



**LEGEND:**

RIGHT OF WAY  
ADJACENT PROPERTY LINE  
TREELINE  
SOIL DIVIDE  
PROP CONTOUR (MAJOR)  
PROP CONTOUR (MINOR)  
PROP BUILDING  
LIGHT POLE  
PROP SITE FENCE/GATE  
PROP BRICK/CONC PIER  
PRIMARY MANAGEMENT AREA (PMA)  
STREAM CENTERLINE  
STREAM BUFFER  
EX. 100-YR FLOODPLAIN  
PROP. 100-YR FLOODPLAIN  
PROP CONC. SIDEWALK  
PROP ASPHALT PAVEMENT  
MILL & OVERLAY  
PROP FIRE ACCESS  
LIMIT OF DISTURBANCE (LOD)  
SPECIMEN TREE - TO BE PRESERVED  
SPECIMEN TREE - TO BE REMOVED  
TEMPORARY TREE PROTECTION FENCE  
PERMANENT TREE PROTECTION FENCE  
PERMANENT TREE PROTECTION FENCE  
WOODLAND REFORESTATION AREA  
WOODLAND PRESERVATION AREA  
CRITICAL ROOT ZONE  
WOODLAND PRESERVATION SIGN  
REFORESTATION/AFFORESTATION SIGN  
SPECIMEN TREE SIGN  
TREE PROTECTION PLANKING

**Table B-2. Natural Resources Inventory Statistics Table**

Site Statistics	Total
Gross Tract Area (Area within Study Limit)	7.93 ac
Existing 100-year Floodplain (Area within LOD)	0.52 ac
Net Tract Area	7.81 ac
Total Woodland Area	2.52 ac
Existing Woodland in the Floodplain	0.025 ac
Existing Woodland Net Tract	2.52 ac
Existing PMA (Area within LOD)	0.64 ac
Regulated Streams (linear feet of centerline)	0.00
Riparian (wooded) buffer up to 75 feet wide	0.50

**Table B-1. General Information Table**

Layer Category	Layer Name	Value
Zone	Zone (Zone)	R-R (Rural Residential)
Zone	Aviation Policy Area (APA)	N/A
Administrative	WSSC Grid (Sheet 20)	20S-N-49
Administrative	Policy Analysis Zone (PAZ)	N/A
Administrative	Planning Area (Plan Area)	3
Administrative	Election District (ED)	13
Administrative	Conservation District (CD)	5
Administrative	General Plan 2002 Text (Text)	Developing
Administrative	Traffic Analysis Zone (TAZ)	1141
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2404

**PMA NOTE:**  
PMA IMPACTS OF 1,600 SQUARE FEET WAS PREVIOUSLY REVIEWED AND APPROVED WITH 4-12020. SINCE THIS PPS APPROVAL, THE ON-SITE 100-YEAR FLOODPLAIN LIMITS HAVE INCREASED DUE TO THE UPDATED STUDIES BY THE PRINCE GEORGE'S COUNTY DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT (DPIE). THIS DSP-21015 HAS INCREASED THE PMA IMPACT TO 27,813 SQUARE FEET OF ADDITIONAL STREAM BUFFER AND 5,161 SQUARE FEET OF NEW 100-YEAR FLOODPLAIN IMPACT.

**VICINITY MAP**  
SCALE 1"=200'  
ADC MAP# 5411, GRID: 9H/J  
WSSC GRID#: 205NE09 & 206NE09

**QUALIFIED PROFESSIONAL CERTIFICATION**  
This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual and the current requirements of the Prince George's County Code and the Environmental Technical Manual.

Signed: Robert C. Boyd, MD#967 PLA  
Date: 03/18/2022  
AB Consultants, Inc.  
9450 Annapolis Road  
Lanham, MD 20706

**Standard Woodland Conservation Worksheet for Prince George's County**

**SECTION I-Establishing Site Information-** (Enter acres for each zone)

Zone	Column A	Column B	Column C	Column D
Gross Tract	7.93			
Floodplain	0.52			
Previously Dedicated Land	0.00			
Net Tract (NTA)	7.41	0.00	0.00	0.00

**SECTION II-Determining Requirements** (Enter acres for each corresponding column)

	Column A	Column B	Column C	Column D
Existing Woodland	2.52	0.00		
Woodland Conservation Threshold (WCT) =	20.00%	0.48		
Smaller of 17 or 18		1.04		
Woodland above WCT		1.04		
Woodland cleared		1.04	0.00	0.00
Woodland cleared above WCT (smaller of 16 or 17)		0.26		
Clearing above WCT (0.25 : 1) replacement requirement		1.28		
Woodland cleared below WCT		2.56		
Clearing below WCT (2:1 replacement requirement)		0.00		
Afforestation Required	15.00%	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		3.02		

**SECTION III-Meeting the Requirements** (Enter acres for each corresponding column)

	Column A	Column B	Column C	Column D
Woodland Preservation	0.20			
Afforestation / Reforestation	0.23			
Natural Regeneration	0.00			
Landscaping Credits	0.00			
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
Forest Tree Credit (Existing or 10-year canopy coverage)	0.00	0.00		
Area approved for fee-in-lieu	0.00			
Off-site Woodland Conservation Credits Required	1.59			
Off-site WCA (preservation) being provided on this property	0.00			
Off-site WCA (afforestation) being provided on this property	0.00			
Woodland Conservation Provided		3.02		

Area of woodland not cleared: 0.20 acres  
Net tract woodland retained not part of requirements: 0.00 acres  
100-foot floodplain woodland retained: 0.00 acres  
On-site woodland conservation provided: 0.00 acres  
On-site woodland conservation alternatives provided: 0.00 acres  
On-site woodland retained not credited: 0.00 acres

Prepared by: [Signature] Date: 03/18/2022

- GENERAL NOTES:**
- This plan is submitted to fulfill the woodland conservation requirements for Sycamore Hill Grading Permit. If this Grading Permit expires then this TCP II also expires and is no longer valid.
  - Cutting or clearing of woodland 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.
  - 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 (Rural Residential).
  - The site fronts on Lottsford Vista Road which is designated as a Historic roadway.
  - The site is not adjacent to a roadway classified as arterial or greater.
  - This plan is not grandfathered under CB-27-2010, Section 25-117 (g).

**Property Owners Awareness Certificate**

I/We, Presidential Care, LLC 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.

Owner or Owners Representative: [Signature]  
Date: 10-6-2021

**NOTE:**

THIS PLAN WAS DEVELOPED FROM SITE DATA AND NRI PROVIDED BY BAY ENVIRONMENTAL, INC.

**LIMIT OF DISTURBANCE (LOD) AREA: 362977.71**

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

**TREE CONSERVATION PLAN APPROVAL**  
TCP2-005-14-02

Approved by	Date	DRD #	Reason for Revision
001 Pending	Pending	SE-4667	Adult Daycare center
002 T. Burke	7/27/2020	N/A	Grading
003 [Signature]	6/6/2022	DSP-21015	Final Grade Plan
004			
005			
006			

**OWNER/APPLICANT**  
PRESIDENTIAL CARE, LLC  
4840 FORBES BLVD., SUITE 410  
LANHAM, MD 20706  
CONTACT: MR. STEVE NASH  
PHONE: 202-270-8660  
EMAIL: SNASH@SBHFDCC.ORG

Rev. No.	Revision	Rev. Date



**CIVIL:**  
AB CONSULTANTS, INC.  
9450 ANNAPOLIS ROAD  
LANHAM, MARYLAND 20706  
(P) (301)306-3091 | (F) (301)306-3092  
CONTACT: SANJAY PATEL  
(P) (301)306-3091 x4121  
(E) SANJAY.PATEL@ABCCONSULTANTSINC.COM

**PROJECT:**  
**PRESIDENTIAL ESTATES**  
**AT SYCAMORE HILL**  
3911 LOTTSFORD VISTA ROAD, BOWIE, MD 20721  
PARCEL 45, TAX MAP 53, GRID A2  
**TREE CONSERVATION PLAN**  
**FINE GRADE PLAN**  
PRINCE GEORGE'S COUNTY, MARYLAND 13th ELECTION DISTRICT

**PROJECT NO.:** 2019514  
**SCALE:** 1"=40'  
**DATE:** 3/22/2022  
**DRAWN BY:** AD  
**CHECKED BY:** RB  
**SHEET:** 1 OF 3



TYPE 2 TREE CONSERVATION ADDITIONAL NOTES:

TREE PRESERVATION AND RETENTION NOTES

- A. 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.
- B. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
- C. 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.
- D. 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.
- E. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TP INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

- F. THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.
- G. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREE HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
- H. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
- I. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE TREE 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.

IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. 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.

DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.

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.

WHEN AFFORESTATION/REFORESTATION IS PROPOSED:

