

TREE CONSERVATION PLAN TYPE II
FOR
DUVALL PROPERTY
15th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

NOTES: NORTH SITE

1. Deed Ref's: L.6350, F.452; L.6350, F.456; & L.11916, F.712
2. Tax Map: 128, Grid: D1, Parcels 48 & 49
3. AREA TABULATION:
- | | | | |
|------------------------|-------------|--------------------------------------|-------------|
| North Site | = 43.57 Ac. | Total North Site: | = 43.57 Ac. |
| South Site | = 10.91 Ac. | Prop. road dedication area: | = 2.00 Ac. |
| Total Development Area | = 54.48 Ac. | Prop. Lots, Outlot and Parcels area: | = 41.57 Ac. |
4. R-E Zone (Residential Estate) (North Site)

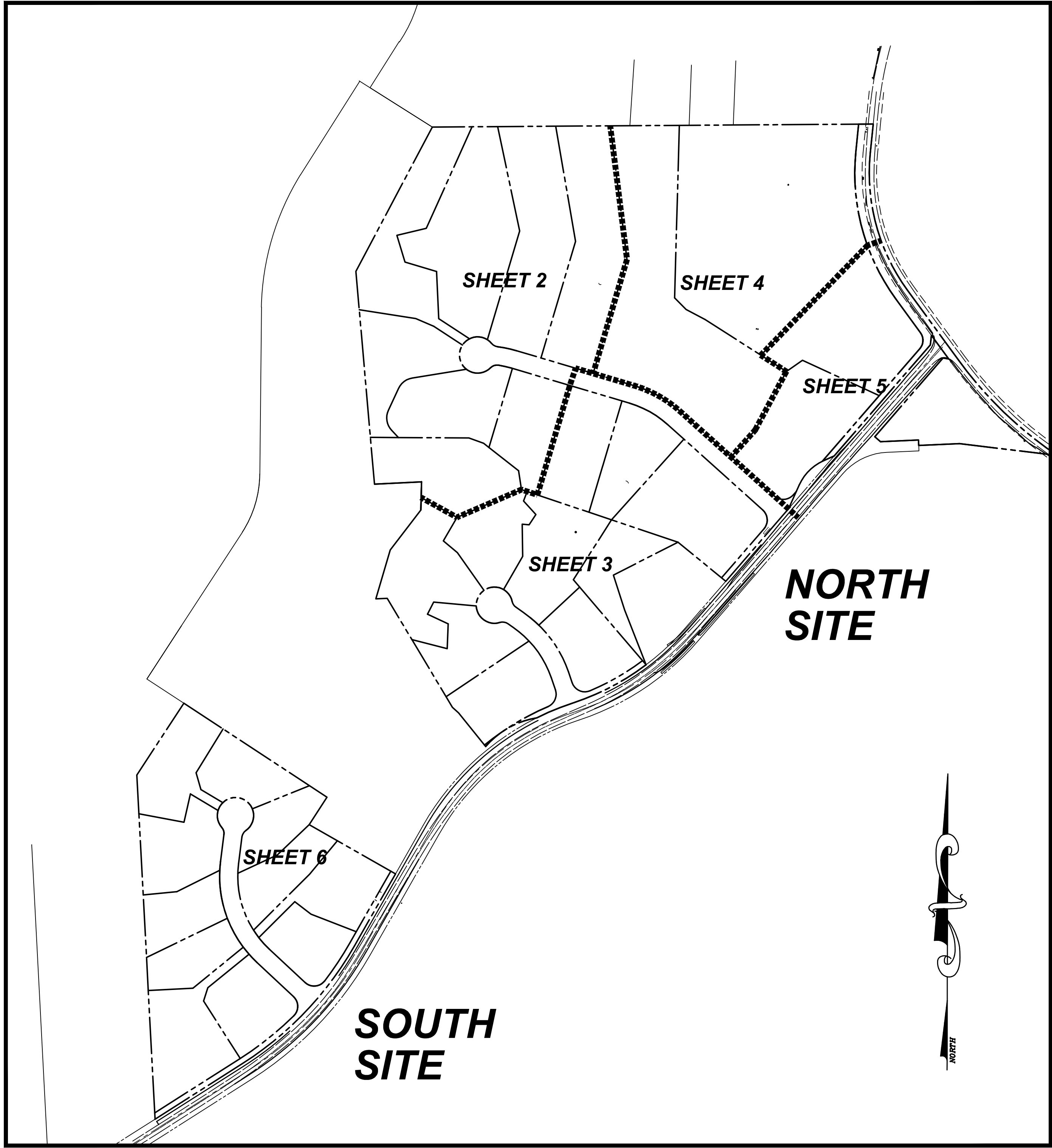
- RE-Regulations: (North Site)
Net lot area (in general): 40,000 S.F.
- Street line frontage: 50ft.
Street line frontage, flag lot: 25ft.
Yard setbacks:
Front: 25ft.
Side: 35/17ft.
Rear: 25ft.
Max. lot cov.: 20%
Density: 1.08 - 1.08 x 43.57 = 47 Permitted, 20 Proposed.
5. Water Category: Ex. = 6
Sewer Category: Ex. = 6
6. Fire - Marlboro Co. 45-3.5 miles
7. Police - County Jail- 6.5 miles
8. 2' Topography provided by: CDDI.
9. "Duley Station Road and Croom Road have been designated Historic Roads by the District Council. Croom Road is a designated state scenic byway."
10. No known cemeteries on or adjacent to site.
11. Proposed Well and Septic.
12. Proposed use: one-family detached dwellings
13. Proposed lots (north site): 20 (south site) 10, (total) 30
14. Steep slopes (15-25%) and severe slopes (over 25%) are as shown hereon.
15. Mandatory dedication to parkland to be fee-in-lieu
16. There is no 100 yr. Floodplain on this site.
17. There are no rare, threatened, or endangered species found to occur on the site.
18. Perennial streams, proposed stream buffer and non tidal wetlands, if any, are as shown hereon.
19. This site is not within the Chesapeake Bay Critical Area.
20. Patuxent River Management Area is as shown hereon.
21. Stormwater Concept No. 27861-2004-01
22. There is a historic site located in the vicinity of the proposed site.
Croom (86A-27) Blanche Ogle House

K> 37	SYMBOL	NAME
-	Bo	- Bibb silt loam
-	GaC	- Galetstown gravelly loamy sand, 8 to 15% slopes
43	HeD3	- Howell clay loam, 12 to 20% slopes, severely eroded
43	HoB2	- Howell fine sandy loam, 2 to 6% slopes, moderately eroded
-	SaE	- Sandy land, steep
-	SgC3	- Sassafras gravelly sandy loam
-	ShB2	- Sassafras sandy loam, 2 to 5% slopes, moderately eroded
43	WaD3	- Westphalia fine sandy loam, 12 to 20% slopes, severely eroded
43	WeC2	- Westphalia-Evesboro complex, 6 to 12% slopes, moderately eroded
43	WeD3	- Westphalia-Evesboro complex, 12 to 20% slopes, severely eroded

NOTES: SOUTH SITE

1. Deed Ref's: L.6350, F.452; L.6350, F.456; & L.11916, F.712
2. Tax Map: 128, Grid: D1, Parcels 48 & 49
3. AREA TABULATION:
- | | | | |
|------------------------|-------------|--------------------------------------|------------|
| North Site | = 43.57 Ac. | Prop. Duley Sta. Rd. Ded. Area: | = 0.33 Ac. |
| South Site | = 10.91 Ac. | Prop. interior road dedication area: | = 0.81 Ac. |
| Total Development Area | = 54.48 Ac. | Prop. Lots and Parcel area: | = 9.78 Ac. |
4. R-R Zone (Rural Residential) (South Site)
RR-Regulations: (South Site)
Net lot area (in general): 20,000 S.F.
Bldg. line of width: 100ft.
Street line frontage: 70ft.
Street line frontage at cul-de-sac: 60ft.
Street line frontage, flag lot: 25ft.
Yard setbacks:
Front: 25'
Rear: 20'
Side: 17/8' (15' min. one side)
Cor. side: 25'
Max. lot cov.: 25%
Density: 2.17 - 2.17 x 10.9 = 23 permitted, 10 proposed.
5. Water Category: 6
Sewer Category: Ex.= 6
6. Fire - Marlboro Co. 45- 3.5 miles
7. Police - County Jail- 6.5 miles
8. 2' Topography provided by: CDDI.
9. Duley Station Road and Croom Road are designated "Historic Roads" by M.N.C.P.&P.C., the sites are subject to the conditions of the "Historic Survey Areas" Croom (86A- 27), Planning Area-PAR2A-Rosaryville-27-Duval Tobacco Barns
10. No known cemeteries on or adjacent to site.
11. Proposed Well and Septic.
12. Proposed use: one-family detached dwellings
13. Proposed lots (north site) 20, (south site) 10, (total) 30
14. Steep slopes (15-25%) and severe slopes (over 25%) are as shown hereon.
15. Mandatory dedication to parkland to be fee-in-lieu-tidal wetlands, if any, are as shown
16. There is no 100 yr. Floodplain on this site.
17. There are no rare, threatened, or endangered species found to occur on the site.
18. Perennial streams, proposed stream buffer and non tidal wetlands, if any, are as shown hereon.
19. This site is not within the Chesapeake Bay Critical Area.
20. Patuxent Management Area is as shown hereon.
21. Stormwater Concept No. 27861-2004-01
22. There is a historic site located in the vicinity of the proposed site.
Croom (86A-27) Blanche Ogle House

