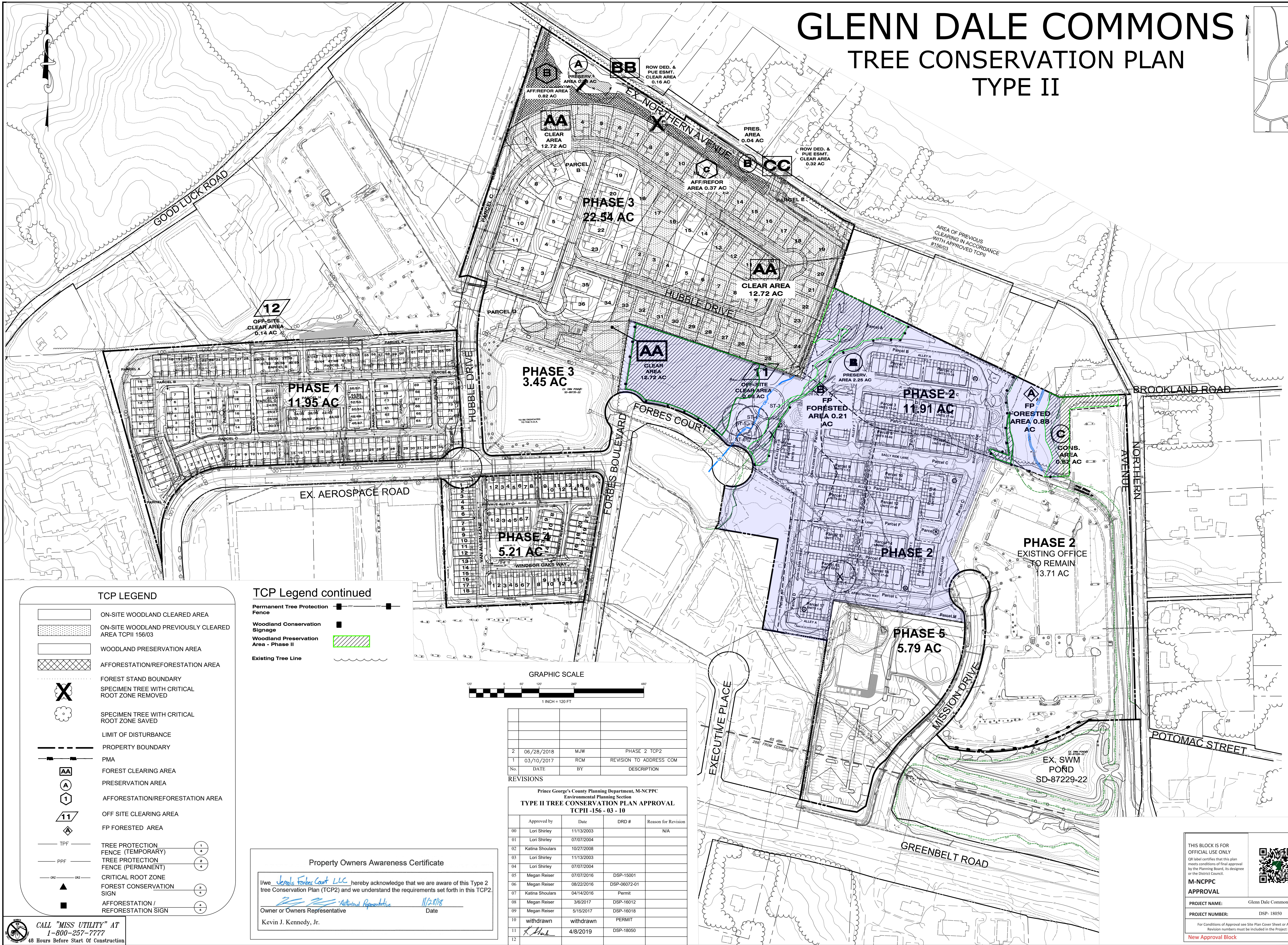
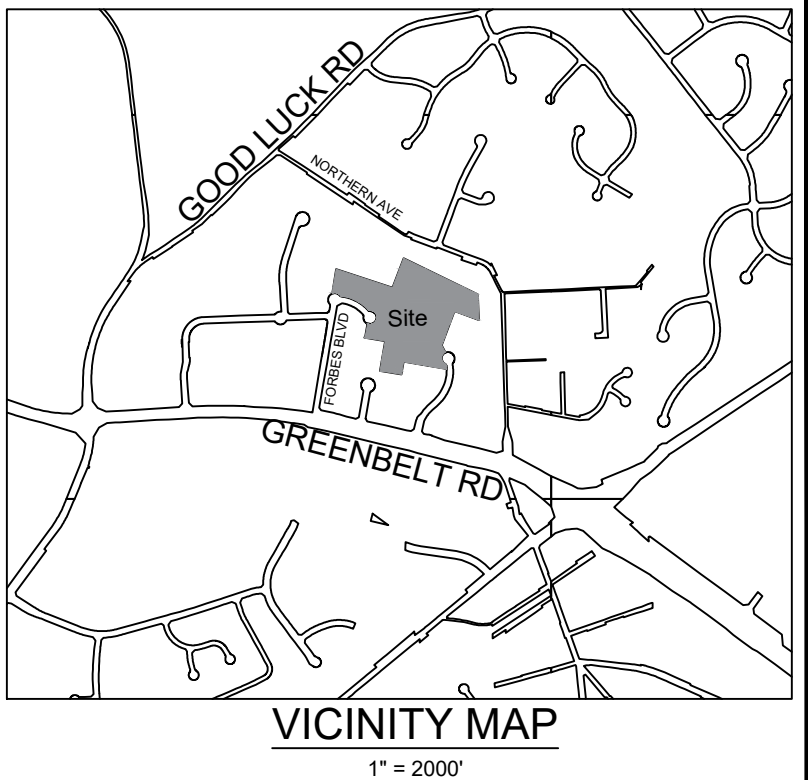


GLENN DALE COMMONS

TREE CONSERVATION PLAN

TYPE II



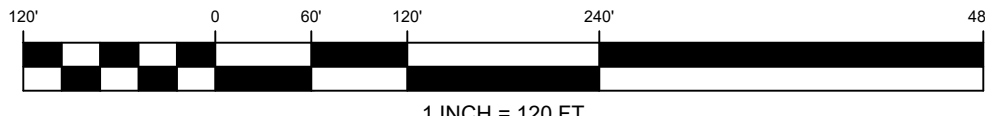
TCP LEGEND

- ON-SITE WOODLAND CLEARED AREA
- ON-SITE WOODLAND PREVIOUSLY CLEARED AREA TCP# 156/03
- WOODLAND PRESERVATION AREA
- AFFORESTATION/REFORESTATION AREA
- FOREST STAND BOUNDARY
- SPECIMEN TREE WITH CRITICAL ROOT ZONE REMOVED
- SPECIMEN TREE WITH CRITICAL ROOT ZONE SAVED
- LIMIT OF DISTURBANCE
- PROPERTY BOUNDARY
- PMA
- FOREST CLEARING AREA
- PRESERVATION AREA
- AFFORESTATION/REFORESTATION AREA
- OFF SITE CLEARING AREA
- FP FORESTED AREA
- TPF
- PPF
- CRITICAL ROOT ZONE
- FOREST CONSERVATION SIGN
- AFFORESTATION / REFORESTATION SIGN

TCP Legend continued

- Permanent Tree Protection Fence
- Woodland Conservation Signage
- Woodland Preservation Area - Phase II
- Existing Tree Line

GRAPHIC SCALE



No.	DATE	BY	DESCRIPTION
2	06/28/2018	MJW	PHASE 2 TCP2
1	03/10/2017	RCM	REVISION TO ADDRESS COM

REVISIONS

Approved by	Date	DRD #	Reason for Revision
00 Lori Shirley	11/13/2003		N/A
01 Lori Shirley	07/07/2004		
02 Katina Shoulars	10/27/2008		
03 Lori Shirley	11/13/2003		
04 Lori Shirley	07/07/2004		
05 Megan Reiser	07/07/2016	DSP-15001	
06 Megan Reiser	08/22/2016	DSP-06072-01	
07 Katina Shoulars	04/14/2016	Permit	
08 Megan Reiser	3/6/2017	DSP-16012	
09 Megan Reiser	5/15/2017	DSP-16018	
10 withdrawn	withdrawn	PERMIT	
11 K. Shirley	4/8/2019	DSP-18050	
12			

Property Owners Awareness Certificate

I/we, Joseph Forbes Court LLC hereby acknowledge that we are aware of this Type 2 tree Conservation Plan (TCP2) and we understand the requirements set forth in this TCP2.

