

SPECIMEN TREE TABLE					
Tree #	Common Name	Latin Name	DBH (inch)	Condition Rating	Comments
1	Beech	<i>Fagus grandifolia</i>	32	Fair (78)	Root, trunk & top damage, dieback, decay
2*	White Oak	<i>Quercus alba</i>	39	Fair (78)	Root, trunk & top damage, dieback, decay
3*	White Oak	<i>Quercus alba</i>	32	Good (84)	Trunk & top damage, branching, dieback, decay

Trees denoted with an asterisk () are located off-site but within 100-foot of the property boundary.

Woodland Preservation Signage (Typ.), See TCP-2-2

Woodland Preservation Signage (Typ.), See TCP-2-2

Woodland Preservation Area 1.70 Acres

Woodland Retained Assumed Cleared WP-AC ~ 0.07 Acres

Woodland Retained Assumed Cleared WP-AC ~ 0.09 Acres

Proposed Clearing in Flood Plain C-FP ~ 0.09 Acres

Environmental Legend	
Specimen Tree / Critical Root Zone (CRZ)	ST-#
Existing Tree line	
Existing Brushline/Area	
Soils Boundary	
Soils Type	
Wetlands	
Wetlands Buffer (25')	
SWM Pond / SC Pond	
Regulated Stream	
Stream Buffer (60')	
100 Year Floodplain	
100 Year Floodplain Building Restriction Line (BRL)	
PMA - Primary Management Area	

QUALIFIED PROFESSIONAL CERTIFICATION

This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual.

Signed: *John P. Markovich* Date: 03/18/2019

John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-645-4977
E-mail: jpmarkovich@comcast.net



Property Owners Awareness Certificate

I/We Stanton View Development, LLC hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP 2) and that we understand the requirements as set forth in this TCP 2.

Owner or Owners Representative
Mr. Don Lee, Managing Member

03/18/2019
Date

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2 / 039 / 17

Approved by Date

Megan Reiser 05.10.2018

01 02 03 04 05

Natural Resources Inventory Site Statistics Table

Site Statistics	Total (acres)
Gross tract area	13.74
Existing 100-year floodplain	0.27
Net tract area	13.47
Existing woodland in the floodplain	0.25
Existing woodland net tract	6.40
Existing woodland total	6.65
Existing PMA	3.83
Regulated streams (linear feet of centerline)	209 LF
Riparian (wooded) buffer up to 300 feet wide	2.45

Type 2 Tree Conservation Plan

PARCEL "A"

