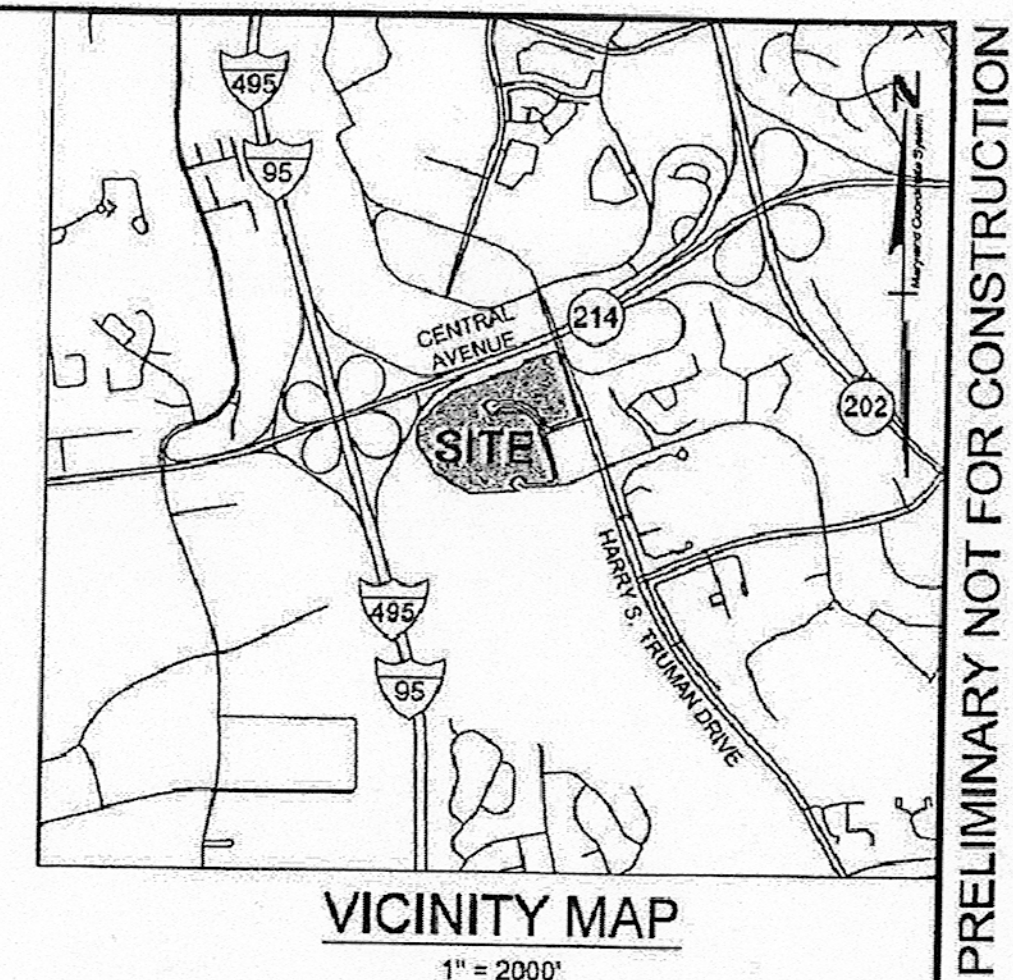


# TYPE II TREE CONSERVATION PLAN

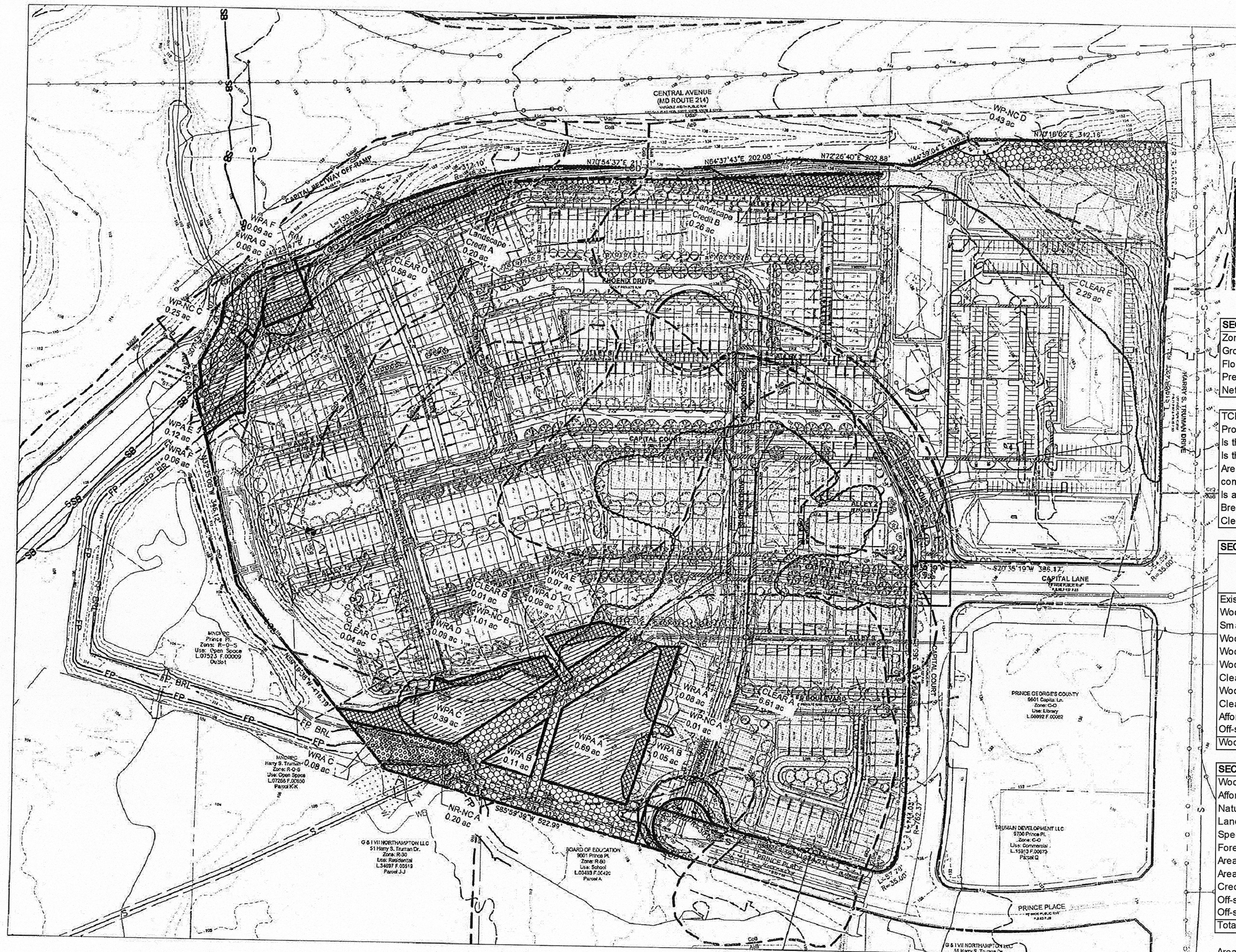
## CAPITAL COURT

### 13th ELECTION DISTRICT - KENT

### PRINCE GEORGE'S COUNTY, MARYLAND



PRELIMINARY NOT FOR CONSTRUCTION



**LEGEND:**

EX. BOUNDARY LINE	WOODLAND PRESERVATION AREA (WPA)
EX. 10' CONTOUR LINE	WOODLAND PRESERVATION AREA NOT COUNTED (WPA-NC)
EX. 2' CONTOUR LINE	WOODLAND CLEARED (ACTUAL)
EX. NON-TIDAL WETLAND	AFFORESTATION/REFORESTATION (WRA) & LANDSCAPE CREDIT
WETLAND BUFFER	NATURAL REGENERATION NOT COUNTED (NR-NC)
EX. STREAM BUFFER	SPECIMEN TREE TO BE SAVED
EX. STREAM REGULATED	SPECIMEN TREE FOR REMOVAL
EX. STREAM NOT REGULATED	
EX. FLOODPLAIN	
EX. FLOODPLAIN BRL	
EX. PRIMARY MGMT AREA	
EX. UNMITIGATED 65 dB LINE	
LIMITS OF DISTURBANCE	
TEMPORARY TREE PROTECTION FENCE	
PERMANENT TREE PROTECTION FENCE	

Standard Woodland Conservation Worksheet for Prince George's County

**SECTION I-Establishing Site Information-** (Enter acres for each zone)

Zone:	C-O	
Gross Tract:	35.23	
Floodplain:	0.21	
Previously Dedicated Land:	0.00	
Net Tract (NTA):	35.02	

**TCP Number**

Property Description or Subdivision Name:	Capital Court (TCP11-159-04-01)	Revision #	1
Is this site subject to the 1989 Ordinance? (y/n)	N		
Is this one (1) single family lot? (y/n)	N		
Are there prior TCP approvals which include a combination of this lot? (y/n)	Y		
Is any portion of the property in a WC Bank?	N		
Break-even Point (preservation) =	6.70 acres		
Clearing permitted w/o reforestation =	5.77 acres		

**SECTION II-Determining Requirements** (Enter acres for each corresponding column)

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
Existing Woodland		12.47	0.18	
Woodland Conservation Threshold (WCT) =	15.00%	5.25		
Smaller of 13 or 14		5.25		
Woodland above WCT		7.22		
Woodland cleared		9.87	0.00	0.01
Woodland cleared above WCT (smaller of 16 or 17)		7.22		
Clearing above WCT (0.25 : 1) replacement requirement		1.80		
Woodland cleared below WCT		2.65		
Clearing below WCT (2:1 replacement requirement)		5.31		
Afforestation Threshold (AFT) =	15.00%	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		9.72		

**SECTION III-Meeting the Requirements**

Woodland Preservation	1.46	
Afforestation / Reforestation	0.49	Bond amount \$12,414.60
Natural Regeneration	0.00	
Landscape Credits	0.46	
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	
Forest Enhancement Credit (Area * .25)	0.00	
Area approved for fee-in-lieu/PFA	0.00	Fee amount \$0.00
Area approved for fee-in-lieu/non-PFA	0.00	Fee amount \$0.00
Credits for Off-site Conservation on another property	7.31	
Off-site WCA (preservation) being provided on this property	0.00	
Off-site WCA (afforestation) being provided on this property	0.00	
Total Woodland Conservation Provided	9.72	acres

Area of woodland not cleared	2.60 acres
Net tract woodland retained not part of requirements:	1.14 acres
100-floodplain woodland retained	0.18 acres
On-site woodland conservation provided	1.95 acres
On-site woodland retained not credited	1.32 acres

Prepared by: \_\_\_\_\_ Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**General Information Table**

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	C-O
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMS)	67-E4
Administrative	WSSC Grid (Sheet 20)	210NE08 & 09
Administrative	Policy Analysis Zone (PAZ)	255D
Administrative	Planning Area (Plan Area)	Largo-Lottsford
Administrative	Election District (ED)	13
Administrative	Councilmanic District (CD)	6
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic Analysis Zone (TAG)	1095
Administrative	PG Traffic Analysis Zone (TAG-PG)	2451

**Specimen Tree Table**

No.	Scientific Name	Common Name	Dbh (Inches)	Condition Rating	Disposition
ST-1	Quercus prinus	Chestnut Oak	37	Good	Remove
ST-2	Acer rubrum	Red Maple	35	Good	Save
ST-6	Carya sp.	Hickory sp. Snag	30	Dead	Remove

NOTE: A variance application to Section 25-122(b)(1)(G) was approved by the Planning Board in association with the approval of the preliminary plan 4-16031 to allow removal of specimen trees ST-1 and ST-6.

NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED AT SITE PLAN.

NOTE: ARCHITECTURAL FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ARCHITECTURES AND BUILDING HEIGHT SHALL BE DETERMINED AT BUILDING PERMIT.

NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.



#### Property Owners Awareness Certificate

I, Sean Bruce, 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: Sean Bruce Date: 05/17

Capital Court MD, LLC

Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
TYPE 2 TREE CONSERVATION PLAN APPROVAL  
TCP11-159-04

Approved by	Date	DRD #	Reason for Revision
00 K. Finch	8/9/2005	DSPH04046	N/A
01 T. Burke	10/6/2017	DSPH16041	Property Redeveloped
02 T. Burke	11/30/2018	N/A	Washington Gas Line
03 <u>Sean Bruce</u>	8/11/2019	DSPH17049	Property Redeveloped
04			
05			

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

M-NCPPC APPROVAL

PROJECT NAME: CAPITAL COURT MULTIFAMILY

PROJECT NUMBER: DSP-17049/DSP-650/DPLS-460

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

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner/Developer:

GALAXY NC LLC  
448 VIKING DRIVE, SUITE 220  
VIRGINIA BEACH, VA 23462  
PHONE: 301-502-0966  
CONTACT: SEAN BRUCE

**CAPITAL COURT**  
PARCEL A, REP210@86  
L35985 F.435  
ELECTION DISTRICT No. 13  
UPPER MARLBORO, PRINCE GEORGE'S COUNTY, MARYLAND

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

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

## TYPE 2 TREE CONSERVATION PLAN

SCALE: 1" = 100'  
JOB No. 1298A1  
DATE: APR. 2017  
SHEET No. 1 OF 7



ENGINEERS PLANNERS  
LANDSCAPE ARCHITECTS SURVEYORS  
VIKA MARYLAND, LLC  
20251 CENTURY BOULEVARD SUITE #400  
GERMANTOWN, MARYLAND 20874  
PHONE: (301) 916-4300  
FAX: (301) 916-2262  
GERMANTOWN, MD. TYSONS, VA.

