

CURTIS PROPERTY
(WINEGARDNER)
TYPE 2 TREE CONSERVATION PLAN

11TH ELECTION DISTRICT
15107 CRAIN HIGHWAY, BRANDYWINE
PRINCE GEORGE'S COUNTY, MARYLAND

Woodland Conservation Worksheet

Standard Woodland Conservation Worksheet for Prince George's County

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

1 Zone:	TAC		
2 Gross Tract:	6.66	0.00	0.00
3 Floodplain:	0.16	0.00	0.00
4 Previously Dedicated Land:	0.00	0.00	0.00
5 Net Tract (NTA):	6.50	0.00	0.00

6 TCP Number: TCP2-027-2024
7 Property Description or Subdivision Name: CURTIS PROPERTY
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): N
12 Are there prior TCP approvals which include a combination of this lots? (Y or N): N
13 Is any portion of the property in a WC Bank? (Y or N): N
14 Break-even Point (preservation) = 1.00 acres
15 Clearing permitted w/o reforestation = 0.47 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		1.56	0.15	
18 Woodland Conservation Threshold (WCT) =	15.00%	0.98		
19 Smaller of 17 or 18		0.98		
20 Woodland above WCT		0.58		
21 Woodland cleared		0.27	0.01	0.00
22 Woodland cleared above WCT (smaller of 18 or 17)		0.27		
23 Clearing above WCT (0.25 : 1) replacement requirement		0.07		
24 Woodland cleared below WCT		0.00		
25 Clearing below WCT (2:1 replacement requirement)		0.00		
26 Afforestation Required Threshold (AFT) =	15.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		1.93		

SECTION III - Meeting the Requirements (Enter acres for each corresponding column)

29 Woodland Preservation	0.58		
30 Afforestation / Reforestation	0.00	Bond amount: \$ 784.08	
31 Natural Regeneration	0.06		
32 Landscape Credits	0.00		
33 Specimen Historic Tree Credit (CRZ area * 2.0)	0.00		
34 Forest Enhancement Credit (Area * .25)	0.00		
35 Street Tree Credit (Existing or 10-year canopy coverage)	0.00		
36 Area approved for fee-in-lieu	0.44	Fee amount: \$20,699.71	
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		1.93	

41 Area of woodland not cleared	1.29	acres
42 Net tract woodland retained not part of requirements:	0.74	acres
43 100-foot floodplain woodland retained	0.14	acres
44 On-site woodland conservation provided	0.61	acres
45 On-site woodland conservation alternatives provided	0.00	acres
46 On-site woodland retained not credited	0.88	acres

47 Prepared by: Rob Swam
Signed: [Signature]
Date: 11/25/2024

Specimen Tree Table					
Number	DBH	Common Name	Scientific Name	Health	Disposition
8	35	American Sycamore	Platanus occidentalis	Fair	Retain

Note: All specimen trees onsite and within 100' of the proposed LOD were survey located.

Site Statistics Table	
Parameter	Total
Gross Tract Area	6.66 Ac
Existing 100-year floodplain	0.16 Ac
Net tract area	6.50 Ac
Existing woodland in the floodplain	0.15 Ac
Existing woodland net tract	1.56 Ac
Existing woodland total	1.71 Ac
Existing PMA	0.72 Ac
Regulated streams (linear feet of centerline)	145 LF
Riparian (wooded) buffer up to 300 feet wide	0.83 Ac
Regulated wetlands	0.5F

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	TAC-E
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	154-F2
Administrative	WSSC Grid	2195E07
Administrative	Planning Area (Plan Area)	70
Administrative	Election District	11
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy (2035)	Established Communities
Administrative	Traffic Analysis Zone (COG)(TAZ-COG)	1402
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2647
Administrative	Police District	1
Administrative	Joint Base Andrews Land Use Control Area (JBA LUC Area USAF)	N/A

