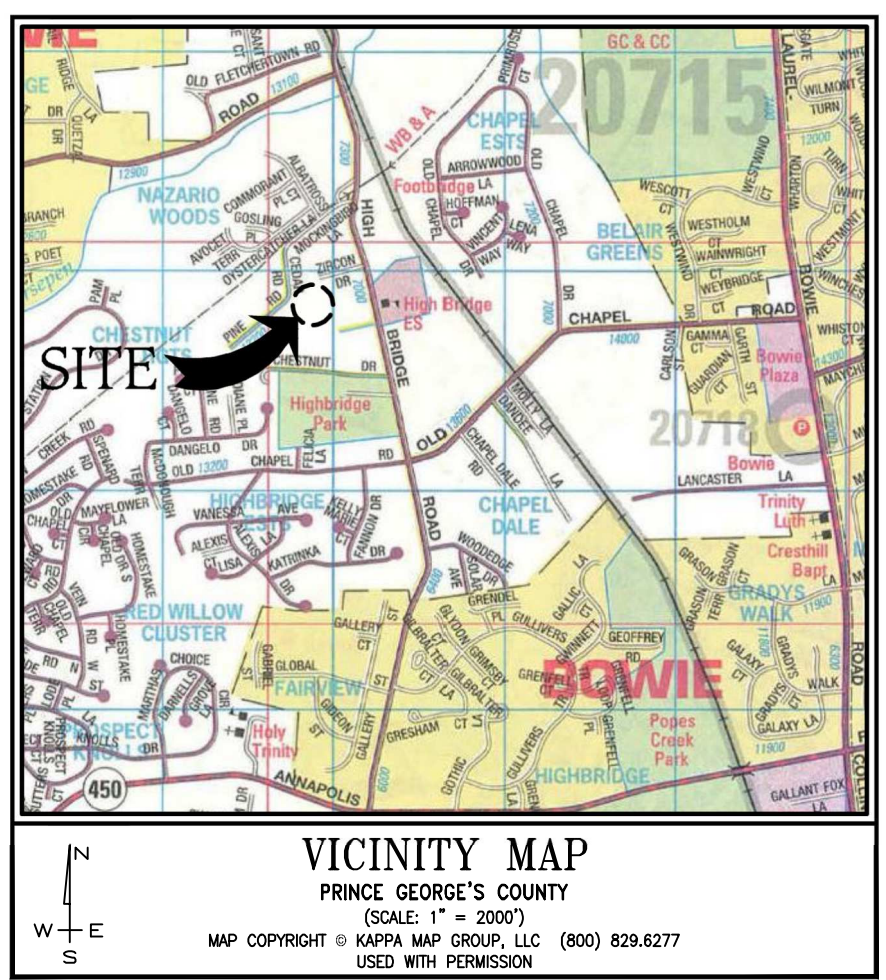


TCP II LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
PAVEMENT	PAVEMENT
CONTOURS	CONTOURS
TREE LINE	TREE LINE
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
WATER LINE	WATER LINE
SEWER LINE	SEWER LINE
WATER HOUSE CONNECTION	WATER HOUSE CONNECTION
SEWER HOUSE CONNECTION	SEWER HOUSE CONNECTION
FIRE HYDRANT	FIRE HYDRANT
FENCE	FENCE
TREE PROTECTION FENCE (TEMPORARY)	TREE PROTECTION FENCE (TEMPORARY)
TREE PROTECTION FENCE (PERMANENT)	TREE PROTECTION FENCE (PERMANENT)
WOODLAND PRESERVATION SIGN	WOODLAND PRESERVATION SIGN
REF/AFFORESTATION SIGN	REF/AFFORESTATION SIGN
SPOT ELEVATION	SPOT ELEVATION
SOILS	SOILS
WOODLAND RETAINED	WOODLAND RETAINED
ASSUMED CLEAR (WP-AC)	ASSUMED CLEAR (WP-AC)
SPECIMEN, HISTORIC, AND CHAMPION TREES WITH CRITICAL ROOT ZONE (CRZ) LINE	SPECIMEN, HISTORIC, AND CHAMPION TREES WITH CRITICAL ROOT ZONE (CRZ) LINE
SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR TCP11-101-05. IF THE GRADING PERMIT EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
- CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$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 SHALDER 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 REQUIREMENT CONTAINED HEREIN.
- THE PROPERTY IS WITHIN THE DEVELOPING TIER AND IS ZONED R-R.
- THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
- THE PROPERTY IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
- THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117(g).