Owner or Owners Representative Kevin J. Kennedy, Jr. Date 11/2/2018

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M-NCPPC APPROVAL

PROJECT NAME: Glenn Dale Commons - Phase 2

PROJECT NUMBER: DSP-18050

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

New Approval Block



Glenn Dale Commons

14th Election District

Tax Map 36, Parcel 13
Prince George's County, Maryland

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BASE DATA	BY	DATE
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REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY		DATE

TYPE 2 TREE CONSERVATION PLAN

SCALE: 1"=120'
JOB No. 0750A
DATE: May 2019
SHEET No. 1 of 7

GLENN DALE COMMONS

TREE CONSERVATION PLAN

TYPE II

TYPE 2 TREE CONSERVATION WORKSHEET:

Woodland Conservation Worksheet for Prince George's County, Maryland									
Zone:	M-X-T								
Gross Tract:	83.62								
Floodplain:	2.81								
Previously Dedicated Land:	0.00								
Net Tract (NTA):	80.81								
Property Description or Subdivision Name:	TCP2-156-03-11 Glendale Commons Phase 2								
Is this site subject to the 1989 Ordinance?	N								
Break-even Point (preservation acres) =	15.23								
Acres of Net Tract clearing permitted w/o reforest:	12.44								
Woodland Conservation Requirement Calculations:									
Existing Woodland on Net Tract (acres)	27.67								
Existing Woodland in Floodplain (acres)	1.95								
Woodland Conservation Threshold (NTA) =	15.00%								
Smaller of a or c	12.12								
Woodland above WCT	15.55								
Plan Number: (This must be completed for each phase)									
Plan Phase or Name:									
Total area in this application (acres)	11.95								
Floodplain area in this application (acres)	0.00								
Net Tract area in the application (acres)	11.95								
Woodland on the Net Tract for this phase (acres)	0.00								
Woodland in the Floodplain for this phase	0.00								
Woodland Cleared on Net Tract for this phase	0.00								
Woodland Cleared in Floodplain for this phase	0.00								
Off-site Woodland Clearing (1.1)	0.14								
Off-site Mitigation provided on this property	0.00								
Cumulative acres of Net Tract Woodland cleared	0.00								
Cumulative acres of Floodplain woodland cleared	0.00								
Smaller of d or e	0.00								
Woodland Clearing below WCT	0.00								
Replacement for clearing above the WCT (0.25 : 1)	0.00								
Replacement for clearing below the WCT (2 : 1)	0.00								
Afforestation Threshold (AFT) =	15.00%								
Cumulative Woodland Conservation Required	12.26								
Woodland Conservation Provided:	Late st phase indicates cumulative requirement through that phase of work								
Preservation	0.82								
Reforestation	1.19								
Afforestation	0.00								
Area approved for fee-in-lieu	0.00								
Credit for Off-site Mitigation on another property	2.41								
Off-site Mitigation provided on this property	0.00								
Total Woodland Conservation Provided	2.41								
Woodland saved on this phase but not counted	0.00								
Existing Net Tract Woodland in later phases	27.67								
Revised 9/1/04									

WOODLAND SUMMARY TABLE:

PHASE 1 - TOWN HOMES

PHASE TRACT AREA (AC)	EXISTING WOODLAND AREA ON THE NET TRACT (AC)	FLOODPLAIN FORESTED AREA (AC)	WOODLAND CLEARED AREA (AC)	OFF-SITE WOODLAND CLEARING AREA (AC)	WOODLAND PRESERVATION AREA (AC)	REFORESTATION AREA (AC)
TH 11.95	0.00	0.00	0.00	12/ 0.14	0.00	0.00
TOTAL 11.95 AC	TOTAL 0.00 AC	TOTAL 0.00 AC	TOTAL 0.00 AC	TOTAL 0.14 AC	TOTAL 0.00AC	TOTAL 0.00 AC

PHASE 2 - MULTI-FAMILY

PHASE TRACT AREA (AC)	EXISTING WOODLAND AREA ON THE NET TRACT (AC)	FLOODPLAIN FORESTED AREA (AC)	WOODLAND CLEARED AREA (AC)	OFF-SITE WOODLAND CLEARING AREA (AC)	WOODLAND PRESERVATION AREA (AC)
MF 34.68	13.63	1.96	9.17	0.39	4.12
TOTAL 34.68 AC	TOTAL 13.65 AC	TOTAL 1.96 AC	TOTAL 9.17 AC	TOTAL: 0.39 AC	TOTAL 4.12 AC

PHASE 3 - SINGLE FAMILY

PHASE TRACT AREA (AC)	EXISTING WOODLAND AREA ON THE NET TRACT (AC)	WOODLAND CLEARED AREA (AC)	OFF-SITE WOODLAND CLEARING AREA (AC)	WOODLAND PRESERVATION AREA (AC)	REFORESTATION AREA (AC)
S-F 22.54	12.72	12.72	11/ 0.06	A 0.78	B 0.82
SW 3.45	0.94	0.16		E 0.04	C 0.37
TOTAL 25.99 AC	TOTAL 14.02 AC	TOTAL 13.20 AC	TOTAL 0.06 AC	TOTAL 0.82 AC	TOTAL 1.19 AC

PHASE 4 - TOWN HOME

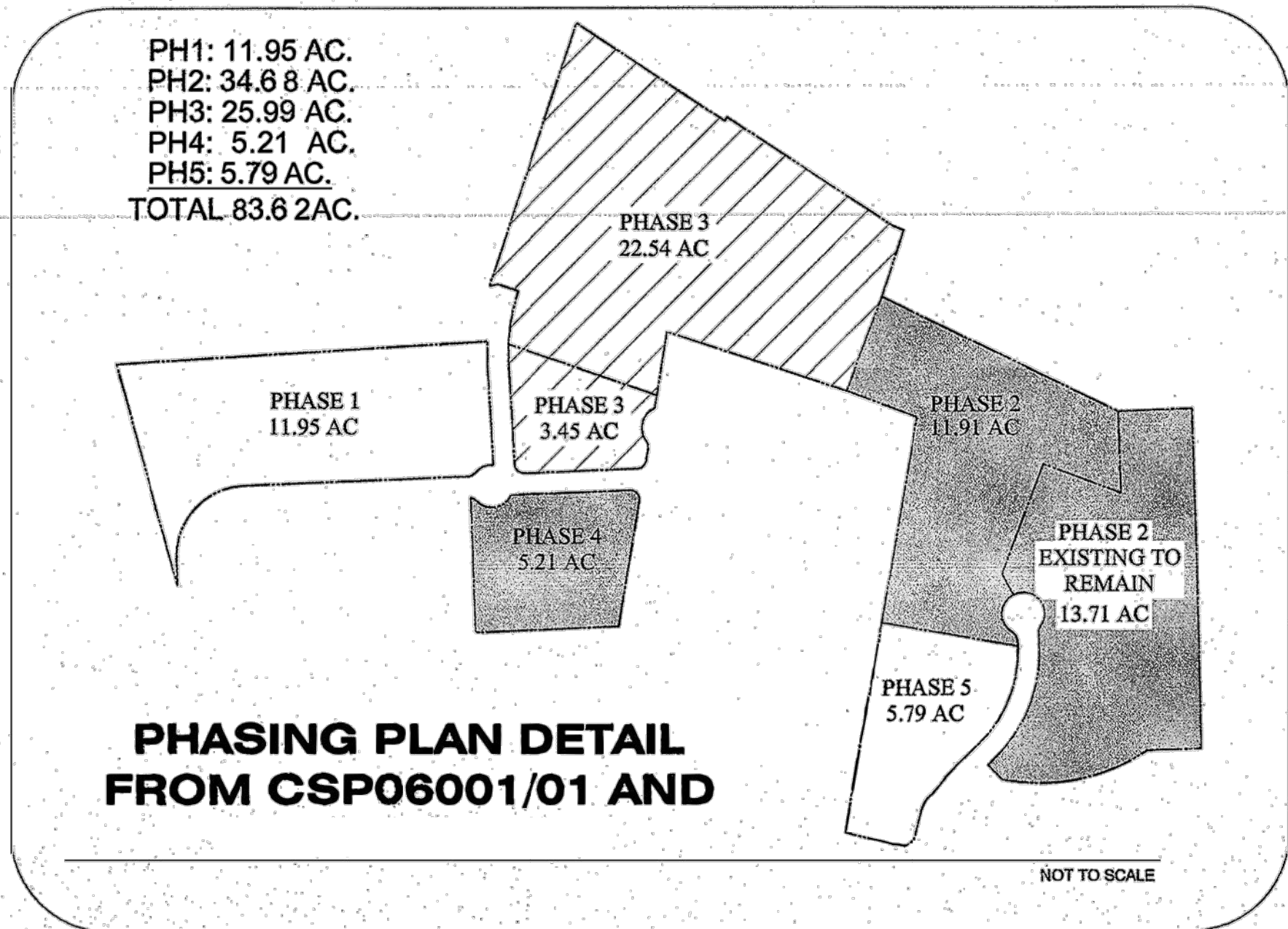
PHASE TRACT AREA (AC)	EXISTING WOODLAND AREA ON THE NET TRACT (AC)	WOODLAND CLEARED AREA (AC)
MF 5.21 AC	0.00	
TOTAL 5.21AC (OPEN LAND)	TOTAL 0.00 AC	TOTAL 0.00 AC

