

Note: Woodland 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 Georges County Land Records at Liber 5122 @ Folio 568. Revisions to this TCP2 may require a revision to the recorded easement.

Note: All existing structures to be removed.

"MISS UTILITY"  
FOR LOCATION OF UTILITIES CALL  
1-800-957-7777 48 HOURS IN ADVANCE  
OF ANY WORK IN THIS VICINITY.

**"Lot by Lot" Woodland Conservation Table**

| Parcel       | Gross Tract Area | 100 Year Floodplain (FP) | Net Area (NTA) | Existing Woodland (NTA) | Existing Woodland (FP) | Woodland Cleared (NTA) | Woodland Cleared (FP) | Woodland Preserved / Not Cleared (WPA) | Woodland Reforestation Area (WRA) | Woodland Regeneration Area (WRA) | Woodland Regeneration (WRA) |
|--------------|------------------|--------------------------|----------------|-------------------------|------------------------|------------------------|-----------------------|--|-----------------------------------|----------------------------------|-----------------------------|
| 1            | 0.93             | -0-                      | 0.93           | 0.16                    | -0-                    | 0.16                   | -0-                   | 0.07                                   | -0-                               | -0-                              | -0-                         |
| 2            | 1.58             | -0-                      | 1.58           | -0-                     | -0-                    | -0-                    | -0-                   | -0-                                    | -0-                               | -0-                              | -0-                         |
| 3            | 2.14             | 0.31                     | 1.83           | 0.05                    | 0.19                   | -0-                    | -0-                   | 0.05                                   | -0-                               | -0-                              | 0.21                        |
| 4            | 4.98             | 0.72                     | 4.24           | 1.89                    | 0.89                   | 0.17                   | -0-                   | 1.61                                   | 0.01                              | -0-                              | 0.24                        |
| 5            | 3.37             | -0-                      | 3.37           | 1.64                    | -0-                    | 1.69                   | -0-                   | 0.05                                   | 0.16                              | -0-                              | -0-                         |
| RW           | 1.58             | 0.03                     | 1.55           | 0.29                    | 0.01                   | 0.29                   | -0-                   | -0-                                    | -0-                               | -0-                              | -0-                         |
| Outlet       | 0.08             | -0-                      | 0.08           | 0.08                    | -0-                    | 0.08                   | -0-                   | -0-                                    | -0-                               | -0-                              | -0-                         |
| <b>Total</b> | <b>14.62</b>     | <b>1.06</b>              | <b>13.56</b>   | <b>3.89</b>             | <b>0.89</b>            | <b>2.27</b>            | <b>-0-</b>            | <b>0.07</b>                            | <b>1.83</b>                       | <b>0.18</b>                      | <b>0.45</b>                 |

**Champion, Specimen and Historic Tree Table**

| ID.# | SPECIES         | SCIENTIFIC NAME                | DBH (in) | CONDITION | COMMENTS   | DISPOSITION | PRESERVATION COMMENTS |
|------|-----------------|--------------------------------|----------|-----------|--|-------------|-----------------------|
| 1    | Sycamore        | <i>Platanus occidentalis</i>   | 33       | Excellent | Swollen areas  | Save        | No Work Required      |
| 2    | Yellow Poplar   | <i>Liriodendron tulipifera</i> | 44       | Poor      | Swollen areas & heavy top damage                                     | Save        | No Work Required      |
| 3    | Swamp White Oak | <i>Quercus bicolor</i>         | 55       | Poor      | Cracks, swollen areas, decay, needs pruning, deadwood, wound closure | Save        | No Work Required      |
| 4    | Swamp White Oak | <i>Quercus bicolor</i>         | 35       | Poor      | Cracks, swollen areas, decay, needs pruning, deadwood, wound closure | Save        | No Work Required      |
| 5    | Yellow Poplar   | <i>Liriodendron tulipifera</i> | 43       | Fair      | Girdling roots, waterlogged, much top damage, decay, cavities        | Save        | No Work Required      |
| 6    | Yellow Poplar   | <i>Liriodendron tulipifera</i> | 34       | Fair      | Root damage, trunk damage, top damage, decay                         | Save        | No Work Required      |
| 7    | Yellow Poplar   | <i>Liriodendron tulipifera</i> | 42       | Poor      | Cavity, swollen areas, much top damage, needs pruning, deadwood      | Save        | No Work Required      |
| 8    | Yellow Poplar   | <i>Liriodendron tulipifera</i> | 35       | Poor      | Cavity, cracks, swollen areas, included bark, top damage, decay      | Save        | No Work Required      |
| 9    | Swamp White Oak | <i>Quercus bicolor</i>         | 42       | Fair      | Cavity, swollen areas, included bark, deadwood, needs pruning        | Save        | No Work Required      |

