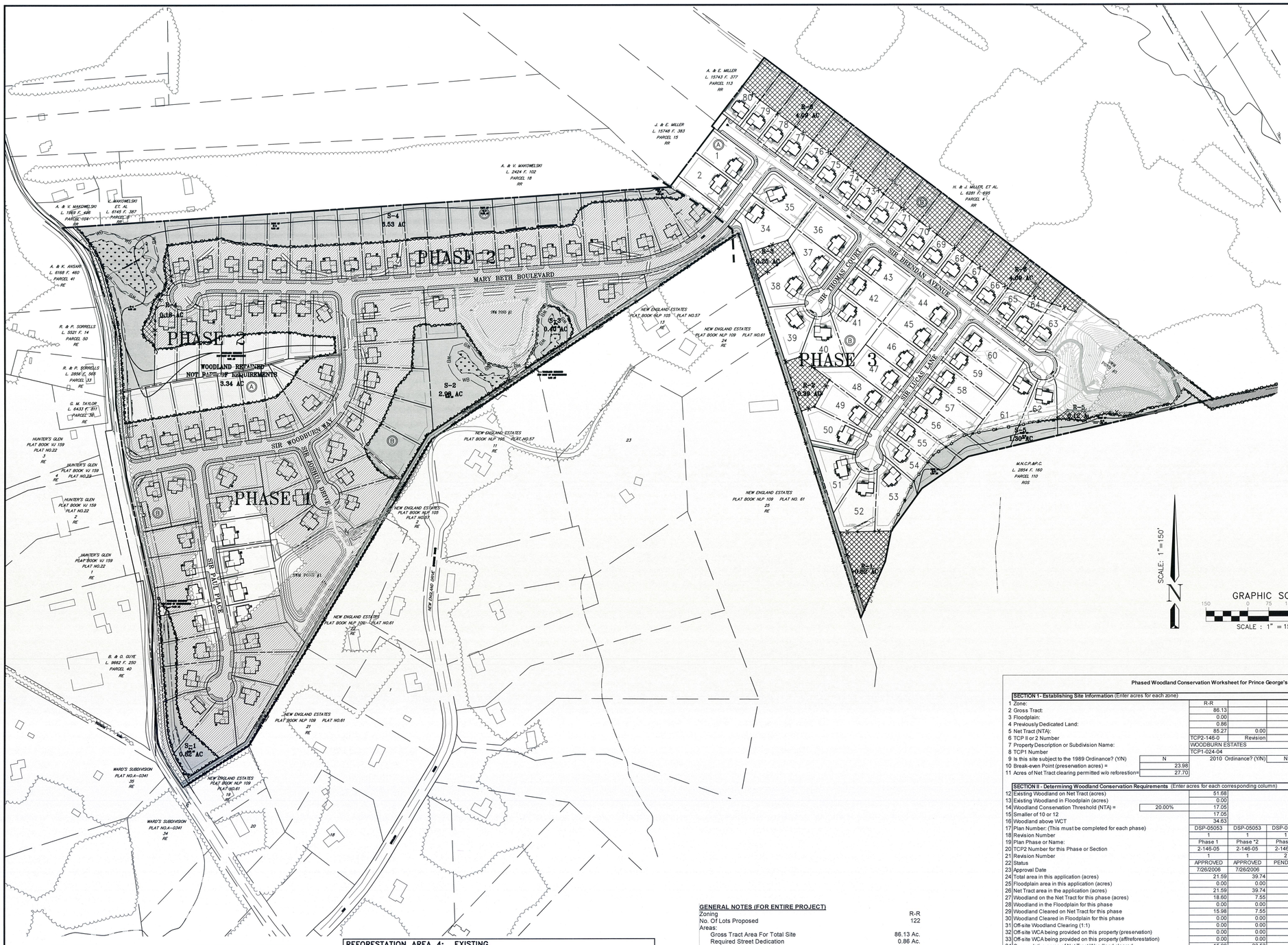
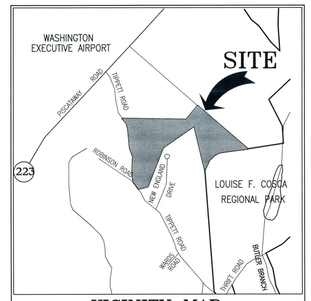


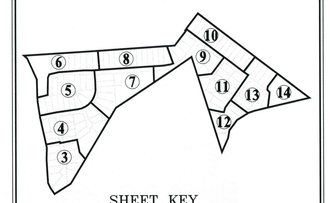
LEGEND:

- EXISTING TREELINE
- PROPOSED TREELINE
- FOREST SAVE AREA
- FOREST CLEAR AREA
- REFORESTATION AREA
- WETLAND
- WETLAND BUFFER
- PROPERTY LINE
- SIDEWALK
- EQUESTRIAN TRAIL AND SPLIT RAIL FENCING
- HIKER BIKER TRAIL



VICINITY MAP

PRINCE GEORGE'S CO. MAP PAGE 31 GRID F-3
NO SCALE



SHEET KEY

WOODBURN ESTATES FOREST SAVE CALCULATIONS			
SYM.	AREA (S.F.)	AREA (Ac.)	SHEET #
S-1	35526	0.82	3
S-2	130024	2.98	4,7
S-3	17533	0.40	7
S-4	284611	6.53	6,8,9
S-5	56724	1.30	12,13,14
TOTAL	524418.00	12.04	

REFORESTATION CALCULATIONS			
SYM.	AREA (S.F.)	AREA (Ac.)	SHEET #
R-1	27073	0.62	12
R-2	17195	0.39	11
R-3	10975	0.25	9
R-4	7963	0.18	6
R-5	5332	0.12	14
R-6	178313.00	4.09	10, 13
TOTAL	246851.00	5.67	

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII – 146-05

	Approved by	Date	DRD #	Reason for Revision
00	J.L. Stasz	01/04/2006	DSP-05053	
01	J.L. Stasz	07/25/2006	N/A	Add phasing and revise conservation areas for SWM
02	[signature]	9/4/2018	N/A	Add new reforestation area R-6 (4.09 acres)
03				
04				
05				
06				
07				

SCALE: 1"=150'

GRAPHIC SCALE
150 0 75 150 300
SCALE : 1" = 150'

REFORESTATION AREA 1:
0.62 acres @ 700 Bare Root Seedlings = 434 trees

QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
62	Acer rubrum	Red Maple	¼"–½" cal. Bare-root	8' o.c.
62	Betula nigra	River Birch	¼"–½" cal. Bare-root	8' o.c.
62	Nyssa Sylvatica	Black Gum	¼"–½" cal. Bare-root	8' o.c.
64	Liquidambar styraciflua	Sweet Gum	¼"–½" cal. Bare-root	8' o.c.
60	Quercus phellos	Willow Oak	¼"–½" cal. Bare-root	8' o.c.
60	Salix nigra	Black Willow	¼"–½" cal. Bare-root	8' o.c.
64	Pinus strobus	White Pine	⅛"–¼" cal. Bare-root	8' o.c.

REFORESTATION AREA 2:
0.39 acres @ 700 Bare Root Seedlings = 273 trees

QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
45	Acer rubrum	Red Maple	¼"–½" cal. Bare-root	8' o.c.
45	Cercis canadensis	Eastern Redbud	¼"–½" cal. Bare-root	8' o.c.
45	Liquidambar styraciflua	Sweet Gum	¼"–½" cal. Bare-root	8' o.c.
45	Quercus rubra	Northern Red Oak	¼"–½" cal. Bare-root	8' o.c.
46	Ilex opaca	American Holly	¼"–½" cal. Bare-root	8' o.c.
47	Pinus strobus	White Pine	⅛"–¼" cal. Bare-root	8' o.c.

REFORESTATION AREA 3:
0.25 acres @ 700 Bare Root Seedlings = 175 trees

QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
30	Acer rubrum	Red Maple	¼"–½" cal. Bare-root	8' o.c.
29	Cercis canadensis	Eastern Redbud	¼"–½" cal. Bare-root	8' o.c.
29	Liquidambar styraciflua	Sweet Gum	¼"–½" cal. Bare-root	8' o.c.
29	Quercus rubra	Northern Red Oak	¼"–½" cal. Bare-root	8' o.c.
29	Ilex opaca	American Holly	¼"–½" cal. Bare-root	8' o.c.
29	Pinus strobus	White Pine	⅛"–¼" cal. Bare-root	8' o.c.

REFORESTATION AREA 4: EXISTING
0.18 acres @ 200 1" cal. trees/acre = 36 trees

QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
6	Betula nigra	River Birch	1" cal. B&B	20' o.c.
6	Fraxinus pennsylvanica	Green Ash	1" cal. B&B	20' o.c.
6	Liriodendron tulipifera	Tulip Tree	1" cal. B&B	20' o.c.
6	Magnolia virginiana	Sweetbay Magnolia	1" cal. B&B	10' o.c.
6	Larix laricina	Tamarack	6–8' in height	8' o.c.
6	Salix nigra	Black Willow	6–8' in height	8' o.c.

REFORESTATION AREA 5:
0.12 acres @ 700 Bare Root Seedlings = 84 trees

QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
14	Quercus rubra	Northern Red Oak	¼"–½" cal. Bare-root	8' o.c.
14	Fagus gradiflora	American Beech	¼"–½" cal. Bare-root	8' o.c.
14	Liriodendron tulipifera	Tulip Tree	¼"–½" cal. Bare-root	8' o.c.
14	Amelanchier arboria	Common Serviceberry	¼"–½" cal. Bare-root	8' o.c.
14	Juniperus virginiana	Eastern Red Cedar	⅛"–¼" cal. Bare-root	8' o.c.
14	Ilex opaca	American Holly	¼"–½" cal. Bare-root	8' o.c.

REFORESTATION AREA 6:
4.09 acres @ 700 Bare Root Seedlings = 2863 trees

QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
300	Quercus rubra	Northern Red Oak	¼"–½" cal. Bare-root	8' o.c.
300	Fagus gradiflora	American Beech	¼"–½" cal. Bare-root	8' o.c.
425	Liriodendron tulipifera	Tulip Tree	¼"–½" cal. Bare-root	8' o.c.
425	Acer rubrum	Red Maple	¼"–½" cal. Bare-root	8' o.c.
300	Cercis canadensis	Eastern Redbud	¼"–½" cal. Bare-root	8' o.c.
407	Amelanchier arboria	Common Serviceberry	¼"–½" cal. Bare-root	8' o.c.
406	Juniperus virginiana	Eastern Red Cedar	⅛"–¼" cal. Bare-root	8' o.c.
300	Ilex opaca	American Holly	¼"–½" cal. Bare-root	8' o.c.

