

This plan is submitted to fill the woodland conservation requirements for TCP2-146-05. If TCP2-146-05 expires, then this TCP2 also expires and is no longer valid.

1. The applicant hereby certifies that the information provided in this plan is true and correct without the expressed written consent of the Planning Director or designee shall be subject to a \$30.00 per square foot mitigation fee.

2. 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 invited to attend. The results of the meeting and any work or measures to be taken to implement the implementation of woodland conservation measures shown on this plan will be discussed in detail.

3. 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.

4. The applicant hereby certifies that the applicant or owner of the property shall also assume the following:

5. The owners of the property subject to this tree preservation plan are solely responsible for conformance to the requirements contained herein.

6. The property is within the Developing Town and is zoned R-R.

7. The site is not adjacent to a roadway classified as arterial or greater.

8. This plan is not/is not grandfathered under CB-27-2010, Section 25-117 (g).

Tree protection fences and signs are to be installed along the perimeter of existing forest and individual trees to remain. It is to be installed outside of the critical root zone of the trees and the root pruning line (if present) and will be smooth wire fencing. It is to be installed before any more grading. If the contractor is not familiar with root pruning procedures, the nearest arborist should be contacted at the pre-construction meeting. Ground maintenance staff shall be instructed to avoid disturbance within designated Conservation areas. Root Pruning is to be performed as per TCP-11, typically outside the critical root zone of specified forest edges and specified individual trees to remain. It is to be performed by hand using a sharp hand saw. The root pruning cut is to be made at a 36" wheel depth of 8". Other stress reduction/tree protection measures for individual trees should be implemented at this time.

Pre-construction meeting: Prior to the boundaries of the limits of disturbance have been staked and flagged, but before any disturbance has taken place on-site, a pre-construction meeting at the construction site shall be held. The developer, contractor, or project manager, all construction personnel, and the appropriate regulatory agency shall be present. The purpose of the meeting will be to field verify the limits of clearing as specified on the plan and make any necessary adjustments. They will authorize installation of protection devices and determine location and quantity of necessary signage.

Enforcement staff will also discuss the value and importance of the preservation areas, outline responsibilities and discuss violation penalties. An additional inspection may be required after installation of the protection devices before construction is authorized to begin.

Tree protection measures and devices shall be implemented after the pre-construction meeting and prior to any disturbance or clearing activity including erosion control devices.

If pruning is specified, do so before installing fence to avoid damage to fencing.

Root prune all designated areas.

Install tree protection fence and signs (see detail this page). To be maintained at least through the construction period for retention areas, and through the 2-year maintenance period for reforestation areas unless waived by county inspector.

When silt fence is specified, it should be positioned outside of the tree protection fence. In areas where silt fence and tree protection fence are to be used a "combination tree protection silt fence" can be used instead. This determination can be made at the pre-construction meeting (see alternative fence detail this page).

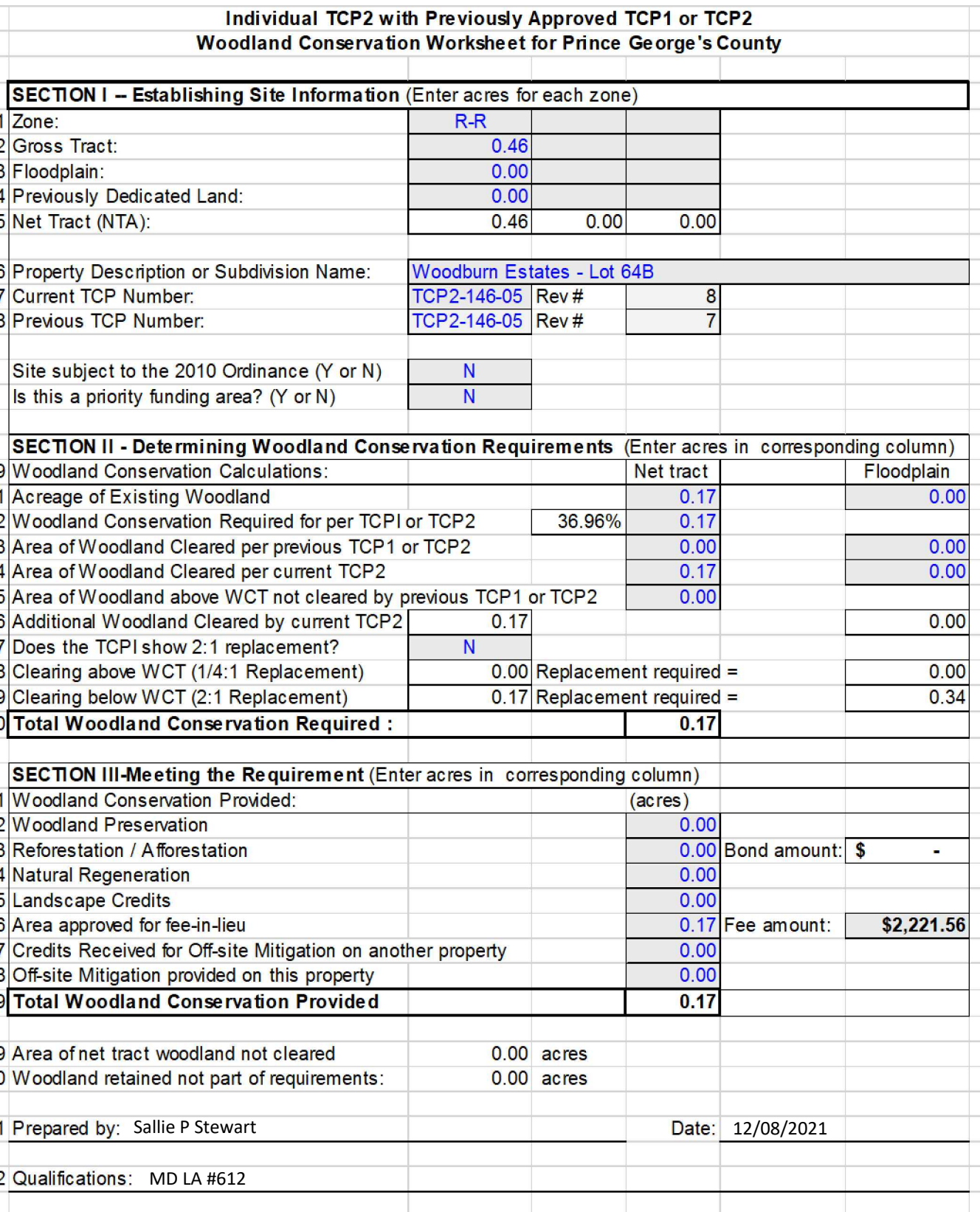
Approved clearing will take place after all tree protection measures are completed and will occur outside the tree protection fence.

