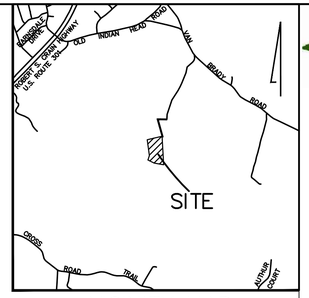
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

TREE CONSERVATION PLAN TYPE 2-020-2024
FOR
SELBY SUBDIVISION
11407 VAN BRADY RD

BRANDYWINE (11TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2000'

Table B-1. General Information Table

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	AG (Agriculture and Preservation)
Zone	Aviation Policy Area (APA) [1]	N/A
Administrative	Tax Grid (TMG)	136-C1
Administrative	WSSC Grid (Sheet 20)	215SE10
Administrative	Planning Area (Plan Area)	6-86A
Administrative	Election District (ED)	11
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Rural
Administrative	General Plan Growth Policy	Rural and Agricultural Areas
Administrative	Police District	V
Administrative	Joint Base Andrews Land Use Control Area (JBA LUCArea USAF)	N/A

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

Table B-2. Natural Resources Inventory Statistics Table

Site Statistics	Total [1]
Gross tract area	6.96 ac.
Existing 100-year floodplain	1.02 ac.
Net tract area	5.94 ac.
Existing woodland in the floodplain	1.02 ac.
Existing woodland net tract	4.90 ac.
Existing woodland total	5.92 ac.
Existing PMA	1.26 ac.
Regulated streams (linear feet of centerline)	569 lin. ft.
Riparian (wooded) buffer up to 300 feet wide [2]	3.48 ac.

[1]*Figures are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.*
[2]*Acreage of onsite woodland up to 300 feet measured from the stream centerline or from the top of bank on both sides of all regulated stream.*

SPECIMEN TREE TABLE

No.	*Common Name*	*Scientific Name*	*DBH (inches)*	*Condition Rating*	*Condition/Comments*	*Disposition*
1	yellow-poplar	*Liriodendron tulipifera*	34	Good	poor form	To be saved
2	yellow-poplar	*Liriodendron tulipifera*	34	Good	crown dieback	To be saved
3	yellow-poplar	*Liriodendron tulipifera*	32	Poor	leaning heavily, growing out of stream bank, small crown, many exposed roots from stream bank erosions	To be saved
4	yellow-poplar	*Liriodendron tulipifera*	33	Good	loose bark on lower trunk and root collar, small crown	To be saved
5	swamp chestnut oak	*Quercus michauxii*	35	Good	one dead/broken scaffold branch, one sided crown	To be saved
6	yellow-poplar	*Liriodendron tulipifera*	31	Good	crown dieback	To be saved
7	yellow-poplar	*Liriodendron tulipifera*	41	Good	crown dieback	To be saved
8	white oak	*Quercus alba*	36	Good	numerous dead/broken scaffold branches	To be saved
9	yellow-poplar	*Liriodendron tulipifera*	49	Good	crown dieback, slight lean, on steep slope	To be saved
10	yellow-poplar	*Liriodendron tulipifera*	38	Good	crown dieback	To be saved
11	yellow-poplar	*Liriodendron tulipifera*	49	Good	crown dieback	To be saved
12	yellow-poplar	*Liriodendron tulipifera*	32	Good	crown dieback	To be saved
13	yellow-poplar	*Liriodendron tulipifera*	32	Good	crown dieback	To be saved
14	yellow-poplar	*Liriodendron tulipifera*	41	Fair	twin leaders with included bark, poor form in crown	To be saved
15	yellow-poplar	*Liriodendron tulipifera*	32	Fair	girdling root, neighboring tree fell leaving large cavity in crown, slight lean	To be saved
16*	yellow-poplar	*Liriodendron tulipifera*	30	Fair	leaning	To be saved
17	yellow-poplar	*Liriodendron tulipifera*	46	Good	crown dieback	To be saved
18	yellow-poplar	*Liriodendron tulipifera*	31	Fair	leaning heavily	To be saved
19	southern red oak	*Quercus falcata*	38	Good	crown dieback	To be saved
20	yellow-poplar	*Liriodendron tulipifera*	40	Good	crown dieback	To be saved
21	white oak	*Quercus alba*	30	Good	crown dieback	To be saved
22	white oak	*Quercus alba*	33	Good	crown dieback	To be saved
23	yellow-poplar	*Liriodendron tulipifera*	38	Good	crown dieback	To be saved
24	yellow-poplar	*Liriodendron tulipifera*	41	Good	crown dieback	To be saved
25	yellow-poplar	*Liriodendron tulipifera*	45	Fair	leaning heavily, several dead/broken scaffold branches	To be saved
26	yellow-poplar	*Liriodendron tulipifera*	34	Good	thin narrow crown	To be saved
27	yellow-poplar	*Liriodendron tulipifera*	37	Fair	twin leaders with included bark	To be saved
28	yellow-poplar	*Liriodendron tulipifera*	31	Good	crown dieback	To be saved
29	yellow-poplar	*Liriodendron tulipifera*	30	Good	crown dieback	To be saved
30	yellow-poplar	*Liriodendron tulipifera*	46	Fair	twin leaders with included bark	To be saved
31*	yellow-poplar	*Liriodendron tulipifera*	34	Good	crown dieback, offsite	To be saved
32*	southern red oak	*Quercus falcata*	31	Fair	leaning	To be saved
33	southern red oak	*Quercus falcata*	34	Fair	offsite	To be saved
34*	yellow-poplar	*Liriodendron tulipifera*	32	Fair	offsite	To be saved
35	yellow-poplar	*Liriodendron tulipifera*	36	Fair	offsite, roots impacted by road	To be saved
36*	yellow-poplar	*Liriodendron tulipifera*	32	Fair	offsite, cut roots for road	To be saved

