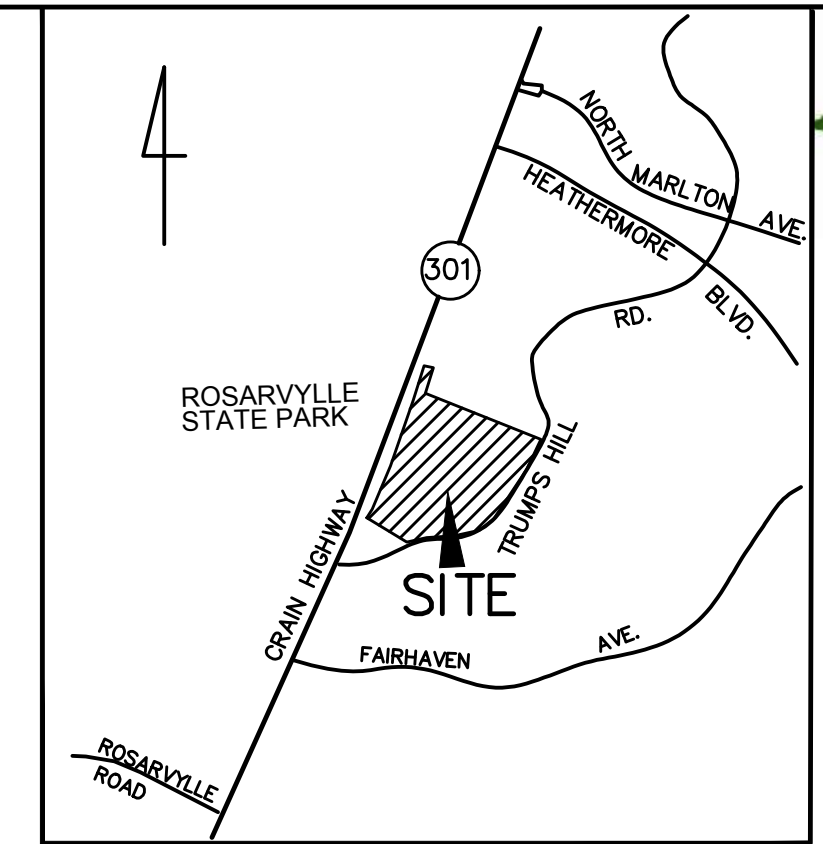


TREE CONSERVATION PLAN – TYPE 2 FOR MAGRUDER WEST PROPERTY

PARCEL 10
15th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

1. TAX MAP/GRID: 118/E2
2. TAX ACCOUNT: 15-1760917
3. PROPERTY ADDRESS: 9001 TRUMPS HILL ROAD
4. PROPOSED USE OF PROPERTY: 17 SINGLE FAMILY LOTS
5. 200 SHEET NO: 212SE10
6. SITE AREA: GROSS-40.87 AC, NET-40.07 AC
7. BOUNDARY BY PHOENIX LAND DESIGN, INC.
8. ELECTION DISTRICT: 15
9. COUNCILMANIC DISTRICT: 5
10. AVIATION POLICY AREA: NONE
11. MUNICIPALITY:
12. SEWER/WATER CATEGORIES: S-6/W-4
13. ZONING: R-A
14. EXISTING USE: VACANT/UNDEVELOPED
15. HISTORICAL SITES: ADJACENT PARCEL 106
16. CEMETERIES: NONE
17. THIS PROPERTY IS NOT WITH IN CHESAPEAKE BAY CRITICAL AREA OVERLAY.
18. FIRE: BRANDYWINE VOLUNTEER FIRE DEPARTMENT
19. POLICE: CLINTON POLICE STATION
20. 100-YEAR FLOODPLAIN: 0.80 AC
21. WETLANDS AND WATER OF THE USA: 544 SF
22. MAXIMUM SLOPE: 3:1
23. SWC NO. 1602-2006
24. TOTAL DISTURBED AREA: TBD
25. ALL DRIVEWAY TO BE PAVED
26. SEE PRINCE GEORGE'S COUNTY DPW&T STD. NO. 200.01 FOR DRIVEWAY APRON DETAILS.
27. ALL DRIVEWAY CULVERT "TBD" CMP UNLESS OTHERWISE NOTED.
28. PROPERTY ZONED: R-A
29. SOURCE OF TOPOGRAPHY: AERIAL TOPOGRAPHY, PREPARED BY MCKENZIE SNYDER
FIELD TOPOGRAPHY, PREPARED BY CDDI
30. MIN LOT SIZE: 2.0 Ac.
31. PRIOR APPROVALS: NRI-141-05
PRELIMINARY PLAN 4-12018
TCP-1/12-06

LEGEND:

- TREE LINE
- BUILDING RESTRICTION LINE (TYP.)
- LOD --- LIMIT OF DISTURBANCE
- WOODLAND PRESERVATION AREA
- WOODLAND REFORESTATION/AFFORESTATION AREA
- WOODLAND PRESERVED-NOT CREDITED
- WOODLAND RETAINED-ASSUMED CLEARED
- WOODLAND PRESERVATION SIGN
- WOODLAND REFORESTATION/AFFORESTATION SIGN
- XX --- TREE PROTECTION FENCE (PERMANENT)
- X --- TREE PROTECTION FENCE (TEMPORARY)
- CRITICAL ROOT ZONE
- ST SPECIMEN TREES TO BE SAVED
- ST SPECIMEN TREES FOR REMOVAL

SHEET INDEX

SHEET NO.	PLAN TYPE
1.	COVER SHEET
2.	TREE CONSERVATION PLAN SHEET
3.	TREE CONSERVATION PLAN SHEET
4.	TREE CONSERVATION PLAN SHEET
5.	TREE CONSERVATION PLAN SHEET
6.	TREE CONSERVATION PLAN SHEET
7.	TREE CONSERVATION PLAN SHEET
8.	TREE CONSERVATION PLAN SHEET
9.	DETAIL SHEET 1
10.	DETAIL SHEET 2
11.	DETAIL SHEET 3

SITE STATISTICS	TOTAL
Gross tract area	40.80 Ac
Existing 100-year floodplain	0.77 Ac
Net tract area	40.03 Ac
Existing woodland in the floodplain	0.80 Ac
Existing woodland net tract	38.21 Ac
Existing woodland total	38.98 Ac
Existing PMA	7.50 Ac
Regulated streams (linear feet of centerline)	1,747 Lf

QUALIFIED PROFESSIONAL CERTIFICATION

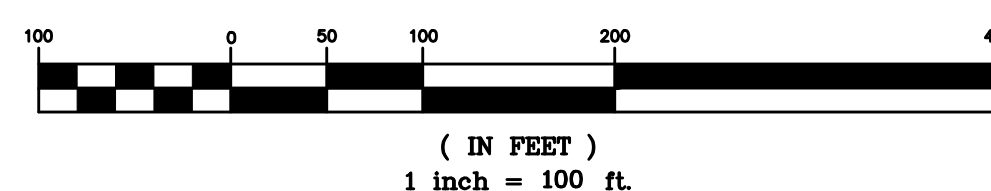
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED: Marwan Faris Mustafa, PE. DATE: 4-11-2018
MD REG. # 20423
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: MMUSTAFA@CDDI.NET
QUALIFIED PROFESSIONAL

KEY PLAN

SCALE: 1"=100'

GRAPHIC SCALE



OWNER/DEVELOPER:

MAGRUDER PROPERTY, LLC.
24012 FREDERICK ROAD
CLARKSBURG, MD. 20871
PH: 301-428-0800

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

Property Owners Awareness Certificate

I/We David Shaffer 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.
David Shaffer Presid. By Vito, Inc. as agent for Magruder Property, LLC
Owner or Owners Representative Date: 4/9/18

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 _____ Date _____

Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-011 - 2016				
Approved by	Date	DRD #	Reason for Revision	
00 KIF	11/08/16			
01 Kim A. Finch	5/24/2018			
02				
03				
04				
05				
06				

REVISIONS

09-15-16: Revised
per county comments
- JC

DATE: APRIL, 2018
DWN. JC CHECKED MP

SCALE: AS SHOWN

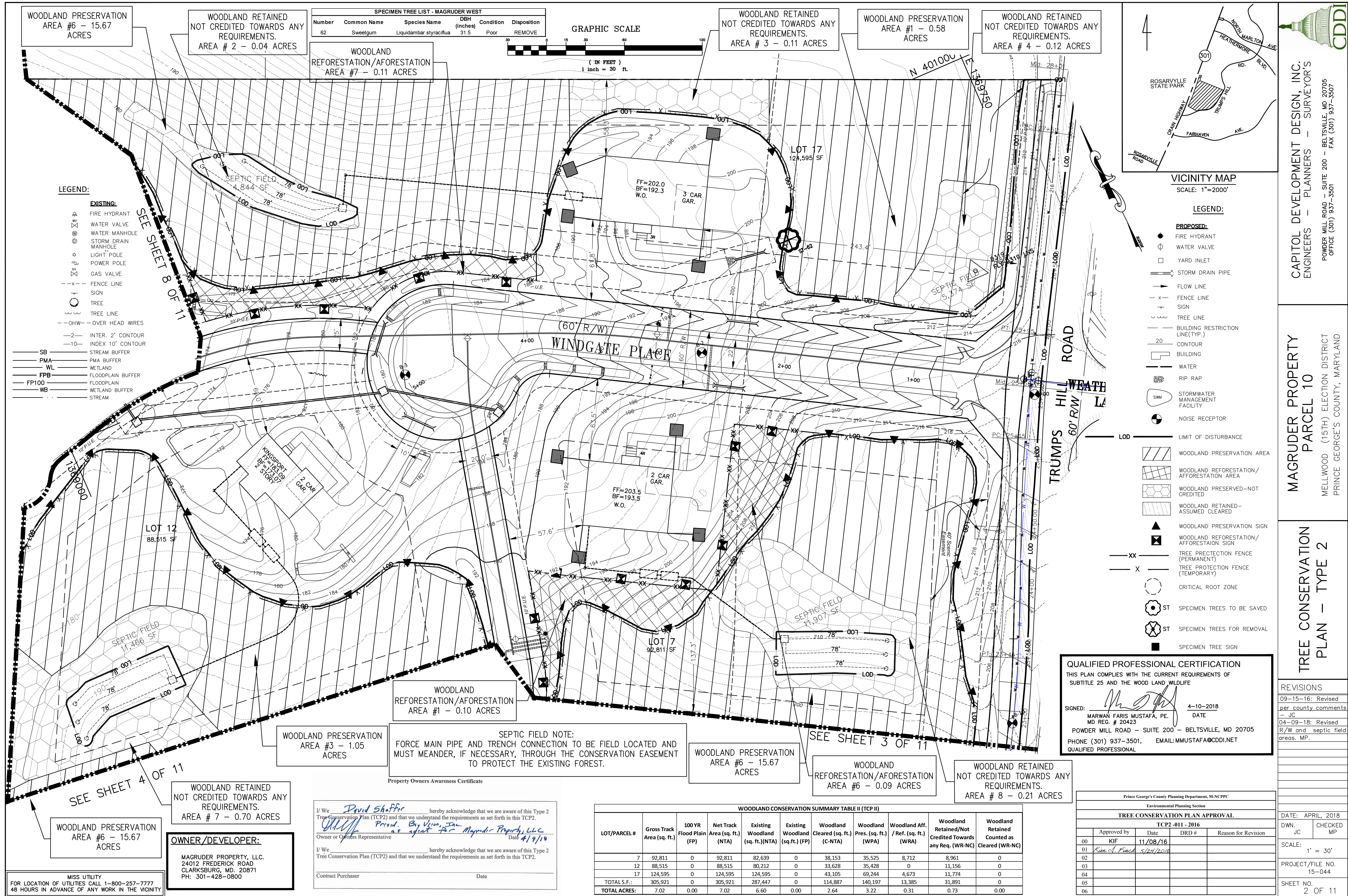
PROJECT/FILE NO. 15-044

SHEET NO. 1 OF 11

MAGRUDER WEST PROPERTY
L. 21730 F. 408
15th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION
PLAN – TYPE 2
COVER SHEET

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS – PLANNERS – SURVEYORS
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507





MAGRUDER PROPERTY
PARCEL 10

TREE CONSERVATION

VISION

15-16: Revised
county comments
C
09-18: Revised
and septic field
s. MP.

E: APRIL., 2018	
J. JC	CHECKED MP
LE: 1' = 30'	
JECT/FILE NO. 15-044	
ET NO. 3 OF 11	



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

OWNER/DEVELOPER:

MAGRUDER PROPERTY, LLC.
24012 FREDERICK ROAD
CLARKSBURG, MD. 20871
PH: 301-428-0800



WOODLAND PRESERVATION
AREA #4
0.18 ACRES

WOODLAND RETAINED
COUNTED AS CLEAR
AREA # 6 - 15.67 ACRES

WOODLAND RETAINED
COUNTED AS CLEAR
AREA # 3 - 0.14 ACRES

WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
AREA # 11 - 0.77 ACRES

~~WOODLAND RETAINED
COUNTED AS CLEAR
AREA # 1 - 0.005 ACRES~~

WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
AREA # 9 - 0.17 ACRES

SEPTIC FIELD NOTE:
SEPTIC FIELD FORCE MAIN PIPE AND TRENCH CONNECTION TO BE FIELD
LOCATED AND MUST MEANDER, IF NECESSARY, THROUGH THE
CONSERVATION EASEMENT TO PROTECT THE EXISTING FOREST.

