PARKSIDE SECTION 7
TREE CONSERVATION PLAN - TYPE 2
TCP2-045-2022

SPECIMEN TREE TABLE

SPECIMEN TREE TABLE

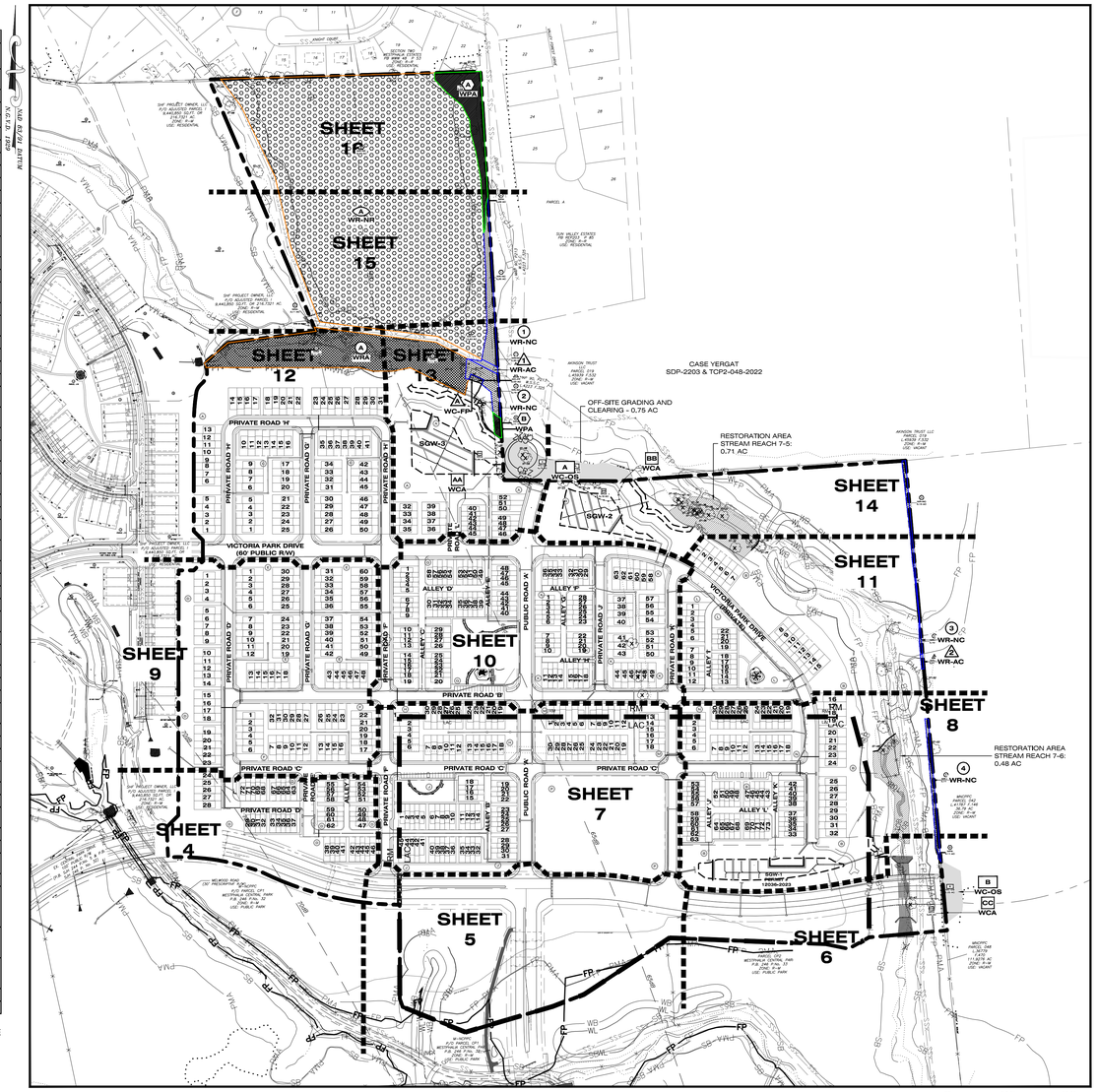
No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/Comments	Disposition
1	sweetgum	*Liquidambar styraciflua*	36	Fair	twin leaders with included bark, large trunk wound	Save
2*	yellow-poplar	*Liriodendron tulipifera*	33	Fair	offsite	Save
3*	sweetgum	*Liquidambar styraciflua*	33	Fair	offsite	Save
4*	sweetgum	*Liquidambar styraciflua*	36	Fair	offsite	Save
5*	sweetgum	*Liquidambar styraciflua*	35	Fair	offsite	Save
6*	pin oak	*Quercus palustris*	30	Fair	offsite	Save
7	southern red oak	*Quercus falcata*	34	Good	crown dieback	Save
8	yellow-poplar	*Liriodendron tulipifera*	42	Poor	large cavity, one sided branching, oversized limb	Save
9	yellow-poplar	*Liriodendron tulipifera*	49	Poor	three large cavities	Save
10	red maple	*Acer rubrum*	30	Fair	six leaders with included bark	Save
11	yellow-poplar	*Liriodendron tulipifera*	53	Poor	large cavity	Save
12	yellow-poplar	*Liriodendron tulipifera*	44	Poor	lower trunk rot, vine encumbered, crown dieback, epicormic branching	Save
13	red maple	*Acer rubrum*	31	Poor	leaning badly, trunk wound, roots not present on stream side	Save
14	yellow-poplar	*Liriodendron tulipifera*	32	Fair	leaning, roots not present on stream side	Save
15	sweetgum	*Liquidambar styraciflua*	39	Good	oversized limb, leaning	Save
16	red maple	*Acer rubrum*	48	Poor	very large cavity in lower trunk and root collar, leaning	Save
17	pin oak	*Quercus palustris*	44	Poor	crown is half dead	Save
* 18	red maple	*Acer rubrum*	38	Fair	twin leaders with included bark, roots not present on stream side	Remove
19	river birch	*Betula nigra*	39	Good	oversized limb, poor form	Save
* 20	sweetgum	*Liquidambar styraciflua*	31	Good	oversized limb	Remove
* 21	american beech	*Fagus grandifolia*	33	Good	no apparent problems	Remove
* 22	yellow-poplar	*Liquidambar styraciflua*	44	Good	top gone	Remove
* 23	black walnut	*Juglans nigra*	36	Fair	twin leaders with included bark, oversized limb, fence in trunk	Remove
* 24	yellow-poplar	*Liriodendron tulipifera*	32	Poor	oversized limb, thin crown, rot collar and lower trunk rot	Remove
* 25	american beech	*Fagus grandifolia*	39	Good	small cavity, oversized limb	Remove
* 26	yellow-poplar	*Liriodendron tulipifera*	46	Poor	all but dead, small band of living cambium on one side of tree	Remove
* 27	sweetgum	*Liquidambar styraciflua*	31	Good	heavily vine covered, crown dieback	Remove
* 28	hackberry	*Celtis occidentalis*	35	Poor	large cavity from root collar up lower trunk to seven feet	Remove
29	sweetgum	*Liquidambar styraciflua*	34	Good	heavily vine covered, leaning	Save
30	yellow-poplar	*Liriodendron tulipifera*	37	Poor	large cavity, oversized limb, deformed trunk	Save
* 31	black walnut	*Juglans nigra*	31	Fair	three dead scaffold branched, small trunk cavity, large branch wound, poor form	Remove
* 32	yellow-poplar	*Liriodendron tulipifera*	35	Fair	codominant leaders with included bark, large grape vine	Remove
33	yellow-poplar	*Liriodendron tulipifera*	40	Fair	trunk cavity, vine encumbered	Remove
* 34	northern red oak	*Quercus rubra*	31	Good	no apparent problems	Remove
* 35	yellow-poplar	*Liriodendron tulipifera*	36	Good	oversized limb	Remove
* 36	northern red oak	*Quercus rubra*	38	Good	no apparent problems	Remove
* 37	yellow-poplar	*Liriodendron tulipifera*	38	Poor	large wounds in trunk extending to the root collar	Remove
* 38	yellow-poplar	*Liriodendron tulipifera*	36	Good	one sided crown	Remove
* 39	yellow-poplar	*Liriodendron tulipifera*	31	Good	loose bark with insect evidence, small one-sided crown	Remove
* 40	sweetgum	*Liquidambar styraciflua*	33	Good	no apparent problems	Remove
* 41	yellow-poplar	*Liriodendron tulipifera*	47	Good	no apparent problems	Remove
* 42	yellow-poplar	*Liriodendron tulipifera*	35	Fair	shares root collar with tree #43	Remove
* 43	yellow-poplar	*Liriodendron tulipifera*	37	Fair	shares root collar with tree #42, loose bark with insect evidence	Remove
44	red maple	*Acer rubrum*	31	Good	no apparent problems	Save
45	sweetgum	*Liquidambar styraciflua*	33	Fair	leaning, crooked	Save
46	sweetgum	*Liquidambar styraciflua*	33	Good	co-dominant leader, weak union	Save
* 47	american sycamore	*Plantus occidentalis*	31	Good	vine encumbered, oversized branch, a few dead branches	Remove
• 48	american sycamore	*Plantus occidentalis*	34	Good	no apparent problems	Remove
49	silver maple	*Acer saccharinum*	72	Good	multi-stem trunk, dead scaffold branch	Save
50	yellow-poplar	*Liriodendron tulipifera*	34	Fair	co-dominant leaders with included bark, crooked trunk	Save
51	yellow-poplar	*Liriodendron tulipifera*	36	Good	vine encumbered	Save
52	silver maple	*Acer saccharinum*	43	Good	multi-stem trunk, dead scaffold branch	Save
53	yellow-poplar	*Liriodendron tulipifera*	42	Poor	crack with weeping wound, large wound on main leader	Save
54	sweetgum	*Liquidambar styraciflua*	31	Good	no apparent problems	Save
55*	yellow-poplar	*Liriodendron tulipifera*	32	Poor	shares root collar with tree #56, loose bark with insect evidence, leaning heavily, one-sided crown, one-sided roots due to growing on stream bank, inaccessible for measurement	Save
56*	yellow-poplar	*Liriodendron tulipifera*	41	Fair	shares root collar with tree #55, loose bark with insect evidence, one-sided roots due to growing on stream bank, inaccessible for measurement	Save
* 57	black cherry	*Prunus serotina*	37	Fair	oversized limb, three leaders, heavily vine encumbered, one dead scaffold branch, several dead smaller branches	Remove
• 58*	yellow-poplar	*Liriodendron tulipifera*	32	Fair	offsite	Remove
• 59*	yellow-poplar	*Liriodendron tulipifera*	46	Fair	offsite	Remove

* Tree located offsite, size and condition estimated

NOTE: THIS PLAN IS IN ACCORDANCE WITH A VARIANCE FROM THE STRICT REQUIREMENTS OF SUBTITLE 25, FOR THE REMOVAL OF 26 SPECIMEN TREES.

* 16 SPECIMEN TREES (ST-18, ST-20, ST-21, ST-22, ST-23, ST-24, ST-25, ST-26, ST-27, ST-28, ST-40, ST-41, ST-42, ST-43, ST-47, ST-57) WERE APPROVED FOR REMOVAL BY THE PLANNING BOARD ON 2/23/2023.

• 12 SPECIMEN TREES (ST-31, ST-32, ST-33, ST-34, ST-35, ST-36, ST-37, ST-38, ST-39, ST-48, ST-58, ST-59) WERE APPROVED BY THE PLANNING DIRECTOR ON 9/18/2024.



LOCATION PLAN
PLAN VIEW

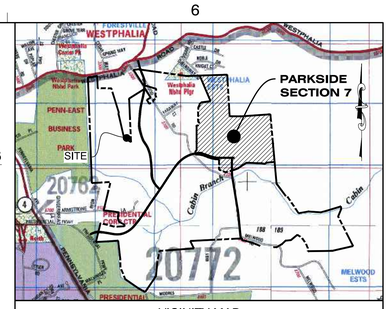
SCALE 1" = 200'

SHEET INDEX

1. COVER SHEET
2-3. DETAILS SHEET
4-16. PLAN SHEETS

LIST OF ABBREVIATIONS

PR PARCEL
SWM STORM WATER MANAGEMENT
SGW SUBMERGED GRAVEL WETLAND



VICINITY MAP
SCALE: 1" = 2000'

TEZ/MAP/GRID 90
E1, E2, F1, F2

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PERMITTED USE NUMBER 20711182

SITE STATISTICS

PARCEL	TOTAL
GROSS TRACT AREA	113.51 AC.
EXISTING 100-YEAR FLOODPLAIN	9.58 AC.
NET TRACT AREA	103.93 AC.
EXISTING WOODLAND IN THE FLOODPLAIN	0.56 AC.
EXISTING WOODLAND NET TRACT AREA	1.11 AC.
EXISTING WOODLANDS TOTAL	1.67 AC.
EXISTING PMA	18.09 AC.
REGULATED STREAM (LINEAR FEET OF CENTERLINE)	4,806 LF

NOTE: ACREAGES SHOWN IN THIS CHART ARE FOR SECTION 7 IN ITS ENTIRETY AND INCLUDES LAND THAT IS LOCATED WITHIN SECTION 7 BUT IS DESIGNATED AS "PARK" (TCP2-021-2015) ON THE TYPE 2 TREE CONSERVATION PHASED WORKSHEET (7.29 AC). THE ACREAGE SHOW ON THE CONSERVATION WORKSHEETS TAKE INTO ACCOUNT LAND FROM THE PREVIOUSLY DEDICATED RIGHT-OF-WAY (INFRA 2), INCLUDING PORTIONS OF THE RIGHT-OF-WAY OUTSIDE OF SECTION 7 (2.63 AC). THEREFORE, THE GROSS TRACT AREA OF SECTION 7 IS 108.85 AC ON THE CONSERVATION WORKSHEETS AND THE TRACKING CHART BELOW.

