

Woodland Conservation Worksheet for Prince George's County

Zone:	R-R		
Gross Tract:	2		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	2	0.00	0.00

Property Description or Subdivision Name: Kady's Add. To Duckettville Est

Reforestation Requirement Reduction Questions

Is this one (1) single family lot? (y,n)	n
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y,n)	n

Break-even Point (preservation) = 0.47 acres
 Clearing permitted w/o reforestation = 0.28 acres

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland	0.75	0.00	
Woodland Conservation Threshold (NTA) =	20.00%	0.4	
Smaller of a or b		0.4	
Woodland above WCT		0.35	
Woodland cleared	0.00	0.00	0.00
Smaller of d or e		0.00	
Clearing above WCT (0.25 : 1) replacement requirement		0.00	
Clearing below WCT (2:1 replacement requirement)		0.00	
Afforestation Threshold (AFT) =	15.00%	0.00	
Woodland Conservation Required	0.40		

Woodland Conservation Provided:	(acres)	
Woodland Preservation	0.40	
Reforestation / Replacement	0.00	
Afforestation	0.00	
Area approved for fee-in-lieu	0.00	\$0.00
Credits for Off-site Mitigation on another property	0.00	
Off-site Mitigation provided on this property	0.00	
Total Woodland Conservation Provided	0.40	

Area of woodland not cleared: 0.75 acres
 Woodland retained not part of requirements: 0.35 acres

Prepared by: Zm Signed: 06/07/2017 Date

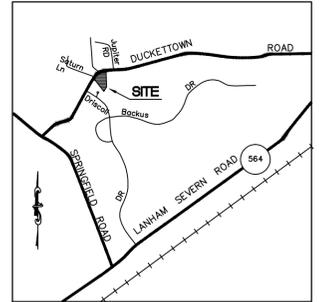


Table B-1 General Information Table

Layer Name	Value
Zoning (Zone)	R-R
Aviation Policy Area (APA)	N/A
Tax Grid (TMG)	28 E-3
WSSC Grid (Sheet 200)	211NE10
Policy Analysis Zone (PAZ)	263C
Planning Area (Plan Area)	71A
Election District (ED)	14
Councilmanic District (CD)	4
General Plan 2002 Tier (Tier)	Developing
Traffic Analysis Zone (COG) (TAZ-COG)	N/A
PG Traffic Analysis Zone (TAZ-PG)	2332

SITE DATA

TOTAL SITE AREA = 2.0 Ac
TOTAL WOODED AREA ON THIS SITE = 0.75 AC
TOTAL FLOOD PLAIN AREA ON THIS SITE = 0 AC
WOODLAND AREA WITHIN FLOOD PLAIN ON SITE = 0 AC
TOTAL WETLAND AREA = 1,150 SF OR 0.03 AC
TOTAL WETLAND BUFFER AREA = 12,257 SF OR 0.28 AC

WOODLAND PRESERVATION TABLE

LOT No.	Req'd. Tree Save Area	Non-Credited Tree Save Area	TOTAL
LOT 1	0.20 Ac.	0.16 Ac.	0.36 Ac.
LOT 2	0.20 Ac.	0.19	0.39 Ac.
			0.65 Ac.

Woodland Conservation Easement Note
 Woodland 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 Plat MMBB 238, Page 64. Revisions to this TCP2 may require a revision to the recorded easement.

CERTIFICATION
 THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE MARYLAND DEPARTMENT OF NATURAL RESOURCES FOREST CONSERVATION ACT, AND THE PRINCE GEORGE'S COUNTY WOODLAND PRESERVATION ORDINANCE. THE PREPARER IS A LICENSED PROFESSIONAL AND/OR A QUALIFIED PROFESSIONAL UNDER COMAR 08.19.06.01.

ZIYAD SHALABI Zm September 15, 2016
 NAME SIGNATURE DATE

PROPERTY OWNERS AWARENESS CERTIFICATE
 I/WE Olusola A. Sulekioki HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS SET FORTH IN THIS TCP2.

