

SUMMERFIELD AT MORGAN STATION - PHASE 3

TCP2-083-04-04

TCP LEGEND

- FOREST CLEARED AREA TO BE INCLUDED IN PHASE 1
- FOREST CLEARED AREA FOR PHASE 1 TO BE INCLUDED IN PHASE 2
- FOREST CLEARED AREA FOR PHASE 3
- FOREST PRESERVED-NOT CREDITED AREA FOR PHASE 3
- OFF-SITE FOREST CLEARED AREA
- FLOOD PLAIN CLEARED AREA
- FLOOD PLAIN CLEARING AND REFORESTATION AREA
- FOREST PRESERVATION AREA
- REFORESTATION
- EXISTING TREELINE
- OVERALL SUBJECT PROPERTY
- PREVIOUSLY DEDICATED LAND
- LIMIT OF DISTURBANCE
- EX. SPECIMEN TREE TO BE REMOVED
- PHASE 1 LIMITS
- NOISE CONTOUR (UNMITIGATED)
- CRITICAL ROOT ZONE
- WETLANDS
- 25' WETLAND BUFFER
- PMA LINE
- EXISTING TREE LINE
- WATERS OF US LIMITS
- FLOOD PLAIN LIMITS
- PROPERTY BOUNDARY
- EXISTING GAS
- EXISTING WATER
- EXISTING HYDRANT
- EXISTING SEWER
- PREVIOUSLY DEDICATED LAND
- AREA OF BIOENGINEERING & STREAM RESTORATION

FOR REVISION 4 ONLY



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY REGISTERED LANDSCAPE
ARCHITECT UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 5722 EXPIRATION
DATE MAY 15, 2020.

PROPERTY OWNERS AWARENESS CERTIFICATE
I/WE, SUMMERFIELD MORGAN INVESTMENT, 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.
OWNER OR OWNER'S REPRESENTATIVE: AFSHIN AFSHARNA, MANAGING MEMBER
DATE: 8-19-18

SHEET INDEX

- COVER SHEET
- PLAN SHEETS
- PLAN SHEET: 50 SCALE
- DETAIL SHEET

VICINITY MAP

DATE: 11-20-2009

PHASE 3 PROJECT AREA

PHASE 2 EAST

PHASE 2 WEST

PHASE 1

FUTURE PHASE 4 PROJECT AREA

Phased Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)				
Zone:	LA-01.49			Include acreages only in columns for which there is a corresponding zone.
Floodplain:	5.25			
Previously Dedicated Land:	18.95			
Net Tract (NTA):	67.28	0.00	0.00	
TCP II or 2 Number:	2-083-04	Revision:	4	
Property Description or Subdivision Name:	SUMMERFIELD PHASE 3			
TCP1 Number:	TCP2-083-04			
Is this site subject to the 1986 Ordinance? (Y/N):	N	2010 Ordinance? (Y/N):	N	Within PFA (Y/N): Y
Break-even Point (preservation acres):	20.93			
Acres of Net Tract clearing permitted w/o reforestation:	43.34			

SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)				
Existing Woodland on Net Tract (acres):	64.27			
Existing Woodland in Floodplain (acres):	4.63			
Woodland Conservation Threshold (NTA) =	15.00%	4	4	
Smaller of 10 or 12:	10.09			
Woodland above WCT:	54.18			
Plan Number: (This must be completed for each phase)		PHASE 1	PHASE 2	PHASE 3**
Revision Number:	SDP-0403	SDP-0418	SDP-1740	0
Plan Phase or Name:	TCP2-083-04	TCP2-083-04	TCP2-083-04	TCP2-083-04
Revision Number:	0	3	4	0
Status:	APPROVED	APPROVED	APPROVED	FUTURE
Approval Date:	12/71	44/72	11/34	3/63
Total area in this application (acres):	0.00	4.02	1.23	0.00
Floodplain area in this application (acres):	0.00	4.02	1.23	0.00
Net Tract area in the application (acres):	12.71	40.70	10.11	1.53
Woodland on the Net Tract for this phase (acres):	11.79	39.74	10.11	0.83
Woodland in the Floodplain for this phase:	0.00	3.87	1.23	0.00
Woodland Cleared on Net Tract for this phase:	11.79	33.74	4.33	0.00
Woodland Cleared in Floodplain for this phase:	0.00	1.84	0.00	1.84
Off-site Woodland Clearing (1:1):	0.28	0.58	0.14	0.00
Off-site WCA being provided on this property (preservation):	0.00	0.00	0.00	0.00
Off-site WCA being provided on this property (afforestation):	0.00	0.00	0.00	0.00
Cumulative acres of Net Tract Woodland cleared:	11.79	45.53	49.86	49.86
Cumulative acres of Floodplain woodland cleared:	0.00	1.84	1.84	1.84
Smaller of 14 or 26:	11.79	45.53	49.86	49.86
Woodland Clearing below WCT:	0.00	0.00	0.00	0.00
Clearing below WCT (2:1 replacement requirement):	0.00	0.00	0.00	0.00
Replacement for clearing above the WCT (0.25: 1):	2.95	11.38	12.47	12.47
Replacement for clearing below the WCT (2: 1):	0.00	0.00	0.00	0.00
Afforestation Required - Threshold (ATP) =	15.00%	0.00	0.00	0.00
Cumulative Woodland Conservation Required:	13.30	23.95	25.38	25.38
Latest phase indicates cumulative requirement through that phase of work				

