

# ADDISON ROW

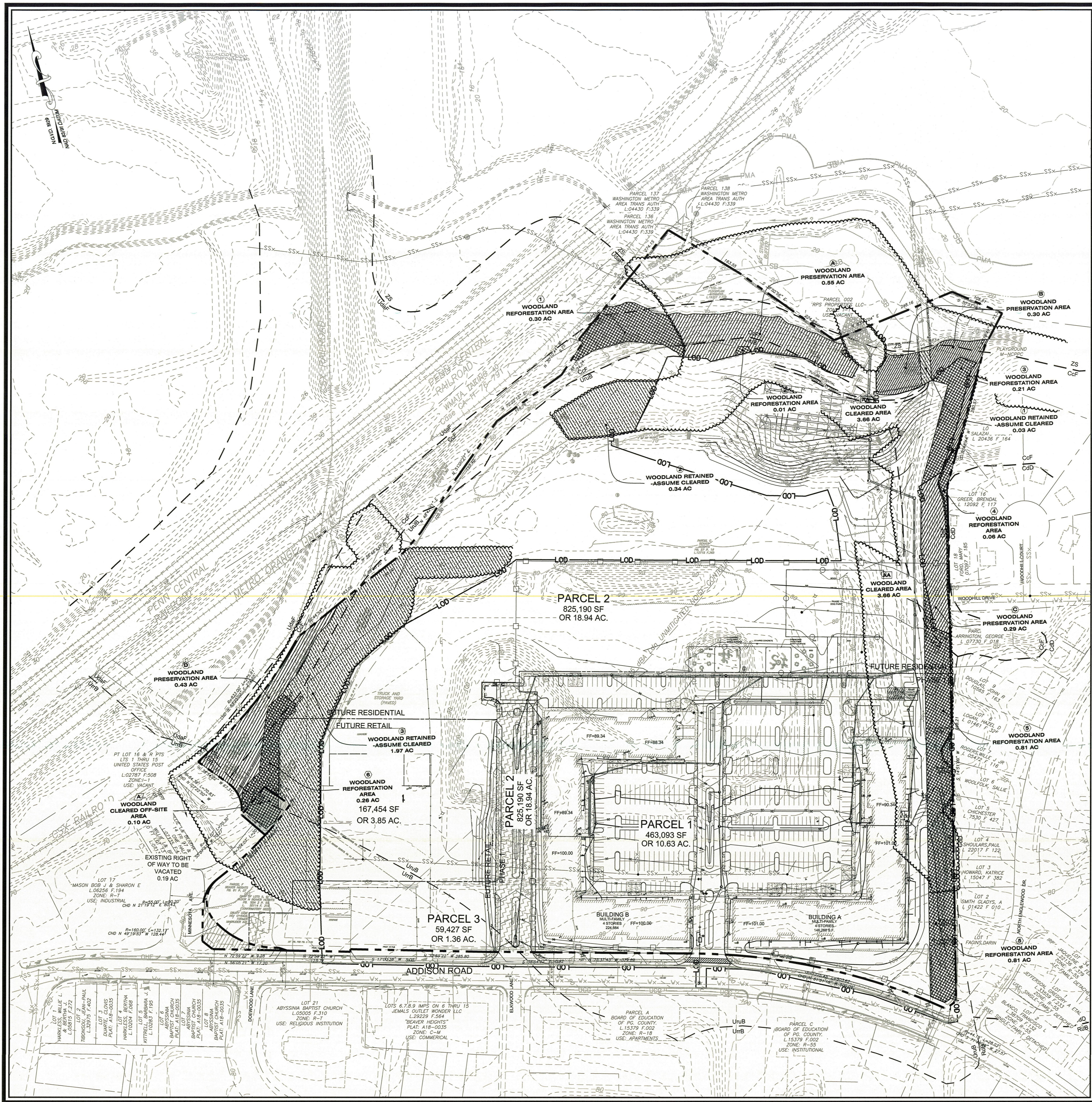
## TYPE 2 TREE CONSERVATION PLAN

### TYPE 2 TREE CONSERVATION WORKSHEET:

Woodland Conservation Worksheet for Prince George's County			
Zone:	M-X-T		
Gross Tract:	34.59		
Floodplain:	1.22		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	33.37	0.00	0.00
*Include acreage in the corresponding columns for each zone.			
Property Description or Subdivision Name: Addison Row			
Is this site subject to the 1989 Ordinance? N			
Reforestation Requirement Reduction Questions			
Is this one (1) single family lot? (y/n)			
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n)			
Is this a Mitigation Bank			
Break-even Point (preservation) = 5.52 acres			
Clearing permitted w/o reforestation = 2.05 acres			
Woodland Conservation Calculations:			
	Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland	7.57	0.91	
Woodland Conservation Threshold (NTA) =	15.00%	5.01	
Smaller of a or b		5.01	
Woodland above WCT	2.56		
Woodland cleared	6.00	0.00	0.10
Smaller of d or e	2.56		
Clearing above WCT (0.25 : 1) replacement requirement	0.64		
Clearing below WCT (2-1 replacement requirement)	3.44		
Afforestation Threshold (AFT) =	15.00%	0.00	
Off-site Mitigation being provided on this property	0.00		
Woodland Conservation Required	9.18		
Woodland Conservation Provided:			
	(acres)		
Woodland Preservation	1.57		
Afforestation / Reforestation	1.65		
Area approved for fee-in-lieu	0.00		\$0.00
Credits for Off-site Mitigation on another property	5.96		
Off-site Mitigation Afforestation provided on this property	0.00		
Off-site Mitigation Preservation provided on this property	0.00		
Total Woodland Conservation Provided	9.18		
Area of woodland not cleared 1.57 acres			
Woodland retained not part of requirements: 0.10			
Prepared by: Ryan M. Williams 2.20.19			
Signed: _____ Date: _____			

### LEGEND

---	EXISTING BOUNDARY
---	EXISTING ADJACENT PROPERTY
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	REGULATED STREAM (TOP OF BANK)
---	100-YEAR FLOODPLAIN
---	EXISTING FLOODPLAIN EASEMENT
---	PRIMARY MANAGEMENT AREA (PMA)
---	REGULATED STREAM (CENTERLINE)
---	REGULATED STREAM (TOP OF BANK)
---	EXISTING STREAM BUFFER
---	EXISTING SANITARY SEWER
---	EXISTING WATER LINE
---	EXISTING PAVEMENT
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING TREE LINE
---	EXISTING BRUSHLINE "NOT WOODLAND"
---	PROPOSED LOT LINE
---	BUILDING RESTRICTION LINE
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER LINE
---	PROPOSED STORM DRAIN EASEMENT
---	PROPOSED PUBLIC UTILITY EASEMENT
---	PROPOSED SANITARY SEWER EASEMENT
---	PROPOSED WATER EASEMENT
---	UNMITIGATED 65 dBA Ldn NOISE CONTOUR
---	WMATA OUTBOUND TRACK
---	PROPOSED STORM DRAIN
---	SOIL BOUNDARY
---	15% OR GREATER STEEP SLOPES
---	SHEET MATCHLINE
---	FUTURE BEAVER DAM CREEK
---	STREAM VALLEY CONNECTION TRAIL
---	WOODLAND CLEARED (WCA)
---	WOODLAND RETAINED-ASSUME CLEARED (WR-AC)
---	WOODLAND CLEARED OFF-SITE (C-OS)
---	WOODLAND PRESERVATION AREA (WPA)
---	WOODLAND REFORESTATION (AFFORESTATION AREA) (WRA)
---	TREE PROTECTION FENCE (TEMPORARY)
---	TREE PROTECTION FENCE (PERMANENT)
---	WOODLAND PRESERVATION SIGN
---	REFORESTATION / AFFORESTATION SIGN



LOCATION PLAN  
PLAN VIEW

### WOODLAND SUMMARY TABLE

WOODLAND CLEARED (ACRES) (WCA)	WOODLAND RETAINED -ASSUME CLEARED (ACRES) (WR-AC)	WOODLAND PRESERVATION (ACRES) (WPA)	WOODLAND REFORESTATION / AFFORESTATION (ACRES) (WRA)	WOODLAND CLEARED OFF-SITE (ACRES) (C-OS)
AA 3.66	1 0.03 2 0.34 3 1.97	A 0.55 B 0.30 C 0.29 D 0.43	1 0.30 2 0.01 3 0.21 4 0.06 5 0.81 6 0.26	A 0.10*
TOTAL = 3.66 AC	TOTAL = 2.34 AC	TOTAL = 1.57 AC	TOTAL = 1.65 AC	TOTAL = 0.10* AC

