

BRANCH AVENUE - MXT Woodlands Type 2 Tree Conservation Plan

ELECTION DISTRICT No. 11 BRANDYWINE
PRINCE GEORGE'S COUNTY, MARYLAND

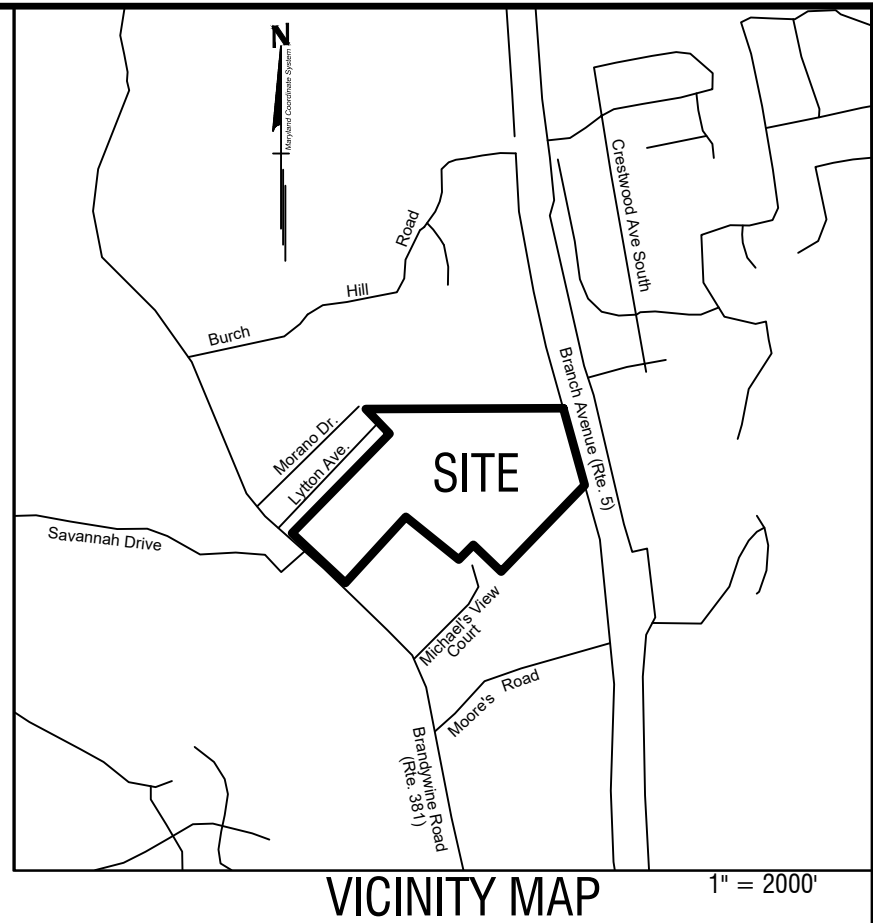
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: BRANCH AVENUE MXT
APPLICATION NO.: DSP-19004-02
TCP NO.: TCP2-036-2020-03

SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PLANNING DIRECTOR
APPROVAL DATED MARCH 31, 2023.

SIGNATURE APPROVAL DATE: Digitally signed by
Jill Kosack
Date: 2023.03.31
11:10:24 -0400

AUTHORIZED SIGNATURE



Specimen Tree Table							
No.	Common Name	Botanical Name	Dbh (Inches)	Condition Rating	Condition Comments	Disposition	TCP2 Sheet Location
ST-1	Tulip Poplar	Liriodendron tulipifera	30	Good	-	Remove	3
ST-2	White Oak	Quercus alba	33	Good	-	Remove	3
ST-3*	White Oak	Quercus alba	35	Dead	-	N/A	8
ST-4	Tulip Poplar	Liriodendron tulipifera	37	Fair	Twin	Retain	7
ST-5	Red Oak	Quercus rubra	30	Fair	-	Retain	7
ST-6	Tulip Poplar	Liriodendron tulipifera	30	Fair	-	Retain	8
ST-7	White Oak	Quercus alba	40	Poor	Epicormic Branching	Retain	3
ST-8	American Beech	Fagus grandifolia	45	Good	-	Remove	5

*ST-3 was found to be dead during a site visit 4/5/2022

This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on 10/03/19: The removal of three specimen trees (Section 25-122(b)(1)(G), ST-1, a 30-inch Tulip Poplar; ST-2, a 33-inch White Oak; and ST-8, a 42-inch American Beech. ST-5, a 30 Red Oak has been retained during the design refinement from Preliminary Plan to Detailed Site Plan.

Phased Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)

1 Zone:	M-X-T				
2 Gross Tract:	72.20				
3 Floodplain:	2.97				
4 Previously Dedicated Land:	0.00				
5 Net Tract (NTA):	69.23	0.00	0.00		
6 TCP # or 2 Number:	TCP2-036-2020	Revision:	3		
7 Property Description or Subdivision Name:	Branch Ave M-X-T				
8 TCP1 Number:	TCP1-006-2018				
9 Is this site subject to the 1989 Ordinance? (Y/N):	N	2010 Ordinance? (Y/N):	N	Within PFA (Y/N):	Y
10 Break-even Point (preservation acres) =	22.18				
11 Acres of Net Tract clearing permitted w/o reforestation =	47.16				

SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)

12 Existing Woodland on Net Tract (acres)	69.34				
13 Existing Woodland in Floodplain (acres)	2.97				
14 Woodland Conservation Threshold (NTA) =	15.00%				
15 Smaller of 10 or 12	10.38				
16 Woodland above WCT	58.96				
17 Plan Number: (This must be completed for each phase)	1	2	3	4	
18 Revision Number:					
19 Plan Phase or Name:	PHASE 1	PHASE 2	PHASE 3	PHASE 4	
20 TCP2 Number for this Phase or Section	TCP2-036-2020	TCP2-036-2020			
21 Revision Number:	0				
22 Status:	PENDING	PENDING	FUTURE	FUTURE	
23 Approval Date:	5/28/2021	7/21/2021			
24 Total area in this application (acres)	0.01	53.74	8.37	1.08	72.20
25 Floodplain area in this application (acres)	0.01	1.99	0.97	0.00	2.97
26 Net Tract area in the application (acres)	0.00	51.75	7.40	1.08	69.23
27 Woodland on the Net Tract for this phase (acres)	0.00	51.75	7.40	1.08	69.23
28 Woodland in the Floodplain for this phase	0.01	1.99	0.97	0.00	2.97
29 Woodland Cleared on Net Tract for this phase	7.39	39.01			46.40
30 Woodland Cleared in Floodplain for this phase	0.00	0.01			0.01
31 Off-site Woodland Clearing (1-1)	0.49	0.01			0.50
32 Off-site WCA being provided on this property (preservation)	0.00	0.00			0.00
33 Off-site WCA being provided on this property (afforestation)	0.00	0.00			0.00
34 Cumulative acres of Net Tract Woodland cleared	7.39	46.40	46.40	46.40	116.60
35 Cumulative acres of Floodplain woodland cleared	0.00	0.01	0.01	0.01	0.03
36 Smaller of 14 or 26	7.39	46.40	46.40	46.40	116.60
37 Woodland Clearing below WCT	0.00	0.00	0.00	0.00	0.00
38 Clearing below WCT (2:1 replacement requirement)	0.00	0.00	0.00	0.00	0.00
39 Replacement for clearing above the WCT (0.25 : 1)	1.85	11.60	11.60	11.60	35.65
40 Replacement for clearing below the WCT (2 : 1)	0.00	0.00	0.00	0.00	0.00
41 Afforestation Required Threshold (AFT) =	0.00	0.00	0.00	0.00	0.00
42 Cumulative Woodland Conservation Required	12.72	22.49	22.49	22.49	70.23

Latest phase indicates cumulative requirement through that phase of work

SECTION III - Meeting the Requirements

43 Woodland Preservation	1.81	11.80	7.40	1.08	21.99
44 Afforestation/Reforestation	0.90	0.08			0.98
45 Natural Regeneration					0.00
46 Landscape Credits					0.00
47 Specimen & Historic Tree Credit (CR2 area)					0.00
48 Forest Enhancement Credit (25% of enhancement area)					0.00
49 Street Tree Credit (Existing or 10-year canopy)		0.16			0.16
50 Area approved for fee-in-lieu					0.00
51 Off-site Woodland Conservation Credits Required	1.18				1.18
52 Off-site WCA (preservation) being provided on this property	0.00	0.00	0.00	0.00	0.00
53 Off-site WCA (afforestation) being provided on this property	0.00	0.00	0.00	0.00	0.00
54 Cumulative Woodland Conservation Provided	3.69	15.83	23.23	24.31	24.31
55 Woodland saved on this phase but not counted	0.00	0.84	0.00	0.00	0.84
56 Existing Net Tract Woodland in later phases	60.34	8.59	1.19	0.11	70.23
57 Requirement Status per Phase					

Prepared by: Steve Allison
License Number: [Signature]
Date: 12/14/2022

Type 2 TCP NOTES:

- This plan is submitted to fulfill the woodland conservation requirements for DSP-19004. If DSP-19004 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 Developing Tier and is zoned M-X-T (Mixed Use Transportation Oriented).
- The property is adjacent to Brandywine Road (MD 381), which is designated as a historic roadway.
- The property is adjacent to Branch Avenue (MD 5), which is classified as an arterial roadway.
- This plan is not grandfathered under CB-27-2010, Section 25-117 (g).
- Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easements recorded in the Prince George's County Land Records at Liber 45910 Folio 321. Revisions to this TCP2 may require a revision to the recorded easement.

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	M-X-T
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid	134-F3, 134-D3, 134-D4, 134-F3
Administrative	WSSC Grid	216SE06, 216SE07
Administrative	Planning Area (Plan Area)	85A
Administrative	Election District (ED)	11
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy (2035)	Established Communities
Administrative	Police District	V

Soils table					
Map Unit Symbol	Map Unit Name	K-Factor	Hydric Rating	Hydrologic soil group	Drainage Class
BaA	Beltville silt loam (0-2%)**	50	No	C	Moderately well drained
BuB	Beltville silt loam (2-5%)**	50	No	C	Moderately well drained
BuB	Beltville urban land complex (0-5%)	-	No	C	Moderately well drained
CwD	Croom-Marr complex, 10-15% slope	50	No	C	Well drained
CwE	Croom-Marr complex 15-25% slope	50	No	C	Well drained
CwG	Croom-Marr complex 25-60% slope	50	No	C	Well drained
SAa	Sassafras sandy loam, 0-2% slope*	50	No	B	Well drained
SnB	Sassafras urban land complex 0-5% slope	-	No	B	Well drained
UdaF	Udorthents, highway 15-25% slope	>15%	No	NA	Well drained
UdaB	Udorthents, reclaimed gravel pits 0-5% slope	50	No	C	Well drained
We	Widewater and issue soils, frequently flooded	50	Yes	C/D	Poorly drained



Woodland Conservation Summary Table											
Sheet	Gross Tract Area	100-year Year Flood Plain	Net Tract Area	Ex. Woodland (FP)	Ex. Woodland (NTA)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserved Area (WPA)	Woodland Reforestation Area (WPA)	Woodland Retained/ Not Credited (WR-NC)
1	6.45	-	6.45	-	6.45	5.26	-	-	1.17	-	-
2	7.00	-	7.00	-	7.00	6.99	-	-	-	-	-
3	10.55	-	10.55	-	10.55	9.59	-	-	0.86	-	0.11
4	8.00	-	8.00	-	8.00	6.11	-	0.01	1.69	0.08	0.26
5	9.13	-	9.13	-	9.13	8.22	-	-	0.49	-	0.42
6	7.17	1.89	5.28	1.89	5.28	1.75	0.01	-	3.54	-	0.02
7	1.94	0.10	1.84	0.10	1.84	-	-	-	1.85	-	-
8	3.50	-	3.50	-	3.50	1.09	-	-	2.30	-	0.11
Total	53.74	1.99	51.75	1.99	51.75	39.01	0.01	0.01	11.90	0.08	0.92

Woodland Preserved Not credited	
WP-NC-1	0.06
WP-NC-2	0.47
WP-NC-3	0.15
WP-NC-4	0.10
WP-NC-5	0.02
TOTAL	0.80

Woodland Retention Areas	
WPA-1	1.00
WPA-2	1.55
WPA-3	0.63
WPA-4	1.17
WPA-5	7.55
TOTAL	11.90

Woodland Reforestation Area	
WRA-1	0.08
TOTAL	0.08

Cleared-FP	
C-FP	0.01
TOTAL	0.01

Cleared	
Cleared-1	39.01
TOTAL	39.01

I, We, Brandon Gurney, 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.

