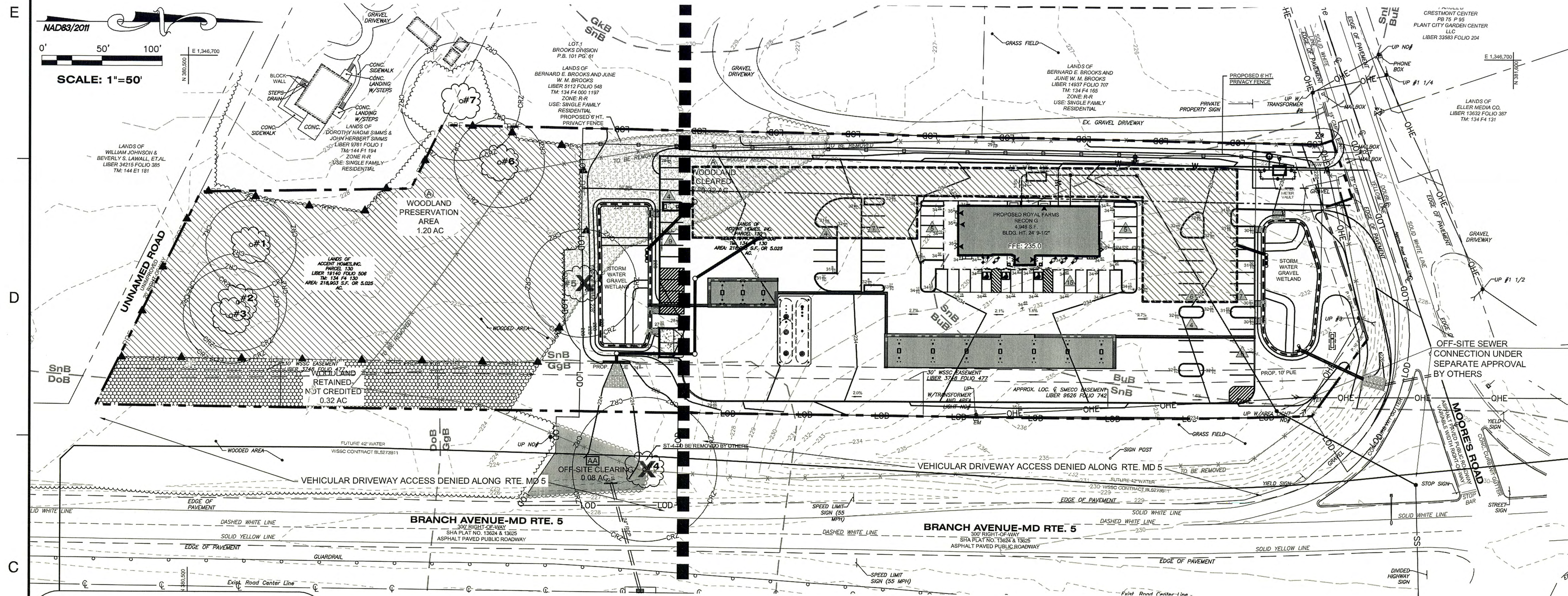


ROYAL FARMS NO. 238

TYPE 2 TREE CONSERVATION PLAN-22-15



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING TOPOGRAPHY
- EXISTING TREE LINE
- EXISTING WSSC EASEMENT
- EXISTING 6' CHAIN LINK FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING ROAD MARKINGS
- EXISTING OVERHEAD ELECTRIC
- EXISTING BUILDING