A specimen tree is a tree with a diameter greater than 30 inches DBH or a diameter at least 75 percent of the diameter of the champion for that species. Fifteen specimen trees were identified on this property.

**QUALIFIED PROFESSIONAL CERTIFICATION**

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual

*John P. Markovich* 2/27/13  
Date

John P. Markovich  
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**M-NOPPC**  
Prince Georges County Planning Department  
Environmental Planning Section

**APPROVAL**  
Type 2 Tree Conservation Plan  
TCP 2 - 002 - 13.

Approved by: *Chad Schick* Date: 5/21/13

**IRDA**  
ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS

14803 MAIN STREET - UPPER MARYLAND, MD 20777  
(301) 943-3300 (Daytime) (410) 326-9600 (Cellular)

REVISIONS

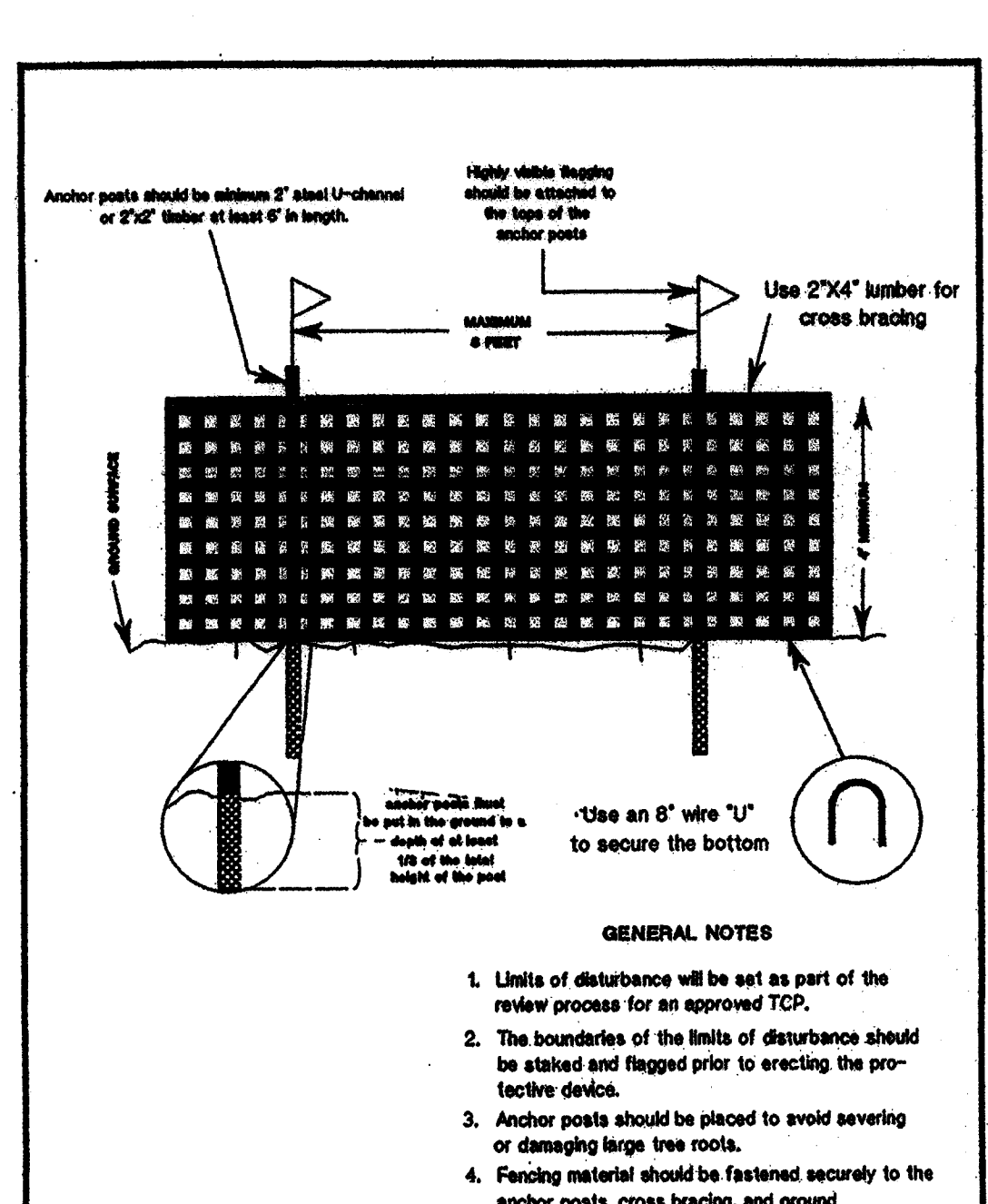
| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
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JOB NO. W-719  
SCALE 1" = 60'  
DRAWN BY: MMB  
CHECKED BY: JPM  
DATE: January 9, 2013

