

TREE CONSERVATION PLAN TYPE 2-005-2022 FOR DANGERFIELD RD PROPERTY

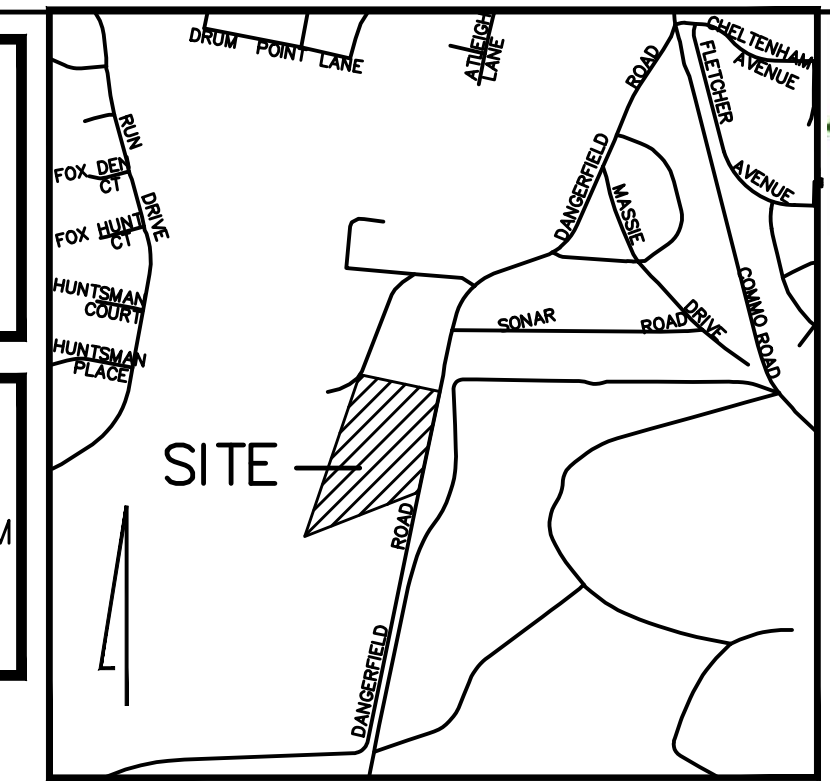
SURRATTS (9TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

OWNERS/APPLICANT:

KIANA DAVIS
2719 BOONES LANE
FORESTVILLE, MD 20747
240-354-1007
kianadavis@verizon.net

BUILDER:

TIMBERLAKE HOMES
304 HARRY S. TRUMAN, SUITE-M
ANNAPOLIS, MD. 21401
443-837-3115



VICINITY MAP

SCALE: 1"=1000'

Table B-1. General Information Table

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-R (Rural Residential)
Zone	Aviation Policy Area (APA) ¹	N/A
Administrative	Tax Grid (TMG)	126-A1 & 117-A4
Administrative	WSSC Grid (Sheet 20)	213SE07
Administrative	Planning Area (Plan Area)	5-81A
Administrative	Election District (ED)	9
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy	Established Communities
Administrative	Police District	V
Administrative	Joint Base Andrews Land Use Control Area (JBA LUC Area USAF)	N/A

¹ If the site is within an APA, enter the name of the airport. If the site is not within an APA, enter "N/A"

Table B-2. Site Statistics Table

Site Statistics	Total ¹
Gross Tract Area	8.13 ac.
Existing 100-year Floodplain	0 ac.
Net Tract Area	8.13 ac.
Existing woodland in the floodplain	0 ac.
Existing woodland not in tract area	7.94 ac.
Existing woodland total	7.94 ac.
Existing PMA	2.90 ac.
Regulated streams (linear feet of centerline)	770 lin. ft.
Riparian (wooded) buffer up to 300 feet wide ²	2.54 ac.

¹ Figures are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.
² Average of onsite woodland up to 300 feet measured from the stream centerline or from the top of bank on both sides of all regulated streams.

LEGEND

WB	WETLAND BUFFER
TREE LINE	TREE LINE
LOD	LIMIT OF DISTURBANCE
CRZ	CRITICAL ROOT ZONE
PMA	PRIMARY MANAGEMENT AREA
SB	STREAM BUFFER
COMAR 50' STREAM BUFFER	COMAR 50' STREAM BUFFER
FIDS	FOREST INTERIOR DWELLING SPECIES
TPF	FOREST INTERIOR DWELLING SPECIES
STREAM/OPEN WATER	STREAM/OPEN WATER
WOODLAND PRESERVATION AREA (WPA)	WOODLAND PRESERVATION AREA (WPA)
WOODLAND PRESERVED-NOT CREDITED (WP-NC)	WOODLAND PRESERVED-NOT CREDITED (WP-NC)
WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)	WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)
WETLAND	WETLAND
SPECIMEN TREE WITH CRITICAL ROOT ZONE	SPECIMEN TREE WITH CRITICAL ROOT ZONE