FOREST CONSERVATION ACT REPORTING INFORMATION (CHANGE TABLE)

	TCP2-045-2022	Revision Number (-01)	Revision Number (-02)	Cumulative Change
Net Tract (Acres)	108.85			
Existing Woodland (Acres)	1.64			
Woodland Cleared (Acres)	0.27			
Woodland Retained On-Site (Acres)	1.32			
Specimen, Historic, or Champion Tree Credit Area On-Site (Acres)	0.00			
Woodland Planted On-Site (Acres)	15.04			
On-Site Woodland Easement/ Preservation and Planting (Acres)	15.85			
On-Site Wooded Floodplain in Easement (Acres)	0.56			
Bond Amount	$0.00			
Fee-In-Lieu Amount	$0.00			
50' Stream Buffers Conserved (Preservation) - Square Feet	76.05			
50' Stream Buffers Newly Established (Afforestation) - Linear Length (feet)	917			
50' Stream Buffers Newly Established (Afforestation) - Acreage	3.92			
Off-Site Woodland Conservation Credits Required (Acres)	0.00			
Off-Site Woodland Conservation Credits Provided (Acres)	0.00			
Off-Site Woodland Cleared (Acres)	0.98			

NOTES:
1. WOODLAND PLANTED ON-SITE ACREAGE INCLUDES 12.93 ACRES OF NATURAL REGENERATION.
2. 50' STREAM BUFFERS NEWLY ESTABLISHED ACREAGE INCLUDES STREAM BUFFER WITHIN NATURALLY REGENERATED AREA.

Dewberry

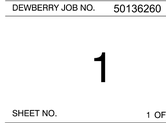
Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
DAN RYAN BUILDERS MID-ATLANTIC LLC
2101 GAITHER ROAD, SUITE 200
ROCKVILLE, MD 20850

CONTACT
Adam Schueftan
240.420.6050
aschueftan@drbgroup.com

PARKSIDE - SECTION 7
TYPE II TREE CONSERVATION PLAN
TCP2-045-2022
SDP-2204
PRINCE GEORGE'S COUNTY, MD
15TH ELECTION DISTRICT
PARCEL: 219
TAX MAP/GRID: 90/E1 ; E2, F1 , F2 ; 91/A1, A2
200' MAP REFERENCE: 205SE09 & 206SE09

SEAL

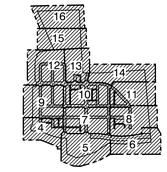


PROFESSIONAL CERTIFICATION.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO, 4170

EXPIRATION DATE: 10.11.24

KEY PLAN



SCALE

AS-SHOWN

No.	DATE	BY	Description

REVISIONS

DRAWN BY ALD
APPROVED BY PMS
CHECKED BY RL
DATE MAY 2022

TITLE SDP-2204

TREE CONSERVATION PLAN TYPE 2 COVER SHEET

DEWBERRY JOB NO. 50136260

1

SHEET NO. 1 OF 16

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

PROPERTY OWNERS AWARENESS CERTIFICATE

I/WE DRB Group Mid-Atlantic, LLC HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE II TREE CONSERVATION PLAN (TCPII) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCPII.

SIGNATURE: [signature] DATE: 1/24/2024
PRINTED NAME: William Vyskel, Jr.
TITLE: Director of Land Development

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-045-2022

	Approved by	Date	DRD #	Reason for Revision
00	Tom Finch	11/21/2024	SDP-2204	
01				
02				
03				
04				
05				

THESE PLANS ARE NOT VALID OR APPROVED UNLESS STAMPED BY THE AGENCY SHOWN HERE

Q:\50136260 – Parkside Section 7\CAD\Civil\MNCPPC\TCP II\2-Sheet Files\TCPII-01-COVER.dwg, 10/29/2024 6:14:33 PM, adorsey, AutoCAD PDF (General Documentation).pc3

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR PARKSIDE SECTION 7 SDP-2204. IF THE PARKSIDE SECTION 7 SDP-2204 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
2. 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 $9.00 PER SQUARE FOOT MITIGATION FEE.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT (DPIE), 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.
4. 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.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS WITHIN THE DEVELOPING TIER AND IS ZONED R-M & L-A-C.
7. THE PROPERTY IS NOT ABUTTING A DESIGNATED SCENIC AND/ OR HISTORIC ROADWAY.
8. THE PROPERTY IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
9. PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25,117(G)
10. WOODLANDS PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 50278 FOLIO 248-260 . REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

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 (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.
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 TCF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

1. 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.
2. 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.
3. 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 PERMITEE 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.
4. 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 PERMITEE, 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 PERMITEE 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 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.
5. WORK ON THIS PROJECT WILL BE INITIATED IN SEVERAL PHASES. ALL TEMPORARY TPFs REQUIRED FOR A GIVEN PHASE SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE WITHIN THAT PHASE OF WORK.
6. TREE PROTECTION FENCING (TPFS) IS NOT REQUIRED FOR ALL OR PORTIONS OF THIS PLAN BECAUSE AN UNDISTURBED 100-FOOT BUFFER OF OPEN LAND /OR A 50-FOOT FORESTED BUFFER IS BEING MAINTAINED BETWEEN THE LIMIT OF DISTURBANCE (LOD) AND THE WOODLAND PRESERVATION AREAS. IF THE LOD CHANGES AND THE CHANGE IMPACTS THESE BUFFERS, THE COUNTY INSPECTOR SHALL BE CONTACTED TO EVALUATE THE CHANGE TO DETERMINE IF A REVISION TO THE TREE CONSERVATION PLAN IS NECESSARY OR IF INSTALLATION OF TPFS WILL BE REQUIRED.

WHEN OFF-SITE WOODLAND CONSERVATION IS PROPOSED

1. 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 ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

AFFORESTATION AND REFORESTATION NOTES:

1. ALL AFFORESTATION AND REFORESTATION BONDS, BASED ON SQUARE FOOTAGE, SHALL BE POSTED WITH THE COUNTY PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED OR THE REQUIRED TIMEFRAME FOR MAINTENANCE HAS PASSED, WHICHEVER IS LONGER.
2. THE PLANTING OF AFFORESTATION OR REFORESTATION AREAS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT. (*THIS STANDARD NOTE MAY BE MODIFIED AS NECESSARY TO ADDRESS WHICH BUILDING PERMITS ARE ADJACENT TO THE PROPOSED PLANTING AREA.*) SEEDLING PLANTING IS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY. NO PLANTING SHALL BE DONE WHILE THE GROUND IS FROZEN. PLANTING WITH LARGER CALIPER STOCK OR CONTAINERIZED STOCK MAY BE DONE AT ANY TIME PROVIDED A DETAILED MAINTENANCE SCHEDULE IS PROVIDED.
3. IF PLANTING CANNOT OCCUR DUE TO PLANTING CONDITIONS, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL THE FENCING AND SIGNAGE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN. PLANTING SHALL THEN BE ACCOMPLISHED DURING THE NEXT PLANTING SEASON. IF PLANTING IS DELAYED BEYOND THE TRANSFER OF THE PROPERTY TITLE TO THE HOMEOWNER, THE DEVELOPER OR BUILDER SHALL OBTAIN A SIGNED STATEMENT FROM THE PURCHASER INDICATING THAT THEY UNDERSTAND THAT THE REFORESTATION AREA IS LOCATED ON THEIR PROPERTY AND THAT REFORESTATION WILL OCCUR DURING THE NEXT PLANTING SEASON. A COPY OF THAT DOCUMENT SHALL BE PRESENTED TO THE COUNTY INSPECTOR.
4. REFORESTATION AREAS SHALL NOT BE MOWED. THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES AND THE REMOVAL OF NOXIOUS, INVASIVE AND NON-NATIVE VEGETATION WITHIN THE REFORESTATION AREAS IS ACCEPTABLE.
5. ALL REQUIRED TEMPORARY TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT TREE PROTECTION FENCING IS INSTALLED WITH THE REQUIRED PLANTING. THE TEMPORARY FENCING IS NOT REQUIRED TO BE INSTALLED IF THE PERMANENT FENCING IS INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE FENCING IS A VIOLATION OF THIS TCP2.
6. AFFORESTATION / REFORESTATION AREAS SHALL BE POSTED WITH NOTIFICATION SIGNAGE, AS SHOWN ON THE PLANS, AT THE SAME TIME AS THE PERMANENT PROTECTION FENCING INSTALLATION. THESE SIGNS SHALL REMAIN IN PERPETUITY.
7. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
8. AT TIME OF ISSUANCE OF THE FIRST PERMIT, THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO THE M-NCPPC PLANNING DEPARTMENT REGARDING THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS PLAN: CONTRACTOR NAME, BUSINESS NAME (IF DIFFERENT), ADDRESS, AND PHONE NUMBER.
9. RESULT OF ANNUAL SURVIVAL CHECK FOR EACH OF THE REQUIRED FOUR YEARS AFTER TREE PLANTING SHALL BE REPORTED TO THE M-NCPPC, PLANNING DEPARTMENT.
10. FAILURE TO ESTABLISH THE AFFORESTATION OR REFORESTATION WITHIN THE PRESCRIBED TIME FRAME WILL RESULT IN THE FORFEITURE OF THE REFORESTATION BOND AND/OR A VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED $9.00 PER SQUARE FOOT PENALTY UNLESS THE COUNTY INSPECTOR APPROVES A WRITTEN EXTENSION.

PLANTING SPECIFICATION NOTES

1. QUANTITY: (SEE PLANT SCHEDULE)
2. TYPE: (SEE PLANT SCHEDULE)
3. PLANT QUALITY STANDARDS: THE PLANTS SELECTED SHALL BE HEALTHY AND STURDY REPRESENTATIVE 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 ANS 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 SOILS IS MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHILE THE 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 SHOVEL. IT IS IMPORTANT THAT THE SEEDLING BE PLACED IN THE HOLE SO THAT THE ROOTS CAN SPREAD OUT NATURALLY. THEY SHALL 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 CONTRACTED AND GIVE THEIR 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 ON 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 DETAILS INCLUDED IN THIS TCP2.
11. PLANTING METHOD: CONSULT THE PLANTING DETAIL(S) SHOWN IN THIS PLAN.
12. MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIP OR SHREDDED HARDWOOD MULCH (AS NOTED) TO EACH PLANTING SITE (SEE DETAIL SHOWN IN 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

NATURAL REGENERATION NOTES:

ALL AREAS DESIGNATED FOR REFORESTATION SHALL BE REFORESTED BY NATURAL REGENERATION.
THE FOLLOWING REQUIREMENTS AND CONDITIONS APPLY:

1. ALL EXISTING TURF, GROUND COVERS, AND INVASIVE SPECIES SHALL BE EXTERMINATED USING A GENERAL BROADCAST HERBICIDE SUCH AS "ROUND-UP" OR EQUIVALENT. SECONDARY APPLICATIONS SHALL BE APPLIED AS NECESSARY.
2. CARE SHALL BE TAKEN TO AVOID SPRAYING ANY HARDWOOD SEEDLINGS OR SAPLINGS.
3. ROTO-TILLING OF TURF AREAS AND MANUAL REMOVAL OF INVASIVE VINES SHALL BE COMPLETED TWO WEEKS AFTER CHEMICAL TREATMENTS ARE COMPLETED.
4. REFORESTATION SIGNS SHALL BE INSTALLED EVERY FIFTY FEET OR AS APPROPRIATE AND TWO STRAND WIRE FENCING SHALL BE INSTALLED ALONG ROAD FRONTAGES ADJACENT TO ANY REFORESTATION AREAS.
5. REFORESTATION INTERNAL TO THE SITE SHALL BE POSTED AS REQUIRED IN THE DIRECTION OF ANY TRAILS USED TO REACH THOSE AREAS.
6. NATURAL REGENERATION SHALL BE ENCOURAGED BY SEMI-ANNUAL MAINTENANCE OF THE DESIGNATED AREAS. THE MAINTENANCE SHALL, AT A MINIMUM, REQUIRE REMOVAL OF COMPETITIVE AND INVASIVE SPECIES FROM THE DESIRED INDIGENOUS HARDWOODS. THIS MAINTENANCE SHALL OCCUR FOR A PERIOD OF TWO YEARS.
7. AFTER ONE AND TWO YEARS ALL DESIRABLE SEEDLINGS AND SAPLINGS SHALL BE COUNTED AND FLAGGED WITH SURVEYORS TAPE IN THE LATE FALL.
8. IF AFTER TWO YEARS THERE IS LESS THAN ONE SEEDLING PER 60 SQUARE FEET AND THERE ARE INDICATIONS THAT NATURAL REGENERATION IS NOT OCCURRING ADEQUATELY THEN THE OWNERS SHALL PLANT THOSE AREAS WITH CONTAINER GROWN SEEDLINGS AT A RATE OF ONE PER 60 SQUARE FEET. ONLY NATURALLY OCCURRING SPECIES ALREADY PRESENT WITHIN THE SITE SHALL BE USED.

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.

POST DEVELOPMENT NOTES

WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN:

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 MD AND PG 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 PERMITEE 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.
2. 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.
3. 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.
4. 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.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

1. REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN.
2. REFORESTATION AREAS SHALL NOT BE MOWED; HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

TYPE 2 TREE CONSERVATION SINGLE WORKSHEET:

Woodland Conservation Worksheet for Prince George's County

	R-M	L-A-C	
Zone:			
Gross Tract:[1]	85.15	23.70	
Floodplain:[1]	8.50	0.36	
Previously Dedicated Land:	0.00	0.00	
Net Tract (NTA):[1]	76.65	23.34	0.00

*Include acreage in the corresponding columns for each zone.

Property Description or Subdivision Name:	PARKSIDE SECTION 7
Is this site subject to the 1989 Ordinance?	N
Reforestation Requirement Reduction Questions	
Is this one (1) single family lot? (y,n)	N
Are there prior TCP approvals which include a combinationof this lot and/or other lots. (y,n)	N
Is this a Mitigation Bank	N
Break-even Point (preservation) =	1.08 acres
Clearing permitted w/o reforestion=	0.00 acres

Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland		1.08	0.56	
Woodland Conservation Threshold (NTA) =	18.83%	18.83		
Smaller of a or b		1.08		
Woodland above WCT		0.00		
Woodland cleared		0.27	0.02	0.98
Smaller of d or e		0.00		
Clearing above WCT (0.25 : 1) replacement requirement		0.00		
Clearing below WCT (2:1 replacement requirement)		0.27		
Afforestation Threshold (AFT) =	15.00%	13.92		
Off-site Mitigation being provided on this property		0.00		
Woodland Conservation Required[2]		**15.66**		

Woodland Conservation Provided:	(acres)	
Woodland Preservation	0.62	
Afforestation / Reforestation	15.04	
Area approved for fee-in-lieu	0.00	$0.00
Credits for Off-site Mitigation on another property	0.00	
Off-site Mitigation Afforestation provided on this property	0.00	
Off-site Mitigation Preservation provided on this property	0.00	
Total Woodland Conservation Provided	**15.66**	

Area of woodland not cleared	0.81	acres
Woodland retained not part of requirements:	0.19	acres

Prepared by:

Signed	Date

Revised 10/20/2024

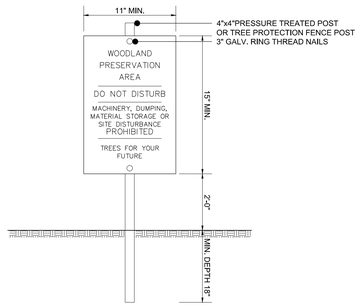
NOTES:
1. THE DEDICATED RIGHT-OF-WAY (INFRA-2) IS SUBJECT TO WOODLAND CONSERVATION REQUIREMENTS AND HAS BEEN INCLUDED IN THE TCP2-045-2022.
2. "WOODLAND CONSERVATION REQUIRED" SHOWN IN THIS WORKSHEET IS THE AMOUNT NEEDED TO SATISFY THE REQUIREMENTS OF THE OVERALL SMITH HOME FARM PROJECT PER THE PHASED WORKSHEET.
3. AFFORESTATION/ REFORESTATION AREA INCLUDES 12.93 ACRES OF NATURAL REGENERATION. PLEASE SEE SHEETS 13, 15 AND 16 FOR LOCATION.

