



POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501
FAX (301) 937-3507

ADDITION TO WASHINGTON OVERLOOK

LOT 2

2504 WASHINGTON OVERLOOK DR

04 WASHINGTON OVERLOOK

PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION

PLAN TYPE 2

REVISIONS

05/21/2018 Rev. per
county comments.

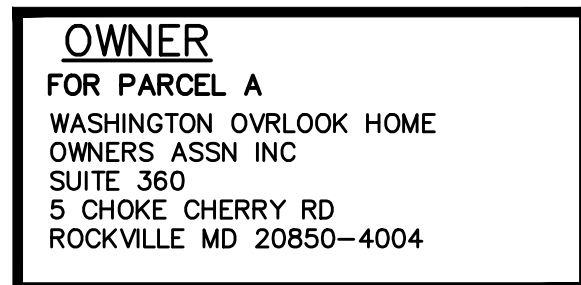
DATE: APRIL, 2018	
DWN. AT	CHECKED MP

SCALE:
1' = 30'

PROJECT/FILE NO.
04-045

SHEET NO. 1 OF 2

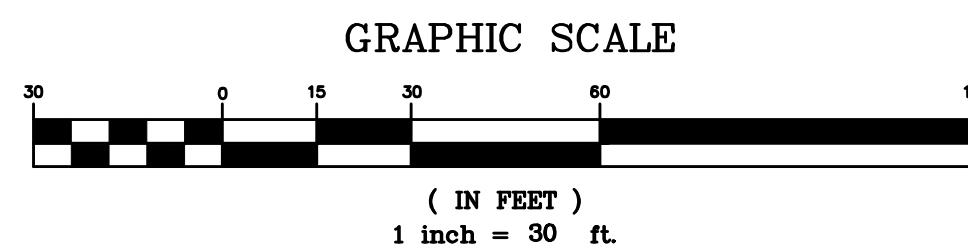
1 OF 2



DEVELOPER/BUILDER:
FOR PARCEL 156 & E
CARUSO HOMES, INC.
ATTN: NEIL BUTLER
2120 BALDWIN AVENUE, SUITE 200
CROFTON MD.
CELL. 410-353-8620
FAX: 443-782-0490

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED: MARWAN FARIS MUSTAFA, PE. 05-21-2018
MD REG. # 20423 DATE
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL:MMUSTAFA@CDDI.NET
QUALIFIED PROFESSIONAL



GENERAL INFORMATION TABLE		
LAYER CATEGORY	LAYER NAME	VALUE
Zone	ZONING (ZONE)	R-E
Zone	AVIATION POLICY AREA (APA)	N/A
Administrative	TAX GRID (TMG)	114F4
Administrative	WSSC GRID (SHEET 20)	212SE03
Administrative	POLICY ANALYSIS ZONE (PAZ)	280 F
Administrative	PLANNING AREA (PLAN AREA)	76B
Administrative	ELECTION DISTRICT (ED)	5, PISCATAWAY
Administrative	COUNCILMANIC DISTRICT (CD)	8
Administrative	GENERAL PLAN 2002 TIER (TIER)	DEVELOPING
Administrative	PG TRAFFIC ANALYSIS ZONE (TAZ PG)	773

Property Owners Awareness Certificate

I/We Larson Builders Washington Overlook, LLC 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 Miss B. [Signature] Date 4-10-18

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.

Contract Purchaser _____ Date _____

Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2 -030-2017				
	Approved by	Date	DRD #	Reason for Revision
00	<i>David S. Schaefer</i>	6/1/2018		
01				
02				
03				
04				
05				
06				

2504 WASHINGTON OVERLOOK DR. SITE NOTES

1. LOTS 1, AND 2, TAX MAP/GRID: 114/F4
2. 200 SHEET NO: 212SE03
3. PROPOSED USE: SINGLE FAMILY DWELLING
4. PRIOR APPROVALS;
TCPI-007-17, PPS 4-02068 AND FINAL PLAT REP 204-53 FOR PARCELS A & E.
5. AREA OF LOT 1: 0.9241 AC. OR 40,252 S.F.
AREA OF LOT 2: 1.0145 AC. OR 44,192 S.F.

GROSS TRACT AREA OF SITE: 1.9386 AC.
AREA TO BE DEDICATED TO PUBLIC R/W: 0000 AC.
NET TRACT AREA: 1.9386 AC.