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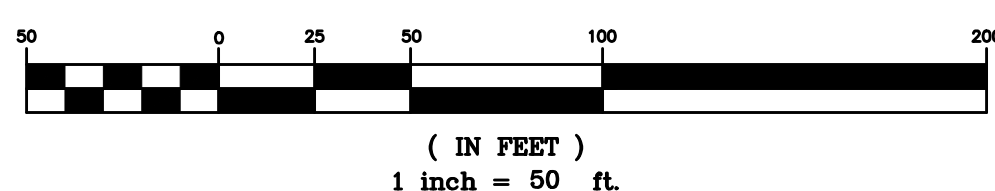
BUILDER:

TIMBERLAKE HOMES
304 HARRY S. TRUMAN, SUITE-M
ANNAPOLIS, MD. 21401
443-837-3115

SHEET INDEX

SHEET NO.	PLAN TYPE
1	OF 4 COVER SHEET
2	OF 4 TCP II
3	OF 4 TCP II
4	OF 4 DETAIL SHEET

GRAPHIC SCALE



WOODLAND CONSERVATION SUMMARY TABLE (TCP 2)												
Parcel #	Gross Tract Area	100-Year Floodplain (FP)	Net Tract Area (NTA)	Existing Woodland (NTA)	Existing Woodland (FP)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preservation Area (WPA)	Woodland Reforestation Area (WRA)	Woodland Retained/Not Credited (WR-NC)	Woodland Retained / Assumed Cleared (WR-AC)
Parcel "36"	7.92	0.00	7.92	7.92	0.00	0.53	0.00	-	3.20	0.00	4.19	0.06
ROW DEDICATION	0.22	0	0.22	0.00	0	0.00	0	-	0	0	0	0.00
TOTAL ACRES:	8.14	0.00	8.14	7.92	0.00	0.53	0.00	0.00	3.20	0.00	4.19	0.06

Property Owners Awareness Certificate

I/We KIANA E. DAVIS 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 Kiana E. Davis Date 1/27/2022
I/We KIANA E. DAVIS 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 Kiana E. Davis Date 1/27/2022

SITE NOTES

- PROJECT NAME: DANGERFIELD RD PROPERTY
- AREA OF PARCELS:
GROSS AREA: 354,498 S.F. OR 8.14 AC.
ROAD DEDICATION: 9,462 S.F. OR 0.22 AC.
TOTAL NET AREA: 345,037 S.F. OR 7.92 AC.
- EXISTING ZONE: R-R
- PROPOSED USE OF THE PROPERTY: SINGLE FAMILY RESIDENTIAL
- NUMBER OF PARCEL: 1
- 200 SHEET NO: 213SE07
- TAX MAP/GRID: 126A1
- AVIATION POLICY AREA: N/A
- EXISTING WATER/SEWER DESIGNATION: W-4/S-4
- PROPOSED WATER/SEWER DESIGNATION: W-4/S-4
- THERE IS NO STORM WATER MANAGEMENT APPROVAL FOR THE PROPERTY.
- 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHT-OF-WAY.
- THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
- THERE ARE NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
- THERE ARE STREAM AND WETLANDS PRESENT ON SITE.
- THERE IS NO 100 YEAR FLOOD PLAIN ON THIS PROPERTY.
- THERE IS NO CHESAPEAKE BAY CRITICAL AREA OVERLAY WITHIN THE SITE.
- TOPOGRAPHY SURVEY PREPARED BY C.D.D.I.
- APPLICANT:
KIANA DAVIS
- PROPERTY LOCATION:
9801 DANGERFIELD RD, CLINTON, MD 20735

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED: MELTON M. PEREZ DATE: 07-26-2022
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, M-NCPPC
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

Prince George's County Planning Department, M-NCPPC			
Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2-005-2022			
Approved by	Date	DRD #	Reason for Revision
00	0-0-2022		
01			
02			
03			
04			
05			
06			
Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber 47914, Folio 421. Revisions to this TCP2 may require a revision to the recorded easement.			

DANGERFIELD RD PROPERTY
PARCEL 36(B)
SURRATTS 9TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION
PLAN 2-005-2022
COVER SHEET

REVISIONS

1. 02/28/2022 REV.
PER M-NCPPC
COMMENTS. RC.