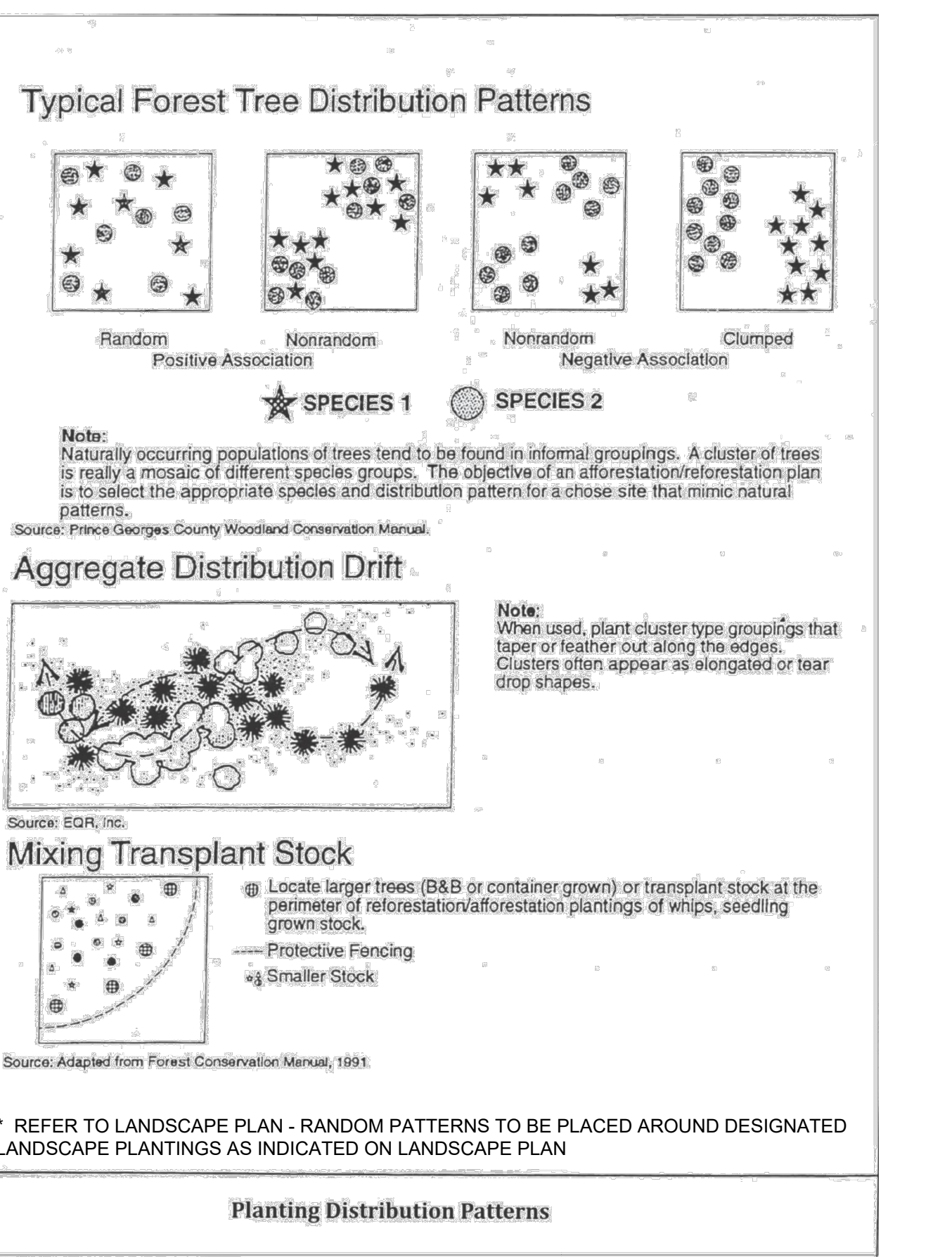
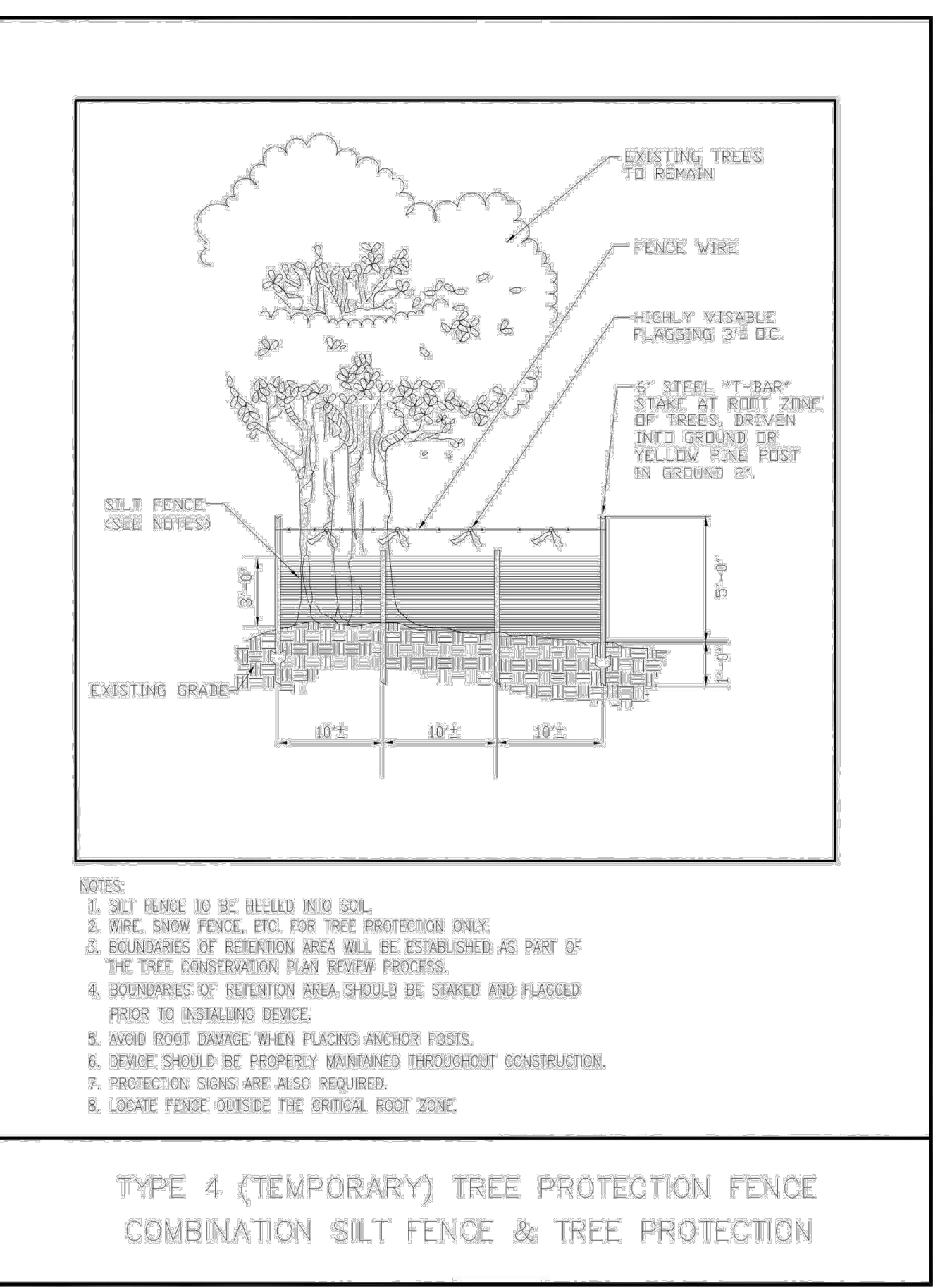
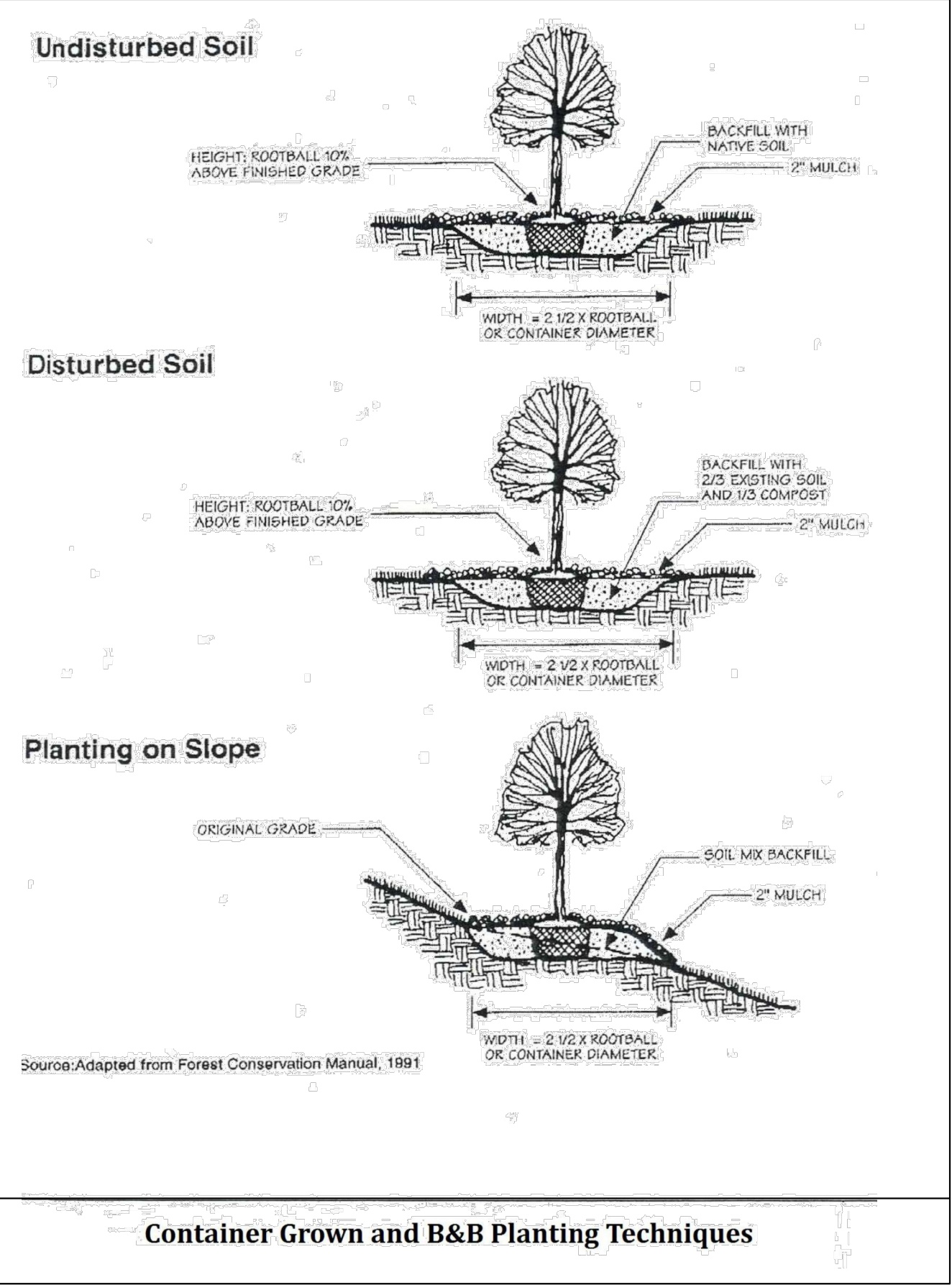
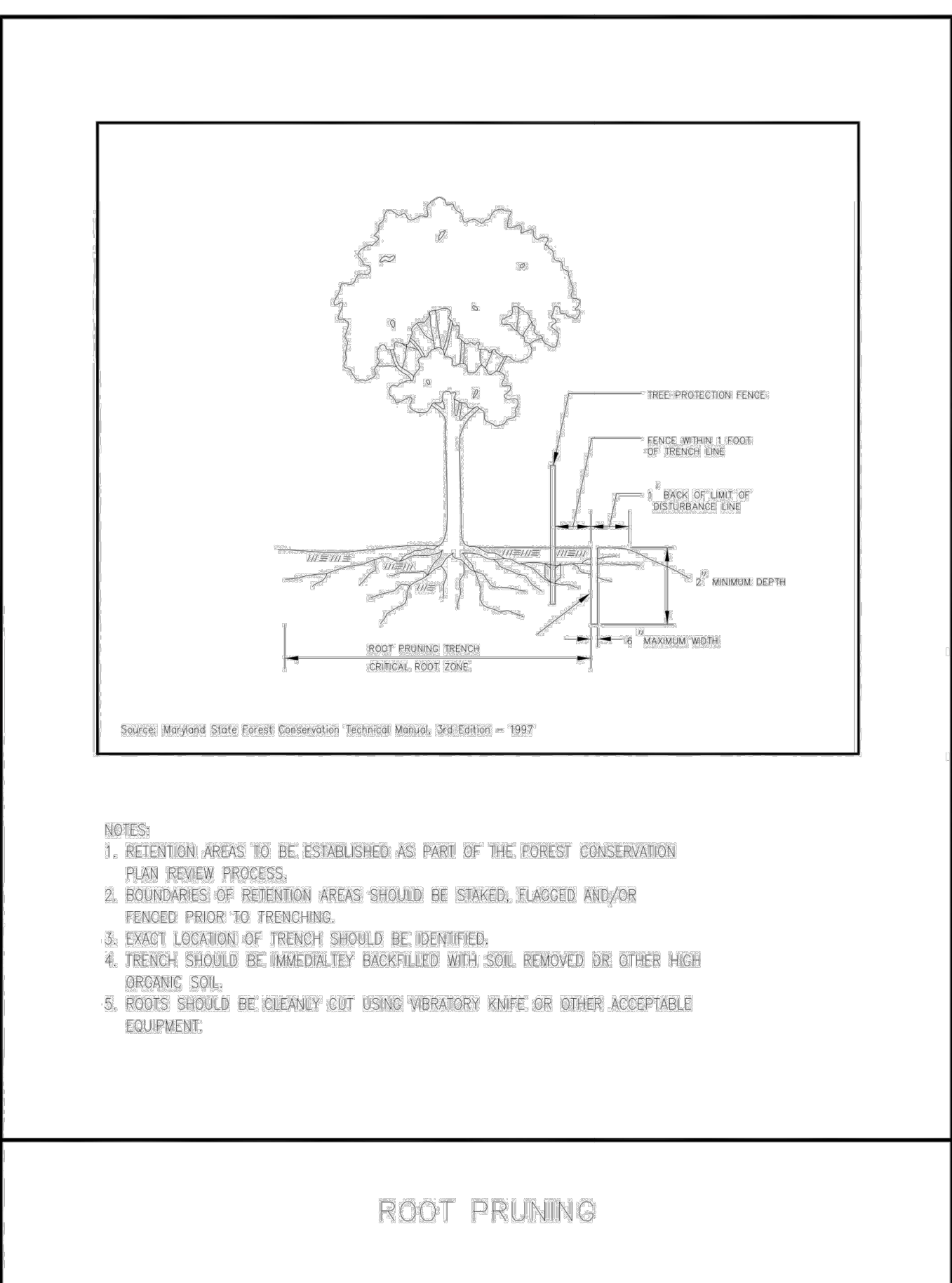