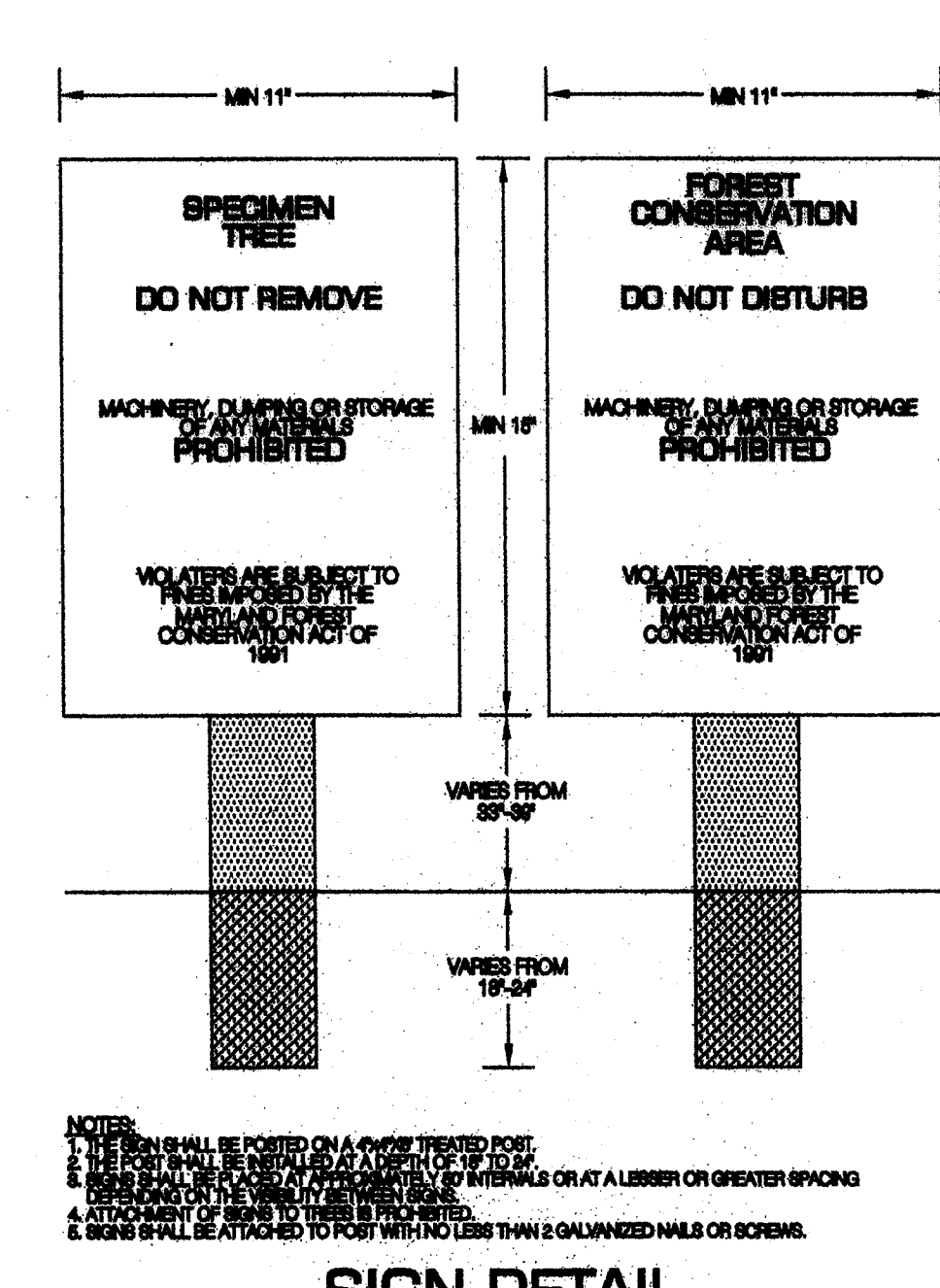
**TYPE 2 TREE CONSERVATION PLAN**  
**Cadillac Crossing**  
BRANDYWINE (1116) ELECTION DISTRICT  
PRINCE GEORGES COUNTY, MARYLAND