Zs September 15, 2016
 OWNER OR OWNER'S REPRESENTATIVE DATE

SOIL CHARACTERISTICS

Map Symbol	Map Unit Name	K-Factor	Hydric Rating	Hydrological Soil Group	Drainage Class
CdD	Christiana Downer-Urban land complex, 5-15% slopes	N/A	Non-Hydric	B	N/A
RcB	Russett-Christiana land complex 2-5% slopes	0.28	Partially Hydric	C	Moderately Well Drained

SPECIMAN TREE SCHEDULE

Number	Latin Name	Common Name	Size	Condition	Comments	Disposition Status
1	Liquidambar styraciflua	Sweetgum	30"	fair	Healthy but trunk located along streambank	Save
2	Quercus phellos	Willow Oak	30"	good	Good Structure with some flagging branches	Save (WILL BE ROOT PRUNED)
3	Liquidambar styraciflua	Sweetgum	31"	fair	Good Structure with some flagging branches & minor trunk damage	Save (WILL BE ROOT PRUNED)
4	Quercus alba	White Oak	31"	fair	Good Structure with some flagging branches, root damage	To be Removed
5	Quercus alba	White Oak	32"	fair	Good Structure with some flagging branches, root damage	To be Removed
6	Liquidambar styraciflua	Sweetgum	32"	fair	Fair Structure with some cracking from fallen branches	Save

Note: Trees were field surveyed.

Prince George's County Planning Department, M-NCPPC Environmental Planning Section
 TYPE 2 TREE CONSERVATION PLAN APPROVAL
 TCP 2 / 031 / 16

Approved by	Date	DRD#	Reason for Revision
	8/12/17		
01			
02			
03			
04			
05			

DESIGNED: ZS DATE: SEP 16
 DRAWN: DATE:
 CHECKED: ZS DATE: SEP 16
 APPROVED: DATE:

REVISIONS	DATE	BY

APPLIED CIVIL ENGINEERING INC.
 ENGINEERING * PLANNING * SURVEYING * LAND DEVELOPMENT & PERMIT PROCESSING
 9470 ANNAPOLIS ROAD, SUITE 414
 LANHAM, MARYLAND 20706
 TEL. (301) 459-5932

OWNER/APPLICANT/DEVELOPER
 KADY GROUP
 P.O. Box 790
 LANHAM, MARYLAND 20706
 (301) 429-5970

TREE CONSERVATION PLAN TYPE 2
 11701 Duckettown Road
 Parcel 25, Kady's Addition to
DUCKETTVILLE ESTATES
 14TH (BOWIE) ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND

Standard Type 2 Tree Conservation Plan Notes

GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit.
- 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 Permitting, Inspection & Enforcement, as appropriate, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
- The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at the time of contract signing. Future property owners are also subject to this requirement.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within the Environmental Strategy Area (ESA) 2 and is zoned R-R.
- The site is adjacent to Duckettown Road, which is a historic road.
- The property is not adjacent to a road which is classified as a (Expressway or Freeway) roadway.

Tree Preservation and Retention Notes

- All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodlands 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 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 level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the 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.

- If development is proposed to be completed in phases:
- 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.

If existing trees are proposed for use as protection for preservation areas:

- Tree protection fencing (TPFs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land /or a 50-foot forested buffer is being maintained between the limit of disturbance (LOD) and the woodland preservation areas. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluate the change to determine if a revision to the tree conservation plan is necessary or if installation of TPFs will be required.

If debris piles are noted on the FSD and located in preservation areas:

- Debris piles shown in woodland preservation areas shall be removed by hand without the use of mechanical equipment within the preservation area. Chains may be used to pull debris out of the preservation areas. Caution must be used not to damage remaining vegetation.

POST DEVELOPMENT NOTES

When woodlands and/or specimen, historic or champion trees are to remain:

- If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handout 'Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas', the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.

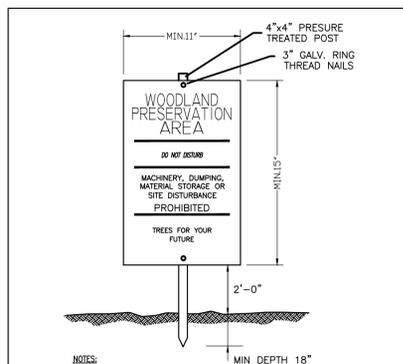
If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be 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 tops. The use of any herbicide shall be done in accordance with the label instructions.