REFORESTATION PLANT SCHEDULES:

REFORESTATION PLANT SCHEDULE - AREA A

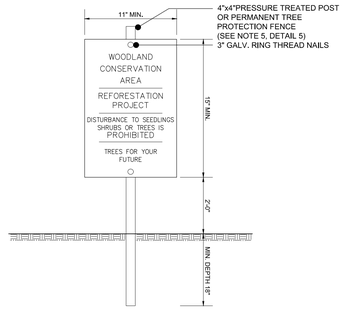
Reforestation Area A — Acreage 2.11 — Upland Plantings

Species		Large Caliper Planting Stock						Reforestation	Percent of
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity		Credits	Stocking
Liriodendron tulipifera	Tulip Poplar	1-1.5"		**3**	B&B	124		372	25.2%
Liquidambar styraciflua 'Rotundiloba'	Sweetgum	1-1.5"		**3**	B&B	123		369	24.9%
Acer rubrum	Red Maple	1-1.5"		**3**	B&B	123		369	24.9%
Quercus palustris	Pin Oak	1-1.5"		**3**	B&B	123		369	24.9%



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' ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

1/3 WOODLAND PRESERVATION AREA SIGN
SCALE: NTS



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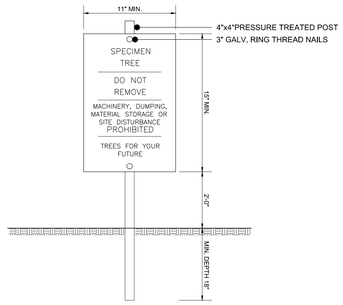
6. LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

2/3 REFORESTATION/AFFORESTATION SIGN
SCALE: NTS



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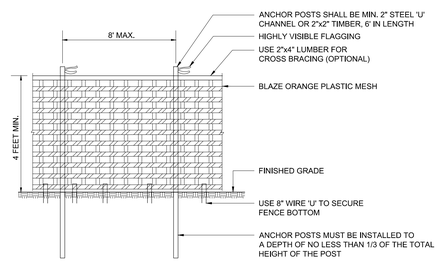
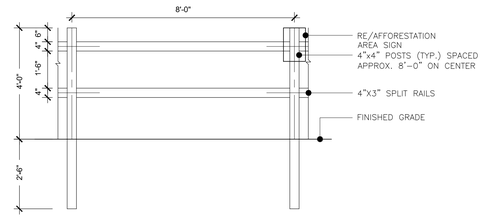
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.
8. WHEN THE SPECIMEN TREE SIGN IS LOCATED WITHIN 10' OF EITHER A PRESERVATION OR REFORESTATION SIGN, THE TWO SIGNS MAY BE POSTED ON A SINGLE POST.

3/3 SPECIMEN TREE SIGN
SCALE: NTS



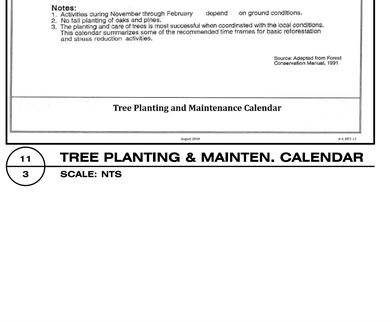
NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.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

4/3 TYPE 1 (TEMPORARY) TREE PROTECTION FENCE (FOR PRESERVATION AREAS)
SCALE: NTS



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.

5/3 PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE (FOR REFORESTATION AREAS)
SCALE: NTS

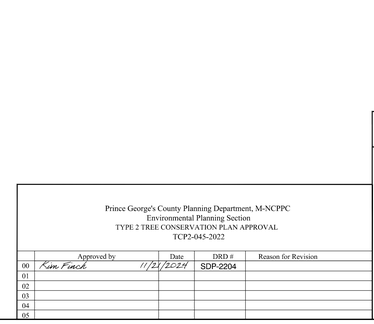


6/3 TREE PRUNING
SCALE: NTS

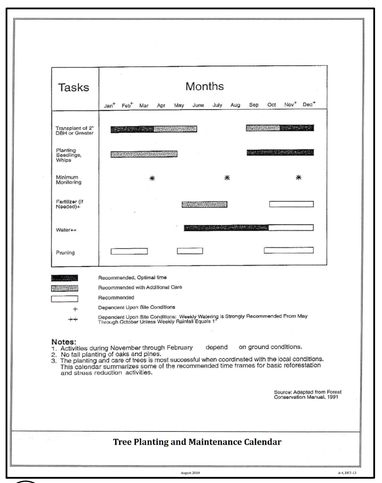
7/3 TREE STAKING AND GUYING DETAIL
SCALE: NTS

8/3 STANDARD ROOT PRUNING DETAIL
SCALE: NTS

9/3 PLANTING DISTRIBUTION PATTERNS
SCALE: NTS



10/3 CONTAINER GROWN & B&B PLANTING
SCALE: NTS



11/3 TREE PLANTING & MAINTEN. CALENDAR
SCALE: NTS

THESE PLANS ARE NOT VALID OR APPROVED UNLESS STAMPED BY THE AGENCY SHOWN HERE

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-045-2022

	Approved by	Date	DRD #	Reason for Revision
00	Kim Finch	11/21/2024	SDP-2204	
01				
02				
03				
04				
05				

Dewberry
Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
DAN RYAN BUILDERS MID-ATLANTIC LLC
2101 GAITHER ROAD, SUITE 200
ROCKVILLE, MD 20850

CONTACT
Adam Schueftan
240.420.6050
aschueftan@drbgroup.com

PARKSIDE - SECTION 7
TYPE II TREE CONSERVATION PLAN
TCP2-045-2022
SDP-2204
PRINCE GEORGE'S COUNTY, MD
15TH ELECTION DISTRICT
TAX MAP/GRID: 90/E1 ; E2, F1 , F2 ; 91/A1, A2
200' MAP REFERENCE: 205SE09 & 206SE09

SEAL
STATE OF MARYLAND
RICHARD L. SCHUFTAN
LANDSCAPE ARCHITECT
07/17/2024

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. 4170
EXPIRATION DATE: 10.11.24

KEY PLAN

SCALE
AS-SHOWN

No.	DATE	BY	Description

REVISIONS

DRAWN BY ALD
APPROVED BY PMS
CHECKED BY RL
DATE MAY 2022

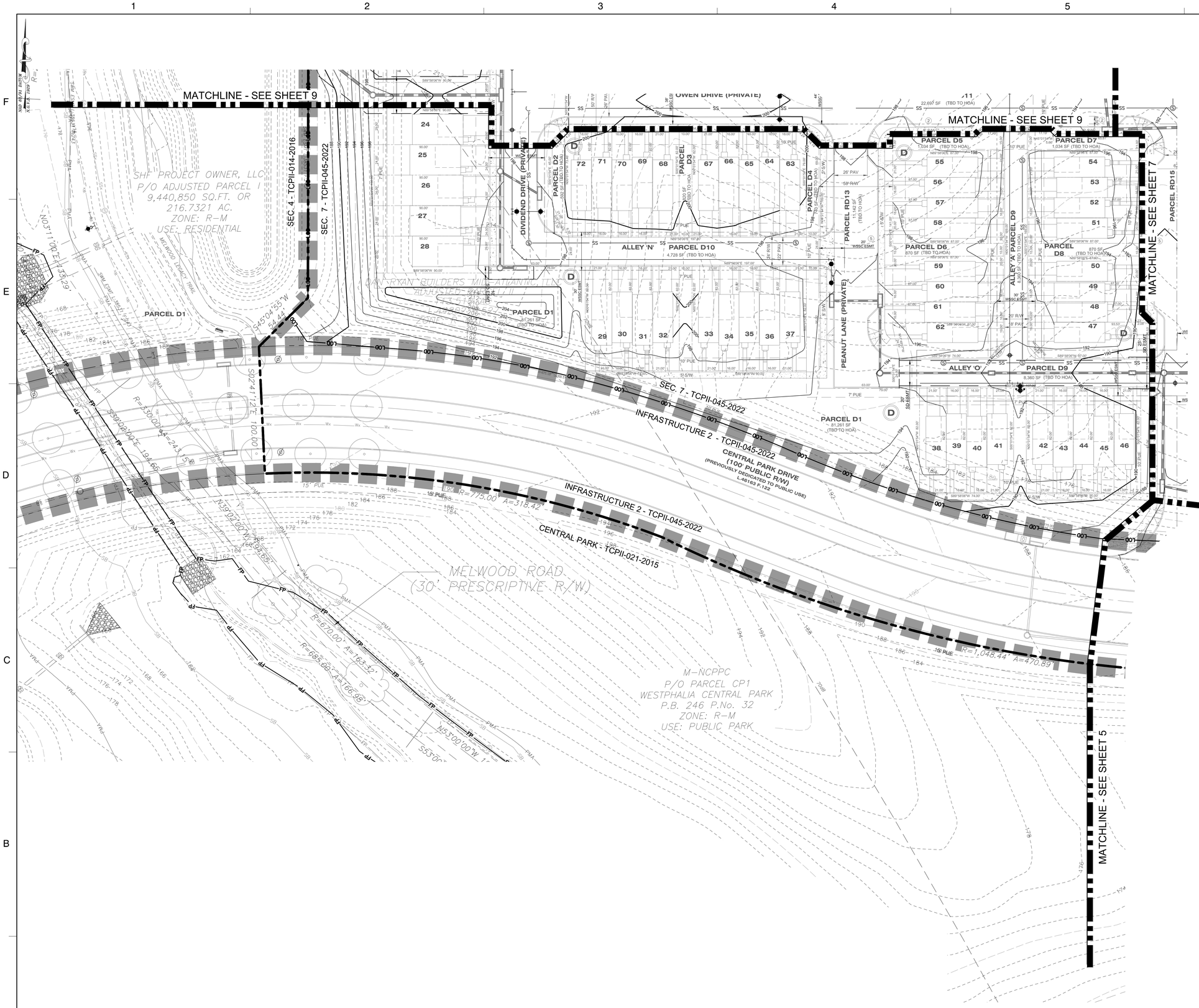
TITLE
TREE CONSERVATION PLAN TYPE 2 DETAILS

DEWBERRY JOB NO. 50136260

3

SHEET NO. 3 OF 16

Q:\50136260 – Parkside Section 7\CAD\Civil\MNCPPC\TCP II\2-Sheet Files\TCPII-DETAIL-02-04.dwg, 7/12/2024 8:46:19 PM, adorsey, AutoCAD PDF (General Documentation).pc3



LEGEND

- EXISTING BOUNDARY
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NO WOODLAND CONSERVATION ON THIS SHEET

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-045-2022

	Approved by	Date	DRD #	Reason for Revision
00	Kim Finch	11/22/2024	SDP-2204	
01				
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PARKSIDE - SECTION 7
TYPE II TREE CONSERVATION PLAN
TCP2-045-2022
SDP-2204
PRINCE GEORGE'S COUNTY, MD
15TH ELECTION DISTRICT
PARCEL: 219
TAX MAP/GRID: 90/E1 ; E2, F1 , F2 ; 91/A1, A2
200 MAP REFERENCE: 205SE09 & 206SE09

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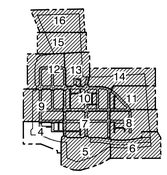
LICENSE NO, 4170

EXPIRATION DATE: 10.11.24

KEY PLAN



THIS TCP2 PLAN SHEET CORRESPONDS TO SHEET 6 OF THE SDP.

