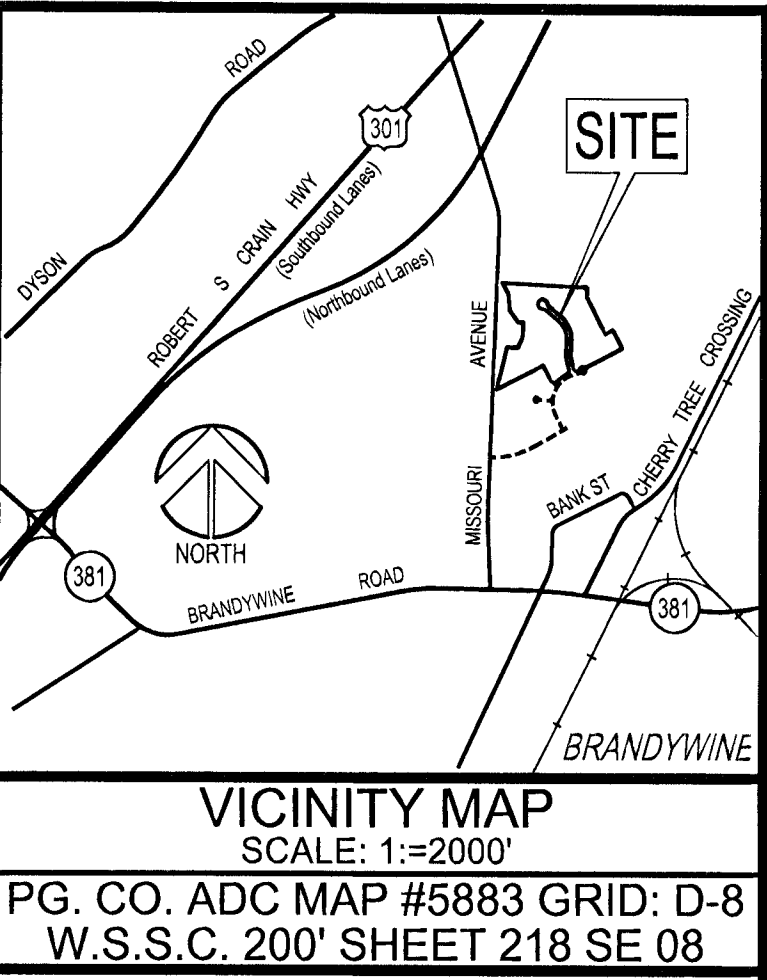


**Attention:**  
THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

**Before You Dig Call**  
MISS UTILITY  
Service Protection Center  
1-800-257-7777  
www.missutility.com

**NEEDER**  
CALL TOLL FREE  
1-800-257-7777  
www.missutility.com



Missouri Acres Section 2 Lot by Lot Summary											
Lot / Parcel	Lot Area (sf)	Existing Woodland (sf)	Floodplain Woodland (sf)	Net Tract Woodland (sf)	WPA (sf)	WPAC (sf)	WP-NC (sf)	Woodland Cleared (sf)	Section 2 Woodland Cleared	Section 2 Woodland	Woodland Cleared w/ TCP2-092-06-01
1	23,916	8,591	1,409	7,182	3,450	-	-	2,658	1,034	3,692	15,325
2	30,508	23,391	10,505	18,886	8,851	-	-	4,397	8,638	13,035	1,117
3	47,250	25,345	25,345	21,905	7,119	-	-	4,740	10,050	14,790	-
4	51,709	51,709	25,720	25,989	13,277	-	-	5,146	14,682	19,828	-
5	35,310	35,310	7,321	27,989	13,059	-	-	4,316	9,974	14,890	-
6	33,222	33,222	3,624	29,598	14,779	-	-	4,724	10,095	14,819	-
7	41,404	41,404	10,315	31,089	15,337	-	-	4,794	10,568	15,362	-
8	28,745	28,745	687	28,058	13,971	-	-	3,747	10,340	14,087	-
9	24,033	24,033	-	24,033	9,947	-	-	3,211	10,875	14,086	-
10	22,108	22,108	-	22,108	8,955	-	-	1,888	11,266	13,154	-
11	24,077	24,077	-	24,077	8,955	-	-	1,888	11,266	13,154	-
12	21,316	21,316	-	21,316	3,654	-	-	3,123	14,539	17,662	-
13	20,000	20,000	-	20,000	3,783	-	-	6,050	10,167	16,217	-
14	20,000	20,000	-	20,000	4,459	-	-	6,248	9,293	15,541	-
15	20,000	20,000	-	20,000	5,627	-	-	5,206	9,197	14,393	-
16	20,052	20,052	-	20,052	652	-	-	6,658	12,742	19,400	-
17	20,046	20,046	-	20,046	901	-	-	7,192	11,953	19,145	-
18	20,000	20,000	-	20,000	377	-	-	7,003	12,620	19,623	-
19	20,000	20,000	-	20,000	-	-	-	6,667	13,333	20,000	-
20	21,591	16,774	-	16,774	-	-	-	7,507	8,867	16,774	4,817
21	22,558	22,558	-	22,558	-	-	-	-	-	-	22,558
Parcel A	250,555	247,083	-	247,083	228,427	104,547	12,246	-	6,410	6,410	23,722
Lucy Ct.	47,086	41,065	-	41,065	-	-	-	-	41,065	6,021	3,372
Total (sf)	865,387	817,177	84,952	732,225	351,695	104,547	12,246	105,118	258,156	363,284	53,170
Total (ac)	19.87	18.65	1.95	16.69	8.07	2.40	0.28	2.41	5.93	8.34	1.22

