

TREE CONSERVATION PLAN TYPE 2-032-2022

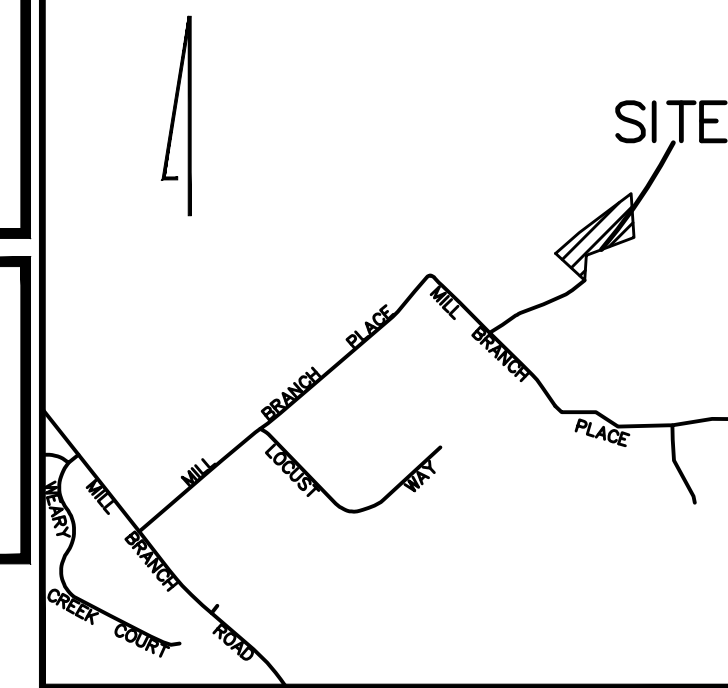
FOR

17780 MILL BRANCH PL

QUEEN ANNE (7TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

OWNERS/APPLICANT:
MAURICE HARPER
15404 SYMONDSBURY WAY
UPPER MARLBORO, MD 20774
MRHARPER80@GMAIL.COM
484-201-4888

BUILDER:
CARUSO HOMES
ATTN: LYNDA HUDGINS-BROWN
2120 BALDWIN AVE.
CROFTON, MD 21114
LBROWN@CARUSOHOMES.COM
667-307-4271



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

PROJECT NAME: 17780 MILL BRANCH PL
EXISTING ZONING: AG
EXISTING USE: VACANT
NUMBER OF PARCEL: 1
APPLICANT: MAURICE HARPER
PROPERTY LOCATION: 17780 MILL BRANCH PL, BOWE, MD 20716