PREPARED FOR:

the  
NRP  
group LLC

The NRP Holdings, LLC  
200 CONCORD PLAZA DRIVE  
SUITE 200  
SAN ANTONIO, TX 78216

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER  
VIKA MARYLAND, LLC  
20251 CENTURY BOULEVARD  
SUITE 400  
GERMANTOWN, MD. 20874  
801.916.4100  
DON MITCHELL, PE

LANDSCAPE ARCHITECT  
URBAN LTD  
4200-D TECHNOLOGY COURT  
CHANTILLY VA, 20151  
703.642.3008  
KEVIN TANKERSLEY

ARCHITECT  
DWELL DESIGN STUDIO, LLC  
8200 GREENSBORO DRIVE  
SUITE 650  
MCLEAN VA, 22102  
571.233.6950  
DON FLOOR III

ATTORNEY  
MCNAMEE HOSEA  
6411 IVY LANE, SUITE 200  
GREENBELT, MD 20770  
301.441.2400  
SUZANNE NICKLE

REVISIONS	DATE
1ST SUBMISSION	10/5/18
DSP-17049/DDS-650 SUB.	12/27/18

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM A  
DULY LICENSED REGISTERED LANDSCAPE  
ARCHITECT UNDER THE LAWS OF THE STATE OF  
MARYLAND  
NAME: JAMES BUCHEISTER, RLA  
LICENSE NUMBER: 3877  
EXPIRATION DATE: NOVEMBER 16, 2020

## CAPITAL COURT MULTIFAMILY

13TH ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY,  
MARYLAND  
WSSC GRID: 201NE09  
TAX MAP: 067E4

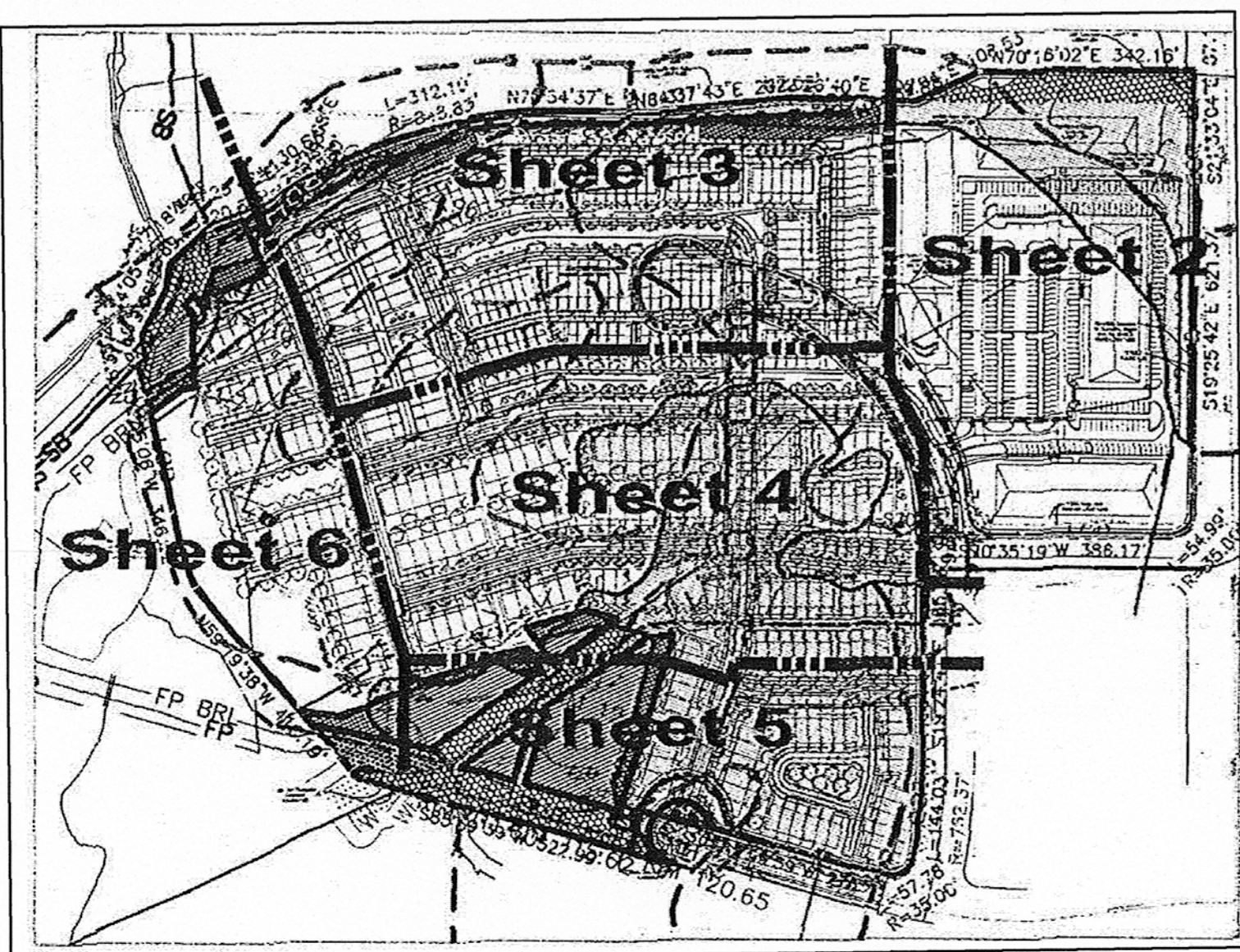
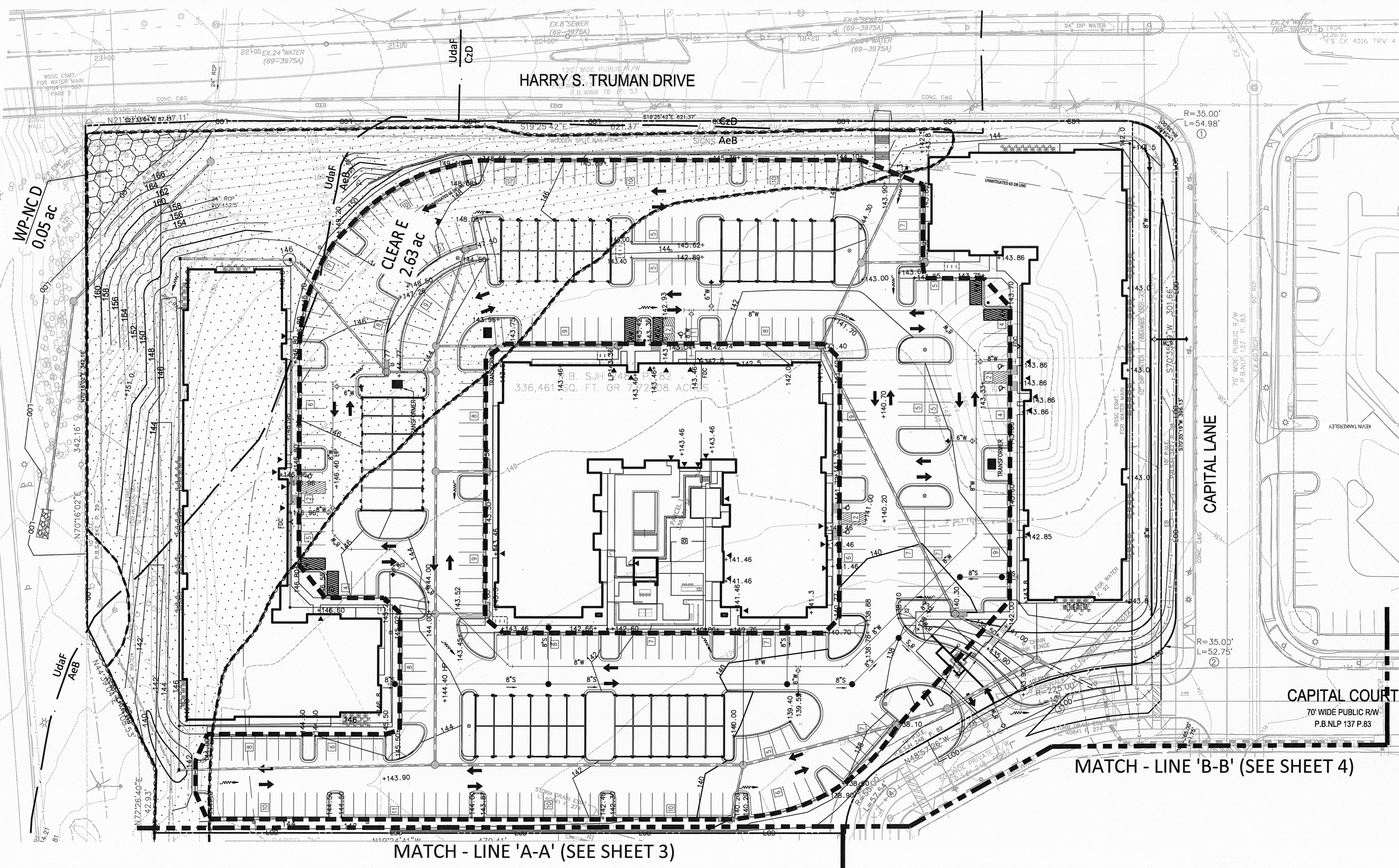
## TREE CONSERVATION PLAN 2

DRAWN BY:  
DESIGNED BY:  
DATE ISSUED: 12/27/18

VIKA PROJECT 50246C

AGENCY NO. DSP-17049/DDS-650

SHEET NO. 2 OF 7



FOR LOCATION OF UTILITIES CALL  
8-1-1 or 1-800-257-7777 OR LOG ON TO  
www.call811.com or http://www.missutility.net  
48 HOURS IN ADVANCE OF ANY  
WORK IN THIS VICINITY

The excavator must notify all public utility companies with underground  
facilities in the area of proposed excavation and have those facilities  
located by the Maryland Computer Aided Utility Mapping System (MCAUS)  
excavator is responsible for compliance with requirements of Chapter  
106 of the Montgomery County Code.

LAYOUT: TCRH - 2, Plotted By: orisp

NOTE: THE REVISIONS FOR PARCEL 1 WERE PREPARED BY VIKA MARYLAND, LLC. ALL OTHER PLAN ELEMENTS  
REMAIN AS DESIGNED BY RODIGERS CONSULTING. CERTIFICATIONS ON THIS PLAN APPLY STRICTLY TO 17049  
REVISIONS. SEE SUBSEQUENT AMENDMENTS FOR PRIOR CERTIFICATIONS.

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPII-159-04			
	Approved by	Date	DRD # Reason for Revision
00	K. Finch	8/9/2005	DSP#04046 N/A
01	T. Burke	10/6/2017	DSP#16041 Property Redeveloped
02	T. Burke	11/30/2018	N/A Washington Gas Line
03	David S. Schuler	6/11/2019	DSP#17049 Property Redeveloped
04			
05			

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OR label certifies that this plan  
meets conditions of final approval  
by the Planning Board, its designer  
or the District Council.  
M-NCPPC  
APPROVAL