Brandon Gurney
Owner or Design Representative
Stanley Martin Homes, LLC

5/16/2022
Date

Site Statistics		Total
Gross Tract Area		72.20 AC
Existing 100-year floodplain		2.97 AC
Net tract area		69.23 AC
Existing woodland in the floodplain		2.97 AC
Existing woodland net tract		69.23 AC
Existing PMA		14.56 AC
Regulated streams (linear feet of centerline)		2,923 LF
Riparian (wooded) buffer up to 300 feet wide		31.02 AC

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 036 - 2020			
Approved by	Date	DRD #	Reason for Revision
00 Chuck Schneider	3/18/2021	DSP-20014	PHASE 1
01 Chuck Schneider	7/21/2021	DSP-19004	PHASE 2
02 Chuck Schneider	7/20/2022	DSP-19004-01	SWM UPDATES
03 [Signature]	2/16/2023		
04			
05			

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3845
EXPIRATION DATE: 10/16/2023

02/16/2023

REVISION	DATE	REVISION	DATE	REVISION	DATE
Nonwoody buffer for SGWs	4/29/22				
Addressing MNCPPC comments	5/25/22				
Update WPA area per WSSC easement	8/8/22				
Update for sewer construction	12/12/22				

Owner/Developer:

Stanley Martin Companies, LLC
6404 Ivy Ln, #600 Greenbelt MD 20770
Contact: Brandon Gurney
GurneyBJ@stanleymartin.com
Ph. (301) 636-6111

BRANCH AVENUE MXT
11th Election District
Tax Map 134, Parcel 90
Prince George's County, Maryland
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RODGERS
CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY: _____ DATE: _____		

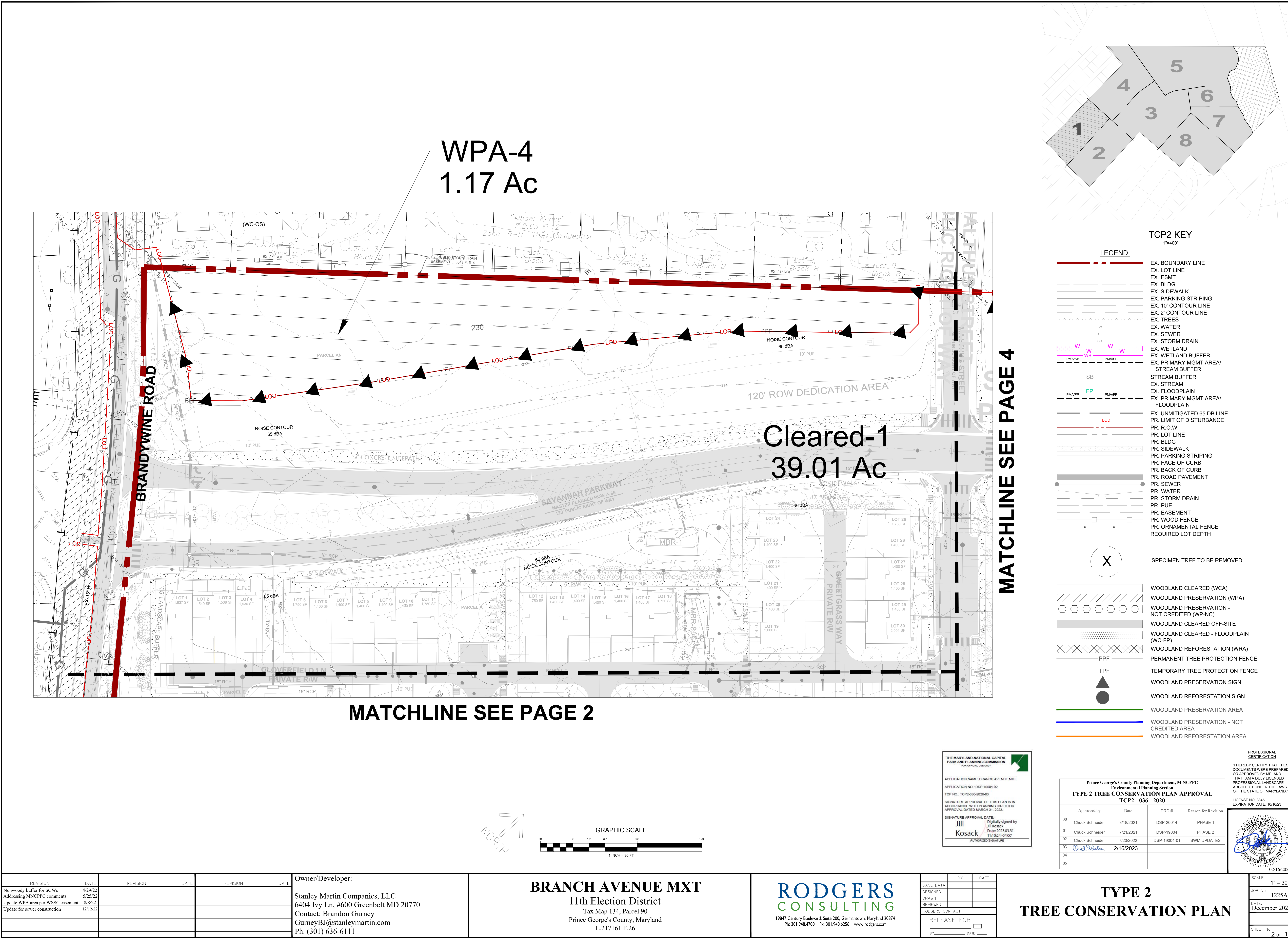
TYPE 2 TREE CONSERVATION PLAN

SCALE: 1"=200'

JOB No. 1225A1

DATE: December 2021

SHEET No. 1 of 10

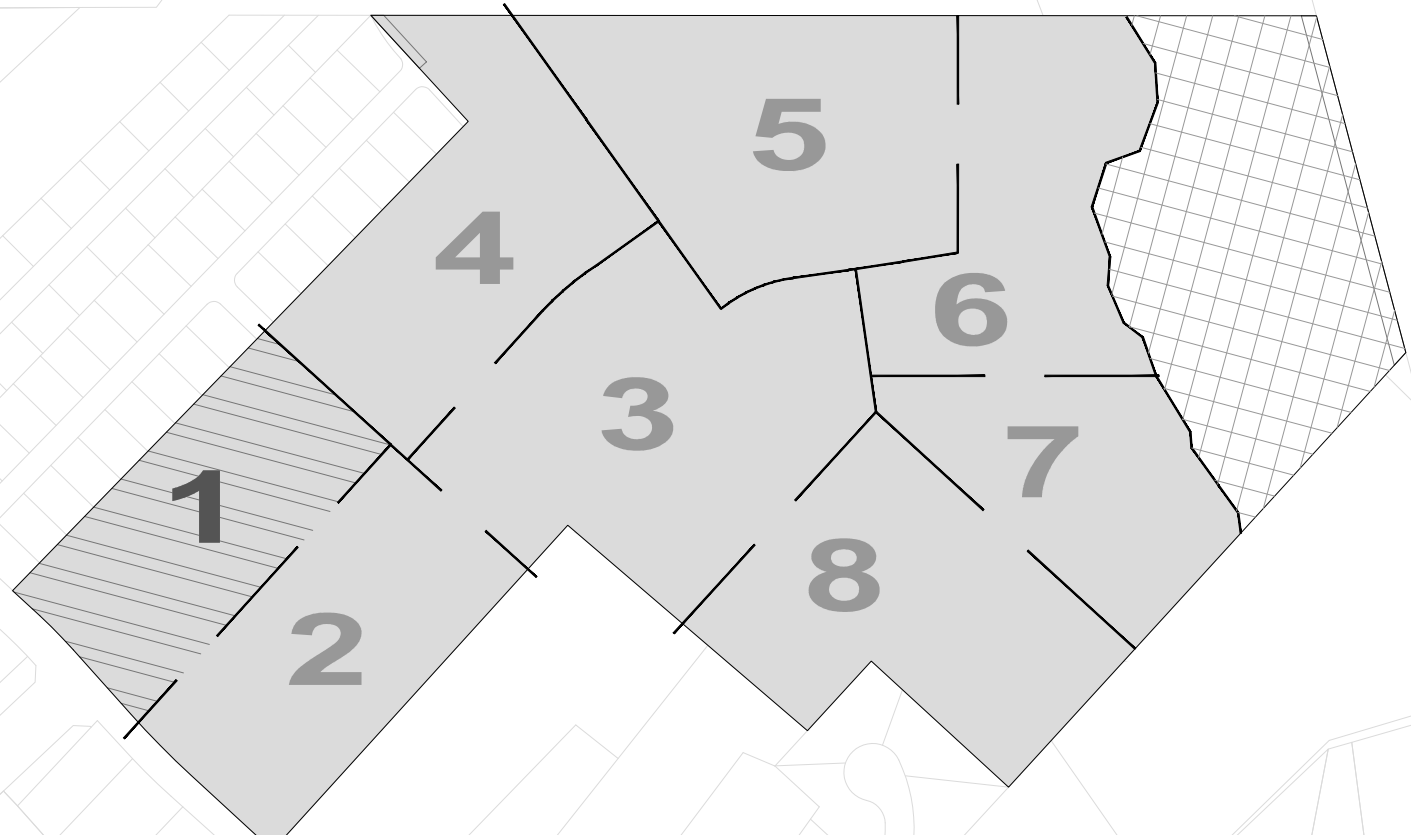


WPA-4
1.17 Ac

Cleared-1
39.01 Ac

MATCHLINE SEE PAGE 4

MATCHLINE SEE PAGE 2



TCP2 KEY
1"=400'

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREES
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. PRIMARY MGMT AREA/ STREAM BUFFER
- EX. FLOODPLAIN
- EX. PRIMARY MGMT AREA/ FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- PR. LIMIT OF DISTURBANCE
- PR. R.O.W.
- PR. LOT LINE
- PR. BLDG
- PR. SIDEWALK
- PR. PARKING STRIPING
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. EASEMENT
- PR. WOOD FENCE
- PR. ORNAMENTAL FENCE
- REQUIRED LOT DEPTH

SPECIMEN TREE TO BE REMOVED

WOODLAND CLEARED (WCA)

WOODLAND PRESERVATION (WPA)

WOODLAND PRESERVATION - NOT CREDITED (WP-NC)

WOODLAND CLEARED OFF-SITE

WOODLAND CLEARED - FLOODPLAIN (WC-FP)

WOODLAND REFORESTATION (WRA)

PERMANENT TREE PROTECTION FENCE

TEMPORARY TREE PROTECTION FENCE

WOODLAND PRESERVATION SIGN

WOODLAND REFORESTATION SIGN

WOODLAND PRESERVATION AREA

WOODLAND PRESERVATION - NOT CREDITED AREA

WOODLAND REFORESTATION AREA

REVISION	DATE	REVISION	DATE	REVISION	DATE
Nonwoody buffer for SGWs	4/29/22				
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BRANCH AVENUE MXT
11th Election District
Tax Map 134, Parcel 90
Prince George's County, Maryland
L.217161 F.26

RODGERS CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY		DATE

TYPE 2
TREE CONSERVATION PLAN

SCALE: 1" = 30'

JOB No. 1225A1

DATE: December 2021

SHEET No. 2 OF 10

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
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APPLICATION NAME: BRANCH AVENUE MXT
APPLICATION NO.: DSP-19004-02
TCP NO.: TCP2-036-2020-03