*-tree located offsite, size and condition estimated

GENERAL NOTES

PROJECT NAME:	SELBY SUBDIVISION – 11407 VAN BRADY RD
EXISTING ZONING:	AG
EXISTING USE:	VACANT
NUMBER OF LOT:	1
APPLICANT:	CYPRIAN SABAH & BENITA SABAH
PROPERTY LOCATION:	11407 VAN BRADY RD, UPPER MARLBORO, MD 20772

DEVELOPMENT DATA

1. PROPOSED USE OF PROPERTY:	SINGLE–FAMILY RESIDENCE
2. MINIMUM LOT SIZE:	5 A.C. OR 217,800 S.F
3. MAXIMUM LOT COVERAGE;	5%
4. MINIMUM SETBACK:	
a. FRONT:	50'
b. SIDE:	20'
c. REAR:	20'
5. LOT WIDTH:	
a. 300' AT FRONT BUILDING LINE	
b. 240' AT FRONT STREET LINE	
6. MAXIMUM BUILDING HEIGHT:	35'
a. PROPOSED HEIGHT:	2 STORY

UTILITY NOTES

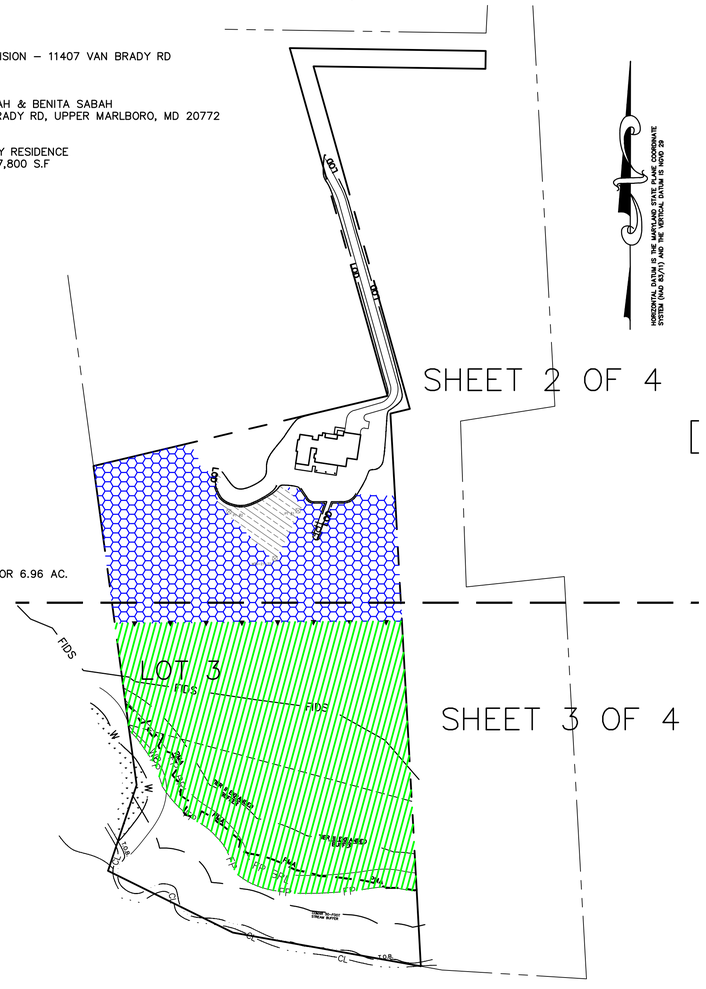
1. SWM CONCEPT NUMBER:	32972–2023
2. WATER/SEWER SERVICE CATEGORY	W–6,S–6
3. PROPOSED WATER/SEWER SERVICE:	W–6,S–6

SITE INVENTORY INFORMATION

1. TAX MAP GRID:	136C1
2. 200 SHEET NO:	215SE10
3. AVIATION POLICY AREA:	N/A
4. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY:	N/A
5. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY:	N/A
6. CHESAPEAKE BAY CRITICAL AREA OVERLAY WITHIN THE SITE:	N/A
7. STREAMS AND WETLANDS WITHIN THE SITE:	YES
8. TOPOGRAPHY SURVEY PREPARED BY:	C.D.D.I.