HOLLY SPRINGS

Condominium Units 1 thru 102

Plat Book: NLP 155 at Plat No: 27

Seat Pleasant Election District No. 18

Prince George's County, Maryland

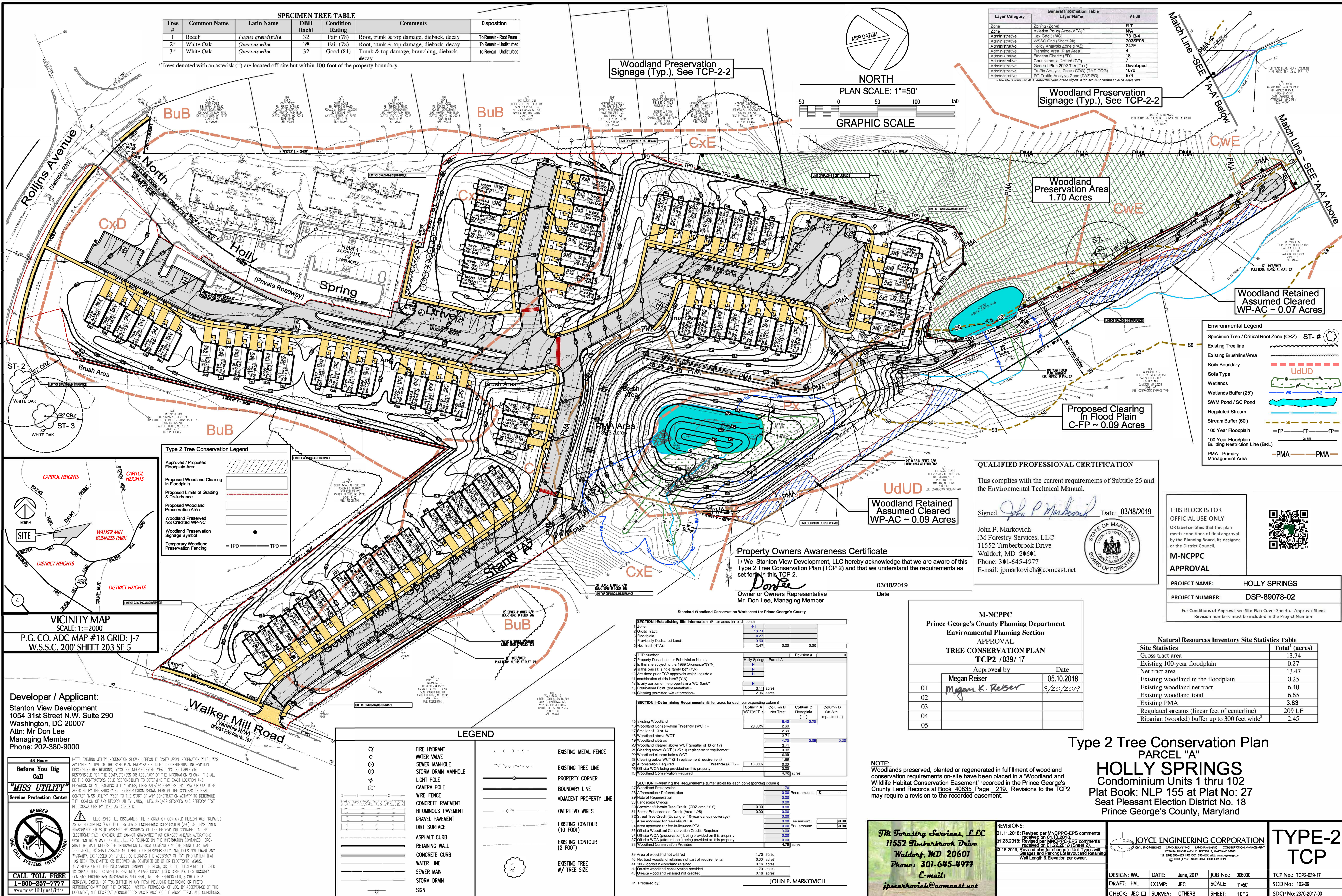
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REVISIONS:
01.11.2018: Revised per MNCPPC-EPS comments received on 11.10.2018
02.23.2018: Revised per MNCPPC-EPS comments received on 11.22.2018 (Sheet 2)
03.18.2019: Revised plan for change in Unit Types with Garages and Parking Lot layout and Retaining Wall Length & Elevation per owner.

JOYCE ENGINEERING CORPORATION
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TYPE-2
TCP

DESIGN: WAJ	DATE: June, 2017	JOB No.: 006030	TCP No.: TCP2-039-17
DRAFT: HAL	COMP: JEC	SCALE: 1"=50'	SCD No.: 102-09
CHECK: JEC	SURVEY: OTHERS	SHEET: 10F 2	SDCP No.: 2370-2017-00



Developer / Applicant:
Stanton View Development
1054 31st Street N.W. Suite 290
Washington, DC 20007
Attn: Mr Don Lee
Managing Member
Phone: 202-380-9000