Forest Conservation Act Reporting Information (Change Table)				
	Original Approval	Revision Number (-01)	Revision Number (-02)	Change Since Last Approval
Gross Tract (Acres)	6.66			
Existing Woodland (Acres)	1.71			
Woodland Cleared (Acres)	0.28			
Woodland Retained On-Site (Acres)	1.29			
Woodland Planted On-Site (Acres)	0.06			
On-Site Woodland Easement/ Preservation and Planting (Acres)	0.61			
On-Site Wooded Floodplain in Easement (Acres)	0.14			
Bond Amount	\$ 784.08			
Fee-In-Lieu Amount	\$ 20,699.71			
50' Stream Buffers Conserved (Preservation) - Linear Length	369			
50' Stream Buffers Conserved (Preservation) - Acreage	0.40			
50' Stream Buffers Newly Established (Afforestation) - Linear Length	28			
50' Stream Buffers Newly Established (Afforestation) - Acreage	0.03			
Off-Site Woodland Conservation Credits Required (Acres)	0.00			
Off-Site Woodland Conservation Credits Provided (Acres)	0.00			

REVISION	DATE	REVISION	DATE	REVISION	DATE
Addressing M-NCPPC comments	8/23/24				
Adding recorded easement information	11/25/24				

OWNER
15107 Crain Highway LLC
5620 Linda Lane
Temple Hills, MD 20748

APPLICANT
DR Horton
137 Mitchells Chance Road,
Suite 300
Edgewater, MD 21037

CURTIS PROPERTY

ELECTION DISTRICT No. 11
15107 CRAIN HIGHWAY, BRANDYWINE
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 154 GRID F2

