General Notes

1. This plan is submitted to fulfill the woodland conservation requirements for SIT-00158-2024. If SIT-00158-2024 expires, then this TCP2 also expires and is no longer valid.

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 Permitting, Inspections, and Enforcement (DPIE), 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 IE (formerly I-3)

7. The property is not adjacent to a road which is a designated historic roadway.

8. The property is adjacent the ICC which is classified as a Freeway and Konterra Drive which is an arterial road.

9. This plan is not grandfathered under CB-020-2024, Section-119(g).

Tree Preservation and Retention Notes:

11. 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.

12. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.

13. 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.

14. 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.

15. 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

16. 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.

17. A tree is considered hazardous if a condition is present which leads a certified arborist or licensed tree expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.

18. 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 permitee 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.

19. 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 permitee, 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 permitee 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.

20. All existing debris shall be removed from the woodland preservation areas and all proposed impact areas shall have all nuisance debris(bottles,cans,plastics and metal objects)removed.

When off-site woodland conservation is proposed

21. Prior to the issuance of the first permit for the development shown on this TCP2, all off site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.

Plant List - Specimen tree replacement for TCP2.

Key	Quantity	Botanical Name	Common Name	Height/Spread	Caliper	Root	Spacing	Remarks
Shade Trees								
AR	2	Acer rubrum 'Morning Glory'	October Glory Red Maple		1 1/2" - 2 1/2"	Cont.	6'+	Native
LS	3	Liquidambar styraciflua	Sweet Gum		2 1/2"+	Cont.	6'+	Native
LT	2	Liriodendron tulipifera	Tulip Poplar		1" - 1 1/2"	Cont.	6'+	Native
QP	3	Quercus palustris	Pin Oak		2 1/2"+	Cont.	6'+	Native
QH	3	Quercus phellos	Willow Oak		2 1/2"+	Cont.	6'+	Native

Property Owners Awareness Certificate

I/ We Prince George's County 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 — Date: Jared M. McCarthy 04.11.2025

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

For WSSC Easement Contract #24-DA-7753-A

I/ We Konterra Associates, 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.

By: Konterra Realty LLC By: Richard M. Colvin — 3/14/25

Owner or Owners Representative — Date

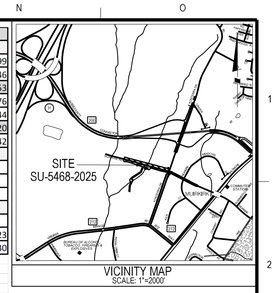
I/ We _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser — Date

Table A-X. TCP Site Statistics Table	
Site or Project Statistics	**Total[1]**
Gross tract area or project area (based on LOD)	3.99
Existing 100-year floodplain	0.46
Net tract or project area	3.53
Existing woodland [2] in net tract or project area	0.76
Existing woodland [2] in the floodplain	0.44
Existing woodland [2] total	1.20
Delineated Primary Management Area (PMA)	1.42
Regulated Stream Buffers in Transit-Oriented Centers (T-O-C) 3	
Regulated Streams (linear feet of centerline)	0 l.f.
Regulated Stream Buffer (75-feet-wide)	n/a
Unforested Regulated Stream Buffer	n/a
Regulated Stream Buffers not in Transit-Oriented Centers (T-O-C) 3	
Regulated Streams (linear feet of centerline)	183 l.f.
Regulated Stream Buffer (100-feet-wide)	1.23
Unforested Regulated Stream Buffer	0.30

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

1. Figure are to be rounded to the nearest 4 thousandth of an acre or 4 lots** unless otherwise indicated.
2. For woodland within the CBCA, this also applies to developed woodland.
3. Acreage of unclassified woodland up to 100 feet measured from the stream centerline or from the top of bank or both sides of all regulated streams.



VICINITY MAP
SCALE: 1"=2000'

Five-Year Maintenance Plan for Specimen Tree Replacement Planting Areas

Field Check the planting are according to the following schedule:

Year1: Site preparation and tree planting
Survival check once annually (September-November) (See Note 1)
Watering is needed (2x month)
Control of undesirable vegetaion as needed (1x in June and 1x in September min.)

Year 2-4: Reinforcement planting if needed (See Note 2)
Survival check once annually (September-November)
Control of undesirable vegetation as needed (1x in May and 1x in August miin.)

Year 5: Reinforcement planting if needed (See Note 2)
Survival Check (September-November)

Notes:
1. 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.
2. 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.
3. 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.