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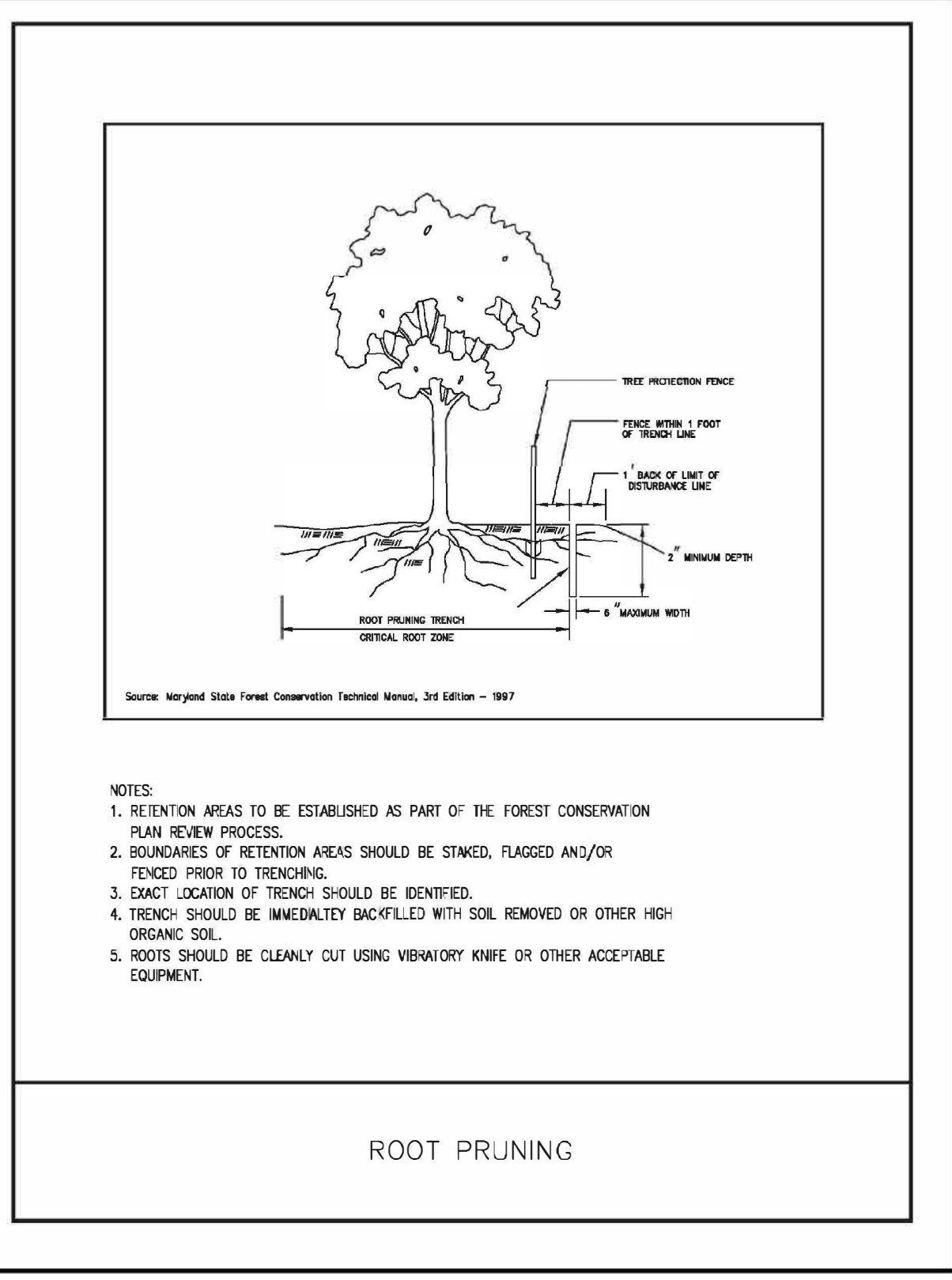
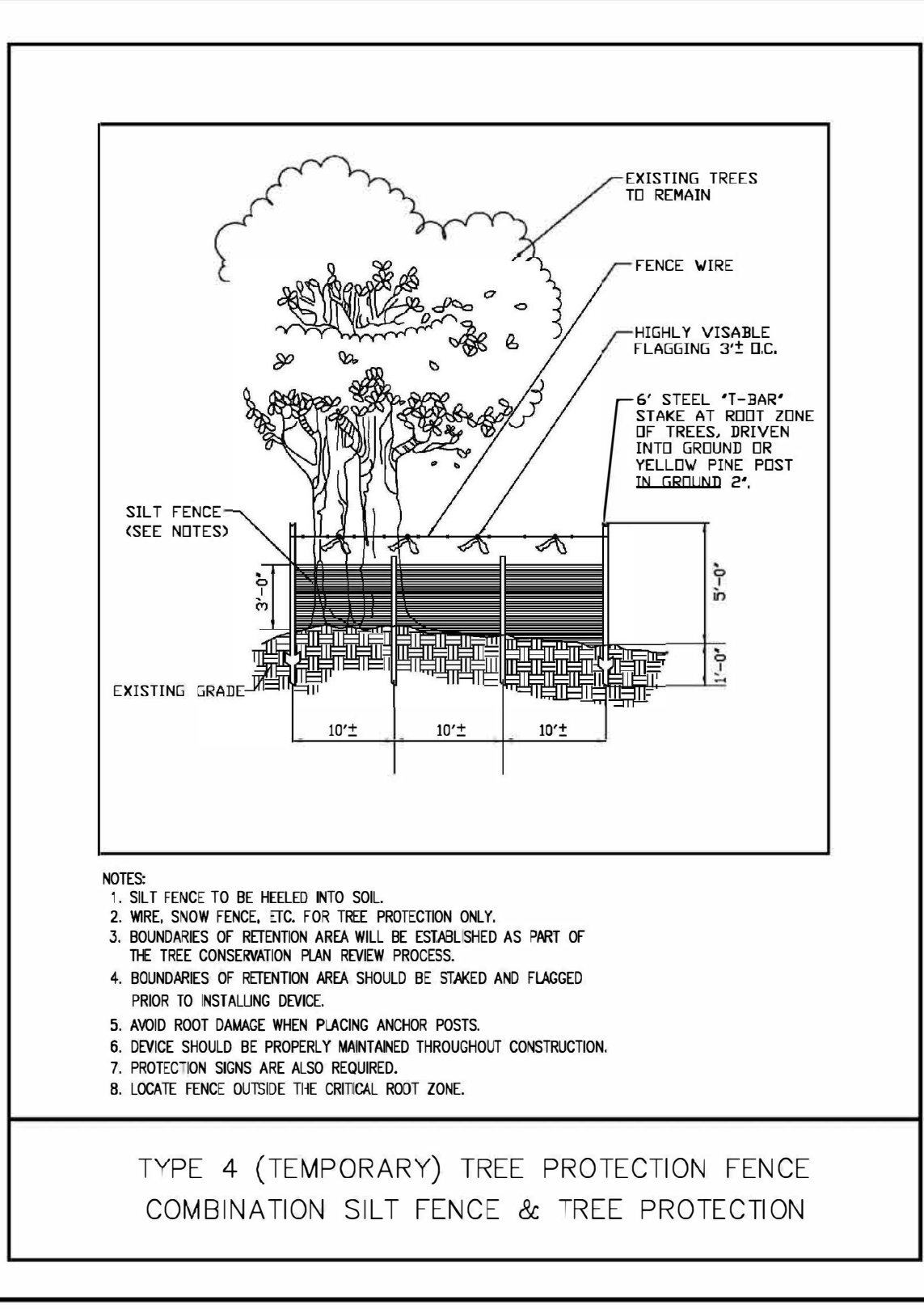
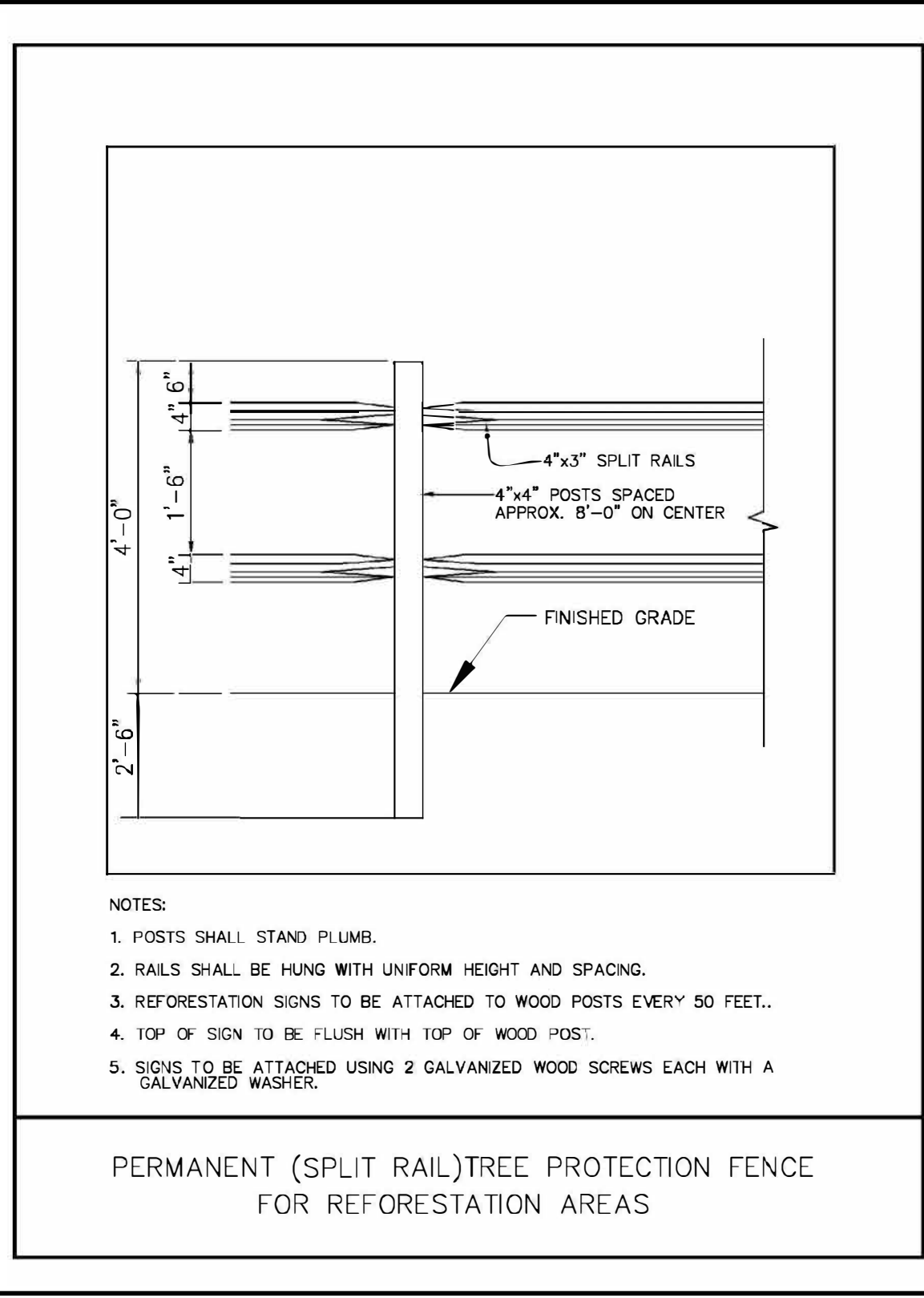