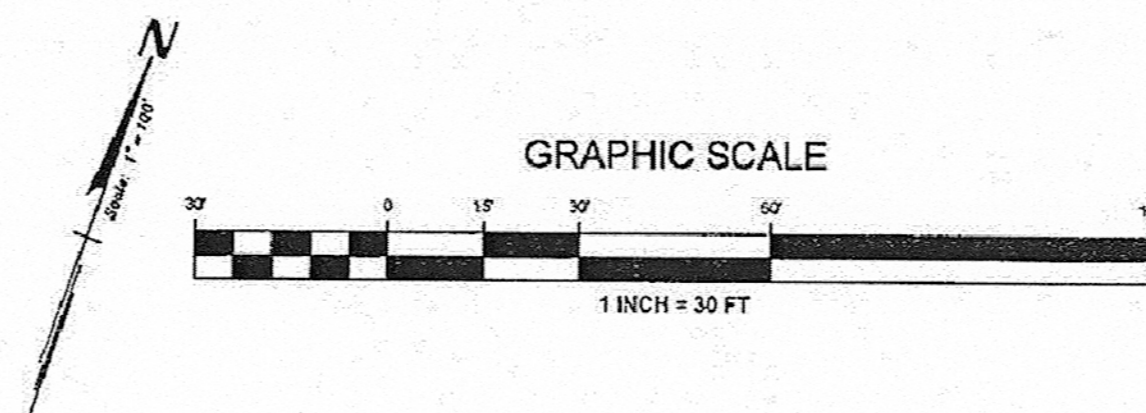
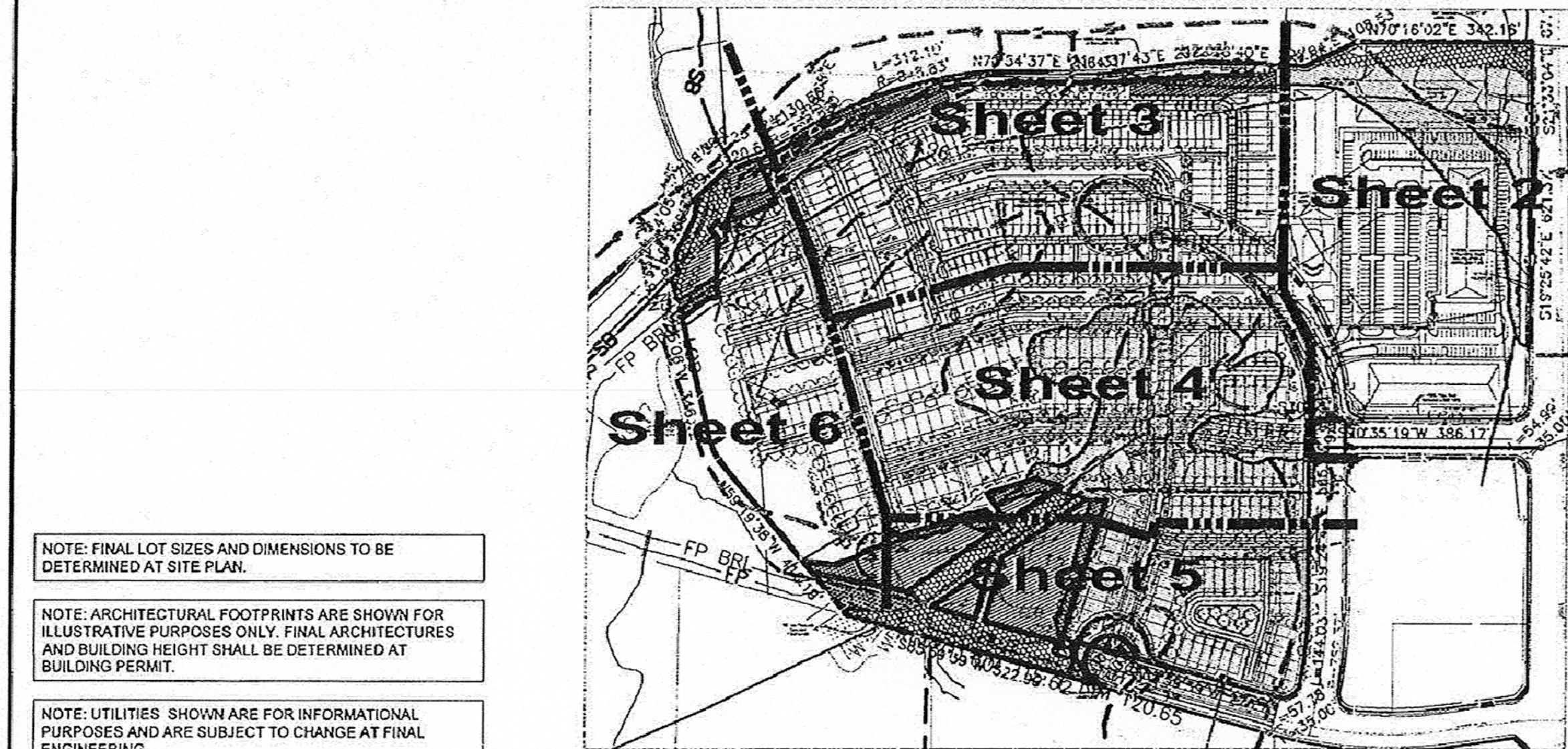
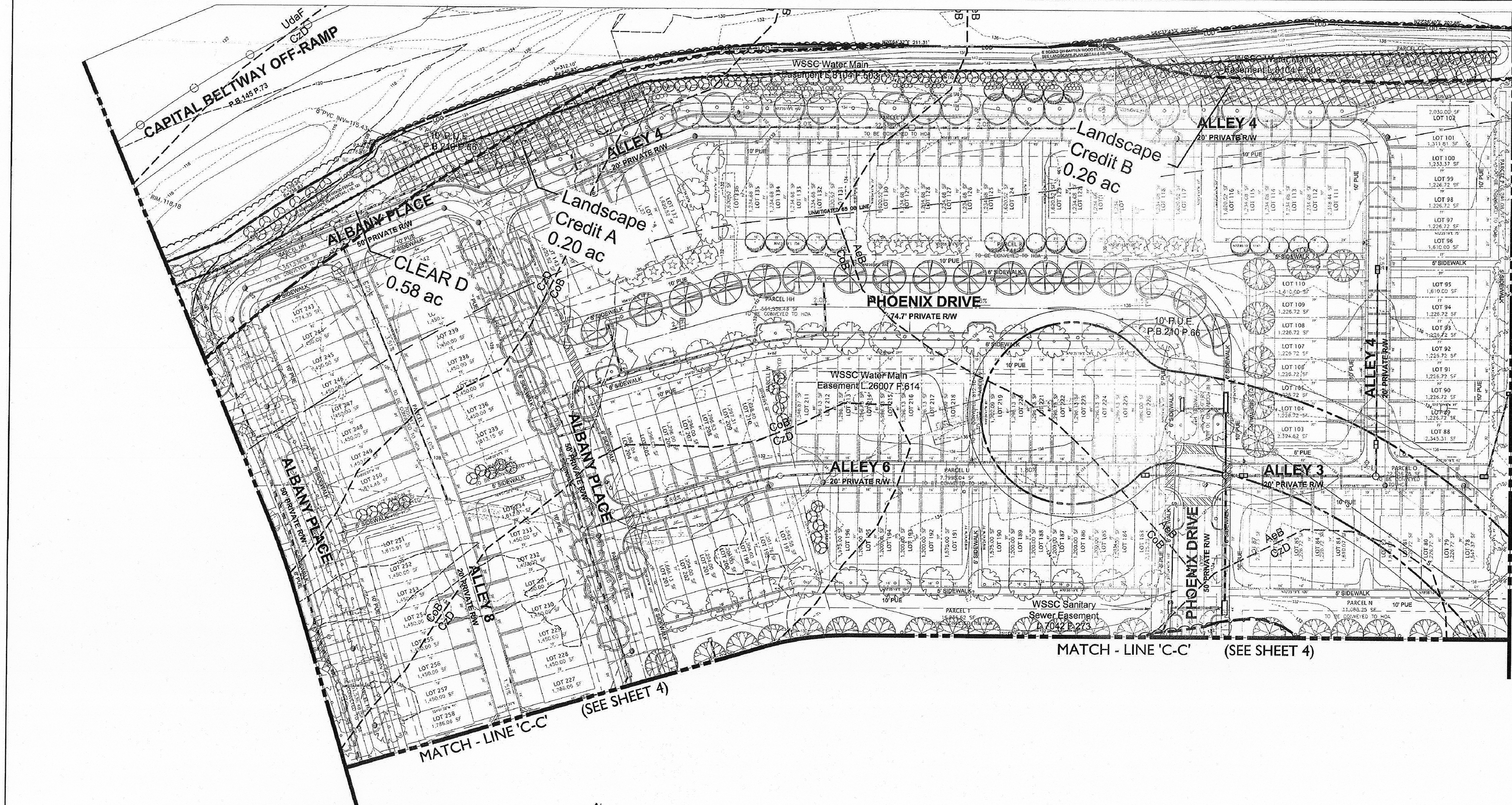
PROJECT NAME: CAPITAL COURT MULTIFAMILY  
PROJECT NUMBER: DSP-17049/DDS-650  
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
Revision numbers must be included in the Project Number



SCALE: 1" = 30'

MATCH - LINE 'A-A' (SEE SHEET 2)

MATCH - LINE 'C-C' (SEE SHEET 4)



NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED AT SITE PLAN.

NOTE: ARCHITECTURAL FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ARCHITECTURES AND BUILDING HEIGHT SHALL BE DETERMINED AT BUILDING PERMIT.

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NOTE: THE REVISIONS FOR PARCEL 1 WERE PREPARED BY VISA MARYLAND, LLC. ALL OTHER PLAN ELEMENTS REMAIN AS DESIGNED BY RODGERS CONSULTING. CERTIFICATIONS ON THIS PLAN APPLY STRICTLY TO 17049 REVISIONS. SEE SUBSEQUENT AMENDMENTS FOR PRIOR CERTIFICATIONS.

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP-159-04			
Approved by	Date	DRD #	Reason for Revision
00 K. Finch	8/9/2005	DSP#04046	N/A
01 T. Burke	10/6/2017	DSP#16041	Property Redeveloped
02 T. Burke	11/30/2018	N/A	Washington Gas Line
03 <i>[Signature]</i>	8/11/2019	DSP#17049	Property Redeveloped
04			
05			

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M-NCPPC  
APPROVAL

PROJECT NAME: CAPITAL COURT MULTIFAMILY

PROJECT NUMBER: DSP-17049/DSP-650/DPLS-460

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

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner/Developer:

GALAXY NC LLC  
448 VIKING DRIVE, SUITE 220  
VIRGINIA BEACH, VA 23452  
PHONE: 301-602-0956  
CONTACT: SEAN BRUCE

## CAPITAL COURT

PARCEL A, REP210@66  
L. 39985 F. 435  
ELECTION DISTRICT No. 13  
UPPER MARLBORO, PRINCE GEORGE'S COUNTY, MARYLAND

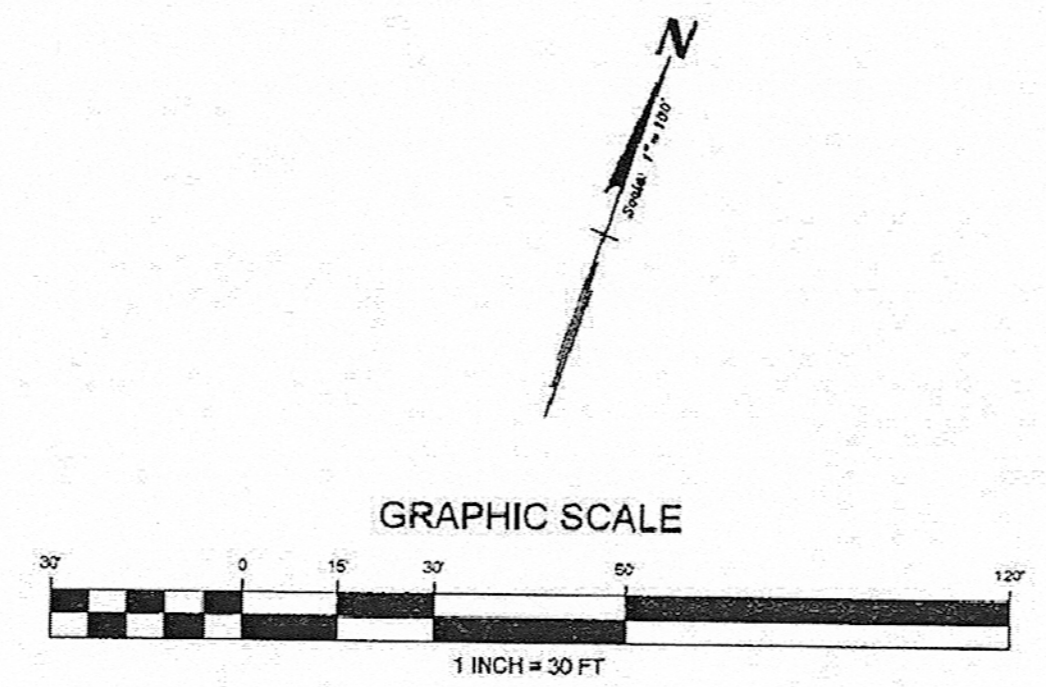
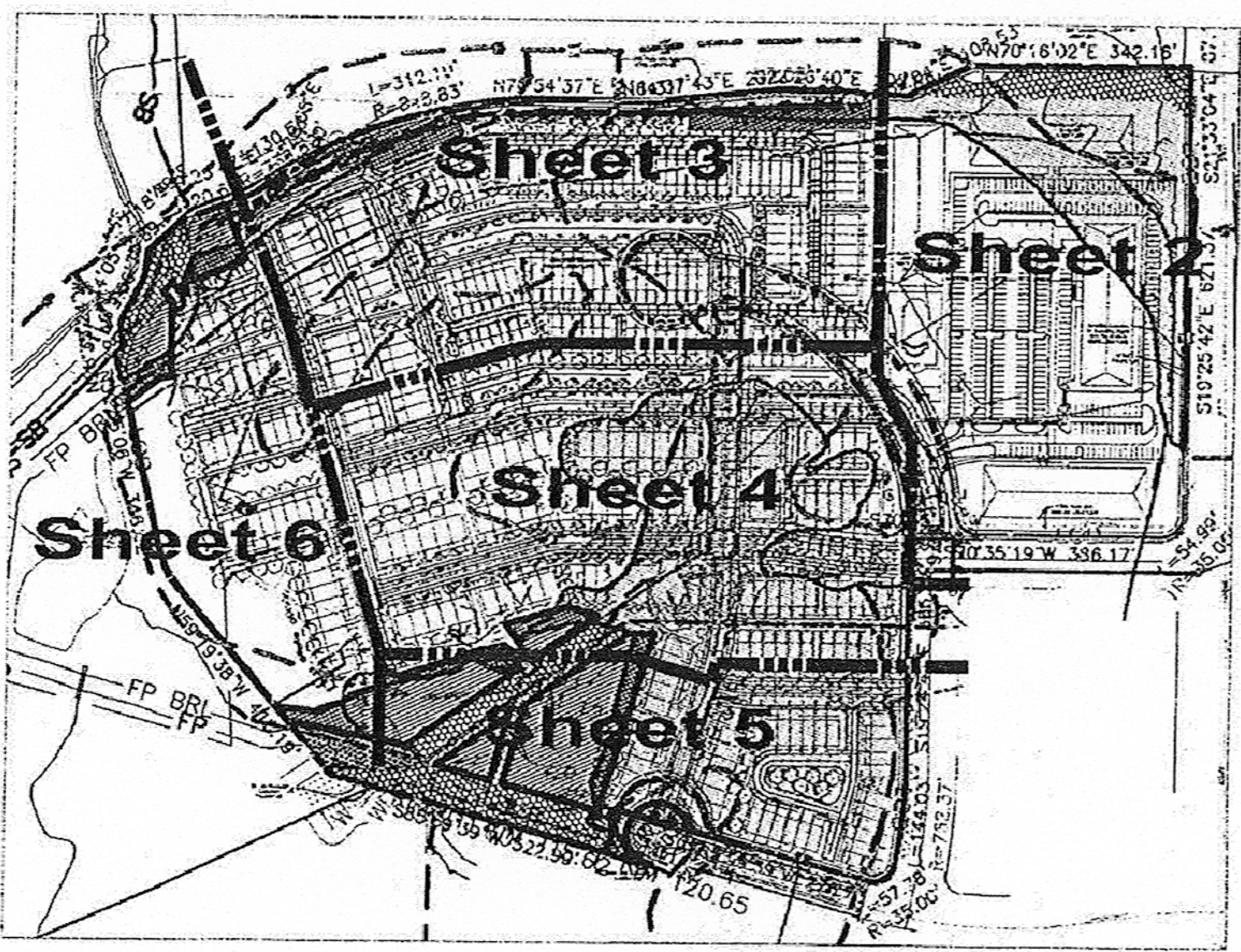
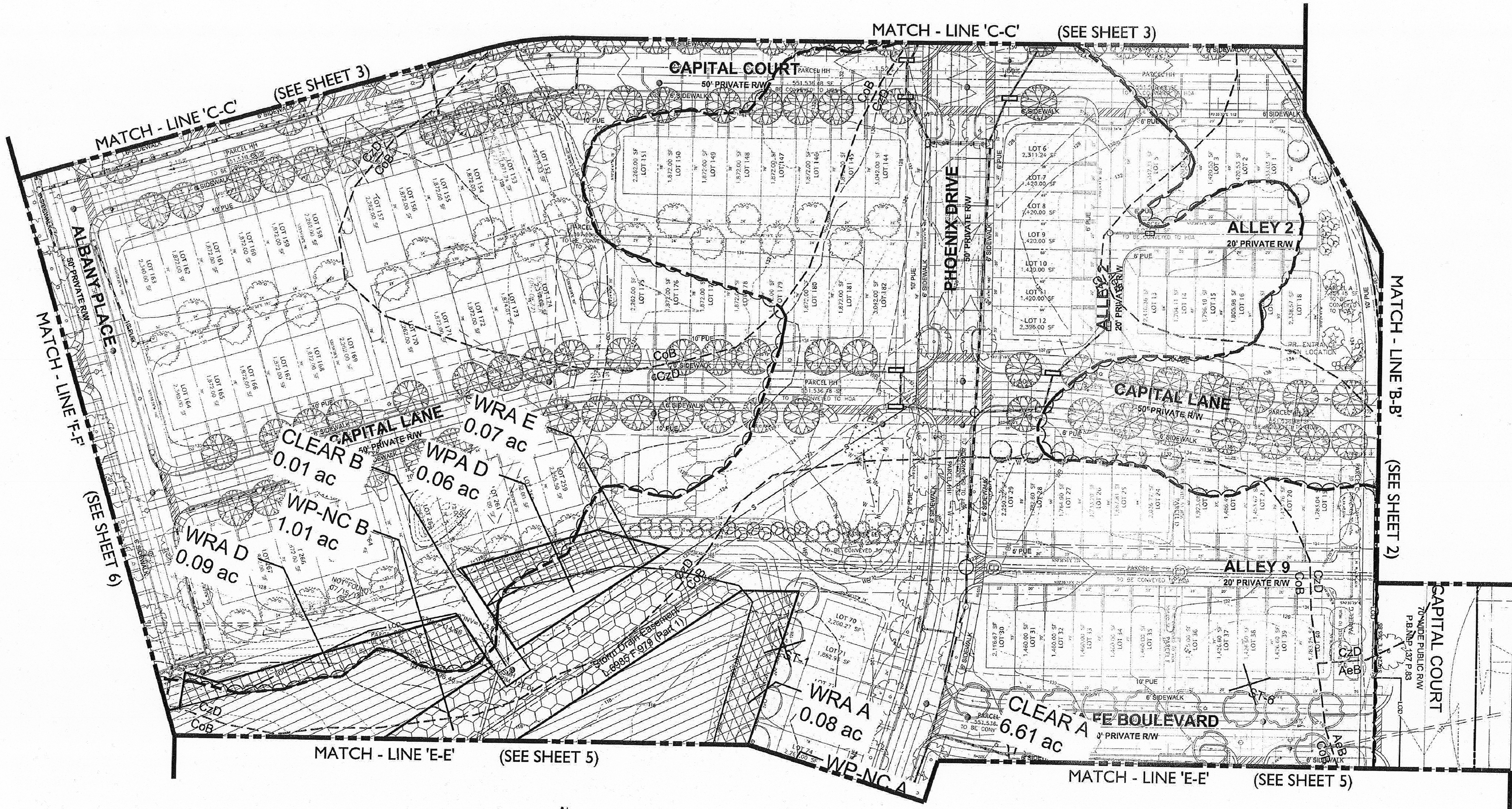
## RODGERS CONSULTING

