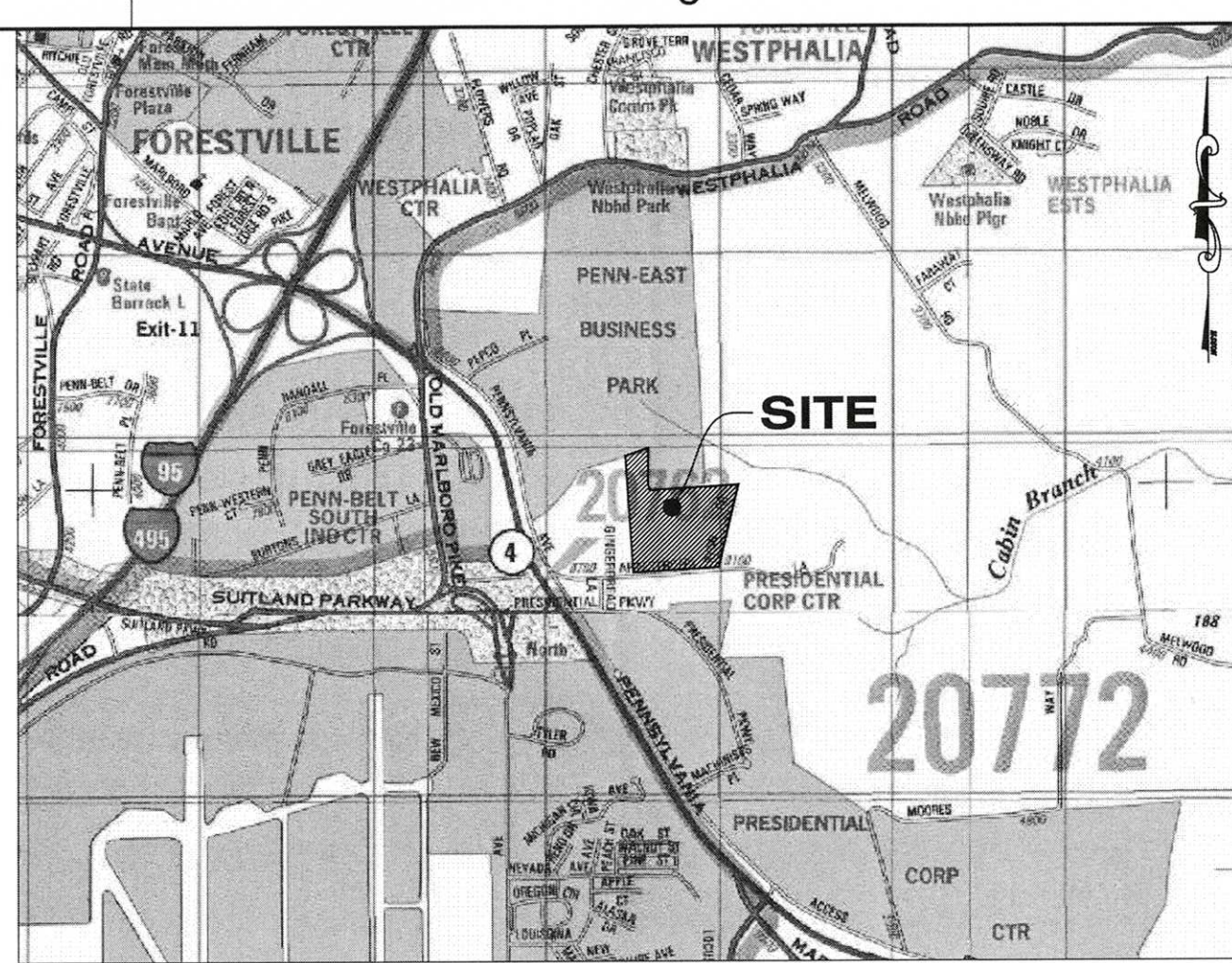


CABIN BRANCH VILLAGE TREE CONSERVATION PLAN - TYPE 2



VICINITY MAP
SCALE: 1" = 2000'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20711182

PRINCE GEORGE'S COUNTY
ROAD ATLAS
MAP/GRID: 90/C2, C3, D2, D3

SHEET INDEX

- 1 - COVER SHEET
- 2 - PLAN & DETAIL SHEETS
- 3-6 - PLAN SHEETS

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR CABIN BRANCH DSP-16010. IF CABIN BRANCH DSP-16010 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.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 \$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 TIER AND IS ZONED.
- THERE ARE NO SCENIC OR HISTORIC ROADS LOCATED ON OR ADJACENT TO THIS PROPERTY.
- THE SITE ADJUTS AN ARTERIAL MASTER PLANNED ROADWAY AND CENTRAL AVENUE, AN EXPRESSWAY MASTER PLANNED ROADWAY THAT ARE REGULATED FOR NOISE. THE 65 DBA LINES SHOWN HEREON.
- THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25.117(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 PERMITEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REGARDING 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 PERMITEE, 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 PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR 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, THIS 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.

- 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.

OFF-SITE WOODLAND CONSERVATION NOTE:

PRIOR TO THE ISSUANCE OF THE FIRST GRADING PERMIT FOR THE SECTION OF DEVELOPMENT SHOWN ON THIS TCP2, ALL OFF SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TCP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECORDATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC, PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN. THE OFF-SITE WOODLAND CONSERVATION REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE MET WITHIN THE MATTAWOMAN CREEK WATERSHED, UNLESS THE APPLICANT DEMONSTRATES DUE DILIGENCE IN SEEKING OUT OPPORTUNITIES FOR OFF-SITE WOODLAND CONSERVATION LOCATIONS IN ACCORDANCE WITH PRIORITIES OF SECTION 25-122(A)(6).



Dewberry
Engineers Inc.

APPLICANT
CBWP LLC
6290 MONTROSE ROAD
ROCKVILLE, MD 20852
ALAN COHEN/ACOHEN@CSINVESTORS.COM 301-692-4000

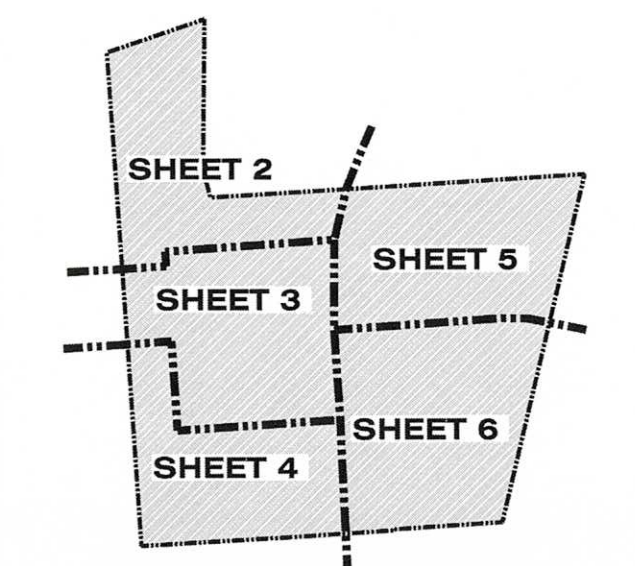
OWNER
CBWP LLC
6290 MONTROSE ROAD
ROCKVILLE, MD 20852
ALAN COHEN/ACOHEN@CSINVESTORS.COM 301-692-4000

CABIN BRANCH VILLAGE
TREE CONSERVATION
PLAN
PRINCE GEORGE'S COUNTY
MARYLAND
TAX MAP/GRID: 90/C2, C3, D2, D3
WSSC GRID: 2656E8



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. 3772 EXPIRATION DATE: MAY 13, 2020.

