

Note:

This area being cleared to facilitate a garden and area for family recreation on the site. No grading is anticipated. All clearing of trees will be done using small equipment and without pulling stumps. Stumps will be ground out using a stump machine. Chips from material removed will be recycled as mulch and used to keep site stabilized. Wood from trees is intended to be milled on site with a portable mill. A temporary access permit has been acquired from MDOT to allow access to and from the road in the area indicated Area (CBCA).

Note Addressing Sec. 25-122(b) Design Criteria:

Tree clearing activity will be conducted by the owner and his agents on an ongoing basis within the area shown as his time at the property allows. Work will begin within one month of the approval of the TCP2 and progress as time allows for the owner to remove the trees and mill them on site as he progresses. This is not a mass clearing, grubbing operation. It is a family endeavor to get additional use from the property as is for gardening and recreational activities. No occupancy or use permit is being contemplated for the site. The remainder of the site will have no clearing activity except for the removal of dangerous trees, fallen trees, and brush piles by means indicated in this plan.

SITE DATA LOT 10'

GROSS TRACT AREA	3.73 AC
EXISTING 100-YR FLOOD PLAIN	0.00 AC
NET TRACT AREA	3.73 AC
EXISTING WOODLAND IN FLOOD PLAIN	0.00 AC
EXISTING WOODLAND IN NET TRACT AREA	3.73 AC
EXISTING WOODLAND TOTAL	3.73 AC
EXISTING PMA	0.00 AC
REGULATED STREAMS (LINEAR FT CENTERLINE)	0 LF

GENERAL NOTES

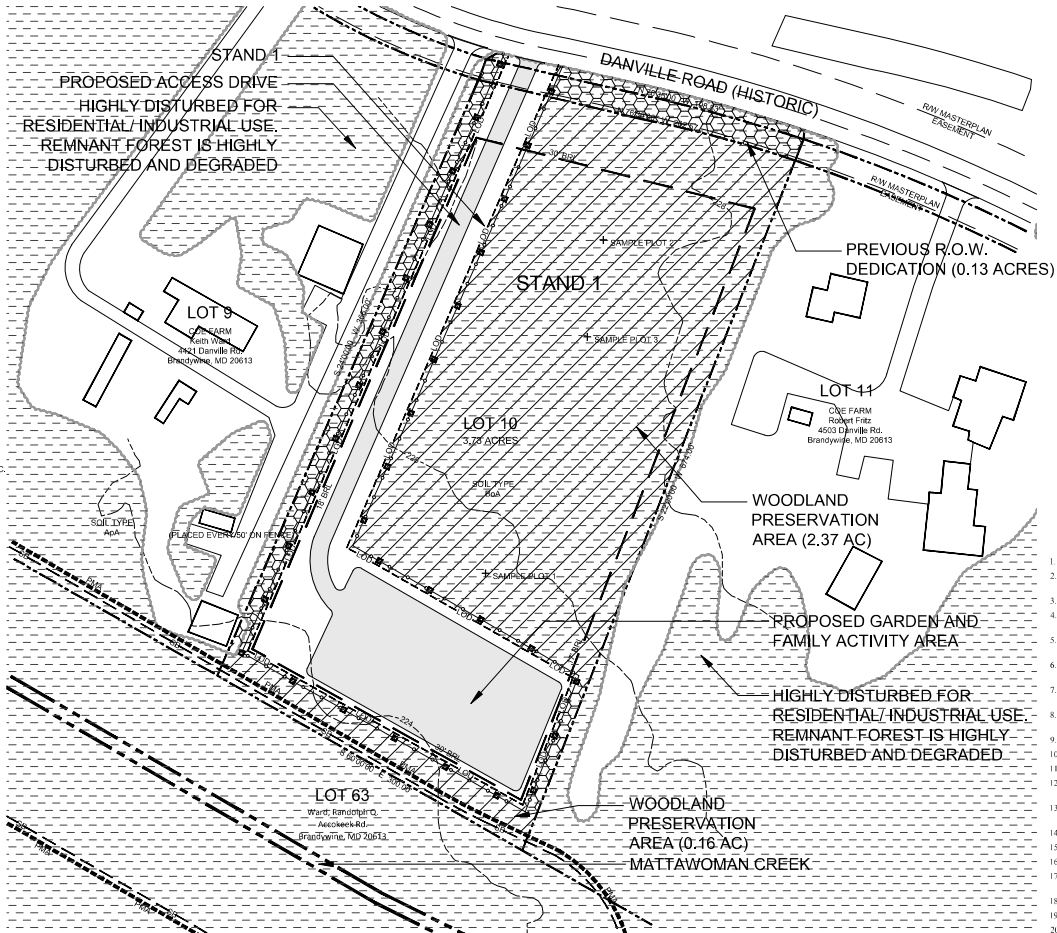
1. NUMBER OF LOTS: ONE (1)
2. EXISTING ZONING: R/A
3. PROPERTY USE: RESIDENTIAL
4. PROPERTY AREA: 3.73 ACRES R 176,674 SF
5. TAX MAP: 53, GRID, D-1, LOT 10
6. N.S.S.C. 2007 SHEET NUMBER: 219 SE 14
7. NAME OF SUBDIVISION: "OCE FARM"
8. TOPOGRAPHIC INFORMATION: BY APPLIED CIVIL ENGINEERING, INC.
9. TAX ACCOUNT # 026095
10. HOUSE OF FOOTINGS MUST EXTEND TO VIRGIN GROUND CO PLACED ON ACCEPTABLE FILL AS APPROVED BY A CERTIFIED GEOTECHNICAL ENGINEER.
11. PLAT BOOK BB 8 @ PAGE 05

