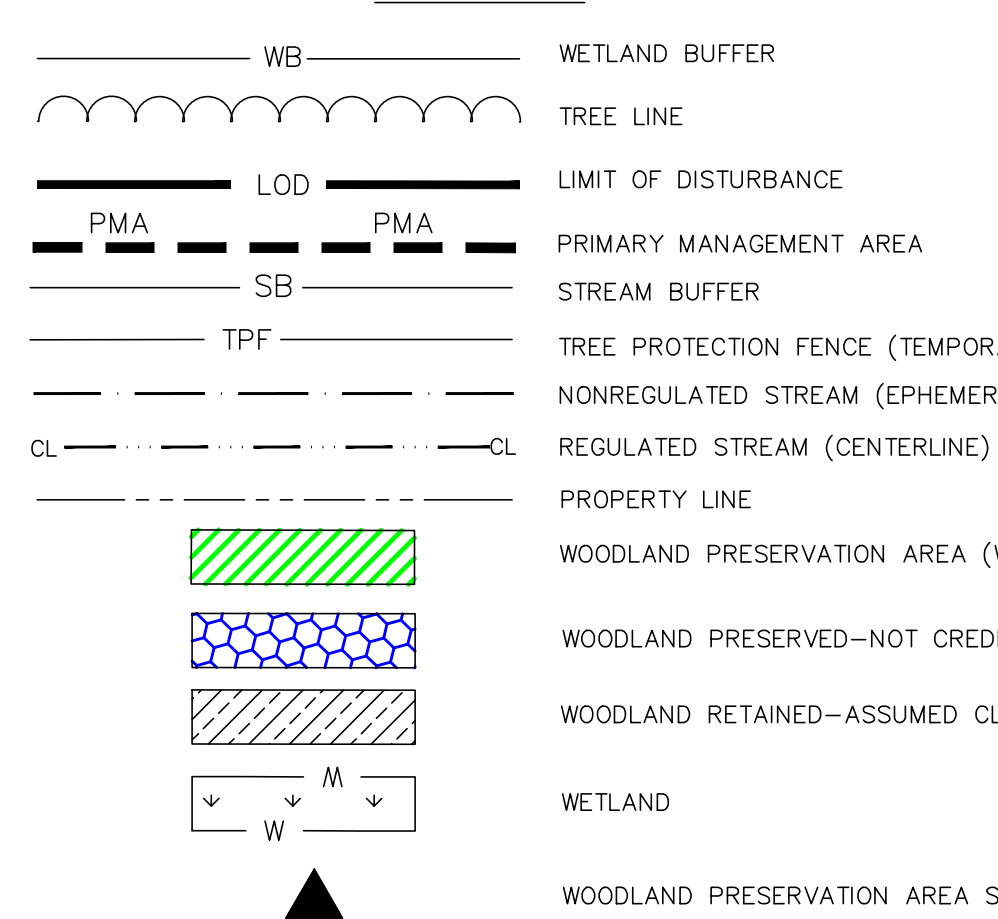




(IN FEET)
1 inch = 50 ft.

LEGEND

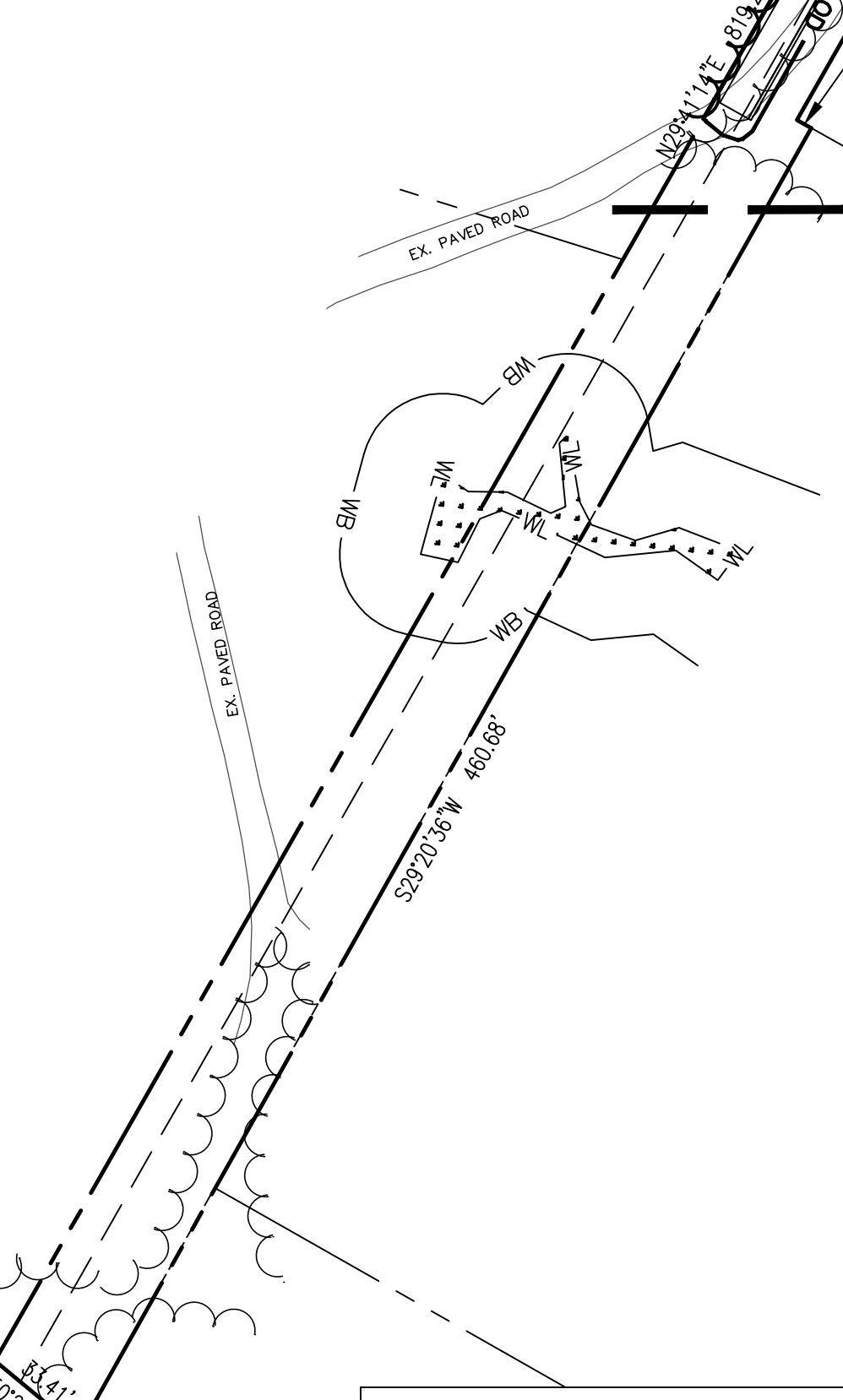


General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	AG (prior O-S)
Zone	Aviation Policy Area (APA) 1	N/A
Administrative	Tax Grid (TMG)	136-D2 & D3
Administrative	WSSC Grid (Sheet 20)	216SE10
Administrative	Planning Area (Plan Area)	6-86A
Administrative	Election District (ED)	11
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Rural
Administrative	General Plan Growth Policy (2035)	Rural and Agricultural Areas
Administrative	Police District	V