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

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

## TYPE 2 TREE CONSERVATION PLAN

SCALE: 1" = 30'  
JOB No: 1208A1  
DATE: APR. 2017  
SHEET No: 3 of 7



NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED AT SITE PLAN.

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REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner/Developer:  
**GALAXY NC LLC**  
448 VIKING DRIVE, SUITE 220  
VIRGINIA BEACH, VA 23452  
PHONE: 301-502-0956  
CONTACT: SEAN BRUCE

**CAPITAL COURT**  
PARCEL A, REP210@66  
L.36985 F.435  
ELECTION DISTRICT No. 13  
UPPER MARLBORO, PRINCE GEORGE'S COUNTY, MARYLAND

**RODGERS CONSULTING**  
1947 Century Boulevard, Suite 200, Germantown, Maryland 20874  
Ph: 301.948.4700 Fax: 301.948.6256 www.rodgers.com

Approved by				Date	DRD #	Reason for Revision
00	K. Finch	8/9/2005	DSP04046	N/A		
01	T. Burke	10/6/2017	DSP16041	Property Redeveloped		
02	T. Burke	11/30/2018	N/A	Washington Gas Line		
03	Bruce Seiden	6/11/2019	DSP17049	Property Redeveloped		
04						
05						

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M-NCPPC APPROVAL

PROJECT NAME: CAPITAL COURT MULTIFAMILY

PROJECT NUMBER: DSP-17049/DDS-650/DPLS-460

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

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

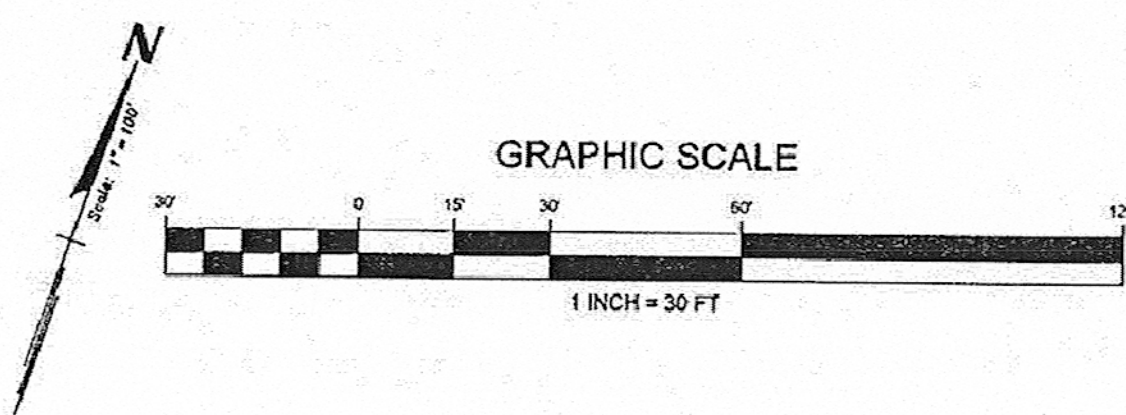
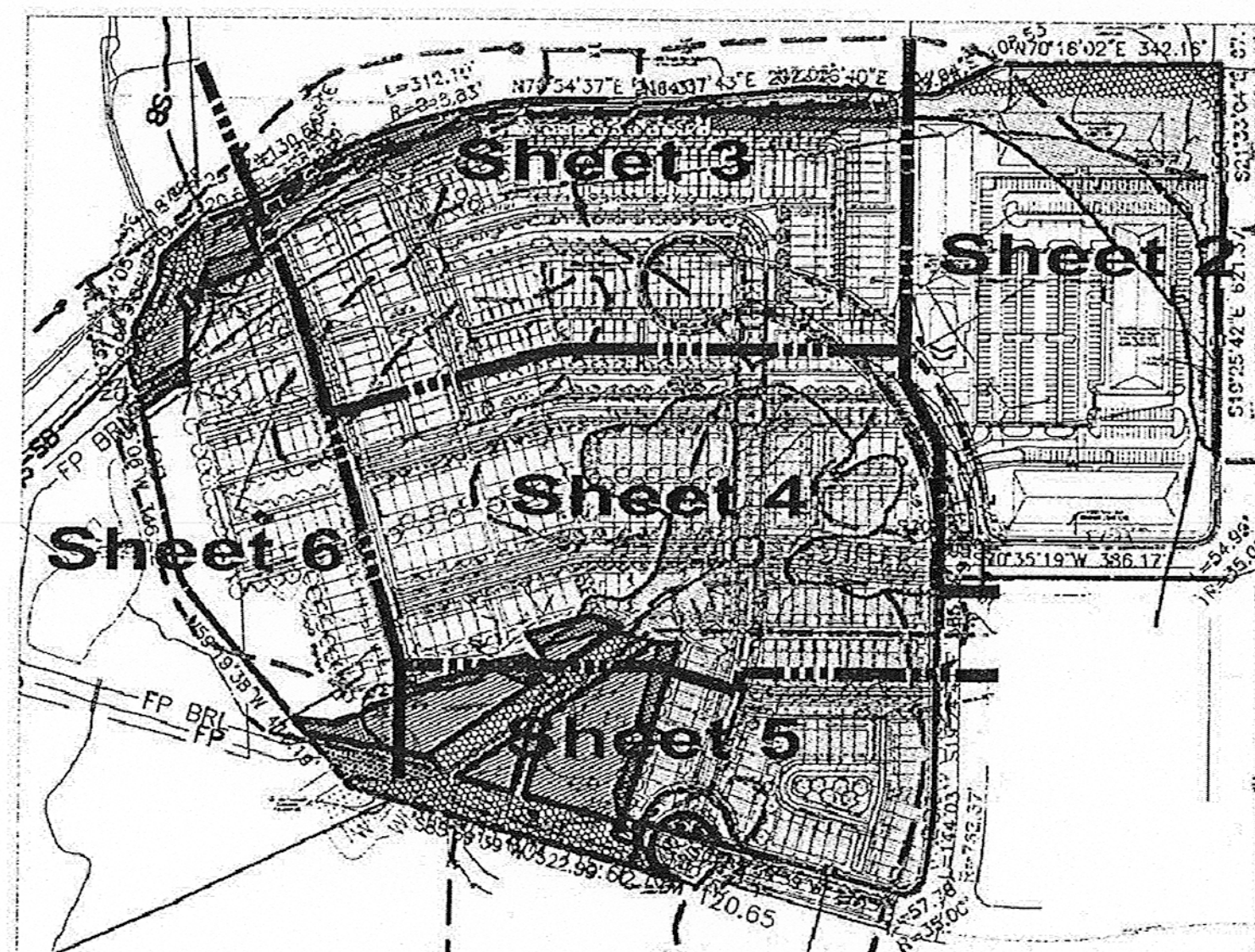
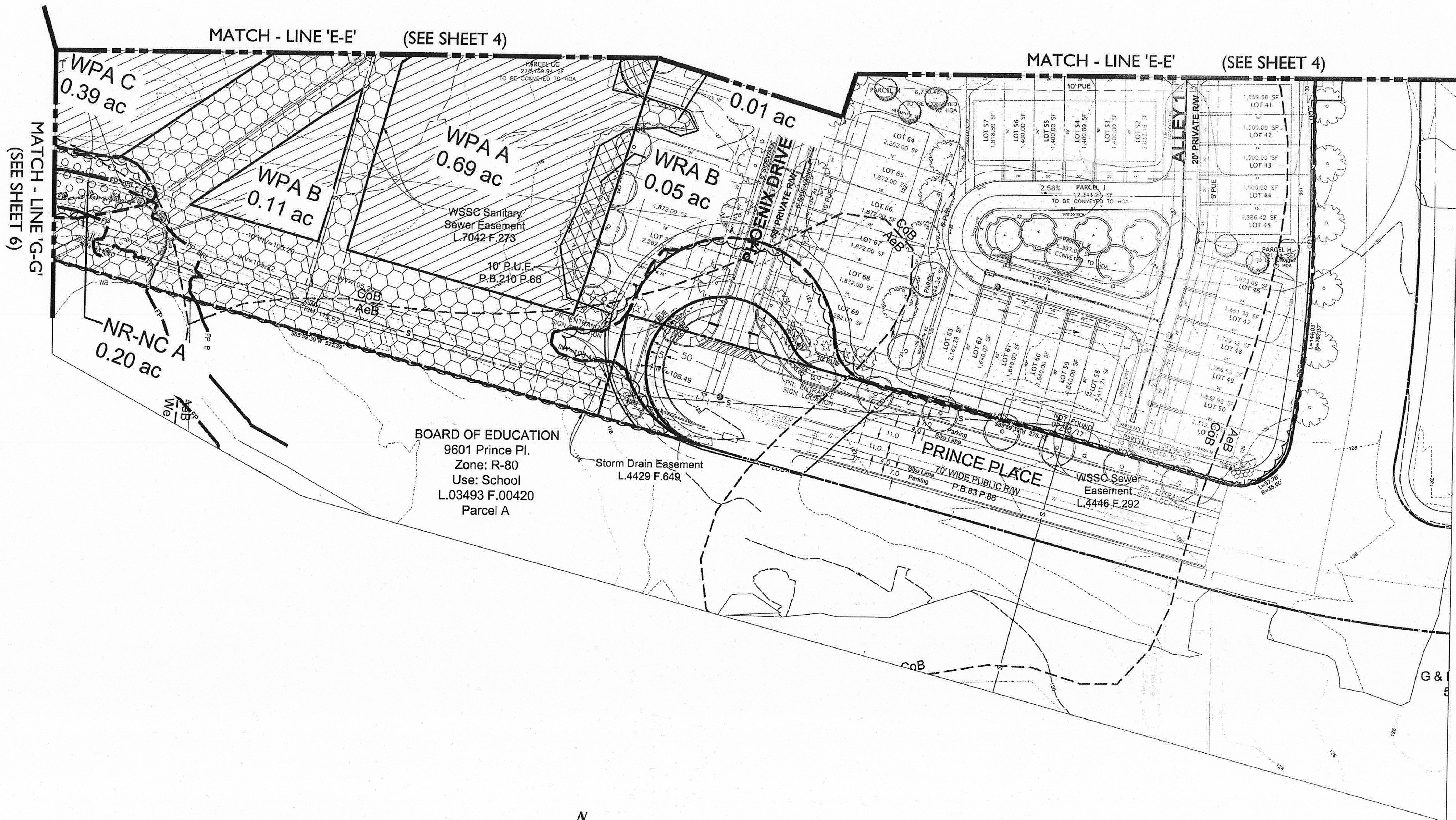
# TYPE 2 TREE CONSERVATION PLAN

SCALE: 1" = 30'

JOB No: 1208A1

DATE: APR. 2017

SHEET No: 4 of 7



NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED AT SITE PLAN.