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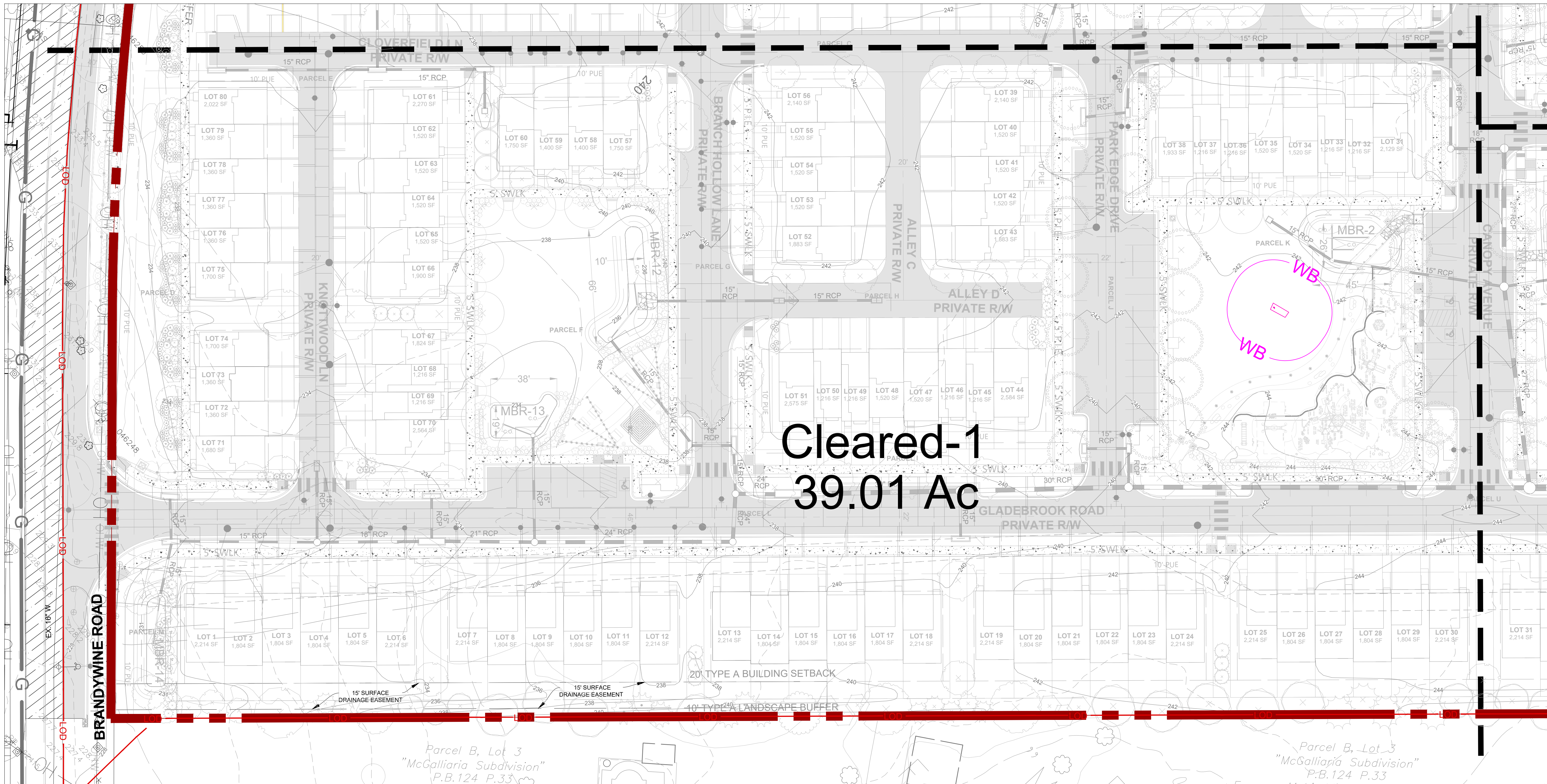
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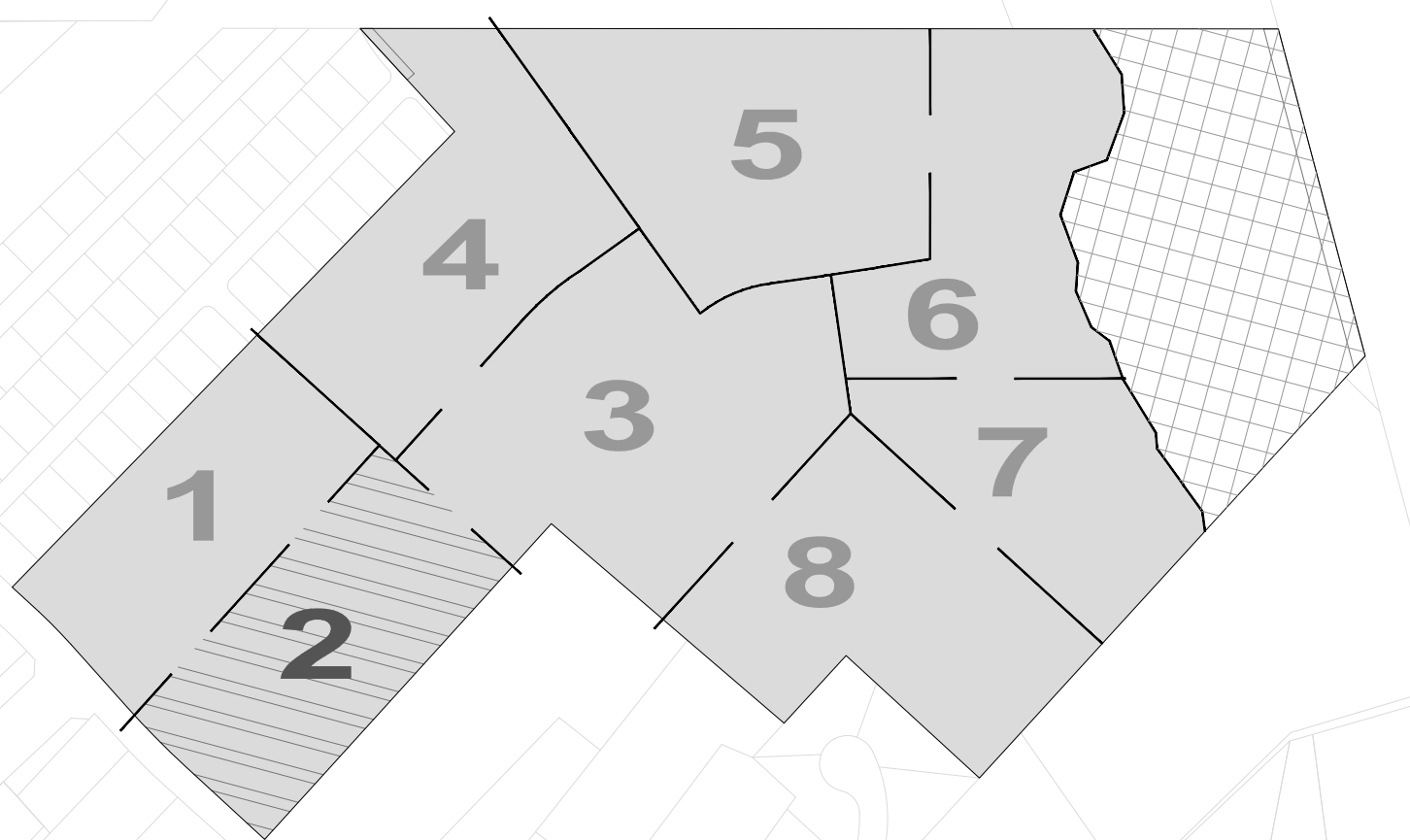
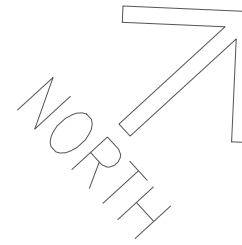
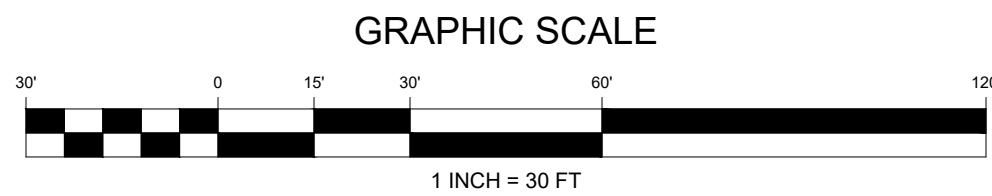
LICENSE NO. 3845
EXPIRATION DATE: 10/16/2023

02/16/2023

MATCHLINE SEE PAGE 1



Cleared-1
39.01 Ac



TCP2 KEY
1"=400'

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREES
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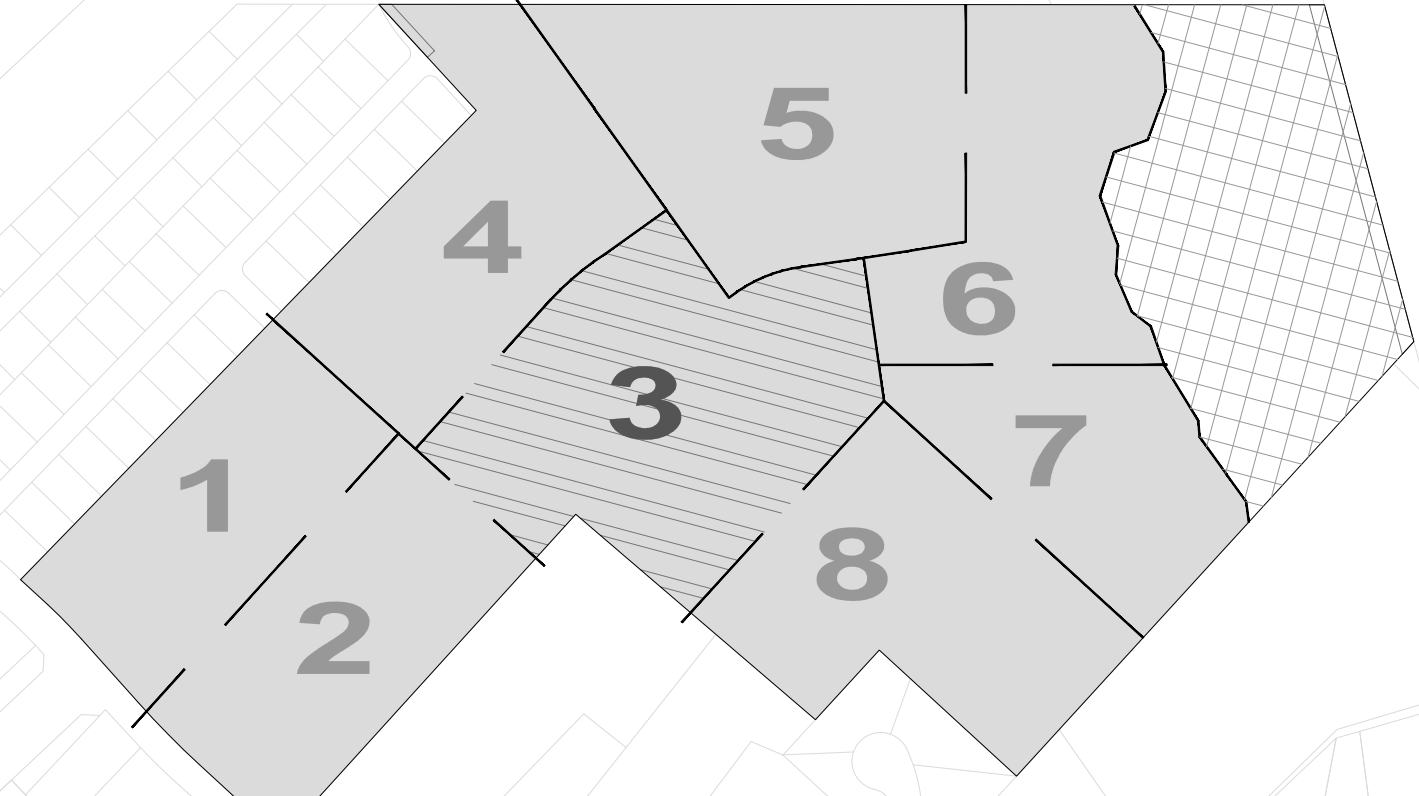
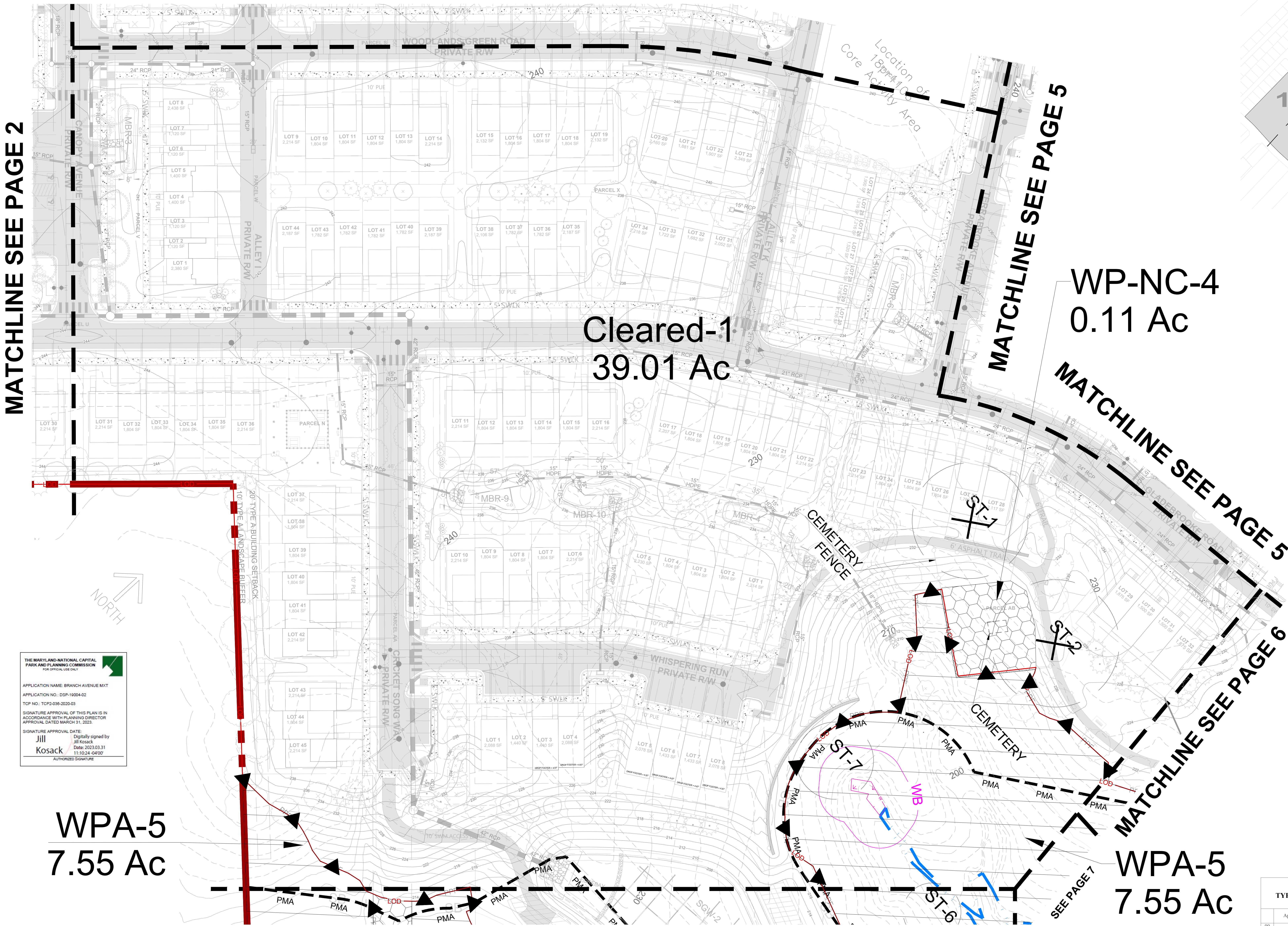
BASE DATA	BY	DATE
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RODGERS CONTACT:		
RELEASE FOR		
BY: _____	DATE: _____	

