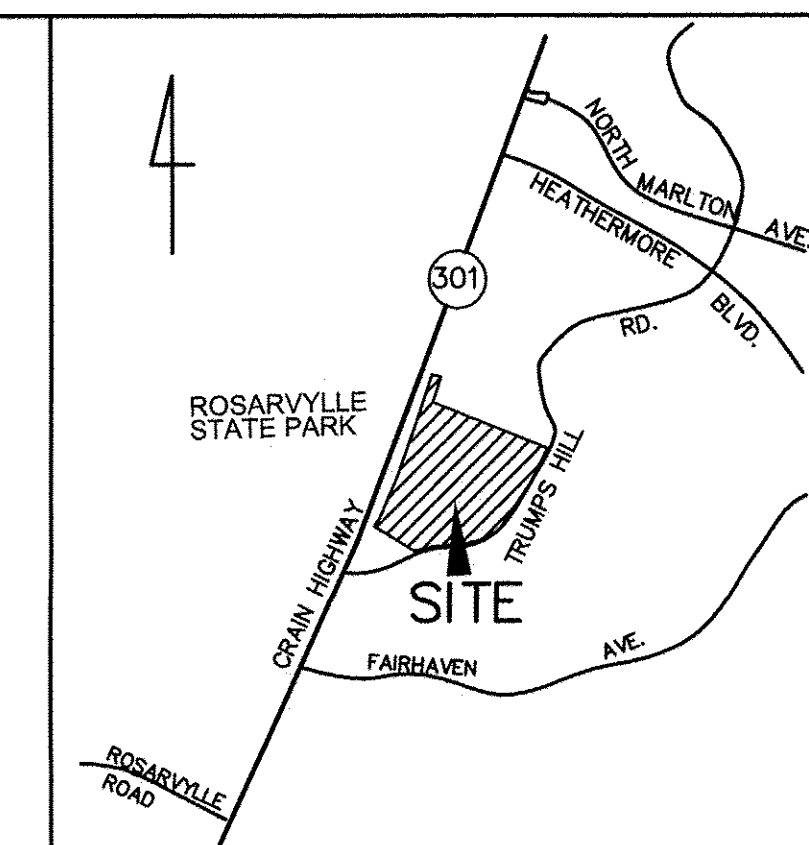


# TREE CONSERVATION PLAN – TYPE 2 FOR MAGRUDER WEST PROPERTY

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:

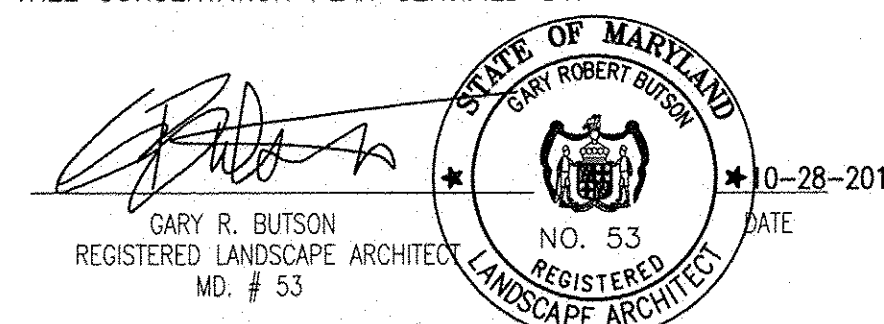
- TREE LINE
- BUILDING RESTRICTION LINE (TYP.)
- LOD — LIMIT OF DISTURBANCE
- WOODLAND PRESERVATION AREA
- WOODLAND REFORESTATION/AFFORESTATION AREA
- WOODLAND PRESERVED-NOT CREDITED
- WOODLAND RETAINED-ASSUMED CLEARED
- WOODLAND PRESERVATION SIGN
- WOODLAND REFORESTATION/AFFORESTATION SIGN
- XX — TREE 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

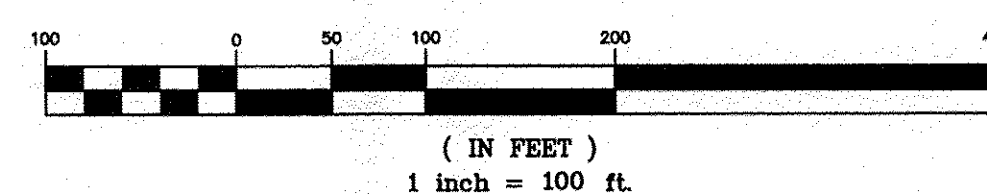
TREE CONSERVATION PLAN CERTIFIED BY:



## 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.

Owner or Owners Representative Priscilla Bay View as agent for Magruder Property, LLC Date 4-8-16

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	PF	11/8/16	-
01			
02			
03			
04			
05			
06			

MAGRUDER WEST PROPERTY

TREE CONSERVATION  
PLAN – TYPE 2  
COVER SHEET

## REVISIONS

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

DATE: OCT., 2016

DWN, JC CHECKED MP

SCALE: AS SHOWN

PROJECT/FILE NO.  
15-044

SHEET NO.  
1 OF 11

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

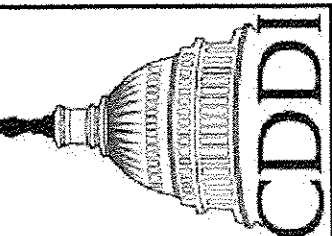












CAPITOL DEVELOPMENT DESIGN, INC.  
ENGINEERS - PLANNERS - SURVEYOR'S  
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705  
OFFICE (301) 937-3507

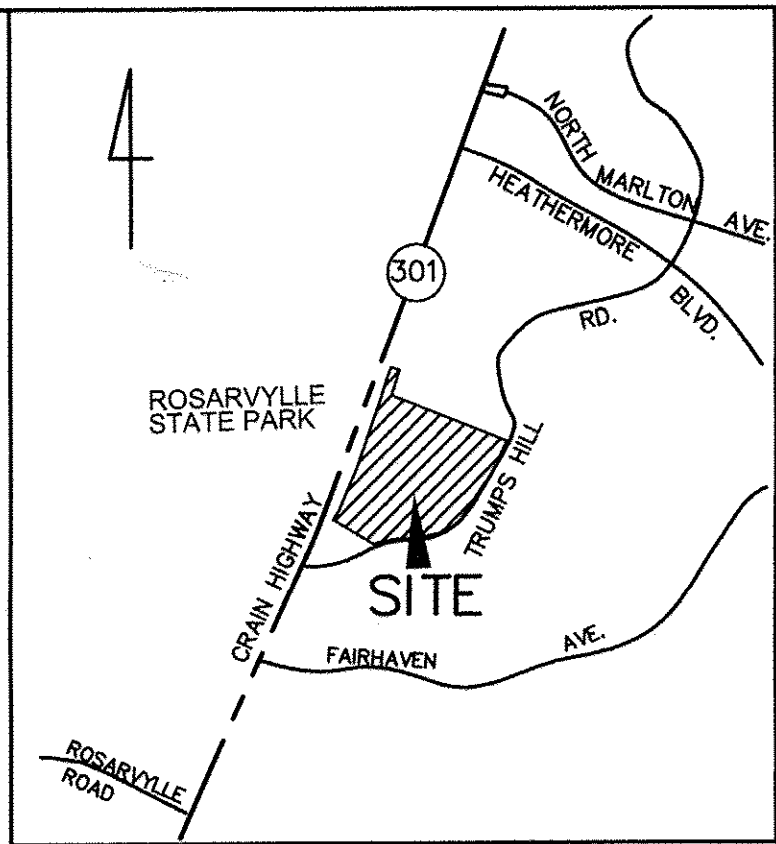
MAGRUDER PROPERTY  
PARCEL 10  
MELLWOOD (15TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION  
PLAN - TYPE 2

#### REVISIONS

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

DATE: OCT, 2016  
DWN. JC CHECKED MP  
SCALE: 1" = 30'  
PROJECT/FILE NO.  
15-044  
SHEET NO.  
4 OF 11



VICINITY MAP  
SCALE: 1"=2000'

WOODLAND RETAINED  
NOT CREDITED TOWARDS ANY  
REQUIREMENTS.  
AREA # 11 - 0.98 ACRES

WOODLAND PRESERVATION  
AREA #3  
1.05 ACRES

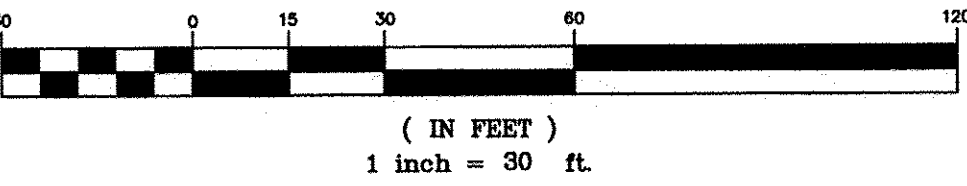
WOODLAND RETAINED  
NOT CREDITED TOWARDS ANY  
REQUIREMENTS.  
AREA # 7 - 0.93 ACRES

