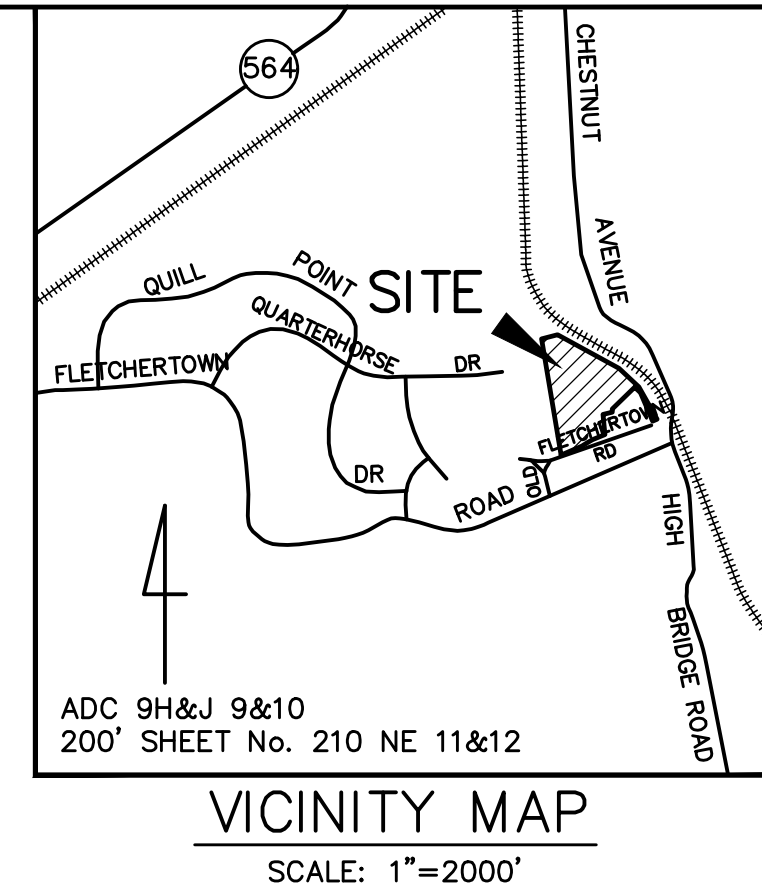


TREE CONSERVATION PLAN TYPE 2-067-06
FOR
PHEASANT RIDGE
BOWIE (14TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



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

PHEASANT RIDGE
BOWIE (14TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION
PLAN 2-067-06
COVER SHEET

REVISIONS	
04/24/2014	REV. PER COUNTY COMMENTS.
01/05/2023	REV. PER UPDATED LOD
DATE:	JUNE, 2014
DWN. DD	CHECKED MT
SCALE:	AS SHOWN
PROJECT/FILE NO.	04029
SHEET NO.	1 OF 6

NOTES

- TOTAL AREA OF PROPERTY: 14.52 AC.
 - EXISTING ZONE: R-R
 - NO EXISTING FLOODPLAIN FOUND ON SITE.
 - PROPOSED USE OF PROPERTY: SINGLE FAMILY RESIDENTIAL
 - DENSITY: 2.17
2:17X14.5=31 LOTS PERMITTED
 - PROPOSED NUMBER OF LOTS: 19 LOTS
 - PROPOSED CONVENTIONAL LOT LAYOUT
 - LOT SIZE REGULATIONS:
NET LOT AREA (MINIMUM):
20,000 S.F. REQ.
 - MAX. LOT COV. =25%
 - LOT/WIDTH FRONTAGE
AT FRONT BLDG. LINE : 80' (PUBLIC W&S)
AT FRONT STREET LINE : 70'
AT CUL-DE-SAC : 60'
FOR FLAG LOT : 25'
 - No. OF LOTS > 20,000 S.F. = 19
 - SETBACKS:
FRONT YARD: 25'
REAR YARD: 20'
SIDE YARD: 8'/17' MIN.
 - EXISTING WATER CATEGORY: W-5 (FUTURE COMMUNITY SYSTEM)
 - EXISTING SEWER CATEGORY: S-5 (FUTURE COMMUNITY SYSTEM)
 - FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.
 - TAX MAP# 37, GRID : B1
 - ADC MAP # 9,GRIDS H-9,10 AND J-9,10
 - 200' MAP REFERENCE: 21ONE11
 - NO APPARANT HISTORICAL SITES FOUND ON THIS PROPERTY.
 - NO EXISTING WETLANDS FOUND ON SITE.
 - SEE STORMWATER CONCEPT CSD# 39895-2004-00 APPROVED 3-22-05
 - SOILS PER PRINCE GEORGE'S SOILS SURVEY
- | SYMBOL | DESCRIPTION | K-FACTOR | SOIL GROUP |
|--------|---|----------|------------|
| (SgC2) | Sassafras gravelly loam 5-10% slopes | 0.20 | B |
| (SgD2) | Sassafras gravelly sandy loam 10-15% slopes | 0.20 | B |
| (SgE) | Sassafras gravelly sandy loam 15-30% slopes | 0.20 | B |
| (ShC2) | Sassafras sandy loam 5-1-% slopes | 0.20 | B |
- BOUNDARY PREPARED BY C.D.D.I.
 - 2' TOPOGRAPHY PREPARED BY OTHERS

Property Owners Awareness Certificate

I/ We Soleil At Bowie LLC 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.	
Obakoleola Epega Owner or Owners Representative	01/30/2023 Date
I/ We Obakoleola Epega 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	01/30/2023 Date

Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-067-06				
Approved by	Date	DRD #	Reason for Revision	
00 L.S.	08-18-2006			
01 Marc Juba	07-08-2014			
02 Marc Juba	06-05-2023			
03				
04				
05				
06				

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	Prior R-R
Zone	Aviation Policy Area (APA) ¹	N/A
Administrative	Tax Grid (TMG)	037B1
Administrative	WSSC Grid (Sheet 20)	21ONE11
Administrative	Planning Area (Plan Area)	3-71A
Administrative	Election District (ED)	14
Administrative	Councilmanic District (CD)	4
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy (2035)	Established Communities
Administrative	Police District	11

¹If the site is within an APA, enter the name of the airport. If the site is not within an APA, enter "N/A"

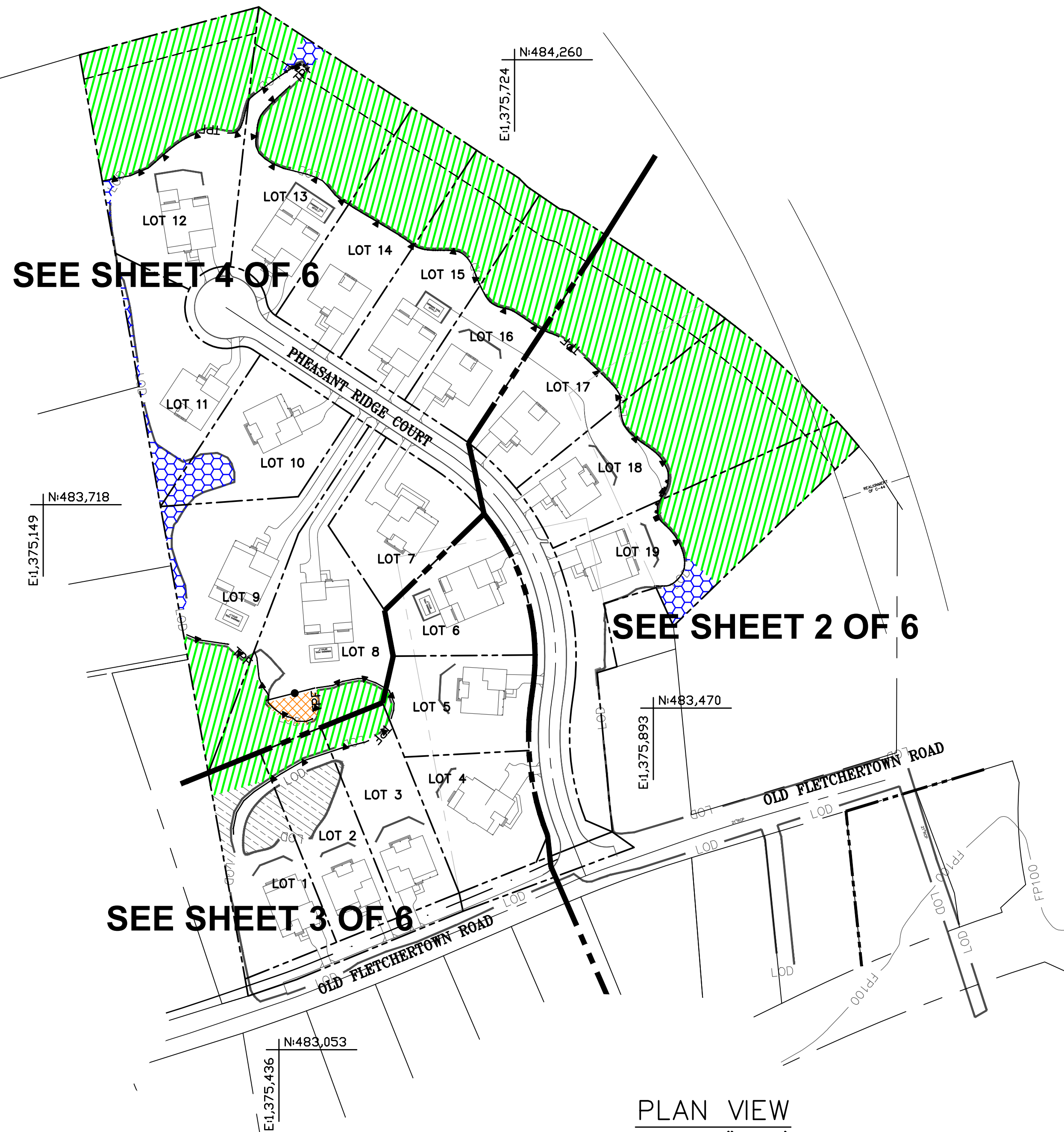
Table B-2. Site Statistics Table

Site Statistics	Total ¹
Gross Tract Area	14.52 ac.
Existing 100-year floodplain	0.00 ac.
Net Tract Area	14.52 ac.
Existing woodland in the floodplain	0 ac.
Existing woodland net tract area	9.52 ac.
Existing woodland total	9.52 ac.
Existing PMA	0 ac.
Regulated streams (linear feet of centerline)	0 lin. ft.
Riparian (wooded) buffer up to 300 feet wide ²	0 ac.