SCALE
0 30' 60'
SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY ALD
APPROVED BY PMS
CHECKED BY RL
DATE MAY 2022

TITLE SDP-2204

TREE CONSERVATION PLAN TYPE 2 PLAN SHEET

DEWBERRY JOB NO. 50136260

4

SHEET NO. 4 OF 16

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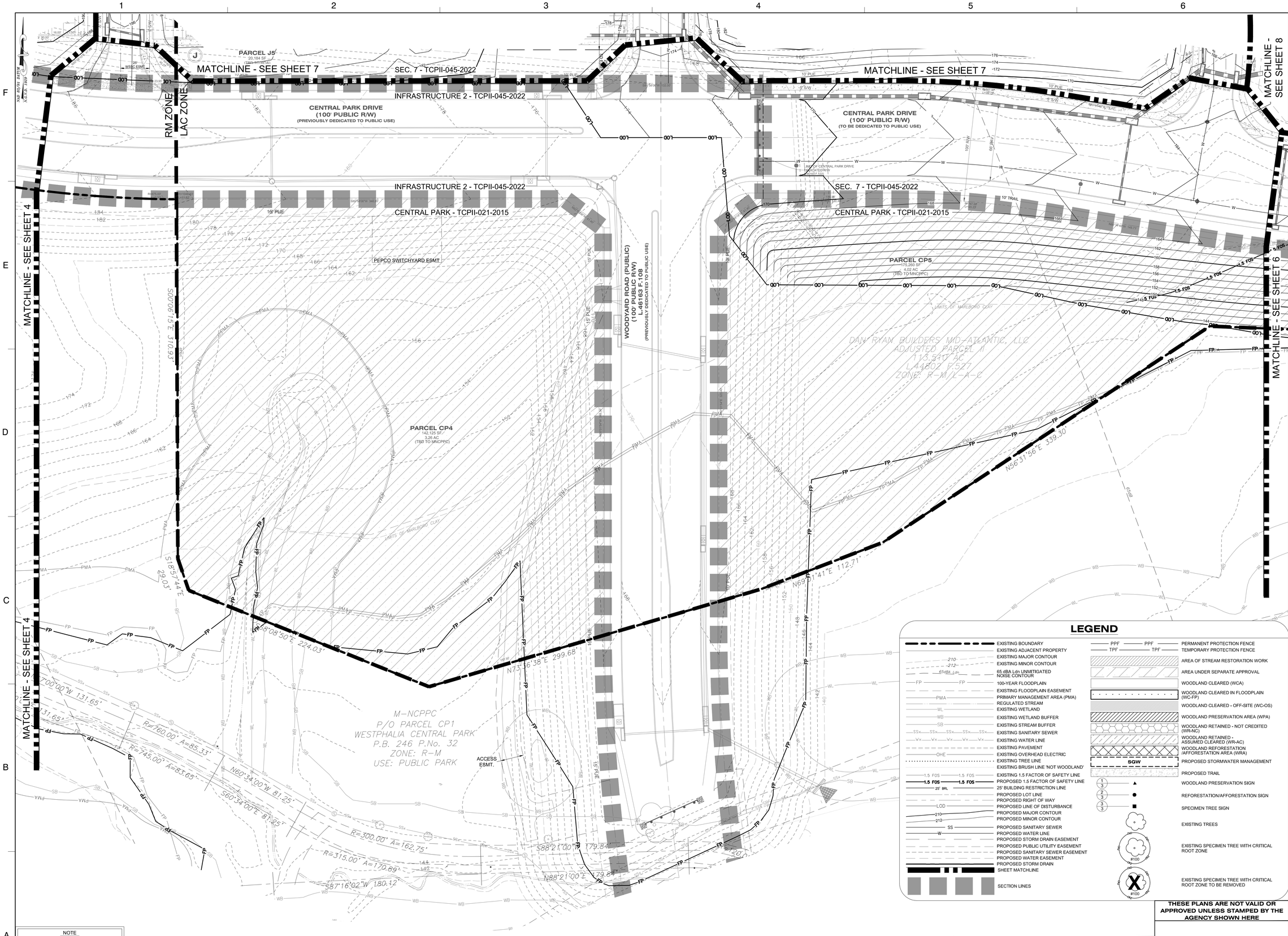

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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
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PARKSIDE - SECTION 7
TYPE II TREE CONSERVATION PLAN
TCP2-045-2022
SDP-2204
PRINCE GEORGE'S COUNTY, MD
15TH ELECTION DISTRICT
PARCEL: 219
TAX MAP/GRID: 90/E1 ; E2, F1 ; F2 ; 91/A1, A2
200' MAP REFERENCE: 205SE09 & 206SE09

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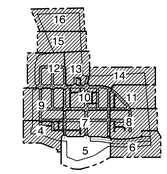

THIS TCP2 PLAN SHEET CORRESPONDS TO SHEET 7 OF THE SDP.

SCALE
0 30' 60'
SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY ALD
APPROVED BY PMS
CHECKED BY RL
DATE MAY 2022

TITLE SDP-2204

TREE CONSERVATION PLAN TYPE 2 PLAN SHEET

DEWBERRY JOB NO. 50136260

5

SHEET NO. 5 OF 16

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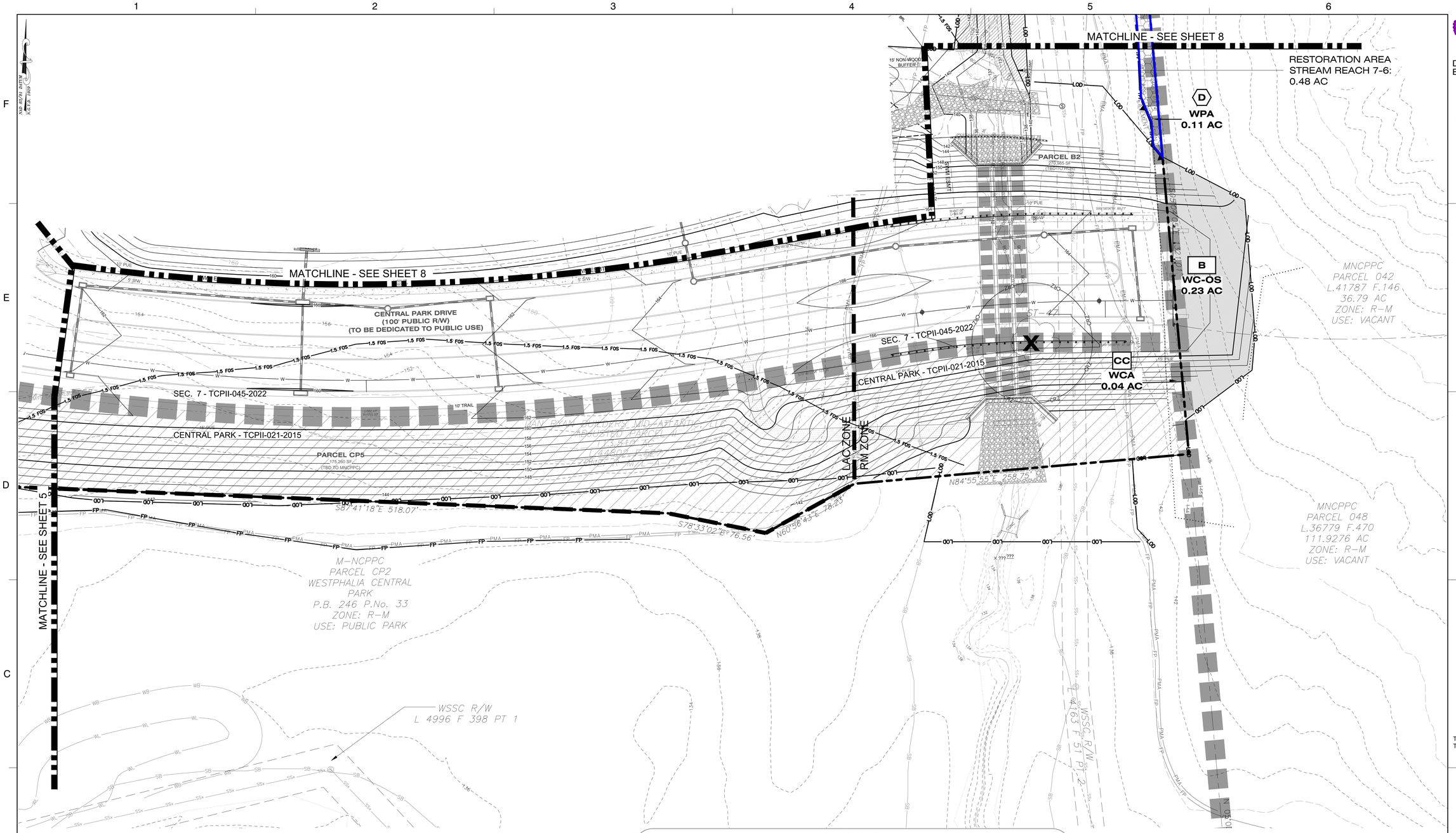

WOODLAND CONSERVATION SUMMARY TABLE

WOODLAND PRESERVED (WPA)	D	0.11 AC
WOODLAND CLEARED NET (WCA)	CC	0.03 AC
WOODLAND CLEARED OFF-SITE (WC-OS)	B	0.23 AC

SPECIMEN TREE TABLE (BY SHEET)

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/ Comments	Disposition
47	American Sycamore	*Plantus occidentalis*	31	Good	vine encumbered, oversized branch, a few dead branches	Remove

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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-045-2022

	Approved by	Date	DRD #	Reason for Revision
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PARKSIDE - SECTION 7
TYPE II TREE CONSERVATION PLAN
TCP2-045-2022
SDP-2204
PRINCE GEORGE'S COUNTY, MD
15TH ELECTION DISTRICT
PARCEL: 219
TAX MAP/GRID: 90/E1 ; E2, F1 , F2 ; 91/A1, A2
200' MAP REFERENCE: 205SE09 & 206SE09

SEAL
STATE OF MARYLAND
PAMELA J. MEREDITH
No. 4170
REGISTERED
PROFESSIONAL
LANDSCAPE ARCHITECT

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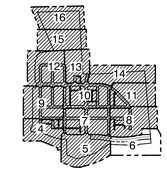

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SCALE
0 30' 60'
SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY ALD
APPROVED BY PMS
CHECKED BY RL
DATE MAY 2022

TITLE SDP-2204

TREE CONSERVATION PLAN TYPE 2 PLAN SHEET

DEWBERRY JOB NO. 50136260

6

SHEET NO. 6 OF 16

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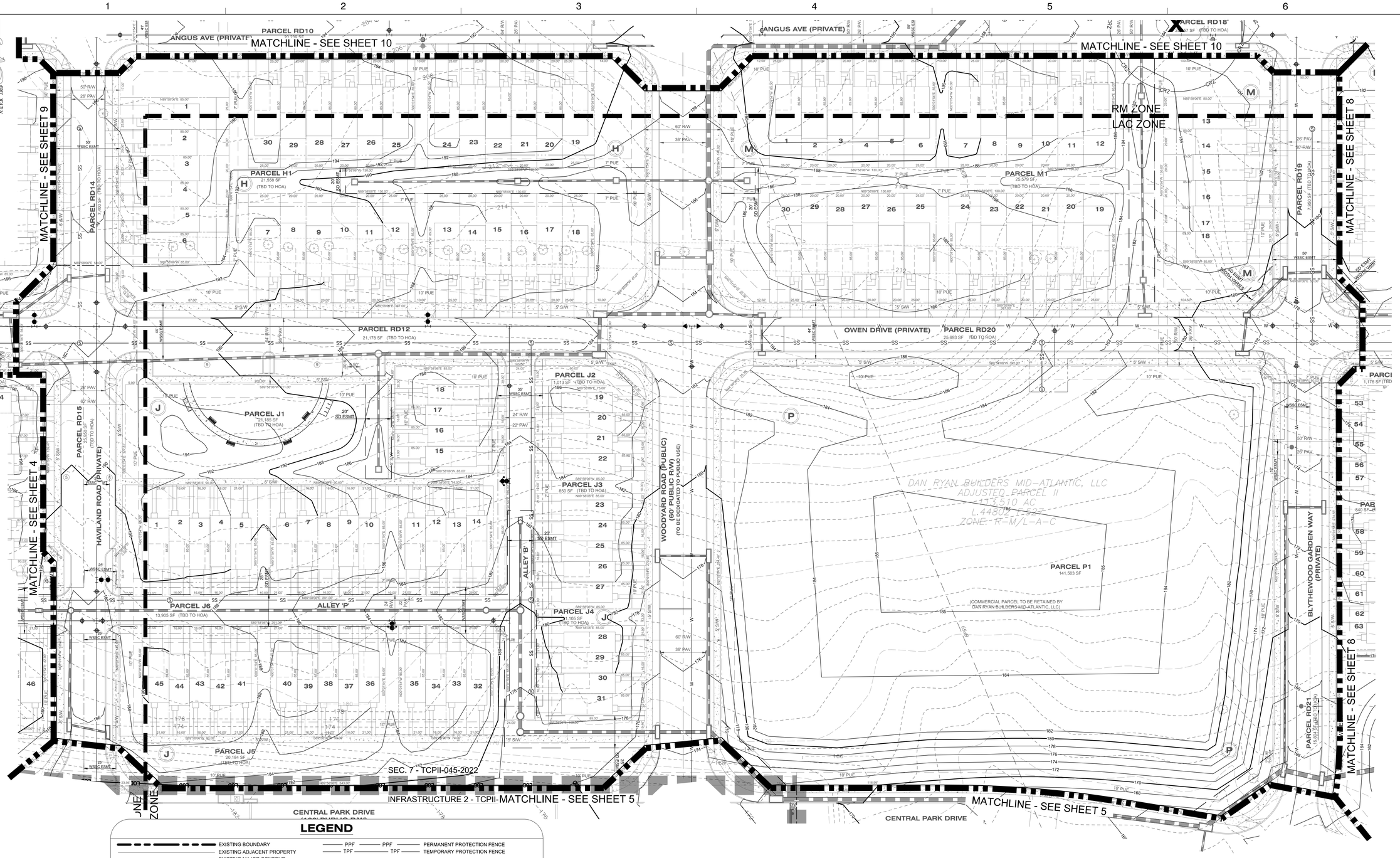

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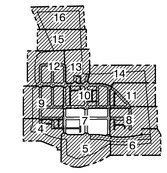

