing of the site.

b. After the Virginia pines have been removed, the contractor responsible for implementation of this TCP2 shall submit an evaluation of the abutting lands for the residual stand management techniques to be applied to the residual stand, and supplemental planting requirements to the M-NCPPC Planning Department. This evaluation shall be submitted prior to the issuance of the first building permit to ensure that all high risk trees have been removed. A planting schedule and/or details for the management of natural regeneration to fully restore the site must be shown on the plan.

POST DEVELOPMENT NOTES

When woodlands and/or specimen, historic or champion trees are to remain:

- 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 handbook "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 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.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the work is restricted to the removal of limbs and limbs of disturbance on a TCP2. The work is restricted to be conducted by a Licensed Tree Expert.

b. The removal of noxious, invasive, and non-native plant species from any woodland conservation 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 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 type. The use of any herbicide shall be done in accordance with the label instructions.

d. The use of chemicals 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.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

- 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.

1. All existing turf, ground covers, and invasive species shall be exterminated using a general broadcast herbicide such as "Round-Up" or equivalent. Secondary applications shall be applied as necessary.
2. Care shall be taken to avoid spraying any hardwood seedlings or saplings.
3. Root-killing of turf and manual removal of invasive vines shall be completed two weeks after chemical treatments are completed.
4. Reforestation signs shall be installed every 80 feet or as appropriate and two strand wire fencing shall be installed along road frontages adjacent to any reforestation area.

5. Reforestation initiation on the site shall be posted as required in the direction of any trails used to reach those areas.
6. Natural regeneration shall be encouraged by semi-annual maintenance of the designated areas. The maintenance shall, at a minimum, require removal of competitive and invasive species from the desired indigenous hardwoods. This maintenance shall occur for a period of two years.
7. After one and two years all desirable seedlings and saplings shall be counted and tagged with surveyors tape in the late fall.
8. If after two years there is less than one seedling per 60 square feet and there are indications that natural regeneration is not occurring adequately then the owners shall plant those areas with container grown seedlings at a rate of one per 60 square feet. Only naturally occurring species already present within the site shall be used.

A Four-Year Management Plan for ReAfforestation shall be added to the plan as follows:
Year 1: Site preparation and Tree Planting
Year 2: Site preparation and Tree Planting
Year 3: Site preparation and Tree Planting
Year 4: Site preparation and Tree Planting
Survival check one annually (September-November) see Note 1
Watering is needed (2 months)

Control of undesirable vegetation is needed (1 x in June and 1 x in September min.)
Year 2-3: Reinforcement planting as needed (See Note 2)
Survival check one annually (September-November)
Control of undesirable vegetation if needed (1 x in May and 1 x in August min.)
Year 4: Reinforcement planting if needed (See Note 2)
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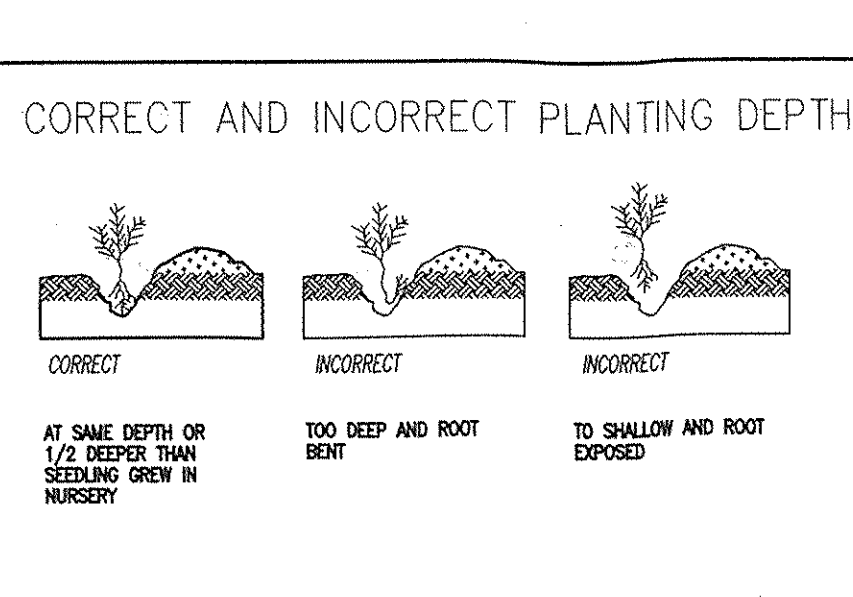
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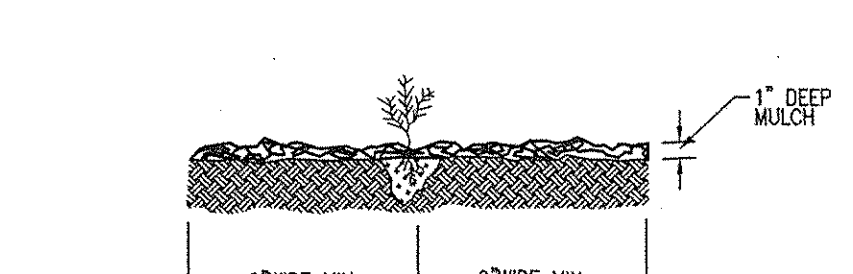
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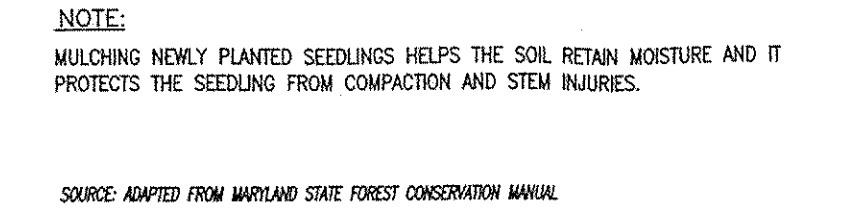
CORRECT AND INCORRECT PLANTING DEPTH



SEEDLING AND WHIP PLANTING SPECIFICATION



PLANTING ON SLOPE



HANDLING AND PLANTING OF SEEDLINGS

NOTE: MULCHING NEWLY PLANTED SEEDLINGS HELPS THE SOIL RETAIN MOISTURE AND IT PROTECTS THE SEEDLING FROM COMPACTION AND STEM INJURIES.

WOODLAND CONSERVATION SIGN AFFORESTATION/REFORESTATION SIGN