PARCEL AREA STATEMENT: LOT 3

1. TOTAL AREA OF LOT:	303,390 S.F. OR 6.96 AC.
2. DISTURBED AREA:	0.62 AC.
3. LOT COVERAGE:	5.0%



LEGEND

- WB — WETLAND BUFFER
- WETLAND
- TREE LINE
- FIDS — FOREST INTERIOR DWELLING SPECIES
- LOD — LIMIT OF DISTURBANCE
- PMA — PRIMARY MANAGEMENT AREA
- SB — STREAM BUFFER
- T.O.B. — REGULATED STREAM (TOP OF BANK)
- CL — REGULATED STREAM (CENTERLINE)
- TPF — TEMPORARY TREE PROTECTION FENCE
- COMAR 50–FOOT STREAM BUFFER
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVED–NOT CREDITED (WP–NC)
- WOODLAND RETAINED–ASSUMED CLEARED (WP–AC)
- WOODLAND PRESERVATION AREA SIGN

Property Owners Awareness Certificate

I/ We Cyprian Sabah & Benita Sabah 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 01/15/2024

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

OWNERS/APPLICANT:
CYPRIAN SABAH & BENITA SABAH
9111 MYRTLE AVE
BOWIE, MD 20720
ALFACDS@YAHOO.COM
301–312–3867

SHEET INDEX

WOODLAND CONSERVATION SUMMARY TABLE (TCP 2)

Lot #	Gross Track Area	100-Year Floodplain (FP)	Net Track Area (NTA)	Existing Woodland (NTA)	Existing Woodland (FP)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preservation Area (WPA)	Woodland Reforestfation Area (WRA)	Woodland Retained/Not Credited (WR-NC)	Woodland Retained / Assumed Cleared (WR-AC)
Lot 3	6.96	1.02	5.94	4.90	1.02	0.21	0.00	-	2.97	0.00	1.72	0.13
ROW DEDICATION	0.00	0	0.00	0.00	0	0.00	0	-	0	0	0	0.00
TOTAL ACRES:	6.96	1.02	5.94	4.90	1.02	0.21	0.00	0.00	2.97	0.00	1.72	0.13

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

SIGNED: _____ 09–17–2025
MILTON M. PEREZ — DATE

4600 POWDER MILL ROAD – SUITE 200 – BELTSVILLE, MD 20705
PHONE (301) 937–3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-020-2024

	Approved by	Date	DRD #	Reason for Revision
00		9/25/2025		
01				
02				
03				
04				
05				
06				

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber 51240, Folio 313. Revisions to this TCP2 may require a revision to the recorded easement.

CDDI
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS – PLANNERS – SURVEYOR'S
4600 POWDER MILL ROAD – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 937–3501 FAX (301) 937–3507

SELBY SUBDIVISION
11407 VAN BRADY RD
LOT 3
BRANDYWINE (11TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION PLAN 2–020–2024 COVER SHEET