GENERAL NOTES (FOR ENTIRE PROJECT)

Zoning	R-R
No. Of Lots Proposed	122
Areas:	
Gross Tract Area For Total Site	86.13 Ac.
Required Street Dedication	0.86 Ac.
Tippett Road: 0.86 Ac	
100 Year Flood Plain	0.0 Ac.
Net Tract Area	85.27 Ac.
Wetlands	0.89 Ac.
Proposed open area	15.05 Ac.
Parcel A = 2.67 Ac.	
Parcel B = 3.42 Ac.	
Parcel C = 3.63 Ac.	
Parcel D = 1.82 Ac.	
Parcel E = 2.15 Ac.	
Parcel F = 0.07 Ac.	
Parcel G = 0.25 Ac.	
Parcel H = 0.39 Ac.	
Parcel I = 0.65 Ac.	
Water/Sewer Categories	W-4/S-4
Method Of Stormwater Management	Stormwater Management Ponds
SWM Concept Approval #6001-2004-01, Approved June 1, 2004	
Topographical Information From MNCPPC GIS Maps	
Boundary Information From Charles P. Johnson & Associates, Inc.	
Contour Interval	2'
W.S.S.C. Datum Used (1988)	
Tax Map Reference	124, Grids E-3 & F-3

1. All Sitings are conceptual unless Building Ties are noted.
3. There are no cemeteries within this site.
4. There are no known cultural features or historic sites within this site, but Historic Resource #81B-003, Thrift Schoolhouse, and National Register Site #81B-0004, Wyoming and Cemetery, are located approximately 4,800+/-' south of the site at the intersection of Tippett Road and Thrift Road.
5. This plan should not be used as a legal document for representation of bearings, distances, lot square footages and easements. For recorded information, please see record plats or applicable recorded documents.
6. Preliminary Plan #4-04016, Approved December 2, 2004

Phased Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)							
1 Zone:		R-R					
2 Gross Tract:		86.13			Include acreages only in columns		
3 Floodplain:		0.00			for which there is a corresponding zone.		
4 Previously Dedicated Land:		0.86					
5 Net Tract (NTA):		85.27	0.00	0.00			
6 TCP II or 2 Number		TCP2-146-0	Revision	2			
7 Property Description or Subdivision Name:		WOODBURN ESTATES					
8 TCP1 Number		TCP1-024-04					
9 Is this site subject to the 1989 Ordinance? (Y/N)	N	2010 Ordinance? (Y/N)	N		Within PFA (Y/N)	N	
10 Break-even Point (preservation acres) =	23.98						
11 Acres of Net Tract clearing permitted w/o reforestion=	27.70						

SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)								
12 Existing Woodland on Net Tract (acres)		51.68						
13 Existing Woodland in Floodplain (acres)		0.00						
14 Woodland Conservation Threshold (NTA) =	20.00%	17.05						
15 Smaller of 10 or 12		17.05						
16 Woodland above WCT		34.63						
17 Plan Number: (This must be completed for each phase)		DSP-05053	DSP-05053	DSP-05053				
18 Revision Number								
19 Plan Phase or Name:		Phase 1	Phase *2	Phase 3				
20 TCP2 Number for this Phase or Section		2-146-05	2-146-05	2-146-05				
21 Revision Number				2				
22 Status		APPROVED	APPROVED	PENDING				
23 Aproval Date		7/26/2006	7/26/2006					Total
24 Total area in this application (acres)		21.59	39.74	24.80				86.13
25 Floodplain area in this application (acres)		0.00	0.00	0.00				0.00
26 Net Tract area in the application (acres)		21.59	39.74	24.80				86.13
27 Woodland on the Net Tract for this phase (acres)		18.60	7.55	25.53				51.68
28 Woodland in the Floodplain for this phase		0.00	0.00	0.00				0.00
29 Woodland Cleared on Net Tract for this phase		15.98	7.55	12.52				36.05
30 Woodland Cleared in Floodplain for this phase		0.00	0.00	0.00				0.00
31 Off-site Woodland Clearing (1:1)		0.00	0.00	0.63				0.63
32 Off-site WCA being provided on this property (preservation)		0.00	0.00	0.00				0.00
33 Off-site WCA being provided on this property (afforestation)		0.00	0.00	0.00				0.00
34 Cummulative acres of Net Tract Woodland cleared		15.98	23.53	36.05				
35 Cummulative acres of Floodplain woodland cleared		0.00	0.00	0.00				
36 Smaller of 14 or 26		15.98	23.53	34.63				
37 Woodland Clearing below WCT		0.00	0.00	1.42				
38 Clearing below WCT (2:1 replacement requirement)		0.00	0.00	2.85				
39 Replacement for clearing above the WCT (0.25 : 1)		4.00	5.88	8.66				
40 Replacement for clearing below the WCT (2 : 1)		0.00	0.00	2.85				
39 Afforestation Required	15.00%	Threshold (AFT) =	0.00	0.00	0.00			
40 Cumulative Woodland Conservation Required			21.05	22.94	27.76			
		Latest phase indicates cumulative requirement through that phase of work						

SECTION III - Meeting the Requirements								Total
41 Woodland Preservation		0.82	0.00	11.22		0.00	0.00	12.04
42 Afforestation/Reforestation		0.00	0.00	5.67	0.00			5.67
43 Natural Regeneration								0.00
44 Landscape Credits								0.00
45 Specimen & Historic Tree (CRZ area)			0.00				0.00	
Specimen & Historic Tree Credit								0.00
46 Forest Enhancement Acreage				0.00				
Forest Enhancement Credit (25% of enhancement area)								0.00
47 Street Tree Credit (Existing or 10-year canopy)			0.00					0.00
48 Area approved for fee-in-lieu					0.00		0.00	0.00
50 Off-site Woodland Conservation Credits provided on another property			10.05				0.00	10.05
51 Off-site WCA (preservation) being provided on this property		0.00	0.00	0.00	0.00	0.00	0.00	0.00
52 Off-site WCA (afforestation) being provided on this property		0.00	0.00	0.00	0.00	0.00	0.00	0.00
53 Cummulative Woodland Conservation Provided		0.82	10.87	27.76				27.76
54 Woodland saved on this phase but not counted		1.73	0.00	1.67				3.40
55 Existing Net Tract Woodland in later phases		33.08	25.53	0.00				
56 Requirement Status per Phase								

Prepared by: Sallie P. Stewart — Signature — 8/7/18 Date
License Number: MD LA. #612

The previously purchased off-site credit of tree preservation 4.50 Ac (4.50x2=9.00 Ac.) from the Brookwood Tree Bank (TCP2/177/06) will be retained & owned by Woodburn Holdings III LLC, and will be transferred at a future date to another project.

M.N.C.P.P.C. APPROVALS

PROJECT NAME: WOODBURN ESTATES
PROJECT NUMBER: DSP-05053
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revision Listed Below Apply to this Sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
	01/06/06	E.E.	01/06/06

If this Approvals Block has been duplicated or modified in any way by digital or other methods of reproduction, the signature of a licensed engineer, architect or landscape architect below guarantees the plans are the approved certified plans:

Signature: _____

Title: _____

TREE CONSERVATION PLAN CERTIFIED BY:

8/7/18 — Sallie P. Stewart
Date — Sallie P. Stewart, RLA, ASLA
MD Registered Landscape Architect #612
Seal not valid without signature

UPDATES/REVISIONS :
08/22/05 REVISED per meeting with client DDY
08/22/05 REVISED per meeting with MNCP&PC Development review DDY
11/07/05 Added perm split rail fence detail and rev. tree save areas per MNCPPC review comments. DDY
11/10/05 Revised per changes to proposed alignment of Tippet Rd.
04/12/06 Revised tree conservation on Parcel A,B,C per changes to SWM design and lot layout DDY
05/01/06 Revised to reflect project phasing DDY

UPDATES/REVISIONS :
07/23/18 Update wksht & off-site mitgation note, approval box, & add planting area R-6 SPS

TCP II

WOODBURN ESTATES

NINTH (9TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
17S ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20905
Phone:(301)434-7000 E-mail:ssp@cpja.com Fax:(301)434-9394
FREDERICK, MD FAIRFAX, VA

CLIENT: OWNER/DEVELOPER:
WOODBURN ESTATES L.L.C.
2900 Linden Lane Suite 200
Silver Spring, MD 20910

PRELIMINARY PLAN NO. 4-04016
SITE PLAN NO.
DESIGN DDY
DRAFT DDY
DATE MAY 2005
SCALE 1"/50'
SHEET 1 OF 14
FILE NO.: 34-191-22D

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Plotted: June 14, 2006
Dwg: M:\34191\dwg\22-00 Xrefs: 21-00/44-099/46-099/TOPO/53-00

PLANTING PROCEDURES FOR REFORESTATION AREAS (LANDSCAPE AND SEEDLING STOCK)

DER shall be notified prior to soil preparation or initiation of any tree planting on this site.

Results of survival checks for all tree plantings shall be reported to DER.

Prior to the issuance of any permits, the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

Name _____
Business Name _____
Address _____
Phone Number _____

* Planting window for bare root seedlings – December 1st – April 30th . Planting window for landscape stock – March 1st – December 30th. No planting will occur while the ground is frozen.

* Species List –
(see "Reforestation Plant Lists").

* Seedling size to be 1/4" to 1/2" caliper with roots not less than 8" long. Landscape stock to range from 1" – 2 1/2" caliper.

* Spacing and Quantity – See "Reforestation Plant Lists".

* Layout – see "Planting Layout" detail on this sheet.

* The designated regulatory agency shall inspect site.

* No tree shelters are to be used for seedlings unless excessive deer browse is evident or adjacent infestations of invasive species are present. Tree shelters increase native cavity nesting bird mortality and inhibit plants' ability to establish root systems.

* Each individual seedling is to be flagged with florescent flagging tape and mulched with 2" of composted wood chips or shredded hardwood mulch for maintenance and monitoring purposes.

* Each landscape tree should be mulched with 2–3" of composted shredded hardwood mulch unless they are in a planting bed where mulch will be spread throughout.

SITE PREPARATION (EXPOSED AND NEWLY GRADED SOILS)

1) Contractor is to perform soil tests in proposed planting areas prior to site preparation, to identify potential soil and pH deficiencies.

2) Soils shall be free of contaminants (oil products, concentrated soluble salts, ferrous iron, soluble aluminum and soluble manganese).

3) Apply soil amendments, if specified, prior to tilling, discing, raking, final grading, etc. Soil amendments are to be determined by the University of Maryland Cooperative Extension Service or a qualified Ecologist based on soil test results.

4) Flat areas and slopes up to 3:1 shall be loose and friable to a depth of at least 6 inches. The top layer of soil shall be loosened by raking, discing or other acceptable means before seeding.

5) Slopes steeper than 3:1 grade shall have the top 1–3 inches of soil loose and friable before seeding.

6) Seed and fertilizer. Seed with a hydroseeder for sites larger than one half acre. Dry seed with a manual centrifugal spreader for sites less than one half acre or that are inaccessible to hydroseeding equipment (see seeding specifications to follow for either method used). Fertilizer is to be incorporated into the hydroseed mix if hydroseeding is performed, or it is to be applied with a manual centrifugal spreader if dry seeding is the method used. Fertilizer type, analysis, and application rate to be determined by University of Maryland Cooperative Extension Service or a qualified Ecologist based on soil test results.