KEY PLAN



SCALE
AS SHOWN

REVISIONS			
No.	DATE	BY	Description
1	7/25/19	AL	TCP2 OFFSITE CLEARING
2	11/20/2018	CR	PODS 10, 11-41 CHANGING
3	12/06/2019	CR	PODS 10, 11-41 CHANGING
4	12/06/2019	CR	PODS 10, 11-41 CHANGING
5	12/06/2019	CR	PODS 10, 11-41 CHANGING

DRAWN BY: RM
APPROVED BY: RM
CHECKED BY: NB
DATE: JUNE 2016

TITLE
TREE CONSERVATION
PLAN
TYPE 2

PROJECT NO. 50058396

1
SHEET NO. 1 OF 6

Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I - Establishing Site Information: (Enter acres for each zone)				
1 Zone:	M-X-T	RR		
2 Gross Tract:	23.59	1.00		
3 Floodplain:	0.00	0.00		
4 Previously Cleared Land:	0.00	0.00		
5 Net Tract (NTA):	23.59	1.00	0.00	
SECTION II - Determining Requirements (Enter acres for each corresponding column)				
7 TCP Number:	TC2-030-2016	Revision #		
8 Property Description or Subdivision Name:	Cabin Branch			
9 Is this site subject to the 1989 or 1991 Ordinance:	N			
10 Is this site subject to the 1991 Ordinance:	N			
11 Subject to 2010 Ordinance and in PFA/Priority Funding Area:	N			
12 Is this one (1) single family lot? (Y or N):	N			
13 Are there prior TCP approvals which include a:	N			
14 combination of this lots? (Y or N):	N			
15 Is any portion of the property in a WC Bank? (Y or N):	N			
16 Break-even Point (preservation):	5.73	acres		
17 Clearing permitted w/ reforestation:	7.99	acres		
SECTION III - Meeting the Requirements (Enter acres for each corresponding column)				
29 Woodland Preservation:	0.00	Bond amount:	\$	-
30 Afforestation / Reforestation:	0.00			
31 Natural Regeneration:	0.00			
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:	0.00	Fee amount:		\$0.00
37 Off-site Woodland Conservation Credits Required:	10.14			
38 Off-site VCA (preservation) being provided on this property:	0.00			
39 Off-site VCA (afforestation) being provided on this property:	0.00			
40 Woodland Conservation Provided:	10.14	acres		
41 Area of woodland not cleared:	0.00	acres		
42 Net tract woodland retained not part of requirements:	0.00	acres		
43 100-foot riparian woodland retained:	0.00	acres		
44 On-site woodland conservation provided:	0.00	acres		
45 On-site woodland conservation alternatives provided:	0.00	acres		
46 On-site woodland retained not credited:	0.00	acres		
47 Prepared by:	Alan Cohen	Signed:	7-25-19	Date

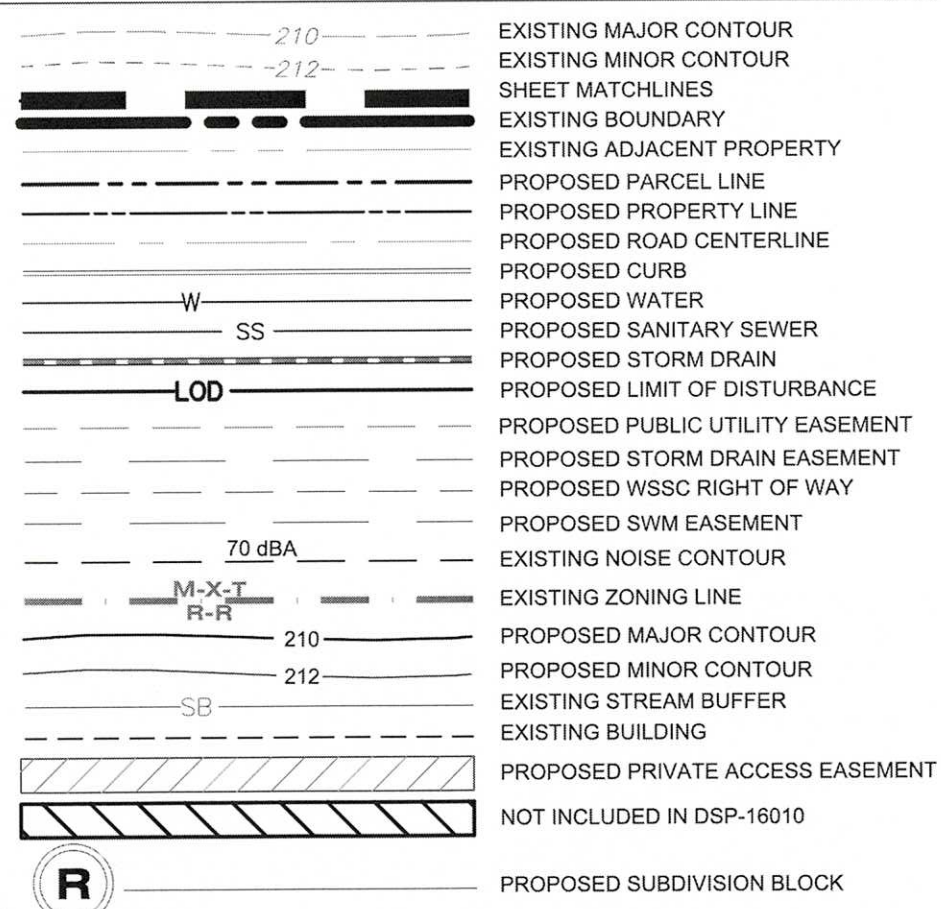
WOODLAND SUMMARY TABLE

WOODLAND CLEARED WCA (ACRES)	WOODLAND CLEARED OFF-SITE C-OS (ACRES)
AA 13.72	AA 0.17
CLEARED AREA = 13.72 AC	CLEARED AREA = 0.17 AC

