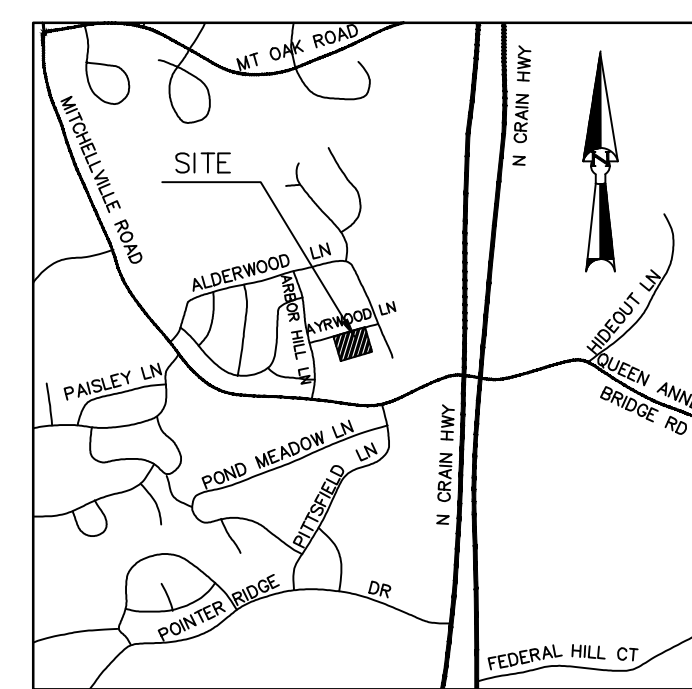


SOIL CHARACTERISTICS					
Map Symbol	Map Unit Name	K-Factor	Hydric Rating	Hydrological Soil Group	Drainage Class
AeB	Adelphia-Holmdel-Urban land complex, 0-5%	0.37	Non-Hydric	D	Poorly Drained



SCALE: 1"=2000'

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)				
Zone:	R-R			
Gross Tract:	1.40			
Floodplain:	0.00			
Previously Dedicated Land:	0.00			
Net Tract (NTA):	1.40			

TCP Number	none	Revision #	
Property Description or Subdivision Name:	Mitchellville Manor		
Is this site subject to the 1989 Ordinance?(y/n)	N		
Is this one (1) single family lot? (y,n)	N		
Are there prior TCP approvals which include a combination of this lot's? (y,n)	N		
Break-even Point (preservation) =	N	0.50	acres
Clearing permitted w/o reforestation =		0.90	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)
Existing Woodland		1.40		
Woodland Conservation Threshold (WCT) =	20.00%	0.28		
Smaller of 13 or 14		0.28		
Woodland above WCT		1.12		
Woodland cleared		0.81	0.00	0.10
Woodland cleared above WCT (smaller of 16 or 17)		0.81		
Clearing above WCT (0.25 : 1) replacement requirement		0.20		
Woodland cleared below WCT		0.00		
Clearing below WCT (2:1 replacement requirement)		0.00		
Afforestation Threshold (AFT) =	15.00%	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		0.88	acres	

SECTION II-Meeting the Requirements			
Woodland Preservation		0.59	
Afforestation / Reforestation		0.00	
Natural Regeneration		0.00	
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00	
Forest Enhancement Credit (Area * .25)	0.00	0.00	
Area approved for fee-in-lieu/PFA		0.00	\$0.00
Area approved for fee-in-lieu/non-PFA		0.00	\$0.00
Credits for Off-site Conservation on another property		0.00	
Off-site WCA (preservation) being provided on this property		0.00	
Off-site WCA (afforestation) being provided on this property		0.00	
Total Woodland Conservation Provided		0.59	acres

Area of woodland not cleared	0.59 acres
Net tract woodland retained not part of requirements:	0.00 acres
100-floodplain woodland retained	0.00 acres
On-site woodland conservation provided	0.59 acres
On-site woodland retained not credited	0.00 acres

Prepared by: Ziyad Shalabi  April 20, 2021

NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on March 14, 2018.