K> 37	SYMBOL	NAME
-	Bo	- Bibb silt loam
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-	SgC3	- Sassafras gravelly sandy loam
-	ShB2	- Sassafras sandy loam, 2 to 5% slopes, moderately eroded
43	WaD3	- Westphalia fine sandy loam, 12 to 20% slopes, severely eroded
43	WeC2	- Westphalia-Evesboro complex, 6 to 12% slopes, moderately eroded
43	WeD3	- Westphalia-Evesboro complex, 12 to 20% slopes, severely eroded



KEY PLAN
SCALE: 1"=200'

TREE CONSERVATION II REFORESTATION AREAS		TREE CONSERVATION II PRESERVATION AREAS		TREE CONSERVATION II NOT PART OF THE REQ. AREAS	
IDENTIFIER #	AREA IN ACRES	IDENTIFIER #	AREA IN ACRES	IDENTIFIER #	AREA IN ACRES
1	0.15	1	12.29	1	0.22
2	0.083	2	0.17	2	0.014
3	0.079	3	0.16	3	0.029
4	0.002	4	0.46	4	0.039
5	0.33	5	2.27	5	0.109
6	0.1	6	0.43	6	0.246
7	0.026	7	0.22	7	0.127
8	0.095	8	0.65	8	0.102
9	0.219	9	0.21	9	0.114
10	0.1	10	0.066	10	0.177
11	0.018	11	0.231	11	1.03
12	0.015			12	1.174
13	0.026			13	0.189
14	0.039			14	0.078
15	0.05			15	0.228
16	0.15			16	0.026
17	0.2			TOTAL	3.90
18	0.19				
19	0.372				
TOTAL	2.27				

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

APPROVED BY: *[Signature]* DATE: 7-13-2018
MARWAN FARIS MUSTAFA, PE
MD REG. # 20423

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

SHEET INDEX	
SHEET NO.	SHEET NAME
1	TCPII COVER SHEET
2	TCPII-NORTH SITE
3	TCPII-SOUTH SITE
4	TCPII-NORTH SITE
5	TCPII-NORTH SITE
6	TCPII-SOUTH SITE
7	NOTES AND DETAILS

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL			
TCPII-64-05			
Approved by	Date	DRD #	Reason for Revision
01 KIF	06/22/05		
02 KIF	11/23/05		
03 Kim A. Finch	1/19/2018		
04			
05			
06			
07			

DATE: JULY., 2018	
DWN. DS/AT	CHECKED MP
SCALE: AS SHOWN	
PROJECT/FILE NO. 02-096	
SHEET NO. 1 OF 7	

DEVELOPER
GGLG, DUVALL WOODS, LLC
1420 KING STREET, UNIT 411
ALEXANDRIA, VA 20314
ATTN: MR. MIKE DROPIK
T.P.NO. OFFICE (301) 356-5970

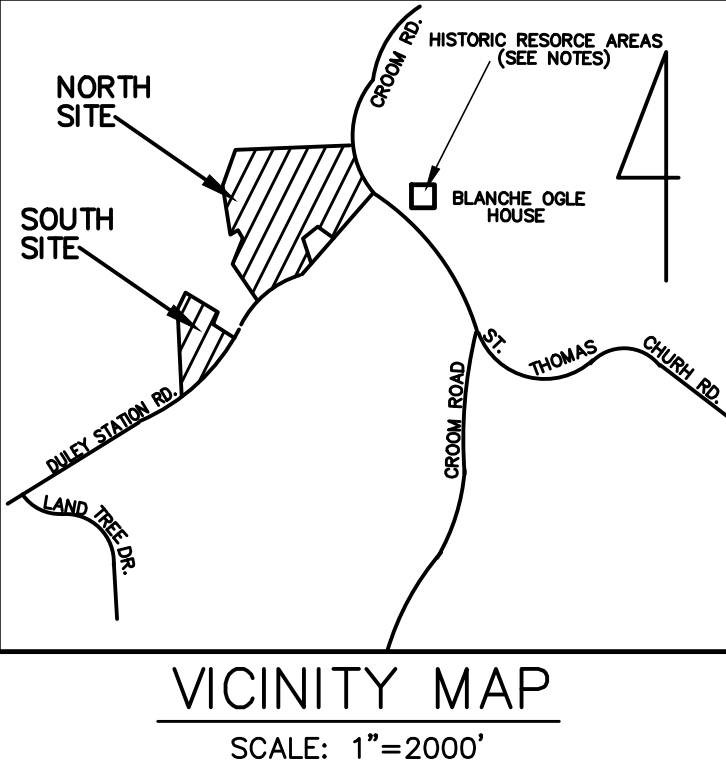
BUILDER
CARUSO BUILDER DUVALL WOODS, LLC.
2120 BALDWIN AVENUE. STE. 200
CROFTON, MD 21114
ATTN: MR. GARY EVANS
PH: (667) 307-4216, (301) 832-4526

Property Owners Awareness Certificate

I/ We Caruso Builder Duvall Woods, LLC hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.
By: *[Signature]* Date: 7/2/18
Caruso Builder Duvall Woods, LLC, By: Caruso Homes, Inc., as Manager

Owner or Owners Representative - Jeffrey V. Caruso, CEO Date: 7/2/18
I/ We Caruso Builder Duvall Woods, LLC hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.
By: *[Signature]* Date: 7/2/18
Caruso Builder Duvall Woods, LLC, By: Caruso Homes, Inc., as Manager

