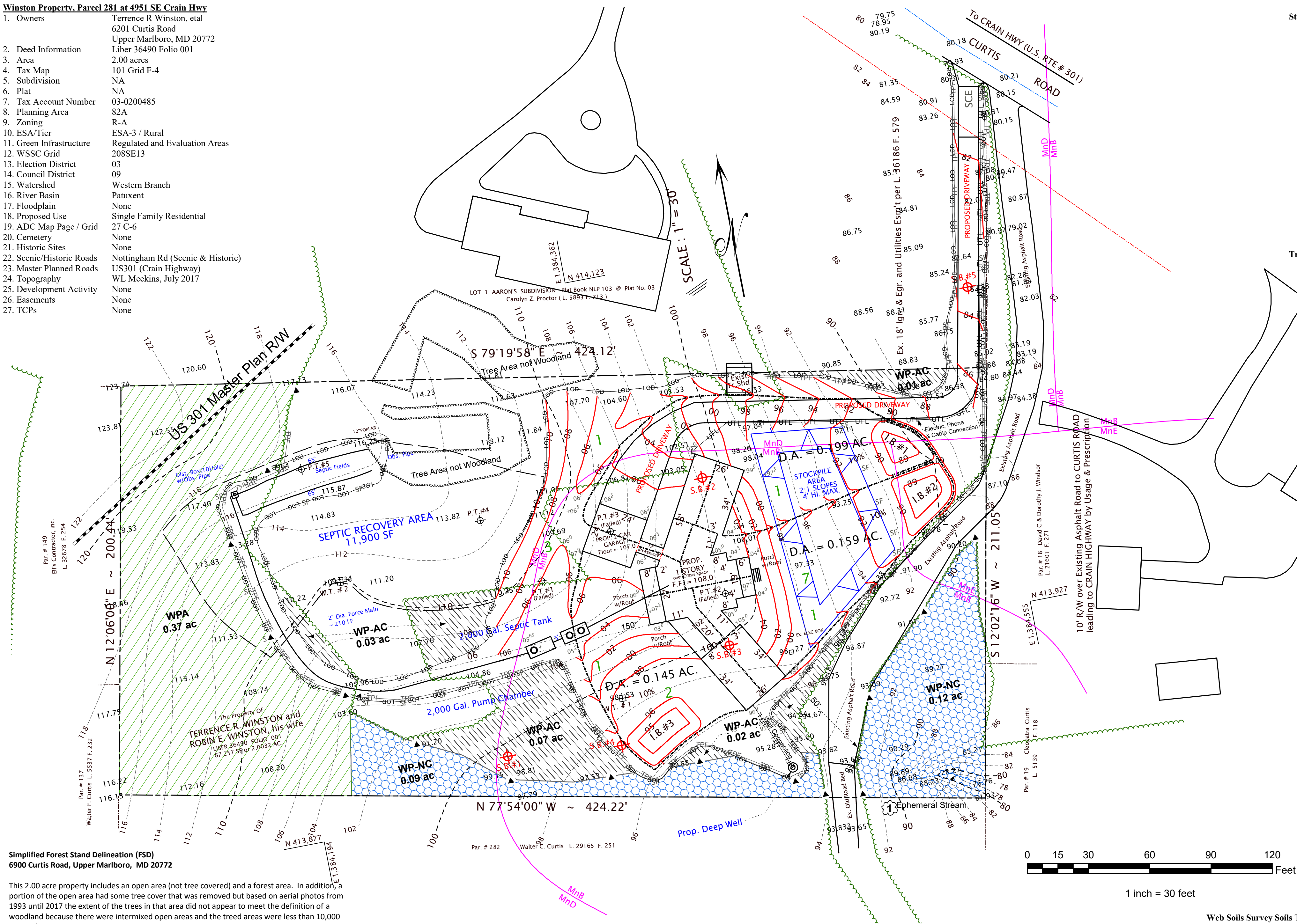


Winston Property, Parcel 281 at 4951 SE Crain Hwy

1. Owners	Terrence R Winston, etal
2. Deed Information	6201 Curtis Road
3. Area	Upper Marlboro, MD 20772
4. Tax Map	Liber 36490 Folio 001
5. Subdivision	2.00 acres
6. Plat	101 Grid F-4
7. Tax Account Number	NA
8. Planning Area	03-0200485
9. Zoning	82A
10. ESA/Tier	R-A
11. Green Infrastructure	ESA-3 / Rural
12. WSSC Grid	Regulated and Evaluation Areas
13. Election District	208SE13
14. Council District	03
15. Watershed	09
16. River Basin	Western Branch
17. Floodplain	Patuxent
18. Proposed Use	None
19. ADC Map Page / Grid	Single Family Residential
20. Cemetery	27 C-6
21. Historic Sites	None
22. Scenic/Historic Roads	Nottingham Rd (Scenic & Historic)
23. Master Planned Roads	US301 (Crain Highway)
24. Topography	WL Meekins, July 2017
25. Development Activity	None
26. Easements	None
27. TCPs	None



Simplified Forest Stand Delineation (FSD)
6900 Curtis Road, Upper Marlboro, MD 20772

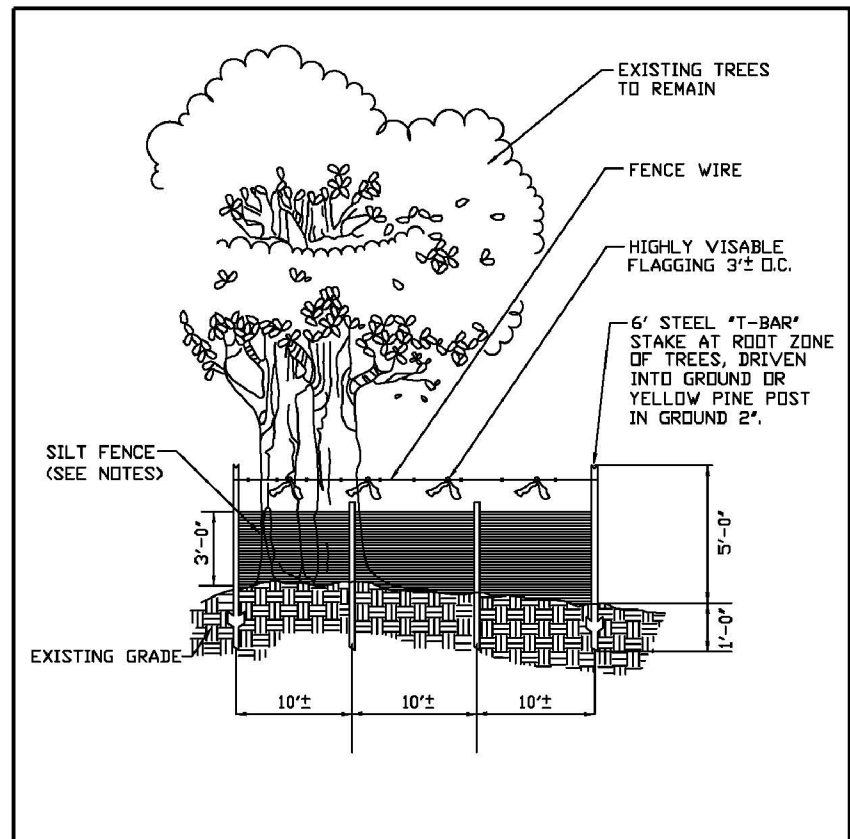
This 2.00 acre property includes an open area (not tree covered) and a forest area. In addition, a portion of the open area had some tree cover that was removed but based on aerial photos from 1993 until 2017 the extent of the trees in that area did not appear to meet the definition of a woodland because there were intermittent open areas and the treed areas were less than 10,000 square feet in size. The woodlands on this site are dominated by Tulip Poplar and Sweetgum which account for approximately 50 percent of the stocking. Other significant species include Sycamore, Ash, Black Cherry, Red Maple and Boxelder. Where present the Ash and Boxelder has been exhibiting significant dieback and mortality. The understory is comprised of Sweetgum, Red Maple and Pawpaw while the herbaceous layer includes Sweetgum, Red Oak, Holly, Ash, Dogwood, Pawpaw, Poison Ivy, Highbush Blueberry, Blackberry, Virginia Creeper and assorted grasses. Invasive species were present in the herbaceous layer and accounted for approximately 60% of the coverage in that layer with Japanese Honeysuckle, Japanese Stilt Grass, English Ivy, Multiflora Rose and Asian Bittersweet being observed. The average DBH for this site is 9.5 inches there are approximately 227 trees per acre and the basal area is 53 square feet per acre.