WOODLAND
REFORESTATION/AFFORESTATION
AREA # 3 - 0.65 ACRES

SEE SHEET 2 OF 11

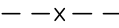
SEE SHEET 4 OF 11

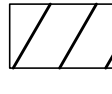
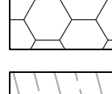
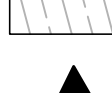
SEE SHEET 4 OF 11

LEGEND:

EXISTING:

PROPOSED:

	FIRE HYDRANT		FIRE HYDRANT
	WATER VALVE		WATER VALVE
	WATER MANHOLE		YARD INLET
	STORM DRAIN MANHOLE		STORM DRAIN PIPE
	LIGHT POLE		FLOW LINE
	POWER POLE		FENCE LINE
	GAS VALVE		SIGN
	FENCE LINE		TREE LINE
	SIGN		BUILDING RESTRICTION LINE(TYP.)
	TREE		CONTOUR
	TREE LINE		BUILDING
	—OHW— OVER HEAD WIRES		CONTOUR
	—2— INTER. 2' CONTOUR		WATER
	—10— INDEX 10' CONTOUR		RIP RAP
	SB STREAM BUFFER		STORMWATER MANAGEMENT FACILITY
	PMA PMA BUFFER		NOISE RECEPTOR
	WL WETLAND		
	FPB FLOODPLAIN BUFFER		
	FP100 FLOODPLAIN		
	WB WETLAND BUFFER		
	STREAM		
	LOD		LIMIT OF DISTURBANCE

	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION / AFFORESTATION AREA
	WOODLAND PRESERVED—NOT CREDITED
	WOODLAND RETAINED—ASSUMED CLEARED
	WOODLAND PRESERVATION SIGN
	WOODLAND REFORESTATION / AFFORESTATION SIGN
	TREE PROTECTION FENCE (PERMANENT)
	TREE PROTECTION FENCE (TEMPORARY)
	CRITICAL ROOT ZONE
 ST	SPECIMEN TREES TO BE SAVED
 ST	SPECIMEN TREES FOR REMOVAL
	SPECIMEN TREE SIGN

WOODLAND CONSERVATION SUMMARY TABLE II (TCP II)										
LOT/PARCEL #	Gross Track Area (sq. ft.)	100 YR Flood Plain (FP)	Net Track Area (sq. ft.) (NTA)	Existing Woodland (sq. ft.) (NTA)	Existing Woodland (sq. ft.) (FP)	Woodland Cleared (sq. ft.) (C-NTA)	Woodland Pres. (sq. ft.) (WPA)	Woodland Aff. / Ref. (sq. ft.) (WRA)	Woodland Retained/Not Credited Towards any Req. (WR-NC)	Woodland Retained Counted as Cleared (WR-NC)
6	99,788	0	99,788	84,973	0	38,159	35,111	17,696	11,703	232
8	87,171	0	87,171	87,171	0	32,906	46,910	3,950	7,477	0
9	87,676	0	87,676	62,869	0	31,015	31,854	16,064		0
TOTAL S.F.:	274,635	0	274,635	235,013	0	102,080	113,874	37,711	19,181	232
TOTAL ACRES:	6.30	0.00	6.30	5.40	0.00	2.34	2.61	0.87	0.44	0.01

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED:  4-11-2018
MARWAN FARIS MUSTAFA, PE. DATE
MD REG. # 20423
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: MMUSTAFA@CDDI.NET
QUALIFIED PROFESSIONAL

SEPTIC FIELD NOTE:
FORCE MAIN PIPE AND TRENCH CONNECTION TO BE FIELD LOCATED AND
MUST MEANDER, IF NECESSARY, THROUGH THE CONSERVATION EASEMENT
TO PROTECT THE EXISTING FOREST.

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

Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2 -011 - 2016				
	Approved by	Date	DRD #	Reason for Revision
00	KIF	11/08/16		
01	<i>Kim S. Finch</i>	<i>5/24/2018</i>		
02				
03				
04				
05				
06				



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501

MAGRUDER PROPERTY
PARCEL 10
MELLWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION
PLAN - TYPE 2

REVISIONS

09-15-16: Revised
per county comments
- JC
04-09-18: Revised
R/W and septic field
areas. MP.

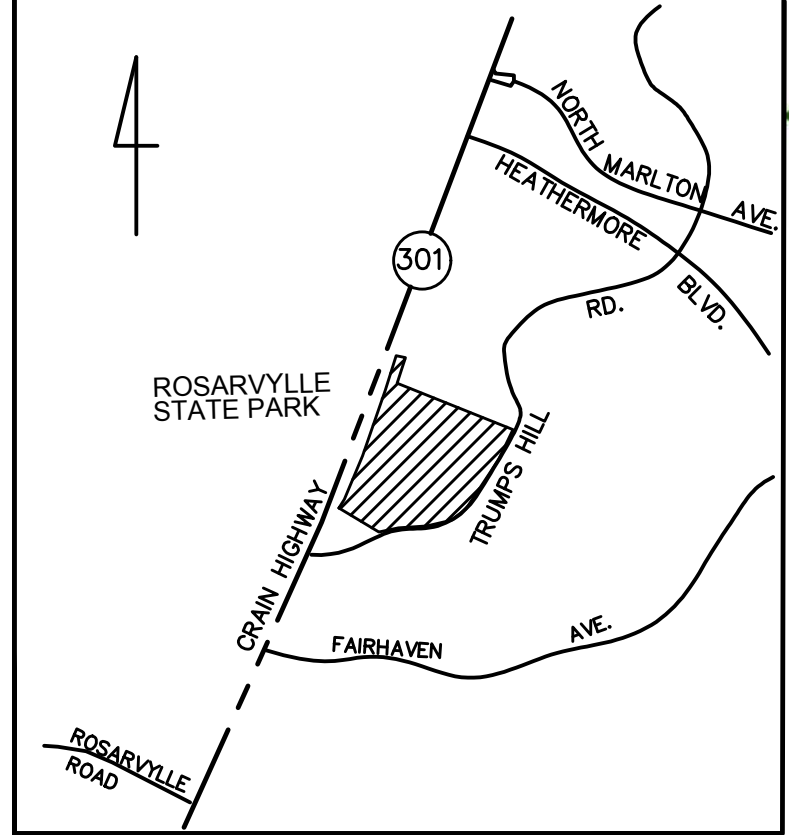
DATE: APRIL, 2018

DWN. JC CHECKED MP

SCALE: 1' = 30'

PROJECT/FILE NO.
15-044

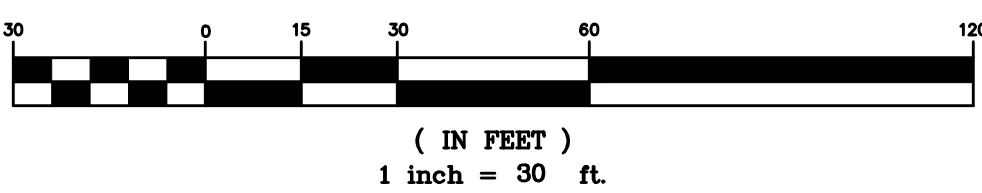
SHEET NO.
4 OF 11



VICINITY MAP
SCALE: 1"=2000'

- EXISTING:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - LIGHT POLE
 - POWER POLE
 - GAS VALVE
 - FENCE LINE
 - SIGN
 - TREE
 - TREE LINE
 - OHW - OVER HEAD WIRES
 - INTER. 2' CONTOUR
 - INDEX 10' CONTOUR
 - SB - STREAM BUFFER
 - PMA - PMA BUFFER
 - WL - WETLAND
 - FPB - FLOODPLAIN BUFFER
 - FP100 - FLOODPLAIN
 - WB - WETLAND BUFFER
 - STREAM
- PROPOSED:**
- FIRE HYDRANT
 - WATER VALVE
 - YARD INLET
 - STORM DRAIN PIPE
 - FLOW LINE
 - FENCE LINE
 - SIGN
 - TREE LINE
 - BUILDING RESTRICTION LINE(TYP.)
 - CONTOUR
 - BUILDING
 - WATER
 - RIP RAP
 - STORMWATER MANAGEMENT FACILITY
 - NOISE RECEPTOR
 - LOD - LIMIT OF DISTURBANCE
 - WOODLAND PRESERVATION AREA
 - WOODLAND REFORESTATION/AFFORESTATION AREA
 - WOODLAND PRESERVED-NOT CREDITED
 - WOODLAND RETAINED-ASSUMED CLEARED
 - WOODLAND PRESERVATION SIGN
 - WOODLAND REFORESTATION/AFFORESTATION SIGN
 - TREE PROTECTION FENCE (PERMANENT)
 - TREE PROTECTION FENCE (TEMPORARY)
 - CRITICAL ROOT ZONE
 - ST - SPECIMEN TREES TO BE SAVED
 - ST - SPECIMEN TREES FOR REMOVAL
 - SPECIMEN TREE SIGN

GRAPHIC SCALE



WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
AREA # 14 - 0.06 ACRES

SEPTIC FIELD NOTE:
FORCE MAIN PIPE AND TRENCH CONNECTION TO BE FIELD LOCATED AND
MUST MEANDER, IF NECESSARY, THROUGH THE CONSERVATION EASEMENT
TO PROTECT THE EXISTING FOREST.

Property Owners Awareness Certificate

I/ We David Shaffer 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.
David Shaffer Pres. By V. Inc. Inc.
Owner or Owners Representative Date 4/9/18

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 _____ Date _____

SPECIMEN TREE LIST - MAGRUDER WEST

Number	Common Name	Species Name	DBH (inches)	Condition	Disposition
31	American sycamore	Platanus occidentalis	46	Fair	SAVE
32	American sycamore	Platanus occidentalis	34	Fair	SAVE
33	American sycamore	Platanus occidentalis	33	Fair	SAVE
41	Yellow Poplar	Liriodendron tulipifera	39.5	Poor	SAVE

WOODLAND CONSERVATION SUMMARY TABLE II (TCP II)

LOT/PARCEL #	Gross Track Area (sq. ft.)	100 YR Flood Plain (FP)	Net Track Area (sq. ft.) (NTA)	Existing Woodland (sq. ft.) (NTA)	Existing Woodland (sq. ft.) (FP)	Woodland Cleared (sq. ft.) (C-NTA)	Woodland Pres. (sq. ft.) (WPA)	Woodland Aff. / Ref. (sq. ft.) (WRA)	Woodland Retained/Not Credited Towards any Req. (WR-NC)	Woodland Retained Counted as Cleared (WR-NC)
10	90,099	0	90,099	90,099	0	25,535	51,067	0	13,215	0
11	103,845	0	103,845	101,145	0	48,148	43,719	9,023	9,277	100
TOTAL S.F.:	193,944	0	193,944	191,244	0	73,684	94,786	9,023	22,492	100
TOTAL ACRES:	4.45	0.00	4.45	4.39	0.00	1.69	2.18	0.21	0.52	0.00

Prince George's County Planning Department, M-NCPPC			
Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2-011 - 2016			
Approved by	Date	DRD #	Reason for Revision
00 KIF	11/08/16		
01 Kim S. Finch	5/24/2018		
02			
03			
04			
05			
06			

WOODLAND PRESERVATION
AREA #3
1.05 ACRES

WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
AREA # 11 - 0.77 ACRES

WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
AREA # 7 - 0.70 ACRES

WOODLAND
REFORESTATION/AFFORESTATION
AREA # 4 - 0.20 ACRES

WOODLAND PRESERVATION
AREA #6
15.67 ACRES

WOODLAND
REFORESTATION/AFFORESTATION
AREA # 5 - 0.16 ACRES

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED: Marwan Faris Mustafa, P.E. 4-11-2018 DATE
MARWAN FARIS MUSTAFA, P.E.
MD REG. # 20423
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: MMUSTAFA@CDDI.NET
QUALIFIED PROFESSIONAL

OWNER/DEVELOPER:

MAGRUDER PROPERTY, LLC.
24012 FREDERICK ROAD
CLARKSBURG, MD. 20871
PH: 301-428-0800

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
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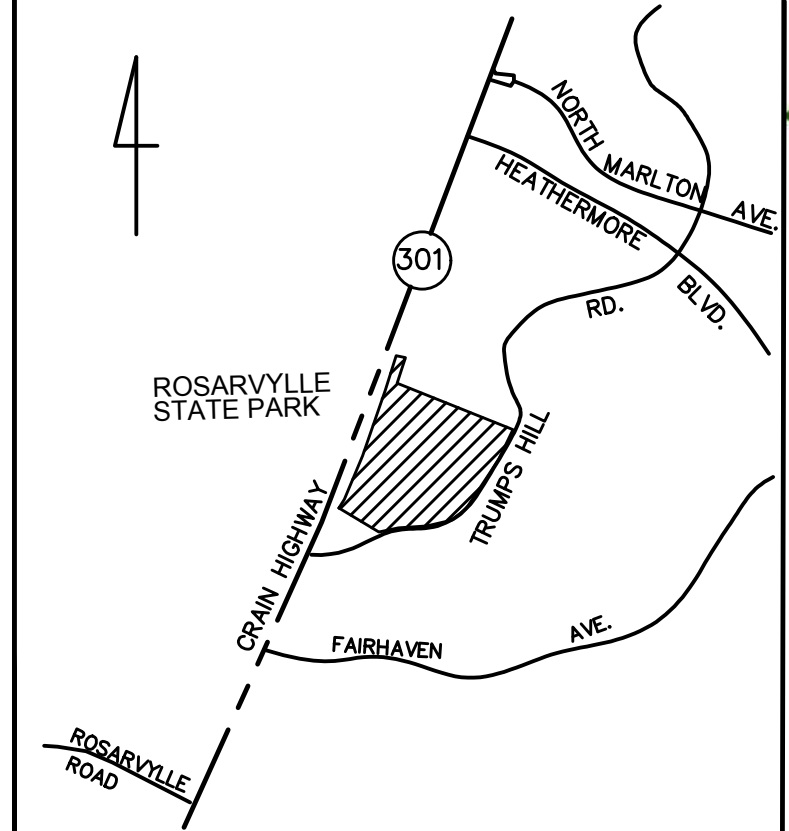
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501

MAGRUDER PROPERTY
PARCEL 10
MELLWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION
PLAN - TYPE 2

REVISIONS
09-15-16: Revised
per county comments
- JC
04-09-18: Revised
R/W and septic field
areas. MP.