TYPE 2 TREE CONSERVATION PLAN

SCALE:	1" = 30'
JOB No.	1225A1
DATE	December 2021
SHEET No.	3 of 10

MATCHLINE SEE PAGE 4

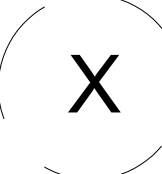
MATCHLINE SEE PAGE 2



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- PR. PARKING STRIPING
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. EASEMENT
- PR. WOOD FENCE
- PR. ORNAMENTAL FENCE
- REQUIRED LOT DEPTH

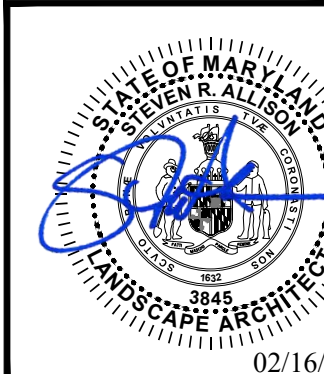


SPECIMEN TREE TO BE REMOVED

- WOODLAND CLEARED (WCA)
- WOODLAND PRESERVATION (WPA)
- WOODLAND PRESERVATION - NOT CREDITED (WP-NC)
- WOODLAND CLEARED OFF-SITE
- WOODLAND CLEARED - FLOODPLAIN (WC-FP)
- WOODLAND REFORESTATION (WRA)
- PERMANENT TREE PROTECTION FENCE
- TEMPORARY TREE PROTECTION FENCE
- WOODLAND PRESERVATION SIGN
- WOODLAND REFORESTATION SIGN
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVATION - NOT CREDITED AREA
- WOODLAND REFORESTATION AREA

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 3845
EXPIRATION DATE: 10/16/23

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 036 - 2020			
Approved by	Date	DRD #	Reason for Revision
00 Chuck Schneider	3/18/2021	DSP-20014	PHASE 1
01 Chuck Schneider	7/21/2021	DSP-19004	PHASE 2
02 Chuck Schneider	7/20/2022	DSP-19004-01	SWM UPDATES
03	2/16/2023		
04			
05			



MATCHLINE SEE PAGE 8

WPA-5
7.55 Ac

WPA-5
7.55 Ac

REVISION	DATE	REVISION	DATE	REVISION	DATE
Nonwoody buffer for SGWs	4/29/22				
Addressing MNCPPC comments	5/25/22				
Update WPA area per NISSC casement	8/8/22				
Update for sewer construction	12/12/22				

Owner/Developer:
Stanley Martin Companies, LLC
6404 Ivy Ln, #600 Greenbelt MD 20770
Contact: Brandon Gurney
GurneyBJ@stanleymartin.com
Ph. (301) 636-6111

BRANCH AVENUE MXT
11th Election District
Tax Map 134, Parcel 90
Prince George's County, Maryland
L.217161 F.26

RODGERS
CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY		DATE

TYPE 2
TREE CONSERVATION PLAN

SCALE:
1" = 30'
JOB NO. 1225A1
DATE: December 2021
SHEET No. 4 of 10

C-OS
0.01 Ac

WRA-1
0.08 Ac

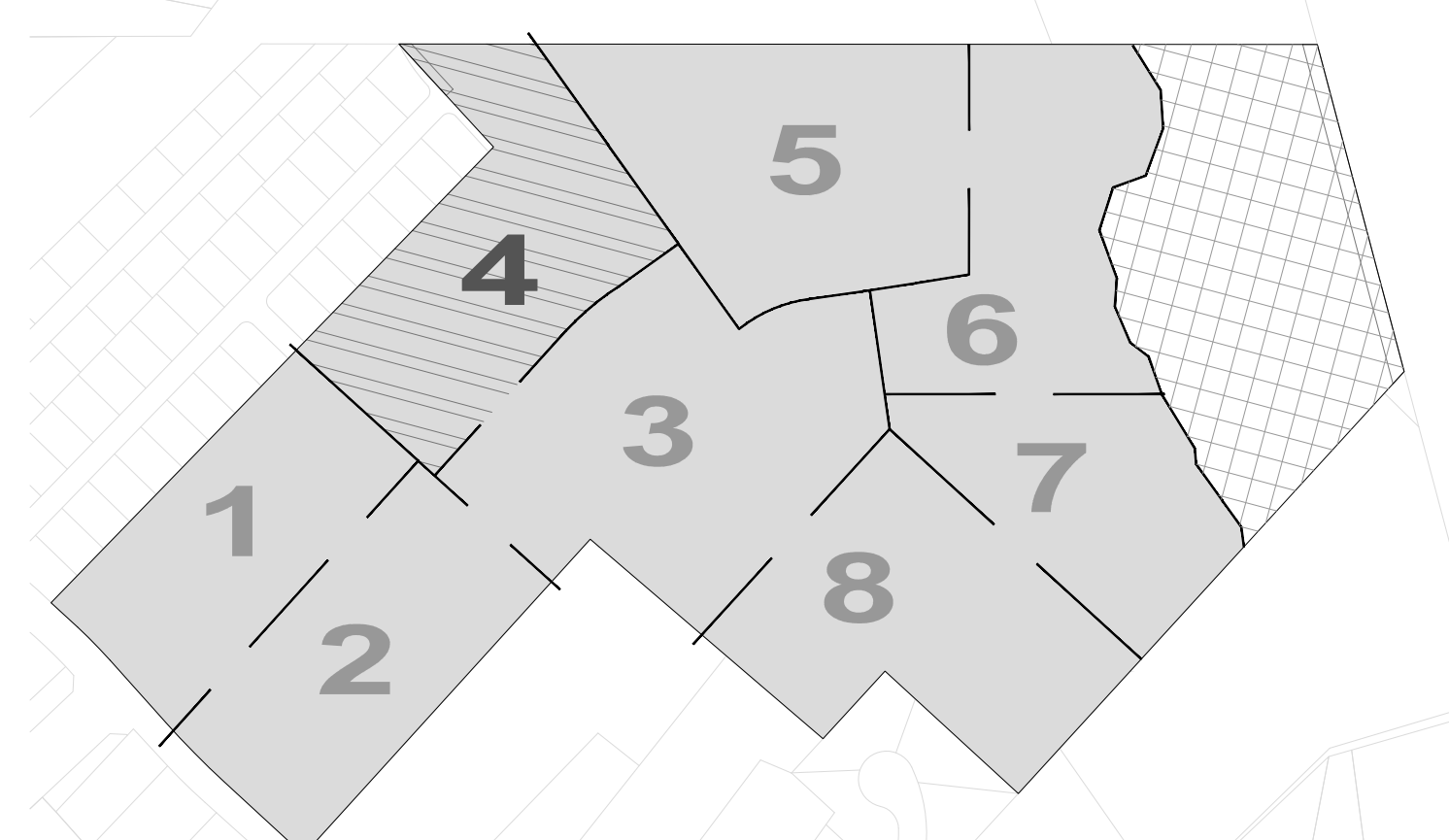
WPA-4
1.17 Ac

WP-NC-3
0.15 Ac

WPA-2
1.47 Ac

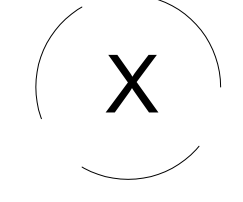
WP-NC-2
0.47 Ac

Cleared-1
39.01 Ac



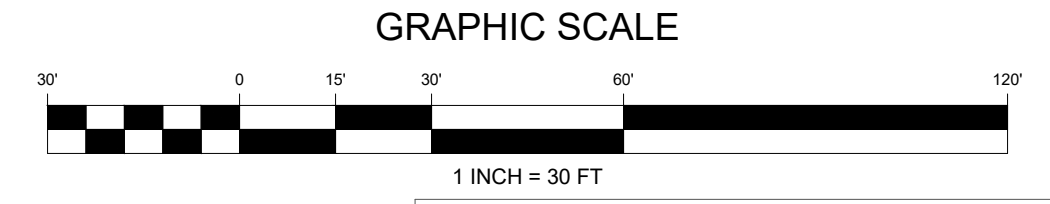
TCP2 KEY
1"=400'

- LEGEND:
- EX. BOUNDARY LINE
 - EX. LOT LINE
 - EX. ESMT
 - EX. BLDG
 - EX. SIDEWALK
 - EX. PARKING STRIPING
 - EX. 10' CONTOUR LINE
 - EX. 2" CONTOUR LINE
 - EX. TREES
 - EX. WATER
 - EX. SEWER
 - EX. STORM DRAIN
 - EX. WETLAND
 - EX. WETLAND BUFFER
 - EX. PRIMARY MGMT AREA/ STREAM BUFFER
 - EX. FLOODPLAIN
 - EX. PRIMARY MGMT AREA/ FLOODPLAIN
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 - PR. LIMIT OF DISTURBANCE
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- WOODLAND REFORESTATION SIGN
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVATION - NOT CREDITED AREA
- WOODLAND REFORESTATION AREA



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 036 - 2020			
Approved by	Date	DRD #	Reason for Revision
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01 Chuck Schneider	7/21/2021	DSP-19004	PHASE 2
02 Chuck Schneider	7/20/2022	DSP-19004-01	SWM UPDATES
04 <i>Chuck Schneider</i>	2/16/2023		
05			

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LICENSE NO. 3845
EXPIRATION DATE: 10/16/2023

SCALE: 1" = 30'

JOB No. 1225A1

DATE: December 2021

SHEET No. 5 of 10

MATCHLINE SEE PAGE 1

SEE PAGE 2

MATCHLINE SEE PAGE 5

MATCHLINE SEE PAGE 3

Woodland Afforestation/Reforestation Plant Schedule				
Acres: 0.08				
MASTER PLANT SCHEDULE - WRA-1				
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
Deciduous and Conifer Trees				
AR	3	Acer rubrum	red maple	1" Cal.
CO	2	Celtis occidentalis	hackberry	1" Cal.
IO	3	Ilex opaca	American holly	15 gal.
NS	2	Nyssa sylvatica	black gum	15 gal.
LT	2	Liriodendron tulipifera	tulip poplar	15 gal.
PT	2	Pinus taeda	loblolly pine	15 gal.
QP	3	Quercus palustris	pin oak	1" Cal.
QA	3	Quercus alba	white oak	1" Cal.
QV	3	Quercus velutina	black oak	1" Cal.
SEED MIXES				
SHA LOW 3,301 SF Lowland Meadow Establishment (SY)				

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: BRANCH AVENUE MXT
APPLICATION NO.: DSP-19004-02
TCP NO.: TCP2-036-2020-03

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED MARCH 31, 2023.

SIGNATURE APPROVAL DATE: Digitally signed by Jill Kosack
Date: 2023.03.31 11:02:24 -0400
Jill Kosack
AUTHORIZED SIGNATURE

REVISION	DATE	REVISION	DATE	REVISION	DATE
Nonwoody buffer for SGWs	4/29/22				
Addressing MNCPPC comments	5/25/22				
Update WPA area per WSSC easement	8/8/22				
Update for sewer construction	12/12/22				

Owner/Developer:

