

SUMMERFIELD AT MORGAN STATION - PHASE 3

TCP2-083-04-05

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

EXTENT OF PROPOSED GEOGRID

- 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

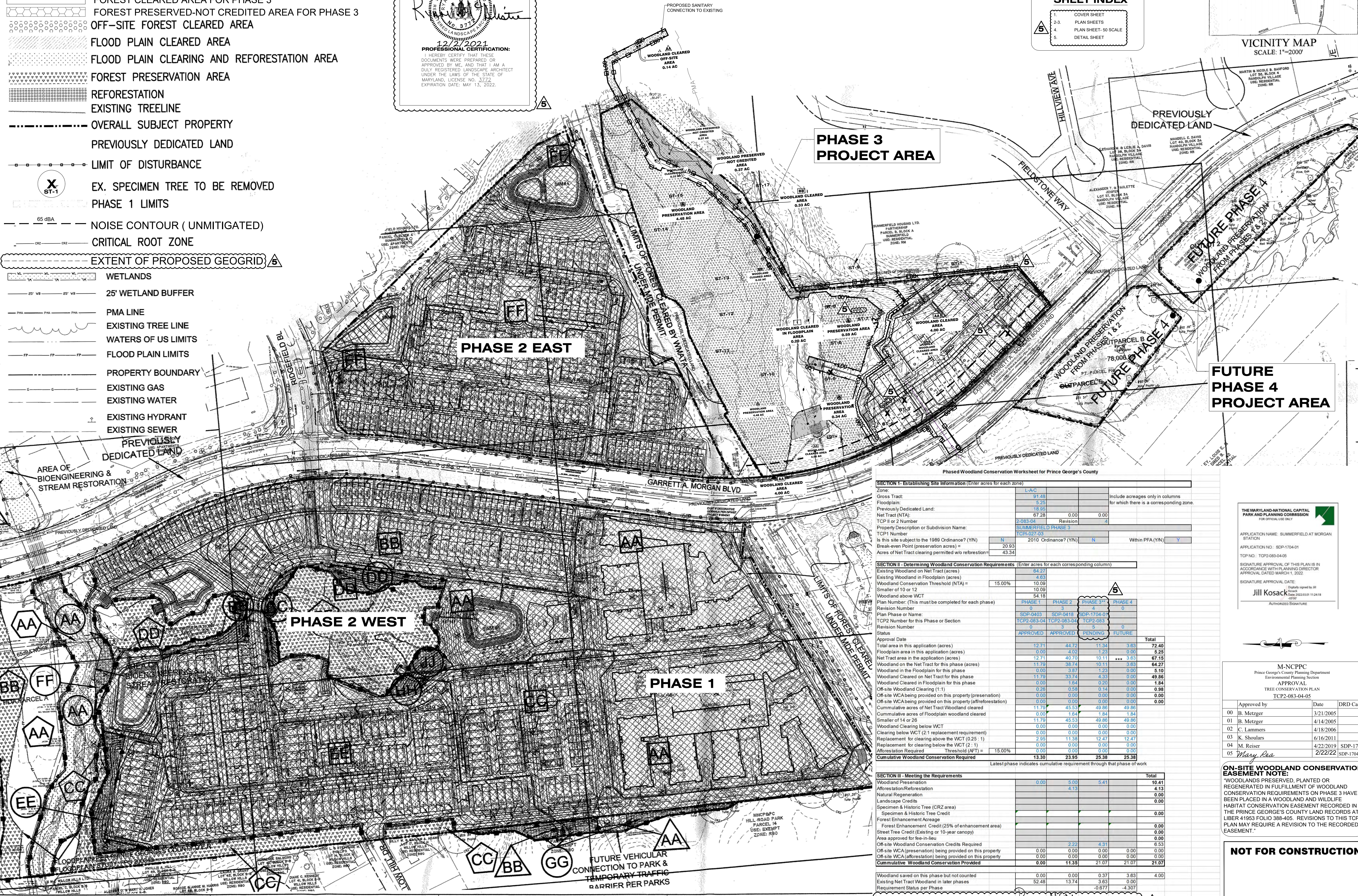
FOR REVISION ONLY
PHASE 3 PROJECT AREA

12/2/2021
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. 3772, EXPIRATION DATE: MAY 13, 2022.

PROPERTY OWNERS AWARENESS CERTIFICATE
I, SUMMERFIELD AT MORGAN STATION, LLC, HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP) AND THAT WE UNDERSTAND THE REQUIREMENTS SET FORTH IN THIS TCP.

SHEET INDEX	
1.	COVER SHEET
2-3.	PLAN SHEETS
4.	PLAN SHEET-50 SCALE
5.	DETAIL SHEET

VICINITY MAP
SCALE: 1"=2000'



Phased Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)			
Zone:	L-AG		
Gross Tract:	91.49		
Floodplain:	5.25		
Previously Dedicated Land:	18.95		
Net Tract (NTA):	67.28	0.00	0.00
TCP # or 2 Number:	2-083-04	Revision:	2
Property Description or Subdivision Name:	SUMMERFIELD PHASE 3		
TCP1 Number:	TCP1-027-03		
Is this site subject to the 1986 Ordinance? (Y/N):	N	2010 Ordinance? (Y/N):	N
Break-even Point (net preservation acres):	20.93	Within PFA (Y/N):	Y
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):	44.22		
Existing Woodland in Floodplain (acres):	4.63		
Woodland Conservation Threshold (NTA) =	15.00%		
Smaller of 10 or 12:	10.09		
Woodland above WCT:	54.15		
Plan Number: (This must be completed for each phase)			
Revision Number:			
Plan Phase or Name:	SDP-0403	SDP-0418	SDP-1704-01
TCP2 Number for this Phase or Section:	TCP2-083-04	TCP2-083-04	TCP2-083-04
Revision Number:	0	3	5
Approval Date:	APPROVED	APPROVED	PENDING
Total:	12.71	44.72	11.34
Total area in this application (acres):	0.00	4.02	1.23
Net Tract area in the application (acres):	12.71	40.70	10.11
Woodland on the Net Tract for this phase (acres):	11.79	38.74	10.11
Woodland in the Floodplain for this phase (acres):	0.00	3.87	1.23
Woodland Cleared on Net Tract for this phase (acres):	11.79	33.74	4.33
Woodland Cleared in Floodplain for this phase (acres):	0.00	1.84	0.22
Off-site Woodland Clearing (1:1):	0.25	0.58	0.14
Off-site WCA being provided on this property (preservation):	0.00	0.00	0.00
Off-site WCA being provided on this property (afforestation):	0.00	0.00	0.00
Cumulative acres of Net Tract Woodland cleared:	11.79	45.53	49.86
Cumulative acres of Floodplain woodland cleared:	0.00	1.84	1.84
Smaller of 14 or 26:	11.79	45.53	49.86
Woodland Clearing below WCT:	0.00	0.00	0.00
Clearing below WCT (2:1 replacement requirement):	0.00	0.00	0.00
Replacement for clearing above the WCT (0.25: 1):	2.95	11.38	12.47
Replacement for clearing below the WCT (2: 1):	0.00	0.00	0.00
Afforestation Required:	0.00	0.00	0.00
Cumulative Woodland Conservation Required:	13.30	23.95	25.38

