

#### Standard Type 2 Tree Conservation Plan Notes

- This plan is submitted to fulfill the woodland conservation requirements for Shed Permit #28671-2017 and Violation #57618-2017. If Shed Permit #28671-2017 and Violation #57618-2017 expires, then this TCP2 also expires and is no longer valid.
- Cutting or clearing woodlands not in conformance with this plan or without the expressed written consent of the Planning Director or designer 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 Environmental Strategy Area (ESA-2) formerly the Developing Tier and is zoned R-E.
- The property is adjacent to Old Fort Road which is a designated Historic roadway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is grandfathered by CB27-2010, Section 25-119(g).

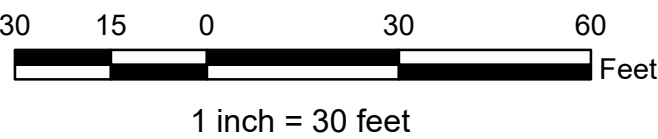
#### Tree Preservation and Retention Notes

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

#### POST DEVELOPMENT NOTES

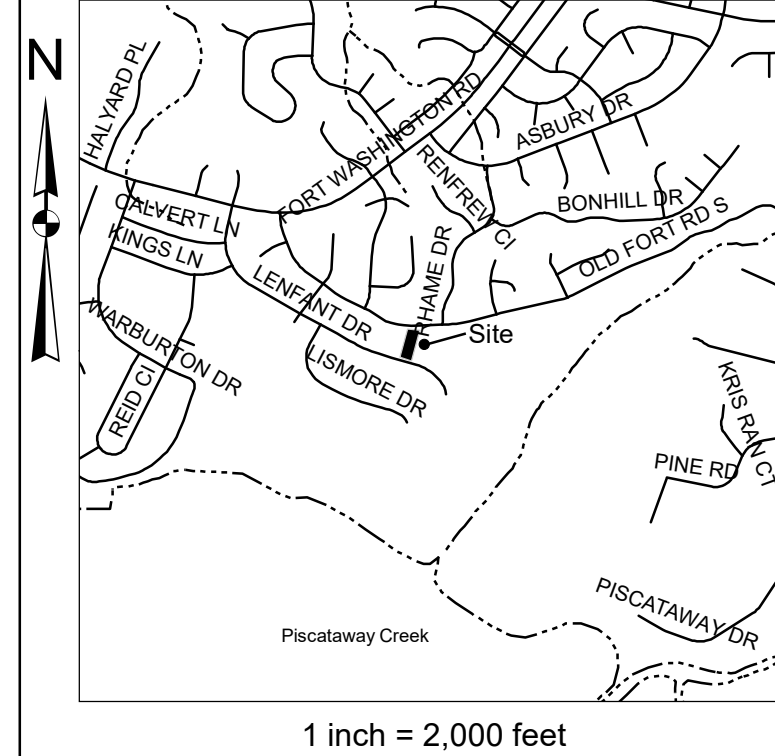
##### When woodlands and/or specimen, historic or champion trees are to remain:

- 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 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 portion thereof are in imminent danger of striking a structure, parking area, or other high use areas 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 re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.
- The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.



#### Waterford Cove, Lot 10 Site Information

- Owner: Bryan & Roberta Campbell
- Property Address: 13318 L'Enfant Drive, Fort Washington, MD 20744
- Deed Information: Liber 27389 Folio 019
- Area: 0.92 acres
- Tax Map: 141, Grid E-1, Lot 10
- Subdivision: Waterford Cove
- Tax Account Number: 3606076
- Assessment District: 05
- Planning Area: 80
- Zoning: R-E
- ESA & Tier: ESA-2 & Developing
- Green Infrastructure: Evaluation
- WSSC Grid: 217SW01
- Election District: 5
- Council District: 8
- Watershed: Piscataway Creek
- River Basin: Potomac
- Floodplain: Plat 200-096
- Proposed Use: Residential Lot
- ADC Map Page/Grid: 30 D-10
- Cemeteries: None
- Historic Sites: None
- Scenic/Historic Roads: Old Fort Road
- Type 1 TCP: TCP1-018-00
- Topography: TCP2-122-03-02
- Preliminary Plan: 4-02122



JM Forestry Services, LLC

11552 Timberbrook Drive  
Waldorf, MD 20601  
Phone/FAX: (301) 645-4977

APPLICANT / DEVELOPER

Bryan & Roberta Campbell  
13318 L'Enfant Drive  
Fort Washington, MD 20744  
Phone: 240-304-4051