Contract Purchaser - Jeffrey V. Caruso, CEO Date: 7/2/18

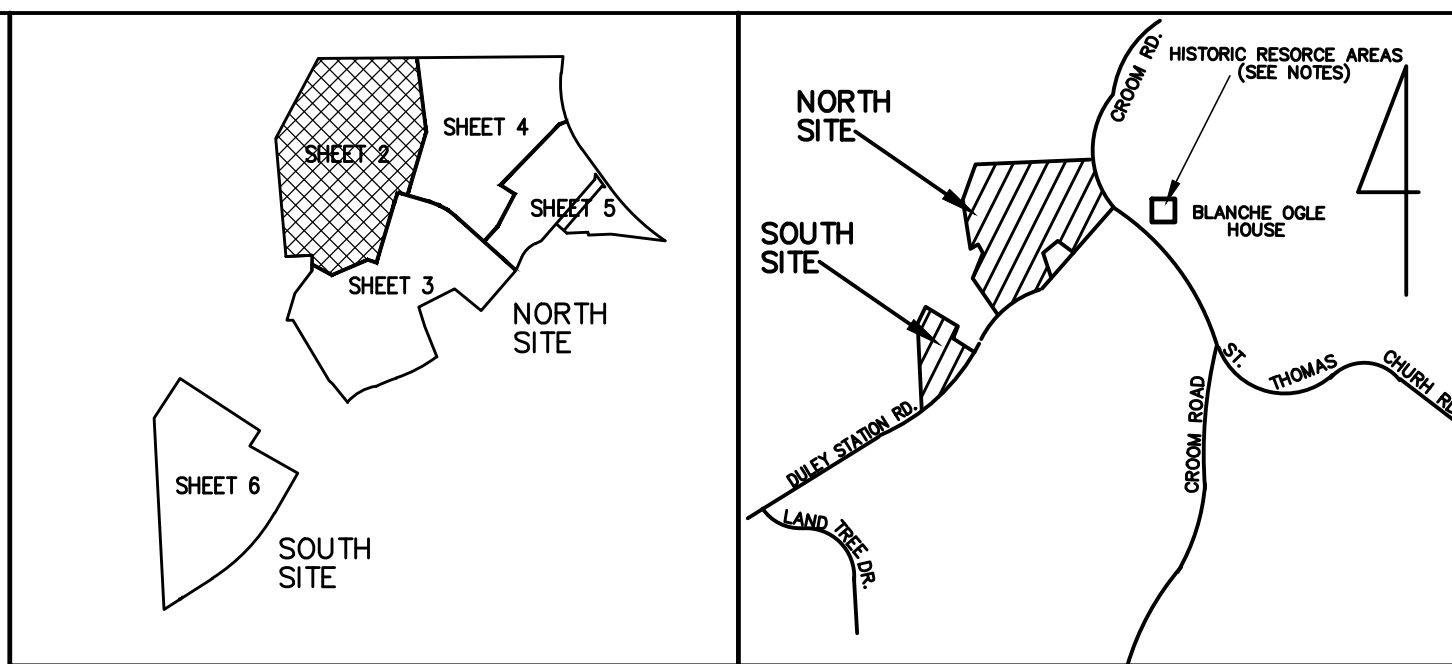
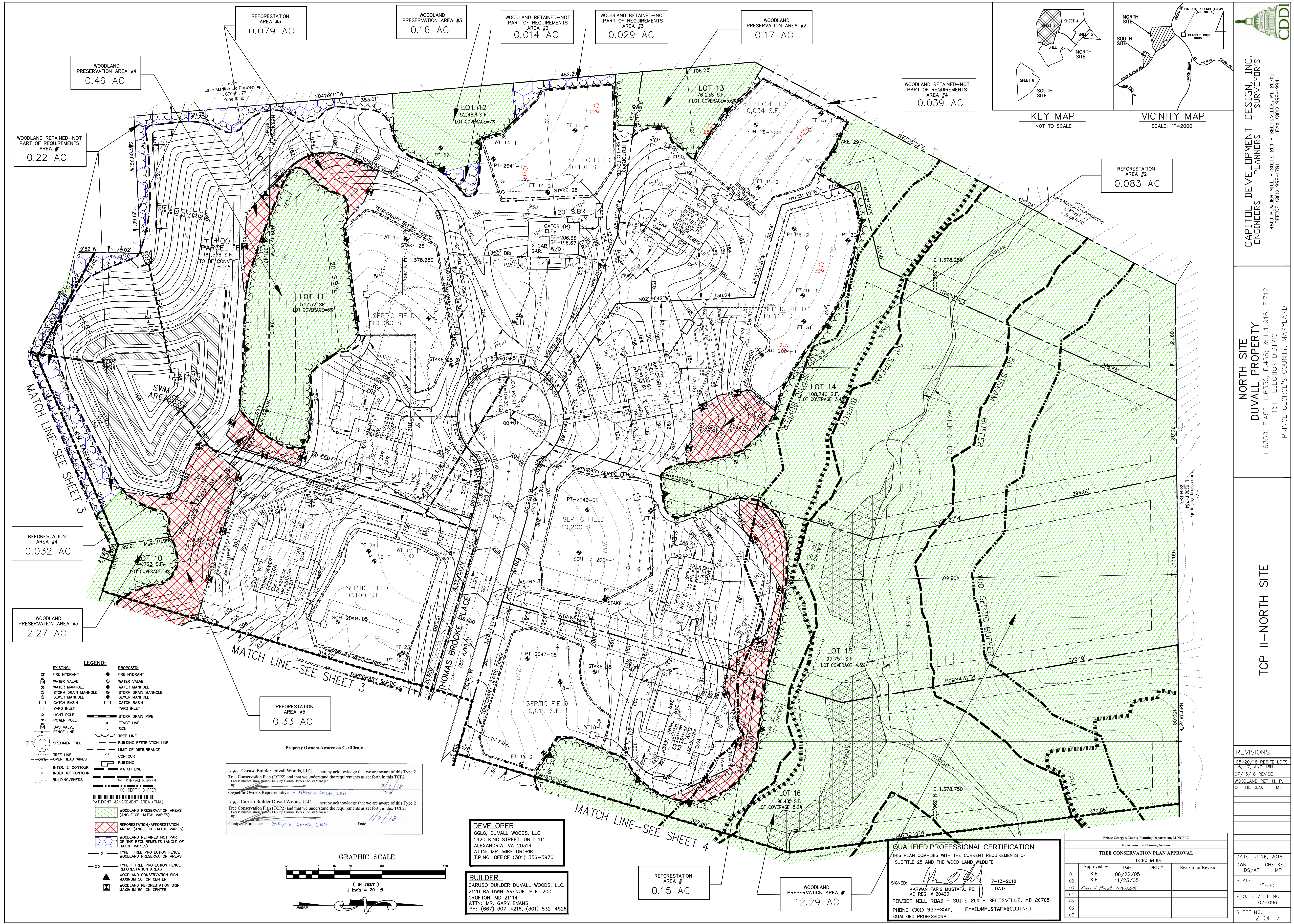


CDDI
CAPITOL DEVELOPMENT DESIGN, INC.,
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 982-1781 FAX (301) 982-1994

DUVALL PROPERTY
L.6350, F.452; L.6350, F.456; & L.11916, F.712
15TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCPII COVER SHEET

REVISIONS
07/13/2018 REV.
ADD TREE CONSER.
CHART AREAS. MP.



CDDI
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 PRINCEPS MILL - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 982-1781 FAX (301) 982-1794

NORTH SITE
DUVALL PROPERTY
L 6350, F 452; L 6350, F 456; & L 11916, F 712
15TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II-NORTH SITE

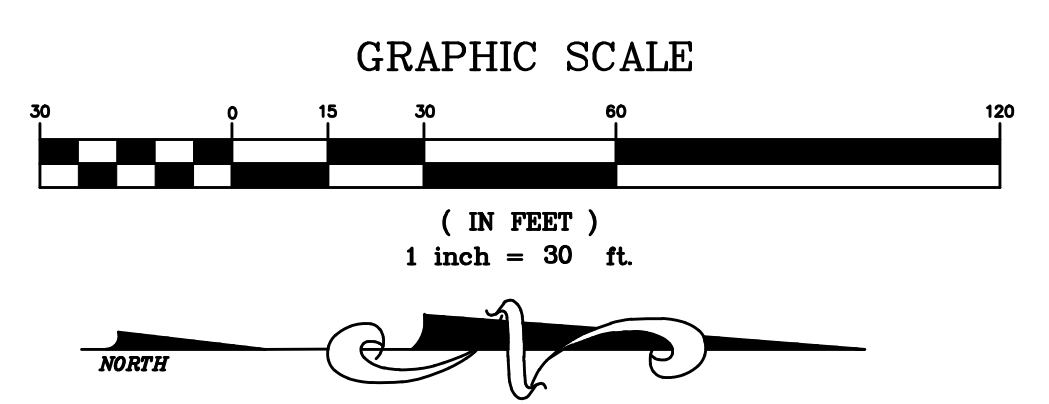
REVISIONS	
05/20/18	RESITE LOTS 16, 17, AND 18N
07/13/18	REVISE WOODLAND RET. N. P. OF THE REQ. MP
DATE: JUNE, 2018	
DWN.	CHECKED
DS/AT	MP
SCALE: 1"=30'	
PROJECT/FILE NO. 02-096	
SHEET NO. 2 OF 7	

- LEGEND:**
- EXISTING:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - LIGHT POLE
 - GAS VALVE
 - FENCE LINE
 - SPECIMEN TREE
 - TREE LINE
 - OHW - OVER HEAD WIRES
 - INTER. 2" CONTOUR
 - INDEX 10' CONTOUR
 - BUILDING/SHEDS
- PROPOSED:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - STORM DRAIN PIPE
 - FENCE LINE
 - TREE LINE
 - BUILDING RESTRICTION LINE
 - LIMIT OF DISTURBANCE
 - CONTOUR
 - BUILDING
 - MATCH LINE
 - 50' STREAM BUFFER
 - 100' SEPTIC BUFFER
 - PATIENT MANAGEMENT AREA (PMA)
 - WOODLAND PRESERVATION AREAS (ANGLE OF HATCH VARIES)
 - REFORESTATION/AFFORESTATION AREAS (ANGLE OF HATCH VARIES)
 - WOODLAND RETAINED NOT PART OF THE REQUIREMENTS (ANGLE OF HATCH VARIES)
 - TYPE I TREE PROTECTION FENCE
 - WOODLAND PRESERVATION AREAS
 - WOODLAND REFORESTATION SIGN MAXIMUM 50' ON CENTER
 - WOODLAND REFORESTATION SIGN MAXIMUM 50' ON CENTER

