

STANDARD TYPE2 TREE CONSERVATION PLAN NOTES:

- 1. This plan is submitted to fulfill the woodland conservation requirements for a grading permit# 55692-2024-INR If "this grading permit# 55692-2024-INR" expires, then this TCP2 also expires and is no longer valid.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
- 3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permitting, Inspections, and Enforcement, 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 the Developing Tier (ESA 3) and is zoned Prior O-S.
- 7. The site is abuts Croom Road, a designated scenic and historic road.
- 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 25-119 (g).

TREE PRESERVATION AND RETENTION NOTES: Tree Preservation and Retention Notes

- a. 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 the canopy 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.
- b. Tree and woodland conservation methods such as root pruning shall be conducted as noted
- 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 devices is a violation of this TCP2.
- 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.

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 property
- 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
- 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 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.

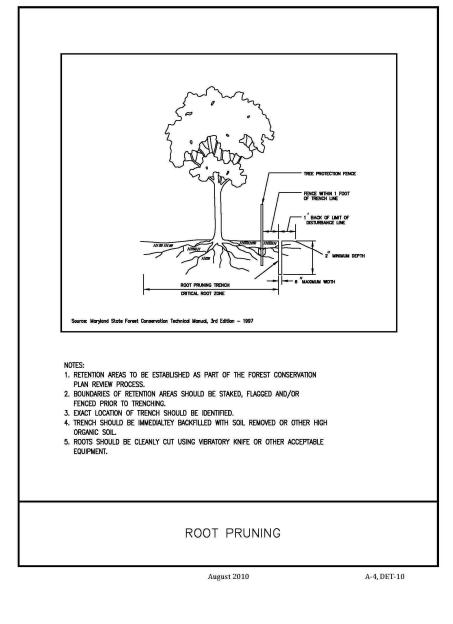
Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

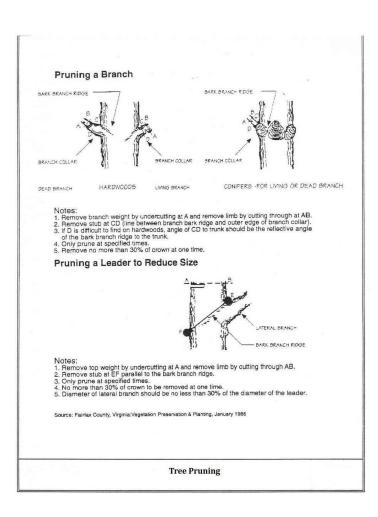
Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

POST DEVELOPMENT NOTES

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

- 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.
- 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.
- 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.





Forest Conservation Act Reporting Information (Change Table)							
	Original Approval	Revision Number (-01)	Revision Number (-02)	Change Since Last Approval			
Net Tract (Acres)	3.23						
Existing Woodland (Acres)	3.18						
Woodland Cleared (Acres)	2.51						
Woodland Retained On-Site (Acres)	0.67						
Woodland Planted On-Site (Acres)	0						
On-Site Woodland Easement/ Preservation and Planting (Acres)	0						
On-Site Wooded Floodplain in Easement (Acres)	0						
Bond Amount	N/A						
Fee-In-Lieu Amount	N/A						
50' Stream Buffers Conserved (Preservation) - Linear Length	0						
50' Stream Buffers Conserved (Preservation) - Acreage	0						
50' Stream Buffers Newly Established (Afforestation) - Linear Length	0						
50' Stream Buffers Newly Established (Afforestation) - Acreage	0						
Off-Site Woodland Conservation Credits Required (Acres)	0						
Off-Site Woodland Conservation Credits Provided (Acres)	0						

WOODLAND CONSERVATION SUMMARY TABLE (TCP 2)												
Lot/Parcel #	Gross Track Area	100-Year Floodplain (FP)	Net Track Area (NTA)	Existing Woodland (NTA)	Existing Woodland (FP)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preservation Area (WPA)	l n Area	Woodland Retained/Not Credited (WR- NC)	Woodland Retained / Assumed Cleared (WR-AC)
LOT 1	0.46	0.00	0.46	0.46	0.00	0.37	0.00	-	0.00	0.00	0.09	0.00
LOT 2	0.52	0.00	0.52	0.51	0.00	0.35	0.00	-	0.00	0.00	0.16	0.00
LOT 3	0.69	0.00	0.69	0.66	0.00	0.39	0.00	-	0.00	0.00	0.26	0.00
LOT 4	0.47	0.00	0.47	0.46	0.00	0.40	0.00	-	0.00	0.00	0.06	0.00
LOT 5	0.46	0.00	0.46	0.47	0.00	0.37	0.00	-	0.00	0.00	0.10	0.00
ROW DEDICATION	0.63	0.00	0.00	0.63	0.00	0.63	0.00	-	0.00	0.00	0.00	0.00
TOTAL ACRES:	3.23	0.00	2.60	3.18	0.00	2.51	0.00	0.00	0.00	0.00	0.67	0.00