WOODLAND  
REFORESTATION/AFFORESTATION  
AREA # 4 - 0.20 ACRES

WOODLAND PRESERVATION  
AREA #6  
15.67 ACRES

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

GRAPHIC SCALE



#### 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.)
  - 20' CONTOUR
  - BUILDING
  - WATER
  - RIP RAP
  - SWM - 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
  - SPECIMEN TREES TO BE SAVED
  - SPECIMEN TREES FOR REMOVAL
  - SPECIMEN TREE SIGN

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	22,393	51,067	0	16,356	0
11	103,897	0	103,897	101,145	0	44,357	43,719	8,914	13,069	0
TOTAL S.F.:	193,996	0	193,996	191,244	0	66,750	94,786	8,914	29,425	0
TOTAL ACRES:	4.45	0.00	4.45	4.39	0.00	1.53	2.18	0.20	0.68	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
JCF	11/10/16	-	
00			
01			
02			
03			
04			
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06			

TREE CONSERVATION PLAN CERTIFIED BY:

GARY R. BUTSON  
REGISTERED LANDSCAPE ARCHITECT  
MD. # 53

NO. 53  
REGISTERED LANDSCAPE ARCHITECT

10-28-2016  
DATE

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

I/ We Dana 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.

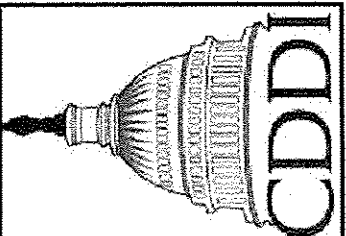
Priscilla Byrd as agent for 4-8-16  
Owner or Owners Representative Magruder Property, LLC Date

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 \_\_\_\_\_

Property Owners Awareness Certificate



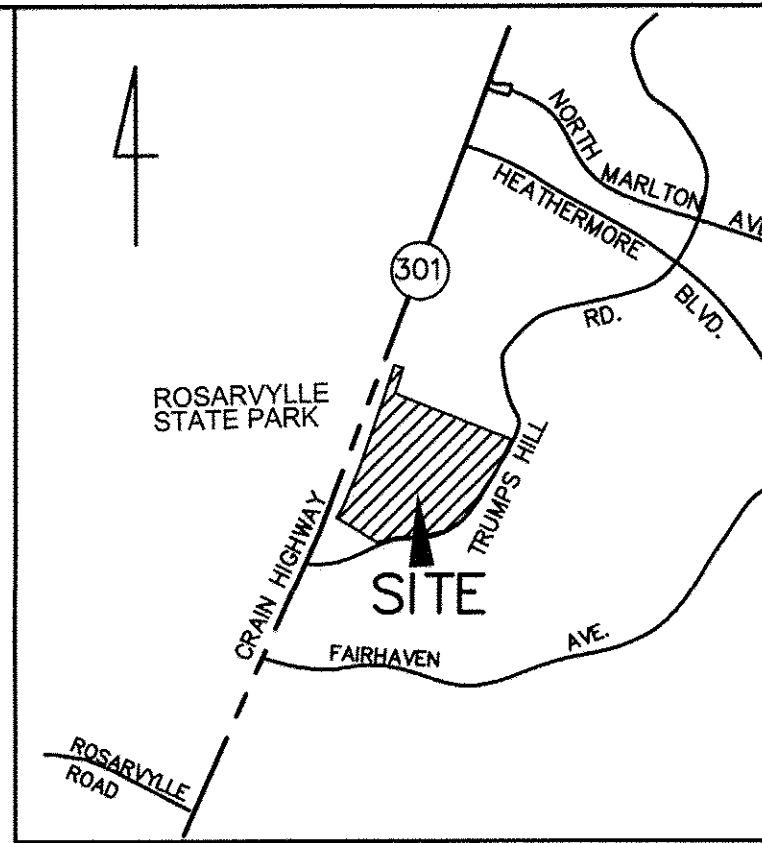


CAPITOL DEVELOPMENT DESIGN, INC.  
ENGINEERS - PLANNERS - SURVEYOR'S  
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705  
OFFICE (301) 937-3501

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

TREE CONSERVATION  
PLAN - TYPE 2

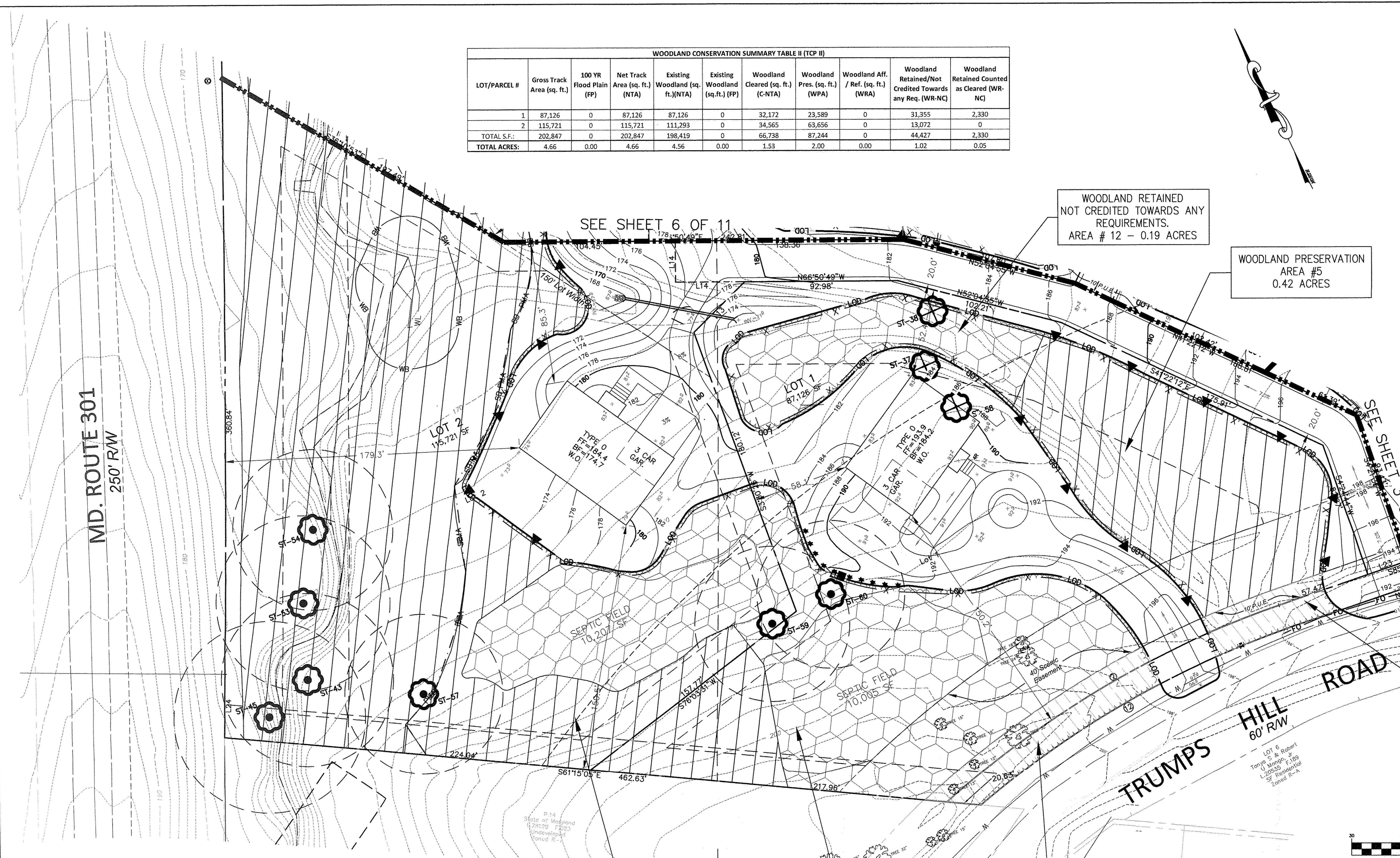
REVISIONS		
09-15-16:	Revised	
per county comments		
- JC		
DATE:	OCT., 2016	
DWN:	JC	CHECKED MP
SCALE:	1" = 30'	
PROJECT/FILE NO.	15-044	
SHEET NO.	5 OF 11	



