

## SPECIMEN TREES

| NUMBER | COMMON NAME      | SCIENTIFIC NAME         | DBH (INCHES) | CONDITION RATING | STATUS |
|--------|------------------|-------------------------|--------------|------------------|--------|
| 1      | YELLOW POPLAR    | LIRIODENDRON TULIPIFERA | 48 in.       | FAIR             | RETAIN |
| 2      | YELLOW POPLAR    | LIRIODENDRON TULIPIFERA | 40 in.       | GOOD             | RETAIN |
| 3      | YELLOW POPLAR    | LIRIODENDRON TULIPIFERA | 32 in.       | GOOD             | RETAIN |
| 4      | WHITE OAK        | QUERCUS ALBA            | 40 in.       | FAIR             | RETAIN |
| 5      | SOUTHERN RED OAK | QUERCUS FALCATA         | 31 in.       | GOOD             | RETAIN |
| 6      | YELLOW POPLAR    | LIRIODENDRON TULIPIFERA | 44 in.       | FAIR             | RETAIN |

NOTE: TREES ARE FIELD LOCATED

## SOIL CHARACTERISTICS

| Map Symbol | Map Unit Name                               | K-Factor | Hydric Rating | Hydrological Soil Group | Drainage Class          |
|------------|---|----------|---------------|-------------------------|-------------------------|
| BoC        | Beltville silt loam<br>5-10% slopes         | 0.37     | Non-Hydric    | C                       | Moderately Well Drained |
| WDF        | Westphalia and Dodon soils<br>25-40% slopes | 0.17     | Non-Hydric    | B                       | Well Drained            |

## CERTIFICATION

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE MARYLAND DEPARTMENT OF NATURAL RESOURCES FOREST CONSERVATION ACT, AND THE PRINCE GEORGE'S COUNTY WOODLAND PRESERVATION ORDINANCE. THE PREPARER IS A LICENSED PROFESSIONAL AND/OR A QUALIFIED PROFESSIONAL UNDER COMAR 08.19.06.01.

NAME: Ziyad Shalabi SIGNATURE: [Signature] DATE: 4/28/2014

PROPERTY OWNERS AWARENESS CERTIFICATE  
I/We, Applied Civil Engineering, HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS SET FORTH IN THIS TCP2.

OWNER OR OWNER'S REPRESENTATIVE: Ziyad Shalabi DATE: 4/28/14

## LEGEND

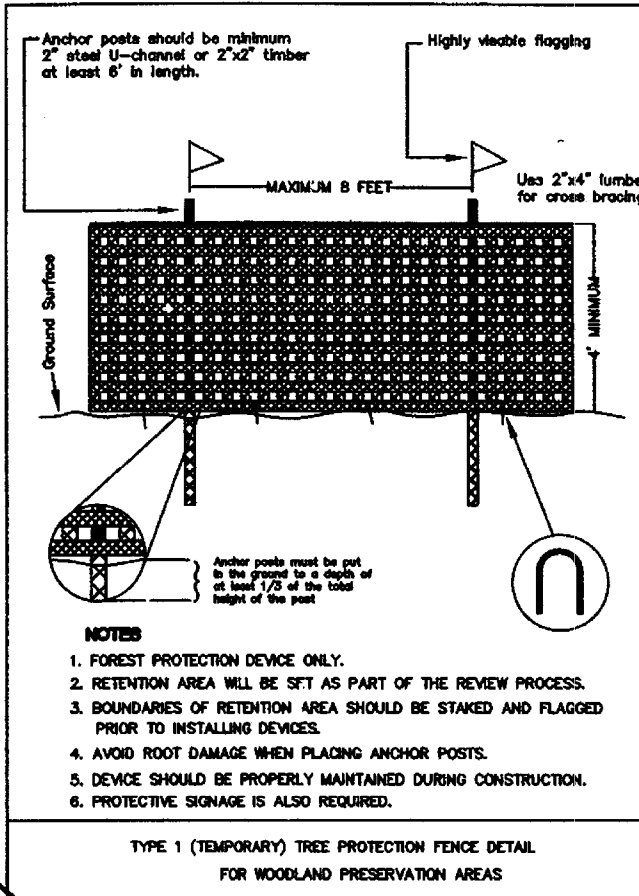
|  |     |            |
|--|-----|------------|
| EXISTING CONTOUR                                     | 100 | ---        |
| PROPERTY LINE  |     | ---        |
| R/W BASE LINE  |     | ---        |
| EXISTING DRAIN PIPE                                  |     | ---        |
| WOODLAND PRESERVATION AREA                           |     | ▨          |
| TREE SAVE AREA SIGN                                  |     | ☆          |
| EXISTING TREE LINE                                   |     | ---        |
| CL OF STREAM   |     | ●          |
| CL OF REGULATED STREAM                               |     | ●●●        |
| SOIL LIMIT   |     | BaC<br>WDF |
| STEEP SLOPE (15% OR GREATER)                         |     | ▨          |
| SPECIMEN TREE  |     | 8'-1       |
| STREAM BUFFER  |     | SB         |
| FOREST INTERIOR DWELLING SPECIES 300' HABITAT BUFFER |     | FIDS       |
| PRIMARY MANAGEMENT AREA (PMA)                        |     | PMA        |
| LIMIT OF TREE SAVE AREA                              |     | ---        |