I/We, Caruso Builder Duvall Woods, LLC, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.
Caruso Builder Duvall Woods, LLC, by Caruso Homes, Inc., its Manager
By: *[Signature]* Date: 7/2/18
Owner or Owners Representative - *Jeffrey V. Caruso, CEO*
I/We, Caruso Builder Duvall Woods, LLC, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.
Caruso Builder Duvall Woods, LLC, by Caruso Homes, Inc., its Manager
By: *[Signature]* Date: 7/2/18
Contact Purchaser - *Jeffrey V. Caruso, CEO*

DEVELOPER
GGLG, DUVALL WOODS, LLC
1420 KING STREET, UNIT 411
ALEXANDRIA, VA 20314
ATTN: MR. MIKE DROPIK
T.P.NO. OFFICE (301) 356-5970

BUILDER
CARUSO BUILDER DUVALL WOODS, LLC
2120 BALDWIN AVENUE, STE. 200
CROFTON, MD 21114
ATTN: MR. GARY EVANS
PH: (667) 307-4216, (301) 832-4526



QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOOD LAND WILDLIFE
SIGNED: *[Signature]* DATE: 7-13-2018
MARWAN FARIS MUSTAFA, PE.
MD REG. # 20423
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: MMUSTAFA@CDDI.NET
QUALIFIED PROFESSIONAL

Tree Conservation Plan Approval			
Approved by	Date	DRD #	Reason for Revision
01 KIF	06/22/05		
02 KIF	11/23/05		
03 Kim A. Finch	11/19/2018		
04			
05			
06			
07			

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOODLAND WILDLIFE

SIGNED: *Marwan Faris Mustafa, PE* DATE: 7-13-2018
MD REG. # 20423
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL:MMUSTAFA@CDDI.NET
QUALIFIED PROFESSIONAL

WOODLAND
PRESERVATION AREA #6
0.43 AC

WOODLAND RETAINED-NOT
PART OF REQUIREMENTS
AREA #1
0.22 AC

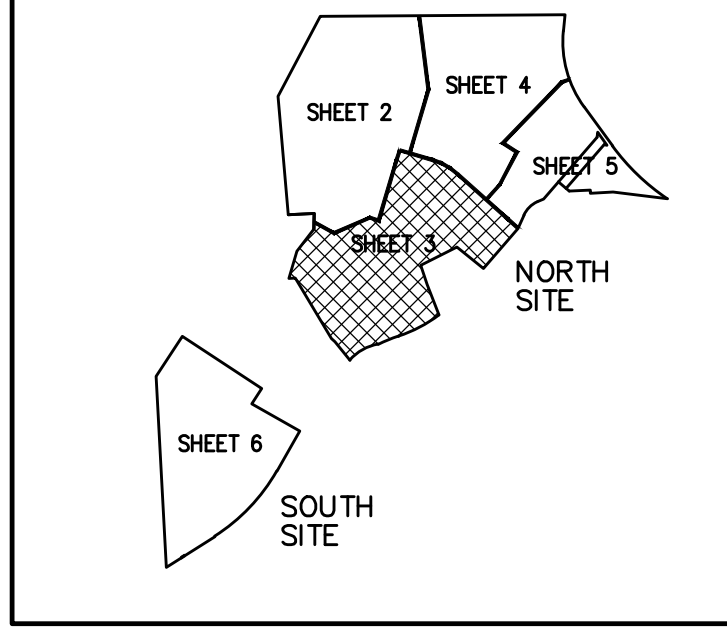
REFORESTATION
AREA #6
0.10 AC

BUILDER
CARUSO BUILDER DUVALL WOODS, LLC
2120 BALDWIN AVENUE, STE. 200
CROFTON, MD 21114
ATTN: MR. GARY EVANS
PH: (667) 307-4216, (301) 832-4526

WOODLAND RETAINED-NOT
PART OF REQUIREMENTS
AREA #5
0.109 AC

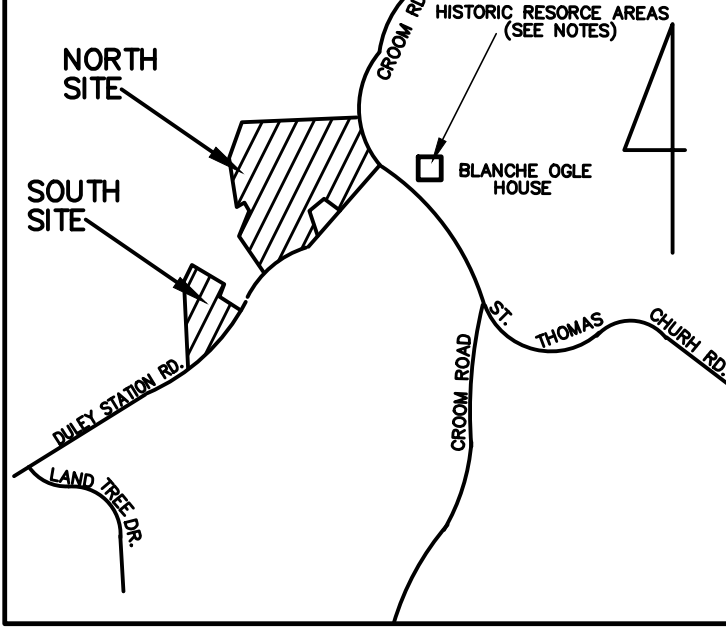


- LEGEND:**
- EXISTING:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - LIGHT POLE
 - POWER POLE
 - GAS VALVE
 - FENCE LINE
 - SPECIMEN TREE
 - TREE LINE
 - OVER HEAD WIRES
 - INTER. 2' CONTOUR
 - INDEX 10' CONTOUR
 - BUILDING/SHEDS
- PROPOSED:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - STORM DRAIN PIPE
 - FENCE LINE
 - SIGN
 - TREE LINE
 - BUILDING RESTRICTION LINE
 - LIMIT OF DISTURBANCE
 - CONTOUR
 - BUILDING
 - MATCH LINE
 - 50' STREAM BUFFER
 - 500' SEPTIC BUFFER
 - PATUXENT MANAGEMENT AREA (PMA)
 - WOODLAND PRESERVATION AREAS (ANGLE OF HATCH VARIES)
 - REFORESTATION/AFFORESTATION AREAS (ANGLE OF HATCH VARIES)
 - WOODLAND RETAINED NOT PART OF THE REQUIREMENTS (ANGLE OF HATCH VARIES)



KEY MAP
NOT TO SCALE

- LEGEND:**
- PROPOSED:**
- TYPE I TREE PROTECTION FENCE
 - WOODLAND PRESERVATION AREAS
 - TYPE II TREE PROTECTION FENCE
 - REFORESTATION AREAS
 - WOODLAND CONSERVATION SIGN
 - WOODLAND REFORESTATION SIGN



VICINITY MAP
SCALE: 1"=2000'

REFORESTATION
AREA #5
0.33 AC

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

NORTH SITE
DUVALL PROPERTY
L.6350, F.452; L.6350, F.456; & L.11916, F.712
15TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II-NORTH SITE

REVISIONS

07/13/18	REVISE
WOODLAND RET. N. P.	
OF THE REQ.	MP

DATE:	NOV., 2018
DWN.	DS
CHECKED	MP
SCALE:	1"=30'
PROJECT/FILE NO.	02-096
SHEET NO.	3 OF 7

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-64-05

Approved by	Date	DRD #	Reason for Revision
01 KIF	06/22/05		
02 KIF	11/23/05		
03 Kim A. Finch	11/19/2018		
04			
05			
06			
07			

REFORESTATION
AREA #7
0.026 AC

REFER TO LANDSCAPE
PLAN FOR PLANTING IN
THIS AREA.

REFORESTATION
AREA #8
0.095 AC

REFER TO LANDSCAPE
PLAN FOR PLANTING IN
THIS AREA.

