

TGP2 SPECIMEN TREE TABLE						
No.	Common Name	Scientific Name	DBH (Inches)	Condition Rating	Condition Comments	Disposition
1	Red Maple	Acer rubrum	30.5"	Poor	wisteria, fence in tree	To be Removed
2	Tulip Poplar	Liriodendron tulipifera	48"	Fair	on old fence row	To Remain
3	Tulip Poplar	Liriodendron tulipifera	32"	Fair	broken scaffold branches position by in canopy	To Remain
4	Red Maple	Acer rubrum	35"	Poor	broken scaffold branches hollow trunk	To Remain

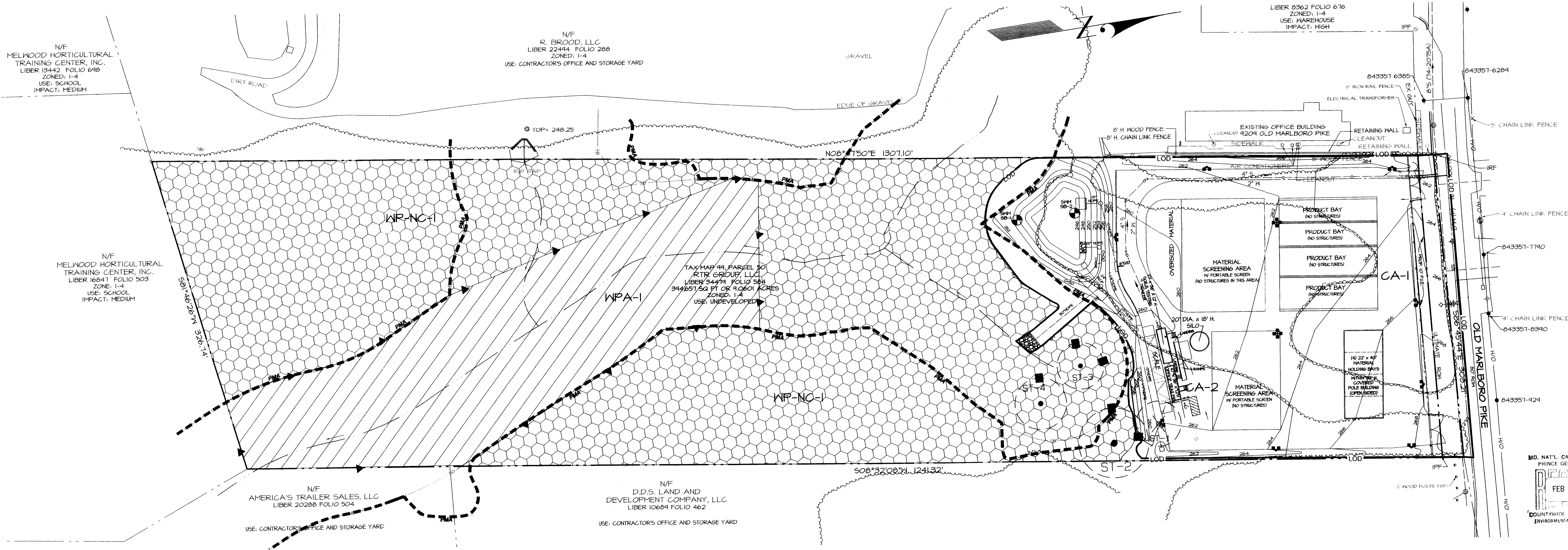
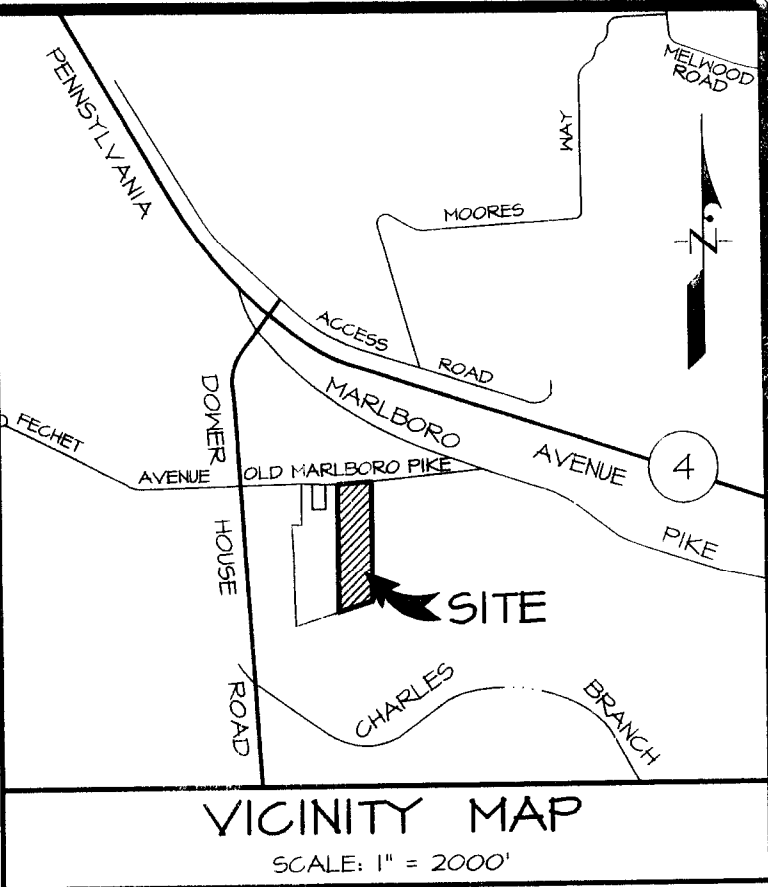
CLEARING AREAS (CA)	
No.	AREA (AC)
1	0.62
2	0.57
TOTAL	1.19