SnB
GgB

CRITICAL ROOT ZONE

#7
EX. SPECIMEN TREE

X7
EX. SPECIMEN TREE TO BE REMOVED

PROPOSED WOODLAND CLEARING

PROPOSED OFFSITE CLEARING

WOODLAND PRESERVATION

WOODLAND RETAINED - NOT CREDITED

WOODLAND PRESERVATION SIGN

PROPOSED TREE LINE

PROPOSED CURB

PROPOSED BUILDING

BUILDING RESTRICTION LINE

LIMITS OF DISTURBANCE

PROPOSED ROAD MARKING

PROPOSED PUBLIC UTIL. ESM

TEMPORARY TREE PROTECTION

FENCING

PERMANENT TREE PROTECTION

FENCING

WOODLAND CONSERVATION WORKSHEET

Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information (Enter acres for each zone)				
1 Zone:	C-M			
2 Gross Tract:	5.03			
3 Floodplain:	0.00			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	5.03	0.00	0.00	
SECTION II-Determining Requirements (Enter acres for each corresponding column)				
6 TCP Number:	2-022-15	Revision #	0	
7 Property Description or Subdivision Name:	Royal Farms			
8 Is this site subject to the 1989 Ordinance? (Y/N)	N			
9 Is this one (1) single family lot? (Y/N)	N			
10 Are there prior TCP approvals which include a combination of this lots? (Y/N)	Y			
11 Is any portion of the property in a WC Bank?	N			
12 Break-even Point (preservation) =	0.97 acres			
13 Clearing permitted w/o reforestation =	0.87 acres			
SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
14 Existing Woodland	Column A	Column B	Column C	Column D
	WCT/AFT %	Net Tract	Floodplain (1:1)	Off-Site Impacts (1:1)
15 Woodland Conservation Threshold (WCT) =	15.00%	0.75	1.84	0.00
16 Smaller of 13 or 14		0.75		
17 Woodland above WCT		1.09		
18 Woodland cleared		0.32	0.00	0.08
19 Woodland cleared above WCT (smaller of 16 or 17)		0.32		
20 Clearing above WCT (0.25 : 1) replacement requirement		0.08		
21 Woodland cleared below WCT		0.00		
22 Clearing below WCT (2:1 replacement requirement)		0.00		
23 Afforestation Required Threshold (AFT) =	15.00%	0.00		
24 Off-site WCA being provided on this property		0.00		
25 Woodland Conservation Required		0.91		
SECTION IV-Additional Requirements (Enter acres for each corresponding column)				
26 Woodland Preservation	1.20			
27 Afforestation / Reforestation	0.00			
28 Natural Regeneration	0.00			
29 Landscape Credits	0.00			
30 Specimen/Hispanic Tree Credit (CRZ area * 2.0)	0.00			
31 Forest Enhancement Credit (Area * 25)	0.00			
32 Street Tree Credit (Existing or 10-year canopy coverage)	0.00			
33 Area approved for fee-in-lieu-PFA	0.00			
34 Area approved for fee-in-lieu-PFA	0.00			
35 Off-site Woodland Conservation Credits Required	0.00			
36 Off-site WCA (preservation) being provided on this property	0.00			
37 Off-site WCA (afforestation) being provided on this property	0.00			
38 Woodland Conservation Provided		1.20		
SECTION V-Additional Information				
39 Area of woodland not cleared	1.52 acres			
40 Net tract of woodland retained not part of requirements:	0.32 acres			
41 100-foot floodplain woodland retained:	0.00 acres			
42 On-site woodland conservation provided	1.20 acres			
43 On-site woodland retained not credited	0.32 acres			
44 Prepared by:	5/6/2016	Signed		

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100 YR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EX. WOODLAND (NTA)	EX. WOODLAND (FP)	WOODLAND CLEARED NET-TRACT (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFFSITE (C-OS)	WOODLAND PRESERV. AREA (WPA)	WOODLAND REFORST. AREA (WRA)	WOODLAND RETAINED/ NOT CREDITED (WR-NC)	WOODLAND RETAINED/ ASSUMED CLEARED (WR-AC)
1	5.03	-	5.03	1.84	-	-	-	0.08	1.20	-	0.32	-
2	-	-	-	-	-	0.32	-	-	-	-	-	-
TOTAL	5.03	-	5.03	1.84	-	0.32	-	0.08	1.20	-	0.32	-

FOREST CLEARED OFF-SITE

AA 0.08

TOTAL = 0.08 AC

WOODLAND PRESERVED

A 1.20

TOTAL = 1.20 AC

WOODLAND RETAINED- NOT CREDITED

A 0.32

TOTAL = 0.32 AC

WOODLAND CLEARED

A 0.32

TOTAL = 0.32 AC

SOILS CHART

SOIL	SOIL SERIES	K-FACTOR	HYDRIC RATING	HYDROLOGIC GROUP	DRAINAGE CLASS
BuB	Beltville- Urban land complex, 0-5 percent slopes	0.37	HYDRIC	C	MODERATELY WELL DRAINED
SnB	Sassafras- Urban land complex, 0-5 percent slopes	0.24	NONHYDRIC	B	WELL DRAINED
GgB	Grostown gravelly silt loam, 2-5 percent slopes	0.24	NONHYDRIC	A	WELL DRAINED
DoB	Downer- Hammonton complex, 2-5 percent slope	0.10	NONHYDRIC	A	WELL DRAINED

PROPERTY OWNERS AWARENESS CERTIFICATE

I/WE Accent Homes Inc. 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 Walter M. Meinhart, Sr. DATE 6/13/2016

FOR OFFICIAL USE ONLY

OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: ROYAL FARMS #238 BRANDYWINE

PROJECT NUMBER: DDS-632

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in this Project Number.