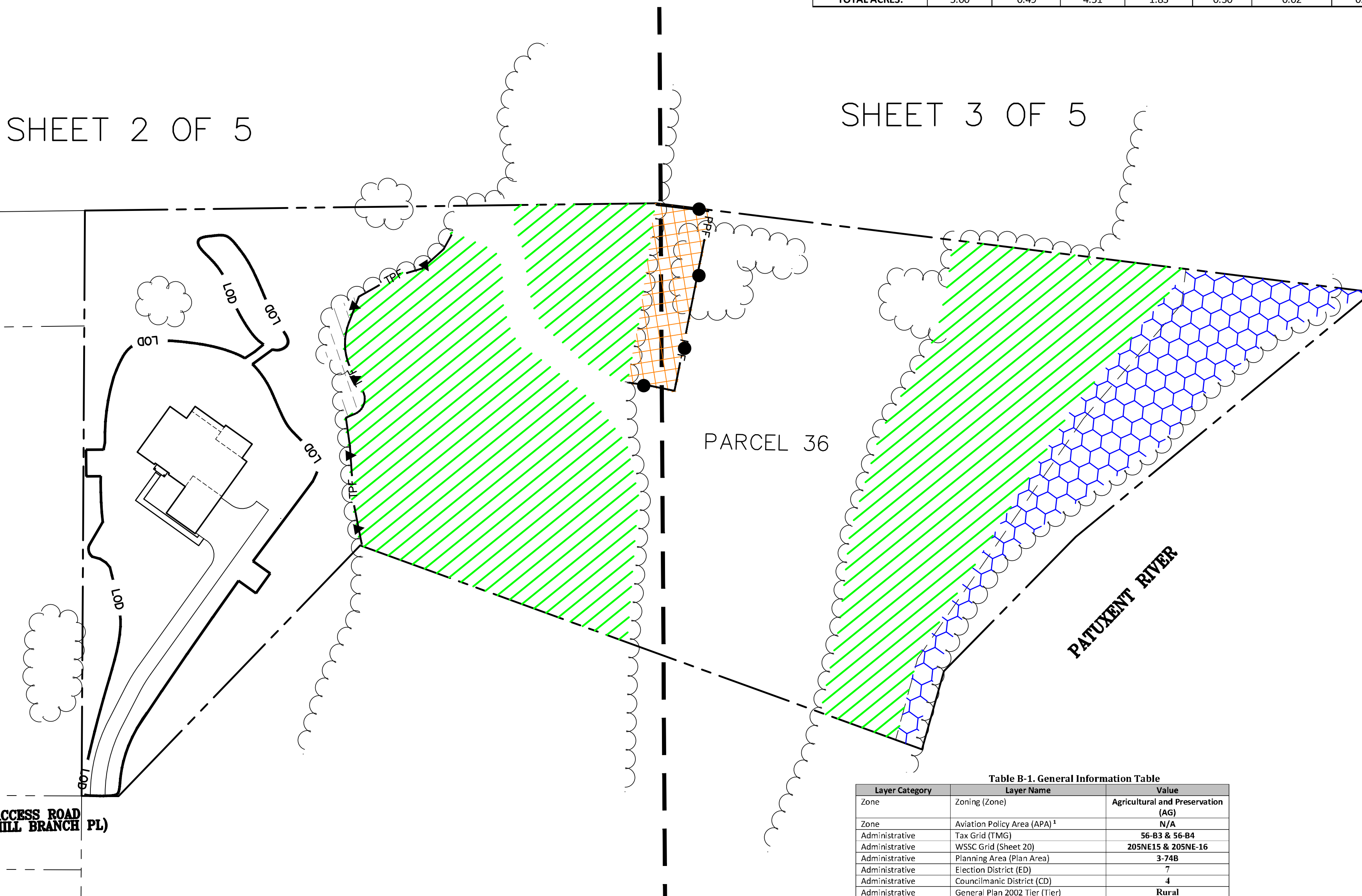
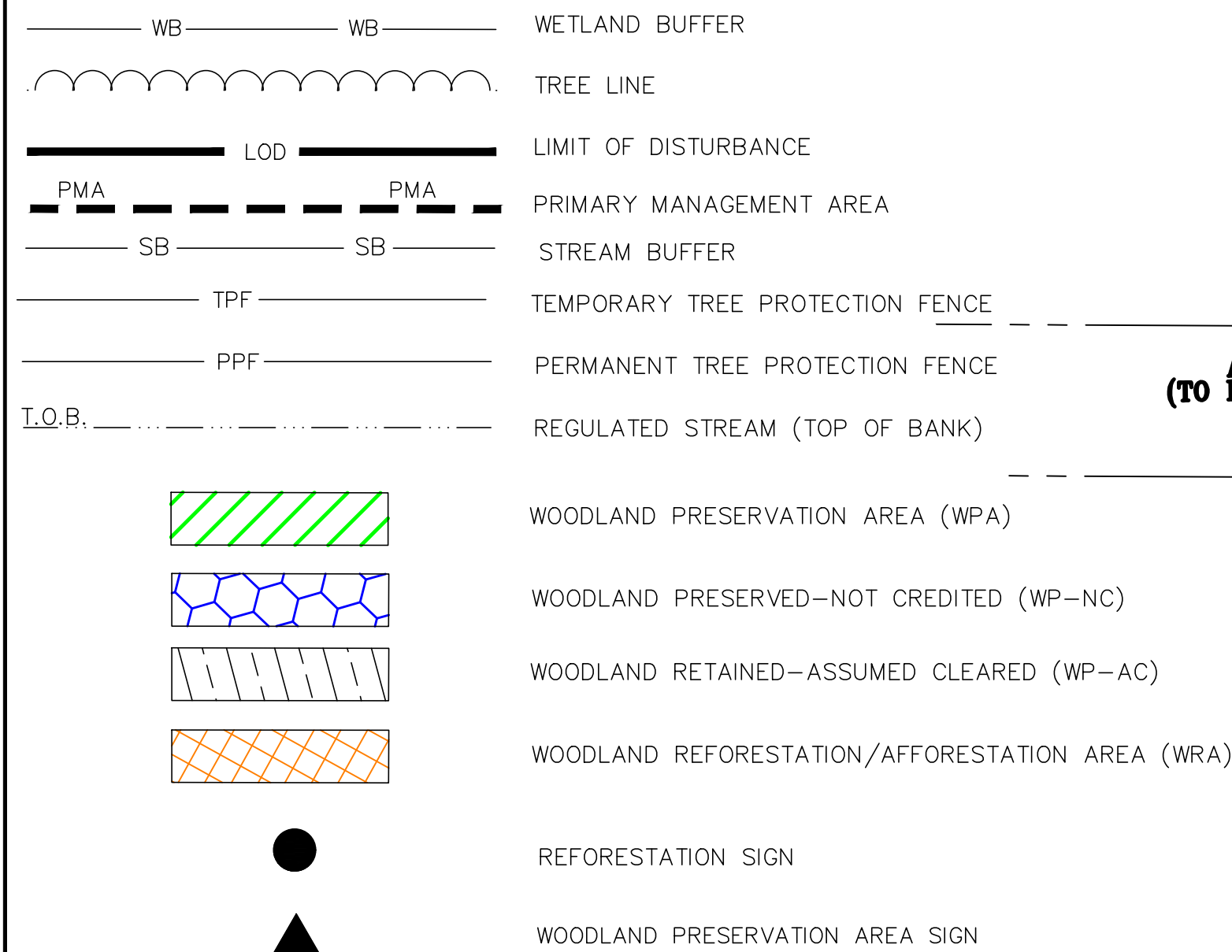
DEVELOPMENT DATA
1. PROPOSED USE OF PROPERTY: SINGLE-FAMILY RESIDENCE
2. MINIMUM LOT SIZE: 5 A.C. OR 217,800 S.F.
3. MAXIMUM LOT COVERAGE: 5%
4. MINIMUM SETBACK:
a. FRONT: 50'
b. SIDE: 20'
c. REAR: 20'
5. LOT WIDTH:
a. 300' AT FRONT BUILDING LINE
b. 240' AT FRONT STREET LINE
6. MAXIMUM BUILDING HEIGHT:
a. PROPOSED HEIGHT: 35'
30'