PHASE 5 - RETAIL/COMMERCIAL

PHASE TRACT AREA (AC)	EXISTING WOODLAND AREA ON THE NET TRACT (AC)	WOODLAND CLEARED AREA (AC)
COM/RET 5.79 AC	0.00	
TOTAL 5.79 AC (OPEN LAND)	TOTAL 0.00 AC	TOTAL 0.00 AC

SUMMARY TOTALS

GROSS TRACT AREA (AC)	EXISTING WOODLAND AREA ON THE NET TRACT (AC)	FLOODPLAIN FORESTED AREA (AC)	WOODLAND CLEARED AREA (AC)	OFF-SITE WOODLAND CLEARING AREA (AC)	WOODLAND PRESERVATION AREA (AC)	REFORESTATION AREA (AC)
TOTAL 83.62 AC	27.65 AC	1.96 AC	22.37 AC	0.59 AC	4.94 AC	1.19 AC



No	DATE	BY	DESCRIPTION
02	06/28/2018	MJW	PHASE 2 TCP2
01	03/10/2017	RCM	REVISION TO ADDRESS COM.

REVISIONS

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE II TREE CONSERVATION PLAN APPROVAL TCPH -156 - 03			
Approved by	Date	DRD #	Reason for Revision
00 Lori Shirley	11/13/2003		N/A
01 Lori Shirley	07/07/2004		
02 Katina Shoulars	10/27/2008		
03 Lori Shirley	11/13/2003		
04 Lori Shirley	07/07/2004		
05 Megan Reiser	07/07/2016	DSP-15001	
06 Megan Reiser	08/22/2016	DSP-06072-01	
07 Katina Shoulars	04/14/2016	Permit	
08 Megan Reiser	03/06/2017	DSP-16012	
09 Megan Reiser	5/15/2017	DSP-16018	
10 withdrawn	withdrawn	Permit	
11	7/8/2019	DSP-18050	
12			

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M-NCPPC
APPROVAL

PROJECT NAME: Glenn Dale Commons - Phase 2

PROJECT NUMBER: DSP - 18050

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

New Approval Block



SHEET LEGEND

ITEMS PREVIOUSLY SUBMITTED BY DEWBERRY AND APPROVED BY M-NCPPC

REVISION	DATE	REVISION	DATE	REVISION	DATE

Prepared For:

Brandon Gurney
Stanley Martin Homes
9475 Lottsford Road, Suite 280
Largo, MD 20774

Glenn Dale Commons

14th Election District

Tax Map 36, Parcel 13
Prince George's County, Maryland

RODGERS
CONSULTING

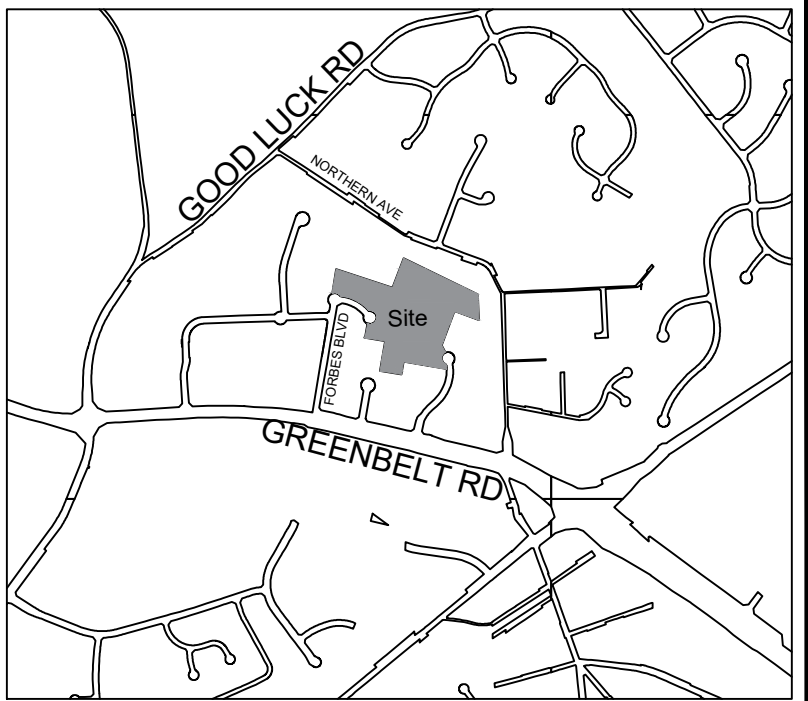
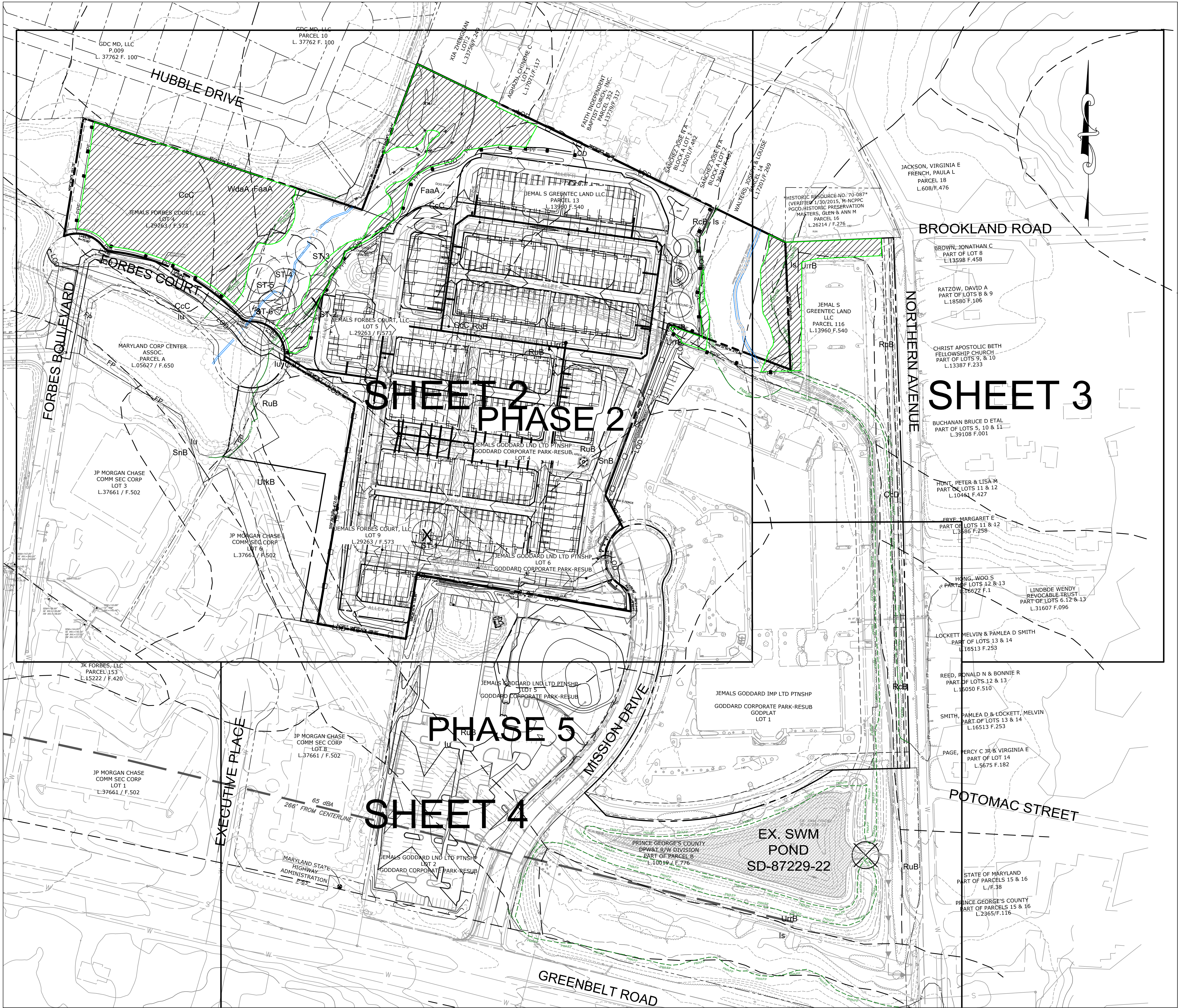
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REVIEWED	
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BY	DATE

