

SMATC Property, Specimen and Significant Trees Table

| Label | Size | Species | Common | Condition | Stand | Note | Add / Remove |
|-------|------|--------------------------------|--------------|-----------|-------|------------------------|--------------|
| T1 | 53 | <i>Acer saccharinum</i> | Silver Maple | Poor/EOL | NA | extensive dieback, PI | Remove |
| T2 | 30 | <i>Robinia pseudoacacia</i> | Black Locust | Fair | A | | Remove |
| T3 | 40 | <i>Liriodendron tulipifera</i> | Tulip Poplar | Good | A | next to retaining wall | Remove |
| T4 | 47 | <i>Platanus occidentalis</i> | Sycamore | Good | A | on steep slope | Remove |

This plan is in accordance with the following variance from the strict requirements of Subtitle 25, approved by the Planning Board on 12/14/2023, for the removal of Specimen Trees ST-1 through ST-4.

All specimen trees were survey located.

OWNER/SUBDIVIDER:
A.B. Greene, LLC
5020 Brown Station Road
Upper Marlboro, MD 20772
301-627-5015

PROPERTY OWNERS AWARENESS CERTIFICATE
I/we, Marvara Isaac, 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
2/20/2025
Owner or owners representative Date

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

WARNING: UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND WERE TAKEN FROM AVAILABLE SURFACE OBSERVATION, CONSTRUCTION DRAWINGS AND RECORDS. FOR MORE PRECISE LOCATION OF UNDERGROUND UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS IN ADVANCE OF ANY WORK OR PREPARE DESIGN NEED IN THIS VICINITY. ADDITIONAL UTILITIES THAN THOSE SHOWN HEREON MAY EXIST. A PRIVATE UTILITY LOCATOR COMPANY MAY ALSO BE NEEDED AND ON PRIVATE PROPERTY.

QUALIFIED PROFESSIONAL CERTIFICATION

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

Michael Rivers, QP
DNR Qualified Professional
EnviroProjects, LLC
Site Design
9500 Medical Center Drive, Suite 480
Largo, Maryland 20774
(301) 962-8200
info@enviropj.com
County@engisite.tech

2/21/2025
Date

| SECTION I-Establishing Site Information- (Enter acres for each zone) | | | | |
|--|-----------------------|-----------------------|---------------------------------|---------------------------------------|
| 1 Zone: | RMF-48 | | | |
| 2 Gross Tract: | 1.23 | 0.00 | 0.00 | |
| 3 Floodplain: | 0.00 | 0.00 | 0.00 | |
| 4 Previously Dedicated Land: | 0.00 | 0.00 | 0.00 | |
| 5 Net Tract (NTA): | 1.23 | 0.00 | 0.00 | |
| SECTION II-Determining Requirements (Enter acres for each corresponding column) | | | | |
| 17 Existing Woodland | Column A WCT/AFT % | Column B Net Tract | Column C Floodplain (1:1) | Column D Off Site Impacts (1:1) |
| 18 Woodland Conservation Threshold (WCT) = | 20.00% | 0.24 | 0.00 | 0.00 |
| 19 Smaller of 17 or 18 | | 0.24 | | |
| 20 Woodland above WCT | | 0.57 | | |
| 21 Woodland cleared | | 0.81 | 0.00 | 0.00 |
| 22 Woodland cleared above WCT (smaller of 16 or 17) | | 0.57 | | |
| 23 Clearing above WCT (0.25 - 1) replacement requirement | | 0.14 | | |
| 24 Woodland cleared below WCT | | 0.24 | | |
| 25 Clearing below WCT (2:1 replacement requirement) | | 0.48 | | |
| 26 Afforestation Required Threshold (AFT) = | 15.00% | 0.00 | | |
| 27 Off-site WCA being provided on this property | | 0.00 | | |
| 28 Woodland Conservation Provided | | 0.63 | | 0.00 acres |
| SECTION III-Meeting the Requirements (Enter acres for each corresponding column) | | | | |
| 29 Woodland Preservation | | 0.00 | | |
| 30 Afforestation / Reforestation | | 0.00 | | |
| 31 Natural Regeneration | | 0.00 | | |
| 32 Landscape Credits | | 0.00 | | |
| 33 Specimen/Historic Tree Credit (CR2 area "2.0) | | 0.00 | | |
| 34 Forest Enhancement Credit (Area "2.0) | | 0.00 | | |
| 35 Street Tree Credit (Existing or 10-year canopy coverage) | | 0.00 | | |
| 36 Area approved for fee-in-lieu | | 0.00 | | |
| 37 Off-site Woodland Conservation Credits Required | | 0.63 | | |
| 38 Off-site WCA (preservation) being provided on this property | | 0.00 | | |
| 39 Off-site WCA (afforestation) being provided on this property | | 0.00 | | |
| 40 Woodland Conservation Provided | | 0.00 | | 0.63 acres |
| 41 Area of woodland not cleared | | 0.00 | | 0.00 acres |
| 42 Net tract woodland retained net part of requirements: | | 0.00 | | 0.00 acres |
| 43 100-foot riparian woodland retained | | 0.00 | | 0.00 acres |
| 44 On-site woodland conservation provided | | 0.00 | | 0.00 acres |
| 45 On-site woodland conservation alternatives provided | | 0.00 | | 0.00 acres |
| 46 On-site woodland retained not credited | | 0.00 | | 0.00 acres |
| 47 Prepared by: | Michael Rivers | | | |
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GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for grading and building permits. If the grading and building permits expire, then this TCP2 also expires and is no longer valid.
- Cutting or clearing of woodland not in conformance with this plan or without the express written consent of the Planning Director or designee shall be subject to a \$9.00 per square foot mitigation fee.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
- The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within the Developing Tier and is zoned RMF-48.
- The property is adjacent to Marlboro Pike ~ MD. RTE. 725 which is a designated scenic and historic roadway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is not grandfathered under CB-27-2010, Section 25-119 (g).