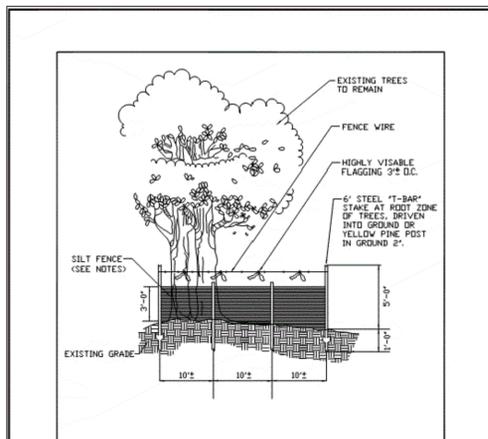
- The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of



NOTES

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

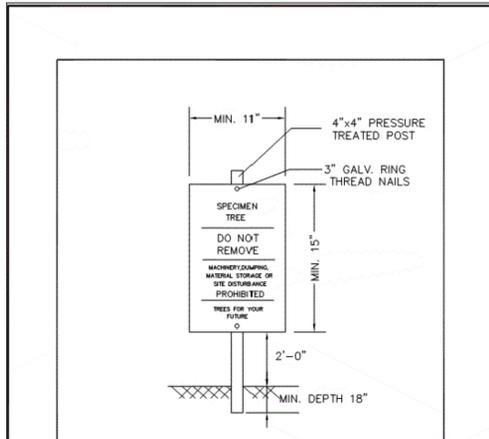
WOODLAND PRESERVATION AREA SIGN



NOTES

- SILT FENCE TO BE HELED INTO SOIL.
- WIRE, SNOW FENCE, ETC. FOR TREE PROTECTION ONLY.
- BOUNDARIES OF RETENTION AREA WILL BE ESTABLISHED AS PART OF THE TREE CONSERVATION PLAN REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
- AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
- DEVICE SHOULD BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
- PROTECTION SIGNS ARE ALSO REQUIRED.
- LOCATE FENCE OUTSIDE THE CRITICAL ROOT ZONE.

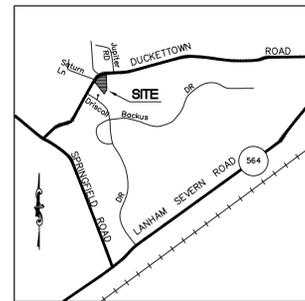
TYPE 4 (TEMPORARY) TREE PROTECTION FENCE COMBINATION SILT FENCE & TREE PROTECTION



NOTES

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

SPECIMEN TREE SIGN



VICINITY MAP

SCALE: 1"=2000'

CERTIFICATION

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE MARYLAND DEPARTMENT OF NATURAL RESOURCES FOREST CONSERVATION ACT, AND THE PRINCE GEORGE'S COUNTY WOODLAND PRESERVATION ORDINANCE. THE PREPARER IS A LICENSED PROFESSIONAL AND/OR A QUALIFIED PROFESSIONAL UNDER COMAR 08.19.06.01.

ZIYAD SHALABI
NAME SIGNATURE DATE
September 15, 2016

E.F. NAME:		REVISIONS	
DESIGNED:	ZS	DATE:	SEP-16
DRAWN:		DATE:	
CHECKED:	ZS	DATE:	SEP-16
APPROVED:		DATE:	



APPLIED CIVIL ENGINEERING INC.

ENGINEERING * PLANNING * SURVEYING * LAND DEVELOPMENT & PERMIT PROCESSING
9470 ANNAPOLIS ROAD, SUITE 414
LANHAM, MARYLAND 20706
TEL. (301) 459-5932

OWNER/APPLICANT/DEVELOPER

KADY GROUP
P.O.Box 790
LANHAM, MARYLAND 20706
(301) 429-5970

TREE CONSERVATION PLAN TYPE 2

11701 Duckettown Road
Parcel 25, Kady's Addition to
DUCKETTSVILLE ESTATES
14TH (BOWIE) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1"=30' CONTRACT No.: 10-11 SHEET 2 OF 2

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP 2 / 031 / 16			
Approved by	Date	DRD#	Reason for Revision
00			
01	6/12/17		
02			
03			
04			