7) Herbicide applications for the control of invasive species after planting will be done as part of the maintenance agreement, only with written permission from Environmental Planning. There will be no use of herbicides within the PMA.

PLANT INSTALLATION METHODS

* Auger planting method is preferred for level areas, as it creates better soil porosity by drilling a hole much larger than the root system and producing tilled backfill.

* Hand digging is acceptable in situations where the auger cannot be applied (slopes, wet areas, confined spaces, etc.)

PLANT CRITERIA FOR REFORESTATION AREAS (LANDSCAPE AND SEEDLING STOCK)

* Plants supplied shall conform in all respects to the current edition of the American Standard for Nursery stock (ANSI Z60.1). They shall be nursery grown in accordance with good horticultural practice and grown under climatic conditions similar to those in the locality of the project. Plant names shall be those given in the edition of Standard Plant Names, American Joint committee on Horticultural Nomenclature.

* Prior to planting, protect plants at all times from sun and drying winds. Plants that cannot be planted immediately shall be kept in the the shade, and kept well watered. Plants shall not remain unplanted for more than three (3) calendar days unless adequate irrigation and protection from the elements is provided on site.

* Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches or twigs.

* Plants shall be sound, vigorous and healthy. They shall be free of disease and insect pests and shall have healthy, well developed root systems. Trunks and branches shall be free of cuts and abrasions over one inch (1") in any dimension.

* Container–grown plants shall not have roots that encircle the rootball.

* All plants shall be certified pest–free by the Department of Agriculture of the state of origin.

SPECIFICATIONS FOR HYDROSEEDING ALL REFORESTATION AREAS WITH A STABILIZATION SEED MIX (SWM POND AREA EXCLUDED)

* Timing
Apply seed upon the completion of site preparation (herbicide application, topical or incorporated soil amendment applications grading, etc.)

* Stabilization seed mix to consist of a non–turf building ground cover.
I. State certified weed free seed (labeled) graded.
II. Rate – 50 lbs/acre (for disturbed, exposed or newly graded soils and overseeding existing vegetation with less than 60% cover).
Note: For best success rates under drought conditions ie; unusually dry seasons, S/W facing slopes, sandy soils etc., the application rate should be reduced to 25–30 lbs/acre
III. Apply seed uniformly with a hydroseeder. The slurry includes seed, fertilizer, mulch binder (where applicable) on a firm, moist seedbed. Note: The seed and fertilizer will be mixed on site and the seeding shall be immediate without interruption.

* Mulch Binder (for 20% or greater exposed soils only).
Utilize only wood cellulose fiber mulch as manufactured by Conwed, or an approved equal.
Mulch at the rate of 35 pounds per 1000 square feet. Do not use on sites which have more than 80% existing ground cover as seed will adhere to the vegetation causing it to dry out. On sites where exposed soils and existing ground cover exists, apply mulch binder to exposed soils only after seed has been applied to the entire site.

* Fertilizer
Type, analysis and application rates previously listed as specified by University of Maryland Cooperative Extension Service and/or a qualified ecologist based on the soil test results.

* Gel
As necessary provide a water absorbing co–polymer which can absorb up to 400 times its own weight to aid in fluffing the surface soil during application and to provide a lubricant coating to protect the plant when passing through the hydroseeder nozzle.

* Irrigation
If soil moisture is deficient, supply new seeding with adequate water for plant growth until they are firmly established. This is especially true when seeding is made in abnormally dry or hot seasons, or on adverse sites.

REFORESTATION MANAGEMENT PLAN

* REFORESTATION SHOULD BE COMPLETED WITHIN ONE (1) YEAR OF FINAL GRADING.

* The Contractor implementing the reforestation plan is subject to a binding maintenance agreement for the length of 5 years. IPM practices will be employed as needed to control diseases, insects and weeds. The contractor is responsible for the following:

I. Field check the planting area according to the following schedule:

Year 1: 3 times (March–April), (July–August), (October–November)

Year 2–3: Twice annually (April–May), (September–October).

Years 4–5: Once annually (May–September). If appropriate, remove temporary tree protection fencing at this time.

Field Data Forms (Condition check sheets) will be sent to the client after each visit.

II. Watering is dependent on rainfall and the mount and frequency will vary. Plants will be watered as needed, during years 1–3, depending on rainfall, time of season, and installation timing.

III. Control of invasive species will be achieved by annually mulching individual trees with composted woodchips or shredded hardwood mulch, re–flagging them as needed and spot applications of herbicide applied directly to target species competing with reforestation plants. Be careful not to spray herbicide onto or inside the critical root zone of desirable plants.

IV. Fertilizing within the first 3 years of the maintenance period may not be necessary and will be based on the soil test results and the UMCP Ext. Service Recommendations.

V. Pest control is to be accomplished by identifying insect and disease, problems and applying appropriate integrated pest management practices as needed.

VI. Perimeter fencing and signage will be removed after five years based on the planting date.

VII. The Warranty service obligations are such that at the end of the 5–year period, at (1,000) seedlings per acre or (500) 1" caliper trees per acre plant survivability must be above 75% and at (200) 2 1/2" caliper trees per acre, survivability must be 100%. The applicant will be charged with a mitigation fee to restock the area and it will be levied based on the square footage of the affected area.

LONG TERM PROTECTION

Protection of forest areas, as established through the forest conservation process, relies upon adherence to protection and maintenance standards during construction and preservation of these areas as undisturbed open space after construction to ensure their long–term survival. In order to provide for identification of these measures and ensure that they are carried out, refer to this Type II Tree Conservation Plan.

TREE PROTECTION MEASURES

Tree protection fence and signs are to be installed along the perimeter of existing forest and individual trees to remain. It is to be installed outside of the critical root zone of the trees and the rootpruning line (if present) and will be smooth wire fencing. It is to be installed before any more grading. If possible, install before sediment control measures. Necessary signage may be determined during the pre–construction meeting. Grounds maintenance staff shall be instructed to avoid disturbance within designated Conservation areas. Root Pruning is to be performed as per TCP–II, typically outside the critical root zone of specified forest edges and specified individual trees to remain. It is to be accomplished by a vibratory plow with a serrated cutting edge or a root cutter with a 36" wheel to a depth of 8". Other stress reduction/tree protection measures for individual trees should be implemented at this time.

TREE PROTECTION SEQUENCE

1. Pre–construction meeting: After the boundaries of the limits of disturbance have been staked and flagged, but before any disturbance has taken place on–site, a pre–construction meeting at the construction site shall be held. The developer, contractor, or project manage, all construction personnel, contracted tree professional and appropriate local inspectors shall attend. The purpose of the meeting will be to field verify the limits of clearing as specified on the plan and make any necessary adjustments. They will authorize installation of protection devices and determine location and quantity of necessary signage.
Enforcement staff will also discuss the value and importance of the preservation areas, outline responsibilities and discuss violation penalties. An additional inspection may be required after installation of the protection devices before construction is authorized to begin.
2. Tree protection measures and devices shall be implemented after the pre–construcion meeting and prior to any disturbance or clearing activity including erosion control devices.
3. If pruning is specified, do so before installing fence to avoid damage to fencing.
4. Root prune all designated areas.
5. Install tree protection fence and signs (see detail this page). To be maintained at least through the construction period for retention areas, and through the 2–year maintenance period for reforestation areas unless waived by county inspector.
6. When silt fence is specified, it should be positioned outside of the tree protection fence. In areas where silt fence and tree protection fence are to be used a "combination tree protection silt fence" can be used instead. This determination can be made at the pre–construction meeting (see alternative fence detail this page).
7. Approved clearing will take place after all tree protection measures are completed and will occur outside the tree protection fence.
8. Upon completion of construction, corrective measures may include: Removal of dead or dying trees, pruning of dead or declining limbs, soil aeration, fertilization, watering of specimen trees when specified, and clean–up of retention areas.
9. Inspection and approval by regulatory agency for Prince George's County.
10. Removal of temporary protective measures, such as tree protection fence and signs.

REFORESTATION INSPECTION AND PLANTING NARRATIVE

1. REFORESTATION INSPECTION SCHEDULE: There shall be five inspections for forest conservation.
A. The first inspection shall occur after flagging/staking of the L.O.D. and/or stream buffers and prior to any clearing, grading, or sediment control measures. This inspection is to address the issues of tree protection and sediment control. The developer and representatives from M–NCPPC and/or DER will meet to walk the proposed limits of disturbance and determine the final locations of sediment control devices and tree protection devices.

B. The second inspection shall occur after placement of sediment control devices and tree protection devices and prior to clearing and grading. This inspection is to determine the completion and adequacy of protective measures.

C. The third inspection shall occur prior to planting in reforestation areas. The pre–planting inspection is to make final decisions regarding the best implementation of the Planting Plan, including, but not limited to the final placement and selection of plant species, determination of the regeneration potential of existing plants to remain, and a determination of the best edge planting treatment. The purchase and delivery of plant materials should not be made unit after this inspection, since a determination may be made in the field to alter the choice of plant material.

D. The fourth inspection shall occur immediately following the completion of the reforestation planting. This inspection is to determine the completion and adequacy of the planting.

E. The fifth and final inspection shall occur at the completion of the two–year maintenance program. The purpose of this inspection is to determine the success and adequacy of the maineance program (and deer management program). Final determination will be made at this time as to whether additional plantings and a further maintenance program are necessary.

2. PRE–PLANTING CONSIDERATIONS
A. In areas with substantial growth of invasive groundcover species, measures shall be taken to remove and control invasives. The infested area should be mown prior to commencement of planting. Necessary weed control measure should be determined during the pre–planting inspection, including, but not limited to mulching, periodic mowing around the reforestation plantings, and fabric coverings. The use of chemical weed controls will be limited to extreme cases, and only with prior written approval by MNCPPC staff. Where periodic mowing will occur as a weed control measure, the typical tree planting distribution pattern should be modified so as to allow access by mowing equipment without damage to plantings.

B. A soils analysis will be conducted prior to commencement of reforestation on land where extensive agricultural use has occurred in the past. Test pits will be dug in areas of undisturbed soil to determine if a grogipan layer is present. If frogipan is present, it should be pierced by auguring and planting. Holes should be dug to twice the normal diameter for the material planted.

C. Soils should be treated by incorporating natural mulch within the top 12 inches or mulch or leaf mold compost are preferred.

D. If fill material is used at the planting site, it should be clean fill with 12 inches of native soil. Stockpiling of native top soils must be done in such a way that the height of the pile does not damage the seed bank.

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, or hazardous may be removed.

1. A tree is considered hazardous if a condition is present which leads a 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).
2. 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)
3. 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 lost or parcels which the trees are located. Only after approval of 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.
4. 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 in 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, Invasive Plants or Non–Native Plants in Woodland Conservation Areas Owned by Individual Homeowners.