If the site is within an APA, enter the name of the airport. If the site is not within an APA, enter "N/A"

Table B-2. Site Statistics Table	
Site Statistics	Total ¹
Gross Tract Area	8.00 ac.
Existing 100-year floodplain	0.81 ac.
Net Tract Area	7.19 ac.
Existing woodland in the floodplain	0.81 ac.
Existing woodland net tract area	6.02 ac.
Existing woodland total	6.83 ac.
Existing PMA	2.88 ac.
Regulated streams (linear feet of centerline)	154.8 lin. ft.
Riparian (wooded) buffer up to 300 feet wide ²	0 ac.

¹Figures are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.
²Average of onsite woodlands up to 300 feet measured from the stream centerline or from the top of bank on both sides of all regulated streams.



GENERAL NOTES

PROJECT NAME: 17780 MILL BRANCH PL
EXISTING ZONING: AG
EXISTING USE: VACANT
NUMBER OF PARCEL: 1
APPLICANT: TOLLIVER URSULA DENISE ETAL
PROPERTY LOCATION: 11314 CROSS ROAD TRL., BRANDYWINE, MD 20613

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: 35'
a. PROPOSED HEIGHT: 30'

UTILITY NOTES
1. SWM CONCEPT NUMBER: 26725-2022-0
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: 136D3
2. 200 SHEET NO: 216SE10
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: SNYDER

PARCEL AREA STATEMENT: LOT 17, BLOCK A
1. TOTAL AREA OF PARCEL: 348,520 S.F. OR 8 AC.
2. DISTURBED AREA: 1.14 AC.
3. LOT COVERAGE: 4%

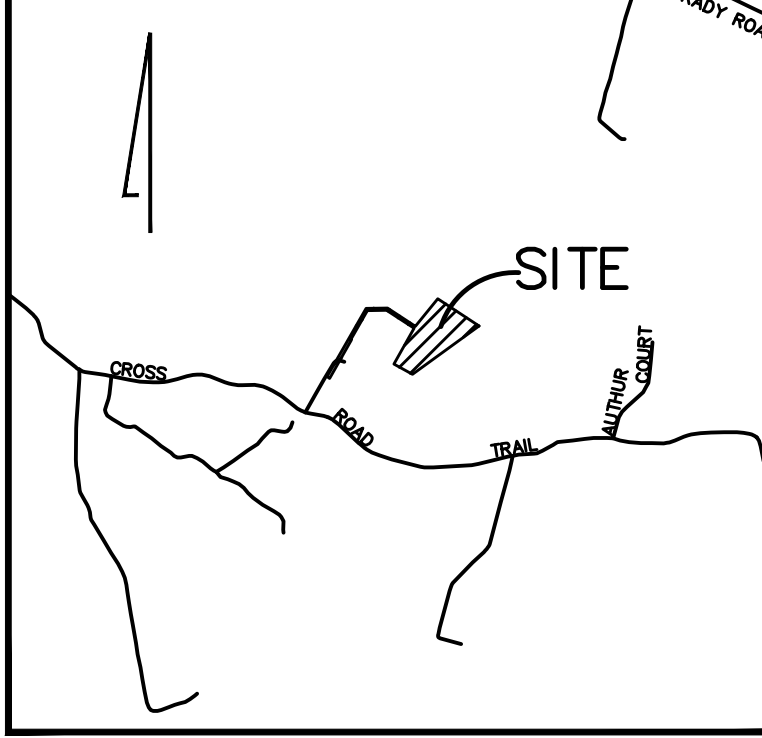
WOODLAND CONSERVATION SUMMARY TABLE (TCP 2)											
Parcel #	Gross Tract Area	100-Year Floodplain (FP)	Net Tract Area (NTA)	Existing Woodland (NTA)	Existing Woodland (FP)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preservation Area (WPA)	Woodland Reforestation Area (WRA)	Woodland Retained/Not Credited (WR-NC)
Parcel "109"	8.00	0.81	7.19	6.02	0.81	0.81	0.00	-	3.80	0.00	2.22
ROW DEDICATION	0.00	0	0.00	0.00	0	0.00	0	0	0	0	0.00
TOTAL ACRES:	8.00	0.81	7.19	6.02	0.81	0.81	0.00	0.00	3.80	0.00	2.22

PLAN VIEW
SCALE: 1"=50'

TREE CONSERVATION PLAN TYPE 2-033-2022 FOR CROSS RD. TRL. PROPERTY BRANDYWINE (5TH) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

OWNERS/APPLICANT:
TOLLIVER URSULA DENISE ETAL
3931 ELITE STREET,
BOWIE, MD 20716
301-440-4209
bigbear1212@verizon.net

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



VICINITY MAP
SCALE: 1"=2000'

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

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501

CROSS RD. TRL. PROPERTY
PARCEL 109
BRANDYWINE 5TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION
PLAN 2-033-2022
COVER SHEET

QUALIFIED PROFESSIONAL CERTIFICATION

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

SIGNED: 03-29-2023
MILTON M. PEREZ DATE

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

Property Owners Awareness Certificate

I/We Ursula D. Tolliver 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 3/29/2023

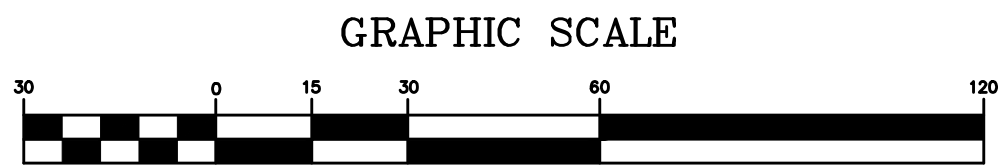
I/We _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser Date _____

Prince George's County Planning Department, M-NCPPC			
Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2-033-2022			
Approved by	Date	DRD #	Reason for Revision
00 <u>Suzanne H. Nick</u>	3/31/2023	N/A	N/A
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 588. Revisions to this TCP2 may require a revision to the recorded easement.