¹Figures are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.
²Acres of onsite woodland up to 300 feet measured from the stream centerline or from the top of bank on both sides of all regulated streams.

LEGEND

- TREE LINE
- LOD LIMIT OF DISTURBANCE
- PROPERTY LINE
- TPF TEMPORARY TREE PROTECTION FENCE
- PPF PERMANENT TREE PROTECTION FENCE
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)
- WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
- REFORESTATION SIGN
- WOODLAND PRESERVATION AREA SIGN
- SPECIMEN TREE SIGN
- ROOT PRUNING



SHEET INDEX

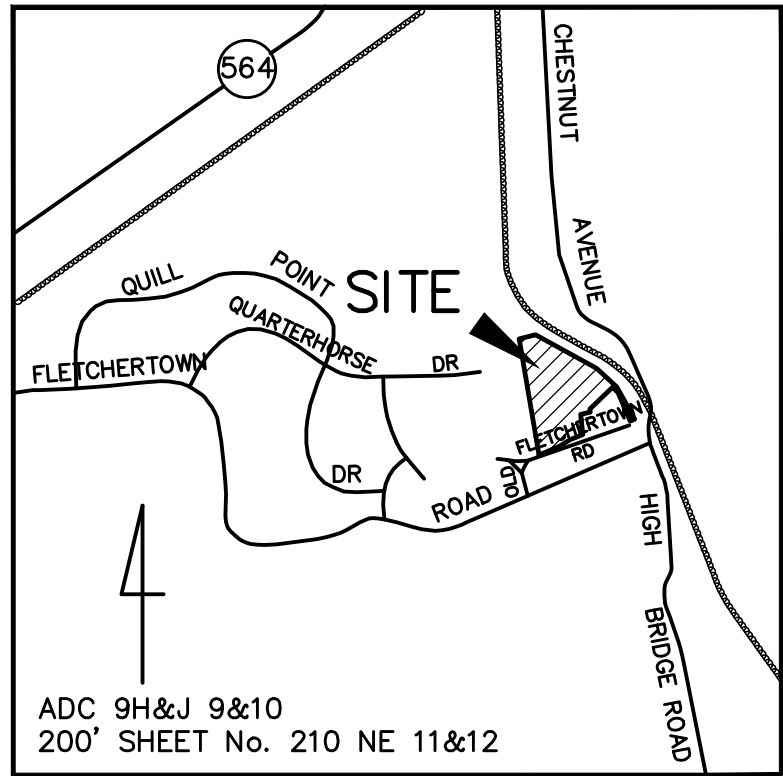
SHEET NO.	PLAN TYPE
1.	COVER SHEET
2.	TREE CONSERVATION PLAN SHEET
3.	TREE CONSERVATION PLAN SHEET
4.	TREE CONSERVATION PLAN SHEET
5.	DETAIL SHEET

OWNER/DEVELOPER/APPLICANT:
SOLEIL AT BOWIE LLC
Obakoleola Epega (CEO)
10411 Motor City Drive, Ste#350
Bethesda, MD 20817
Office Number: +1 (833) 226-3477
Email: nelson@bandoinvestmentgroup.com

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION
TECHNICAL MANUAL.

SIGNED:  05-03-2023
MILTON M. PEREZ DATE
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

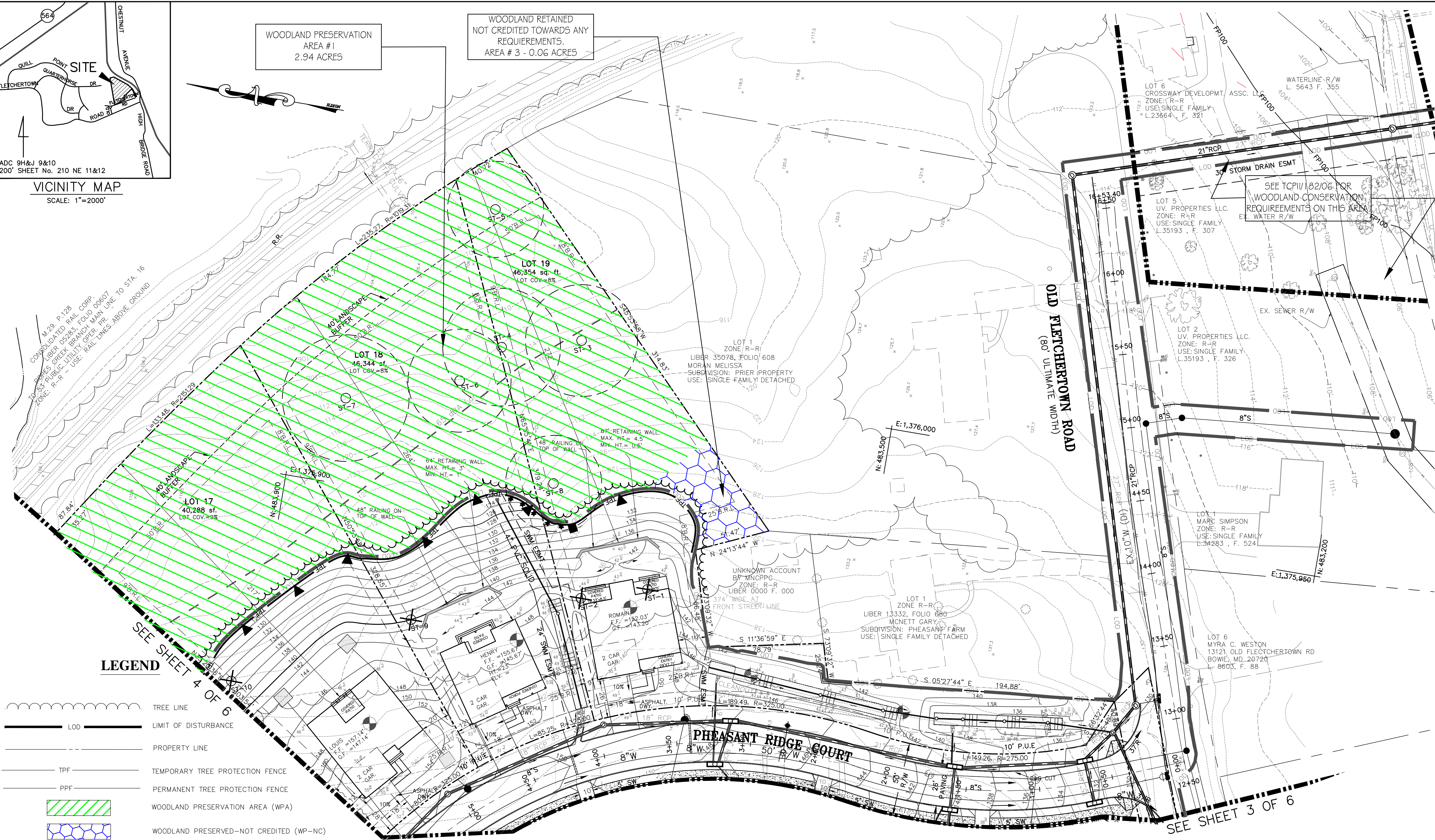
MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY



VICINITY MAP
SCALE: 1"=2000'

WOODLAND PRESERVATION
AREA #1
2.94 ACRES

WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
AREA #3 - 0.06 ACRES

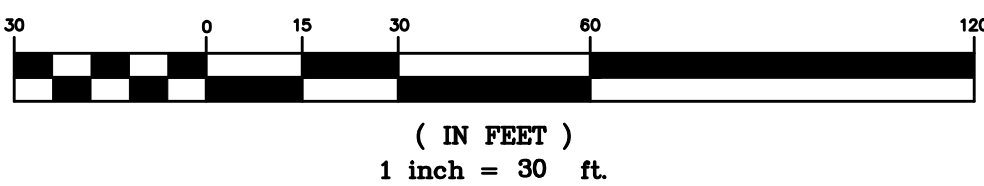


LEGEND

- TREE LINE
- LOD LIMIT OF DISTURBANCE
- PROPERTY LINE
- TPF TEMPORARY TREE PROTECTION FENCE
- PPF PERMANENT TREE PROTECTION FENCE
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)
- WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
- WOODLAND PRESERVATION AREA SIGN
- SPECIMEN TREE SIGN
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- ROOT PRUNING

OWNER/DEVELOPER/APPLICANT:
SOLEIL AT BOWIE LLC
Obakoleola Epega (CEO)
10411 Motor City Drive, Ste#350
Bethesda, MD 20817
Office Number: +1 (833) 226-3477
Email: nelson@andoinvestmentgroup.com

GRAPHIC SCALE



QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION
TECHNICAL MANUAL.