Note: 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

1. 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 approved 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 that document shall be presented to the Grading Inspector and the Environmental Planning Section.
2. Reforestation areas shall not to be mowed, however, the management of competing vegetation around individual trees is acceptable.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

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

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

1. 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 (TCP) on file in the office of the M–NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 Governor Oden Bowie Drive, Upper Marlboro, 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.
2. 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 filled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and overseeding with native grasses, native flowers or native groundcover is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fescue is not acceptable.

R:\BLOCKS\SI\FCP\Hazardous trees.doc

ADDITIONAL NOTES (FOR ALL SHEETS IN THIS SET):

1. Cutting or clearing of woodland not in conformance with this Plan or without the expressed written consent of the Planning Director or designee shall be subject to a $1.50 per square foot mitigation fee.
2. The Site Development Inspector must be contacted at (301) 731–8790 prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
3. Property owners shall be notified by the Developer or Contractor of any Forest Conservation Areas (Forest Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated lines for unauthorized disturbances to these areas. Upon the sale of the property, the owner/developer or owners representative shall notify the purchaser of the property of any Forest Conservation Areas.
4. All appropriate bonds will be posted with M–NCPPC prior to the issuance of any permits. These bonds will be retained as surety by M–NCPPC until all required activities have been satisfied.
5. All existing trash and impervious areas shown on the plan to be removed must be removed and any disturbed soil must be stabilized and seeded. It may be necessary to scarify and/or aerate the soil. Four inches of topsoil will be added if none exists after the impervious area is removed.
6. All plant installation shall follow the latest edition of the M–NCPPC publication A Technical Manual for Woodland Conservation Development in Prince George's County
7. Plants shall be inspected by the contractor, and any material that is either damaged or which has root ball compaction, j–rooted or kinked root systems will be replaced. No plants will be stored on site. Plants will be planted immediately once received from the nursery.
8. Stock will be planted in random order to reflect natural growth of tree forests. (See planting layout detail this sheet)
9. Planting hole should be limited to 2.5 X root ball diameter. Native soil material will be used to backfill planting site and area will be packed to remove air pocket. Rake soil evenly over the planting field and cover hole with three inches of mulch. Water to settle soil and provide moisture as needed.
10. The need for deer protection and specific measures necessary to be determined as part of the pre–construction meeting.
11. The services of licensed arborist shall be retained to evaluate the appropriate measures necessary to ensure the survival of the large and specimen trees proposed to be preserved whose critical root zone will be impacted by construction.
12. The number of trees planted may be adjusted, depending on the size of stock used, during later stages of the FCP approval process.

FOREST MAINTENANCE SCHEDULE:

1. Forest planting to commence at the initial stages of development. Forest planting areas to be covered by a five year maintenance program, with a two year bond. The landscape contractor will inspect all planted areas every six months after planting for two years. At the end of the two year inspection, the contractor will request M NCPPC inspection and will ensure that 75% of the original stocking level is live and vigorous. Thereafter, maintenance measures will continue until completion of the inspections at the end of the 3rd, 4th, and 5th years, beyond the bonding period.
2. In years one and two each forest planting area will be maintained by either mowing or chemical treatment. Control of exotic and invasive species is to be done without the use of herbicides as much as possible. If use of chemical is unavoidable, contact M NCPPC, Environmental Planning Div. at 301–952–3650 for approval prior to application of chemicals.
3. During each inspection following planting, the contractor will evaluate the need for additional watering, additional fertilizer or lime, and any additional steps to control competing vegetation. The contractor will also assess any disease potential, or if any outside influences are having a deleterious affect on the mitigation sites.

Standard Type II Tree Conservation Plan Notes

1. Cutting or clearing of woodland not in conformance with this Plan or without the expressed written consent of the Planning director or designee shall be subject to a $ 1.50 / square foot mitigation fee.
2. The Department of Environmental Resources, (DER) must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
3. 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 lines for unauthorized disturbances to these areas. Upon the sale of the property, the Owner/Developer or Owner Representative shall notify the Purchaser of the property of any Woodland Conservation Areas.
4. All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be posted with the Building Official until all required activities have been satisfied.
5. The location of all Tree Protective Devices, (TPDs,) shown on this Plan shall be flagged or staked in the field prior to the pre–construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPDs may begin. TPD installation shall be completed prior to installation of initial sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
6. Since work on this project will be initiated in several phase, all TPDs required for a given phase shall be installed prior to any disturbance within that phase of work.
7. Woodland conservation Tree Save areas and/or Reforestation Areas shall be posted as shown at the same time as Tree Protective Device installation and/or start of reforestation activities.
8. The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
9. Results of survival checks for all tree plantings shall be reported to the DER Inspector for that site.
10. Prior to issuance of any permits, the Contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

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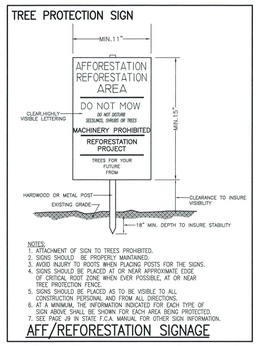
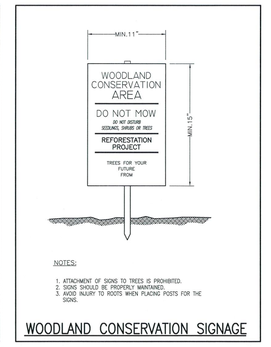
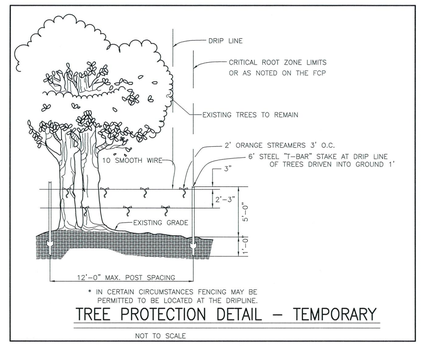
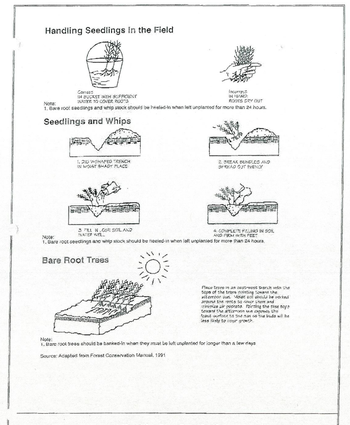
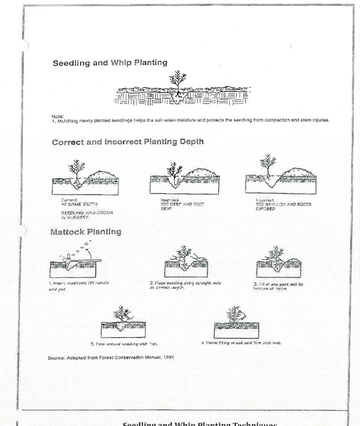
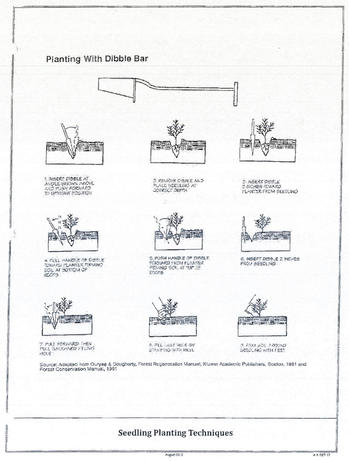




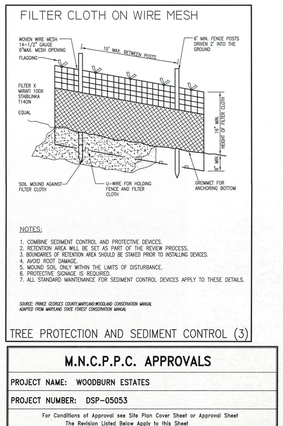








FOR AREAS WHERE TREE FENCING & S.C. FENCE IS AT THE SAME LOCATION



M.N.C.P.P.C. APPROVALS

PROJECT NAME: WOODBURN ESTATES

PROJECT NUMBER: DSP–05053

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revision Listed Below Apply to this Sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
	01/06/06	E.E.	01/06/06

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Signature: _____

Title: _____

Prince George's County Planning Department, M–NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII – 146–05

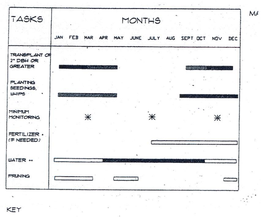
	Approved by	Date	DRD #	Reason for Revision
00	J.L. Stasz	01/04/2006	DSP–05053	
01	J.L. Stasz	07/25/2006	N/A	Add phasing and revise conservation areas for SWM
02	[signature]	9/4/2018	N/A	Add new reforestation area R–6 (4.09 acres)
03				
04				
05				
06				
07				

TREE CONSERVATION PLAN CERTIFIED BY:

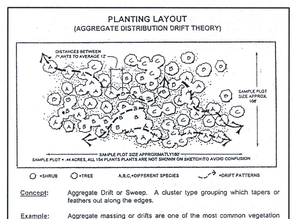
9/7/18
Date:

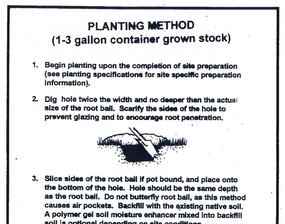
Sallie P. Stewart, RLA, ASLA
MD Registered Landscape Architect #612

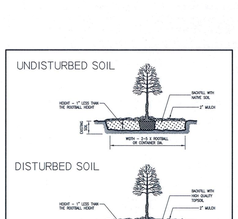
Seal not valid without signature

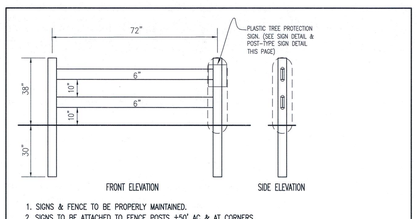


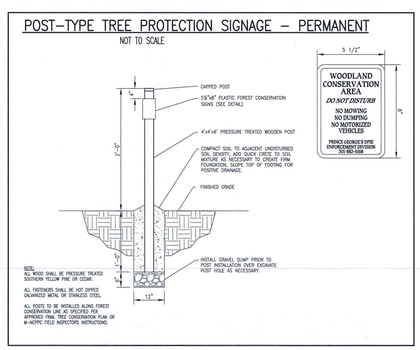
NOTE:
The planting and care of trees is most successful when coordinated with the local climatic conditions. The calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.