REVISIONS	
DATE:	AUG., 2022
DWN. RC	CHECKED MP
SCALE:	1"=50'
PROJECT/FILE NO.	21-108
SHEET NO.	1 OF 5



LEGEND

- WB WETLAND BUFFER
TREE LINE
PMA LOD PMA LIMIT OF DISTURBANCE
SB PRIMARY MANAGEMENT AREA
TPF STREAM BUFFER
NONREGULATED STREAM (EPHEMERAL)
CL REGULATED STREAM (CENTERLINE)
PROPERTY LINE
100YR. FLOODPLAIN EASEMENT
FP 100YR. FLOODPLAIN
FPB 100YR. FLOODPLAIN BUFFER

WOODLAND PRESERVATION AREA (WPA)

WOODLAND PRESERVED-NOT CREDITED (WP-NC)

WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)

WETLAND

SPECIMEN TREE WITH CRITICAL ROOT ZONE

WOODLAND PRESERVATION AREA SIGN

SPECIMEN TREE TABLE						
No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/Comments	Disposition
1	yellow-poplar	<i>Liriodendron tulipifera</i>	32	Poor	narrow crown, lower trunk injury, leaning, one-sided branching	To remain
2	yellow-poplar	<i>Liriodendron tulipifera</i>	32	Fair	exposed roots, root system shared by another tree 18" tree, crooked bole	To remain
3	yellow-poplar	<i>Liriodendron tulipifera</i>	34	Fair	co-dominant leader, weak attachment, poor form on the second leader	To remain
4	yellow-poplar	<i>Liriodendron tulipifera</i>	30	Good	vine cover, narrow crown	To remain
5	American beech	<i>Fagus grandifolia</i>	31	Good	growing on steep slope, co-dominant leader	To remain
6	American beech	<i>Fagus grandifolia</i>	34	Good	co-dominant leader	To remain
7	red maple	<i>Acer rubrum</i>	34	Fair	growing on stream bank, cavity	To remain
8	yellow-poplar	<i>Liriodendron tulipifera</i>	34	Poor	large cavity in lower trunk	To remain
9*	yellow-poplar	<i>Liriodendron tulipifera</i>	42	Fair	offsite	To remain
10	red maple	<i>Acer rubrum</i>	38	Fair	co-dominant leader	To remain
11*	yellow-poplar	<i>Liriodendron tulipifera</i>	37	Fair	offsite	To remain
12*	sweetgum	<i>Liquidambar styraciflua</i>	31	Good	offsite	To remain
13*	American beech	<i>Fagus grandifolia</i>	30	Good	offsite	To remain
14*	white oak	<i>Quercus alba</i>	30	Fair	offsite	To remain

*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
BaB	Beltsville silt loam, 2 to 5 percent slopes	Moderately well	0.37	C	5
CwD	Crooms-Marr complex, 10 to 15 percent slopes	Well	0.15	C	0
CwE	Crooms-Marr complex, 15 to 25 percent slopes	Well	0.15	C	0
GgC	Gossstown gravelly silt loam, 5 to 10 percent slopes	Well	0.24	A	0
UdgD	Underlents, reclaimed gravel pits, 5 to 15 percent slopes	Well	0.15	C	0

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

Property Owners Awareness Certificate

I/We Ursula D. Tolliver 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

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

OWNERS/APPLICANT:

TOLLIVER URSULA DENISE ETAL
3931 ELITE STREET,
BOWIE, MD 20716
301-440-4209
bigbear1212@verizon.net

BUILDER:

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

SITE

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: Milton M. Perez
MILTON M. PEREZ

DATE
03-29-2023

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705

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

QUALIFIED PROFESSIONAL



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

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

CROSS RD. TR. PROPERTY

PARCEL 109

BRANDYWINE 5TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION
PLAN 2-033-2022

REVISIONS

DATE:	AUG., 2022
DWN. RC	CHECKED MP
SCALE:	1"=30'
PROJECT/FILE NO.	21-108
SHEET NO.	2 OF 5

SEE SHEET 4 OF 5

SEE SHEET 3 OF 5

PLAN VIEW

SCALE: 1"=30'

SHEET 2 OF 3

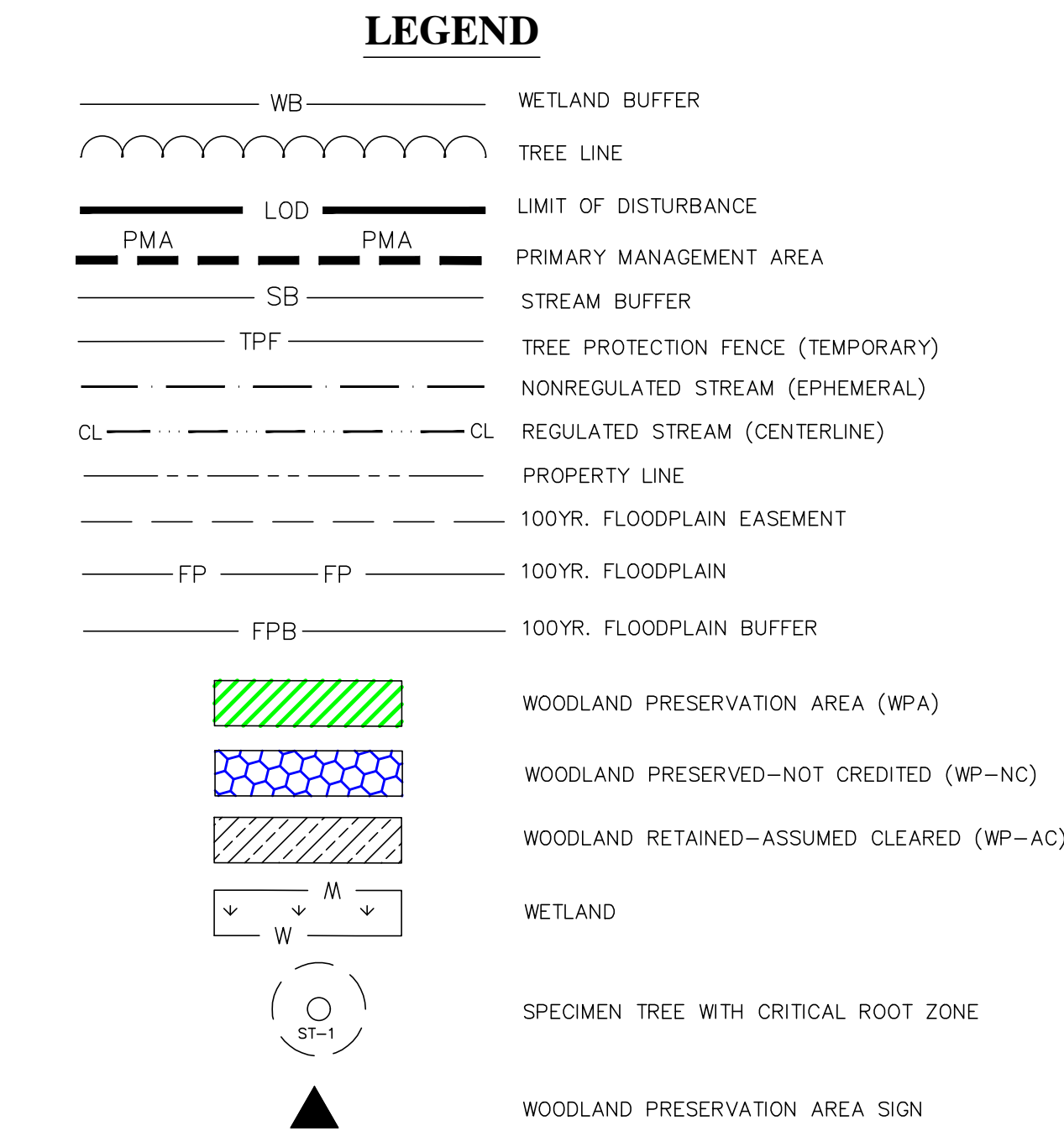
WOODLAND RETAINED/NOT CREDITED TOWARD ANY REQUIREMENTS(WR-NC): AREA 1 = 1.27 AC.