SIGNED: 05-03-2023
MILTON M. PEREZ DATE

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

Property Owners Awareness Certificate

I/We Soleil At Bowie LLC 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.

Obakoleola Epega 01/30/2023
Owner or Owners Representative Date

I/We Obakoleola Epega 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 01/30/2023
Date

Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-067-06				
Approved by	Date	DRD #	Reason for Revision	
00 L.S.	08-18-2006			
01 Marc Juba	07-08-2014			
02 Marc Juba	06-05-2023			
03				
04				
05				
06				

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

PHEASANT RIDGE
BOWIE (14TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION
PLAN 2-067-06

REVISIONS

04/24/2014	REV. PER COUNTY COMMENTS.
06/03/2014	REV. PER COUNTY COMMENTS.
01/05/2023	REV. PER UPDATED LOD RC.

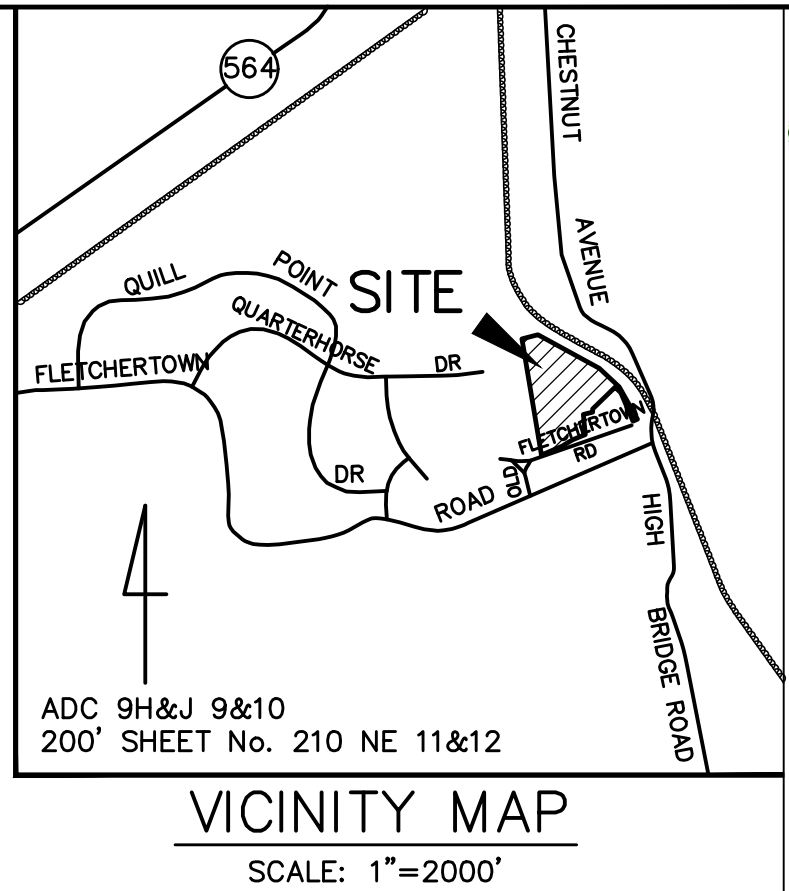
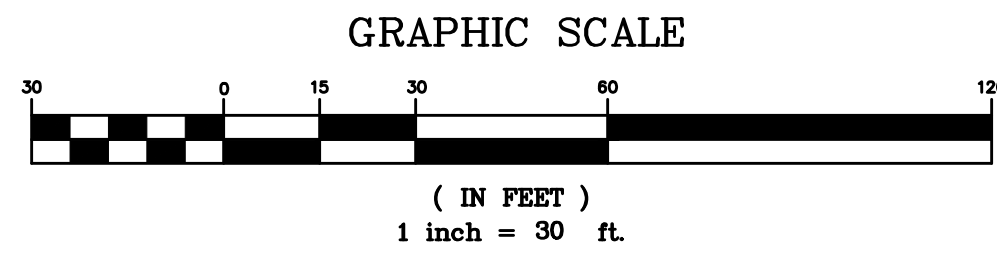
DATE: APRIL, 2014

DWN. DD	CHECKED MT
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SCALE: 1"=30'

PROJECT/FILE NO. 04029

SHEET NO. 2 OF 6



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3501

PHEASANT RIDGE
BOWIE (14TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION
PLAN 2-067-06

REVISIONS	
04/24/2014 REV. PER	COUNTY COMMENTS.
06/03/2014 REV. PER	COUNTY COMMENTS.
06/03/2014 REV. PER	COUNTY COMMENTS.
01/05/2023 REV. PER	UPDATED LOD RC.

DATE: JUNE.,2014	
DWN. DD	CHECKED MT
SCALE: 1"=30'	
PROJECT/FILE NO. 04029	
SHEET NO. 3 OF 6	

LEGEND

- TREE LINE
- LOD LIMIT OF DISTURBANCE
- PROPERTY LINE
- TPF TEMPORARY TREE PROTECTION FENCE
- PPF PERMANENT TREE PROTECTION FENCE
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)
- WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
- WOODLAND PRESERVATION AREA SIGN
- SPECIMEN TREE SIGN
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED



Property Owners Awareness Certificate

I/ We Soleil At Bowie LLC 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.

Obakoleola Epega 01/30/2023
Owner or Owners Representative Date

I/ We Obakoleola Epega 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 01/30/2023
Date

OWNER/DEVELOPER/APPLICANT:
SOLEIL AT BOWIE LLC
Obakoleola Epega (CEO)
10411 Motor City Drive, Ste#350
Bethesda, MD 20817
Office Number: +1 (833) 226-3477
Email: nelson@bandoinvestmentgroup.com

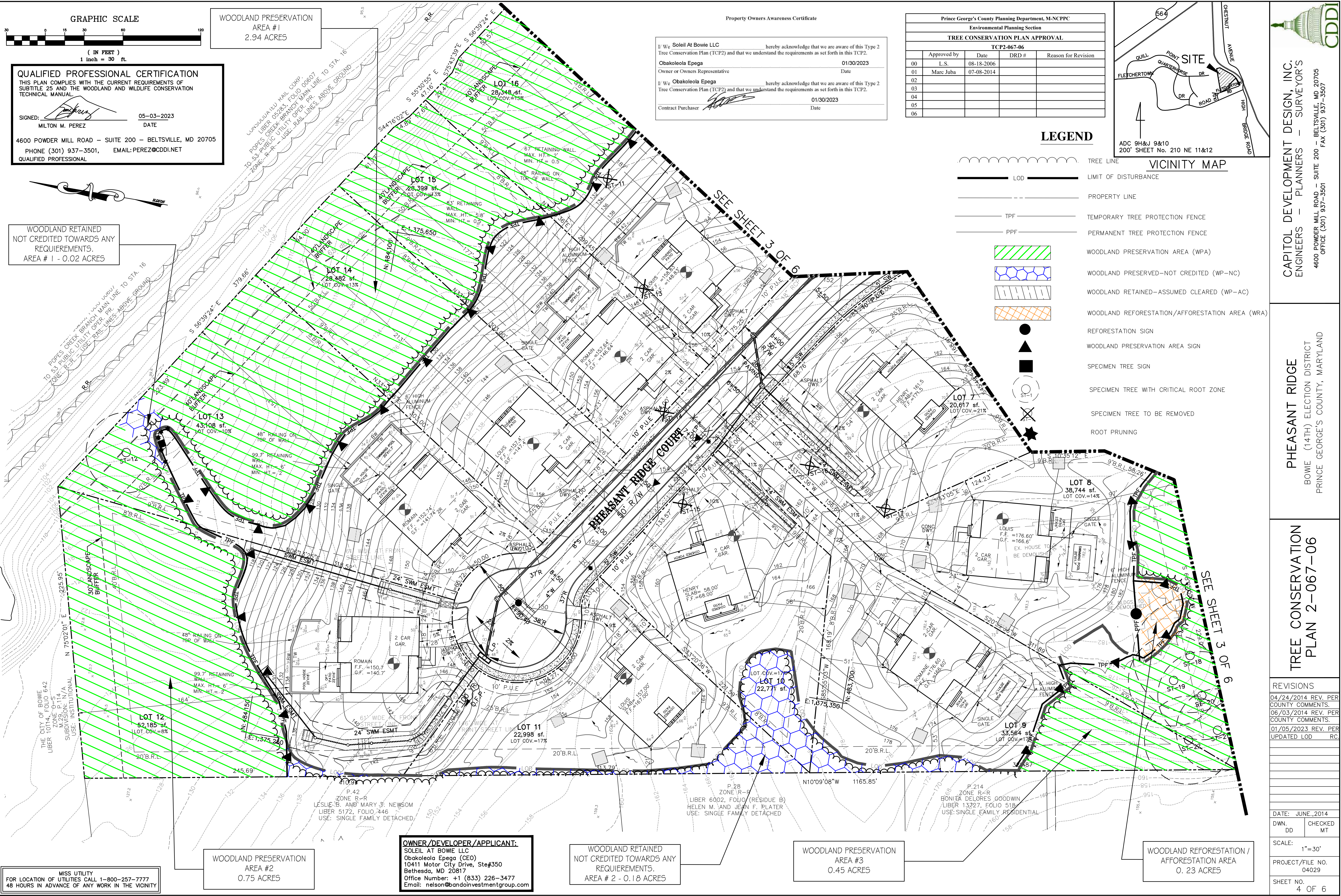
QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

SIGNED:
MILTON M. PEREZ 05-03-2023
DATE

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-067-06				
Approved by	Date	DRD #	Reason for Revision	
00 L.S.	08-18-2006			
01 Marc Juba	07-08-2014			
02 Marc Juba	06-05-2023			
03				
04				
05				
06				



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION
TECHNICAL MANUAL.