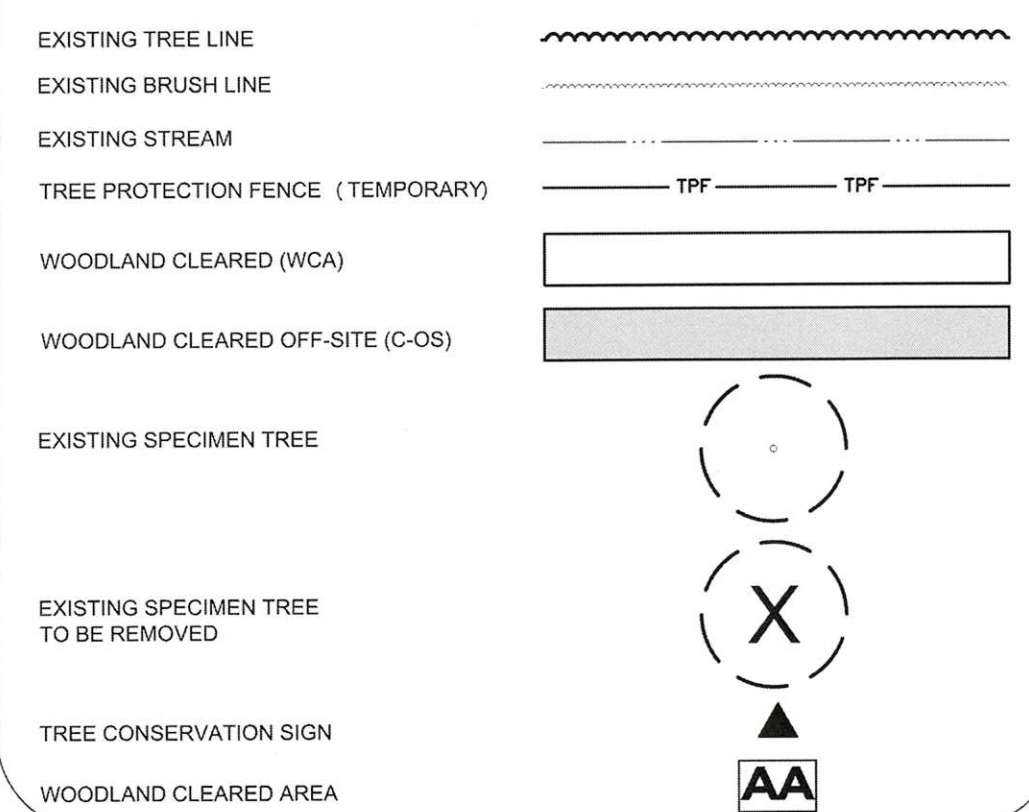
SITE DATA

GROSS TRACT AREA	24.59 AC
EXISTING 100-YEAR FLOODPLAIN	0.00 AC
NET TRACT AREA	24.59 AC
EXISTING WOODLAND IN THE FLOODPLAIN	0.00 AC
EXISTING WOODLAND NET TRACT	13.72 AC
EXISTING PMA	0.00 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	0 LF

LEGEND



TCP-2 LEGEND



SPECIMEN TREE TABLE

Tree #	Common Name	Latin Name	DBH	Condition Rating	Comments	Disposition
1	Red Maple	Acer rubrum	35	59 (Poor)	Root damage, poor branching decay	To be removed
2	Red Maple	Acer rubrum	31	59 (Poor)	Multi-stem, root damage, decay	To be removed
3	Yellow Poplar	Liriodendron tulipifera	49	84 (Good)	Multi-stem, root damage, decay, top damage	Saved
4	Yellow Poplar	Liriodendron tulipifera	32	91 (Excellent)	Top damage (broken out @ 40)	Saved
5	Yellow Poplar	Liriodendron tulipifera	34	84 (Good)	Root decay, top damage (broken out @ 40)	Saved
6	Yellow Poplar	Liriodendron tulipifera	44	78 (Fair)	Top damage (broken out @ 40), top decay	Saved
7	Yellow Poplar	Liriodendron tulipifera	54	50 (Poor)	Major cavity & top damage	Saved
8	Yellow Poplar	Liriodendron tulipifera	38	84 (Good)	Top damage (broken out @ 40), top decay	Saved
9	Yellow Poplar	Liriodendron tulipifera	39	91 (Excellent)	Top damage (broken out @ 40), top decay	Saved
10	Yellow Poplar	Liriodendron tulipifera	32	78 (Fair)	Girdling roots, top damage (broken out @ 40), top	Saved
11	Yellow Poplar	Liriodendron tulipifera	34	91 (Excellent)	Top damage @ 40	Saved
12	Red Maple	Acer rubrum	38	59 (Poor)	Multi-stem, root damage, poor branching, top	To be removed
13	Red Maple	Acer rubrum	40	66 (Poor)	Multi-stem, root damage, cavities, poor branching	To be removed
14	Yellow Poplar	Liriodendron tulipifera	44	50 (Poor)	Major cavities, top damage	To be removed
15	Yellow Poplar	Liriodendron tulipifera	39	72 (Fair)	Many swollen areas, top broken out, decay	To be removed
16	Red Maple	Acer rubrum	46	66 (Poor)	Multi-stem, root damage, poor branching, top	To be removed
17	Red Maple	Acer rubrum	32	78 (Fair)	Multi-stem, root damage, poor branching, top	To be removed
18	Red Maple	Acer rubrum	61	66 (Poor)	Multi-stem, root damage, poor branching, top	To be removed
19	Red Maple	Acer rubrum	46	53 (Poor)	Multi-stem, root damage, poor branching, top	To be removed
20	Red Maple	Acer rubrum	47	47 (Poor)	Multi-stem, root damage, poor branching, top	To be removed
21	Yellow Poplar	Liriodendron tulipifera	42	66 (Poor)	Root damage, trunk damage, top damage	To be removed
22	Yellow Poplar	Liriodendron tulipifera	32	91 (Excellent)	Some top damage	To be removed
23	Yellow Poplar	Liriodendron tulipifera	32	91 (Excellent)	Some top damage	To be removed
24	Red Maple	Acer rubrum	35	84 (Good)	Some top damage	To be removed

*NOTE: SPECIMEN TREES SHOWN ARE LOCATED WITHIN 100' OF THE SUBJECT PROPERTY.

ADJACENT PROPERTY OWNERS AWARENESS CERTIFICATE

I/WE, Samuel T. Wood Administrative Trust and Samuel T. Wood Marital Trust, HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE II TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.