\* This column denotes woodland cleared on Section 2 during the grading of Section 1 with TCP2-092-06-01. The grading was done in accordance with the TCP2-092-06-01 which accounted for not only the replacement requirement for the clearing but for the 20 percent WCT for what was Lots 13-16. This TCP2 does not address any replacement requirement for the previously approved and mitigated clearing but does provide the 20 percent WCT. Therefore, the 20% WCT for the area of the overlap is accounted for twice.

Off-Site Banking ~ Line Table		
Line #	Bearing	Distance
1	N 12° 20' 18" E	386.62'
2	S 88° 17' 44" E	116.73'
3	N 22° 03' 32" E	111.99'
4	N 01° 42' 17" E	160.00'
5	N 88° 17' 44" W	25.00'
6	S 14° 45' 53" E	303.68'
7	S 01° 11' 34" W	28.26'
8	S 25° 57' 51" E	113.83'
9	S 61° 50' 08" W	451.16'

**QUALIFIED PROFESSIONAL CERTIFICATION**  
This plan complies with the current requirements of Subtitle 29 and the Woodland and Wildlife Conservation Technical Manual.  
Signed: *John P. Markovich* Date: 12/13/13  
John P. Markovich  
JM Forestry Services, LLC  
11552 Timberbrook Drive  
Waldorf, MD 20691  
Phone: 301-645-4977  
E-mail: jpmarkovich@comcast.net



**M-NCPPC**  
Prince George's County Planning Department  
Environmental Planning Section  
**APPROVAL**  
**TREE CONSERVATION PLAN**  
TCP2-092-13  
Approved By: *[Signature]* Date: 1/20/2014

Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I - Establishing Site Information: (Enter acres for each zone)				
Zone:	RR			
Gross Tract:	19.87			
Floodplain:	1.95			
Previously Dedicated Land:	0.00			
Net Tract (NTA):	17.92			
TCP Number	TCP2-	Revision #	0	
Property Description or Subdivision Name:	Missouri Acres Section 2			
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)	Y			
Is any portion of the property in a WC Bank?	N			
Break-even Point (preservation) =	6.21	acres		
Clearing permitted w/o reforestation=	10.48	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		16.69	1.95	
Woodland Conservation Threshold (WCT) = Smaller of 13 or 14	20.00%	3.58		
Woodland above WCT		13.11		
Woodland cleared		8.34	0.00	0.00
Woodland cleared above WCT (smaller of 16 or 17)		8.34		
Clearing above WCT (0.25 : 1) replacement requirement		2.09		
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		2.40		
Woodland Conservation Required		8.07	acres	
SECTION III - Meeting the Requirements				
Woodland Preservation		5.67		
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		2.40		
Off-site WCA (afforestation) being provided on this property		0.00		
Total Woodland Conservation Provided		8.07	acres	
Area of woodland not cleared		8.35	acres	
Net tract woodland retained not part of requirements:		2.68	acres	
100 floodplain woodland retained		1.95	acres	
On-site woodland conservation provided		5.67	acres	
On-site woodland retained not credited		4.63	acres	

OFF-SITE WOODLAND AND CONSERVATION BANK SUMMARY TABLE									
Woodland Bank	Woodland Bank	Off-Site Preservation	Off-Site Preservation	Preservation	Preservation	Preservation	Preservation	Preservation	Preservation
Rank	Area (Acres)	Area (Acres)	Area (Acres)	Area (Acres)	Area (Acres)	Area (Acres)	Area (Acres)	Area (Acres)	Area (Acres)
1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10	10	10