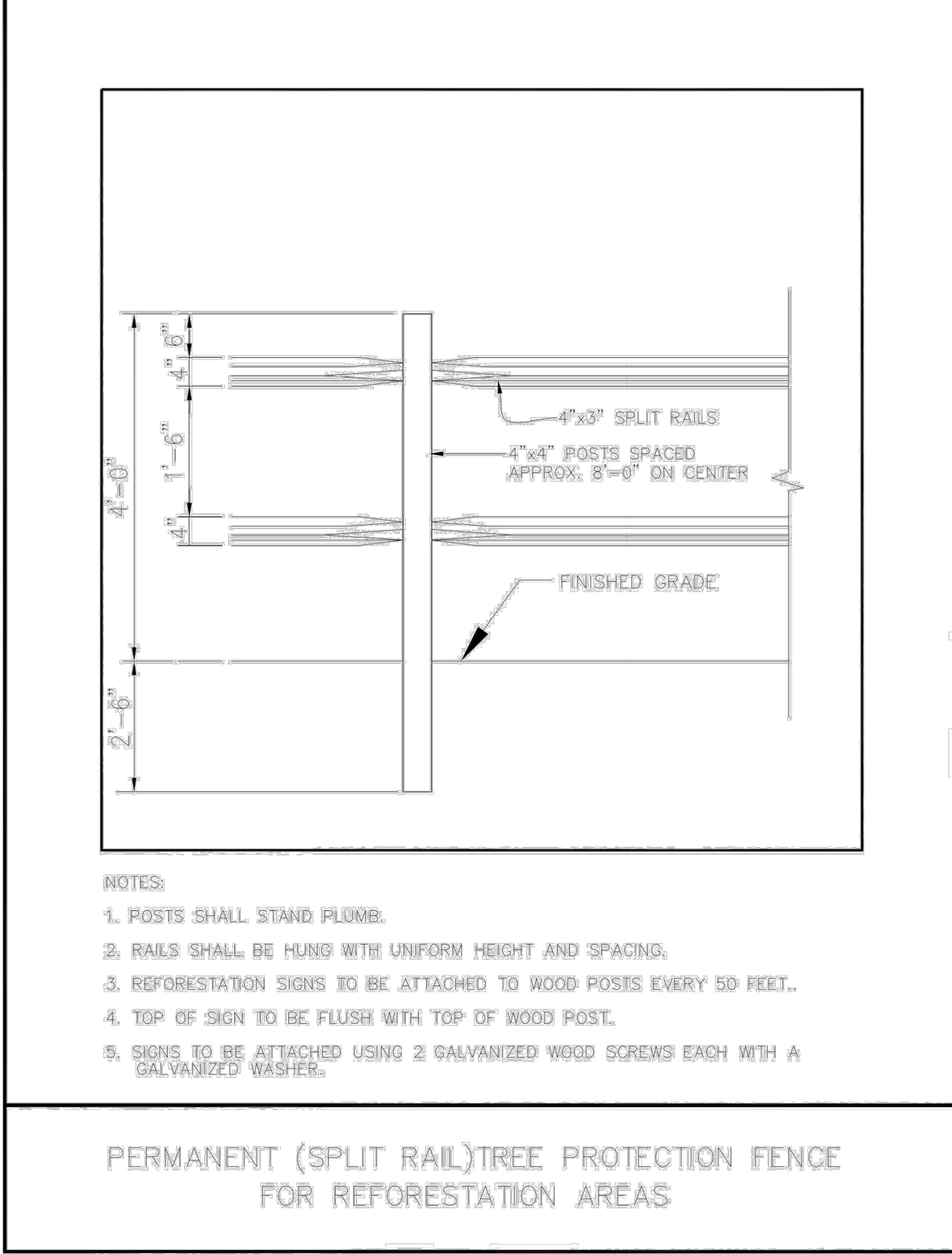
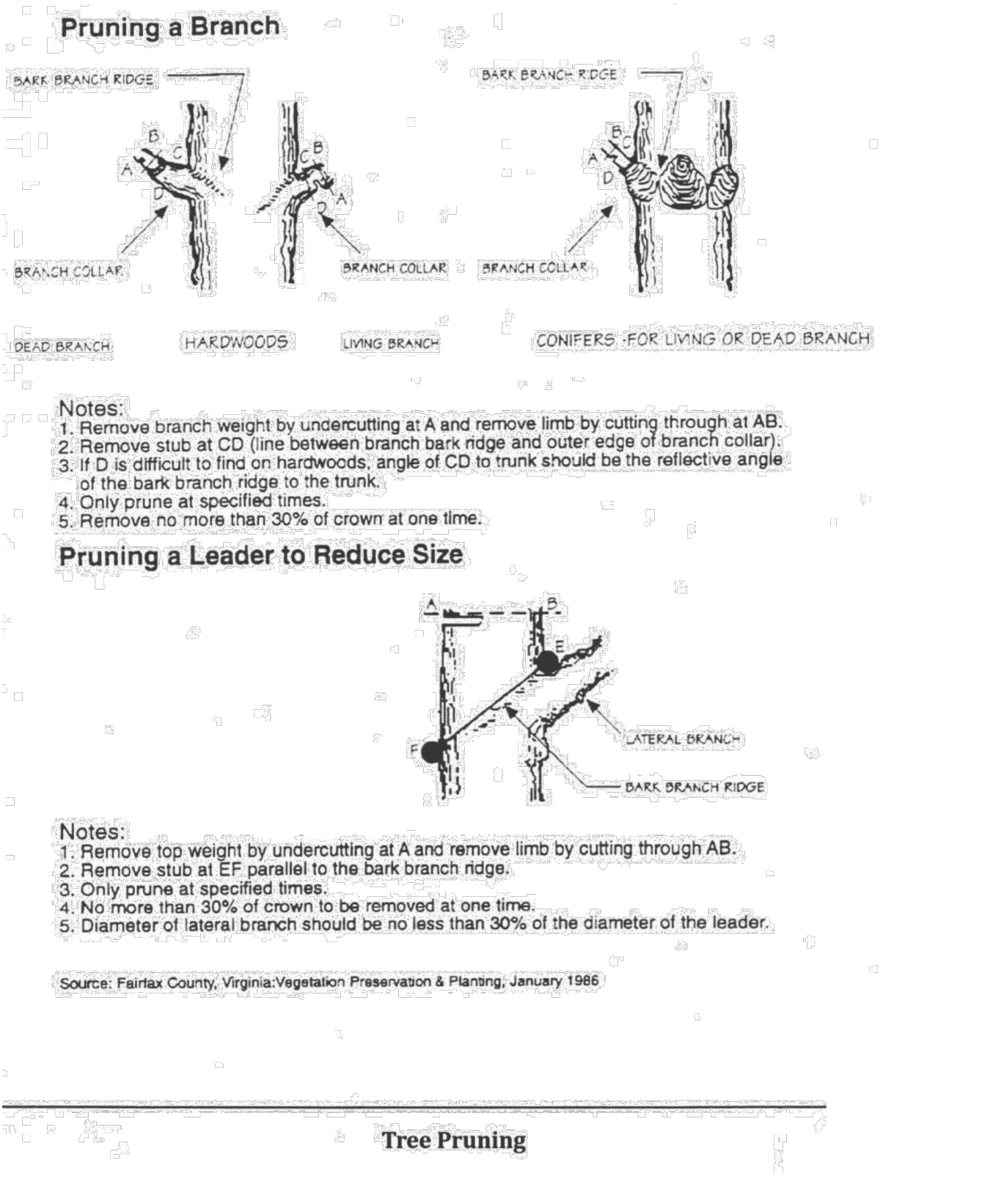
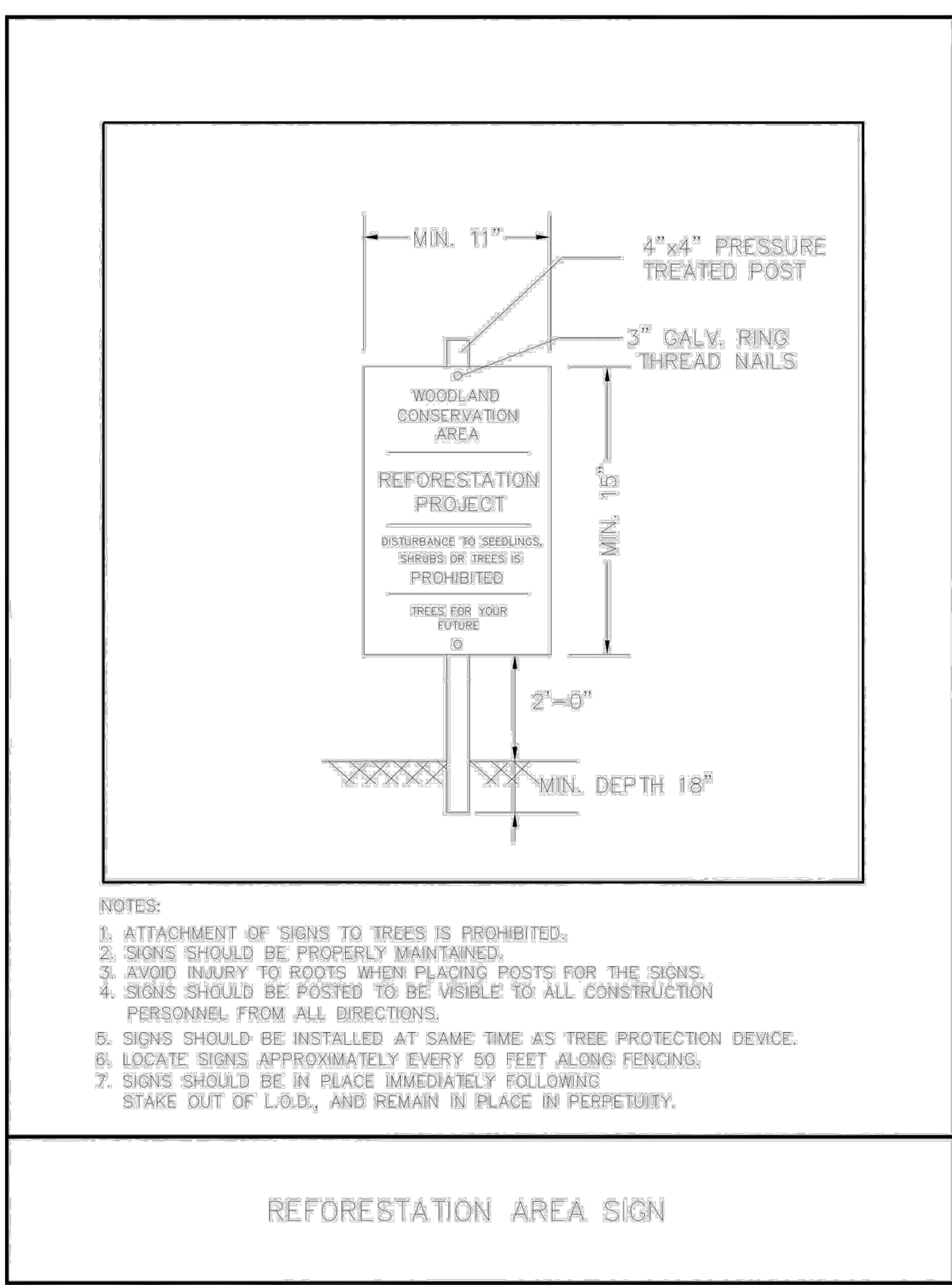
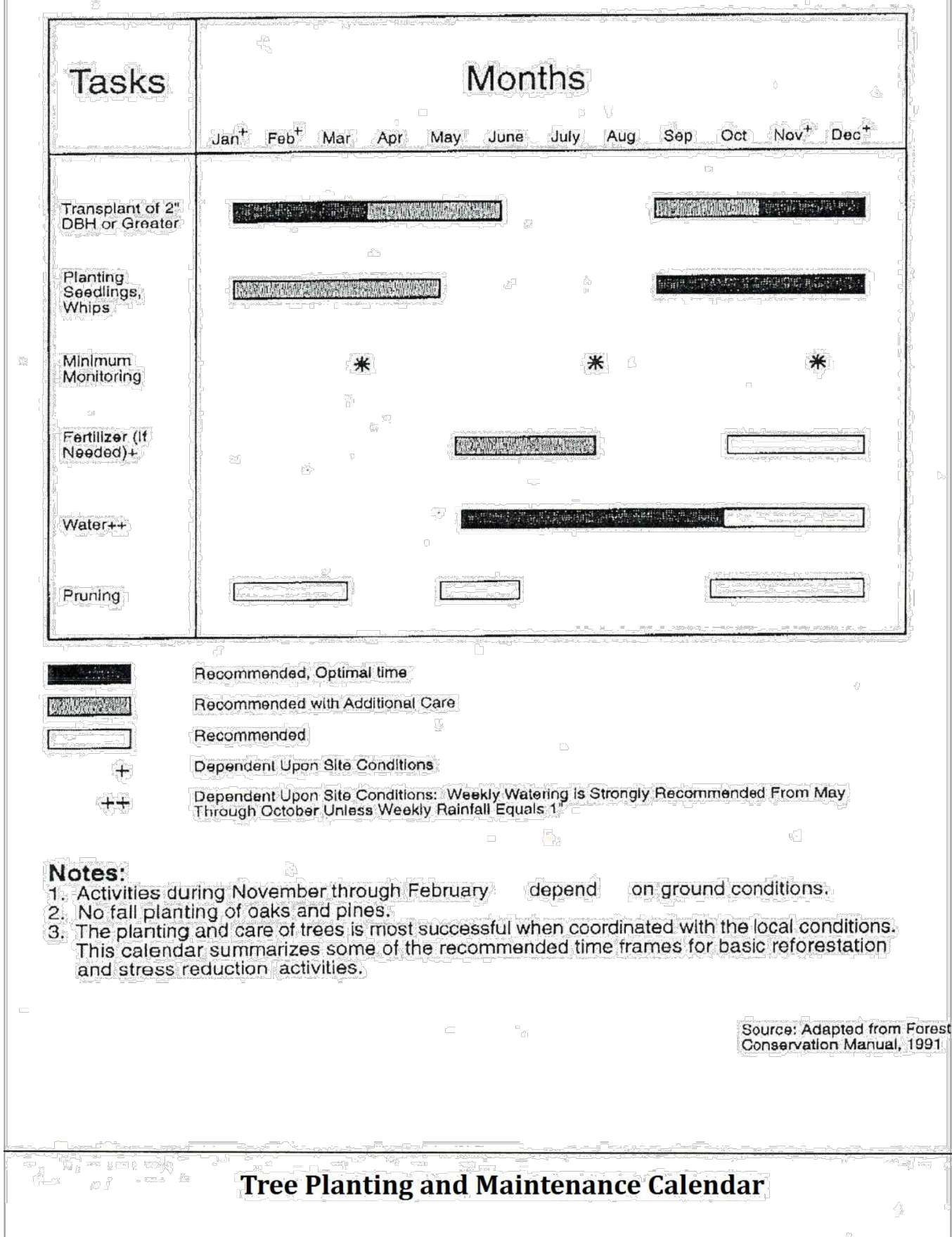
AFFORESTATION AND REFORESTATION NOTES