TOTAL WETLAND AREA = 0 AC

TOTAL WETLAND BUFFER AREA = 0 AC

## SITE DATA "LOT 11"

|   |         |
|---|---------|
| GROSS TRACT AREA = 153 AC                     | 153 AC  |
| EXISTING 100-YR FLOOD PLAIN                   | 0.00 AC |
| NET TRACT AREA                                | 153 AC  |
| EXISTING WOODLAND IN THE FLOOD PLAIN          | 0.00 AC |
| EXISTING WOODLAND IN THE NET TRACT AREA       | 153 AC  |
| EXISTING WOODLAND TOTAL                       | 153 AC  |
| EXISTING PMA                                  | 0.92 AC |
| REGULATED STREAMS (LINEAR FEET OF CENTERLINE) | 80 LF   |



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

|   |                        |          |          |          |
|---|------------------------|----------|----------|----------|
| SECTION I-Establishing Site Information (Enter acres for each zone)             |                        |          |          |          |
| Zone:   | R-E                    |          |          |          |
| Gross Tract:  | 1.53                   |          |          |          |
| Floodplain:   |                        |          |          |          |
| Previously Dedicated Land:  | 1.53                   |          |          |          |
| Net Tract (NTA):  |                        |          |          |          |
| TCP Number: TCP2-008-14   |                        |          |          |          |
| Property Description or Subdivision Name:                                       | Plasent Spring, Lot 11 |          |          |          |
| Is this site subject to the 1989 Ordinance? (Y/N)                               | Y                      |          |          |          |
| Is this one (1) single family lot? (Y/N)  | Y                      |          |          |          |
| Are there prior TCP approvals which include a continuation of this lot? (Y/N)   | N                      |          |          |          |
| Is any portion of the property in a WC Bank?                                    | N                      |          |          |          |
| Break-even Point (preservation) =   | 0.81 acres             |          |          |          |
| Clearing permitted w/o reforestation =  | 0.82 acres             |          |          |          |
| SECTION II-Determining Requirements (Enter acres for each corresponding column) |                        |          |          |          |
| Existing Woodland   | Column A               | Column B | Column C | Column D |
| Woodland Conservation Threshold (WCT) =   | 25.00%                 | 0.38     |          |          |
| Woodland above WCT  |                        | 0.38     |          |          |
| Woodland cleared  |                        | 0.38     | 0.00     | 0.00     |
| Woodland cleared above WCT (smaller of 16 or 17)                                |                        | 0.38     | 0.00     | 0.00     |
| Clearing above WCT (0.25 - 1) replacement requirement                           |                        | 0.00     |          |          |
| Woodland cleared below WCT  |                        | 0.00     |          |          |
| Clearing below WCT (2-1) replacement requirement                                |                        | 0.00     |          |          |
| Reforestation Threshold (AFT) =   | 20.00%                 | 0.00     |          |          |
| Off-site WCA being provided on this property                                    |                        | 0.00     |          |          |
| Woodland Conservation Required  |                        | 0.38     |          |          |
| SECTION III-Meeting the Requirements  |                        |          |          |          |
| Woodland Preservation   | 0.86                   |          |          |          |
| Reforestation / Reforestation   | 0.00                   |          |          |          |
| Specimen/Historic Tree Credit (CR2 area * 2.0)                                  | 0.00                   | 0.00     |          |          |
| Forest Enhancement Credit (Area * 25)   | 0.00                   | 0.00     |          |          |
| Area approved for fee-in-lieu/PFA   |                        | 0.00     | 0.00     | 0.00     |
| Area approved for fee-in-lieu/PFA   |                        | 0.00     | 0.00     | 0.00     |
| Credits for Off-site Conservation on another property                           |                        | 0.00     |          |          |
| Off-site WCA (reforestation) being provided on this property                    |                        | 0.00     |          |          |
| Off-site WCA (reforestation) being provided on this property                    |                        | 0.00     |          |          |
| Total Woodland Conservation Provided  |                        | 0.86     |          |          |
| Area of woodland not cleared  | 1.28                   |          |          |          |
| Net tract woodland retained not part of requirements                            | 0.42                   |          |          |          |
| 100-year floodplain woodland retained   | 0.00                   |          |          |          |
| On-site woodland conservation provided  | 0.86                   |          |          |          |
| On-site woodland retained not credited  | 0.42                   |          |          |          |
| Prepared by:  |                        | Signed:  |          | Date:    |

When Virginia pines are present within 40 feet of the limits of disturbance in a preservation area:

a. The subject property contains Virginia pines (Pinus virginiana) that are subject to wind throw. All Virginia pines greater than 6 inches in diameter within 40 feet of the final proposed limit of disturbance or the boundary of the property shall be cut down by hand during the clearing of the site.

b. After the Virginia pines have been removed, the contractor responsible for implementation of this TCP2 shall submit an evaluation of the stocking levels for the residual stand, management techniques to be applied to the residual stand, and supplemental planting requirements to the M-NCPPC Planning Department. This evaluation shall be submitted prior to the issuance of the first building permit to ensure that all high risk trees have been removed. A planting schedule and/or details for the management of natural regeneration to fully restock the site must be shown on the plan.