UTILITY NOTES
1. SWM CONCEPT NUMBER: 25667-2022-0
2. WATER/SEWER SERVICE CATEGORY: W-6,S-6
3. PROPOSED WATER/SEWER SERVICE: W-6,S-6

SITE INVENTORY INFORMATION
1. TAX MAP GRID: 056B4
2. 200 SHEET NO: 205NE15
3. AVIATION POLICY AREA: N/A
4. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: N/A
5. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: N/A
6. CHESAPEAKE BAY CRITICAL AREA OVERLAY WITHIN THE SITE: N/A
7. STREAMS AND WETLANDS WITHIN THE SITE: YES
8. TOPOGRAPHY SURVEY PREPARED BY: M.L.MEEKINGS, INC.

PARCEL AREA STATEMENT: PARCEL 36
1. TOTAL AREA OF PARCEL: 217,800 S.F. OR 5 AC.
2. DISTURBED AREA: 0.61 AC.
3. LOT COVERAGE: 2.9%

LEGEND



SHEET INDEX

SHEET NO.	PLAN TYPE
1	OF 5 COVER SHEET
2	OF 5 TCP II
3	OF 5 TCP II
4	OF 5 DETAIL SHEET
5	OF 5 DETAIL SHEET

PLAN VIEW

SCALE: 1"=50'

WOODLAND CONSERVATION SUMMARY TABLE (TCP 2)												
Parcel #	Gross Track Area	100-Year Floodplain (FP)	Net Track Area (NTA)	Existing Woodland (NTA)	Existing Woodland (FP)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preservation Area (WPA)	Woodland Reforestation Area (WRA)	Woodland Retained/Not Credited (WR-NC)	Woodland Retained / Assumed Cleared (WR-AC)
Parcel "36"	5.00	0.49	4.51	1.83	0.30	0.02	0.00	-	1.75	0.10	0.36	0.02
ROW DEDICATION	0.00	0	0.00	0.00	0	0.00	0	-	0	0	0	0.00
TOTAL ACRES:	5.00	0.49	4.51	1.83	0.30	0.02	0.00	0.00	1.75	0.10	0.36	0.02

Property Owners Awareness Certificate

I/ We, Maurice L. Harper, 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 M Date 10-31-2022

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.

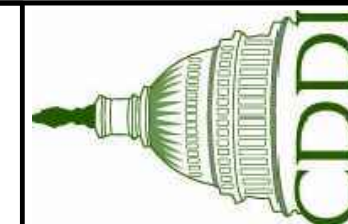
Contract Purchaser _____ Date _____

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

SIGNED: Milton M. Perez 04-03-2023
DATE

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-032-2022				
	Approved by	Date	DRD #	Reason for Revision
00	<i>Christina Mearns</i>	4/5/2023	NA	NA
01				
02				
03				
04				
05				
06				
Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber 48679, Folio 570. Revisions to this TCP2 may require a revision to the recorded easement.				