DATE: APRIL, 2018
DWN. JC CHECKED MP
SCALE: 1' = 30'
PROJECT/FILE NO.
15-044
SHEET NO.
5 OF 11



VICINITY MAP
SCALE: 1"=2000'

OWNER/DEVELOPER:
MAGRUDER PROPERTY, LLC.
24012 FREDERICK ROAD
CLARKSBURG, MD. 20871
PH: 301-428-0800

WOODLAND CONSERVATION SUMMARY TABLE II (TCP II)									
LOT/PARCEL #	Gross Track Area (sq. ft.)	100 YR Flood Plain (FP)	Net Track Area (sq. ft.) (NTA)	Existing Woodland (sq. ft.) (NTA)	Existing Woodland (sq. ft.) (FP)	Woodland Pres. (sq. ft.) (C-NTA)	Woodland Pres. (sq. ft.) (WPA)	Woodland Aff. / Ref. (sq. ft.) (WRA)	Woodland Retained/Not Credited Towards any Req. (WR-NC)
1	88,359	0	88,359	87,126	0	35,302	23,589	0	28,225
2	115,725	0	115,725	111,293	0	37,920	63,656	0	9,718
TOTAL S.F.:	204,084	0	204,084	198,419	0	73,222	87,244	0	37,943
TOTAL ACRES:	4.69	0.00	4.69	4.56	0.00	1.68	2.00	0.00	0.87

SEE SHEET 6 OF 11

WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
AREA # 12 - 0.19 ACRES

WOODLAND PRESERVATION
AREA #5
0.42 ACRES

SEE SHEET 3 OF 11

WOODLAND PRESERVATION
AREA #6
15.67 ACRES

WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
AREA # 13 - 0.68 ACRES

SEPTIC FIELD NOTE:
FORCE MAIN PIPE AND TRENCH CONNECTION TO BE FIELD LOCATED AND
MUST MEANDER, IF NECESSARY, THROUGH THE CONSERVATION EASEMENT
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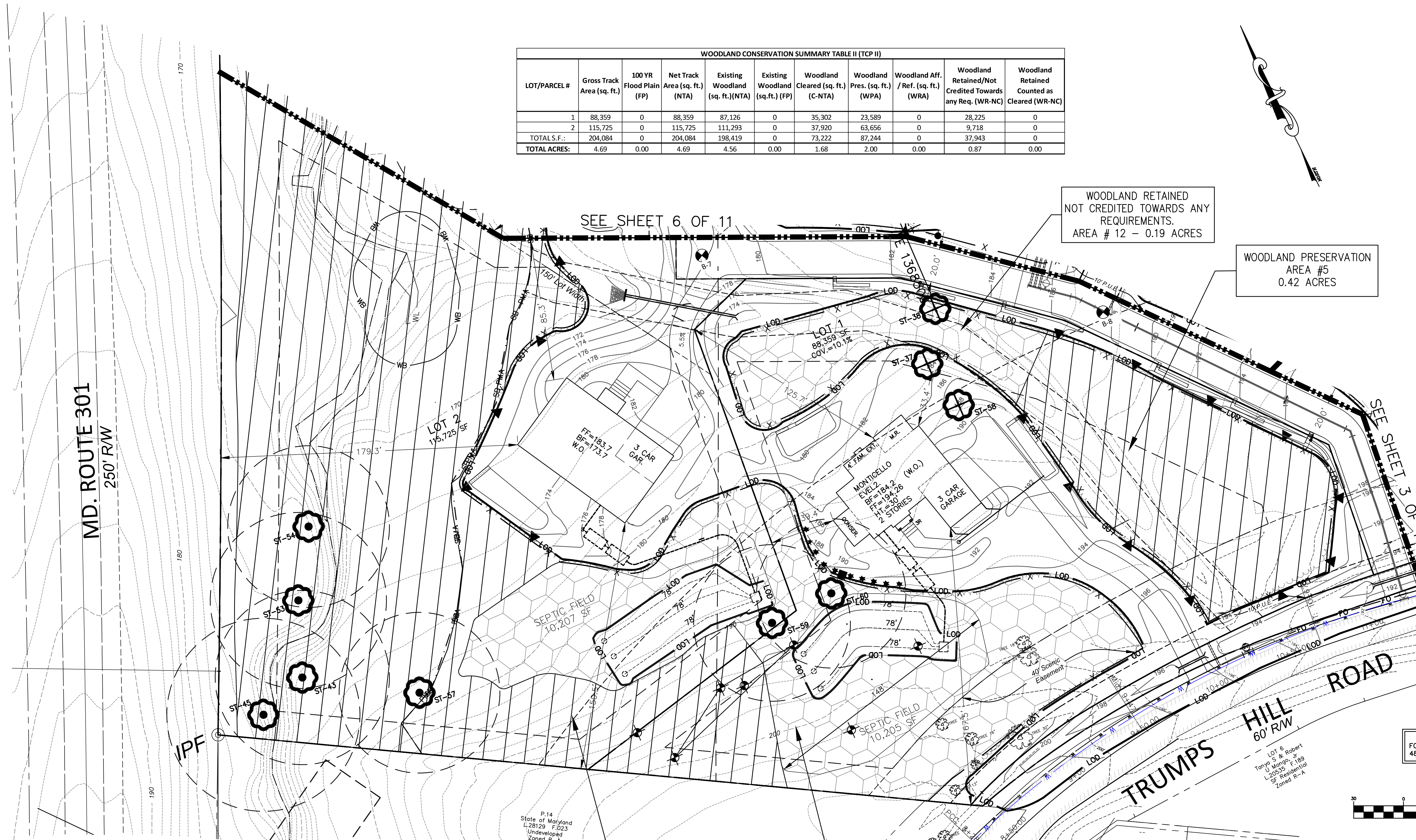
SPECIMEN TREE LIST - MAGRUDER WEST					
Number	Common Name	Species Name	DBH (inches)	Condition	Disposition
37	Yellow Poplar	Liriodendron tulipifera	38.1	Fair	REMOVE
38	Yellow Poplar	Liriodendron tulipifera	44.1	Poor	REMOVE
43	American sycamore	Platanus occidentalis	35	Poor	SAVE
45	Yellow Poplar	Liriodendron tulipifera	38.8	Fair	SAVE
53	Yellow Poplar	Liriodendron tulipifera	35.4	Fair	SAVE
54	Red Maple	Acer rubrum	32.5	Poor	SAVE
57	Yellow Poplar	Liriodendron tulipifera	32.3	Good	SAVE
58	Yellow Poplar	Liriodendron tulipifera	33.5	Fair	REMOVE
59	Yellow Poplar	Liriodendron tulipifera	31.5	Poor	SAVE
60	Yellow Poplar	Liriodendron tulipifera	30	Good	SAVE (26% IMPACTED)

Property Owners Awareness Certificate

I/We David Shaffer 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 David Shaffer Date 4/9/18
I/We as agent for Magruder Property, 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.
Contract Purchaser _____ Date _____

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE
SIGNED: Marwan Faris Mustafa, PE. DATE: 4-11-2018
MD REG. # 20423
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: MMUSTAFA@CDDI.NET
QUALIFIED PROFESSIONAL

Prince George's County Planning Department, M-NCPPC			
Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2-011 - 2016			
Approved by	Date	DRD #	Reason for Revision
00 KIF	11/08/16		
01 Kim S. Fuchs	5/24/2018		
02			
03			
04			
05			
06			

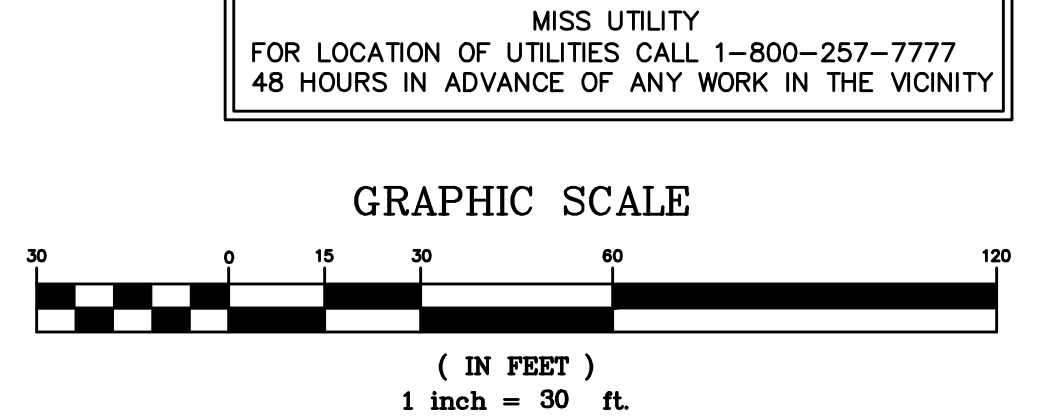


LEGEND:

- EXISTING:**

 - FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - LIGHT POLE
 - POWER POLE
 - GAS VALVE
 - FENCE LINE
 - SIGN
 - TREE
 - TREE LINE
 - OHW - OVER HEAD WIRES
 - INTER. 2' CONTOUR
 - INDEX 10' CONTOUR
 - SB - STREAM BUFFER
 - PMA - PMA BUFFER
 - WL - WETLAND
 - FPB - FLOODPLAIN BUFFER
 - FP100 - FLOODPLAIN
 - WB - WETLAND BUFFER
 - STREAM
- PROPOSED:**

 - FIRE HYDRANT
 - WATER VALVE
 - YARD INLET
 - STORM DRAIN PIPE
 - FLOW LINE
 - FENCE LINE
 - SIGN
 - TREE LINE
 - BUILDING RESTRICTION LINE (TYP.)
 - CONTOUR
 - BUILDING
 - RIP RAP
 - STORMWATER MANAGEMENT FACILITY
 - NOISE RECEPTOR
- WOODLAND PRESERVATION AREA
 - WOODLAND REFORESTATION/AFFORESTATION AREA
 - WOODLAND PRESERVED-NOT CREDITED
 - WOODLAND RETAINED-ASSUMED CLEARED
 - WOODLAND PRESERVATION SIGN
 - WOODLAND REFORESTATION/AFFORESTATION SIGN
 - TREE PROTECTION FENCE (PERMANENT)
 - TREE PROTECTION FENCE (TEMPORARY)
 - CRITICAL ROOT ZONE
 - SPECIMEN TREES TO BE SAVED
 - SPECIMEN TREES FOR REMOVAL
 - SPECIMEN TREE SIGN



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

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED:  4-11-2018
DATE
MARWAN FARIS MUSTAFA, PE.
MD REG. # 20423
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: MMUSTAFA@CDDI.NET
QUALIFIED PROFESSIONAL

WOODLAND PRESERVATION
AREA #6
15.67 ACRES

WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
AREA # 5 - 0.77 ACRES

SEE SHEET 7 OF 11

SEE SHEET 4 OF 11

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

VICINITY MAP
SCALE: 1"=2000'

WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
AREA # 10 - 0.56 ACRES

WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
AREA # 11 - 0.77 ACRES

WOODLAND RETAINED
COUNTED AS CLEAR
AREA # 2 - 0.005 ACRES

WOODLAND RETAINED
COUNTED AS CLEAR
AREA # 3 - 0.005 ACRES

OWNER/DEVELOPER:
MAGRUDER PROPERTY, LLC.
24012 FREDERICK ROAD
CLARKSBURG, MD. 20871
PH: 301-428-0800

SEPTIC FIELD NOTE:
FORCE MAIN PIPE AND TRENCH CONNECTION TO BE FIELD LOCATED AND
MUST MEANDER, IF NECESSARY, THROUGH THE CONSERVATION EASEMENT
TO PROTECT THE EXISTING FOREST.

Property Owners Awareness Certificate

I/ We David Shaffer 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.
Prasad, By Vireo, Inc.
Owner or Owners Representative Date 4/9/18
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 _____ Date _____

SPECIMEN TREE LIST - MAGRUDER WEST					
Number	Common Name	Species Name	DBH (Inches)	Condition	Disposition
20	Yellow Poplar	Liriodendron tulipifera	45.7	Poor	SAVE
21	Yellow Poplar	Liriodendron tulipifera	39.1	Fair	SAVE
22	Yellow Poplar	Liriodendron tulipifera	34.2	Poor	SAVE
23	American sycamore	Platanus occidentalis	31.5	Fair	SAVE
24	Yellow Poplar	Liriodendron tulipifera	38.2	Good	SAVE
25	Yellow Poplar	Liriodendron tulipifera	35.8	Fair	SAVE
26	Yellow Poplar	Liriodendron tulipifera	42.6	Good	SAVE
27	American sycamore	Platanus occidentalis	47.3	Poor	SAVE
28	American sycamore	Platanus occidentalis	37.1	Fair	SAVE
29	American sycamore	Platanus occidentalis	48.4	Fair	SAVE
30	American sycamore	Platanus occidentalis	32.9	Poor	SAVE
39	American sycamore	Platanus occidentalis	32.6	Fair	SAVE
48B	Yellow Poplar	Liriodendron tulipifera	43.3	Fair	SAVE
51	Red Maple	Acer rubrum	33.5	Poor	SAVE
52	Yellow Poplar	Liriodendron tulipifera	32.8	Fair	SAVE
56	Yellow Poplar	Liriodendron tulipifera	31.4	Good	SAVE

Prince George's County Planning Department, M-NCPPC			
Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2-011-2016			
Approved by	Date	DRD #	Reason for Revision
00 KIF	11/08/16		
01 Kim A. Finch	5/24/2018		
02			
03			
04			
05			
06			

DATE: APRIL, 2018
DWN. JC CHECKED MP
SCALE: 1' = 30'
PROJECT/FILE NO. 15-044
SHEET NO. 6 OF 11

LEGEND:

- EXISTING:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - LIGHT POLE
 - POWER POLE
 - GAS VALVE
 - FENCE LINE
 - SIGN
 - TREE
 - TREE LINE
 - OHW - OVER HEAD WIRES
 - INTER. 2' CONTOUR
 - INDEX 10' CONTOUR
 - SB - STREAM BUFFER
 - PMA - PMA BUFFER
 - WL - WETLAND
 - FPB - FLOODPLAIN BUFFER
 - FP100 - FLOODPLAIN
 - WB - WETLAND BUFFER
 - STREAM
- PROPOSED:**
- FIRE HYDRANT
 - WATER VALVE
 - YARD INLET
 - STORM DRAIN PIPE
 - FLOW LINE
 - FENCE LINE
 - SIGN
 - TREE LINE
 - BUILDING RESTRICTION LINE(TYP.)
 - CONTOUR
 - BUILDING
 - WATER
 - RIP RAP
 - STORMWATER MANAGEMENT FACILITY
 - NOISE RECEPTOR
 - LIMIT OF DISTURBANCE
 - WOODLAND PRESERVATION AREA
 - WOODLAND REFORESTATION/ AFFORESTATION AREA
 - WOODLAND PRESERVED-NOT CREDITED
 - WOODLAND RETAINED- ASSUMED CLEAR
 - WOODLAND PRESERVATION SIGN
 - WOODLAND REFORESTATION/ AFFORESTATION SIGN

- XX - TREE PROTECTION FENCE (PERMANENT)
- X - TREE PROTECTION FENCE (TEMPORARY)
- CRITICAL ROOT ZONE
- ST - SPECIMEN TREES TO BE SAVED
- ST - SPECIMEN TREES FOR REMOVAL
- SPECIMEN TREE SIGN

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

MAGRUDER PROPERTY
PARCEL 10
MELLWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION
PLAN - TYPE 2

REVISIONS
09-15-16: Revised
per county comments
- JC
04-09-18: Revised
R/W and septic field
areas. MP.