SIGNED: 05-03-2023
MILTON M. PEREZ DATE

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
AREA # 1 - 0.02 ACRES

WOODLAND PRESERVATION
AREA #1
2.94 ACRES

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

WOODLAND PRESERVATION
AREA #2
0.75 ACRES

OWNER/DEVELOPER/APPLICANT:
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Obakoleola Epega (CEO)
10411 Motor City Drive, Ste#350
Bethesda, MD 20817
Office Number: +1 (833) 226-3477
Email: nelson@bandinvestmentgroup.com

WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
AREA # 2 - 0.18 ACRES

WOODLAND PRESERVATION
AREA #3
0.45 ACRES

WOODLAND REFORESTATION /
AFFORESTATION AREA
0.23 ACRES

Property Owners Awareness Certificate

I, We Soleil At Bowie LLC 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.

Obakoleola Epega 01/30/2023
Owner or Owners Representative Date

I, We Obakoleola Epega 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.

01/30/2023
Contract Purchaser Date

Prince George's County Planning Department, M-NCPPC			
Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2-067-06			
Approved by	Date	DRD #	Reason for Revision
00	L.S.	08-18-2006	
01	Marc Juba	07-08-2014	
02			
03			
04			
05			
06			

LEGEND

— TREE LINE

— LOD — LIMIT OF DISTURBANCE

— — — — — PROPERTY LINE

— TPF — TEMPORARY TREE PROTECTION FENCE

— PPF — PERMANENT TREE PROTECTION FENCE

WOODLAND PRESERVATION AREA (WPA)

WOODLAND PRESERVED-NOT CREDITED (WP-NC)

WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)

WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)

REFORESTATION SIGN

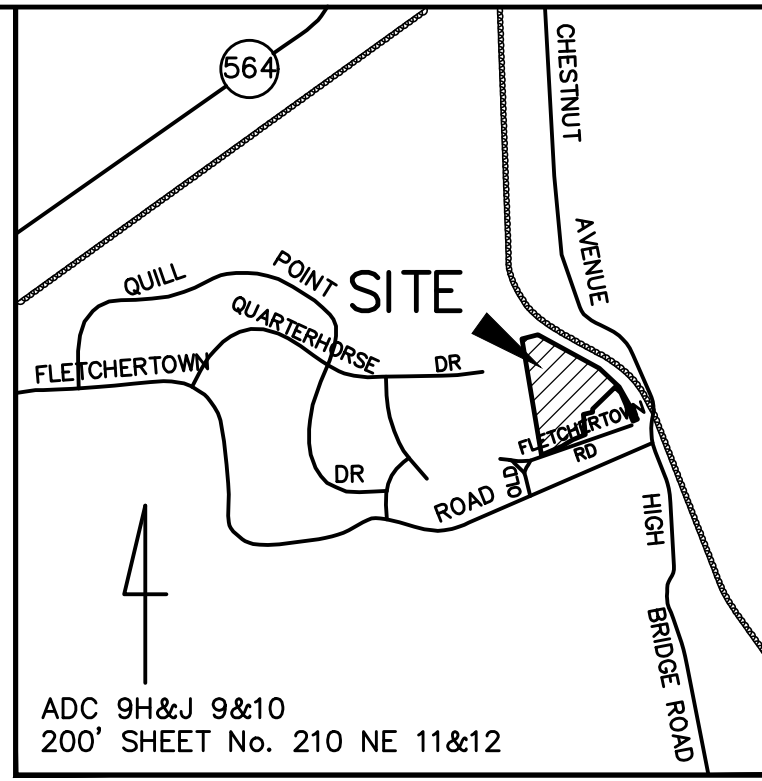
WOODLAND PRESERVATION AREA SIGN

SPECIMEN TREE SIGN

SPECIMEN TREE WITH CRITICAL ROOT ZONE

SPECIMEN TREE TO BE REMOVED

ROOT PRUNING



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501

PHEASANT RIDGE
BOWIE (14TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION
PLAN 2-067-06

REVISIONS

DATE	REV.	PER
04/24/2014	REV.	PER
	COUNTY COMMENTS.	
06/03/2014	REV.	PER
	COUNTY COMMENTS.	
01/05/2023	REV.	PER
	UPDATED LOD	RC

DATE: JUNE, 2014

DWN.	CHECKED
DD	MT

SCALE: 1"=30'

PROJECT/FILE NO. 04029

SHEET NO. 4 OF 6

STANDARD TYPE2 TREE CONSERVATION PLAN NOTES:

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit 38896-2004-3. If this grading permit 38896-2004-3 expires, then this TCP2 also expires and is no longer valid.
- Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$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 Developing Tier (ESA 2) and is zoned Prior R-R.
- 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 25-119 (g).

TREE PRESERVATION AND RETENTION NOTES:

Tree Preservation and Retention Notes

- All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- The location of all temporary tree protection fencing (TPFs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installation of the TPFs may begin.
- All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

Removal of Hazardous Trees or Limbs by Developers or Builders

- The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the county as dead, dying, or hazardous may be removed.
- A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
- During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chainsaw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

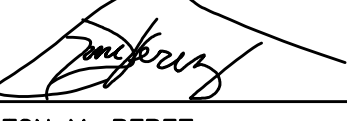
If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully 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 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.

WOODLAND CONSERVATION SUMMARY TABLE			
PRESERVATION AREAS:			
AREA #1		2.94	
AREA #2		0.75	
AREA#3		0.45	
SUB-TOTAL		4.14	
WOODLAND RETAINED NOT CREDITED TOWARD ANY REQUIREMENTS:			
AREA #1		0.02	
AREA #2		0.18	
AREA #3		0.06	
SUB-TOTAL		0.26	
TOTAL		4.4	
WOODLAND RETAINED COUNTED AS CLEAR:			
SUB-TOTAL		0.23	
REFORESTATION AREA:			
SUB-TOTAL		0.04	

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION
TECHNICAL MANUAL.

SIGNED:  05-03-2023
MILTON M. PEREZ DATE

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

OWNER/DEVELOPER/APPLICANT:

SOLEIL AT BOWIE LLC
Obakoleola Egega (CEO)
10411 Motor City Drive, Ste#350
Bethesda, MD 20817
Office Number: +1 (833) 226-3477
Email: nelson@bandoinvestmentgroup.com

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

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 hazards is permitted if done as proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handout "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 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 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 resprouting 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.

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 retained as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.
- The planting of afforestation or reforestation areas shall be completed prior to the issuance of the final building permit. (This standard note may be modified as necessary to address which building permits are adjacent to the proposed planting area.) Seedling planting is to occur from November through May only. No planting shall be done while ground is frozen. Planting with larger caliper stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.
- If 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.
- All 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 within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including the associated \$9.00 per square foot penalty unless the county inspector approves a written extension.

WOODLAND CONSERVATION SUMMARY TABLE II (TCP-II)									
LOT/PARCEL #	Gross Track Area (sq. ft.)	100 YR Flood Plain (FP)	Net Track Area (sq. ft.) (NTA)	Existing Woodland (sq. ft.) (NTA)	Existing Woodland (sq. ft.) (FP)	Woodland Cleared (sq. ft.) (C-NTA)	Woodland Pres. (sq. ft.) (WPA)	Woodland Aff./Ref. (sq. ft.) (WRA)	Woodland Retained/Not Credited Towards any Req. (WR-NC)
1	23,500	0	23,500	10,500	0	8,288	2,212	0	5,074
2	20,000	0	20,000	16,000	0	13,663	2,337	0	4,534
3	20,254	0	20,254	16,254	0	13,759	2,495	0	200
4	20,168	0	20,168	3,168	0	3,168	0	0	0
5	20,548	0	20,548	2,065	0	1,863	202	0	0
6	20,805	0	20,805	0	0	0	0	0	0
7	20,617	0	20,617	0	0	0	0	0	0
8	38,744	0	38,744	6,438	0	6,438	1,729	0	0
9	33,564	0	33,564	17,564	0	9,610	6,487	0	1,467
10	22,771	0	22,771	22,771	0	19,657	0	0	3,114
11	22,998	0	22,998	22,998	0	20,288	0	0	2,710
12	52,185	0	52,185	52,185	0	22,963	28,765	0	457
13	43,108	0	43,108	43,108	0	19,145	23,081	0	882
14	28,482	0	28,482	28,482	0	15,563	12,919	0	0
15	28,399	0	28,399	28,399	0	16,889	11,510	0	0
16	28,348	0	28,348	24,165	0	11,258	12,907	0	0
17	40,288	0	40,288	31,794	0	9,965	21,829	0	0
18	46,344	0	46,344	41,043	0	11,871	29,178	0	0
19	46,354	0	46,354	30,707	0	7,924	20,166	0	2,617
R/W DEDICATION	6,479		6,479	0.00	0	0	0	0	0
R/W DEDICATION	48,738	0	48,738	16,976.34	0	16,976	0	0	0
TOTAL S.F.:	632,694	0	632,694	414,617.24	0	222,850	180,526	1,729	9,808
TOTAL ACRES:	14.52	0.00	14.52	9.52	0.00	5.12	4.14	0.04	0.26

Forest Conservation Act Reporting Information (Change Table)				
	Original Approval	Revision Number (-01)	Revision Number (-02)	Change Since Last Approval
Net Tract (Acres)	14.52			
Existing Woodland (Acres)	9.52			
Woodland Cleared (Acres)	5.12			
Woodland Retained On-Site (Acres)	4.4			
Woodland Planted On-Site (Acres)	0			
On-Site Woodland Easement/Preservation and Planting (Acres)	4.18			
On-Site Woodland Floodplain in Easement (Acres)	0			
Bond Amount	N/A			
Fee-In-Lieu Amount	N/A			
50' Stream Buffers Conserved (Preservation) - Linear Length	0			
50' Stream Buffers Conserved (Preservation) - Acreage	0			
50' Stream Buffers Newly Established (Afforestation) - Linear Length	0			
50' Stream Buffers Newly Established (Afforestation) - Acreage	0			
Off-Site Woodland Conservation Credits Required (Acres)	0			
Off-Site Woodland Conservation Credits Provided (Acres)	0			

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. Seedlings shall have a minimum top growth 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 8" long. No more than twenty-five percent (25%) of the root system (both primary and auxiliary/fibrous 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.