SECTION III - Meeting the Requirements			
Woodland Preservation:	0.00	5.09	5.41
Afforestation/Reforestation:	0.00	4.13	4.13
Natural Regeneration:	0.00	0.00	0.00
Landscape Credits:	0.00	0.00	0.00
Specimen & Historic Tree (CRZ area):	0.00	0.00	0.00
Specimen & Historic Tree Credit:	0.00	0.00	0.00
Forest Enhancement Acreage:	0.00	0.00	0.00
Forest Enhancement Credit (25% of enhancement area):	0.00	0.00	0.00
Street Tree Credit (Existing or 10-year canopy):	0.00	0.00	0.00
Area approved for fee-in-lieu:	0.00	2.22	4.31
Off-site Woodland Conservation Credits Required:	0.00	0.00	0.00
Off-site WCA (preservation) being provided on this property:	0.00	0.00	0.00
Off-site WCA (afforestation) being provided on this property:	0.00	0.00	0.00
Cumulative Woodland Conservation Provided:	0.00	11.38	21.07
Woodland saved on this phase but not counted:	0.00	0.00	0.37
Existing Net Tract Woodland in later phases:	52.48	13.74	3.63
Requirement Status per Phase:	0.00	-0.07	-4.30

Prepared by: RYAN MCALISTER
License Number: 3772
Signature: [Signature]
Date: 12/2/2021
NOTES:
* INDICATES FLOODPLAIN CHANGE BASED UPON APPROVED FLOODPLAIN STUDY NUMBER 200340, PLAN DATED 9/11/2014
** BOUNDARY AREA REVISED BASED ON BOUNDARY FILED IN LIBER 21966 FOLIO 118; NOTE: PHASE 3 AND 4 RESULTS IN A 0.13 AC. AREA DIFFERENCE FROM PREVIOUS TCP1 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.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
OFFICIAL USE ONLY
APPLICATION NAME: SUMMERFIELD AT MORGAN STATION
APPLICATION NO.: SDP-1704-01
TCP NO.: TCP2-083-04-05
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED MARCH 1, 2022.
SIGNATURE APPROVAL DATE: 3/24/24
Jill Kosack
Authorized Signature

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP2-083-04-05			
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. Shoulars	6/16/2011		
04 M. Reiser	4/22/2019	SDP-1704	
05 Mary Lea	2/22/22	SDP-1704-01	

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 41553 FOLIO 388-405. REVISIONS TO THIS TCP2 PLAN MAY REQUIRE A REVISION TO THE RECORDED EASEMENT."

NOT FOR CONSTRUCTION

4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0186 (FAX)
www.dewberry.com

APPLICANT:
SUMMERFIELD MORGAN INVESTMENT LLC
4041 UNIVERSITY DRIVE, SUITE 301
FAIRFAX, VA 22030

CONTACT:
C/O STEVE CONIGLIO
P: 703.385.8880
MARK@ALBANESELAU.COM

SUMMERFIELD AT MORGAN STATION PHASE 3
PRINCE GEORGE'S COUNTY, MD
13TH ELECTION DISTRICT
TAX MAP 67 GRID B3
200' MAP REFERENCE 201NE07