DATE: APRIL, 2018
DWN. JC CHECKED MP
SCALE: 1' = 30'
PROJECT/FILE NO. 15-044
SHEET NO. 6 OF 11

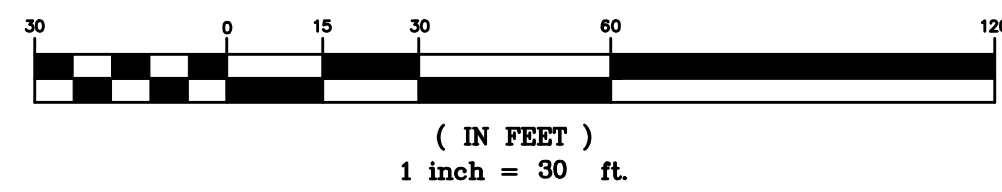
CDDI
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

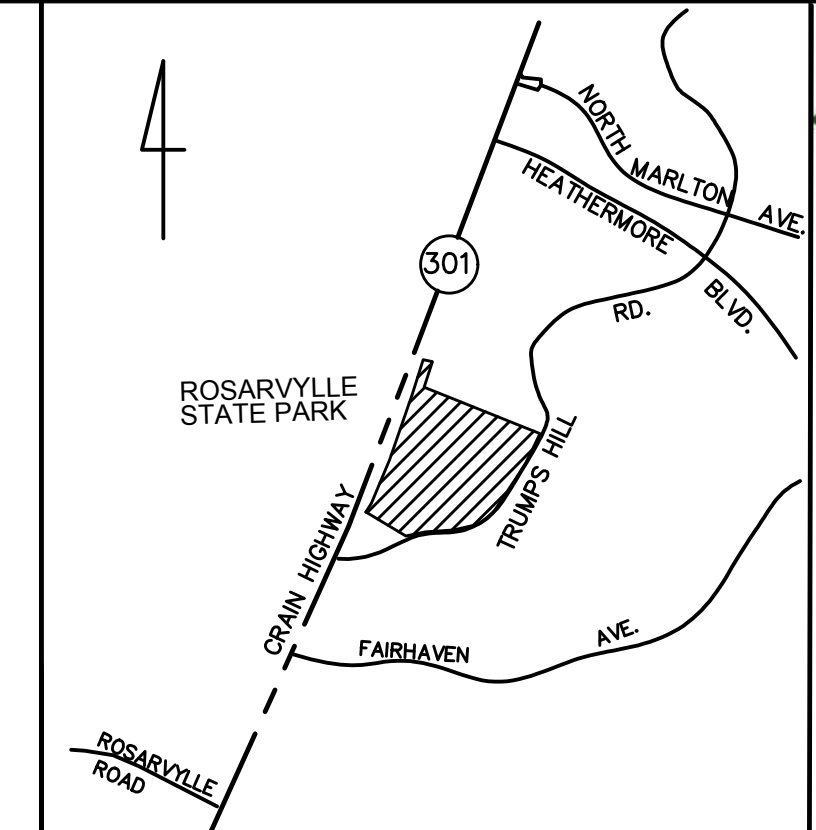
SIGNED: Marwan Faris Mustafa, PE. 4-11-2018
DATE
MD REG. # 20423
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: MMUSTAFA@CDDI.NET
QUALIFIED PROFESSIONAL

GRAPHIC SCALE



WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
AREA # 6 - 0.95 ACRES

WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
AREA # 5 - 0.77 ACRES



VICINITY MAP

SCALE: 1"=2000'

WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
AREA # 7 - 0.70 ACRES

LEGEND:

- | EXISTING: | PROPOSED: |
|---------------------|---|
| FIRE HYDRANT | FIRE HYDRANT |
| WATER VALVE | WATER VALVE |
| WATER MANHOLE | YARD INLET |
| STORM DRAIN MANHOLE | STORM DRAIN PIPE |
| LIGHT POLE | FLOW LINE |
| POWER POLE | FENCE LINE |
| GAS VALVE | SIGN |
| FENCE LINE | TREE LINE |
| SIGN | BUILDING RESTRICTION LINE(TYP.) |
| TREE | CONTOUR |
| TREE LINE | BUILDING |
| OVER HEAD WIRES | WATER |
| INTER. 2' CONTOUR | RIP RAP |
| INDEX 10' CONTOUR | STORMWATER MANAGEMENT FACILITY |
| STREAM BUFFER | NOISE RECEPTOR |
| PMA BUFFER | LIMIT OF DISTURBANCE |
| WETLAND | WOODLAND PRESERVATION AREA |
| FLOODPLAIN BUFFER | WOODLAND REFORESTATION/AFFORESTATION AREA |
| FLOODPLAIN | WOODLAND PRESERVED-NOT CREDITED |
| WETLAND BUFFER | WOODLAND RETAINED-ASSUMED CLEARED |
| STREAM | WOODLAND PRESERVATION SIGN |
| | WOODLAND REFORESTATION/AFFORESTATION SIGN |
| | TREE PROTECTION FENCE (PERMANENT) |
| | TREE PROTECTION FENCE (TEMPORARY) |
| | CRITICAL ROOT ZONE |
| | SPECIMEN TREES TO BE SAVED |
| | SPECIMEN TREES FOR REMOVAL |
| | SPECIMEN TREE SIGN |

WOODLAND
REFORESTATION/AFFORESTATION
AREA # 5 - 0.16 ACRES

SPECIMEN TREE LIST - MAGRUDER WEST						
Number	Common Name	Species Name	DBH (inches)	Condition	Disposition	
13	Yellow Poplar	Liriodendron tulipifera	34.8	Good	SAVE	
14	Yellow Poplar	Liriodendron tulipifera	37.4	Good	SAVE	
15	Yellow Poplar	Liriodendron tulipifera	39	Good	SAVE	
16	Red Maple	Acer rubrum	33.8	Fair	SAVE	
17	Yellow Poplar	Liriodendron tulipifera	36.6	Fair	SAVE	
18	Yellow Poplar	Liriodendron tulipifera	35.7	Fair	SAVE	
19	Yellow Poplar	Liriodendron tulipifera	48.8	Fair	SAVE	
49	Yellow Poplar	Liriodendron tulipifera	34.4	Fair	SAVE	
50	Yellow Poplar	Liriodendron tulipifera	34.3	Fair	SAVE	
55	Sycamore	Platanus occidentalis	37.2	Good	SAVE	

Property Owners Awareness Certificate

I/ We David Shaffer 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.
Printed: By View, Inc. as agent for Magruder Property, LLC
Owner or Owners Representative Date 4/9/18

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 _____ Date _____

WOODLAND CONSERVATION SUMMARY TABLE II (TCP II)

LOT/PARCEL #	Gross Track Area (sq. ft.)	100 YR Flood Plain (FP)	Net Track Area (sq. ft.) (NTA)	Existing Woodland (sq. ft.) (NTA)	Existing Woodland (sq. ft.) (FP)	Woodland Cleared (sq. ft.) (C-NTA)	Woodland Aff. Pres. (sq. ft.) (WPA)	Woodland Aff. / Ref. (sq. ft.) (WRA)	Woodland Retained/Not Credited Towards any Req. (WR-NC)	Woodland Retained Counted as Cleared (WR-NC)
13	89,455	4,275	85,180	85,142	4,275	33,459	40,481	6,584	15,477	0
14	104,249	14,752	89,497	89,122	14,475	29,445	44,332	0	29,820	0
TOTAL S.F.:	193,704	19,027	174,677	174,264	18,750	62,903	84,814	6,584	45,297	0
TOTAL ACRES:	4.45	0.44	4.01	4.00	0.43	1.44	1.95	0.15	1.04	0.00

OWNER/DEVELOPER:

MAGRUDER PROPERTY, LLC.
24012 FREDERICK ROAD
CLARKSBURG, MD. 20871
PH: 301-428-0800

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

MAGRUDER PROPERTY
PARCEL 10
MELLWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION
PLAN - TYPE 2

REVISIONS

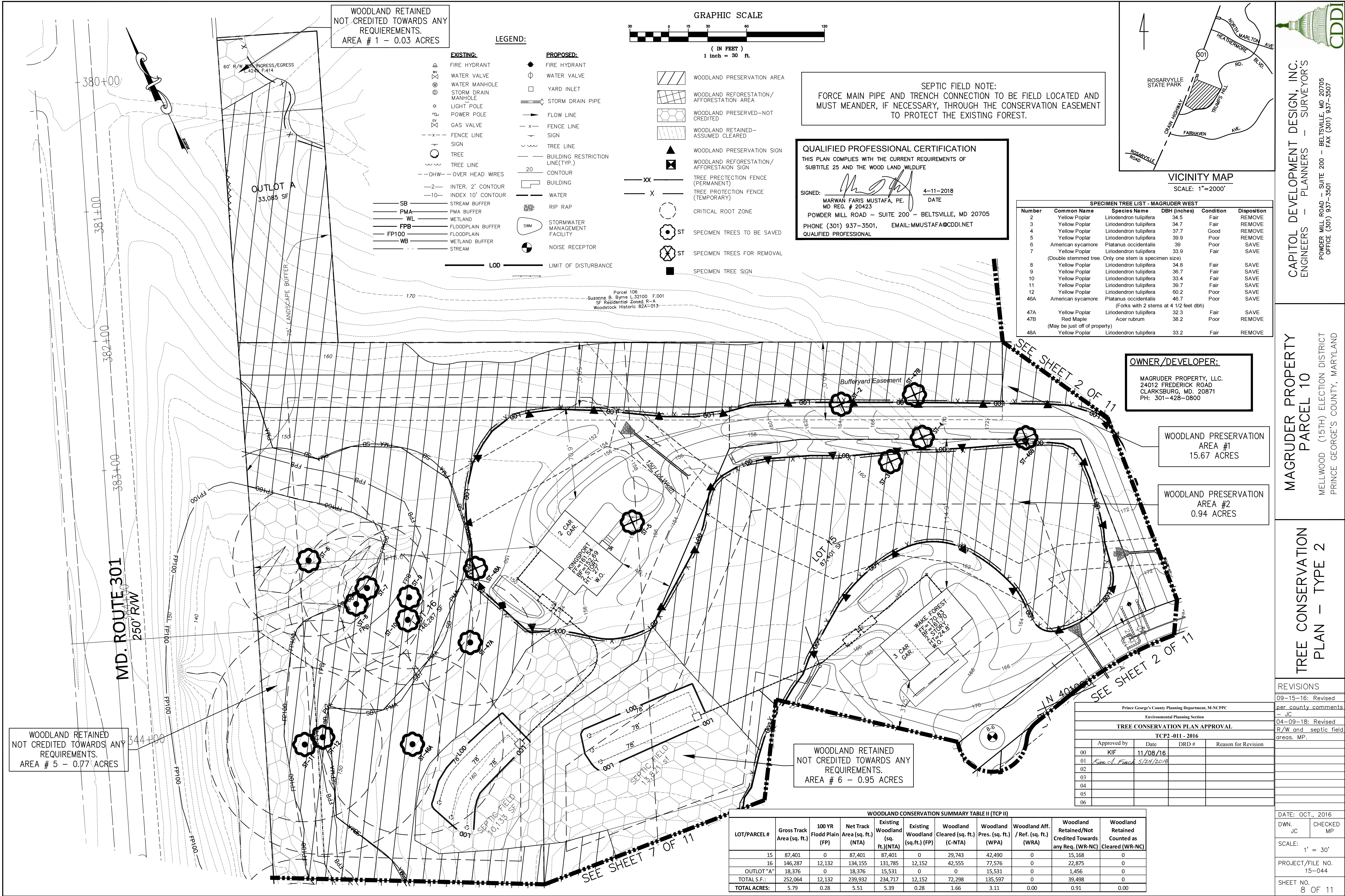
09-15-16: Revised
per county comments
- JC
04-09-18: Revised
R/W and septic field
areas. MP.

DATE: OCT., 2016
DWN. JC CHECKED MP

SCALE: 1' = 30'

PROJECT/FILE NO. 15-044

SHEET NO. 7 OF 11



STANDARD TYPE II TREE CONSERVATION PLAN NOTES:

1. This plan is submitted to fulfill the woodland conservation requirements for a grading permit.
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 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.
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 Developing Tier and is zoned R-A.
7. The site is adjacent to Trumps Hill Road, a roadway designated as scenic historic road.
8. The site is adjacent to Crain Highway (US. 301), a roadway classified as freeway.

