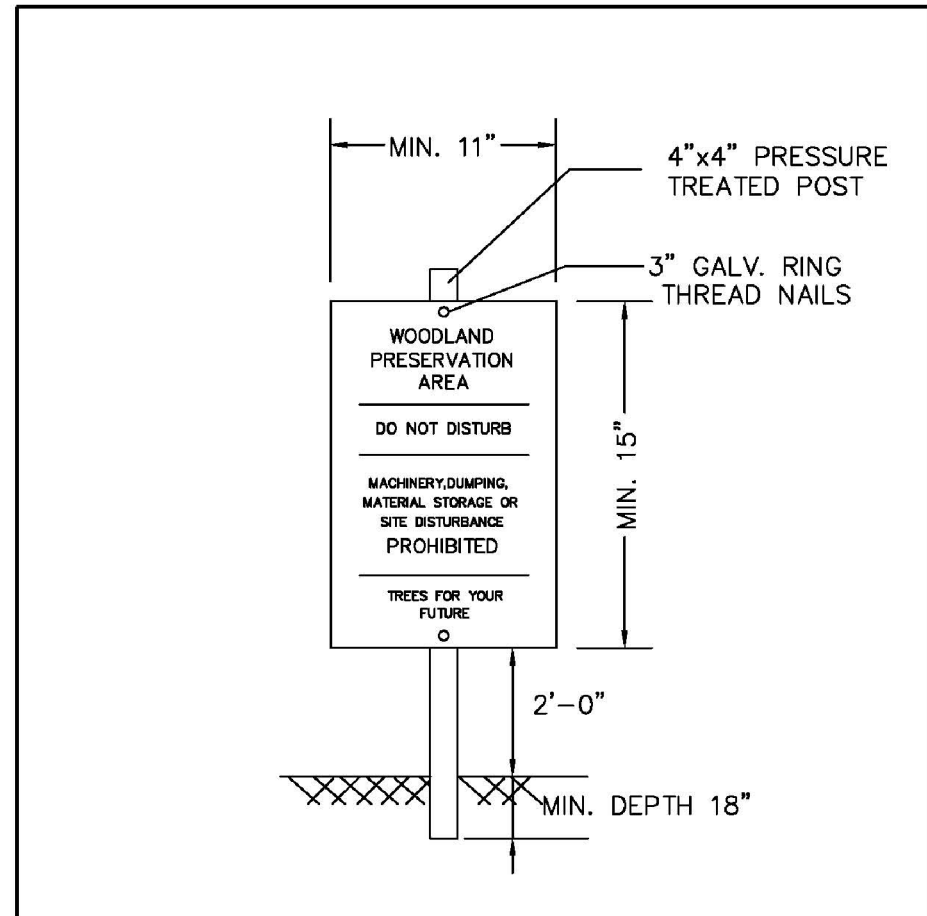
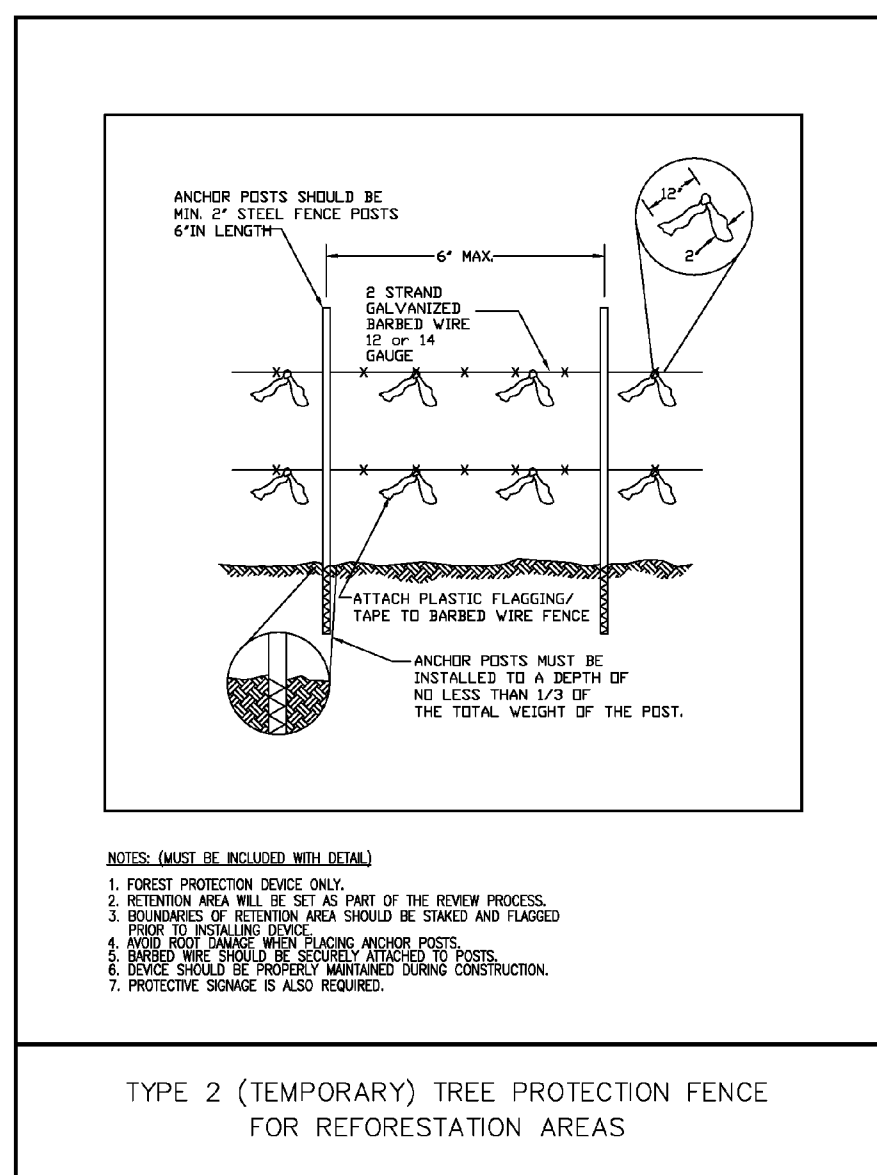