REFORESTATION
AREA #9
0.219 AC

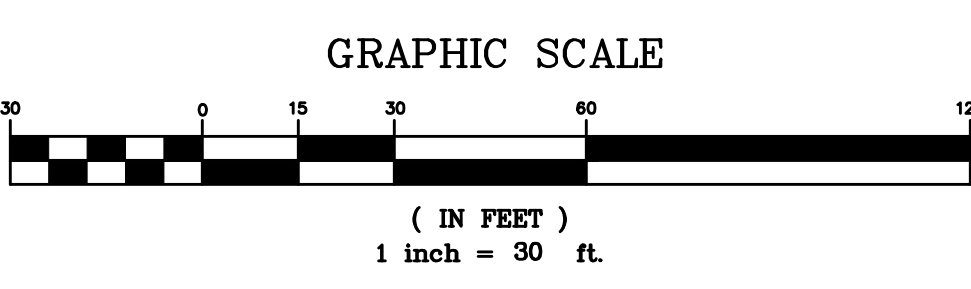
DEVELOPER
GOLG, DUVALL WOODS, LLC
1420 KING STREET, UNIT 411
ALEXANDRIA, VA 20314
ATTN: MR. MIKE DROPIK
T.P.NO. OFFICE (301) 356-5970

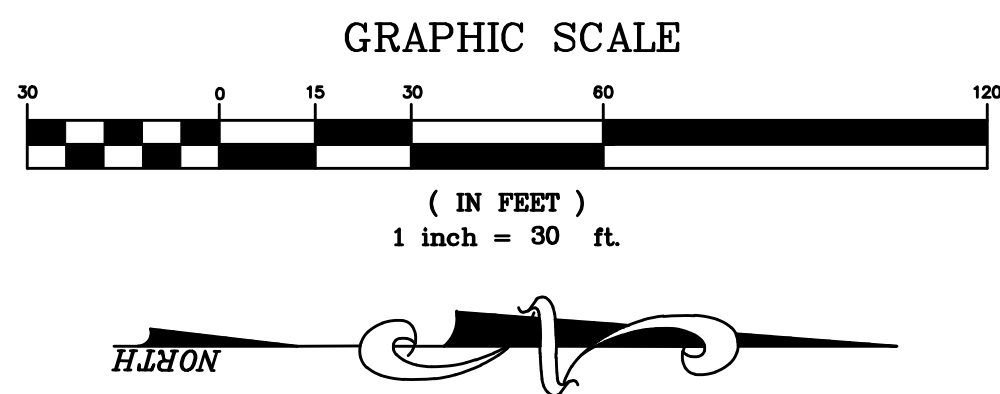
WOODLAND
PRESERVATION AREA #5
2.27 AC

REFORESTATION
AREA #10
0.10 AC

REFORESTATION
AREA #11
0.018 AC

REFER TO LANDSCAPE
PLAN FOR PLANTING IN
THIS AREA.





REFORESTATION
AREA #17
0.20 AC

REFORESTATION
AREA #16
0.15 AC

WOODLAND
PRESERVATION AREA #1
12.29 AC

WOODLAND RETAINED--NOT
PART OF REQUIREMENTS
AREA #1
1.03 AC

WOODLAND
PRESERVATION AREA #1
12.29 AC

WOODLAND RETAINED--NOT
PART OF REQUIREMENTS
AREA #6
0.246 AC

WOODLAND RETAINED--NOT
PART OF REQUIREMENTS
AREA #7
0.127 AC

WOODLAND RETAINED--NOT
PART OF REQUIREMENTS
AREA #8
0.102 AC

WOODLAND RETAINED--NOT
PART OF REQUIREMENTS
AREA #10
0.177 AC

WOODLAND RETAINED--NOT
PART OF REQUIREMENTS
AREA #9
0.114 AC

- LEGEND:**
- EXISTING:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
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 - YARD INLET
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 - FENCE LINE
 - SPECIMEN TREE
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 - INDEX 10' CONTOUR
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 - 100' SEPTIC BUFFER
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 - REFORESTATION/AFFORESTATION AREAS (ANGLE OF HATCH VARIES)
 - WOODLAND RETAINED NOT PART OF THE REQUIREMENTS (ANGLE OF HATCH VARIES)
 - TYPE I TREE PROTECTION FENCE
 - WOODLAND PRESERVATION AREAS
 - TYPE II TREE PROTECTION FENCE
 - REFORESTATION AREAS
 - WOODLAND CONSERVATION SIGN
 - WOODLAND REFORESTATION SIGN

APPLICANT
CHESAPEAKE CUSTOM HOMES
6196 OXON HILL RD. SUITE 340
OXON HILL, MD 20745
T.P.NO. OFFICE (301) 567-1010
FAX NO. (301) 567-7509

Property Owners Awareness Certificate

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

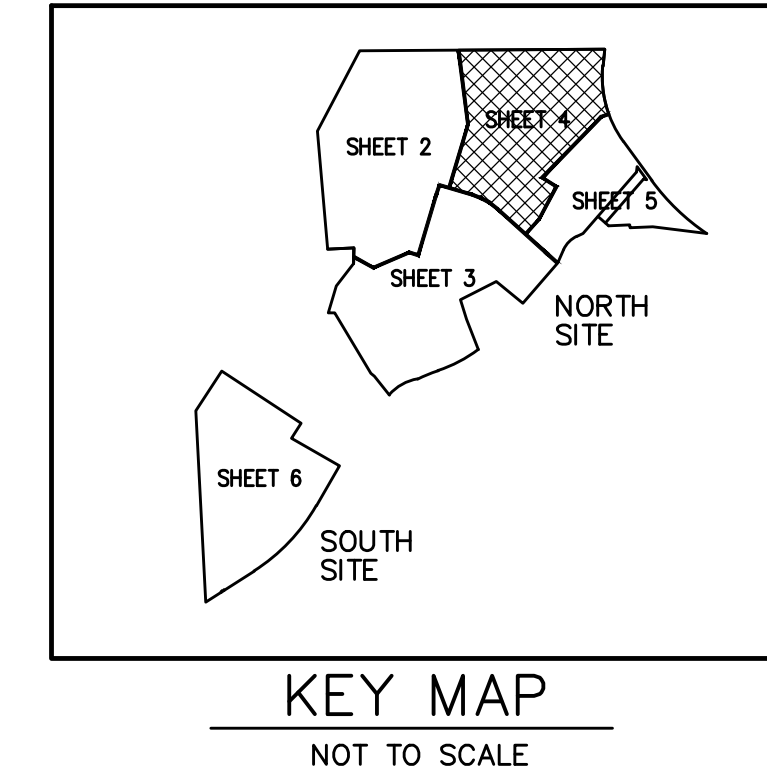
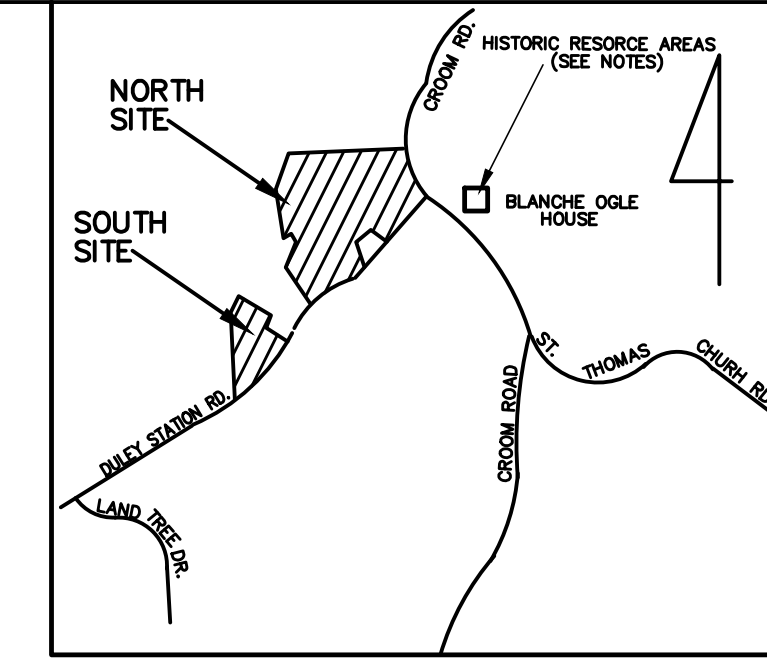
Caruso Builder Duvall Woods, LLC, By: Caruso Homes, Inc. Its Manager

Owner or Owners Representative: Jeffrey V. Caruso, CEO Date: 7/2/18

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

Caruso Builder Duvall Woods, LLC, By: Caruso Homes, Inc. Its Manager

Contact Purchaser: Jeffrey V. Caruso, CEO Date: 7/2/18



CDDI

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDER MILL AVENUE - SUITE 800 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3501

NORTH SITE
DUVALL PROPERTY
L.6350, F.452; L.6350, F.456; & L.11916, F.712
15TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II--NORTH SITE

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

SIGNED: MARWAN FARIS MUSTAFA, PE. DATE: 6-29-2018
MD REG. # 20423

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

Tree Conservation Plan Approval			
TCP2 64-05			
Approved by	Date	DRD #	Reason for Revision
01 KIF	06/22/05		
02 KIF	11/23/05		
03 Kim A. Finch	11/19/08		
04			
05			
06			
07			

REVISIONS

05/20/18, RESITE LOTS 18, 11, AND 18N

07/13/18, REVISE WOODLAND RETAINED NOT PART OF THE REQUIREMENTS AREAS.