SECTION III - Meeting the Requirements				
Woodland Preservation	0.00	5.00	5.41	10.41
Afforestation/Reforestation	0.00	4.13		4.13
Natural Regeneration	0.00			0.00
Landscape Credits	0.00			0.00
Specimen & Historic Tree (CRZ area)	0.00			0.00
Specimen & Historic Tree Credit	0.00			0.00
Forest Enhancement Areaage	0.00			0.00
Forest Enhancement Credit (25% of enhancement area)	0.00			0.00
Street Tree Credit (Existing or 10-year canopy)	0.00			0.00
Area approved for fee-in-lieu	0.00			0.00
Off-site Woodland Conservation Credits Required	0.00	2.23	4.31	6.53
Off-site WCA (preservation) being provided on this property	0.00	0.00	0.00	0.00
Off-site WCA (afforestation) being provided on this property	0.00	0.00	0.00	0.00
Cumulative Woodland Conservation Provided:	0.00	11.35	21.07	21.07

Woodland saved on this phase but not counted	0.00	0.00	0.37	3.63
Existing Net Tract Woodland in later phases	52.48	13.74	3.63	4.00
Requirement Status per Phase			-0.677	-4.307

Prepared by:
License Number: 3772

NOTES:

- * INDICATES FLOODPLAIN CHANGE BASED UPON APPROVED FLOODPLAIN STUDY NUMBER 200340, PLAN DATED 9/11/2014
- ** BOUNDARY AREA REVISD BASED ON BOUNDARY FILED IN LIBER 21966 FOLIO 118; NOTE: PHASE 3 AND 4 RESULTS IN A D 13.3 AC. AREA DIFFERENCE FROM PREVIOUS TOPI APPROVAL, BASED ON LIBER 21966 FOLIO 118-123
- *** EXISTING WOODLANDS FOR PHASE 4 ARE BASED ON AERIAL IMAGERY BY DEWBERRY ON NOVEMBER 2018.
- WOODLAND AREA CALCULATIONS FOR PHASE 4 ARE SUBJECT TO CHANGE PENDING FUTURE NRI AND/OR FSD PLANS THAT ARE APPROVED AS PART OF THE FUTURE PHASE 4 DEVELOPMENT APPLICATION.

M-NCPPC Prince Georges County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP2-083-04-04			
Approved by	Date	DRD Case	
00 B. Metzger	3/21/2005		
01 B. Metzger	4/14/2005		
02 C. Lammer	4/18/2006		
03 K. Shoullars	6/16/2011		
04 Megan K. Reiser	4/12/2019		
05			

ON-SITE WOODLAND CONSERVATION EASEMENT NOTE:
WOODLANDS PRESERVED, PLANTED OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON PHASE 3 HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 41953 FOLIO 389-405. REVISIONS TO THIS TCP2 PLAN MAY REQUIRE A REVISION TO THE RECORDED EASEMENT."

NOT FOR CONSTRUCTION

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OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC
APPROVAL

PROJECT NAME: SUMMERFIELD AT MORGAN STATION - PHASE 3
PROJECT NUMBER: SDP-1704

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

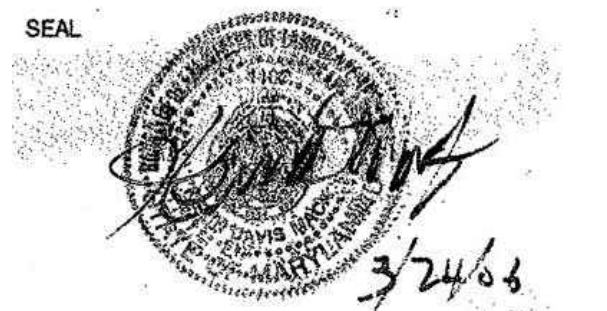


Dewberry
Engineers Inc.