TYPE II TREE CONSERVATION PLAN

SCALE: 1"=100'
JOB No. 0750A
DATE: Nov. 2018
SHEET No 2 of 7

GLENN DALE COMMONS
PHASE 2
TYPE 2 TREE CONSERVATION PLAN



Legend

- Site Boundary
- Existing Contours
- Existing Buildings
- Existing Tree Line
- Limits of Disturbance
- Woodland Preservation Area (WPA)
- Woodland Cleared
- Stream Buffer
- Primary Management Area (PMA)
- 100-year floodplain
- 100-year floodplain Building Restriction Line
- Regulated Stream (Intermittent/Perennial)
- Permanent Tree Protection Fence
- Non-Tidal Wetlands
- Non-Tidal Wetland Buffer
- Specimen Tree To Be Retained
- Specimen Tree To Be Removed
- Woodland Conservation Signage

02	06/28/2018	MJW	PHASE 2 TCP2
01	03/10/2017	RCM	REVISION TO ADDRESS COM.
No.	DATE	BY	DESCRIPTION

Revisions			
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE II TREE CONSERVATION PLAN APPROVAL TCPH -156 - 03			
Approved by	Date	DRD #	Reason for Revision
(00) Lori Shirley	11/13/2003		N/A
(01) Lori Shirley	07/07/2004		
(02) Katrina Shoulars	10/27/2008		
(03) Lori Shirley	11/13/2003		
(04) Lori Shirley	07/07/2004		
(05) Megan Reiser	07/07/2016	DSP-15001	
(06) Megan Reiser	08/22/2016	DSP-06072-01	
(07) Katrina Shoulars	04/14/2016	Permit	
(08) Megan Reiser	03/06/2017	DSP-16012	
(09) Megan Reiser	5/15/2017	DSP-16018	
(10) withdrawn	withdrawn	Permit	
(11) K. Shirley	7/8/2019	DSP-18050	
(12)			

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M-NCPPC APPROVAL

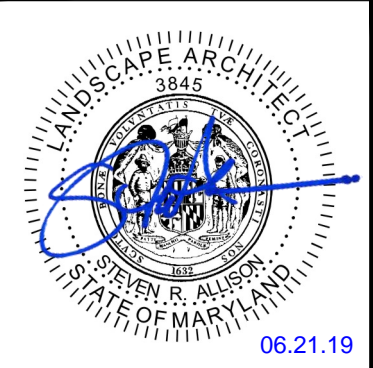
PROJECT NAME: Glenn Dale Commons - Phase 2

PROJECT NUMBER: DSP - 18050

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet

Revision numbers must be included in the Project Number

New Approval Block



REVISION	DATE	REVISION	DATE	REVISION	DATE

Prepared For:
Brandon Gurney
Stanley Martin Homes
9475 Lottsford Road, Suite 280
Largo, MD 20774

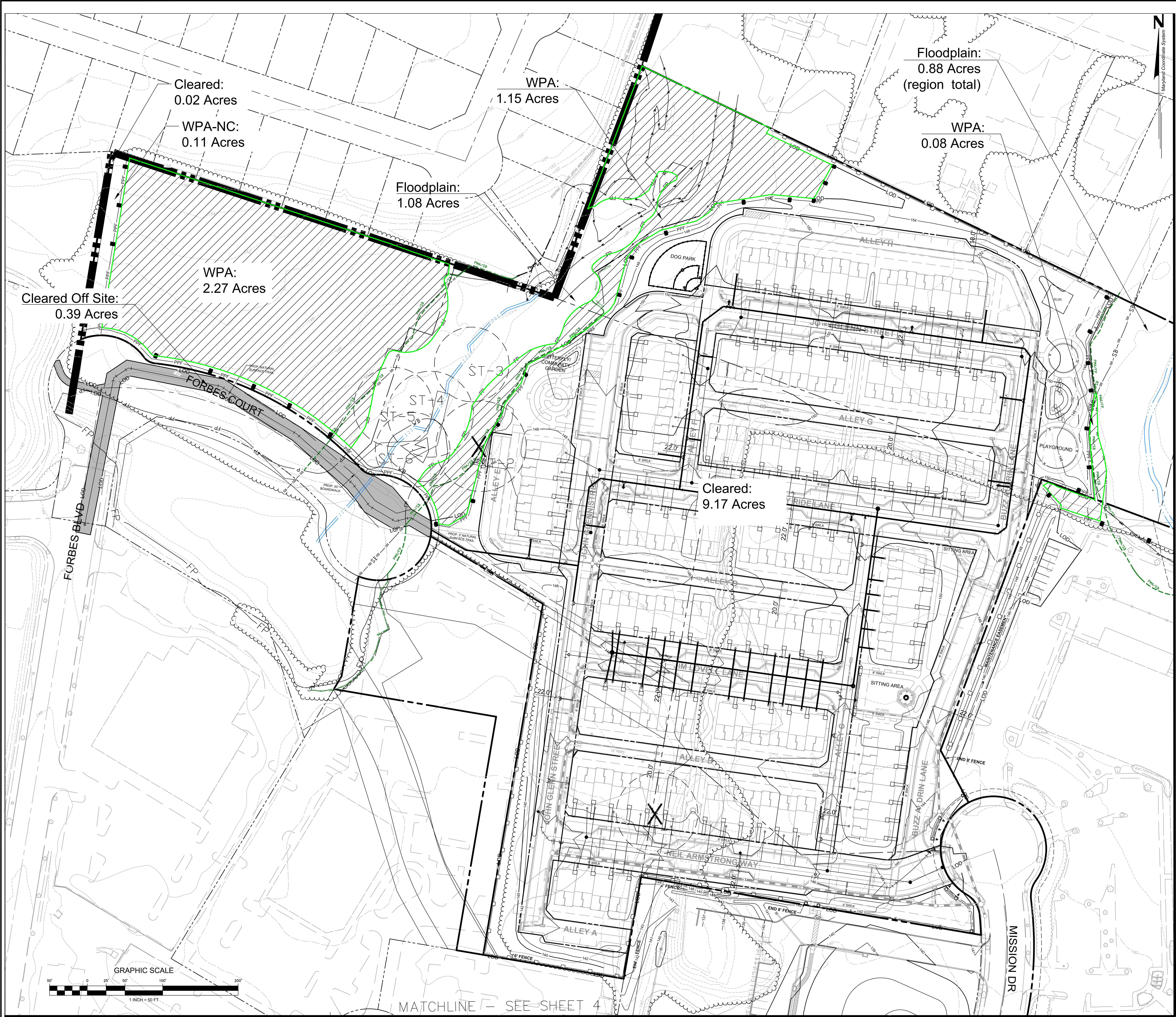
Glenn Dale Commons
14th Election District
Tax Map 36, Parcel 13
Prince George's County, Maryland

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RELEASE FOR		
BY		DATE

TYPE 2
TREE CONSERVATION PLAN

SCALE: 1"=100'
JOB No. 0750A
DATE: November 2018
SHEET No. 3 of 7



MATCHLINE - SEE SHEET 3

Legend

- Site Boundary
- Existing Contours
- Existing Buildings
- Existing Tree Line
- Limits of Disturbance
- Woodland Preservation Area (WPA)
- Woodland Cleared
- Stream Buffer
- Primary Management Area (PMA)
- 100-year floodplain
- 100-year floodplain Building Restriction Line
- Regulated Stream (Intermittent/Perennial)
- Permanent Tree Protection Fence
- Non-Tidal Wetlands
- Non-Tidal Wetland Buffer
- Specimen Tree To Be Retained
- Specimen Tree To Be Removed
- Woodland Conservation Signage

No.	DATE	BY	DESCRIPTION
02	06/28/2018	MJW	PHASE 2 TCP2
01	03/10/2017	RCM	REVISION TO ADDRESS COM.