TREE PRESERVATION AND RETENTION NOTES:

- a. 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.
- b. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- c. 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.
- d. 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.
- e. 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

- f. 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.
- g. A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that a 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.

- h. 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.

- i. 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 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.

If development is proposed to be completed in phases:

- j. 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.

If existing trees are proposed for use as protection for preservation areas:

- k. Tree protection fencing (TPFs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land for 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.

If debris piles are noted on the FSD and located in preservation areas:

- l. 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:

- a. 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.
- b. 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 ground is frozen. Planting with larger caliber stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.
- c. 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 Grading Inspector and the county.
- d. 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.
- e. 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 not required to be installed if the permanent fencing is installed prior to clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a violation of this TCP2.
- f. 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.
- g. The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- h. 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. Results of annual survival checks for each of the required four years after tree planting shall be reported to the M-NCPPC, Planning Department.
- i. 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.

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

POST DEVELOPMENT NOTES

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

- a. If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the tree identified. After proper documentation has been completed per the handbook "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
- If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
- Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

- b. The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground 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.

- c. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

- d. The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

- a. Reforestation fencing and signage shall remain in place in accordance with the approved Type 2 Tree Conservation Plan.
- b. 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.

VARIANCE NOTES:

Variance was approved by the planning Board Administrator on the 28th of March 2013 with the following conclusion:
"Based on preceding analysis, the required findings of Section 25-119(d) have been addressed for the removal of 15 specimen trees based on the information provided, and the variance to remove Specimen Trees 2, 3, 4, 5, 34, 35, 36, 37, 38, 46B, 47B, 48A, 58, 61 and 62 is approved."

SPECIMEN TREE LIST - MAGRUDER WEST					
Number	Common Name	Species Name	DBH (inches)	Condition	Disposition
1	Could not be located. Either an error on original FSD map or tree has been destroyed.				
	This tree is not on current FSD map.				
2	Yellow Poplar	Liriodendron tulipifera	34.5	Fair	REMOVE
3	Yellow Poplar	Liriodendron tulipifera	34.7	Fair	REMOVE
4	Yellow Poplar	Liriodendron tulipifera	37.7	Good	REMOVE
5	Yellow Poplar	Liriodendron tulipifera	39.9	Poor	REMOVE
6	American sycamore	Platanus occidentalis	39	Poor	SAVE
7	Yellow Poplar	Liriodendron tulipifera	33.9	Fair	SAVE
	(Double stemmed tree. Only one stem is specimen size)				
8	Yellow Poplar	Liriodendron tulipifera	34.8	Fair	SAVE
9	Yellow Poplar	Liriodendron tulipifera	36.7	Fair	SAVE
10	Yellow Poplar	Liriodendron tulipifera	33.4	Fair	SAVE
11	Yellow Poplar	Liriodendron tulipifera	39.7	Fair	SAVE
12	Yellow Poplar	Liriodendron tulipifera	60.2	Poor	SAVE
13	Yellow Poplar	Liriodendron tulipifera	34.8	Good	SAVE
14	Yellow Poplar	Liriodendron tulipifera	37.4	Good	SAVE
15	Yellow Poplar	Liriodendron tulipifera	39	Good	SAVE
16	Red Maple	Acer rubrum	33.8	Fair	SAVE
17	Yellow Poplar	Liriodendron tulipifera	36.6	Fair	SAVE
18	Yellow Poplar	Liriodendron tulipifera	35.7	Fair	SAVE
19	Yellow Poplar	Liriodendron tulipifera	48.8	Fair	SAVE
20	Yellow Poplar	Liriodendron tulipifera	45.7	Poor	SAVE
21	Yellow Poplar	Liriodendron tulipifera	39.1	Fair	SAVE
22	Yellow Poplar	Liriodendron tulipifera	34.2	Poor	SAVE
23	American sycamore	Platanus occidentalis	31.5	Fair	SAVE
24	Yellow Poplar	Liriodendron tulipifera	38.2	Good	SAVE
25	Yellow Poplar	Liriodendron tulipifera	35.8	Fair	SAVE
26	Yellow Poplar	Liriodendron tulipifera	42.6	Good	SAVE
27	American sycamore	Platanus occidentalis	47.3	Poor	SAVE
28	American sycamore	Platanus occidentalis	37.1	Fair	SAVE
29	American sycamore	Platanus occidentalis	48.4	Fair	SAVE
30	American sycamore	Platanus occidentalis	32.9	Poor	SAVE
31	American sycamore	Platanus occidentalis	46	Fair	SAVE
32	American sycamore	Platanus occidentalis	34	Fair	SAVE
33	American sycamore	Platanus occidentalis	33	Fair	SAVE
34	Sweetgum	Liquidambar styraciflua	33.2	Fair	REMOVE
35	Yellow Poplar	Liriodendron tulipifera	39.2	Fair	REMOVE
36	Yellow Poplar	Liriodendron tulipifera	36.5	Fair	REMOVE
37	Yellow Poplar	Liriodendron tulipifera	38.1	Fair	REMOVE
38	Yellow Poplar	Liriodendron tulipifera	44.1	Poor	REMOVE
39	American sycamore	Platanus occidentalis	32.6	Fair	SAVE
40	N/A WIND THROWN - No longer a specimen tree				
41	Yellow Poplar	Liriodendron tulipifera	39.5	Poor	SAVE
42	DOES NOT EXIST - Must have been a typo or error on original FSD Plan.				
43	American sycamore	Platanus occidentalis	35	Poor	SAVE
44	DOES NOT EXIST - Must have been a typo or error on original FSD Plan.				
45	Yellow Poplar	Liriodendron tulipifera	38.8	Fair	SAVE
46A	American sycamore	Platanus occidentalis	46.7	Poor	SAVE
	(Forks with 2 stems at 4 1/2 feet dbh)				
46B	Yellow Poplar	Liriodendron tulipifera	30.7	Good	REMOVE
47A	Yellow Poplar	Liriodendron tulipifera	32.3	Fair	SAVE
47B	Red Maple	Acer rubrum	38.2	Poor	REMOVE
	(May be just off of property)				
48A	Yellow Poplar	Liriodendron tulipifera	33.2	Fair	REMOVE
48B	Yellow Poplar	Liriodendron tulipifera	43.3	Fair	SAVE
49	Yellow Poplar	Liriodendron tulipifera	34.4	Fair	SAVE
50	Yellow Poplar	Liriodendron tulipifera	34.3	Fair	SAVE
51	Red Maple	Acer rubrum	33.5	Poor	SAVE
52	Yellow Poplar	Liriodendron tulipifera	32.8	Fair	SAVE
53	Yellow Poplar	Liriodendron tulipifera	35.4	Fair	SAVE
54	Red Maple	Acer rubrum	32.5	Poor	SAVE
55	Sycamore	Platanus occidentalis	37.2	Good	SAVE
56	Yellow Poplar	Liriodendron tulipifera	31.4	Good	SAVE
57	Yellow Poplar	Liriodendron tulipifera	32.3	Good	SAVE
58	Yellow Poplar	Liriodendron tulipifera	33.5	Fair	REMOVE
59	Yellow Poplar	Liriodendron tulipifera	31.5	Poor	SAVE
	SAVE (26%)				
60	Yellow Poplar	Liriodendron tulipifera	30	Good	IMPACTED)
61	Yellow Poplar	Liriodendron tulipifera	34.5	Poor	REMOVE
62	Sweetgum	Liquidambar styraciflua	31.5	Poor	REMOVE

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)			
Zone:	R-A		
Gross Tract:	40.80		
Floodplain:	0.77		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	40.03	0.00	0.00

TCP Number	TCPI - 012-06	Revision #	0
Property Description or Subdivision Name:	Magruder West		
Is this site subject to the 1989 Ordinance?(Y/N)	N		
Is this one (1) single family lot? (Y/N)	N		
Are there prior TCP approvals which include a combination of this lot/s? (Y/N)	Y		
Is any portion of the property in a WC Bank?	N		
Break-even Point (preservation) =	23.65	acres	
Clearing permitted w/o reforestation=	14.56	acres	

SECTION II-Determining Requirements (Enter acres for each corresponding column)			
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)
Existing Woodland		38.21	0.77
Woodland Conservation Threshold (WCT) =	50.00%	20.02	
Smaller of 13 or 14		20.02	
Woodland above WCT		18.20	
Woodland cleared		14.76	
Woodland cleared above WCT (smaller of 16 or 17)			0.00
Clearing above WCT (0.25 : 1) replacement requirement		3.69	
Woodland cleared below WCT		0.00	
Clearing below WCT (2:1 replacement requirement)		0.00	
Afforestation Required	Threshold (AFT) =	20.00%	0.00
Off-site WCA being provided on this property			0.00
Woodland Conservation Required		23.71	acres

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)			
Woodland Preservation	18.85		
Afforestation / Reforestation	1.53	Bond amount:	\$ 19,994.04
Natural Regeneration	0.00		
Landscape Credits	0.00		
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00		
Forest Enhancement Credit (Area * 25)	0.00		
Street Tree Credit (Existing or 10-year canopy coverage)	0.00		
Area approved for fee-in-lieu/PFA	0.00	Fee amount:	\$0.00
Area approved for fee-in-lieu/PFA	0.00	Fee amount:	\$0.00
Off-site Woodland Conservation Credits Required	3.33		
Off-site WCA (preservation) being provided on this property	0.00		
Off-site WCA (afforestation) being provided on this property	0.00		
Woodland Conservation Provided	23.71	acres	

Area of woodland not cleared	23.45	acres
Net tract woodland retained not part of requirements:	4.60	acres
100-foot floodplain woodland retained	0.77	acres
On-site woodland conservation provided	20.38	acres
On-site woodland retained not credited	5.37	acres

Prepared by: *David Shaffer* Signed: _____ Date: _____

Property Owners Awareness Certificate

I/We David Shaffer 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.

David Shaffer Presd. of Big View, Inc. as agent for Magruder Property, LLC Date 4/9/10

Owner or Owners Representative

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 _____ Date _____

WOODLAND CONSERVATION SUMMARY TABLE					
PRESERVATION AREAS:					
AREA #1			0.58		
AREA #2			0.94		
AREA #3			1.05		
AREA #4			0.18		
AREA #5			0.42		
AREA #6			15.67		
SUB-TOTAL			18.85		
WOODLAND RETAINED NOT CREDITED TOWARD ANY REQUIREMENTS:					
AREA #1			0.03		
AREA #2			0.04		
AREA #3			0.11		
AREA #4			0.12		
AREA #5			0.77		
AREA #6			0.95		
AREA #7			0.70		
AREA #8			0.21		
AREA #9			0.17		
AREA #10			0.56		
AREA #11			0.77		
AREA #12			0.19		
AREA #13			0.68		
AREA #14			0.06		
SUB-TOTAL			5.36		
WOODLAND RETAINED COUNTED AS CLEAR:					
AREA #1			0.005		
AREA #2			0.005		
AREA #3			0.010		
AREA #4			0.002		
SUB-TOTAL			0.02		
WOODLAND REFORESTATION/AFFORESTATION:					
AREA #1			0.11		
AREA #2			0.21		
AREA #3			0.65		
AREA #4			0.20		
AREA #5			0.16		
AREA #6			0.09		
AREA #7			0.11		
SUB-TOTAL			1.53		
TOTAL			25.76		

WOODLAND CONSERVATION SUMMARY TABLE II (TCP II)										
LOT/PARCEL #	Gross Tract Area (sq. ft.)	100YR Flood Plain (FP)	Net Tract Area (sq. ft.) (NTA)	Existing Woodland (sq. ft.) (NTA)	Existing Woodland (sq. ft.) (FP)	Woodland Cleared (sq. ft.) (C-NTA)	Woodland Pres. (sq. ft.) (WPA)	Woodland Aff. / Ref. (sq. ft.) (WRA)	Woodland Retained/Not Credited Towards any Req. (WR-NC)	Woodland Retained Counted as Cleared (WR-NC)
1	88,359	0	88,359	87,126	0	35,302	23,589	0	28,225	0
2	115,725	0	115,725	111,293	0	37,920	63,656	0	9,718	0
3	89,791	0	89,791	86,131	0	19,656	54,967	0	11,508	420

PLANTING SPECIFICATION NOTES:

- Quantity: (See Plant Schedule)
- Type: (See Plant Schedule)
- Plant Quality Standards: The plants selected shall be healthy and sturdy representatives 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 and 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 soil is moist, but may be planted from March through November. No planting shall be done while ground is frozen. Planting shall occur within one growing season of the issuance of grading/building permits and/or 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 should 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.

- 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 one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one 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 plating 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.

- Moving: No moving 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: state name, address, and phone number of nursery or supplier.

NATURAL REGENERATION NOTES:

All areas designated for reforestation shall be reforested by natural regeneration. The following requirements and conditions apply:

- All existing turf, ground covers, and invasive species shall be exterminated using a general broadcast herbicide such as "Round-Up" or equivalent. Secondary applications shall be applied as necessary.
- Care shall be taken to avoid spraying any hardwood seedlings or saplings.
- Root-killing of turf areas and manual removal of invasive vines shall be completed two weeks after chemical treatments are completed.
- Reforestation signs shall be installed every fifty feet or as appropriate and two strand wire fencing shall be installed along road frontages adjacent to any reforestation areas.
- Reforestation internal to the site shall be posted as required in the direction of any trails used to reach those areas.
- Natural regeneration shall be encouraged by semi-annual maintenance of the designated area. The maintenance shall, at a minimum, require removal of competitive and invasive species from the desired indigenous hardwoods. This maintenance shall occur for a period of two years.
- After one and two years all desirable seedlings and saplings shall be counted and flagged with surveyors tape in the late fall.
- If after two years there is less than one seedling per 60 square feet and there are indications that natural regeneration is not occurring adequately then the owners shall plant those areas with container grown seedlings at a rate of one per 60 square feet. Only naturally occurring species already present within the site shall be used.