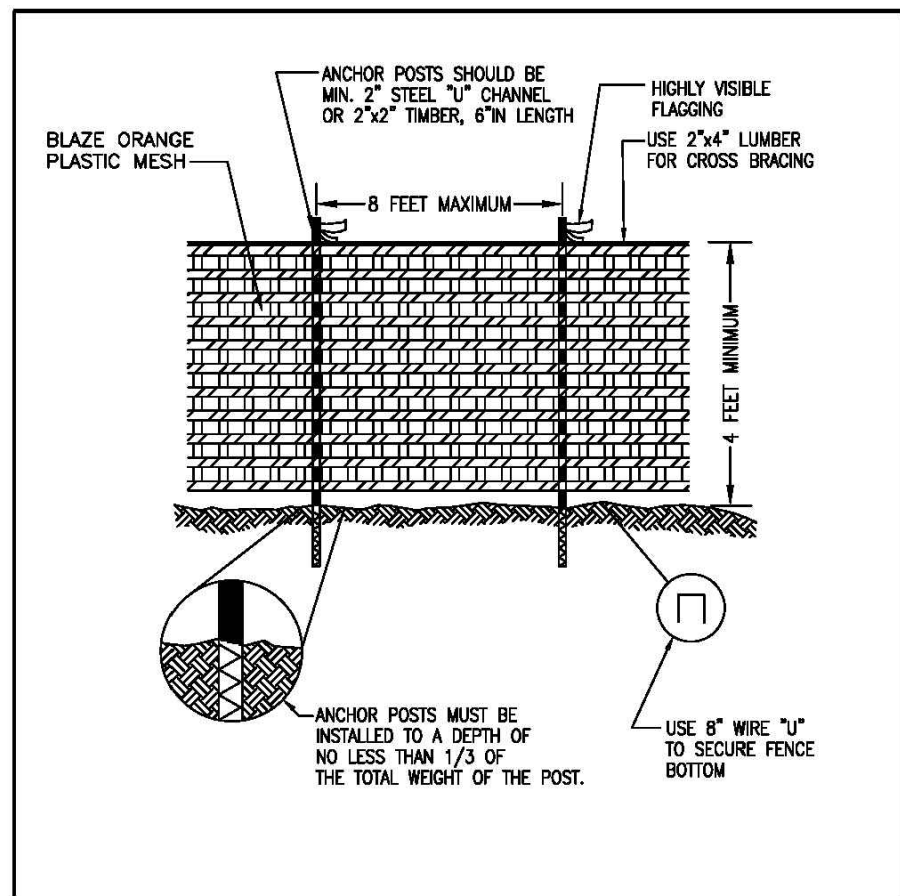
- If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering, until the time of planting.
- Plant Handling: the quantity of seedlings taken to the field shall not exceed the quantity that can be made in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.
- Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. 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 within one growing season of the issuance of grading/building permits and/or reaching the final grades and stabilization of planting areas.
- Seedling Planting: Tree seedlings shall be hand planted using a dibble bar or sharp-shooter shovel. It is important that the seedling be placed in the hole so that the roots can spread out naturally; they should not be twisted, 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. Air pockets should not be left after closing the hole which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another method, the preparer of this tree conservation plan must be contacted and give his approval before planting may begin.
- Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory.
- 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 tree 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, then only one sample is necessary), and submitted for testing 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.
- Soil Improvement Measures: the soil shall then be improved according to the recommendations made by the testing company.
- 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 was installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.
- Planting method: Consult the Planting Detail(s) shown on this plan.
- Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).
- Groundcover Establishment: the remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.
- Mowing: No mowing shall be allowed in any planting area.
- Survival 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.
- Source of Seedlings: state name, address, and phone number of nursery or supplier.

Four-Year Management Plan for Re/Afforestation Areas

Field check the re-afforestation area according to the following schedule:

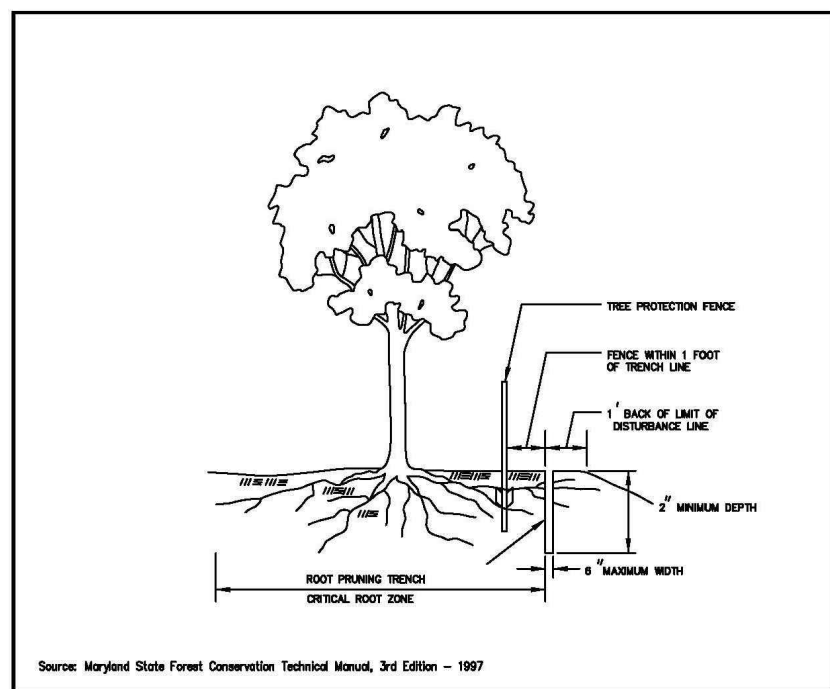
- Year 1:** Site preparation and Tree Planting
Survival check once annually (September-November) see Note 1)
Watering is needed (2 x month)
Control of undesirable vegetation as needed (1 x in June and 1 x in September min.)
- Year 2-3:** Reinforcement planting is needed (See Note 2)
Survival check once 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)

- 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 Sheets) to owner after each inspection.
- Remove all dead plants.
- Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.
- 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.



NOTES: (MUST BE INCLUDED WITH DETAIL)

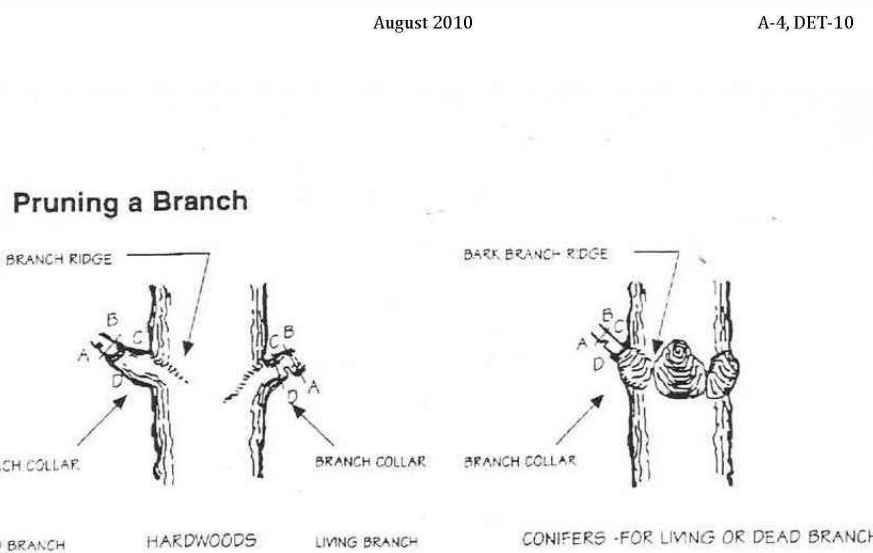
- FOREST PROTECTION DEVICE ONLY.
- RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
- AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
- DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
- PROTECTIVE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

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL
FOR WOODLAND PRESERVATION AREAS

NOTES:

- RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TREECING.
- EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
- TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
- ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

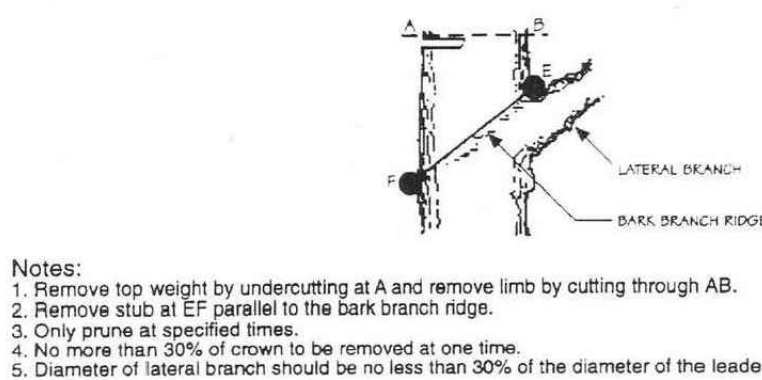
ROOT PRUNING



NOTES:

- Remove branch weight by undercutting at A and remove limb by cutting through at AB.
- Remove stub at CD (line between branch bark ridge and outer edge of branch collar).
- If D is difficult to find on hardwoods, angle of CD to trunk should be the reflective angle of the bark branch ridge to the trunk.
- Only prune at specified times.
- Remove no more than 30% of crown at one time.