UPDATES/REVISIONS :
11/10/05 Add Permanent Fence & Sed Control Fence Details DDY
05/01/06 Revise plan to reflect phasing DDY
07/25/18 Add planting area R–6, update approval box SPS

TCP II

WOODBURN ESTATES

NINTH (9TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20905
Phone:(301)434–7000 E–mail:sssscpja.com Fax:(301)434–9594
FREDERICK, MD FAIRFAX, VA

CLIENT: OWNER/DEVELOPER:
WOODBURN ESTATES L.L.C.
2900 Linden Lane Suite 200
Silver Spring, MD 20910

PRELIMINARY PLAN NO.	4–04016
SITE PLAN NO.	
DESIGN DDY	
DRAFT DDY	
DATE MAY 2005	
SCALE AS SHOWN	
SHEET	2 OF 14
FILE NO:	34–191–22D

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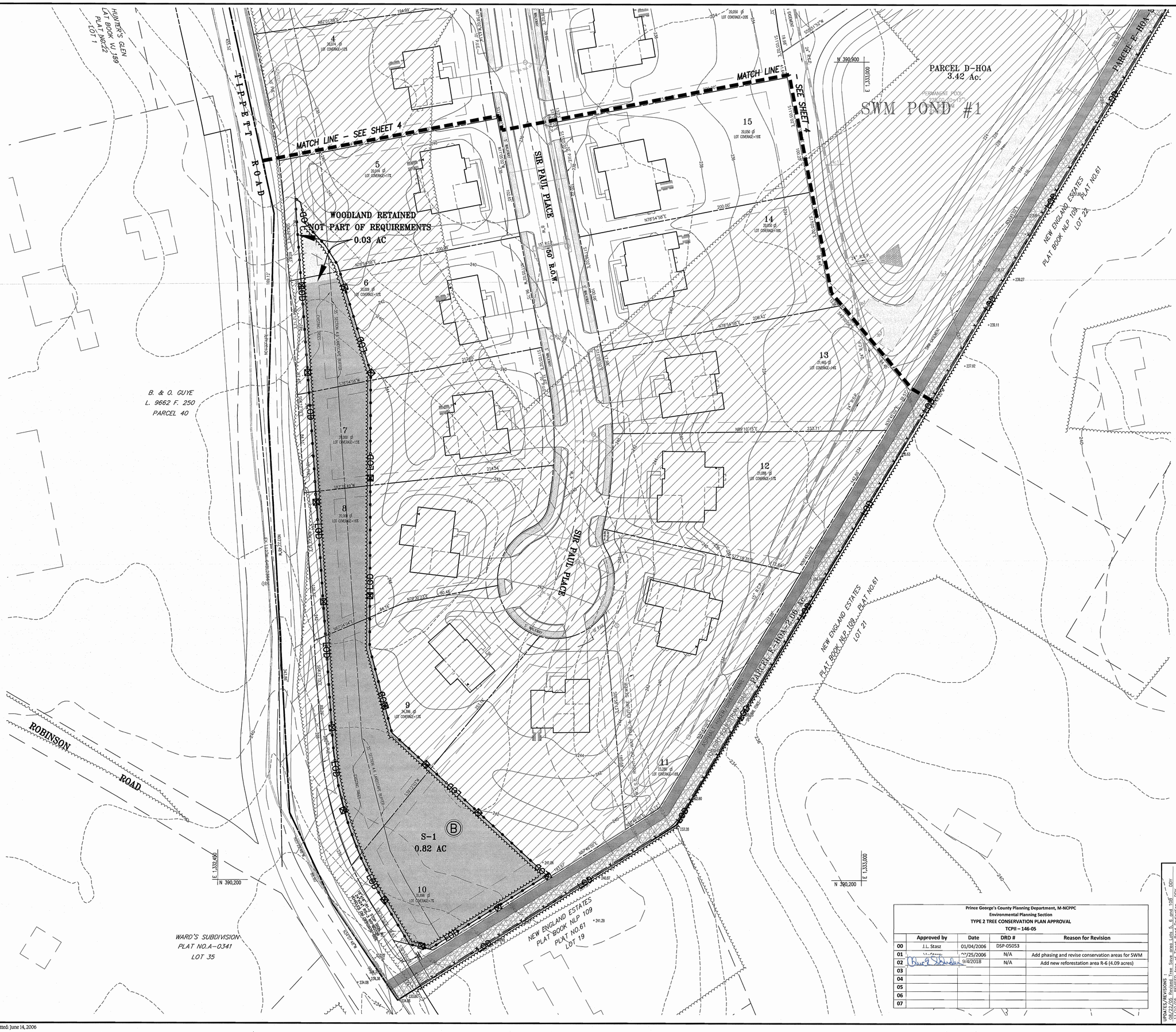

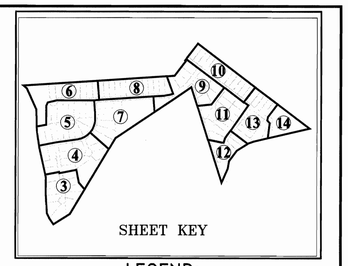

LEGEND:

- EXISTING TREELINE
- PROPOSED TREELINE
- FOREST SAVE AREA
- FOREST CLEAR AREA
- REFORESTATION AREA
- WOODLAND CONSERVATION SIGN
- REFORESTATION SIGN
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- WETLAND
- WETLAND BUFFER
- LIMIT OF DISTURBANCE
- PROPERTY LINE
- SIDEWALK
- EQUESTRIAN TRAIL AND SPLIT RAIL FENCING
- HIKER BIKER TRAIL

M.N.C.P.P.C. APPROVALS

PROJECT NAME: WOODBURN ESTATES

PROJECT NUMBER: DSP-05053

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TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII – 146-05

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00	J.L. Stasz	01/04/2006	DSP-05053	
01	[illegible]	09/25/2006	N/A	Add phasing and revise conservation areas for SWM
02	[signature]	9/4/2018	N/A	Add new reforestation area R-6 (4.09 acres)
03				
04				
05				
06				
07				

UPDATES/REVISIONS :
11/10/05 - Revised Tree Save area Lots 5, 6 and 10/DDY
11/10/05 - REVISED Area of Typed Road Dedication/DDY
09/07/06 Revised plan to reflect phasing /DDY
7/23/18 Update approval box for Revs/

TREE CONSERVATION PLAN CERTIFIED BY:

7/23/18
Date:

Sallie P. Stewart, RLA, ASLA
MD Registered Landscape Architect #612

Seal not valid without signature

GRAPHIC SCALE
30 0 15 30 60
SCALE : 1" = 30'

TCP II

WOODBURN ESTATES

NINTH (9TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

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CLIENT: OWNER/DEVELOPER:
WOODBURN ESTATES LLC
2900 Linden Lane Suite 200
Silver Spring, MD 20910

PRELIMINARY PLAN NO.	4-04016
SITE PLAN NO.	
DESIGN	DDY
DRAFT	DDY
DATE	MAY 2005
SCALE	1"=30'
SHEET	3 OF 14
FILE NO:	34-191-22D

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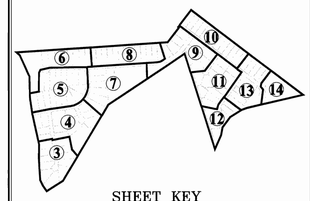
SHEET KEY



LEGEND:

- PROPOSED TREELINE
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- REFORESTATION AREA
- WOODLAND CONSERVATION SIGN
- REFORESTATION SIGN
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- HIKER BIKER TRAIL

M.N.C.P.P.C. APPROVALS

PROJECT NAME: WOODBURN ESTATES

PROJECT NUMBER: DSP-05053

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07				

TREE CONSERVATION PLAN CERTIFIED BY:

Date: 7/23/18

Sallie P. Stewart, RLA, ASLA
MD Registered Landscape Architect #612

Seal not valid without signature

GRAPHIC SCALE

30 0 15 30 60

SCALE : 1" = 30'

UPDATES/REVISIONS :
08/22/05 REVISED Tree Save on Lot 23B and Parcel D per stormwater design DDY
09/01/06 REVISED Add of Inset Road Dedication DDY
05/01/06 Revised plan to reflect project phasing DDY
7/23/18 Update approval box for REVQT

TCP II

WOODBURN ESTATES

NINTH (9TH) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates

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Phone:(301)434-7000 E-mail:essecpja.com Fax:(301)434-9394
FREDERICK, MD FAIRFAX, VA

CLIENT: OWNER/DEVELOPER:
WOODBURN ESTATES L.L.C.
2900 Linden Lane Suite 200
Silver Spring, MD 20910

PRELIMINARY PLAN NO. 4-04016	SITE PLAN NO:
DESIGN DDY	SHEET 4 OF 14
DRAFT DDY	
DATE MAY 2005	
SCALE 1"=30'	FILE NO: 34-191-22D

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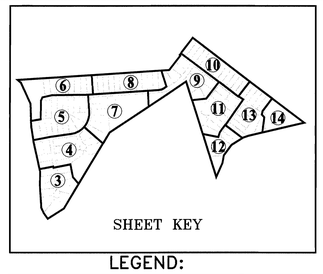

SHEET KEY

LEGEND:

- EXISTING TREELINE
- PROPOSED TREELINE
- FOREST SAVE AREA
- FOREST CLEAR AREA
- REFORESTATION AREA
- WOODLAND CONSERVATION SIGN
- REFORESTATION SIGN
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- WETLAND
- WETLAND BUFFER
- LIMIT OF DISTURBANCE
- PROPERTY LINE
- SIDEWALK
- EQUESTRIAN TRAIL AND SPLIT RAIL FENCING
- HIKER BIKER TRAIL

M.N.C.P.P.C. APPROVALS

PROJECT NAME: WOODBURN ESTATES

PROJECT NUMBER: DSP-05053

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revision Listed Below Apply to this Sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
	01/06/06	E.E.	01/06/06

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Signature: _____

Title: _____

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII – 146-05

	Approved by	Date	DRD #	Reason for Revision
00	J.L. Stasz	01/04/2006	DSP-05053	
01	J.L. Stasz	07/25/2006	N/A	Add phasing and revise conservation areas for SWM
02	Blue & Stasz	9/4/2018	N/A	Add new reforestation area R-6 (4.09 acres)
03				
04				
05				
06				
07				

TREE CONSERVATION PLAN CERTIFIED BY:

9/4/18
Date:

Sallie P. Stewart, RLA, ASLA
MD Registered Landscape Architect #612

Seal not valid without signature

GRAPHIC SCALE

30 0 15 30 60

SCALE : 1" = 30'

UPDATES/REVISIONS :
11/10/05 Added Parcel A Site Area Block A Lots 26-41 and Parcel A DDY
11/10/05 REVISED Area of Tipett Road Dedication DDY
04/17/06 Revised tree conservation area per revisions to Parcel A, lot layout, and SWM design DDY

UPDATES/REVISIONS :
05/01/06 Revised plan to reflect project phasing DDY
7/25/18 Update approval box for revised

TCP II

WOODBURN ESTATES

NINTH (9TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone:(301)434-7000 E-mail:ssocpja.com Fax:(301)434-9594
FREDERICK, MD FAIRFAX, VA

CLIENT: OWNER/DEVELOPER:
WOODBURN ESTATES L.L.C.
2900 Linden Lane Suite 200
Silver Spring, MD 20910

PRELIMINARY PLAN NO. 4-04016	SITE PLAN NO.
DESIGN DDY	SHEET 5 OF 14
DRAFT DDY	
DATE MAY 2005	
SCALE 1"/30'	FILE NO : 34-191-22D