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REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner/Developer:  
**GALAXY NC LLC**  
448 VIKING DRIVE, SUITE 220  
VIRGINIA BEACH, VA 23462  
PHONE: 301-502-0956  
CONTACT: SEAN BRUCE

**CAPITAL COURT**  
PARCEL A, REP210@66  
L 36985 F.435  
ELECTION DISTRICT No. 13  
UPPER MARLBORO, PRINCE GEORGE'S COUNTY, MARYLAND

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

Approved by				Date	DRD #	Reason for Revision
00	K. Finch	8/9/2005	DSP#04046	N/A		
01	T. Burke	10/6/2017	DSP#16041	Property Redeveloped		
02	T. Burke	11/30/2018	N/A	Washington Gas Line		
03	<i>Sean Bruce</i>	6/11/2019	DSP#17049	Property Redeveloped		
04						
05						

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M-NCPPC  
APPROVAL

PROJECT NAME: CAPITAL COURT MULTIFAMILY

PROJECT NUMBER: DSP-17049/DDS-650/DPLS-460

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

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

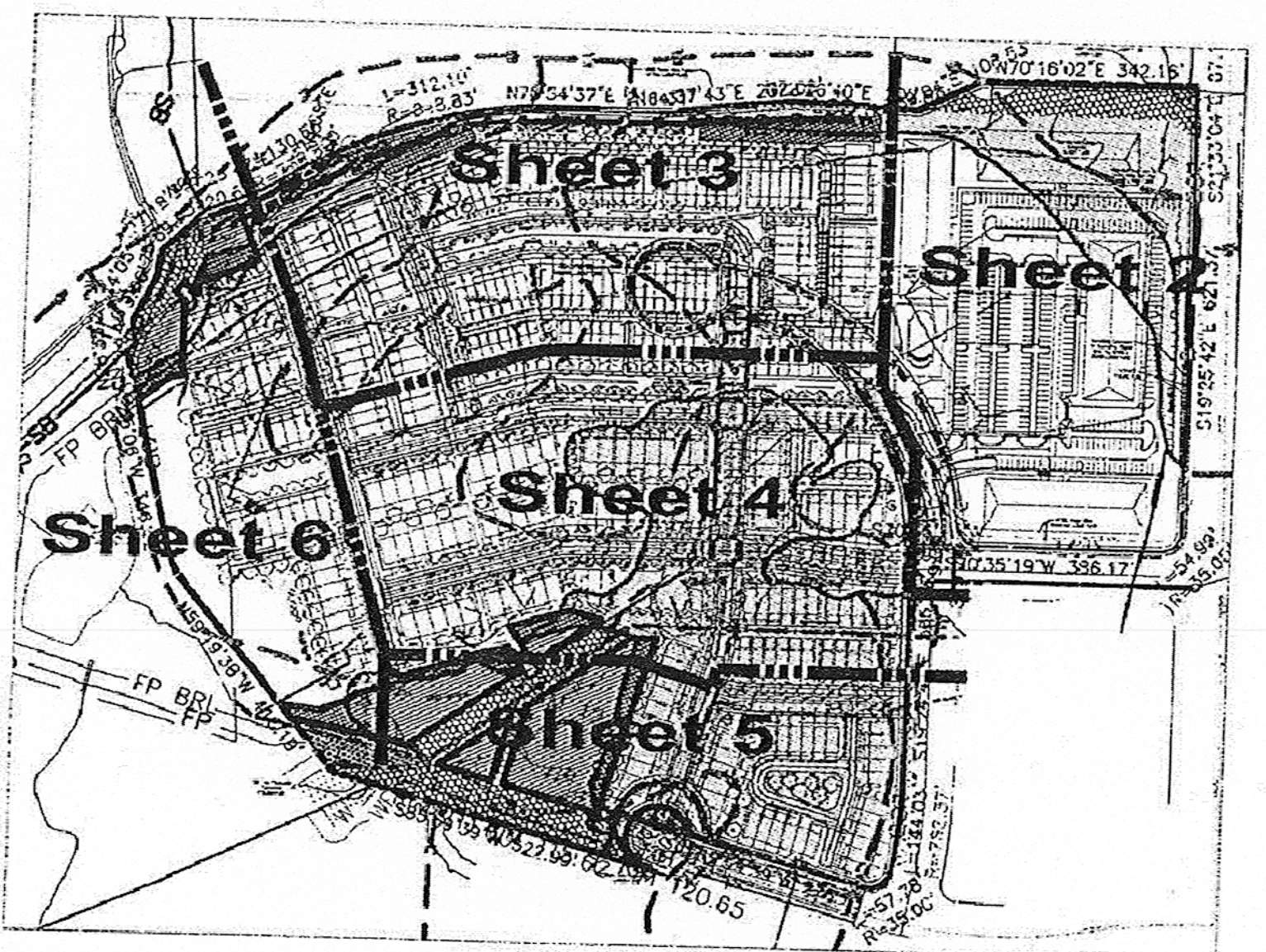
**TYPE 2  
TREE CONSERVATION PLAN**

SCALE: 1" = 30'  
JOB No: 1208A1  
DATE: APR. 2017  
SHEET No: 5 of 7





PRELIMINARY NOT FOR CONSTRUCTION



NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED AT SITE PLAN.  
NOTE: ARCHITECTURAL FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ARCHITECTURES AND BUILDING HEIGHT SHALL BE DETERMINED AT BUILDING PERMIT.  
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REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner/Developer:  
GALAXY NC LLC  
448 VIKING DRIVE, SUITE 220  
VIRGINIA BEACH, VA 23452  
PHONE: 301-502-0956  
CONTACT: SEAN BRUCE

**CAPITAL COURT**  
PARCEL A, REP210@86  
L36885 P.435  
ELECTION DISTRICT No. 13  
UPPER MARLBORO, PRINCE GEORGE'S COUNTY, MARYLAND

**RODGERS CONSULTING**  
1984 Century Boulevard, Suite 200, Germantown, Maryland 20874  
Ph: 301.948.4700 Fax: 301.948.6256 www.rodgers.com

Prin George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPII-159-04				
Approved by	Date	DRD #	Reason for Revision	
00 K. Finch	8/9/2005	DSP#04046	N/A	
01 T. Burke	10/6/2017	DSP#16041	Property Redeveloped	
02 T. Burke	11/30/2018	N/A	Washington Gas Line	
03 <i>Prin George's</i>	6/11/2019	DSP#17049	Property Redeveloped	
04				
05				

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M-NCPPC APPROVAL

PROJECT NAME: CAPITAL COURT MULTIFAMILY

PROJECT NUMBER: DSP-17049/DDS-650/DPLS-460

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



## TYPE 2 TREE CONSERVATION PLAN

SCALE: 1" = 30'  
JOB No. 1208A1  
DATE: APR. 2017  
SHEET No. 6 of 7

# Type 2 TCP NOTES:

- This plan is submitted to fulfill the woodland conservation requirements for DSP # 16041. If DSP # 16041 expires, then this TCP2 also expires and is no longer valid.
- 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.
- 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 shall be discussed in detail.
- The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within the Environmental Strategy Area Two (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by Prince George's 2035 Approved General Plan and is zoned C-O, Commercial Office.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The property is adjacent to Central Avenue and which is classified as an expressway and Harry Truman Drive which is classified as a arterial roadway.
- This plan is not grandfathered under CB-27-2010, Section 25-117 (g).
- Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber \_\_\_\_\_ folio \_\_\_\_\_. Revisions to this TCP2 may require a revision to the recorded easement.

## Tree Preservation and Retention Notes

- All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- The location of all temporary tree protection fencing (TPFs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installation of the TPFs may begin.
- All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

## Removal of Hazardous Trees or Limbs by Developers or Builders

- The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the county as dead, dying, or hazardous may be removed.
- A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the 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.
- 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.
- The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the 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.
- 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.
- Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.
- Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
- Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.

## Afforestation and Reforestation Notes

- All afforestation and reforestation bonds, based on square footage, shall be posted with the County prior to the issuance of any permits. These bonds will be retained as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.
- The planting of afforestation or reforestation areas shall be completed prior to the issuance of the first building permit. (This standard note may be modified as necessary to address which building permits are adjacent to the proposed planting area.) Seeding planting is to occur from November through May only. No planting shall be done while ground is frozen. Planting with larger caliber stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.
- 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 2 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 or builder 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 county.
- Reforestation areas shall not be mowed. The management of competing vegetation around individual trees and the removal of noxious, invasive, and non-native vegetation within the reforestation areas is acceptable.
- All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a violation of this TCP2.
- Afforestation/reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.
- The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- At time of issuance of the first permit, the following information shall be submitted to the M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan: contractor name; business name (if different); address; and phone number. Results of annual survival checks for each of the required four years after tree planting shall be reported to the M-NCPPC, Planning Department.
- Failure to establish the afforestation or reforestation within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including the associated \$9.00 per square foot penalty unless the county inspector approves a written extension.

NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED AT SITE PLAN.

NOTE: ARCHITECTURAL FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ARCHITECTURES AND BUILDING HEIGHT SHALL BE DETERMINED AT BUILDING PERMIT.

NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

## Planting Specification Notes

- Quantity: (See Plant Schedule)
- Type: (See Plant Schedule)
- Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 8" long. No more than twenty-five percent (25%) of the root system (both primary and auxiliary/fibrous roots) shall be present. Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected. Plants shall be shipped by the nursery immediately after lifting from the field or removal from the green house, and planted immediately upon receipt by the landscape contractor. If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering, until the time of planting.
- Plant Handling: the quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.
- Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. The most suitable months for planting are March and April, when the soil is moist, but may be planted from March through November. No planting shall be done while ground is frozen. Planting shall occur within one growing season of the issuance of grading /building permits and/or reaching the final grades and stabilization of planting areas.
- Seedling Planting: Tree seedlings shall be hand planted using a dibble bar or sharp-shooter. It is important that the seedling be placed in the hole so that the roots can spread out naturally; they should not be twisted, balled up or bent. Moist soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots lie just below the ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another method, the preparer of this tree conservation plan must be contacted and give his approval before planting may begin.
- Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory.
- Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.
- Soil Improvement Measures: the soil shall then be improved according to the recommendations made by the testing company.
- Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operations unless it was installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.
- Planting method: Consult the Planting Detail(s) shown on this plan.
- Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each plating site (see detail shown on this plan).
- Groundcover Establishment: the remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.
- Moving: No moving shall be allowed in any planting area.
- Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for four years to assure that no less than 75% of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.
- Source of Seedlings: TBD.

## Four-Year Management Plan for Re/Afforestation Areas

Field check the re-afforestation area according to the following schedule:

- Year 1: Site preparation and Tree Planting  
Survival check once annually (September-November) see Note 1)  
Watering is needed (2 x month)  
Control of undesirable vegetation as needed (1 x in June and 1 x in September min.)
- Year 2-3: Reinforcement planting is needed (See Note 2)  
Survival check once annually (September-November)  
Control of undesirable vegetation if needed (1 x in May and 1 x in August min.)
- Year 4: Reinforcement planting if needed. (See Note 2)  
Survival check (September–November)