TREE PRESERVATION AND RETENTION NOTES

- 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 TPF installation. These signs must remain in perpetuity.
- Prior to the issuance of the first permit for the 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.

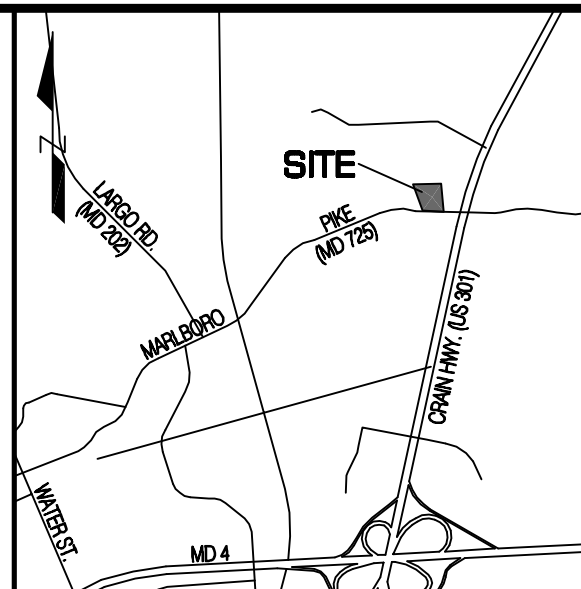
Removal of Hazardous Trees or Limbs by Developers or Builders

- The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the county as dead, dying, or hazardous may be removed.
- A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
- During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chainsaw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
- If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A300 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.
- Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.
- 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.
- 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.

NOTES ON RETAINED TREES AND WOODLAND

- If the original developer or builder no longer has an interest in the property and the current owner desires to remove a hazardous tree or portion thereof, the 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 owner shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
- Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
- The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
- The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.
- The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

| General Information Table | | |
|---------------------------|---------------------------------------|-------------------------------|
| Layer Category | Layer Name | Value |
| Zone | Zoning (Zone) | Current RMF-48 / Prior: M-X-T |
| Zone | Aviation Policy Area (APA) | None |
| Administrative | Tax Grid (TMG) | 093-B4 |
| Administrative | WSSC Grid (Sheet 20) | 206SE13 |
| Administrative | Planning Area (Plan Area) | 79 |
| Administrative | Election District (ED) | 3rd |
| Administrative | Councilmanic District (CD) | 6 |
| Administrative | General Plan 2002 Tier (Tier) | Developing |
| Administrative | Traffic Analysis Zone (COG) (TAZ-COG) | Established Communities |
| Administrative | PG Traffic Analysis Zone (TAZ-PG) | II |