LEGEND

EXISTING CONTOUR	---
PROPERTY LINE	---
R/W BASE LINE	---
R/W MASTERPLAN EASEMENT	---
EXISTING TREE LINE	---
LOD LINE	---
30' BRL	---
WOODLAND PRESERVED- 2.53 AC (CREDITED)	---
WOODLAND RETAINED - 0.38 AC (NOT CREDITED)	---
STAND 1	---
MATTAWOMAN CREEK	---
100' STREAM BUFFER	---
STREAM PMA	---
SOIL TYPE	---
TREE PROTECTION FENCE	---
WOODLAND PRESERVATION SIGN	---

SOIL CHARACTERISTICS

MAP SYMBOL	MAP UNIT NAME	K-FACTOR	HYDRIC RATING	HYDROLOGICAL SOIL GROUP	DRAINAGE CLASS
BoA	BELTSVILLE SILT LOAM 0-2% SLOPES	0.37	NON-HYDRIC	C	MODERATELY WELL DRAINED
ApA	AQUASCO SILT LOAM 0-2% SLOPES, OCCASIONALLY	0.49	NON-HYDRIC	D	SOMEWHAT POORLY DRAINED



VICINITY MAP
SCALE 1"=200'
P.G. MAP #38, GRID F1

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN TCP2-011-2019			
Approved by	Date	DRW#	Reason for Revision
00	Rev. of Plan	01/26/2019	
01			
02			
03			
04			
05			

Property Owners Awareness Certificate

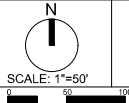
I/We, <u>Janmar Saunders</u>	hereby acknowledge that we are aware of this Type 2
<u>Tree Conservation Plan (TCP2)</u>	and that we understand the requirements as set forth in this TCP2.
<u>Janmar Saunders</u>	9/9/2019
Owner or Owners Representative	Date
I/We, _____	hereby acknowledge that we are aware of this Type 2
Tree Conservation Plan (TCP2)	and that we understand the requirements as set forth in this TCP2.
Contract Purchaser	Date

STANDARD FSD NOTES

1. This site is zoned R-A and is located in the Rural Tier as defined in the Approved General Plan.
2. The source of the property boundaries on this plan is engineering plans developed by Applied Engineering, Inc. and Title Provided by Maryland Title Group, LLC File No. 17-1905 Tax ID# 05 17 404-026095.
3. The topography shown on this plan is from Applied Civil Engineering, Inc. and was provided by the owner of the property.
4. The source of the soil information on this plan is provided by others and confirmed from the USDA NRCS Web Soil Survey (WSS) in a Custom Soil Resource Report for an Area of Interest (AOI) established for the subject site only and generated on February 4, 2018.
5. The county regulated 100-year Floodplain information on this plan is a plan prepared by Applied Civil Engineers, Inc. and confirmed by a Floodplain Information Request Form issued by DPPE on June 11, 2018.
6. There are no wetlands, or any indications of wetlands as confirmed by Donald I. Zimar, RFP#377. A waiver of the wetland study is hereby requested.
7. This site is not within a Sensitive Species Protection Review Area based on a letter from the Maryland Department of Natural Resources Natural Heritage Program as determined.
8. The site does not include Forest Interior Dwindling Species habitat although the state has highlighted the potential. The potential is limited by the disturbance to woodland to the south, development on east and west, and roadway to the north.
9. The site is not subject to a previously approved TCP.
10. There are no specimens, champion or historic trees located on the property.
11. Marlboro clay and Christians complex are not found to occur on or within the vicinity of this property.
12. If any of the base information used to prepare this FSD changes significantly, the FSD will be revised and re-submitted for review to the Environmental Planning Section.
13. This site does not contain Wetlands of Special State Concern as defined in COMAR 26.23.06.01. (2) This site does not contain a Tier II waterbody as defined in COMAR 26.08.02.04.
14. This site is located within a Stronghold Watershed as established by the MD DNR.
15. Danville Road is an historic road located on or adjacent to this property.
16. The subject property is not located within a Registered Historic District.
17. There are no known archeological sites located on the subject property; however, the subject property has not been surveyed for archeological resources and a Phase I archeology report may be required during subsequent development review processes.
18. The site is not located in the vicinity of any master planned roadway designated as arterial or higher.
19. The subject property is not located within the 2008 Air Installation Compatible Use Zone (AICUZ) Study for Andrews Air Force Base.
20. The site is not located within the Chesapeake Bay Critical Area (CBCA).

REVISIONS		
DESIGNED:	DATE	BY
DRAWN: MIKE WOODS	08/16/19	MW
CHECKED: DON ZIMAR	07/03/19	MW
APPROVED: DON ZIMAR	05/13/19	MW

TCP2-011-2019
TREE CONSERVATION PLAN
4433 DANVILLE ROAD
BRANDYWINE, MD 20613



OWNER/ APPLICANT/
DEVELOPER:

NATURAL RESOURCE PLAN PREPARED BY:
DONALD E. ZIMAR
REGISTERED PROFESSIONAL FORESTER #377
PROPER TREE CARE
10105 Residency Road, Suite 207
Manassas, Virginia 20108
Tel (703) 331-3731

DATE: DECEMBER 7, 2018

SHEET 1 OF 2

DATE: DECEMBER 7, 2018	SHEET 2 OF 2
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