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

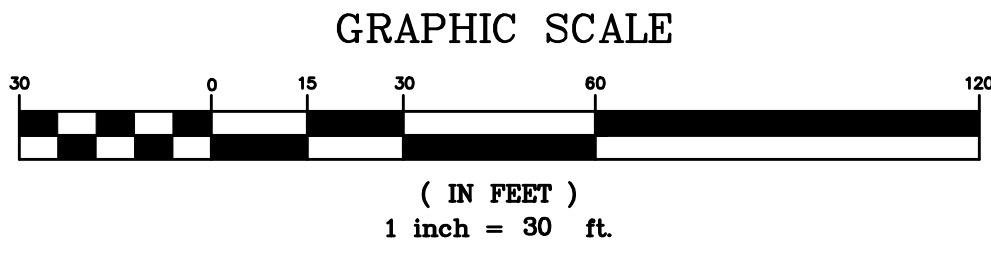
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501

17780 MILL BRANCH PL
PARCEL 36
QUEEN ANNE 7TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION
PLAN 2-032-2022
COVER SHEET

REVISIONS

DATE: AUG., 2022	
DWN. RC	CHECKED MP
SCALE: 1"=50'	
PROJECT/FILE NO. 21-079	
SHEET NO. 1 OF 5	



LEGEND

WB WB WETLAND BUFFER

— TREE LINE

LOD LIMIT OF DISTURBANCE

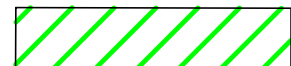
PMA PMA PRIMARY MANAGEMENT AREA

SB SB STREAM BUFFER

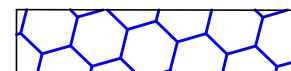
TPF TEMPORARY TREE PROTECTION FENCE

PPF PERMANENT TREE PROTECTION FENCE

T.O.B. REGULATED STREAM (TOP OF BANK)



WOODLAND PRESERVATION AREA (WPA)



WOODLAND PRESERVED-NOT CREDITED (WP-NC)



WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)



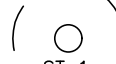
WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)



REFORESTATION SIGN



WOODLAND PRESERVATION AREA SIGN



SPECIMEN TREE WITH CRITICAL ROOT ZONE

SPECIMEN TREE TABLE

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/Comments
1	yellow-poplar	<i>Liriodendron tulipifera</i>	38	Good	several branch wounds
2	swamp chestnut oak	<i>Quercus michauxii</i>	33	Good	four dead scaffold branches
3	yellow-poplar	<i>Liriodendron tulipifera</i>	38	Good	included bark
4	yellow-poplar	<i>Liriodendron tulipifera</i>	35	Good	oversized persistent dead limb, leaning, crooked trunk
5	pin oak	<i>Quercus palustris</i>	34	Fair	two oversized persistent dead limbs, one sided crown, dead scaffold branches
6	yellow-poplar	<i>Liriodendron tulipifera</i>	33	Poor	twisted trunk with large cavity, crown dieback
7	yellow-poplar	<i>Liriodendron tulipifera</i>	38	Poor	multi stem trunk, one of the leaders dead, leaning, dead scaffold branches, one sided crown, dead smaller branches, sharing root collar with tree #8
8	yellow-poplar	<i>Liriodendron tulipifera</i>	31	Poor	sharing root collar with 7, leaning heavily, deformed crown
9	willow oak	<i>Quercus phellos</i>	36	Fair	offsite
10	yellow-poplar	<i>Liriodendron tulipifera</i>	38	Fair	offsite
11	yellow-poplar	<i>Liriodendron tulipifera</i>	30	Fair	offsite
12	yellow-poplar	<i>Liriodendron tulipifera</i>	31	Good	leaning, crooked/deformed trunk, insect evidence
13	American sycamore	<i>Platanus occidentalis</i>	33	Good	leaning, one sided crown, vine encumbered, thin crown
14	yellow-poplar	<i>Liriodendron tulipifera</i>	31	Fair	two wounds on trunk and root collar, four dead scaffold branches, leaning, oversized limb
15*	American beech	<i>Fagus grandifolia</i>	30	Fair	inaccessible
16*	black oak	<i>Quercus velutina</i>	34	Fair	inaccessible, leaning, thin crown
17*	swamp chestnut oak	<i>Quercus michauxii</i>	32	Good	inaccessible
18*	southern red oak	<i>Quercus falcata</i>	30	Good	inaccessible
19*	yellow-poplar	<i>Liriodendron tulipifera</i>	31	Good	inaccessible, leaning
20	willow oak	<i>Quercus phellos</i>	33	Good	hybrid with <i>Quercus falcata</i> , slight lean
21*	American beech	<i>Fagus grandifolia</i>	38	Poor	inaccessible, large cavity, side of tree missing
22*	American beech	<i>Fagus grandifolia</i>	30	Fair	inaccessible, four large branch cavities
23*	pin oak	<i>Quercus palustris</i>	30	Fair	offsite

*-tree located offsite, size and condition estimated

MAPPED SOIL TYPES

Map Unit	Soil Description	Drainage Class	K-factor (whole soil)	Hydrologic Soil Group	Percent Hydric Inclusions
CnB	Collington-Wist complex, 2-5% slopes	Well	0.17	B	0
CnE	Collington-Wist complex, 15-25% slopes	Well	0.17	B	0
CnF	Collington-Wist complex, 25-40% slopes	Well	0.17	B	0
WE	Widewater and Issue soils, frequently flooded	Poorly	0.37	C/D	61