DATE: MAR., 2022
DWN. RC CHECKED MP

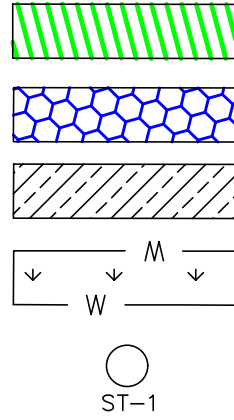
SCALE: 1"=50'

PROJECT/FILE NO.
21-066

SHEET NO.
1 OF 4

LEGEND

WB WETLAND BUFFER
TL TREE LINE
LOD LIMIT OF DISTURBANCE
CRZ CRITICAL ROOT ZONE
PMA PRIMARY MANAGEMENT AREA
SB STREAM BUFFER
COMAR 50' STREAM BUFFER
FIDS FOREST INTERIOR DWELLING SPECIES
TPF FOREST INTERIOR DWELLING SPECIES
SW STREAM/OPEN WATER



WOODLAND PRESERVATION AREA (WPA)
WOODLAND PRESERVED-NOT CREDITED (WP-NC)
WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)
WETLAND
SPECIMEN TREE WITH CRITICAL ROOT ZONE

PRESERVATION AREAS:
AREA - 3.2 AC

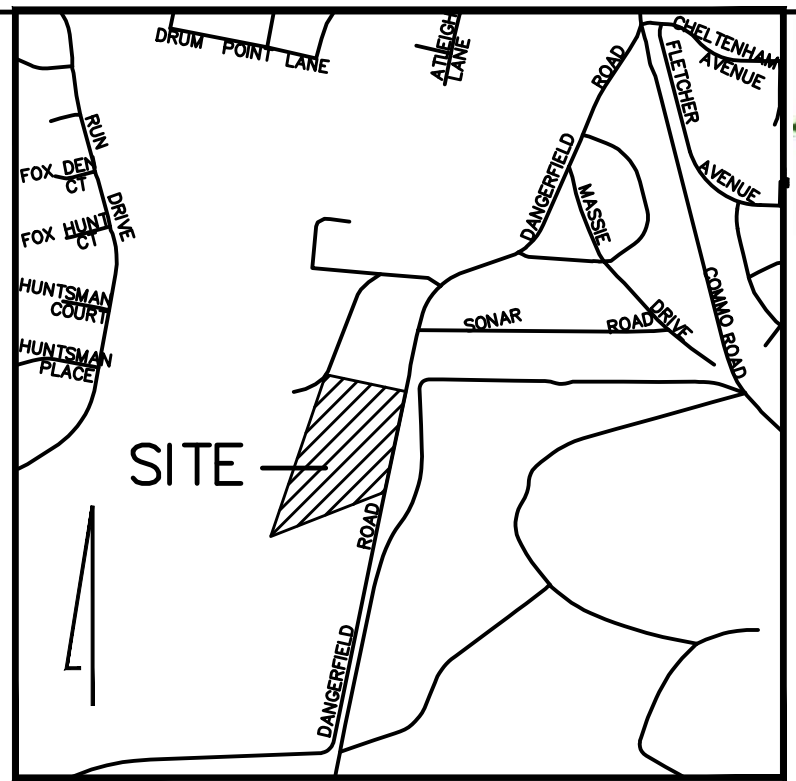
WOODLAND RETAINED NOT
CREDITED TOWARD ANY
REQUIREMENTS.
AREA 2 - 3.94 AC.

OWNERS/APPLICANT:

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VICINITY MAP

SCALE: 1"=1000'

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

MICHAEL M. PEREZ
DATE

07-26-2022
DATE

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705

PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET

QUALIFIED PROFESSIONAL

MAPPED SOIL TYPES

Map Unit	Soil Description	Drainage Class	K-factor (whole soil)	Hydrologic Soil Group	Percent Hydric Inclusions
BuH	Beltsville-Urban land complex, 0-5% slopes	Moderately well	0.37	C	5
CwD	Croom-Marr complex, 10-15% slopes	Well	0.15	C	0
CwE	Croom-Marr complex, 15-25% slopes	Well	0.15	C	0
MnE	Marr-Dodon complex, 15-25% slopes	Well	0.20	B	0
Px	Potomac-Issue complex, frequently flooded	Poorly	0.28	B/D	75