## Type II Tree Conservation Plan Single Lot Revision TCP11-122-04

## Waterford Cove, Lot 10 13318 L'Enfant Drive 5th ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

#### 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)

1) Zone:	R-E		
2) Gross Tract:	0.92		
3) Floodplain:	0.00		
4) Previously Dedicated Land:	0.00		
5) Net Tract (NTA):	0.92	0.00	0.00

6 Property Description or Subdivision Name:	Waterford Cove, Lot 10		
7 Current TCP Number:	TCP2-122-03	Rev #	6
8 Previous TCP Number:		Rev #	

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

9) Woodland Conservation Calculations:	Net tract	Floodplain
11) Acreage of Existing Woodland	0.92	0.00
12) Woodland Conservation Required for per TCP1 or TCP2	6.52%	0.06
13) Area of Woodland Cleared per previous TCP1 or TCP2	0.67	0.00
14) Area of Woodland Cleared per current TCP2	0.82	0.00
15) Area of Woodland above WCT not cleared by TCP1 or TCP2	49.36	
16) Additional Woodland Cleared by current TCP2	0.15	0.00
17) Does the TCP1 show 2:1 replacement?	N	
18) Clearing above WCT (1/4:1 Replacement)	0.15	Additional Replacement required = 0.04
19) Clearing below WCT (2:1 Replacement)	0.00	Additional Replacement required = 0.00
20) Total Woodland Conservation Required :		0.10

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

21) Woodland Conservation Provided:	(acres)	Bond amount: \$
22) Woodland Preservation	0.10	-
23) Reforestation / Afforestation	0.00	
24) Natural Regeneration	0.00	
25) Landscape Credits	0.00	
26) Area approved for fee-in-lieu	0.00	Fee amount: \$0.00
27) Credits Received for Off-site Mitigation on another property	0.00	
28) Off-site Mitigation provided on this property	0.00	
29) Total Woodland Conservation Provided	0.10	

29) Area of net tract woodland not cleared	0.10 acres
30) Woodland retained not part of requirements:	0.00 acres

31) Prepared by: \_\_\_\_\_ Date: \_\_\_\_\_

32) Qualifications: \_\_\_\_\_

#### Legend

- Leaders
- WPA Signs
- LOD (Limits of Disturbance)
- TPF (Temporary Tree Protection Fence)
- WP-AC (Woodland Preserved-Assumed Cleared)
- WPA (Woodland Preservation Area)
- Treeline Existing
- Topographic Contours 2-foot
- Proposed 6-foot Wrought Iron Fence
- Easements
- Property Boundary
- Property Boundary Adjacent
- Structures
- BRL (Building Restriction Line)
- Waterline
- Sewerline
- Sewer Manhole
- Water Manhole
- Light Pole
- PropCor