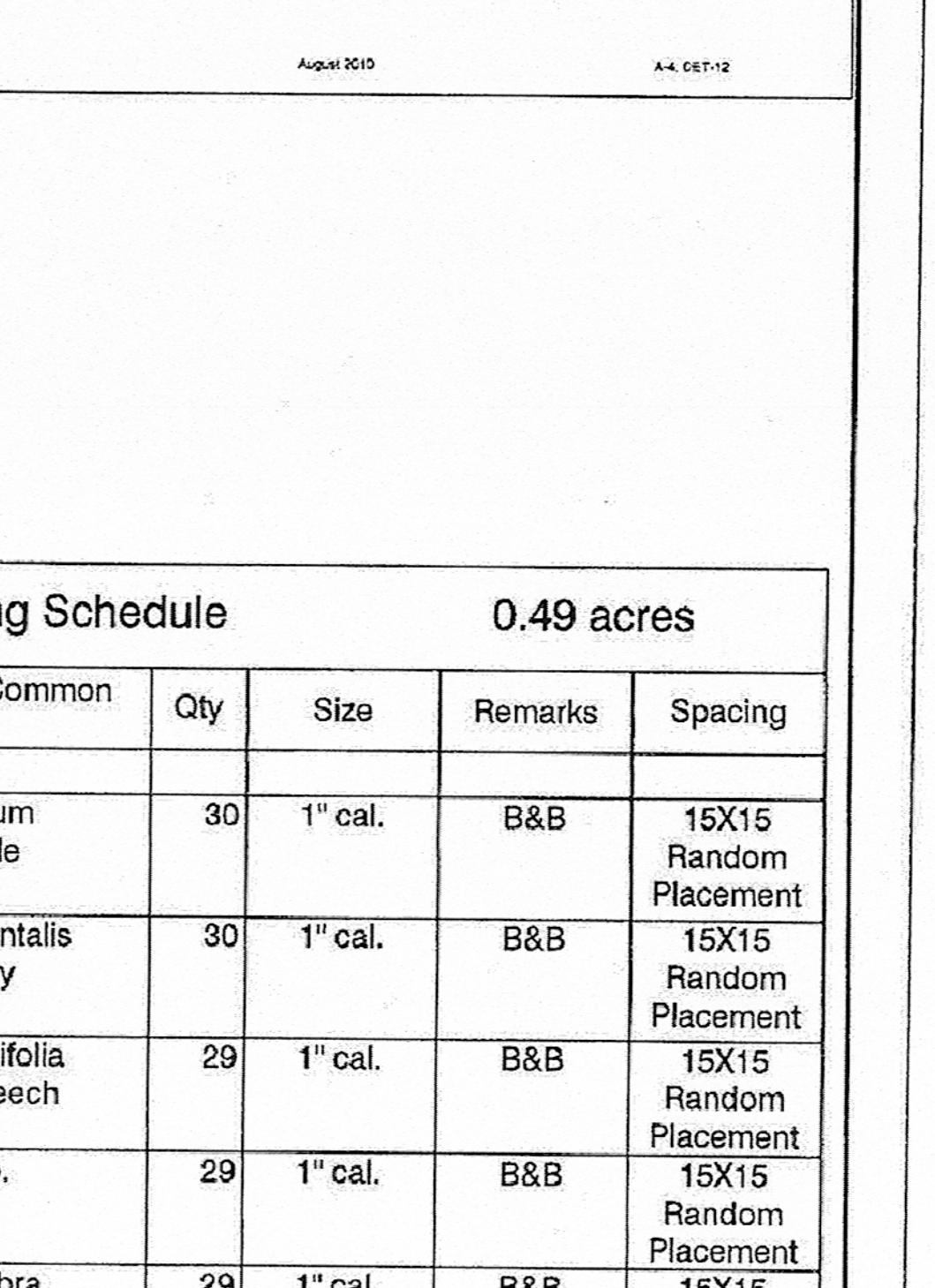
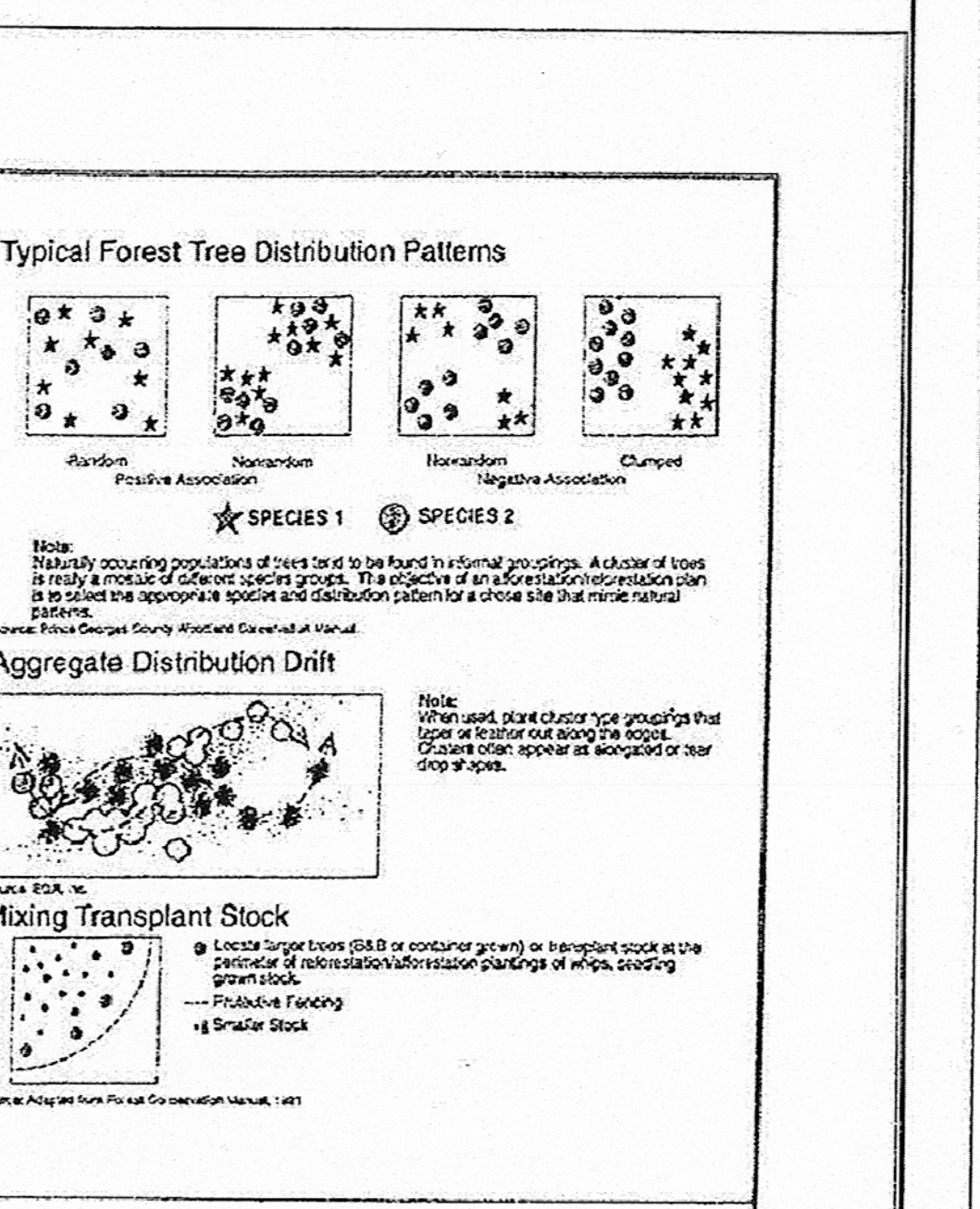
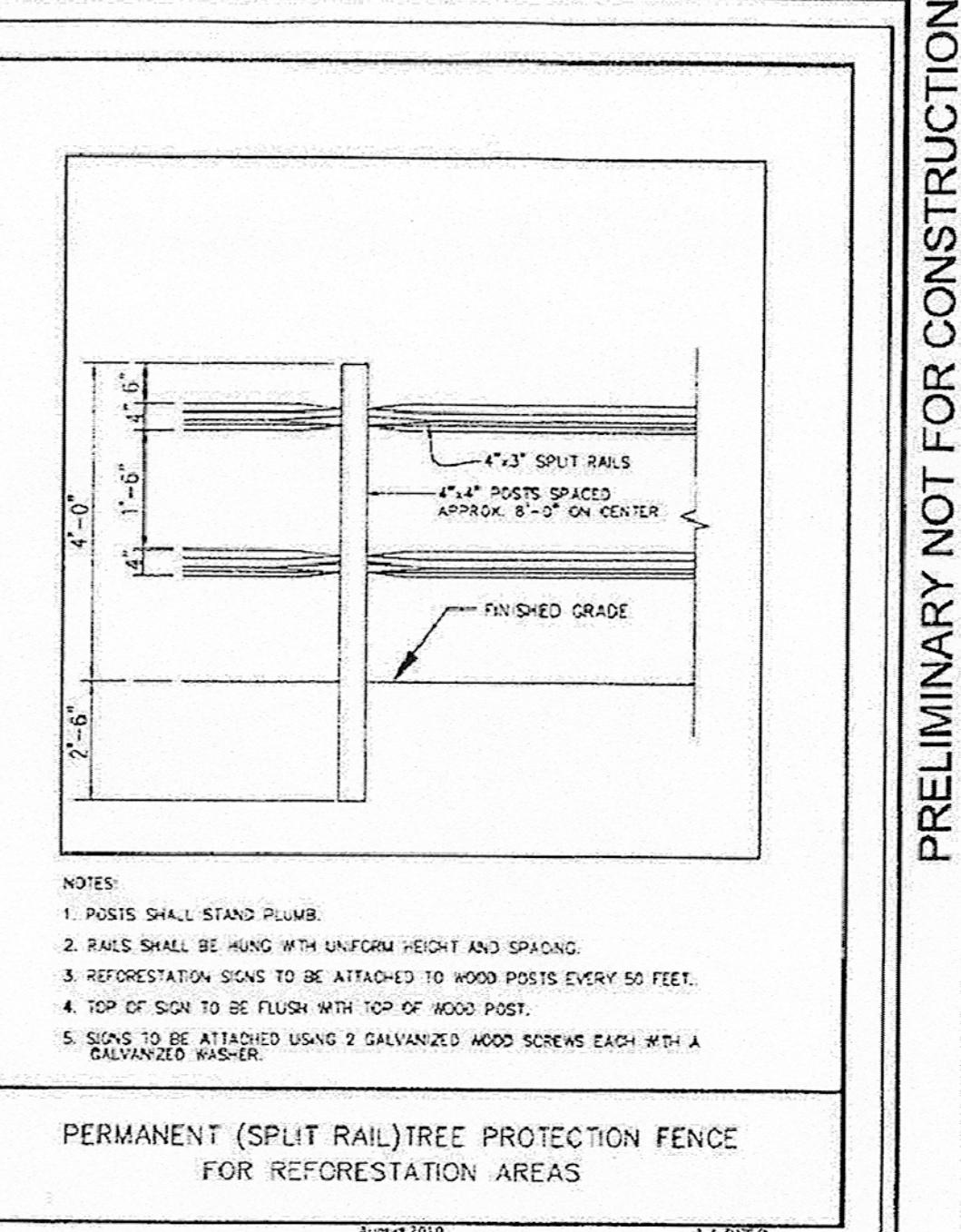
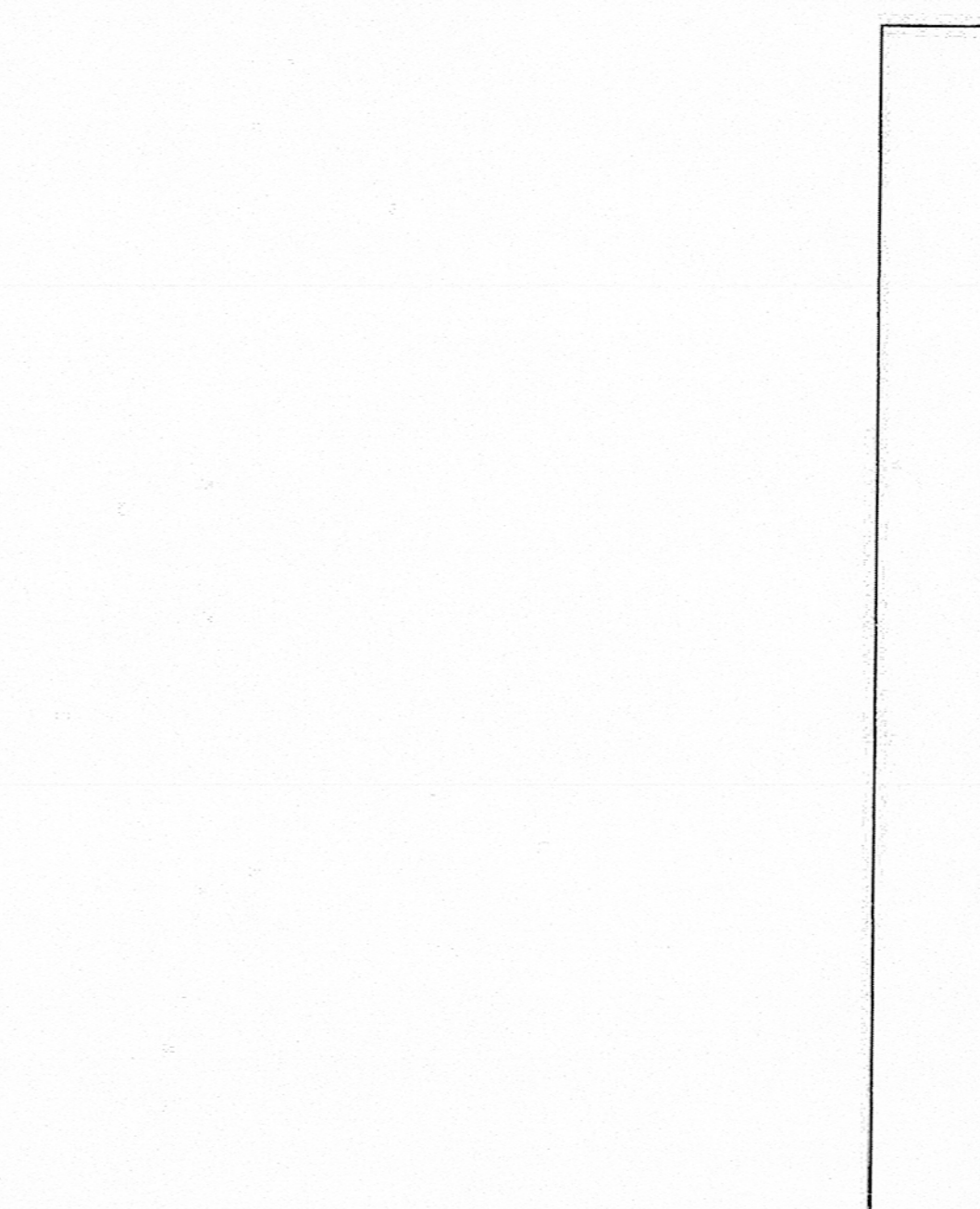
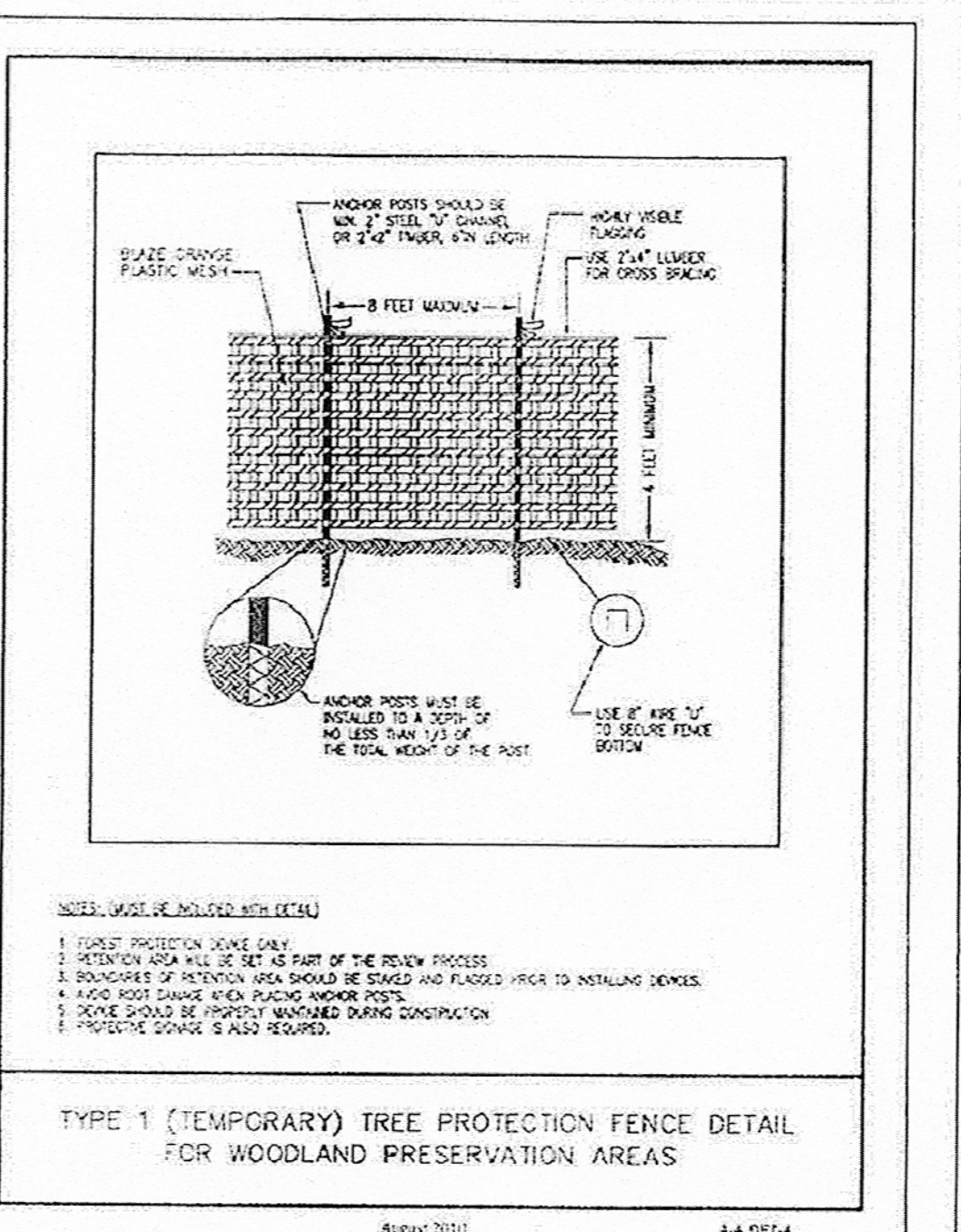
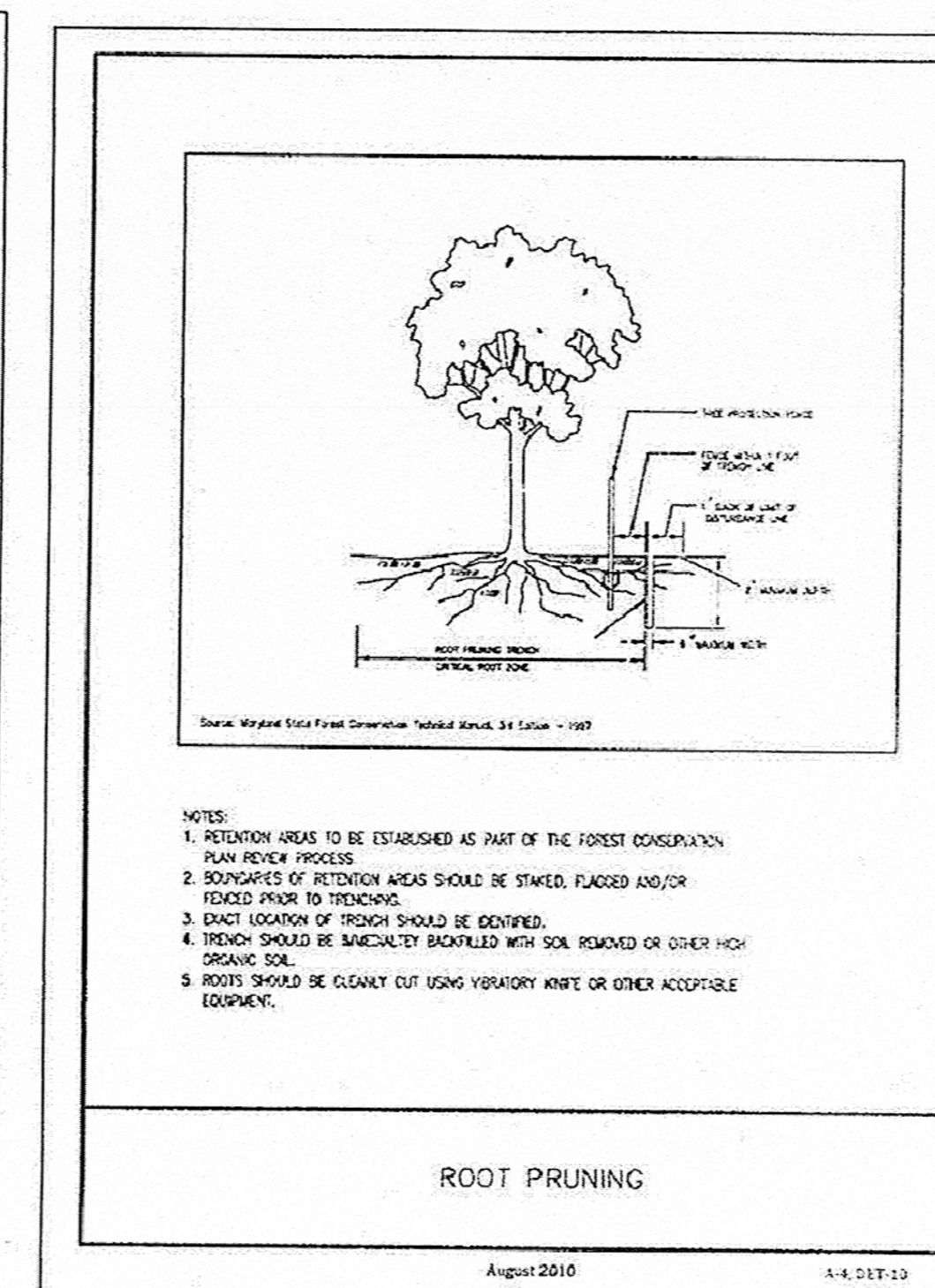
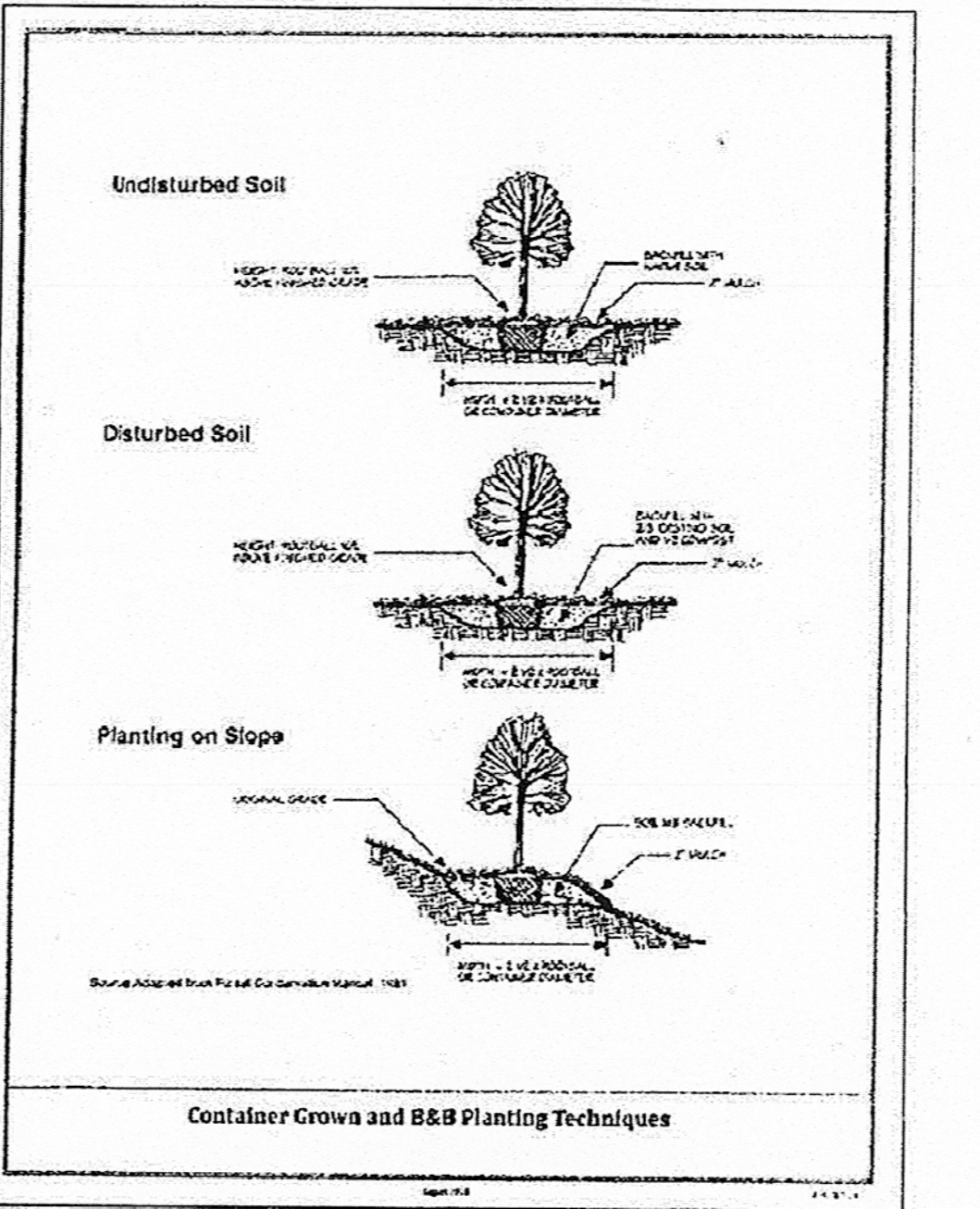
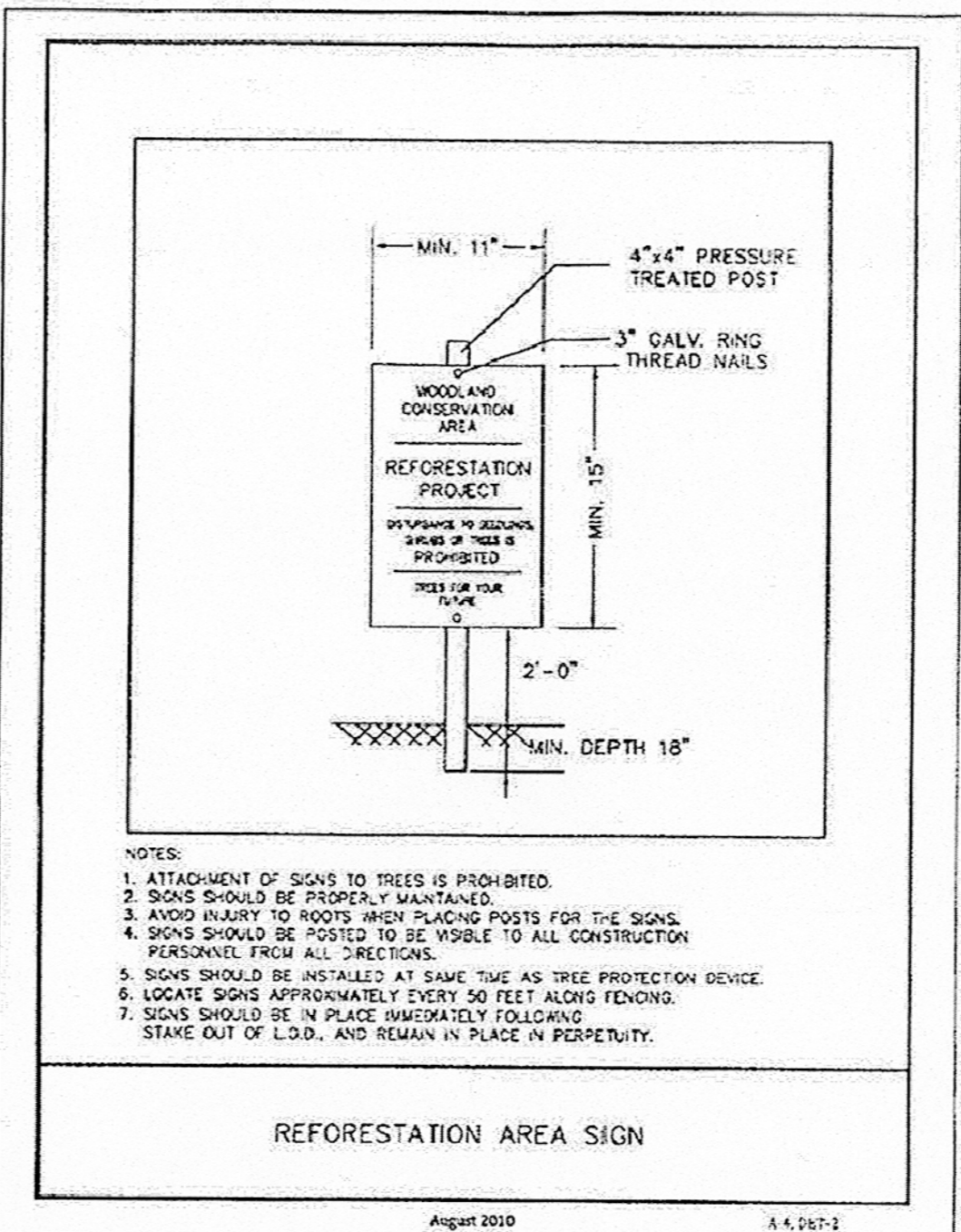
