

## TYPE II TREE CONSERVATION NOTES

- 1. This plan is submitted to fulfill the woodland conservation requirements for the the Grading Permit that will be issued for Parcels 62 and 63 - 2916 Tucker Road (Single Family Residential Development). If this Grading Permit expires, then this TCP2 also expires and is no longer valid.
- 2. 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.

3. A pre—construction meeting is required prior to the issuance of grading permits. The Department of Permitting, Inforcement and Permitting 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.

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 Environmental Strategy Area 2 ESA-2 (formerly the Developing Tier) and is zoned R-E. 7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic
- 8. The site is not adjacent to a roadway classified as arterial or greater.
- 9. This plan is not grandfathered under CB-27-2010, Section 25-117 (g).
- 10. Tree Preservation and Retention Notes a. All woodlands designated on this plan for preservation are the responsibility of the property
- owner. The woodland greas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to cleaning woodland areas that are not specifically identified to be cleared on the approved TCP2.
- b. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- c. 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.
- d. 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
- e. 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.
- 11. Removal of Hazardous Trees or Limbs by Developers or Builders
- f. 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.
- g. 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
- h. 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 permitee 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.
- i. 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 permitee, 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 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 nspector 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

a. 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.

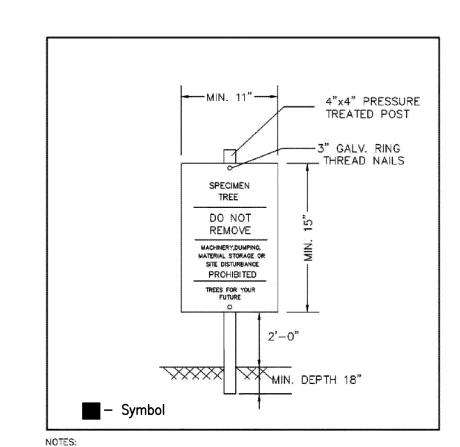
If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permitee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

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.

- b. 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.
- c. 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.
- d. 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.

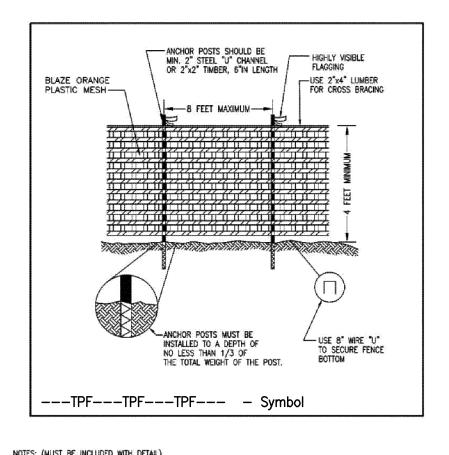
SPECIMEN TREE TABLE						
No.	Common Name	Scientific Name	Dbh (inches)	Condition Rating	Condition Comments	Disposition
1	Silver Maple	Acer saccharinum	36	Fair	Dead Branches	Save
2	American Beech	Fagus grandifolia	36	Good	-	Save
3	Tulip Poplar	Liriodendron tulipifern	39	Fair	Dead Branches	Save
4	Tulip Poplar	Liriodendron tulipifern	30	Good	_	Save
5	White Oak	Quercus alba	48	Good	_	Save
6	Cottonwood Poplar	Populus deltoides	30	Poor	Dead Sections/Cavity	Save
7	Dbl Cottonwood Poplar	Populus deltoides	30	Fair	Dead Branches	Save
8	Tulip Poplar	Liriodendron tulipifern	30	Good	_	Save
9	Tulip Poplar	Liriodendron tulipifern	33	Good	_	Save
10	American Beech	Fagus grandifolia	39	Poor	50+% of CRZ w/in LOD	Remove

All Specimen, Champion and Historic Trees within 100 feet of the LOD have been survey located.