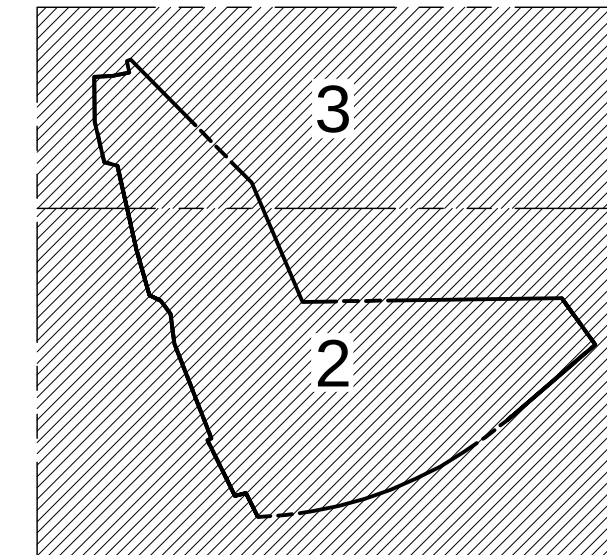
APPLICANT:
Summerfield Morgan Investment LLC
4041 University Drive, Suite 301
Fairfax, VA 22030

CONTACT:
C/O: Ed Gold
P: 703.385.8880
mark@albanesefaw.com

SUMMERFIELD AT MORGAN
STATION PHASE 3
PRINCE GEORGE'S COUNTY, MD
13TH ELECTION DISTRICT
TAX MAP 67 GRID B3
200' MAP REFERENCE 201NE17



KEY PLAN



SCALE
0' 100' 200'
1"=100'

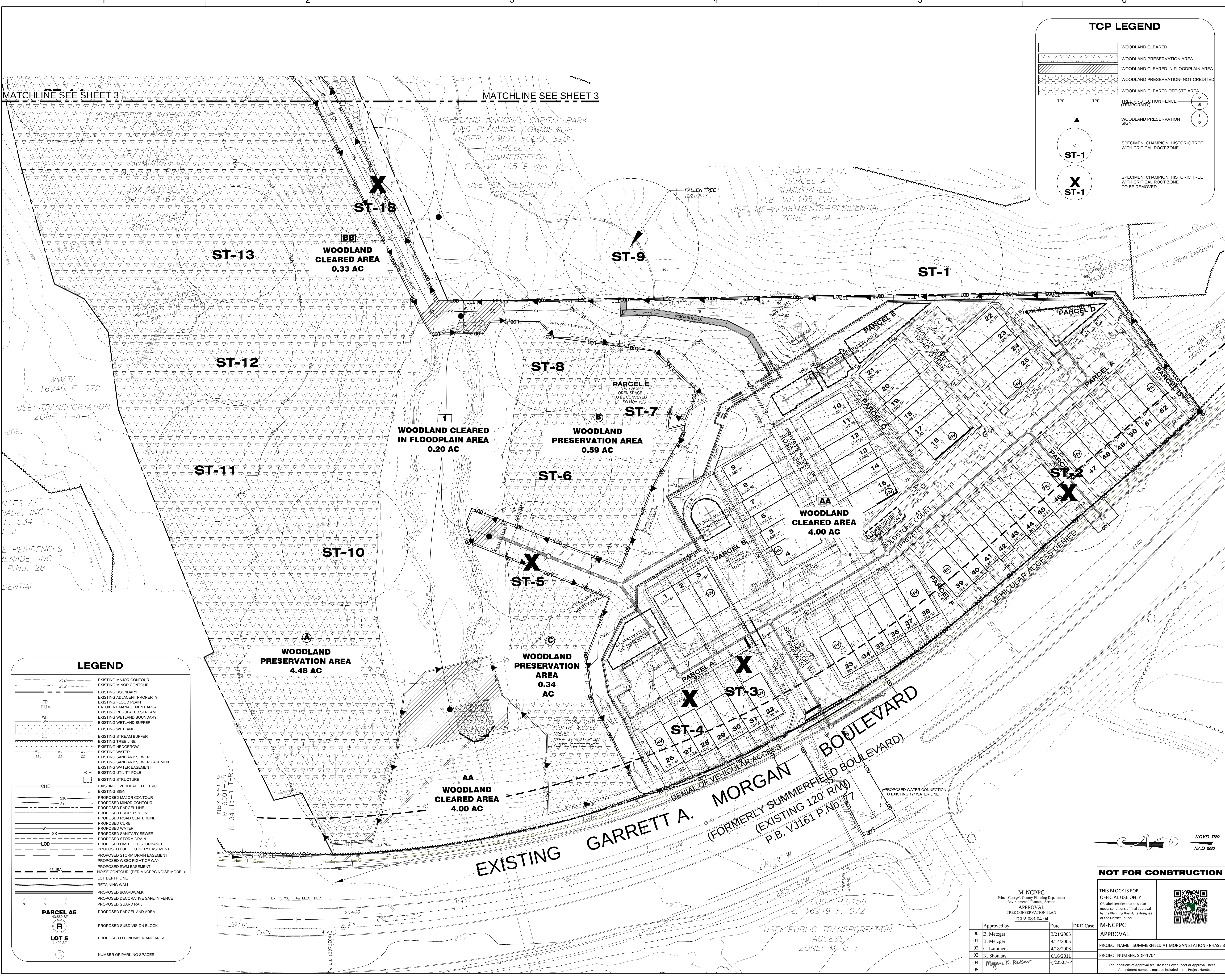
No.	DATE	BY	Description
00			
01			
02			
03			
04			
05			