PRESERVATION AREAS (PA)	
No.	AREA (AC)
1	1.66
TOTAL	1.66

WOODLAND PRESERVED - NOT CREDITED (WP-NC)	
No.	AREA (AC)
1	4.54
TOTAL	4.54

LEGEND

PROPERTY BOUNDARY	---
EX. CONTOUR (2')	---
EX. CONTOUR (10')	---
PROP. CONTOUR (2')	---
PROP. CONTOUR (10')	---
EX. TREELINE	~~~~~
PRIMARY MANAGEMENT AREA (PMA)	---
REGULATED STREAM (CENTERLINE)	---
TREE PROTECTION FENCE	TPF
STREAM BUFFER (75')	---
LIMIT OF DISTURBANCE	---
FLOW DIRECTION	→
WOODLAND PRESERVATION AREA (WPA)	▨
WOODLAND PRESERVED - NOT CREDITED (WP-NC)	▨
SPECIMEN TREE PROPOSED FOR REMOVAL	ST-1
SPECIMEN TREE TO BE SAVED	ST-1
WOODLAND PRESERVATION SIGN	▲
SPECIMEN TREE PROTECTION SIGN	■



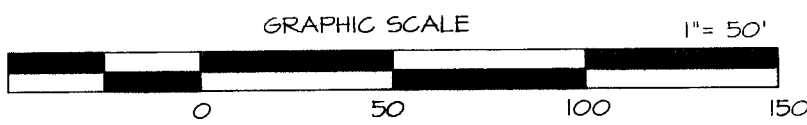
MD. NAT'L CAP. PK. & PL. COMM
PRINCE GEORGE'S COUNTY
FEB 3 2014
COUNTYWIDE PLANNING DIVISION
ENVIRONMENTAL PLANNING SECTION

Site Statistics Table	
Site Statistics	Total
Gross tract area	9.06 ac.
Existing 100-year floodplain	0.00 ac.
Net tract area	9.06 ac.
Existing woodland in the floodplain	0.00 ac.
Existing woodland net tract	7.39 ac.
Existing woodland total	7.39 ac.
Existing PMA	161,450 sf/3.72 ac.
Regulated streams (linear feet of centerline)	1,207 lf

M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TOP 2 / 12/1 / 96	
Approved by:	DATE
JOHN MARSZYCH	12/23/96
01	25/14
02	
03	
04	
05	
06	

TREE CONSERVATION PLAN - TYPE 2 CONSTANTINE PROPERTY

MELWOOD DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND



APPLICANT
Old Marlboro Enterprises LLC
3751 Oak Creek Court
Grand Rapids, Michigan 49546

Jan 30, 2014	DATE	12/1/13	REVISED FOR 15' NON-WOODY BUFFER TO SHM POND AND TO REVISE WORKSHEET	PCN	11/20/13	REVISED PER COMMENTS DATED 11/15/13	PCN
Mike Petrickis	DATE	DESCRIPTION	REVISIONS	BY	SCALE	1"=50'	FORM NO.
COMAR 08.10.06.01	DATE	OCTOBER 2013	54.007-Y				

11721 WOODMOOR ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

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DRAWN BY: J-B01022
SCALE: 1"=50'

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GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If this grading permit 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 \$1,000 per square foot mitigation fee.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
- The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within the Developing Tier and is zoned I-4.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is/ is not grandfathered under CB-27-2010, Section 25-177(g).

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 site clearing, 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 (TTPF) 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 TTPFs may begin.
- All temporary tree protection fencing required by this plan shall be installed prior to the commencement of clearing and grading of the site and shall remain in place until the land 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 TTPF installation. These signs must remain in perpetuity. Removal of Hazardous Trees or Lots 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 part 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 chain saw 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.

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 property documentation has been completed per the handbook 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 this equipment for the pruning and/or cutting of trees.