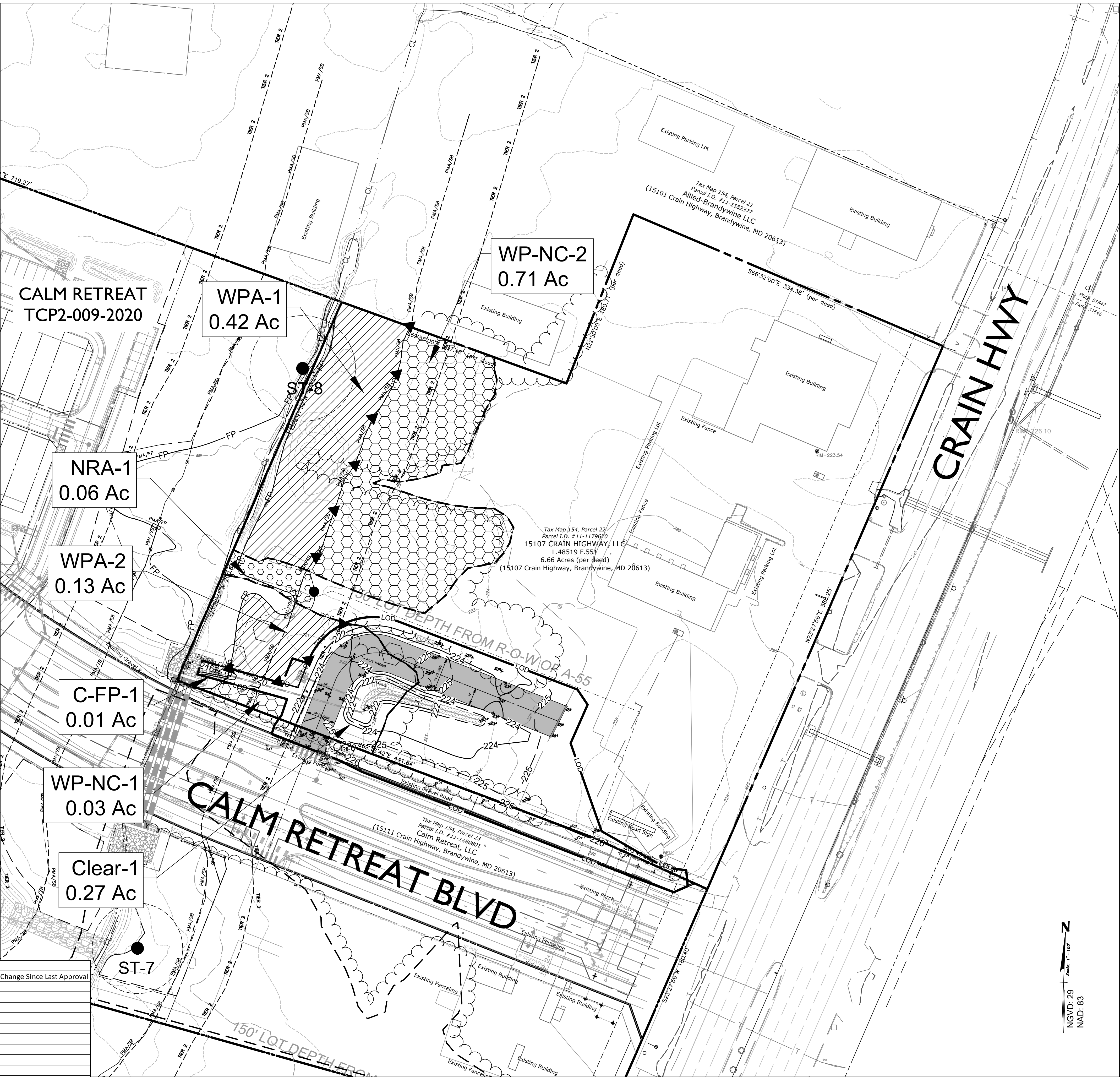
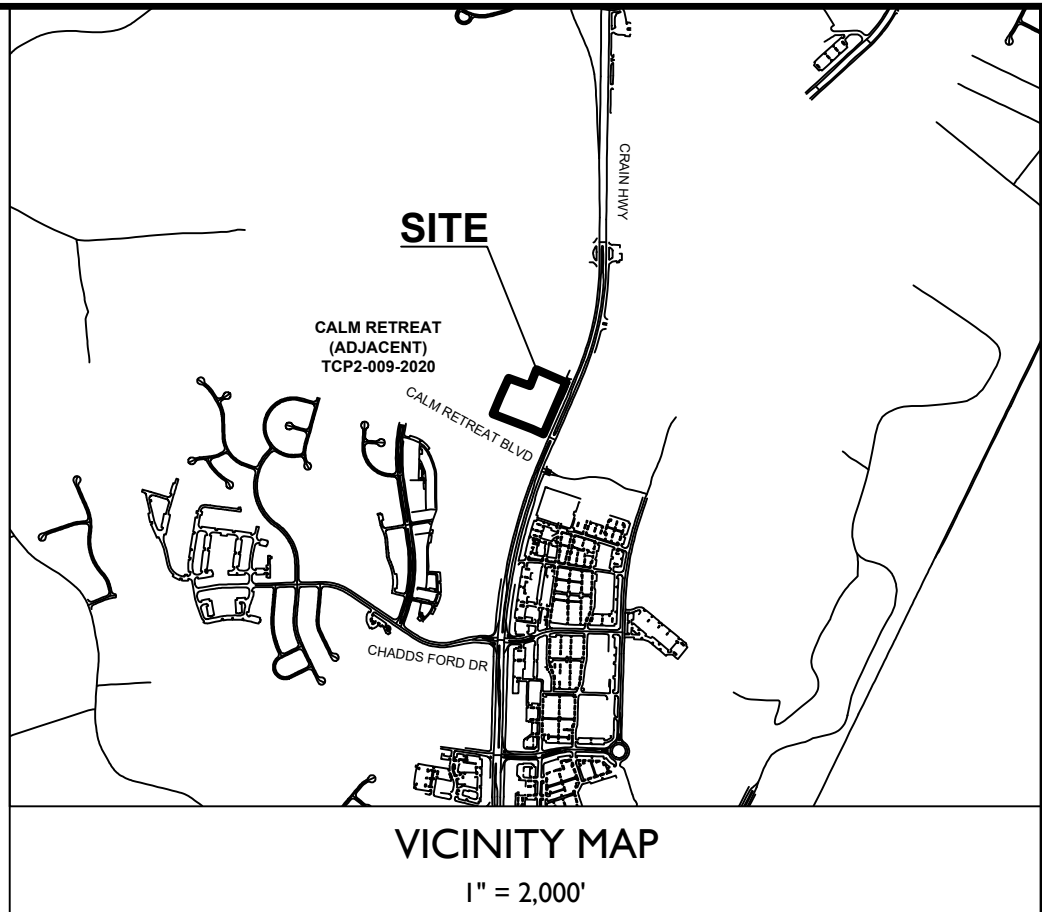
RODGERS CONSULTING