DRAWN BY: AML
APPROVED BY: RM
CHECKED BY: RM
DATE: JANUARY 2018

TITLE
TYPE 2 TREE
CONSERVATION PLAN

COVER SHEET
PROJECT NO. 50064133

1
SHEET NO. 1 of 5



Dewberry Engineers Inc.

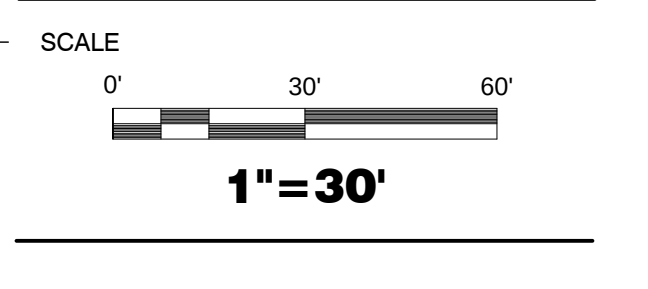
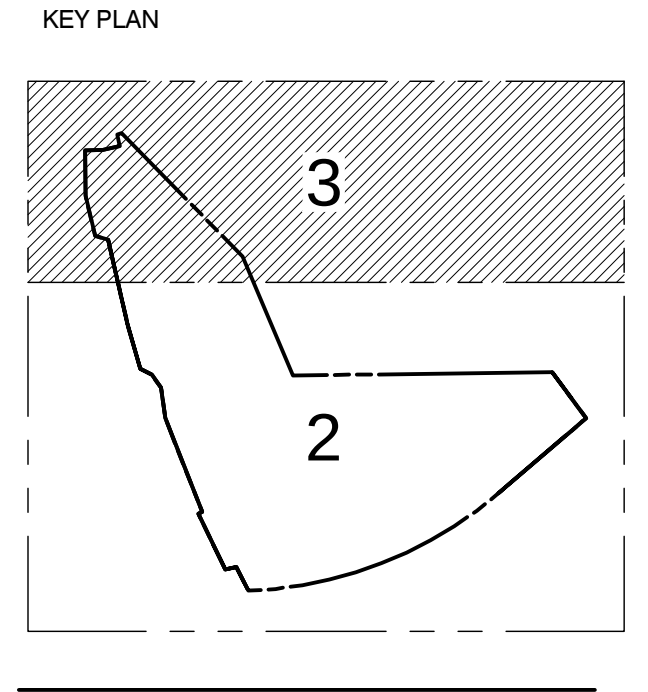
4601 FORBES BOULEVARD
SUITE 300
LAUREL, MD 20706
301.731.5555
301.731.0185 (FAX)
www.dewberry.com

APPLICANT:
Summerfield Morgan Investment LLC
4041 University Drive, Suite 301
Fairfax, VA 22030

CONTACT:
C/O: Ed Gold
P: 703.385.8890
mark@albanesley.com

SUMMERFIELD AT MORGAN
STATION PHASE 3
PRINCE GEORGES COUNTY, MD
13TH ELECTION DISTRICT
TAX MAP 67 GRID B3
200 MAP REFERENCE 651NE07

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY REGISTERED LANDSCAPE
ARCHITECT UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 8722 EXPIRATION
DATE MAY 8, 2025.