- 1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
  2. SIGNS SHOULD BE PROPERLY MAINTAINED.
  3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
  4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION. PERSONNEL FROM ALL DIRECTIONS.
- 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE. 6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
- STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

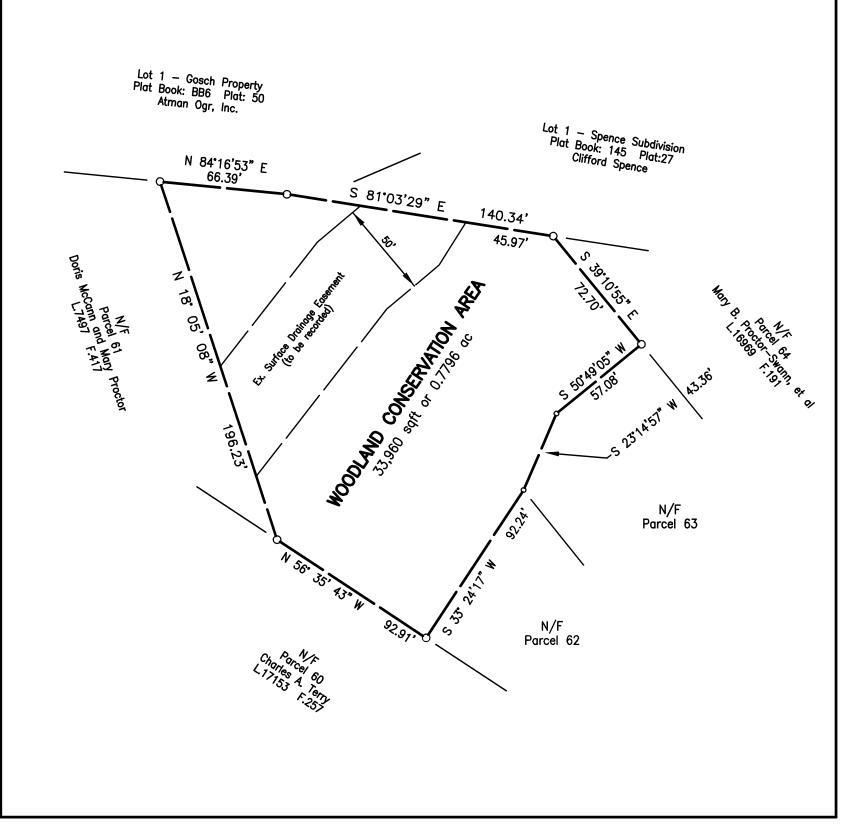
SPECIMEN TREE SIGN



NOTES: (MUST BE INCLUDED WITH DETAIL)

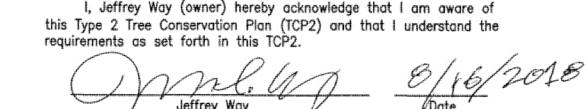
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS



## WOODLAND CONSERVATION DETAIL

		Environm TREE CONS	ental Planning	artment, M-NCPPC Section PLAN APPROVAL	
	Approved by	Date	DRD #	Reason for Revision	
00	Mare Julio	3/15/2019	N/A	N/A	
01	,				
02					
03					
04					
.05					



QUALIFIED PROFESSIONAL CERTIFICATION THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

SIGNATURE OF LANDSCAPE ARCHITECT MICHAEL S. NAGY, R.L.A. MD LICENSE NUMBER: 520\

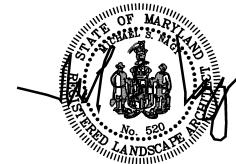
02-08-2017 LANDESIGN, INC. 2905 MITCHELLVILLE ROAD, SUITE 111 BOWIE, MD 20716

EXPIRATION DATE: 7-10-2017 (301) 249-8802, landesign.inc@comcast.net

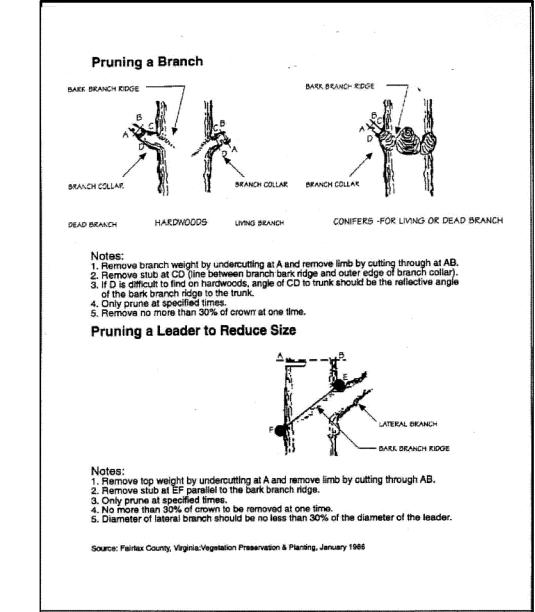
## ENGINEER'S CERTIFICATION

I hereby certify that the plan shown hereon conforms to the requirements of Subtitle 32, Division 2 of the Prince George's County, Building Code except for specific modifications and/or waivers, if any, as listed below. I also certify that I have inspected this site and that drainage onto this site from other upgrade properties, and from this site onto other downgrade properties has been addressed in substantial accordance with applicable codes. I also certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 42441, Expiration Date: 6-06-2018.