WOODLAND PRESERVATION AREA(WPA): AREA 1 = 3.80 AC

PARCEL 67
GARYJ RUBINO
ZONE: AG
USE: PRESERVATION AREA
L.26030 F.09022

WOODLAND RETAINED/NOT CREDITED TOWARD ANY REQUIREMENTS(WR-NC): AREA 2 = 0.95 AC.

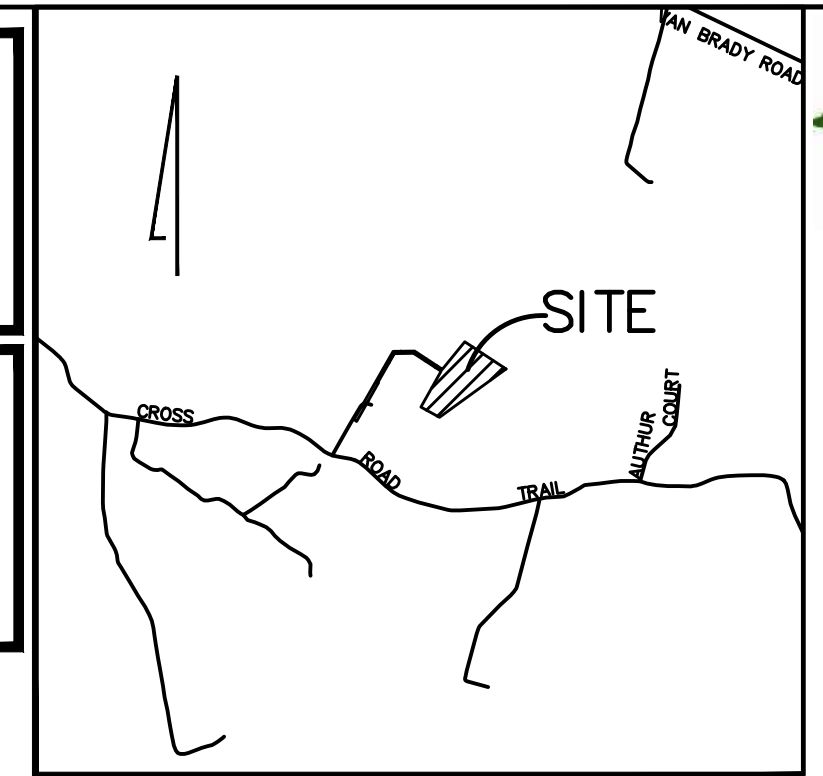
Prince George's County Planning Department, M-NCPPC			
Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2-033-2022			
Approved by	Date	DRD #	Reason for Revision
00 <u>Suzanne H. Nicks</u>	3/31/2023	N/A	N/A
01			
02			
03			
04			
05			
06			
Woodlands preserved, planted or regenerated 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 588. Revisions to this TCP2 may require a revision to the recorded easement.			



SHEET 2 OF 5

WOODLAND RETAINED/NOT
CREDITED TOWARD ANY
REQUIREMENTS(WR-NC):
AREA 1 = 1.27 AC.

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



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: 03-29-2023
MILTON M. PEREZ DATE

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

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

4600 POWDER MILL ROAD — SUITE 200 — BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507



CROSS RD. TRL. PROPERTY
PARCEL 109
BRANDYWINE 5TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION
PLAN 2-033-2022

REVISIONS

DATE: AUG., 2022	
DWN. RC	CHECKED MP
SCALE: 1"=30'	
PROJECT/FILE NO. 21-108	
SHEET NO. 3 OF 5	

Property Owners Awareness Certificate

I/We Ursula D. Tolliver 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.

[Signature] 3/29/2023
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
--------------------	------

Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-033-2022				
	Approved by	Date	DRD #	Reason for Revision
00	<i>Suzanne A. Nichols</i>	3/31/2023	N/A	N/A
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 <u>48679</u>, Folio <u>588</u> Revisions to this TCP2 may require a revision to the recorded easement.				