No.	DATE	BY	Description
REVISIONS			
DRAWN BY: AML			
APPROVED BY: RM			
CHECKED BY: RM			
DATE: JANUARY 2018			

TITLE TYPE 2 TREE
CONSERVATION PLAN

PLAN SHEET

PROJECT NO. 50064133

2

SHEET NO. 2 of 5

NOT FOR CONSTRUCTION

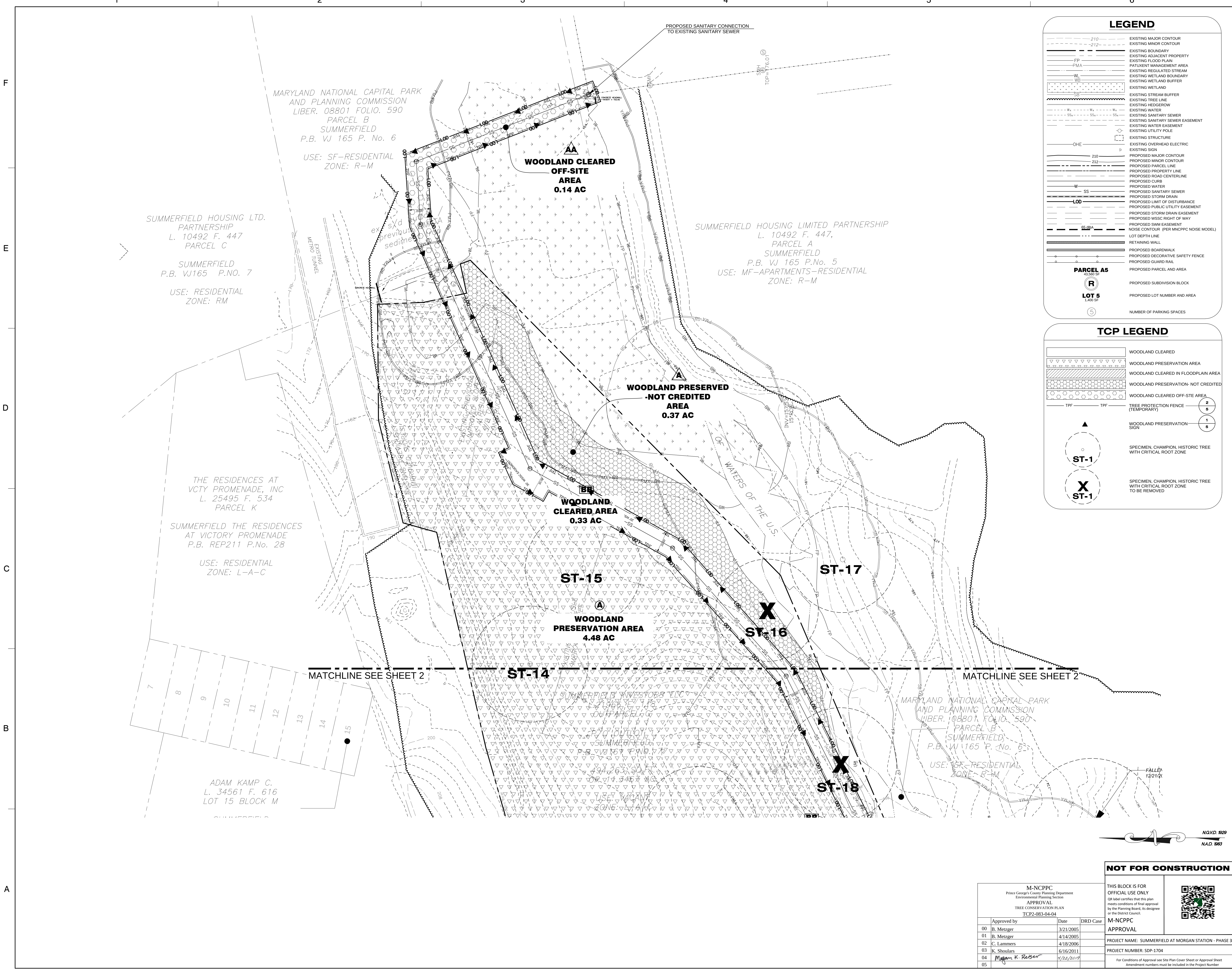
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by the Planning Board, its designee,
or the District Council.

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2-083-04-04

Approved by	Date	DRD Case
00 B. Metzger	3/21/2005	
01 B. Metzger	4/14/2005	
02 C. Lammers	4/18/2006	
03 K. Shoullars	6/16/2011	
04 Megan K. Reser	1/22/2019	
05		

PROJECT NAME: SUMMERFIELD AT MORGAN STATION - PHASE 3
PROJECT NUMBER: SDP-1704

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



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING FLOOD PLAIN
- EXISTING REGULATED STREAM
- EXISTING WETLAND BOUNDARY
- EXISTING WETLAND BUFFER
- EXISTING WETLAND
- EXISTING STREAM BUFFER
- EXISTING TREE LINE
- EXISTING HEDGEROW
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER EASEMENT
- EXISTING WATER EASEMENT
- EXISTING UTILITY POLE
- EXISTING STRUCTURE
- EXISTING OVERHEAD ELECTRIC
- EXISTING SIGN
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED PARCEL LINE
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED STORM DRAIN EASEMENT
- PROPOSED WSSC RIGHT OF WAY
- PROPOSED SWM EASEMENT
- NOISE CONTOUR (PER MNCPPC NOISE MODEL)
- LOT DEPTH LINE
- RETAINING WALL
- PROPOSED BOARDWALK
- PROPOSED DECORATIVE SAFETY FENCE
- PROPOSED GUARD RAIL
- PROPOSED PARCEL AND AREA
- PROPOSED SUBDIVISION BLOCK
- PROPOSED LOT NUMBER AND AREA
- NUMBER OF PARKING SPACES