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE II TREE CONSERVATION PLAN APPROVAL TCPH-156-03				
Approved by	Date	DRD #	Reason for Revision	
00	Lori Shirley	11/13/2003	N/A	
01	Lori Shirley	07/07/2004		
02	Katrina Shoulars	10/27/2008		
03	Lori Shirley	11/13/2003		
04	Lori Shirley	07/07/2004		
05	Megan Reiser	07/07/2016	DSP-15001	
06	Megan Reiser	08/22/2016	DSP-06072-01	
07	Katrina Shoulars	04/14/2016	Permit	
08	Megan Reiser	03/06/2017	DSP-16012	
09	Megan Reiser	6/15/2017	DSP-16018	
10	withdrawn	withdrawn	Permit	
11	7/8/2019		DSP-18050	
12				

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M-NCPPC APPROVAL

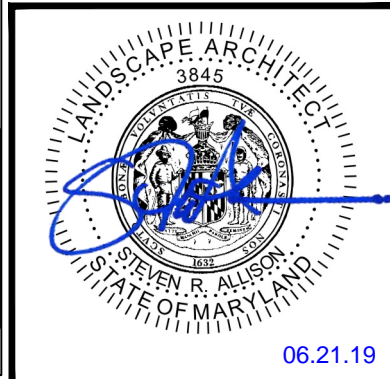
PROJECT NAME: Glenn Dale Commons - Phase 2

PROJECT NUMBER: DSP - 18050

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet

Revision numbers must be included in the Project Number

New Approval Block



REVISION	DATE	REVISION	DATE	REVISION	DATE

Prepared For:
Brandon Gurney
Stanley Martin Homes
9475 Lottford Road, Suite 280
Largo, MD 20774

Glenn Dale Commons
14th Election District
Tax Map 36, Parcel 13
Prince George's County, Maryland

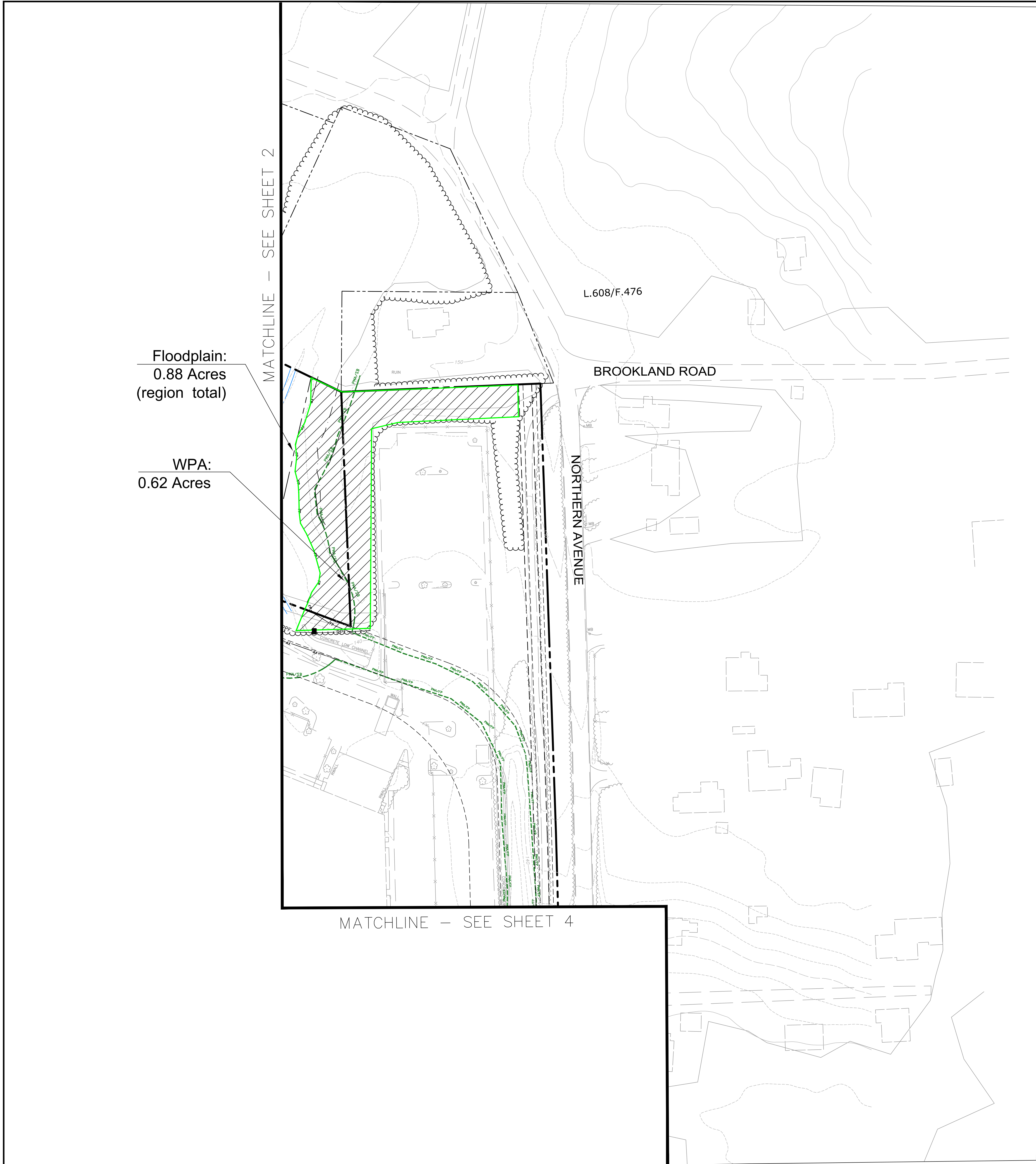
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BASE DATA	BY	DATE
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RODGERS CONTACT:		
RELEASE FOR		
BY		DATE

**TYPE 2
TREE CONSERVATION PLAN**

SCALE:	
JOB No.	0750A
DATE:	November 2018
SHEET No.	4 of 7



N
Maryland Coordinate System

Legend

Site Boundary	
Existing Contours	
Existing Buildings	
Existing Tree Line	
Limits of Disturbance	
Woodland Preservation Area (WPA)	
Woodland Cleared	
Stream Buffer	
Primary Management Area (PMA)	
100-year floodplain	
100-year floodplain Building Restriction Line	
Regulated Stream (Intermittent/Perennial)	
Permanent Tree Protection Fence	
Non-Tidal Wetlands	
Non-Tidal Wetland Buffer	
Specimen Tree To Be Retained	
Specimen Tree To Be Removed	
Woodland Conservation Signage	

02	06/28/2018	MJW	PHASE 2 TCP2
01	03/10/2017	RCM	REVISION TO ADDRESS COM.
No.	DATE	BY	DESCRIPTION

REVISIONS

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE II TREE CONSERVATION PLAN APPROVAL TCPH -156 - 03				
	Approved by	Date	DRD #	Reason for Revision
00	Lori Shirley	11/13/2003		N/A
01	Lori Shirley	07/07/2004		
02	Katina Shoulars	10/27/2008		
03	Lori Shirley	11/13/2003		
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07	Katina Shoulars	04/14/2016	Permit	
08	Megan Reiser	03/06/2017	DSP-16012	
09	Megan Reiser	5/15/2017	DSP-16018	
10	withdrawn	withdrawn	Permit	
11		7/8/2019	DSP-18050	
12				