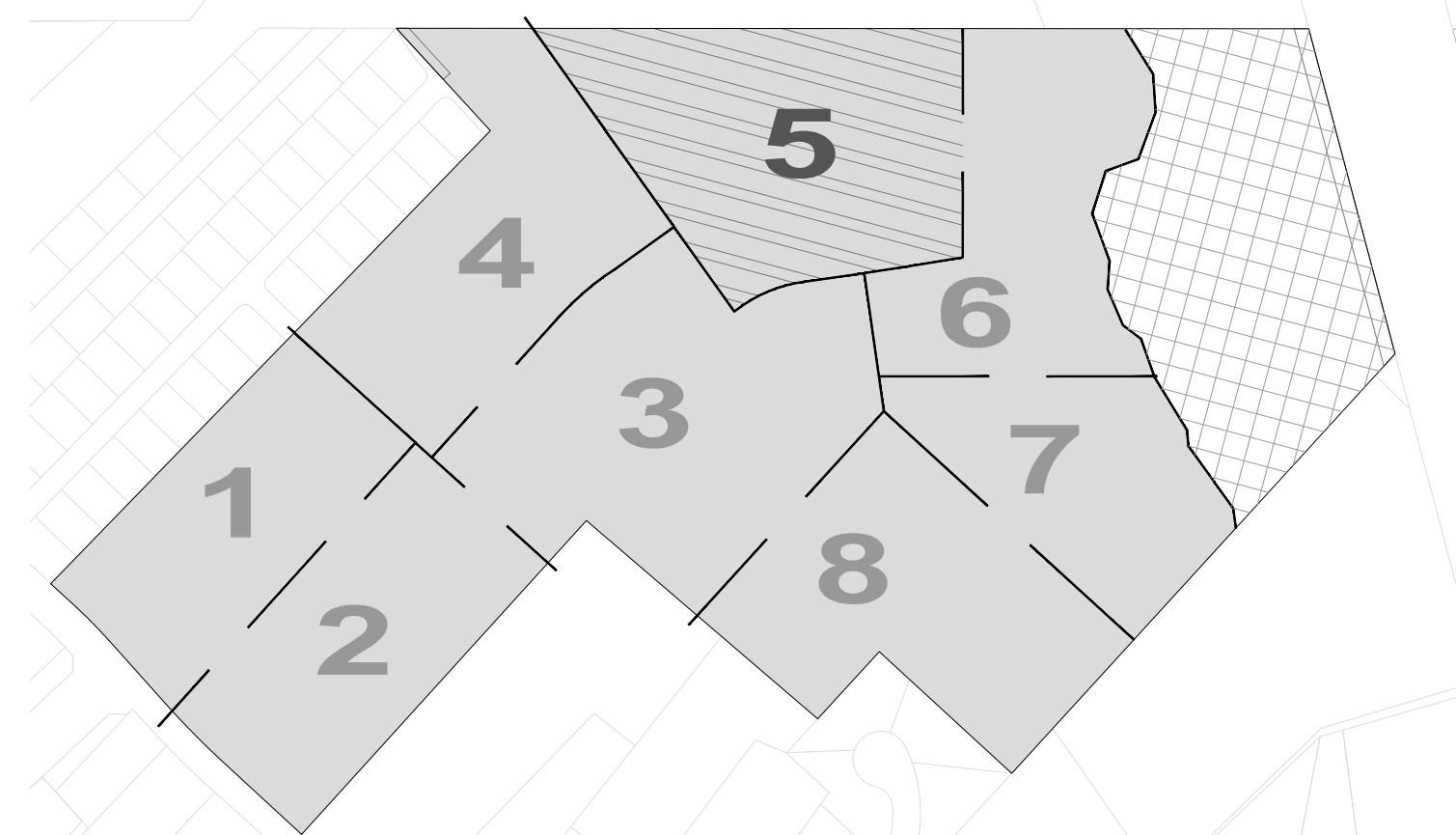
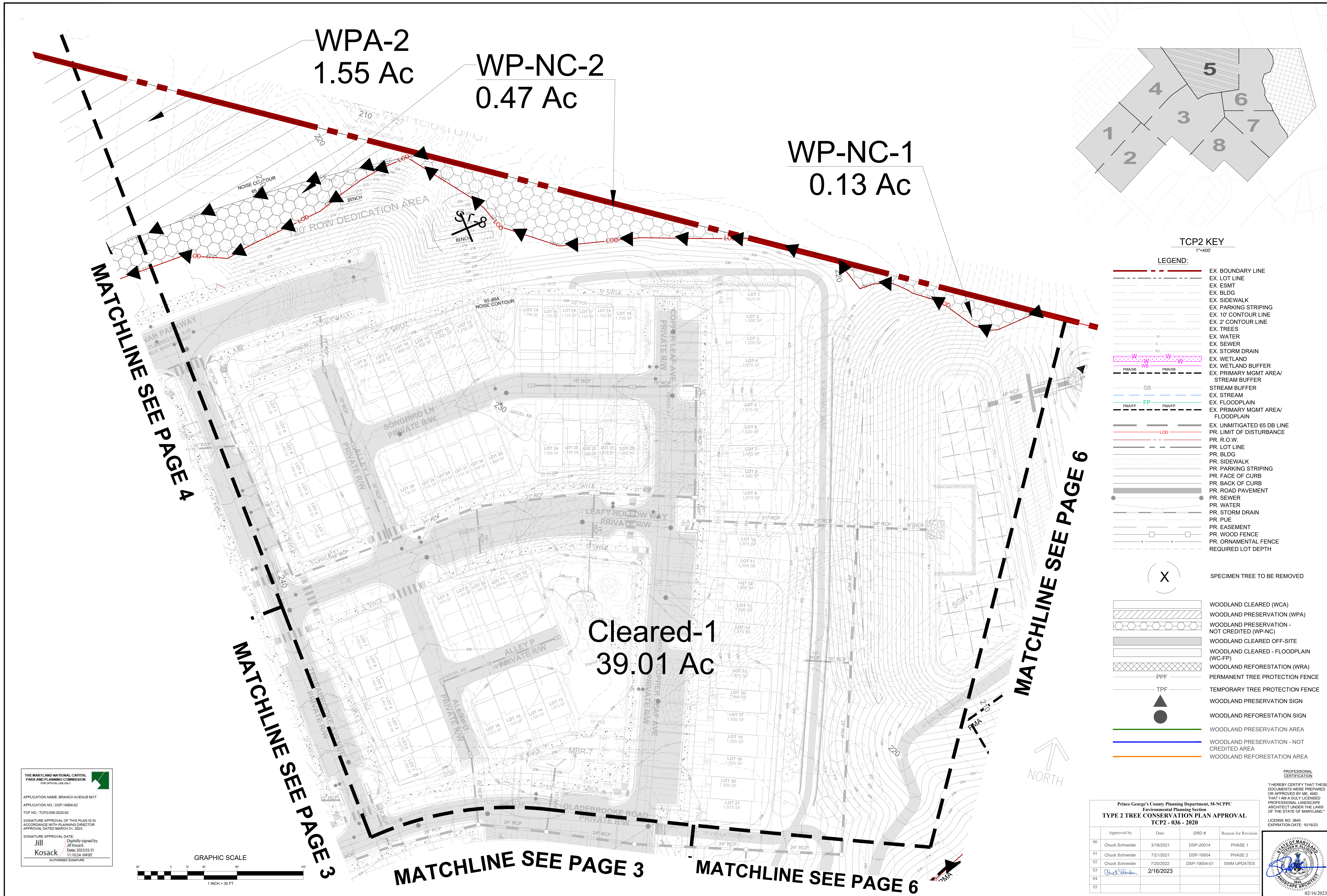
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BRANCH AVENUE MXT
11th Election District
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L.217161 F.26

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BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY: _____	DATE: _____	

TYPE 2 TREE CONSERVATION PLAN



TCP2 KEY
1"=400'

- LEGEND:
- EX. BOUNDARY LINE
 - EX. LOT LINE
 - EX. ESMT
 - EX. BLDG
 - EX. SIDEWALK
 - EX. PARKING STRIPING
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 - EX. PRIMARY MGMT AREA/ STREAM BUFFER
 - EX. FLOODPLAIN
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 - SPECIMEN TREE TO BE REMOVED
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 - WOODLAND REFORESTATION SIGN
 - WOODLAND PRESERVATION AREA
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 - WOODLAND REFORESTATION AREA

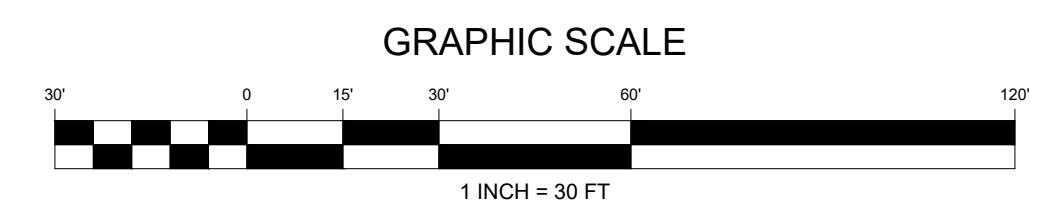
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AUTHORIZED SIGNATURE



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Update for sewer construction	12/12/22				

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BRANCH AVENUE MXT
11th Election District
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DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY		DATE

TYPE 2 TREE CONSERVATION PLAN

SCALE: 1" = 30'

JOB No. 1225A1

DATE: December 2021

SHEET No. 6 OF 10

Approved by	Date	DRD #	Reason for Revision
00 Chuck Schneider	3/18/2021	DSP-20014	PHASE 1
01 Chuck Schneider	7/21/2021	DSP-19004	PHASE 2
02 Chuck Schneider	7/20/2022	DSP-19004-01	SWM UPDATES
03			
04			
05			

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 036 - 2020

PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND

LICENSE NO. 3845
EXPIRATION DATE: 10/16/23

02/16/2023

Non-Woody Buffer (TYP.)

WPA-1
1.00 Ac

MATCHLINE SEE PAGE 5

MATCHLINE SEE PAGE 3

WPA-5
7.55 Ac

Cleared-1
39.01 Ac

WP-NC-5
0.03 AC

PHASE 1

Floodplain
1.99 Ac

TCP2 KEY

LEGEND:

EX. BOUNDARY LINE
 EX. LOT LINE
 EX. ESMT
 EX. BLDG
 EX. SIDEWALK
 EX. PARKING STRIPING
 EX. 10' CONTOUR LINE
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 STREAM BUFFER
 STREAM BUFFER
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 EX. FLOODPLAIN
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 PR. SEWER
 PR. WATER
 PR. STORM DRAIN
 PR. PUE
 PR. EASEMENT
 PR. WOOD FENCE
 PR. ORNAMENTAL FENCE
 REQUIRED LOT DEPTH

X

SPECIMEN TREE TO BE REMOVED

WOODLAND CLEARED (WCA)
WOODLAND PRESERVATION (WPA)
WOODLAND PRESERVATION -
NOT CREDITED (WP-NC)
WOODLAND CLEARED OFF-SITE
WOODLAND CLEARED - FLOODPLAIN
(WC-FP)
WOODLAND REFORESTATION (WRA)
PERMANENT TREE PROTECTION FENCE
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WOODLAND PRESERVATION SIGN
WOODLAND REFORESTATION SIGN
WOODLAND PRESERVATION AREA
WOODLAND PRESERVATION - NOT
CREDITED AREA
WOODLAND REFORESTATION AREA

GRAPHIC SCALE

1 INCH = 30 FT

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 036 - 2020				
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00	Chuck Schneider	3/18/2021	DSP-20014	PHASE 1
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03	<i>Chuck Schneider</i>	2/16/2023		
04				
05				

PROFESSIONAL
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LICENSE NO. 3845
EXPIRATION DATE: 10/16/23

[illegible]

Stanley Martin Companies, LLC
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Contact: Brandon Gurney
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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR _____ <input type="checkbox"/>		
BY	DATE	

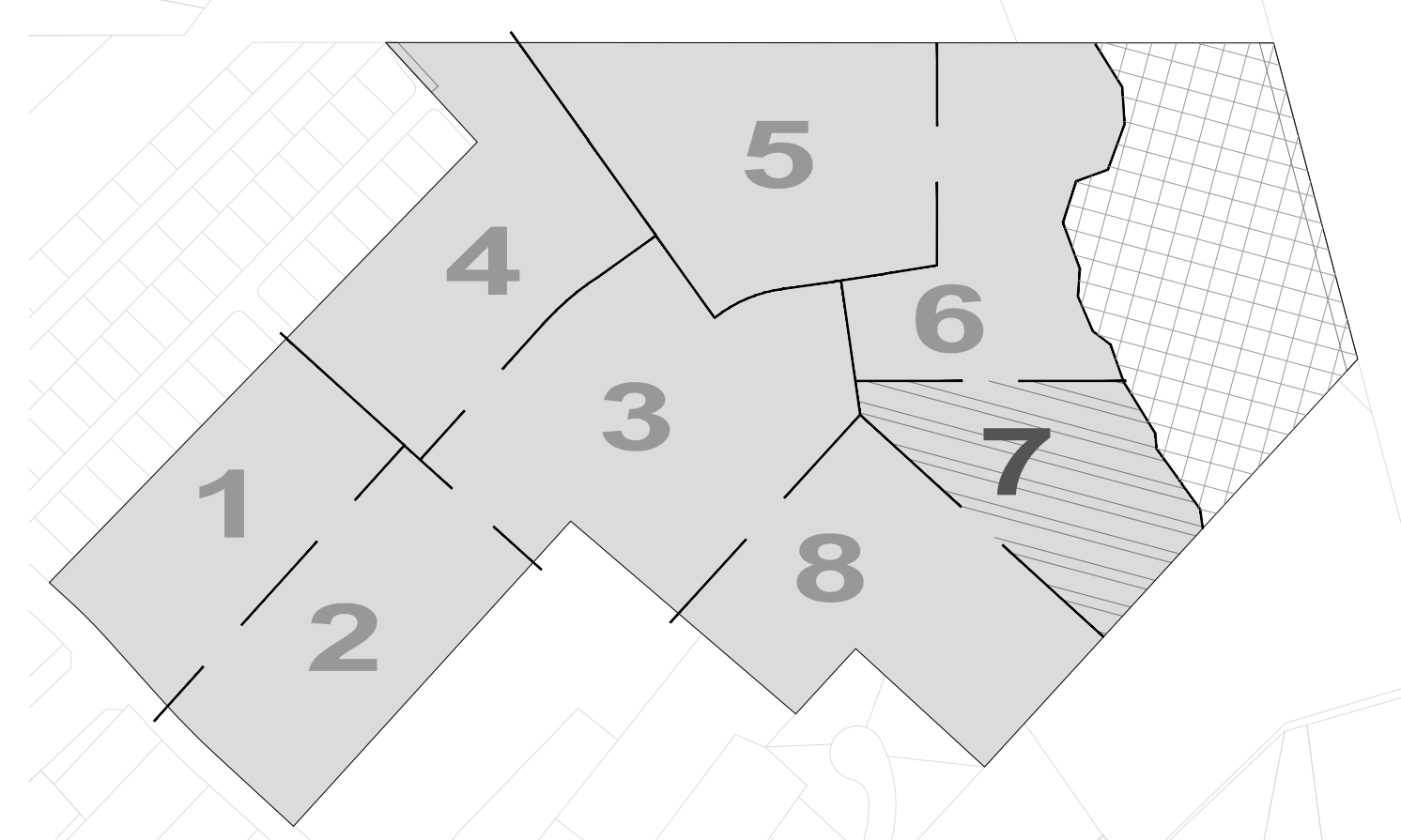
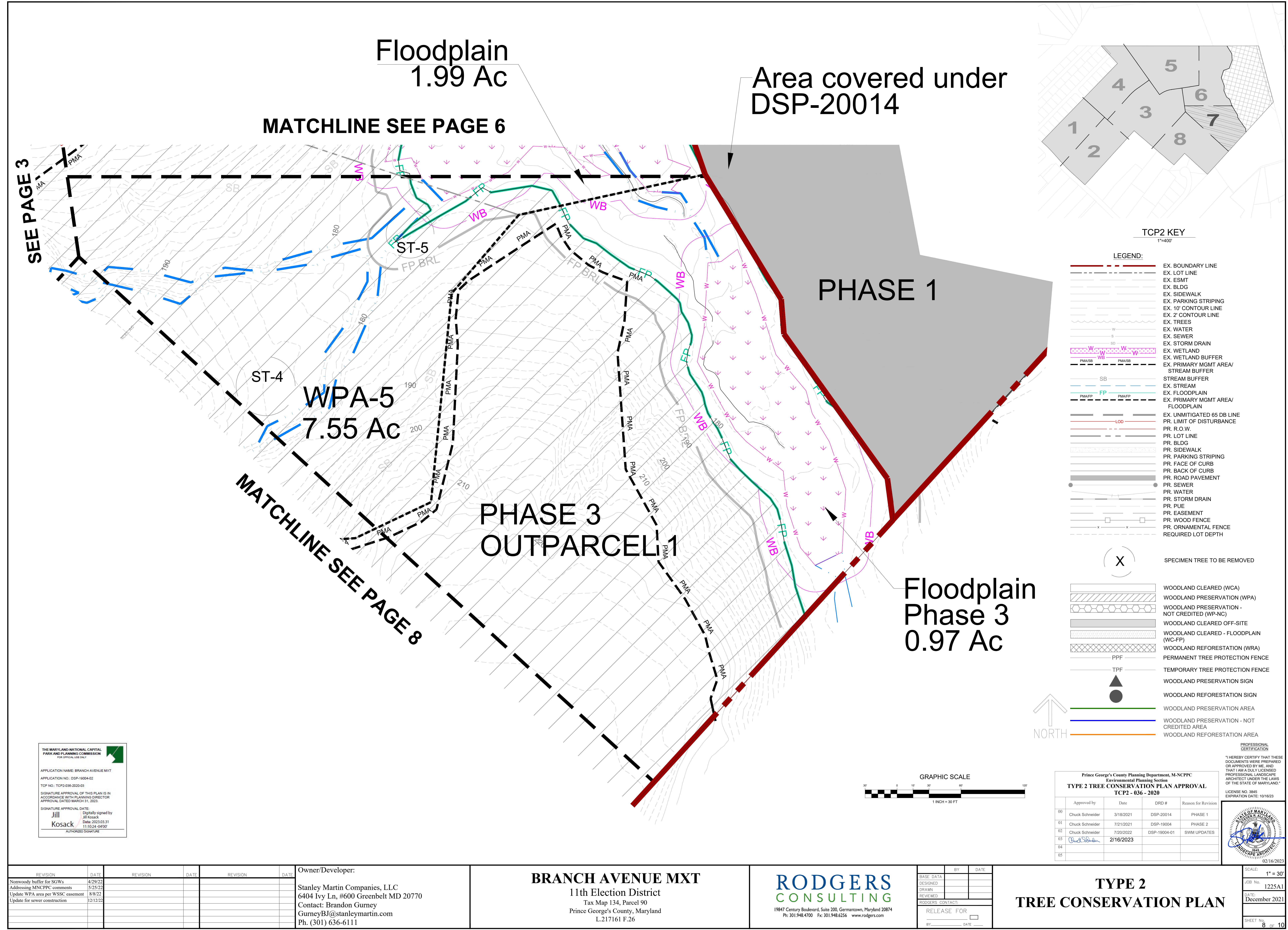
TYPE 2 TREE CONSERVATION PLAN