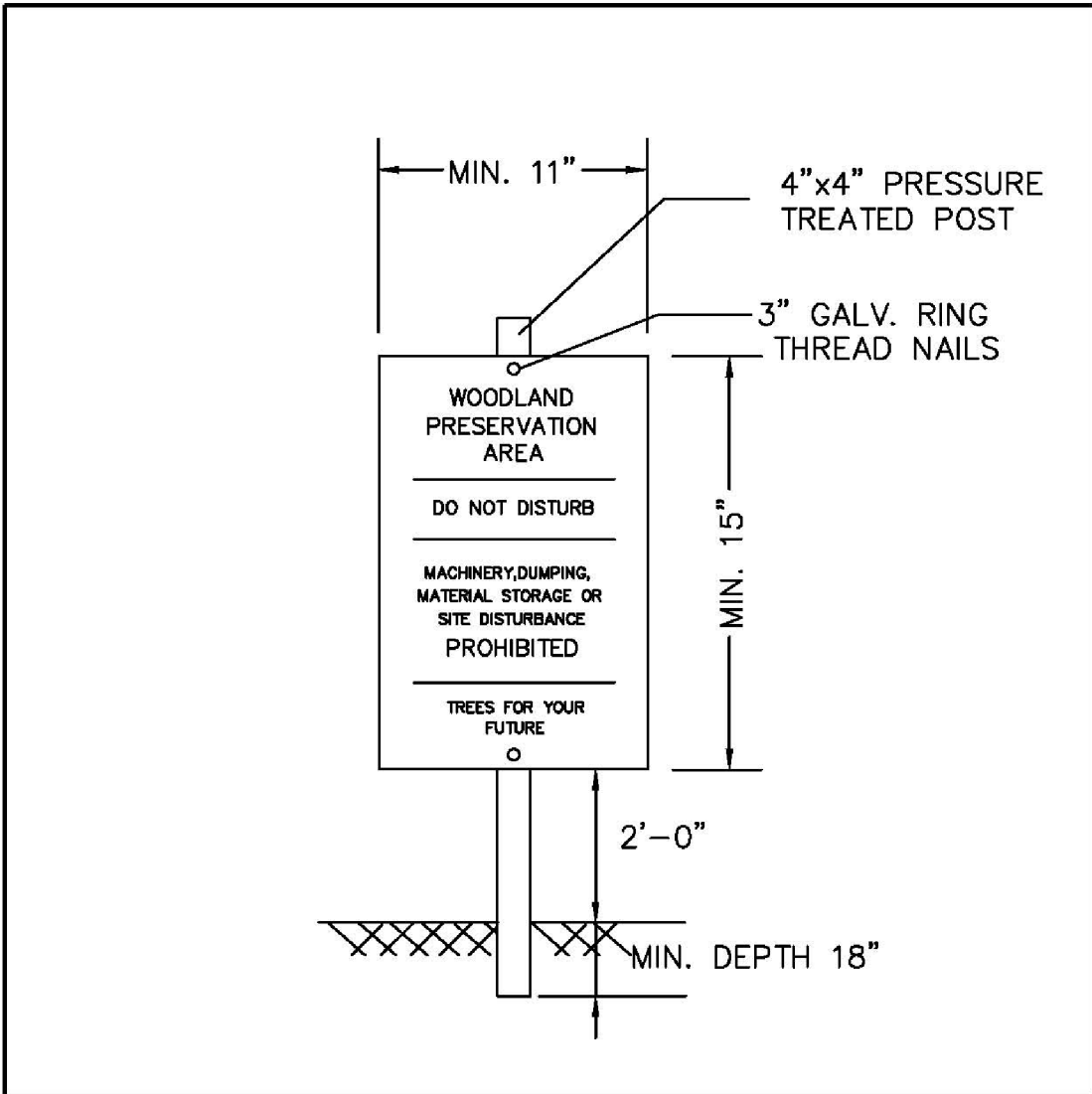
I/We Bryan Campbell hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

*Bryan Campbell* Date: 3/9/2018

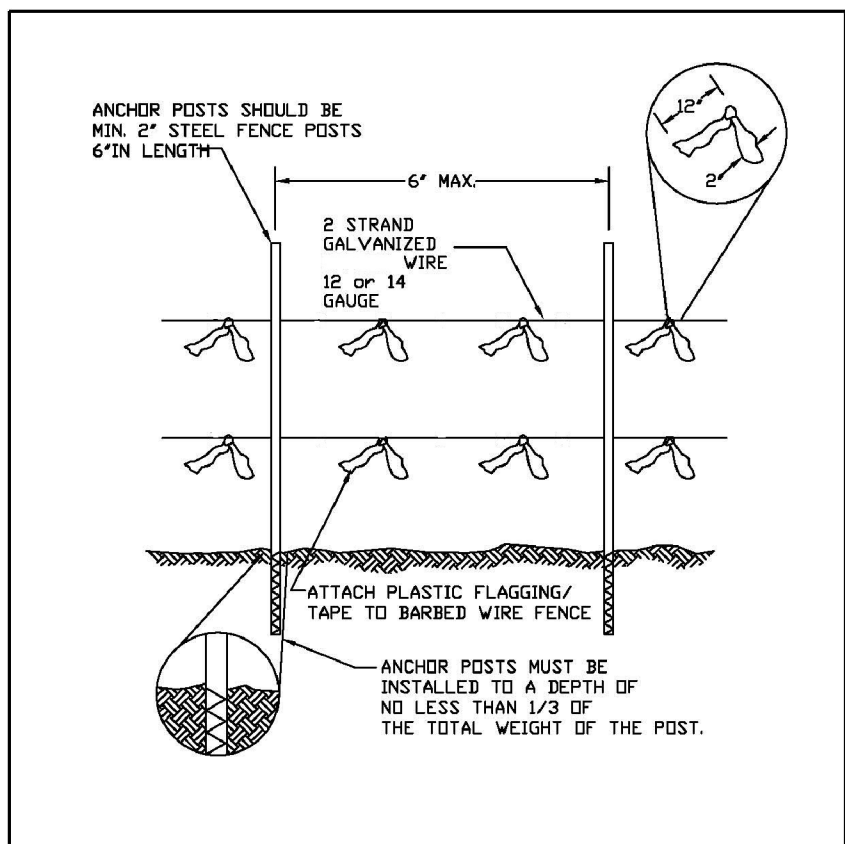
QUALIFIED PROFESSIONAL CERTIFICATION	
This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual.	
Signed: <i>John P. Markovich</i>	Date: 3/9/2018
John P. Markovich JM Forestry Services, LLC 11552 Timberbrook Drive Waldorf, MD 20601 Phone: 301-645-4977 E-mail: jpmarkovich@comcast.net	