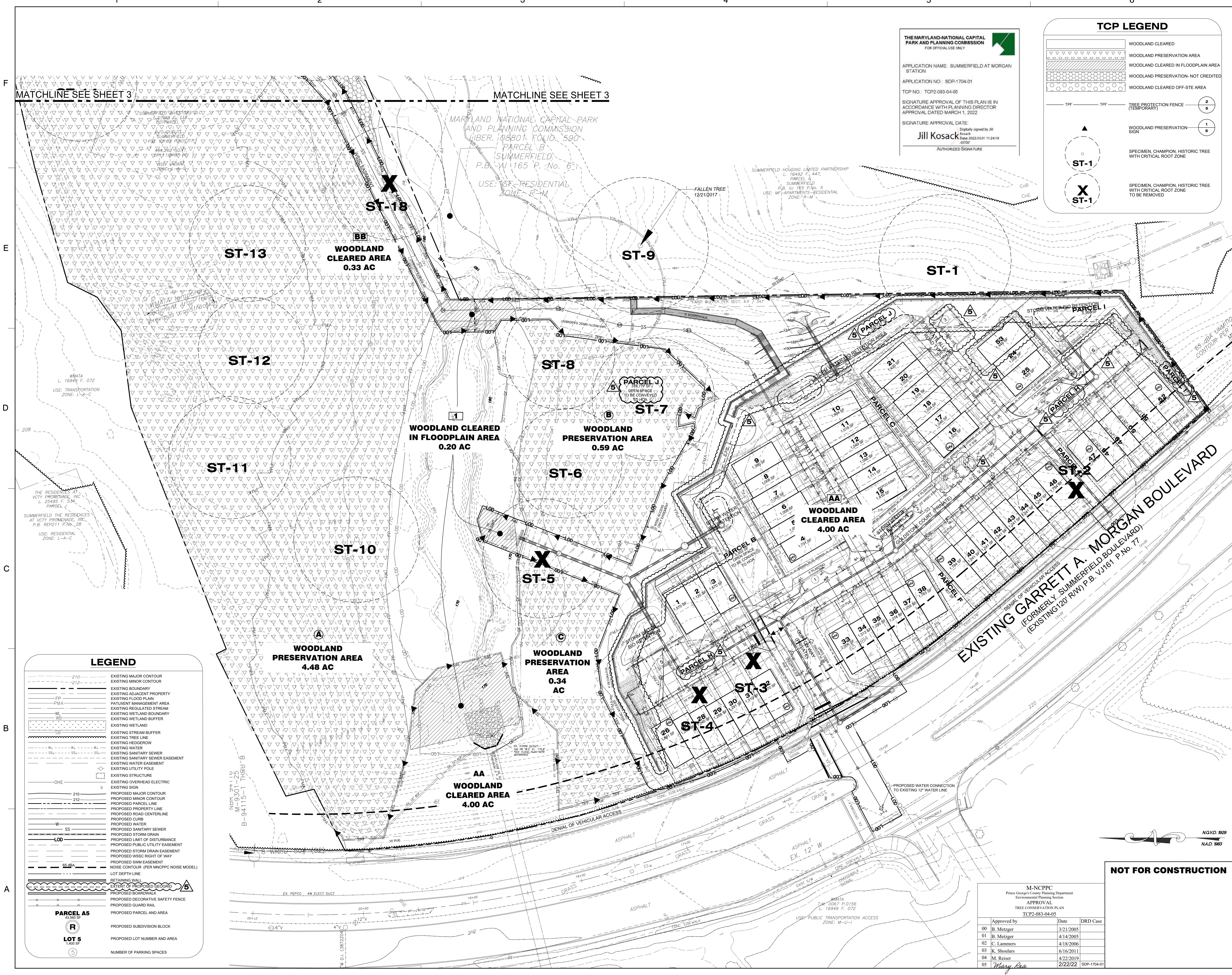
KEY PLAN

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

NOV 2021 NS LOT 22 REMOVAL
HANDICAP PARKING ADDED
OWNERSHIP CONTACT
DATE JANUARY 2018

TITLE TYPE 2 TREE CONSERVATION PLAN

COVER SHEET
PROJECT NO. 50064133
SHEET NO. 1 OF 5



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
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APPLICATION NO.: SCP-1704-01
TCP NO.: TCP2-083-04-05

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SIGNATURE APPROVAL DATE:
Jill Kosack
Digitally signed by Jill Kosack
Date: 2022.03.01 11:24:18
20207

AUTHORIZED SIGNATURE

TCP LEGEND

WOODLAND CLEARED
WOODLAND PRESERVATION AREA
WOODLAND CLEARED IN FLOODPLAIN AREA
WOODLAND PRESERVATION - NOT CREDITED
WOODLAND CLEARED OFF-STE AREA

TPF TPF 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

ST-1
X ST-1

Dewberry

Dewberry Engineers Inc.
4001 FORBES BOULEVARD
SUITE 300
LAUREL, MD 20708
301.731.5555
301.731.0188 (FAX)
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SUMMERFIELD AT MORGAN
STATION PHASE 3
PRINCE GEORGE'S COUNTY, MD
13TH ELECTION DISTRICT
TAX MAP 67 GRID B3
200 MAP REFERENCE 851NE07

12/2/2021
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
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ARCHITECT UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 3772 EXPIRATION
DATE MAY 03, 2022.

KEY PLAN

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

No.	DATE	BY	Description
5	NOV. 2021	NS	LOT 22 REMOVAL HANDICAP PARKING ADDED OWNERSHIP CONTACT
REVISIONS			
DRAWN BY: AML			
APPROVED BY: RM			
CHECKED BY: RM			
DATE: JANUARY 2018			