**Property Owners Awareness Certificate**  
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.  
Owner or Owners Representative: *Leo Bruso* Date: 12-23-13  
Owner/Developer/Applicant:  
Land & Commercial, Inc. PSP  
Attn: Leo Bruso  
14416 Old Mill Road, Suite 201  
Upper Marlboro, Maryland 20772  
Phone: 301-952-9700



**TYPE 2 TREE CONSERVATION PLAN**  
PLAT 2-A  
LOTS 1 THROUGH 21  
AND  
PARCEL "A"  
PLAT BOOK: XX @ PLAT NO: XX  
**MISSOURI ACRES**  
BRANDYWINE ELECTION DISTRICT NO. 11  
PRINCE GEORGE'S COUNTY, MARYLAND

**JOYCE ENGINEERING CORPORATION**  
Civil Engineering, Land Planning, Construction Management  
1101 19th Street, Suite 100, Silver Spring, MD 20910  
Tel: 301-591-1100, Fax: 301-591-1101, www.joyceeng.com  
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**Revisions:**  
1. 01/20/2014: Initial Design  
2. 01/20/2014: Final Design  
3. 01/20/2014: Final Design

**Design:** WAJ  
**Date:** JANUARY 2014  
**Job No.:** 012037  
**Scale:** 1"=50'  
**Check:** JEC  
**Survey:** OTHERS  
**Sheet:** 1 OF 2

**Type 2 TCP**  
**TCP-1**  
Sheet 1 of 2  
TCP No: TCP17696  
SCD No: PENDING  
SCD No: 23-2008-00



Standard Type 2 Tree Conservation Notes

- This plan is submitted to fulfill the woodland conservation requirements for Missouri Acres, Section Two Preliminary Plan #4-07009 and TCP1176/95. If Preliminary Plan #4-07009 expires, then this TCP2 also expires and is no longer valid.
- 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 \$1.50 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 Developing Tier and is zoned R-R.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is grandfathered by CB27-2010, Section 25-119(g).

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 TCF 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 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.
- 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.
- 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 slow 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.

If existing trees are proposed for use as protection for preservation areas:

- 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 changes to determine if a revision to the tree conservation plan is necessary or if installation of TPFs will be required.

When Virginia Pines are present within 40 feet of the limits of disturbance in a preservation area:

- The subject property contains Virginia Pine (Pinus virginiana) that are subject to wind throw. All Virginia Pine greater than 8 inches in diameter within 40 feet of the final proposed limit of disturbance or the property boundary of the property shall be cut down by hand during the clearing of the site.
- After the Virginia Pine have been removed, the contractor responsible for implementation of this TCP2 shall submit an evaluation of the stocking levels for the residual stand, management techniques to be applied to the residual stand, and supplemental planting requirements to the M-NCPPC Planning Department. This evaluation shall be submitted prior the issuance of the first building permit to ensure that all high risk trees have been removed. A planting schedule and/or details for the management of natural regeneration to fully restock the site must be shown on the plan.