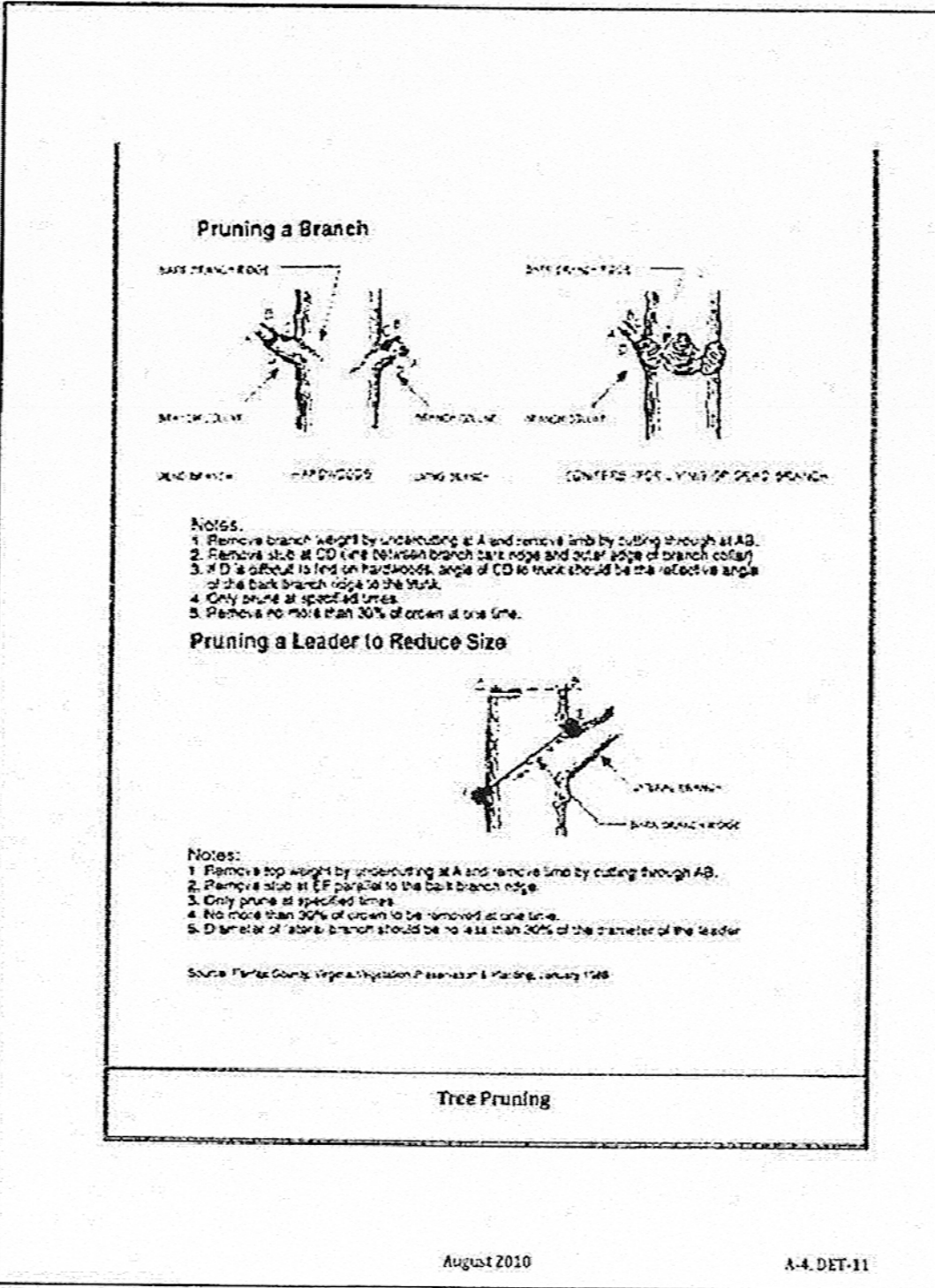
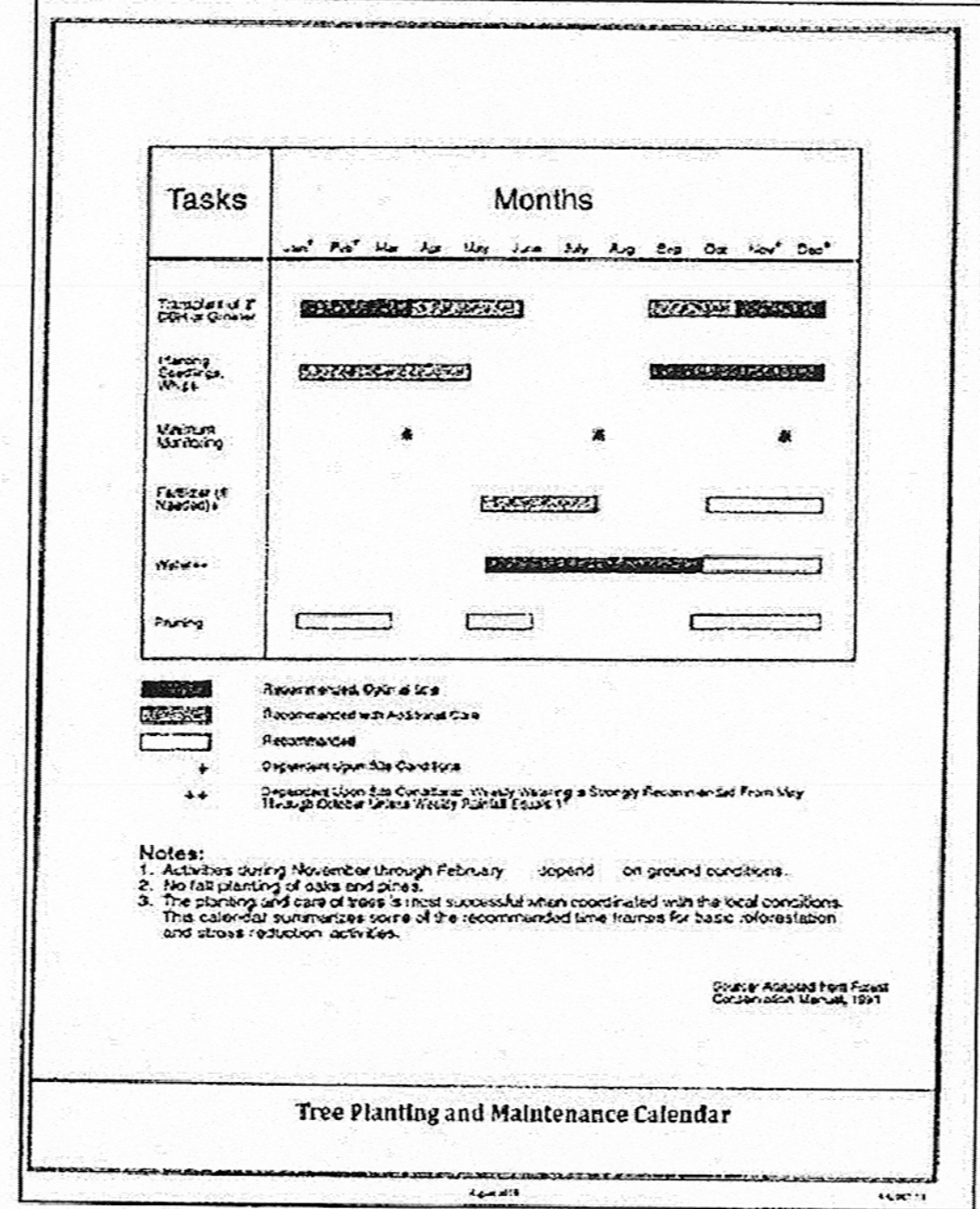
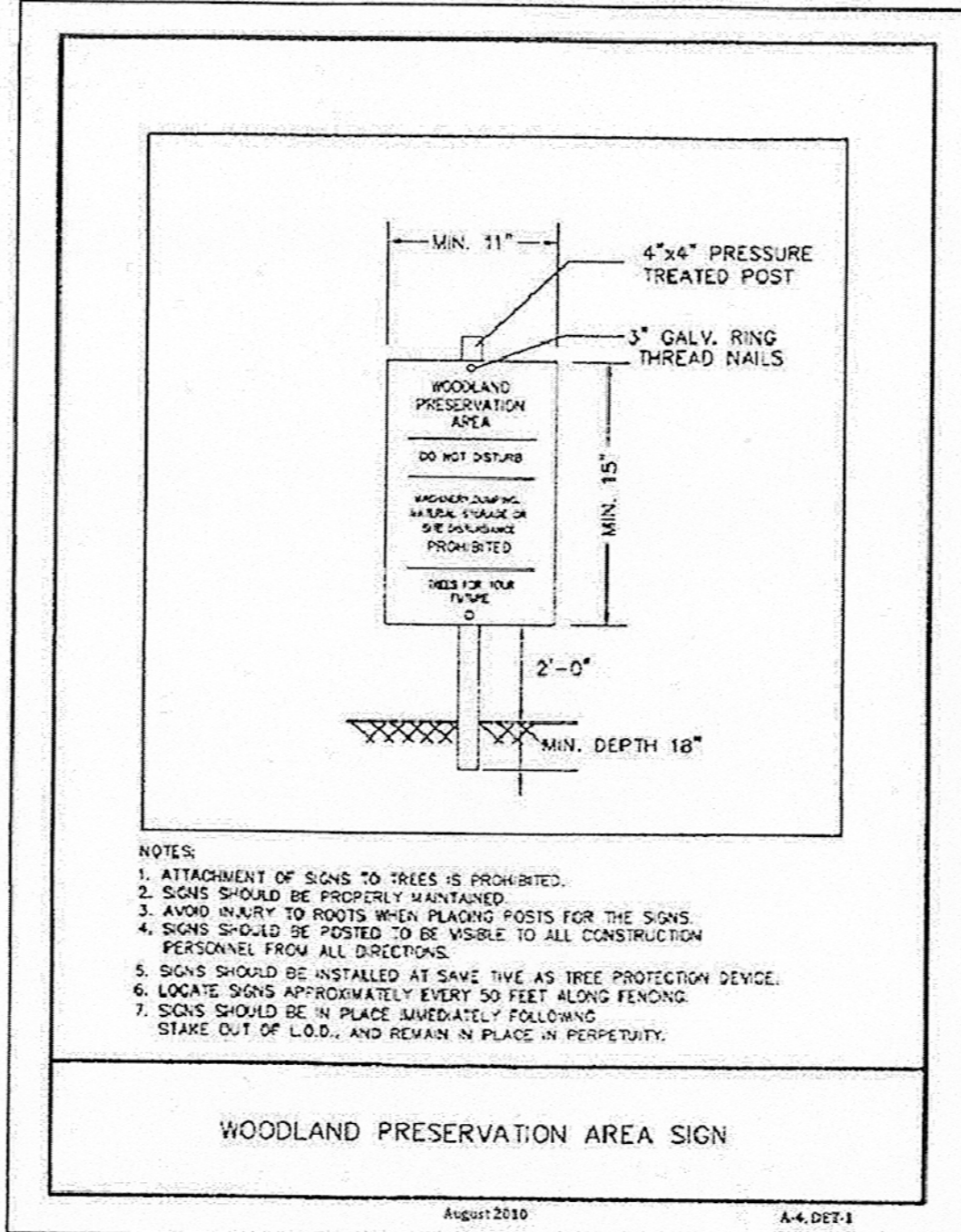
- Survival Check: Check planted stock against plant list (or as- built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
- Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.
- Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis.

