

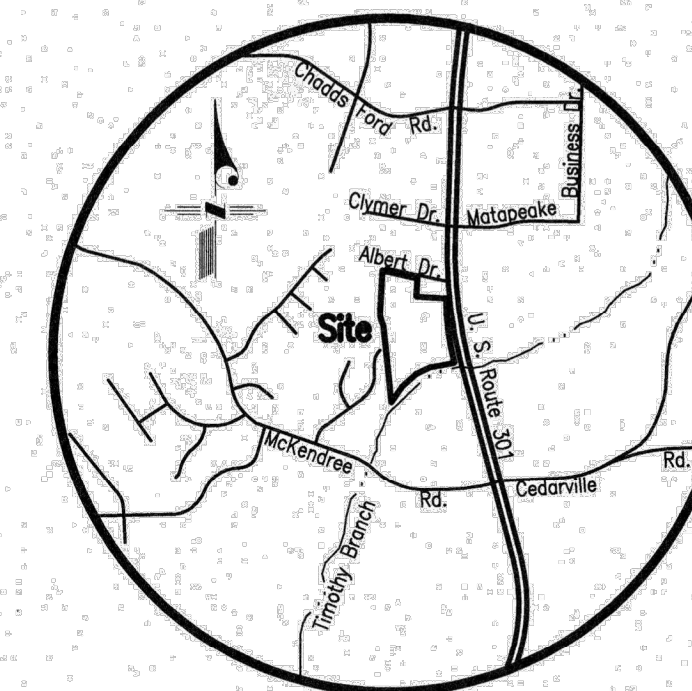
QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual



Christopher Rizzi, PLA is signing for 03 revision only

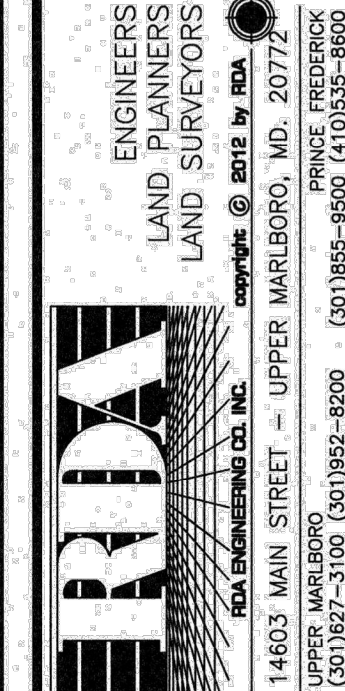
CRAIN HIGHWAY (U.S. Route 301 & Maryland Route 5) (Variable Width R/W) (SNC R/W Plats 51642 & 51643)



VICINITY MAP
Scale: 1" = 2000'

LEGEND

- EX 02' CONTOUR
- EX 10' CONTOUR
- EX TREELINE
- EX BRUSHLINE
- WETLANDS
- 25' WETLAND BUFFER
- STREAM BUFFER
- PMA (Primary Management Area)
- FLOODPLAIN
- STREAM
- Limit of Disturbance
- Tree Protection Device / Limit of Disturbance
- Tree Protection Device
- Tree Protection Sign
- Specimen Trees w/ Critical Root Zone
- Woodland Preservation (WPA)
- Woodland Reforestation Area - (WRA)
- Natural Regeneration Area - (NRA)
- Proposed Storm Drains



REVISIONS

NO.	DATE	DESCRIPTION
1	11/3/2023	Initial Issue

NO.	DATE	DESCRIPTION
2	11/3/2023	Revised

NO.	DATE	DESCRIPTION
3	11/3/2023	Revised

NO.	DATE	DESCRIPTION
4	11/3/2023	Revised

NO.	DATE	DESCRIPTION
5	11/3/2023	Revised

NO.	DATE	DESCRIPTION
6	11/3/2023	Revised

NO.	DATE	DESCRIPTION
7	11/3/2023	Revised

NO.	DATE	DESCRIPTION
8	11/3/2023	Revised

NO.	DATE	DESCRIPTION
9	11/3/2023	Revised

NO.	DATE	DESCRIPTION
10	11/3/2023	Revised

NO.	DATE	DESCRIPTION
11	11/3/2023	Revised

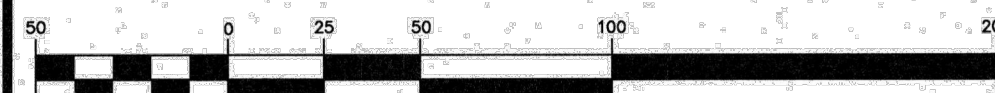
NO.	DATE	DESCRIPTION
12	11/3/2023	Revised

NO.	DATE	DESCRIPTION
13	11/3/2023	Revised

SHEET 1 of 2

Specimen tree #3 has been identified on the previously approved development plans and NRI and to be saved. This tree was critically impacted during a storm event and will now be considered as dead and remain in place.