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 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	87,126	0	87,126	87,126	0	32,172	23,589	0	31,355	2,330
2	115,721	0	115,721	111,293	0	34,565	63,656	0	13,072	0
TOTAL S.F.:	202,847	0	202,847	198,419	0	66,738	87,244	0	44,427	2,330
TOTAL ACRES:	4.66	0.00	4.66	4.56	0.00	1.53	2.00	0.00	1.02	0.05



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
- 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

WOODLAND PRESERVATION AREA #6  
15.67 ACRES

WOODLAND RETAINED NOT CREDITED TOWARDS ANY REQUIREMENTS.  
AREA # 13 - 0.83 ACRES

WOODLAND RETAINED COUNTED AS CLEAR  
AREA # 5 - 0.08 ACRES

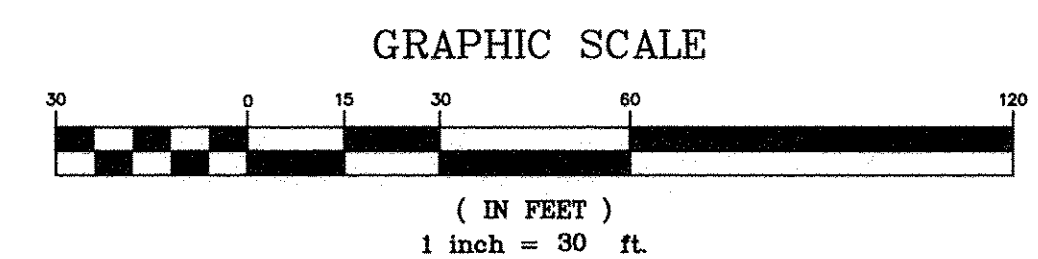
Property Owners Awareness Certificate

I/We Dan 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 Princo Bay View as agent for 4-11-16  
Date 4-11-16  
Contract Purchaser MAGRUDER PROPERTY, LLC Date \_\_\_\_\_

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 \_\_\_\_\_

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

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)



TREE CONSERVATION PLAN CERTIFIED BY:  
GARY R. BUTSON  
REGISTERED LANDSCAPE ARCHITECT  
MD. # 53

STATE OF MARYLAND  
GARY ROBERT BUTSON  
NO. 53  
REGISTERED LANDSCAPE ARCHITECT  
DATE 10-28-2016

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			
02			
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04			
05			
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TREE CONSERVATION PLAN CERTIFIED BY:

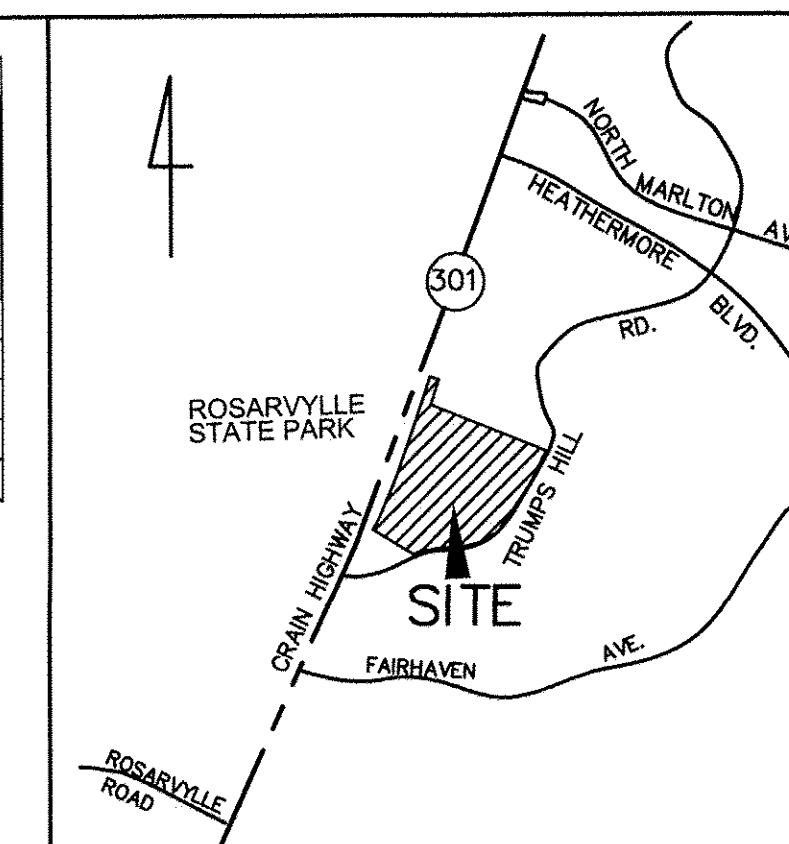
GARY R. BUTSON  
REGISTERED LANDSCAPE ARCHITECT  
MD. # 53

STATE OF MARYLAND  
GARY ROBERT BUTSON  
NO. 53  
REGISTERED  
LANDSCAPE ARCHITECT  
DATE 10-28-2016

WOODLAND PRESERVATION  
AREA #6  
15.67 ACRES

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

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 Count as Cleared (WR-NC)
3	89,791	0	89,791	86,551	0	16,853	54,967	0	14,730	420
4	92,668	2,459	90,209	90,198	2,459	27,324	46,265	0	19,069	608
5	108,082	0	108,082	108,082	0	31,475	63,199	0	13,408	223
TOTAL S.F.:	290,541	2,459	288,082	284,832	2,459	75,652	164,431	0	47,207	1,250
TOTAL ACRES:	6.67	0.06	6.61	6.54	0.06	1.74	3.77	0.00	1.08	0.03



VICINITY MAP  
SCALE: 1"=2000'

WOODLAND RETAINED  
NOT CREDITED TOWARDS ANY  
REQUIREMENTS.  
AREA # 10 - 0.72 ACRES

WOODLAND RETAINED  
NOT CREDITED TOWARDS ANY  
REQUIREMENTS.  
AREA # 11 - 0.98 ACRES

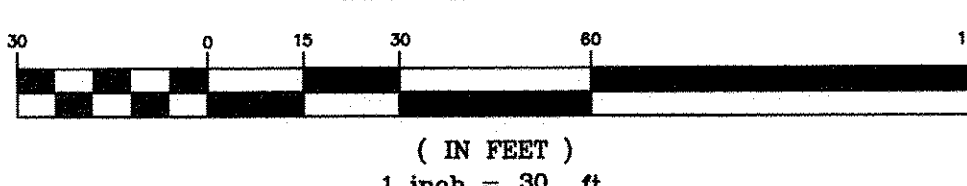
WOODLAND RETAINED  
COUNTED AS CLEAR  
AREA # 7 - 0.01 ACRES

WOODLAND RETAINED  
COUNTED AS CLEAR  
AREA # 8 - 0.02 ACRES

OWNER/DEVELOPER:

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

GRAPHIC SCALE



Property Owners Awareness Certificate

I/We Dan 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 Magruder Property, LLC Date 4-1-16

I/We Priscilla Byrnes as agent for 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 <u>DP</u>	01/08/16	-	
01			
02			
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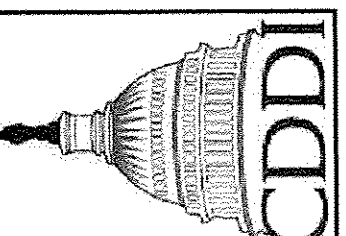
REVISIONS  
09-15-16: Revised  
per county comments  
- JC