REVISIONS

DATE: DEC., 2023
DWN. RC | CHECKED MT
SCALE: 1" = 100'
PROJECT/FILE NO. 23–062
SHEET NO. 1 OF 4

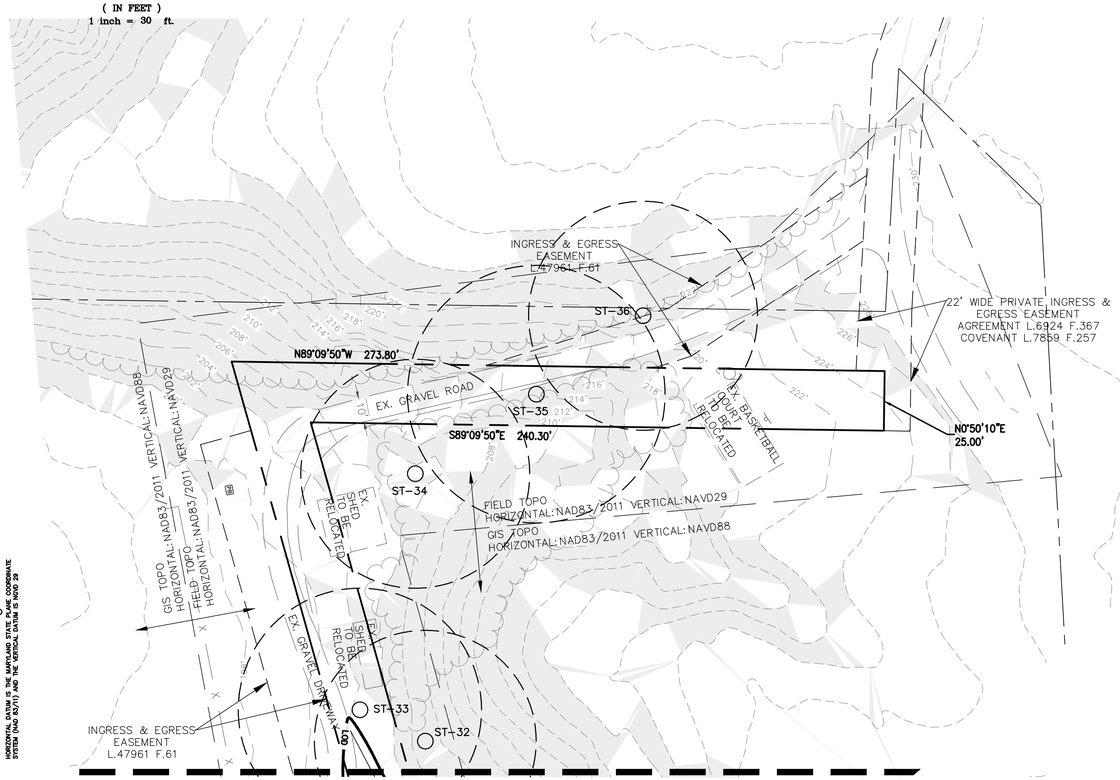
GRAPHIC SCALE

30 0 15 30 60 120

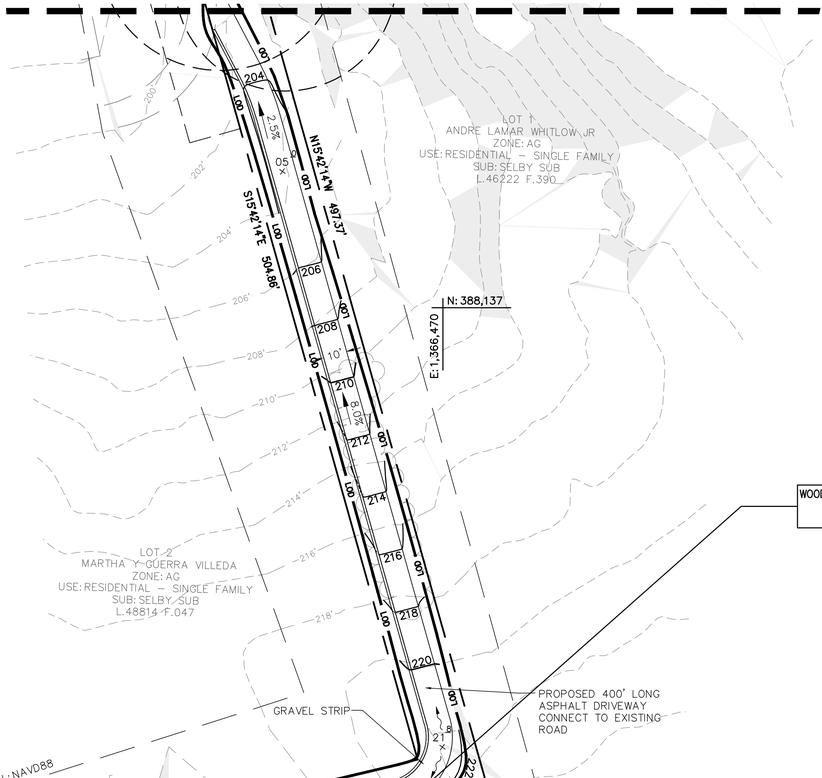
(IN FEET)
1 inch = 30 ft.

HORIZONTAL DATUM IS THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83/11) AND THE VERTICAL DATUM IS NAVD 29

SEE INSET A ON THIS SHEET

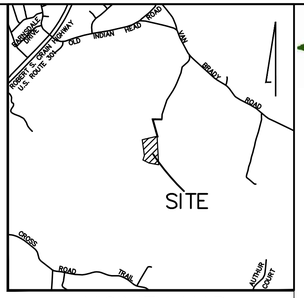


INSET A



MATCH LINE

SHEET 3 OF 4



VICINITY MAP
SCALE: 1"=2000'

LEGEND

- LOD — LIMIT OF DISTURBANCE
- PMA — PMA — PRIMARY MANAGEMENT AREA
- SB — SB — STREAM BUFFER
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- WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)
- STEEP SLOPES (15% AND GREATER)
- WOODLAND PRESERVATION AREA SIGN
- ST-1 — SPECIMEN TREE WITH CRITICAL ROOT ZONE

OWNERS/APPLICANT:
CYPRIAN SABAH & BENITA SABAH
9111 MYRTLE AVE
BOWIE, MD 20720
ALFACDS@YAHOO.COM
301-312-3867

Property Owners Awareness Certificate

I/ We Cyprian Sabah & Benita Sabah 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 01/15/2024

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Contract Purchaser — Date

QUALIFIED PROFESSIONAL CERTIFICATION

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SIGNED: MILTON M. PEREZ — DATE 09-17-2025

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-020-2024				
	Approved by	Date	DRD #	Reason for Revision
00	Mary Jo	9/25/2025		
01				
02				
03				
04				
05				
06				

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SELBY SUBDIVISION
11407 VAN BRADY RD

LOT 3
BRANDYWINE (11TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION PLAN 2-020-2024

