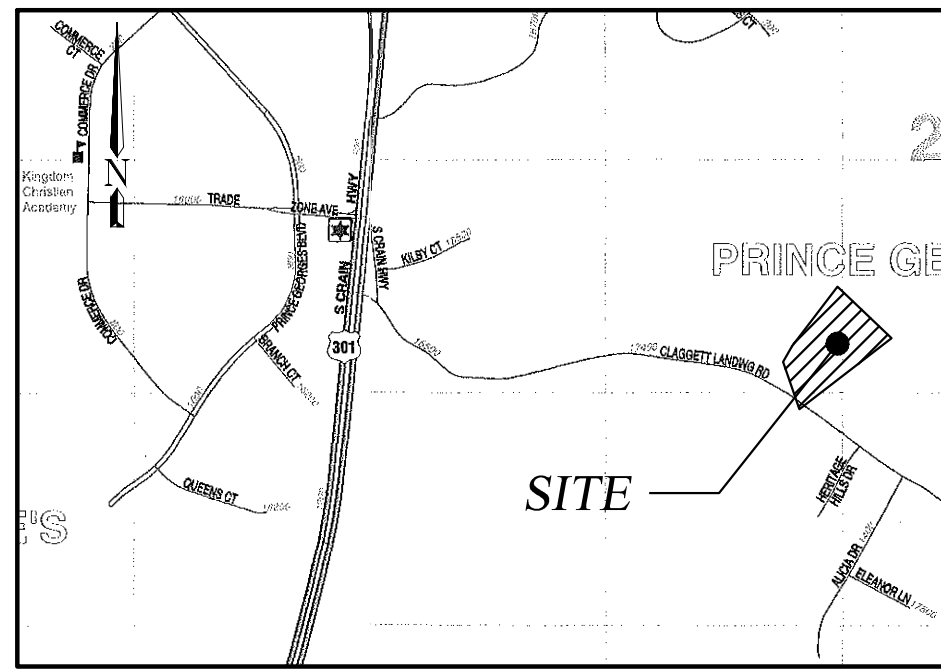


NO.	COMMON NAME	SPECIFIC NAME	DBH (INCH)	CONDITION COMMENTS	CRITICAL ROOT ZONE REMOVAL (%)	DISPOSITION	LOCATION
1	SILVER MAPLE	ACER SACCHARINUM	72	GOOD	18 %	SAVE	ON-SITE P. #13
2	SILVER MAPLE	ACER SACCHARINUM	60	FAIR w/ Breakage from storms	24 %	SAVE	OFF-SITE P. #19
3	SILVER MAPLE	ACER SACCHARINUM	60	FAIR w/ Breakage from storms	26 %	SAVE	OFF-SITE P. #19
4	SILVER MAPLE	ACER SACCHARINUM	60	GOOD	27 %	SAVE	OFF-SITE P. #19
5	SILVER MAPLE	ACER SACCHARINUM	60	FAIR w/ Breakage from storms	0 %	SAVE	OFF-SITE P. #32
6	SILVER MAPLE	ACER SACCHARINUM	72	GOOD	0 %	SAVE	OFF-SITE P. #32
7	AMERICAN SYCAMORE	PLATANUS OCCIDENTALS	42	GOOD	0 %	SAVE	ON-SITE P. #60

* ALL TREES IN THE TABLE ARE SURVEY LOCATED.