TITLE TYPE 2 TREE
CONSERVATION PLAN

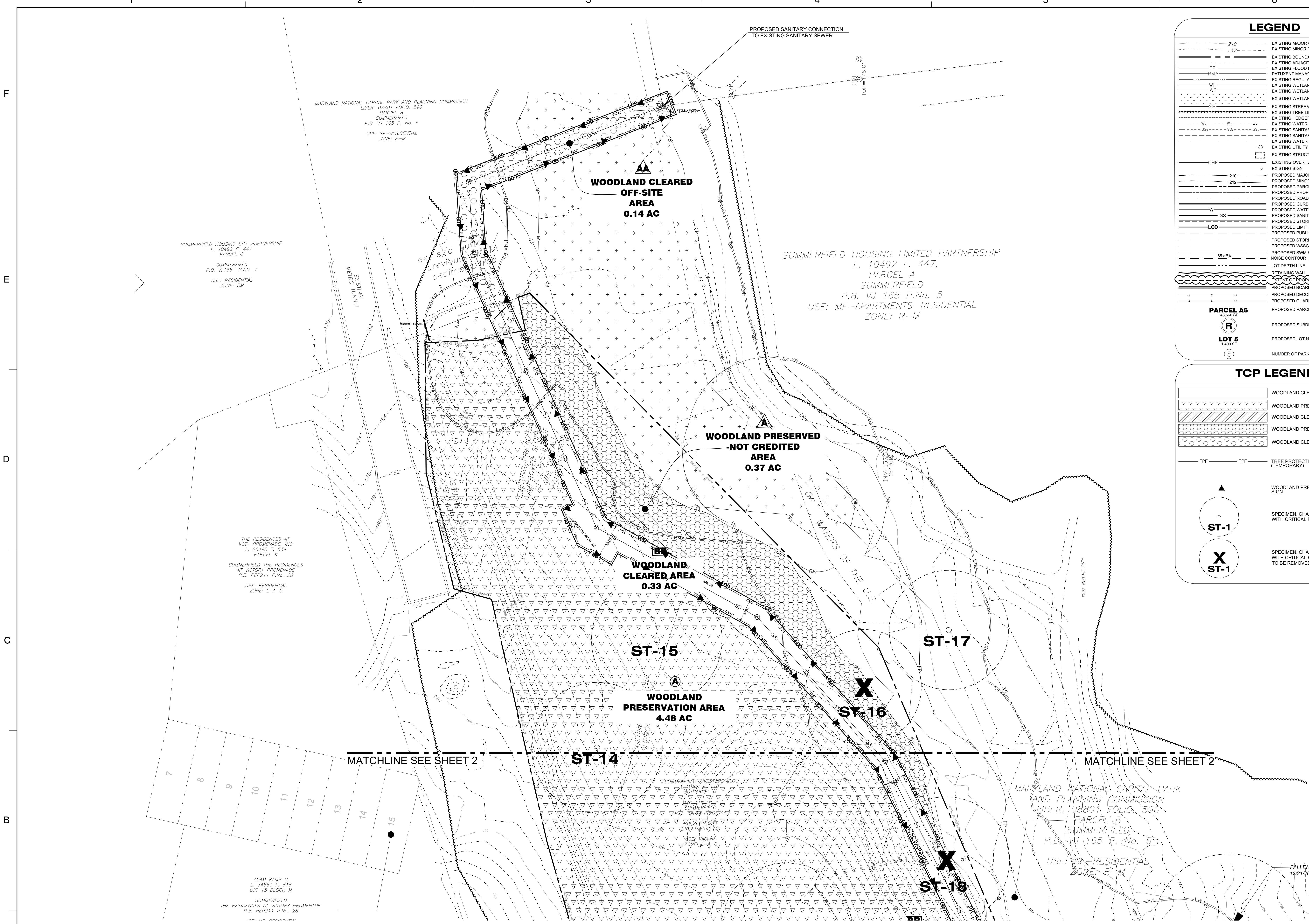
PLAN SHEET

PROJECT NO. 50064133

2

SHEET NO. 2 of 5

Approved by	Date	DRD Case
00 B. Metzger	3/21/2005	
01 B. Metzger	4/14/2005	
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04 M. Reiser	4/22/2019	
05 Mary Rea	2/22/22	SDP-1704-01



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING FLOOD PLAIN
- PATIENT MANAGEMENT AREA
- 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
- EXTENT OF PROPOSED GEORID
- 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
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- SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE
- SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED

ST-1

X ST-1

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Digitally signed by Jill Kosack
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NOT FOR CONSTRUCTION

Dewberry

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**SUMMERFIELD AT MORGAN
STATION PHASE 3**

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

SEAL

12/2/2021

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KEY PLAN

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0' 30' 60'

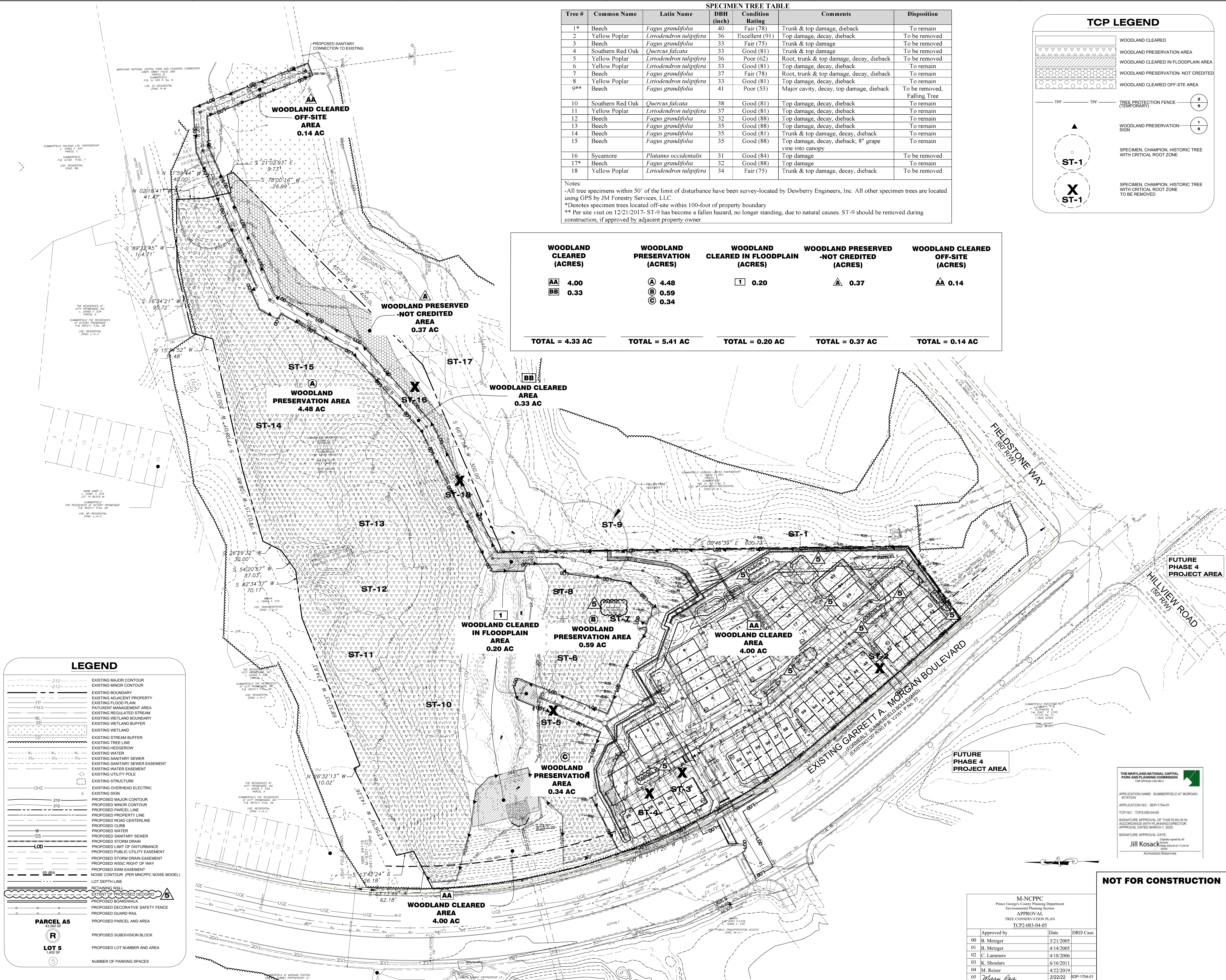
1"=30'

No.	DATE	BY	Description
5	NOV. 2021	NS	LOT 22 REMOVAL HANDICAP PARKING ADDED
OWNERSHIP CONTACT			
REVISIONS			
DRAWN BY: AML			
APPROVED BY: RM			
CHECKED BY: RM			
DATE: JANUARY 2018			

