

WP-AC (Woodland Preserved - Assumed Cleared)

/ Property Boundary

/ Property Boundary Adjacent

Fence Existing

رم Treeline Existing

Sewer Line

Water Line

Topographic Contours

Standard Type 2 Tree Conservation Plan Notes

1. This plan is submitted to fulfill the woodland conservation requirements for \_\_\_. If \_\_\_\_\_ expires, then this TCP2 also expires and is no longer valid.

2. Cutting or clearing woodlands not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$1.50 per square foot mitigation

3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permits, Inspections and Enforcement (DPIE) the Department of Public Works and Transportation (DPW&T) or the Department of Environmental Resources (DER), 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

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 <u>Developing</u> Tier and is zoned <u>R-80</u>.

7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.

8. The site is not adjacent to a roadway classified as arterial or greater.

9. This plan is grandfathered by CB27-2010, Section 25-119(g). When the use of fee-in-lieu is proposed:

10. All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit shall be provided prior to issuance of any permits related to this TCP2 unless the project is phased. Phased projects shall pay the fee-in-lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee-in-lieu breakdown on this TCP2.

When woodlands and/or specimen, historic or champion trees are to remain: (Woodlands are to be retained but are being considered as cleared with respect to the TCP2 requirements)

11. 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.

12. If a tree or portion thereof are in imminent danger of striking a structure, parking area, or other high use areas and may result in personal injury or property damage then the certification is not required and the permitee 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.

13. 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.

14. 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 plant 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 nonnative plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.

15. 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.

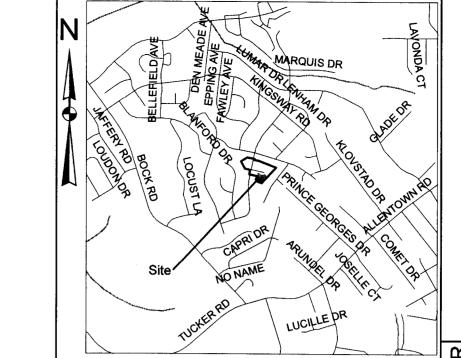
16. The use of chains aws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

During initial construction of this subdivision 0.12 acres of existing woodland was cleared on Lots 3 & 4, Block "D". Since that time additional woodland totaling 0.06 acres was cleared at the rear of the lots by an abutting property owner. All woodland not cleared during the initial construction is now being cleared or preserved and considered cleared with respect to this revision to TCPII-124-93. The additional clearing and mitigation for the Woodland Preservation previously provided on these lots will be accomplished by the payment of the fee-in-lieu.

I/We \_\_Anthony Oliveira (Oliveira Homes) hereby acknowledge

we understand the requirements as set forth in this TCP2.

Owner or Owners Representative



1 inch = 2.000 feet

vation vision 33 ser Re 24-Con Lot PII-1 II Tree Single TCI

Floodplain

\$7,579.44

**ots** 

Section
Section
3 & 4, E
BLECTION
ORGE'S CO REVISIONS

June 2014 - JPM revision to remove all WC from Lots 3 & 4 Block "D" nitigation with payment of fee-in-lieu

QUALIFIED PROFESSIONAL CERTIFICATION This complies with the current requirements of Subtitle 25 and

Rosedale Estates, Section 12, Lots 3 & 4 Block "D"

Tax Account Number 1368174 & 1368182

2. Property Address

3. Mailing Address

4. Deed Information

**Subdivision** 

Planning Area

12. Green Infrastructure

Assessment District

9. Policy Analysis Zone 258C

20. ADC Map Page/Grid 24 B-9

23. Scenic/Historic Roads None

2 Gross Tract:

5 Net Tract (NTA):

10 Previous TCP Number:

18 Clearing above WCT

19 Clearing below WCT

22 Woodland Preservation 23 Reforestation / Replacement

25 Area approved for fee-in-lieu

24 Afforestation

4 Previously Dedicated Land:

6 Property Description or Subdivision Name:

Woodland Conservation Calculations:

12 Woodland Conservation Required for Lot per TCP11

15 Area of Woodland above WCT not cleared by TCP1

20 Total Woodland Conseravtion Required for this Lot:

26 Credits Received for Off-site Mitigation on another property

27 Off-site Mitigation provided on this property

30 Woodland retained not part of requirements:

28 Total Woodland Conservation Provided

29 Area of net tract woodland not cleared

11 Acreage of Existing Woodland

13 Area of Woodland Cleared per TCP1

14 Area of Woodland Cleared per TCP2

16 Additional Woodland Cleared by TCP2

17 Does the TCPI show 2:1 replacement

21 Woodland Conservation Provided:

3 Floodplain:

7 Owner: 8 Address:

9 Phone:

Area

6. Tax Map

Plat

10. Zoning

13. WSSC Grid

17. River Basin

18. Floodplain

Proposed Use

21. Cemeteries

24. Topography

25. Preliminary Plan

22. Historic Sites

14. Election District

15. Council District Watershed

11. Tier

Oliveira Homes

3003 & 3005 Jaywick Ct. Fort Washington, MD 20744

10K Irongate Drive

Waldorf, MD 20601

Liber 7552 Folio 086

Rosedale Estates, Sec 12

0.66 acres

210SE03

Henson Creek

Potomac

Residential

(stronghold watershed)

None per Plat 056-005

TCPII-124-93 & Site Plan

Single Lot TCP2 with Previously Approved TCP1

Woodland Conservation Worksheet

Prince George's County

TCP2-124-93

0.46 Additional 1/4:1Replacement required =

0.58 0.00

0.00 acres

0.00 acres

0.08 Additional 2:1Replacement required =

106, Grid A-4

Prince George's County Planning Department Environmental Planning Section APPROVAL		
	<u>TCPII- 124 - 93</u>	
	Approved by	Date
	John P. Markovich	12/27/1993
01 Revision	Murdan De	C/9/14
02 Revision		17 17
03 Revision		
04 Revision		
05 Revision		

M-NCPPC

the Environmental Technical Manual. John P. Markovich that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that

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JPM 1" = 3014-023 1 of 1

Checked