TCP LEGEND

- WOODLAND CLEARED
- WOODLAND PRESERVATION AREA
- WOODLAND CLEARED IN FLOODPLAIN AREA
- WOODLAND PRESERVATION - NOT CREDITED
- WOODLAND CLEARED OFF-SITE AREA
- TREE PROTECTION FENCE (TEMPORARY)
- WOODLAND PRESERVATION SIGN
- SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE
- SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED

Dewberry

Dewberry Engineers Inc.

4601 FORBES BOULEVARD
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**SUMMERFIELD AT MORGAN
STATION PHASE 3**

PRINCE GEORGES COUNTY, MD
13TH ELECTION DISTRICT
TAX MAP 67 GRID B3
200 MAP REFERENCE 651NE07

PROFESSIONAL CERTIFICATION:
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ARCHITECT UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 8772 EXPIRATION
DATE MAY 8, 2020.

KEY PLAN

SCALE

0' 30' 60'

1"=30'

No.	DATE	BY	Description
REVISIONS			
DRAWN BY: AML			
APPROVED BY: RM			
CHECKED BY: RM			
DATE: JANUARY 2018			

**TITLE TYPE 2 TREE
CONSERVATION PLAN**

PLAN SHEET

PROJECT NO. 50064133

3

SHEET NO. 3 of 5

NOT FOR CONSTRUCTION

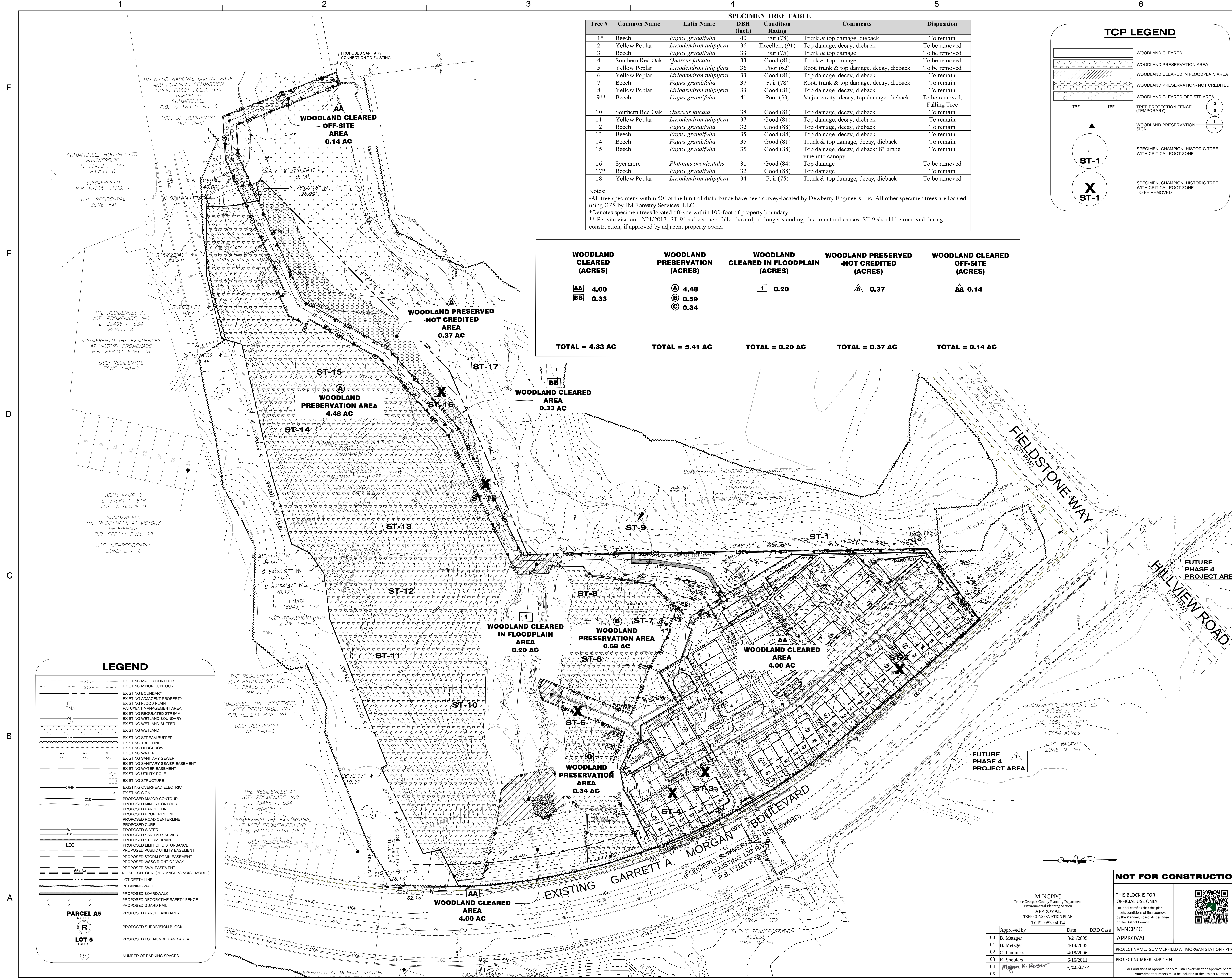
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M-NCPPC APPROVAL