SCALE: 1" = 30'

JOB No. 1225A1

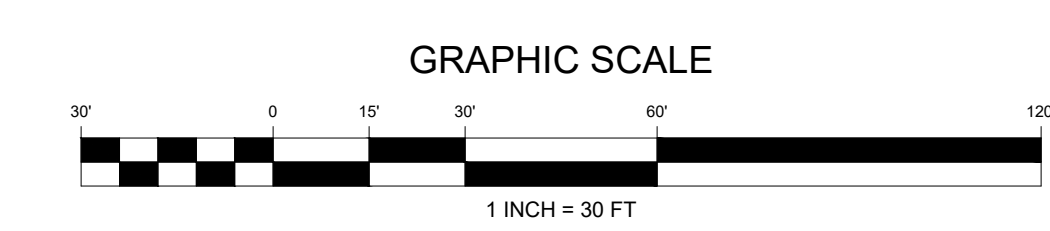
DATE: December 2021

SHEET No. 7 OF 10



TCP2 KEY
1"=400'

- LEGEND:
- EX. BOUNDARY LINE
 - EX. LOT LINE
 - EX. ESMT
 - EX. BLDG
 - EX. SIDEWALK
 - EX. PARKING STRIPING
 - EX. 10' CONTOUR LINE
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THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: BRANCH AVENUE MXT
APPLICATION NO.: DSP-19004-02
TOP NO.: TCP2-036-2020-03

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED MARCH 31, 2023.

SIGNATURE APPROVAL DATE: 11/16/24 08:07
Jill Kosack
AUTHORIZED SIGNATURE

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 036 - 2020			
Approved by	Date	DRD #	Reason for Revision
Chuck Schneider	3/18/2021	DSP-20014	PHASE 1
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Chuck Schneider	2/16/2023		

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RODGERS CONTACT:		
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**TYPE 2
TREE CONSERVATION PLAN**

SCALE: 1" = 30'

JOB No. 1225A1

DATE: December 2021

SHEET No. 8 OF 10

WP-NC-5
0.11 Ac

MATCHLINE SEE PAGE 3

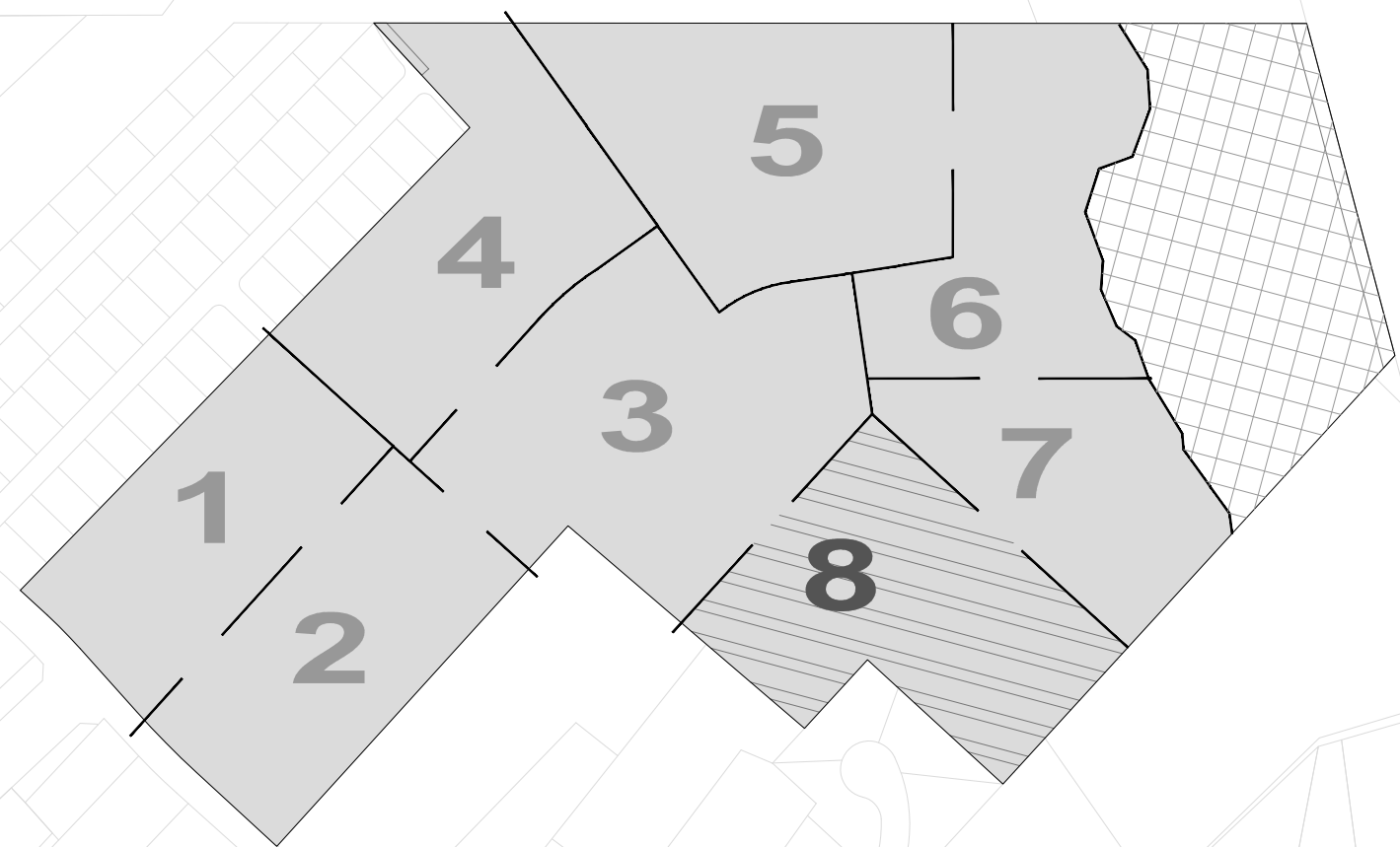
Cleared-1
39.01 Ac

WPA-5
7.55 Ac

Non-Woody Buffer (TYP.)

Note: ST-3 Was found to be dead on a follow-up site visit on April 4, 2022

PHASE 3
OUTPARCEL 1



TCP2 KEY
1"=400'

- LEGEND:
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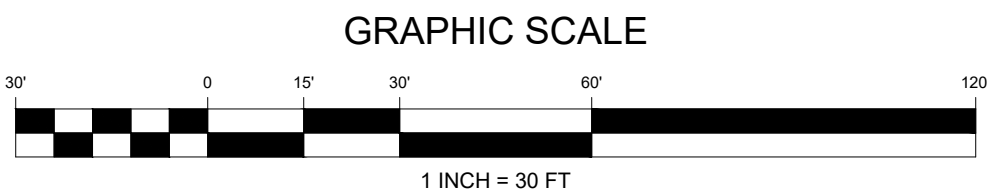
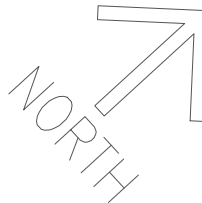
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Ph. (301) 636-6111

BRANCH AVENUE MXT
11th Election District
Tax Map 134, Parcel 90
Prince George's County, Maryland
L.217161 F.26

RODGERS
CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY		DATE

TYPE 2
TREE CONSERVATION PLAN

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 3845
EXPIRATION DATE: 10/16/2023

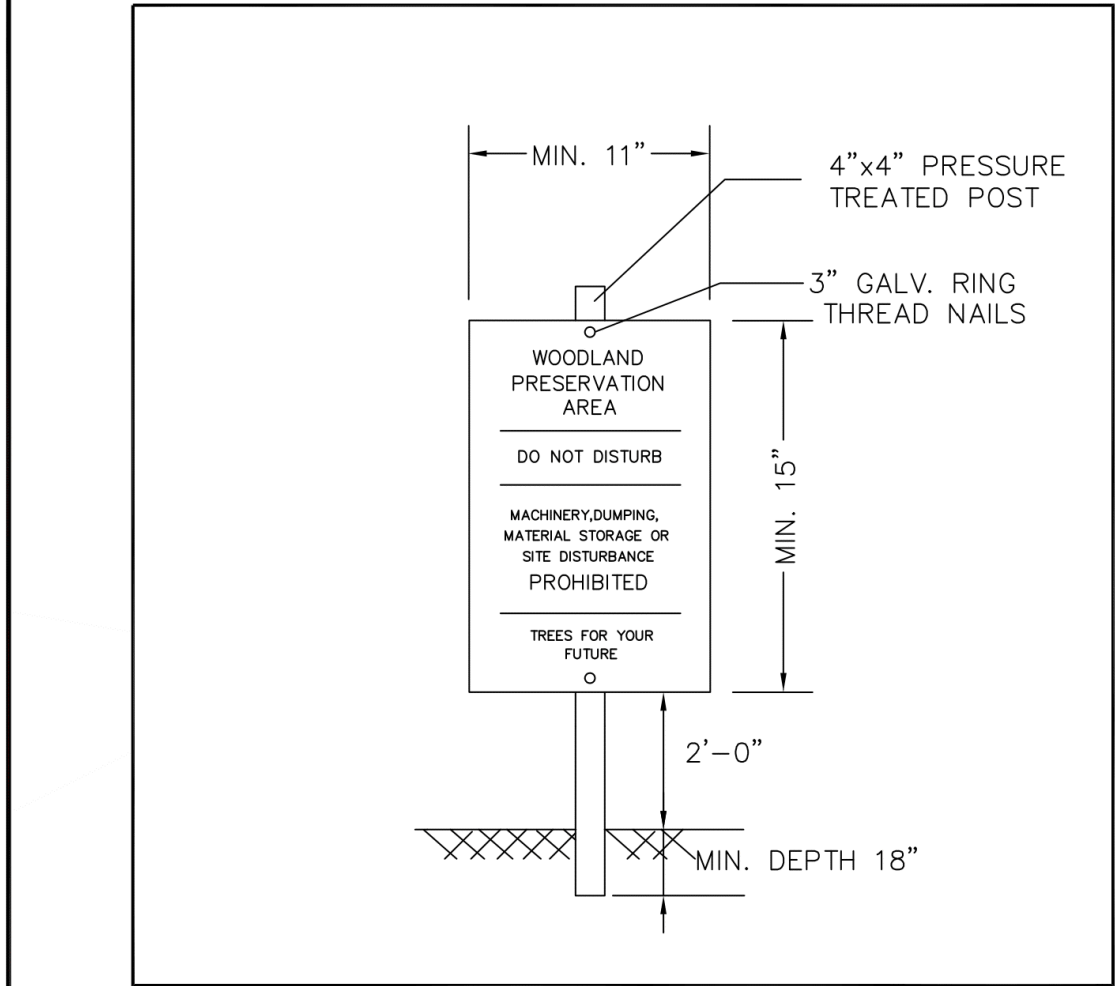
Approved by	Date	DRD #	Reason for Revision
00 Chuck Schneider	3/18/2021	DSP-20014	PHASE 1
01 Chuck Schneider	7/21/2021	DSP-19004	PHASE 2
02 Chuck Schneider	7/20/2022	DSP-19004-01	SWM UPDATES
03	2/16/2023		
04			
05			