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.

OWNER/DEVELOPER:

MAGRUDER PROPERTY, LLC.
24012 FREDERICK ROAD
CLARKSBURG, MD. 20871
PH: 301-428-0800

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

REFORESTATION/AFFORESTATION PLANTING SCHEDULES

REFORESTATION/AFFORESTATION PLANTING SCHEDULE (AREA #1)				
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY
Acer rubrum	Red Maple	15	2	17
Liriodendron tulipifera	Tulip Poplar	15	2	17
Ilex opaca	American Holly	14	2	16
Fagus grandifolia	American Beech	14	2	16
Fraxinus pennsylvanica	Green Ash	14	2	16
Cornus florida	Dogwood	14	2	16
TOTAL		86	12	98
REFORESTATION/AFF. CREDIT AREAS		0.086	0.024	0.11

TOTAL REFORESTATION/AFF. ACRES = 0.11 AC.
NOTE: SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER AC. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION AREAS ADJACENT TO DISTURBED OR OPEN AREAS.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

REFORESTATION/AFFORESTATION PLANTING SCHEDULE (AREA #2)				
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY
Acer rubrum	Red Maple	25	5	30
Liriodendron tulipifera	Tulip Poplar	25	5	30
Ilex opaca	American Holly	25	5	30
Fagus grandifolia	American Beech	25	5	30
Fraxinus pennsylvanica	Green Ash	25	5	30
Cornus florida	Dogwood	25	5	30
TOTAL		150	30	180
REFORESTATION/AFF. CREDIT AREAS		0.15	0.06	0.21

TOTAL REFORESTATION/AFF. ACRES = 0.21 AC.
NOTE: SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER AC. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION AREAS ADJACENT TO DISTURBED OR OPEN AREAS.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

REFORESTATION/AFFORESTATION PLANTING SCHEDULE (AREA #3)				
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY
Acer rubrum	Red Maple	90	9	99
Liriodendron tulipifera	Tulip Poplar	90	9	99
Ilex opaca	American Holly	91	9	100
Fagus grandifolia	American Beech	91	9	100
Fraxinus pennsylvanica	Green Ash	90	9	99
Cornus florida	Dogwood	90	9	99
TOTAL		542	54	596
REFORESTATION/AFF. CREDIT AREAS		0.542	0.108	0.65

TOTAL REFORESTATION/AFF. ACRES = 0.65 AC.
NOTE: SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER AC. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION AREAS ADJACENT TO DISTURBED OR OPEN AREAS.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

REFORESTATION/AFF. PLANTING SCHEDULE INSIDE THE FLOODPLAIN (AREA #4)				
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY
Acer rubrum	Red Maple	24	5	29
Liriodendron tulipifera	Tulip Poplar	24	5	29
Ilex opaca	American Holly	23	5	28
Fagus grandifolia	American Beech	23	5	28
Fraxinus pennsylvanica	Green Ash	23	5	28
Taxodium distichum	Bald Cypress	23	5	28
TOTAL		140	30	170
REFORESTATION/AFF. CREDIT AREAS		0.14	0.06	0.2

TOTAL REFORESTATION/AFF. ACRES = 0.20 AC.
NOTE: SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER AC. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION AREAS ADJACENT TO DISTURBED OR OPEN AREAS.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

REFORESTATION/AFF. PLANTING SCHEDULE INSIDE THE FLOODPLAIN (AREA #5)				
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY
Acer rubrum	Red Maple	17	5	22
Liriodendron tulipifera	Tulip Poplar	17	5	22
Ilex opaca	American Holly	17	5	22
Fagus grandifolia	American Beech	17	5	22
Fraxinus pennsylvanica	Green Ash	17	5	22
Taxodium distichum	Bald Cypress	17	5	22
TOTAL		102	30	132
REFORESTATION/AFF. CREDIT AREAS		0.102	0.06	0.162

TOTAL REFORESTATION/AFF. ACRES = 0.16 AC.
NOTE: SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER AC. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION AREAS ADJACENT TO DISTURBED OR OPEN AREAS.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

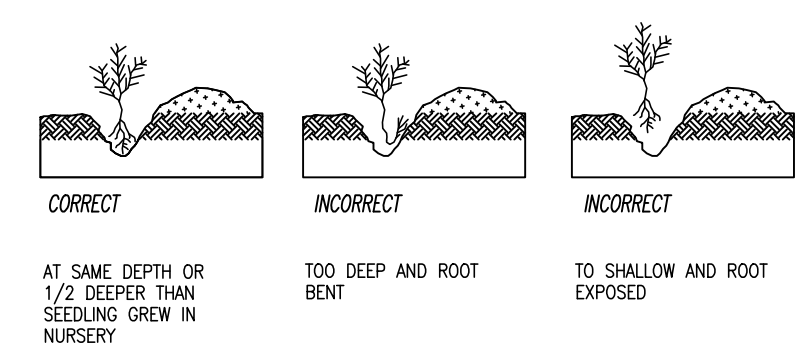
REFORESTATION/AFFORESTATION PLANTING SCHEDULE (AREA #6)				
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY
Acer rubrum	Red Maple	11	2	13
Liriodendron tulipifera	Tulip Poplar	11	2	13
Ilex opaca	American Holly	11	2	13
Fagus grandifolia	American Beech	11	2	13
Fraxinus pennsylvanica	Green Ash	11	2	13
Cornus florida	Dogwood	11	2	13
TOTAL		66	12	78
REFORESTATION/AFF. CREDIT AREAS		0.066	0.024	0.09

TOTAL REFORESTATION/AFF. ACRES = 0.09 AC.
NOTE: SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER AC. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION AREAS ADJACENT TO DISTURBED OR OPEN AREAS.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

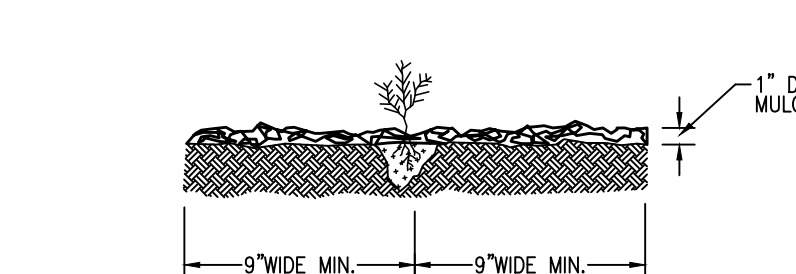
REFORESTATION/AFFORESTATION PLANTING SCHEDULE (AREA #7)				
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY
Acer rubrum	Red Maple	15	2	17
Liriodendron tulipifera	Tulip Poplar	15	2	17
Ilex opaca	American Holly	14	2	16
Fagus grandifolia	American Beech	14	2	16
Fraxinus pennsylvanica	Green Ash	14	2	16
Cornus florida	Dogwood	14	2	16
TOTAL		86	12	98
REFORESTATION/AFF. CREDIT AREAS		0.086	0.024	0.11

TOTAL REFORESTATION/AFF. ACRES = 0.11 AC.
NOTE: SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER AC. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION AREAS ADJACENT TO DISTURBED OR OPEN AREAS.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

CORRECT AND INCORRECT PLANTING DEPTH



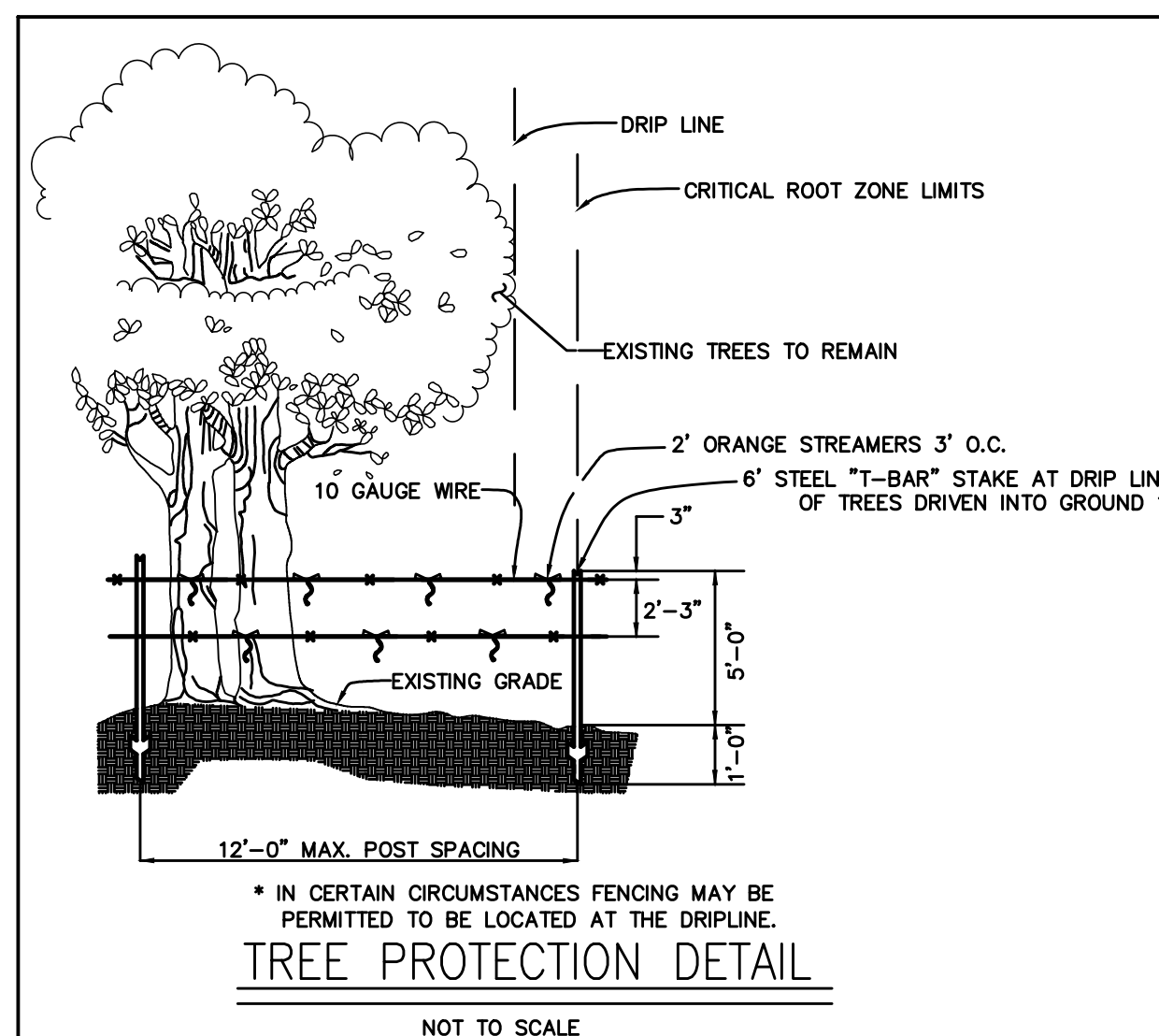
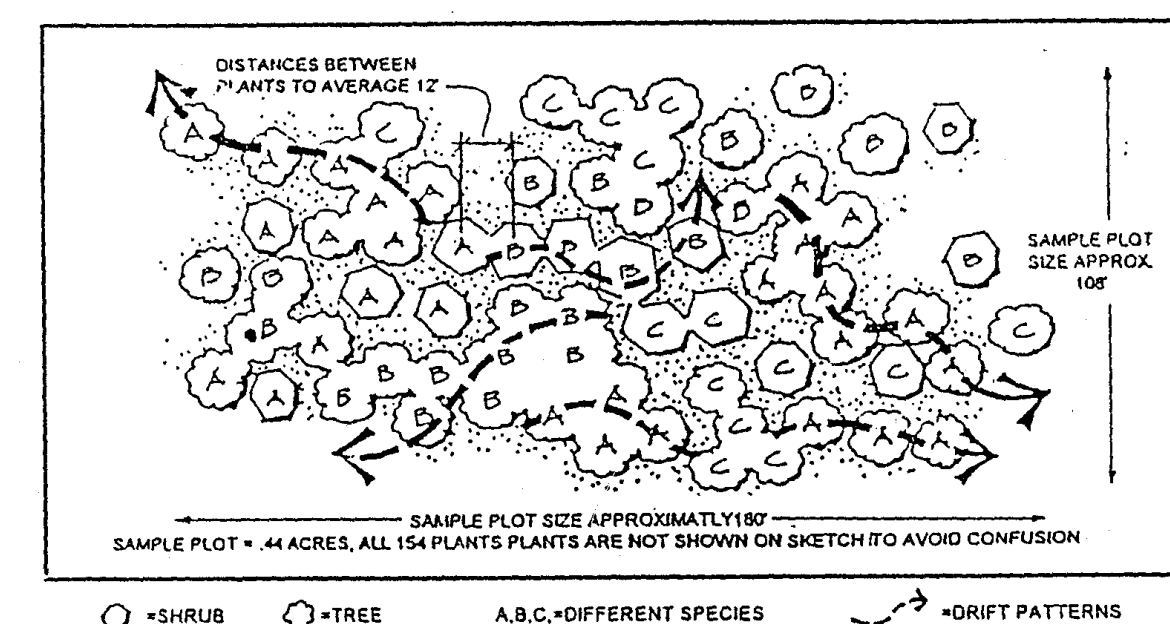
SEEDLING AND WHIP PLANTING SPECIFICATION



NOTE: MULCHING NEWLY PLANTED SEEDLINGS HELPS THE SOIL RETAIN MOISTURE AND IT PROTECTS THE SEEDLING FROM COMPACTION AND STEM INJURIES.