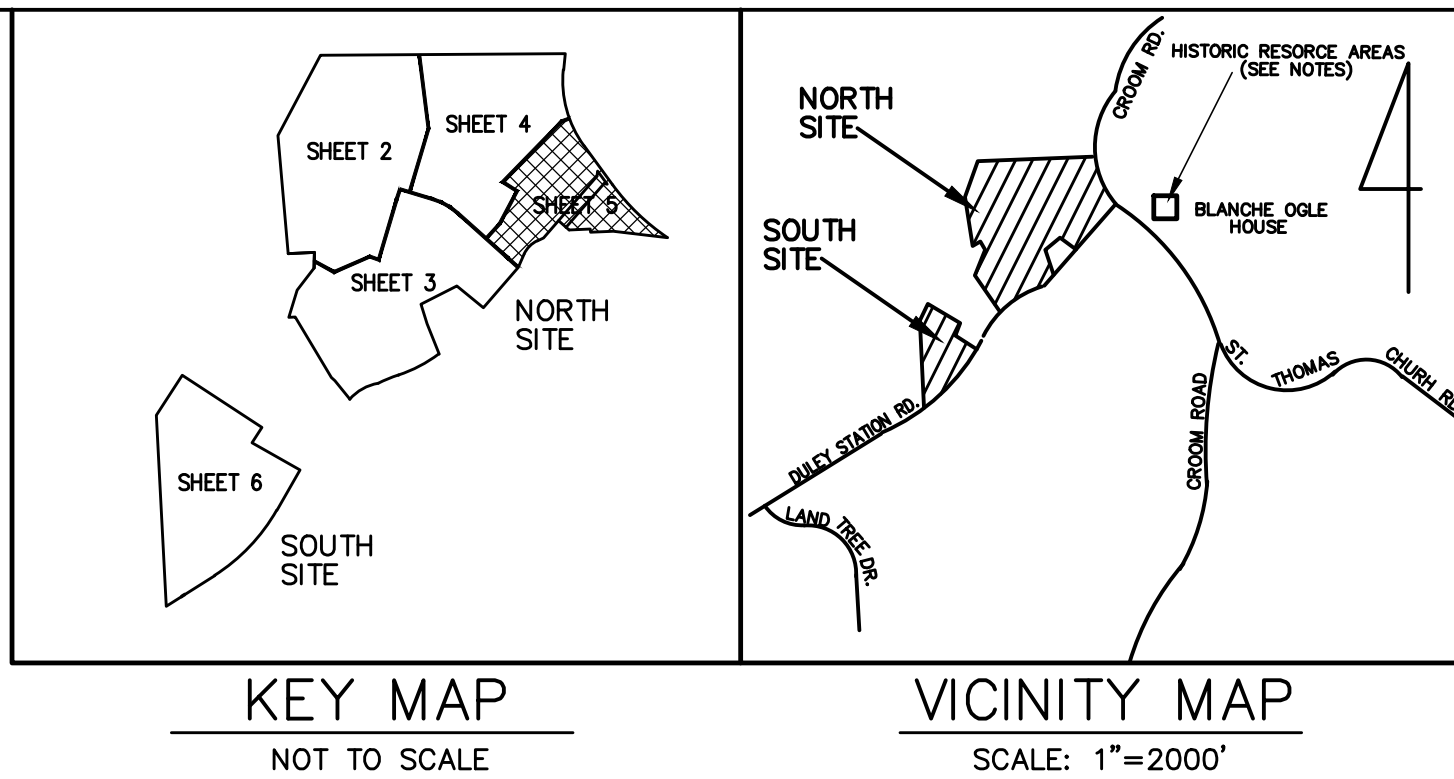
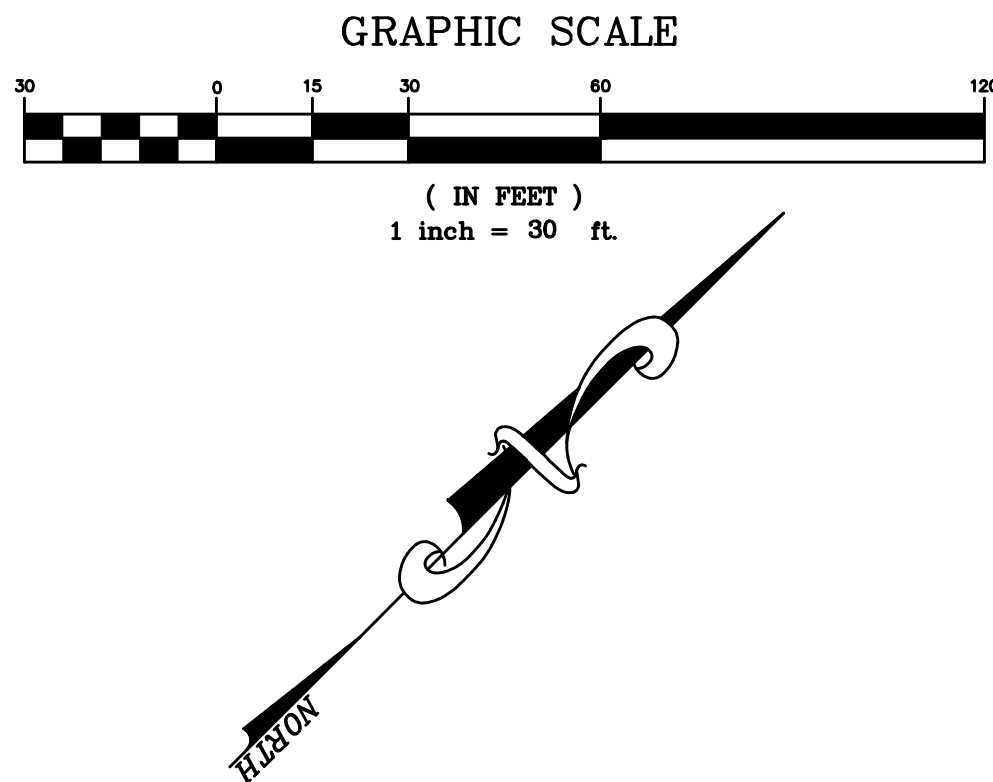
DATE: NOV., 2005

DWN. DS CHECKED MP

SCALE: 1"=30'