Specimen Tree Removal Worksheet

TCP Number	TCP2-011-2025 — Revision #
Property Description or Subdivision Name:	Muirkirk Road
Location/Address of Project	6401 Muirkirk Road, Beltsville Md 20705
Number of Specimen Trees to be removed	5
Total area of DBH being removed	157.5 inches
Replacement Requirement (DBH)	39.375 inches

Proposed replacement (number of trees)

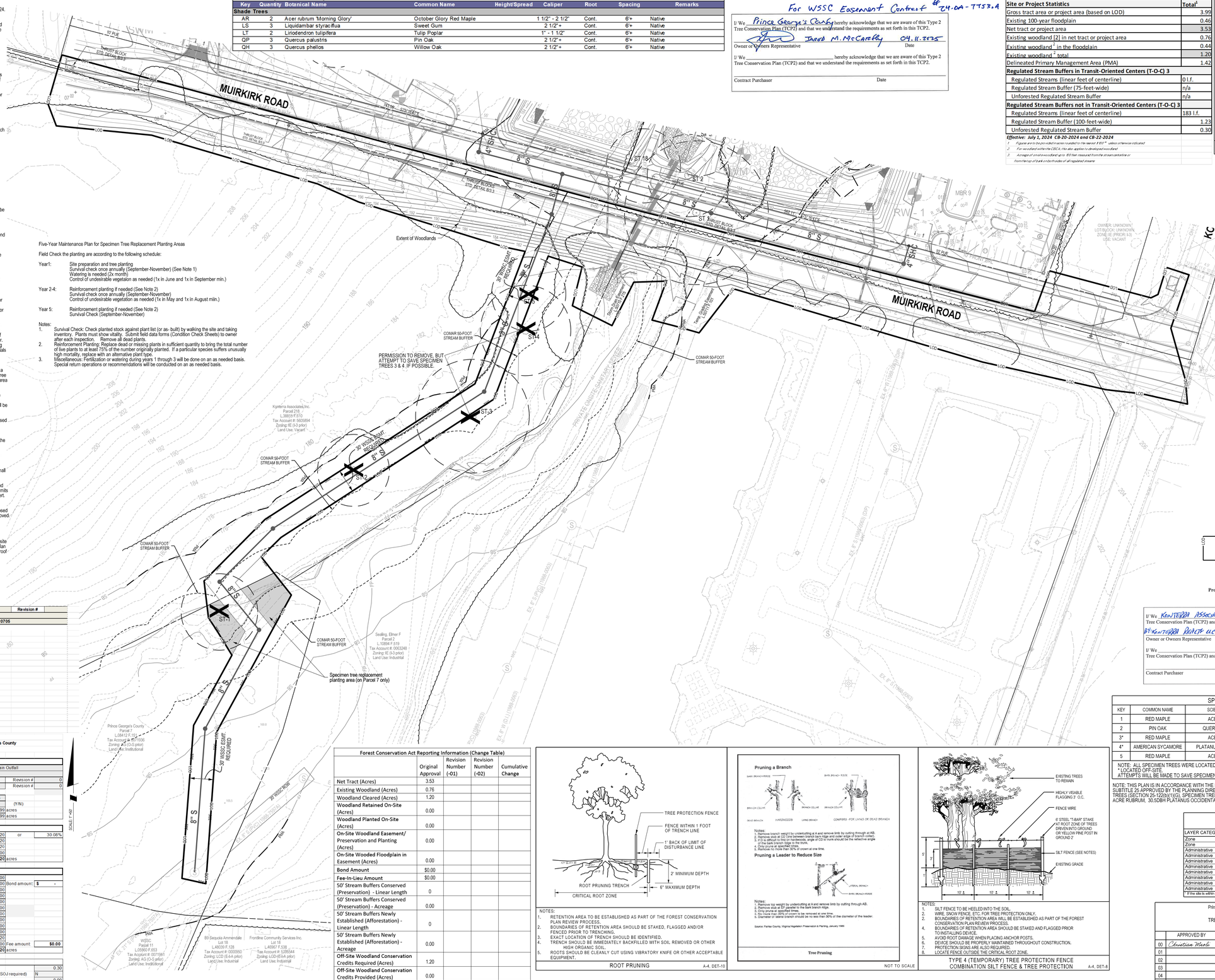
1 to 1 1/2 Inch Caliper	2
1 1/2 to 2 1/2 Inch Caliper	2
Greater than 2 1/2 Inch Caliper	9

Proposed fee-in-lieu $1,093.75
(assessed at $250/inch diameter of replacement requirement)

Woodland Conservation Worksheet
for Governmental and Linear Projects in Prince George's County
CB-20-2024 (Effective July 1, 2024)