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TITLE SDP-2204

TREE CONSERVATION PLAN TYPE 2 PLAN SHEET

DEWBERRY JOB NO. 50136260

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SHEET NO. 7 OF 16

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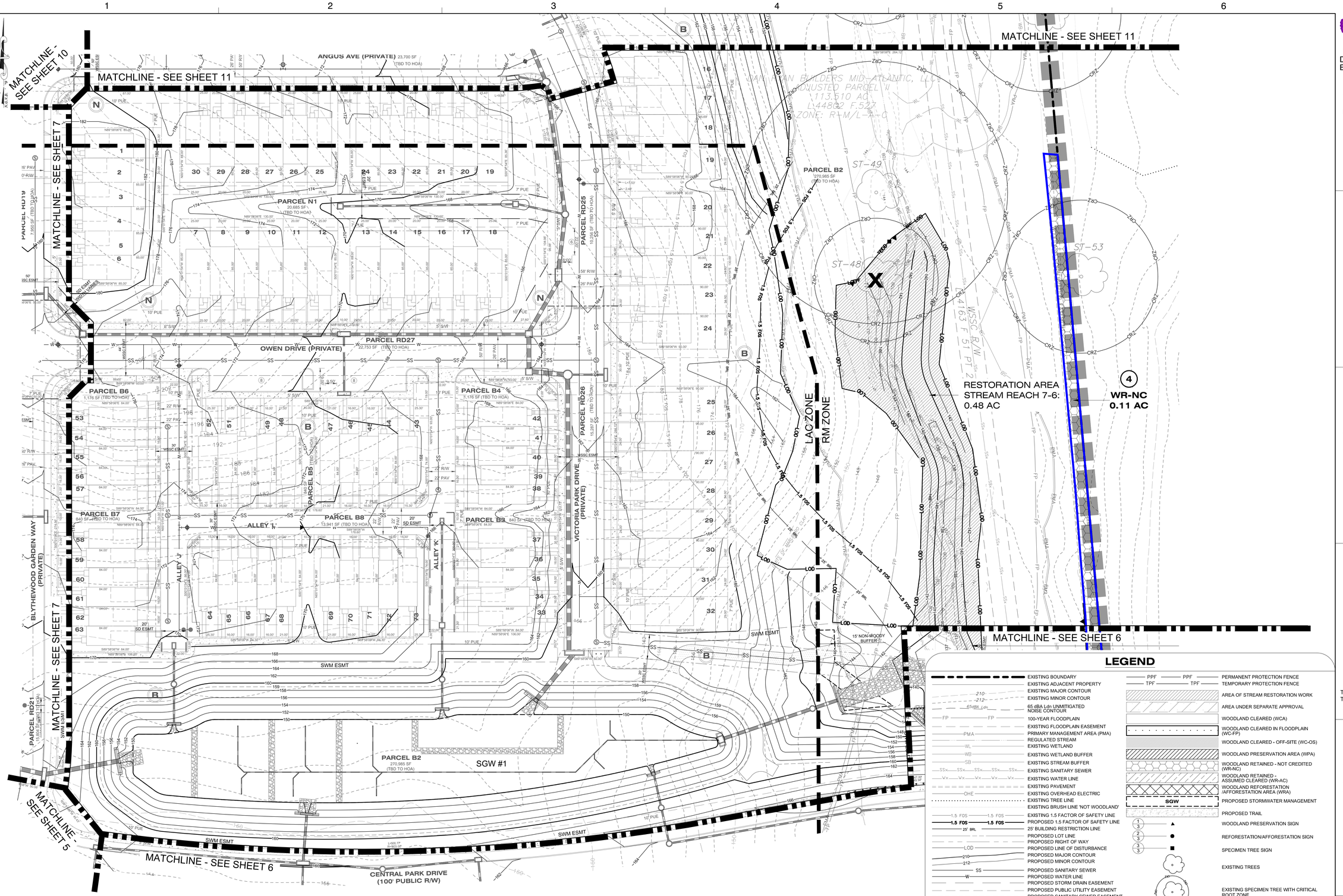

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- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED WATER EASEMENT
- PROPOSED STORM DRAIN
- SHEET MATCHLINE
- SECTION LINES
- PERMANENT PROTECTION FENCE
- TEMPORARY PROTECTION FENCE
- AREA OF STREAM RESTORATION WORK
- AREA UNDER SEPARATE APPROVAL
- WOODLAND CLEARED (WCA)
- WOODLAND CLEARED IN FLOODPLAIN (WC-FP)
- WOODLAND CLEARED - OFF-SITE (WC-OS)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND RETAINED - NOT CREDITED (WR-NC)
- WOODLAND RETAINED - ASSUMED CLEARED (WR-AC)
- WOODLAND REFORESTATION /AFFORESTATION AREA (WRA)
- SGW — PROPOSED STORMWATER MANAGEMENT
- PROPOSED TRAIL
- WOODLAND PRESERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN
- SPECIMEN TREE SIGN
- EXISTING TREES
- EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE
- EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE TO BE REMOVED

WOODLAND CONSERVATION SUMMARY TABLE

WOODLAND RETAINED - NOT CREDITED (WR-NC)	4	0.11 AC

SPECIMEN TREE TABLE (BY SHEET)

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/ Comments	Disposition
48	American Sycamore	*Plantus occidentalis*	34	Good	no apparent problems	Remove
49	Silver Maple	*Acer saccharinum*	72	Good	multi-stem trunk, dead scaffold branch	Save
53	Yellow-Poplar	*Liriodendron tulipifera*	42	Poor	crack with weeping wound, large wound on main leader	Save

NOTE
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OR LOG ON TO
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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-045-2022

	Approved by	Date	DRD #	Reason for Revision
00	Ken Finch	11/21/2024	SDP-2204	
01				
02				
03				
04				
05				

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Dewberry

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PARKSIDE - SECTION 7
TYPE II TREE CONSERVATION PLAN
TCP2-045-2022
SDP-2204
PRINCE GEORGE'S COUNTY, MD
15TH ELECTION DISTRICT
PARCEL: 219
TAX MAP/GRID: 90/E1 ; E2, F1 , F2 ; 91/A1, A2
200' MAP REFERENCE: 205SE09 & 206SE09

SEAL

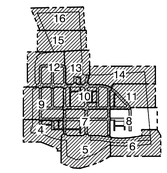
STATE OF MARYLAND — KENNETH L. FINCH — No. 4170 — REGISTERED LANDSCAPE ARCHITECT

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, 4170

EXPIRATION DATE: 10.11.24

KEY PLAN



THIS TCP2 PLAN SHEET CORRESPONDS TO SHEET 10 OF THE SDP.

SCALE
0 30' 60'
SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY ALD
APPROVED BY PMS
CHECKED BY RL
DATE MAY 2022

TITLE SDP-2204

TREE CONSERVATION PLAN TYPE 2 PLAN SHEET

DEWBERRY JOB NO. 50136260

8

SHEET NO. 8 OF 16

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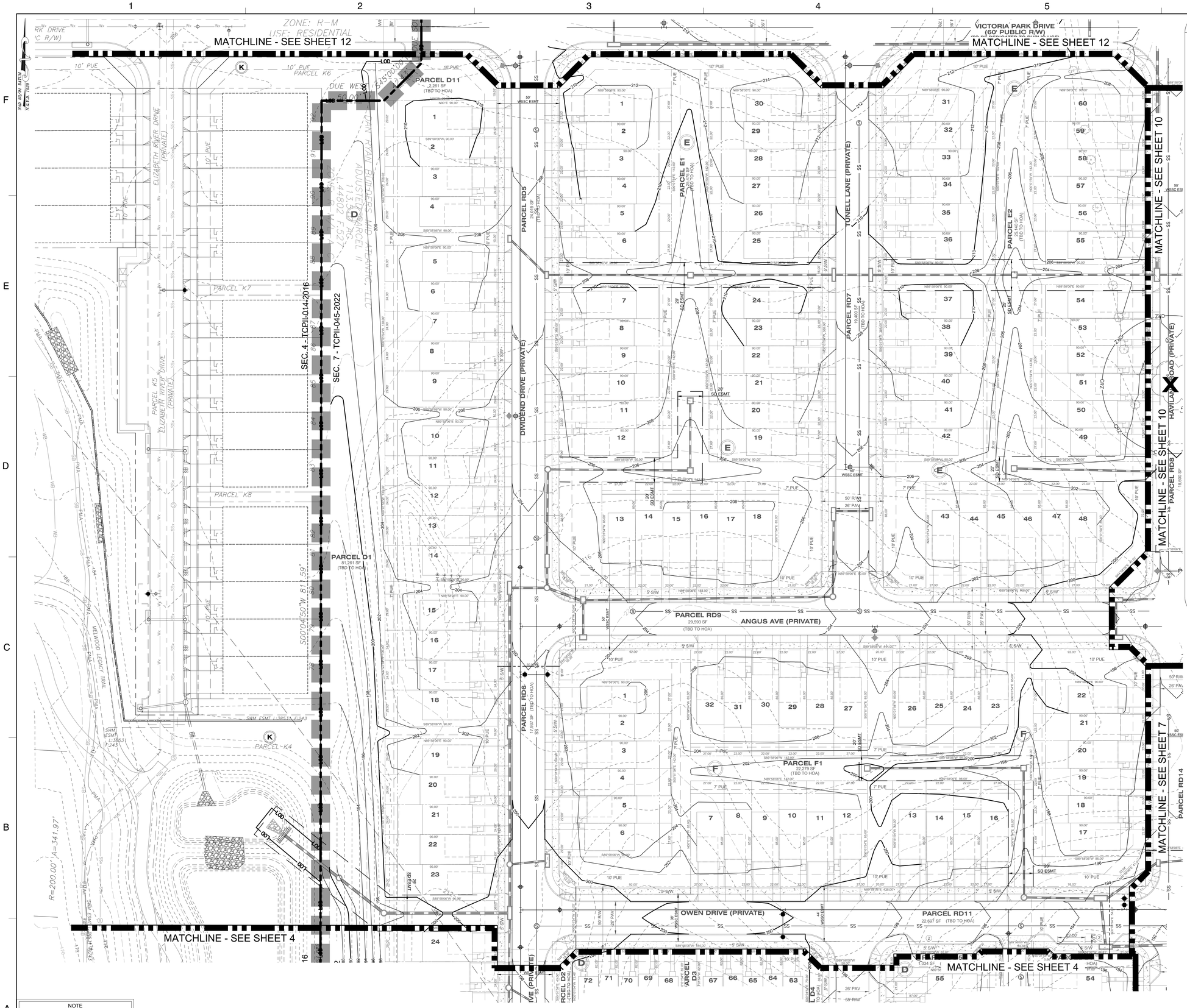

LEGEND

- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 65 dBA Ldn UNMITIGATED NOISE CONTOUR
- 100-YEAR FLOODPLAIN
- EXISTING FLOODPLAIN EASEMENT
- PRIMARY MANAGEMENT AREA (PMA)
- REGULATED STREAM
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING STREAM BUFFER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING PAVEMENT
- EXISTING OVERHEAD ELECTRIC
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- 25' BUILDING RESTRICTION LINE
- PROPOSED LOT LINE
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NO WOODLAND CONSERVATION ON THIS SHEET

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-045-2022

	Approved by	Date	DRD #	Reason for Revision
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PARKSIDE - SECTION 7
TYPE II TREE CONSERVATION PLAN
TCP2-045-2022
SDP-2204
PRINCE GEORGE'S COUNTY, MD
15TH ELECTION DISTRICT
PARCEL: 219
TAX MAP/GRID: 90/E1 , E2, F1 , F2 ; 91/A1, A2
200' MAP REFERENCE: 205SE09 & 206SE09

SEAL

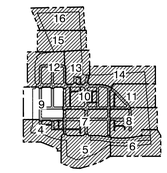
STATE OF MARYLAND — RICHARD LEE — No. 4170 — REGISTERED LANDSCAPE ARCHITECT — BOARD OF LANDSCAPE ARCHITECTS

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. 4170

EXPIRATION DATE: 10.11.24

KEY PLAN



THIS TCP2 PLAN SHEET CORRESPONDS TO SHEET 11 OF THE SDP.

SCALE
0 30' 60'
SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY ALD
APPROVED BY PMS
CHECKED BY RL
DATE MAY 2022

TITLE SDP-2204

TREE CONSERVATION PLAN TYPE 2 PLAN SHEET

DEWBERRY JOB NO. 50136260

9

SHEET NO. 9 OF 16

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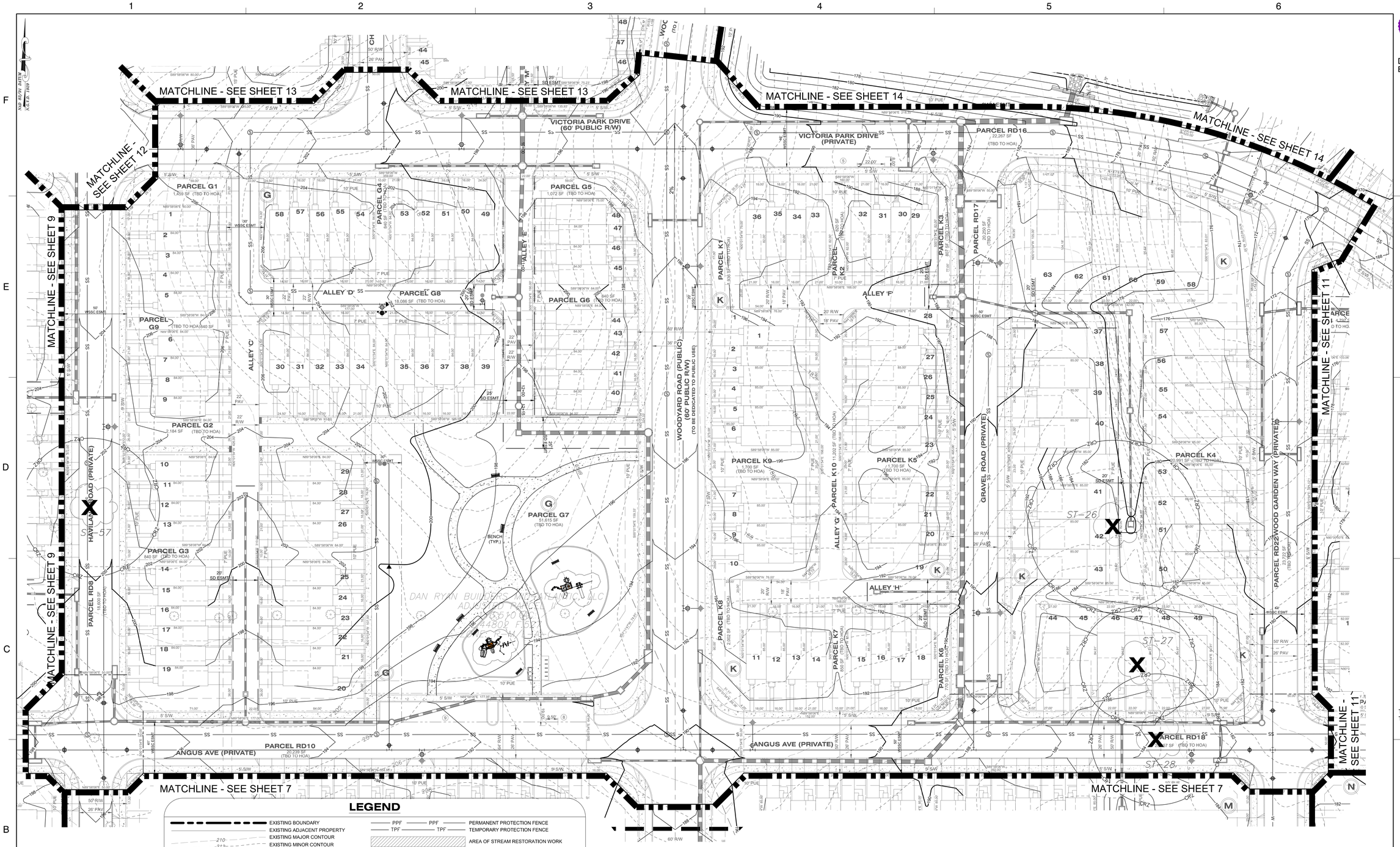

LEGEND

- EXISTING BOUNDARY
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- EXISTING MAJOR CONTOUR
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- 65 dBA Ldn UNMITIGATED NOISE CONTOUR
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SPECIMEN TREE TABLE (BY SHEET)

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/ Comments	Disposition
26	Yellow-Poplar	*Liriodendron tulipifera*	46	Poor	all but dead, small band of living cambium on one side of tree	Remove
27	Sweetgum	*Liquidambar styraciflua*	31	Good	heavily vine covered, crown dieback	Remove
28	Hackberry	*Celtis occidentalis*	35	Poor	large cavity from root collar up lower trunk to seven feet	Remove
57	Black Cherry	*Prunus serotina*	37	Fair	oversized limb, three leaders, heavily vine encumbered, one dead scaffold branch, several dead smaller branches	Remove

NO WOODLAND CONSERVATION ON THIS SHEET

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-045-2022

	Approved by	Date	DRD #	Reason for Revision
00	Kim Finch	11/21/2024	SDP-2204	
01				
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PARKSIDE - SECTION 7
TYPE II TREE CONSERVATION PLAN
TCP2-045-2022
SDP-2204
PRINCE GEORGE'S COUNTY, MD
15TH ELECTION DISTRICT
PARCEL: 219
TAX MAP/GRID: 90/E1 ; E2, F1 , F2 ; 91/A1, A2
200' MAP REFERENCE: 205SE09 & 206SE09

SEAL
STATE OF MARYLAND
RICHARD LEE
No. 4170
REGISTERED
LANDSCAPE ARCHITECT

PROFESSIONAL CERTIFICATION:
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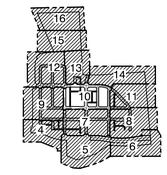
LICENSE NO, 4170
EXPIRATION DATE: 10.11.24

KEY PLAN



THIS TCP2 PLAN SHEET CORRESPONDS TO SHEET 12 OF THE SDP.