GENERAL NOTES

SITE:

- ADDRESS: 7009 CEDAR RD., BOWIE MD 20720
- LOT / TAX ACCOUNT: LOT 2 / 3605813
- WATER/SEWER: W-1, S-3
- TAX MAP / GRID: 37 / B2
- FLOODPLAIN: NONE
- WSSC GRID: ZONE12
- COUNCIL DISTRICT: 4
- ELECTION DISTRICT: 14 - BOWIE
- PLANNING AREA: 71A

SURVEY:

- HORIZONTAL DATUM BASED ON NAD83(2011)
- VERTICAL DATUM BASED ON NAVD83
- TOPOGRAPHY BASED ON FIELD RUN TOPO PERFORMED BY CPJ ON 11-18-2020, SUPPLEMENTED WITH AVAILABLE GIS
- TOPO AT 1' CONTOUR INTERVALS
- THIS LOT IS NOT ASSOCIATED WITH A PRELIMINARY PLAN
- NO 100YR FLOODPLAIN/WETLANDS LOCATED WITHIN THE SITE
- NO HISTORIC SITE LOCATED WITHIN/ADJACENT TO THE SITE
- NRI EQUIVALENCY LETTER NRI-091-2021 APPROVED 06-22-2021.

ZONING:

- SUBDIVISION: HIGHBRIDGE, PLAT BOOK REP. 201, pp. 23-24
- PROPERTY ZONED: R-R
- MAIN STRUCTURE SETBACKS:
- FRONT YARD: 25'
- SIDE YARD: 8' / 9' (17')
- REAR YARD: 20'
- LOT SIZE = 20,005 SQ. FT. / 0.4593 ACRES
- MAXIMUM COVERAGE: ALLOWED = 25%
- PROPOSED COVERAGE: 12% (INCLUDING DRIVEWAY & SHED)
- BUILDING HEIGHT: 28' FT TO ROOF PEAK
- PROPOSED DRIVEWAY WILL BE ASPHALT

SITE STATISTICS TABLE

SITE STATISTICS	TOTAL
CRSRS TRACT AREA	0.56 AC / 24,275 SQ. FT.
EXISTING 100-YEAR FLOODPLAIN	0.00 AC / 0.00 SQ. FT.
NET TRACT AREA	0.46 AC / 20,005 SQ. FT.
EXISTING WOODLAND IN THE FLOODPLAIN	0.00 AC / 0.00 SQ. FT.
EXISTING WOODLAND NET TRACT	0.46 AC / 20,005 SQ. FT.
EXISTING WOODLAND TOTAL	0.53 AC / 23,132 SQ. FT.
EXISTING PMA	0.00 AC / 0.00 SQ. FT.
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	0.00 AC / 0.00 SQ. FT.
WETLAND (WOODS) BUFFER UP TO 300 FEET WIDE	0.00 AC / 0.00 SQ. FT.

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

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

Zone	R-R		
Gross Tract:	0.56		
Floodplain:	0.00		
Previously Dedicated Land:	0.10		
Net Tract (NTA):	0.46	0.00	0.00

Property Description or Subdivision Name: Highbridge - Lot 2
Current TCP Number: TCP2-101-05 Rev # 2
Previous TCP Number: TCP1-101-03 Rev # 0

Site subject to the 2019 Ordinance (Y or N):
Is this a priority funding area? (Y or N):

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

Woodland Conservation Calculations:	Net Tract	Floodplain
Acres of Existing Woodland	0.46	0.00
Woodland Conservation Required for per TCP1 or TCP2	38.13%	0.18
Area of Woodland Cleared per previous TCP1 or TCP2	0.00	0.00
Area of Woodland Cleared per current TCP2	0.53	0.00
Area of Woodland above WCT not cleared by previous TCP1 or TCP2	0.00	0.00
Additional Woodland Cleared by current TCP2	0.25	0.00
Does the TCP1 show 2:1 replacement?	N	
Cleaning above WCT (1:4.1 Replacement)	0.00	0.00
Cleaning below WCT (2:1 Replacement)	0.25	0.50
Total Woodland Conservation Required:		0.18

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

Woodland Conservation Provided:	(acres)	Bond amount: \$
Woodland Preservation	0.00	
Reforestation / Afforestation	0.00	
Natural Regeneration	0.00	
Landscape Credits	0.00	
Area approved for fee-in-lieu	0.18	Fee amount: \$2,362.24
Credits Received for Off-site Mitigation on another property	0.00	
Off-site Mitigation provided on this property	0.00	
Total Woodland Conservation Provided:	0.18	

Area of net tract woodland not cleared: -0.07 acres
Woodland retained not part of requirements: -0.07 acres

Prepared by: Sallie P. Stewart, PLA ASLA Date: 7/14/2021
Qualifications: MD LA #612