Pruning a Leader to Reduce Size



NOTES:

- Remove top weight by undercutting at A and remove limb by cutting through AB.
- Remove stub at EF parallel to the bark branch ridge.
- Only prune at specified times.
- No more than 30% of crown to be removed at one time.
- Diameter of lateral branch should be no less than 30% of the diameter of the leader.

Source: Fairfax County, Virginia/Vegetation Preservation & Planting, January 1986

Tree Pruning

SPECIMEN TREE LIST					
Number	Common Name	Species Name	DBH (inches)	Condition	Disposition
1	Yellow Poplar	Liriodendron tulipifera	37	Good	To be Removed
2	White Oak	Quercus alba	40	Fair	To be Removed
3	Yellow Poplar	Liriodendron tulipifera	38	Good	Save
4	Yellow Poplar	Liriodendron tulipifera	40	Good	Save
5	Yellow Poplar	Liriodendron tulipifera	32	Good	Save
6	Yellow Poplar	Liriodendron tulipifera	35	Fair	Save
7	Yellow Poplar	Liriodendron tulipifera	43	Fair	Save
8	Yellow Poplar	Liriodendron tulipifera	36	Good	Save, root prune
9	Yellow Poplar	Liriodendron tulipifera	46	Fair	To be Removed
10	Yellow Poplar	Liriodendron tulipifera	30	Fair	To be Removed
11	Yellow Poplar	Liriodendron tulipifera	36	Good	To be Removed
12	Scarlet Oak	Quercus coccinea	31	Fair	Save, root prune
13	White Oak	Quercus alba	34	Fair	To be Removed
14	Yellow Poplar	Liriodendron tulipifera	34	Poor	To be Removed
15	Yellow Poplar	Liriodendron tulipifera	40	Poor	To be Removed
16	Red Maple	Acer rubrum	40	Fair	To be Removed
17	Yellow Poplar	Liriodendron tulipifera	34	Good	To be Removed
18	Southern Red Oak	Quercus falcata	44	Good	Save
19	White Oak	Quercus alba	35	Good	Save
20	Southern Red Oak	Quercus falcata	34	Good	Save
21	Northern Red Oak	Quercus rubra	32	Good	Save
22	Southern Red Oak	Quercus falcata	34	Good	Save
23	Southern Red Oak	Quercus falcata	36	Good	To be Removed
24	Southern Red Oak	Quercus falcata	38	Good	To be Removed
25	Southern Red Oak	Quercus falcata	33	Poor	To be Removed
26	White Oak	Quercus alba	38	Fair	To be Removed

NOTE:

- ALL TREES WITHIN 100' OF THE PROPOSED L.O.D. WERE SURVEYED LOCATED BY CAPITOL DEVELOPMENT DESIGN INCORPORATED.

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)				
1 Zone:	R-R			
2 Gross Tract:	14.52			
3 Floodplain:	0.00			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	14.52	0.00	0.00	

6 TCP Number:	TCP2-067-06	Revision #	2
7 Property Description or Subdivision Name:	PHEASANT RIDGE		
8 Is this site subject to the 1989 or 1991 Ordinance	N		
9 Is this site subject to the 1991 Ordinance	N		
10 Subject to 2010 Ordinance and in PFA (Priority Funding Area	N		
11 Is this one (1) single family lot? (Y or N)	N		
12 Are there prior TCP approvals which include a	N		
13 combination of the lots? (Y or N)	N		
14 Is any portion of the property in a WC Bank? (Y or N)	N		
15 Break-even Point (preservation) =	4.23	acres	
16 Clearing permitted w/o reforestation =	5.29	acres	

||
||
||

E:\13-056\ENGINEERING\TCD-02.dwg, SHEET 6, 5/3/2023 11:36:27 AM, RC00, 1:1

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION
TECHNICAL MANUAL.

SIGNED:  05-03-2023
MILTON M. PEREZ DATE

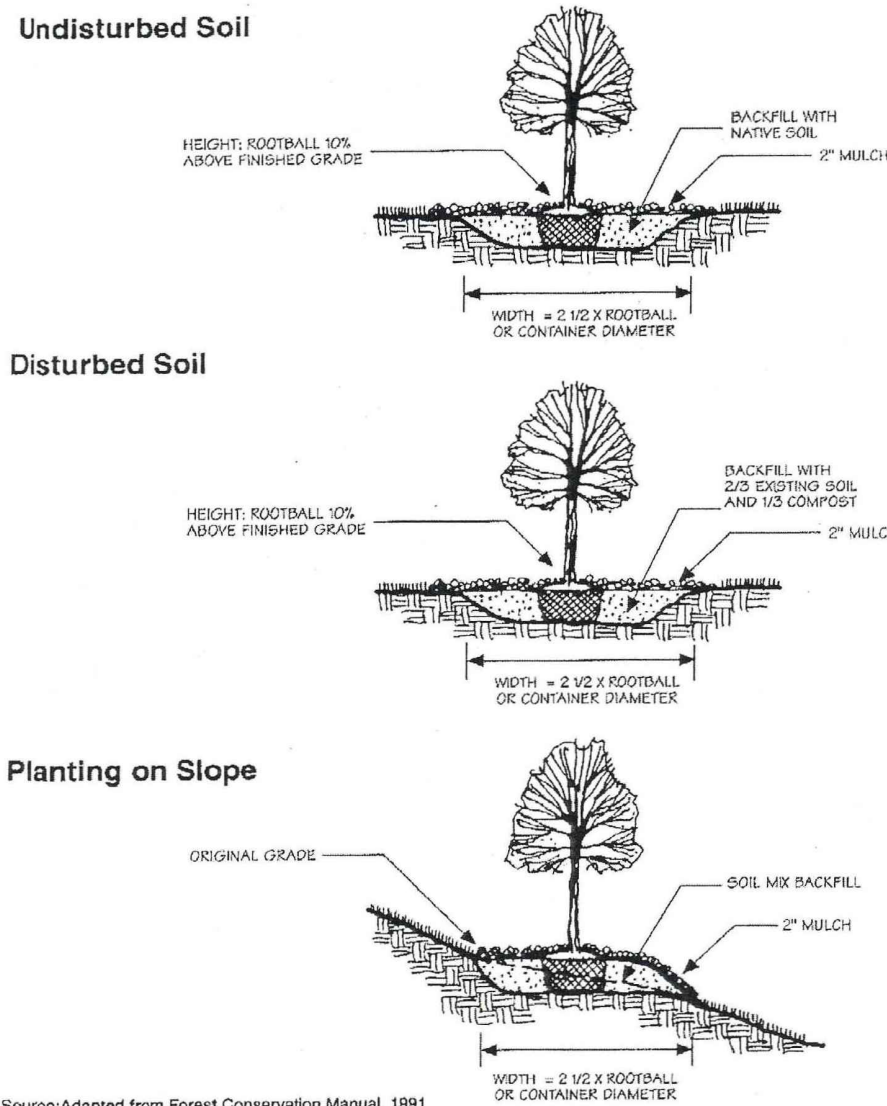
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

OWNER/DEVELOPER/APPLICANT:
SOLEIL AT BOWIE LLC
Obakoleola Epega (CEO)
10411 Motor City Drive, Ste#350
Bethesda, MD 20817
Office Number: +1 (833) 226-3477
Email: nelson@bandoinvestmentgroup.com

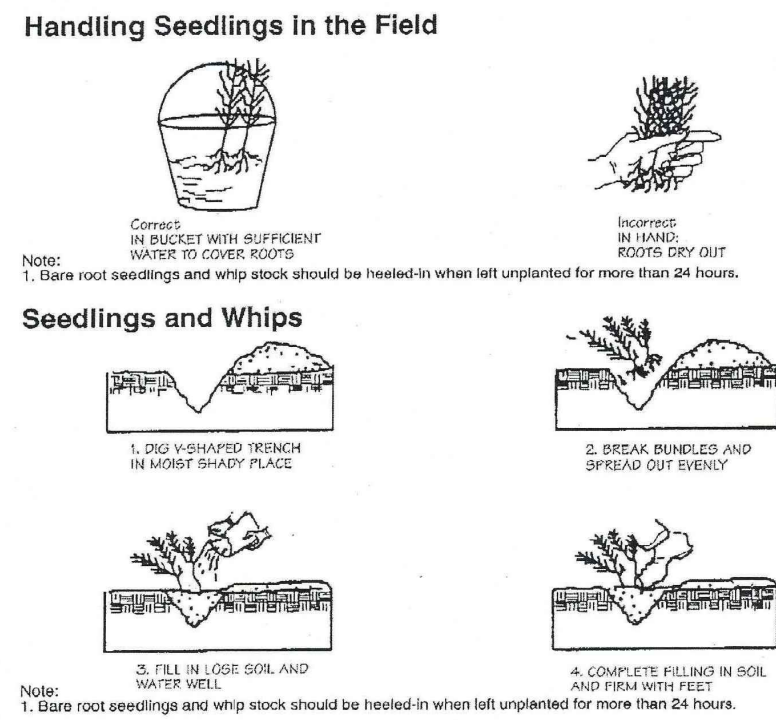
MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