DATE: OCT., 2016  
DWN. JC CHECKED MP  
SCALE: 1" = 30'  
PROJECT/FILE NO. 15-044  
SHEET NO. 6 OF 11

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

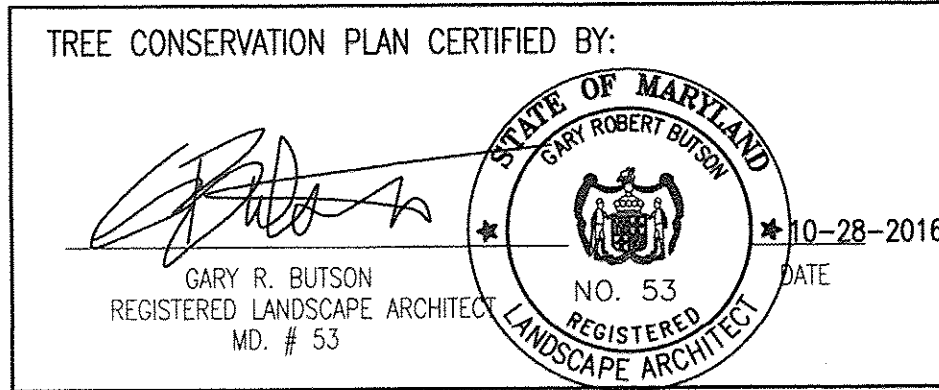
TREE CONSERVATION  
PLAN - TYPE 2

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

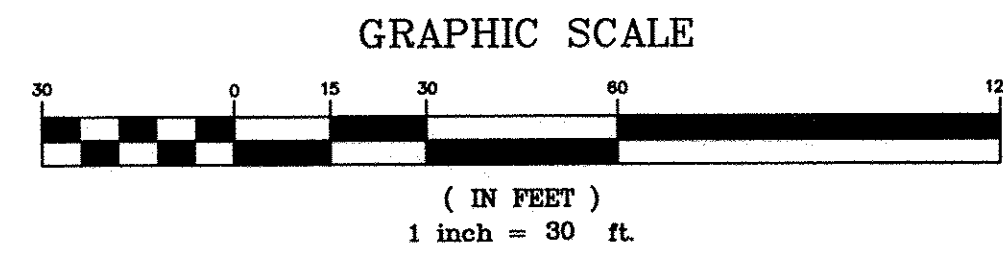


MISS UTILITY  
FOR LOCATION OF UTILITIES CALL 1-800-257-7777  
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY



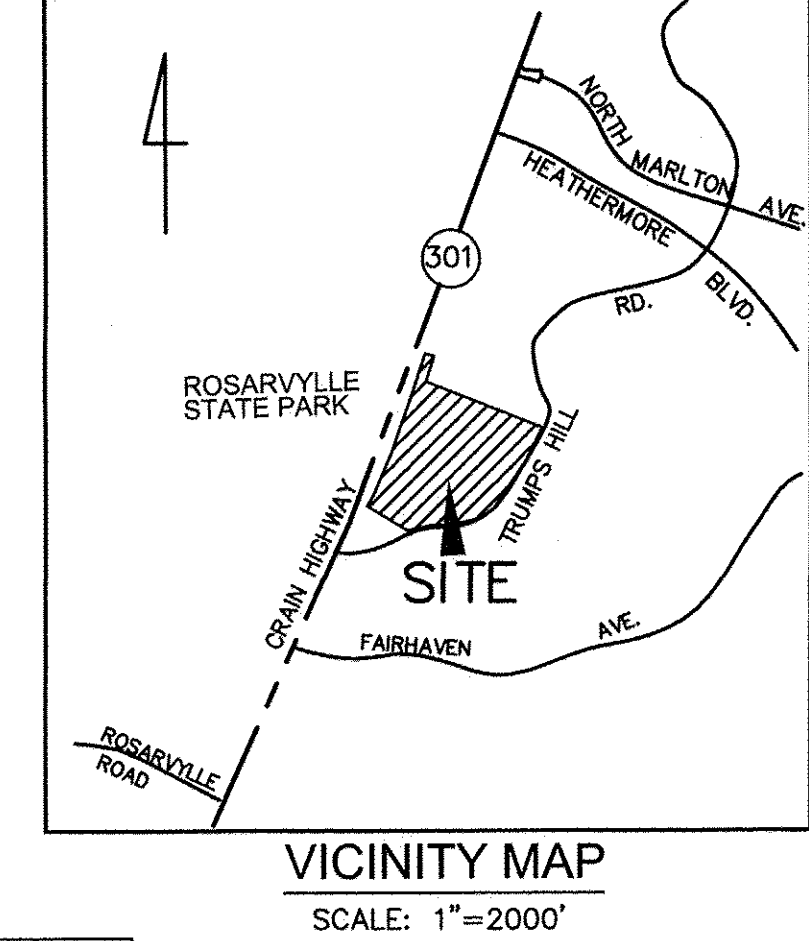


WOODLAND RETAINED  
NOT CREDITED TOWARDS ANY  
REQUIREMENTS.  
AREA # 5 - 0.77 ACRES



WOODLAND RETAINED  
NOT CREDITED TOWARDS ANY  
REQUIREMENTS.  
AREA # 6 - 1.16 ACRES

WOODLAND RETAINED  
NOT CREDITED TOWARDS ANY  
REQUIREMENTS.  
AREA # 7 - 0.93 ACRES



- 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.)
  - 20' CONTOUR
  - BUILDING
  - WATER
  - RIP RAP
  - SWM - 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

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 Dana 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 Priscilla Bay View as agent for Magruder Property, LLC Date 4-11-16

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	<u>KIF</u>	<u>11/10/16</u>	
01			
02			
03			
04			
05			
06			

DATE: OCT., 2016

DWN. JC CHECKED MP

SCALE: 1" = 30'

PROJECT/FILE NO. 15-044

SHEET NO. 7 OF 11

OWNER/DEVELOPER:

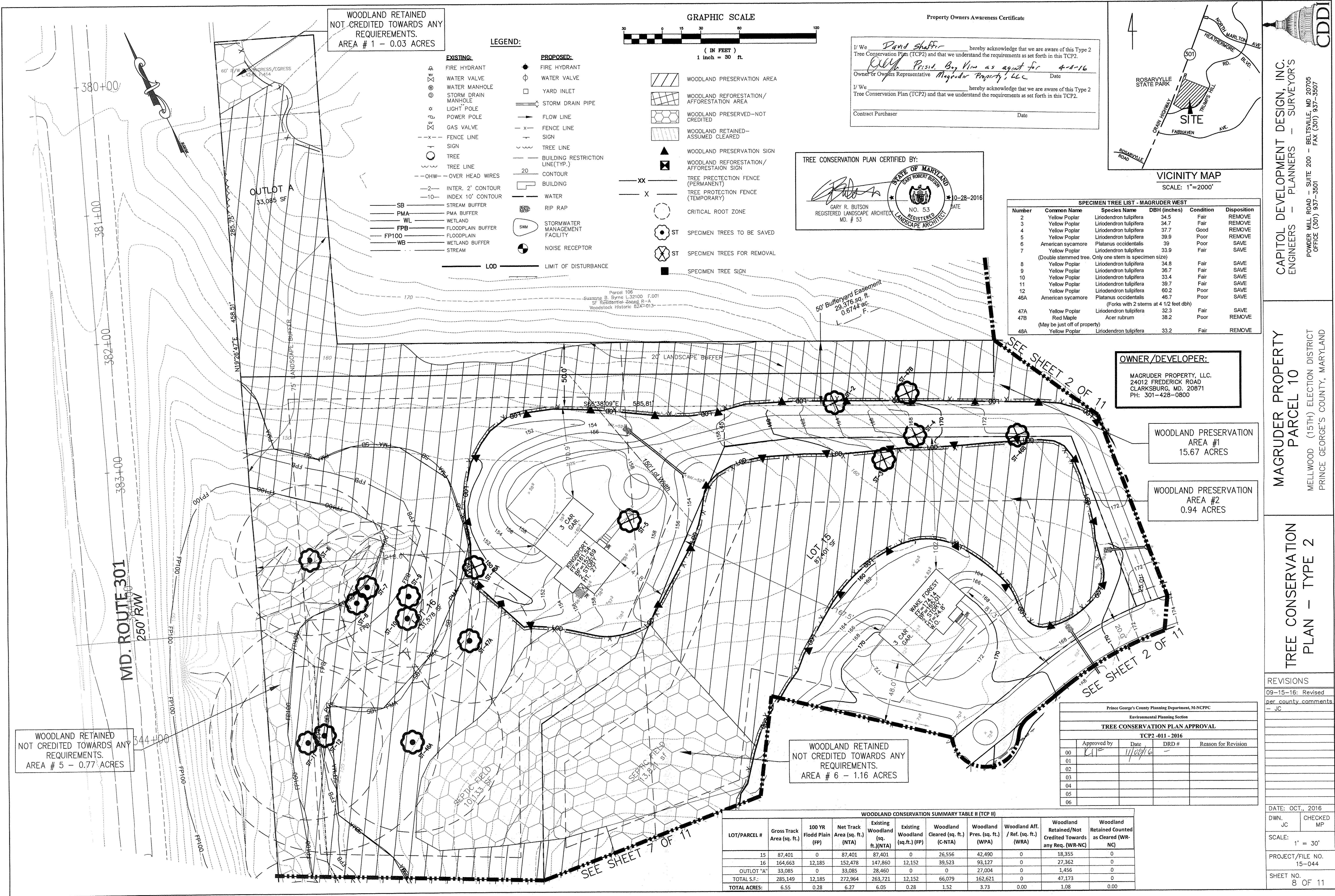
MAGRUDER PROPERTY, LLC  
24012 FREDERICK ROAD  
CLARKSBURG, MD. 20871  
PH: 301-428-0800

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

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)
13	89,455	4,318	85,137	85,099	4,318	30,239	40,481	3,095	18,697	0
14	104,269	14,667	89,602	89,122	14,475	26,533	44,332	0	32,732	0
TOTAL S.F.:	193,724	18,985	174,739	174,220	18,793	56,771	84,814	3,095	51,429	0
TOTAL ACRES:	4.45	0.44	4.01	4.00	0.43	1.30	1.95	0.07	1.18	0.00