This site was a field with a barn in the early 1990s but portions regenerated naturally with a mix of species and stocking levels. As noted above portions of the site although tree covered are not considered woodland because of area coverage, with those areas of trees being removed in late 2016 and early 2017 leaving the open field in the central portion of the site.

According to the MD DNR website there are no rare, threatened or endangered species habitats in the immediate vicinity of this property. Per an evaluation of information on PGAtlas there are no historic sites in the vicinity of this property, there are no scenic or historic roads, there are no master planned right-of-way classified as arterial roadways or greater and there are no noise issues.

The soils on this property include soils in the Marr-Dodon soil complexes for which there are no significant limitations.

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-A
Zone	Aviation Policy Area (APA)	NA
Administrative	Tax Grid (TWG)	101 F-4
Administrative	Planning Area (Plan Area)	208SE13
Administrative	Election District (ED)	03
Administrative	Councilmanic District (CD)	09
Administrative	General Plan 2035 ESA & 2002 Tier (Tier)	ESA-3/Rural
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1269
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2699



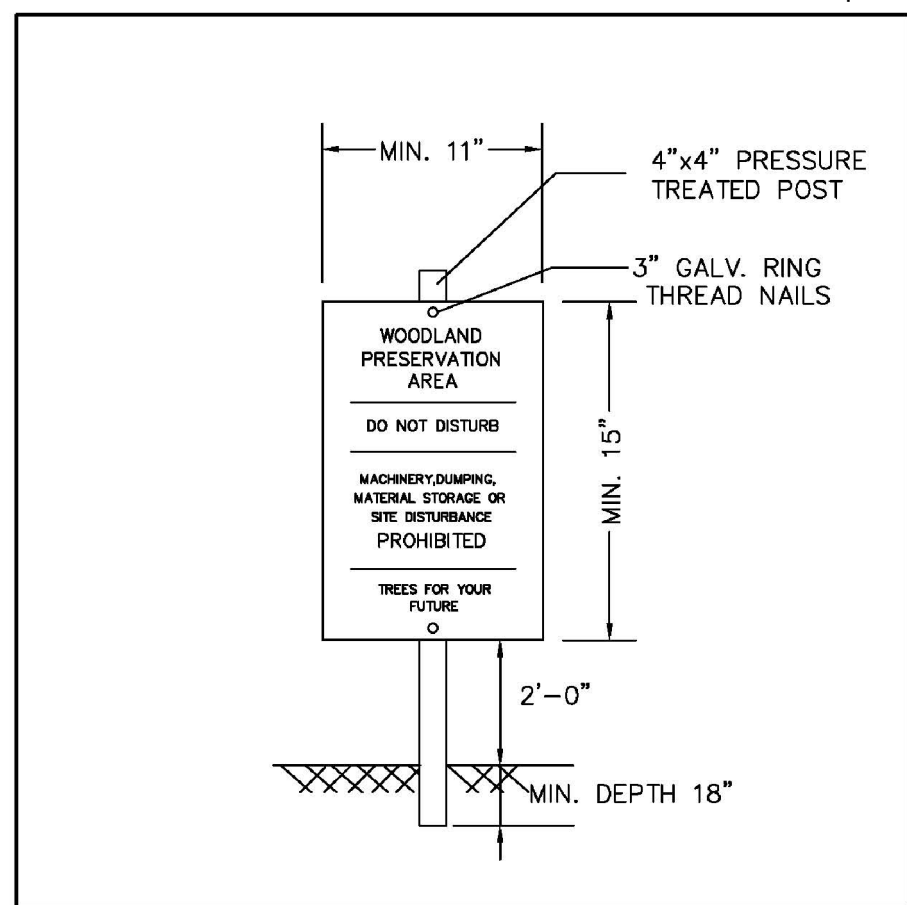
- NOTES:
1. SILT FENCE TO BE HELED INTO SOIL.
 2. WIRE, SHOWN FENCE, ETC. FOR TREE PROTECTION ONLY.
 3. BOUNDARIES OF RETENTION AREA WILL BE ESTABLISHED AS PART OF THE TREE CONSERVATION PLAN REVIEW PROCESS.
 4. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 5. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 6. DEVICE SHOULD BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
 7. PROTECTION SIGNS ARE ALSO REQUIRED.
 8. LOCATE FENCE OUTSIDE THE CRITICAL ROOT ZONE.