TITLE TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

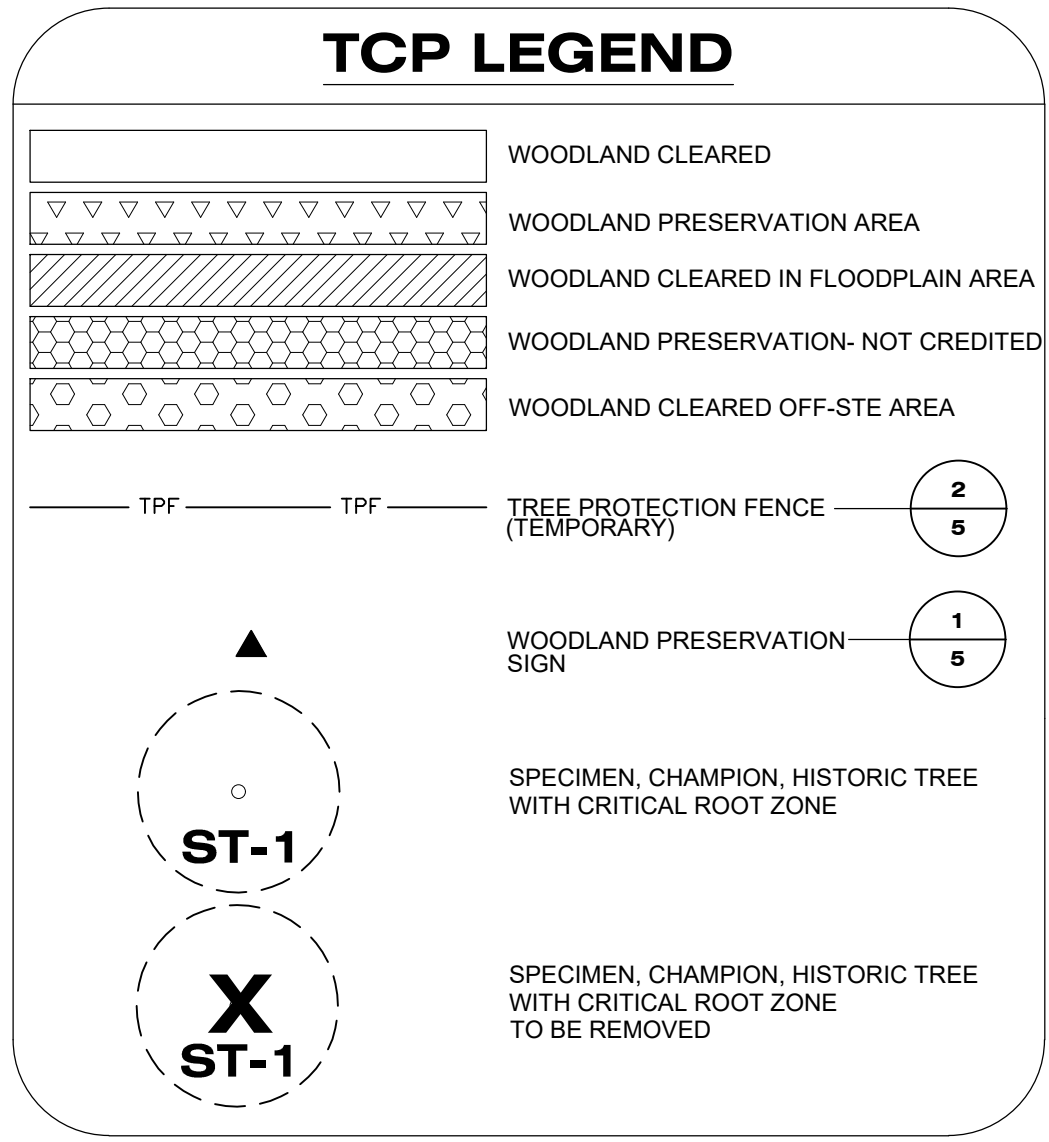
PROJECT NO. 50064133



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



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SUMMERFIELD AT MORGAN
STATION PHASE 3

PRINCE GEORGE'S COUNTY, MD
13TH ELECTION DISTRICT

TAX MAP 67 GRID B3
200 MAP REFERENCE 201NE07

SEAL

12/2/2021
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DATE MAY 15, 2022.

KEY PLAN

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

No.	DATE	BY	Description
5	NOV. 2021	NS	LOT 22 REMOVAL
			HANDICAP PARKING ADDED
			OWNERSHIP CONTACT

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

NOT FOR CONSTRUCTION

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2-083-04-05

Approved by	Date	DRD Case
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02 C. Lammers	4/18/2006	
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04 M. Reiser	4/22/2019	
05 Mary Bea	2/22/22	SDP-1704-01

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR ADDISON ROW SDP-1704. IF SUMMERFIELD AT MORGAN STATION PHASE 3 SDP-1704 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
- CUTTING OR CLEARING WOODLANDS NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$9.00 PER SQUARE FOOT MITIGATION FEE.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
- THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
- THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
- THE PROPERTY IS WITHIN THE ENVIRONMENTAL STRATEGY AREA (ESA 1) OF PLAN PRINCE GEORGE'S 2035 (FORMERLY THE DEVELOPED TIER) AND IS ZONED L-A-C.
- THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
- THE SITE IS ADJACENT TO GARRETT A. MORGAN BOULEVARD WHICH IS CLASSIFIED AS AN ARTERIAL ROADWAY.
- PLAN IS GRANDFATHERED UNDER THE PROVISIONS OF CB-27-2010, SECTION 25.119(G) OF THE PRINCE GEORGE'S COUNTY CODE.

TREE PRESERVATION AND RETENTION NOTES

- ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND 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.
- TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
- THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFS) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFS MAY BEGIN.
- ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.
- WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TCP INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

- THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING OR HAZARDOUS MAY BE REMOVED.
- A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREES HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
- DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE 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.
- 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.

- 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.

- DEBRIS PILES SHOWN IN WOODLAND PRESERVATION AREAS SHALL BE REMOVED BY HAND WITHOUT THE USE OF MECHANICAL EQUIPMENT WITHIN THE PRESERVATION AREA. CHAINS MAY BE USED TO PULL DEBRIS OUT OF THE PRESERVATION AREAS. CAUTION MUST BE USED NOT TO DAMAGE REMAINING VEGETATION.