SECTION 1-Establishing Site Information				
1	Property Description or Name:	Muirkirk Road Sewer Connection and Stormdrain Outfall		
2	Project Location:	Muirkirk Road and Konterra Drive		
3	TCP2 Number:	TCP2-011-2025	Revision #	0
4	NRI Number:	NRI-006-2025	Revision #	0
5	Current Zone(s)	IE & AG		
6	Located in a Priority Funding Area (PFA)?	Y	(Y/N)	
7	Gross Tract:	3.99	acres	
8	Project Area/Limits:	3.99	acres	
SECTION 2-Determining Requirements				
9	Existing Woodland in Project Limits = WCT	1.20	or	30.08%
10	Woodland Cleared in Project Limits	1.20		
11	Total area of woodland cleared (subject to 1:1 replacement)	1.20		
12	Off-Site Woodland Conservation provided on this property	0.00		
14	**Woodland Conservation Requirement:**	**1.20**	acres	
SECTION 3- Meeting the Requirements				
15	On-site Woodland Preservation	0.00		
16	On-site Afforestation /Reforestation	0.00	Bond amount:	$ -
17	On-site Natural Regeneration	0.00		
18	Specimen/Historic Tree Credit (CRZ area *1.0)	0.00		
19	**Off-site WC in presenation provided on this property**	0.00		
20	Off-site WC in afforestation provided on this property	0.00		
21	Forest Enhancement Credits (Area*0.50)	0.00	0.00	
22	On-site Landscape Credit (T-O-C only)	T-O-C only	0.00	
23	Street Tree Credit (Existing or 10-year canopy coverage)	T-O-C only	0.00	
24	Prior Credit for Woodland Conservation provided off-site		0.00	
25	Current Credit for Woodland Conservation provided off-site		1.20	
26	Area provided in Fee-in-lieu		0.00	Fee amount: $0.00
28	**Woodland Conservation Provided**		**1.20**	acres
29	**Regulated Stream Buffer (RSB) Afforestation Requirement**			
30	Unforested Regulated Stream Buffer On-site (See NRI site statistics table)			0.30
31	Has the applicant demonstrated that full buffer afforestation cannot be provided? (SOJ required)			N
32	Adjustment granted to RSB afforestation requirements			0.00
33	**Adjusted RSB Afforestation Requirement**			0.30
34	Does the on-site afforestation satisfy the Adjusted RSB afforestation requirement?			N

DAVID BICKEL 3210
34 Prepared by: Signed — Date 4/17/2025
35 Qualifications



LEGEND

- BOUNDARY LINE
- EXISTING CONTOURS
- SAN — EXISTING SEWER
- EASEMENT
- PROPOSED LOT LINE
- PROPOSED CONTOURS
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- SHRUBS& NON-WOODLAND VEGETATION
- EXISTING WOODLANDS
- TPF — TREE PROTECTION FENCE (TEMPORARY)
- SPECIMEN TREE REPLACEMENT PLANTING AREA
- LOD / GOT — LIMIT OF MUIRKIRK ROAD IMPROVEMENTS AND SEWER EXTENSION- 3.99 AC+/-

Forest Conservation Act Reporting Information (Change Table)				
	Original Approval	Revision Number (-01)	Revision Number (-02)	Cumulative Change
Net Tract (Acres)	3.53			
Existing Woodland (Acres)	0.76			
Woodland Cleared (Acres)	1.20			
Woodland Retained On-Site (Acres)	0.00			
Woodland Planted On-Site (Acres)	0.00			
On-Site Woodland Easement/ Preservation and Planting (Acres)	0.00			
On-Site Wooded Floodplain in Easement (Acres)	0.00			
Bond Amount	$0.00			
Fee-In-Lieu Amount	$0.00			
50' Stream Buffers Conserved (Preservation) - Linear Length	0			
50' Stream Buffers Conserved (Preservation) - Acreage	0.00			
50' Stream Buffers Newly Established (Afforestation) - Linear Length	0			
50' Stream Buffers Newly Established (Afforestation) - Acreage	0.00			
Off-Site Woodland Conservation Credits Required (Acres)	1.20			
Off-Site Woodland Conservation Credits Provided (Acres)	0.00			

NOTES:
1. RETENTION AREA TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
2. BOUNDARIES OF RETENTION AREA 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 — A-4, DET-10

NOT TO SCALE

NOTES:
1. SILT FENCE TO BE HEELED INTO THE SOIL.
2. WIRE, SNOW FENCE, ETC. FOR TREE PROTECTION ONLY.
3. BOUNDARIES OF RETENTION AREA WILL BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
4. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
5. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
6. DEVICE SHOULD BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
7. PROTECTION SIGNS ARE ALSO REQUIRED.
8. LOCATE FENCE OUTSIDE THE CRITICAL ROOT ZONE.