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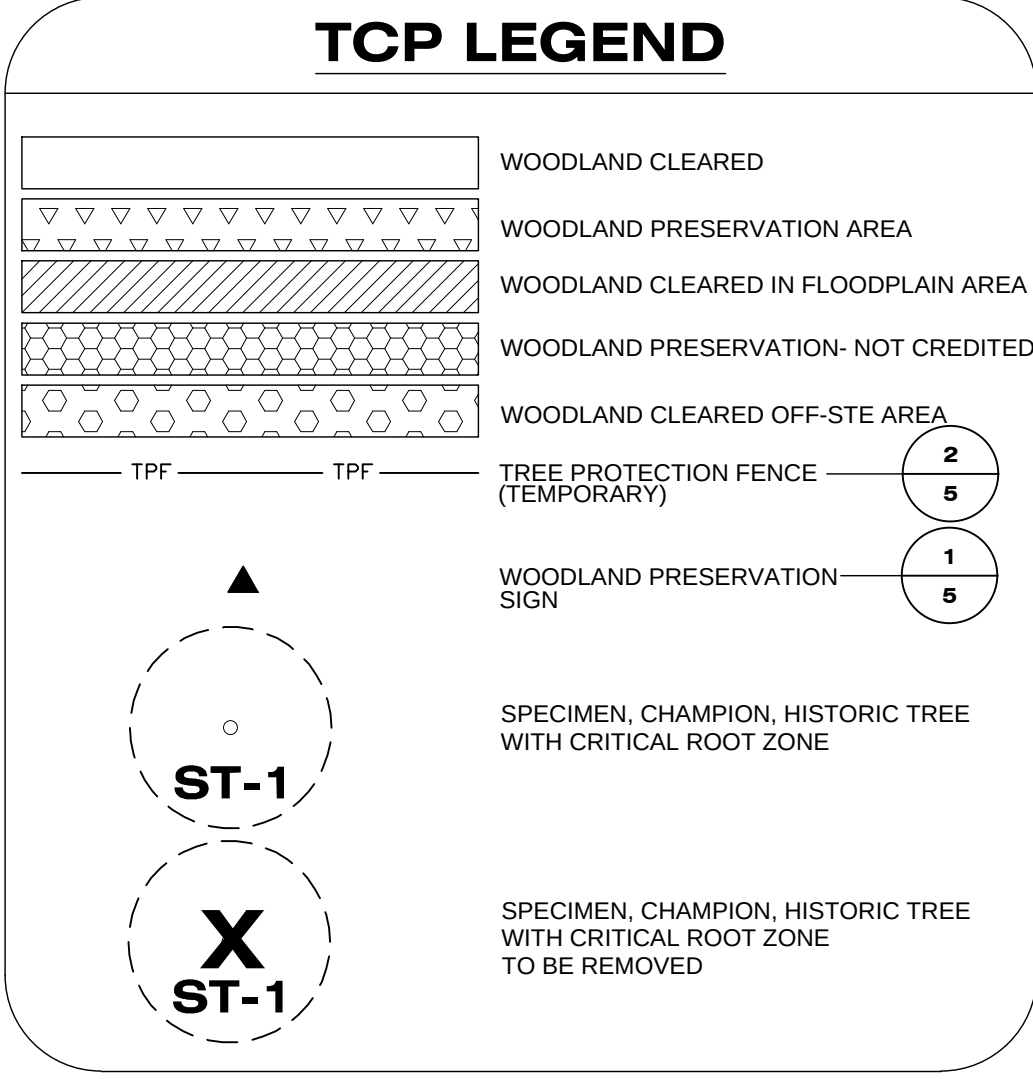
Approved by	Date	DRD Case
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04 Megan K. Reiser	4/22/2019	
05		