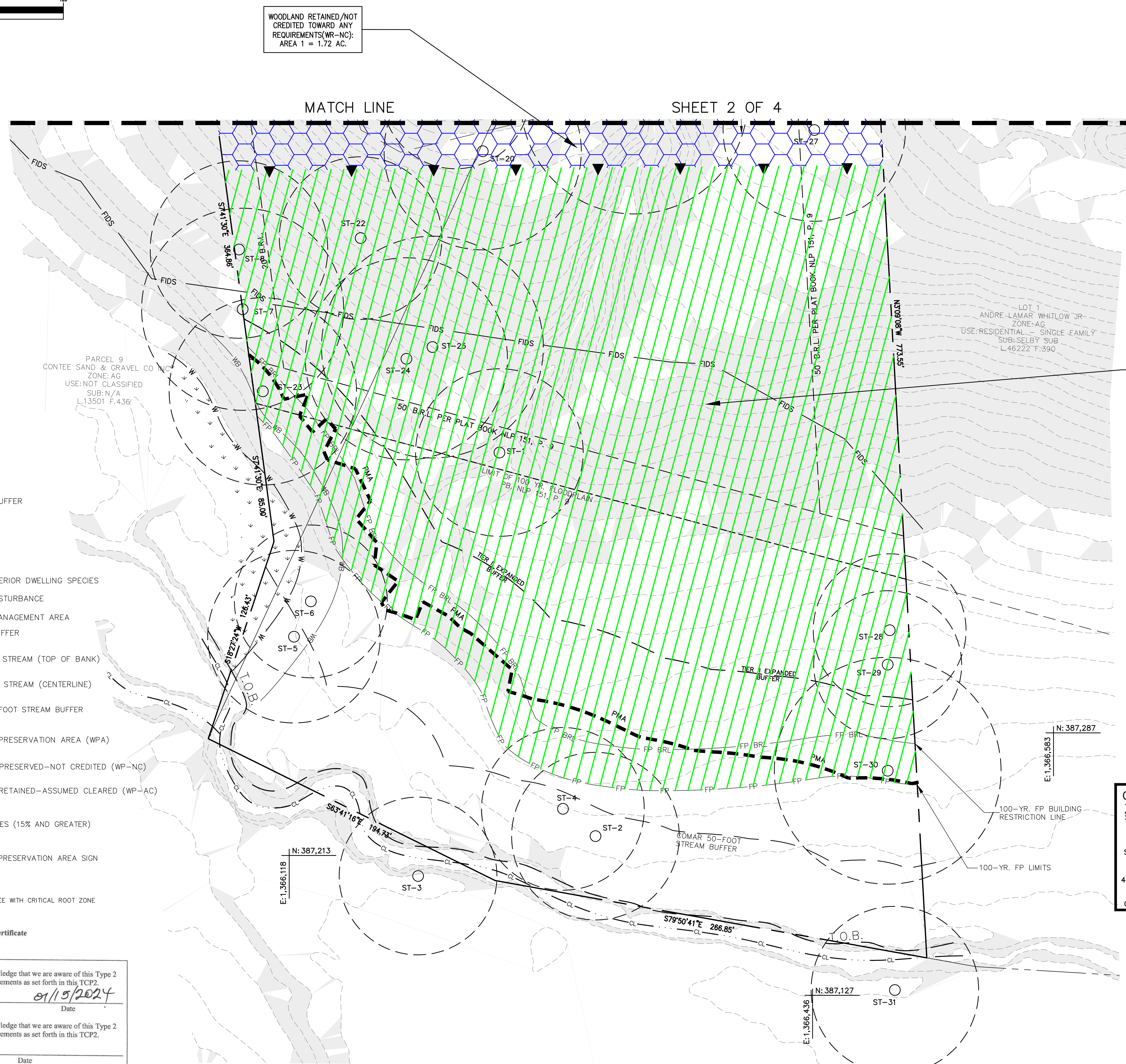
REVISIONS

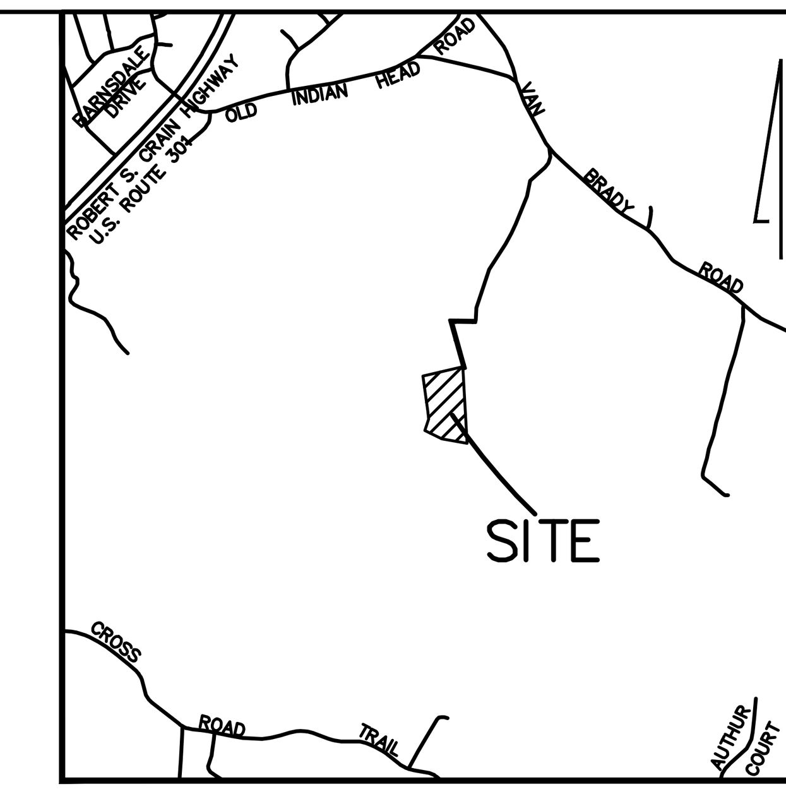
DATE: DEC., 2023
DWN. RC | CHECKED MT
SCALE: 1" = 30'
PROJECT/FILE NO. 23-062
SHEET NO. 2 OF 4

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.