The removal of ten specimen trees (Section 25-122(b)(1)(G), ST-1, a 31-inch White Oak, ST-2, a 39-inch White Oak, ST-3, a 33-inch Red Maple, ST-4, a 33-inch White Oak, ST-5, a 33-inch Sweet Gum, ST-7, a 33-inch White Oak, ST-8, a 32-inch Red Maple, ST-9, a 35-inch White Oak, ST-10, a 35-inch Beech, and ST-12, a 32-inch White Oak.

NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION RATING	DISPOSITION STATUS	CRZ AREA
1	WHITE OAK	QUERCUS ALBA	31"	GOOD	REMOVE	0
2	WHITE OAK	QUERCUS ALBA	39"	GOOD	REMOVE	0
3	RED MAPLE	ACER RUBRUM	33"	GOOD	REMOVE	0
4	WHITE OAK	QUERCUS ALBA	33"	FAIR	REMOVE	0
5	SWEETGUM	LIQUIDAMBER STYRACIFLUA	33"	GOOD	REMOVE	0
6	WHITE OAK	QUERCUS ALBA	40"	GOOD	SAVE (Root Pruned)	11,304
7	WHITE OAK	QUERCUS ALBA	33"	GOOD		
8	RED MAPLE	ACER RUBRUM	32"	POOR	REMOVE	0
9	WHITE OAK	QUERCUS ALBA	35"	GOOD	REMOVE	0
10	FAGUS GRANDIFOLIA	AMERICAN BEECH	35"	FAIR	REMOVE	0
11	WHITE OAK	QUERCUS ALBA	31"	GOOD	SAVE	6,789
12	WHITE OAK	QUERCUS ALBA	32"	GOOD	REMOVE	0
13	WHITE OAK	QUERCUS ALBA	34"	GOOD	SAVE	8,167
14	WHITE OAK	QUERCUS ALBA	35"	FAIR	SAVE	8,655
15	WHITE OAK	QUERCUS ALBA	48"	FAIR	SAVE	16,276
NOTE: TREES ARE FIELD LOCATED					TOTAL	51,191

NOTE: TREES ARE FIELD LOCATED

LEGEND

LEGEND

- _____ **PROPERTY LINE**
- _____ **EXISTING BUILDINGS**
- _____ **STREET CENTER LINE**
- _____ **EXISTING EDGE OF PAVING**
- _____ **EXISTING CANTOUR**
- _____ **EXISTING WATER MAIN**
- _____ **EXISTING SEWER MAIN**
- _____ **EXISTING TREE LINE**

SPECIMEN TREE SIGN

▲ TREE CONSERVATION AREA SIGN

OFFSITE WOODLAND CLEARING

— — STAND A — — FOREST STAND BOUNDARY
— — STAND B — —
— — CMDB3 — — SOIL BOUNDARY
— — CMDB2 — —
— — x — — EXISTING WIRE FENCE
— — // — — EXISTING WOODEN FENCE

AeB SOIL TYPE

(• (6)) SPECIMEN TREE NUMBER TO BE SAVED

(2) SPECIMEN TREE NUMBER TO BE RE

..... LOD LIMIT OF DISTURBANCE

_____ PPF _____ TREE PROTECTION FENCE

 WOODLAND PRESERVATION
AREA (WPA)

OWNER'S TREE CONSERVATION CERTIFICATE

I HAVE REVIEWED THIS PLAN AND BEEN MADE AWARE OF THE WOODLAND CONSERVATION REQUIREMENTS. I UNDERSTAND THAT ANY ADDITIONAL WOODLAND CLEARING BEYOND THAT SHOWN ON THIS PLAN WILL REQUIRE A REVISED PLAN AND APPROVAL BY M-NCPPC.

Amira Chalabi*		April 20, 2021
OWNER'S NAME	SIGNATURE	DATE

*Owner of Lots 16-20

CERTIFICATION

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE MARYLAND DEPARTMENT OF NATURAL RESOURCES FOREST CONSERVATION ACT, AND THE PRINCE GEORGE'S COUNTY WOODLAND PRESERVATION ORDINANCE. THE PREPARER IS A LICENCED PROFESSIONAL AND/OR A QUALIFIED PROFESSIONAL UNDER COMAR 08.19.06.01.