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL				
TCP2-122-2003				
	Approved by	Date	DRD #	Reason for Revision
01 Revision	JL Stasz	9/4/2003	NA	
02 Revision	JL Stasz	8/2/2004	NA	SD & Sewer alignments Unknown
03 Revision	Chuck Schneider	8/10/2006	NA	
04 Revision	Kim Finch	9/30/2013	NA	SL Revision, Lot 11 for pool
05 Revision	Chuck Schneider	4/12/2016	NA	WC Bank
06 Revision	Chuck Schneider	8/25/2017	NA	Lot 47 & 48
		3/9/2018	NA	SL Revision, Lot 10 for shed & yard area

DWN	Checked
JPM	JPM
Scale	1" = 30'
Project No.	13-031
Sheet No.	1 of 1



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

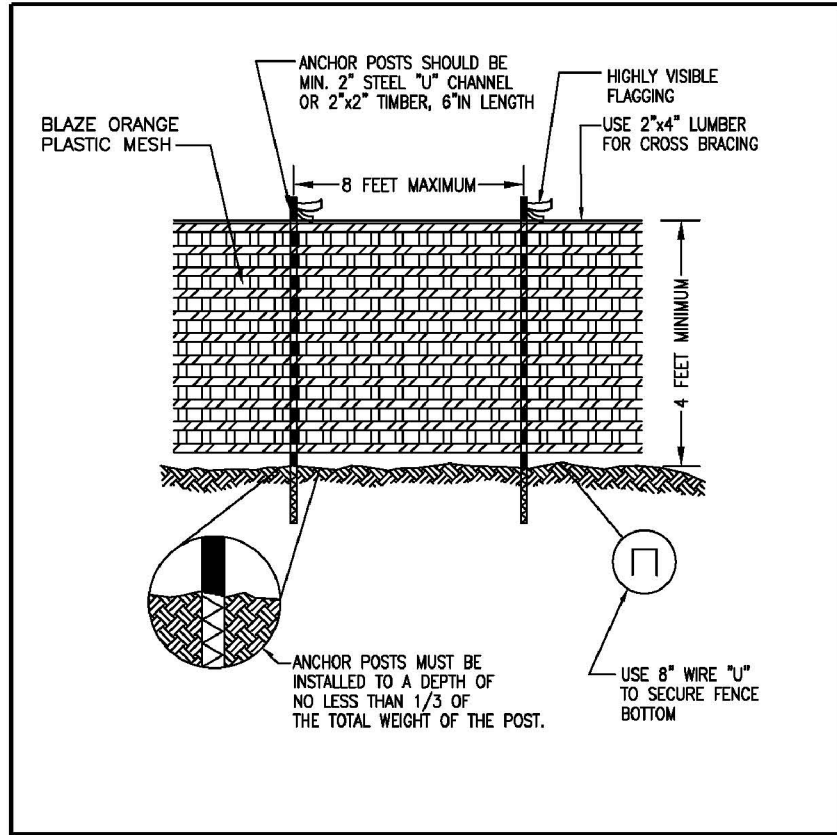


- NOTES: (MUST BE INCLUDED WITH DETAIL)
- FOREST PROTECTION DEVICE ONLY.
  - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
  - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
  - AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
  - BARBED WIRE SHOULD BE SECURELY ATTACHED TO POSTS.
  - DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
  - PROTECTIVE SIGNAGE IS ALSO REQUIRED.

#### TYPE 2 (TEMPORARY) TREE PROTECTION FENCE FOR REFORESTATION AREAS

August 2010

A-4, DET-6



- NOTES: (MUST BE INCLUDED WITH DETAIL)
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  - 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

August 2010

A-4, DET-4