



### LEGEND

- |  |  |
|--|--|
|  | PROPERTY LINE  |
|  | WOODLAND CONSERVATION EASEMENT                                 |
|  | TREE BANK AREA   |
|  | WOODLAND PRESERVATION SIGN                                     |
|  | SUBJECT PROPERTY/STUDY AREA                                    |
|  | EX. CONTOUR  |
|  | EX. EDGE OF ROAD   |
|  | EX. CENTER OF ROAD   |
|  | EX. BUILDING   |
|  | EX. TREELINE   |
|  | EX. EASEMENT   |
|  | FOUND IRON PIPE  |
|  | SOIL BOUNDARY  |
|  | REGULATED STREAM   |
|  | WETLAND BOUNDARY   |
|  | WL   |
|  | WB   |
|  | 25' WETLAND BUFFER   |
|  | FOREST STAND SAMPLE PLOT                                       |
|  | SPECIMEN TREE/<br>CRITICAL ROOT ZONE                           |
|  | FOREST STAND BOUNDARY  |
|  | 100' REGULATED STREAM BUFFER                                   |
|  | PRIMARY MANAGEMENT AREA  |
|  | FOREST INTERIOR DWELLING SPECIES (300'<br>HABITAT BUFFER)      |
|  | 100 YEAR FLOODPLAIN  |
|  | LIMIT OF DISTURBANCE   |
|  | SPECIAL ROADWAY BUFFER   |
|  | TREE PROTECTION FENCE (TEMPORARY)                              |
|  | WOODLAND PRESERVATION AREA<br>(WOODLAND CONSERVATION EASEMENT) |

**Property Owners Awareness Certificate**

I/We Constance T. Hamilton 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 Constance T. Hamilton Date 9/8/2017

I/We \_\_\_\_\_ 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 12/11/11 Date CH

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-A
Zone	Aviation Policy Area (APA)	NA
Administrative	Tax Grid (TMG)	143.04
Administrative	WSSCG Grid (Sheet 20)	2165E04
Administrative	Planning Area (Plan Area)	PISCATAWAY 6 VICINITY
Administrative	Election District (ED)	5
Administrative	Councilmanic District (CD)	9
Administrative	Public Plan 2012 Tier (Tier)	RUTLE
Administrative	Transport Analysis Zone (COG) (TAZ-COG)	3
Administrative	PG Traffic Analysis Zone (TAZ-PG)	26333

Prince Georges County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL			
TCPII -007-2017			
	APPROVED BY	DATE	REASON FOR REVISION
00	<i>Kim S. Finch</i>	10/14/2017	
01	<i>Kim S. Finch</i>	12/18/2019	
02			
03			
04			
05			
06			

QUALIFIED PROFESSIONAL CERTIFICATION:

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

SIGNED: Mridula Gupta DATE: 08/2019

MRIDULA GUPTA  
11830 W. MARKET PLACE, SUITE F  
FULTON, MD 20759  
PHONE: 410.792.8086  
MRIDULA.GUPTA@KCI.COM

CONSTANCE HAMILTON PROPERTY

# TYPE II TREE CONSERVATION PLAN

DRAWING NO.

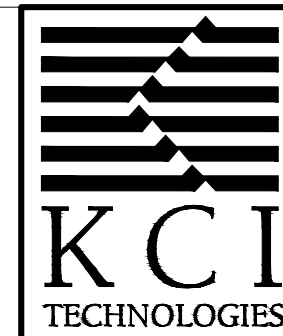
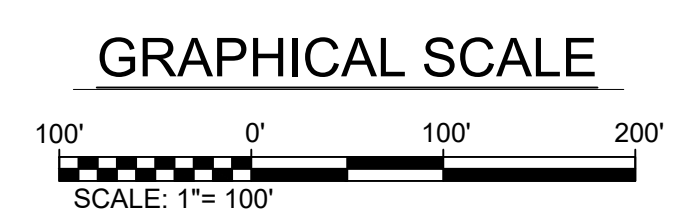
TCP-00