- A. ALL AFFORESTATION AND REFORESTATION BONDS, BASED ON SQUARE FOOTAGE, SHALL BE POSTED WITH THE COUNTY PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED OR THE REQUIRED TIMEFRAME FOR MAINTENANCE HAS PASSED, WHICHEVER IS LONGER.
- B. THE PLANTING OF AFFORESTATION OR REFORESTATION AREAS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT. (THIS STANDARD NOTE MAY BE MODIFIED AS NECESSARY TO ADDRESS WHICH BUILDING MATERIALS ARE ADJACENT TO THE PROPOSED PLANTING AREA.) SEEDLING PLANTING IS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING WITH LARGER CALIPER STOCK OR CONTAINERIZED STOCK MAY BE DONE AT ANY TIME PROVIDED A DETAILED MAINTENANCE SCHEDULE IS PROVIDED.
- C. IF PLANTING CANNOT OCCUR DUE TO PLANTING CONDITIONS, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL THE FENCING AND SIGNAGE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN. PLANTING SHALL THEN BE ACCOMPLISHED DURING THE NEXT PLANTING SEASON. IF PLANTING IS DELAYED BEYOND THE TRANSFER OF THE PROPERTY TITLE TO THE HOMEOWNER, THE DEVELOPER OR BUILDER SHALL OBTAIN A SIGNED STATEMENT FROM THE PURCHASER INDICATING THAT THEY UNDERSTAND THAT THE REFORESTATION AREA IS LOCATED ON THEIR PROPERTY AND THAT REFORESTATION WILL OCCUR DURING THE NEXT PLANTING SEASON. A COPY OF THAT DOCUMENT SHALL BE PRESENTED TO THE GRADING INSPECTOR AND THE COUNTY.
- D. REFORESTATION AREAS SHALL NOT BE MOWED. THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES AND THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION WITHIN THE REFORESTATION AREAS IS ACCEPTABLE.
- E. ALL REQUIRED TEMPORARY TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT TREE PROTECTION FENCING IS INSTALLED WITH THE REQUIRED PLANTING. THE TEMPORARY FENCING IS NOT REQUIRED TO BE INSTALLED IF THE PERMANENT FENCING IS INSTALLED PRIOR TO CLEARING AND GRADING OF THE SITE. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE FENCING IS A VIOLATION OF THIS TCP2.
- F. AFFORESTATION/REFORESTATION AREAS SHALL BE POSTED WITH NOTIFICATION SIGNAGE, AS SHOWN ON THE PLANS, AT THE SAME TIME AS THE PERMANENT PROTECTION FENCING INSTALLATION. THESE SIGNS SHALL REMAIN IN PERPETUITY.
- G. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
- H. AT TIME OF ISSUANCE OF THE FIRST PERMIT, THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO THE M-NCPPC PLANNING DEPARTMENT REGARDING THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS PLAN: CONTRACTOR NAME; BUSINESS NAME (IF DIFFERENT); ADDRESS; AND PHONE NUMBER.
- I. RESULTS OF ANNUAL SURVIVAL CHECKS FOR EACH OF THE REQUIRED FOUR YEARS AFTER TREE PLANTING SHALL BE REPORTED TO THE M-NCPPC PLANNING DEPARTMENT.