SOURCE: ADAPTED FROM MARYLAND STATE FOREST CONSERVATION MANUAL

HANDLING AND PLANTING OF SEEDLINGS

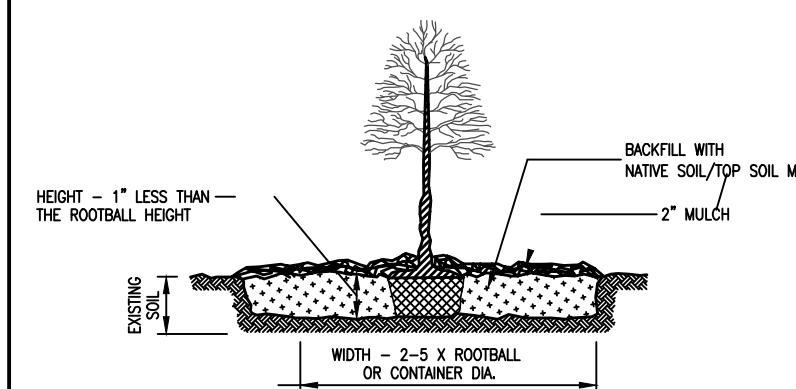
PLANTING LAYOUT
(AGGREGATE DISTRIBUTION DRIFT THEORY)

○ = SHRUB ○ = TREE A,B,C = DIFFERENT SPECIES → = DRIFT PATTERNS

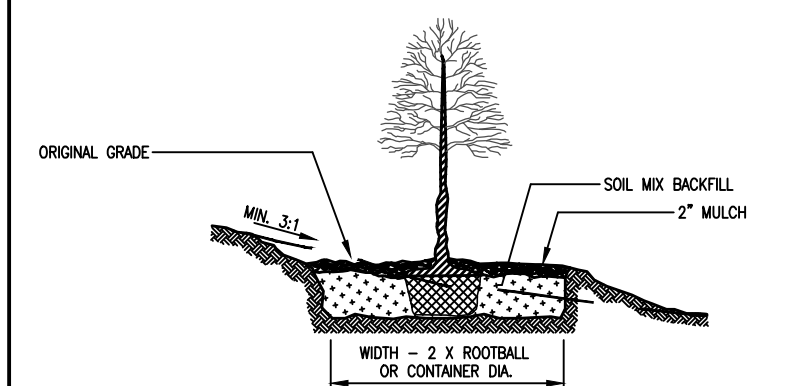
Concept: Aggregate Drift or Sweep. A cluster type grouping which tapers or feathers out along the edges.

Example: Aggregate massing or drifts are one of the most common vegetation distribution patterns occurring in nature. Principle seed bearers are at the central core of the cluster with seed dispersal outwards, often windblown with densities thinning out along the fringes or extremities. Groupings blend through and into other groupings. Imagine the fallout of windblown milkweed seeds. They often appear as aggregate drifts, elongated and tear drop in shape.

Application: This does not mean that plants must be in a grid pattern, that drifts of shrubs cannot blend into groupings of trees or that groupings of same species cannot occur together. It simply means that the installer should meet the aforementioned forest conservation act criteria at the same time replicating nature's aggregate drift patterns (see detail).
When using this theory to lay out a planting plan the size of the drifts will depend on the quantity of plants allocated, the scale of the site, and the careful consideration of the installer.

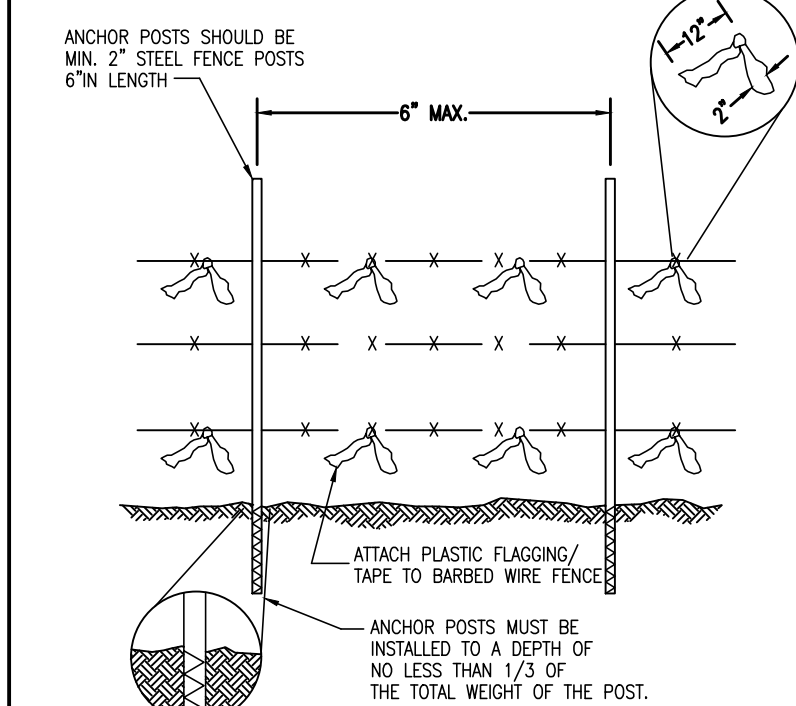
UNDISTURBED SOIL/
DISTURBED SOIL

PLANTING ON SLOPE



NOTE: TREE PIT TO BE FIVE TIMES THE ROOTBALL IS PREFERRED, PARTICULARLY IN POOR SOIL.

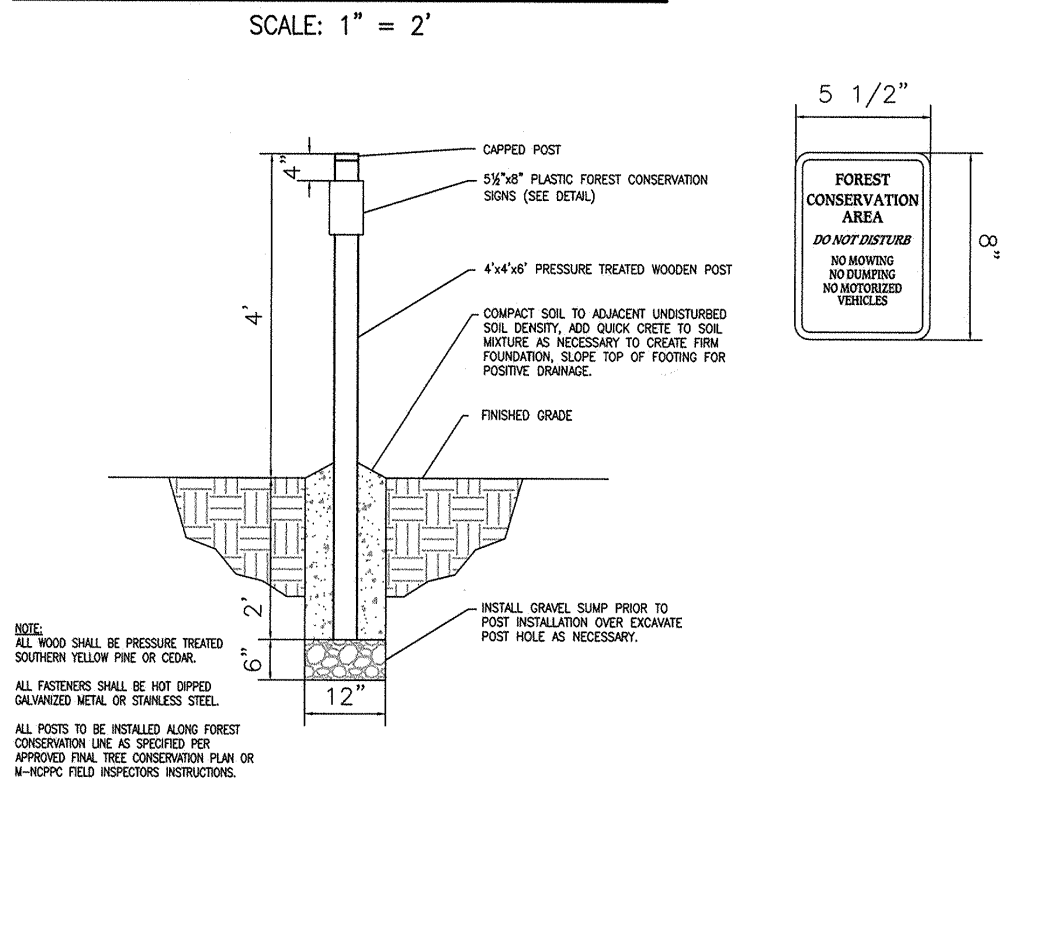
THREE STRAND BARBED WIRE



NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. BARBED WIRE SHOULD BE SECURELY ATTACHED TO POSTS.
6. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
7. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

SOURCE: PRINCE GEORGE'S COUNTY/ANNE ARUNDEL CONSERVATION MANUAL
ADAPTED FROM MARYLAND STATE FOREST CONSERVATION MANUAL

POST-TYPE TREE PROTECTION SIGNAGE



NOTE: ALL POSTS TO BE INSTALLED ALONG DRIFT BOUNDARIES APPROXIMATELY 1/2" FROM THE DRIFT BOUNDARY LINE.

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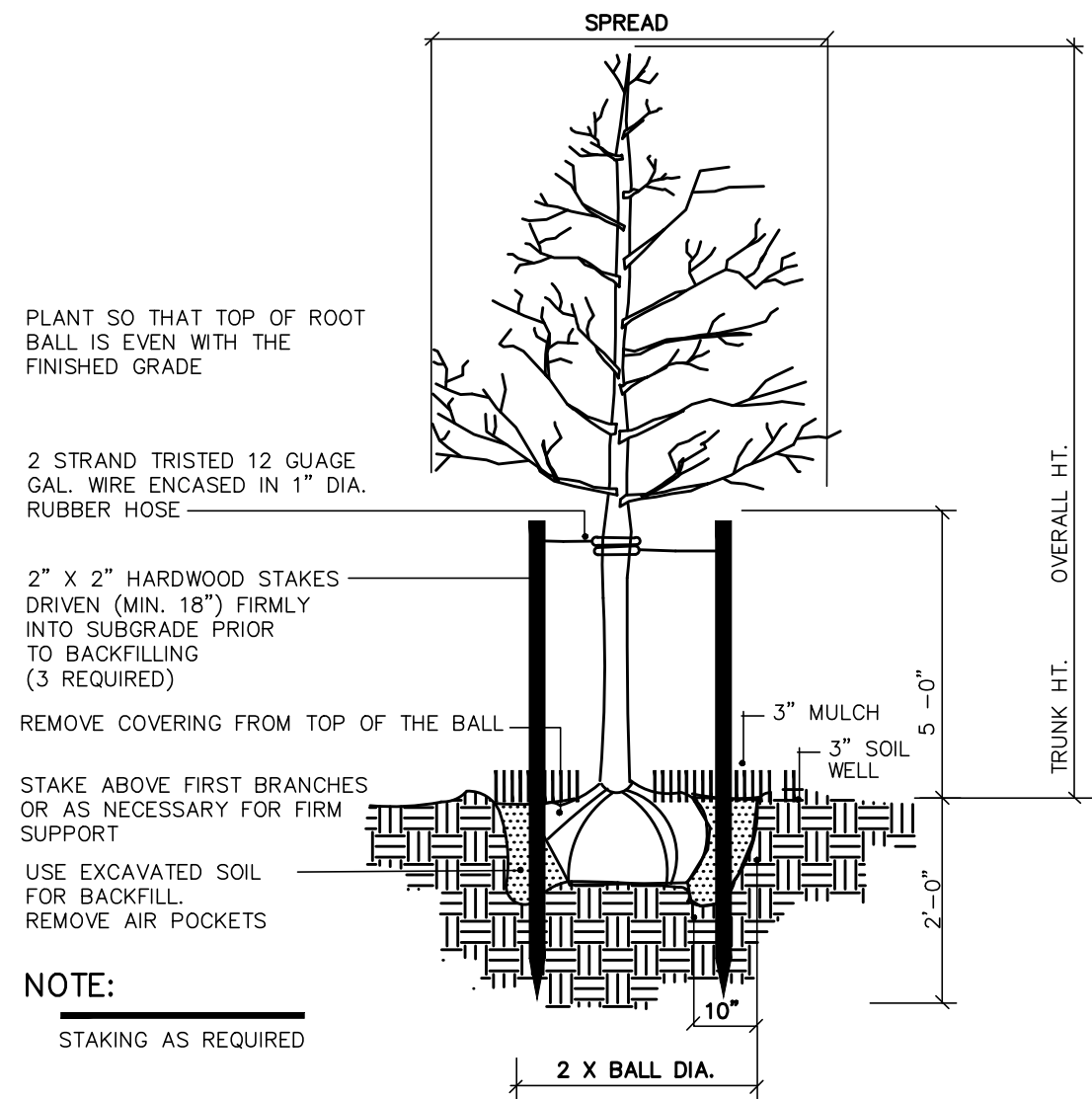
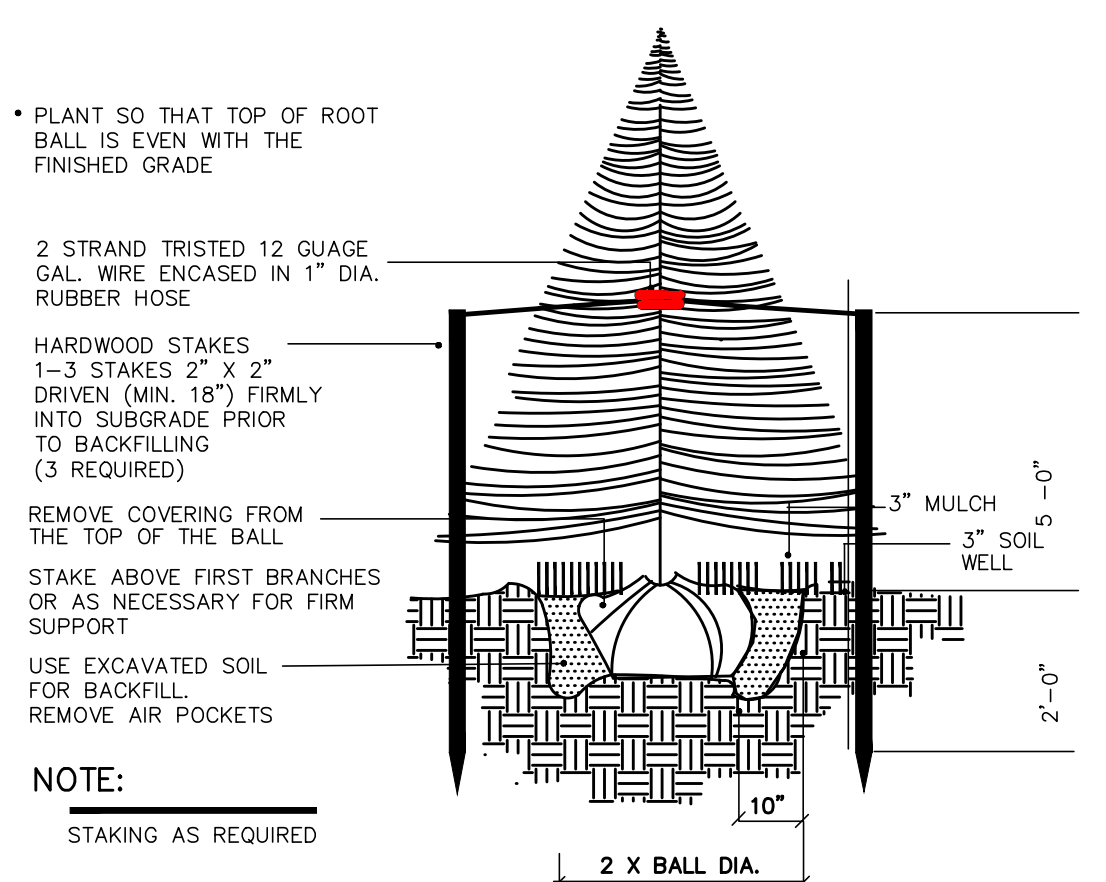
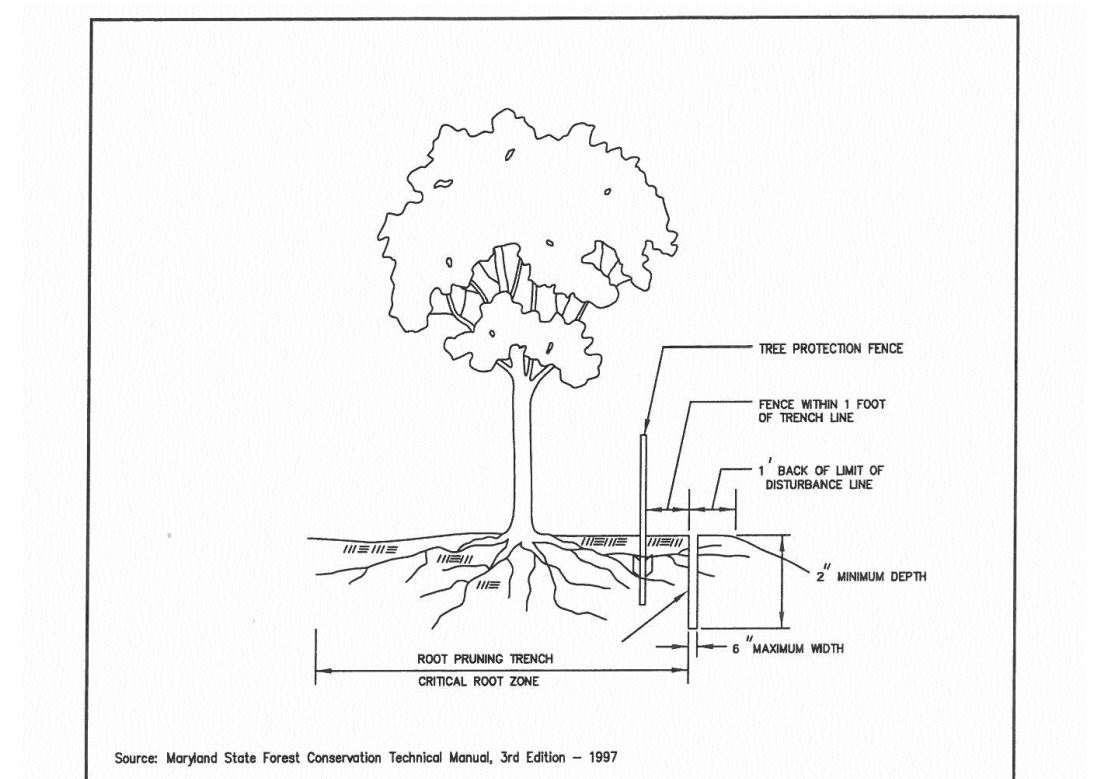
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DECIDUOUS TREE PLANTING – VERTICAL STAKES
SCALE: NOT TO SCALEEVERGREEN TREE PLANTING – VERTICAL STAKES
SCALE: NOT TO SCALE

