

Legend

- Existing Fence
- Easements (PUE)
- Existing Treeline 2013
- Property Boundary (Applicant)
- Property Boundaries
- Structures and Impervious Areas
- Limit of Disturbance (LOD)
- Existing Topographic Contours 2-foot

Standard Type 2 Tree Conservation Plan Notes

- This plan is submitted to fulfill the woodland conservation requirements for TCP2/136/95 and Permit #26486-2013. If Permit #26486-2013 expires, then this TCP2 also expires and is no longer valid.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 the Developing Tier and is zoned R-R.
- The site is adjacent Old Fort Road a roadway designated as a historic roadway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is grandfathered by CB27-2010, Section 25-116(g).
- 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.
- 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.
- Debris piles shown in woodland preservation areas shall be removed by hand without the use of mechanical equipment within the preservation area. Chains may be used to pull debris out of the preservation areas. Caution must be used not to damage remaining vegetation.
- Prior to the issuance of the first permit for the development shown on this TCP2, all off-site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to the issuance of any permit for the associated plan, and/or**
- 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.**
- If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handbook "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
- If a tree or 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.

The purpose of this Type 2 Tree Conservation Plan revision is to allow the property owner to install a swimming pool and use the entire yard area for family activities.

The entire Woodland Conservation Area (WCA) will be removed. The lots on both sides of this property have no remaining WCA thus no protective fencing beyond the existing 6-foot high board fence along the property boundary will be required. No signage will be required as no WCA will remain.

The WC requirements for Lot 3-P will be satisfied by the payment of the Fee-in-lieu to the Woodland Conservation Fund prior to the issuance of the permit for the swimming pool.

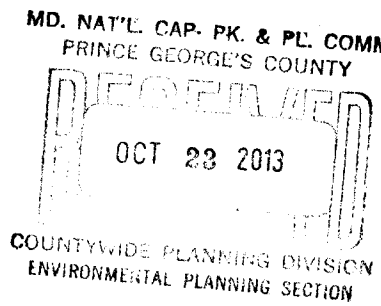
Tantallon Hills, Lot 3, Block "P" Site Information		
1. Owner	Daphne A. Johnson	
2. Property Address	13207 Sunfield Terrace	
3. Deed Information	Fort Washington, MD 20744	
4. Area	Liber 35169 Folio 388	
5. Tax Map	141, Grid E-1, Lot 3-P	
6. Subdivision	Tantallon Hills	
7. Tax Account Number	2968303 & 2968360	
8. Assessment District	05	
9. Planning Area	80	
10. Policy Analysis Zone	259E	
11. Zoning	R-R	
12. Tier	Developing	
13. Green Infrastructure	None	
14. WSSC Grid	217SE01	
15. Election District	5	
16. Council District	8	
17. Watershed	Piscataway Creek	
18. River Basin	Potomac	
19. Floodplain	None per Plat 174-001	
20. Proposed Use	Residential Lot	
21. ADC Map Page/Grid	30 D-10	
22. Cemeteries	None	
a. Historic Sites	None	
23. Scenic/Historic Roads	Old Fort Road	
24. Type 1 TCP	TCP1-084-92	
25. Topography	TCP2-136-95	
26. Preliminary Plan	4-92113	

Single Lot TCP2 with Previously Approved TCP1
Woodland Conservation Worksheet
for
Prince George's County

1 Zone:	R-R		
2 Gross Tract:	0.46		
3 Floodplain:	0.00		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	0.46	0.00	0.00
6 Property Description or Subdivision Name:	Tantallon Hills, Lot 3, Block P		
7 Owner:	Daphne A. Johnson		
8 Address:	13207 Sunfield Terrace, Fort Washington, MD 20744		
9 Phone:			
10 Previous TCP Number:	TCP1-084-92		
Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)
11 Acreage of Existing Woodland		0.46	0.00
12 Woodland Conservation Required for Lot per TCP1	43.48%	0.20	
13 Area of Woodland Cleared per TCP1		0.26	0.00
14 Area of Woodland Cleared per TCP2		0.46	0.00
15 Area of Woodland above WCT not cleared by TCP1		1.55	
16 Additional Woodland Cleared by TCP2	0.20		0.00
17 Does the TCP1 show 2:1 replacement:	N		
18 Clearing above WCT	0.20	Additional 1/4 1:1 Replacement required =	0.05
19 Clearing below WCT	0.00	Additional 2:1 Replacement required =	0.00
20 Total Woodland Conservation Required for this Lot:		0.25	
21 Woodland Conservation Provided:		(acres)	
22 Woodland Preservation		0.00	
23 Reforestation / Replacement		0.00	
24 Afforestation		0.00	
25 Area approved for fee-in-lieu		0.25	\$3,267.00
26 Credits Received for Off-site Mitigation on another property		0.00	
27 Off-site Mitigation provided on this property		0.00	
28 Total Woodland Conservation Provided		0.25	
29 Area of net tract woodland not cleared		0.00	acres
30 Woodland retained not part of requirements:		0.00	acres

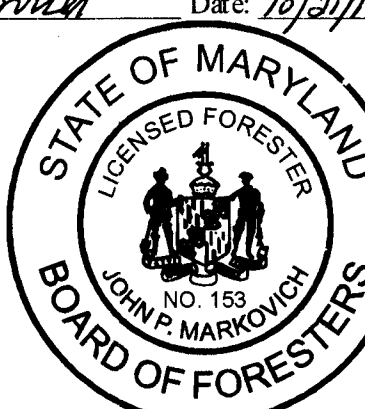
I/We Daphne A. Johnson hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Daphne A. Johnson 10/21/13
Owner or Owners Representative Date



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

Signed: John P. Markovich Date: 10/21/13
John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-645-4977
E-mail: jpmarkovich@comcast.net



M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN		
TCP2- 136-95		
Approved by		Date
John P. Markovich		12/14/1995
01 Revision	<u>[Signature]</u>	<u>10/31/13</u>
02 Revision		
03 Revision		
04 Revision		
05 Revision		

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

APPLICANT / DEVELOPER
Daphne A. Johnson
13207 Sunfield Terrace
Fort Washington, MD 20744
Phone:

Tantallon Hills, Lot 3, Block P
Type II Tree Conservation Plan
Single Lot Revision
TCP2-136-95

Daphne A. Johnson Property
13207 Sunfield Terrace
7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

10/19/13 JPM Remove all
WC from Lot & pay Fee-in-lieu

DWN JPM Checked JPM
Scale 1" = 50'

Project No. 13-044
Sheet No. 1 of 1