Source: <http://websoilsurvey.nrcs.usda.gov>

SPECIMEN TREE TABLE

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/Comments	Disposition
1	yellow-poplar	Liriodendron tulipifera	35	Good	no apparent problems	To be saved
2	yellow-poplar	Liriodendron tulipifera	30	Good	no apparent problems	To be saved
3	yellow-poplar	Liriodendron tulipifera	33	Good	one sided branching	To be saved
4*	yellow-poplar	Liriodendron tulipifera	33	Fair	offsite	To be saved
5*	yellow-poplar	Liriodendron tulipifera	34	Fair	offsite	To be saved
6*	yellow-poplar	Liriodendron tulipifera	34	Fair	offsite	To be saved
7*	yellow-poplar	Liriodendron tulipifera	34	Fair	offsite	To be saved
8	yellow-poplar	Liriodendron tulipifera	36	Good	no apparent problems	To be saved
9*	yellow-poplar	Liriodendron tulipifera	37	Good	girdling roots, epicormic branching	To be saved
10*	yellow-poplar	Liriodendron tulipifera	35	Fair	offsite	To be saved
11*	white oak	Quercus alba	32	Fair	offsite	To be saved
12	yellow-poplar	Liriodendron tulipifera	31	Fair	crooked trunk, on steep slope, narrow crown	To be saved
13	yellow-poplar	Liriodendron tulipifera	38	Good	two dead scaffold branches	To be saved
14	yellow-poplar	Liriodendron tulipifera	32	Good	one dead scaffold branch	To be saved
15	yellow-poplar	Liriodendron tulipifera	30	Good	narrow crown	To be saved
16	yellow-poplar	Liriodendron tulipifera	37	Fair	cavity in lower trunk	To be saved
17*	American Beech	Fagus grandifolia	33	Fair	twin leaders with included bark	To be saved
18	yellow-poplar	Liriodendron tulipifera	33	Good	no apparent problems	To be saved
19	yellow-poplar	Liriodendron tulipifera	33	Fair	butt rot, oversized limbs, two dead scaffold branches, crown is thin, poor form	To be saved
20	yellow-poplar	Liriodendron tulipifera	41	Fair	triple leaders with included bark, loose bark at base, one leader has wounds all the way up the trunk	To be saved
21	yellow-poplar	Liriodendron tulipifera	32	Fair	trunk forks 30' up with included bark, dead oversized limb	To be saved
22	yellow-poplar	Liriodendron tulipifera	32	Fair	lower trunk rot, loose bark, small cavity	To be saved
23	yellow-poplar	Liriodendron tulipifera	32	Good	oversized limb, dead scaffold branch, bent trunk	To be saved
24	red maple	Acer rubrum	33	Fair	two oversized limbs, both with weak unions	To be saved
25	yellow-poplar	Liriodendron tulipifera	30	Poor	girdling roots, loose bark at base, large wound from lightning strike	To be saved
26	yellow-poplar	Liriodendron tulipifera	33	Good	one of three, one sided crown	To be saved
27	yellow-poplar	Liriodendron tulipifera	32	Good	shallow roots	To be saved
28	yellow-poplar	Liriodendron tulipifera	36	Good	one sided crown	To be saved
29	yellow-poplar	Liriodendron tulipifera	31	Fair	lower trunk cavity	To be saved
30	yellow-poplar	Liriodendron tulipifera	32	Good	no apparent problems	To be saved
31	yellow-poplar	Liriodendron tulipifera	36	Good	girdling roots	To be saved
32	yellow-poplar	Liriodendron tulipifera	31	Good	one sided crown	To be saved

* - tree located offsite, size and condition estimated

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

WOODLAND RETAINED/
ASSUME CLEARED:
AREA 1 - 0.05 AC.

DANGERFIELD ROAD
(80' PUBLIC R/W)

SEE INSET A ON
SHEET 2 OF 2

PLAN VIEW
SCALE: 1"=30'

Prince George's County Planning Department, M-NCPPC			
Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2-005-2022			
Approved by	Date	DRD #	Reason for Revision
00	04/20/2022		
01			
02			
03			
04			
05			
06			
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DANGERFIELD RD PROPERTY

PARCEL 36(B)

SURRATTS 9TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION
PLAN 2-005-2022

REVISIONS

1. 02/28/2022 REV.
PER M-NCPPC
COMMENTS. RC.

DATE: FEB., 2022
DWN. RC CHECKED MP

SCALE: 1"=30'

PROJECT/FILE NO.
21-066

SHEET NO.
2 OF 4

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

LEGEND

- WB WETLAND BUFFER
TL TREE LINE
LOD LIMIT OF DISTURBANCE
CRZ CRITICAL ROOT ZONE
PMA PRIMARY MANAGEMENT AREA
SB STREAM BUFFER
COMAR 50' STREAM BUFFER
FIDS FOREST INTERIOR DWELLING SPECIES
TPF FOREST INTERIOR DWELLING SPECIES
SW STREAM/OPEN WATER
- WOODLAND PRESERVATION AREA (WPA)
WOODLAND PRESERVED-NOT CREDITED (WP-NC)
WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)
WETLAND
SPECIMEN TREE WITH CRITICAL ROOT ZONE

WOODLAND RETAINED NOT CREDITED TOWARD ANY REQUIREMENTS:
AREA 1 - 0.25 AC.

PRESERVATION AREAS:
AREA - 3.2 AC

WOODLAND RETAINED NOT CREDITED TOWARD ANY REQUIREMENTS:
AREA 2 - 3.94 AC.

WOODLAND RETAINED/
ASSUMED CLEARED:
AREA 1 - 0.05 AC.