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- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- WETLAND
- WETLAND BUFFER
- LIMIT OF DISTURBANCE
- PROPERTY LINE
- SIDEWALK
- EQUESTRIAN TRAIL AND SPLIT RAIL FENCING
- HIKER BIKER TRAIL

SHEET KEY

M.N.C.P.P.C. APPROVALS

PROJECT NAME: WOODBURN ESTATES

PROJECT NUMBER: DSP-05053

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revision Listed Below Apply to this Sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
	01/06/06	E.E.	01/06/06

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Signature: _____

Title: _____

TREE CONSERVATION PLAN CERTIFIED BY:

STATE OF MARYLAND · SALLIE PHILLIPS STEWART · REGISTERED LANDSCAPE ARCHITECT · 612

7/23/18
Date:

Sallie P. Stewart, RLA, ASLA
MD Registered Landscape Architect #612

Seal not valid without signature

N

GRAPHIC SCALE
30 0 15 30 60
SCALE : 1" = 30'

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPII – 146-05				
	Approved by	Date	DRD #	Reason for Revision
00	J.L. Stasz	01/04/2006	DSP-05053	
01	J.L. Stasz	07/25/2006	N/A	Add phasing and revise conservation areas for SWM
02	Bruce D. Sheridan	9/4/2018	N/A	Add new reforestation area R-6 (4.09 acres)
03				
04				
05				
06				
07				

UPDATES/REVISIONS :
08/22/05 Revised Tree Save area Lots 18-25A DDY
09/14/05 Revised tree conservation area per revisions to parcel A DDY
04/12/06 Revised tree conservation areas per revisions to parcel A, SWM design, WSSC easement relocation DDY
06/27/06 Revised tree conservation areas for phasing DDY
7/23/18 Update approval box for REVO2

TCP II

WOODBURN ESTATES

NINTH (9TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates
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1751 ELTON ROAD SUITE 500 SILVER SPRING, MARYLAND 20903
Phone:(301)434-7000 E-mail:ssp@cpja.com Fax:(301)434-9394
FREDERICK, MD FAIRFAX, VA

CLIENT: OWNER/DEVELOPER:
WOODBURN ESTATES L.L.C.
2900 Linden Lane Suite 200
Silver Spring, MD 20910

PRELIMINARY PLAN NO. 4-04056	SITE PLAN NO.
DESIGN DDY	SHEET 6 OF 14
DRAFT DDY	
DATE MAY 2005	
SCALE 1"/30'	FILE NO.: 34-191-22D

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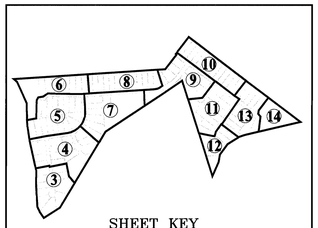
Plotted: June 14, 2006
Dwg: M:\34191\dwg\22-00 Xrefs: 21-00/44-099/46-099/TOPO/53-00



SHEET KEY

LEGEND:

- EXISTING TREELINE
- PROPOSED TREELINE
- FOREST SAVE AREA
- FOREST CLEAR AREA
- REFORESTATION AREA
- WOODLAND CONSERVATION SIGN
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- WETLAND BUFFER
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- PROPERTY LINE
- SIDEWALK
- EQUESTRIAN TRAIL AND SPLIT RAIL FENCING
- HIKER BIKER TRAIL

M.N.C.P.P.C. APPROVALS

PROJECT NAME: WOODBURN ESTATES

PROJECT NUMBER: DSP-05053

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revision Listed Below Apply to this Sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
	01/06/06	E.E.	01/06/06

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Title: _____

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII – 146-05

	Approved by	Date	DRD #	Reason for Revision
00	J.L. Stasz	01/04/2006	DSP-05053	
01	J.L. Stasz	07/25/2006	N/A	Add phasing and revise conservation areas for SWM
02	Bruce D. Stadden	9/4/2018	N/A	Add new reforestation area R-6 (4.09 acres)
03				
04				
05				
06				
07				

TREE CONSERVATION PLAN CERTIFIED BY:

STATE OF MARYLAND · SALLIE P. STEWART · 612 · LANDSCAPE ARCHITECT

7/23/18
Date:

Sallie P. Stewart, RLA, ASLA
MD Registered Landscape Architect #612

Seal not valid without signature

UPDATES/REVISIONS :
09/22/05 Revised Tree Save area per Water and Sewer Easement.
01/06/06 Revised tree conservation area per new SWM pond design and lot layout changes DDY
04/12/06 Revised tree conservation areas to reflect project phasing DDY
7/23/18 Update approval box for R1/01/2

TCP II

WOODBURN ESTATES

NINTH (9TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone:(301)434-7000 E-mail:ssc@cpja.com Fax:(301)434-9594
FREDERICK, MD FAIRFAX, VA

CLIENT: OWNER/DEVELOPER:
WOODBURN ESTATES L.L.C.
2900 Linden Lane Suite 200
Silver Spring, MD 20910

PRELIMINARY PLAN NO: 4-04056

SITE PLAN NO:

DESIGN DDY

DRAFT DDY

DATE MAY 2005

SCALE 1"=30'

SHEET 7 OF 14

FILE NO : 54-191-22D

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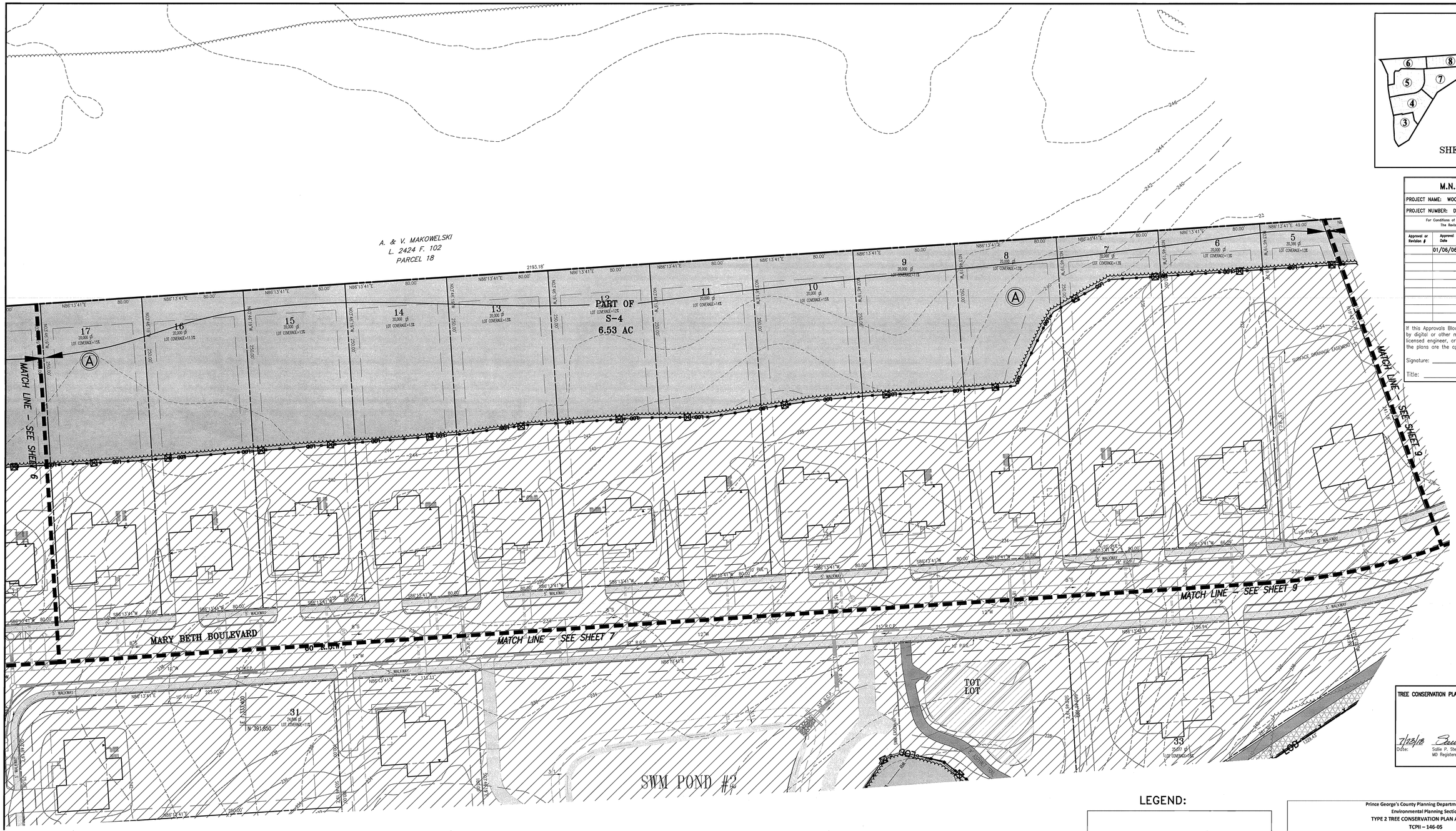
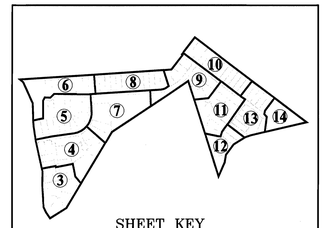
Dwg: M:\34191\dwg\22-00 Xrefs: 21-00/44-099/46-099/TOPO/53-00





M.N.C.P.P.C. APPROVALS

PROJECT NAME: WOODBURN ESTATES

PROJECT NUMBER: DSP-05053

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revision Listed Below Apply to this Sheet

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Signature: _____

Title: _____

TREE CONSERVATION PLAN CERTIFIED BY:

7/23/18
Date:

Sallie P. Stewart, RLA, ASLA
MD Registered Landscape Architect #612

Seal not valid without signature

LEGEND:

- EXISTING TREELINE
- PROPOSED TREELINE
- FOREST SAVE AREA
- FOREST CLEAR AREA
- REFORESTATION AREA
- WOODLAND CONSERVATION SIGN
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- PROPERTY LINE
- SIDEWALK
- EQUESTRIAN TRAIL AND SPLIT RAIL FENCING
- HIKER BIKER TRAIL

N

GRAPHIC SCALE
30 0 15 30 60
SCALE : 1" = 30'

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII – 146-05

	Approved by	Date	DRD #	Reason for Revision
00	J.L. Stasz	01/04/2006	DSP-05053	
01	J.L. Stasz	07/25/2006	N/A	Add phasing and revise conservation areas for SWM
02		9/4/2018	N/A	Add new reforestation area R-6 (4.09 acres)
03				
04				
05				
06				
07				

UPDATES/REVISIONS :
08/22/05 Revise Tree Save areas Lot 7 – 17A DDY
12/12/05 Revise Sheet 1, Key Map, Lot 1 DDY
01/01/06 Revise plan to reflect project phasing DDY
7/23/18 Update approval box for REV02

TCP II

WOODBURN ESTATES

NINTH (9TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
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Phone:(301)434-7000 E-mail:ssc@cpja.com Fax:(301)434-0394
FREDERICK, MD FAIRFAX, VA