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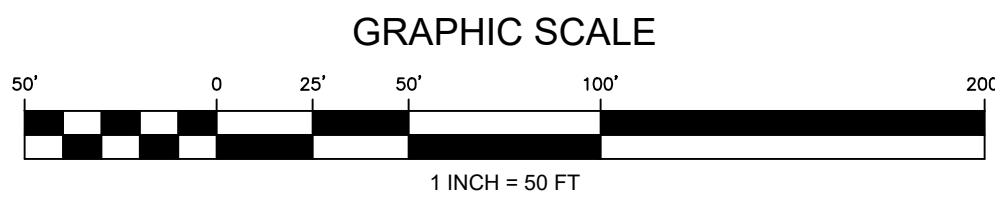
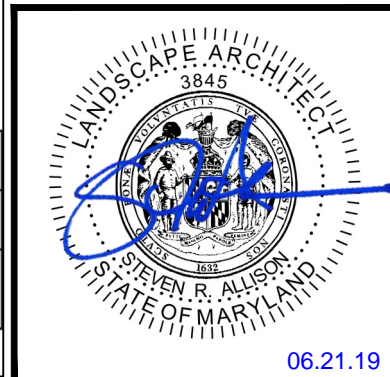
**M-NCPPC
APPROVAL**

PROJECT NAME: Glenn Dale Commons - Phase 2

PROJECT NUMBER: DSP - 18050

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

New Approval Block



REVISION	DATE	REVISION	DATE	REVISION	DATE

Prepared For:
Brandon Gurney
Stanley Martin Homes
9475 Lottsford Road, Suite 280
Largo, MD 20774

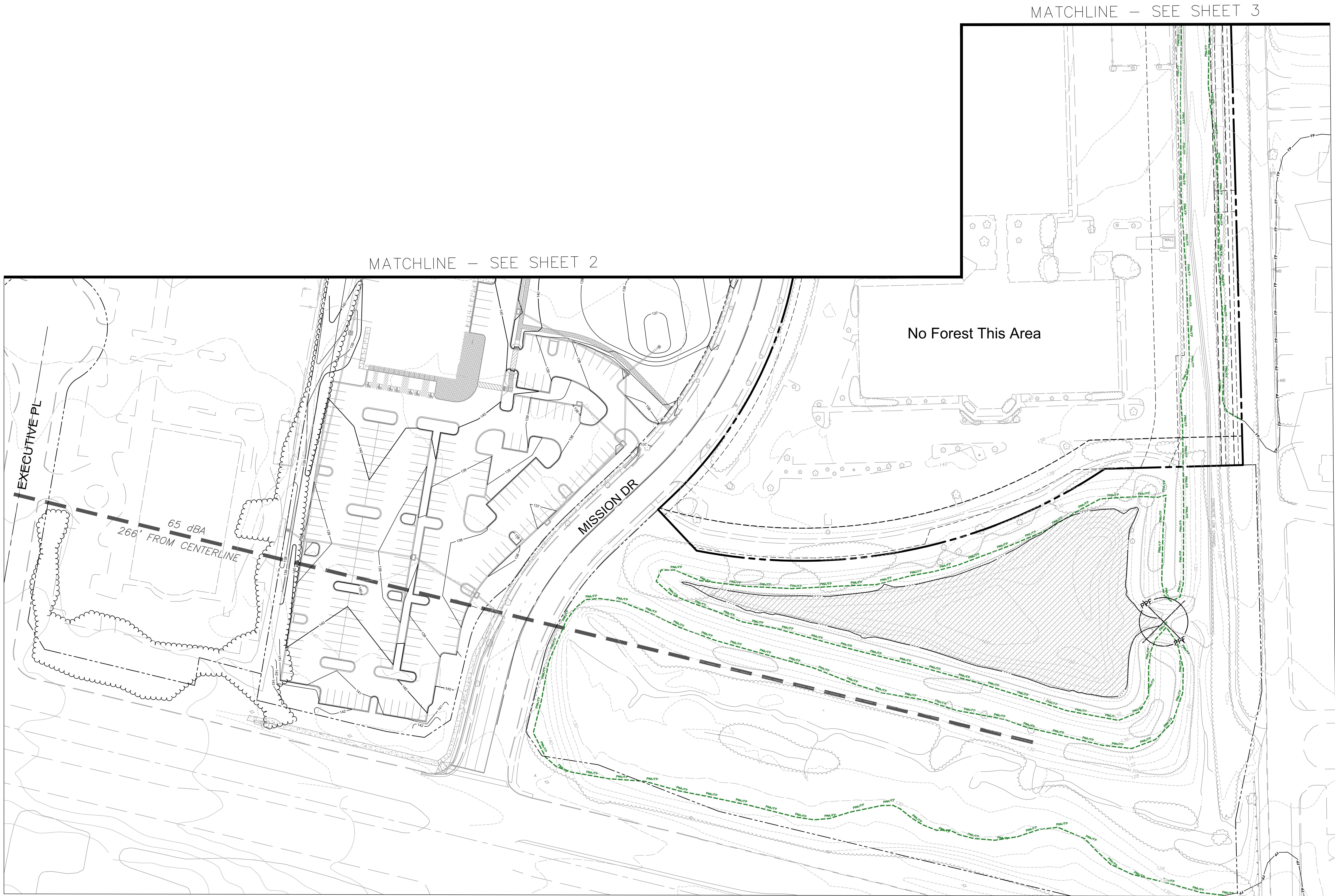
Glenn Dale Commons
14th Election District
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BY		DATE

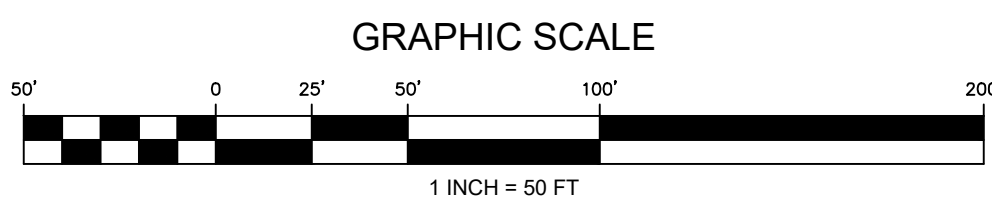
**TYPE 2
TREE CONSERVATION PLAN**

SCALE:
JOB No. 0750A
DATE: November 2018
SHEET No. 5 OF 7



Legend

Site Boundary	
Existing Contours	
Existing Buildings	
Existing Tree Line	
Limits of Disturbance	
Woodland Preservation Area (WPA)	
Woodland Cleared	
Stream Buffer	
Primary Management Area (PMA)	
100-year floodplain	
100-year floodplain Building Restriction Line	
Regulated Stream (Intermittent/Perennial)	
Permanent Tree Protection Fence	
Non-Tidal Wetlands	
Non-Tidal Wetland Buffer	
Specimen Tree To Be Retained	
Specimen Tree To Be Removed	
Woodland Conservation Signage	



02	06/28/2018	MJW	PHASE 2 TCP2
01	03/10/2017	RCM	REVISION TO ADDRESS COM.
No.	DATE	BY	DESCRIPTION

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE II TREE CONSERVATION PLAN APPROVAL TCPH -156 - 03			
Approved by	Date	DRD #	Reason for Revision
00	Lori Shirley	11/13/2003	N/A
01	Lori Shirley	07/07/2004	
02	Katina Shoulars	10/27/2008	
03	Lori Shirley	11/13/2003	
04	Lori Shirley	07/07/2004	
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08	Megan Reiser	03/06/2017	DSP-16012
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10	withdrawn	withdrawn	Permit
11		7/8/2019	DSP-18050
12			

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M-NCPPC
APPROVAL

PROJECT NAME:

PROJECT NUMBER:

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

New Approval Block



REVISION	DATE	REVISION	DATE	REVISION	DATE

Prepared For:
Brandon Gurney
Stanley Martin Homes
9475 Lottsford Road, Suite 280
Largo, MD 20774

Glenn Dale Commons
14th Election District
Tax Map 36, Parcel 13
Prince George's County, Maryland

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BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	
RODGERS CONTACT:	
RELEASE FOR	<input type="checkbox"/>
BY	DATE

**TYPE 2
TREE CONSERVATION PLAN**

SCALE:
JOB No. 0750A
DATE: November 2018
SHEET No. 6 OF 7

1. This plan is submitted to fulfill the woodland conservation requirements for DSP # 18050. If DSP # 18050 expires, then this TCP2 also expires and is no longer valid.
2. 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 \$9.00 per square foot mitigation fee.
3. 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.
4. The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
5. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
6. The property is within the Environmental Strategy Area Two (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan Prince George's 2035 Approved General Plan and is zoned M-X-T.
7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
8. The property is located in the vicinity of MD193 Greenbelt Rd/Glenn Dale Boulevard, a master planned arterial or higher roadway that is regulated for noise.
9. This plan is not grandfathered under CB-27-2010, Section 25-117 (g).