VICINITY MAP
SCALE: 1 INCH = 2,000 FEET

SITE ANALYSIS

- Zoning: RMF-48
Property Street Address: 15500 Marlboro Pike
Upper Marlboro, MD 20772
Parcel 101 03-028337
- Tax Account No.
- Tax Map 138, Gld E4
- Proposed User: Single-family dwelling
- Record References: Liber 45133 @ Folio 193
- Total Lot Area: 53,114 s.f. or 1.22 Ac.
- Total Disturbed Area: 50,536 or 1.16 Ac.
- Boundary and topographical information shown herein was taken from existing records. No title report furnished.
- This site is not within an Aviation Policy Area.
- This site is not located within the Chesapeake Bay Critical Area.
- OWNER: A.B. Greene, LLC
5020 Brown Station Road
Upper Marlboro, MD 20772

LEGEND

| | |
|--|-----|
| Pr Contour | --- |
| Potential Future Marlboro Gateway | --- |
| Pr Contour | --- |
| Ex 02' Contour | --- |
| Ex 10' Contour | --- |
| Existing Treeline | --- |
| Property Boundary | --- |
| Property Boundary | --- |
| Marlboro Clay | --- |
| 15% Slopes | --- |
| Specimen Trees w/ Critical Root Zone (to be removed) | --- |
| Woodland Preserved but Not Counted (WP-NC) | --- |

[1]Table B-1. Natural Resources Inventory Statistics Table

| Site or Project Statistics | Total ¹ |
|--|--------------------|
| Gross tract or project area (LOD) | 1.22 |
| Existing 100-year floodplain | 0.00 |
| Net tract or project area | 1.22 |
| Existing woodland [2] in net tract or project area | 0.81 |
| Existing woodland [2] in the floodplain | 0.00 |
| Existing woodland [2] total | 0.81 |
| Delineated Primary Management Area (PMA) | 0.00 |
| Primary Buffer (CBCA only) | N/A |
| Secondary Buffer (CBCA only) | N/A |
| Regulated Stream Buffers in Transit-Oriented Centers (T-O-C) 3 | |
| Regulated Streams (linear feet of centerline) | 0 L.F. |
| Regulated Stream Buffer (75-feet-wide) | 0.00 |
| Unforested Regulated Stream Buffer | 0.00 |
| Regulated Stream Buffers not in Transit-Oriented Centers (T-O-C) 3 | |
| Regulated Streams (linear feet of centerline) | 0.00 |
| Regulated Stream Buffer (100-feet-wide) | 0.00 |
| Unforested Regulated Stream Buffer | 0.00 |

Effective: July 1, 2024 CB-20-2024 and CB-22-2024

- Figures are to be provided in acres rounded to the nearest 1/100th unless otherwise indicated.
- For woodland within the CBCA, this value applies to undisturbed woodland.
- Acres of on-site woodland up to 100 feet measured from the stream centerline or from the top of bank on both sides of all regulated streams.

TYPE 2 TREE CONSERVATION (TCP2) PLAN
APPROVAL BLOCK

| Prince George's County Planning Section, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 009 - 2025 | | | |
|---|-----------|------|---------------------|
| Approved by | Date | DRD# | Reason for Revision |
| 00 Mary Rea | 4/16/2025 | | N/A |
| 01 | | | |
| 02 | | | |
| 03 | | | |
| 04 | | | |
| 05 | | | |

Type 2 Tree Conservation Plan

SUPERIOR MARTIAL ARTS CENTER

PARCEL 101

MARLBORO (3rd) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

Site Design Inc
LAND PLANNING • LAND SURVEYING • ENGINEERING
5407 WATER ST., UNIT 206 - UPPER MARLBORO, MARYLAND 20772
PRINCE FREDERICK
(301) 627-3100
(301) 952-8200
(410) 535-8600

REVISIONS
11/6/23 - SDRC Comments
2/20/25 - MNCPPC Comments

JOB NO. W-48A48
SCALE: 1" = 30'
DRAWN BY: JBB
CHECKED BY: MGLF
DATE: March 2025