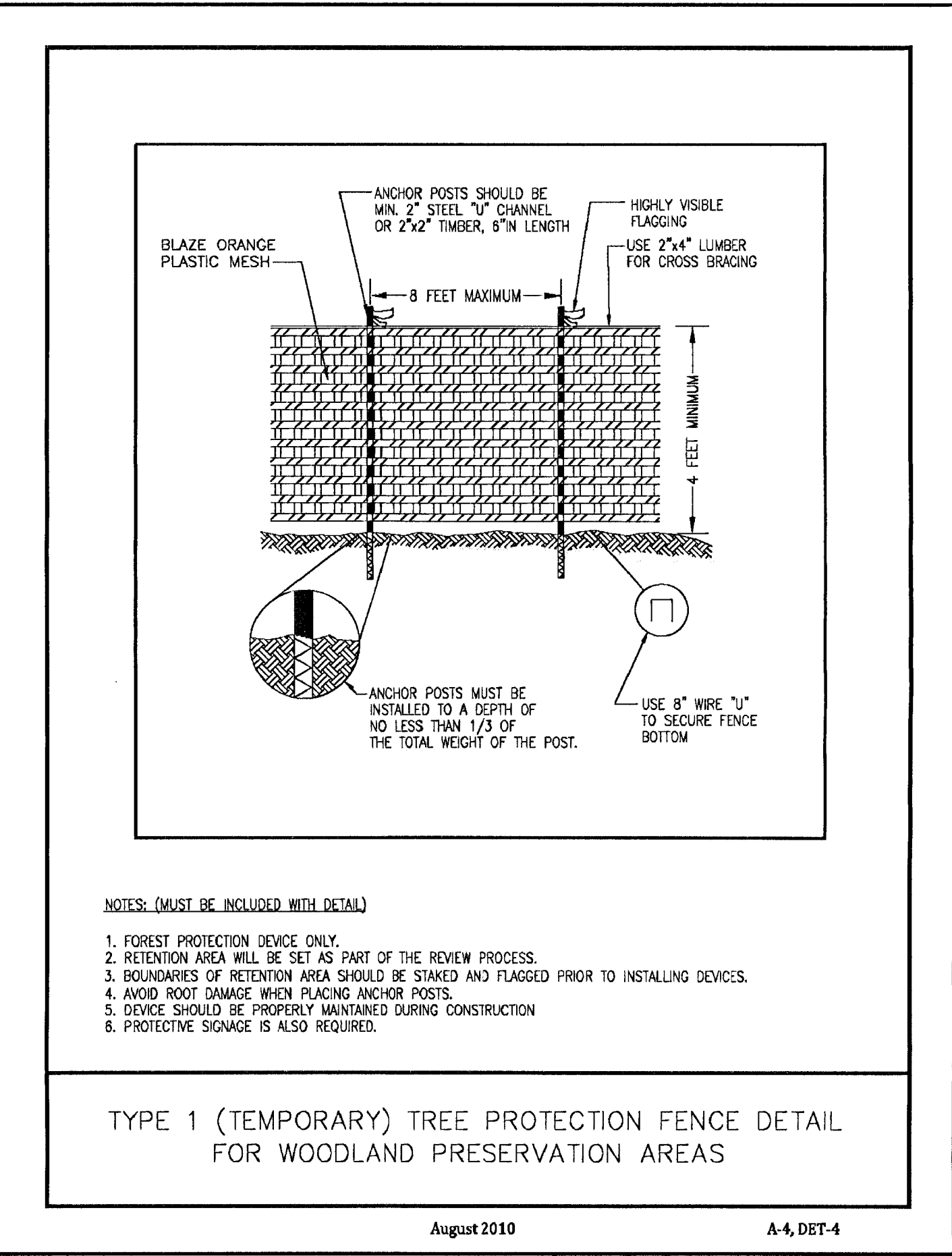
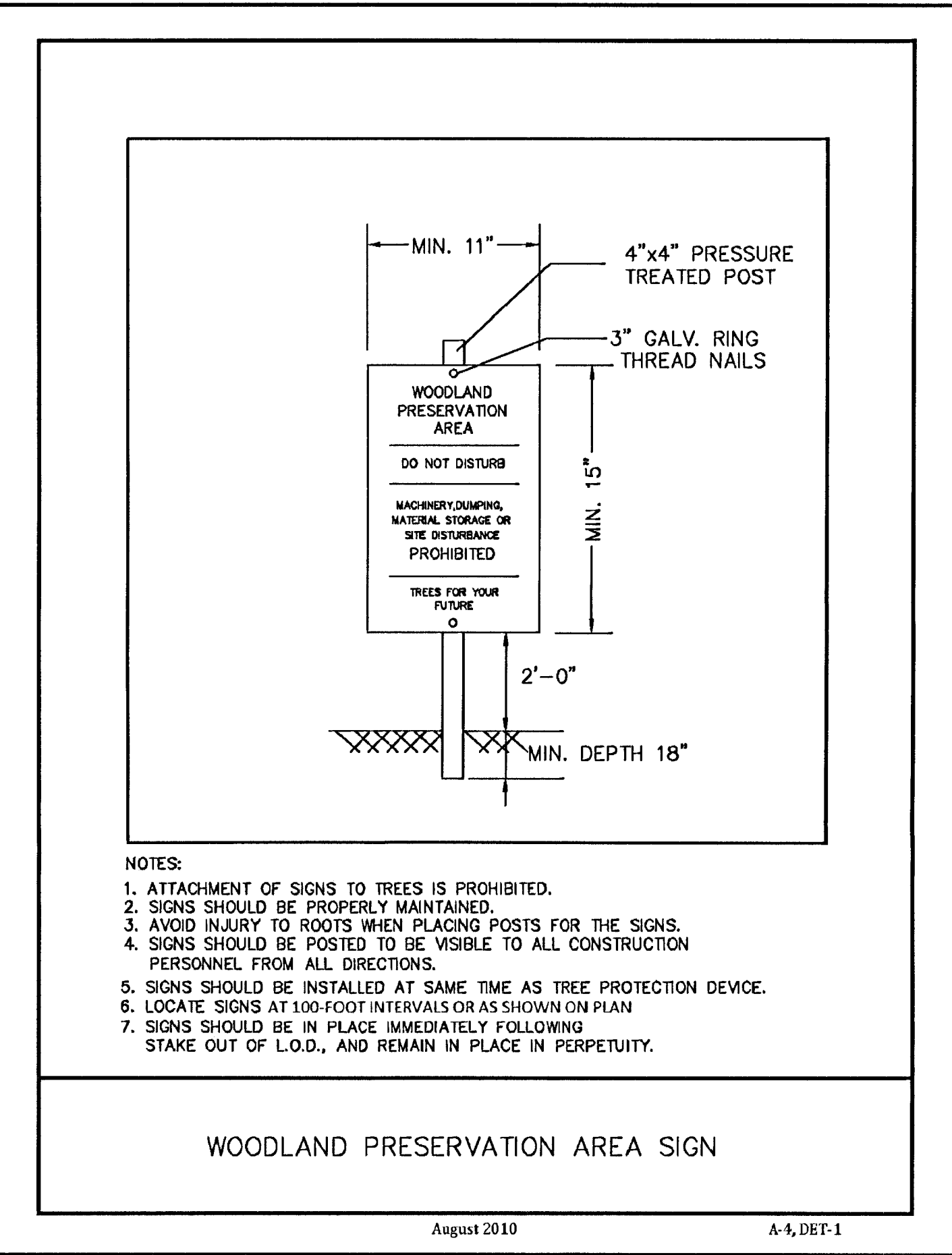
Post Development Notes