NOTE

FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777

OR LOG ON TO www.call811.com

48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

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M-NCPPC APPROVAL

PROJECT NAME: ROYAL FARMS NO. 238

PROJECT NUMBER: DSP-15012

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VICINITY MAP

SCALE: 1" = 2,000'

ADC MAP 5882 K-6, K-7

VICINITY MAP © ADC - KAPPA MAP GROUP LLC/GIS INTEGRATED SOLUTIONS LLC 2014

SHEET INDEX

- COVER SHEET
- PLAN VIEW
- DETAIL SHEETS

SITE STATISTICS TABLE

SITE STATISTICS	TOTAL
GROSS TRACT AREA:	5.03 AC
EXISTING 100-YR FLOOD PLAIN:	0.00 AC
NET TRACT AREA:	5.03 AC
EXISTING WOODLAND IN THE FLOODPLAIN:	0.00 AC
EXISTING WOODLAND IN NET TRACT:	1.84 AC
EXISTING WOODLAND TOTAL:	1.84 AC
EXISTING PMA:	0.00 AC
REGULATED STREAMS:	0.00 LF

GENERAL NOTES

- EXISTING ZONING: C-M
- SOURCE OF TOPOGRAPHY: THE TOPOGRAPHY SHOWN ON THIS PLAN IS FROM AN ALTA SURVEY DATED JULY 24, 2014, PRODUCED BY BOHLER ENGINEERING.
- SOURCE OF BOUNDARY: THE BOUNDARY SHOWN ON THIS PLAN IS FROM AN ALTA SURVEY DATED JULY 24, 2014, PRODUCED BY BOHLER ENGINEERING, FIELD CHECKED BY DEWBERRY CONSULTANTS LLC.
- APPLICANT: ROYAL FARMS
C/O: JACK WHISTED
3611 ROLAND AVENUE
BALTIMORE, MD 21211
- LAND OWNER:
ACCENT HOMES INC.
14145 BRANDYWINE ROAD
BRANDYWINE, MD 20613
- THIS PLAN IS FOR ENTITLEMENT PURPOSES ONLY AND SHALL NOT BE UTILIZED FOR CONSTRUCTION.
- WOODLAND PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 38419 FOLIO 805. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

Prince George's County Planning Department, MNCPPC
Environmental Planning Section

TREE CONSERVATION PLAN APPROVAL

TCP2-22-15

Approved by	Date	DRD#	Reason for Revision
<u>[Signature]</u>	<u>8/11/16</u>	<u>DS-15012</u>	



Dewberry Consultants LLC
3106 LORD BALTIMORE DRIVE
SUITE 110
BALTIMORE, MD 21244
PHONE: 410.265.9500
FAX: 410.265.8875

DEVELOPER/APPLICANT

ROYAL FARMS
ATTN.: JACK WHISTED
3611 ROLAND AVENUE
BALTIMORE, MD 21211
P: 410.889.0200 X 108

ROYAL FARMS - #238
7401 MOORES ROAD
PRINCE GEORGE'S COUNTY
MARYLAND
ELECTION DISTRICT 11

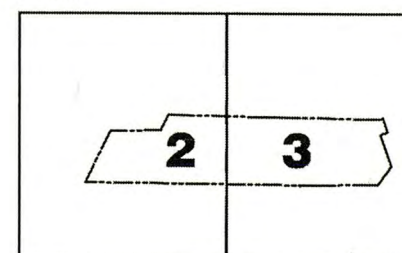
WSSC GRID: 2175E07
TAX MAP: 134 GRID F4

SEAL



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3412 EXPIRATION DATE: JULY 24, 2017.

KEY PLAN



SCALE

No.	DATE	BY	Description
2.	12/04/15		RESUBMITTAL
1.	11/11/15		SDRC COMMENTS

REVISIONS

DRAWN BY RCM

APPROVED BY JCL

CHECKED BY JCL

DATE SEPTEMBER 4, 2015

TITLE

TREE CONSERVATION

PLAN 22-15

COVER SHEET

PROJECT NO. 50074254

1

SHEET NO.