SCALE: 1" = 30'

JOB No. 1225A1

DATE: December 2021

SHEET No. 9 OF 10

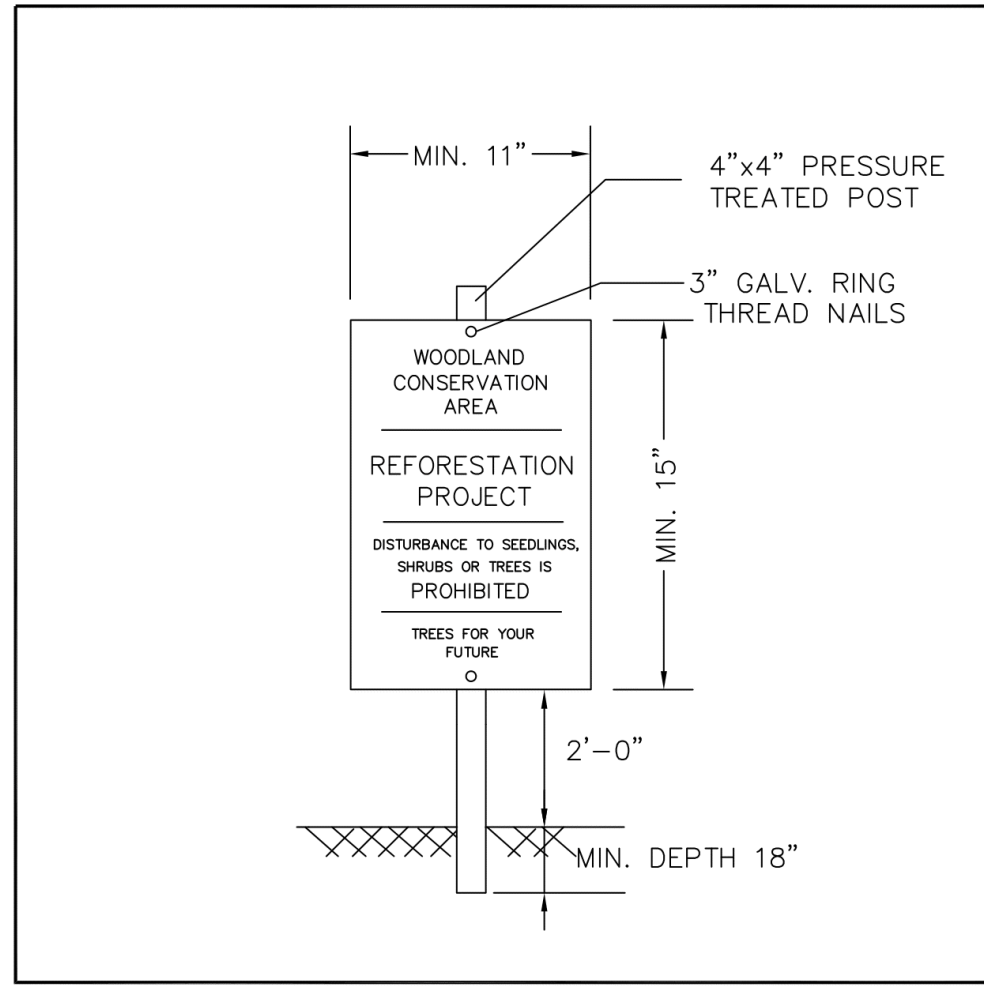


- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION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

WOODLAND PRESERVATION AREA SIGN

August 2010

A-4, DET-1

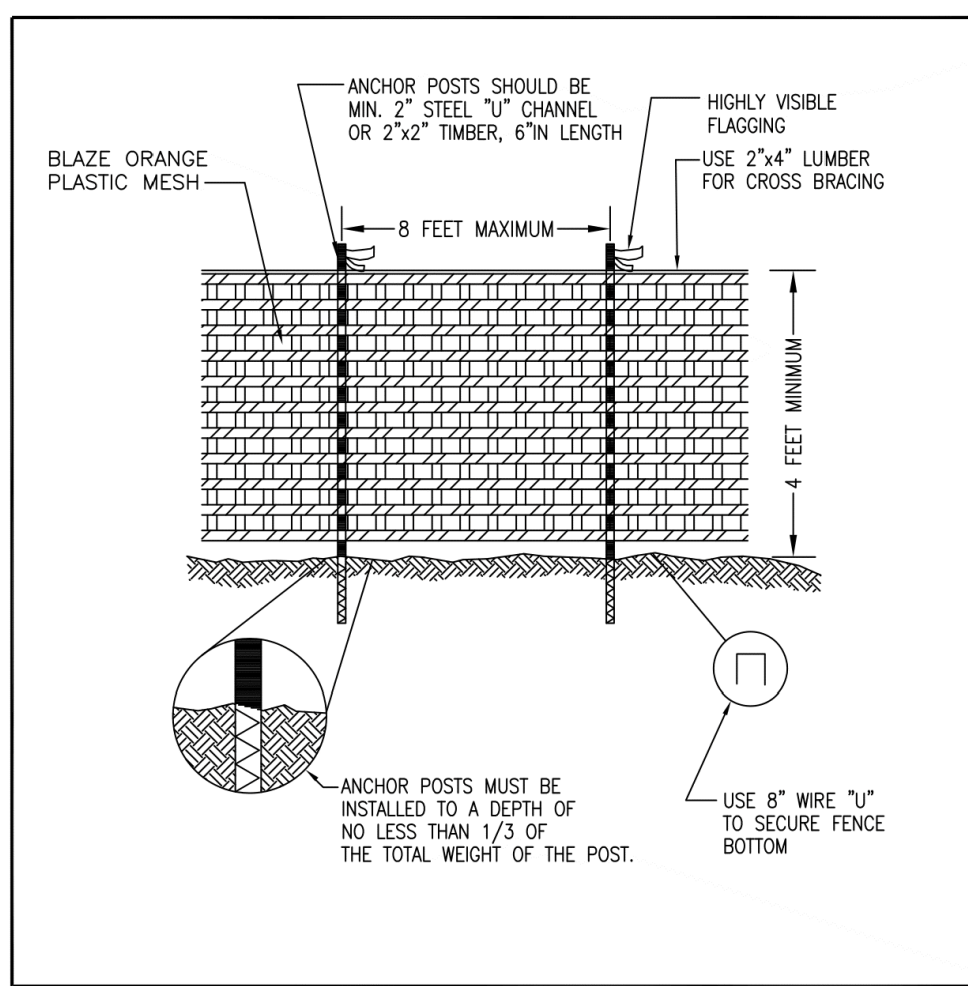


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REFORESTATION AREA SIGN

August 2010

A-4, DET-2

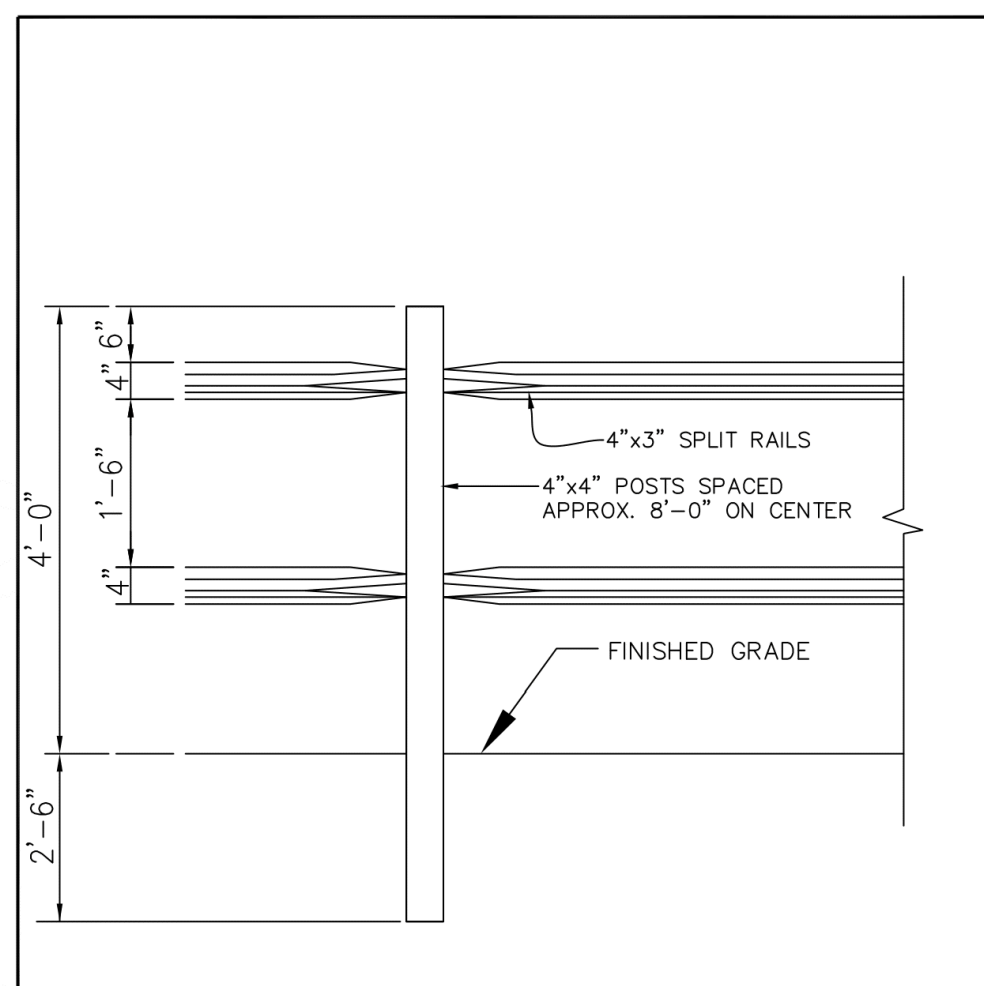


- NOTES: (MUST BE INCLUDED WITH DETAIL)
1. FOREST PROTECTION DEVICE ONLY.
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
 4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
 6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

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

August 2010

A-4, DET-4

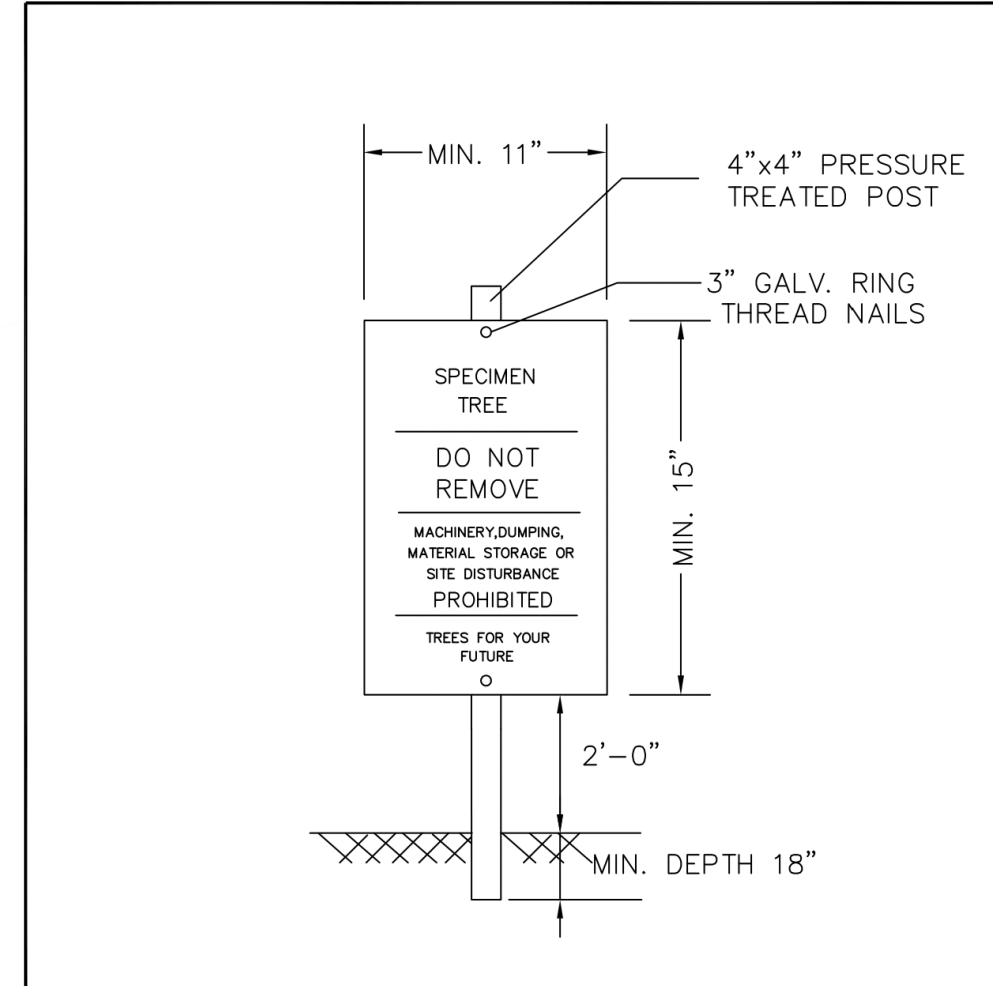


- NOTES:
1. POSTS SHALL STAND PLUMB.
 2. RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING.
 3. REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET..
 4. TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
 5. SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE FOR REFORESTATION AREAS

August 2010

A-4, DET-9



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

SPECIMEN TREE SIGN

August 2010

A-4, DET-3

Tree Preservation and Retention Notes

1. 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.
2. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
3. The location of all temporary tree protection fencing (TPF) 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.
4. 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.
5. 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

6. 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.
7. 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.
8. 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 required 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.
9. 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.
10. 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.
11. 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.
12. 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.