101-00

SHEET 1 OF 8

074703300

271703390



**ENGINEERS**  
**PLANNERS**  
**SCIENTISTS**  
**CONSTRUCTION MANAGERS**

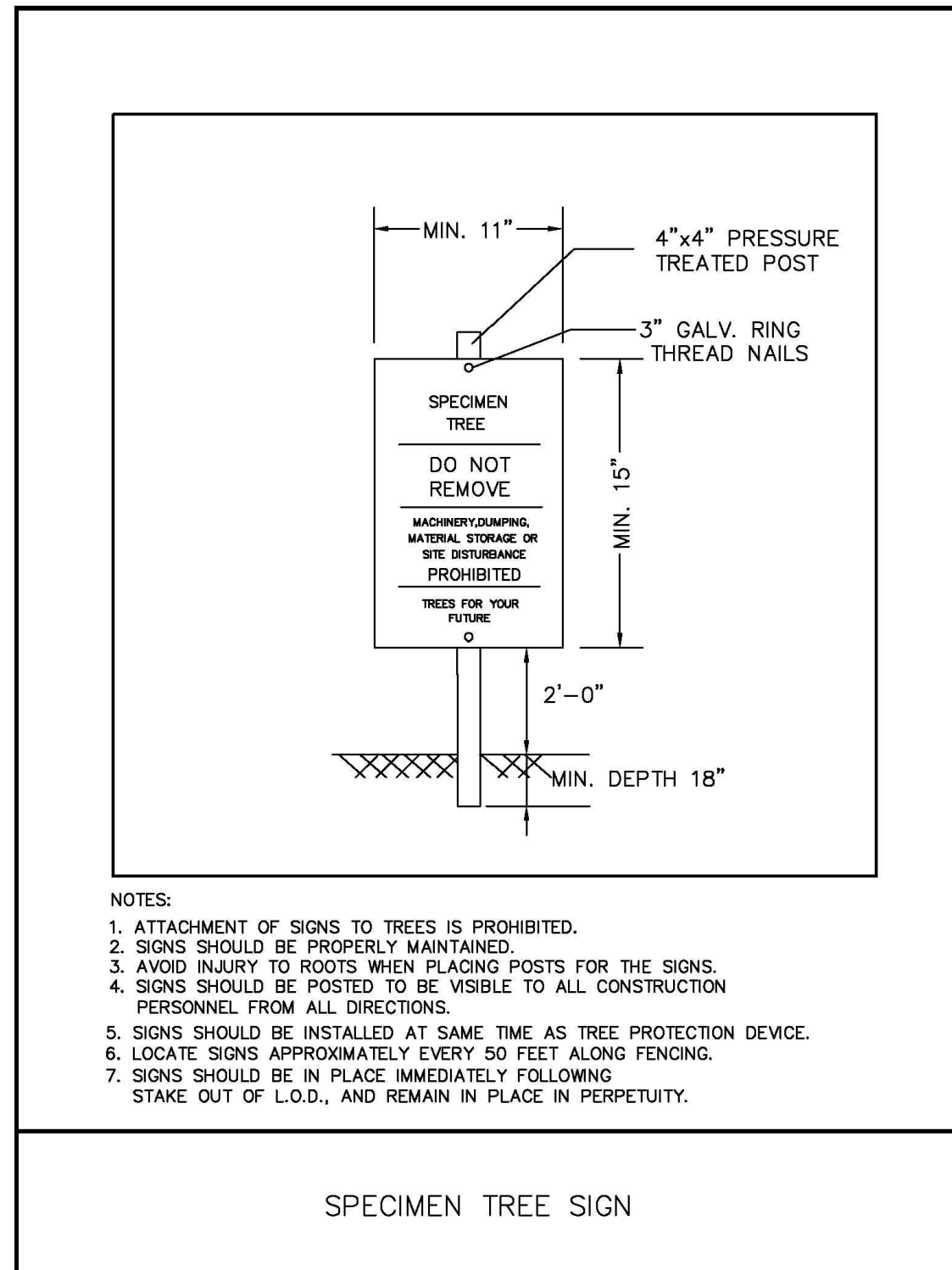
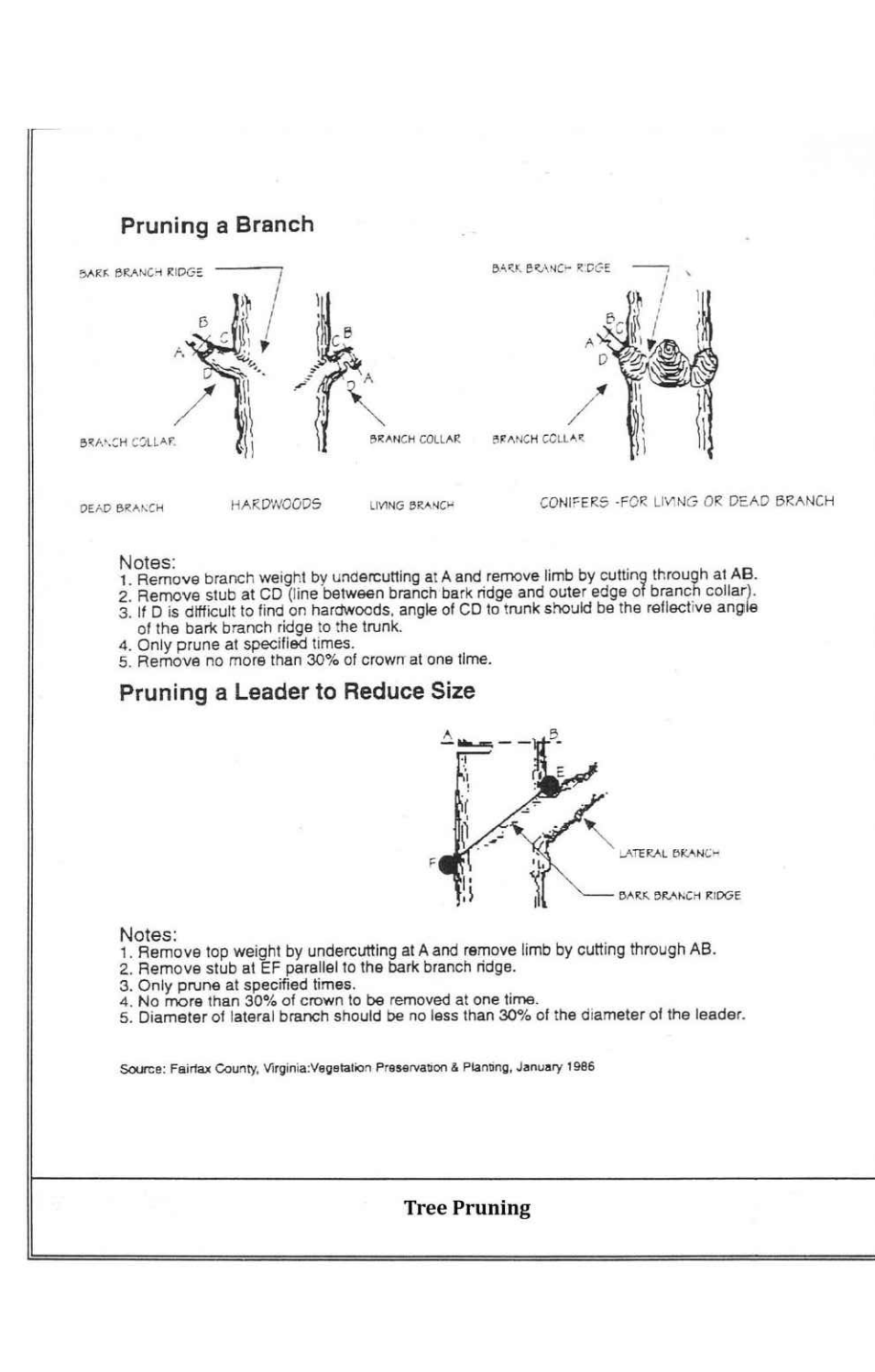
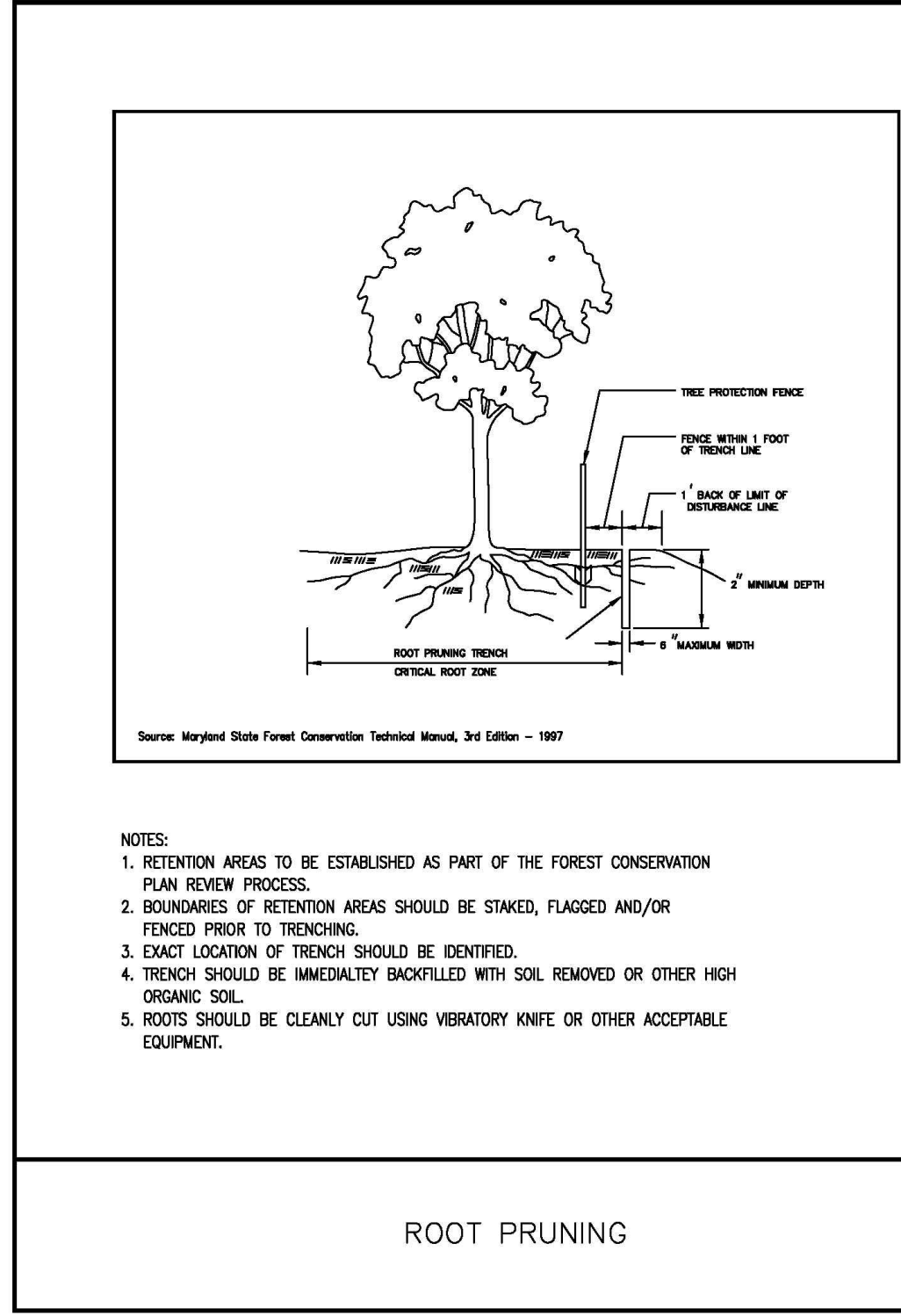
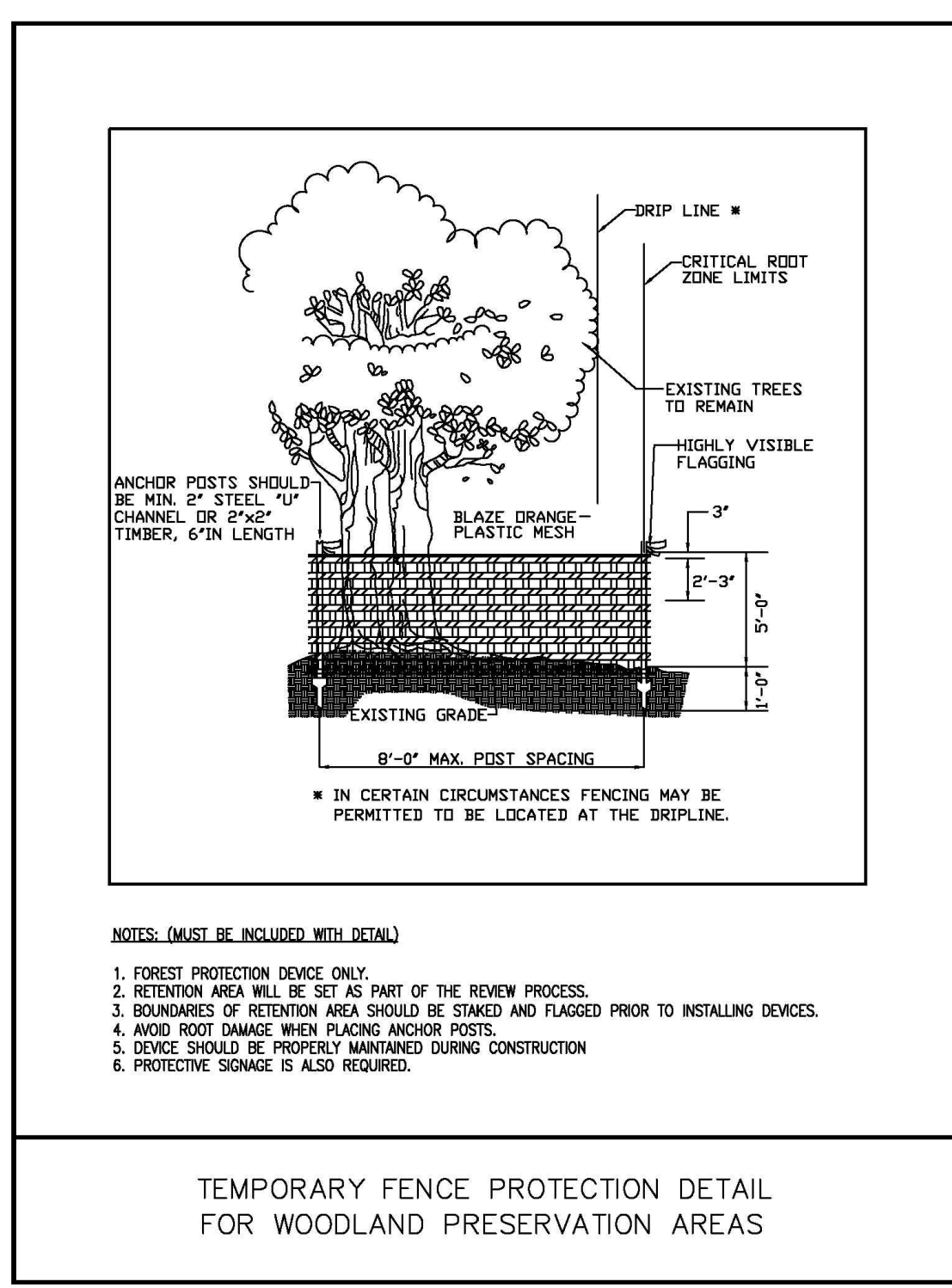
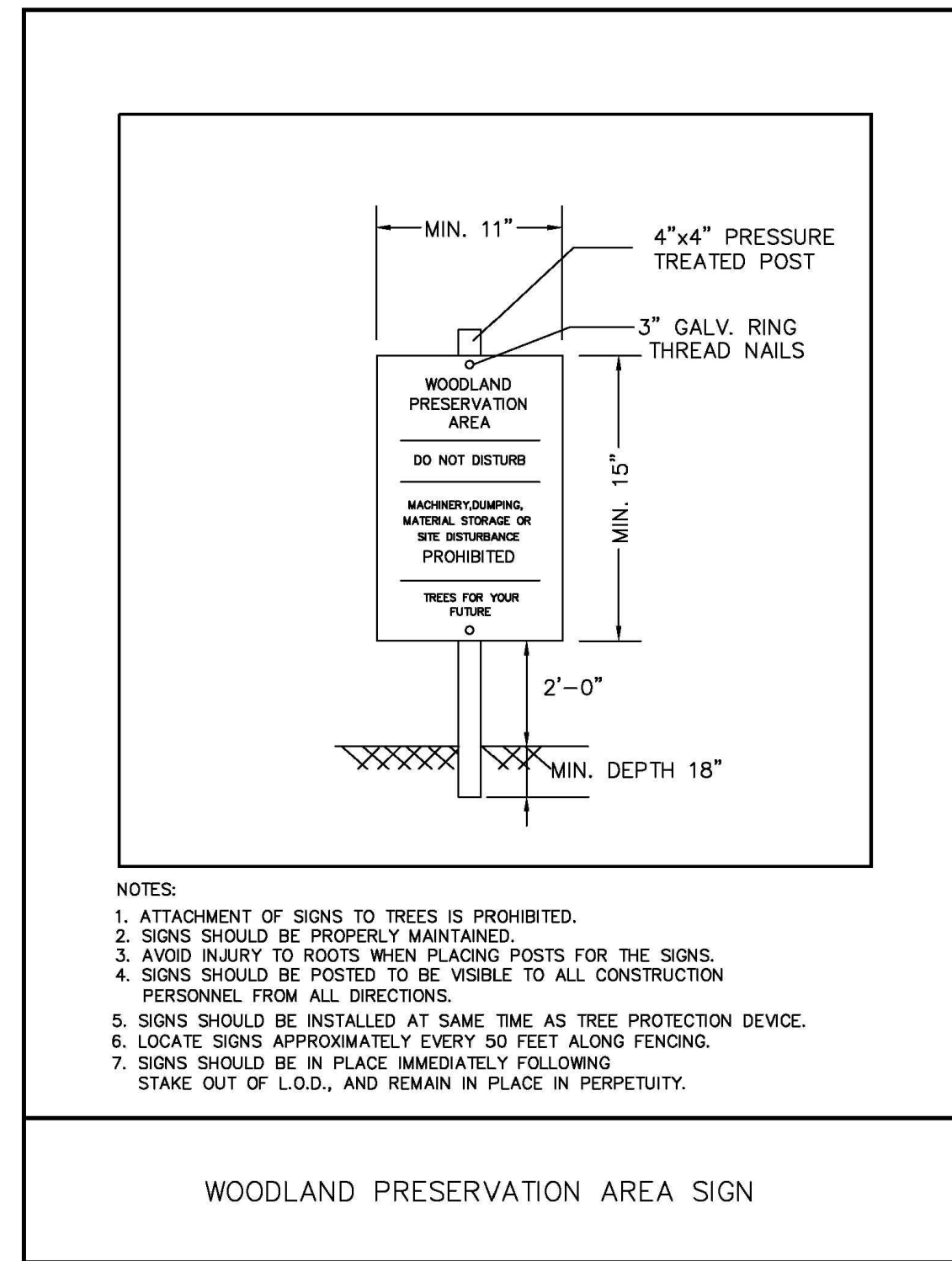
---