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SCALE: 1"=2000'

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01/15/2024

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11407 VAN BRADY RD
LOT 3
BRANDYWINE (11TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION PLAN 2-020-2024

REVISIONS

DATE: DEC., 2023
DWN. RC — CHECKED MT
SCALE: 1" = 30'
PROJECT/FILE NO. 23-062

STANDARD TYPE2 TREE CONSERVATION PLAN NOTES:

1. This plan is submitted to fulfill the woodland conservation requirements for a grading permit# 32972-2023. If *"this grading permit# 32972-2023"* 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, 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 Rural Tier (ESA 3) and is zoned AG.
7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
8. The site is not adjacent to a roadway classified as arterial or greater.
9. This plan is NOT grandfathered under CB-27-2010, Section 25-119 (g).

TREE PRESERVATION AND RETENTION NOTES:

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 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.

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 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.

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 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.

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 work conducted. After proper documentation has been completed per the handout "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.

If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the 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.

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.

FOUR YEAR INVASIVE SPECIES MANAGEMENT PLAN

This four year invasive species management plan is for the existing forest to remain on the site. This plan is proposed to eradicate invasive species, including, but not limited to, Microstegium vimineum (Japanese stiltgrass), Lonicera japonica (Japanese honeysuckle) and Celastrus orbiculatus (Oriental bittersweet). Additional invasive for removal will be identified and marked for removal by the certified arborist.

Identification and protection of existing native plants is a key component of any invasive species management program. Care must be taken to avoid contact of herbicides with foliage of desirable trees, shrubs, turf grasses or other desirable vegetation since damage can result from their use. All work shall be performed under the supervision of an certified arborist. Work boundaries should be established where adjoining fields or woodland not targeted for invasive species control are located. Application of any herbicides can only be performed by a licensed pesticide applicator. Applicator's license number must be included in any reports documenting their use. Personal protection equipment used by the applicator(s) must follow state and label guidelines.

Year one:
Initial invasive management activities will occur in the existing forest to remain in the site prior to planting these areas.

1. Initial clearing of this forested area with approximately average 20% invasive coverage, could possibly be completed with mechanical equipment such as walk-behind brush cutter with care taken to avoid any healthy tree stock to be preserved per the approved tree conservation plan. Invasive plants close to trees that cannot be removed by mechanical means should be identified by the arborist, and removed by hand-pulling or by hand-cutting their stems low to the ground and treating the remaining plant stems with scythe and/or other OMRI approved biological spray.
2. After each application/treatment a brief report documenting the species treated, area of treatment, material and/or method used and dates of application will be submitted to the M-NCPPC inspector.
3. The invasive management activities will follow the annual outline shown below for the remainder of the four-year program.

Year one and two:
General invasive management activities will occur a minimum of two times during the growing season in the targeted areas where the invasive plants are evident.

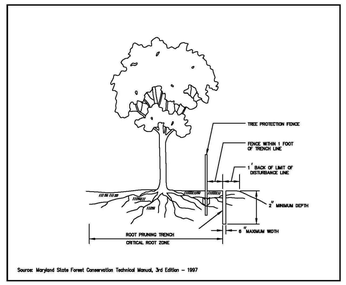
1. In late May and June when there us enough leafing to identify different species during the beginning of the growing season, the targeted species will be hand-pulled and/or sprayed with scythe and/or other OMRI approved biology spray.
2. During mid to late summer (July to August), re-emergent invasive species will be hand-cut or hand-pulled and/or retreated with OMRI approved biology spray as necessary.
3. After each application/treatment a brief report documenting the species treated, area of treatment, material and/or method used and dates of application will be submitted to the M-NCPPC inspector.

Year three:
Conduct invasive species monitoring and reporting. The monitoring will allow an evaluation of the effectiveness of both initial and follow-up invasive species control measures.

1. A field investigation program will be conducted during the growing season, when plant species are most easily identifiable.
2. Define the types of control measures that are most appropriate

Year four:
Repeat general invasive management activities from the year two.

An annual report will be submitted to the M-NCPPC at the end of each year of the program, with a summery of invasive treatment measures. At the end of the four-year management plan, a final inspected meeting will be held to include the contract arborist, M-NCPPC inspector, and owner's representative and any final work required to complete the program, if any, will be identified.