ZIYAD SHALABI		April 20, 2021
NAME	SIGNATURE	DATE

GENERAL INFORMATION TABLE	
Zoning (Zone)	R-R
Aviation Policy Area (APA)	N/A
Tax Grid (TWG)	63 D-3
WSSC Grid (Sheet 200)	203 NE 14
Planning Area (Plan Area)	74B
Election District (ED)	7th
Councilmatical District (CD)	4th
General Plan 2002 Tier (Tier)	Developing
Traffic Analysis Zone (COG) (TAZ-COG)	1221
PG Traffic Analysis Zone (TAZ-PG)	2445

Woodland Conservation Easement Note

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 in Liber 45008 at Folio 093. Revisions to this TCP2 may require a revision to the recorded easement.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 1 TREE CONSERVATION PLAN APPROVAL
TCP 2 / 27 / 2019

	Approved by	Date	DRD#	Reason for Revision
00	<i>Marc J. [Signature]</i>	5/21/21	NA	
02				
03				
04				
05				

TREE CONSERVATION PLAN TYPE 2

16305 Ayrwood Road
Lots 18-20, Block "A"

MITCHELLVILLE MANOR

Queen Anne (07 th) Election District
Prince George's County, Maryland

SCALE:	1" = 30'	CONTRACT No.:	-	SHEET	1	OF	2
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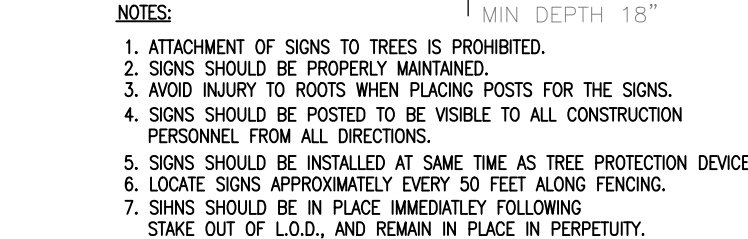
1. This plan is submitted to fulfill the woodland conservation requirements for (TCP2-027-2019 & for grading permit # 19116-2019-0).
2. The plan shows the removal or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be a \$500 per square foot mitigation fee.
3. A pre-construction meeting is required prior to the issuance of grading permit.
4. The Department of Permits, Inspection 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 requirements on this plan will be discussed.
5. 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.
6. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
7. The property is within the Environmental Strategy Area (ESA) Z of Plan 2005-2035 (formerly the 2 tier) and is zoned RE.
8. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
9. The site is not adjacent to a roadway classified as arterial or greater.
10. If woodlands 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 Department of Planning and Land Use, the owner of the property shall require a revision to the recorded easement.

- 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 the understory trees and shrubs. The trees and shrubs shall not be cut, removed, or destroyed. Woodland areas that are not specifically identified to be cleared on the approved TPCG, shall be maintained using 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 maintained in accordance with the protection standards. Upon approval of the TPF 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 construction. The TPFs shall be maintained in accordance with the standards and shall be removed for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TPCG.
- e. Woodland 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.

4. 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. If a tree is found to be dead, dying, or hazardous, 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.

5. During 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 obtaining approval from the county inspector may the tree be removed from the ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

6. If a tree becomes 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 result in personal injury or property damage. If the tree is found to be hazardous, the permittee is in 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 and action being taken. The photos shall be submitted to the inspector for documentation of the damage.



If a 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 ANSI A300 standards. The photos of the tree and the location of the hazard and 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.

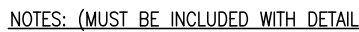
Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground and be disposed of in a compost pile. 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. If development is proposed to be completed in phases:

j. Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.

k. Tree protection fencing (TPFs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land /or a 50-foot forested buffer is being maintained between the limit of disturbance (LOD) and the woodland preservation areas. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluate the change to determine if a revision to the tree conservation plan is necessary or if installation TPFs will be required.

1. 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.



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

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 tree and the proposed corrective measures prior to initiating the work conducted. After proper documentation has been completed per the handbook guidelines 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 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.