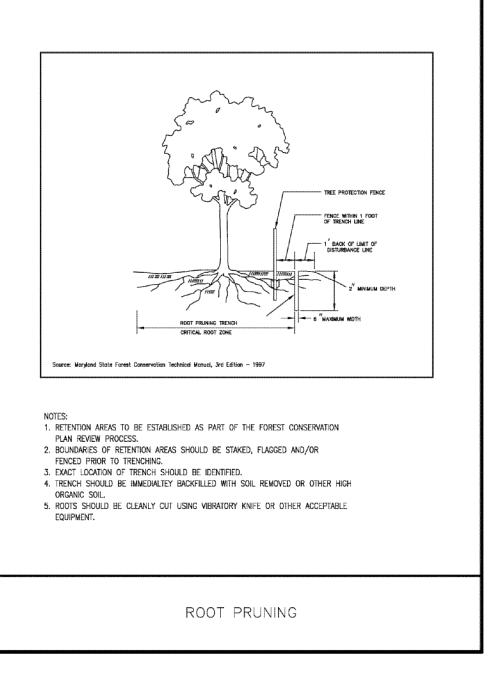
02-04-19

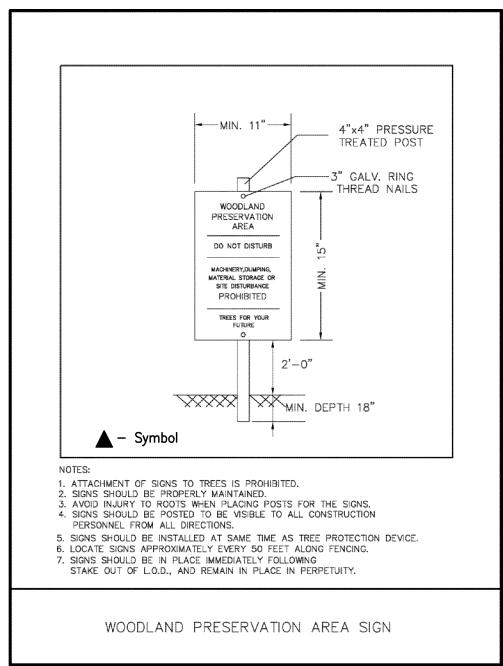


QUALIFIED PROFESSIONAL INFO: NAME: MICHAEL S. NAGY COMPANY NAME: LANDESIGN ADDRESS: 2905 MITCHELLVILLE ROAD SUITE #111 BOWIE, MD. 20716 PHONE: 301-249-8802 EMAIL: landesign.inc@comcast.net



**Tree Pruning** 





DATE	REVISIONS	OF MARK
-26–18	Address MNCPPC Comments	THE PROPERTY OF THE PARTY.
-14–18	Address MNCPPC Comments	
-13-18	Address MNCPPC Comments	THAT Y

landesign

\* PLANNERS 2905 MITCHELLVILLE ROAD SUITE NO. 111 BOWIE, MARYLAND 20716  OWNER/DEVELOPER

Jeffrey Way, R.A. The Building Ideas Group, LLC 3150 Catrina Lane Annapolis, Maryland 21403 301-520-8690

TREE CONSERVATION PLAN

JEFFREY WAY PROPERTY PARCELS 62 & 63 2916 TUCKER ROAD TAX MAP 114, GRID F1, PARCELS 062 & 063 FORT WASHINGTON, MARYLAND 20744 LIBER 39889, FOLIO 580 12TH ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

DATE: January, 2018	SCALE: As Shown
DESIGN BY: JF	DRAWN BY: JMB/JF
CHECKED BY: MN	SHEET NO: 2 OF 2
COMPUTER: 'E'	JOB NO.: 17-036