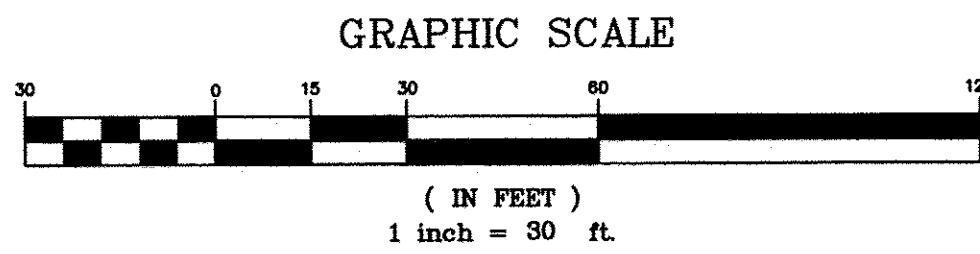




WOODLAND RETAINED  
NOT CREDITED TOWARDS ANY  
REQUIREMENTS.  
AREA # 1 - 0.03 ACRES

LEGEND:

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



Property Owners Awareness Certificate

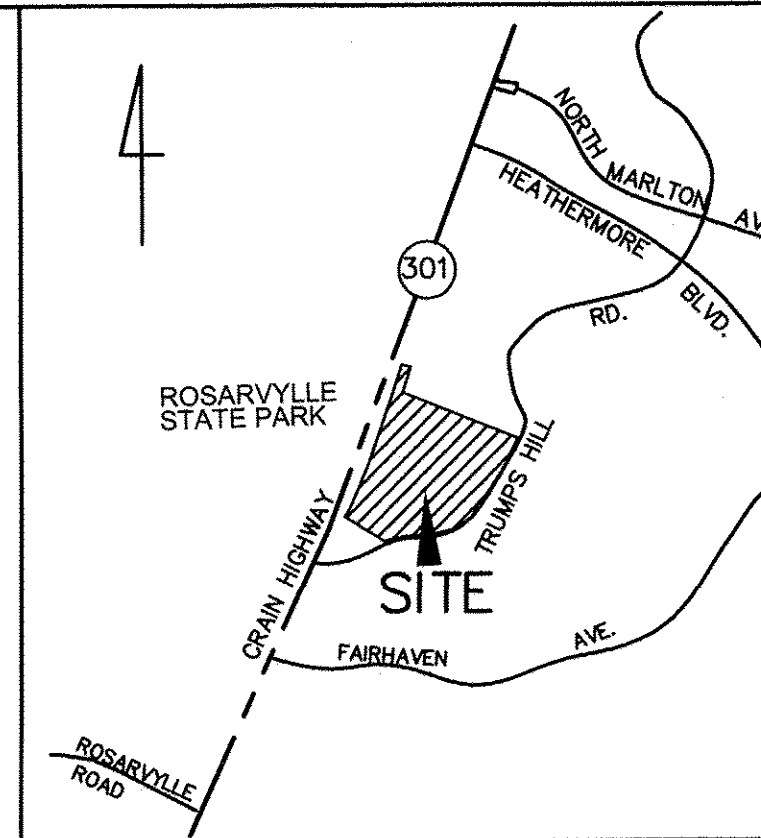
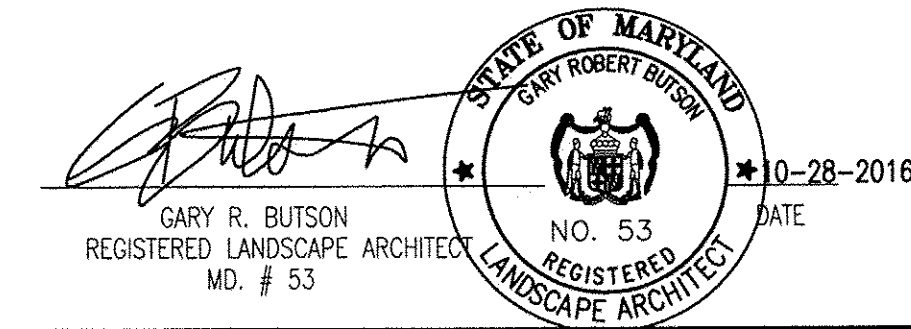
I/ We Dave Shaffer hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative Magruder Property, LLC Date 4-8-16

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 \_\_\_\_\_

TREE CONSERVATION PLAN CERTIFIED BY:



VICINITY MAP

SCALE: 1"=2000'

SPECIMEN TREE LIST - MAGRUDER WEST

Number	Common Name	Species Name	DBH (inches)	Condition	Disposition
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
46A	American sycamore	Platanus occidentalis	46.7	Poor	SAVE
(Forks with 2 stems at 4 1/2 feet dbh)					
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

OWNER/DEVELOPER:

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

WOODLAND PRESERVATION  
AREA #1  
15.67 ACRES

WOODLAND PRESERVATION  
AREA #2  
0.94 ACRES

WOODLAND RETAINED  
NOT CREDITED TOWARDS ANY  
REQUIREMENTS.  
AREA # 6 - 1.16 ACRES

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

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)
15	87,401	0	87,401	87,401	0	26,556	42,490	0	18,355	0
16	164,663	12,185	152,478	147,860	12,152	39,523	93,127	0	27,362	0
OUTLOT "A"	33,085	0	33,085	28,460	0	0	27,004	0	1,456	0
TOTAL S.F.:	285,149	12,185	272,964	263,721	12,152	66,079	162,621	0	47,173	0
TOTAL ACRES:	6.55	0.28	6.27	6.05	0.28	1.52	3.73	0.00	1.08	0.00

CDDI

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

MAGRUDER PROPERTY  
PARCEL 10

TREE CONSERVATION  
PLAN - TYPE 2

REVISIONS

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

DATE: OCT., 2016

DWN. JC

CHECKED MP

SCALE: 1' = 30'

PROJECT/FILE NO. 15-044

SHEET NO. 8 OF 11







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-shoof 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, made by the testing company.
- Soil Improvement Measures: the soil shall then be improved according to the recommendations made by the testing company.
- Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operations unless it was installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.
- Planting method: Consult the Planting Detail(s) shown on this plan.
- Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).
- Groundcover Establishment: the remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.
- Mowing: No mowing shall be allowed in any planting area.
- Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for four years to assure that no less than 75% of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.
- Source of Seedlings: 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.
- Rototilling 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  
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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	91	9	100
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)

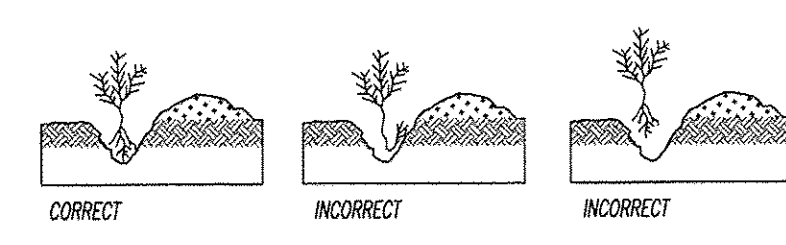
REFORESTATION/AFF. PLANTING SCHEDULE INSIDE THE FLOODPLAIN (AREA #4)				
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY
Acer rubrum	Red Maple	24	5	29
Liriodendron tulipifera	Tulip Poplar	24	5	29
Ilex opaca	American Holly	23	5	28
Fagus grandifolia	American Beech	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)

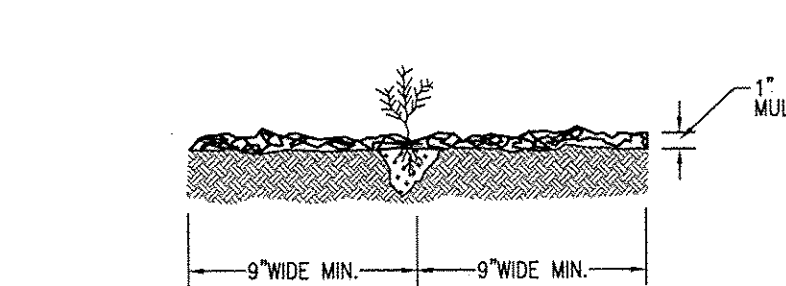
REFORESTATION/AFF. PLANTING SCHEDULE INSIDE THE FLOODPLAIN (AREA #5)				
BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS EQUIVALENCY
Acer rubrum	Red Maple	9	2	11
Liriodendron tulipifera	Tulip Poplar	9	1	10
Ilex opaca	American Holly	9	1	10
Fagus grandifolia	American Beech	9	1	10
Fraxinus pennsylvanica	Green Ash	9	2	11
Taxodium distichum	Bald Cypress	54	8	62
TOTAL		90	14	104
REFORESTATION/AFF. CREDIT AREAS		0.054	0.016	0.07