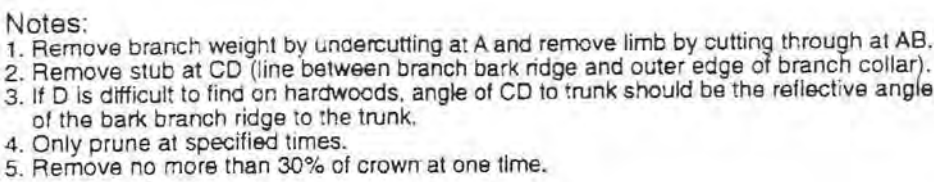
Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

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 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

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.



A diagram illustrating the attachment of a lateral branch to a main stem. The main stem is shown with nodes A and B. A lateral branch originates from node B. The branch has nodes C and D. The attachment point is labeled 'LATERAL BRANCH' and the ridge is labeled 'BARK BRANCH RIDGE'.

- Notes:
1. Remove top weight by undercutting at A and remove limb by cutting through AB.
 2. Remove stub at EF parallel to the bark branch ridge.
 3. Only prune at specified times.
 4. No more than 30% of crown to be removed at one time.
 5. Diameter of lateral branch should be no less than 30% of the diameter of the leader.

Source: Fairfax County, Virginia: Vegetation Preservation & Planting, January 1986

The diagram illustrates a tree protection fence system. A tree is shown with its canopy and root system. The root system is divided into three zones: the 'ROOT PRUNING ZONE' (indicated by a horizontal line with a 10' dimension), the 'DEFLECTED ROOT ZONE' (indicated by a horizontal line with a 10' dimension), and the 'ROOT PROTECTION ZONE' (indicated by a horizontal line with a 10' dimension). The fence system consists of a 'TREE PROTECTION FENCE' (a vertical line), a 'FENCE WITHIN 1 FOOT OF TRENCH LINE' (a vertical line), and a 'BACK OF LIMIT OF DISTURBANCE LINE' (a vertical line). The fence is supported by a 'MINIMUM DEPTH' of 2' and has a 'MAXIMUM WIDTH' of 6'. The fence is also labeled with '10' MAXIMUM' and '10' MINIMUM' dimensions.

- 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

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 1 TREE CONSERVATION PLAN APPROVAL TCP 2 / 27 / 2019				
	Approved by	Date	DRD#	Reason for Revision
00	<i>Marie J. [Signature]</i>	5/21/21	NA	
02				
03				
04				
05				

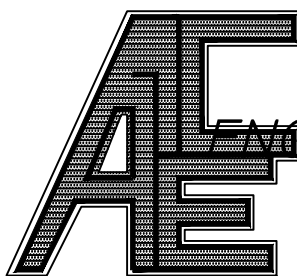
16305 Ayrwood Road
Lots 18-20, Block "A"

MITCHELLVILLE MANOR

Queen Anne (07 th) Election District
Prince George's County, Maryland

SCALE: 1" = 30'	CONTRACT No.: -	SHEET 2 OF 2
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E.F.NAME:		REVISIONS		
DESIGNED: _____ ZMS DATE: Sep. 2016				
DRAWN: _____ ZMS DATE: Sep. 2016		DATE	BY	
CHECKED: _____ DATE:				
APPROVED: _____ DATE:				



**APPLIED CIVIL ENGINEERING
INC.**

ENGINEERING * PLANNING * SURVEYING * LAND DEVELOPMENT
& PERMIT PROCESSING
9470 ANNAPOLIS ROAD, SUITE 414
LANHAM, MARYLAND 20706
TEL. (301) 459-5932

<div style="border-bottom: 1px solid black; margin-bottom: 10px;">OWNER/APPLICANT/DEVELOPER</div> <p style="text-align: center;">Amira Chalabi</p> <p style="text-align: center;">16916 Queen Anne Bridge Road Mitchellville, MD 20716 240-417-1912</p>	<p style="text-align: center;">TREE CONSERVATION PLAN TYPE 2</p> <p style="text-align: center;">16305 Ayrwood Road Lots 18-20, Block "A"</p> <p style="text-align: center;"><i>MITCHELLVILLE MANOR</i></p> <p style="text-align: center;">Queen Anne (07 th) Election District Prince George's County, Maryland</p>
SCALE: 1" = 30'	CONTRACT No.: -
SHEET 2 OF 2	