When woodlands and/or specimen, historic or champion trees are to remain:

- 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 portion thereof is 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.
- 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.
- 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.
- 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.

Type II Tree Conservation Plan Notes For an Off-site Woodland Conservation Bank

- This plan does not propose the disturbance of any existing woodlands and therefore is not required to identify or provide any Woodland Conservation to address the on-site requirements. The sole purpose of this Tree Conservation Plan is to establish off-site mitigation areas to satisfy the woodland conservation requirements for other properties. Any future activities on this property that result in the clearing of any woodland will initiate the Woodland Conservation requirements for this property. At that time the TCP11 shall be revised to calculate the requirements for this property and demonstrate how those requirements are being satisfied in addition to the off-site mitigation areas already created.
- 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, 1:1 replacement of the disturbed woodlands and other requirements that may be required due to the 2:1, 1, 2:1 or 1:1 replacement requirements associated with the clearing of woodlands.
- Per CB-60-2005, the seller of any property is required to inform the purchaser at the time of contract signature that the property is subject to a Tree Conservation Plan and provide a copy of the Type II Tree Conservation Plan that depicts the area subject to the Tree Conservation Plan.
- Off-site woodland conservation mitigation areas created for the purpose of satisfying the off-site woodland conservation requirement of a benefiting property may not be used to satisfy the requirements for this property in the future.
- All off-site woodland conservation on this property shall be encumbered by a declaration of covenants recorded in the Land Records of Prince George's County, Maryland and/or other protection documents as found acceptable by the M-NCPPC Environmental Planning Section (EPS). The Declaration of Covenants may encumber only the portion of the property included in the off-site mitigation bank, and must include a metes and bounds description of the area to be encumbered signed and sealed by a licensed surveyor.
- Prior to the recordation of any declaration of covenants encumbering any portion of this property, a draft of the document shall be submitted to the Environmental Planning Section, MNCPPC for appropriate review and approval.
- Off-site woodland conservation mitigation banks may not encumber lands previously protected or encumbered by permanent protection instruments.
- Each subsequent commitment for a portion of the mitigation bank will require the submittal of a signed sales agreement and draft Transfer Certificate to the Environmental Planning Section for review prior to recordation. Each Transfer Certificate shall clearly cross-reference the appropriate TCP11s and project names (banking property and benefiting property).
- All off-site woodland conservation areas established on existing (preserved) woodlands shall be credited at a rate of 2 acres of existing woodlands for every 1 acre of off-site woodland conservation mitigation required, in accordance with NR Article 5-1607(b)(2). Off-site woodland mitigation areas established as afforestation areas or as natural regeneration shall be credited at a rate of 1 acre of afforestation for every 1 acre of off-site mitigation required, but may not be transferred until after two growing seasons and certification of adequate survival unless an afforestation bond is posted.
- The TCP11 Off-site Woodland Conservation Summary Table shall be revised each time a Transfer Certificate is recorded to identify the acreages affected, the benefiting property name and TCP11 number, and the recordation numbers.
- If a Transfer Certificate is recorded and is later found to be unnecessary, a written request shall be submitted to the EPS to evaluate the Transfer Certificate release request. If it is determined that the Transfer Certificate may be released, the EPS will notify the applicant that a release document may be submitted for processing.
- The purchase or sale of off-site woodland conservation mitigation credits involves the transfer of real property rights and may be subject to Maryland property transfer tax at the time of recordation of a Transfer Certificate.
- Timber harvesting activities on the site may occur only after approval of a Forest Management or Stewardship Plan by the Prince George's County Forestry Board and after approval of a revised TCP11 by the EPS.