### SHEET INDEX

- COVER SHEET
- DETAILS/NOTES
- PLAN SHEETS

### SITE STATISTICS

GROSS TRACT AREA	34.59 AC
EXISTING 100-YEAR FLOODPLAIN	1.22 AC
NET TRACT AREA	33.37 AC
EXISTING WOODLAND IN THE FLOODPLAIN	0.91 AC
EXISTING WOODLAND NET TRACT	7.57 AC
EXISTING PMA	2.38 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	182 LF ON-SITE

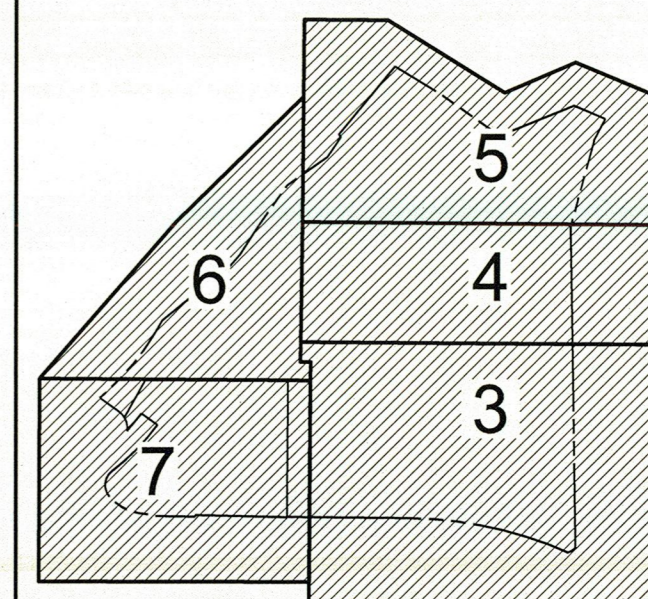
### WOODLAND STAND SUMMARY TABLE

AREA	GROSS TRACT	RETENTION POTENTIAL	FOREST STRUCTURE VALUE
FOREST STAND	AREA (ACRES)		
A	4.79 AC	Low	Good
B	0.54 AC	High	Good
C	0.75 AC	High	Excellent
D	2.40 AC	Low	Fair
Open Land	26.11 AC		
TOTAL:	34.59 AC		

### WEB SOILS SURVEY TABLE

Map Unit Symbol	HSG Class	Map Unit Name	Acres in AOI	Percent of AOI	Hydrologic Soil Group	K-Factor (whole soils)	Hydric Rating	Drainage Class
CdF	D	Christiana-Downer complex, 25 to 40 percent slopes	5.1	10.7%	D	0.49	Partial	Mod. Well
CdD	D	Christiana-Downer-Urban land complex, 5 to 15 percent slopes	2.1	4.5%	D		No	
RuB	D	Russell-Christiana-Urban land complex, 0 to 5 percent slopes	0.0	0.1%	D		No	Mod. Well
UdaF		Udorthents, highway, 0 to 65 percent slopes	1.7	3.6%			No	Well
UrrB	D	Urban land-Russell-Christiana complex, 0 to 5 percent slopes	5.1	10.6%	D		No	
UruB	D	Urban land-Udorthents, 0 to 5 percent slopes complex	30.3	63.5%	D		No	
ZS	B/D	Zekiah and Issue soils, frequently flooded	3.3	6.9%	B/D	0.37	Yes	Poorly
Totals for Area of Interest			47.7	100.0%				

### KEY PLAN



### SCALE

### AS SHOWN

No.	DATE	BY	Description
REVISIONS			

DRAWN BY: AL  
APPROVED BY: RM  
CHECKED BY: RAL  
DATE: NOVEMBER 2018

### TYPE 2 TREE CONSERVATION PLAN

### COVER SHEET

DEWBERRY JOB NO. 50049791

1

SHEET NO. 1 OF 7

Dewberry  
Engineers Inc.

4601 FORBES BOULEVARD  
SUITE 300  
LANHAM, MD 20706  
301.731.5551  
301.731.0188 (FAX)  
www.dewberry.com

OWNER/APPLICANT  
JEMAL'S FAIRFIELD FARMS, LLC  
702 H STREET NW, SUITE 400  
WASHINGTON, DC 20001

ADDISON ROW  
TYPE 2 TREE CONSERVATION PLAN  
PRINCE GEORGE'S COUNTY  
MARYLAND  
15TH ELECTION DISTRICT

WSSC 200 SHEET: 211 SET 1  
TAX MAP: 119-B2

### SEAL



PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND, LICENSE NO. 5772, EXPIRATION  
DATE MAY 31, 2020.

### TYPE 2 TREE CONSERVATION PLAN

### COVER SHEET

DEWBERRY JOB NO. 50049791

1

SHEET NO. 1 OF 7

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-007-16				THIS BLOCK IS FOR OFFICIAL USE ONLY QR label certifies that this plan meets conditions of final approval by the Planning Board, to design or the District Council.	
Approved by	Date	DRD#	Reason for Revision	M-NCPPC APPROVAL	
01 K. SHOUCLARS	4/15/16	FOR PERMIT	R.G. PERMIT	PROJECT NAME: ADDISON ROW	
02	5/28/2019	DSP-17023	PHASE I LAYOUT	PROJECT NUMBER: DSP-17023	
03					
04					
05					
06					

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

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
Revision numbers must be included in the Project Number

STANDARD TYPE 1 TREE CONSERVATION PLAN NOTES

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR ADDISON ROW DSP-17023. IF ADDISON ROW DSP-17023 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 \$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 ENVIRONMENTAL STRATEGY AREA (ESA 1) OF PLAN PRINCE GEORGE'S 2035 (FORMERLY THE DEVELOPED TIER) AND IS ZONED M-X-T.
- 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.
- PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25.117(G).

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 REVISED 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 TCP 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 TREES 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 GRADING 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 PHOTOGRAPHS 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.

- DEBRIS PILES SHOWN IN WOODLAND PRESERVATION AREAS SHALL BE REMOVED BY HAND WITHOUT THE USE OF MECHANICAL EQUIPMENT WITHIN THE PRESERVATION AREA. CHAINS MAY BE USED TO PULL DEBRIS OUT OF THE PRESERVATION AREAS. CAUTION MUST BE USED NOT TO DAMAGE REMAINING VEGETATION.

AFFORESTATION AND REFORESTATION NOTES:

- 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.
- 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 PERMITS ARE ADJACENT TO THE PROPOSED PLANTING AREA.) SEEDLING PLANTING IS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY. NO PLANTING SHALL BE DONE WHILE THE GROUND IS FROZEN. PLANTING WITH LARGER CALIPER STOCK OR CONTAINERIZED STOCK MAY BE DONE AT ANY TIME PROVIDED A DETAILED MAINTENANCE SCHEDULE IS PROVIDED.
- 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 COUNTY INSPECTOR.
- 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.
- 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 REQUIRED TO BE INSTALLED IF THE PERMANENT FENCING IS INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE FENCING IS A VIOLATION OF THIS TCP2.
- 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.
- THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
- 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.
- RESULT OF ANNUAL SURVIVAL CHECK 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

- QUANTITY: (SEE PLANT SCHEDULE)
- TYPE: (SEE PLANT SCHEDULE)
- PLANT QUALITY STANDARDS: THE PLANTS SELECTED SHALL BE HEALTHY AND STURDY REPRESENTATIVE 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. ANS SHALL BE MAINTAINED THROUGH PERIODIC WATERING, UNTIL THE TIME OF PLANTING.

- 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.
- 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 SOILS IS MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHILE THE GROUND IS FROZEN. PLANTING SHALL OCCUR WITHIN ONE GROWING SEASON OF THE ISSUANCE OF GRADING/BUILDING PERMITS AND BEFORE REACHING THE FINAL GRADES AND STABILIZATION OF PLANTING AREAS.
- 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 SHALL NOT BE TWISTED, BALLED UP OR BENT. MOIST SOIL SHOULD THEN BE PACKED FIRMLY AROUND THE ROOTS. SEEDLINGS 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.
- 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.