9. THERE IS NOT P.M.A. ON SITE.
10. THERE ARE NOT REGULATED ENVIRONMENTAL FEATURES ON SITE.
8. THERE IS NO 100 YEAR FLOOD PLAIN ON SITE.
9. MANDATORY DEDICATION TO PARKLAND TO BE FEE-IN-LIEU.
10. EXISTING ZONE: RESIDENTIAL-ESTATE
11. PROPOSED USE OF THE PROPERTY: SINGLE FAMILY RESIDENTIAL
12. BREAKDOWN OF PROPOSED DWELLING BY TYPE: N/A
13. DENSITY CALCULATIONS: N/A
14. MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATION: 40,000 S.F.
15. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: 150'
16. SUSTAINABLE GROWTH TIER: 1
17. ANDREWS, INTERIM LAND USE: NO
18. CENTER OF CORRIDOR LOCATION: NO
19. STORM WATER MANAGEMENT APPROVAL DATE: 65418-2016-00, EXP. 03/28/2020
20. SEWER/WATER CATEGORIES: S-3/W-3
21. AVIATION POLICY AREA: 6
22. THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
23. THERE ARE NO KNOWN HISTORICAL SITES IN THE VICINITY OF THE PROPERTY.
24. TYPE 2 CONSERVATION PLAN: YES
25. THIS PROPERTY IS NOT WITH IN CHESAPEAKE BAY CRITICAL AREA OVERLAY.
26. THERE ARE NO WETLANDS AND WATER OF THE USA ON SITE.
27. THERE ARE NO STREAMS WITHIN THE SITE.
28. SOIL TYPES ARE AS FOLLOW: BGA BELTSVILLE SILT LOAM
29. THIS SITE IS NOT IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.
30. PROPERTY ADDRESS: 2504 WASHINGTON OVERLOOK DR, FORT WASHINGTON, MD 20744
31. BOUNDARY BASED ON BOUNDARY SURVEY DETERMINED BY C.D.D.I.
32. ELECTION DISTRICT: 05
33. PISCATAWAY DISTRICT: 5
34. MUNICIPALITY: N/A
35. THERE ARE NOT STEEP SLOPES ON THE PROPERTY.
36. THE REQUIRED 10' PUBLIC UTILITY EASEMENT WILL PROVIDED AS REQUIRED.

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

STANDARD TYPE II TREE CONSERVATION PLAN NOTES:

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit.
- 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 *Developing* Tier and is zoned R-E.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or scenic byway.
- The site is not adjacent to a roadway classified as arterial or greater

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 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 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.

If development is proposed to be completed in phases:

- 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.

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

If debris piles are noted on the PSD and located in preservation areas:

- Debris piles shown in woodland preservation areas shall be removed by hand without the use of mechanical equipment within the preservation area. Chains may be used to pull debris out of the preservation areas. Caution must be used not to damage remaining vegetation.

POST DEVELOPMENT NOTES

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

- 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.