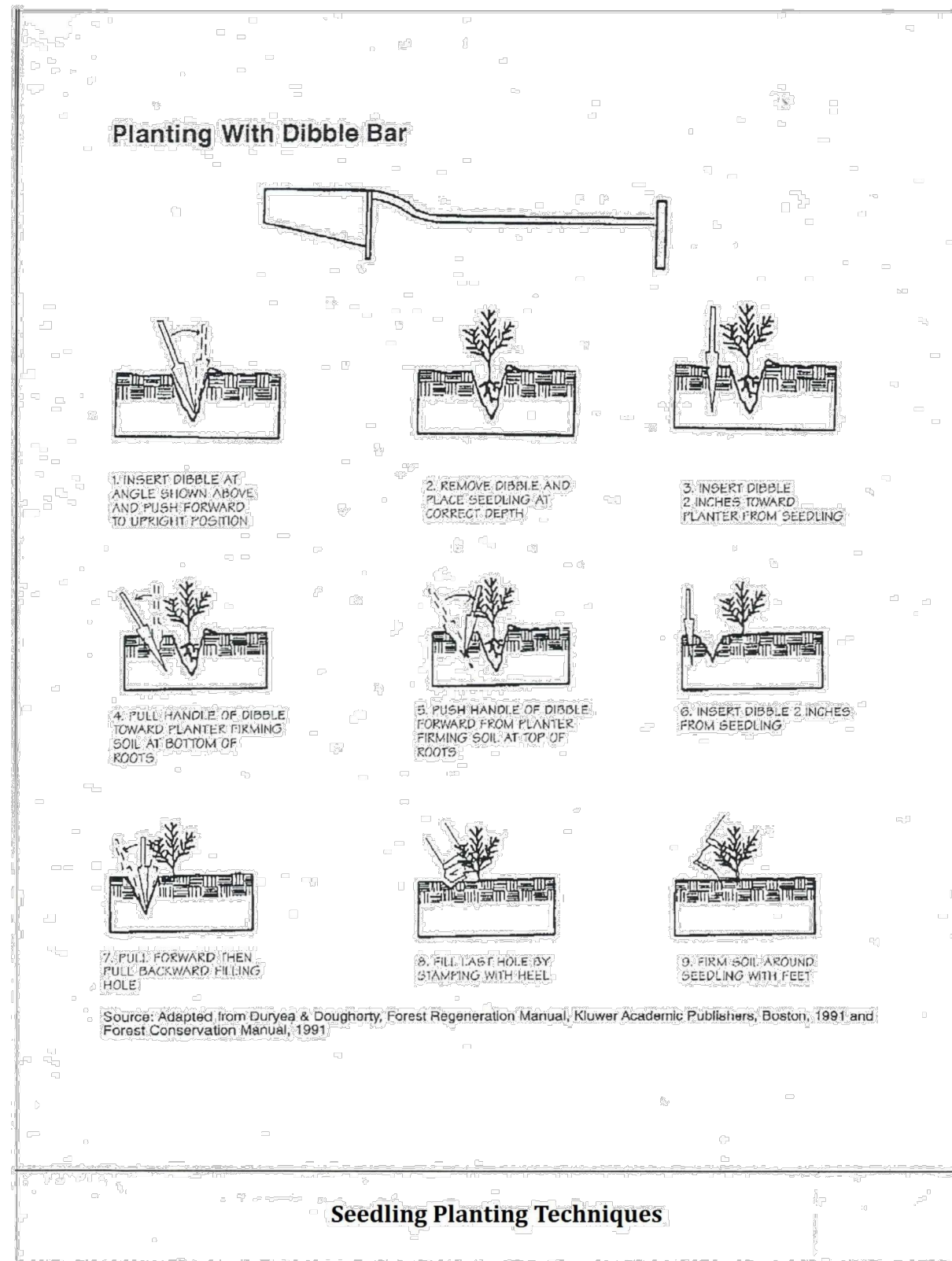
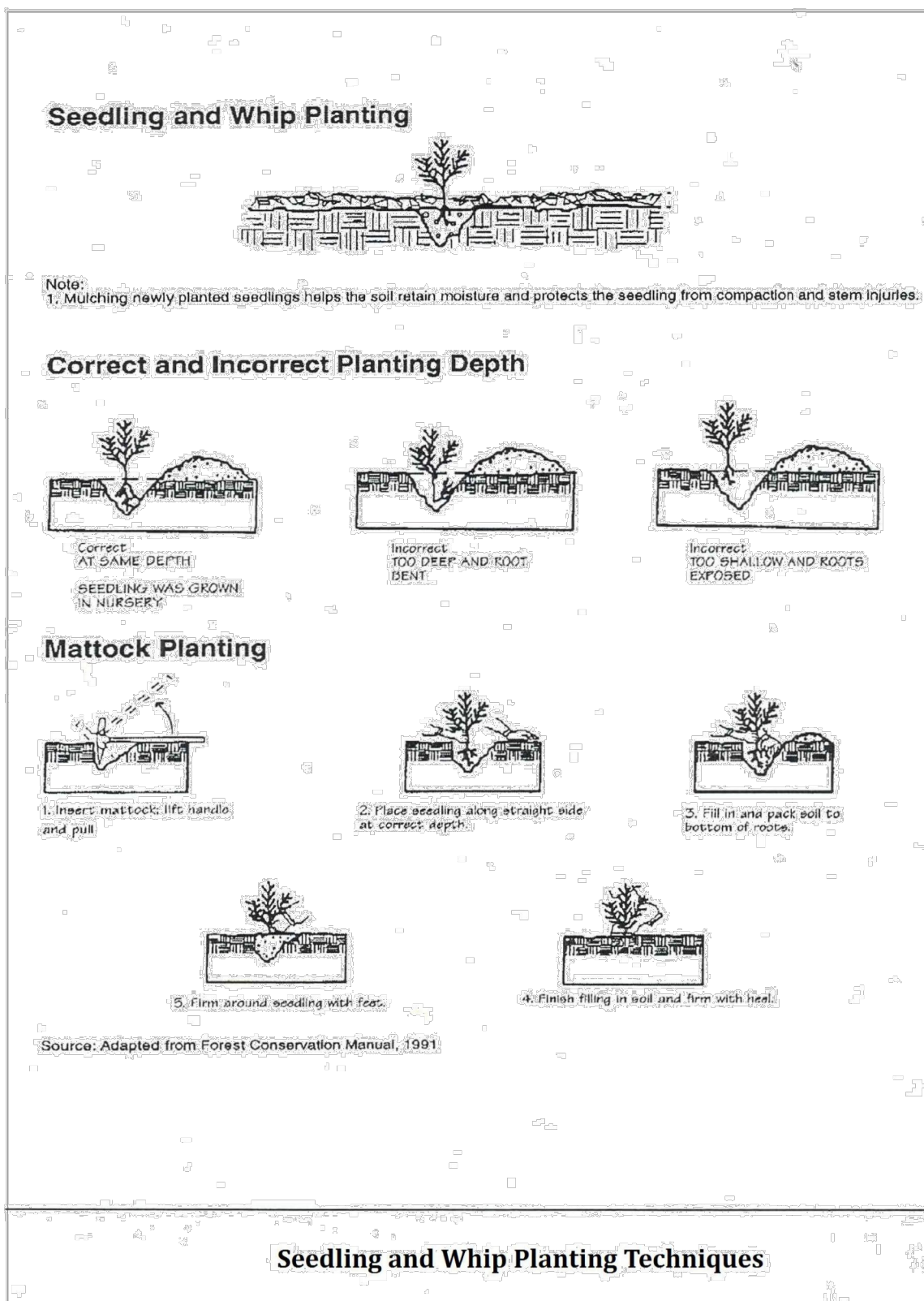
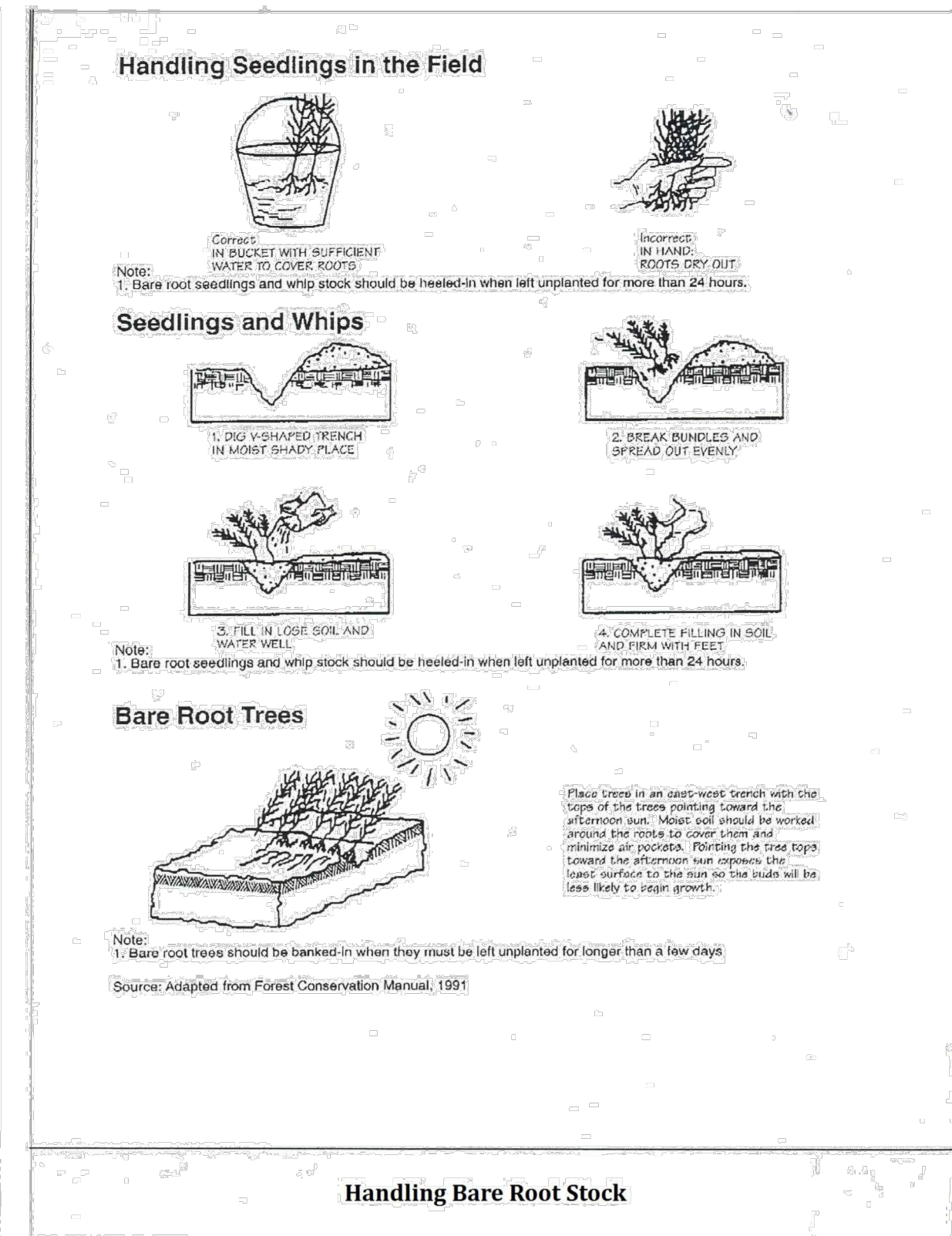
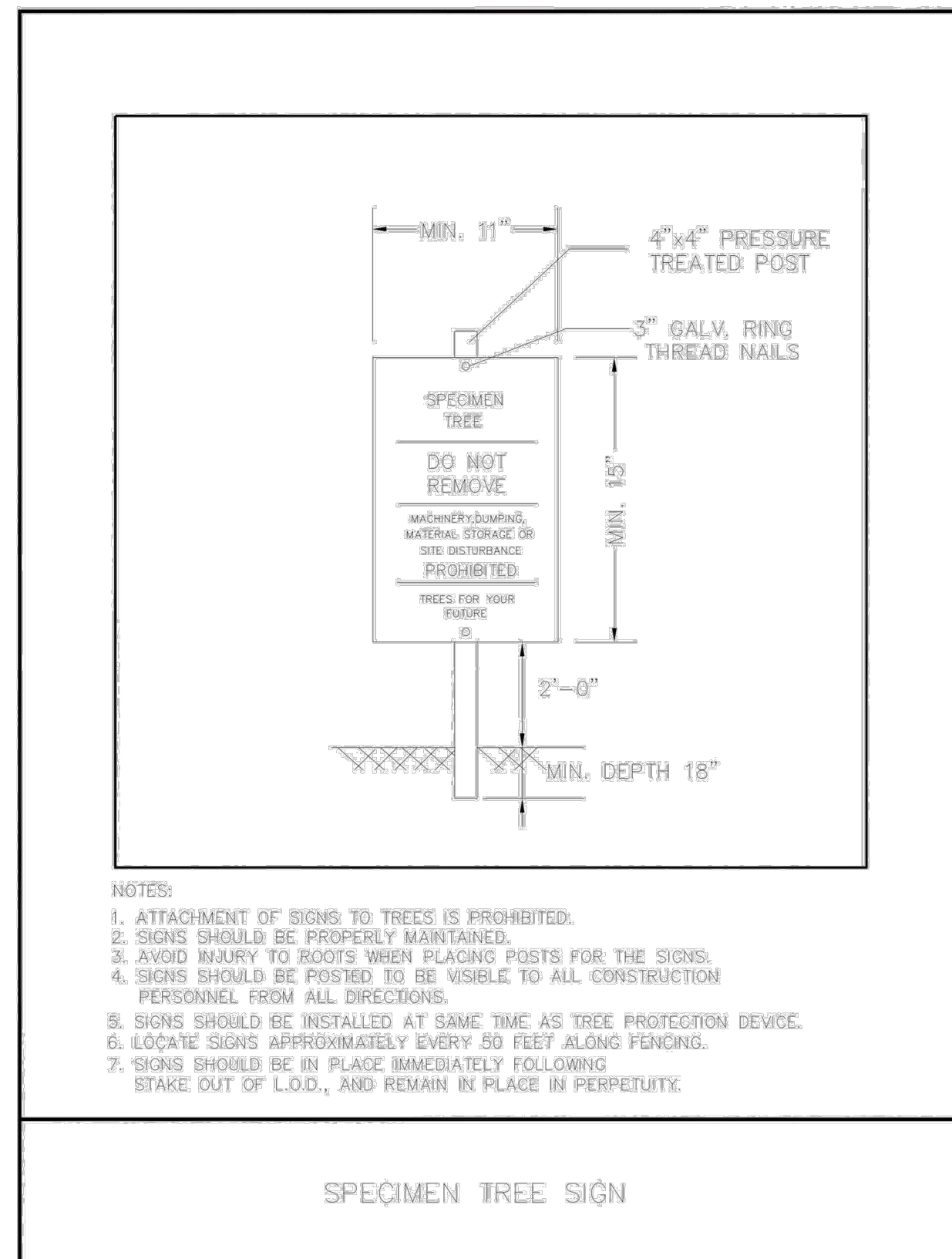
FAILURE TO ESTABLISH THE AFFORESTATION OR REFORESTATION WITHIN THE PRESCRIBED TIME FRAME WILL RESULT IN THE FORFEITURE OF THE REFORESTATION BOND AND/OR A VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED \$9.00 PER SQUARE FOOT PENALTY UNLESS THE COUNTY INSPECTOR APPROVES A WRITTEN EXTENSION.