PLANTING SPECIFICATION NOTES CONTINUED

- 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 ON SOIL SAMPLE FOR EACH AREA THAT APPEARS TO HAVE A DIFFERENT SOIL TYPE (IF THE ENTIRE AREA APPEARS UNIFORM, THEN ONLY ON SAMPLE IS NECESSARY), AND SUBMITTED FOR TESTING 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.
- SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
- 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.
- PLANTING METHOD: CONSULT THE PLANTING DETAIL(S) SHOWN ON THIS PLAN.
- MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIP OR SHREDDED HARDWOOD MULCH (AS NOTED) TO EACH PLANTING SITE (SEE DETAIL SHOWN ON THIS PLAN).
- GROUNDCOVER 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.
- MOWING: NO MOWING SHALL BE ALLOWED IN ANY PLANTING AREA.
- 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.
- SOURCE OF SEEDLINGS:

REFORESTATION PLANTING SCHEDULE (S):

- THE PLANTING SCHEDULES PROVIDED BELOW ARE USED FOR REFORESTATION AREAS TOTALING 1.44 ACRES.
- IDENTIFICATION OF AREAS 1-6 IS SUBJECT TO FIELD CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH DEWBERRY PRIOR TO CONSTRUCTION.

REFORESTATION PLANT SCHEDULE- AREAS 1,2,4,5 AND 6									
		Acreage		Reforestation Area		Plantings		Approx. 87%	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Percent of Stocking	Min. Req. Per Acre
Areas 1,2,4, and 5									
<i>Black Locust</i>		1"	3	B&B	121	363	25.0%	**150/Ac	
<i>Robinia pseudoacacia</i>		1"	3	B&B	121	363	25.0%	**150/Ac	
<i>Liriodendron tulipifera</i>	Yellow Poplar	1"	3	B&B	121	363	25.0%	**150/Ac	
<i>Prunus serotina</i>	Black Cherry	1"	3	B&B	121	363	25.0%	**150/Ac	
<i>Platanus occidentalis</i>	Sycamore	1"	3	B&B	121	363	25.0%	**150/Ac	
Total Trees						484			
Reforestation Units						1,452			
Total Reforestation Units Required						1,452			
Excess						0			

\*Substitutions Species: Sweetgum, Boxelder, and Red Maple

REFORESTATION PLANT SCHEDULE- AREA 3									
		Acreage		Reforestation Area		Plantings		Approx. 13%	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Percent of Stocking	Min. Req. Per Acre
Area 3									
<i>Quercus falcata</i>	Southern Red Oak	1"	3	B&B	18	50	25.0%	**150/Ac	
<i>Liriodendron tulipifera</i>	Yellow Poplar	1"	3	B&B	18	50	25.0%	**150/Ac	
<i>Quercus rubra</i>	Northern Red Oak	1"	3	B&B	18	50	25.0%	**150/Ac	
<i>Prunus serotina</i>	Black Cherry	1"	3	B&B	12	50	25.0%	**150/Ac	
Total Trees						66			
Reforestation Units						200			
Total Reforestation Units Required						200			
Excess						0			

\*Substitutions Species: River Birch, Sweetgum, and Red Maple

FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS

FIELD CHECK THE RE-AFFORESTATION AREA ACCORDING TO THE FOLLOWING SCHEDULE:

- YEAR 1: SITE PREPARATION AND TREE PLANTING  
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER) SEE NOTE 1  
WATERING IS NEEDED (2 X MONTH)  
CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (1 X IN JUNE AND 1 X IN SEPTEMBER MIN.)
- YEAR 2-3: REINFORCEMENT PLANTING IS NEEDED (SEE NOTE 2)  
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER)  
CONTROL OF UNDESIRABLE VEGETATION IF NEEDED (1 X IN MAY AND 1 X IN AUGUST MIN.)
- YEAR 4: REINFORCEMENT PLANTING IF NEEDED. (SEE NOTE 2)  
SURVIVAL CHECK (SEPTEMBER-NOVEMBER)

- SURVIVAL CHECK: CHECK PLANTED STOCK AGAINST PLANT LIST (OR AS-BUILT) BY WALKING THE SITE AND TAKING INVENTORY. PLANTS MUST SHOW VITALITY. SUBMIT FIELD DATA FORMS (CONDITION CHECK SHEETS) TO OWNER AFTER EACH INSPECTION. REMOVE ALL DEAD PLANTS.
- REINFORCEMENT PLANTING: REPLACE DEAD OR MISSING PLANTS IN SUFFICIENT QUANTITY TO BRING THE TOTAL NUMBER OF LIVE PLANTS TO AT LEAST 75% OF THE NUMBER ORIGINALLY PLANTED. IF A PARTICULAR SPECIES SUFFERS UNUSUALLY HIGH MORTALITY, REPLACE WITH AN ALTERNATIVE PLANT TYPE.
- MISCELLANEOUS: FERTILIZATION OR WATERING DURING YEARS 1 THROUGH 3 WILL BE DONE ON AN AS NEEDED BASIS. SPECIAL RETURN OPERATIONS OR RECOMMENDATIONS WILL BE CONDUCTED ON AN AS NEEDED BASIS.

OFF-SITE WOODLAND CONSERVATION NOTE

PRIOR TO THE ISSUANCE OF THE FIRST GRADING PERMIT FOR THE SECTION OF DEVELOPMENT SHOWN ON THIS TCP2, ALL OFF SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TCP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECORDATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN. THE OFFSITE WOODLAND CONSERVATION REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE MET WITHIN THE MATTAWOMAN CREEK WATERSHED, UNLESS THE APPLICANT DEMONSTRATES DUE DILIGENCE IN SEEKING OUT OPPORTUNITIES FOR OFF-SITE WOODLAND CONSERVATION LOCATIONS IN ACCORDANCE WITH PRIORITIES OF SECTION 25-122(A)(9).

POST DEVELOPMENT NOTES

WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN:

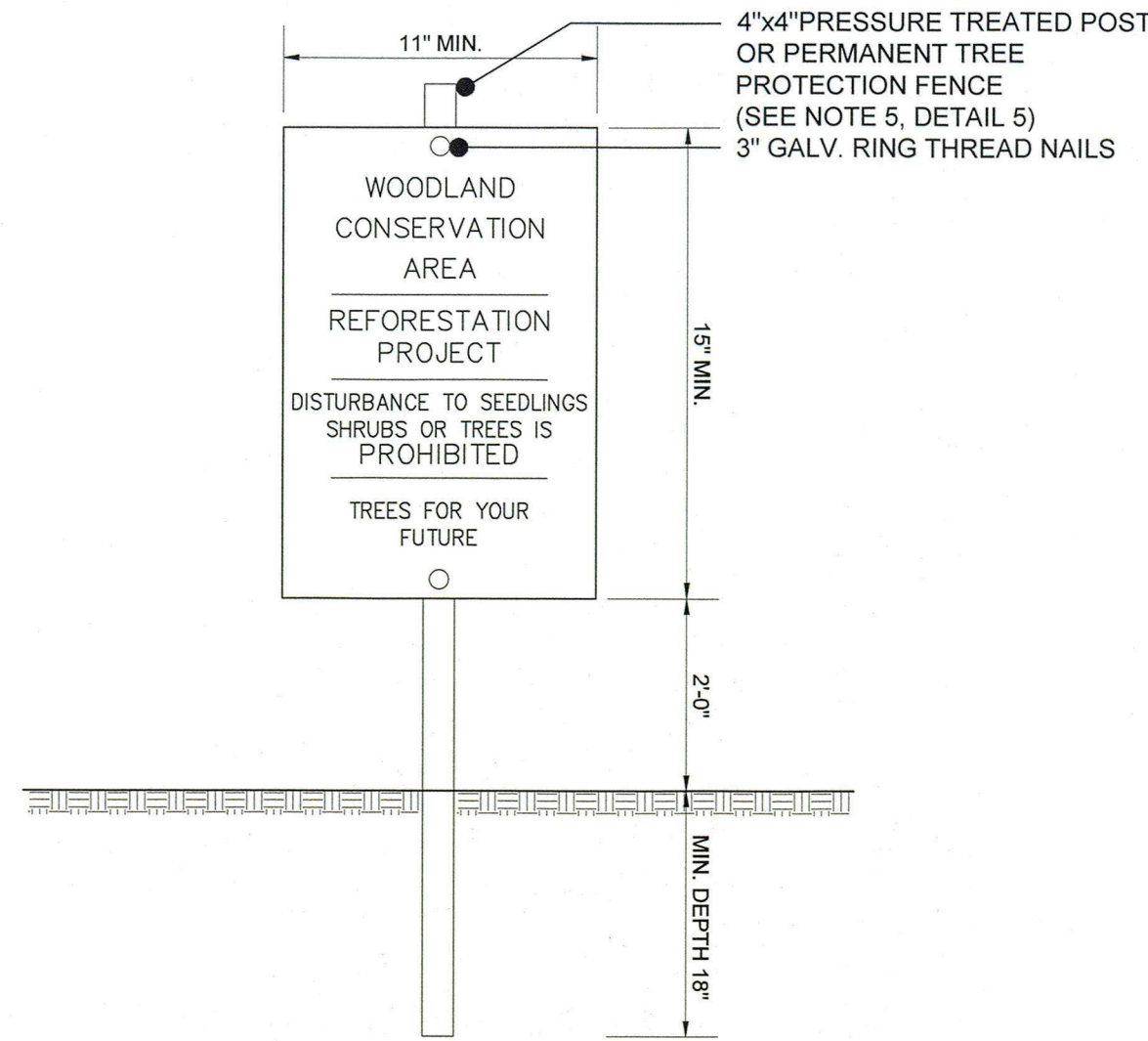
- IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE 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 PORTION THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREAS AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE. 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 PLANT 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.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

- REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN.
- REFORESTATION AREAS SHALL NOT BE MOWED, HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

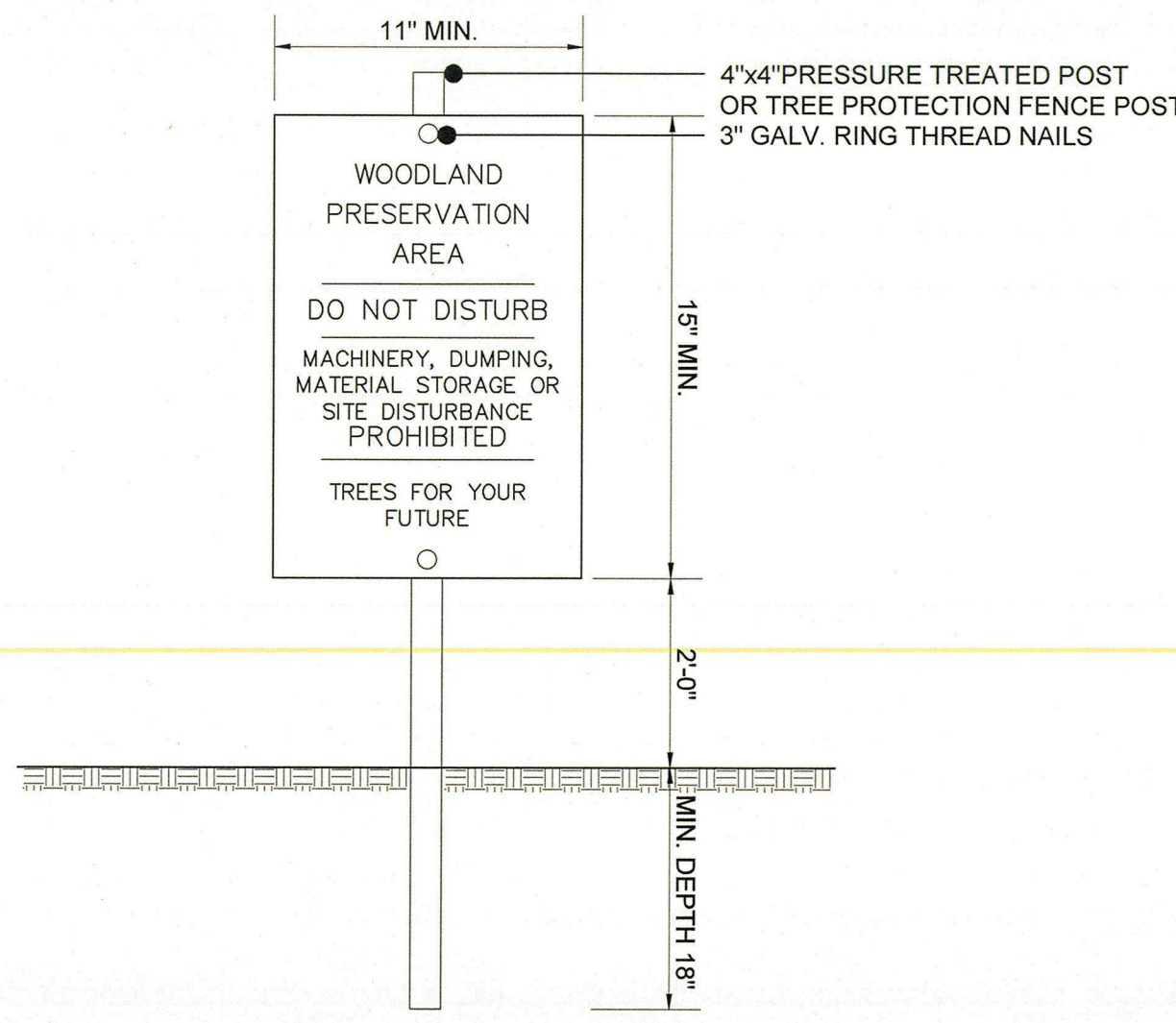
WOODLAND CONSERVATION EASEMENT NOTE

WOODLANDS PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT OF ON-SITE WOODLAND CONSERVATION REQUIREMENTS HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 42039 FOLIO 316. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.



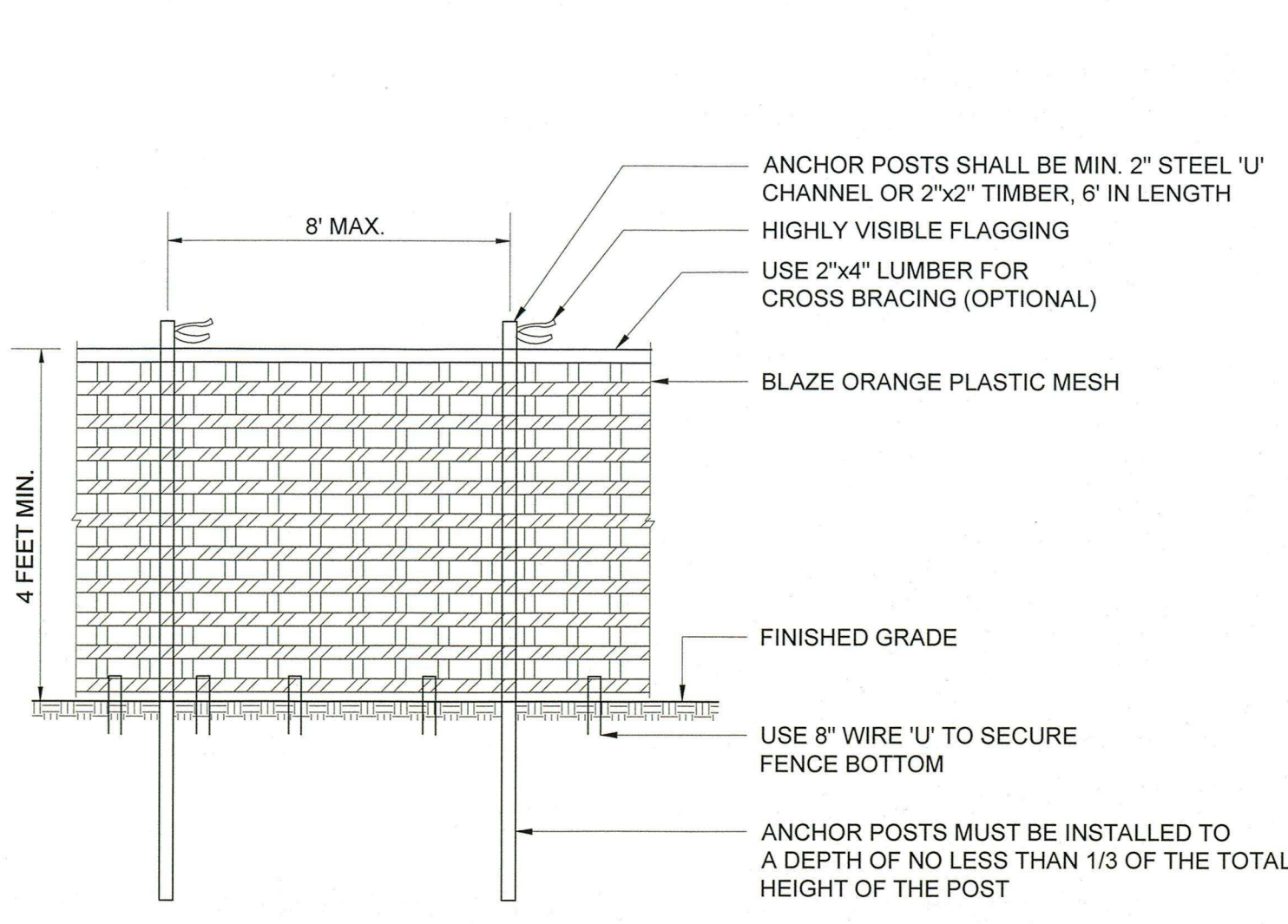
- NOTES:
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
  - SIGNS SHOULD BE PROPERLY MAINTAINED.
  - AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
  - SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
  - SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION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