Source: <http://websoilsurvey.nrcs.usda.gov>

WOODLAND RETAINED-ASSUMED CLEARED(WP-AC):
AREA 1 = 0.02 AC

WOODLAND PRESERVATION AREA(WPA):
AREA 2 = 0.19 AC

PARCEL 25
CARRICK SHARON M
ZONE: AG
USE: AGRICULTURAL -
NATURAL RESOURCES
L.39297 F.094

PARCEL 18
SNOW MARIE E & ROBERT K
ZONE: AG
USE: RESIDENTIAL - SINGLE
FAMILY
L.06243 F.540

PARCEL 4
SZUNYOGH JOZSEF & MARIA
ZONE: AG
USE: RESIDENTIAL - SINGLE
FAMILY
L.05475 F.147

PARCEL 11
BASSETT FAMILY TRUST
ZONE: AG
USE: AGRICULTURAL
NATURAL RESOURCES
L.40053 F.198

PARCEL 36
217,929 S.F. OR
5,0030 A.C.
LOT COV.=2.9%

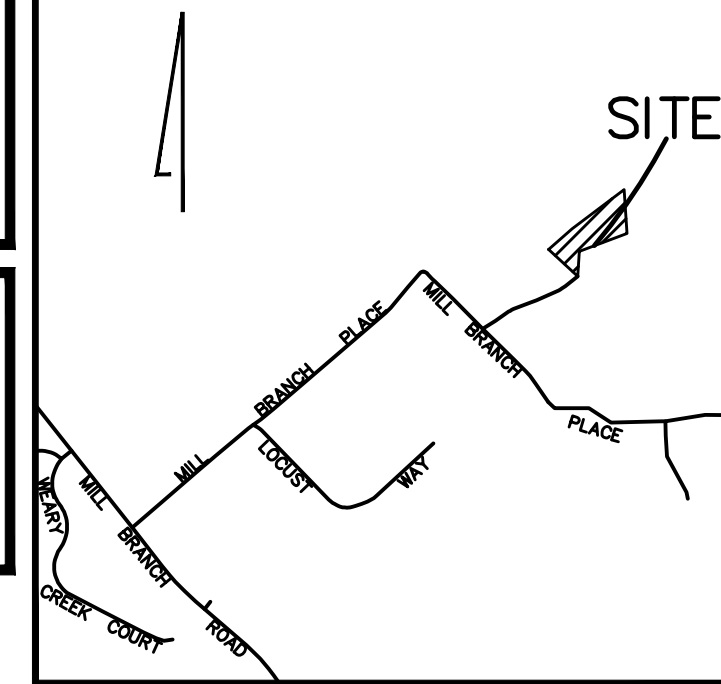
ACCESS ROAD
(TO MILL BRANCH PL)
(50' WIDE R/W)

PARCEL 22
WALLACE FAMILY TRUST ETAL
ZONE: AG
USE: AGRICULTURAL -
NATURAL RESOURCES
L.30300 F.174

PLAN VIEW
SCALE: 1"=30'

OWNERS/APPLICANT:
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VICINITY MAP
SCALE: 1"=2000'

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION
TECHNICAL MANUAL.

SIGNED: 04-03-2023
MILTON M. PEREZ DATE

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

WOODLAND
REFORESTATION/AFFORESTATION
AREA(WRA):
AREA 1 = 0.1 AC

WOODLAND PRESERVATION
AREA(WPA):
AREA 1 = 0.61 AC

Property Owners Awareness Certificate

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Owner or Owners Representative		Date 10-31-2022	
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			
TCP2-032-2022			
Approved by	Date	DRD #	Reason for Revision
00 Christian Marsh	4/5/2023	NA	NA
01			
02			
03			
04			
05			
06			
Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber 48679, Folio 570. Revisions to this TCP2 may require a revision to the recorded easement.			