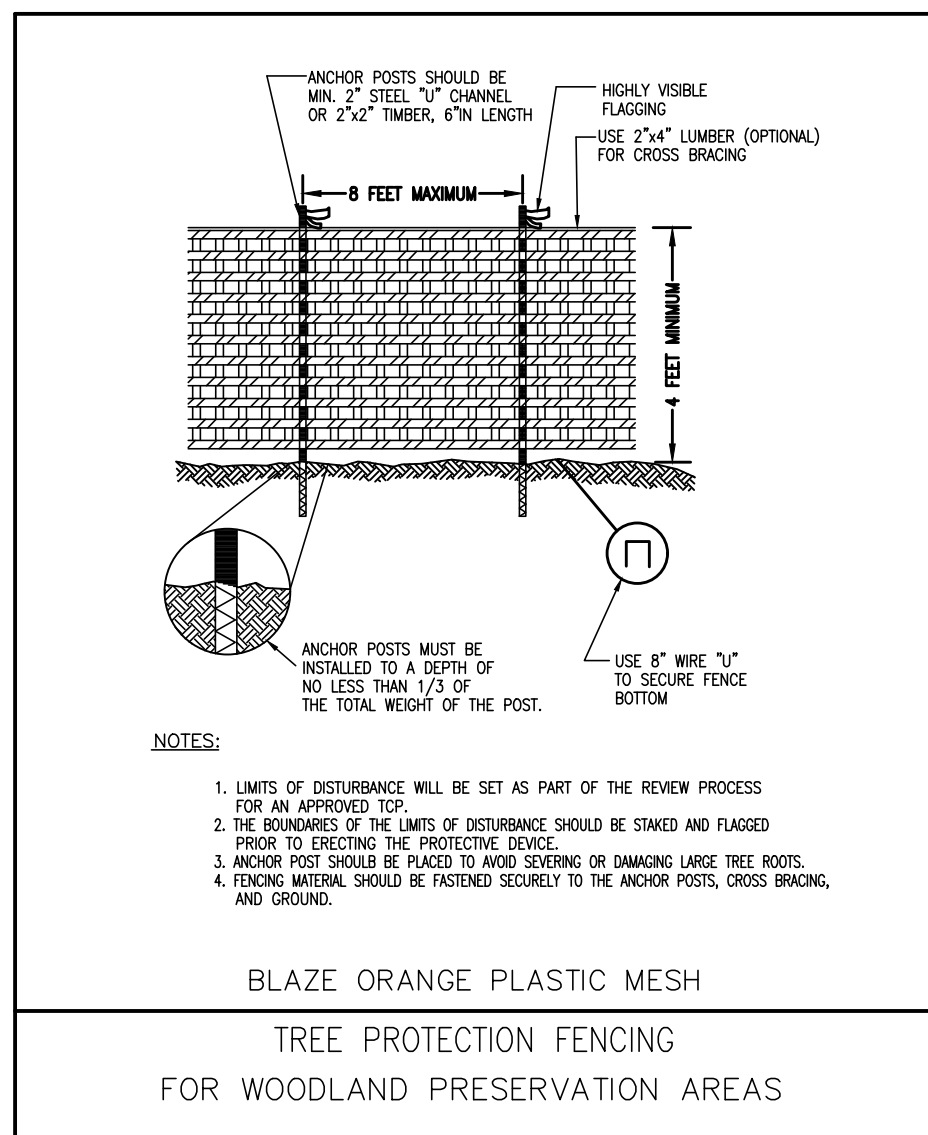
If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be 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.

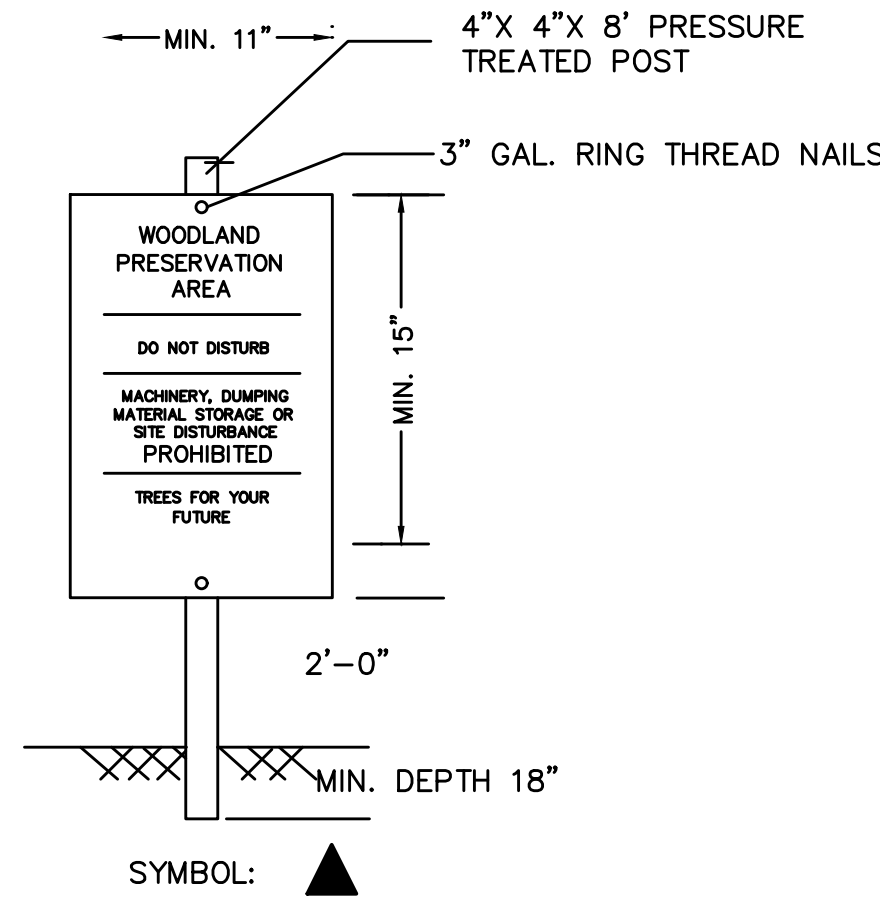
- The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed 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 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.