11830 WEST MARKET PLACE  
SUITE F  
FULTON, MD 20759  
TELEPHONE: (410) 792-8086  
FAX: (410) 792-7419

REVISIONS				DATE
				8/14/2019
NO.	DATE	DESCRIPTION	BY	SCALE
01	8/14/2019	Show Tree Bank, Revise Worksheet, notes, site statistics Revise Floodplain	KCI	1" = 100'
				DESIGNED BY
				MG
				CHECKED BY
				NAB

DATE	8/14/2019
SCALE	1"=100'
DESIGNED BY	MG
CHECKED BY	NAB





Property Name: Danville Road	
Location: PG County	
Prepared By: Amanda Wagner, Katie Myers	Date: 7/27/15
Stand Variable	Stand A
1. Dominant/Codominant species	<b>Dominant:</b> <i>Fagus grandifolia</i> , <i>Liriodendron tulipifera</i> , <i>Liquidambar styraciflua</i> , <i>Nyssa sylvatica</i> , <i>Pinus virginiana</i> , <i>Quercus alba</i> , <i>Quercus prinus</i> , <i>Quercus rubra</i> , <i>Quercus velutina</i>
2. Successional stage	<b>Codominant:</b> <i>Acer rubrum</i> Early-Mid
3. Basal area in square feet per acre	96.25
4. Size class of dominant species	2-5.9", 6-11.9", 12-19.9", 20-29.9"
5. Percent of canopy closure	76%
6. Number of tree species per acre	12
7. Common understory species per acre	<i>Acer rubrum</i> , <i>Fagus grandifolia</i> , <i>Kalmia latifolia</i> , <i>Liriodendron tulipifera</i> , <i>Vaccinium corymbosum</i>
8. Percent of understory cover 3' to 10' tall	16%
9. Number of woody plant species 3' to 20' tall	5
10. Common herbaceous species 0' to 3' tall	<i>Acer rubrum</i> , <i>Fagus grandifolia</i> , <i>Ilex opaca</i> , <i>Liriodendron tulipifera</i> , <i>Lycopodium dendroideum</i> , <i>Parthenocissus quinquefolia</i> , <i>Quercus prinus</i> , <i>Spathangium species</i>
11. Percent of herbaceous and woody plant cover 0' to 3' tall	4.1%
12. List of major invasive plant species and percent cover	N/A
13. Number of standing dead trees 6" dbh or greater	2
14. Comments	Approximately a 1/2" of leaf litter present throughout the forest stand A. Minimal invasive coverage is present throughout the forest stand. Rain has occurred within the past 12 hours.
Forest Stand Summary Worksheet	
Sheet 5 of 8	