<b>QUALIFIED PROFESSIONAL CERTIFICATION</b> This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.  Signed: <i>John P. Markovich</i> Date: <i>11/20/2013</i> John P. Markovich JM Forestry Services, LLC 11552 Timberbrook Drive Waldorf, MD 20601 Phone: 301-645-4977 E-mail: jpmarkovich@comcast.net	<b>M-NCPPC</b> Prince George's County Planning Department Environmental Planning Section <b>APPROVAL</b> <b>TREE CONSERVATION PLAN</b> <b>TCP2-029-13</b>  Approved By: <i>[Signature]</i> Date: <i>11/20/2013</i> <table><tr><td>01</td><td></td></tr><tr><td>02</td><td></td></tr><tr><td>03</td><td></td></tr><tr><td>04</td><td></td></tr><tr><td>05</td><td></td></tr><tr><td>06</td><td></td></tr></table>	01		02		03		04		05		06	
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TYPE 2 TREE CONSERVATION PLAN  
PLAT 2-A  
LOTS 1 THROUGH 21  
AND  
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**MISSOURI ACRES**  
BRANDYWINE ELECTION DISTRICT NO. 11  
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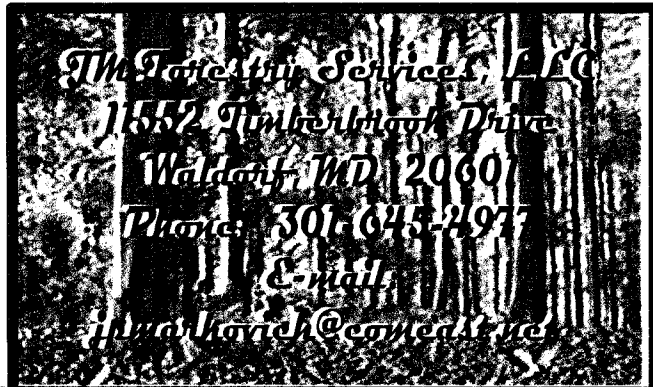
Property Owners Awareness Certificate

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.

Owner or Owners Representative \_\_\_\_\_ Date *12-23-13*

Owner/Developer/Applicant:

Land & Commercial, Inc. PSP  
Attn: Leo Bruso  
14416 Old Mill Road, Suite 201  
Upper Marlboro, Maryland 20772  
Phone: 301-952-9700



<b>JOYCE ENGINEERING CORPORATION</b> JOYCE ENGINEERING CORPORATION 1000 BRADSHAW AVENUE, SUITE 200, WASHINGTON, DC 20004 TEL: (202) 462-1000 FAX: (202) 462-1001 WWW.JOYCE-ENGINEERING.COM			<b>JOYCE ENGINEERING CORPORATION</b> JOYCE ENGINEERING CORPORATION 1000 BRADSHAW AVENUE, SUITE 200, WASHINGTON, DC 20004 TEL: (202) 462-1000 FAX: (202) 462-1001 WWW.JOYCE-ENGINEERING.COM
DESIGN: WAJ	DATE: JANUARY 2013	JOB No.: 012037	TCP No.: TCP1176/95
DRAFT: HAL	COMP: KEC	SCALE: 1"=50'	SCD No.: PENDING
CHECK: JEC	SURVEY: OTHERS	SHEET: 2 OF 2	CSD No.: 23-2008-00