CLIENT: OWNER/DEVELOPER:
WOODBURN ESTATES L.L.C.
2900 Linden Lane Suite 200
Silver Spring, MD 20910

PRELIMINARY PLAN NO.	4-04016
SITE PLAN NO.	
DESIGN	DDY
DRAFT	DDY
DATE	MAY 2005
SCALE	1"/30'
SHEET	8 OF 14
FILE NO :	34-191-22D

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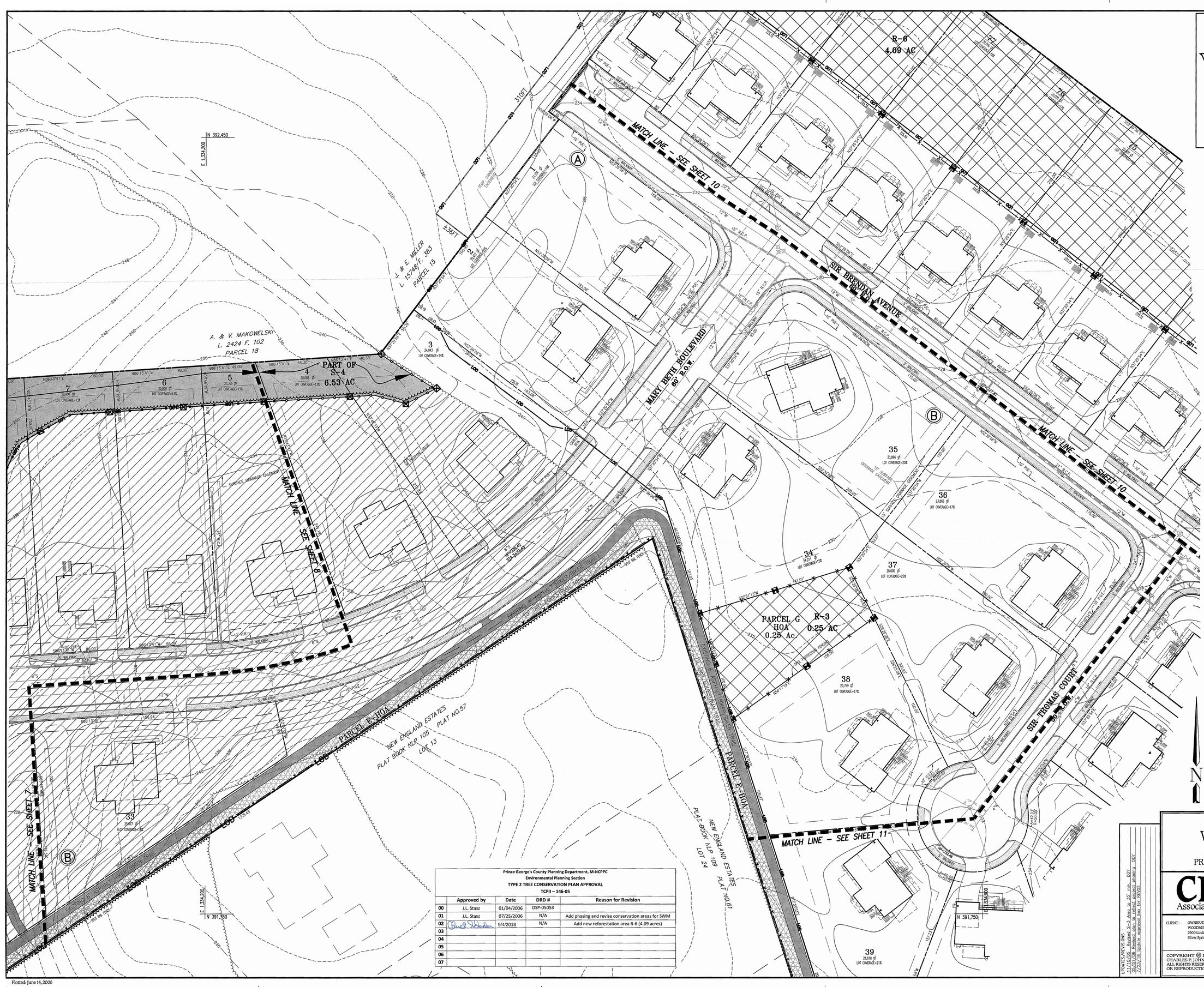

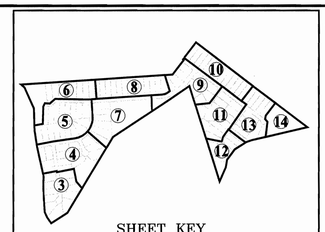

LEGEND:

- EXISTING TREELINE
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- FOREST SAVE AREA
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- PROPERTY LINE
- SIDEWALK
- EQUESTRIAN TRAIL AND SPLIT RAIL FENCING
- HIKER BIKER TRAIL

M.N.C.P.P.C. APPROVALS

PROJECT NAME: WOODBURN ESTATES

PROJECT NUMBER: DSP-05053

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII – 146-05

	Approved by	Date	DRD #	Reason for Revision
00	J.L. Stasz	01/04/2006	DSP-05053	
01	J.L. Stasz	07/25/2006	N/A	Add phasing and revise conservation areas for SWM
02		9/4/2018	N/A	Add new reforestation area R-6 (4.09 acres)
03				
04				
05				
06				
07				

TREE CONSERVATION PLAN CERTIFIED BY:

Date: 7/23/18

Sallie P. Stewart, RLA, ASLA
MD Registered Landscape Architect #612

Seal not valid without signature

GRAPHIC SCALE

30 0 15 30 60

SCALE : 1" = 30'

UPDATES/REVISIONS:
11/10/05 Revised S-3 Area to 35' min. DDY
05/01/06 Revised plan to reflect project phasing DDY
7/23/18 Update applicant box for PB302

TCP II

WOODBURN ESTATES

NINTH (9TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates

Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone:(301)434-7000 E-mail:ssc@cpja.com Fax:(301)434-9394
FREDERICK, MD FAIRFAX, VA

CLIENT: OWNER/DEVELOPER:
WOODBURN ESTATES L.L.C.
2900 Linden Lane Suite 200
Silver Spring, MD 20910

PRELIMINARY PLAN NO.	SITE PLAN NO.
4-04016	
DESIGN DDY	SHEET 9 OF 14
DRAFT DDY	
DATE MAY 2005	
SCALE 1"/30'	FILE NO.: 34-191-22D

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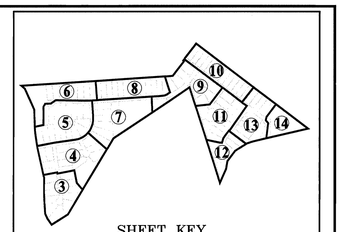
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPII – 146-05				
	Approved by	Date	DRD #	Reason for Revision
00	J.L. Stasz	01/04/2006	DSP-05053	
01	J.L. Stasz	07/25/2006	N/A	Add phasing and revise conservation areas for SWM
02	[signature]	9/4/2018	N/A	Add new reforestation area R-6 (4.09 acres)
03				
04				
05				
06				
07				



SHEET KEY

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M.N.C.P.P.C. APPROVALS

PROJECT NAME: WOODBURN ESTATES

PROJECT NUMBER: DSP-05053

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Signature: _____

Title: _____

TREE CONSERVATION PLAN CERTIFIED BY:

STATE OF MARYLAND — SALLIE PHILLIPS STEWART — No. 612 — LANDSCAPE ARCHITECT

Date: 11/05/18

Sallie P. Stewart, RLA, ASLA
MD Registered Landscape Architect #612

Seal not valid without signature

GRAPHIC SCALE
30 0 15 30 60
SCALE : 1" = 30'

UPDATES/REVISIONS :
05/01/06 Revised plan to reflect project phasing DDY
07/25/06 Revised plan to reflect SWM & ESD DDY
07/03/18 Add grading into R-6 DDY

TCP II

WOODBURN ESTATES

NINTH (9TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
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CLIENT: OWNER/DEVELOPER:
WOODBURN ESTATES L.L.C.
2900 Linden Lane Suite 200
Silver Spring, MD 20910

PRELIMINARY PLAN NO.	4-04066
SITE PLAN NO.	
DESIGN	DDY
DRAFT	DDY
DATE	MAY 2005
SCALE	1"/30'
SHEET	10 OF 14
FILE NO :	34-191-22D

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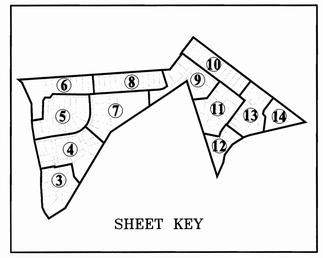
Plotted: June 14, 2006
Dwg: M:\34191\dwg\22-00 Xrefs: 21-00/44-099/46-099/TOPO/53-00



SHEET KEY

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- HIKER BIKER TRAIL

M.N.C.P.P.C. APPROVALS

PROJECT NAME: WOODBURN ESTATES

PROJECT NUMBER: DSP-05053

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Title: _____

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII – 146-05

	Approved by	Date	DRD #	Reason for Revision
00	J.L. Stasz	01/04/2006	DSP-05053	
01	J.L. Stasz	07/25/2006	N/A	Add phasing and revise conservation areas for SWM
02	[signature]	9/4/2018	N/A	Add new reforestation area R-6 (4.09 acres)
03				
04				
05				
06				
07				

TREE CONSERVATION PLAN CERTIFIED BY:

7/02/18
Date:

Sallie P. Stewart, RLA, ASLA
MD Registered Landscape Architect #612

Seal not valid without signature

GRAPHIC SCALE
30 0 15 30 60
SCALE : 1" = 30'

UPDATES/REVISIONS :
11/10/05 - Add Permanent Tree Protection Fence. DDY
05/25/06 - Revised plant list, details, & planting. DDY
09/21/18 - Add planting area 6. JLS

TCP II

WOODBURN ESTATES

NINTH (9TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone:(301)434-7000 E-mail:ssa@cpja.com Fax:(301)434-9394
FREDERICK, MD FAIRFAX, VA

CLIENT: OWNER/DEVELOPER:
WOODBURN ESTATES L.L.C.
2900 Linden Lane Suite 200
Silver Spring, MD 20910

PRELIMINARY PLAN NO: 4-04016
SITE PLAN NO:
DESIGN DDY
DRAFT DDY
DATE MAY 2005
SCALE 1"/30'
SHEET 11 OF 14
FILE NO : 34-191-22D