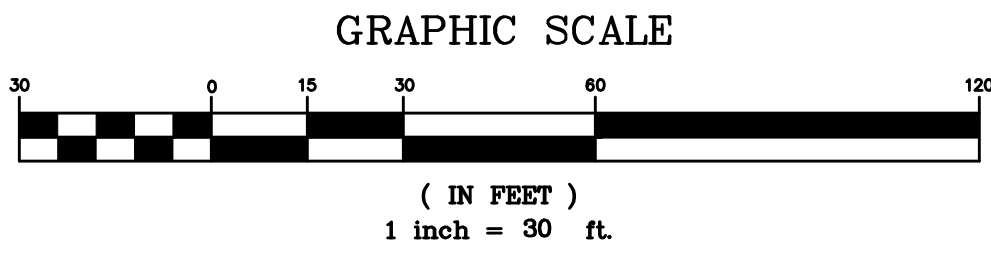
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S

17780 MILL BRANCH PL
PARCEL 36
QUEEN ANNE 7TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION
PLAN 2-032-2022

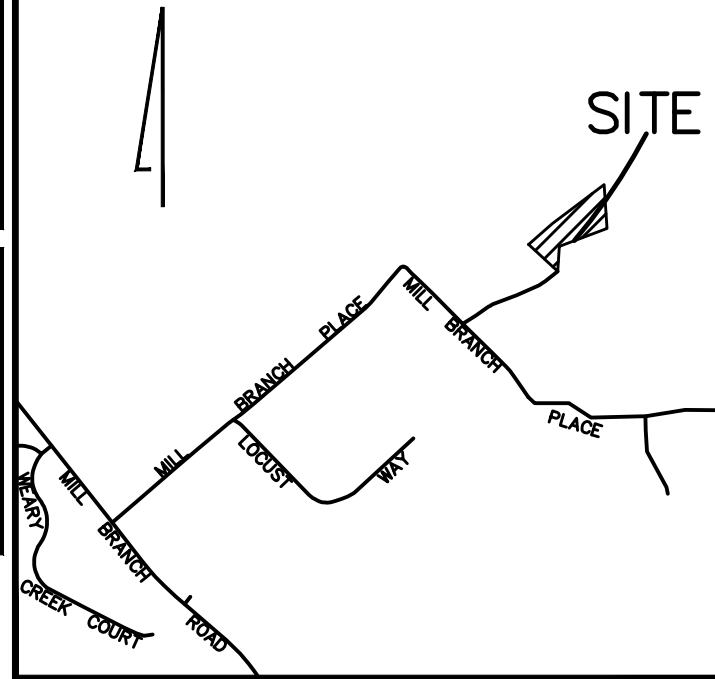
REVISIONS

DATE: AUG., 2022	DWN. RC	CHECKED MP
SCALE: 1"=30'	PROJECT/FILE NO. 21-079	SHEET NO. 2 OF 5




OWNERS/APPLICANT:
MAURICE HARPER
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VICINITY MAP
SCALE: 1"=2000'

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THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION
TECHNICAL MANUAL.

SIGNED:  DATE: 04-03-2023
MILTON M. PEREZ
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL



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17780 MILL BRANCH PL
PARCEL 36
QUEEN ANNE 7TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION
PLAN 2-032-2022

LEGEND

- WB WB WETLAND BUFFER
- TREE LINE
- PMA LOD LIMIT OF DISTURBANCE
- PMA SB PRIMARY MANAGEMENT AREA
- SB SB STREAM BUFFER
- TPF TEMPORARY TREE PROTECTION FENCE
- PPF PERMANENT TREE PROTECTION FENCE
- L.O.B. REGULATED STREAM (TOP OF BANK)
- COMAR 50-FOOT STREAM BUFFER
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)
- WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
- WETLAND
- REFORESTATION SIGN
- WOODLAND PRESERVATION AREA SIGN
- SPECIMEN TREE WITH CRITICAL ROOT ZONE

MATCH LINE

SHEET 2 OF 5

PATUXENT RIVER

PLAN VIEW
SCALE: 1"=30'

WOODLAND RETAINED/NOT
CREDITED TOWARD ANY
REQUIREMENTS(WR-NC):
AREA 1 = 0.36 AC.

WOODLAND PRESERVATION
AREA(WPA):
AREA 3 = 0.75 AC

WOODLAND
REFORESTATION/AFFORESTATION
AREA(WRA):
AREA 1 = 0.1 AC

Property Owners Awareness Certificate

I/ We Maurice L Harper 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 M Date 10-31-2022

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				
TCP2-032-2022				
	Approved by	Date	DRD #	Reason for Revision
00	<i>Christian Ornela</i>	4/5/2023	NA	NA
01				
02				
03				
04				
05				
06				
Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber 48679, Folio 570 Revisions to this TCP2 may require a revision to the recorded easement.				

DATE: AUG., 2022
DWN. RC CHECKED MP
SCALE: 1"=30'
PROJECT/FILE NO. 21-079
SHEET NO. 3 OF 5

STANDARD TYPE2 TREE CONSERVATION PLAN NOTES:

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit#25667-2022-0. If this grading permit#25667-2022-0 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 Permitting, Inspections, 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 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 Rural Tier (ESA 3) and is zoned AG.
- 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 NOT grandfathered under CB-27-2010, Section 25-119 (g).

TREE PRESERVATION AND RETENTION NOTES:

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.