PLANTING SPECIFICATION NOTES

1. QUANTITY: (SEE PLANT SCHEDULE)
2. TYPE: (SEE PLANT SCHEDULE)
3. PLANT QUALITY STANDARDS: THE PLANTS SELECTED SHALL BE HEALTHY AND STURDY REPRESENTATIVES OF THEIR SPECIES. SEEDLINGS SHALL HAVE A MINIMUM TOP GROWTH OF 18". THE DIAMETER OF THE ROOT COLLAR (THE PART OF THE ROOT JUST BELOW GROUND LEVEL) SHALL BE AT LEAST 3/8". THE ROOTS SHALL BE WELL DEVELOPED AND AT LEAST 8" LONG, NO MORE THAN TWENTY-FIVE PERCENT (25%) OF THE ROOT SYSTEM (BOTH PRIMARY AND AUXILIARY/FIBROUS ROOTS) SHALL BE PRESENT.
- PLANTS THAT DO NOT HAVE AN ABUNDANCE OF WELL DEVELOPED TERMINAL BUDS ON THE LEADERS AND BRANCHES SHALL BE REJECTED. PLANTS SHALL BE SHIPPED BY THE NURSERY IMMEDIATELY AFTER LIFTING FROM THE FIELD OR REMOVAL FROM THE GREEN HOUSE, AND PLANTED IMMEDIATELY UPON RECEIPT BY THE LANDSCAPE CONTRACTOR.
- IF THE PLANTS CANNOT BE PLANTED IMMEDIATELY AFTER DELIVERY TO THE REFORESTATION SITE, THEY SHALL BE STORED IN THE SHADE WITH THEIR ROOT MASSES PROTECTED FROM DIRECT EXPOSURE TO SUN AND WIND BY THE USE OF STRAW, PEAT MOSS, COMPOST, OR OTHER SUITABLE MATERIAL AND SHALL BE MAINTAINED THROUGH PERIODIC WATERING, UNTIL THE TIME OF PLANTING.
4. PLANT HANDLING: THE QUANTITY OF SEEDLINGS TAKEN TO THE FIELD SHALL NOT EXCEED THE QUANTITY THAT CAN BE PLANTED IN A DAY. SEEDLINGS, ONCE REMOVED FROM THE NURSERY OR TEMPORARY STORAGE AREA SHALL BE PLANTED IMMEDIATELY.
5. TIMING OF PLANTING: THE BEST TIME TO PLANT SEEDLINGS IS WHILE THEY ARE DORMANT, PRIOR TO SPRING BUDDING. THE MOST SUITABLE MONTHS FOR PLANTING ARE MARCH AND APRIL, WHEN THE SOIL IS MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING SHALL OCCUR WITHIN ONE GROWING SEASON OF THE ISSUANCE OF GRADING /BUILDING PERMITS AND/OR REACHING THE FINAL GRADES AND STABILIZATION OF PLANTING AREAS.
6. SEEDLING PLANTING: TREE SEEDLINGS SHALL BE HAND PLANTED USING A DIBBLE BAR OR SHARP-SHOOTER SHOVEL. IT IS IMPORTANT THAT THE SEEDLING BE PLACED IN THE HOLE SO THAT THE ROOTS CAN SPREAD OUT NATURALLY; THEY SHOULD NOT BE TWISTED, BALLED UP OR BENT. MOIST SOIL SHOULD THEN BE PACKED FIRMLY AROUND THE ROOTS. SEEDLING SHOULD BE PLANTED AT A DEPTH WHERE THEIR ROOTS LIE JUST BELOW THE GROUND SURFACE. AIR POCKETS SHOULD NOT BE LEFT AFTER CLOSING THE HOLE WHICH WOULD ALLOW THE ROOTS TO DRY OUT. SEE PLANTING DETAILS FOR FURTHER EXPLANATION. IF THE CONTRACTOR WISHES TO PLANT BY ANOTHER METHOD, THE PREPARER OF THIS TREE CONSERVATION PLAN MUST BE CONTACTED AND GIVE HIS APPROVAL BEFORE PLANTING MAY BEGIN.
7. SPACING: SEE PLANT SCHEDULE AND/OR PLANTING PLAN FOR SPACING REQUIREMENTS. ALSO REFER TO THE PLANTING LAYOUT DETAIL FOR A DESCRIPTION OF THE GENERAL PLANTING THEORY.
8. SOIL: UPON THE COMPLETION OF ALL GRADING OPERATIONS, A SOIL TEST SHALL BE CONDUCTED TO DETERMINE WHAT SOIL PREPARATION AND SOIL AMENDMENTS, IF ANY, ARE NECESSARY TO CREATE GOOD TREE GROWING CONDITIONS. SOIL SAMPLES SHALL BE TAKEN AT A RATE THAT PROVIDES ONE SOIL SAMPLE FOR EACH AREA THAT APPEARS TO HAVE A DIFFERENT SOIL TYPE (IF THE ENTIRE AREA APPEARS UNIFORM, THEN ONLY ONE SAMPLE IS NECESSARY), AND SUBMITTED TO A PRIVATE COMPANY. THE COMPANY OF CHOICE SHALL MAKE RECOMMENDATIONS FOR IMPROVING THE EXISTING SOIL. THE SOIL WILL BE TESTED AND RECOMMENDED FOR CORRECTIONS OF SOIL TEXTURE, PH, MAGNESIUM, PHOSPHORUS, POTASSIUM, CALCIUM AND ORGANIC MATTER.
9. SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
10. FENCING AND SIGNAGE: FINAL PROTECTIVE FENCING SHALL BE PLACED ON THE VISIBLE AND/OR DEVELOPMENT SIDE OF PLANTING AREAS. THE FINAL PROTECTIVE FENCE SHALL BE INSTALLED UPON COMPLETION OF PLANTING OPERATIONS UNLESS IT WAS INSTALLED DURING THE INITIAL STAGES OF DEVELOPMENT. SIGNS SHALL BE POSTED PER THE SIGNAGE DETAIL ON THIS SHEET.
11. PLANTING METHOD: CONSULT THE PLANTING DETAIL(S) SHOWN ON THIS PLAN.
12. MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIP OR SHREDED HARDWOOD MULCH (AS NOTED) TO EACH PLATING SITE (SEE DETAIL SHOWN ON THIS PLAN).
13. GROUND COVER ESTABLISHMENT: THE REMAINING DISTURBED AREA BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDED AND STABILIZED WITH WHITE CLOVER SEED AT THE RATE OF 5 LBS/ACRE.
14. MOWING: NO MOWING SHALL BE ALLOWED IN ANY PLANTING AREA.
15. SURVIVAL CHECK FOR BOND RELEASE: THE SEEDLING PLANTING IS TO BE CHECKED AT THE END OF EACH YEAR FOR FOUR YEARS TO ASSURE THAT NO LESS THAN 75% OF THE ORIGINAL PLANTED QUANTITY SURVIVES. IF THE MINIMUM NUMBER HAS NOT BEEN PROVIDED THE AREA MUST BE SUPPLEMENTED WITH ADDITIONAL SEEDLINGS TO REACH THE REQUIRED NUMBER AT TIME OF PLANTING.
16. SOURCE OF SEEDLINGS: IS TO BE DETERMINED.