1 WOODLAND REFORESTATION AREA SIGN  
2 SCALE: NTS



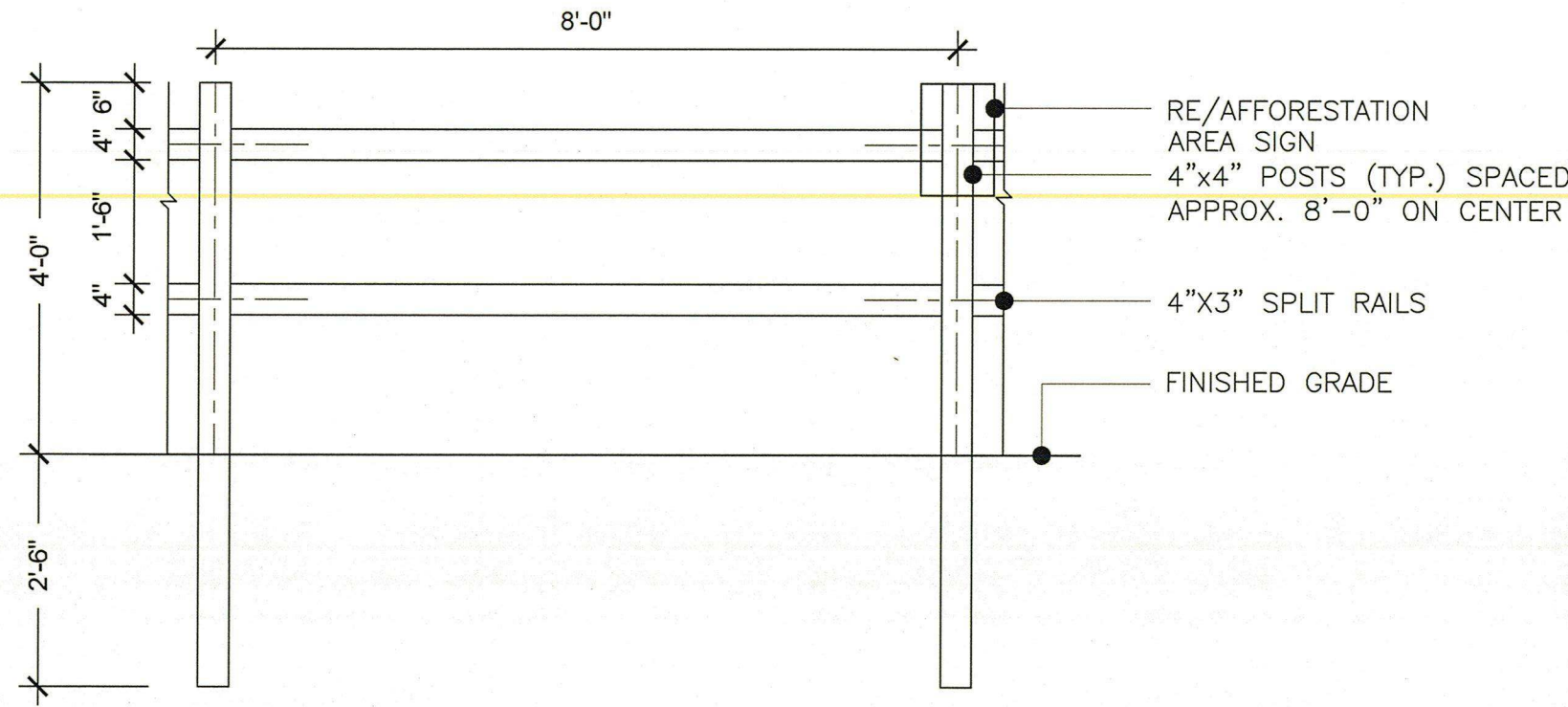
- NOTES:
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  - AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
  - SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
  - SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
  - LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG FENCING.
  - TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
  - SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

3 WOODLAND PRESERVATION AREA SIGN  
2 SCALE: NTS



- NOTES:
- 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.
  - MAY BE USED IN PLACE OF TYPE 2 (TEMPORARY) TREE PROTECTION FENCE (SEE DETAIL 4B THIS SHEET)

2 TYPE 1 (TEMPORARY) TREE PROTECTION FENCE  
2 SCALE: NTS



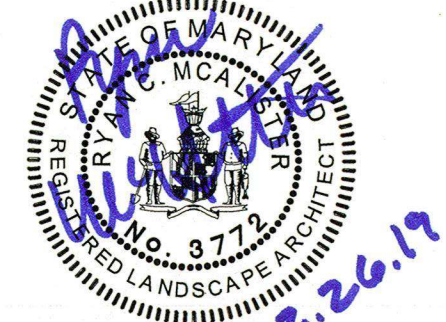
- NOTES:
- POSTS SHALL STAND PLUMB.
  - RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING.
  - REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET.
  - TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
  - SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

4 PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE  
2 SCALE: NTS

OWNER/APPLICANT  
JEMAL'S FAIRFIELD FARMS, LLC  
702 H STREET NW, SUITE 400  
WASHINGTON, DC 20001

ADISON ROW  
TYPE 2 TREE CONSERVATION PLAN  
PRINCE GEORGE'S COUNTY  
MARYLAND  
15TH ELECTION DISTRICT

SEAL



PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 9722, EXPIRATION DATE MAY 01, 2020.