SPECIMEN TREE TABLE						
Tree #	Common Name	Latin Name	DBH (inch)	Condition Rating	Comments	Disposition
1*	Beech	<i>Fagus grandifolia</i>	40	Fair (78)	Trunk & top damage, dieback	To remain
2	Yellow Poplar	<i>Liriodendron tulipifera</i>	36	Excellent (91)	Top damage, decay, dieback	To be removed
3	Beech	<i>Fagus grandifolia</i>	33	Fair (75)	Trunk & top damage	To be removed
4	Southern Red Oak	<i>Quercus falcata</i>	33	Good (81)	Trunk & top damage	To be removed
5	Yellow Poplar	<i>Liriodendron tulipifera</i>	36	Poor (62)	Root, trunk & top damage, decay, dieback	To be removed
6	Yellow Poplar	<i>Liriodendron tulipifera</i>	33	Good (81)	Top damage, decay, dieback	To remain
7	Beech	<i>Fagus grandifolia</i>	37	Fair (78)	Root, trunk & top damage, decay, dieback	To remain
8	Yellow Poplar	<i>Liriodendron tulipifera</i>	33	Good (81)	Top damage, decay, dieback	To remain
9**	Beech	<i>Fagus grandifolia</i>	41	Poor (53)	Major cavity, decay, top damage, dieback	To be removed, Falling Tree
10	Southern Red Oak	<i>Quercus falcata</i>	38	Good (81)	Top damage, decay, dieback	To remain
11	Yellow Poplar	<i>Liriodendron tulipifera</i>	37	Good (81)	Top damage, decay, dieback	To remain
12	Beech	<i>Fagus grandifolia</i>	32	Good (88)	Top damage, decay, dieback	To remain
13	Beech	<i>Fagus grandifolia</i>	35	Good (88)	Top damage, decay, dieback	To remain
14	Beech	<i>Fagus grandifolia</i>	35	Good (81)	Trunk & top damage, decay, dieback	To remain
15	Beech	<i>Fagus grandifolia</i>	35	Good (88)	Top damage, decay, dieback; 8" grape vine into canopy	To remain
16	Sycamore	<i>Platanus occidentalis</i>	31	Good (84)	Top damage	To be removed
17*	Beech	<i>Fagus grandifolia</i>	32	Good (88)	Top damage	To remain
18	Yellow Poplar	<i>Liriodendron tulipifera</i>	34	Fair (75)	Trunk & top damage, decay, dieback	To be removed

Notes:
-All tree specimens within 50' of the limit of disturbance have been survey-located by Dewberry Engineers, Inc. All other specimen trees are located using GPS by JM Forestry Services, LLC.
*Denotes specimen trees located off-site within 100-foot of property boundary
** Per site visit on 12/21/2017- ST-9 has become a fallen hazard, no longer standing, due to natural causes. ST-9 should be removed during construction, if approved by adjacent property owner.

WOODLAND CLEARED (ACRES)	WOODLAND PRESERVATION (ACRES)	WOODLAND CLEARED IN FLOODPLAIN (ACRES)	WOODLAND PRESERVED -NOT CREDITED (ACRES)	WOODLAND CLEARED OFF-SITE (ACRES)
AA 4.00 BB 0.33	A 4.48 B 0.59 C 0.34	1 0.20	A 0.37	AA 0.14
TOTAL = 4.33 AC	TOTAL = 5.41 AC	TOTAL = 0.20 AC	TOTAL = 0.37 AC	TOTAL = 0.14 AC



Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
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SUMMERFIELD AT MORGAN STATION PHASE 3

PRINCE GEORGES COUNTY, MD
13TH ELECTION DISTRICT

TAX MAP 67 GRID B3
200' MAP REFERENCE 201NE07

SEAL

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KEY PLAN

SCALE
0' 50' 100'
1"=50'

No.	DATE	BY	Description
REVISIONS			
DRAWN BY: AML			
APPROVED BY: RM			
CHECKED BY: RM			
DATE: JANUARY 2018			
TITLE: TYPE 2 TREE CONSERVATION PLAN			
PLAN SHEET			
PROJECT NO.: 50064133			
4			
SHEET NO. 4 of 5			

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APPROVAL

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PROJECT NUMBER: SDP-1704

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Prince George's County Planning Department
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APPROVAL
TREE CONSERVATION PLAN
TCP2-083-04-04

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Morgan K. Reiser	4/22/2019	