1101 Mercantile Ln, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY	DATE
BASE DATA	BASE DATA
DESIGNED	BASE DATA
DRAWN	
REVIEWED	
RODGERS CONTACT:	
RELEASE FOR	
BY:	DATE:

TYPE 2
TREE CONSERVATION PLAN

SCALE:	1" = 50'
JOB No.	0832G12
DATE:	June 2024
SHEET No.	1 of 2



LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- EX. ZONING LINE
- EX. MARLBORO CLAY
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.Q.W.
- PR. LOT LINE
- PR. BLDG
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT

EX. SPECIMEN TREES RETAINED

PR. SPECIMEN TREE REMOVAL

WOODLAND PRESERVATION (WPA)

WOODLAND CLEARED

WOODLAND CLEARED FLOODPLAIN (C-FP)

WOODLAND CLEARED OFFSITE (C-OS)

WOODLAND PRESERVED - NOT COUNTED (WP-NC)

WOODLAND REFORESTATION/ AFFORESTATION AREA(WRA)

PR. TEMPORARY TREE PROTECTION FENCE

PR. PERMANENT TREE PROTECTION FENCE

PR. WOODLAND PRESERVATION SIGN

PR. WOODLAND REFORESTATION SIGN

Not Present within Study Area

Property Owners Awareness Certificate

I/we, [Signature], hereby acknowledge that we are aware of this Type 2 tree conservation plan (TCP2) and we understand the requirements set forth in this TCP2.

Owner or Owners Representative: [Signature] Date: JUNE 11, 2024

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-027-2024			
Approved by	Date	DRD #	Reason for Revision
00	12/2/2024		
01			
02			
03			
04			
05			
06			
07			
08			

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: [Signature] Date: 11/25/24

Robert Swam, 1101 Mercantile Ln, Suite 200, Largo, MD 20774. 443-752-2114. rswam@rodgers.com

Type 2 TCP NOTES:

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If this 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 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.
- 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 Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan Prince George's 2035 Approved General Plan and is zoned TAC-E.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The property is located in the vicinity of Crain Highway a master planned arterial or higher roadway that is regulated for noise.
- This plan is not grandfathered under CB-27-2010, Section 25-117 (g).
- 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 County Land Records at Liber 50344 Folio 213. Revisions to this TCP2 may require a revision to the recorded easement.

Tree Preservation and Retention Notes

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

- 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.
- 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.
- 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
- The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- 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 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.
- 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.