TOTAL REFORESTATION/AFF. ACRES = 0.07 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



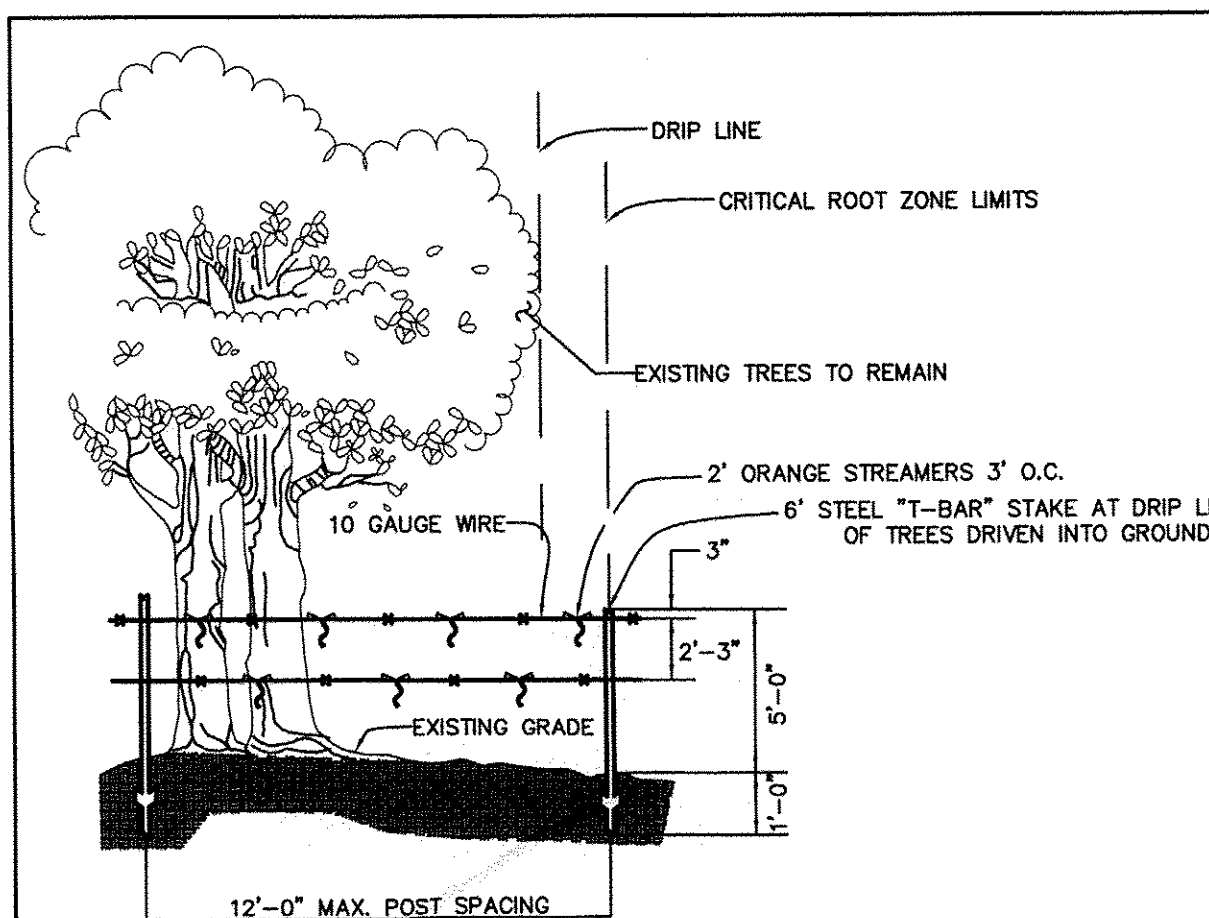
SEEDLING AND WHIP PLANTING SPECIFICATION



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

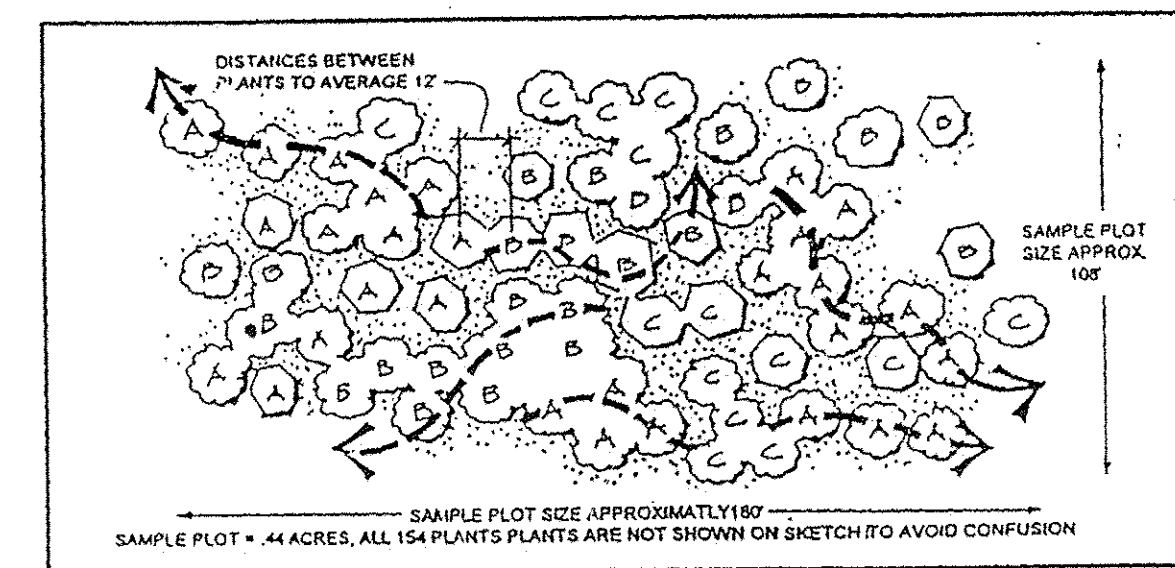


\* IN CERTAIN CIRCUMSTANCES FENCING MAY BE PERMITTED TO BE LOCATED AT THE DRIFLINE.

TREE PROTECTION DETAIL

NOT TO SCALE

PLANTING LAYOUT  
(AGGREGATE DISTRIBUTION DRIFT THEORY)



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

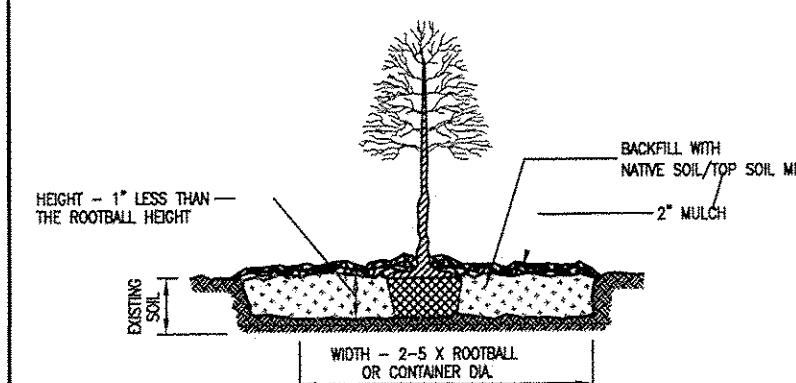
Concept: Aggregate Drift or Sweep. A cluster type grouping which tapers or feathers out along the edges.

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.