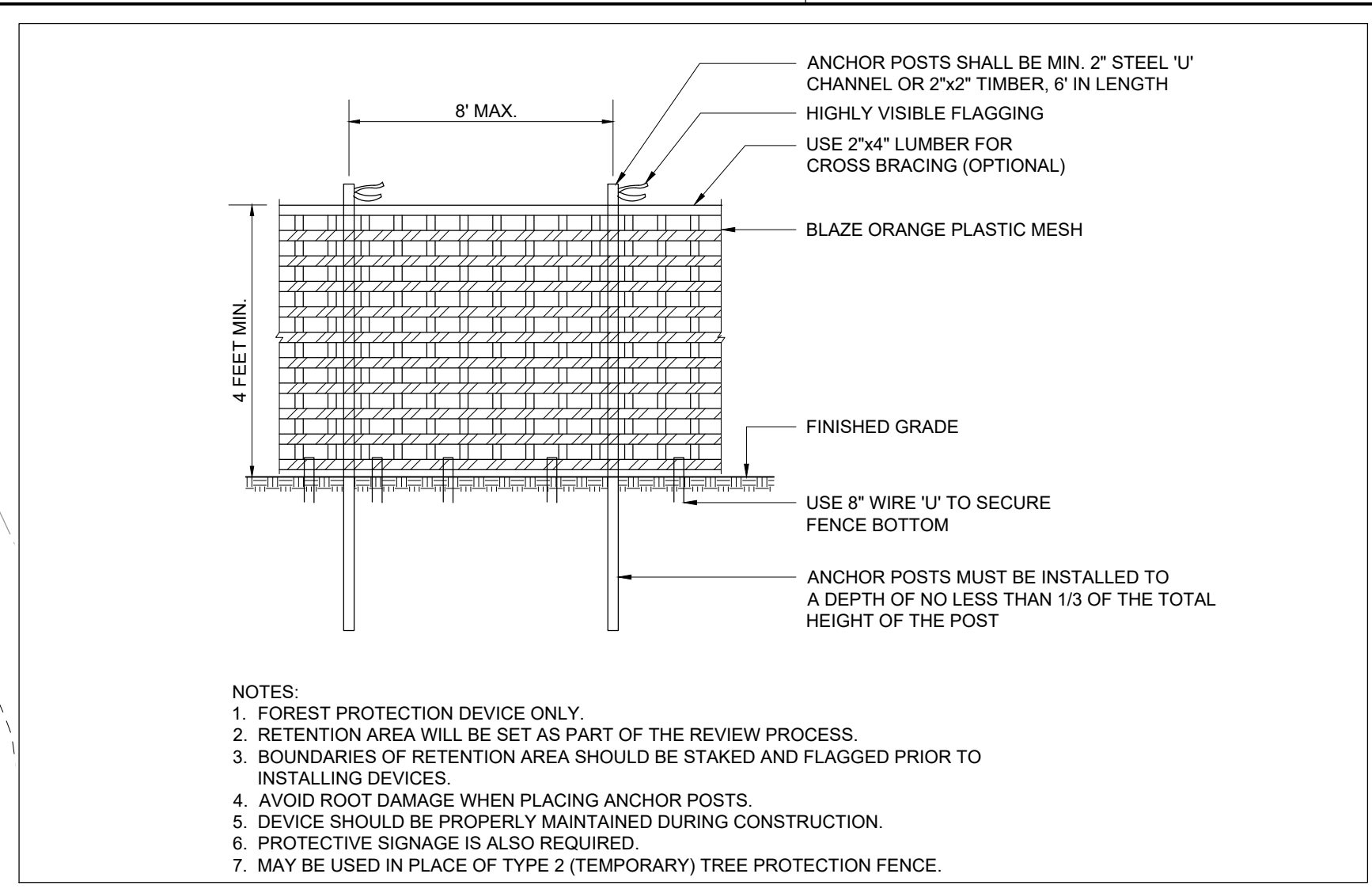
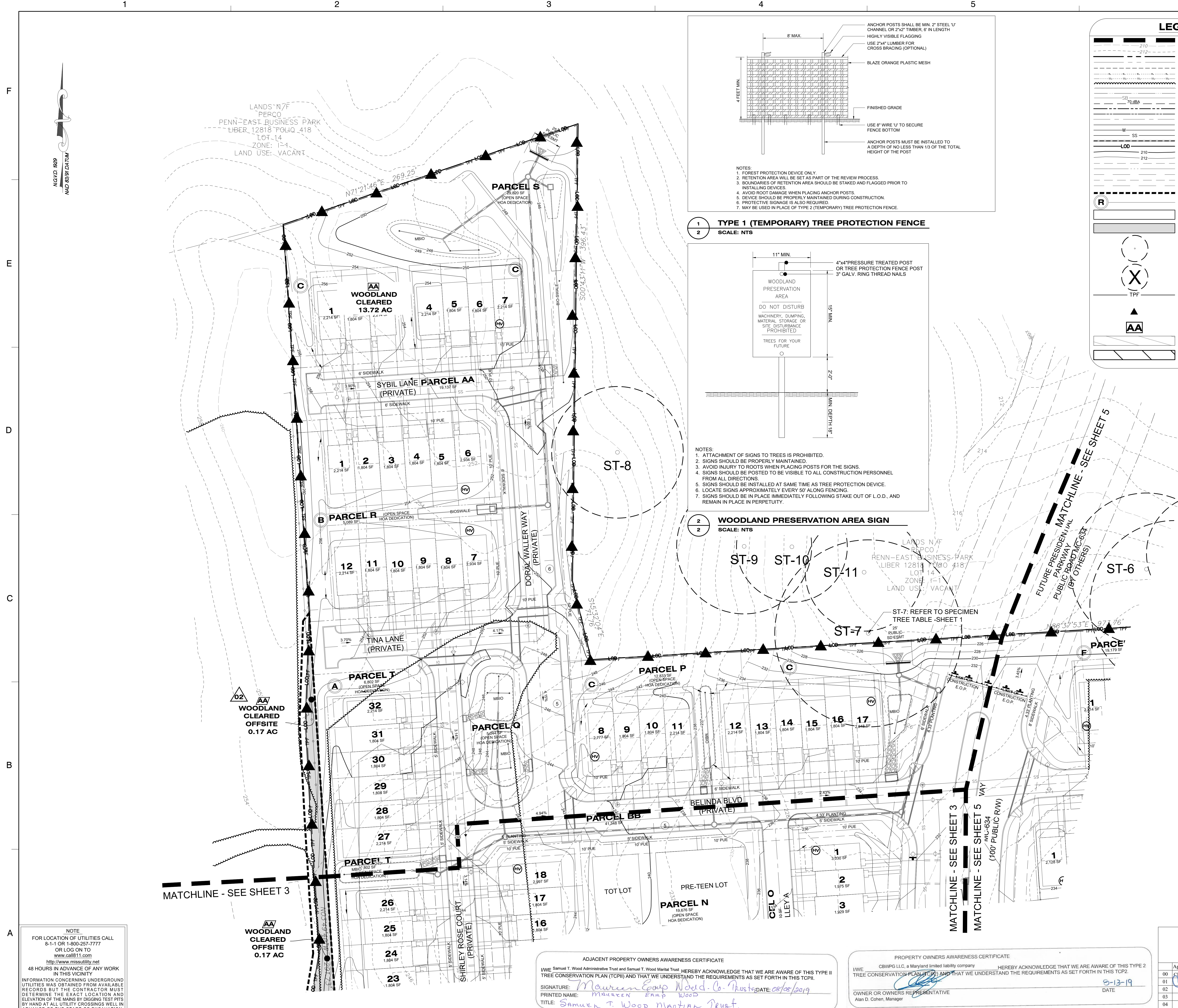
SIGNATURE: Maureen E. Wood DATE: 08/08/2019
PRINTED NAME: Maureen E. Wood
TITLE: Samuel T. Wood Marital Trust