Property Name: Danville Road	
Location: PG County	
Prepared By: Amanda Wagner, Katie Myers	Date: 7/27/15
Stand Variable	Stand # B
1. Dominant/Codominant species	<b>Dominant:</b> <i>Acer rubrum</i> , <i>Liquidambar styraciflua</i> , <i>Liriodendron tulipifera</i> <b>Codominant:</b> <i>Nyssa sylvatica</i> , <i>Prunus serotina</i>
2. Successional stage	Early-Mid
3. Basal area in square feet per acre	115
4. Size class of dominant species	6-11.9", 12-19.9", 20-29.9"
5. Percent of canopy closure	71%
6. Number of tree species per acre	7
7. Common understory species per acre	<i>Carpinus caroliniana</i> , <i>Fagus grandifolia</i> , <i>Ilex opaca</i> , <i>Lindera benzoin</i> , <i>Liquidambar styraciflua</i> , <i>Smilax rotundifolia</i>
8. Percent of understory cover 3' to 10' tall	41%
9. Number of woody plant species 3' to 20' tall	6
10. Common herbaceous species 0' to 3' tall	<i>Acer rubrum</i> , <i>Ilex opaca</i> , <i>Lindera benzoin</i> , <i>Liquidambar styraciflua</i> , <i>Microstegium vimineum</i> , <i>Oxoclea sensibilis</i> , <i>Parthenocissus quinquefolia</i> , <i>Persicaria pensylvanica</i> , <i>Polystichum acrostichoides</i> , <i>Rubus species</i> , <i>Spathangium species</i> , <i>Woodwardia areolata</i>
11. Percent of herbaceous and woody plant cover 0' to 3' tall	57.5%
12. List of major invasive plant species and percent cover	<i>Microstegium vimineum</i> 80%
13. Number of standing dead trees 6" dbh or greater	0
14. Comments	High invasive coverage throughout the stand. Approximately 1/4" to 1/2" of leaf litter is present throughout the stand. Rain has occurred within the past 12 hours.
Forest Stand Summary Worksheet	
Sheet 8 of 8	

Forest Analysis Worksheet  
Stand A

Part A: Composition and Structure	Part B: Condition
1. Percent canopy closure	1. Invasive species coverage (%)
70-100%	3
40-69%	2
10-39%	1
0-9%	0
2. Number of shrubs under 20' tall	2. Understory
15 or more	3
10-14	2
5-9	1
0-4	0
3. # of tree species 5" DBH and greater	3. Percent of damage from insect & disease or storm damage
6 or more	3
4-5	2
2-3	1
0-1	0
4. Size class of dominant trees	4. Average number of standing dead
Greater than 20"	3
6-19.9"	2
3-5.9"	1
Less than 3"	0
5. Percent herbaceous and shrub cover under 3'	5. Percent of downed dead woody material
75-100%	3
25-74%	2
5-24%	1
0-4%	0
6. Stocking level (BA)	6. Stocking level (BA)
<50	3
50-120	2
>120	1
7. Other features	7. Other features
At the discretion of the preparator, additional points may be assigned; provide description in the narrative	At the discretion of the preparator, additional points may be assigned; provide description in the narrative
1	1
Composition and Structure TOTAL	Condition TOTAL
22	18

August 2010 A-1, FSD 11 Page 1

Forest Analysis Worksheet  
Stand B

Part A: Composition and Structure	Part B: Condition
1. Percent canopy closure	1. Invasive species coverage (%)
70-100%	3
40-69%	2
10-39%	1
0-9%	0
2. Number of shrubs under 20' tall	2. Understory
15 or more	3
10-14	2
5-9	1
0-4	0
3. # of tree species 5" DBH and greater	3. Percent of damage from insect & disease or storm damage
6 or more	3
4-5	2
2-3	1
0-1	0
4. Size class of dominant trees	4. Average number of standing dead
Greater than 20"	3
6-19.9"	2
3-5.9"	1
Less than 3"	0
5. Percent herbaceous and shrub cover under 3'	5. Percent of downed dead woody material
75-100%	3
25-74%	2
5-24%	1
0-4%	0
6. Stocking level (BA)	6. Stocking level (BA)
<50	3
50-120	2
>120	1
7. Other features	7. Other features
At the discretion of the preparator, additional points may be assigned; provide description in the narrative	At the discretion of the preparator, additional points may be assigned; provide description in the narrative
1	1
Composition and Structure TOTAL	Condition TOTAL
21	15

August 2010 A-1, FSD 11 Page 1

## GENERAL NOTES:

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR A GRADING PERMIT, AND ESTABLISH A 17 ACRE WOODLAND CONSERVATION BANK ON THIS 42 ACRE PARCEL, FOR FUTURE USE.
2. 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.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PERMITTING, INSPECTIONS, AND ENFORCEMENT 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.
4. 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.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS WITHIN THE ENVIRONMENTAL STRATEGY AREA 3 AND IS ZONED R-A (RURAL RESIDENTIAL).
7. THE PROPERTY IS ADJACENT TO DANVILLE ROAD WHICH IS A DESIGNATED A HISTORIC ROADWAY.
8. THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (G).
10. THE SOURCE OF THE PROPERTY BOUNDARIES ON THIS PLAN IS FROM A SURVEY PREPARED BY KCI TECHNOLOGIES, INC. ON OR ABOUT JULY 2015, AND WAS COMPLETED WITHOUT BENEFIT OF A TITLE REPORT.
11. THE EXISTING FEATURES SHOWN ON THIS PLAN ARE FROM AVAILABLE RECORDS, FIELD RUN DATA DATED JUNE 6, 2013, AND AN APPROVED NRI-194-15 SIGNED 11/19/2015.
12. THE TOPOGRAPHY SHOWN ON THIS PLAN IS FROM M-NCPPG GIS, AND FIELD RUN TOPOGRAPHIC SURVEY BY KCI TECHNOLOGIES, INC. ON OR ABOUT JULY 2015.
13. WOODLAND CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 37430 FOLIO 567 WILL BE REVISED TO REFLECT THIS AMENDED TCP-2.
14. WOODLANDS PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE SHALL BE PLACED IN A WOODLAND CONSERVATION EASEMENT AND RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS. REVISIONS TO THIS TCP-2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.
15. THE PROPERTY OWNER IS CONSTANCE HAMILTON, TAX ACCOUNT # 053675378, MAP 143, GRID D4, PARCEL 0000. THE LIBER/FOLIO IS 37430/572. THE PROPERTY ADDRESS IS 4100 DANVILLE ROAD, BRANDYWINE, MD 20613.
16. THE COUNTY REGULATED 100-YEAR FLOODPLAIN INFORMATION SHOWN ON THIS PLAN IS BASED UPON A DPW&T FLOODPLAIN STUDY, PROVIDED ON SEPTEMBER 21, 2015.

## TREE PRESERVATION &amp; RETENTION NOTES:

17. 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 TCP-2.
18. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
19. 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.
20. 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 TCP-2.
21. 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:

22. 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.
23. 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.
24. 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 NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
25. 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 FOR 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 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 TCP-2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

## EXISTING TREES ARE PROPOSED FOR USE AS PROTECTION FOR PRESERVATION AREAS:

26. TREE PROTECTION FENCING (TPFS) IS NOT REQUIRED FOR ALL OR PORTIONS OF THIS PLAN BECAUSE AN UNDISTURBED 100-FOOT BUFFER OF OPEN LAND /OR A 50-FOOT FORESTED BUFFER IS BEING MAINTAINED BETWEEN THE LIMIT OF DISTURBANCE (LOD) AND THE WOODLAND PRESERVATION AREAS. IF THE LOD CHANGES AND THE CHANGE IMPACTS THESE BUFFERS, THE COUNTY INSPECTOR SHALL BE CONTACTED TO EVALUATE THE CHANGE TO DETERMINE IF A REVISION TO THE TREE CONSERVATION PLAN IS NECESSARY OR IF INSTALLATION OF TPFS WILL BE REQUIRED.

## POST DEVELOPMENT NOTES:

27. 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.

28. 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 CHAINSAW). 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.

29. 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 MUST BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
30. 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.

## ADDITIONAL NOTES

- A. A 17.00 ACRE WOODLAND CONSERVATION BANK WILL BE RECORDED ON THE PROPERTY.
- B. THE PROPOSED 19.82 ACRE WOODLAND CONSERVATION EASEMENT WILL FULFILL THE REQUIRED PERPETUAL PROTECTION FOR THE ON-SITE WOODLAND CONSERVATION REQUIREMENT WITH THE PROPOSED DEVELOPMENT ACTIVITY. ANY PROPOSAL TO TRANSFER EXCESS WOODLAND CONSERVATION CREDITS TO OFF-SITE BENEFITING DEVELOPMENT PROJECTS REQUIRES A REVISION TO THE APPROVED TCP1 AND THE RECORDED OF DOCUMENTATION IN A FORMAT APPROVED PRIOR TO RECORDED BY THE PRINCE GEORGE'S COUNTY OFFICE OF LAW.

Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information- (Enter acres for each zone)				
1. Zone:	R-A			
2. Gross Tract:	41.87			
3. Floodplain:	2.82			
4. Previously Dedicated Land:	0.05			Road Dedication
5. Net Tract (NTA):	39.00	0.00	0.00	

6	TCP Number	TCP2-007-17	Revision #	1
7	Property Description or Subdivision Name:	Danville Tree Bank		
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)	N		
11	Is this one (1) single family lot? (Y or N)	Y		
12	Are there prior TCP approvals which include a	N		
13	combination of this lot? (Y or N)	N		
14	Is any portion of the property in a VC Bank? (Y or N)	N		
15	Break-even Point (preservation) =	23.37	acres	
16	Clearing permitted w/o reforestation =	15.46	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		38.83	2.88	
18. Woodland Conservation Threshold (WCT) =	50.00%	19.50		
19. Smaller of 17 or 18		19.50		
20. Woodland above WCT		19.33		
21. Woodland cleared			0.00	0.00
22. Woodland cleared above WCT (smaller of 18 or 17)		1.26		
23. Clearing above WCT (0.25 :1) replacement requirement		0.32		
24. Woodland cleared below WCT		0.00		
25. Clearing below WCT (2:1 replacement requirement)		0.00		
26. Afforestation Required Threshold (AFT) =	20.00%	0.00		
27. Off-site WCA being provided on this property		14.18		
28. Woodland Conservation Required		34.00		

SECTION III-Meeting the 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)
29. Woodland Preservation		19.82		
30. Afforestation / Reforestation		0.00		Bond amount: \$ -
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		Fee amount: \$0.00
37. Off-site Woodland Conservation Credits Required		0.00		
38. Off-site WCA (preservation) being provided on this property		14.18		
39. Off-site WCA (afforestation) being provided on this property		0.00		
40. Woodland Conservation Provided		34.00		

41. Area of woodland not cleared	37.57	acres
42. Net tract woodland retained not part of requirements:	17.75	acres



TYPE II TREE CONSERVATION PLAN NOTES FOR A PUBLIC OFF-SITE WOODLAND CONSERVATION BANK

1. THIS PLAN DOES NOT PROPOSE THE DISTURBANCE OF ANY EXISTING WOODLANDS AND THEREFORE IS NOT REQUIRED TO IDENTIFY OR PROVIDE ANY WOODLAND CONSERVATION TO ADDRESS THE ON-SITE REQUIREMENTS. THE SOLE PURPOSE OF THIS TREE CONSERVATION PLAN IS TO ESTABLISH OFF-SITE WOODLAND CONSERVATION AREAS TO SATISFY THE WOODLAND CONSERVATION REQUIREMENTS FOR OTHER PROPERTIES. ANY FUTURE ACTIVITIES ON THIS PROPERTY THAT RESULT IN THE CLEARING OF ANY WOODLAND WILL INITIATE THE WOODLAND CONSERVATION REQUIREMENTS FOR THIS PROPERTY. AT THAT TIME THE TCP# SHALL BE REVISED TO CALCULATE THE REQUIREMENTS FOR THIS PROPERTY AND DEMONSTRATE HOW THOSE REQUIREMENTS ARE BEING SATISFIED IN ADDITION TO THE OFF-SITE WOODLAND CONSERVATION AREAS ALREADY CREATED.
2. 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 \$1.50 PER SQUARE FOOT MITIGATION FEE. 1:1 REPLACEMENT OF THE DISTURBED WOODLANDS AND OTHER REQUIREMENTS THAT MAY BE REQUIRED DUE TO THE ½: 1, 2:1 OR 1:1 REPLACEMENT REQUIREMENTS ASSOCIATED WITH THE CLEARING OF WOODLANDS.
3. PER CB-60-2005, THE SELLER OF ANY PROPERTY IS REQUIRED TO INFORM THE PURCHASER AT THE TIME OF CONTRACT SIGNATURE THAT THE PROPERTY IS SUBJECT TO A TREE CONSERVATION PLAN AND PROVIDE A COPY OF THE TYPE 2 TREE CONSERVATION PLAN THAT DEPICTS THE AREA SUBJECT TO THE TREE CONSERVATION PLAN.
4. OFF-SITE WOODLAND CONSERVATION BANKING AREAS CREATED FOR THE PURPOSE OF SATISFYING THE OFF-SITE WOODLAND CONSERVATION REQUIREMENT OF A BENEFITING PROPERTY MAY NOT BE USED TO SATISFY THE REQUIREMENTS FOR THIS PROPERTY IN THE FUTURE.
5. ALL OFF-SITE WOODLAND CONSERVATION BANKING ON THIS PROPERTY SHALL BE ENCUMBERED BY A DECLARATION OF COVENANTS RECORDED IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND AND/OR OTHER PROTECTION DOCUMENTS AS FOUND ACCEPTABLE BY THE M-NCPPC ENVIRONMENTAL PLANNING SECTION (EPS). THE DECLARATION OF COVENANTS SHALL ENCUMBER ONLY THE PORTION OF THE PROPERTY INCLUDED IN THE OFF-SITE WOODLAND CONSERVATION BANK, AND BE DESCRIBED BY A METES AND BOUNDS DESCRIPTION.
6. PRIOR TO THE RECORDATION OF ANY DECLARATION OF COVENANTS ENCUMBERING ANY PORTION OF THIS PROPERTY, A DRAFT OF THE DECLARATION AND ASSOCIATED EASEMENT DOCUMENTS SHALL BE SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION, MNCPPC FOR APPROPRIATE REVIEW AND APPROVAL BY THE COUNTY OFFICE OF LAW.
7. OFF-SITE WOODLAND CONSERVATION BANKS MAY NOT ENCUMBER LANDS PREVIOUSLY PROTECTED OR ENCUMBERED BY PERMANENT PROTECTION INSTRUMENTS.
8. EACH SUBSEQUENT COMMITMENT FOR A PORTION OF THE MITIGATION BANK WILL REQUIRE THE SUBMITTAL OF A SIGNED SALES AGREEMENT AND DRAFT TRANSFER CERTIFICATE TO THE ENVIRONMENTAL PLANNING SECTION FOR REVIEW PRIOR TO RECORDATION. EACH TRANSFER CERTIFICATE SHALL CLEARLY CROSS-REFERENCE THE APPROPRIATE TCP#S AND PROJECT NAMES (BANKING PROPERTY AND BENEFITING PROPERTY) FOR ACCURATE ACCOUNTING OF TRANSFERRED OFF-SITE CREDITS.
9. ALL OFF-SITE WOODLAND CONSERVATION AREAS ESTABLISHED ON EXISTING (PRESERVED) WOODLANDS SHALL BE CREDITED AT A RATE OF 2 ACRES OF EXISTING WOODLANDS FOR EVERY 1 ACRE OF OFF-SITE WOODLAND CONSERVATION MITIGATION REQUIRED, IN ACCORDANCE WITH NR ARTICLE 5-1607(B)(2). OFF-SITE WOODLAND CONSERVATION AREAS ESTABLISHED AS AFFORESTATION AREAS OR NATURAL REGENERATION SHALL BE CREDITED AT A RATE OF 1 ACRE OF AFFORESTATION FOR EVERY 1 ACRE OF OFF-SITE MITIGATION REQUIRED, BUT MAY NOT BE TRANSFERRED UNTIL AFTER TWO GROWING SEASONS AND CERTIFICATION OF ADEQUATE SURVIVAL UNLESS AN AFFORESTATION BOND IS POSTED.
10. THE TCP# OFF-SITE WOODLAND CONSERVATION SUMMARY TABLE ON THE APPROVED TCP# SHALL BE REVISED EACH TIME A TRANSFER CERTIFICATE IS RECORDED TO IDENTIFY THE ACREAGES AFFECTED, THE BENEFITING PROPERTY NAME AND TCP# NUMBER, AND THE RECORDATION NUMBERS.
11. IF A TRANSFER CERTIFICATE IS RECORDED AND IS LATER FOUND TO BE UNNECESSARY, A WRITTEN REQUEST SHALL BE SUBMITTED TO THE EPS TO EVALUATE RELEASE OF THE TRANSFER CERTIFICATE RELEASE. IF IT IS DETERMINED THAT THE TRANSFER CERTIFICATE MAY BE RELEASED, THE EPS WILL NOTIFY THE APPLICANT THAT A RELEASE DOCUMENT MAY BE SUBMITTED FOR PROCESSING.
12. THE PURCHASE OR SALE OF OFF-SITE WOODLAND CONSERVATION CREDITS INVOLVES THE TRANSFER OF A REAL PROPERTY RIGHT AND MAY BE SUBJECT TO MARYLAND PROPERTY TRANSFER TAX AT THE TIME OF RECORDATION OF A TRANSFER CERTIFICATE.
13. TIMBER HARVESTING ACTIVITIES ON THE SITE MAY OCCUR ONLY AFTER APPROVAL OF A FOREST STEWARDSHIP PLAN BY THE PRINCE GEORGE'S COUNTY FORESTRY BOARD AND A COPY OF THE APPROVED FOREST STEWARDSHIP PLAN IS SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION FOR THE PERMANENT FILE.