GENERAL INFORMATION TABLE

LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zoning (Zone)	R-R (RURAL RESIDENTIAL)
Zone	Aviation Policy Area (APA)	N/A
Zone	Tax Grid (TWS)	37-B2
Administrative	WSSC Grid (Sheet 20)	209AE12
Administrative	Policy Analysis Zone (PAZ)	N/A
Administrative	Planning Area (Plan Area)	71A
Administrative	Election District (ED)	14-BOWIE
Administrative	Council District (CD)	4
Administrative	General 2002 Tier (TIER)	DEVELOPING
Administrative	Traffic Analysis Zone (TAZ) (TAZ-CSS)	1149
Administrative	PG Traffic Analysis Zone (TAZ-RS)	1149

SHEET INDEX

SHEET #	DESCRIPTION
1	TREE CONSERVATION PLAN - 10 SCALE
2	DETAILS & NOTES

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP11-101-05

Approved by	Date	DRD #	Reason for Revision
00 Kaitlin Shuman	03-21-08		
01 Kaitlin Shuman	01-28-08		
02 Alexander Sander	07-15-2021		
03			
04			
05			
06			
07			

PROPERTY OWNERS AWARENESS CERTIFICATE

I/ We **Tenise Jenkins** 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: **Tenise Jenkins** Date: **7/12/2021**

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:

DocuSigned by:
Sallie P. Stewart
Sallie P. Stewart, PLA
MD LA #612
Exp. Date: 09/08/2021

7/14/2021
Date: _____

Seal not valid without signature

UPDATES/REVISIONS:

NO.	DATE	DESCRIPTION
06-17-21	06-17-21	ADDRESS COMMENTS AND REQUIREMENT: RPI
06-22-21	06-22-21	ADDRESS COMMENTS AND SUBMIT FOR APPROVAL: RPI

SPECIMEN TREE LIST

PLAN #	BOTANICAL NAME	COMMON NAME	DBH	HEALTH	COMMENTS
1	Prunus x oxium	Sweet Cherry	32"	Poor	Off-site, poor branches, wind damage, to be removed
2	Liriodendron tulipifera	Tulip Poplar	32"	Good	Off-site, some minor damage, to be removed

MISS UTILITY

CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE. CERTIFICATION IS REQUIRED FOR UNDERGROUND STORMWATER MANAGEMENT STRUCTURES WHERE POURED CONCRETE WALLS ARE TO BE UTILIZED, OR ON ANY OTHER STRUCTURE MCOPS DEEMS APPROPRIATE.

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

CLIENT: CARLOS HOMES
2020 BALDWIN AVENUE
SUITE 200
CROFTON, MD 21114

WSSC GRID: TAX MAP:
DESIGN: RPI
DRAFT: RPI
DATE: MAR. 2021
SCALE: AS NOTED

SHEET: 1 OF 2
FILE NO.: 2020-1372-22

COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.

Tree Preservation and Retention Notes

- a. 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.
- b. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- c. 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.
- d. 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.
- e. 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

- f. 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.
- g. 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.
- h. 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.

- i. 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.

If development is proposed to be completed in phases:

- j. Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.

If existing trees are proposed for use as protection for preservation areas:

- k. Tree protection fencing (TPFs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land (or a 50-foot forested buffer is being maintained between the limit of disturbance (LOD) and the woodland preservation areas. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluate the change to determine if a revision to the tree conservation plan is necessary or if installation of TPFs will be required.

If debris piles are noted on the FSD and located in preservation areas:

- l. 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

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 permits related to this TCP2 unless the project is phased. 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.