OFF-SITE WOODLAND CONSERVATION NOTE

PRIOR TO THE ISSUANCE OF THE FIRST GRADING PERMIT FOR THE SECTION OF 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. THE OFFSITE WOODLAND CONSERVATION REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE MET WITHIN THE WESTERN BRANCH OF THE PATUXENT RIVER WATERSHED, UNLESS THE APPLICANT DEMONSTRATES DUE DILIGENCE IN SEEKING OUT OPPORTUNITIES FOR OFF-SITE WOODLAND CONSERVATION LOCATIONS IN ACCORDANCE WITH PRIORITIES OF SECTION 25-122(A)(6).

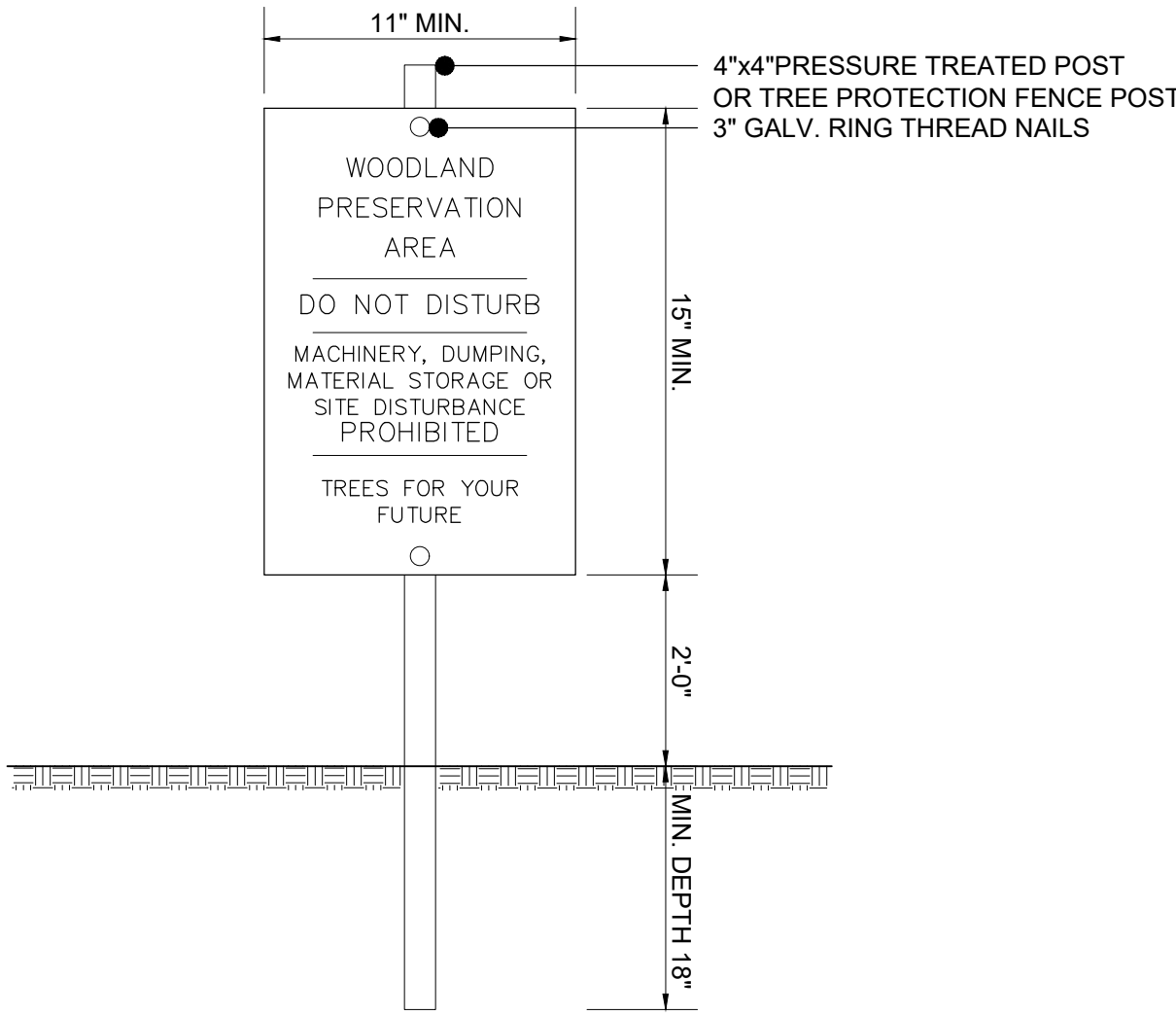
POST DEVELOPMENT NOTES

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

- IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS", THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. THE STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. THE REMOVAL OR 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.
- 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 PLANT MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.
- THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
- THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES.

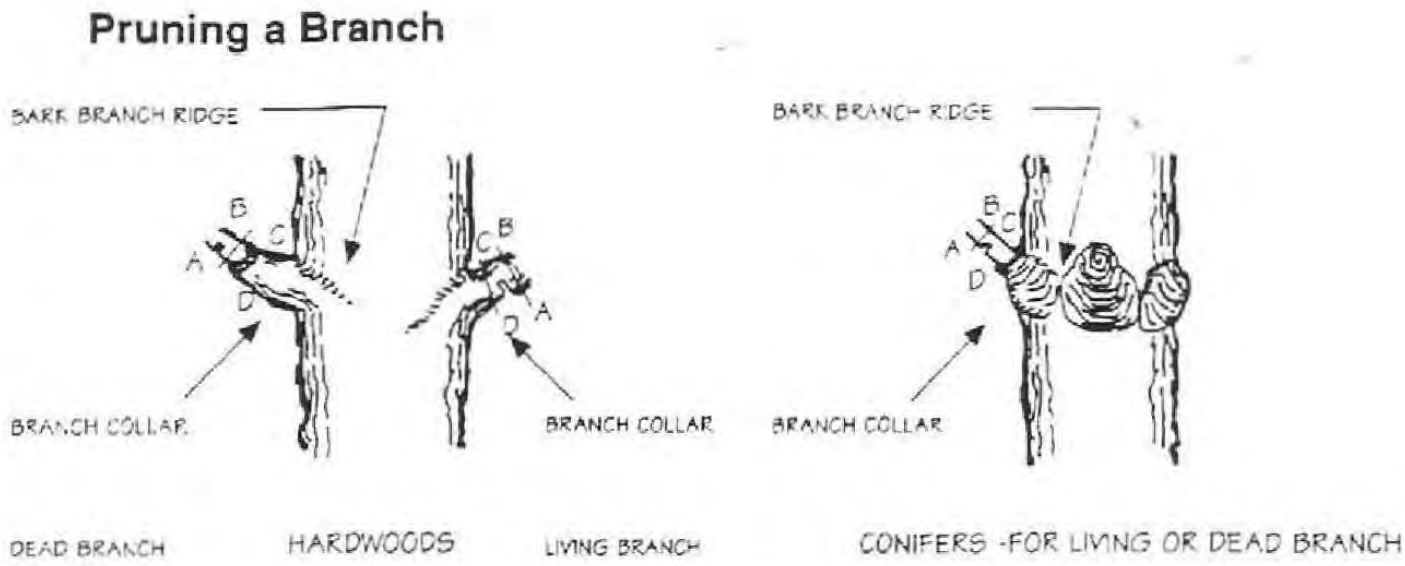
PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

- REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN.
- 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.



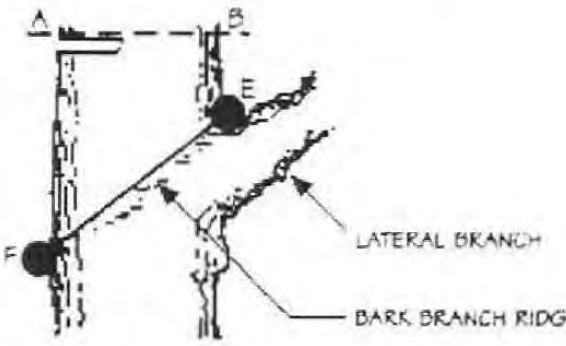
- NOTES:
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 - SIGNS SHOULD BE PROPERLY MAINTAINED.
 - AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 - SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 - SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION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

1 WOODLAND PRESERVATION AREA SIGN
5 SCALE: NTS



- Notes:
- Remove branch weight by undercutting at A and remove limb by cutting through at AB.
 - Remove stub at CD (line between branch bark ridge and outer edge of branch collar).
 - If D is difficult to find on hardwoods, angle of CD to trunk should be the reflective angle of the bark branch ridge to the trunk.
 - Only prune at specified times.
 - Remove no more than 30% of crown at one time.

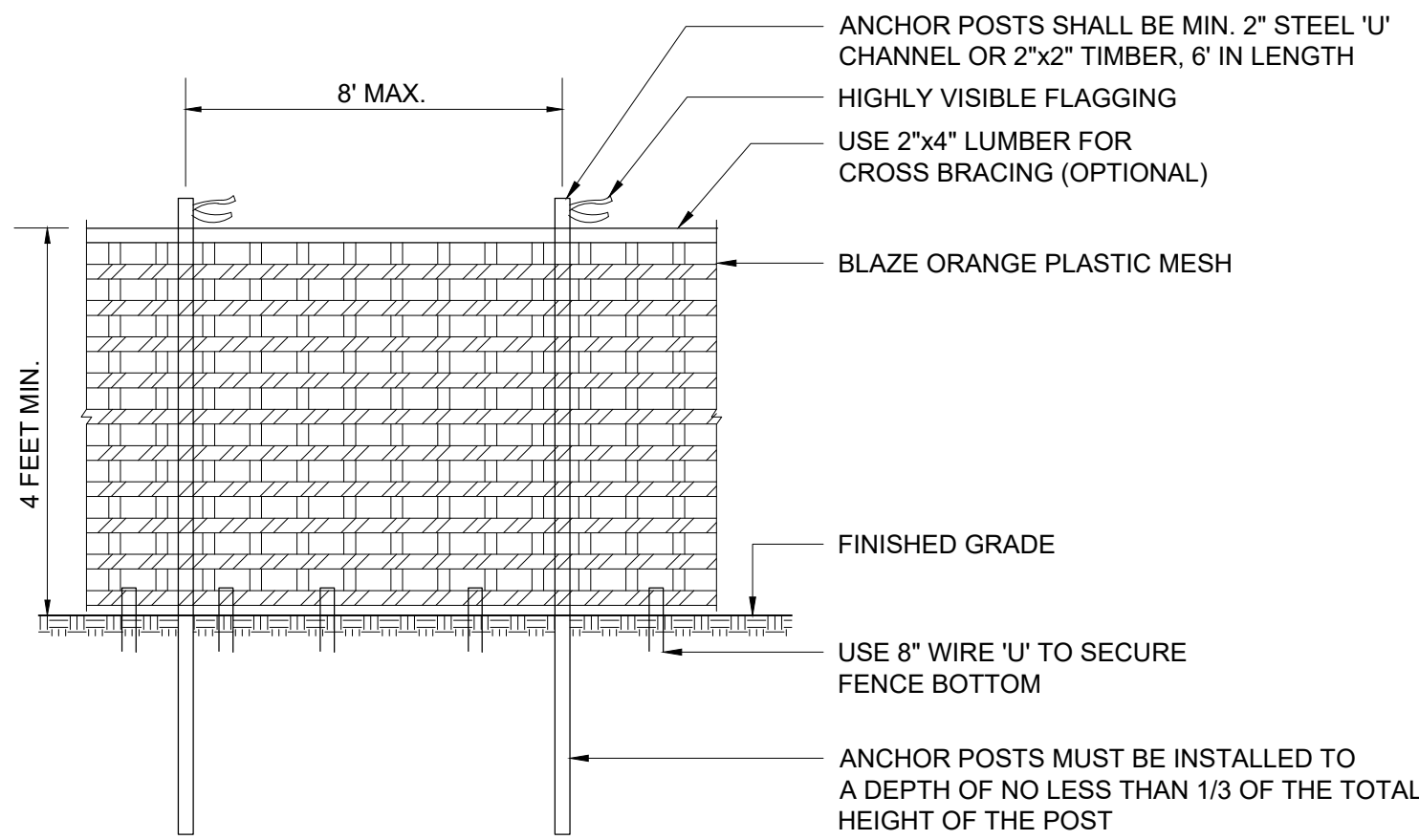
Pruning a Leader to Reduce Size



- Notes:
- Remove top weight by undercutting at A and remove limb by cutting through AB.
 - Remove stub at EF parallel to the bark branch ridge.
 - Only prune at specified times.
 - No more than 30% of crown to be removed at one time.
 - Diameter of lateral branch should be no less than 30% of the diameter of the leader.