PLAN VIEW
SCALE: 1"=30'

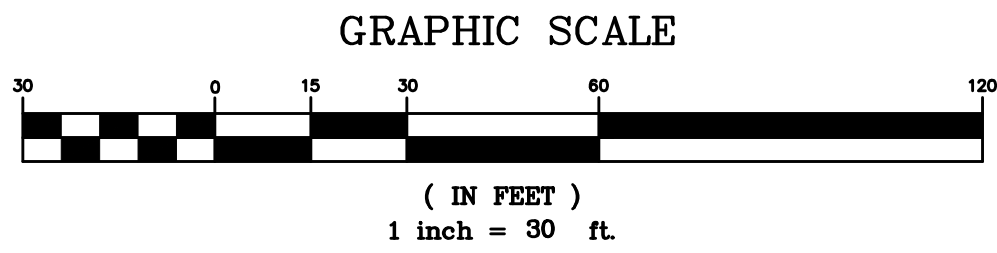
WOODLAND PRESERVATION
AREA(WPA):
AREA 1 = 3.80 AC

WOODLAND RETAINED/NOT
CREDITED TOWARD ANY
REQUIREMENTS(WR-NC):
AREA 2 = 0.95 AC.

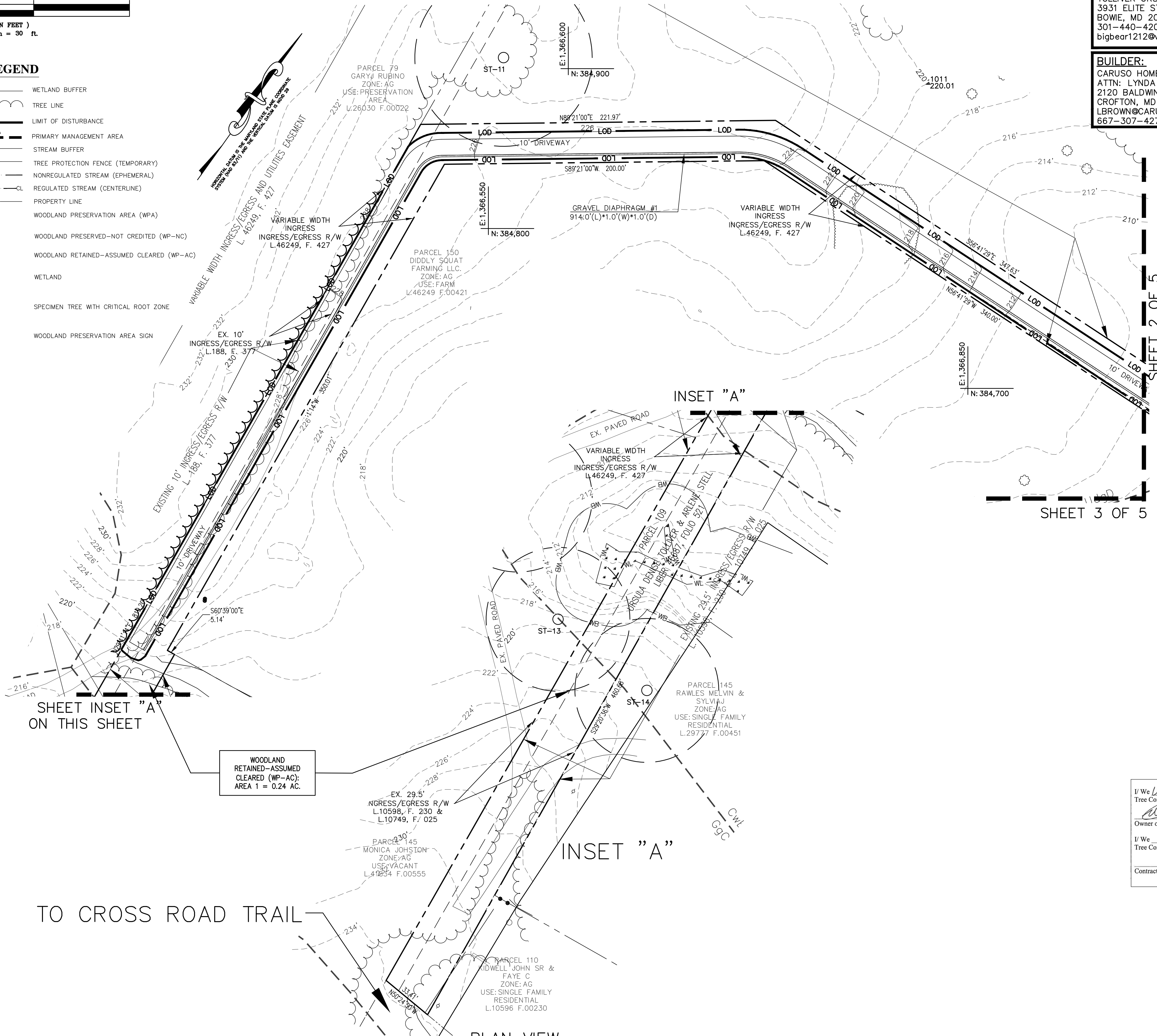
PARCEL 150
DIDDLY SQUAT
FARMING LLC.
ZONE: AG
USE: FARM
L.46249 F.00421

PARCEL 52
AD. TRAIL PARTNERS LLC.
ZONE: AG
USE: VACANT
L22956 F.105

PARCEL 145
RAWLES MELVIN & SYLVIA
ZONE: AG
USE: SINGLE FAMILY
L.29777 F.00451

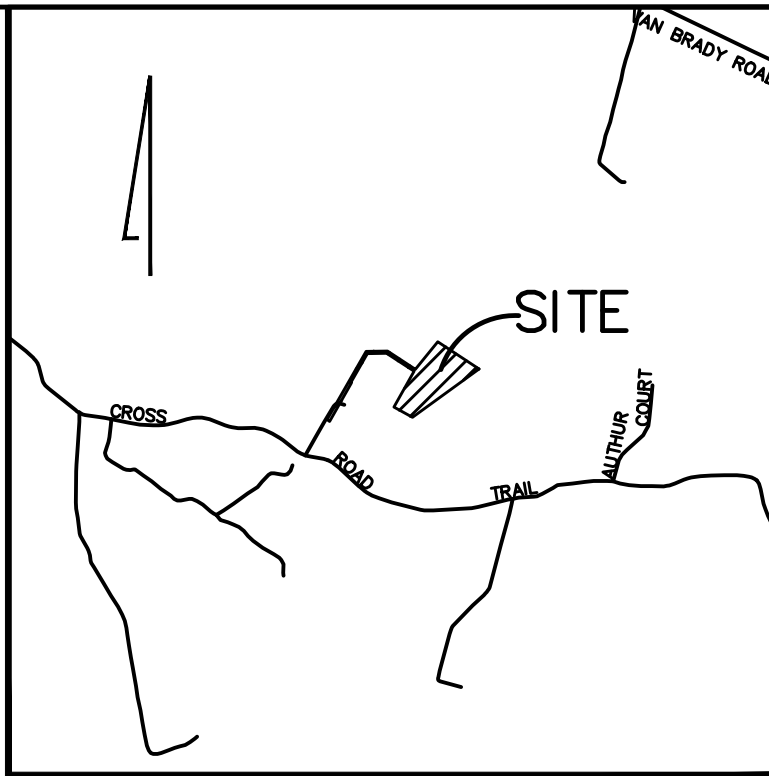


- LEGEND**
- WB WETLAND BUFFER
 - TREE LINE
 - LIMIT OF DISTURBANCE
 - PMA PRIMARY MANAGEMENT AREA
 - SB STREAM BUFFER
 - TPF TREE PROTECTION FENCE (TEMPORARY)
 - NONREGULATED STREAM (EPHEMERAL)
 - REGULATED STREAM (CENTERLINE)
 - PROPERTY LINE
 - WOODLAND PRESERVATION AREA (WPA)
 - WOODLAND PRESERVED—NOT CREDITED (WP-NC)
 - WOODLAND RETAINED—ASSUMED CLEARED (WP-AC)
 - WETLAND
 - SPECIMEN TREE WITH CRITICAL ROOT ZONE
 - WOODLAND PRESERVATION AREA SIGN



OWNERS/APPLICANT:
TOLLIVER URSULA DENISE ETAL
3931 ELITE STREET,
BOWIE, MD 20716
301-440-4209
bigbear1212@verizon.net

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



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: DATE: 02-09-2023
MILTON M. PEREZ
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS — PLANNERS — SURVEYOR'S
4600 POWDER MILL ROAD — SUITE 200 — BELTSVILLE, MD 20705
OFFICE (301) 937-3501

CROSS RD. TR. PROPERTY
PARCEL 109
BRANDYWINE 5TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION
PLAN 2-033-2022

Property Owners Awareness Certificate