1 OF 4

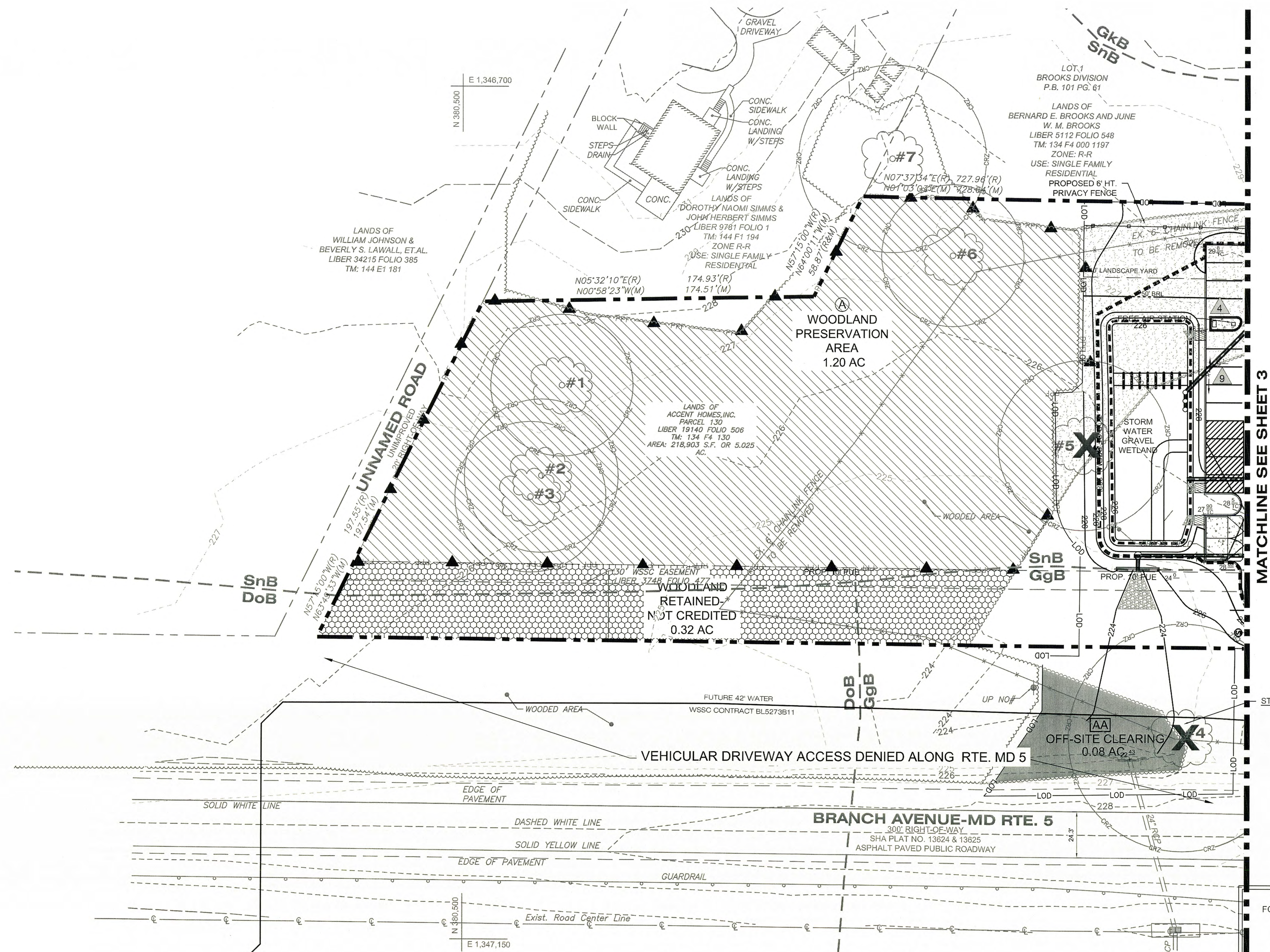
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D

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B

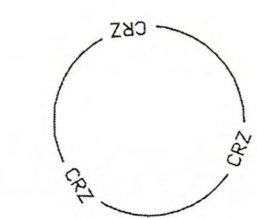
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LEGEND

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 --- EXISTING BUILDING
 --- SOILS BOUNDARY

SnB
 GgB



CRITICAL ROOT ZONE



EX. SPECIMEN TREE



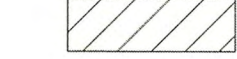
EX. SPECIMEN TREE TO BE REMOVED



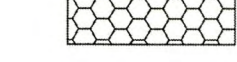
PROPOSED WOODLAND CLEARING



PROPOSED OFFSITE CLEARING



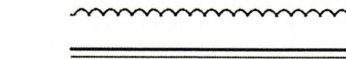
WOODLAND PRESERVATION



WOODLAND RETAINED - NOT CREDITED



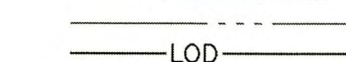
WOODLAND PRESERVATION SIGN



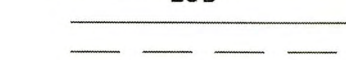
PROPOSED TREE LINE



PROPOSED CURB



PROPOSED BUILDING



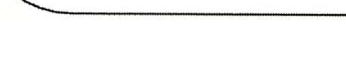
LIMITS OF DISTURBANCE



PROPOSED ROAD MARKING



PROPOSED PUBLIC UTIL. ESMT



TEMPORARY TREE PROTECTION



FENCING



PERMANENT TREE PROTECTION FENCING

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 M-NCPPC
 APPROVAL

PROJECT NAME: ROYAL FARMS #238 BRANDYWINE

PROJECT NUMBER: D05-632

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

Prince George's County Planning Department, MNCPPC
 Environmental Planning Section
 TREE CONSERVATION PLAN-APPROVAL
 TCP2-22-15

Approved by	Date	DRD#	Reason for Revision
00	9/1/16	DSP-1502	
01			
02			
03			
04			
05			

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PROJECT NAME: ROYAL FARMS NO. 238

PROJECT NUMBER: DSP-15012

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Dewberry Consultants LLC

3106 LORD BALTIMORE DRIVE
 SUITE 110
 BALTIMORE, MD 21244
 PHONE: 410.265.9500
 FAX: 410.265.8875

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 ATTN.: JACK WHISTED
 3611 ROLAND AVENUE
 BALTIMORE, MD 21211
 P: 410.889.0200 X 108