TREE CONSERVATION PLAN II FOR CLAGETT LANDING RD, PARCELS # 13 & 60



VICINITY MAP

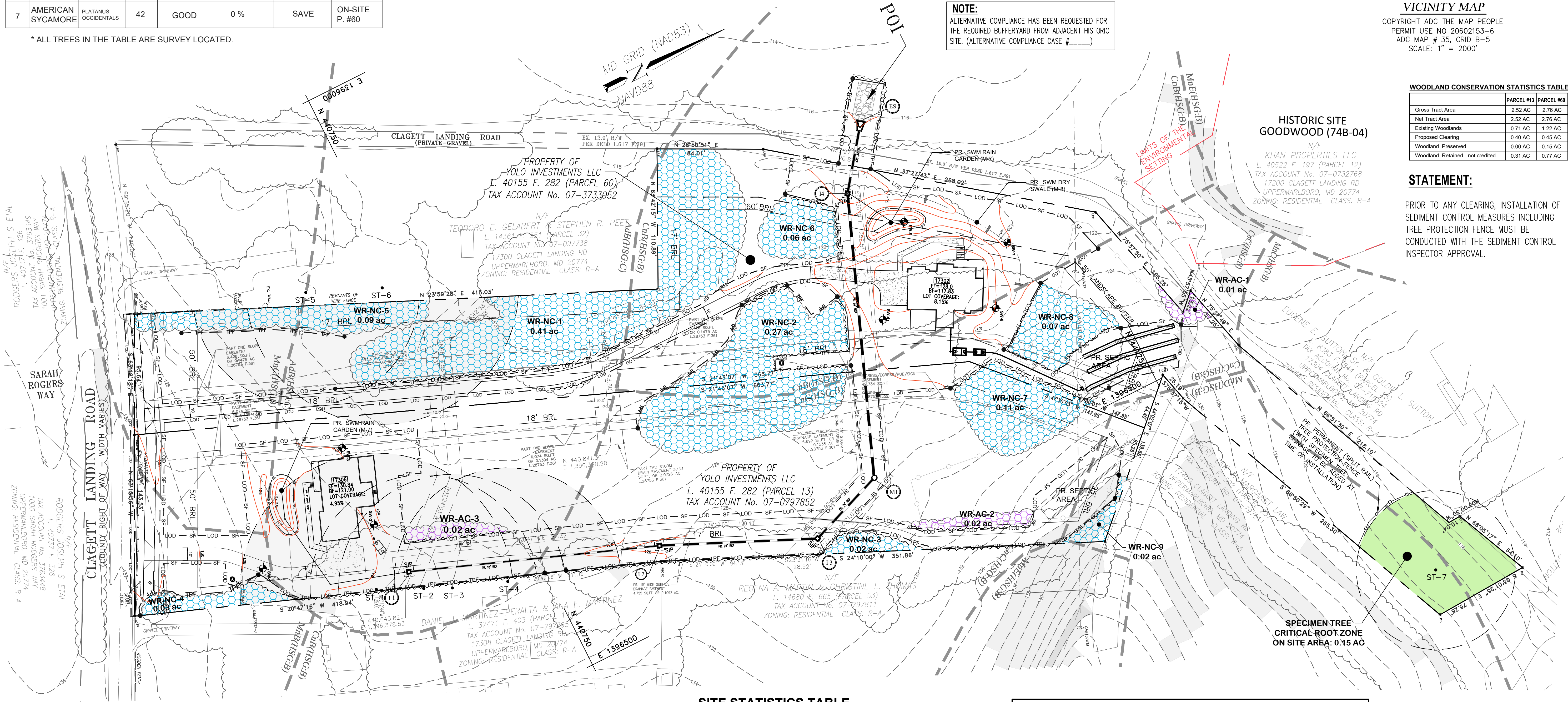
COPYRIGHT ADC THE MAP PEOPLE
 PERMIT USE NO. 20602153-6
 ADC MAP # 35, GRID B-5
 SCALE: 1" = 2000'

WOODLAND CONSERVATION STATISTICS TABLE

	PARCEL #13	PARCEL #60
Gross Tract Area	2.52 AC	2.76 AC
Net Tract Area	2.52 AC	2.76 AC
Existing Woodlands	0.71 AC	1.22 AC
Proposed Clearing	0.40 AC	0.45 AC
Woodland Preserved	0.00 AC	0.15 AC
Woodland Retained - not credited	0.31 AC	0.77 AC

STATEMENT:

PRIOR TO ANY CLEARING, INSTALLATION OF SEDIMENT CONTROL MEASURES INCLUDING TREE PROTECTION FENCE MUST BE CONDUCTED WITH THE SEDIMENT CONTROL INSPECTOR APPROVAL.



SITE STATISTICS TABLE

SITE STATISTICS	PARCEL #13	PARCEL #60	TOTAL
Gross Tract Area	2.52 AC	2.76 AC	5.28 AC
Existing 100-Year Floodplain	0.00 AC	0.00 AC	0.00 AC
Net Tract Area	2.52 AC	2.76 AC	5.28 AC
Existing Woodland Net Tract	0.71 AC	1.22 AC	1.93 AC
Existing Woodland Total	0.71 AC	1.22 AC	1.93 AC
Existing Woodland To Be Removed	0.40 AC	0.45 AC	0.85 AC