SCALE
0 30' 60'
SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY ALD
APPROVED BY PMS
CHECKED BY RL
DATE MAY 2022

TITLE SDP-2204

TREE CONSERVATION PLAN TYPE 2 PLAN SHEET

DEWBERRY JOB NO. 50136260

10

SHEET NO. 10 OF 16

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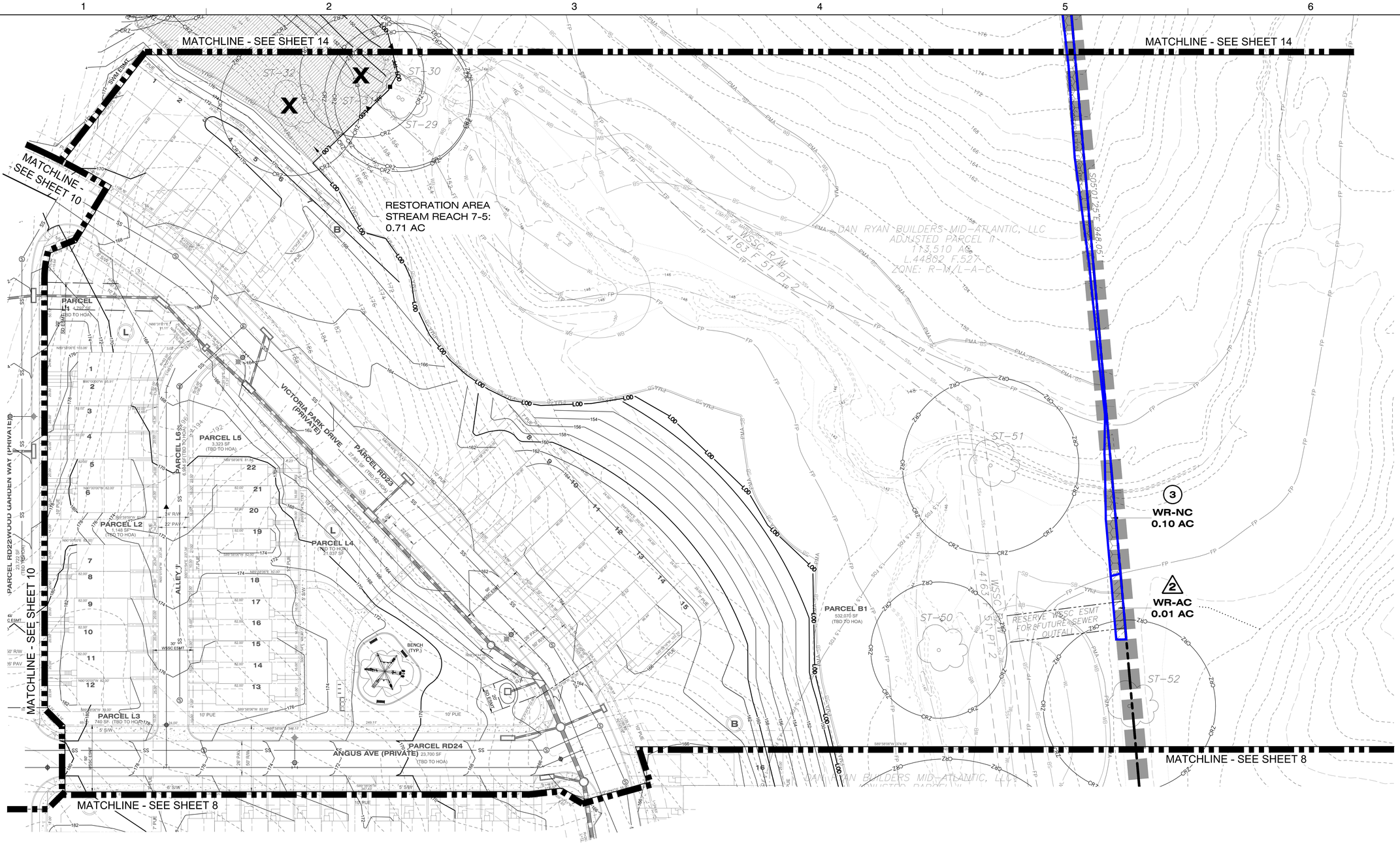

WOODLAND CONSERVATION SUMMARY TABLE

WOODLAND RETAINED - NOT CREDITED (WR-NC)	3	0.02 AC
WOODLAND RETAINED - ASSUMED CLEARED (WR-AC)	2	0.01 AC

SPECIMEN TREE TABLE (BY SHEET)

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/ Comments	Disposition
29	Sweetgum	*Liquidambar styraciflua*	34	Good	heavily vine covered, leaning	Save
30	Yellow-Poplar	*Liriodendron tulipifera*	37	Poor	large cavity, oversized limb, deformed trunk	Save
31	Black Walnut	*Juglans nigra*	31	Fair	three dead scaffold branches, small trunk cavity, large branch wound, poor form	Remove
32	Yellow-Poplar	*Liriodendron tulipifera*	35	Fair	co-dominant leaders with included bark, large grape vine	Remove
50	Yellow-Poplar	*Liriodendron tulipifera*	34	Fair	co-dominant leaders with included bark, crooked trunk	Save
51	Yellow-Poplar	*Liriodendron tulipifera*	36	Good	vine encumbered	Save
52	Silver Maple	*Acer saccharinum*	43	Good	vine encumbered	Save

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LEGEND

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- EXISTING ADJACENT PROPERTY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 65 dBA Ldn UNMITIGATED NOISE CONTOUR
- 100-YEAR FLOODPLAIN
- EXISTING FLOODPLAIN EASEMENT
- PRIMARY MANAGEMENT AREA (PMA)
- REGULATED STREAM
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- EXISTING WETLAND BUFFER
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Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-045-2022

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15TH ELECTION DISTRICT
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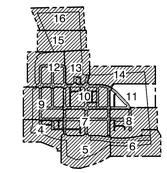

THIS TCP2 PLAN SHEET CORRESPONDS TO SHEET 13 OF THE SDP.

SCALE
0 30' 60'
SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY ALD
APPROVED BY PMS
CHECKED BY RL
DATE MAY 2022

TITLE SDP-2204

TREE CONSERVATION PLAN TYPE 2 PLAN SHEET

DEWBERRY JOB NO. 50136260

11

SHEET NO. 11 OF 16

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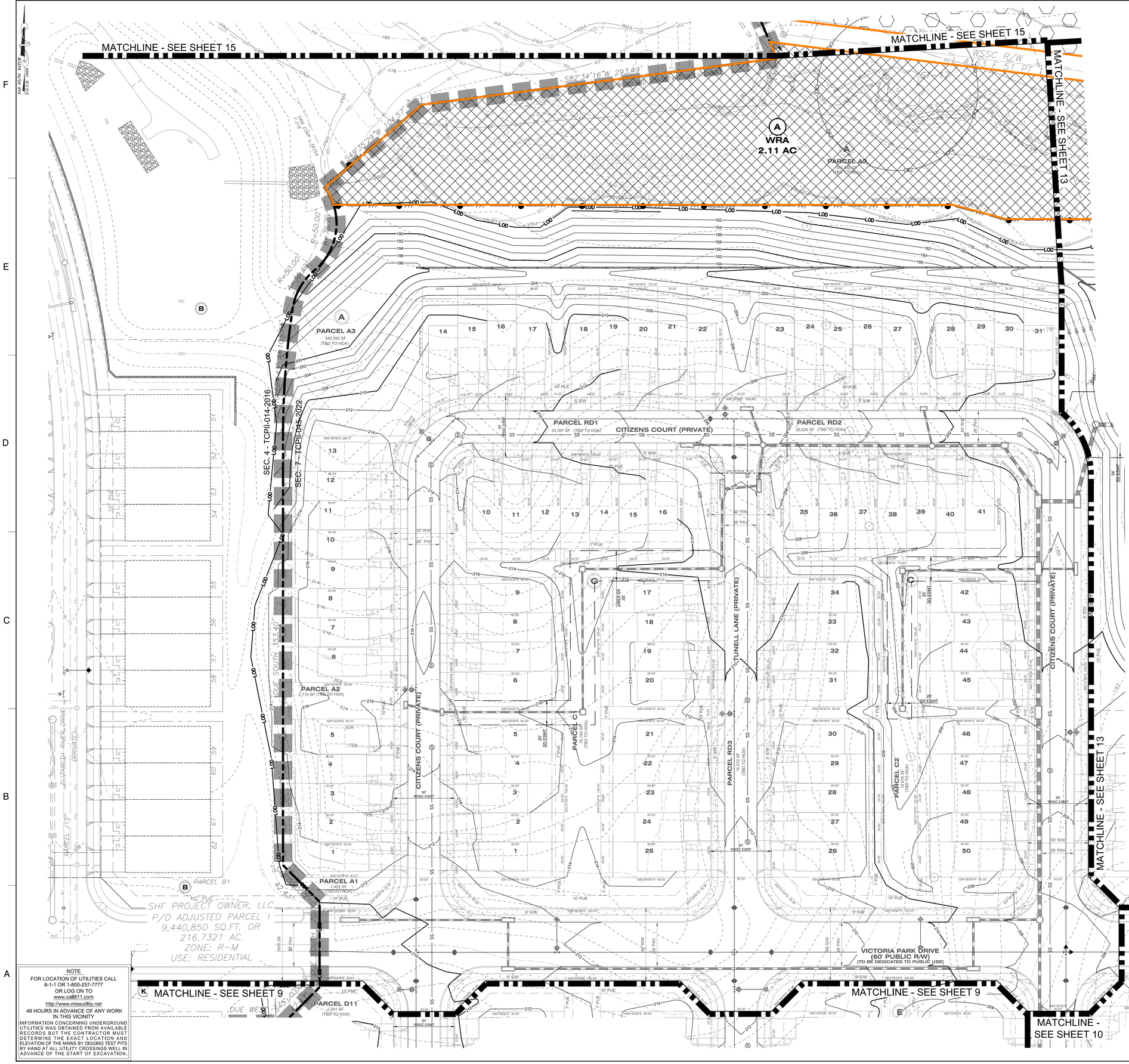

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- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED WATER EASEMENT
- PROPOSED STORM DRAIN
- SHEET MATCHLINE
- SECTION LINES
- PERMANENT PROTECTION FENCE
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- AREA OF STREAM RESTORATION WORK
- AREA UNDER SEPARATE APPROVAL
- WOODLAND CLEARED (WCA)
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- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND RETAINED - NOT CREDITED (WR-NC)
- WOODLAND RETAINED - ASSUMED CLEARED (WR-AC)
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- PROPOSED STORMWATER MANAGEMENT
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- REFORESTATION/AFFORESTATION SIGN
- SPECIMEN TREE SIGN
- EXISTING TREES
- EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE
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SPECIMEN TREE TABLE (BY SHEET)

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/ Comments	Disposition
17	Pin Oak	*Quercus palustris*	44	Poor	crown is half dead	Save

WOODLAND CONSERVATION SUMMARY TABLE

WOODLAND REFORESTATION (WRA)	A	2.11 AC

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-045-2022

	Approved by	Date	DRD #	Reason for Revision
00	Kim Finch	11/21/2024	SDP-2204	
01				
02				
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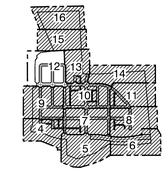
PARKSIDE - SECTION 7
TYPE II TREE CONSERVATION PLAN
TCP2-045-2022
SDP-2204
PRINCE GEORGE'S COUNTY, MD
15TH ELECTION DISTRICT
PARCEL: 219
TAX MAP/GRID: 90/E1, E2, F1, F2 ; 91/A1, A2
200' MAP REFERENCE: 205SE09 & 206SE09

SEAL
STATE OF MARYLAND
ANDREW J. PRESTON
No. 4170
REGISTERED
LANDSCAPE ARCHITECT

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. 4170
EXPIRATION DATE: 10.11.24

KEY PLAN



THIS TCP2 PLAN SHEET CORRESPONDS TO SHEET 14 OF THE SDP.