PROPERTY OWNERS AWARENESS CERTIFICATE

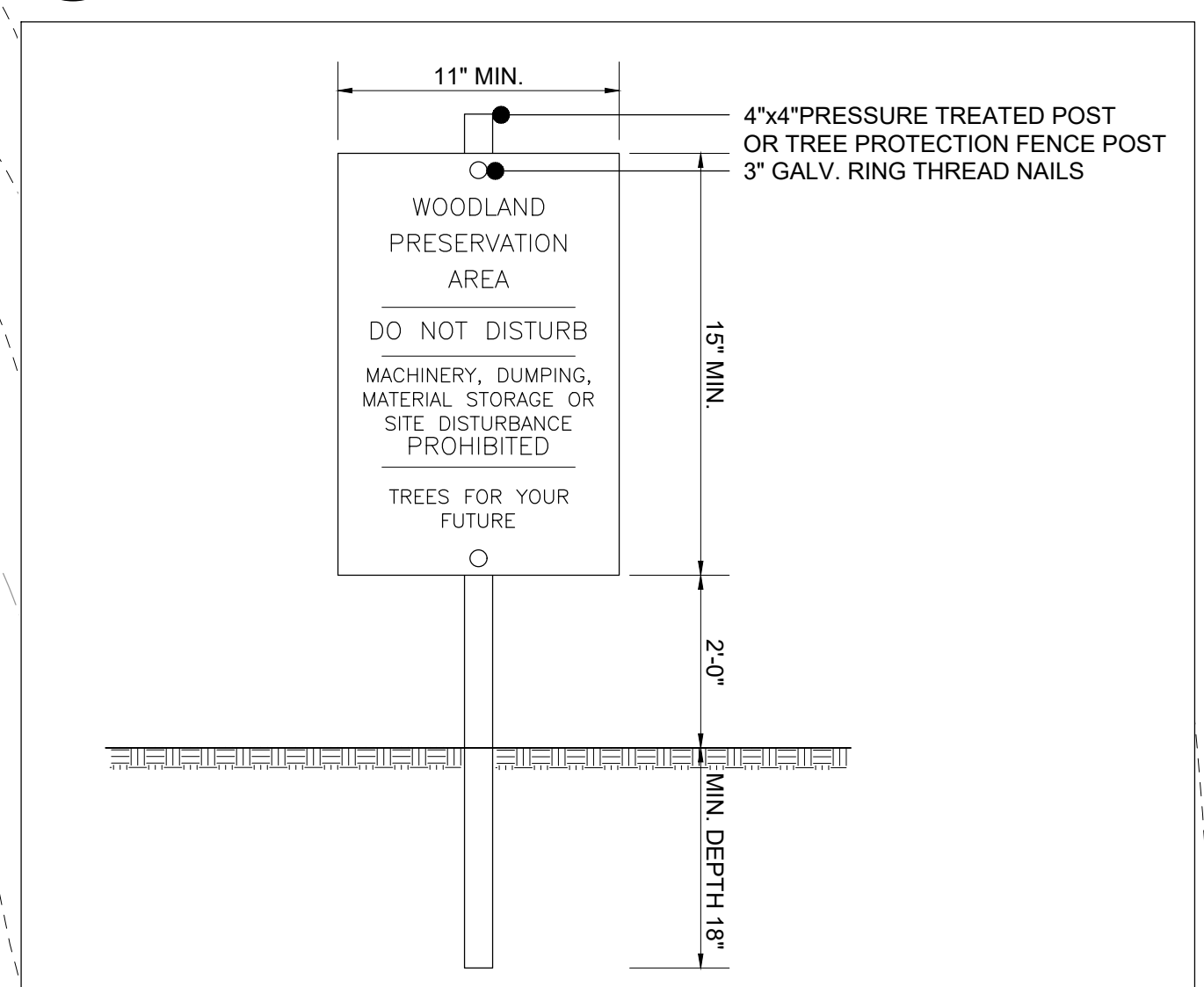
I/WE, CBWP LLC, a Maryland limited liability company, HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE II TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.

OWNER OR OWNERS REPRESENTATIVE: Alan D. Cohen DATE: 0-13-19
Signature: Alan D. Cohen

M-NCPPC Prince George's County Planning Department Environmental Planning Section			
APPROVAL TREE CONSERVATION PLAN TCP2-030-16			
Approved by	Date	DRD Case	
00 <u>Chuck Schneider</u>	11/20/2018	DSP-16010	
01 <u>Chuck Schneider</u>	12/06/2019		
02			
03			
04			
05			



1 TYPE 1 (TEMPORARY) TREE PROTECTION FENCE
SCALE: NTS



- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
 6. LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG FENCING.
 7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

2 WOODLAND PRESERVATION AREA SIGN
SCALE: NTS

LEGEND	
[Symbol]	SHEET MATCHLINES
[Symbol]	EXISTING MAJOR CONTOUR
[Symbol]	EXISTING MINOR CONTOUR
[Symbol]	EXISTING ADJACENT PROPERTY
[Symbol]	EXISTING BUILDINGS
[Symbol]	EXISTING WATER
[Symbol]	EXISTING SEWER
[Symbol]	EXISTING TREE LINE
[Symbol]	EXISTING BRUSH LINE
[Symbol]	EXISTING STREAM BUFFER
[Symbol]	EXISTING NOISE CONTOUR
[Symbol]	PROPOSED PARCEL LINE
[Symbol]	PROPOSED PROPERTY LINE
[Symbol]	PROPOSED ROAD CENTERLINE
[Symbol]	PROPOSED CURB
[Symbol]	PROPOSED WATER
[Symbol]	PROPOSED SANITARY SEWER
[Symbol]	PROPOSED STORM DRAIN
[Symbol]	PROPOSED LIMIT OF DISTURBANCE
[Symbol]	PROPOSED MAJOR CONTOUR
[Symbol]	PROPOSED MINOR CONTOUR
[Symbol]	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
[Symbol]	PROPOSED BUILDING RESTRICTION LINE (BRL)
[Symbol]	PROPOSED STORM DRAIN EASEMENT
[Symbol]	PROPOSED WSSC RIGHT OF WAY
[Symbol]	PROPOSED SWM EASEMENT
[Symbol]	PROPOSED OFF-SITE EASEMENT
[Symbol]	PROPOSED SUBDIVISION BLOCK
[Symbol]	WOODLAND CLEARED (WCA)
[Symbol]	WOODLAND CLEARED OFF-SITE (C-OS)
[Symbol]	EXISTING SPECIMEN TREE
[Symbol]	EXISTING SPECIMEN TREE TO BE REMOVED
[Symbol]	TREE PROTECTION FENCE (TEMPORARY)
[Symbol]	TREE CONSERVATION SIGN
[Symbol]	WOODLAND CLEARED AREA
[Symbol]	ACCESS EASEMENT
[Symbol]	COMMERCIAL SITE PLAN TO BE PROVIDED AT TIME OF FUTURE DSP

Dewberry
Engineers Inc.

4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
CBWPG LLC
6290 MONTROSE ROAD
ROCKVILLE, MD 20852
ALAN COHEN; ACCHEN@CSINVESTORS.COM 301.682-4000

OWNER
CBWPG LLC
6290 MONTROSE ROAD
ROCKVILLE, MD 20852
ALAN COHEN; ACCHEN@CSINVESTORS.COM 301.682-4000

CABIN BRANCH VILLAGE
TREE CONSERVATION
PLAN
PRINCE GEORGE'S COUNTY
MARYLAND
TAX MAP GRID: 80/C2, C3, D2, D3
WSSC GRID: 206SE08

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. 3772 EXPIRATION DATE: MAY 13, 2020.