AFFORESTATION PLANTING SCHEDULE (AREA #1)				
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL STOCK	TOTAL SEEDLINGS/ 1" CAL STOCK EQUIVALENCY
Acer rubrum	Red Maple	4	2	6
Liriodendron tulipifera	Tulip Poplar	4	2	6
Quercus rubrum	Red Oak	4	2	6
Quercus palustris	Pin Oak	4	2	6
Cornus florida	Dogwood	4	2	6
TOTAL		20	10	30
AFFORESTATION CREDIT AREAS		0.02	0.02	0.04

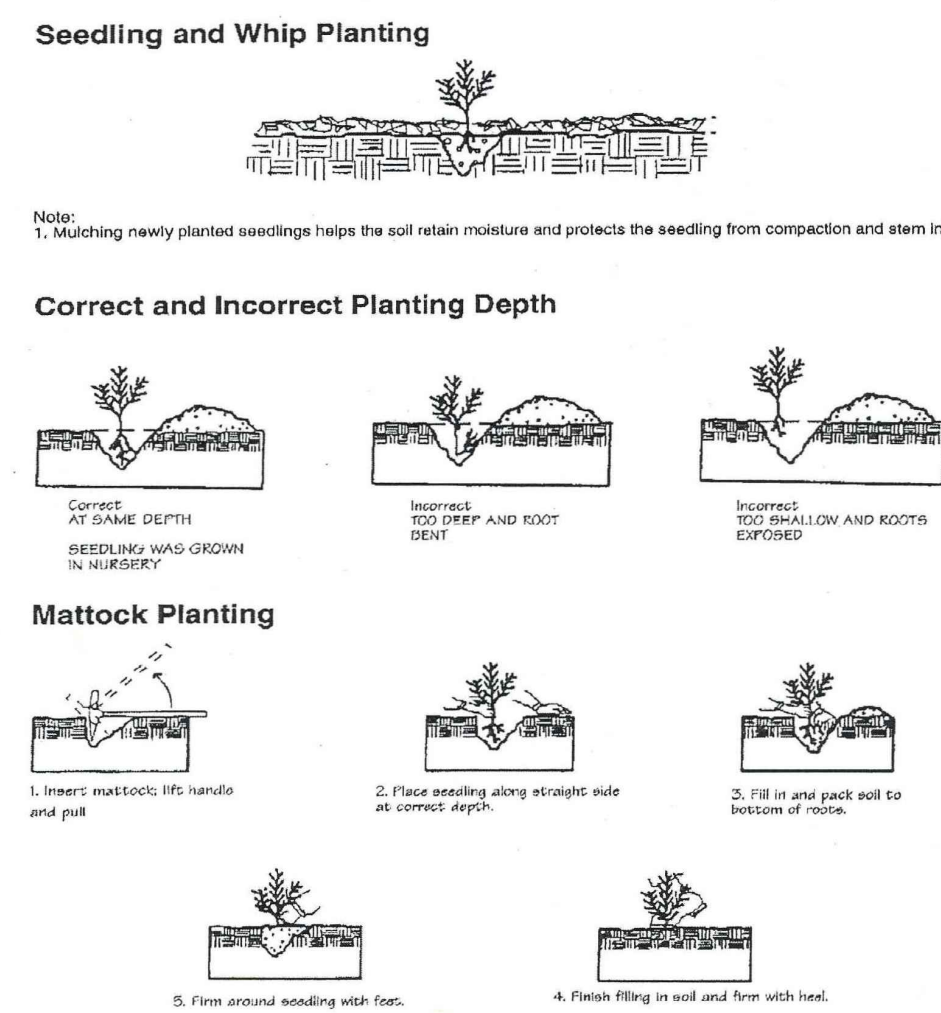
TOTAL AFFORESTATION ACRES = 0.04 AC.
NOTE: SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER AC. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION OF AREAS ADJACENT TO DISTURBED OR OPEN AREAS.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)



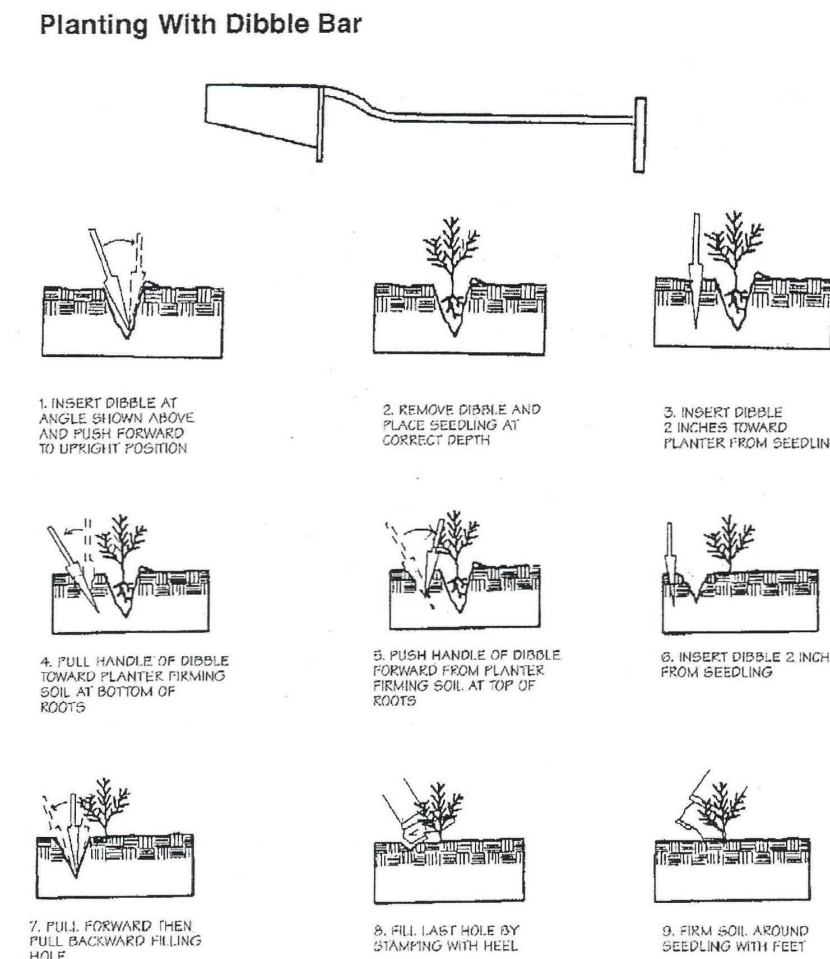
Container Grown and B&B Planting Techniques



Handling Bare Root Stock



Seedling and Whip Planting Techniques



Seedling Planting Techniques

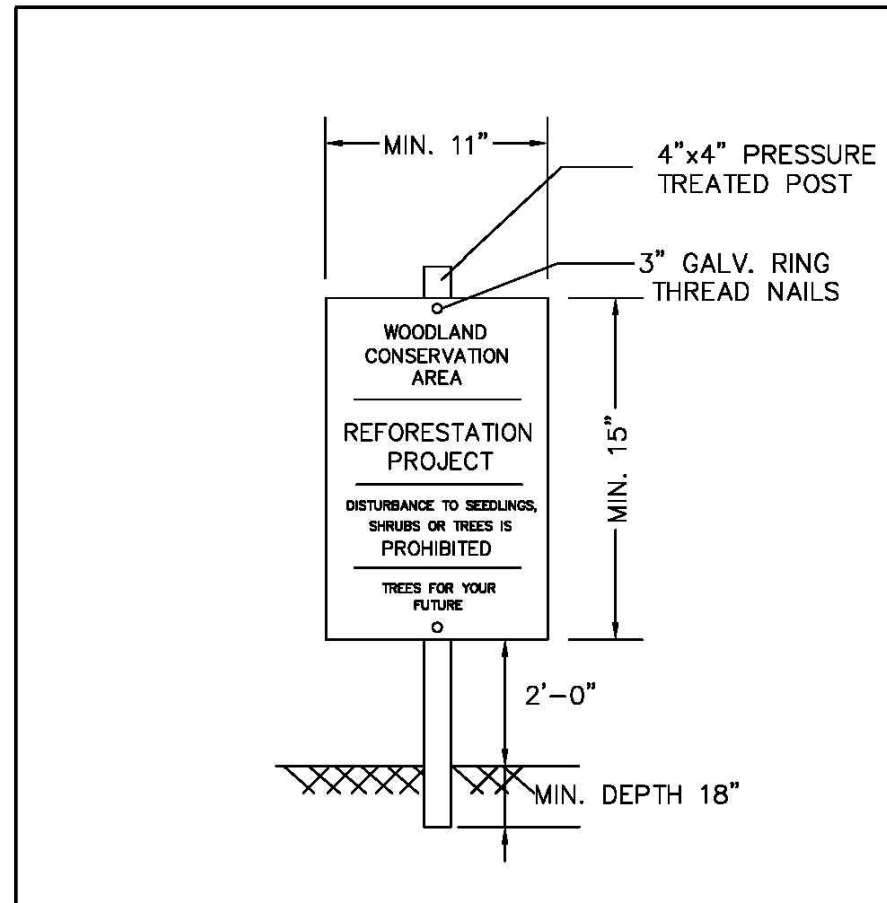
Tasks	Months											
	Jan*	Feb*	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov*	Dec*
Transplant of 2" DBH or Greater												
Planting Seedlings, Whips												
Minimum Monitoring			*					*			*	
Fertilizer (if Needed)++												
Pruning												

Legend:
[Green bar] Recommended, Optimal time
[Yellow bar] Recommended with Additional Care
[White bar] Recommended
+ Dependent Upon Site Conditions
++ Dependent Upon Site Conditions: Weekly Watering is Strongly Recommended From May Through October Unless Weekly Rainfall Equals 1"

Notes:
1. Activities during November through February depend on ground conditions.
2. No fall planting of oaks and pines.
3. The planting and care of trees is most successful when coordinated with the local conditions.
This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.

