

GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for SE-4830.
- 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 Permits, Inspection and Enforcement shall be contracted 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 Environmental Strategy Area, ESA-2 and is zoned R-80 (One-Family Detached Residential).
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is located adjacent to Branch Avenue (MD Route 5), a master planned freeway that is regulated for noise.
- This plan is not grandfathered under CB-27-2010, Section 25-177(g).
- 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.
- Woodland retention areas shall be posted with signage as shown on the plan at the same time as the temporary Tree Protection Fencing (TPF) installation. These signs must remain until perpetuity.
- 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 7777 Folio 7777. Revisions to this TCP2 may require a revision to the recorded easement.

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.

Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information- (Enter acres for each zone)				
1 Zone:	R-80			
2 Gross Tract	3.53			
3 Floodplain:	1.20			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	2.33	0.00		0.00
6 TCP Number	TCP2-002-2021	Revision #	0	
7 Property Description or Subdivision Name:	8230 Schultz Road			
8 Is this site subject to the 1989 or 1991 Ordinance	N			
9 Is this site subject to the 1991 Ordinance	N			
10 Subject to 2010 Ordinance and in PFA/Priority Funding Area	N			
11 Is this one (1) single family lot? (Y or N)	N			
12 Are there prior TCP approvals which include a	N			
13 combination of this lots? (Y or N)	N			
14 Is any portion of the property in a WQ Bank? (Y or N)	N			
15 Break-even Point (preservation) =	0.47	acres		
16 Clearing permitted w/o reforestation =	-0.13	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)
17 Existing Woodland		0.34	0.88	
18 Woodland Conservation Threshold (WCT) =	20.00%	0.47		
19 Smaller of 17 or 18		0.34		
20 Woodland above WCT		0.00		
21 Woodland cleared		0.17	0.06	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		0.00		
23 Clearing above WCT (0.25 - 1) replacement requirement		0.00		
24 Woodland cleared below WCT		0.17		
25 Clearing below WCT (2:1 replacement requirement)		0.34		
26 Afforestation Required Threshold (AFT) =	15.00%	0.01		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		0.38		
SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
29 Woodland Preservation		0.11		
30 Afforestation / Reforestation		0.00		
31 Natural Regeneration		0.00		
32 Landscape Credits		0.00		
33 Specimen/Historic Tree Credit (CR2 Area * 2.0)	0.00	0.00		
34 Forest Enhancement Credit (Area * .25)	0.00	0.00		
35 Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
36 Area approved for fee-in-lieu		0.47		
37 Off-site Woodland Conservation Credits Required		0.00		
38 Off-site WCA (preservation) being provided on this property		0.00		
39 Off-site WCA (afforestation) being provided on this property		0.00		
40 Woodland Conservation Provided		0.38		
41 Area of woodland not cleared		0.17	acres	
42 Net tract woodland retained not part of requirements:		0.06	acres	
43 100-foot floodplain woodland retained:		0.62	acres	
44 On-site woodland conservation provided		0.11	acres	
45 On-site woodland conservation alternatives provided		0.00	acres	
46 On-site woodland retained not credited		0.88	acres	
47 Prepared by: Michael Petrakis	Signed	Date		

NOTE:
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 46611-Folio 384. Revisions to this TCP2 may require a revision to the recorded easement.

CLEARED FLOODPLAIN AREA (C-FP)	
No.	AREA (AC)
1	0.02
2	0.03
3	0.01
Total	0.06

WOODLAND RETAINED - NOT CREDITED (WR-NC)	
No.	AREA (AC)
1	0.06
Total	0.06

WOODLAND PRESERVATION AREA (WPA)	
No.	AREA (AC)
1	0.11
Total	0.11

PMA IMPACTS AREA (PMA-I)	
No.	AREA (SF)
1	866
2	1,145
3	626
4	1,143
Total	3,780 SF

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.


Signed: MA Petrakis Date: Oct. 21, 2021
Michael Petrakis
Ben Dyer Associates, Inc.
11721 Woodmore Road, Mitchellville, Maryland 20712
Phone: (301) 430-2000 Email: mpetrakis@bendyer.com

OWNER / APPLICANT

HME Investments LLC
15644 Enslough Lane
Bowie, MD 20716
(301) 512-0510

C-4

DATE: Oct. 21, 2021
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

		MITCHELLS, MARYLAND 20751			
				BEN DYER ASSOCIATES, INC. Engineers TELEPHONE (301) 436-2000	
10/06/2021	Pricing & Permit Set	BMC	COPYRIGHT © 2020 BEN DYER ASSOCIATES, INC.		
06/30/2021	DHCD Commitment Set	BMC	DRAWN BY	DESIGNED BY	CHECKED BY
05/05/2021	Pricing & Permit Set	BMC	AA	MP	BC
		SCALE		1"=30'	
DATE	DESCRIPTION	BY	DATE		CRG NO.
REVISIONS			OCT 2020		54.003