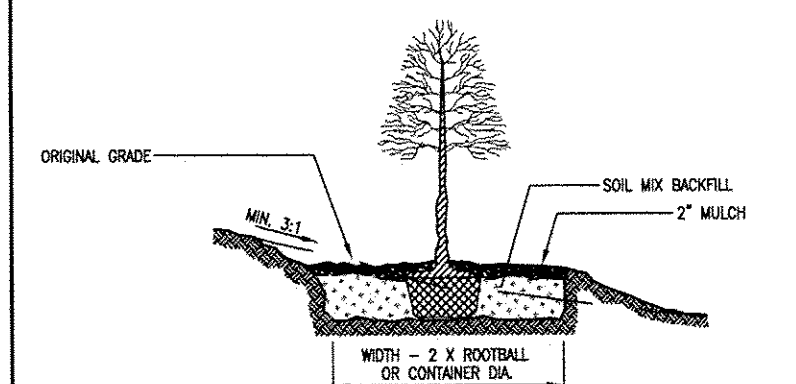
Application: This does not mean that plants must be in a grid pattern, that drifts of shrubs cannot blend into groupings of trees or that groupings of same species cannot occur together. It simply means that the installer should meet the aforementioned forest conservation act criteria at the same time 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

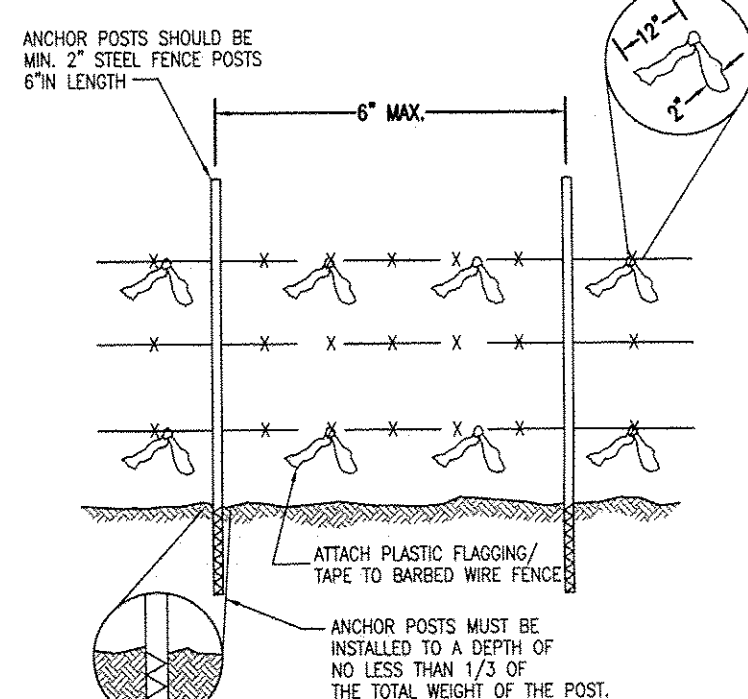


PLANTING ON SLOPE



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

THREE STRAND BARBED WIRE

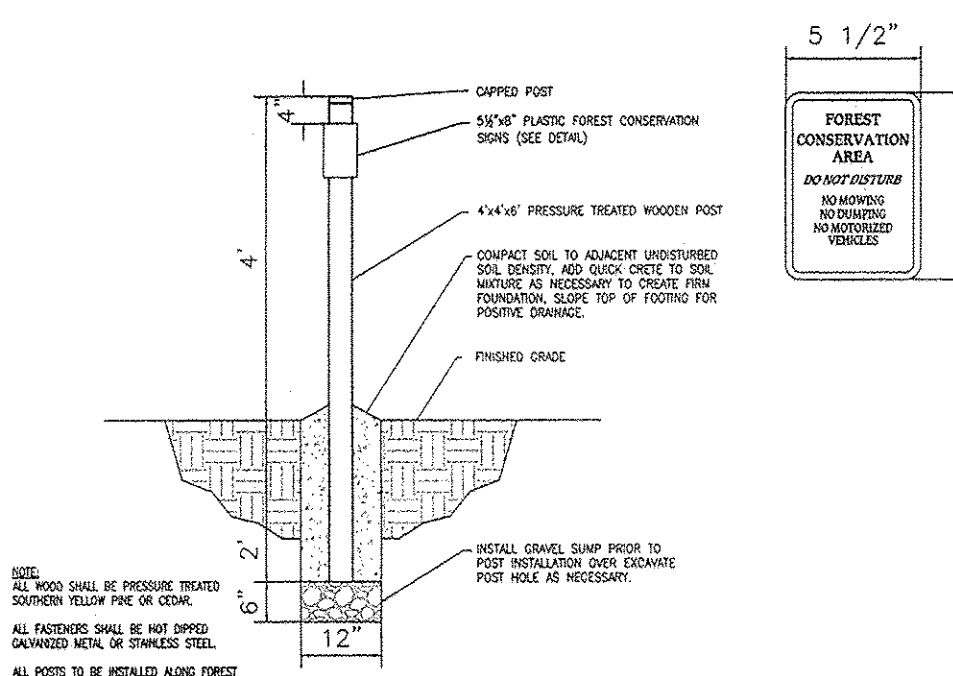


- FOREST PROTECTION DEVICE ONLY.
- RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
- AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
- BARBED WIRE SHOULD BE SECURELY ATTACHED TO POSTS.
- DEVICE SHOULD BE PROPERLY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

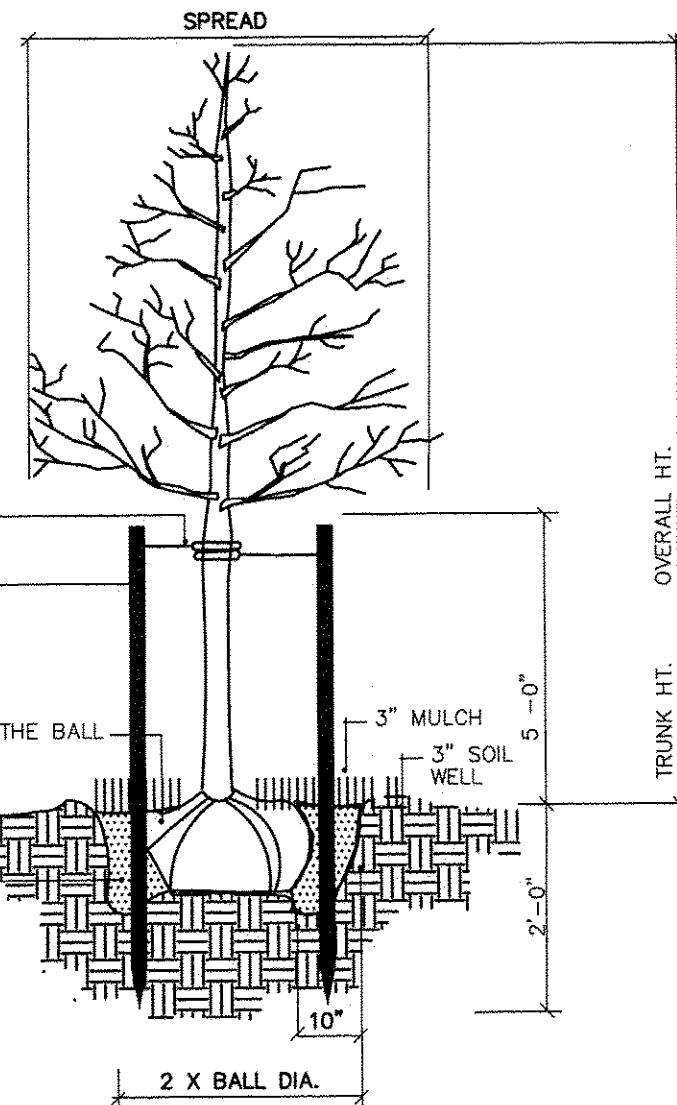
SOURCE: FOREST CONSERVATION MANUAL, MARYLAND STATE FOREST CONSERVATION MANUAL

POST-TYPE TREE PROTECTION SIGNAGE

SCALE: 1" = 2'



ALL POSTS SHALL BE PRECISELY DRIVEN INTO THE GROUND. ALL POSTS SHALL BE SET TO THE CORRECT DEPTH. ALL POSTS SHALL BE SET TO THE CORRECT DEPTH. ALL POSTS SHALL BE SET TO THE CORRECT DEPTH.



PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE

2 STRAND TRISTED 12 GAUGE GAL. WIRE ENCASED IN 1" DIA. RUBBER HOSE

2" X 2" HARDWOOD STAKES DRIVEN (MIN. 18") FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING (3 REQUIRED)