SCALE
0 30' 60'
SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY ALD
APPROVED BY PMS
CHECKED BY RL
DATE MAY 2022

TITLE SDP-2204

TREE CONSERVATION PLAN TYPE 2 PLAN SHEET

DEWBERRY JOB NO. 50136260

12

SHEET NO. 12 OF 16

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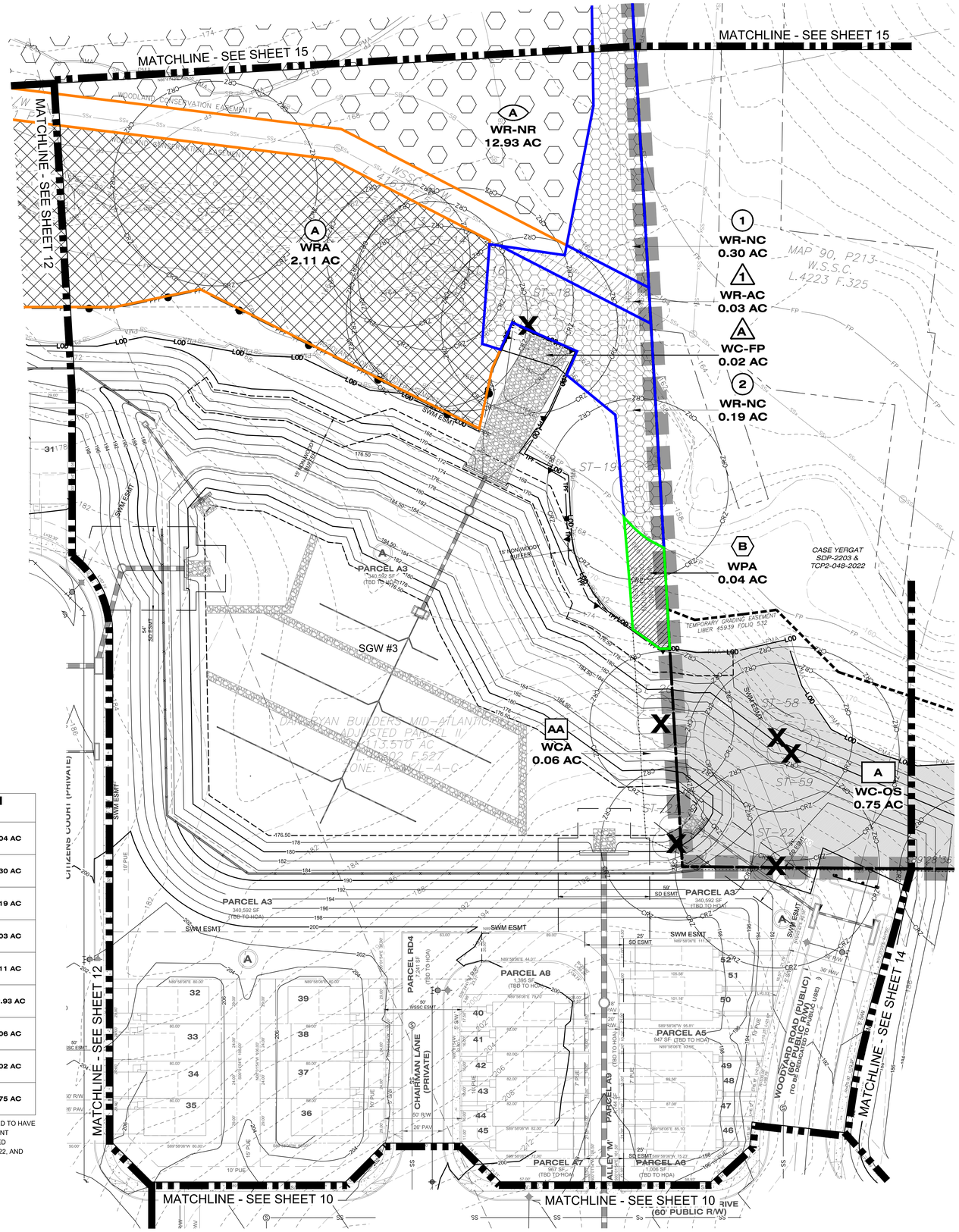

WOODLAND CONSERVATION SUMMARY TABLE

WOODLAND PRESERVATION (WPA)	B	0.04 AC
WOODLAND RETAINED - NOT CREDITED (WR-NC)	1	0.30 AC
WOODLAND RETAINED - NOT CREDITED (WR-NC)	2	0.19 AC
WOODLAND RETAINED - ASSUMED CLEARED (WR-AC)	1	0.03 AC
WOODLAND REFORESTATION (WRA)	A	2.11 AC
WOODLAND REFORESTATION PER NATURAL REGENERATION (WR-NR)	A	12.93 AC
WOODLAND CLEARING (WCA)	AA	0.06 AC
WOODLAND CLEARING IN FLOODPLAIN (WC-FP)	A	0.02 AC
WOODLAND CLEARED OFF-SITE (WC-OS)	A	0.75 AC

NOTES: WOODLAND REFORESTATION AREA A (WRA A) WAS DETERMINED TO HAVE SATISFACTORILY NATURALLY REGENERATED BASED ON AN ASSESSMENT PERFORMED BY KEVIN M MCCARTHY, STATE OF MARYLAND REGISTERED FORESTER #394, OF BAY ENVIRONMENTAL INC. DATED OCTOBER 14, 2022, AND LOCATED IN THE DIGITAL FILE FOR TCP2-045-2022.

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LEGEND

- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 65 dBA Ldn UNMITIGATED NOISE CONTOUR
- 100-YEAR FLOODPLAIN
- EXISTING FLOODPLAIN EASEMENT
- PRIMARY MANAGEMENT AREA (PMA)
- REGULATED STREAM
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING STREAM BUFFER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING PAVEMENT
- EXISTING OVERHEAD ELECTRIC
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- EXISTING BRUSH LINE 'NOT WOODLAND'
- EXISTING 1.5 FACTOR OF SAFETY LINE
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SPECIMEN TREE TABLE (BY SHEET)

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/ Comments	Disposition
12	Yellow-Poplar	*Liriodendron tulipifera*	44	Poor	lower trunk rot,vine encumbered, crown dieback, epicormic branching	Save
13	Red Maple	*Acer rubrum*	31	Poor	leaning badly, trunk wound, roots not present on stream side	Save
14	Yellow-Poplar	*Liriodendron tulipifera*	32	Fair	leaning , roots not present on stream side	Save
15	Sweetgum	*Liquidambar styraciflua*	39	Good	oversized limb, leaning	Save
16	Red Maple	*Acer rubrum*	48	Poor	very large cavity in lower trunk and root collar, leaning	Save
18	Red Maple	*Acer rubrum*	38	Fair	twin leaders with included bark, roots not present on stream side	Remove
19	River Birch	*Betula nigra*	39	Good	oversized limb, poor form	Save
20	Sweetgum	*Liquidambar styraciflua*	31	Good	oversized limb	Remove
21	American Beech	*Fagus grandifolia*	33	Good	no apparent problems	Remove
22	Yellow-Poplar	*Liriodendron tulipifera*	44	Good	top gone	Remove

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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-045-2022

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PARKSIDE - SECTION 7
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TCP2-045-2022
SDP-2204
PRINCE GEORGE'S COUNTY, MD
15TH ELECTION DISTRICT
PARCEL: 219
TAX MAP/GRID: 90/E1 ; E2, F1 ; F2 ; 91/A1, A2
200' MAP REFERENCE: 205SE09 & 206SE09

SEAL
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KRISTEN L. MEREDITH
No. 4170
REGISTERED
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PROFESSIONAL CERTIFICATION.
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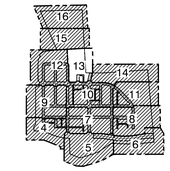

THIS TCP2 PLAN SHEET CORRESPONDS TO SHEET 15 OF THE SDP.

SCALE
0 30' 60'
SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY ALD
APPROVED BY PMS
CHECKED BY RL
DATE MAY 2022

TITLE SDP-2204

TREE CONSERVATION PLAN TYPE 2 PLAN SHEET

DEWBERRY JOB NO. 50136260

13

SHEET NO. 13 OF 16

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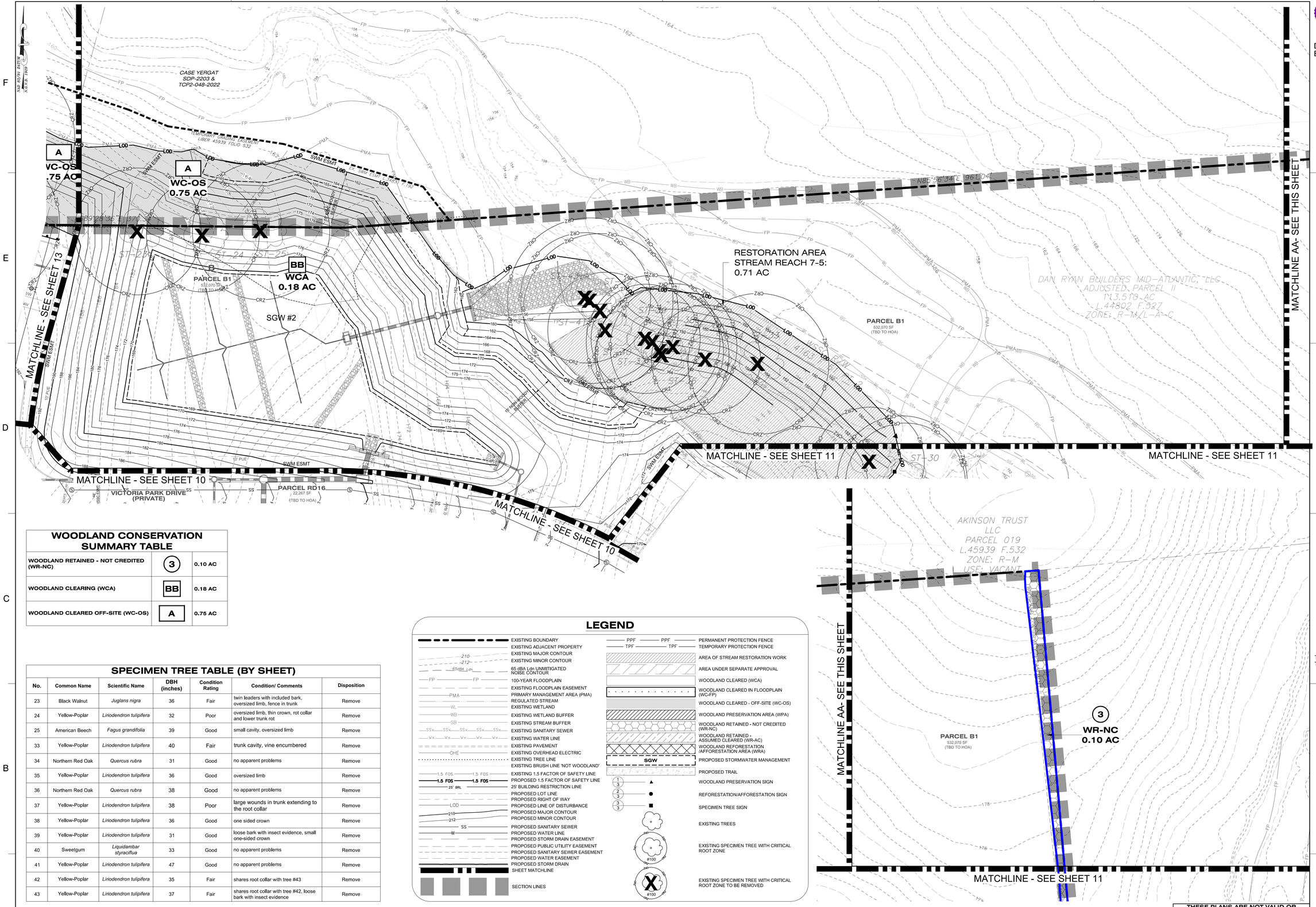

WOODLAND CONSERVATION SUMMARY TABLE

WOODLAND RETAINED - NOT CREDITED (WR-NC)	3	0.10 AC
WOODLAND CLEARING (WCA)	BB	0.18 AC
WOODLAND CLEARED OFF-SITE (WC-OS)	A	0.75 AC

SPECIMEN TREE TABLE (BY SHEET)

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/ Comments	Disposition
23	Black Walnut	*Juglans nigra*	36	Fair	twin leaders with included bark, oversized limb, fence in trunk	Remove
24	Yellow-Poplar	*Liriodendron tulipifera*	32	Poor	oversized limb, thin crown, rot collar and lower trunk rot	Remove
25	American Beech	*Fagus grandifolia*	39	Good	small cavity, oversized limb	Remove
33	Yellow-Poplar	*Liriodendron tulipifera*	40	Fair	trunk cavity, vine encumbered	Remove
34	Northern Red Oak	*Quercus rubra*	31	Good	no apparent problems	Remove
35	Yellow-Poplar	*Liriodendron tulipifera*	36	Good	oversized limb	Remove
36	Northern Red Oak	*Quercus rubra*	38	Good	no apparent problems	Remove
37	Yellow-Poplar	*Liriodendron tulipifera*	38	Poor	large wounds in trunk extending to the root collar	Remove
38	Yellow-Poplar	*Liriodendron tulipifera*	36	Good	one sided crown	Remove
39	Yellow-Poplar	*Liriodendron tulipifera*	31	Good	loose bark with insect evidence, small one-sided crown	Remove
40	Sweetgum	*Liquidambar styraciflua*	33	Good	no apparent problems	Remove
41	Yellow-Poplar	*Liriodendron tulipifera*	47	Good	no apparent problems	Remove
42	Yellow-Poplar	*Liriodendron tulipifera*	35	Fair	shares root collar with tree #43	Remove
43	Yellow-Poplar	*Liriodendron tulipifera*	37	Fair	shares root collar with tree #42, loose bark with insect evidence	Remove

LEGEND

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- EXISTING ADJACENT PROPERTY
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TYPE 2 TREE CONSERVATION PLAN APPROVAL
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PARCEL: 219
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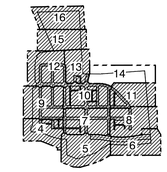

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SCALE
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No.	DATE	BY	Description