QUALIFIED PROFESSIONAL CERTIFICATION THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL. 01-10-2025 MILTON M. PEREZ 4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705 PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET QUALIFIED PROFESSIONAL

Standard Woodland Conservation Worksheet for Prince George's County CB-20-2024 and CB-22-2024 (Effective July 1, 2024)

cn zone)			
R-R			
3.23			
0.00	0.00		
0.63			Total NTA:
2.60	0.00	0.00	2.60
TCP2-XXX-X	XXX	Revision#	0
Addition to V	Villow Creek (Lots 1 thru 5)		
8900-8904 E	Daniels Ln.		
N			
N]		
Υ	1		
N	1		
	•		
N]		
	•		
corresponding	column)		
	R-R 3.23 0.00 0.63 2.60 TCP2-XXX-X Addition to V 8900-8904 E N N Y N	R-R 3.23 0.00 0.63 2.60 TCP2-XXX-XXXX Addition to Willow Creek (Lots 1 thru 5) 8900-8904 Daniels Ln. N N N N N N N N N N N N N N N N N N	R-R

	Column A WCT/AFT %	Column B	Column C	Column D Off-Site	Column E Total
		Net Tract	Floodplain		
4 Existing Woodland outside of T-O-C		3.18	0.00	0.00	3.1
Existing Woodland within the T-O-C (if applicable)	Γ	0.00	0.00	0.00	0.0
Total Existing Woodland	Γ	3.18	0.00	0.00	3.1
Woodland Conservation Threshold (WCT)=	20.00%	0.52	•		
Smaller of 16 and 17		0.52			
Woodland Cleared outside of T-O-C	Γ	2.51	0.00	0.00	2.5
Woodland Cleared within the T-O-C (if applicable)	Γ	0.00	0.00	0.00	0.0
Replacement Required (1:1 Outside T-O-C, 0.25:1 Inside T-O-C) [2.51	0.00	0.00	2.5
2 Afforestation Threshold (AFT) =	15.00%	0.00	'		
Off-site WCA (preservation) being provided on this property		0.00			
4 Off-site WCA (afforestation) being provided on this property		0.00			
Woodland Conservation Requirement		3.03	acres		

SECTION III-Meeting the Requirements (Enter acres for each correspon	iding column)		
On-site Woodland Preservation	0.0	0	
7 Adjusted Stream Buffer Afforestation (calculated below)	0.0	Ō	Bond amount:
On-site Afforestation / Reforestation	0.0	Ō	\$0.00
On-site Natural Regeneration	0.0	<u>o</u>	
Specimen/Historic Tree Credit (Unimpacted CRZ area * 1.0)	0.0	<u> </u>	
1 Off-site WCA (preservation) provided on this property	0.0	0	
Off-site WCA (afforestation) provided on this property	0.0	<u> </u>	
Forest Enhancement Credit (Credit 50% of area provided)	0.00 0.0	o	
4 On-site Landscaping	0.0	o	
Street Tree Credit (Existing or 10-year canopy coverage)	0.0	o	
Off-site Woodland Conservation Credits Required	3.0	3	Fee amount:
7 Area provided in fee-in-lieu (One acre or less, unless in a T-O-C)	0.0	0	\$0.00
Woodland Conservation Provided	3.0	3 acres	

0.67 acres

0.00 acres

0.00 acres

0.00 acres

0.67 acres

1.82 acres

(Up to 60% of Replacement Required per Line 23)		
Regulated Stream Buffer (RSB) Afforestation Requirement]
46 On-site regulated stream buffer (RSB) area (See NRI Site Statistics Table)	0.00	acres
47 On-site unforested RSB area(See NRI Site Statistics Table)	0.00	acres
48 Has the applicant demonstrated why full buffer afforestation cannot be provided? (See required SOJ)	N	(Y/N)
49 Adjustment granted to RSB Afforestation Requirement based on SOJ?	0.00	acres
50 Adjusted Regulated Stream Buffer Afforestation Required	0.00	acres
51 Does on-site WC afforestation/reforestation satisfy the adjusted RSB requirement?	N	(Y/N)

Prepared by: Date Signed

52 Additional on-site afforestation/reforestation required (not credited as on-site WC)

Qualifications

41 100-year floodplain woodland retained

44 On-site woodland retained not credited

45 Off-site WC credits allowed in preservation

42 On-site woodland conservation provided

40 Net tract woodland retained not part of requirements:

43 On-site woodland conservation alternatives provided

Prince George's County Planning Department, M-NCPPC **Environmental Planning Section** TREE CONSERVATION PLAN APPROVAL TCP2-XXX-2024 Approved by DRD# Date Reason for Revision

0.00 acres

SURVE'S DE OPME

DE CAPITOL ENGINEERS

CREE DDITION

REVISIONS

DATE: 01/02/ 2024 CHECKED RC ΜТ SCALE: 1"=30'

PROJECT/FILE NO. 05-009 SHEET NO.

2 OF 2