REMOVE COVERING FROM TOP OF THE BALL

STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT

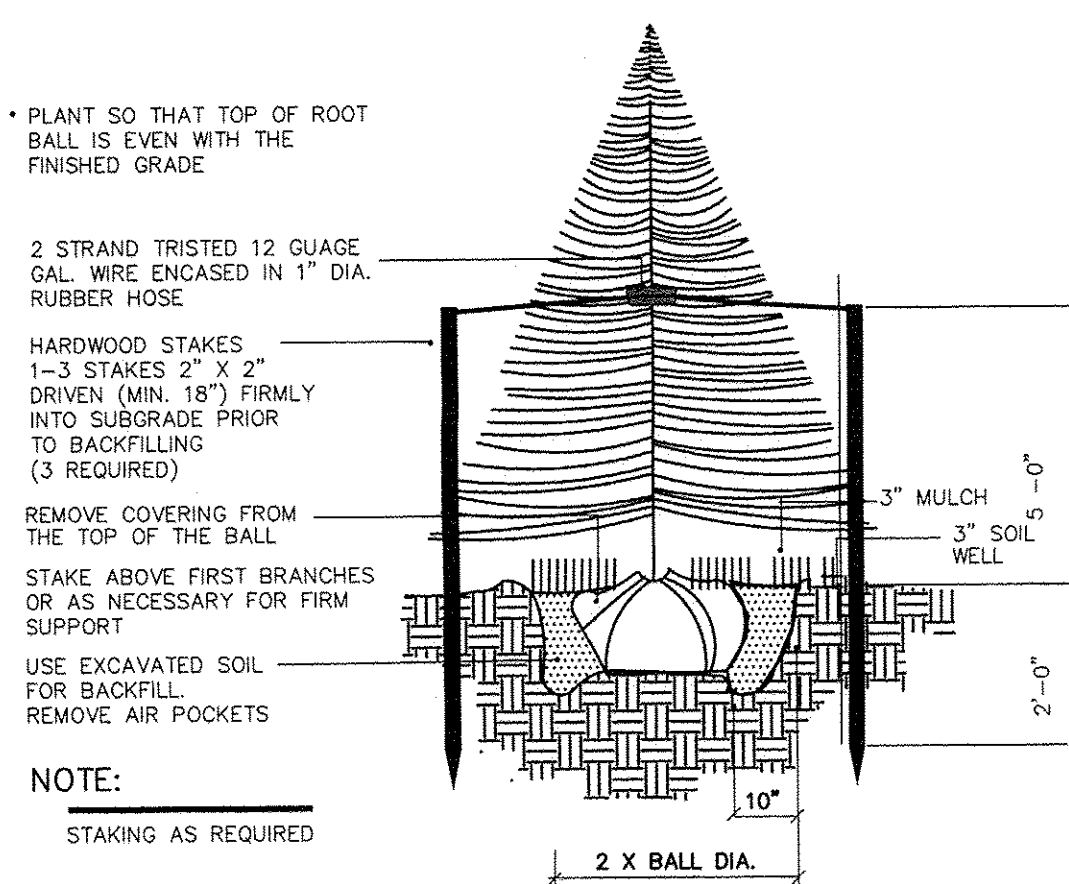
USE EXCAVATED SOIL FOR BACKFILL. REMOVE AIR POCKETS

NOTE:

STAKING AS REQUIRED

DECIDUOUS TREE PLANTING - VERTICAL STAKES

SCALE: NOT TO SCALE



\* PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE

2 STRAND TRISTED 12 GAUGE GAL. WIRE ENCASED IN 1" DIA. RUBBER HOSE

1-3 STAKES 2" X 2" DRIVEN (MIN. 18") FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING (3 REQUIRED)

REMOVE COVERING FROM THE TOP OF THE BALL

STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT

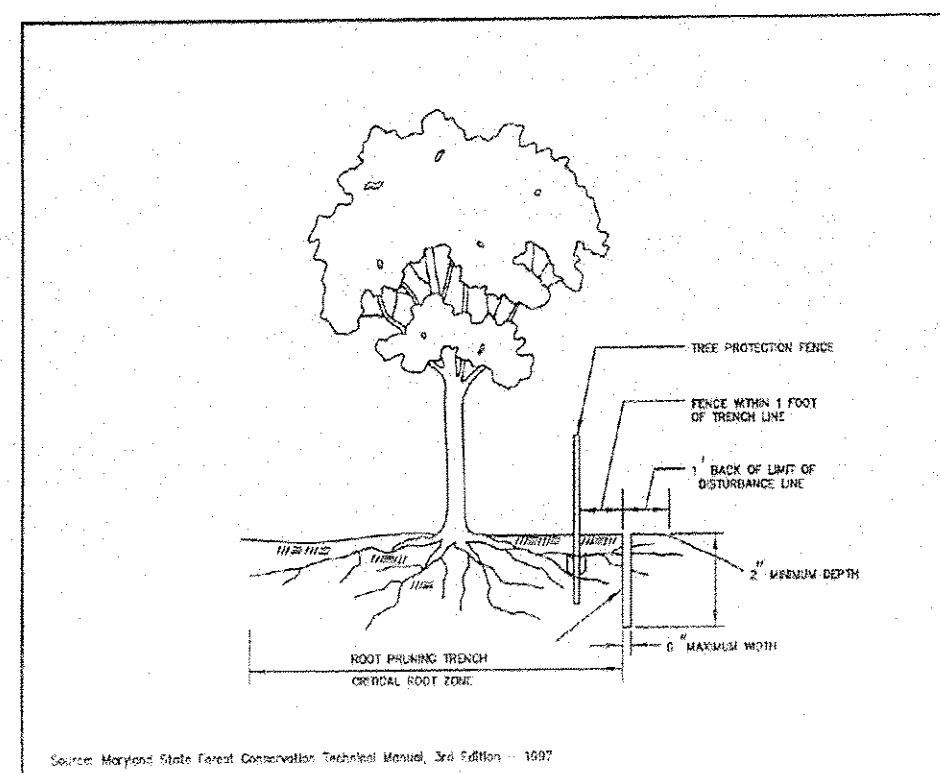
USE EXCAVATED SOIL FOR BACKFILL. REMOVE AIR POCKETS

NOTE:

STAKING AS REQUIRED

EVERGREEN TREE PLANTING - VERTICAL STAKES

SCALE: NOT TO SCALE

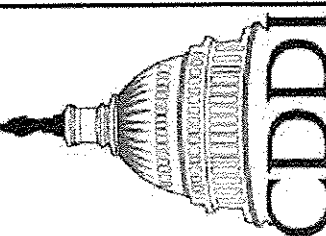


Source: Maryland State Forest Conservation Technical Manual, 3rd Edition - 1987

- RETENTION AREAS TO BE ESTABLISHED AS PART OF THE "FOREST" CONSERVATION PLAN REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCING.
- EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
- TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
- 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	11/08/16	-		
01				
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 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 2

REVISIONS

09-15-16: Revised

per county comments - JC

DATE: OCT., 2016

DWN. JC CHECKED MP

SCALE: 1" = 30'

PROJECT/FILE NO. 15-044

SHEET NO. 10 OF 11



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  
Greenbrier: 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

1. 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.
2. 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

3. THE RECOMMENDED GUIDIANCE 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 PLANNING 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/nni-bestmanagementpractices-jan2015.pdf](http://www.montgomeryparks.org/PPSD/Natural_Resources_Stewardship/Veg_Management/documents/nni-bestmanagementpractices-jan2015.pdf)

INITIATION OF CONTROL MEASURES

3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. ALL INVASIVE SPECIES CONTROL WORK SHALL BE DONE BY OR UNDER THE SUPERVISION OF A CERTIFIED ARBORIST OR APPROPRIATE LICENSED/QUALIFIED PROFESSIONAL.
9. 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

10. 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.
11. 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

12. 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.
13. INVASIVE PLANT REMOVAL SHALL BE COMPLETED PRIOR TO COMPLETION OF THE 4 YEAR MAINTENANCE AND MANAGEMENT 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

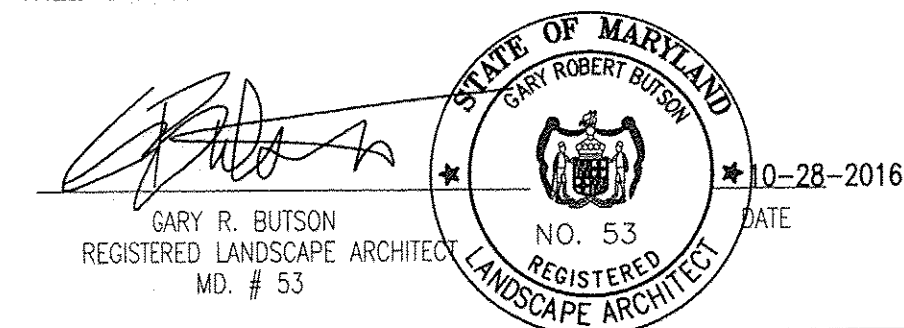
DATE: SEPT 13, 2016

OWNER/DEVELOPER:

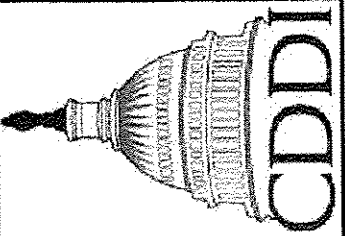
MAGRUDER PROPERTY, LLC.  
24012 FREDERICK ROAD  
CLARKSBURG, MD. 20871  
PH: 301-428-0800

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

TREE CONSERVATION PLAN CERTIFIED BY:



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
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TREE CONSERVATION  
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per county comments  
- JC

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DWN. JC CHECKED MP

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PROJECT/FILE NO.  
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SHEET NO.  
11 OF 11