**Standard Type 2 Tree Conservation Plan Notes**

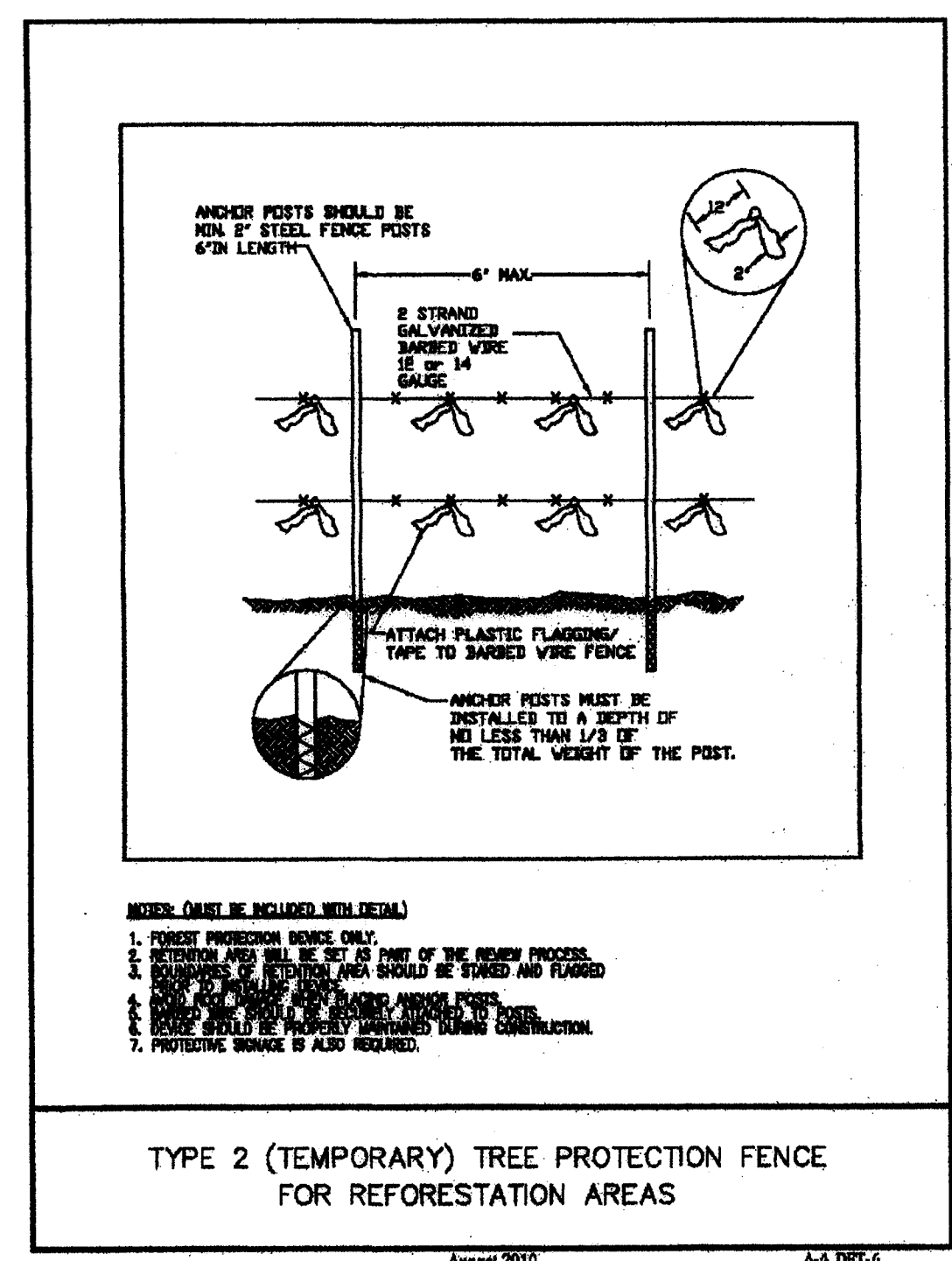
- The plan is submitted to fulfill the woodland conservation requirements for a grading permit. If the grading permit expires, then this TCP2 also expires and is no longer valid.
- Cutting or clearing woodlands not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$50.00 per acre fee (minimum 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 when woodland conservation measures shown on this plan will be discussed in detail.
- The developer or builder of the lot 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 the 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 C-41.
- The site is not adjacent to a roadway designated as scenic, historic, a pathway or a scenic byway.
- The property is adjacent to a roadway which is classified as a Business roadway.
- This plan is not grandfathered by C&E7-2010, Section 25-116(g).
- Work on this project will be installed in several phases. All temporary TYPs required for a given phase shall be installed prior to any disturbance within that phase of work.