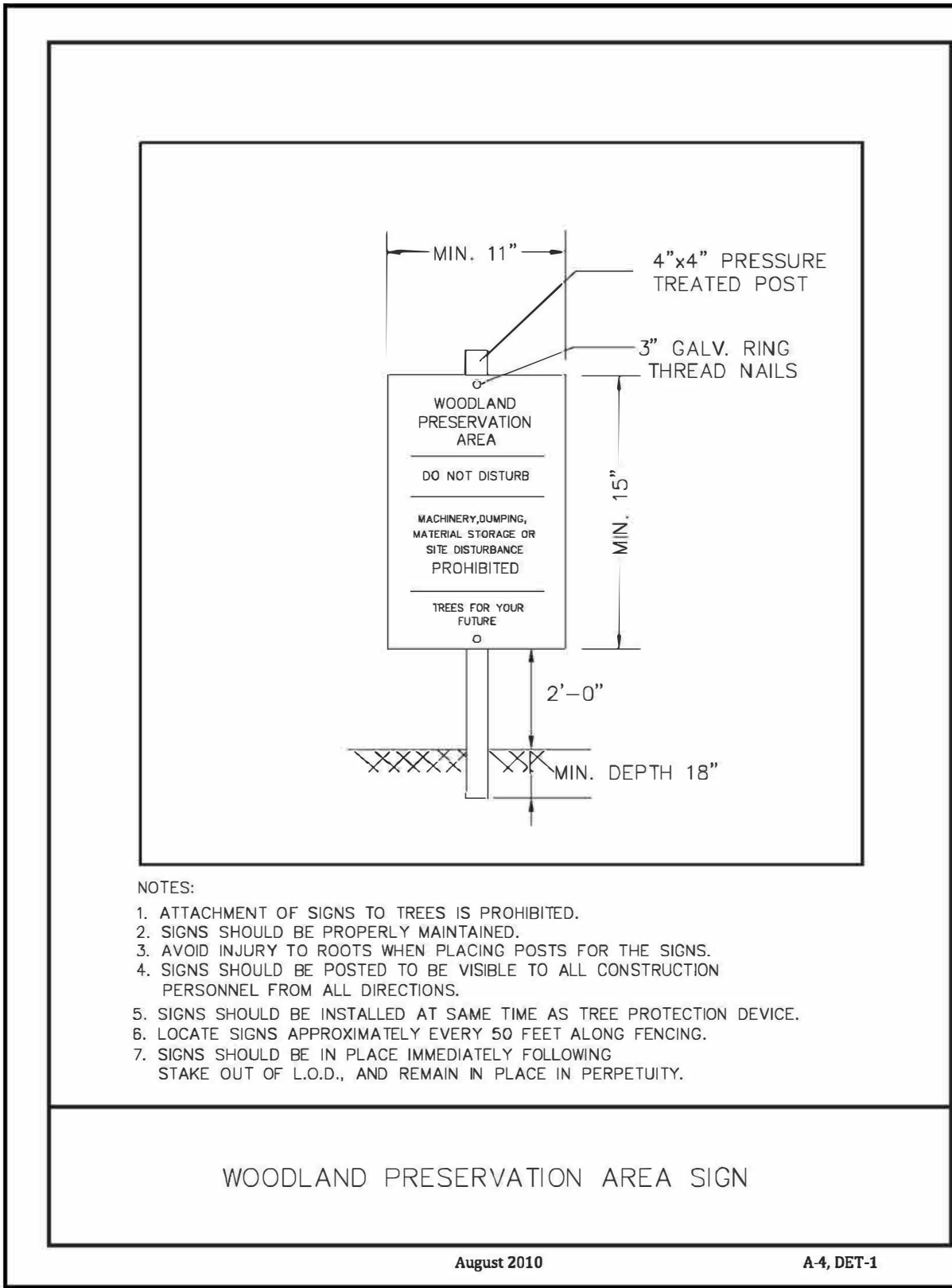
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LEGEND	
FIRE HYDRANT	EXISTING METAL FENCE
WATER VALVE	EXISTING TREE LINE
SEWER MANHOLE	PROPERTY CORNER
STORM DRAIN MANHOLE	BOUNDARY LINE
LIGHT POLE	ADJACENT PROPERTY LINE
CAMERA POLE	OVERHEAD WIRES
WIRE FENCE	EXISTING CONTOUR (10 FOOT)
CONCRETE PAVEMENT	EXISTING CONTOUR (2 FOOT)
BITUMINOUS PAVEMENT	EXISTING TREE W/ TREE SIZE
GRAVEL PAVEMENT	
DRIFT SURFACE	
ASPHALT CURB	
RETAINING WALL	
CONCRETE CURB	
WATER LINE	
SEWER MAIN	
STORM DRAIN	
SIGN	