Post Development Notes

1. 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 pruning of the stumps in the woodland conservation area is not permitted.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.

Planting Specification Notes

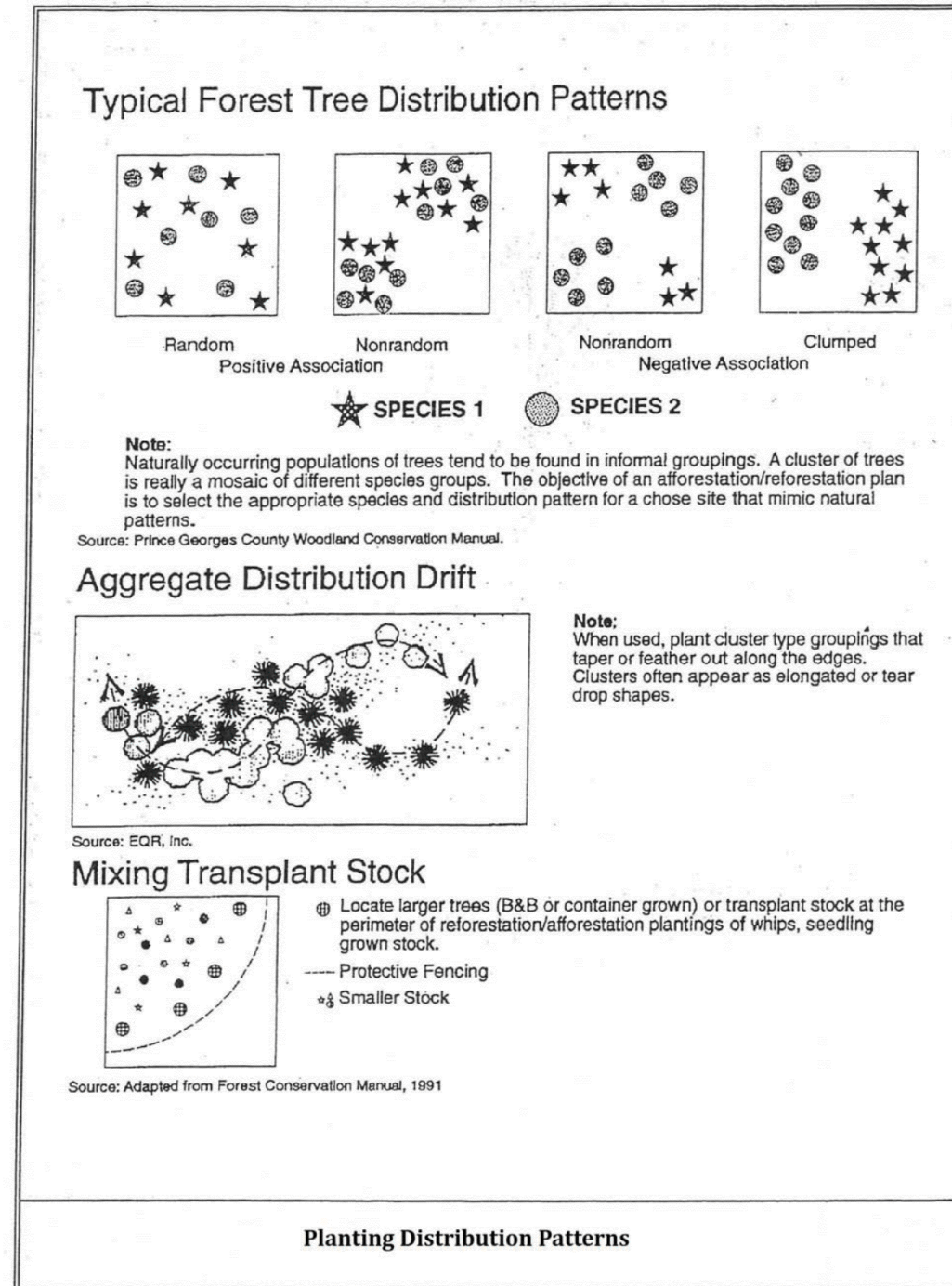
1. Quantity: (None identified on plan.)
2. Type: (None identified on plan.)
3. Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below 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.
4. 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.
5. 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.
6. Seedling Planting: Tree seedlings shall be hand planted using a dibble bar or sharp-shooter. 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.
7. 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.
8. 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.
9. Soil Improvement Measures: the soil shall then be improved according to the recommendations made by the testing company.
10. 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.
11. Planting method: Consult the Planting Details shown on this plan.
12. Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).
13. 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.
14. Mowing: No mowing shall be allowed in any planting area.
15. 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.
16. Source of Seedlings: TBD.

Four-Year Management Plan for Re/Afforestation Areas

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

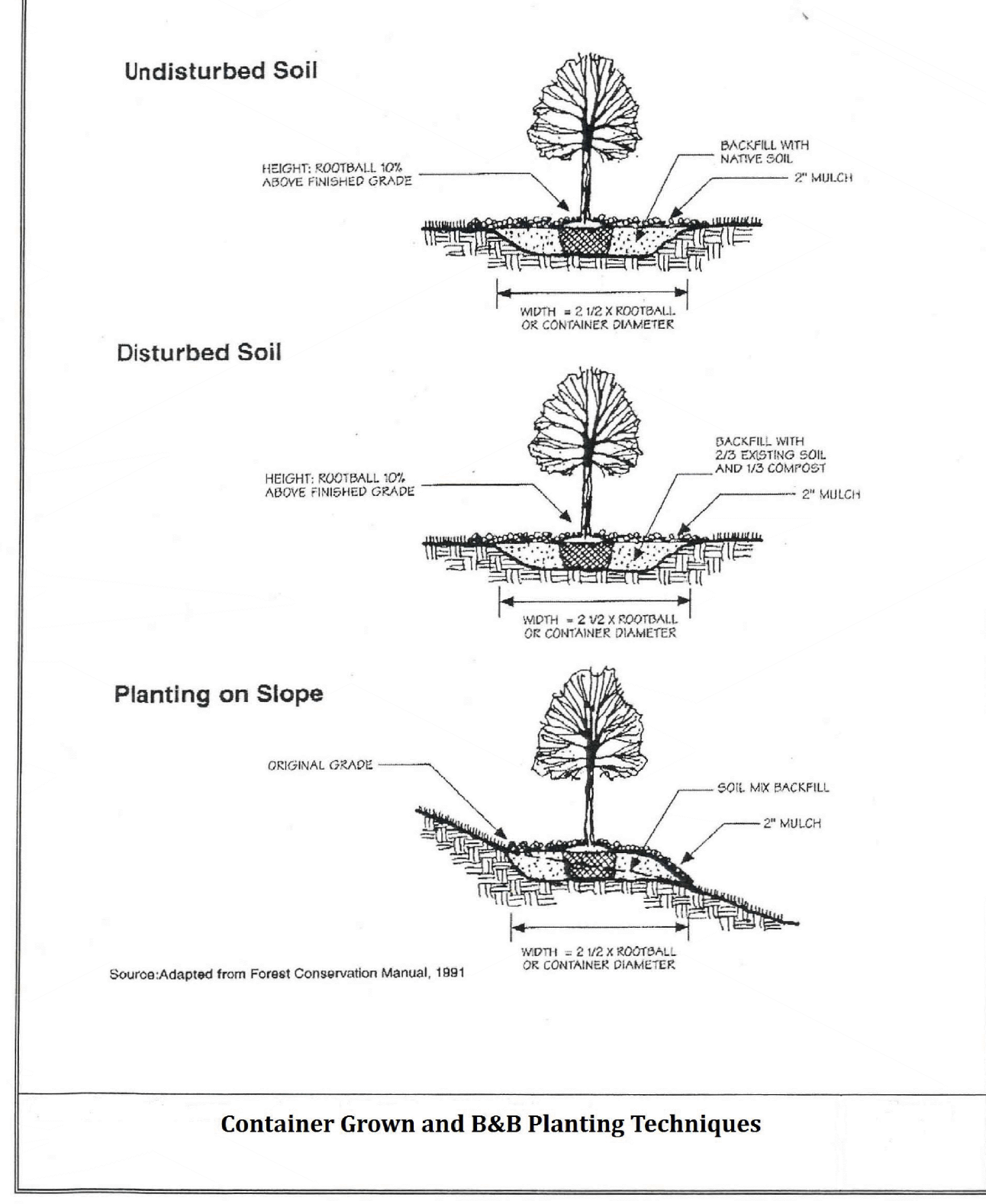
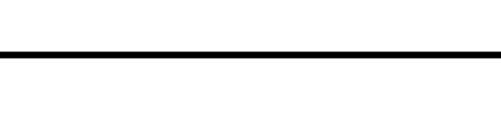
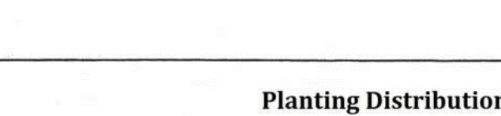
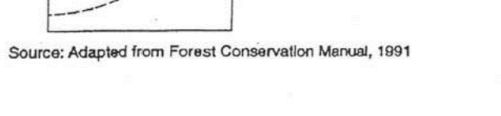
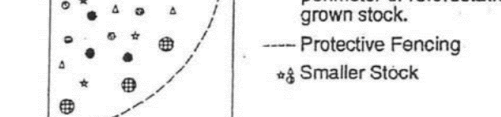
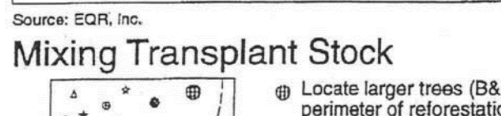
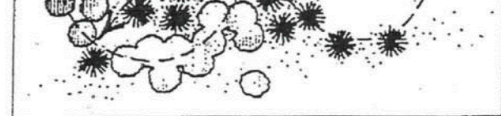
- Year 1: Site preparation and Tree Planting
Survival check once annually (September-November) see Note 1)
Watering is needed (2 x month)
Control of undesirable vegetation as needed (1 x in June and 1 x in September min.)
- Year 2-3: Reinforcement planting is needed (See Note 2)
Survival check once annually (September-November)
Control of undesirable vegetation if needed (1 x in May and 1 x in August min.)
- Year 4: Reinforcement planting if needed. (See Note 2)
Survival check (September - November)

1. 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.
2. 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.
3. 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.



Aggregate Distribution Drift

- Note: When using plant cluster type groupings that taper or feather out along the edges, clusters often appear as elongated or near drop shapes.



Container Grown and B&B Planting Techniques

August 2010

A-4, DET-14

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

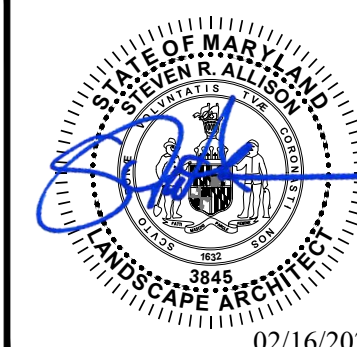
APPLICATION NAME: BRANCH AVENUE MXT
APPLICATION NO.: DSP-19004-02
TOP NO.: TCP2-036-2020-03
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED MARCH 31, 2023.
SIGNATURE APPROVAL DATE: 11/10/24-04007
Jill Kosack
Kosack
AUTHORIZED SIGNATURE

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

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Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 036 - 2020			
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00 Chuck Schneider	3/18/2021	DSP-20014	PHASE 1
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03	2/16/2023		
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05			



REVISION	DATE	REVISION	DATE	REVISION	DATE
Nonwoody buffer for SGWs	4/29/22				
Addressing MNCPPC comments	5/25/22				
Update WPA area per NISC casement	8/8/22				
Update for sewer construction	12/12/22				

Owner/Developer:
Stanley Martin Companies, LLC
6404 Ivy Ln., #600 Greenbelt MD 20770
Contact: Brandon Gurney
GurneyBJ@stanleymartin.com
Ph. (301) 636-6111

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