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

Note: All existing structures to be removed.

"MISS UTILITY"

FOR LOCATION OF UTILITIES CALL
1-800-257-7777 48 HOURS IN ADVANCE
OF ANY WORK IN THIS VICINITY.

An on-site Woodland Conservation Easement was recorded in Land Records at L.34702 @ F.568 addressing 1.4539 on-site Woodland Conservation. That easement is being superseded by this plan revision. A new easement is being established to address the plan revision. See the appropriate note below.

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 Georges County Land Records at Liber 21702 @ Folio 568. Revisions to this TCP2 may require a revision to the recorded easement.

"Lot by Lot" Woodland Conservation Table

Parcel	Gross Tract Area	100 Year Floodplain (FP)	Net Tract Area (NTA)	Existing Woodland (NTA)	Existing Woodland (FP)	Woodland Cleared Off-Site (C-NTA)	Woodland Cleared Off-Site (C-FP)	Woodland Preservation Area (MPA)	Woodland Preservation Area (WPA-LC)	Woodland Reforestation Area (WRA-LC)	Woodland Reforestation Area (WRA-NC)	Woodland Preserved / not Credited (WP-NC)	Woodland Reforestation / Natural Regeneration (NRA)
1	0.93	-0-	0.93	0.14	-0-	0.14	-0-	0.07	-0-	0.09	-0-	-0-	-0-
6	Parcel 6, "Cadillac Crossing" Approved December 14, 2015 under TCP2 - 023 - 2015; Not included in this Type 2 Tree Conservation Plan Revision.												
7	4.00	0.50	3.50	0.11	0.35	-0-	-0-	0.11	-0-	-0-	-0-	-0-	0.33
8	4.50	0.53	3.97	1.48	0.53	0.78	-0-	0.60	0.09	0.16	-0-	-0-	0.12
9	2.08	-0-	2.08	0.55	-0-	0.55	-0-	-0-	-0-	-0-	-0-	-0-	-0-
10	1.47	-0-	1.47	1.26	-0-	1.26	-0-	-0-	-0-	-0-	-0-	-0-	-0-
RW	1.64	0.03	1.61	0.35	0.01	0.35	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Total	14.62	1.06	13.54	3.89	0.89	3.17	-0-	0.71	0.09	0.16	-0-	-0-	0.45

Champion, Specimen and Historic Tree Table

I.D. #	SPECIES	SCIENTIFIC NAME	DBH (in)	CONDITION	COMMENTS	DISPOSITION	PRESERVATION COMMENTS
1	Sycamore	Platanus occidentalis	33	Excellent	Swollen areas	Save	No Work Required
2	Yellow Poplar	Liriodendron tulipifera	44	Poor	Cracks, swollen areas, decay, needs pruning, deadwood, wound closure	Save	No Work Required
3	Swamp White Oak	Quercus bicolor	55	Poor	Blown Down, Uprooted	Dead	No Work Required
4	Swamp White Oak	Quercus bicolor	35	Dead	Dead	Dead	No Work Required
5	Yellow Poplar	Liriodendron tulipifera	43	Fair	Girdling roots, waterlogged, much top damage, decay, cavities	Save	No Work Required
6	Yellow Poplar	Liriodendron tulipifera	34	Fair	Root damage, trunk damage, top damage, decay	Save	No Work Required
7	Yellow Poplar	Liriodendron tulipifera	42	Poor	Cavity, swollen areas, much top damage, needs pruning, deadwood	Save	No Work Required
8	Yellow Poplar	Liriodendron tulipifera	35	Poor	Cavity, cracks, swollen areas, included bark, top damage, decay, deadwood	Save	No Work Required
9	Swamp White Oak	Quercus bicolor	42	Fair	Cavity, swollen area, included bark, deadwood, needs pruning	Save	No Work Required

A specimen tree is a tree with a diameter greater than 30 inches DBH or a diameter at least 75 percent of the diameter of the champion for that species. Fifteen specimen trees were identified on this property.

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual

John P. Markovich
Licensed Forester #153
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, Maryland 20601
(301) 840-4070
jmarkovich@comcast.net



PROPERTY OWNERS AWARENESS CERTIFICATE

I/we, MGP, LLC, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

MGP, LLC c/o Mari Patel
13525 Hunting Hill Way
North Potomac, MD 20878

06/7/2017
Date

TYPE 2 TREE CONSERVATION (TCP2) PLAN APPROVAL BLOCK

Prince Georges County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 009 - 2013

Approved by	Date	DFD#	Reason for Revision
00 Chuck Schneider	06/21/2013		Parcel 1, 9, 10, and Outparcel
01 C. Schneider	8/22/2017	DSP-16036	Parcel 7
02 Chuck Schneider	6/14/17		Parcel 8
03 Chuck Schneider	11/21/2023		Parcel 7 Revision
04			
05			