I/ We Ursula D. Tolliver 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.
Mala Date: 3/29/2023
Owner or Owners Representative
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			
TCP2-033-2022			
Approved by	Date	DRD #	Reason for Revision
00 <u>Signature of Mala</u>	3/31/2023	N/A	N/A
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 588. Revisions to this TCP2 may require a revision to the recorded easement.			

REVISIONS

DATE:	AUG., 2022
DWN. RC	CHECKED MP
SCALE:	1"=30'
PROJECT/FILE NO.	21-108
SHEET NO.	4 OF 5

TO CROSS ROAD TRAIL

PLAN VIEW
SCALE: 1"=30'

STANDARD TYPE2 TREE CONSERVATION PLAN NOTES:

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit 26725-2022-0. If this grading permit 26725-2022-0 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 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 Rural Tier (ESA 3) and is zoned AG (prior O-S).
- 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 reversionary 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.

PRESERVATION AREA SUMMARY TABLE					
PRESERVATION AREAS:					
AREA #1				3.80	
SUB-TOTAL				3.80	
WOODLAND RETAINED/NOT CREDITED TOWARD ANY REQUIREMENTS:					
AREA #1				1.27	
AREA #2				0.95	
SUB-TOTAL				2.22	
TOTAL				6.02	

OWNERS/APPLICANT:

TOLLIVER URSULA DENISE ETAL
3931 ELITE STREET,
BOWIE, MD 20716
301-440-4209
bigbear1212@verizon.net

BUILDER:

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

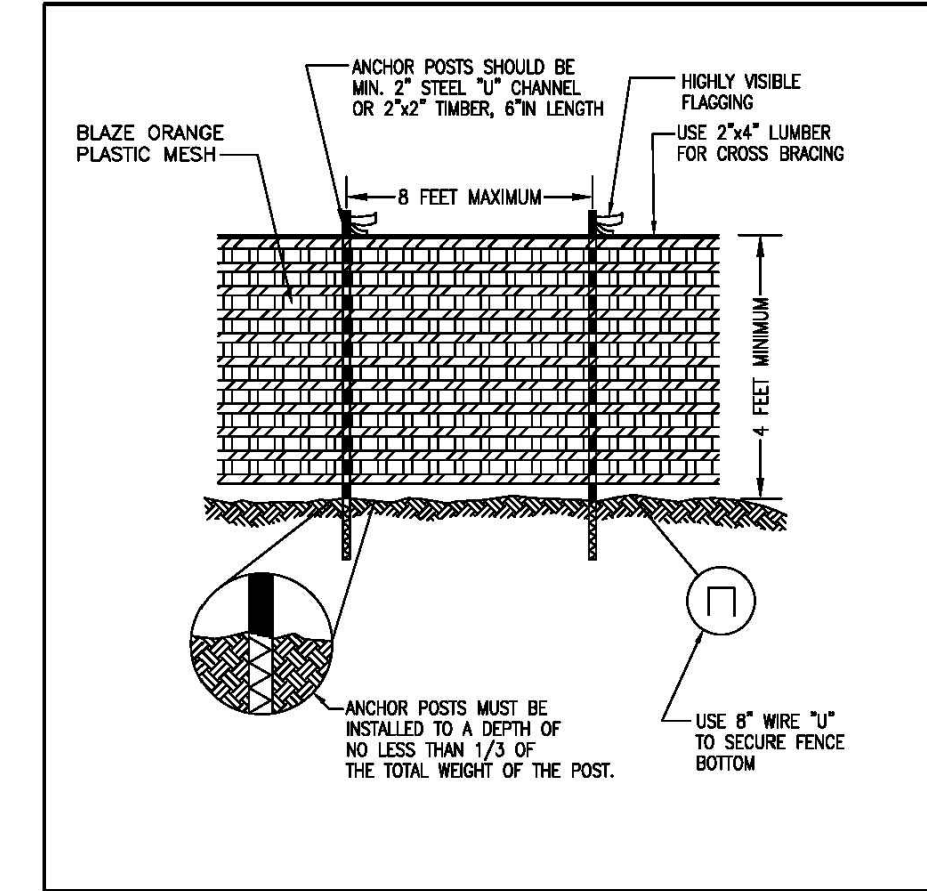
POST DEVELOPMENT NOTES

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.