REVISIONS

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TITLE SDP-2204

TREE CONSERVATION PLAN TYPE 2 PLAN SHEET

DEWBERRY JOB NO. 50136260

14

SHEET NO. 14 OF 16

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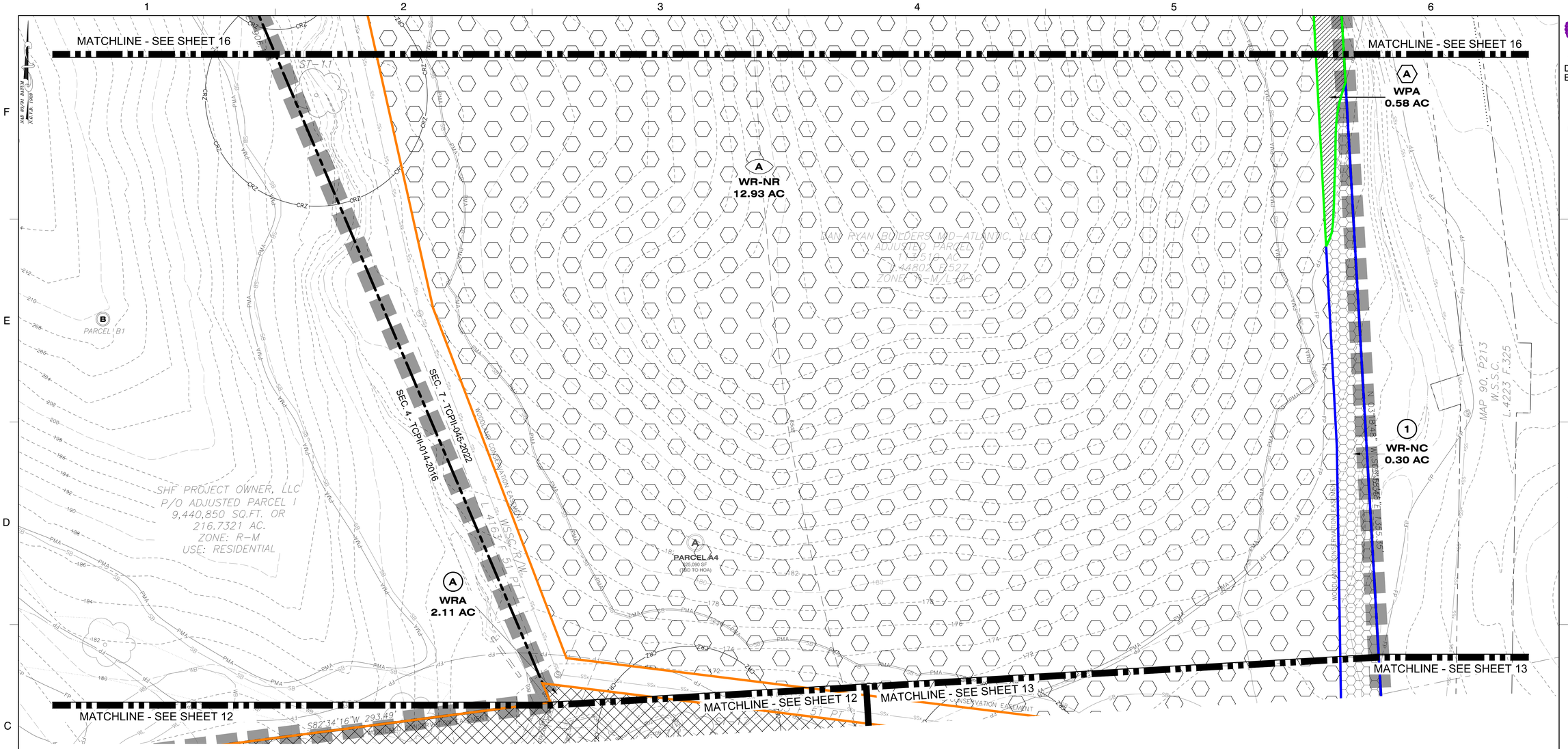

F

E

D

C

B

A

1 2 3 4 5 6

WOODLAND CONSERVATION SUMMARY TABLE

WOODLAND PRESERVATION (WPA)	A	0.58 AC
WOODLAND RETAINED - NOT CREDITED (WR-NC)	1	0.30 AC
WOODLAND REFORESTATION (WRA)	A	2.11 AC
WOODLAND REFORESTATION PER NATURAL REGENERATION (WR-NR)	A	12.93 AC

NOTES: WOODLAND REFORESTATION AREA A (WRA A) WAS DETERMINED TO HAVE SATISFACTORILY NATURALLY REGENERATED BASED ON AN ASSESSMENT PERFORMED BY KEVIN M MCCARTHY, STATE OF MARYLAND REGISTERED FORESTER #394, OF BAY ENVIRONMENTAL INC. DATED OCTOBER 14, 2022, AND LOCATED IN THE DIGITAL FILE FOR TCP2-045-2022.

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No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/ Comments	Disposition
11	Yellow-Poplar	*Liriodendron tulipifera*	44	Poor	large cavity	Save

LEGEND

- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 65 dBA Ldn UNMITIGATED NOISE CONTOUR
- 100-YEAR FLOODPLAIN
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200 MAP REFERENCE: 205SE09 & 206SE09

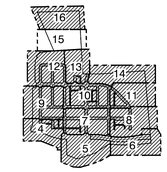
SEAL

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. 4170

EXPIRATION DATE: 10.11.24

KEY PLAN



THIS TCP2 PLAN SHEET CORRESPONDS TO SHEET OF THE SDP.

SCALE
0 30' 60'
SCALE: 1"=30'

17

No.	DATE	BY	Description

REVISIONS

DRAWN BY ALD
APPROVED BY PMS
CHECKED BY RL
DATE MAY 2022

TITLE SDP-2204

TREE CONSERVATION PLAN TYPE 2 PLAN SHEET

DEWBERRY JOB NO. 50136260

15

SHEET NO. 15 OF 16

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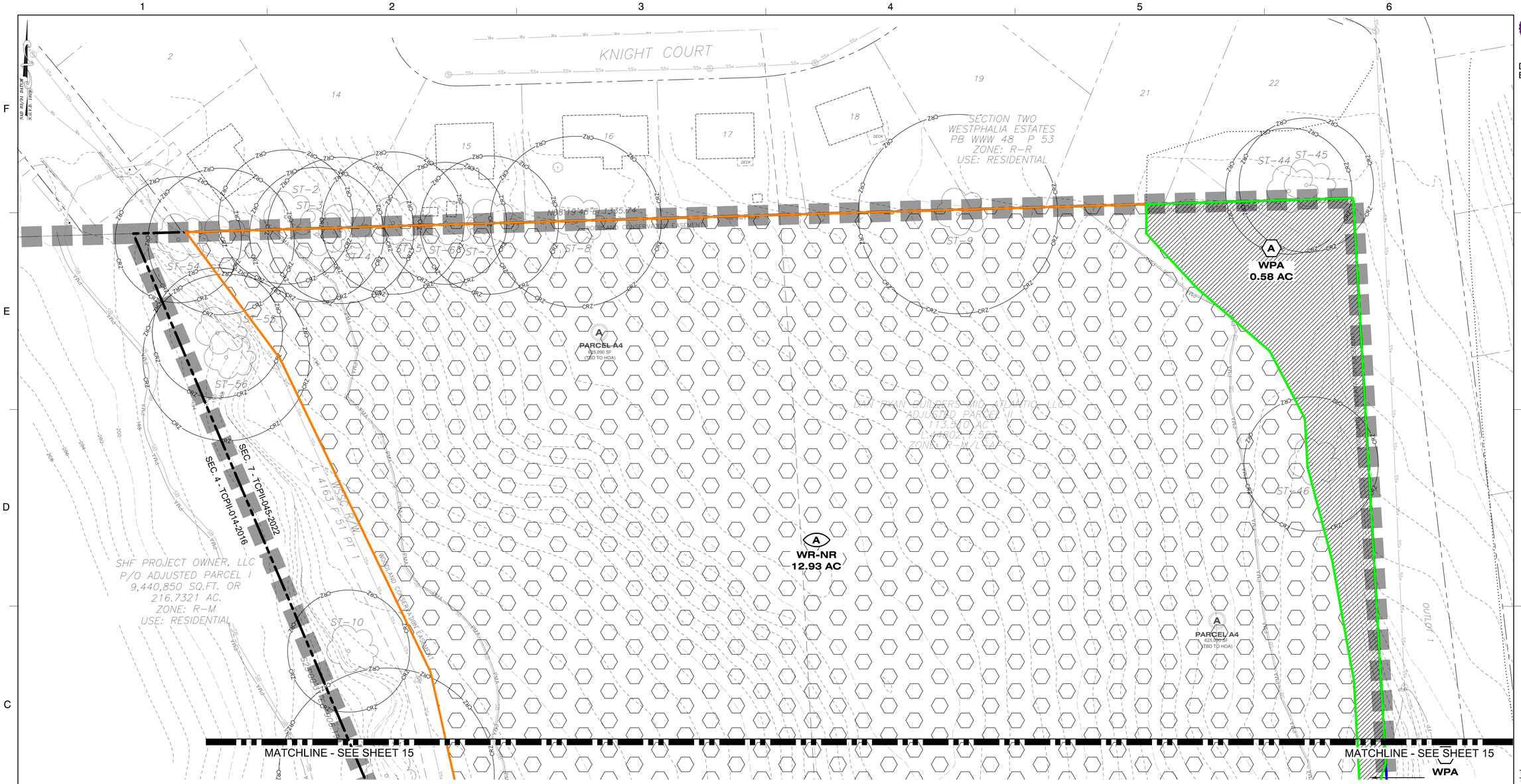

SPECIMEN TREE TABLE (BY SHEET)

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/ Comments	Disposition
1	Sweetgum	*Liquidambar styraciflua*	36	Fair	twin leaders with included bark, large trunk wound	Save
2	Yellow-Poplar	*Liriodendron tulipifera*	33	Fair	offsite	Save
3	Sweetgum	*Liquidambar styraciflua*	33	Fair	offsite	Save
4	Sweetgum	*Liquidambar styraciflua*	36	Fair	offsite	Save
5	Sweetgum	*Liquidambar styraciflua*	35	Fair	offsite	Save
6	Pin Oak	*Quercus palustris*	30	Fair	offsite	Save
7	Southern Red Oak	*Quercus falcata*	34	Good	crown dieback	Save
8	Yellow-Poplar	*Liriodendron tulipifera*	42	Poor	large cavity, one sided branching, oversized limb	Save
9	Yellow-Poplar	*Liriodendron tulipifera*	49	Poor	three large cavities	Save
10	Red Maple	*Acer rubrum*	30	Fair	six leaders with included bark	Save
44	Red Maple	*Acer rubrum*	31	Good	no apparent problems	Save
45	Sweetgum	*Liquidambar styraciflua*	33	Fair	leaning, crooked	Save
46	Sweetgum	*Liquidambar styraciflua*	33	Good	co-dominant leader, weak union	Save
54	Sweetgum	*Liquidambar styraciflua*	31	Good	no apparent problems	Save
55	Yellow-Poplar	*Liriodendron tulipifera*	32	Poor	shares root collar with tree #56, loose bark with insect evidence, leaning heavily, one-sided crown, one-sided roots due to growing on stream bank, inaccessible for measurement	Save
56	Yellow-Poplar	*Liriodendron tulipifera*	41	Fair	shares root collar with tree #55, loose bark with insect evidence, one-sided roots due to growing on stream bank, inaccessible for measurement	Save

LEGEND

- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 65 dBA Ldn UNMITIGATED NOISE CONTOUR
- 100-YEAR FLOODPLAIN
- EXISTING FLOODPLAIN EASEMENT
- PRIMARY MANAGEMENT AREA (PMA)
- REGULATED STREAM
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING STREAM BUFFER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING PAVEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING TREE LINE
- EXISTING BRUSH LINE 'NOT WOODLAND'
- EXISTING 1.5 FACTOR OF SAFETY LINE
- PROPOSED 1.5 FACTOR OF SAFETY LINE
- 25' BUILDING RESTRICTION LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LINE OF DISTURBANCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED WATER EASEMENT
- PROPOSED STORM DRAIN
- SHEET MATCHLINE
- SECTION LINES
- PERMANENT PROTECTION FENCE
- TEMPORARY PROTECTION FENCE
- AREA OF STREAM RESTORATION WORK
- AREA UNDER SEPARATE APPROVAL
- WOODLAND CLEARED (WCA)
- WOODLAND CLEARED IN FLOODPLAIN (WC-FP)
- WOODLAND CLEARED - OFF-SITE (WC-OS)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND RETAINED - NOT CREDITED (WR-NC)
- WOODLAND RETAINED - ASSUMED CLEARED (WR-AC)
- WOODLAND REFORESTATION /AFFORESTATION AREA (WRA)
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED TRAIL
- WOODLAND PRESERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN
- SPECIMEN TREE SIGN
- EXISTING TREES
- EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE
- EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE TO BE REMOVED

WOODLAND CONSERVATION SUMMARY TABLE

WOODLAND PRESERVATION (WPA)	A	0.58 AC
WOODLAND REFORESTATION PER NATURAL REGENERATION (WR-NR)	A	12.93 AC

NOTES: WOODLAND REFORESTATION AREA A (WRA A) WAS DETERMINED TO HAVE SATISFACTORILY NATURALLY REGENERATED BASED ON AN ASSESSMENT PERFORMED BY KEVIN M MCCARTHY, STATE OF MARYLAND REGISTERED FORESTER #394, OF BAY ENVIRONMENTAL INC. DATED OCTOBER 14, 2022, AND LOCATED IN THE DIGITAL FILE FOR TCP2-045-2022.

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

THESE PLANS ARE NOT VALID OR APPROVED UNLESS STAMPED BY THE AGENCY SHOWN HERE

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-045-2022

	Approved by	Date	DRD #	Reason for Revision
00	Kim Finch	11/21/2024	SDP-2204	
01				
02				
03				
04				
05				

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
DAN RYAN BUILDERS MID-ATLANTIC LLC
2101 GAITHER ROAD, SUITE 200
ROCKVILLE, MD 20850

CONTACT
Adam Schueftan
240.420.6050
aschueftan@drbgroup.com

PARKSIDE - SECTION 7
TYPE II TREE CONSERVATION PLAN
TCP2-045-2022
SDP-2204
PRINCE GEORGE'S COUNTY, MD
15TH ELECTION DISTRICT
PARCEL: 219
TAX MAP/GRID: 90/E1 ; E2, F1 , F2 ; 91/A1, A2
200' MAP REFERENCE: 205SE09 & 206SE09

SEAL

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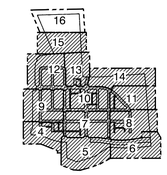

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TREE CONSERVATION PLAN TYPE 2 PLAN SHEET

DEWBERRY JOB NO. 50136260

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SHEET NO. 16 OF 16

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