SEE INSET B ON THIS SHEET

OWNERS/APPLICANT:

KIANA DAVIS
2719 BOONES LANE
FORESTVILLE, MD 20747
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kianadavis@verizon.net

BUILDER:

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VICINITY MAP

SCALE: 1"=1000'

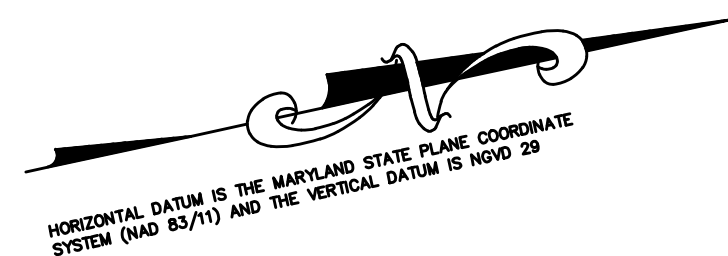
QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

MICHAEL M. PEREZ
DATE

07-26-2022
DATE

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL



HORIZONTAL DATUM IS THE MARYLAND STATE PLANE COORDINATE
SYSTEM (NAD 83) AND THE VERTICAL DATUM IS NAVD 83

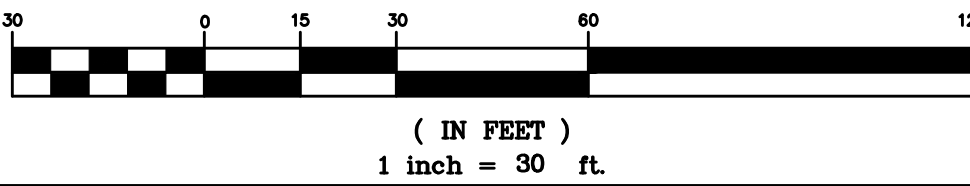
SEE SHEET 1 OF 2

DANGERFIELD ROAD
(40' PUBLIC R/W)

PLAN VIEW
SCALE: 1"=30'

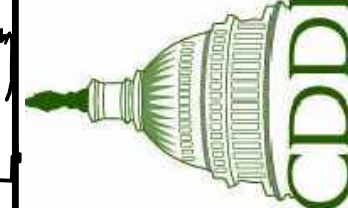
MATCH LINE SEE SHEET 1 OF 2

GRAPHIC SCALE



INSET A

INSET B



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
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OFFICE (301) 937-3501

DANGERFIELD RD PROPERTY
PARCEL 36(B)
SURREATTS 9TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION
PLAN 2-005-2022

REVISIONS

1. 02/28/2022 REV.
PER M-NCPPC COMMENTS. RC.

DATE: FEB., 2022
DWN. RC CHECKED MP

SCALE: 1"=30'

PROJECT/FILE NO.
21-066

SHEET NO.
3 OF 4

Prince George's County Planning Department, M-NCPPC			
Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2-005-2022			
Approved by	Date	DRD #	Reason for Revision
00	Abigayle Finkbeiner	0-4-2022	
01			
02			
03			
04			
05			
06			

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber 47914, Folio 421. Revisions to this TCP2 may require a revision to the recorded easement.

STANDARD TYPE2 TREE CONSERVATION PLAN NOTES:

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit #45653-2021-0. If this grading permit #45653-2021-0 expires, then this TCP2 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 (ESA 2) and is zoned R-R.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is NOT grandfathered under CB-27-2010, Section 25-119 (g).

TREE PRESERVATION AND RETENTION NOTES:

Tree Preservation and Retention Notes

- 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 revisionary tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- 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 TPF installation. These signs must remain in perpetuity.

Removal of Hazardous Trees or Limbs by Developers or Builders

- 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.
- 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.
- 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 permittee 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.
- 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 permittee, 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 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.

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.

WOODLAND CONSERVATION SUMMARY TABLE					
PRESERVATION AREAS:					
AREA				3.20	
SUB-TOTAL				3.20	
WOODLAND RETAINED NOT CREDITED TOWARD ANY REQUIREMENTS:					
AREA #1				0.25	
AREA #2				3.94	
SUB-TOTAL				4.19	
TOTAL				7.39	
WOODLAND RETAINED/ASSUMED CLEARED:					
AREA #1				0.05	
AREA #2				0.01	
TOTAL				0.06	

OWNERS/APPLICANT:

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BUILDER:

TIMBERLAKE HOMES
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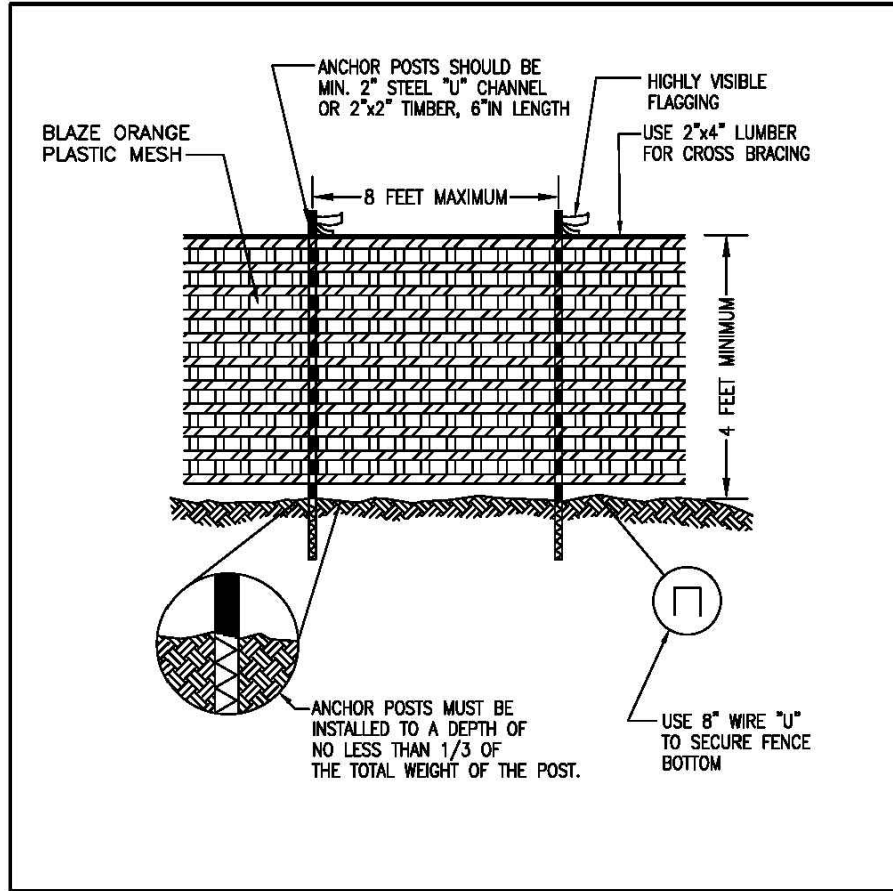
POST DEVELOPMENT NOTES

When woodlands and/or specimen, historic or champion trees are to remain:

- 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.

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 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.

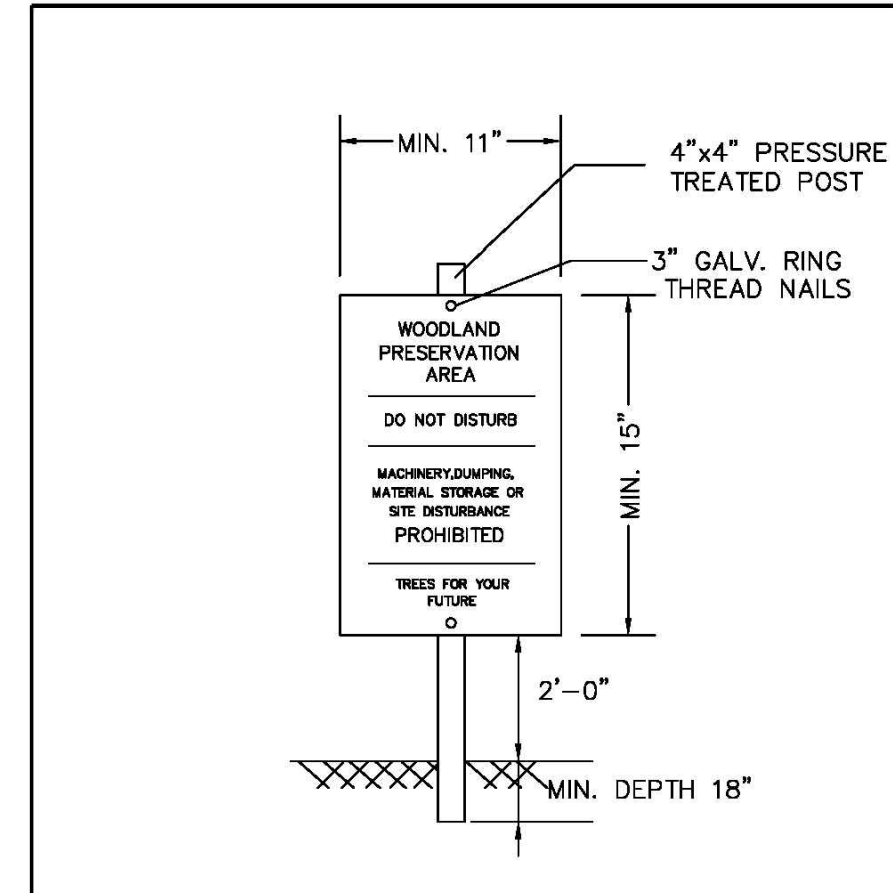
Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
- The removal of noxious, invasive, 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.