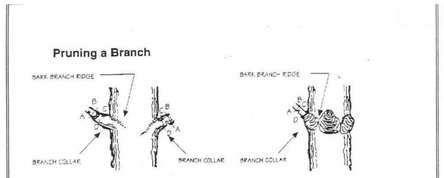


Source: Maryland State Forest Conservation Technical Manual, 3rd Edition – 1997

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

August 2010 A-4, DET-10



Tree Pruning

INVASIVE SPECIES MANAGEMENT OVERVIEW AND CONTROL PROCEDURES

Invasive species	Overview	Recommended control procedures
Microstegium vimineum	Common name: Japanese stiltgrass Growth form: grass Habitat type: disturbed areas, rights-of-way, forests, riparian areas, especially areas that are partially shaded and moist Reproduction and spread: seed and vegetative by root nodes	• Apply a glyphosate herbicide as a 0.5- to 2-percent solution in water (2 to 8 ounces per 3-gallon mix) with a surfactant in early summer; or apply Fusilade® DX or Plateau* (see label) in summer for situations that require more selective control and less impact on associated plants (hand weeding a month prior to these treatments will increase control and revegetation diversity). • Repeat treatments for several years to control abundant germinating seeds. Mowing or pulling just before seed set will also prevent seed buildup in the soil seed bank. An early summer seed crop is hidden inside the leaf sheaves.
Lonicera japonica	Common name: Japanese honeysuckle Growth form: vine Habitat type: forest edge, riparian areas, disturbed areas Reproduction and spread: animals spread seed	• Thoroughly wet all leaves with glyphosate herbicide, Garlon 3A, or Garlon 4 as a 4-percent solution in water (1 pint per 3-gallon mix) with a surfactant (April to October); or when leaves turn yellow, increase the strength of the Garlon 4 application to a 6-percent solution (20 ounces per 3-gallon mix). Other alternatives include: Garlon 4 as a 20-percent solution (5 pints per 3-gallon) mix in a labeled basal oil product, vegetable oil or mineral oil with a penetrant, or fuel oil or diesel fuel (where permitted); or undiluted Pathfinder II* applied to young bark as a basal spray to all stems in a clump (winter applications recommended). • For stems too tall for foliar sprays, cut large stems and saplings and immediately treat the stump tops with one of the following herbicides when safety to surrounding vegetation is desired: a glyphosate herbicide, Garlon 3A as a 20-percent solution (5 pints per 3-gallon mix), or undiluted Pathfinder II. ORTHO Brush-B-Gon and Enforcer Brush Killer are effective undiluted for treating cut-stumps and available in retail garden stores (safe to surrounding plants). Elsewhere, apply Pathway* undiluted in summer or fall. Treating in the spring will result in significantly lower control, especially when using a glyphosate herbicide. • For large stems, make stem injections using Arsenal AC* or when safety to surrounding vegetation is desired, Garlon 3A or a glyphosate herbicide using dilutions and cut-spacings specified on the herbicide label (anytime except March and April). An EZ-Ject tree injector can help to reach the lower part of the main stem; otherwise, every branching trunk must be hack-and-squirt injected.
Celastrus orbiculatus	Common name: Oriental bittersweet Growth form: vine Habitat type: disturbed areas, forest edges, riparian area, can invade into forests Reproduction and spread: animals spread seed, vegetative via stolons and rhizomes	• Thoroughly wet all leaves with one of the following herbicides in water with a surfactant (July to October): Garlon 4, Garlon 3A, or a glyphosate herbicide as a 3-percent solution (12 ounces per 3-gallon mix). • For stems too tall for foliar sprays, to control vines less than 1-inch diameter, apply Garlon 4 as a 20-percent solution (5 pints per 3-gallon mix) in a labeled basal oil product, vegetable oil, kerosene, or diesel fuel (where permitted); or apply undiluted Pathfinder II as a basal spray to the lower 2 feet of stems. Or cut large stems and immediately treat the cut surfaces with one of the following herbicides in water with a surfactant: Garlon 4 or a glyphosate herbicide as a 25-percent solution (32 ounces per 1-gallon mix). ORTHO Brush-B-Gon and Enforcer Brush Killer are effective for treating cutstumps and readily available in retail garden stores (safe to surrounding plants). Winter applications are effective. • For large vines, make stem injections using Arsenal AC*, Garlon 3A, or a glyphosate herbicide using dilutions and cut-spacings specified on the herbicide label (anytime except March and April). The EZ-Ject tree injector assists in reaching through entanglements to treat, and the glyphosate shells have been found effective in winter.

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)					
1	Zone:	AG			
2	Gross Tract:	6.96	0.00	0.00	
3	Floodplain:	1.02	0.00	0.00	
4	Previous ly Dedicated Land:	0.00	0.00	0.00	
5	Net Tract (NTA):	5.94	0.00	0.00	
6	TCP Number	TCP2-020-2024		Revision #	0
7	Property Description or Subdivision Name:	SELBY SUBDIVISION - 11407 VAN BRADY RD			
8	Is this site subject to the 1989 or 1991 Ordinance	N			
9	Is this site subject to the 1991 Ordinance	N			
10	Subject to 2010 Ordinance and in PFA (Priority Funding Area	N			
11	Is this one (1) single family lot? (Y or N)	Y			
12	Are there prior TCP approvals which include a	N			
13	combination of this lot/s? (Y or N)				
14	Is any portion of the property in a WC Bank? (Y or N)	N			
15	Break-even Point (preservation) =	3.36	acres		
16	Clearing permitted w/o reforestion=	1.54	acres		

	SECTION II-Determining Requirements (Enter acres for each corresponding column)	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17	Existing Woodland		4.90	1.02	
18	Woodland Conservation Threshold (WCT) =	50.00%	2.97		
19	Smaller of 17 or 18		2.97		
20	Woodland above WCT		1.93		
21	Woodland cleared		0.21	0.00	0.00
22	Woodland cleared above WCT (smaller of 16 or 17)		0.21		
23	Clearing above WCT (0.25 : 1) replacement requirement		0.00		
24	Woodland cleared below WCT		0.00		
25	Clearing below WCT (2:1 replacement requirement)		0.00		
26	Afforestation Required Threshold (AFT) =	20.00%	0.00		
27	Off-site WCA being provided on this property		0.00		
28	**Woodland Conservation Required**		**2.97**	acres	