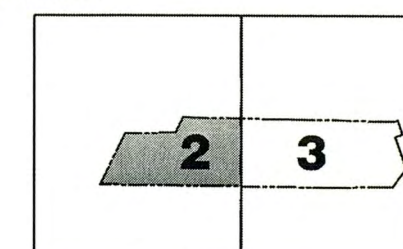
ROYAL FARMS - #238
 7401 MOORES ROAD
 PRINCE GEORGE'S COUNTY
 MARYLAND
 ELECTION DISTRICT 11
 WSSC GRID: 2175E07
 TAX MAP: 134 GRD F4

SEAL

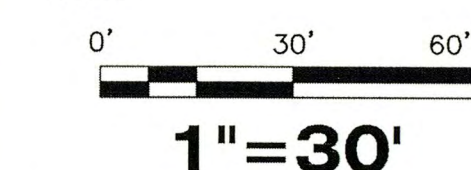


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 OF MARYLAND, LICENSE NO. 3412
 EXPIRATION DATE: JULY 24, 2017.

KEY PLAN



SCALE



No.	DATE	BY	Description
2.	12/04/15		RESUBMITTAL
1.	11/11/15		SDRC COMMENTS

REVISIONS

DRAWN BY	RCM
APPROVED BY	JCL
CHECKED BY	JCL
DATE	SEPTEMBER 4, 2015

TREE
 CONSERVATION
 PLAN2-22-15
 PLAN SHEET

PROJECT NO. 50074254

2

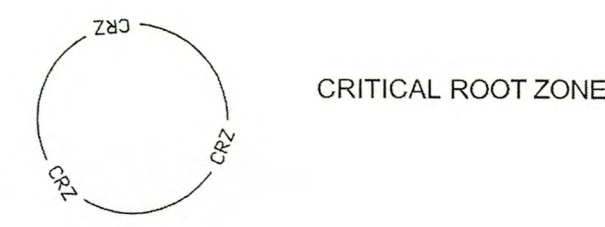
SHEET NO.

2 OF 4



LEGEND

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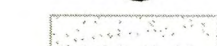
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EX. SPECIMEN TREE TO BE REMOVED



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PROPOSED OFFSITE CLEARING



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WOODLAND RETAINED - NOT CREDITED



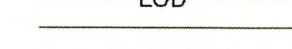
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PROPOSED CURB



PROPOSED BUILDING



BUILDING RESTRICTION LINE



LIMITS OF DISTURBANCE



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FENCING



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FENCING

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M-NCPPC
APPROVAL
PROJECT NAME: ROYAL FARMS, #238 BRANDYWINE

PROJECT NUMBER: DDS-632
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN-APPROVAL
TCP2-22-15

Approved by	Date	DRD#	Reason for Revision
00	2/11/16	DSP-15012	
01			
02			
03			
04			
05			

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APPROVAL

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ROYAL FARMS - #238

7401 MOORES ROAD

PRINCE GEORGE'S COUNTY

MARYLAND

ELECTION DISTRICT 11

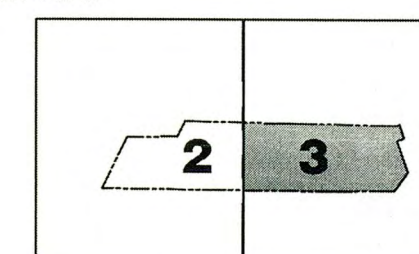
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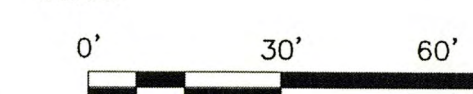


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EXPIRATION DATE: JULY 24, 2017.

KEY PLAN



SCALE



1"=30'

No.	DATE	BY	Description
2.	12/04/15		RESUBMITTAL
1.	11/11/15		SDRC COMMENTS

REVISIONS

DRAWN BY	RCM
APPROVED BY	JCL
CHECKED BY	JCL
DATE	SEPTEMBER 4, 2015

TITLE

TREE
CONSERVATION
PLAN2-22-15

PLAN SHEET

PROJECT NO. 50074254

3

SHEET NO.

3 OF 4

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR ROYAL FARMS #238. IF ROYAL FARMS #238 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.

2. CUTTING OR CLEARING WOODLANDS NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$900 PER SQUARE FOOT MITIGATION FEE.

3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, 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 CM.

7. THIS SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.

8. THE SITE IS ADJACENT TO BRANCH AVENUE WHICH IS CLASSIFIED AS A MAJOR COLLECTOR.

9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 23.117(G).

TREE PRESERVATION AND RETENTION NOTES

10. 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 REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.

11. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.

12. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPPS) 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 TPPS MAY BEGIN.

13. 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.

14. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TCP INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

15. 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.

16. 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 TREES HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.

17. 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 PERMITTEE 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.

18. 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 PERMITTEE 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 PERMITTEE 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 PHOTOGRAPHS 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.