TEMPORARY TREE PROTECTION DEVICE (TPD)



SYMBOL: ▲

GENERAL NOTE:
SIGNS FOR PRESERVATION AREAS MAY BE REMOVED
AFTER USE & OCCUPANCY PERMIT HAS BEEN ISSUED.

SIGNAGE

NOTES:

- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
- SIGNS SHOULD BE PROPERLY MAINTAINED.
- AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
- SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
- SIGNS SHOULD BE INSTALLED AT THE SAME TIME AS TREE PROTECTION DEVICE
- LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
- SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.
- TEMPORARY TREE PROTECTION SIGNAGE MAY BE ATTACHED TO THE TEMPORARY CONSTRUCTION FENCING, AND REMOVED WHEN TTP FENCING IS REMOVAL. PERMANENT TREE PROTECTION MAY BE ATTACHED TO THE PERMANENT TREE PROTECTION FENCING, AND RETAINED FOR A MINIMUM OF FIVE YEARS.

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)				
1 Zone:	R-E			
2 Gross Tract:	1.94			
3 Floodplain:	0.00			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	1.94	0.00	0.00	
6 TCP Number	TCP1-007-17	Revision #	2	
7 Property Description or Subdivision Name:	Washington Overlook			
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	N			
13 combination of this lots? (Y or N)	N			
14 Is any portion of the property in a WC Bank? (Y or N)	N			
15 Break-even Point (preservation) =	0.53	acres		
16 Clearing permitted w/o reforestation=	0.16	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		0.69	0.00	
18 Woodland Conservation Threshold (WCT) =	25.00%	0.49		
19 Smaller of 17 or 18		0.49		
20 Woodland above WCT		0.21		
21 Woodland cleared		0.00	0.00	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		0.00		
23 Clearing above WCT (0.25 : 1) replacement requirement		0.00		
24 Woodland cleared below WCT		0.00		
25 Clearing below WCT (2:1 replacement requirement)		0.00		
26 Afforestation Required Threshold (AFT) =	20.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		0.49	acres	

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
29 Woodland Preservation	0.00	0.26		
30 Afforestation / Reforestation	0.00		Bond amount: \$	-
31 Natural Regeneration	0.00			
32 Landscape Credits	0.00			
33 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
34 Forest Enhancement Credit (Area * .25)	0.00	0.00		
35 Street Tree Credit (Existing or 10-year canopy coverage)	0.00			
36 Area approved for fee-in-lieu	0.23		Fee amount:	\$10,820.30
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		0.49	acres	

41 Area of woodland not cleared	0.69	acres
42 Net tract woodland retained not part of requirements:	0.43	acres
43 100-floodplain woodland retained	0.00	acres
44 On-site woodland conservation provided	0.26	acres
45 On-site woodland conservation alternatives provided	0.00	
46 On-site woodland retained not credited	0.43	acres

47 Prepared by: _____ Signed: _____ Date: 05-21-2018

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED: _____ 05-21-2018
MARWAN FARIS MUSTAFA, PE. DATE
MD REG. # 20423

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705

PHONE (301) 937-3501, EMAIL:MMUSTAFA@CDDI.NET

QUALIFIED PROFESSIONAL

OWNER

FOR PARCEL A
WASHINGTON OVERLOOK HOME
OWNERS ASSN INC
SUITE 360
5 CHOKE CHERRY RD
ROCKVILLE MD 20850-4004

DEVELOPER/BUILDER:

FOR PARCEL 156 & E
CARUSO HOMES, INC.
ATTN: NEIL BUTLER
2120 BALDWIN AVENUE, SUITE 200
CROFTON MD.
CELL. 410-353-8620
FAX: 443-782-0490

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

ADDITION TO WASHINGTON OVERLOOK

LOTS 1 AND 2

2504 WASHINGTON OVERLOOK DR

PISCATAWAY (5TH) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION

PLAN TYPE 2

DETAILS

05/21/2018 Rev. per
county comments.

DATE: MAY, 2018
DWN. AT CHECKED MP

SCALE: 1' = 30'

PROJECT/FILE NO.
04-045

SHEET NO.
2 OF 2