KEY PLAN

SCALE
0' 30' 60'
1"=30'

No.	DATE	BY	Description
01	7/25/19	AL	TCP2 OFFSITE CLEARING
02	11/20/2018	CB	PROPOSED NO. 17-41 CONDITIONS

REVISIONS

DRAWN BY	RM
APPROVED BY	RM
CHECKED BY	NB
DATE	JUNE 2016

TITLE
TREE CONSERVATION
PLAN
TYPE 2

PROJECT NO. 50058396

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2-030-16

Approved by	Date	DRD Case
00 CLUCK SCHNEIDER	11/20/2018	DSP-16010
01 [Signature]	12/6/2019	
02		
03		
04		
05		

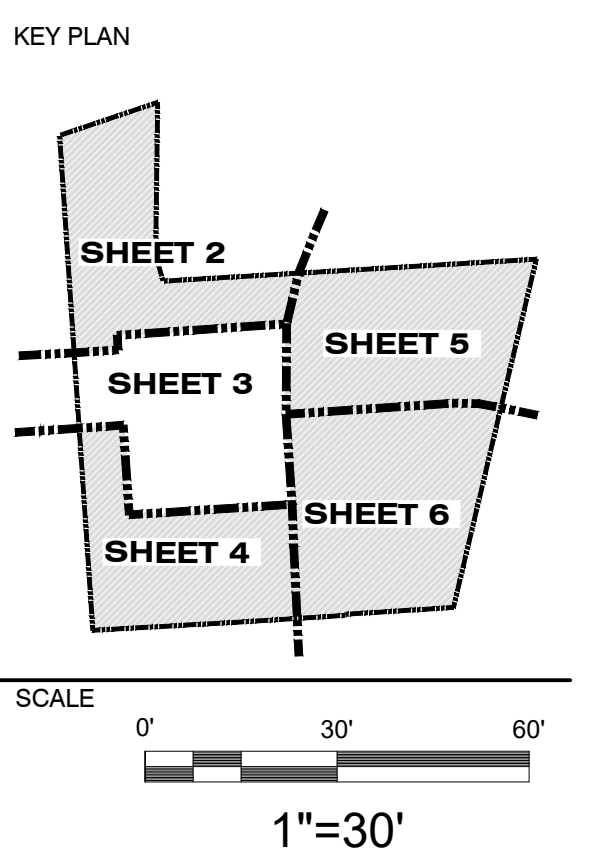
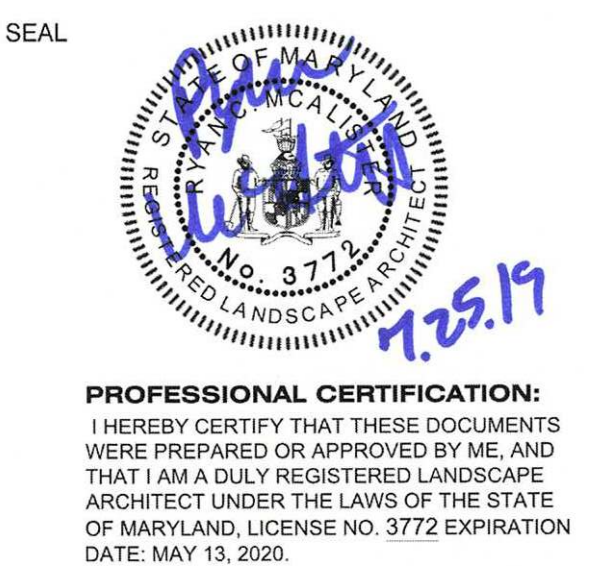
PROPERTY OWNERS AWARENESS CERTIFICATE

I/WE Samuel T. Wood Administrative Trust and Samuel T. Wood Marital Trust HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE II TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.

SIGNATURE: Maureen E. Wood DATE: 08/08/2019
PRINTED NAME: Maureen E. Wood
TITLE: Samuel T. Wood Marital Trust

OWNER OR OWNERS REPRESENTATIVE
Alan D. Cohen, Manager
DATE: 8-13-19

CABIN BRANCH VILLAGE
TREE CONSERVATION
PLAN
PRINCE GEORGE'S COUNTY
MARYLAND
TAX MAP GRID: 80/02, C3, D3, D3
WSSC GRID: 2065E08



REVISIONS			
No.	DATE	BY	Description
01	7/25/19	AL	TC2P OFFSITE, CLEARING
02	4/16/17	CB	PROPOSED NO. 17-41 CONDITIONS
03			
04			
05			

TITLE
TREE CONSERVATION
PLAN
TYPE 2

PROJECT NO. 50058396

SHEET NO. 3 OF 6

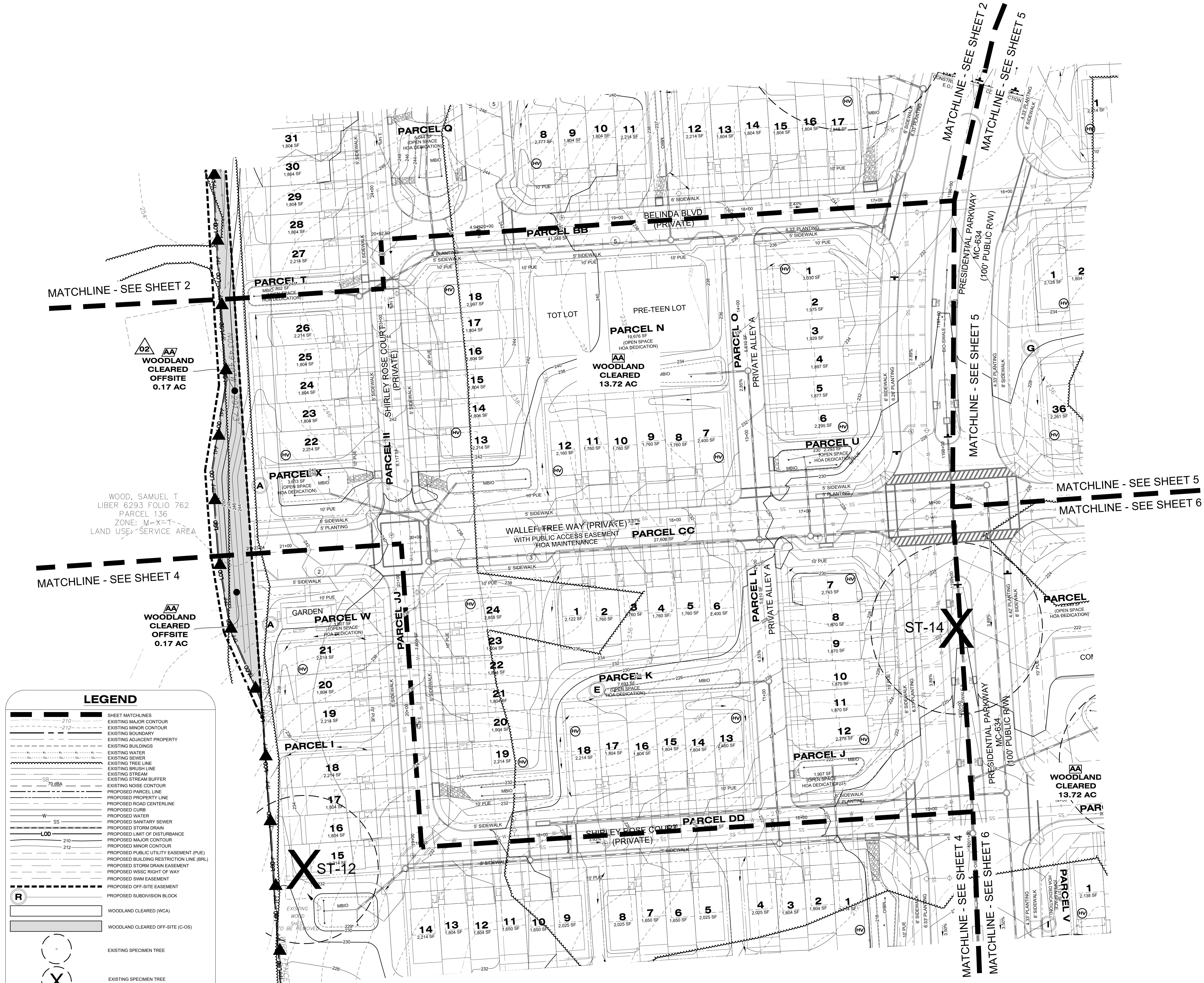
LEGEND	
	SHEET MATCHLINES
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING BOUNDARY
	EXISTING ADJACENT PROPERTY
	EXISTING BUILDINGS
	EXISTING WATER
	EXISTING SEWER
	EXISTING TREE LINE
	EXISTING BRUSH LINE
	EXISTING STREAM
	EXISTING STREAM BUFFER
	EXISTING NOISE CONTOUR
	PROPOSED PARCEL LINE
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	PROPOSED ROAD CENTERLINE
	PROPOSED CURB
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	PROPOSED WSSC RIGHT OF WAY
	PROPOSED SWM EASEMENT
	PROPOSED OFF-SITE EASEMENT
	PROPOSED SUBDIVISION BLOCK
	WOODLAND CLEARED (WCA)
	WOODLAND CLEARED OFF-SITE (C-OS)
	EXISTING SPECIMEN TREE
	EXISTING SPECIMEN TREE TO BE REMOVED
	TREE PROTECTION FENCE (TEMPORARY)
	TREE CONSERVATION SIGN
	WOODLAND CLEARED AREA
	ACCESS EASEMENT
	COMMERCIAL SITE PLAN TO BE PROVIDED AT TIME OF FUTURE DSP