TYPE 4 (TEMPORARY) TREE PROTECTION FENCE
COMBINATION SILT FENCE & TREE PROTECTION

August 2010

A-4, DET-8

The purpose of this application is for the construction of a Single Family home. The existing treeline is based on 2016 aerial photos since a portion of the site was cleared without a permit in the fall and winter of 2016 and 2017. The areas cleared either fall within the LOD or are identified as WP-AC (Area of 0.03 ac and 0.07 ac). The other WP-AC cleared areas are narrow strips of woodland that will be well under the minimum 50-foot WPA required width.



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

Web Soils Survey Soils Table Prince George's County, Maryland

Map Unit	Map Unit Name	K-Factor (Whole Soils)	Hydrologic Group	Hydric Rating	Drainage Class
MnB	Marr-Dodon complex, 2-5% slopes	0.20	B	No (0)	Well drained
MnD	Marr-Dodon complex, 10-15% slopes	0.20	C	No (0)	Well drained
MeE	Marr-Dodon complex, 15-25% slopes	0.20	B	No (0)	Well drained

Taken from: USDA, NRCS, Web Soil Survey (WSS) available online at <http://websoilsurvey.nrcs.usda.gov>
Soils denoted with an asterisk () are found off-site within 100-foot of the property boundary

SPECIMEN TREE TABLE					Comments	Disposition
Tree #	Common Name	Latin Name	DBH (inch)	Condition Rating		
1*	Sycamore	<i>Platanus occidentalis</i>	35	Poor (68)	Root, trunk & top damage, decay, dieback, cavity, stunted foliage	Save

* Indicates that the tree is located off-site but within 100-foot of the property boundary

Natural Resources Inventory Site Statistics Table		
Site Statistics	Total ¹ (acres)	
Gross tract area	2.00	
Existing 100-year floodplain	0.00	
Net tract area	2.00	
Existing woodland in the floodplain	0.00	
Existing woodland net tract	1.51	
Existing woodland total	1.51	
Existing PMA	0.00	
Regulated streams (linear feet of centerline)	0'	
Riparian (wooded) buffer up to 300 feet wide ²	0.00	

¹ Figures are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.

² Average of the onsite woodland up to 300 feet measured from the stream centerline from the top of bank on both sides of all regulated streams.