- A. 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 understorey vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCFP.
- B. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- C. 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.
- D. All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and shall be maintained in place until the bond is released for the project.
- E. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCFP.
- F. Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

F. 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.

G. 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 tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.

H. 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 permittee 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.

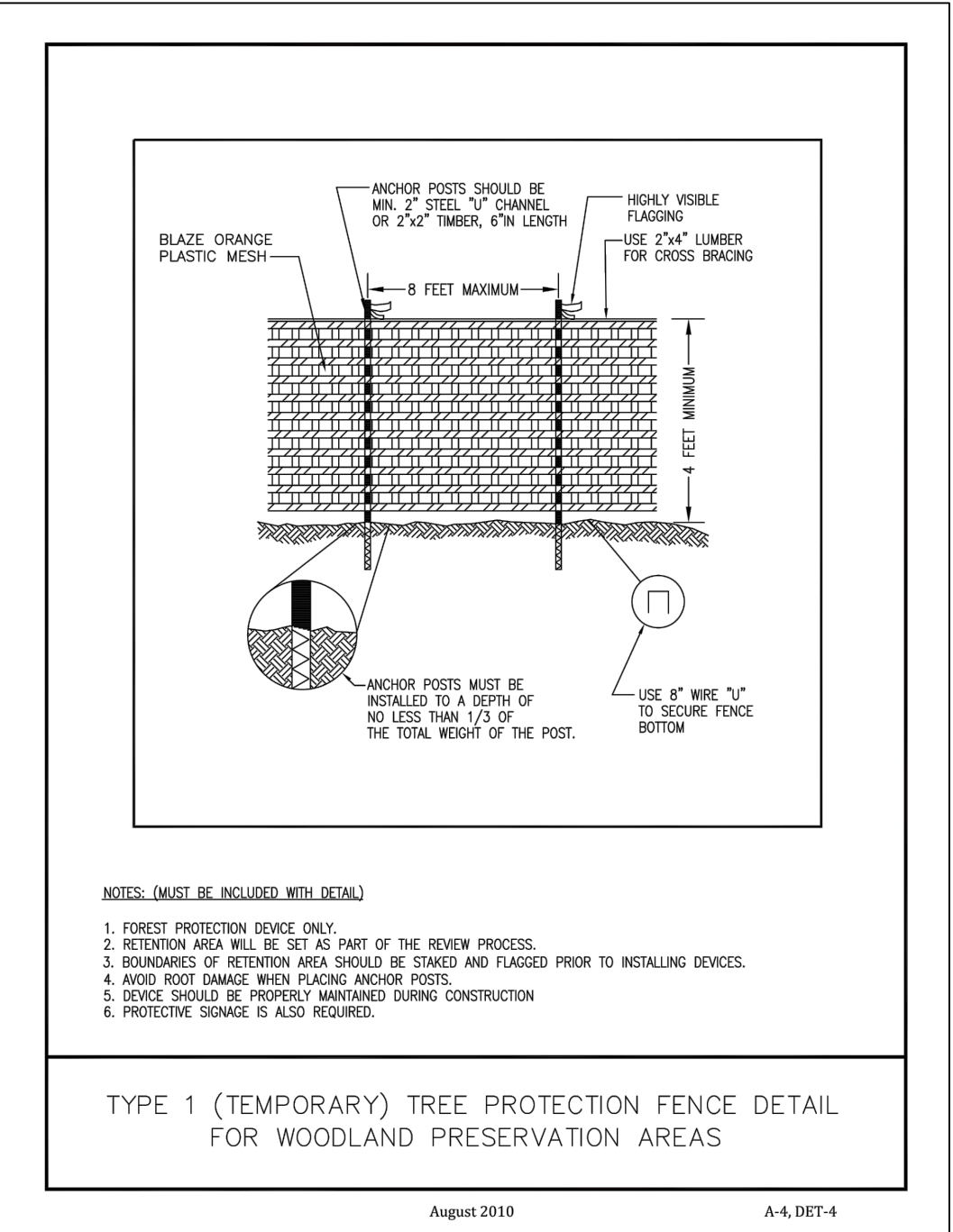
- I. If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has 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 permittee 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.
- J. 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 photos shall be submitted to the inspector for documentation of the damage.

- K. 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.

- L. 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.