#### Waterford Cove, Lot 12 Site Information

- Owners: Hayward Starks  
13322 L'Enfant Drive  
Fort Washington, MD 20744  
Liber 28469 Folio 439
- Deed Information: 0.952 acres
- Area: 141 Grid E-1
- Tax Map: Waterford Cove, Lot 12
- Subdivision: 200-096
- Plat: 200-096
- Tax Account Number: 80
- Planning Area: R-E
- Zoning: R-E
- ESA: R-E
- Green Infrastructure: R-E
- WSSC Grid: 2175W01
- Election District: 8
- Council District: 8
- Watershed: Piscataway Creek
- River Basin: Potomac
- Floodplain: None
- Proposed Use: Single Family Residential
- ADC Map Page / Grid: 30 D-10
- Cemetery: NA
- Historic Sites: NA
- Scenic/Historic Roads: Old Fort Road
- Master Planned Roads: NA
- Topography: MNCPPC 2018
- Development Activity: NA
- Easements: Sewer, SD & PUE
- TCPs: TCP1-018-00, TCP2-122-03
- Tier II Stream Segment: No
- Stronghold Watershed: Yes
- Priority Funding Area: No



- 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.
  - PERSONS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.



#### Standard Type 2 Tree Conservation Plan Notes

- This plan is submitted to fulfill the woodland conservation requirements for a permit. If the permit expires, then this TCP2 also expires and is no longer valid.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 designee shall be subject to a \$1.50 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 Environmental Strategy Area ESA-2 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 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 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 TCF installation. These signs must remain in perpetuity.
- 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.

A permit will be required for the installation of the shed since it exceeds 150 square foot of floor space that would otherwise exempt the site from a permit.

Since more than 5,000 square feet of area could be cleared it is important to stage or phase any clearing to keep the clearing limits below 5,000 square feet. Once the initial clearing area has been fully stabilized additional clearing may be completed and stabilized.

A Sediment and Erosion Control Plan as well as a grading permit will be required if the clearing (bare soil) exceeds 5,000 square feet at any time. Stabilization shall be considered an area that is seeded with grasses and the grasses providing full coverage of any bare soils. Mulched planting beds may also be considered as fully stabilized.

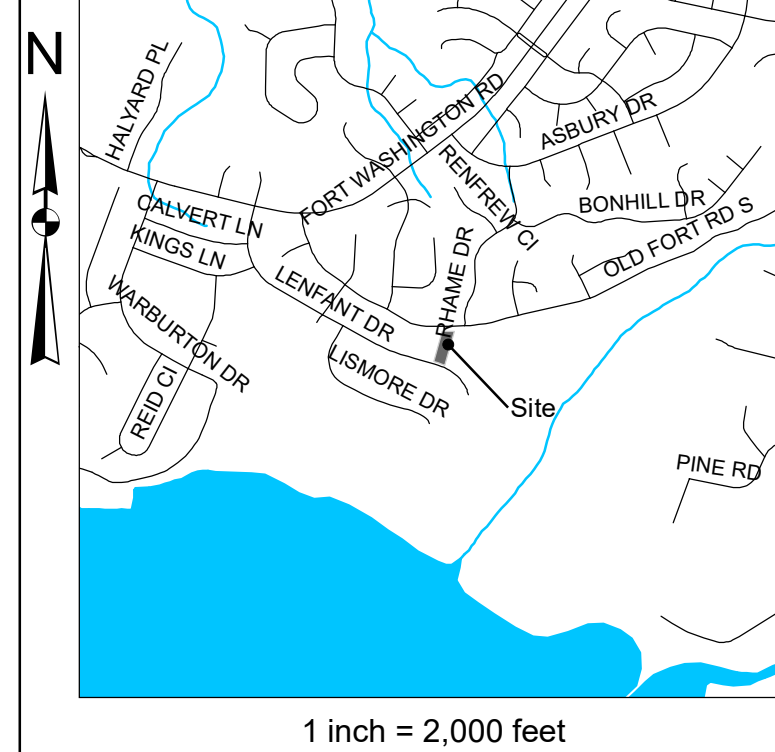
The proposed 6-foot fence is reflected as an approximate location and may be modified slightly to move off of property boundary or away from WPA or to encompass then entire rear yard.