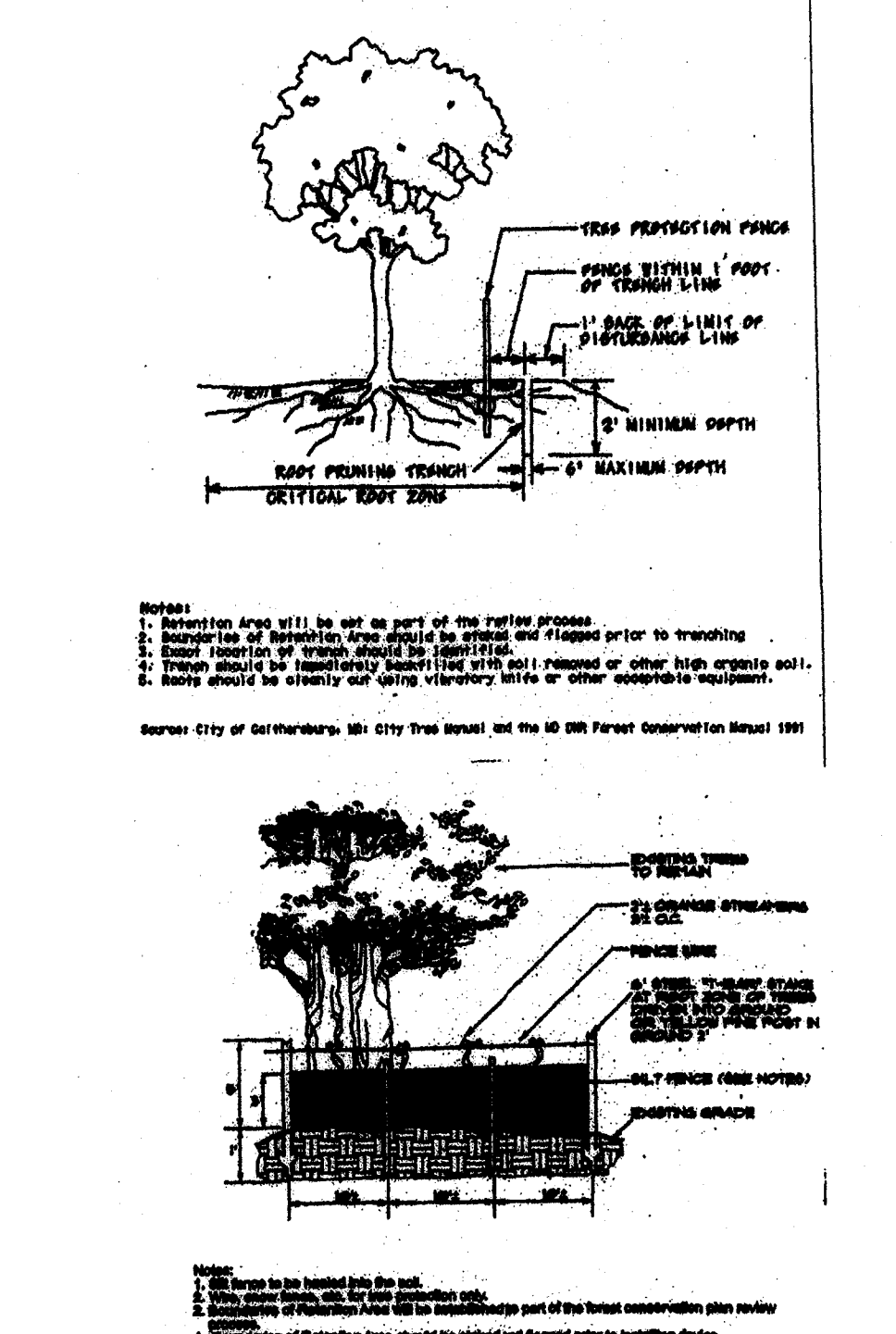
**TREE PROTECTIVE DEVICE**  
BLAZE ORANGE PLASTIC MESH  
TYP-G  
OPTION 3



**SIGN DETAIL**  
N.T.S.  
Root Pruning



**TYPE 2 (TEMPORARY) TREE PROTECTION FENCE FOR REFORESTATION AREAS**  
August 2010  
A-1, DET-6



**Slit Fence and Tree Protection**  
TYP-G  
OPTION 3

**Woodland Conservation Worksheet for Prince George's County, Maryland**

| Item  | Quantity            | Unit  | Notes   |
|---|---------------------|-------|---|
| 1) Zone   | C-41                |       |   |
| 2) Gross Tract  | 14.93               | Acres | include acreages only in columns for which there is a corresponding zone. |
| 3) Floodplain   | 1.38                | Acres |   |
| 4) Previously Designated Land                                     | 1.38                | Acres |   |
| 5) Net Tract (NTA)  | 13.58               | 0.00  | 0.00  |
| 6) Property Description or Subdivision Name                       | C&E7-2010, Crossing |       |   |
| 7) Is this site subject to the 1989 Ordinance?                    | Yes                 |       |   |
| 8) Wetland Point (Preservation Area)                              | 2.41                |       |   |
| 9) Acres of Net Tract clearing permitted w/o reform               | 1.48                |       |   |
| <b>Woodland Conservation Requirement Calculations:</b>            |                     |       |   |
| 10) Existing Woodland on Net Tract (acres)                        | 3.93                |       |   |
| 11) Existing Woodland in Floodplain (acres)                       | 3.93                |       |   |
| 12) Woodland Conservation Threshold (NTA) =                       | 2.03                |       |   |
| 13) Smaller of 10 or 12   | 2.03                |       |   |
| 14) Woodland above WCT  | 1.90                |       |   |
| 15) Plan Number: (This must be completed for each phase)          |                     |       |   |
| 16) Plan Phase or Name  |                     |       |   |
| 17) Total area in this application (acres)                        | 14.93               |       | 14.93   |
| 18) Floodplain area in this application (acres)                   | 1.38                |       | 1.38  |
| 19) Net Tract area in this application (acres)                    | 13.55               |       | 13.55   |
| 20) Woodland on the Net Tract for this phase (acres)              | 3.93                |       | 3.93  |