POST DEVELOPMENT NOTES

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

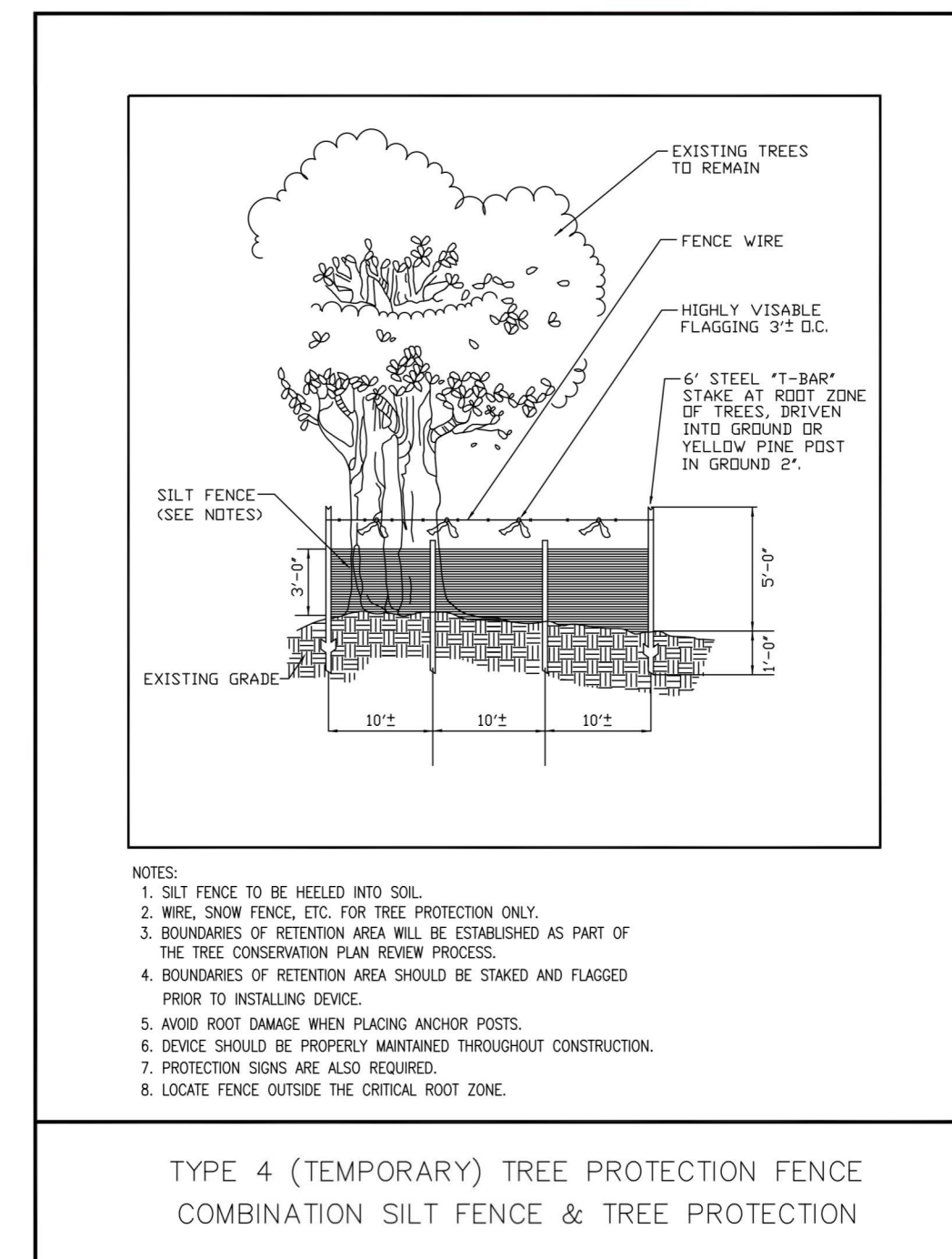
- a. If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the 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 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 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.

- b. 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.
- 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 tops. The use of any herbicide shall be done in accordance with the label instructions.
- d. 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.

TCP-24, Type 4 (Temporary) Tree Protection Fence Combination Silt Fence and Tree



Prince George's County Planning Department

Appendix A-4B

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP11-101-05			
Approved by	Date	DRD #	Reason for Revision
00 Kaitie Shoups	03-23-06		
01 Kaitie Shoups	01-28-08		
02 Alexandra Souders	07-15-2021		
03			
04			
05			
06			
07			

PROPERTY OWNERS AWARENESS CERTIFICATE

I/ We Tenise Jenkins 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.

Tenise Jenkins 7/12/2021
Owner or Owners Representative Date

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:

DocuSigned by:
7/14/2021 Saklep Stewart
Date: _____
SAKLEP STEWART, RLX
JSAKLEP STEWART
Exp. Date: 09/08/2021 Seal not valid without signature

UPDATES/REVISIONS:	
06-17-21	ADDRESS COMMENTS AND RECD/MT. RPI
06-22-21	ADDRESS COMMENTS AND SUBMIT FOR APPROVAL. RPI

TCPII-101-05 NOTES & DETAILS
7009 CEDAR ROAD
LOT 2
HIGHBRIDGE
BOWIE (14th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

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

CLIENT: CARLOS HOMES
2203 BALDWIN AVENUE
SUITE 200
CROFTON, MD 21114

DATE: 7/14/2021

DATE: MAR. 2021

SCALE: AS NOTED

FILE NO: 2020-1572-22

DESIGN: RPI
DRAFT: RPI

SHEET: 2 OF 2

Copyright © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.

MISS UTILITY

CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE. CERTIFICATIONS ON THIS SHEET ARE REQUIRED ON ANY PLAN INVOLVING STORMWATER MANAGEMENT. THE STRUCTURAL CERTIFICATION IS REQUIRED FOR UNDERGROUND STORMWATER MANAGEMENT STRUCTURES WHERE POURED CONCRETE WALLS ARE TO BE UTILIZED, OR ON ANY OTHER STRUCTURE MCDPS DEEMS APPROPRIATE.