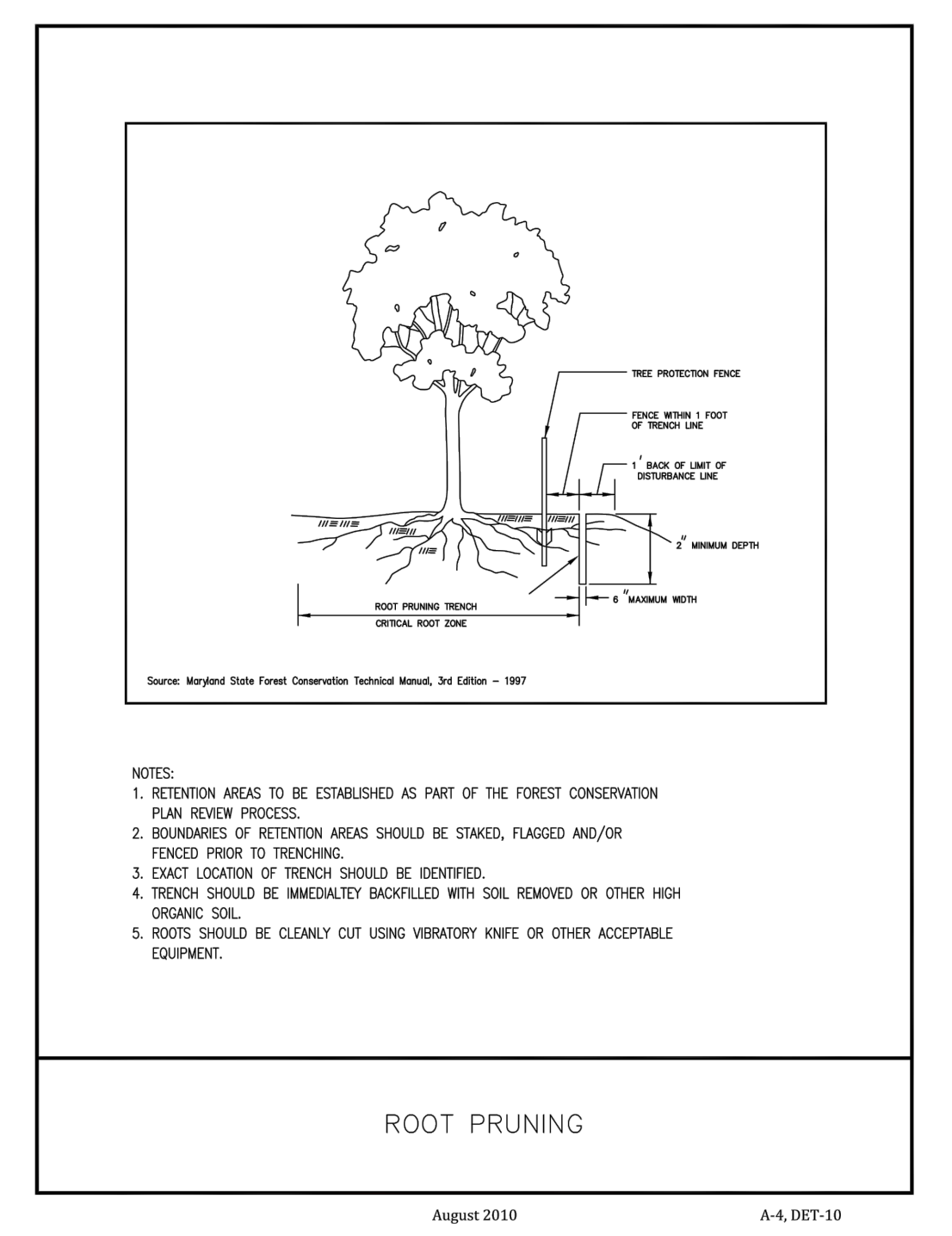
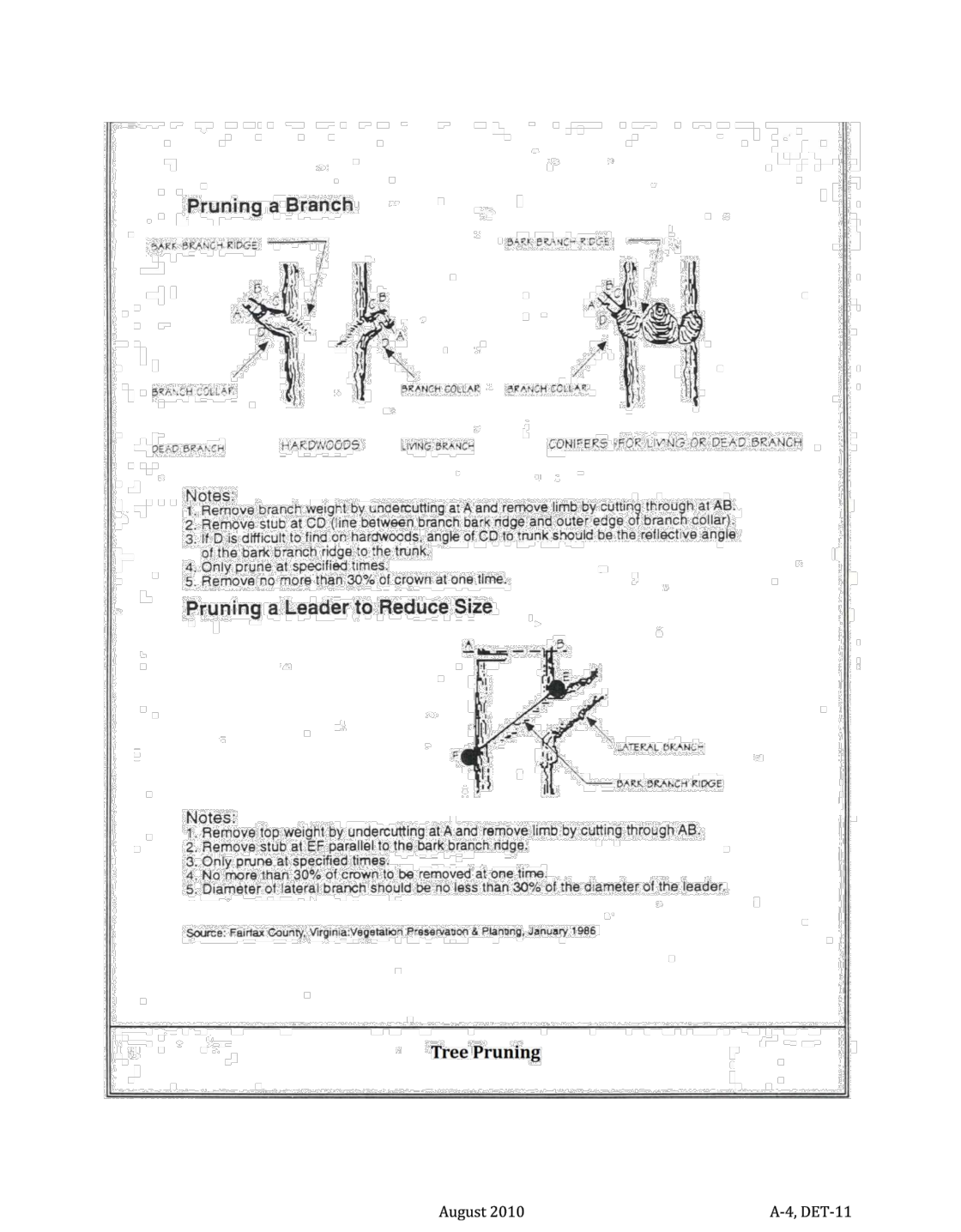
- M. Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.

- A. 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 arbordor or tree expert may then remove the tree. The stump shall be cut close to the ground and as possible and left in place. The removal or ending of the stumps in the woodland conservation area is not permitted. 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 permittee 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.
- B. Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources and tree removal is shown within the approved limits of disturbance on a TCEP. The work required by a TCEP is limited to:
 1. The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
- D. 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.
- E. The use of any herbicide shall be done in accordance with the label instructions.
- F. 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.




General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	M-X-T
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (Tmg)	36-B1
Administrative	WSSC Grid (Sheet 20)	210NE09
Administrative	Policy Analysis Zone (PAZ)	N/A
Administrative	Planning Area (Plan Area)	70
Administrative	Electoral District (ED)	14, Bowie
Administrative	Councilmanic District (CD)	
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1178
Administrative	PG Traffic Analysis Zone (TAZ-3P)	2330

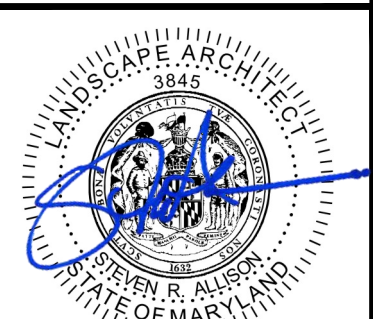
No.	Botanical Name	Common Name	Dbh (Inches)	Condition Rating	Disposition
ST-1	<i>Acer saccharinum</i>	Silver Maple	36	Fair	Remove
ST-2	<i>Quercus rubra</i>	Red Oak	40	Fair	Remove
ST-3	<i>Quercus rubra</i>	Red Oak	39	Retain	Retain
ST-4	<i>Quercus alba</i>	White Oak	38	Fair	Retain
ST-5	<i>Quercus alba</i>	White Oak	35	Fair	Retain
ST-6	<i>Quercus alba</i>	White Oak	33	Fair	Retain



01	06/28/2018	MJW	PHASE 2 TCP2
02	03/10/2017	RCM	REVISION TO ADDRESS COM.
No.	DATE	BY	DESCRIPTION

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE II TREE CONSERVATION PLAN APPROVAL TCPII -156- 03				
	Approved by	Date	DRD #	Reason for Revision
00	Lori Shirley	11/13/2003		N/A
01	Lori Shirley	07/07/2004		
02	Katina Shoulars	10/27/2008		
03	Lori Shirley	11/13/2003		
04	Lori Shirley	07/07/2004		
05	Megan Reiser	07/07/2016	DSP-15001	
06	Megan Reiser	08/22/2016	DSP-06072-01	
07	Katina Shoulars	04/14/2016	Permit	
08	Megan Reiser	03/06/2017	DSP-16012	
09	Megan Reiser	5/15/2017	DSP-16018	
10	withdrawn	withdrawn	Permit	
11	<i>R. Shaw</i>	7/8/2019	DSP-18050	
12				

<p>THIS BLOCK IS FOR OFFICIAL USE ONLY</p> <p>GR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.</p>	
<p>M-NCPPC APPROVAL</p>	
<p>PROJECT NAME:</p>	
<p>PROJECT NUMBER:</p> <p>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number</p>	
<p>New Approval Block</p>	

[illegible]

Brandon Gurney
Stanley Martin Homes
9475 Lottsford Road, Suite 280
Largo, MD 20774

Tax Map 36, Parcel 13
Prince George's County, Maryland

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

RELEASE FOR _____

BY _____ DATE _____

SCALE:	
JOB No.	0750A
DATE:	November 2018
SHEET No.	7 OF 7