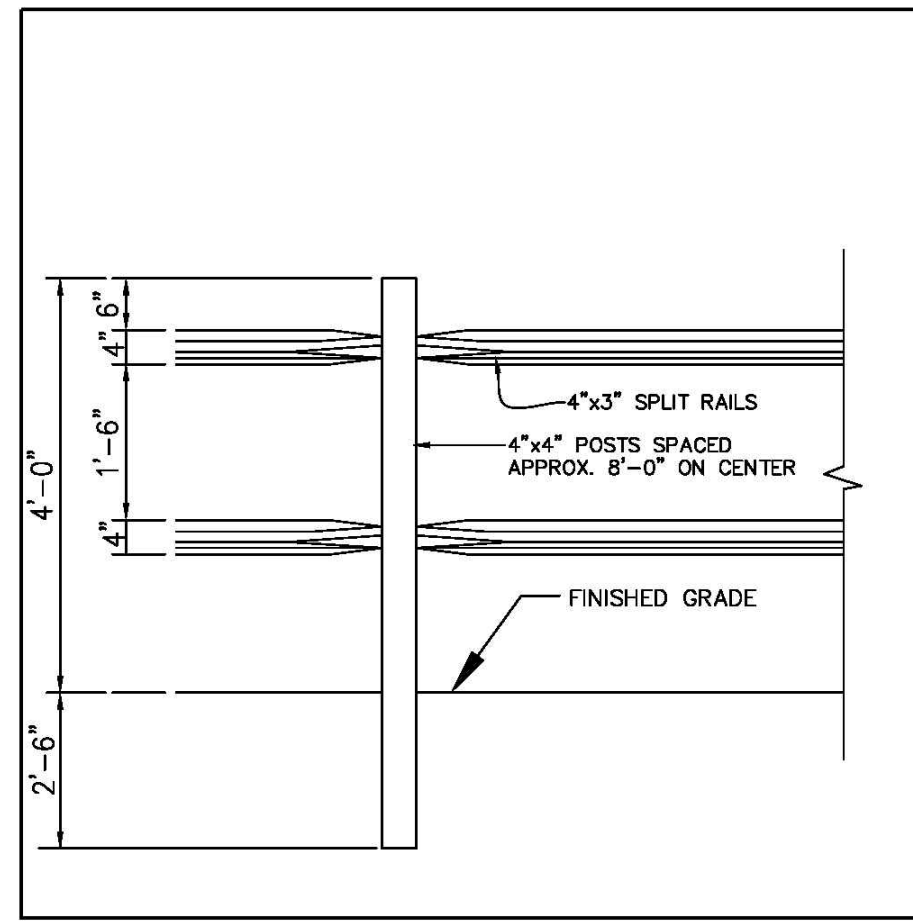
Source: Adapted from Forest Conservation Manual, 1991

Tree Planting and Maintenance Calendar



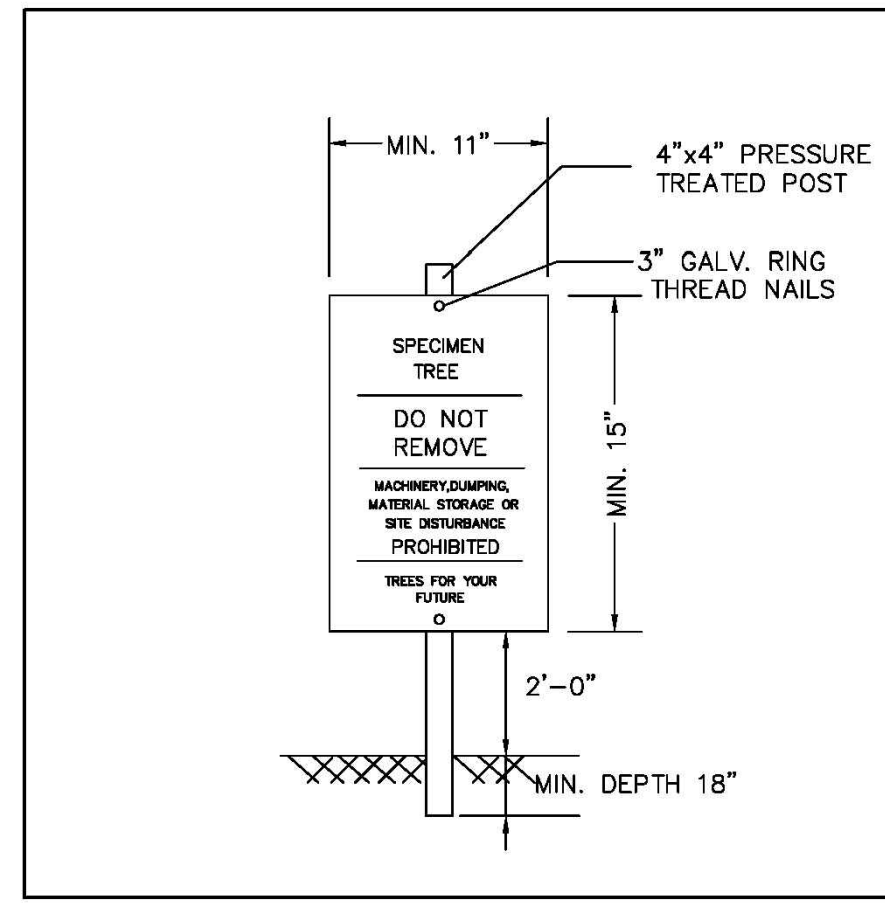
- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

REFORESTATION AREA SIGN



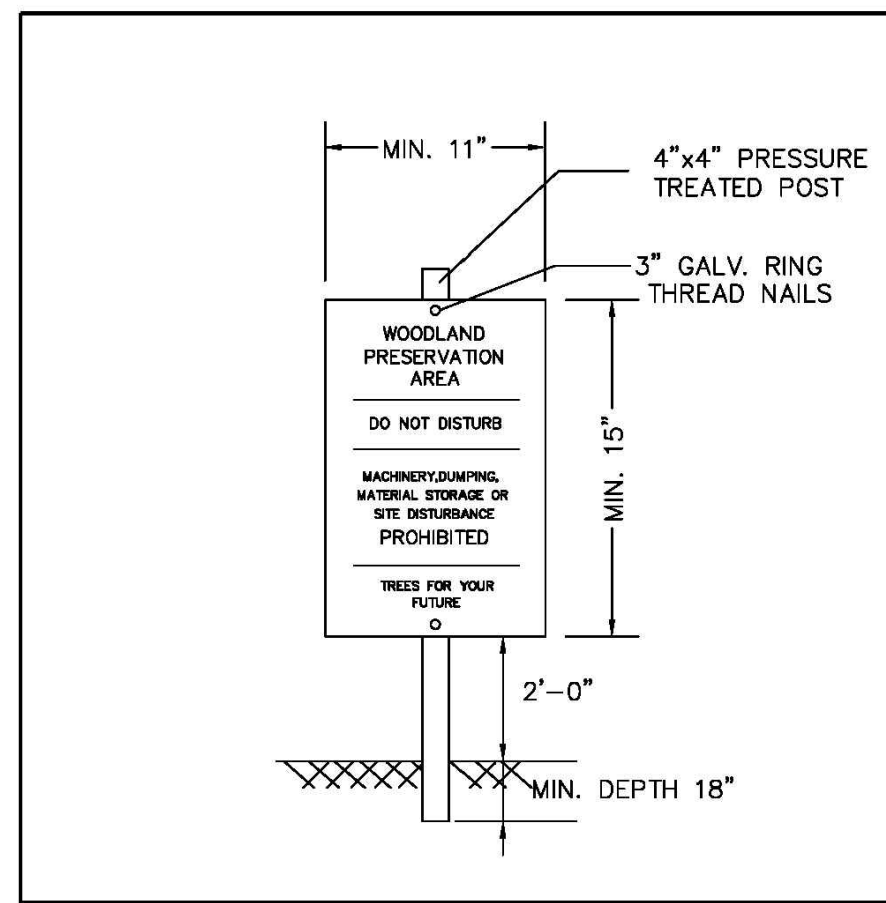
- NOTES:
1. POSTS SHALL STAND PLUMB.
2. RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING.
3. REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET..
4. TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
5. SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE FOR REFORESTATION AREAS



- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

SPECIMEN TREE SIGN



- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

Property Owners Awareness Certificate

I/ We Soleil At Bowie LLC 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.

Obakoleola Epega 01/30/2023
Owner or Owners Representative Date

I/ We Obakoleola Epega 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.

01/30/2023
Contract Purchaser Date

Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-067-06				
	Approved by	Date	DRD #	Reason for Revision
00	L.S.	08-18-2006		
01	Marc Juba	07-08-2014		
02				
03				
04				
05				
06				



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

PHEASANT RIDGE
BOWIE (14TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION
PLAN 2-067-06
DETAIL SHEET

REVISIONS

04/24/2014	REV. PER COUNTY COMMENTS.
01/05/2023	REV. PER UPDATED LOD RC.

DATE: APRIL, 2014
DWN. DD CHECKED MT

SCALE: N.T.S.

PROJECT/FILE NO. 04029

SHEET NO. 6 OF 6