PROJECT/FILE NO. 02-096

SHEET NO. 4 OF 7



CDDI

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS

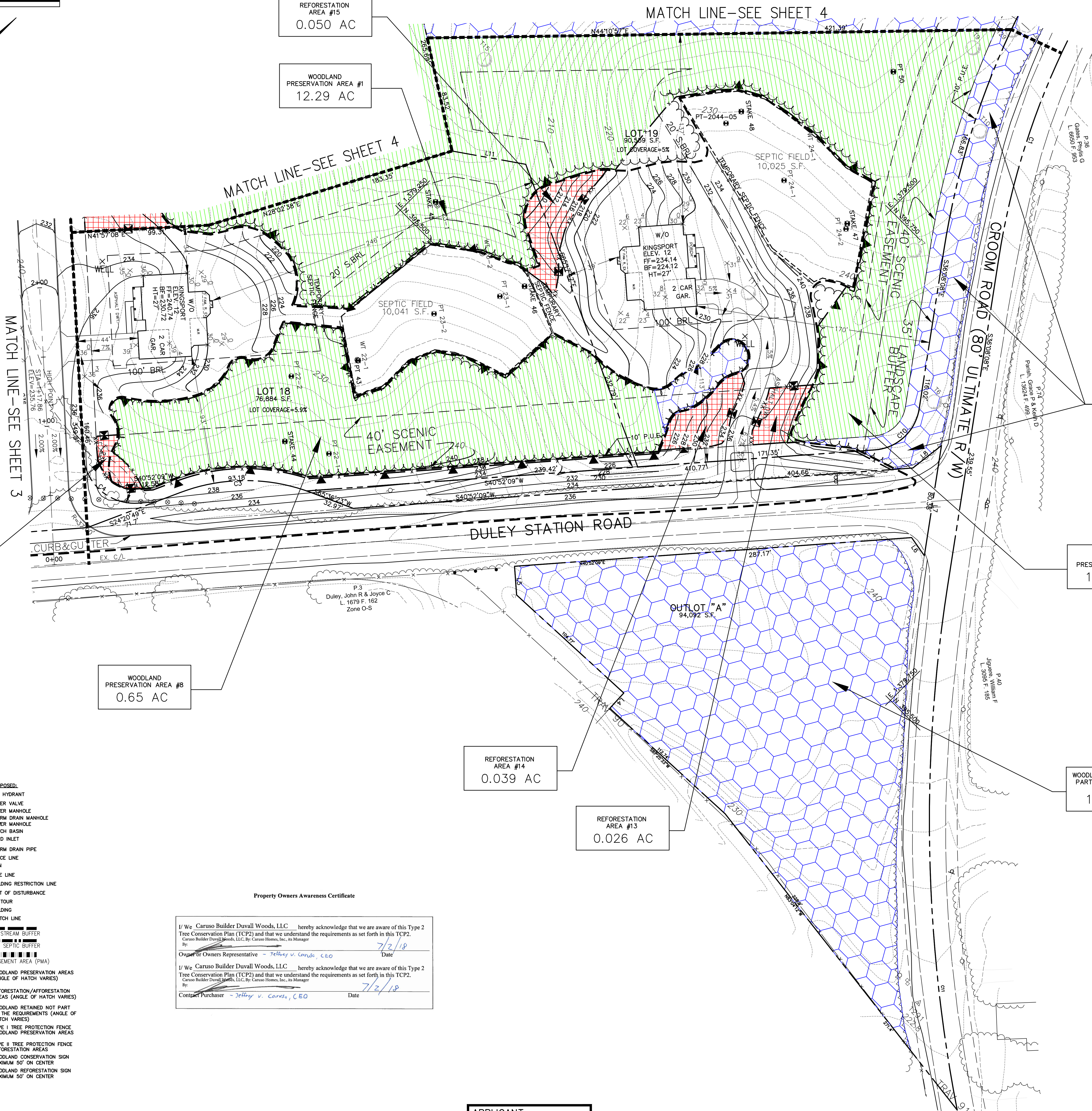
4600 POWDER MILL AVENUE - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 982-1781 FAX (301) 982-1994

NORTH SITE

DUVAL PROPERTY

L.6350, F.452; L.6350, F.456; & L.11916, F.712
15TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II - NORTH SITE



- LEGEND:**
- EXISTING:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - LIGHT POLE
 - POWER POLE
 - GAS VALVE
 - FENCE LINE
 - SPECIMEN TREE
 - TREE LINE
 - OHW - OVER HEAD WIRES
 - INTER. 2' CONTOUR
 - INDEX 10' CONTOUR
 - BUILDING/SHEDS
- PROPOSED:**
- WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - STORM DRAIN PIPE
 - FENCE LINE
 - SIGN
 - TREE LINE
 - BUILDING RESTRICTION LINE
 - LIMIT OF DISTURBANCE
 - CONTOUR
 - BUILDING
 - MATCH LINE
 - 50' STREAM BUFFER
 - 100' STREAM BUFFER
 - PATIENT MANAGEMENT AREA (PMA)
 - WOODLAND PRESERVATION AREAS (ANGLE OF HATCH VARIES)
 - REFORESTATION/AFFORESTATION AREAS (ANGLE OF HATCH VARIES)
 - WOODLAND RETAINED NOT PART OF THE REQUIREMENTS (ANGLE OF HATCH VARIES)
 - TYPE I TREE PROTECTION FENCE
 - TYPE II TREE PROTECTION FENCE
 - WOODLAND CONSERVATION SIGN
 - WOODLAND REFORESTATION SIGN

Property Owners Awareness Certificate

I/ We Caruso Builder Duvall Woods, LLC hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.
Caruso Builder Duvall Woods, LLC, by Caruso Homes, Inc. its Manager
By: Jeffrey V. Caruso, CEO Date: 7/2/18

I/ We Caruso Builder Duvall Woods, LLC hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.
Caruso Builder Duvall Woods, LLC, by Caruso Homes, Inc. its Manager
By: Jeffrey V. Caruso, CEO Date: 7/2/18

Contact Purchaser - Jeffrey V. Caruso, CEO Date: 7/2/18

APPLICANT

CHESAPEAKE CUSTOM HOMES
6196 OXON HILL RD. SUITE 340
OXON HILL, MD 20745
T.P.NO. OFFICE (301) 567-1010
FAX NO. (301) 567-7509

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOOD LAND WDLIFE

SIGNED: Marwan Faris Mustafa, PE. DATE: 7-13-2018
MARWAN FARIS MUSTAFA, PE.
MD REG. # 20423
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: MMUSTAFA@CDDI.NET
QUALIFIED PROFESSIONAL

Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-64-05				
Approved by	Date	DRD #	Reason for Revision	
01 KIF	06/22/05			
02 KIF	11/23/05			
03 Kim A. Finch	11/14/08			
04				
05				
06				
07				

REVISIONS		
05/20/18	RESITE LOTS 16, 17, AND 18N	
07/13/18	REVISE WOODLAND RETAINED NOT PART OF THE REQUIREMENTS AREAS.	
DATE:	JUNE, 2018	
DWN.	DS/AT	CHECKED MP
SCALE:	1"=30'	
PROJECT/FILE NO.	02-096	
SHEET NO.	5 OF 7	

- TCP NOTES**
- Cutting or clearing of woodland not in conformance with this plan or without the express written consent of the Planning Director or designee shall be subject to a \$150 per square foot mitigation fee.
 - The Department of Environmental Resources shall be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this plan.
 - Property owners shall be notified by the Developer or contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fees for unauthorized disturbances to these areas. Upon approval of the flagged or staked TPD locations by the Forest Resources Unit, installation of the TPD's may begin. TPD installation shall be completed prior to the installation of initial sediment controls. No cutting or clearing of trees may begin before final approval of TPD installation.

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

Removal of Hazardous Trees or Hazardous 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 Department of Environmental Resources as dead, dying, or hazardous may be removed.

- A tree is considered hazardous if a condition is present which leads a Licensed Arborist or Licensed Tree Expert to believe that the tree or portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
- If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards, Tree, Shrub, and Other Woody Plant Maintenance—Standard Practices™.

- Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval by the appropriate inspector may the tree be cut by chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch, or other materials that would inhibit sprouting.

- Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed or 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.

Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, or Non- Native Plants in Woodland Conservation Areas Owned by Individual Homeowners

- If the developer or builder no longer has an interest in the property, the home owner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. The stump shall be cut as close to the ground as possible and left in place. The removal or grading of the stumps in the woodland conservation area is not permitted.

- The removal of noxious, invasive, and non-native plant species from the woodland conservation areas may be done with the use of hand-held equipment only, such as pruners or a chain saw. These plants may be cut near the ground and the 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 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.

Protection of Reforestation and Afforestation Areas by Developers or Builders

- Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the Type II 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 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 this document shall be presented to the Grading Inspector and the Environmental Planning Section.

- Reforestation areas shall not be moved, however, the management of competing vegetation around individual trees is acceptable.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

- Reforestation fencing and signage shall remain in place in accordance with the approved Type II Tree Conservation Plan or until the trees have grown sufficiently to have crown closure.
- Reforestation areas shall not be moved, however, the management of competing vegetation around individual trees is acceptable.

Woodland Areas NOT Contained as Part of the Woodland Conservation Requirements

- A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation Plan (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building located at 14741 Governor Glen Boulevard, Upper Merion, Maryland 20772, phone 301-952-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.

- Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be tiled or have any additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.