| 21) Woodland in the Floodplain for this phase (acres)             | 3.93                |       | 3.93  |
| 22) Woodland cleared on Net Tract for this phase (acres)          | 1.38                |       | 1.38  |
| 23) Woodland cleared in Floodplain for this phase (acres)         | 1.38                |       | 1.38  |
| 24) Off-site Woodland Clearing (if 1)                             | 0.07                |       | 0.07  |
| 25) Off-site Conservation being provided on this property (acres) | 1.30                | 1.34  | 2.07  |
| 26) Cumulative acres of Net Tract Woodland cleared                | 0.00                | 0.00  | 0.00  |
| 27) Cumulative acres of Floodplain woodland cleared               | 0.00                | 0.00  | 0.00  |
| 28) Smaller of 14 or 25   | 1.30                | 1.34  | 1.88  |
| 29) Woodland Clearing below WCT                                   | 0.00                | 0.00  | 0.21  |
| 30) Clearing below WCT (2:1 replacement requirement)              | 0.00                | 0.17  | 0.43  |
| 31) Replacement for clearing above the WCT (0.25:1)               | 0.40                | 0.44  | 0.48  |
| 32) Replacement for clearing below the WCT (2:1)                  | 0.00                | 0.17  | 0.43  |
| 33) Restoration Threshold (RT)                                    | 0.00                | 0.00  | 0.00  |
| 34) Cumulative Woodland Conservation Required                     | 2.90                | 2.81  | 2.78  |
| 35) Woodland Conservation Provided:                               |                     |       |   |
| 36) Preservation  | 0.05                | 0.23  | 0.98  |
| 37) Natural Regeneration  | 0.15                | 0.24  | 0.21  |
| 38) Forest Enhancement Credit (area x 0.25)                       | 0.00                | 0.00  | 0.00  |
| 39) Credit for Off-site Conservation on another property          | 0.00                | 0.00  | 0.00  |
| 40) Off-site WCA (preservation) being provided on this property   | 0.00                | 0.00  | 0.00  |
| 41) Total Woodland Conservation Provided                          | 0.20                | 0.47  | 1.19  |
| 42) Woodland saved on this phase but not counted                  | 0.00                | 0.00  | 0.00  |
| 43) Existing Net Tract Woodland in later phases                   | 2.25                | 1.90  | 0.21  |
| 44) Requirement Status per Phase                                  |                     |       |   |