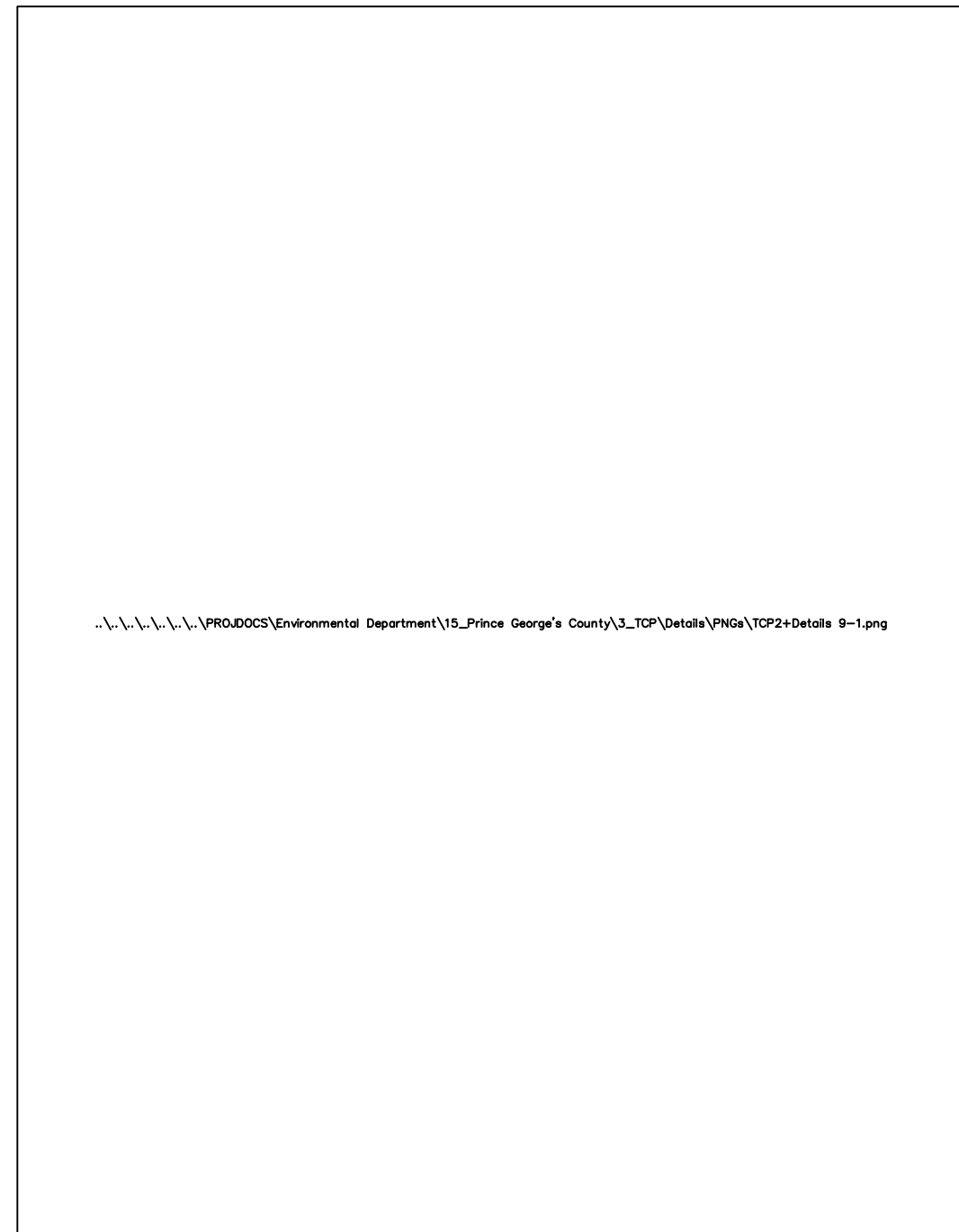
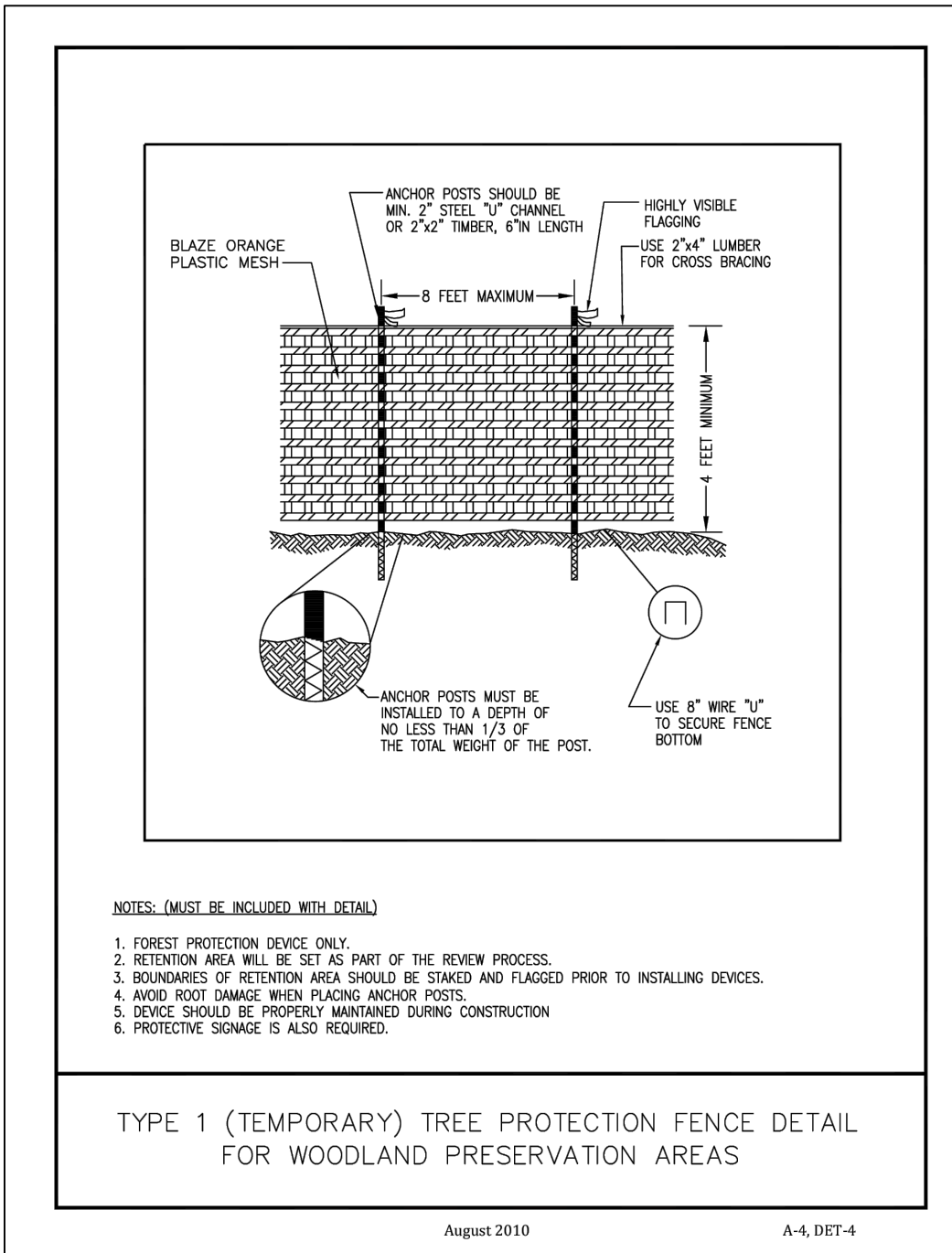