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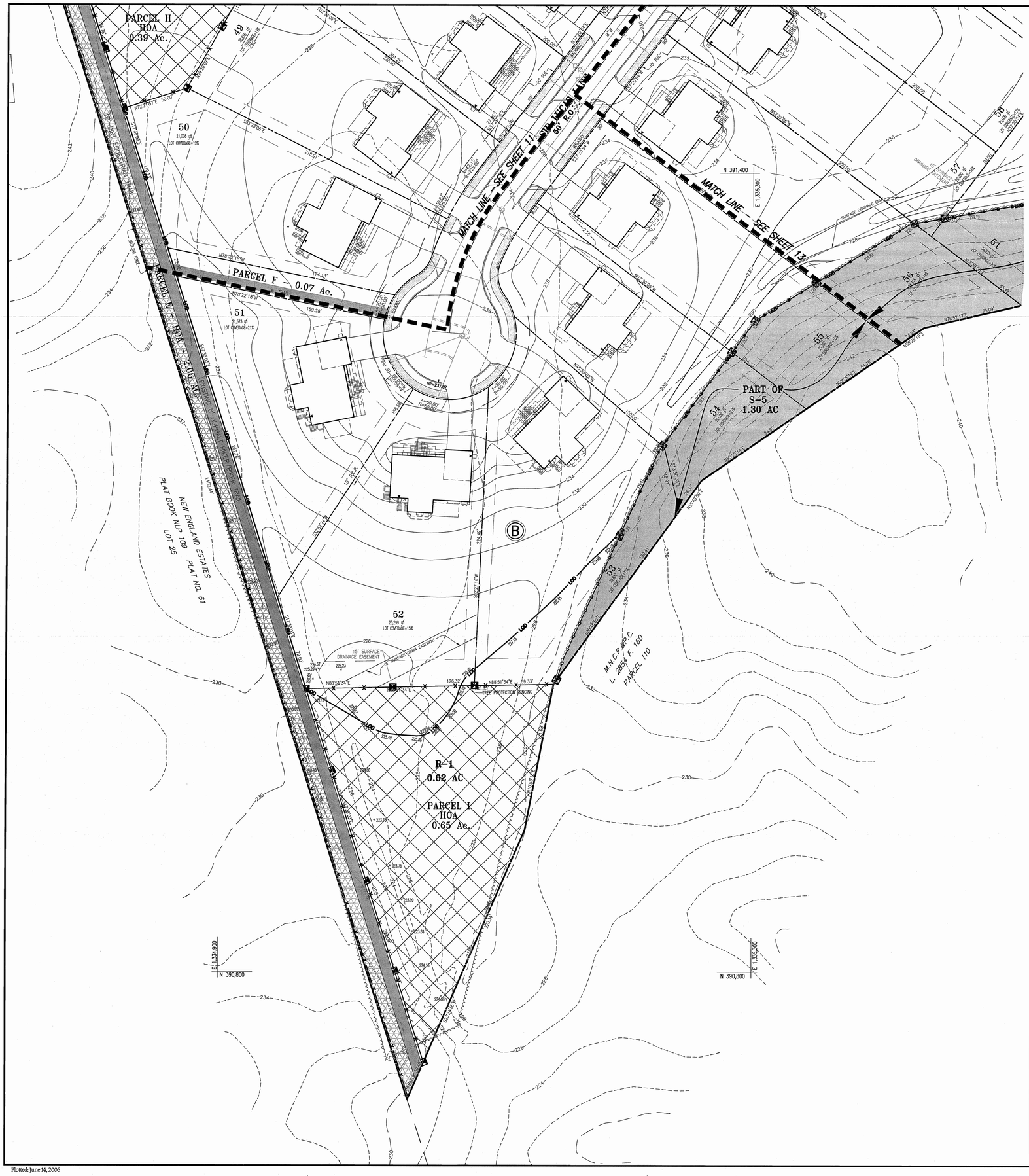
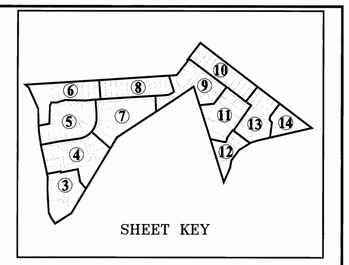
Plotted: June 14, 2006
Dwg. M:\34191\dwg\22-00 Xrefs: 21-00/44-099/46-099/TOPO/53-00





SHEET KEY

- EXISTING TREELINE
- PROPOSED TREELINE
- FOREST SAVE AREA
- FOREST CLEAR AREA
- REFORESTATION AREA
- WOODLAND CONSERVATION SIGN
- REFORESTATION SIGN
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- WETLAND
- WETLAND BUFFER
- LIMIT OF DISTURBANCE
- PROPERTY LINE
- SIDEWALK
- EQUESTRIAN TRAIL AND SPLIT RAIL FENCING
- HIKER BIKER TRAIL

M.N.C.P.P.C. APPROVALS

PROJECT NAME: WOODBURN ESTATES

PROJECT NUMBER: DSP-05053

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revision Listed Below Apply to this Sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
	01/06/06	E.E.	01/06/06

If this Approvals Block has been duplicated or modified in any way by digital or other methods of reproduction, the signature of a licensed engineer, architect or landscape architect below guarantees the plans are the approved certified plans:

Signature: _____

Title: _____

TREE CONSERVATION PLAN CERTIFIED BY:

7/13/18
Date:

Sallie P. Stewart, R.A. ASLA
MD Registered Landscape Architect #612

Seal not valid without signature

N

GRAPHIC SCALE
30 0 15 30 60
SCALE : 1" = 30'

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPII – 146-05				
	Approved by	Date	DRD #	Reason for Revision
00	J.L. Stasz	01/04/2006	DSP-05053	
01	J.L. Stasz	9/14/2006	N/A	Add phasing and revise conservation areas for SWM
02	Diane Schindler	6/4/2018	N/A	Add new reforestation area R-6 (4.09 acres)
03				
04				
05				
06				
07				

UPDATES/REVISIONS :
11/1/05 Add Permanent Tree Protection Fences DDY
05/01/06 Add Planting to reflect property changes DDY
7/23/18 Update signage & add signage & fencing @ S-5 SPS

TCP II

WOODBURN ESTATES

NINTH (9TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone:(301)434-7000 E-mail:ssa@cpja.com Fax:(301)434-9394
FREDERICK, MD FAIRFAX, VA

CLIENT: OWNER/DEVELOPER:
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2900 Linden Lane Suite 200
Silver Spring, MD 20910

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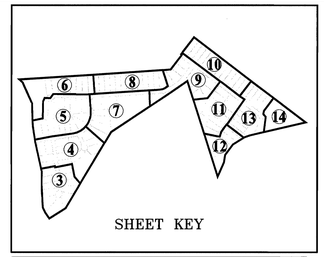
PRELIMINARY PLAN NO.	4-04056
SITE PLAN NO.	
DESIGN	DDY
DRAFT	DDY
DATE	MAY 2005
SCALE	1"/30'
SHEET	12 OF 14
FILE NO :	34-191-22D

Plotted: June 14, 2006

Dwg: M:\34191\dwg\22-00 Xrefs: 21-00/44-099/46-099/TOPO/53-00



SHEET KEY

EXISTING TREELINE
PROPOSED TREELINE
FOREST SAVE AREA
FOREST CLEAR AREA
REFORESTATION AREA
WOODLAND CONSERVATION SIGN
REFORESTATION SIGN
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PERMANENT TREE PROTECTION FENCE
WETLAND
WETLAND BUFFER
LIMIT OF DISTURBANCE
PROPERTY LINE
SIDEWALK
EQUESTRIAN TRAIL AND SPLIT RAIL FENCING
HIKER BIKER TRAIL

M.N.C.P.P.C. APPROVALS

PROJECT NAME: WOODBURN ESTATES

PROJECT NUMBER: DSP-05053

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
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Title: _____

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII – 146-05

	Approved by	Date	DRD #	Reason for Revision
00	J.L. Stasz	01/04/2006	DSP-05053	
01	J.L. Stasz	07/25/2006	N/A	Add phasing and revise conservation areas for SWM
02	[signature] 9/4/2018		N/A	Add new reforestation area R-6 (4.09 acres)
03				
04				
05				
06				
07				

TREE CONSERVATION PLAN CERTIFIED BY:

7/23/18
Date:

[signature]
Sallie P. Stewart, RLA, ASLA
MD Registered Landscape Architect #612

Seal not valid without signature

N

GRAPHIC SCALE
30 0 15 30 60
SCALE : 1" = 30'

UPDATES/REVISIONS :
05/01/06 Revised plan to reflect project phasing DDY
09/05/18 ADD RECREATION AREA TO REAR OF 63-68 RPH
12/21/18 ADD RECREATION AREA, SIGNAGE & FENCING SPS
Add planting area, R-6

TCP II

WOODBURN ESTATES

NINTH (9TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

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FREDERICK, MD FAIRFAX, VA

CLIENT: OWNER/DEVELOPER:
WOODBURN ESTATES L.L.C.
2900 Linden Lane Suite 200
Silver Spring, MD 20910

PRELIMINARY PLAN NO: 4-04066	SITE PLAN NO.
DESIGN DDY	SHEET 13 OF 14
DRAFT DDY	
DATE MAY 2005	FILE NO : 34-191-22D
SCALE 1"/30'	

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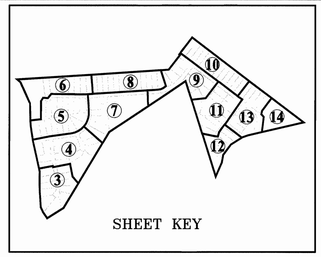
Plotted: June 14, 2006
Dwg: M:\34191\dwg\22-00 Xrefs: 21-00/44-099/46-099/TOPO/53-00



SHEET KEY

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- EQUESTRIAN TRAIL AND SPLIT RAIL FENCING
- HIKER BIKER TRAIL

M.N.C.P.P.C. APPROVALS

PROJECT NAME: WOODBURN ESTATES

PROJECT NUMBER: DSP-05053

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII – 146-05

	Approved by	Date	DRD #	Reason for Revision
00	J.L. Stasz	01/04/2006	DSP-05053	
01	J.L. Stasz	07/5/2006	N/A	Add phasing and revise conservation areas for SWM
02	Sallie P. Stewart	9/4/2018	N/A	Add new reforestation area R-6 (4.09 acres)
03				
04				
05				
06				
07				

TREE CONSERVATION PLAN CERTIFIED BY:

9/3/18
Date:

Sallie P. Stewart, RLA, ASLA
MD Registered Landscape Architect #612

Seal not valid without signature

N

GRAPHIC SCALE
30 0 15 30 60
SCALE : 1" = 30'

UPDATES/REVISIONS :
08/22/05 Revise Off-site Tree Clearing per Water and Sewer
Extension Limits Shown
04/17/06 Revised tree conservation area per changes to
SWM design DDY
05/01/06 Revised plan to reflect project phasing DDY
7/03/18 Add signage & fencing @ S-5, add planting area R-6 SPS

TCP II

WOODBURN ESTATES

NINTH (9TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

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CLIENT: OWNER/DEVELOPER:
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2900 Linden Lane Suite 200
Silver Spring, MD 20910

PRELIMINARY PLAN NO. 4-04066	SITE PLAN NO.
DESIGN DDY	SHEET 14 OF 14
DRAFT DDY	
DATE MAY 2005	
SCALE 1"/30'	FILE NO: 34-191-22D

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