KEY PLAN

SCALE

AS SHOWN

No.	DATE	BY	Description
REVISIONS			

DRAWN BY: AL  
APPROVED BY: RM  
CHECKED BY: RAL  
DATE: NOVEMBER 2018

TITLE  
TYPE 2 TREE CONSERVATION PLAN

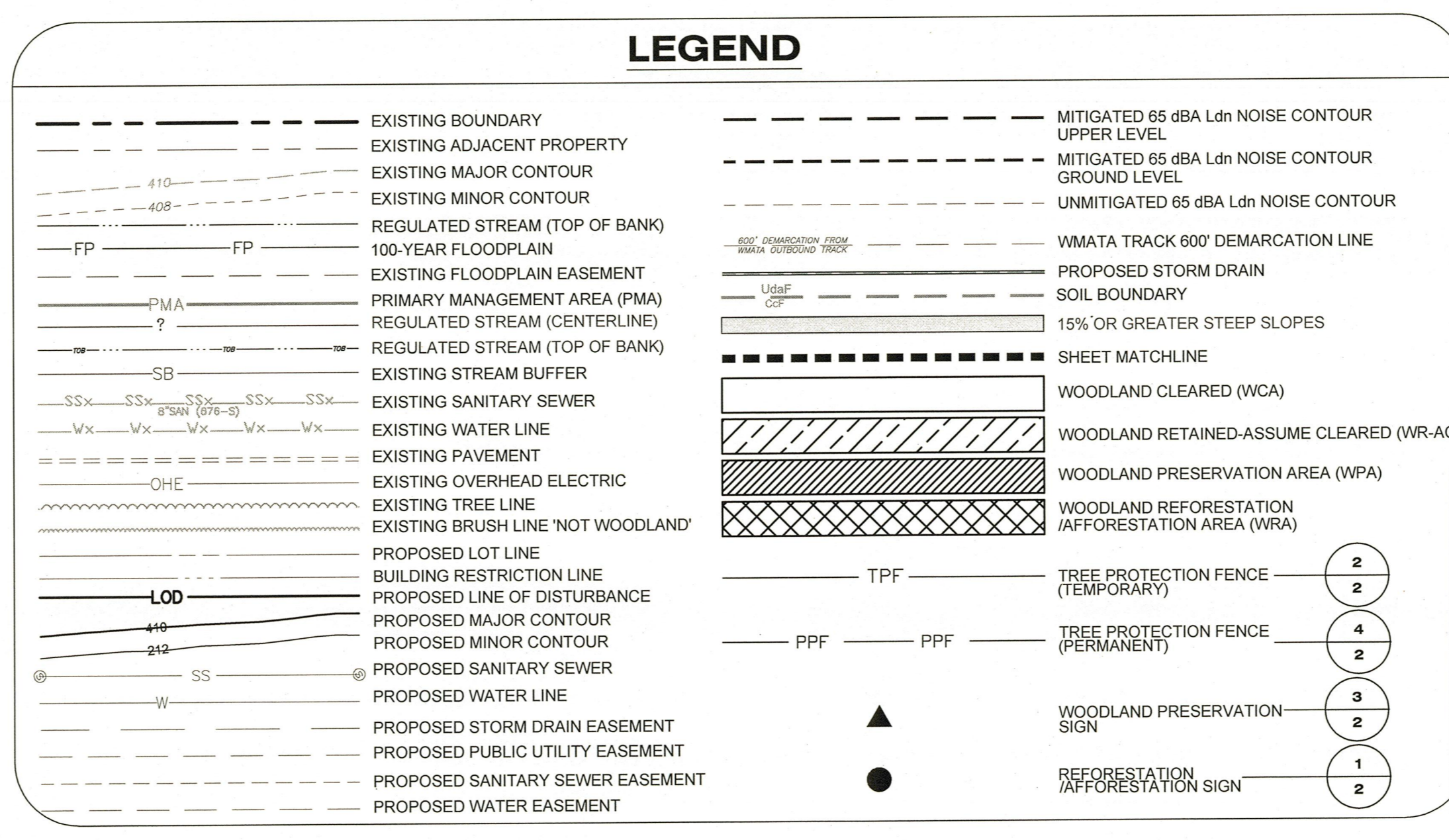
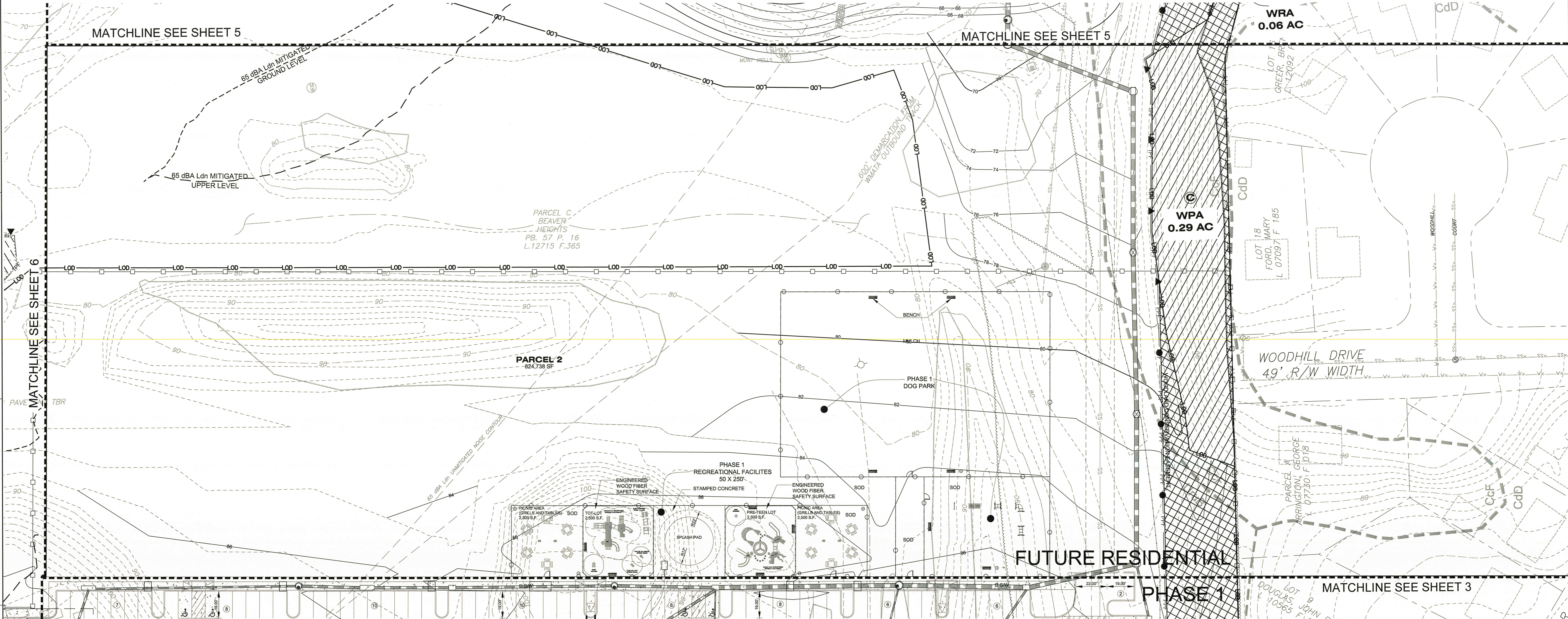
DETAILS  
DEWBERRY JOB NO. 50049791

2

NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
www.call811.com  
http://www.missutility.net  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE MAINS BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

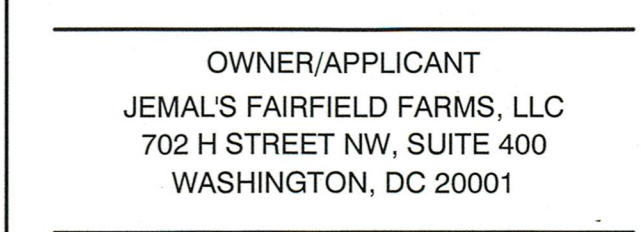
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-007-16				NOTE: THIS PLAN SHALL BE USED FOR ENTITLEMENT PURPOSES ONLY, NOT FOR CONSTRUCTION	
	Approved by	Date	DRD#	Reason for Revision	<div>THIS BLOCK IS FOR OFFICIAL USE ONLY</div> <div>QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.</div> <div>M-NCPPC APPROVAL</div> <div>PROJECT NAME: ADDISON ROW</div> <div>PROJECT NUMBER: ASP-17023</div> <div>For Conditions of Approval see the Plan Cover Sheet or Approval Sheet</div>
00	K. SHULARS	4/15/16	FOR PERMIT	R.G. PERMIT	
01		5/28/2019	DSF-17023	PHASE 1 LAYOUT	
02					
03					
04					
05	Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in Prince George's County and Records at Land Folio      Revisions to this TCP2 may require a revision to the recorded easement				
06					





Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCPI2-007-16				NOTE: THIS PLAN SHALL BE USED FOR ENTITLEMENT PURPOSES ONLY, NOT FOR CONSTRUCTION.	
Approved by	Date	DRD#	Reason for Revision	THIS BLOCK IS FOR OFFICIAL USE ONLY	
K. SHOULARS	4/15/16	FOR PERMIT	R.G. PERMIT	QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.	
01	5/28/2019	DSP-17023	PHASE 1 LAYOUT	M-NCPPC APPROVAL	
02				PROJECT NAME: ADDISON ROW	
03				PROJECT NUMBER: DSP-17023	
04				For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.	
05					
06					

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BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.



A diagram of a 3D object, possibly a piece of wood or a block, with several regions numbered 3 through 7. Region 5 is a white, irregularly shaped area on the top surface. Region 4 is a shaded rectangular area on the top surface, directly below region 5. Region 3 is a shaded rectangular area on the front face, directly below region 4. Region 6 is a shaded triangular area on the left side face. Region 7 is a shaded rectangular area on the front face, directly below region 3. The object has a complex, irregular top surface and a shaded bottom surface.