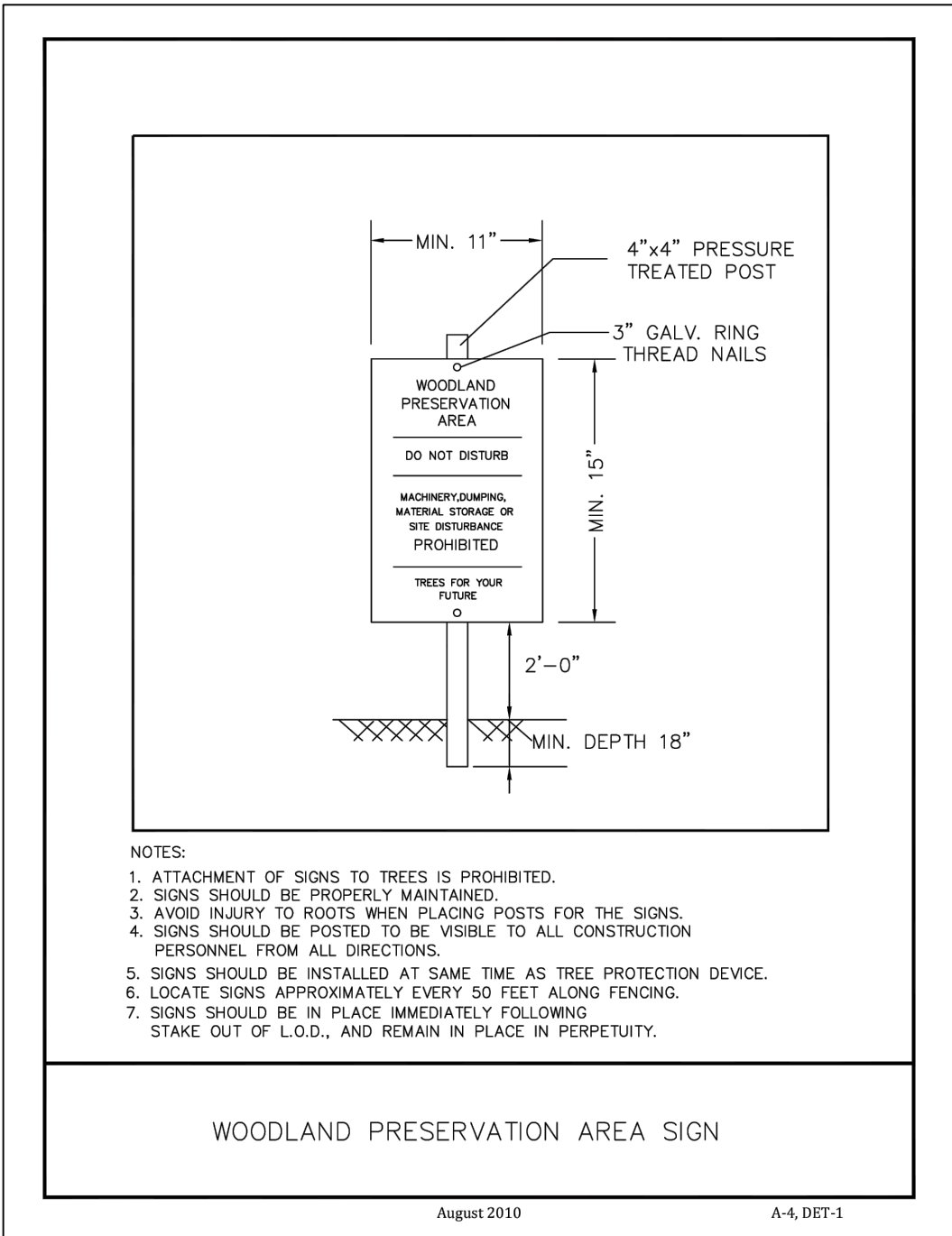
Natural Regeneration Notes