NOTES:
1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

ROOT PRUNING

Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-011 - 2016				
	Approved by	Date	DRD #	Reason for Revision
00	KIF	11/08/16		
01	<i>Kim A. Finch</i>	<i>5/24/2018</i>		
02				
03				
04				
05				
06				

Project Name: Magruder West, TOP 2-011-2016

INVASIVE SPECIES MANAGEMENT PLAN

SCOPE OF PLAN: THE REMOVAL OF 12 INVASIVE SPECIES IDENTIFIED IN STAND A, B, C, & D AND OTHERS THAT MAY BE FOUND, TO REDUCE THE AMOUNT OF INVASIVE SPECIES TO LESS THAN 15 PERCENT OF THE HERBACEOUS LAYER PER THE REQUIREMENTS OF THE ENVIRONMENTAL TECHNICAL MANUAL.

Poison Ivy: Stand A, B, C, D
Privet: Stand A, C, D
Multiflora rose: Stand A, B, C, D
Honeysuckle: Stand A, B, C, D
Tree of heaven: Stand A, C, D
Greenbriar: Stand A, B
Raspberry: Stand A, B
Virginia creeper: Stand B
Tear thumb: Stand B, C, D
Devils walking stick: Stand B
Japanese stilt grass: Stand B, C, D
Boxelder: Stand C

FURTHER REDUCTION OF INVASIVES SPECIES IN THE HERBACEOUS LAYER TO 5 PERCENT OR LESS MAY QUALIFY FOR ADDITIONAL WOODLAND CONSERVATION CREDIT WITH THE APPROVAL OF THE ENVIRONMENTAL PLANNING SECTION.

SITE EVALUATION PRIOR TO CONTROL MEASURE INITIATION

- AFTER THE LIMIT OF DISTURBANCE HAS BEEN ESTABLISHED IN THE FIELD, ALL AREAS OF THE PROJECT SITE WHERE INVASIVE VEGETATIVE SPECIES CONTROL WILL BE IMPLEMENTED SHALL BE EVALUATED BY, OR UNDER THE SUPERVISION OF, A CERTIFIED ARBORIST OR OTHER APPROPRIATELY QUALIFIED PROFESSIONAL TO DETERMINE QUANTITIES AND EXTENT OF SPECIFIC PLANT SPECIES TO BE CONTROLLED AND TO ASSIGN APPROPRIATE CONTROL MEASURES TO SITE SPECIFIC AREAS.
- PLANT SPECIES ARE MOST EASILY IDENTIFIED ONCE LEAF OUT HAS OCCURRED AND PRIOR TO LEAF DROP IN THE FALL. THE INITIAL SITE EVALUATION MAY TAKE PLACE AT ANY TIME DURING THE GROWING SEASON, IN CONJUNCTION WITH DETERMINATION AND MARKING OF THE LIMIT OF DISTURBANCE IN THE FIELD.

BEST MANAGEMENT PRACTICES

- THE RECOMMENDED GUIDUANCE FOR BMPs FOR INVASIVE SPECIES REMOVAL ARE THOSE FOUND IN "BEST MANAGEMENT PRACTICES FOR CONTROL OF NON-NATIVE INVASIVES" (2009 OR MOST RECENT REVISION) PREPARED BY THE NATURAL RESOURCES STEWARDSHIP SECTION, PARK PALNNING AND RESOURCE STEWARDSHIP DIVISION, MONTGOMERY COUNTY DEPARTMENT OF PARKS, M-NCPPC AND CAN BE FOUND AT: http://www.montgomeryparks.org/PPSD/Natural_Resources_Stewardship/Veg_Management/documents/mni-bestmanagementpractices-jan2015.pdf

INITIATION OF CONTROL MEASURES

- PRIOR TO BEGINNING INVASIVE CONTROL, IDENTIFY AREAS OF EACH PLANT TO BE ERADICATED. UTILIZE A LICENSED HERBICIDE APPLICATOR AND OBTAIN APPROVAL FOR USE OF HERBICIDES.
- PER THE SPECIFIC CONTROL METHODS FOR EACH SPECIES, THERE ARE SEASONAL REQUIREMENTS FOR APPLICATION OF CONTROLS THAT WILL MAXIMIZE SUCCESSFUL IMPLEMENTATION OF CONTROL MEASURES WHICH SHOULD BE TAKEN INTO ACCOUNT WHEN THE SITE EVALUATION IS PERFORMED. THESE REQUIREMENTS SHALL BE DETERMINED BY THE QUALIFIED PROFESSIONAL AND IMPLEMENTED BY A MARYLAND LICENSED HERBICIDE APPLICATOR.
- 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 OR TO THE HERBACEOUS PLANT. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS AND BE APPLIED BY A MARYLAND CERTIFIED PESTICIDE APPLICATOR.
- CARE SHALL BE TAKEN NOT TO DAMAGE TRUNKS OF TREES AND NATIVE VEGETATION. ONLY HAND TOOLS SHOULD BE USED TO AVOID UNNECESSARY DISTURBANCE TO NATIVE VEGETATION AND SOIL.
- MOTORIZED WHEELED EQUIPMENT USED FOR HAULING SHALL NOT BE DRIVEN INTO THE FOREST AREA; IT SHOULD BE PARKED IN THE OPEN AREAS ADJACENT TO THE AREAS WHERE INVASIVE SPECIES ARE BEING CONTROLLED.
- ALL INVASIVE SPECIES CONTROL WORK SHALL BE DONE BY OR UNDER THE SUPERVISION OF A CERTIFIED ARBORIST OR APPROPRIATE LICENSED/QUALIFIED PROFESSIONAL.
- ALL CUT VEGETATIVE MATERIAL LESS THAN 2" DIAMETER SHALL BE BAGGED AND DISPOSED OF IN THE LANDFILL; ALL MATERIAL GREATER THAN 2" DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION; MULCHING OF MATERIALS IS NOT PERMITTED ON-SITE AND NOT RECOMMENDED OFF-SITE.

SUBSEQUENT SITE EVALUATIONS

- THE SITE SHOULD BE EVALUATED TWICE MONTHLY ONCE CONTROL MEASURES HAVE BEEN INITIATED EACH GROWING SEASON, BETWEEN APRIL AND NOVEMBER OF EACH YEAR, TO MONITOR SUCCESS OF CONTROL MEASURES AND DETERMINE RECOMMENDATIONS FOR FURTHER ACTION BASED ON FIELD CONDITIONS.
- ALL SITE EVALUATIONS SHOULD BE PERFORMED BY, OR UNDER THE SUPERVISION OF, A CERTIFIED ARBORIST OR OTHER APPROPRIATELY QUALIFIED PROFESSIONAL. WRITTEN REPORTS OF SITE CONDITIONS FOUND DURING EACH SITE EVALUATION, ALONG WITH RECOMMENDATIONS FOR FURTHER ACTION, SHOULD BE PREPARED BY THE SITE EVALUATOR WHICH SHOULD THEN BE SUBMITTED TO, REVIEWED, AND APPROVED BY THE SITE INSPECTOR

PROPOSED MAINTENANCE PLAN

- MAINTENANCE SHOULD OCCUR BETWEEN MARCH - NOVEMBER FOR A MINIMUM OF 4 YEARS. AFTER 2 YEARS THE SITE SHOULD BE EVALUATED FOR SUCCESS OF INVASIVES CONTROL AND MONITORED ANNUALLY UNTIL ALL INVASIVES HAVE BEEN SUCCESSFULLY ERADICATED TO A LEVEL OF LESS THAN 20 PERCENT. SINCE INVASIVES LIKELY OCCUR ON ADJACENT PROPERTIES, IT IS LIKELY THAT THE SITE WILL REQUIRE CONTINUOUS MONITORING TO ENSURE ADEQUATE INVASIVES CONTROL.
- INVASIVE PLANT REMOVAL SHALL BE COMPLETED PRIOR TO COMPLETION OF THE 4 YEAR MAINTENANCE PLAN AND CONFORM TO THE RECOMMENDATIONS OF THIS INVASIVE PLANT REMOVAL PLAN

(Add any specific control measures or recommendations here)

PREPARED BY GARY R. BUTSON

Qualification: Registered Landscape Architect MD #53

DATE: SEPT 13, 2016

OWNER/DEVELOPER:

MAGRUDER PROPERTY, LLC.
24012 FREDERICK ROAD
CLARKSBURG, MD. 20871
PH: 301-428-0800

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

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED:  4-11-2018
MARWAN FARIS MUSTAFA, PE. DATE
MD REG. # 20423

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: MMUSTAFA@CDDI.NET
QUALIFIED PROFESSIONAL



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

MAGRUDER WEST PROPERTY
PARCEL 10
MELLWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION
PLAN - TYPE 2
DETAIL SHEET 3

REVISIONS

09-15-16: Revised
per county comments
- JC

DATE: APRIL, 2018

DWN. JC CHECKED MP

SCALE: 1' = 30'

PROJECT/FILE NO.
15-044

SHEET NO.
11 OF 11

Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-011-2016				
	Approved by	Date	DRD #	Reason for Revision
00	KIF	11/08/16		
01	Kim A. Funch	5/24/2018		
02				
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