SCALE

0' 30' 60'

1"=30'

DRAWN BY AL

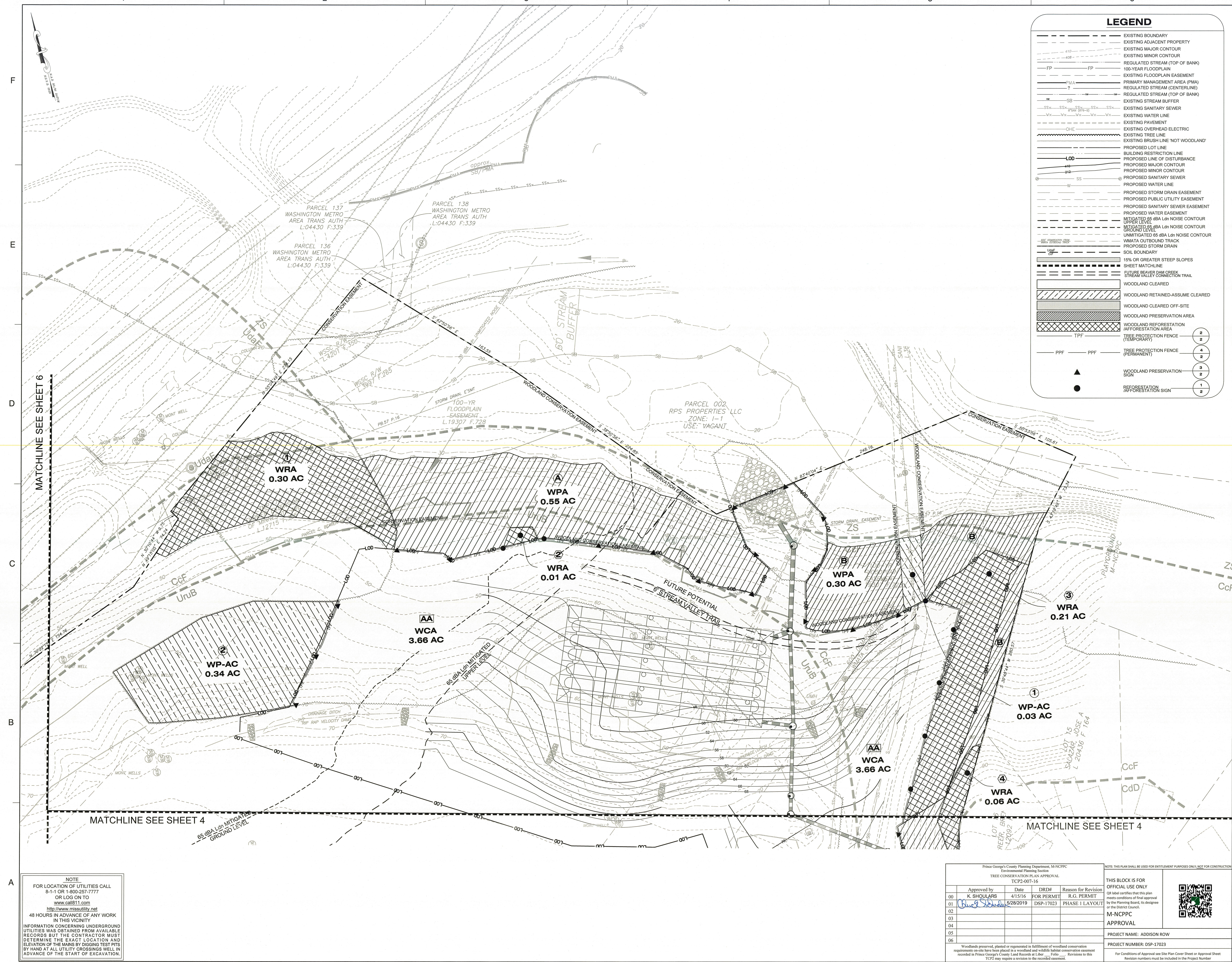
APPROVED BY RM

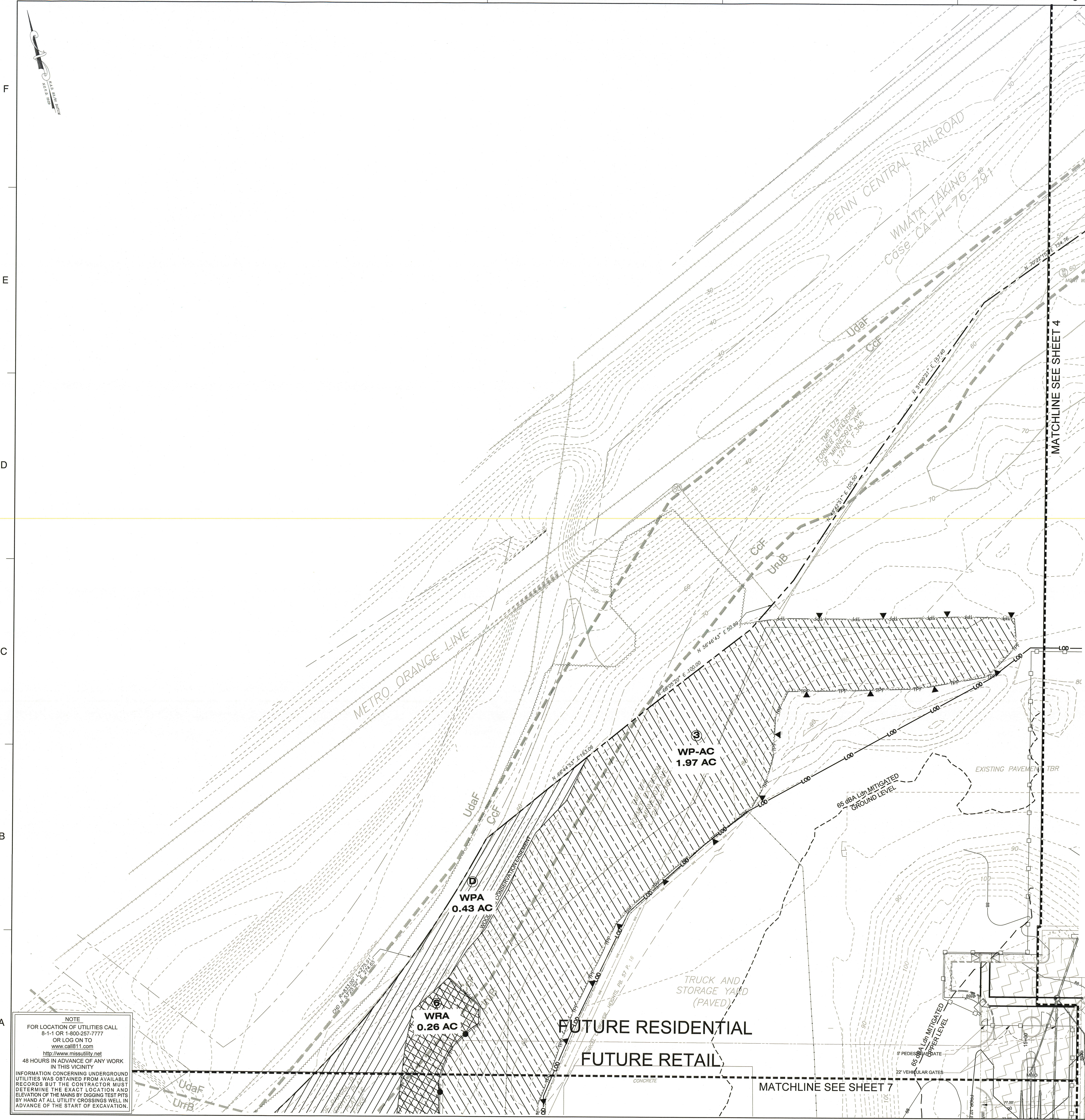
CHECKED BY RAL

DATE NOVEMBER 2018

5

SHEET NO. 5 OF 7





**LEGEND**

- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- REGULATED STREAM (TOP OF BANK)
- 100-YEAR FLOODPLAIN
- EXISTING FLOODPLAIN EASEMENT
- PRIMARY MANAGEMENT AREA (PMA)
- REGULATED STREAM (CENTERLINE)
- REGULATED STREAM (TOP OF BANK)
- EXISTING STREAM BUFFER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING PAVEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING TREE LINE
- EXISTING BRUSH LINE 'NOT WOODLAND'
- PROPOSED LOT LINE
- BUILDING RESTRICTION LINE
- PROPOSED LINE OF DISTURBANCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED WATER EASEMENT
- MITIGATED 65 dBA Ldn NOISE CONTOUR
- UNMITIGATED 65 dBA Ldn NOISE CONTOUR
- UNMITIGATED 65 dBA Ldn NOISE CONTOUR
- WMATA OUTBOUND TRACK
- PROPOSED STORM DRAIN
- SOIL BOUNDARY
- 15% OR GREATER STEEP SLOPES
- SHEET MATCHLINE
- FUTURE BEAVER DAM CREEK
- STREAM VALLEY CONNECTION TRAIL
- WOODLAND CLEARED
- WOODLAND RETAINED-ASSUME CLEARED
- WOODLAND CLEARED OFF-SITE
- WOODLAND PRESERVATION AREA
- WOODLAND REFORESTATION
- REFORESTATION AREA
- TPF
- PPF
- PPF
- WOODLAND PRESERVATION SIGN
- REFORESTATION SIGN