All areas designated for reforestation shall be reforested by natural regeneration. The following requirements and conditions apply:

- All existing turf, ground covers, and invasive species shall be exterminated using a general broadcast herbicide such as "Round-Up" or equivalent. Secondary applications shall be applied as necessary.
- Care shall be taken to avoid spraying any hardwood seedlings or saplings.
- Roto-tilling of turf areas and manual removal of invasive vines shall be completed two weeks after chemical treatments are completed.
- Reforestation signs shall be installed every fifty feet or as appropriate and two strand wire fencing shall be installed along road frontages adjacent to any reforestation areas.
- Reforestation internal to the site shall be posted as required in the direction of any trails used to reach those areas.
- Natural regeneration shall be encouraged by semi-annual maintenance of the designated areas. The maintenance shall, at a minimum, require removal of competitive and invasive species from the desired indigenous hardwoods. This maintenance shall occur for a period of two years.
- After one and two years all desirable seedlings and saplings shall be counted and flagged with surveyors tape in the late fall.
- If after two years there is less than one seedling per 60 square feet and there are indications that natural regeneration is not occurring adequately then the owners shall plant those areas with container grown seedlings at a rate of one per 60 square feet. Only naturally occurring species already present within the site shall be used.

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 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.
- 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, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant
- 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.



Property Owners Awareness Certificate	
I/we, <u>RODGE'S CONSULTING</u> , hereby acknowledge that we are aware of this Type 2 tree Conservation Plan (TCP2) and we understand the requirements set forth in this TCP2.	
Owner or Owners Representative: <u>[Signature]</u>	Date: <u>11/20/24</u>

REVISION	DATE	REVISION	DATE	REVISION	DATE
Addressing M-NCPPC comments	8/23/24				
Adding recorded easement information	11/25/24				

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CURTIS PROPERTY

ELECTION DISTRICT No. 11
15107 CRAIN HIGHWAY, BRANDYWINE
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 154 GRID F2

**RODGE'S
CONSULTING**

1101 Mercantile Ln, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6356 www.rodgers.com

BY	DATE
BASE DATA	BASE DATA
DESIGNED	
DRAWN	
REVIEWED	
RODGE'S CONTACT:	
RELEASE FOR <input type="checkbox"/>	
BY: _____	DATE: _____

**TYPE 2
TREE CONSERVATION PLAN
NOTES & DETAILS**

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-027-2024			
Approved by	Date	DRD #	Reason for Revision
00 <u>[Signature]</u>	12/2/2024		
01			
02			
03			
04			
05			
06			
07			
08			

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: [Signature] Date: 11/25/24
Robert Swam, 1101 Mercantile Ln, Suite 200, Largo, MD 20774. 443-752-2114. rswam@rodgers.com

SCALE:	NTS
JOB No.	0832G12
DATE:	June 2024
SHEET No.	2 of 2