OFF-SITE WOODLAND CONSERVATION BANK SUMMARY TABLE

Woodland Conservation Bank Identifier	Woodland Conservation Credit Total (acres)	Off-Site Preservation (acres) 2:1	Off-Site Afforestation (acres) 1:1	Preservation Area Available (acres)	Afforestation Area Available (acres)	Recordation Information (Liber/Folio)	Benefiting TCP#	Benefiting Property	Reviewer	Approval Date



SOILS TABLE

Soil Symbol	Soil Unit Name	Percent		Hydric (Y/N)	Soil Group	Drainage Class
		Slope	K <sub>s</sub> value			
BaA	Beltsville silt loam	0-2	0.37	No	C	Moderately Well Drained
BaB	Beltsville silt loam	2-5	0.37	No	C	Moderately Well Drained
BaC	Beltsville silt loam	5-10	0.43	No	C	Moderately Well Drained
CwE	Croom-Marr complex	15-25	0.24	No	C/B	Well Drained
CwG	Croom-Marr complex	25-60	0.24	No	C/B	Well Drained
GcB	Grosstown gravelly silt loam	2-5	0.37	No	A	Well Drained
GyC	Grosstown gravelly silt loam	5-10	0.37	No	A	Well Drained
GwD	Grosstown-Woodtown-Beltsville complex	5-15	0.37	No	A/C	Moderately Well Drained
WE	Widewater & Issue soils, frequently flooded	N/A	0.37	Yes	B/C/D	Poorly Drained
WoA	Woodstown sandy loam	0-2	0.28	No	C	Moderately Well Drained



VICINITY MAP  
SCALE: 1"=2000'

Prince Georges County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL		
TCP# -007-2017		
	APPROVED BY	DATE
00	<i>Kim A. Finch</i>	10/11/2017
01	<i>Kim A. Finch</i>	12/18/2019
02		
03		
04		
05		
06		

QUALIFIED PROFESSIONAL CERTIFICATION:

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

SIGNED: *Mrudula Gupta* DATE: 08/2019

MRIDULA GUPTA  
11830 W. MARKET PLACE, SUITE F  
FULTON, MD 20759  
PHONE: 410.792.8086  
MRIDULA.GUPTA@KCI.COM

ENGINEERS  
PLANNERS  
SCIENTISTS  
CONSTRUCTION MANAGERS

11830 WEST MARKET PLACE  
SUITE F  
FULTON, MD 20759  
TELEPHONE: (410) 792-8086  
FAX: (410) 792-7419

REVISIONS			
NO.	DATE	DESCRIPTION	BY
01	8/14/2019	Show Tree Bank, Revise Worksheet, notes, site statistics	KCI
		Revise Floodplain	

DATE  
8/14/2019  
SCALE  
N.T.S.  
DESIGNED BY  
MG  
CHECKED BY  
NAB

CONSTANCE HAMILTON PROPERTY  
DANVILLE ROAD  
BRANDYWINE, MD 20613

TYPE II TREE CONSERVATION PLAN  
PRINCE GEORGE'S COUNTY



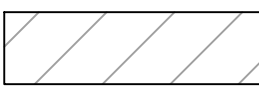










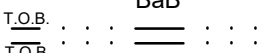




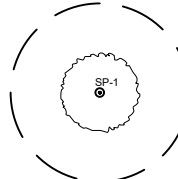

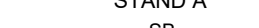





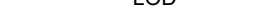

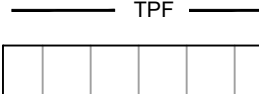
DRAWING NO.  
TCP-GN2  
SHEET 3 OF 8  
KCI JOB NUMBER  
271703390  
MARYLAND





VICINITY MAP  
SCALE: 1"=2000'

## LEGEND

- |   |  |
|---|--|
|    | PROPERTY LINE  |
|    | WOOLAND CONSERVATION EASEMENT                                |
|    | TREE BANK AREA   |
|    | WOOLAND PRESERVATION SIGN                                    |
|    | SUBJECT PROPERTY/STUDY AREA                                  |
|    | EX. CONTOUR  |
|    | EX. EDGE OF ROAD   |
|    | EX. CENTER OF ROAD   |
|    | EX. BUILDING   |
|    | EX. TREELINE   |
|    | EX. EASEMENT   |
|    | FOUND IRON PIPE  |
|    | SOIL BOUNDARY  |
|    | REGULATED STREAM   |
|    | WETLAND BOUNDARY   |
|    | WL   |
|    | WB   |
|   | 25' WETLAND BUFFER   |
|  | FOREST STAND SAMPLE PLOT                                     |
|  | SPECIMEN TREE/<br>CRITICAL ROOT ZONE                         |
|  | FOREST STAND BOUNDARY  |
|  | 100' REGULATED STREAM BUFFER                                 |
|  | PRIMARY MANAGEMENT AREA                                      |
|  | FOREST INTERIOR DWELLING SPECIES (30')                       |
|  | HABITAT BUFFER   |
|  | 100 YEAR FLOODPLAIN  |
|  | LIMIT OF DISTURBANCE   |
|  | SPECIAL ROADWAY BUFFER                                       |
|  | TREE PROTECTION FENCE (TEMPORARY)                            |
|  | WOOLAND PRESERVATION AREA<br>(WOOLAND CONSERVATION EASEMENT) |

Prince Georges County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL		
TCPH-007-2017		
	APPROVED BY	DATE
00	<i>Kim A. Finch</i>	10/4/2017
01	<i>Kim A. Finch</i>	12/18/2019
02		
03		
04		
05		
06		

QUALIFIED PROFESSIONAL CERTIFICATION:

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

SIGNED: Mridule Gupta DATE: 08/2019

MRIDULA GUPTA  
11830 W. MARKET PLACE, SUITE F  
FULTON, MD 20759  
PHONE: 410.792.8086  
MRIDULA.GUPTA@KCI.COM

CONSTANCE HAMILTON PROPERTY  
DANVILLE ROAD  
BRANDYWINE, MD 20613

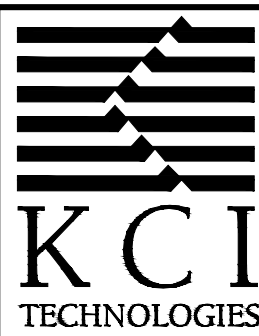
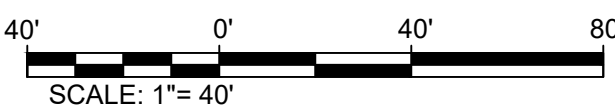
# TYPE II TREE CONSERVATION PLAN

DRAWING NO.  
TCP-1

CI JOB NUMBER  
07430330

MARYLAND

### GRAPHICAL SCALE



**ENGINEERS**  
**PLANNERS**  
**SCIENTISTS**  
**CONSTRUCTION MANAGERS**

---

11830 WEST MARKET PLACE  
SUITE F  
FULTON, MD 20759  
TELEPHONE: (410) 792-8086  
FAX: (410) 792-7419

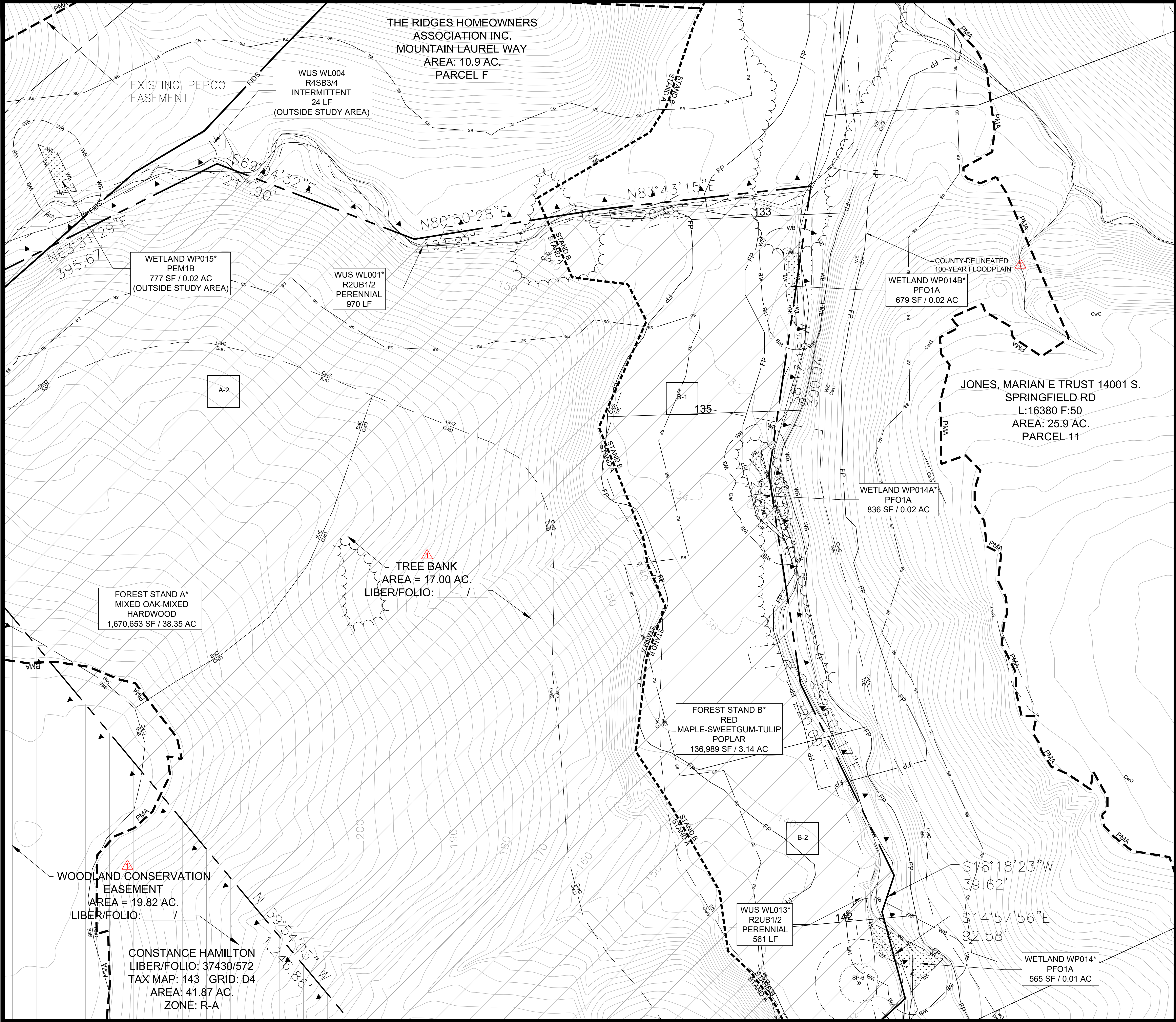
REVISIONS			
NO.	DATE	DESCRIPTION	BY
01	8/14/2019	Show Tree Bank. Revise Worksheet, notes, site statistics	KCI
		Revise Floodplain	