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REFORESTATION PLANTING AND MANAGEMENT PLAN

SITE PREPARATION- DISTURBED SOILS

- WHEN SOILS HAVE BEEN COMPACTED, OR ORGANIC, OR TOPSOIL LAYERS HAVE BEEN REMOVED BY GRADING, TREATMENT WILL BE NECESSARY AS FOLLOWS:
 - Reserve topsoil should be replaced in the planting area.
 - If supplemental fill is required, it may be mixed with the reserved topsoil.
 - Analyze nutrients, organic matter, soil texture and moisture to evaluate soil amendments or treatments.
 - Disturbed soils should be treated by incorporating composted organic material within the top 12 inches and other amendments as determined by a soils analysis.
 - Disturbed soils should be treated by incorporating composted organic material within the top 12 inches and other amendments as determined by a soils analysis. If fill material is used at the planting site, it should be clean fill topped with a minimum of 12 inches of organic topsoil. Stockpiling or native top soils should not compact or damage the remaining seed bank.

PLANTING

- The planting and care of trees is most successful when coordinated with the local conditions. Refer to the Maintenance Calendar for recommended time frames for basic reforestation and stress reduction activities.
- Plants which are not planted within a day after delivery should be protected from desiccation through shading, wetting, shielding from wind or other methods. Bare root stock may be heeled in, transplanted or delivered materials may be stored in tree banks if necessary in undisturbed areas.
- Prior to planting, inspect planting stock. Plants not conforming to the American Standard for Nursery Stock specifications for size, form, vigor or roots or due to trunk wounds, insects, and disease should be rejected.
- Planting small stock such as seedlings and whips, can be done manually. Extreme care should be taken to ensure plant roots retain moisture. Use a moist carrying container to further prevent desiccation.
- Areas planted with seedlings or whips should be mulched after planting.

CONTAINER GROWN STOCK

- Successful planting of container grown stock requires careful site preparation and inspection of the root system. The plant should be removed from the container and roots gently loosened. If the roots encircle the root ball or if "J" shaped or "hooked" roots are present, replace the plant in the container for 24 hours. Rake soils evenly over the planting field and cover with 2 to 4 inches of mulch.
- Rake soils evenly over the planting field and cover with 2 to 4 inches of mulch.
- For large-scale disturbance, stabilize soils with a non-turf building ground cover or engineering fabric.

PROTECTION DEVICES

- To prevent damage to planted areas, reforestation and afforestation signs should be posted with appropriate fences prior to planting. Construction equipment must not enter planting areas.

WOODLAND CONSERVATION CALCULATIONS - NORTH SITE

LOT #	Lot Area (sq. ft.)	Existing Woodland (sq. ft.)	Cleared Woodland (sq. ft.)	WCA Preservation	WCA Afforestation/Reforestation
1	45,481.00	45,481.00	34,353.00	9,201.00	1,151.00
2	40,192.00	40,192.00	36,987.00	987.00	50.01
3	62,415.00	62,415.00	35,709.00	17,925.00	4,417.00
4	40,095.00	40,095.00	37,549.00	1,233.00	0.00
5	56,997.00	56,997.00	41,563.00	15,438.00	6,754.00
6	41,634.00	41,634.00	35,450.00	3,857.00	5,970.41
7	79,338.00	79,338.00	45,341.00	33,039.00	5,034.00
8	41,832.00	41,661.00	37,111.00	4,561.00	220.00
9	47,592.00	45,342.00	43,323.00	2,047.00	6,914.00
10	44,723.00	44,723.00	41,949.00	2,773.00	5,019.00
11	54,152.00	45,619.00	29,382.00	16,228.00	3,220.00
12	52,487.00	45,303.00	34,164.00	8,324.00	0.00
13	76,238.00	76,238.00	32,173.00	43,231.00	0.00
14	108,746.00	108,746.00	38,863.00	69,883.00	3,679.00
15	97,751.00	97,751.00	37,689.00	60,059.00	3,296.00
16	98,485.00	98,485.00	33,805.00	64,680.00	3,056.00
17	200,338.00	200,338.00	50,672.00	149,202.00	15,270.00
18	78,884.00	77,810.00	31,378.00	46,432.00	1,647.00
19	90,558.00	92,591.00	40,607.00	44,123.00	4,039.00
20	283,112.00	154,015.00	0.00	98,966.00	0.00
PARCEL "B"	61,578.00	68,762.00	56,385.00	5,748.00	4,034.00
OUTLOT "A"	35,922.00	34,944.00	889.00	33,944.00	1,033.00
OUTLOT "A"	94,092.00	68,296.00	1,051.00	0.00	0.00
RIVSIDE	87,236.00	82,663.00	0.00	0.00	0.00
TOTAL S.F.	1,896,079.00	1,749,637.00	875,600.00	726,813.00	74,703.42
ACRES:	43.57	40.21	20.10	16.66	1.71

REF FILE#2018_0719_North ref-affo-nots & Details

LOT #	Lot Area (sq. ft.)	Existing Woodland (sq. ft.)	Cleared Woodland (sq. ft.)	WCA Preservation	WCA Afforestation/Reforestation
1	58,737.00	18,876.00	4,057.00	11,162.00	8,903.00
2	41,862.00	3,342.00	180.00	1,763.00	7,286.00
3	29,156.00	13,740.00	13,046.00	0.00	0.00
4	31,486.00	31,486.00	25,361.00	0.00	0.00
5	45,371.00	45,371.00	43,066.00	0.00	0.00
6	35,516.00	35,516.00	31,301.00	0.00	0.00
7	26,561.00	28,561.00	26,776.00	0.00	0.00
8	23,185.00	26,879.00	21,367.00	0.00	0.00
9	41,893.00	24,312.00	13,220.00	8,734.00	1,438.00
10	33,582.00	1,022.00	201.00	0.00	7,057.00
11	45,141.00	45,141.00	42,627.00	0.00	0.00
RIVSIDE	49,869.00	32,680.00	30,566.00	0.00	49,869.00
TOTAL S.F.	475,108.00	305,956.00	200,700.00	21,659.00	24,684.00
ACRES:	10.91	7.02	5.99	0.50	0.57

WOODLAND CONSERVATION CALCULATIONS - SOUTH SITE

LOT #	Lot Area (sq. ft.)	Existing Woodland (sq. ft.)	Cleared Woodland (sq. ft.)	WCA Preservation	WCA Afforestation/Reforestation
1	58,737.00	18,876.00	4,057.00	11,162.00	8,903.00
2	41,862.00	3,342.00	180.00	1,763.00	7,286.00
3	29,156.00	13,740.00	13,046.00	0.00	0.00
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TOTAL S.F.	475,108.00	305,956.00	200,700.00	21,659.00	24,684.00
ACRES:	10.91	7.02	5.99	0.50	0.57

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3	29,156.00	13,740.00	13,046.00	0.00	0.00
4	31,486.00	31,486.00	25,361.00	0.00	0.00
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6	35,516.00	35,516.00	31,301.00	0.00	0.00
7	26,561.00	28,561.00	26,776.00	0.00	0.00
8	23,185.00	26,879.00	21,367.00	0.00	0.00
9	41,893.00	24,312.00	13,220.00	8,734.00	1,438.00
10	33,582.00	1,022.00	201.00	0.00	7,057.00
11	45,141.00	45,141.00	42,627.00	0.00	0.00
RIVSIDE	49,869.00	32,680.00	30,566.00	0.00	49,869.00
TOTAL S.F.	475,108.00	305,956.00	200,700.00	21,659.00	24,684.00
ACRES:	10.91	7.02	5.99	0.50	0.57

WOODLAND CONSERVATION CALCULATIONS - SOUTH SITE

Existing Woodland	(acres)	47.23	0.00	(acres)
Woodland Conservation Threshold (NTA) = Smaller of a or b	24.00%	13.07		
Woodland above WCT		34.16		
Woodland cleared		26.09	0.00	0.00
Smaller of d or e		26.09		
Clearing above WCT (0.25 : 1 replacement requirement clear below WCT (2.1 replacement requirement)		6.52		
Afforestation Threshold (AFT) =	19.00%	0.00		
Off-site Mitigation being provided on this property		0.00		
Woodland Conservation Required		19.60		
Woodland Conservation Provided:	(acres)			
Woodland Preservation		17.16		
Afforestation / Reforestation		2.27		
Area approved for fee-in-lieu		0.17	\$221.56	
Credits for off-site mitigation on another property		0.00		
Off-site Mitigation being provided on this property		0.00		
Total Woodland Conservation Provided		19.60		