Upon completion of construction, corrective measures may include: Removal of dead or dying trees, pruning of dead or declining limbs, soil aeration, fertilization, watering of specimen trees when specified, and cleanup of retention areas.

Inspection and approval by regulatory agency for Prince George's County.

Removal of temporary protective measures, such as tree protection fence and signs.

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.



Area of net tract woodland not cleared	0.00 acres			
Woodland retained not part of requirements:	0.00 acres			
Prepared by: Sallie P Stewart		Date:	12/08/2021	
Qualifications: MD LA #612				

[illegible]

FRONT ELEVATION

SIDE ELEVATION

SIGN. (SEE SIGN DETAIL &
POST-TYPE SIGN DETAIL
THIS PAGE)

- SIGNS & FENCE TO BE PERMANENTLY MAINTAINED.
- SIGNS TO BE ATTACHED TO FENCE POSTS $\pm 45^\circ$ AC & AT CORNERS.
- TEMPORARY TREE PROTECTION FENCE IS TO BE INSTALLED IN LEU OF PERMANENT GRADING UNDER CONSTRUCTION. PERMANENT TO BE INSTALL UPON COMPLETION OF FINAL GRADING, PRIOR TO FINAL GRADING INSPECTION.
- THE SMALLER POST-TYPE WOODLAND CONSERVATION SIGNAGE ($5\frac{1}{2}'' \times 8''$) MAY BE SUBSTITUTED FOR THE LARGER PLASTIC WOODLAND CONSERVATION SIGN SHOWN ON THE ABOVE DETAIL.
- THE PERMANENT PROTECTION FENCING DETAIL IS TO BE USED TO PROTECT THE VULNERABLE EDGES OF WOODLAND CONSERVATION AREAS DURING THE REQUIRED MAINTENANCE PERIOD. AFTER THE MAINTENANCE PERIOD HAS BEEN SATISFACTORILY FULFILLED, THE PERMANENT PROTECTION FENCE MAY BE REMOVED & REPLACED WITH "POST-TYPE TREE PROTECTION SIGNAGE".

TREE PROTECTION FENCE—PERMANENT FENCE

NOT TO SCALE

NOT TO SCALE

[illegible]

NOTES:

- The fee-in-lieu option is available because the original TCP2 is grandfathered, and because the lot is under one acre.
- This plan removes all woodland conservation required from lot 64B as were shown on original 'TCP2-146-05'.

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-R
Zone	Aviation Policy Area (APA)	6
Administrative	Tax Grid (TMG)	115-D3
Administrative	WSSC Grid (Sheet 20)	2125F04
Administrative	Planning Area (Plan Area)	81B
Administrative	Election District (ED)	9
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2035 ESA & 2002 Tier (Tier)	Residential Low/Developing
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1364
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2614

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

[Signature] 10/28/21
Owner or Owner 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

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE CODE OF PUBLIC GEORGES COUNTY WATER RESOURCES PROTECTION AND GRADING CODE, AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM UPHILL PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO DOWNHILL PROPERTIES, HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES, AND SIGNED, SEALED AND DATED BY A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.

12/8/21

Saline Stewart

DATE: _____
SALLIE P. STEWART
REGISTERED LAND ARCH.
MD. #612
EXPIRES: 9/9/2021

Seal not valid without signature

UPDATES/REVISIONS :		
01/09/2020	SUBMIT REVISION TO TCP2 TO REMOVE CONSERVATION AREA FROM LOT 68B	SPS
03/25/2020	REVISE PLANS FOR TCP2 RESUBMISSION BASED ON COMMENTS	SPS
11/04/2021	SUBMIT REVISION TO TCP2 TO REMOVE CONSERVATION AREA FROM LOT 64B	SPS
12/08/21	UPDATE APPROVAL BLOCK FOR PREVIOUS APPROVALS	SPS

TCP 2-146-05-08

LOI 64B
10714 SIR BRENDAN AVENUE

CLINTON, MARYLAND 20735

WOODBURN ESTATES

NINTH (9TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

PRINCE GEORGE'S COUNTY, MARYLAND

CPI Charles P. Johnson & Associates, Inc.

Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

Associates 1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT	A-1 Technology	TAX MAP/WSSC	SITE PLAN NO.
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10714 Sir Brendan Avenue Clinton, MD 20735	4-04016	124	
	DESIGN	SHEET	OF

	CWC/CRS	1	1
	DRAFT CWC/CRS		

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PROHIBITED.	SCALE 1" = 30'	34-191-22 B
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