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.

ADJACENT PROPERTY OWNERS AWARENESS CERTIFICATE
I/WE: Samuel T. Wood Administrative Trust and Samuel T. Wood Marital Trust HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE II TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.
SIGNATURE: Maureen Egan Wood Co. Trusts DATE: 08/08/2019
PRINTED NAME: Maureen Egan Wood
TITLE: Samuel T. Wood Marital Trust

PROPERTY OWNERS AWARENESS CERTIFICATE
I/WE: CBWPG LLC, a Maryland limited liability company HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE II TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.
OWNER OR OWNERS REPRESENTATIVE: Alan D. Cohen, Manager DATE: 8-13-19

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP2-030-16			
Approved by	Date	DRD Case	
00 <u>Chuck Schneider</u>	11/20/2018	DSP-16010	
01 <u>Chuck Schneider</u>	12/6/2019		
02			
03			
04			
05			



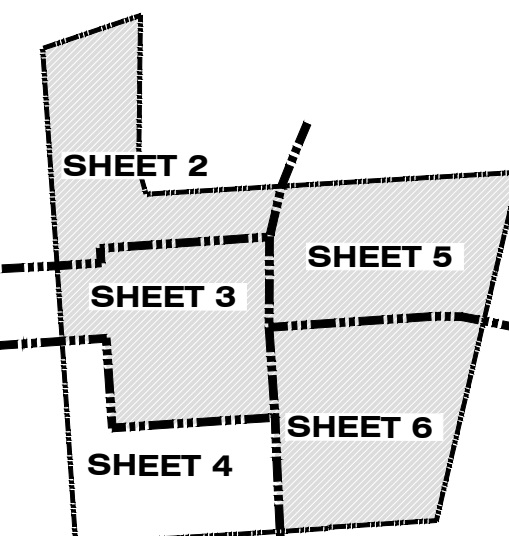
CABIN BRANCH VILLAGE
TREE CONSERVATION
PLAN
PRINCE GEORGE'S COUNTY
MARYLAND
TAX MAP / GRID: 90/C2, C3, D2, D3
WSSC GRID: 200SE08

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. 3772 EXPIRATION
DATE: MAY 13, 2020.

KEY PLAN



SCALE

0' 30' 60'

1"=30'

[illegible]