NOTES: (MUST BE INCLUDED WITH DETAIL)

- FOREST PROTECTION DEVICE ONLY.
- RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
- AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
- DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
- PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS

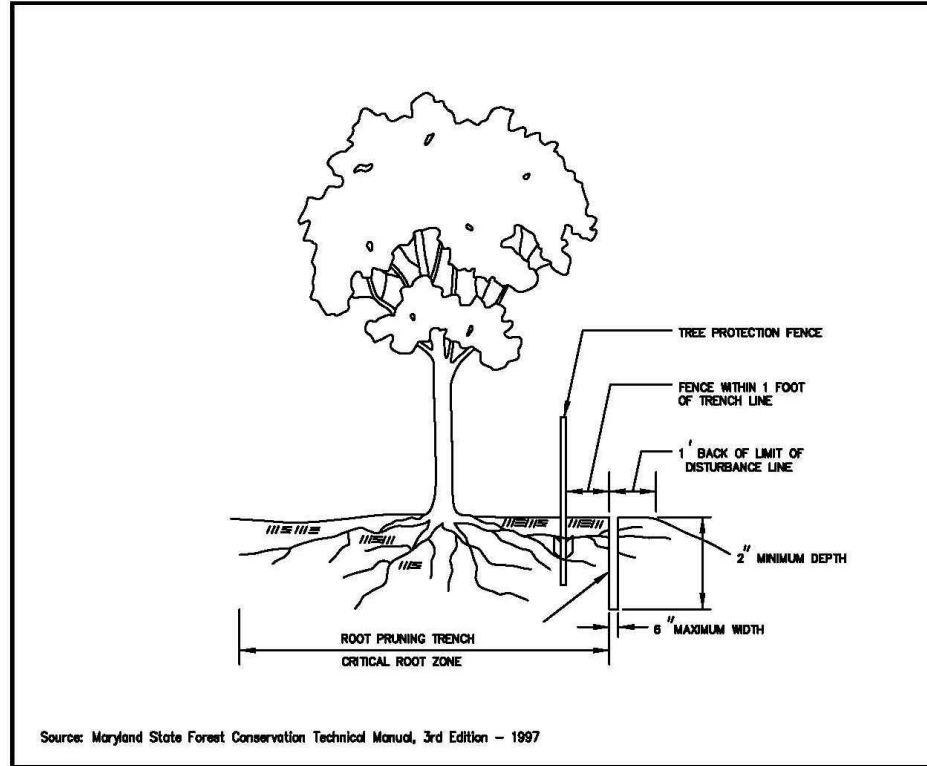


- NOTES:
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 - SIGNS SHOULD BE PROPERLY MAINTAINED.
 - AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 - SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 - SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION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

WOODLAND PRESERVATION AREA SIGN

Forest Conservation Act Reporting Information (Change Table)				
	Original Approval	Revision Number (-01)	Revision Number (-02)	Change Since Last Approval
Gross Tract (Acres)	8.14			
Existing Woodland (Acres)	7.92			
Woodland Cleared (Acres)	0.53			
Woodland Retained On-Site (Acres)	7.39			
Woodland Planted On-Site (Acres)	0			
On-Site Woodland Easement/ Preservation and Planting (Acres)	3.2			
On-Site Wooded Floodplain in Easement (Acres)	0			
Bond Amount	N/A			
Fee-In-Lieu Amount	N/A			
50' Stream Buffers Conserved (Preservation) - Linear Length	708.81			
50' Stream Buffers Conserved (Preservation) - Acreage	1.74			
50' Stream Buffers Newly Established (Afforestation) - Linear Length	0			
50' Stream Buffers Newly Established (Afforestation) - Acreage	0			
Off-Site Woodland Conservation Credits Required (Acres)	0			
Off-Site Woodland Conservation Credits Provided (Acres)	0			

WOODLAND CONSERVATION SUMMARY TABLE (TCP 2)												
Parcel #	Gross Tract Area	100-Year Floodplain (FP)	Net Tract Area (NTA)	Existing Woodland (NTA)	Existing Woodland (FP)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preservation Area (WPA)	Woodland Reforestation Area (WRA)	Woodland Retained/Not Credited (WR-NC)	Woodland Retained / Assumed Cleared (WR-AC)
Parcel "36"	7.92	0.00	7.92	7.92	0.00	0.53	0.00	-	3.20	0.00	4.19	0.06
ROW DEDICATION	0.22	0	0.22	0.00	0	0.00	0	-	0	0	0	0.00
TOTAL ACRES:	8.14	0.00	8.14	7.92	0.00	0.53	0.00	0.00	3.20	0.00	4.19	0.06



- NOTES:
- RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
 - EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
 - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
 - ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

ROOT PRUNING

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)				
1 Zone	R-R			
2 Gross Tract	8.14			
3 Floodplain:	0.00			
4 Previously Dedicated Land:	0.22			
5 Net Tract (NTA):	7.92	0.00	0.00	
6 TCP Number	TCP2-005-2022	Revision #	0	
7 Property Description or Subdivision Name:	Dangerfield Road Property			
8 Is this site subject to the 1989 or 1991 Ordinance	N			
9 Is this site subject to the 1991 Ordinance	N			
10 Subject to 2010 Ordinance and in PFA (Priority Funding Area	Y			
11 Is this one (1) single family lot? (Y or N)	N			
12 Are there prior TCP approvals which include a combination of this lots? (Y or N)	N			
13 Is any portion of the property in a WC Bank? (Y or N)	N			
14 Break-even Point (preservation) =	2.85	acres		
15 Clearing permitted w/o reforestation:	5.07	acres		

SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17 Existing Woodland		7.92	0.00	
18 Woodland Conservation Threshold (WCT) =	20.00%	1.58		
19 Smaller of 17 or 18		1.58		
20 Woodland above WCT		6.34		
21 Woodland cleared		0.53	0.00	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		0.53		
23 Clearing above WCT (0.25 - 1) replacement requirement		0.13		
24 Woodland cleared below WCT		0.00		
25 Clearing below WCT (2.1 replacement requirement)		0.00		
26 Afforestation Required Threshold (AFT) =	15.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		1.72	acres	

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
29 Woodland Preservation		3.20		
30 Afforestation / Reforestation		0.00		
31 Natural Regeneration		0.00		
32 Landscape Credits		0.00		
33 Specimen/Historic Tree Credit (CRZ area * 2.0)		0.00		
34 Forest Enhancement Credit (Area * .25)		0.00		
35 Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
36 Area approved for fee-in-lieu		0.00		
37 Off-site Woodland Conservation Credits Required		0.00		
38 Off-site WCA (preservation) being provided on this property		0.00		
39 Off-site WCA (afforestation) being provided on this property		0.00		
40 Woodland Conservation Provided		3.20	acres	

41 Area of woodland not cleared	7.39	acres
42 Net tract woodland retained not part of requirements:	4.19	acres
43 100-floodplain woodland retained	0.00	acres
44 On-site woodland conservation provided	3.20	acres
45 On-site woodland conservation alternatives provided	0.00	
46 On-site woodland retained not credited	4.19	acres

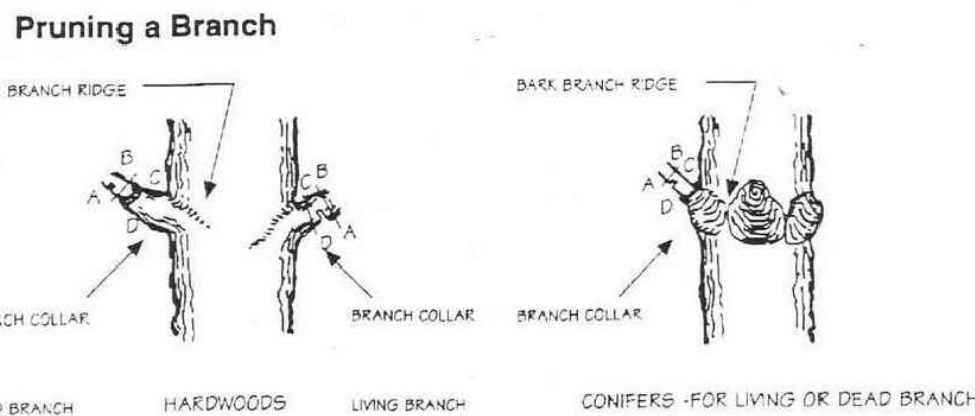
47 Prepared by:  Signed **02-28-2022** Date

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

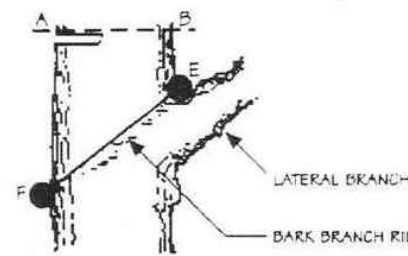
SIGNED:  **07-26-2022**
MILTON M. PEREZ DATE

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL



- Notes:
- Remove branch weight by undercutting at A and remove limb by cutting through at AB.
 - Remove stub at CD (line between branch bark ridge and outer edge of branch collar).
 - If D is difficult to find on hardwoods, angle of CD to trunk should be the reflective angle of the bark branch ridge to the trunk.
 - Only prune at specified times.
 - Remove no more than 30% of crown at one time.

Pruning a Leader to Reduce Size



- Notes:
- Remove top weight by undercutting at A and remove limb by cutting through AB.
 - Remove stub at EF parallel to the bark branch ridge.
 - Only prune at specified times.
 - No more than 30% of crown to be removed at one time.
 - Diameter of lateral branch should be no less than 30% of the diameter of the leader.

Source: Fairfax County, Virginia/Vegetation Preservation & Planning, January 1986

Tree Pruning



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501

DANGERFIELD RD PROPERTY

PARCEL 36(B)

SURRATTS 9TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION
PLAN 2-005-2022
DETAIL SHEET

REVISIONS

1. 02/28/2022 REV.
PER M-NCPPC
COMMENTS. RC.

DATE: FEB., 2022

DWN. RC CHECKED MP

SCALE: NONE

PROJECT/FILE NO.
21-066

SHEET NO.
4 OF 4