DATE	8/14/2019
SCALE	1"=40'
DESIGNED BY	MG
CHECKED BY	NAB

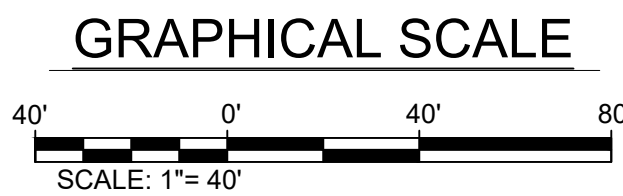


M:\2015\2715843\Drawings\Constancia TCP August 2019\TCPII Hamilton.dwg (PLOTTED)

MATCHLINE A (SEE SHEET 3 OF 7)



MATCHLINE C (SEE SHEET 6 OF 7)



**KCI TECHNOLOGIES**  
ENGINEERS  
PLANNERS  
SCIENTISTS  
CONSTRUCTION MANAGERS  
11830 WEST MARKET PLACE  
SUITE F  
FULTON, MD 20759  
TELEPHONE: (410) 792-8086  
FAX: (410) 792-7419

REVISIONS			
NO.	DATE	DESCRIPTION	BY
01	8/14/2019	Show Tree Bank, Revise Worksheet, notes, site statistics	KCI
		Revise Floodplain	

DATE	8/14/2019
SCALE	1"=40'
DESIGNED BY	MG
CHECKED BY	NAB

**CONSTANCE HAMILTON PROPERTY**  
DANVILLE ROAD  
BRANDYWINE, MD 20613  
**TYPE II TREE CONSERVATION PLAN**  
PRINCE GEORGE'S COUNTY

DRAWING NO.	TCP-2
SHEET 5 OF 8	
KCI JOB NUMBER	271703390
MARYLAND	



**LEGEND**

- PROPERTY LINE
- WOODLAND CONSERVATION EASEMENT
- TREE BANK AREA
- WOODLAND PRESERVATION SIGN
- SUBJECT PROPERTY/STUDY AREA
- EX. CONTOUR
- EX. EDGE OF ROAD
- EX. CENTER OF ROAD
- EX. BUILDING
- EX. TREELINE
- EX. EASEMENT
- FOUND IRON PIPE
- Soil Boundary
- REGULATED STREAM
- WETLAND BOUNDARY
- WL
- WB
- 25' WETLAND BUFFER
- A-1
- FOREST STAND SAMPLE PLOT
- SPECIMEN TREE/  
CRITICAL ROOT ZONE
- STAND B
- SB
- FOREST STAND BOUNDARY
- 100' REGULATED STREAM BUFFER
- PMA
- PRIMARY MANAGEMENT AREA
- FIDS
- FOREST INTERIOR DWELLING SPECIES (300'  
HABITAT BUFFER)
- FP
- 100 YEAR FLOODPLAIN
- LOD
- LIMIT OF DISTURBANCE
- SPECIAL ROADWAY BUFFER
- TPF
- TREE PROTECTION FENCE (TEMPORARY)
- WOODLAND PRESERVATION AREA  
(WOODLAND CONSERVATION EASEMENT)

Prince Georges County Planning Department, M-NCPPC Environmental Planning Section TYPE II TREE CONSERVATION PLAN APPROVAL			
TCP11-007-2017			
APPROVED BY	DATE	REASON FOR REVISION	
01 Kim C. Finch	10/11/2017		
02 Kim C. Finch	12/18/2019		
03			
04			
05			
06			

QUALIFIED PROFESSIONAL CERTIFICATION:  
THIS COMPLIES WITH THE CURRENT REQUIREMENTS OF THE PRINCE GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.  
SIGNED: Mridula Gupta DATE: 08/2019  
MRIDULA GUPTA  
11830 W. MARKET PLACE, SUITE F  
FULTON, MD 20759  
PHONE: 410.792.8086  
MRIDULA.GUPTA@KCI.COM





VICINITY MAP

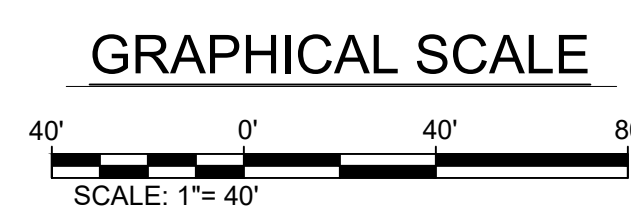
SCALE: 1"=2000'

- ### LEGEND

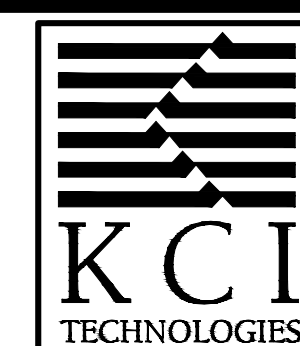
- |  |   |
|--|---|
|  | PROPERTY LINE   |
|  | WOODLAND CONSERVATION EASEMENT                        |
|  | TREE BANK AREA  |
|  | WOODLAND PRESERVATION SIGN                            |
|  | SUBJECT PROPERTY/STUDY AREA                           |
|  | EX. CONTOUR   |
|  | EX. EDGE OF ROAD                                      |
|  | EX. CENTER OF ROAD                                    |
|  | EX. BUILDING  |
|  | EX. TREELINE  |
|  | EX. EASEMENT  |
|  | FOUND IRON PIPE                                       |
|  | SOIL BOUNDARY   |
|  | REGULATED STREAM                                      |
|  | WETLAND BOUNDARY                                      |
|  | 25' WETLAND BUFFER                                    |
|  |   |
|  | FOREST STAND SAMPLE PLOT                              |
|  | SPECIMEN TREE/  |
|  | CRITICAL ROOT ZONE                                    |
|  | FOREST STAND BOUNDARY                                 |
|  | 100' REGULATED STREAM BUFFER                          |
|  | PRIMARY MANAGEMENT AREA                               |
|  | FOREST INTERIOR DWELLING SPECIES (30' HABITAT BUFFER) |
|  | 100 YEAR FLOODPLAIN                                   |
|  | LIMIT OF DISTURBANCE                                  |
|  | SPECIAL ROADWAY BUFFER                                |
|  | TREE PROTECTION FENCE (TEMPORARY)                     |
|  | WOODLAND PRESERVATION AREA                            |
|  | (WOODLAND CONSERVATION EASEMENT)                      |

WANT TO GET THE MOST OUT OF YOUR BUSINESS TRAVEL?