## Offsite Mitigation Note

- Prior to the issuance of the first permit for the development shown on this TCP2, all off site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.

## Post Development Notes

- If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handout "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted. If a tree or 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.
- Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
- The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These 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.
- The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant.
- The use of any herbicide shall be done in accordance with the label instructions.
- The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.



Planting Schedule		0.49 acres		
Botanical and Common Name	Qty	Size	Remarks	Spacing
<b>Trees</b>				
Acer rubrum Red maple	30	1" cal.	B&B	15X15 Random Placement
Celtis occidentalis Hackberry	30	1" cal.	B&B	15X15 Random Placement
Fagus grandifolia American Beech	29	1" cal.	B&B	15X15 Random Placement
Carya sp. Hickory	29	1" cal.	B&B	15X15 Random Placement
Quercus rubra Red Oak	29	1" cal.	B&B	15X15 Random Placement
<b>TOTAL:</b>	<b>147</b>	<b>300 tree per acre</b>		

FOR OFFICIAL USE ONLY  
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.



M-NCPPC APPROVAL

PROJECT NAME: CAPITAL COURT MULTIFAMILY

PROJECT NUMBER: DSP-17049/DDS-650/DPLS-460

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

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPH-159-04			
Approved by	Date	DRD #	Reason for Revision
00 K. Finch	8/9/2005	DSP#04046	N/A
01 T. Burke	10/6/2017	DSP#16041	Property Redeveloped
02 T. Burke	11/30/2018	N/A	Washington Gas Line
03 <i>David S. S. S.</i>	6/11/2019	DSP#17049	Property Redeveloped
04			
05			

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

**RODGERS CONSULTING**  
1947 Century Boulevard, Suite 200, Germantown, Maryland 20874  
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgerson.com

**CAPITAL COURT**  
PARCEL A, REP210@88  
L 36985 F.435  
ELECTION DISTRICT No. 13  
UPPER MARLBORO, PRINCE GEORGE'S COUNTY, MARYLAND

Owner/Developer:  
**GALAXY NC LLC**  
448 VIKING DRIVE, SUITE 220  
VIRGINIA BEACH, VA 23462  
PHONE: 301-502-0956  
CONTACT: SEAN BRUCE

REVISION	DATE	REVISION	DATE	REVISION	DATE

**TYPE 2  
TREE CONSERVATION PLAN**

SCALE: 1" = 30'  
JOB No. 1209A1  
DATE: APR. 2017  
SHEET No. 7 OF 7

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PRELIMINARY NOT FOR CONSTRUCTION