**APFORRESTATION AREA #1**

| Species   | White Oak | Red Oak | B&B | Shrub    | Seedling | Total | Percentage |
|---|-----------|---------|-----|----------|----------|-------|------------|
| Quercus alba  | 3.00      | 7.0     | B&B | 6        | 42       | 36.7% |            |
| Platanus occidentalis   | 3.00      | 7.0     | B&B | 1        | 7        | 6.1%  |            |
| Cercis canadensis   | 1.75      | 4.1     | B&B | 8        | 33       | 28.6% |            |
| Carpinus caroliniana  | 1.75      | 4.1     | B&B | 8        | 33       | 28.6% |            |
|   |           | 1.5-2'  | 1   | Shrub    | 0        | 0.0%  |            |
|   |           | 1.5-2'  | 1   | Seedling | 0        | 0.0%  |            |
| <b>Mean is the middle of the caliper range for trees (1.5'-2.0' has a mean of 1.75')</b>                                    |           |         |     |          |          | 114   |            |
| <b>Credits per unit calculated at 2.33 credits per 1" caliper based on 700 seedlings or 300 - 1" caliper trees per acre</b> |           |         |     |          |          | 112   |            |
| <b>Total Reforestation Units Required</b>   |           |         |     |          |          | 112   |            |
| <b>Excess</b>   |           |         |     |          |          | 2     |            |

**QUALIFIED PROFESSIONAL CERTIFICATION**

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual

*John P. Monahan*  
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STATE OF MARYLAND  
BOARD OF FORESTERS

M-NCPPC  
Prince George's County Planning Department  
Environmental Planning Section

**APPROVAL**  
Type 2 Tree Conservation Plan  
TCP2 - 002 - 18

Approved by: *Carol Schulte* Date: *5/2/13*

|    |
|----|
| 01 |
| 02 |
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**PRINCE GEORGES COUNTY ENGINEERS LAND PLANNERS AND SURVEYORS**

**PRINCE GEORGES COUNTY ENGINEERS LAND PLANNERS AND SURVEYORS**

14803 MAIN STREET - UPPER MARLBORO, MD 20776  
(301) 761-1000 (FAX) (301) 761-4600 (FAX)

REVISIONS

|     |          |                      |
|-----|----------|----------------------|
| NO. | DATE     | DESCRIPTION          |
| 1   | 11/11/12 | ISSUED FOR PERMIT    |
| 2   | 01/15/13 | REVISED FOR APPROVAL |
| 3   | 05/02/13 | REVISED FOR APPROVAL |

TYPE 2 TREE CONSERVATION PLAN - DETAIL SHEET

**Cadillac Crossing**  
BRANDYWINE (11th) ELECTION DISTRICT  
PRINCE GEORGES COUNTY, MARYLAND

SHEET 2 of 2