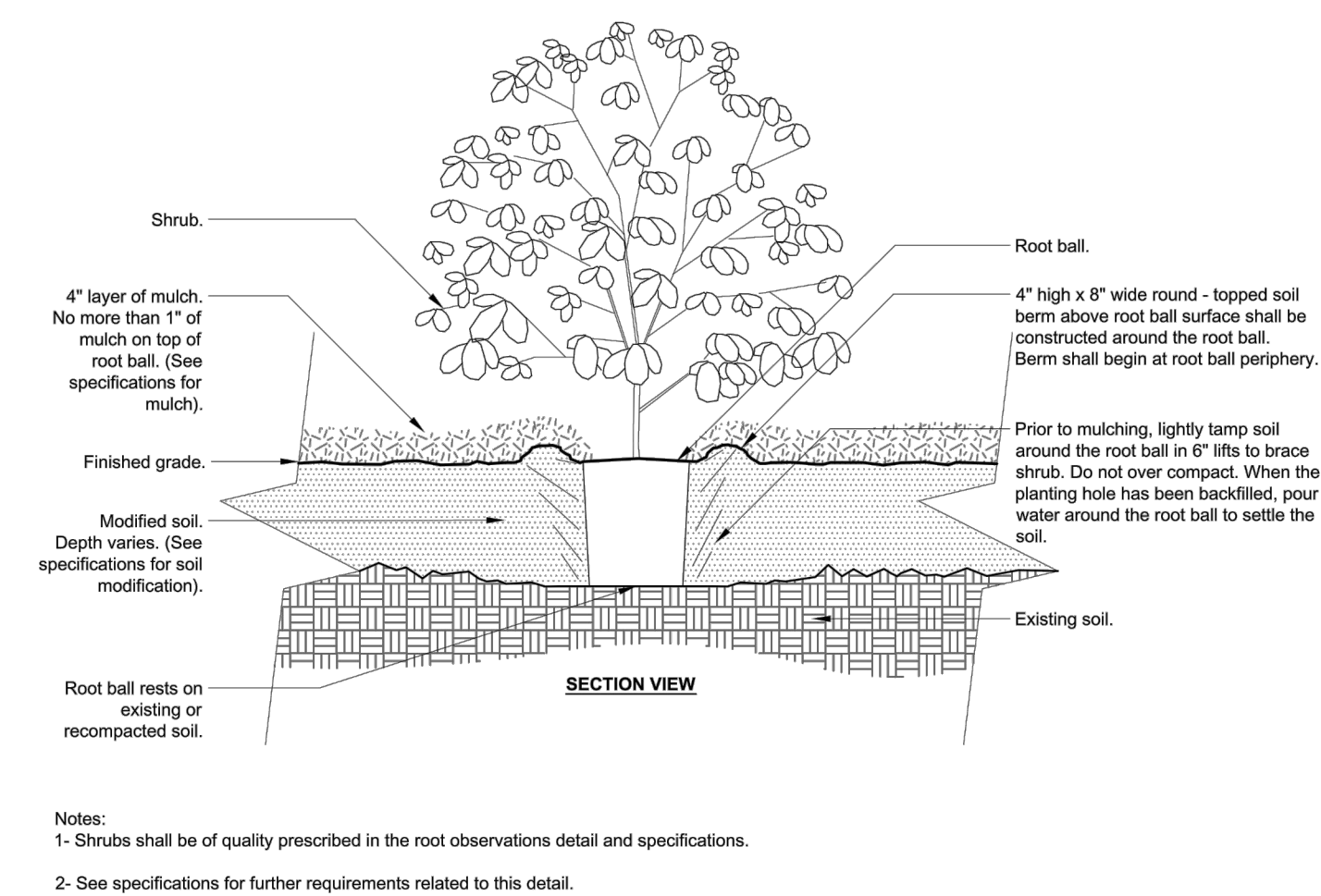
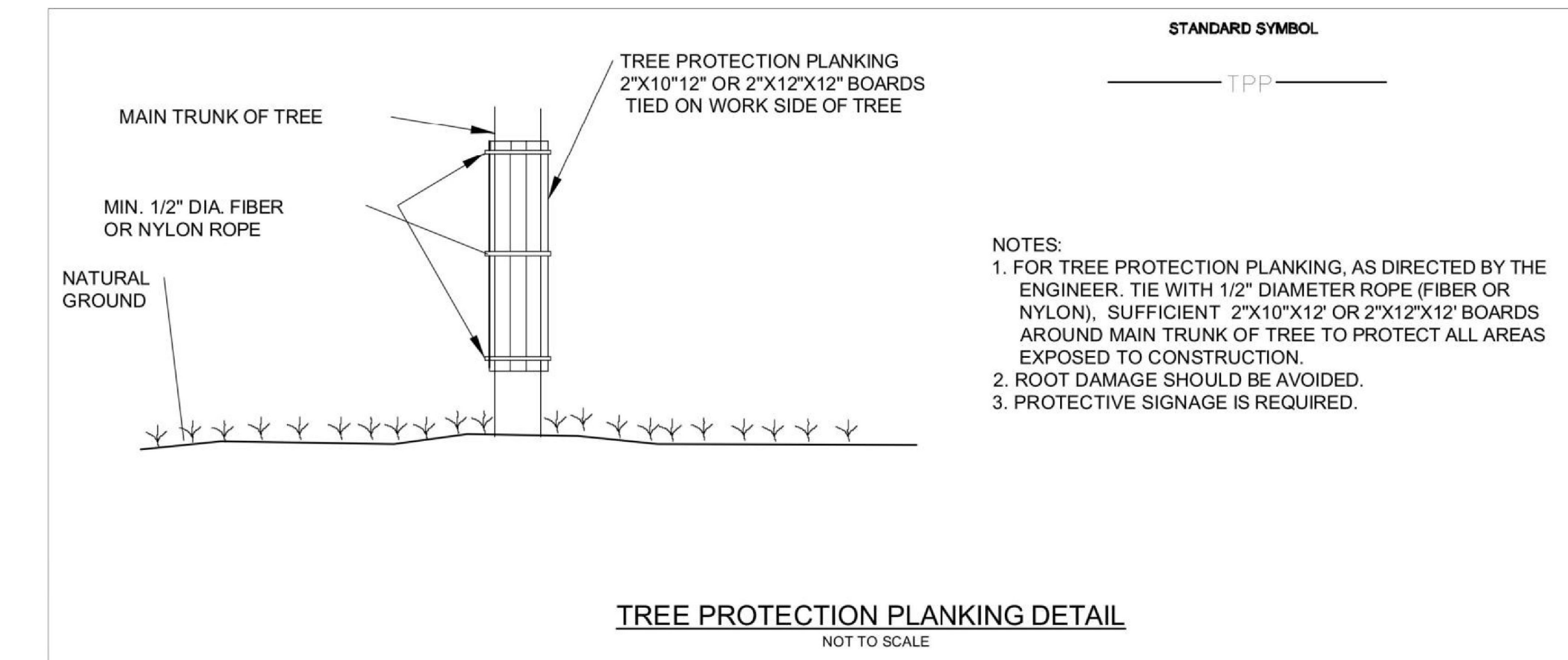
## LIST OF TREES ON SITE-ALL SPECIMEN TREES