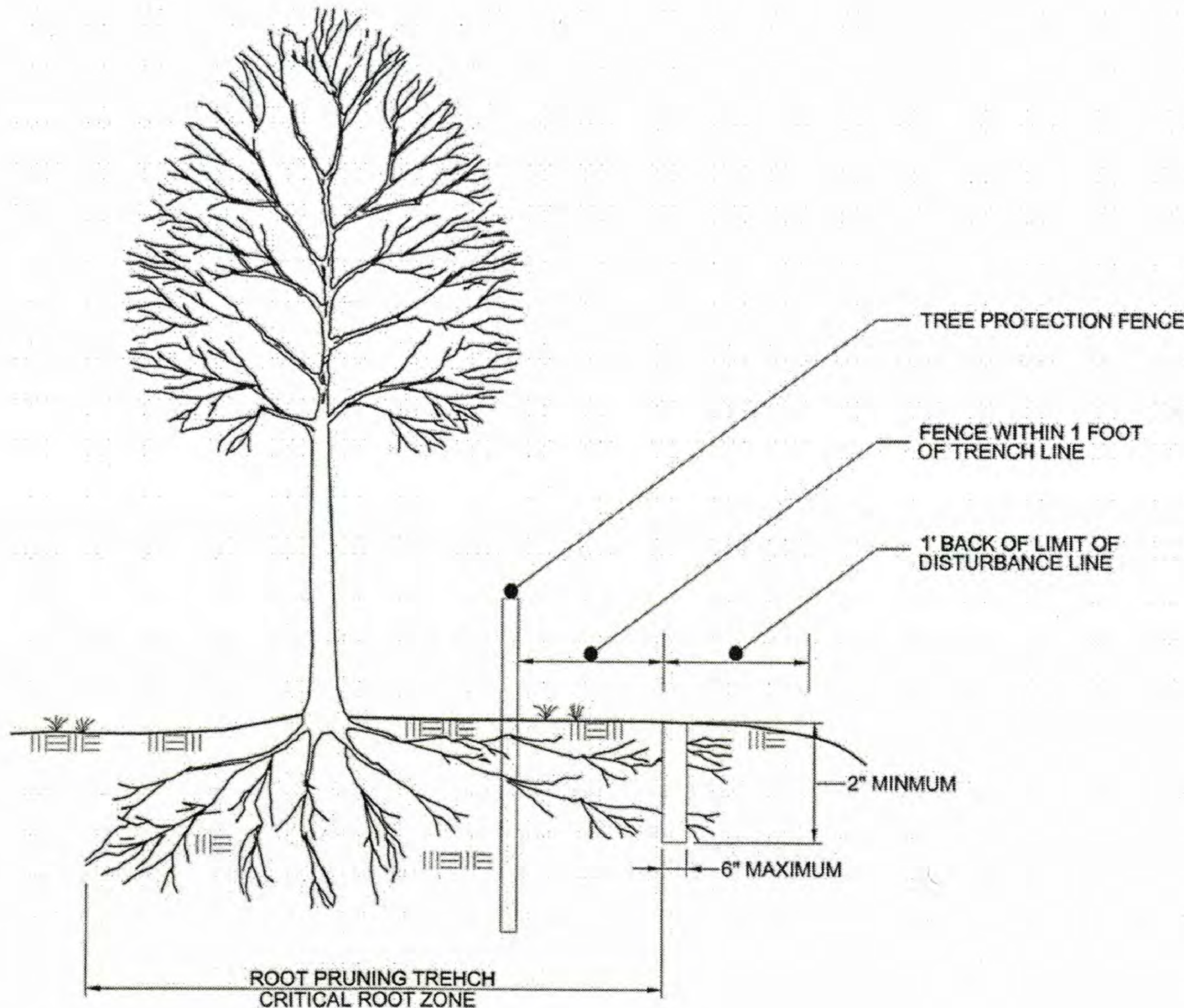
Source: Fairfax County, Virginia/Vegetation Preservation & Planting, January 1985

3 TREE PRUNING STANDARD DETAIL
5 SCALE: NTS



- NOTES:
- FOREST PROTECTION DEVICE ONLY.
 - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
 - AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 - DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
 - PROTECTIVE SIGNAGE IS ALSO REQUIRED.
 - MAY BE USED IN PLACE OF TYPE 2 (TEMPORARY) TREE PROTECTION FENCE. (SEE DETAIL 4B THIS SHEET)

2 TYPE 1 (TEMPORARY) TREE PROTECTION FENCE
5 SCALE: NTS



- NOTES:
- RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
 - EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
 - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
 - ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

4 ROOT PRUNING STANDARD DETAIL
5 SCALE: NTS

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

APPLICATION NAME: SUMMERFIELD AT MORGAN STATION

APPLICATION NO.: SDP-1704-01

TCP NO.: TCP2-083-04-05

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED MARCH 1, 2022.

SIGNATURE APPROVAL DATE: TCP2-083-04-05

Jill Kosack
Digitally signed by Jill Kosack
Date: 2022.03.01 11:24:18 -0500

AUTHORIZED SIGNATURE

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP2-083-04-05			
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. Shoulars	6/16/2011		
04 M. Reiser	4/22/2019		
05 Mary Lee	2/22/22	SDP-1704-01	

NOT FOR CONSTRUCTION



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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



12/2/2021
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. 3772 EXPIRATION
DATE MAY 13, 2022.

KEY PLAN

SCALE

AS SHOWN

No.	DATE	BY	Description
5	NOV. 2021	NS	LOT 22 REMOVAL
			HANDICAP PARKING ADDED
			OWNERSHIP CONTACT

REVISIONS

DRAWN BY: AML

APPROVED BY: RM

CHECKED BY: RM

DATE: JANUARY 2018

TITLE: TYPE 2 TREE
CONSERVATION PLAN

DETAIL SHEET

PROJECT NO. 50064133

5

SHEET NO. 5 of 5