OWNERS/APPLICANT:
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AFFORESTATION AND REFORESTATION NOTES

Afforestation and Reforestation Notes

- All afforestation and reforestation bonds, based on square footage, shall be posted with the county prior to the issuance of any permits. These bonds will be retained as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.
- The planting of afforestation or reforestation areas shall be completed prior to the issuance of the first building permit. (This standard note may be modified as necessary to address which building permits are adjacent to the proposed planting area.) Seedling planting is to occur from November through May only. No planting shall be done while ground is frozen. Planting with larger caliper stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.
- If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type 2 Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the proposed time frame, the developer or property owner shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the county.
- Reforestation areas shall not be mowed. The management of competing vegetation around individual trees and the removal of noxious, invasive, and non-native vegetation within the reforestation areas is acceptable.
- All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a violation of this TCP2.
- Afforestation/reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.
- The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- At time of issuance of the first permit, the following information shall be submitted to the M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan: contractor name, business name (if different); address; and phone number. Results of annual survival checks for each of the required four years after tree planting shall be reported to the M-NCPPC, Planning Department.
- Failure to establish the afforestation or reforestation within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including the associated \$9.00 per square foot penalty unless the county inspector approves a written extension.

Planting Specification Notes

- Quantity: (See Plant Schedule)
- Type: (See Plant Schedule)
- Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 8" long. No more than twenty-five percent (25%) of the root system (both primary and auxiliary/fibrous roots) shall be present.

Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected.

Plants shall be shipped by the nursery immediately after lifting from the field or removal from the green house, and planted immediately upon receipt by the landscape contractor.

If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering, until the time of planting.

- Plant Handling: the quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.
- Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. The most suitable months for planting are March and April, when the soil is moist, but may be planted from March through November. No planting shall be done while ground is frozen. Planting shall occur within one growing season of the issuance of grading/building permits and/or reaching the final grades and stabilization of planting areas.
- Seedling Planting: Tree seedlings shall be hand planted using a dibble bar or sharp-shooter shovel. It is important that the seedling be placed in the hole so that the roots can spread out naturally; they should not be twisted, balled up or bent. Moist soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots lie just below the ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another method, the preparer of this tree conservation plan must be contacted and give his approval before planting may begin.
- Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory.
- Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.
- Soil Improvement Measures: the soil shall then be improved according to the recommendations made by the testing company.
- Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operations unless it was installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.
- Planting method: Consult the Planting Detail(s) shown on this plan.
- Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).
- Groundcover Establishment: the remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.
- Mowing: No mowing shall be allowed in any planting area.
- Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for four years to assure that no less than 75% of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.
- Source of Seedlings: state name, address, and phone number of nursery or supplier.

WOODLAND CONSERVATION SUMMARY TABLE				
PRESERVATION AREAS:				
AREA #1		0.81		
AREA #2		0.19		
AREA #2		0.75		
SUB-TOTAL		1.75		
WOODLAND RETAINED/NOT CREDITED TOWARD ANY REQUIREMENTS:				
AREA #1		0.36		
SUB-TOTAL		0.36		
TOTAL		2.11		
WOODLAND RETAINED-ASSUMED CLEARED:				
AREA #1		0.02		
TOTAL		0.02		
REFORESTATION AREA:				
AREA #1		0.10		
TOTAL		0.10		

WOODLAND CONSERVATION SUMMARY TABLE (TCP 2)												
Parcel #	Gross Track Area	100-Year Floodplain (FP)	Net Track Area (NTA)	Existing Woodland (NTA)	Existing Woodland (FP)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preservation Area (WPA)	Woodland Reforestation Area (WRA)	Woodland Retained/Not Credited (WR-NC)	Woodland Retained / Assumed Cleared (WR-AC)
Parcel "36"	5.00	0.49	4.51	1.83	0.30	0.02	0.00	-	1.75	0.10	0.36	0.02
ROW DEDICATION	0.00	0	0.00	0.00	0	0.00	0	-	0	0	0	0.00
TOTAL ACRES:	5.00	0.49	4.51	1.83	0.30	0.02	0.00	0.00	1.75	0.10	0.36	0.02

When areas designated for reforestation will be reforested by natural regeneration the following notes shall be added to the plan:

A Four-Year Management Plan for Re/Afforestation shall be added to the plan as follows:
Four-Year Management Plan for Re/Afforestation Areas

Field check the re-afforestation area according to the following schedule:

- Year 1: Site preparation and Tree Planting
Survival check once annually (September-November) see Note 1
Watering is needed (2 x month)
Control of undesirable vegetation as needed (1 x in June and 1 x in September min.)
- Year 2-3: Reinforcement planting is needed (See Note 2)
Survival check once annually (September-November)
Control of undesirable vegetation if needed (1 x in May and 1 x in August min.)
Reinforcement planting if needed. (See Note 2)
Survival check (September - November)
- Year 4: Reinforcement planting is needed (See Note 2)
Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
- Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
 - Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.
 - Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis.