	SECTION III-Meeting the Requirements (Enter acres for each corresponging column)				
29	Woodland Preservation		2.97		
30	Afforestation / Reforestation		0.00	Bond amount:	$ -
31	Natural Regeneration		0.00		
32	Landscape Credits		0.00		
33	Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
34	Forest Enhancement Credit (Area * .25)	0.00	0.00		
35	Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
36	Area approved for fee-in-lieu		0.00	Fee amount:	**$0.00**
37	Off-site Woodland Conservation Credits Required		0.00		
38	Off-site WCA (preservation) being provided on this property		0.00		
39	Off-site WCA (afforestation) being provided on this property		0.00		
40	**Woodland Conservation Provided**		**2.97**	acres	

41	Area of woodland not cleared	4.69	acres
42	Net tract woodland retained not part of requirements:	1.72	acres
43	100-floodplain woodland retained	1.02	acres
44	On-site woodland conservation provided	2.97	acres
45	On-site woodland conservation alternatives provided	0.00	
46	On-site woodland retained not credited	2.74	acres

47 Prepared by: Signed — 07–26–2024 Date

PRESERVATION AREA SUMMARY TABLE						
PRESERVATION AREAS:						
AREA #1				2.97		
SUB-TOTAL				**2.97**		
WOODLAND RETAINED/NOT CREDITED TOWARD ANY REQUIREMENTS:						
AREA #1				1.72		
SUB-TOTAL				**1.72**		
TOTAL				**4.69**		
WOODLAND RETAINED-ASSUMED CLEARED:						
AREA #1				0.13		
TOTAL				**0.13**		

Property Owners Awareness Certificate

I/ We Cyprian Sabah & Benita Sabah 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 — 01/15/2024 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

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

SIGNED: _____ 09–17–2025

MILTON M. PEREZ — DATE

4600 POWDER MILL ROAD – SUITE 200 – BELTSVILLE, MD 20705

PHONE (301) 937–3501, EMAIL: PEREZ@CDDI.NET

QUALIFIED PROFESSIONAL

Forest Conservation Act Reporting Information (Change Table)				
	Original Approval	Revision Number (-01)	Revision Number (-02)	Change Since Last Approval
Net Tract (Acres)	5.94			
Existing Woodland (Acres)	4.9			
Woodland Cleared (Acres)	0.21			
Woodland Retained On-Site (Acres)	4.69			
Woodland Planted On-Site (Acres)	0			
On-Site Woodland Easement/ Preservation and Planting (Acres)	2.97			
On-Site Wooded Floodplain in Easement (Acres)	0			
Bond Amount	N/A			
Fee-In-Lieu Amount	N/A			
50' Stream Buffers Conserved (Preservation) - Linear Length	531			
50' Stream Buffers Conserved (Preservation) - Acreage	0.63			
50' Stream Buffers Newly Established (Afforestation) - Linear Length	0			
50' Stream Buffers Newly Established (Afforestation) - Acreage	0			
Off-Site Woodland Conservation Credits Required (Acres)	0			
Off-Site Woodland Conservation Credits Provided (Acres)	0			

Prince George's County Planning Department, M-NCPPC

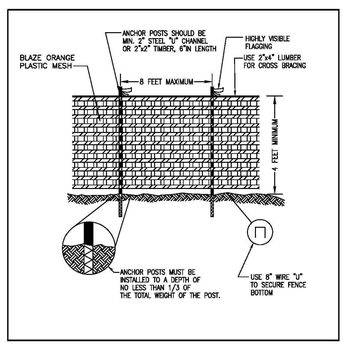
Environmental Planning Section

TREE CONSERVATION PLAN APPROVAL

TCP2-020-2024

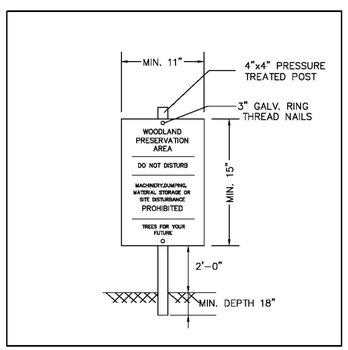
	Approved by	Date	DRD #	Reason for Revision
00	Marc Nott	9/25/2025		
01				
02				
03				
04				
05				
06				

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at 51240, Folio 313. Revisions to this TCP2 may require a revision to the recorded easement.



NOTES: (MUST BE INCLUDED WITH DETAIL)
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 DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS



NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

CDDI
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS – PLANNERS – SURVEYOR'S
4600 POWDER MILL ROAD – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 937–3501 FAX (301) 937–3507

SELBY SUBDIVISION
11407 VAN BRADY RD

LOT 3
BRANDYWINE (11TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION PLAN 2–020–2024 DETAIL SHEET

REVISIONS

DATE: DEC., 2023

DWN. RC | CHECKED MT

SCALE: 1" = 30'

PROJECT/FILE NO. 23–062

SHEET NO. 4 OF 4