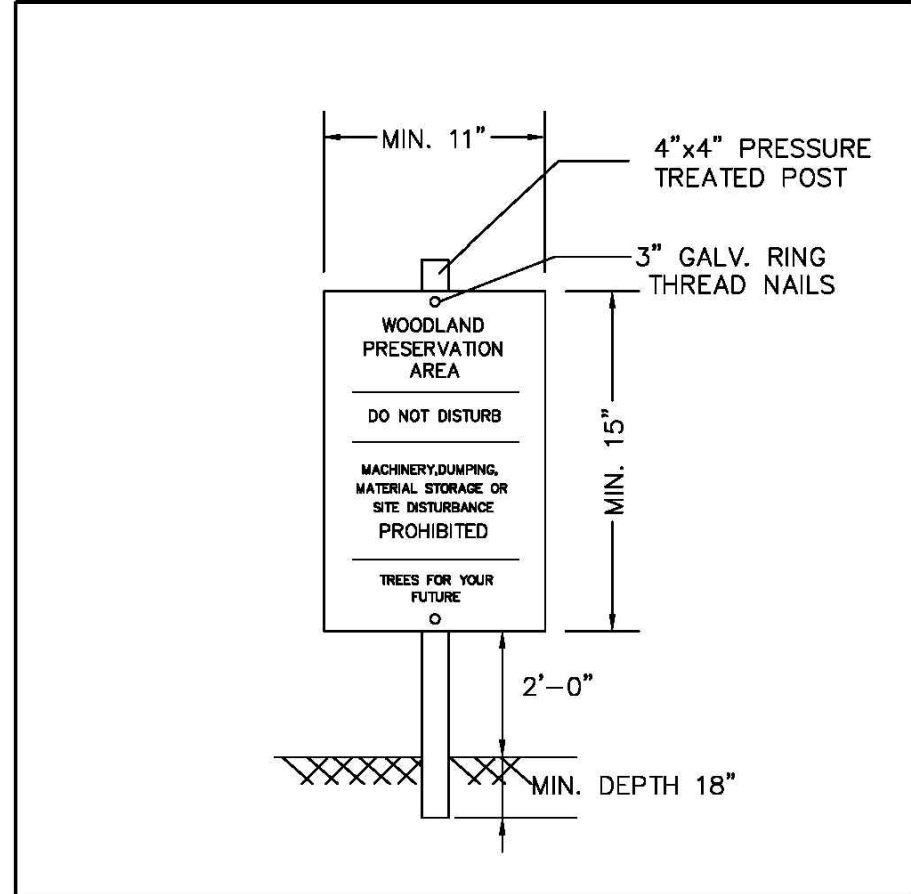
Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
- The removal of noxious, invasive, 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.



NOTES: (MUST BE INCLUDED WITH DETAIL)

- FOREST PROTECTION DEVICE ONLY.
- RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREA SHOULD BE SIGNED AND FLAGGED PRIOR TO INSTALLING DEVICES.
- AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
- DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
- PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL
FOR WOODLAND PRESERVATION AREAS

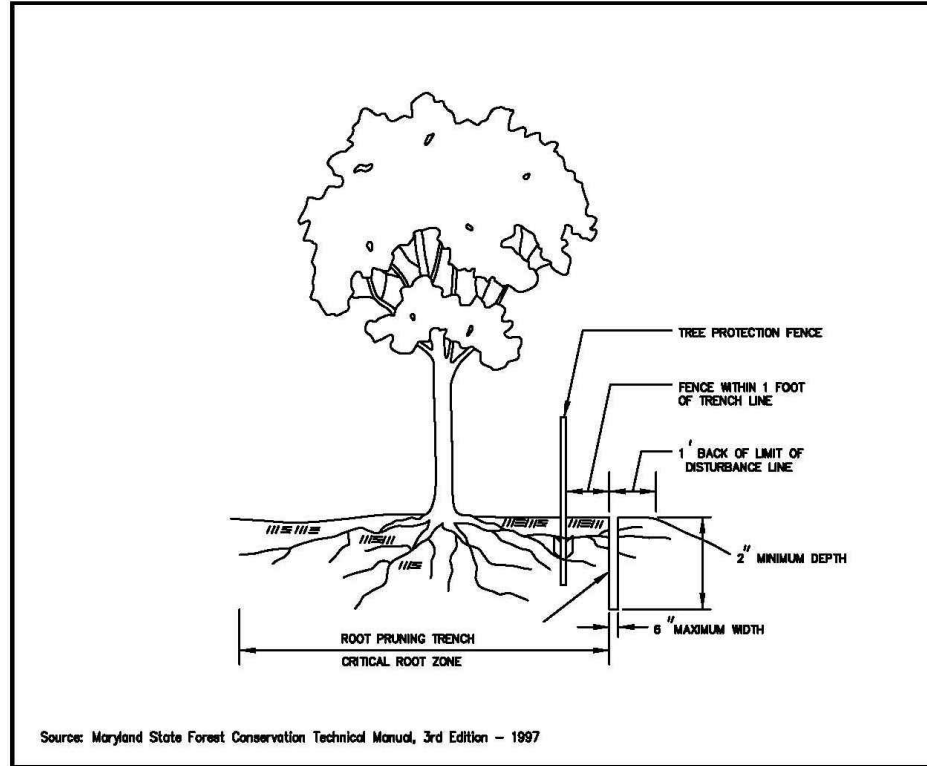


- NOTES:
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 - SIGNS SHOULD BE PROPERLY MAINTAINED.
 - AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 - SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 - SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION 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.

WOODLAND PRESERVATION AREA SIGN

Forest Conservation Act Reporting Information (Change Table)				
	Original Approval	Revision Number (-01)	Revision Number (-02)	Change Since Last Approval
Net Tract (Acres)	7.19			
Existing Woodland (Acres)	6.02			
Woodland Cleared (Acres)	0.81			
Woodland Retained On-Site (Acres)	5.21			
Woodland Planted On-Site (Acres)	0			
On-Site Woodland Easement/ Preservation and Planting (Acres)	3.8			
On-Site Wooded Floodplain/ Easement (Acres)	0			
Bond Amount	N/A			
Fee-In-Lieu Amount	N/A			
50' Stream Buffers Conserved (Preservation) - Linear Length	283			
50' Stream Buffers Conserved (Preservation) - Acreage	0.91			
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			

WOODLAND CONSERVATION SUMMARY TABLE (TCP 2)												
Parcel #	Gross Tract Area	100-Year Floodplain (FP)	Net Tract 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 Reforestatio n Area (WRA)	Woodland Retained/Not Credited (WR-NC)	Woodland Retained / Assumed Cleared (WR-AC)
Parcel "109"	8.00	0.81	7.19	6.02	0.81	0.81	0.00	-	3.80	0.00	2.22	0.00
ROW DEDICATION	0.00	0	0.00	0.00	0	0.00	0	-	0	0	0	0.00
TOTAL ACRES:	8.00	0.81	7.19	6.02	0.81	0.81	0.00	0.00	3.80	0.00	2.22	0.00