Any area where the fence crosses an easement (Stormdrain or WSSC Sewer) it may be removed by the regulating authority in the event maintenance or repairs to the stormdrain or sewer are necessary. Should the fence be removed the regulating authority will not be liable for replacement of any fence sections removed.

#### Legend

- ▲ WPA Signs (Woodland Preservation Signs)
- × Proposed 6-foot fence
- LOD LOD (Limit of disturbance)
- TPF TPF (Temporary Protection Fence)
- Tree line (existing)
- 10-foot Contour
- 2-foot Contour
- Property Boundary
- Property Boundary Adjacent
- Easements
- Fence 6-foot Vinyl
- BRL BRL (Building Restriction Line)
- Utility Poles
- Utility Lines
- Manhole Sewer
- Manhole Storm Drain
- Storm Drain
- Sewer
- WPA (Woodland Preservation Area)
- WP-AC (Woodland Preserved - Assumed Cleared)

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-E
Zone	Aviation Policy Area (APA)	NA
Administrative	Tax Grid (TMG)	141 E-1
Administrative	WSSC Grid (Sheet 20)	2175W01
Administrative	Planning Area (Plan Area)	05
Administrative	Election District (ED)	08
Administrative	Councilmanic District (CD)	08
Administrative	General Plan 2035 ESA	ESA-2
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1393
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2544



#### 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:	0.95		
3 Floodplain:	0.00		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	0.95	0.00	0.00
6 Property Description or Subdivision Name:	Waterford Cove, Lot 12		
7 Current TCP Number:	TCP2-122-03	Rev #	7
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	0.95	0.00
12 Woodland Conservation Required for per TCP1 or TCP2	10.08%	0.10
13 Area of Woodland Cleared per previous TCP1 or TCP2	0.68	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	0.14	0.00
17 Does the TCP1 show 2:1 replacement?	N	
18 Clearing above WCT (1/4:1 Replacement)	0.14	Additional Replacement required = 0.04
19 Clearing below WCT (2:1 Replacement)	0.00	Additional Replacement required = 0.00
20 Total Woodland Conservation Required :	0.13	

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

21 Woodland Conservation Provided:	(acres)	
22 Woodland Preservation	0.13	
23 Reforestation / Afforestation	0.00	Bond amount: \$ -
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	0.13	

29 Area of net tract woodland not cleared	0.13 acres
30 Woodland retained not part of requirements:	0.00 acres

I/We Hayward Starks 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.

Hayward Starks Date: 6/14/2019

#### QUALIFIED PROFESSIONAL CERTIFICATION

This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual.

Signed: John P. Markovich Date: 6/14/2019  
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
JL Stasz	9/4/2003	NA	
JL Stasz	8/2/2004	NA	SD & Sewer alignments
JL Stasz	8/10/2006	NA	Unknown
Chuck Schneider	9/30/2013	NA	SL Revision, Lot 11 for pool
Kim Finch	4/12/2016	NA	WC Bank
Chuck Schneider	8/25/2017	NA	Lot 47 & 48
Chuck Schneider	3/9/2018	NA	SL Revision, Lot 10 for shed & yard area
Chuck Schneider	8/8/2019	NA	SL Revision, Lot 12 to add shed & fence increase yard area

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

APPLICANT / DEVELOPER

Hayward Starks, Jr.  
13322 L'Enfant Drive  
Fort Washington, MD 20744  
Phone: 301-537-5044

Type 2 Tree Conservation Plan  
Single Lot Revision  
TCP2-122-03-07

Waterford Cove Lot 12  
13322 L'Enfant Drive  
Fort Washington, MD 20744  
5th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

#### REVISIONS

DWN JPM Checked JPM

Scale 1" = 30'

Project No. 19-031

Sheet No. 1 of 1