MATCHLINE E (SEE SHEET 7 OF 7)



WETLAND WP005  
PSS1A  
391 SF / 0.01 AC



**ENGINEERS**  
**PLANNERS**  
**SCIENTISTS**  
**CONSTRUCTION MANAGER**

---

11830 WEST MARKET PLACE  
SUITE F  
FULTON, MD 20759  
TELEPHONE: (410) 792-8084  
FAX: (410) 792-7419

REVISIONS				
NO.	DATE	DESCRIPTION		
01	8/14/2019	Show Tree Bank, Revise Worksheet, notes, site statistics		K
		Revise Floodplain		

DATE	8/14/2019
BY	SCALE
CI	1"=40'
	DESIGNED BY
	MG
	CHECKED BY
	NAB

CONSTANCE HAMILTON PROPERTY  
DANVILLE ROAD  
BRANDYWINE, MD 20613

# TYPE II TREE CONSERVATION PLAN

DRAWING NO.  
TCP-3  
SHEET 6 OF     
KCI JOB NUMBER  
271703390

Prince Georges County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL		
TCPII-007-2017		
	APPROVED BY	DATE: REASON FOR REVISION
00	<i>Kim A. Finch</i>	<i>10/14/2017</i>
01	<i>Kim A. Finch</i>	<i>12/18/2019</i>
02		
03		
04		
05		
06		

<p>QUALIFIED PROFESSIONAL CERTIFICATION</p>
---

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

SIGNED: Mridula Gupta DATE: 08/2019

MRIDULA GUPTA  
11830 W. MARKET PLACE, SUITE F  
FULTON, MD 20759  
PHONE: 410.792.8086  
MRIDULA.GUPTA@KCI.COM





Prince Georges County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL			
TCPI-007-2017			
	APPROVED BY	DATE	REASON FOR REVISION
00	<i>Kim J. Finch</i>	<i>10/14/2017</i>	
01	<i>Kim J. Finch</i>	<i>12/18/2019</i>	
02			
03			
04			
05			
06			

MRIDULA GUPTA  
11830 W. MARKET PLACE, SUITE F  
FULTON, MD 20759  
PHONE: 410.792.8086  
MRIDULA.GUPTA@KCI.COM

DRAWING NO.  
TCP-4  
SHEET 7 OF 8  
KCI JOB NUMBER  
271703390



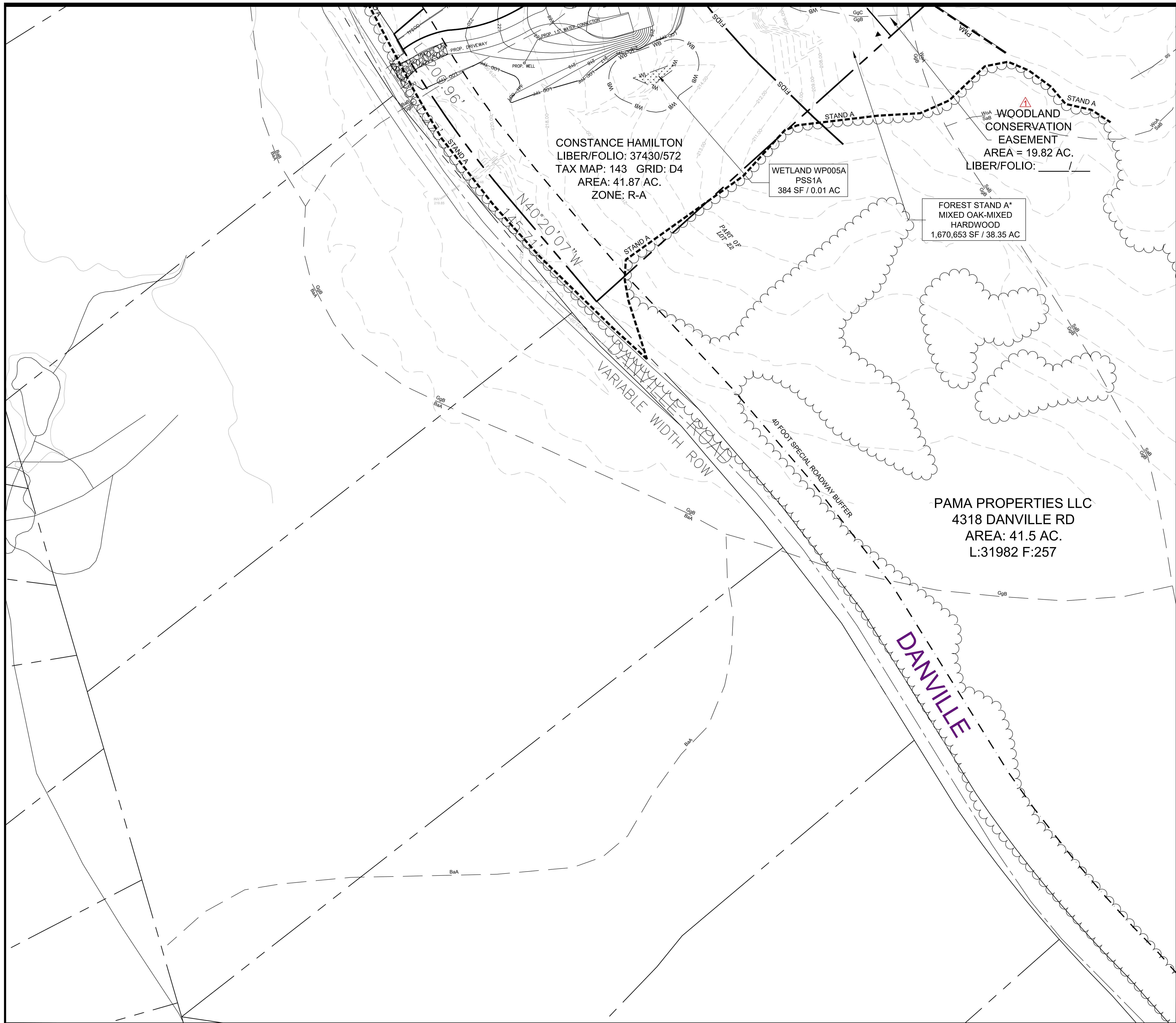
DATE	8/14/2019
SCALE	1"=40'
DESIGNED BY	MG
CHECKED BY	NAB



MATCHLINE E (SEE SHEET 5 OF 7)

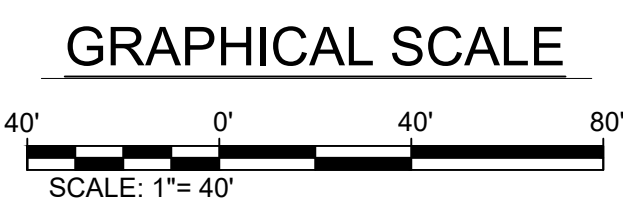


VICINITY MAP  
SCALE: 1"=2000'



- LEGEND**
- PROPERTY LINE
  - WOODLAND CONSERVATION EASEMENT
  - TREE BANK AREA
  - WOODLAND PRESERVATION SIGN
  - SUBJECT PROPERTY/STUDY AREA
  - EX. CONTOUR
  - EX. EDGE OF ROAD
  - EX. CENTER OF ROAD
  - EX. BUILDING
  - EX. TREELINE
  - EX. EASEMENT
  - FOUND IRON PIPE
  - SOIL BOUNDARY
  - REGULATED STREAM
  - WETLAND BOUNDARY
  - 25' WETLAND BUFFER
  - FOREST STAND SAMPLE PLOT
  - SPECIMEN TREE/ CRITICAL ROOT ZONE
  - FOREST STAND BOUNDARY
  - 100' REGULATED STREAM BUFFER
  - PRIMARY MANAGEMENT AREA
  - FOREST INTERIOR DWELLING SPECIES (300' HABITAT BUFFER)
  - 100 YEAR FLOODPLAIN
  - LIMIT OF DISTURBANCE
  - SPECIAL ROADWAY BUFFER
  - TREE PROTECTION FENCE (TEMPORARY)
  - WOODLAND PRESERVATION AREA (WOODLAND CONSERVATION EASEMENT)

PAMA PROPERTIES LLC  
4318 DANVILLE RD  
AREA: 41.5 AC.  
L:31982 F:257



**KCI TECHNOLOGIES**  
ENGINEERS  
PLANNERS  
SCIENTISTS  
CONSTRUCTION MANAGERS  
11830 WEST MARKET PLACE  
SUITE F  
FULTON, MD 20759  
TELEPHONE: (410) 792-8086  
FAX: (410) 792-7419

REVISIONS			
NO.	DATE	DESCRIPTION	BY
01	8/14/2019	Show Tree Bank, Revise Worksheet, notes, site statistics	KCI
		Revise Floodplain	

DATE  
8/14/2019  
SCALE  
1"=40'  
DESIGNED BY  
MG  
CHECKED BY  
NAB

CONSTANCE HAMILTON PROPERTY  
DANVILLE ROAD  
BRANDYWINE, MD 20613  
TYPE II TREE CONSERVATION PLAN  
PRINCE GEORGE'S COUNTY MARYLAND

DRAWING NO.  
TCP-5  
SHEET 8 OF 8  
KCI JOB NUMBER  
271703390

QUALIFIED PROFESSIONAL CERTIFICATION:  
THIS COMPLIES WITH THE CURRENT REQUIREMENTS OF THE PRINCE GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.  
SIGNED: Mridula Gupta DATE: 08/2019  
MRIDULA GUPTA  
11830 W. MARKET PLACE, SUITE F  
FULTON, MD 20759  
PHONE: 410.792.8086  
MRIDULA.GUPTA@KCI.COM

Prince Georges County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL			
TCPH-007-2017			
APPROVED BY	DATE	REASON FOR REVISION	
00 <u>Kim A. Finch</u>	<u>10/11/2017</u>		
01 <u>Kim A. Finch</u>	<u>12/18/2019</u>		
02			
03			
04			
05			
06			

M:\2019\27158435\Drawing\Constance TCP August 2019\TCPH-007-2017-08-2019.dwg