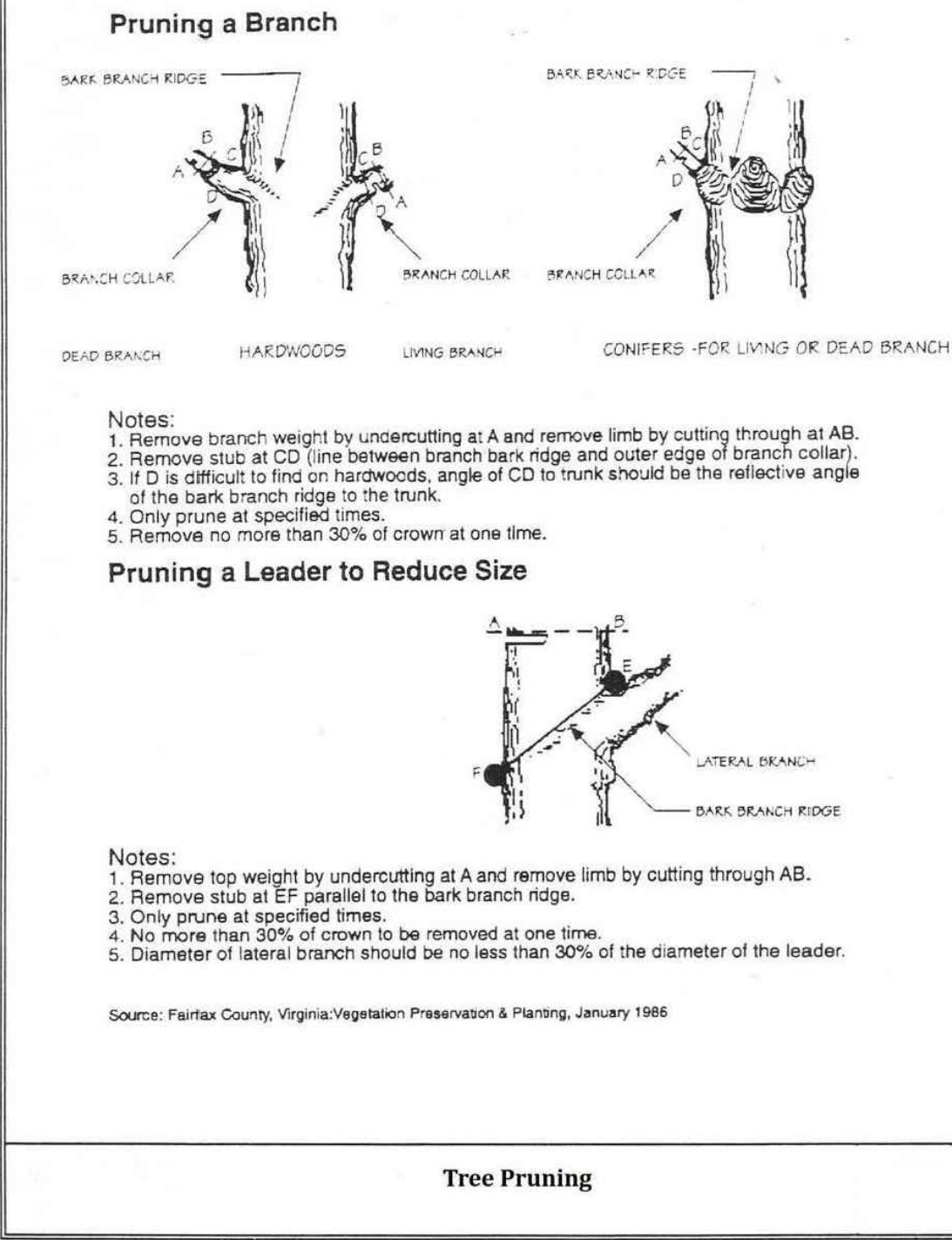


- NOTES:
- RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCING.
 - EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
 - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
 - ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

August 2010

A-4, DET-10

ROOT PRUNING



Tree Pruning

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:	8.00	0.00	0.00	
3 Floodplain:	0.81	0.00	0.00	
4 Previously Dedicated Land:	0.00	0.00	0.00	
5 Net Tract (NTA):	7.19	0.00	0.00	
6 TCP Number:	TCP2-033-2022	Revision #		0
7 Property Description or Subdivision Name:	Cross Road Trail			
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) =	4.08	acres		
16 Clearing permitted w/o reforestation=	1.84	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		6.02	0.81	
18 Woodland Conservation Threshold (WCT) =	50.00%	3.60		
19 Smaller of 17 or 18		3.60		
20 Woodland above WCT		2.43		
21 Woodland cleared		0.81	0.00	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		0.81		
23 Clearing above WCT (0.25 - 1) replacement requirement		0.20		
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		3.80	acres	
SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
29 Woodland Preservation		3.80		
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		0.00		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		3.80	acres	
41 Area of woodland not cleared		5.21	acres	
42 Net tract woodland retained not part of requirements:		1.41	acres	
43 100-floodplain woodland retained		0.81	acres	
44 On-site woodland conservation provided		3.80	acres	
45 On-site woodland conservation alternatives provided		0.00		
46 On-site woodland retained not credited		2.22	acres	
47 Prepared by:	Signed: <i>[Signature]</i>		Date: 02-09-2023	

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

SIGNED: *[Signature]* 03-29-2023
MILTON M. PEREZ DATE

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

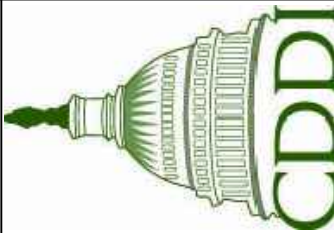
Property Owners Awareness Certificate

I/ We *Ursula D. Tolliver* 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.
[Signature] Date: 3/29/2023
Owner or Owners Representative

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			
TCP2-033-2022			
Approved by	Date	DRD #	Reason for Revision
00 <i>[Signature]</i>	3/31/2023	N/A	N/A
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 588			
Revisions to this TCP2 may require a revision to the recorded easement.			



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

CROSS RD. TRL. PROPERTY
PARCEL 109
BRANDYWINE 5TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION
PLAN 2-033-2022
DETAIL SHEET

REVISIONS

DATE: AUG., 2022	
DWN. RC	CHECKED MP
SCALE: NONE	
PROJECT/FILE NO. 21-108	
SHEET NO. 5 OF 5	