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-A
Zone	Aviation Policy Area (APA) ¹	N/A
Administrative	Tax Grid (TMG)	77 - F3 & F2
Administrative	WSSC Grid (Sheet 20)	202SE15
Administrative	Planning Area (Plan Area)	74B (COLLINGTON & VICINITY)
Administrative	Election District (ED)	3 - MARLBORO
Administrative	Councilmanic District (CD)	4 - TODD M. TURNER
Administrative	General Plan 2002 Tier (Tier)	RURAL
Administrative	Traffic Analysis Zone (COG)	TAZ # 1233
Administrative	Traffic Analysis Zone (PG)	ZONE 2471

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"

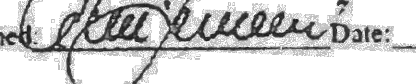
Property Owners Awareness Certificate

I/We **Maryland Fine Homes** hereby acknowledge that we are aware of this revision to the Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2. All future revisions to this TCP2 plan shall be included all revisions to the TCP2 approved as of the date of certification or signature.


10-22-2019
 Owner or Owners Representative Date

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirement of Subtitle 25 and The Woodland and Wildlife Conservation Technical Manual.

Signed  Date: 9-25-2020

Askov Mijakovic
 Ph: (240) 206-9055
 E-mail: amijakovic@eliteeng.co

Prince George's County Planning Department, M-NCPPC Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL TCP2-021-2019			
Approved by	Date	DRD#	Reason for Revision
00 Kim A. Finch	11/14/2020	NA	Staff Level Approval
01			
02			
03			
04			
05			
06			

0 40 80
 SCALE 1" = 40'

REVISIONS	BY



ELITE
 Engineering
 Engineers * Landscape Architects
 6305 IVY LANE SUITE 370
 GREENBELT, MD, 20770
 (240) 206-8055

CLAGETT LANDING ROAD, PARCELS #13 & 60 TREE CONSERVATION PLAN II

UPPER MARLBORO
 PRINCE GEORGES COUNTY, MD
 TAX MAP 77, GRID F2
 3RD ELECTION DISTRICT

DRAWN
 SRH
 CHECKED
 AM
 DATE
 08/08/2019
 SCALE
 AS SHOWN

DRAWING

1 OF 2

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)

1 Zone:

R-A

2 Gross Tract:

5.28

3 Floodplain:

0.00

4 Previously Dedicated Land:

0.00

5 Net Tract (NTA):

5.28

TCP Number

021-2019

Revision #

6 Property Description or Subdivision Name:

CLAGETT LANDING RD PARCELS #13 & 60

7 Is this site subject to the 1989 Ordinance?(y/n)

N

8 Is this one (1) single family lot? (y/n)

N

9 Are there prior TCP approvals which include a combination of this lot/s? (y/n)

N

10 Is any portion of the property in a WQ Bank?

N

11 Break-even Point (preservation) =

1.93 acres

12 Clearing permitted w/o reforestation=

0.00 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)
13 Existing Woodland		1.93		
14 Woodland Conservation Threshold (WCT) =	50.00%	2.64		
15 Smaller of 13 or 14		1.93		
16 Woodland above WCT		0.00		
17 Woodland cleared		0.85	0.00	0.00
18 Woodland cleared above WCT (smaller of 16 or 17)		0.00		
19 Clearing above WCT (0.25 + 1) replacement requirement		0.00		
20 Woodland cleared below WCT		0.85		
21 Clearing below WCT (2:1 replacement requirement)		1.70		
22 Afforestation Threshold (AFT) =	20.00%	0.00		
23 Off-site WCA being provided on this property		0.00		
24 Woodland Conservation Required		2.78 acres		

SECTION III-Meeting the Requirements

25 Woodland Preservation	0.00
26 Afforestation / Reforestation	0.00
27 Natural Regeneration	0.00
28 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.15
29 Forest Enhancement Credit (Area * .25)	0.00
30 Area approved for fee-in-lieu/PFA	0.00
31 Area approved for fee-in-lieu/non-PFA	0.00
32 Credits for Off-site Conservation on another property	2.50
33 Off-site WCA (preservation) being provided on this property	0.00
34 Off-site WCA (afforestation) being provided on this property	0.00
35 Total Woodland Conservation Provided	2.80 acres