STAND AREA AND CHARACTERISTICS

Stand	Total (acres)	Retention Potential
A	1.51	Low
Open	0.49	
Hard	2.00	

Standard Type 2 Tree Conservation Plan Notes

1. This plan is submitted to fulfill the woodland conservation requirements for 50994-2017. If 50994-2017 expires, then this TCP2 also expires and is no longer valid.
2. 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 \$9.00 per square foot mitigation fee.
3. 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.
4. 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.
5. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
6. The property is within Environmental Strategy Area ESA-3 formerly the Rural Tier and is zoned R-A.
7. The property is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
8. The property is adjacent to US 301 (Crain Highway) which is classified as an Expressway roadway.
9. This plan is not grandfathered by CB27-2010, Section 25-119(g).
10. 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.
11. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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 any 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.
20. 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.
21. 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.

Woodlands preserved, planted or regenerated in fulfillment of Woodland Conservation requirements on-site have been placed in a Woodland and Wildlife Habitat Conservation Easement recorded in the Prince George's County Land Records at Book Page . Revisions to the TCP2 may require a revision to the recorded easement.

Legend

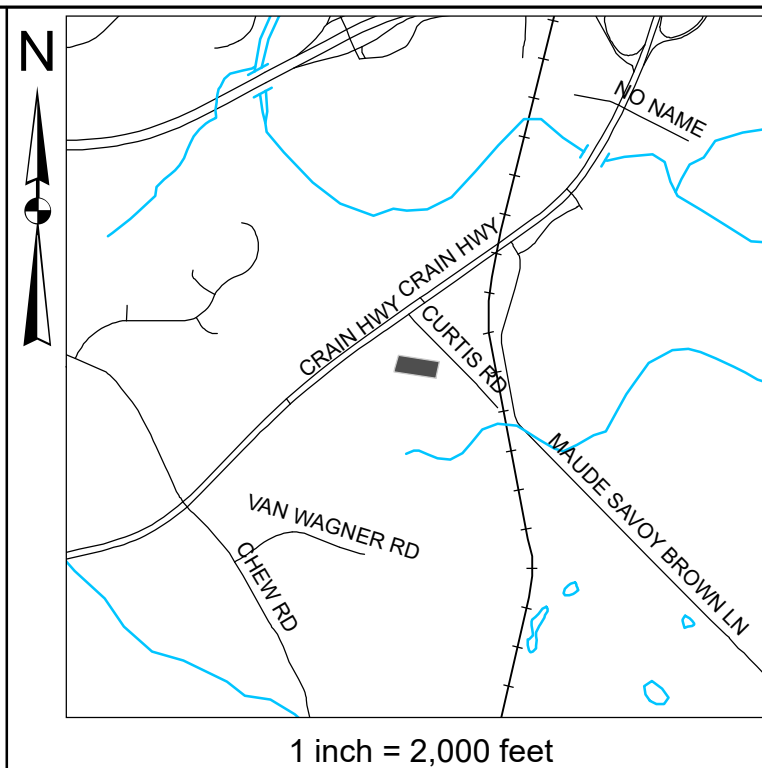
- ▲ WPA Signs
- TPF TPF (Temporary Protection Fence - Silt Fence)
- Proposed Grading
- LOD - Limit of Disturbance
- Property Boundary
- 10'Contours
- 2'Contours
- Existing Brushline 2016
- Existing Treeline 2016
- Specimen
- Easement - Drain Field
- Master Plan RW
- Utility Connections
- WP-AC (Woodland Preserved - Assumed Cleared)
- WP-NC (Woodland Preserved - Not Credited)
- WPA (Woodland Preservation Area)

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: *John P. Markovich* Date: 12/12/2017

John P. Markovich
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11552 Timberbrook Drive
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APPLICANT / DEVELOPER
Terrence R. Winston, etal
6201 Curtis Road
Upper Marlboro, MD 20772
Phone: 757-448-7877

Type 2 Tree Conservation
Plan (TCP2)
and
Natural Resource Inventory - EL

Winston Property
TM 101 Grid F-1, Parcel 281
4951 SE Crain Highway
Upper Marlboro, MD 20772
3rd ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

DWN	Checked
JPM	JPM
Scale	1" = 30'
Project No.	17-034
Sheet No.	1 of 1