## POST DEVELOPMENT NOTES

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

a. 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 handbook, "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.

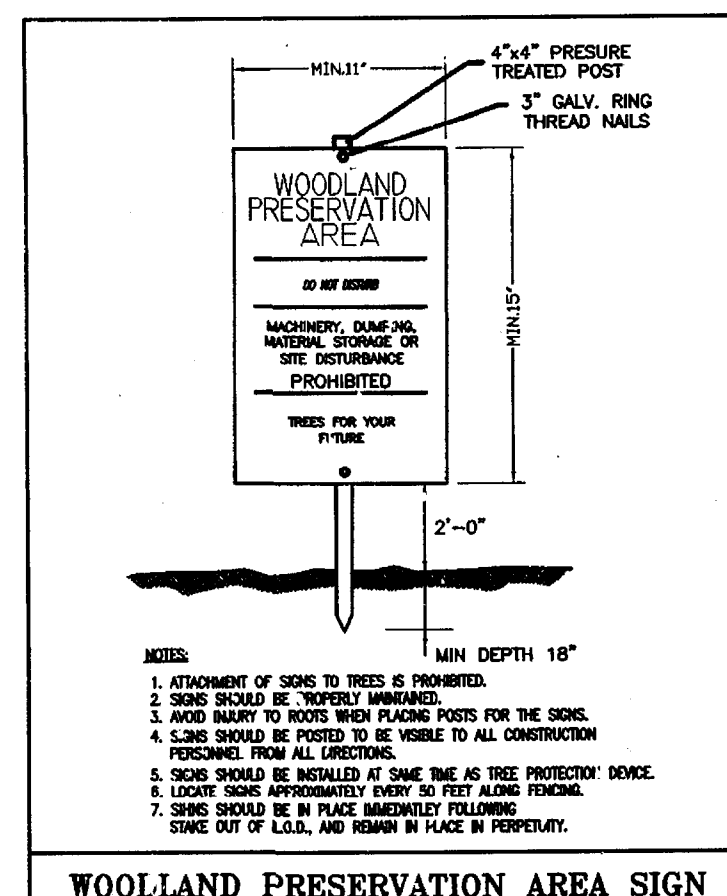
Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

b. 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 on 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.

c. 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.

d. 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.

|   |                |
|---|----------------|
| M-NCPPC<br>Prince George's County Planning Department<br>Environmental Planning Section<br>APPROVAL<br>TREE CONSERVATION PLAN<br>TCP 2 -008- 14 |                |
| Approved by:  | Date:          |
| <u>[Signature]</u>  | <u>5/19/14</u> |
| 01  |                |
| 02  |                |
| 03  |                |
| 04  |                |
| 05  |                |



## VICINITY MAP

SCALE: 1"=2000'  
P.G. MAP # 31, GRID J2

## Standard Type 2 Tree Conservation Plan Notes

## GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for Plan # 2-006-14. If Plan # 2-006-14 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 \$500 per square foot mitigation fee.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permitting, Inspection & Code Enforcement 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 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 R-E.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The property is not adjacent to a road classified as an (Expressway) roadway.
- This plan is not grandfathered under CB-27-2010, Section 25-117 (g).
- No county regulated 100-year floodplain is located on-site per "DPIE Letter of verification dated 11/18/2013.
- No Wetlands on-site and a second order stream transects small southwestern side of the site as per a study done by Shawn Oatworth, "Qualified Professional" dated September 30, 2013.

## ADDITIONAL NOTES

## Tree Preservation and Retention Notes

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. 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.

12. 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.

## Woodland Conservation Easement 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 George's County Land Records at Liber 2666 folio 22.1. Revisions to this TCP2 may require a revision to the recorded easement. L3969@F021

## 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. 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.

b. 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.

c. 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 authorize pruning 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.

EF NAME:

DESIGNED: KS  
DATE: SEP 13

DRAWN: DATE:

CHECKED: ZS  
DATE: OCT 04

APPROVED: DATE:

## REVISIONS

| DATE | BY |
|------|----|
|      |    |
|      |    |
|      |    |
|      |    |
|      |    |



## APPLIED CIVIL ENGINEERING INC.

ENGINEERING \* PLANNING \* SURVEYING \* LAND DEVELOPMENT  
& PERMIT PROCESSING  
9470 ANNAPOLIS ROAD, SUITE 414  
LANHAM, MARYLAND 20706  
TEL. (301) 459-5932

## OWNER/APPLICANT/DEVELOPER

Lina Talab  
16916 QUEEN ANNE BRIDGE RD  
BOWIE, MARYLAND 20716  
(301) 390-5551

## TREE CONSERVATION PLAN TYPE 2

14016 DUCKETT ROAD  
LOTS 11, BLOCK "A"  
**PLEASANT SPRING**  
(11th) BRANDYWINE ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1"=30'

CONTRACT No.: 13-08

SHEET 1 OF 1