36 Area of woodland not cleared

1.08 acres

37 Net tract woodland retained not part of requirements:

1.08 acres

38 100-footplain woodland retained

0.00 acres

39 Onsite woodland conservation provided

0.00 acres

40 On-site woodland retained not credited

1.08 acres

Prepared by: Asko Mijlkovic

Signature

11-12-2020

Signed

Date

TYPE II TREE CONSERVATION PLAN NOTES

- THIS PLAN IS SUBMITTED TO FULFIL THE WOODLAND CONSERVATION REQUIREMENTS FOR GRADING PERMIT. IF GRADING PERMIT EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
- 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.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT (DPE), 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.
- 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.
- THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
- THE PROPERTY IS WITHIN THE RURAL TIER AND IS ZONED R-A
- THE PROPERTY IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
- THE PROPERTY IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
- THIS PLAN IS NOT GRANDFATHER UNDER CG-27-2010, SECTION 25-117(g).
- 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.
- ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND 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.
- WOODLANDS PRESERVED, PLANTED OR REGENERATED IN IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS OFF-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBERTY FOLIO REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.
- THE CRZ ZONE OF SPECIMEN TREE 7 ON PARCEL 60 SHALL BE DELINEATED AND PROTECTED WITH A PERMANENT TREE PROTECTION FENCE DEVICE WHICH SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF GRADING ON THE SITE. SPECIMEN TREES SIGNAGE SHALL BE INSTALLED ON THE PIPED, WITH ONE SIGN LOCATED ON EACH OF THE CORNERS OF THE POLYGON.
- 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 RECORDED OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC, PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

POST DEVELOPMENT NOTES

- 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 OWNER, 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 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 A LICENSED TREE EXPERT.
- 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.
- THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, NON-NATIVE PLANTS IS PERMITTED ID 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.
- 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.

NOTES: (MUST BE INCLUDED WITH DETAIL)

- 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 DEVICES.
- AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
- DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
- PROTECTIVE SIGNAGE IS ALSO REQUIRED.

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

NOTES: (MUST BE INCLUDED WITH DETAIL)

- 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 DEVICES.
- AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
- DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
- PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TEMPORARY FENCE PROTECTION DETAIL FOR WOODLAND PRESERVATION AREAS

NOTES:

- SILT FENCE TO BE HELED INTO SOIL.
- WIRE, SNOW FENCE, ETC. FOR TREE PROTECTION ONLY.
- BOUNDARIES OF RETENTION AREA WILL BE ESTABLISHED AS PART OF THE TREE CONSERVATION PLAN REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
- AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
- DEVICE SHOULD BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
- PROTECTION SIGNS ARE ALSO REQUIRED.
- LOCATE FENCE OUTSIDE THE CRITICAL ROOT ZONE.

TYPE 4 (TEMPORARY) TREE PROTECTION FENCE COMBINATION SILT FENCE & TREE PROTECTION

NOTES:

- 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 TRENCHING.
- 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 DETAIL

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirement of Subtitle 28 and The Woodland and Wildlife Conservation Technical Manual.

Signature

Asko Mijlkovic

Date

9-25-2020

Asko Mijlkovic

Ph: (240) 206-8055

E-mail: amijlkovic@eliteeng.co

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-021-2019			
Approved by	Date	DRG	Reason for Revision
00	Am. of Plan	11/14/2020	NA
01			Staff Level Approval
02			
03			
04			
05			
06			

REVISIONS	BY

ELITE Engineering

Engineers * Landscape Architects

6305 IVY LANE SUITE 370
GREENBELT, MD, 20770
(240) 206-8055

CLAGETT LANDING ROAD, PARCELS #13 & 60

TREE CONSERVATION PLAN II

UPPER MARBORG
PRINCE GEORGE'S COUNTY, MD
TAX MAP 77 GRD F2
3RD ELECTION DISTRICT

DRAWN
SRH

CHECKED
AM

DATE
08/08/2019

SCALE
AS SHOWN

DRAWING

2 OF 2

PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE FOR REFORESTATION AREAS

4'-0"

2'-6"

4"

1'-6"

4"

6"

4"x3" SPLIT RAILS

4"x4" POSTS SPACED APPROX. 8'-0" ON CENTER

FINISHED GRADE

NOTES:

1. POSTS SHALL STAND PLUMB.

2. RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING.

3. REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET.

4. TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.

5. SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

SPECIMEN TREE SIGN

MIN. 11"

4"x4" PRESSURE TREATED POST

3" GALV. RING THREAD NAILS

SPECIMEN TREE

DO NOT REMOVE

MACHINERY, EQUIPMENT, MATERIAL STORAGE, OR SITE DISTURBANCE PROHIBITED

TREES FOR YOUR BUOY

MIN. 15"

2'-0"

MIN. DEPTH 18"

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 I.O.P., AND REMAIN IN PLACE IN PERPETUITY.

August 2010

A-4.DET-9