19. DEBRIS PILES SHOWN IN WOODLAND PRESERVATION AREAS SHALL BE REMOVED BY HAND WITHOUT THE USE OF MECHANICAL EQUIPMENT WITHIN THE PRESERVATION AREA. CHAINS MAY BE USED TO PULL DEBRIS OUT OF THE PRESERVATION AREAS. CAUTION MUST BE USED NOT TO DAMAGE REMAINING VEGETATION.

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 GEORGES 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 PORTION THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREAS AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE 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 PLANT 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.

WOODLAND PRESERVATION AREA SIGN

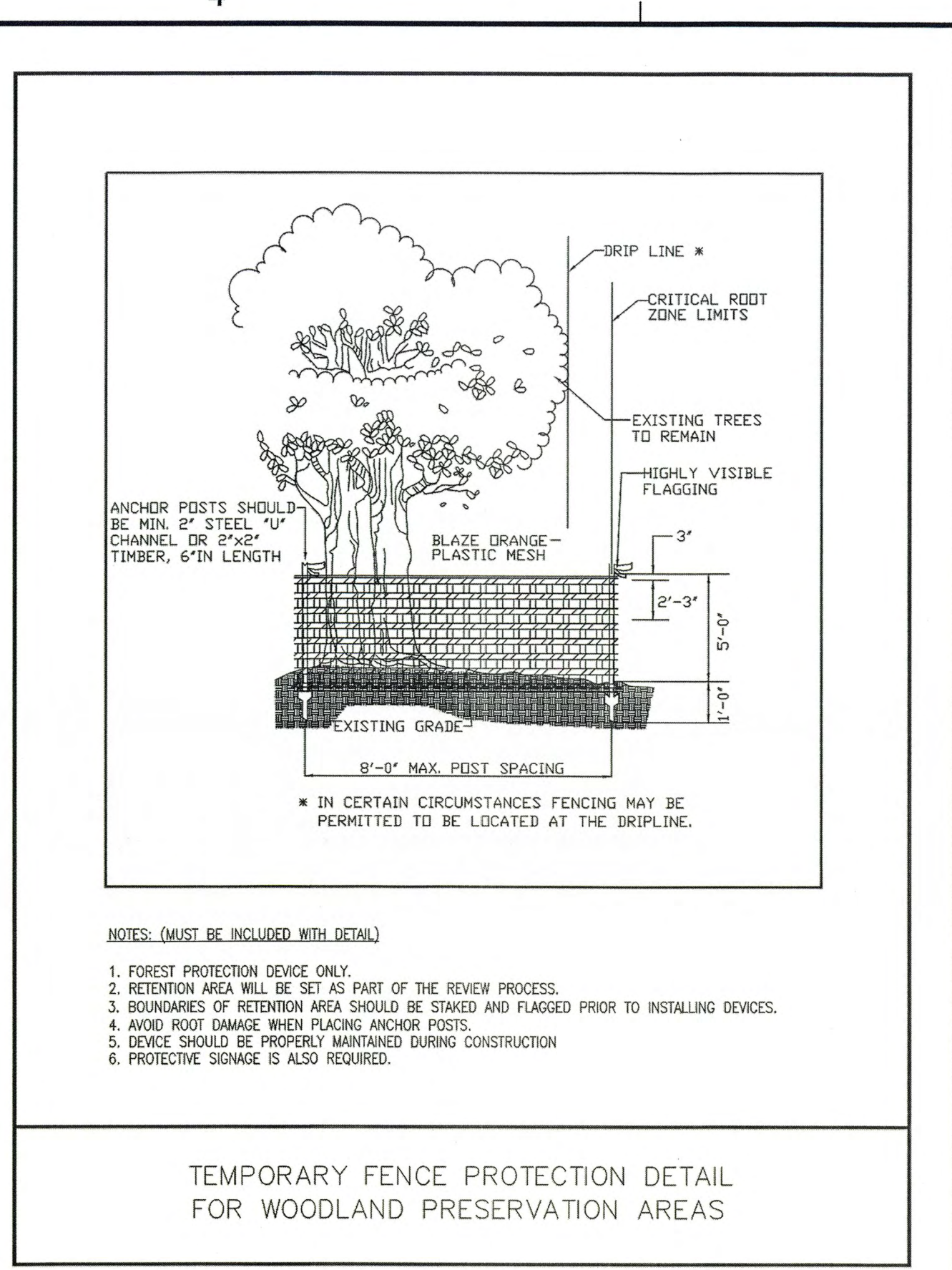
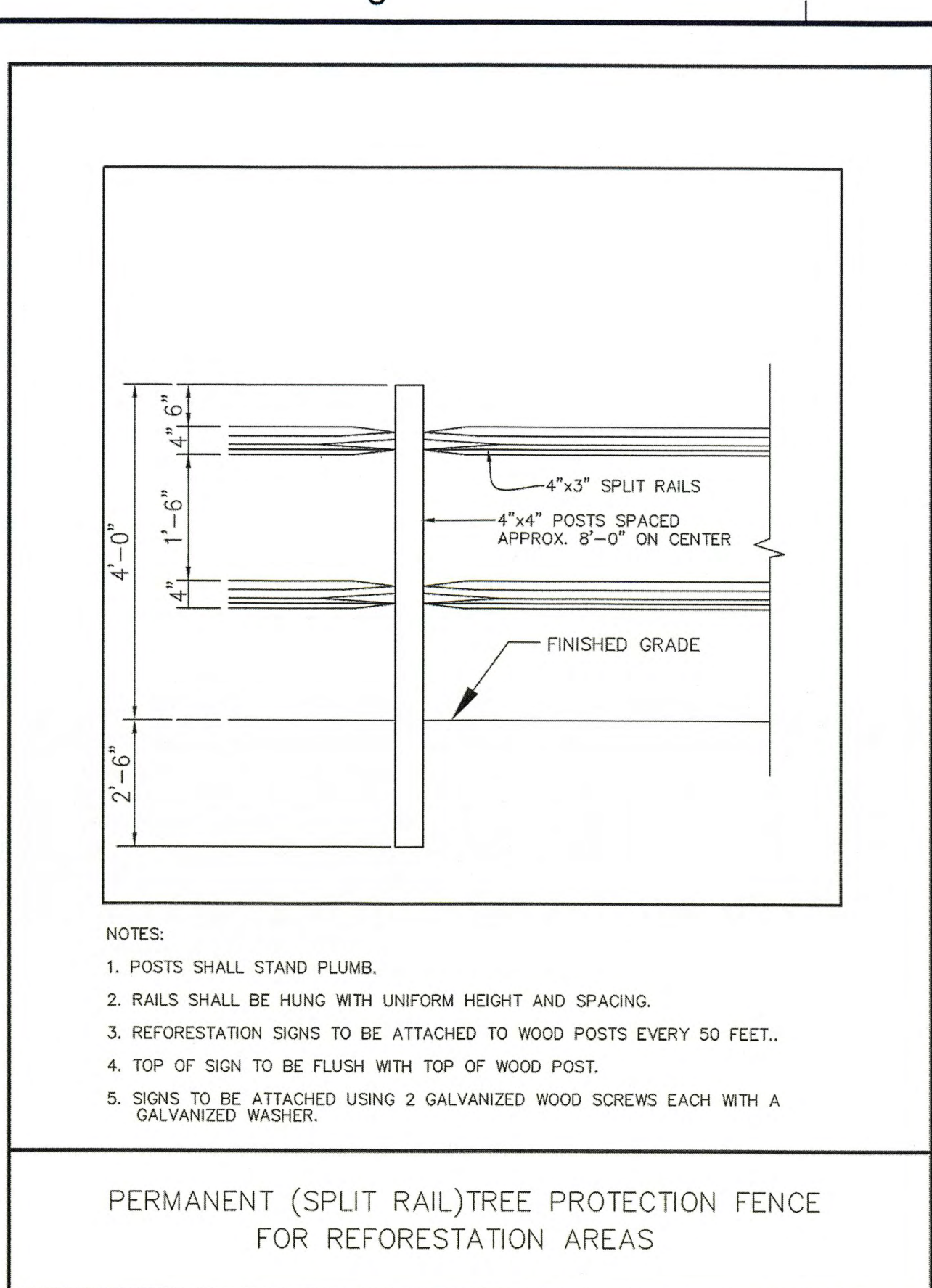
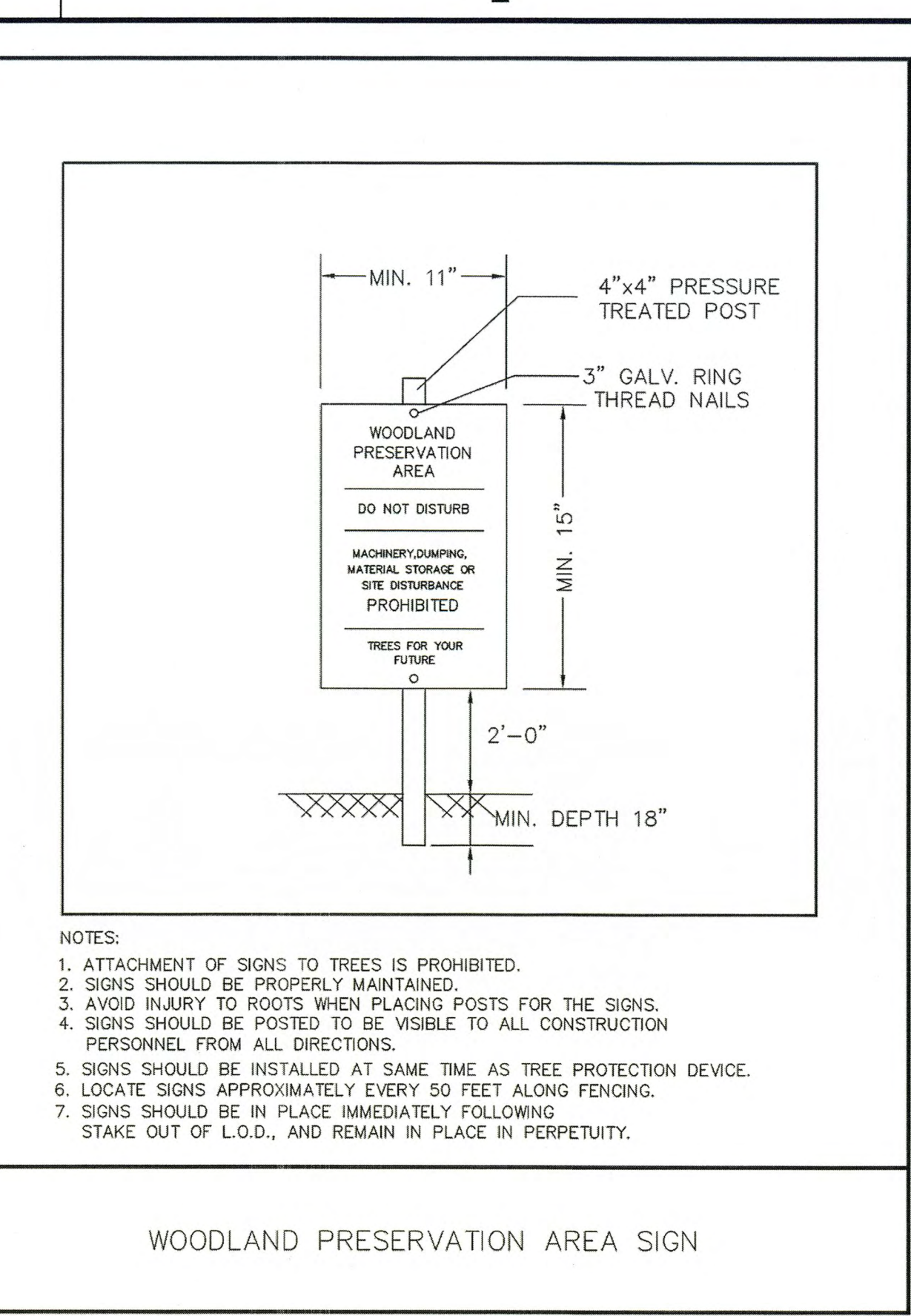
WOODLAND PRESERVATION AREA SIGN

PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE FOR REFORESTATION AREAS

PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE FOR REFORESTATION AREAS

TEMPORARY FENCE PROTECTION DETAIL FOR WOODLAND PRESERVATION AREAS

TEMPORARY FENCE PROTECTION DETAIL FOR WOODLAND PRESERVATION AREAS



SPECIMEN TREE TABLE							
TREE #	COMMON NAME	SCIENTIFIC NAME	DBH (in.)	CRZ (ft.)	CONDITION	COMMENTS	DISPOSITION
1	WHITE OAK	<i>Quercus alba</i>	25	37.5	GOOD		SAVE
2	RED OAK	<i>Quercus rubra</i>	27	40.5	GOOD		SAVE
3	RED OAK	<i>Quercus rubra</i>	26.5	39.8	FAIR		SAVE
4*	RED OAK	<i>Quercus rubra</i>	40	60	GOOD	MULTI	OFF-SITE REMOVAL BY OTHERS
5	WILLOW OAK	<i>Quercus phellos</i>	30	45	GOOD	MULTI-TRIPLET	TO BE REMOVED
6	RED OAK	<i>Quercus rubra</i>	25	37.5	POOR		SAVE
7*	RED MAPLE	<i>Acer rubrum</i>	33	49.5	GOOD	MULTI-DOUBLE	SAVE

* SPECIMEN TREES 4 & 7 ARE LOCATED OFF-SITE

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QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: ROYAL FARMS #238 BRANDYVINE
PROJECT NUMBER: DDS-632
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

Prinace George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-22-15

Approved by
Date
DRD#
Reason for Revision

00
01
02
03
04
05

2/11/16
DSP-1502

NOTE
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.call811.com http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: ROYAL FARMS NO. 238
PROJECT NUMBER: DSP-15012
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

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2/11/16
DSP-1502

Dewberry

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DEVELOPER/APPLICANT
ROYAL FARMS
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BALTIMORE, MD 21211
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ROYAL FARMS - #238
7401 MOORES ROAD
PRINCE GEORGE'S COUNTY
MARYLAND
ELECTION DISTRICT 11
WSSC GRID: 21TSE07
TAX MAP: 194 GRID F4

SEAL
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3412
EXPIRATION DATE: JULY 24, 2017.

KEY PLAN
SCALE

REVISIONS
DRAWN BY RCM
APPROVED BY JCL
CHECKED BY JCL
DATE SEPTEMBER 4, 2015
TITLE
TREE CONSERVATION PLAN2-22-15
DETAIL SHEET
PROJECT NO. 50074254
4
SHEET NO. 4 OF 4