TYPE 4 (TEMPORARY) TREE PROTECTION FENCE COMBINATION SILT FENCE & TREE PROTECTION — A-4, DET-8

SPECIMEN TREE TABLE						
KEY	COMMON NAME	SCIENTIFIC NAME	DBH (IN.)	CRZ (IN.)	CONDITION	DISPOSITION
1	RED MAPLE	ACER RUBRUM	33	49.5	GOOD	REMOVE
2	PIN OAK	QUERCUS PHELLOS	31	46.5	GOOD	REMOVE
3*	RED MAPLE	ACER RUBRUM	31	46.5	GOOD	REMOVE
4*	AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS	30.5	45.75	GOOD	REMOVE
5	RED MAPLE	ACER RUBRUM	32	48	GOOD	REMOVE

NOTE: ALL SPECIMEN TREES WERE LOCATED IN THE FIELD.
* LOCATED OFF-SITE.
ATTEMPTS WILL BE MADE TO SAVE SPECIMEN TREES 3 AND 4 IF POSSIBLE.

NOTE: THIS PLAN IS IN ACCORDANCE WITH THE FOLLOWING VARIANCE FROM THE STRICT REQUIREMENTS OF SUBTITLE 25 APPROVED BY THE PLANNING DIRECTOR ON APRIL 8, 2025: THE REMOVAL OF FIVE (5) SPECIMEN TREES (SECTION 25-122(b)(1)(G), SPECIMEN TREES 1-5, 33DBH ACRE RUBRUM, 31DBH QUERCUS PHELLOS, 31DBH ACRE RUBRUM, 30.5DBH PLATANUS OCCIDENTALIS, AND 32DBH ACRE RUBRUM.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
GENERAL INFORMATION TABLE

LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zoning (Zone)	I-E
Zone	Aviation Policy Area (APA)*	N/A
Administrative	Tax Grid (TMG)	9-D4
Administrative	WSSC Grid (Sheet 200)	216NE06, 217NE06
Administrative	Planning Area (Plan Area)	60
Administrative	Election District (ED)	1
Administrative	Councilmanic District (CD)	1
Administrative	General Plan 2002 Tier (Tier)	DEVELOPING
Administrative	General Plan Growth Policy (2035)	EST. COMMUNITIES
Administrative	Police District	VI

* If the site is within an APA, enter the name of the airport. If the site is not within an APA enter "N/A"

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN TYPE 2 APPROVAL
TCP2-011-2025

	APPROVED BY	DATE	DRD #	REASON FOR REVISION
00	Christian Meeks	4/17/2025	N/A	N/A
01				
02				
03				
04				
05				

50 25 0 50 100

LINEAR TREE CONSERVATION PLAN TYPE II

MUIRKIRK ROAD SEWER CONNECTION AND STORMDRAIN OUTFALL

MUIRKIRK ROAD & KONTERRA DRIVE BELTSVILLE, MD 20705

VANSVILLE (1st) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SOLTESZ, LLC
Engineering
Surveying
Planning
Environmental Sciences
LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.soltesz.com

NO.	REVISIONS	BY	DATE

DATE: SEPTEMBER 2022 — CAD STANDARDS VERSION: V8 - NCS
DESIGNED: DJB — TECHNICIAN: DJB — CHECKED: DJB

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/APPLICANT

OWNERS:

Parcel 218
Konterra Associates, LLC.
14401 Sweitzer Lane
Laurel, MD 20707

Parcel 7
Prince George's County
8400 Darcy Road
Forestville, MD 20747

Parcel 2
Sealing, Elmer F
PO Box 847
Carlsbad, CA 92018

APPLICANT:

Muirkirk Enterprises, LLC.
7315 Wisconsin Ave
Suite 800
Bethesda, MD 20814

TAX MAP: 9-D4	ZONING CATEGORY: I-E
WSSC 200' SHEET: 216NE06, 217NE06	XXXX:
SITE DATUM HORIZONTAL: VERTICAL:	XXXX:

STATE OF MARYLAND — DAVID JOHN BICKEL — No. 3210 — LANDSCAPE ARCHITECT

4/17/2025

1" = 50'

SHEET 1 OF 1

PROJECT NO. 0225-14-00

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