NO.	COMMON NAME	SCIENTIFIC NAME	DBH (inches)	CONDITION	DESPOSITION	PROTECTIVE MEASURES	COMMENTS
1	Silver Maple	Acer saccharinum	48	Fair	Remove		
2	Silver Maple	Acer saccharinum	58	Good	Remove		Building
3	Yellow-Poplar	Liriodendron tulipifera	44	Poor	Remove		Building
4	White Oak	Quercus alba	37	Good	Save	Tree-Planting Protection	
5	Yellow-Poplar	Liriodendron tulipifera	31	Good	Remove		General Grading
6	Yellow-Poplar	Liriodendron tulipifera	32	Fair	Remove		Building
7	Southern Red oak	Quercus falcata	39	Poor	Remove		General Grading
8	Yellow-Poplar	Liriodendron tulipifera	31	Excellent	Remove		General Grading
9*	Black Gum	Nyssa sylvatica	40	Fair	Save		Offsite
10	Norway Maple	Acer platanoides	31	Fair	Remove		Building
11	American sycamore	Platanus occidentalis	31	Good	Remove		Building
12	Silver Maple	Acer saccharinum	30	Good	Remove		Building
13	Silver Maple	Acer saccharinum	34	Good	Remove		Building
14	Red Maple	Acer rubrum	38	Good	Remove		Building
15*	White Oak	Quercus alba	32	Fair	Save		Offsite
16*	Yellow-Poplar	Liriodendron tulipifera	30	Fair	Save		Offsite
17*	Yellow-Poplar	Liriodendron tulipifera	31	Fair	Save		Offsite
18*	Yellow-Poplar	Liriodendron tulipifera	31	Fair	Save		Offsite
19*	Yellow-Poplar	Liriodendron tulipifera	31	Fair	Save		Offsite
20*	Yellow-Poplar	Liriodendron tulipifera	31	Fair	Save		Offsite
21*	White Oak	Quercus alba	33	Fair	Save		Offsite
22*	Yellow-Poplar	Liriodendron tulipifera	34	Fair	Save		Offsite
23*	Yellow-Poplar	Liriodendron tulipifera	32	Fair	Save		Offsite
24*	Yellow-Poplar	Liriodendron tulipifera	45	Fair	Save		Offsite
25*	Yellow-Poplar	Liriodendron tulipifera	30	Fair	Save		Offsite
26*	Yellow-Poplar	Liriodendron tulipifera	45	Fair	Save		Offsite
27	Yellow-Poplar	Liriodendron tulipifera	34	Poor	Remove		Building
28	Yellow-Poplar	Liriodendron tulipifera	33	Fair	Remove		Building
29	Yellow-Poplar	Liriodendron tulipifera	32	Fair	Remove		Building

\* Tree located offsite, size and condition estimated

**Bold Type in Disposition Column indicates nine additional Specimen Trees Currently Requesting a Variance from Section 25-119(d) that include ST-8, a 31" Yellow Poplar, ST-10, a 31" Norway Maple, ST-11, a 31" American Sycamore, ST-12, a 30 Silver Maple, ST-13, a 34" Silver Maple, ST-14, a 38" Red Maple, ST-27, a 34" Yellow Poplar, ST-28 a 33" Yellow Poplar, ST-29 a 32" Yellow-Poplar.**

The required findings of Section 25-119(d) were previously addressed for the removal of six specimen trees with approval of TCP1010-10 by the Planning Board on July 11, 2013. These six specimen trees are ST-1, a 44" Silver Maple, ST-2 a 56" Silver Maple, ST-3, a 42" Yellow Poplar, ST-5, a 37" Yellow Poplar, ST-6, a 30" Yellow Poplar and ST-7, a 30" Southern Red Oak.

SHRUB PLANTING DETAIL  
N.T.S.

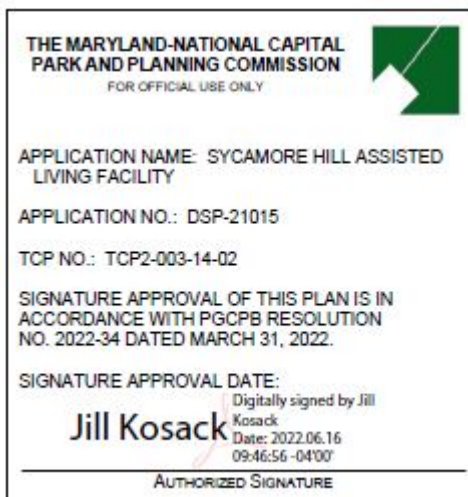
OVERALL REFORESTATION PLANT LIST											
KEY	QUAN	BOTANICAL NAME / COMMON NAME	SIZE	ROOT	PLANT TYPE	REMARKS	33,247SF or 0.76 AC	8,190 SF or 0.19 AC	14,857 SF or 0.28 AC		
							AREA 1- 1" CAL 150	AREA 1- 2" CAL	AREA 2- 1" CAL	AREA 2- 2" CAL	AREA 3- 1" CAL
AR	31	ACER RUBRUM / MAPLE	RED	1" CAL - 6HT	5 GAL/ CONT	CANOPY TREE	15X15 SPACING	20		4	7
ACR	2	ACER RUBRUM / MAPLE	RED	2.5" CAL	B&B	CANOPY TREE	20x20 SPACING		2		
BET	2	BETULA NIGRA 'HERITAGE'		2.5" CAL	B&B	CANOPY TREE	20x20 SPACING				2
DFR	3	PSEUDOTSUGA MENZIESII/ DOUGLAS FIR		2.5" CAL	B&B	CANOPY TREE	20x20 SPACING				3
FG	31	FAGUS GRANDIFOLIA/ AMERICAN BEECH		1" CAL - 6HT	5 GAL/ CONT	CANOPY TREE	15X15 SPACING	20	4	7	31
LT	31	LIRIODENDRON TULIPIFERA/ TULIP POPLAR		1" CAL - 6HT	5 GAL/ CONT	CANOPY TREE	15X15 SPACING	20	4	7	31
NS	31	LOBLOLLY PINE/ PINUS TAEDA		1" CAL - 6HT	5 GAL/ CONT	CANOPY TREE	15X15 SPACING	20	4	7	31
PLA	5	PLATANUS OCCIDENTALIS/ AMERICAN SYCAMORE		2.5" CAL	B&B	CANOPY TREE	20x20 SPACING		4		1
QUR	10	QUERCUS RUBRA/ RED OAK		2.5" CAL	B&B	CANOPY TREE	20x20 SPACING		6	1	3
AA	31	AMELANCHIER ARBOREA/ SERVICEBERRY		1" cal - 6 HT	5 GAL/ CONT	NATIVE TREE	15X15 SPACING	20	4	7	31
CC	30	CERCIS CANADENSIS / REDBUD		1" cal - 6 HT	5 GAL/ CONT	NATIVE TREE	15X15 SPACING	20	3	7	30
CEC	6	CERCIS CANADENSIS / REDBUD		2.5" CAL	B&B	NATIVE TREE	20x20 SPACING			4	2
MV	28	MAGNOLIA VIRGINIANA/ SWEETBAY MAGNOLIA		1" cal - 6 HT	5 GAL/ CONT	NATIVE TREE	15X15 SPACING	20	3	5	28
MC	23	MYRICA CERIFERA		1" cal - 6 HT	5 GAL/ CONT	NATIVE TREE	15X15 SPACING	15	3	5	23
IO	21	ILEX OPACA		1" cal - 6 HT	5 GAL/ CONT	NATIVE TREE	15X15 SPACING	15	2	4	21
ILO	2	ILEX OPACA		2" CAL-6 HT	5 GAL/ CONT	NATIVE TREE	20x20 SPACING				2
IV	21	ILEX VERTICILLATA/ WINTERBERRY		18-24"HT; 4 CANES	5 GAL/ CONT - 18-24" HT; 4 CANES	LARGE SHRUB	15x15 SPACING	15	2	4	21
IG	22	ILEX GLABRA /INKBERRY		18-24"HT; 4 CANES	5 GAL/ CONT - 18-24" HT; 4 CANES	SMALL SHRUB	15x15 SPACING	15	3	4	22
330							200	10	36	7	64

**NOTE:**  
BARE ROOT SEEDLINGS OR WHIPS SHALL BE PLANTED AT DENSITY WITH A MINIMUM OF 700 SEEDLING PER ACRE NOT TO EXCEED 1,000 SEEDLINGS PER ACRE. APPROXIMATE 8X8 SPACING.

Assume 300 Trees per acre of Container Growth  
5.7, Gallon or 1" Caliper

## Planting Tabulations

Coverage Per Individual Tree Category.	145.2	435.6	145.2	435.6	145.2	435.6
Total coverage per tree category.	29040	4356	5227.2	3049.2	9292.8	5662.8
Total coverage per Reforestation Area.	33396		8276.4		14955.6	



## QUALIFIED PROFESSIONAL CERTIFICATION

THIS COMPLIES WITH THE CURRENT REQUIREMENTS OF PRINCE GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

**03/18/2022**

**SIGNED**  
ROBERT BOYD  
Robert.Boyd@abconsultantsinc.com  
P: 240.582.8033 F: 301.306.3092

**DATE**  
AB CONSULTANTS, INC.  
9450 ANNAPOLIS ROAD  
LANHAM, MARYLAND 20706

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

TREE CONSERVATION PLAN APPROVAL  
TCP2-003-14-02

Approved by	Date	DRD #	Reason for Revision
00	Pending	SE-4667	Adult Daycare center
01	T. Burke	7/27/2020	N/A
02	David S. Burke	6/6/2022	DSP-21015
03			
04			
05			
06			

**PROJECT:**  
**PRESIDENTIAL ESTATES AT SYCAMORE HILL**  
3911 LOTTSFORD VISTA ROAD, BOWIE, MD 20721  
PARCEL 45, TAX MAP 53, GRID A2  
**TYPE II TREE CONSERVATION PLAN**  
**FOR FINE GRADE ONLY**  
PRINCE GEORGE'S COUNTY, MARYLAND 13th ELECTION DISTRICT

**PROJECT NO.:**  
**2019514**  
**SCALE:**  
**N.T.S.**  
**DATE:**  
**3/22/2022**  
**DRAWN BY:**  
**AD**  
**CHECKED BY:**  
**RB**

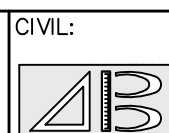
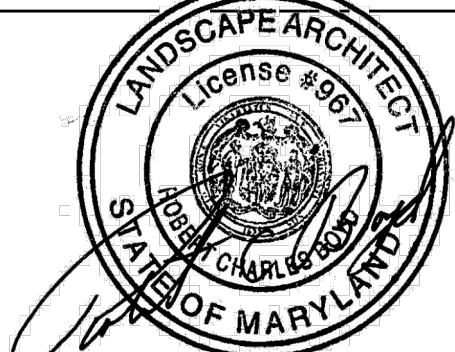
**SHEET: 3 OF 3**



**CALL "MISS UTILITY" AT**  
**1-800-257-7777**  
**48 Hours Before Start of Construction**

**OWNER/APPLICANT**  
PRESIDENTIAL CARE, LLC  
4640 FORBES BLVD. SUITE-150  
LANHAM, MD 20706  
CONTACT: MR. STEVE NASH  
PHONE: 202-270-8660  
EMAIL: SNASH@SBHFDC.ORG

Rev. No.	Revision	Rev. Date



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