REVISIONS	
DRAWN BY	RM
APPROVED BY	RM
CHECKED BY	NB
DATE	JUNE 2016

TITLE

TREE CONSERVATION

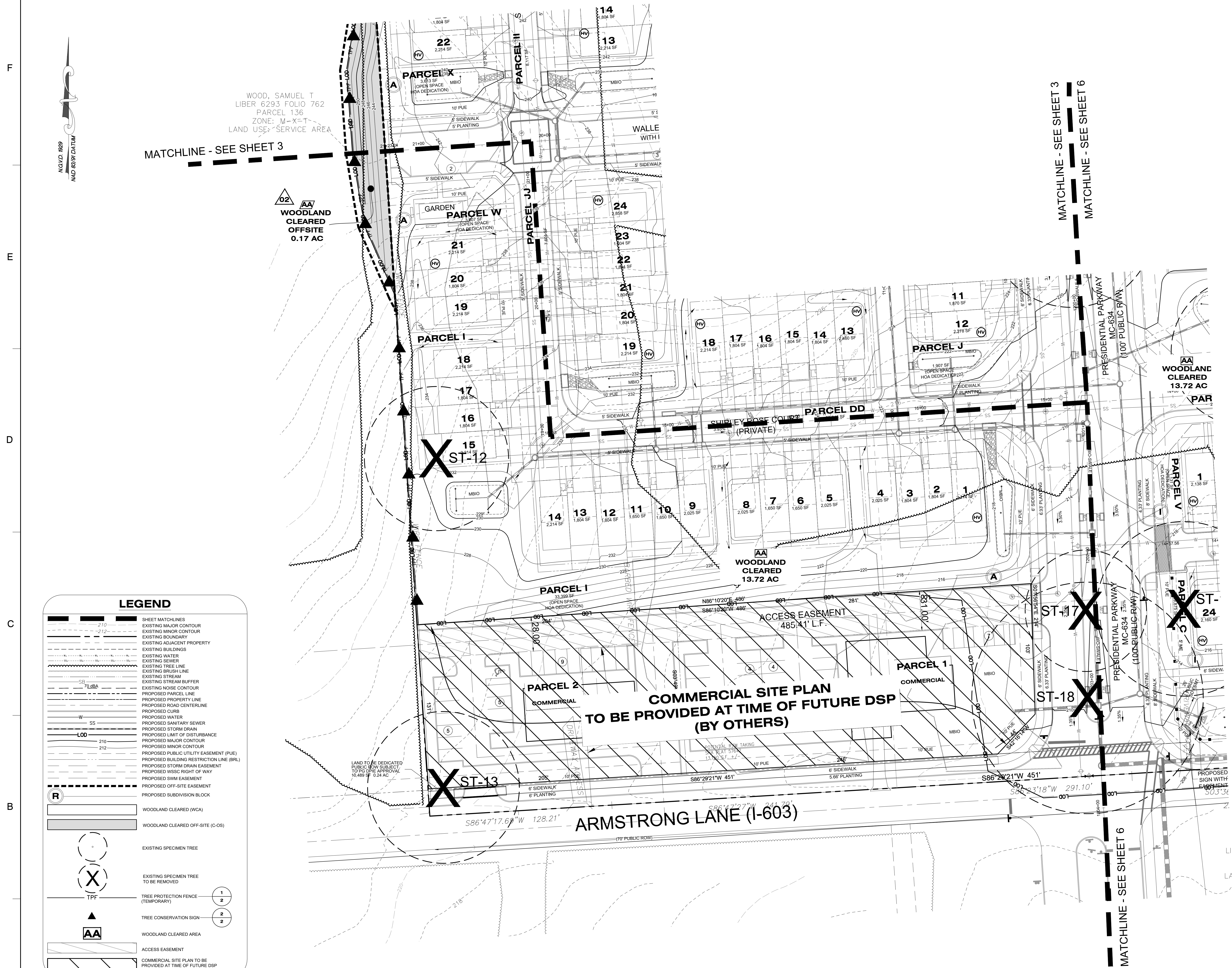
PLAN

TYPE 2

PROJECT NO. 50058396

4

SHEET NO. 4 OF 6



NOTE
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DEPTH OF THE MAINS BY DIGGING TEST PITS
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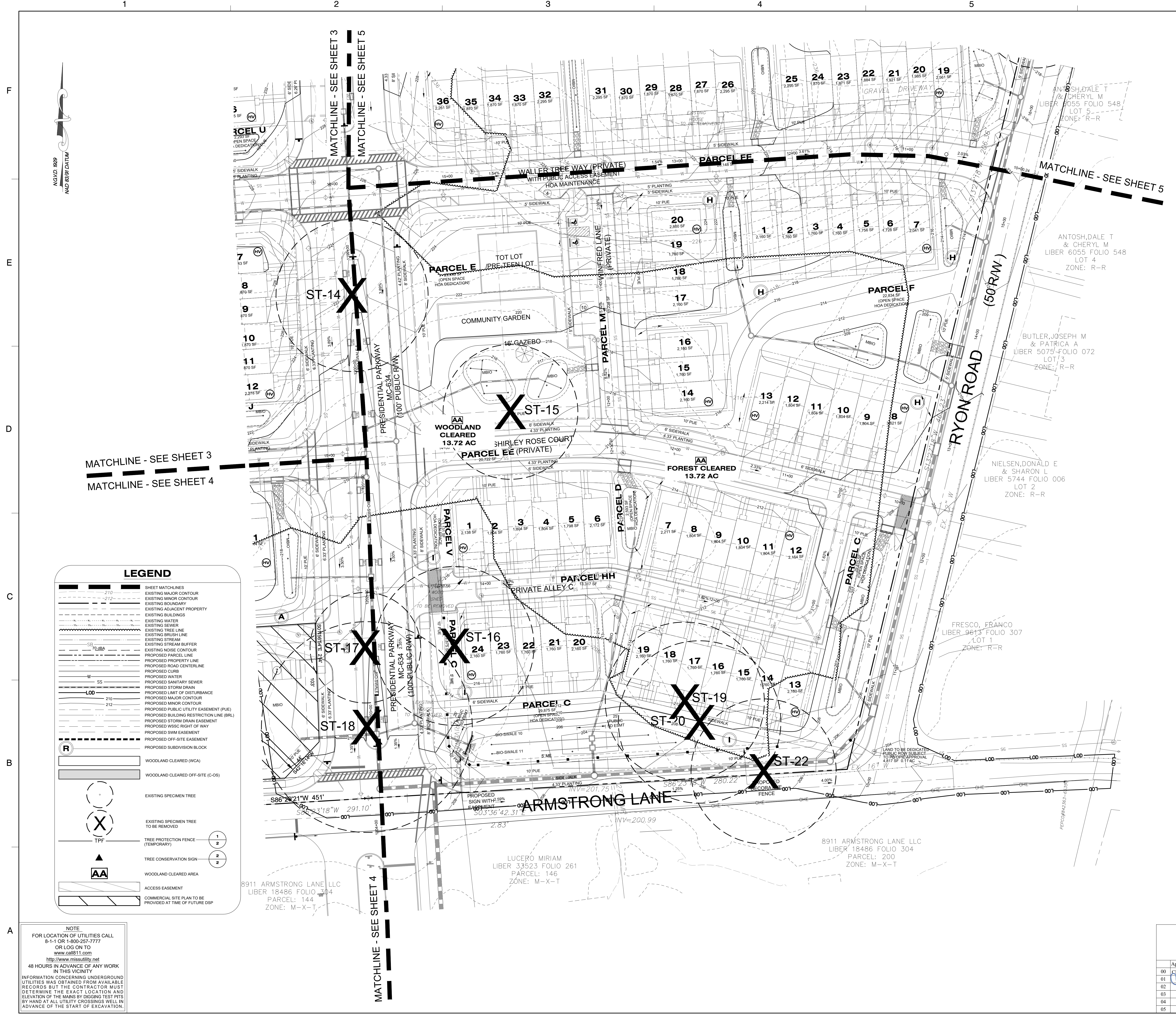
M-NCPPC
 Prince George's County Planning Department
 Environmental Planning Section
APPROVAL
 TREE CONSERVATION PLAN
 TCP2-030-16

	Approved by	Date	DRD Case
00	CHUCK SCHNEIDER	11/20/2018	DSP-16010
01	<i>Chuck Schneider</i>	12/8/2019	
02			
03			
04			
05			

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LEGEND

- SHEET MATCHLINES
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING BUILDINGS
- EXISTING WATER
- EXISTING SEWER
- EXISTING TREE LINE
- EXISTING BRUSH LINE
- EXISTING STREAM
- EXISTING STREAM BUFFER
- EXISTING NOISE CONTOUR
- PROPOSED PARCEL LINE
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED BUILDING RESTRICTION LINE (BRL)
- PROPOSED STORM DRAIN EASEMENT
- PROPOSED WESC RIGHT OF WAY
- PROPOSED SWM EASEMENT
- PROPOSED OFF-SITE EASEMENT
- PROPOSED SUBDIVISION BLOCK
- WOODLAND CLEARED (WCA)
- WOODLAND CLEARED OFF-SITE (C-OS)
- EXISTING SPECIMEN TREE
- EXISTING SPECIMEN TREE TO BE REMOVED
- TREE PROTECTION FENCE (TEMPORARY)
- TREE CONSERVATION SIGN
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Dewberry
Engineers Inc.

4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
CBWPG LLC
6290 MONTROSE ROAD
ROCKVILLE, MD 20852
ALAN COHEN/ACOHEN@CSINVESTORS.COM 301.492-4000

OWNER
CBWPG LLC
6290 MONTROSE ROAD
ROCKVILLE, MD 20852
ALAN COHEN/ACOHEN@CSINVESTORS.COM 301.492-4000

CABIN BRANCH VILLAGE
TREE CONSERVATION
PLAN

PRINCE GEORGES COUNTY
MARYLAND

TAX MAP GRID: 90/C2, C3, D2, D3
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KEY PLAN

SCALE
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1"=30'

REVISIONS	DATE	BY	DESCRIPTION
1	7/25/19	AL	TCP2 OFFSITE CLEARING
2	11/20/18	CB	POSTED NO. 17-41 CONDITIONS

DRAWN BY	RM
APPROVED BY	RM
CHECKED BY	NB
DATE	JUNE 2016

TITLE
**TREE CONSERVATION
PLAN
TYPE 2**

APPROVED BY	DATE	DRD CASE
CULICK SCHNEIDER	11/20/2018	DSP-16010
Blue Schneider	12/6/2019	

PROJECT NO. 50058396

6

SHEET NO. 6 OF 6