**Dewberry**

Dewberry Engineers Inc. 4801 FORBES BOULEVARD SUITE 200 LANHAM, MD 20706 301.731.2891 301.731.0188 (FAX) www.dewberry.com

OWNER/APPLICANT JEMALS FAIRFIELD FARMS, LLC 702 H STREET NW, SUITE 400 WASHINGTON, DC 20001

ADDISON ROW  
TYPE 2 TREE CONSERVATION PLAN  
PRINCE GEORGE'S COUNTY  
MARYLAND  
15TH ELECTION DISTRICT

WSSC 2007 SHEET: 211SE11  
TAX MAP: 119-B2

SEAL

**PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 9772, EXPIRATION DATE MAY 15, 2020.

KEY PLAN

THIS TCPII PLAN SHEET CORRESPONDS TO SHEET 6 OF THE LANDSCAPE PLANS & TO SHEET 6 OF THE DSP PLANS

SCALE  
0' 30' 60'  
1"=30'

REVISIONS

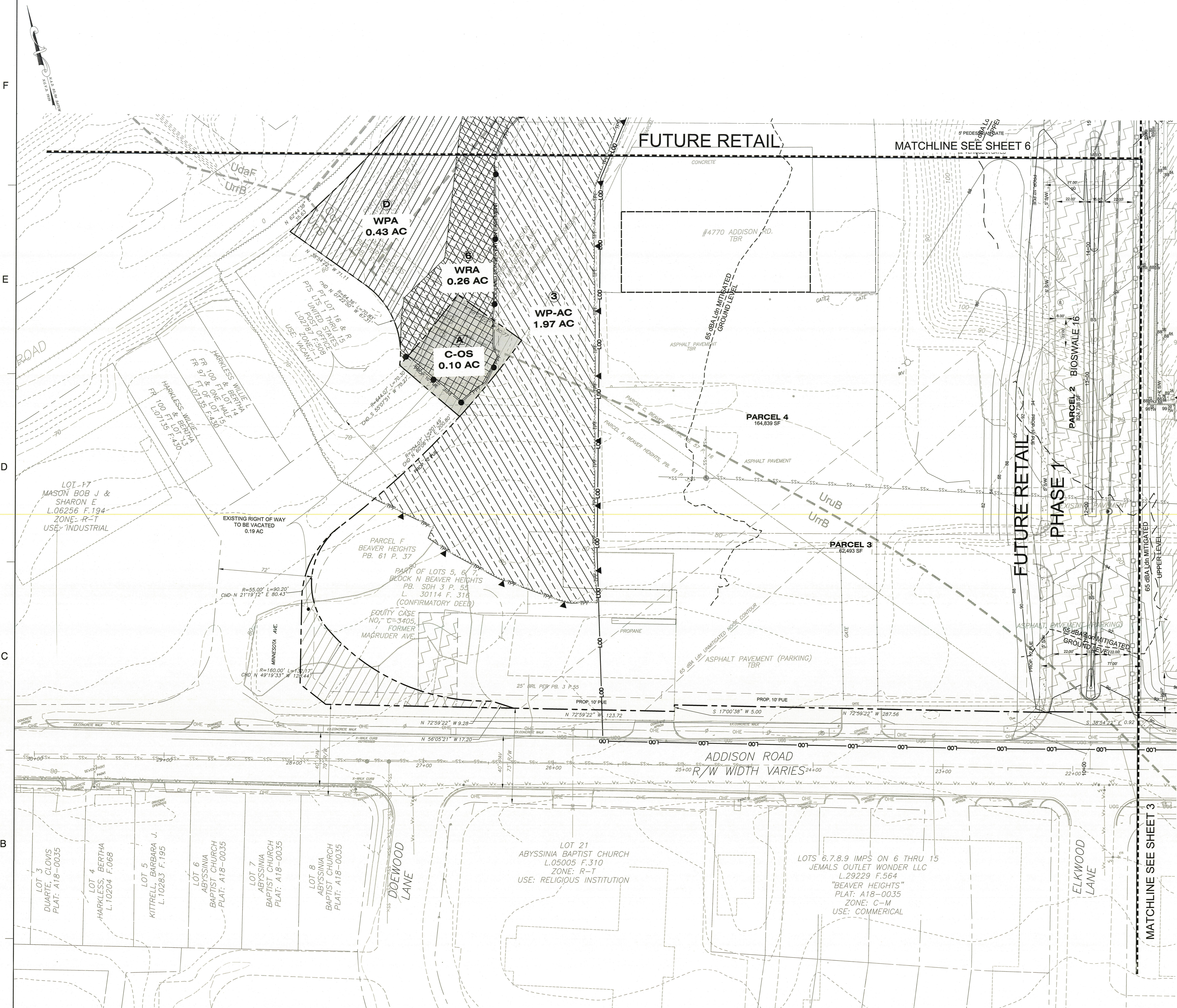
DRAWN BY: AL  
APPROVED BY: RM  
CHECKED BY: RAL  
DATE: NOVEMBER 2018

TITLE  
TYPE 2 TREE CONSERVATION PLAN  
PLAN VIEW

DEWBERRY JOB NO. 50049791

6

SHEET NO. 6 OF 7



LEGEND

---	EXISTING BOUNDARY
---	EXISTING ADJACENT PROPERTY
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	REGULATED STREAM (TOP OF BANK)
---	100-YEAR FLOODPLAIN
---	EXISTING FLOODPLAIN EASEMENT
---	PRIMARY MANAGEMENT AREA (PMA)
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---	PROPOSED PUBLIC UTILITY EASEMENT
---	PROPOSED SANITARY SEWER EASEMENT
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---	MITIGATED 65 dBA Ldn NOISE CONTOUR
---	MITIGATED 65 dBA Ldn NOISE CONTOUR
---	UNMITIGATED 65 dBA Ldn NOISE CONTOUR
---	WMA OUTBOUND TRACK
---	PROPOSED STORM DRAIN
---	SOIL BOUNDARY
---	15% OR GREATER STEEP SLOPES
---	SHEET MATCHLINE
---	FUTURE BEAVER DAM CREEK
---	STREAM VALLEY CONNECTION TRAIL
---	WOODLAND CLEARED
---	WOODLAND RETAINED-ASSUME CLEARED
---	WOODLAND CLEARED OFF-SITE
---	WOODLAND PRESERVATION AREA
---	WOODLAND REFORESTATION
---	APPROPRIATION AREA
---	TREE PROTECTION FENCE (TEMPORARY)
---	TREE PROTECTION FENCE (PERMANENT)
---	WOODLAND PRESERVATION SIGN
---	REFORESTATION SIGN

NOTE  
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8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
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Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
TREE CONSERVATION PLAN APPROVAL  
TCP2-007-16

Approved by	Date	DRD#	Reason for Revision
K. SHOULARS	4/15/16	FOR PERMIT	R.G. PERMIT
5/28/2019	DSP-17023	PHASE 1 LAYOUT	

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

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QR label certifies that this plan  
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by the Planning Board, its designee  
or the District Council.

M-NCPPC  
APPROVAL

PROJECT NAME: ADDISON ROW  
PROJECT NUMBER: DSP-17023

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
Revision numbers must be included in the Project Number