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.

Forest Conservation Act Reporting Information (Change Table)				
	Original Approval	Revision Number (-01)	Revision Number (-02)	Change Since Last Approval
Net Tract (Acres)	4.51			
Existing Woodland (Acres)	1.83			
Woodland Cleared (Acres)	0.02			
Woodland Retained On-Site (Acres)	1.81			
Woodland Planted On-Site (Acres)	0.1			
On-Site Woodland Easement/ Preservation and Planting (Acres)	1.85			
On-Site Wooded Floodplain in Easement (Acres)	0			
Bond Amount	N/A			
Fee-In-Lieu Amount	N/A			
50' Stream Buffers Conserved (Preservation) - Linear Length	495.7			
50' Stream Buffers Conserved (Preservation) - Acreage	0.58			
50' Stream Buffers Newly Established (Afforestation) - Linear Length	0			
50' Stream Buffers Newly Established (Afforestation) - Acreage	0			
Off-Site Woodland Conservation Credits Required (Acres)	0			
Off-Site Woodland Conservation Credits Provided (Acres)	0			

Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information- (Enter acres for each zone)				
1 Zone:	AG			
2 Gross Tract:	5.00			
3 Floodplain:	0.49			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	4.51	0.00	0.00	
6 TCP Number	TCP2-032-2022	Revision #		0
7 Property Description or Subdivision Name:	17780 Mill Branch Pl			
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)	Y			
12 Are there prior TCP approvals which include a	N			
13 combination of this lots? (Y or N)				
14 Is any portion of the property in a WC Bank? (Y or N)	N			
15 Break-even Point (preservation) =	2.26	acres		
16 Clearing permitted w/o reforestation=	-0.43	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		1.83	0.30	
18 Woodland Conservation Threshold (WCT) =	50.00%	2.26		
19 Smaller of 17 or 18		1.83		
20 Woodland above WCT		0.00		
21 Woodland cleared		0.02	0.00	0.00
22 Woodland cleared above WCT (smaller of 20 or 21)		0.00		
23 Clearing above WCT (0.25 :1) replacement requirement		0.00		
24 Woodland cleared below WCT		0.02		
25 Clearing below WCT (2:1 replacement requirement)		0.04		
26 Afforestation Required Threshold (AFT) =	15.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		1.85	acres	

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
29 Woodland Preservation		1.75		
30 Afforestation / Reforestation		0.10	Bond amount:	\$ 1,306.80
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		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		1.85	acres	
41 Area of woodland not cleared		1.81	acres	
42 Net tract woodland retained not part of requirements:		0.06	acres	
43 100-floodplain woodland retained		0.30	acres	
44 On-site woodland conservation provided		1.85	acres	
45 On-site woodland conservation alternatives provided		0.00		
46 On-site woodland retained not credited		0.36	acres	
47 Prepared by:			03-29-2023	

AFFORESTATION PLANTING SCHEDULE (AREA #1)

BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS/ 1" CAL. STOCK EQUIVALENCY
Acer rubrum	Red Maple	10	5	15
Liriodendron tulipifera	Tulip Poplar	10	5	15
Quercus rubrum	Red Oak	10	5	15
Betula nigra	Red Birch	10	5	15
Cornus florida	Dogwood	10	5	15
TOTAL		50	25	75
AFFORESTATION CREDIT AREAS		0.05	0.05	0.1

TOTAL AFFORESTATION ACRES = 0.1 AC.
NOTE: SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER AC. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION OF AREAS ADJACENT TO DISTURBED OR OPEN AREAS.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

Property Owners Awareness Certificate

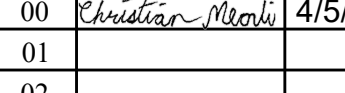
I/ We _____ Maurice L. Harper _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.	10-31-2022
Owner/ or Owners Representative _____	Date _____
I/ We _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.	
Contract Purchaser _____	Date _____

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

SIGNED:  04-03-2023
MILTON M. PEREZ DATE

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-032-2022				
Approved by	Date	DRD #	Reason for Revision	
00 	4/5/2023	NA	NA	
01				
02				
03				
04				
05				
06				
Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber 48673, Folio 570. Revisions to this TCP2 may require a revision to the recorded easement.				



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

17780 MILL BRANCH PL
PARCEL 36
QUEEN ANNE 7TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION
PLAN 2-032-2022
DETAIL SHEET

REVISIONS

DATE: AUG., 2022
DWN. RC CHECKED MP
SCALE: NONE
PROJECT/FILE NO. 21-079
SHEET NO. 4 OF 5