Standard Type 2 Tree Conservation Plan Notes

- This plan is submitted to fulfill the woodland conservation requirements for a **Detailed Site Plan, DSP-89078-02**. If DSP-89078-02 expires, then this TCP2 also expires and is no longer valid.
- Cutting or clearing woodlands not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$9,000 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 Environmental Strategy Area ESA-1 formerly the Developed Tier and is zoned R-T.
- 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 by CB27-2010, Section 25-119(g).

Tree Preservation and Retention Notes

- All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understorey vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- The location of all temporary tree protection fencing (TPFs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installation of the TPFs may begin.
- All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TCF installation. These signs must remain in perpetuity.
- Removal of Hazardous Trees or Limbs by Developers or Builders.**
- The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the county as dead, dying or hazardous may be removed.
- A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the trees has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
- During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the 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 weeds 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 photographs shall be submitted to the inspector for documentation of the damage.
 - Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 25 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.

When off-site woodland conservation is proposed:

- Prior to the issuance of the first permit for the development shown on this TCP2, all off-site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to the issuance of any permit for the associated plan.
- When the use of fee-in-lieu is proposed:**
- All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit shall be provided prior to issuance of any permits related to this TCP2 unless the project is phased. Phased projects shall pay the fee-in-lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee-in-lieu breakdown on this TCP2.
- 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 handbook "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 portion thereof are in imminent danger of striking a structure, parking area, or other high use areas 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.

QUALIFIED PROFESSIONAL CERTIFICATION

This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual.

Signed: *John P. Markovich* Date: 03/18/2019

John P. Markovich
JM Forestry Services, LLC
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E-mail: jpmarkovich@comcast.net



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M-NCPPC
APPROVAL

PROJECT NAME: HOLLY SPRINGS

PROJECT NUMBER: DSP-89078-02

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2 / 039 / 17

Approved by	Date
Megan Reiser	5-10-2018
01 <i>Megan K. Reiser</i>	3/20/2019
02	
03	
04	
05	

Type 2 Tree Conservation Detail's and Specification's Plan PARCEL "A"

HOLLY SPRINGS

Slat Book: NLP 155 at Plat No: 27
Seat Pleasant Election District No. 18

Prince George's County, Maryland

Property Owners Awareness Certificate

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Don Lee
Owner or Owners Representative
Mr. Don Lee, Managing Member

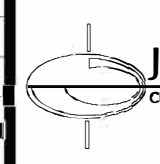
03/18/2019

Date

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Phone: 301-645-4977
E-mail:
jpmarkovich@comcast.net

REVISIONS:

01.11.2018: Revised per MNCPPC-EPS comments received on 01.10.2018.
01.23.2018: Revised per MNCPPC-EPS comments received on 01.22.2018.
03.18.2019: Revised plan for changes in Unit Types with Garages and Parking Lot layout and Retaining Wall Length & Elevation per owner.



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TYPE-2
TCP

2 OF 2

DESIGN: WAJ	DATE: June, 2017	JOB No.: 006030	TCP No.: TCP2-039-17
DRAFT: HAL	COMP: JEC	SCALE: 1"=50'	SCD No: 102-09
CHECK: JEC □	SURVEY: OTHERS	SHEET: 2 OF 2	SDCP No: 2370-2017-00

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Developer / Applicant:

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