

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each acre)

1 Zone	O-S		
2 Gross Tract	5.33		
3 Floodplain	0.00		
4 (Floodplain Delineated Land)	0.00		
5 (Net Tract (NTA))	5.33	0.00	0.00

6 TCP Number: TCP2-008-2022

7 Property Description or Subdivision Name: MANSFIELD

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): Y

11 Is this site (1) single family lot? (Y or N): N

12 Are there prior TCP approvals which include a: Y

13 (Combination of this lot? (Y or N): N

14 Is any portion of the property in a VEC Bank? (Y or N): N

15 (Break-even Point (break-even))

16 (Clearing permitted w/o reforestation)

SECTION II - Determining Requirements (Enter acres for each corresponding column)

	Column A WCT/100%	Column B Net Tract	Column C Floodplain (1:1)	Column D Of Site Impacts (1:1)
17 Existing Woodland	5.33	5.33	0.00	
18 Woodland Conservation Threshold (WCT) =	50.00%	2.67		
19 (Smaller of 17 or 18)		2.67		
20 Woodland above WCT		2.67		
21 Woodland cleared		1.98	0.00	0.00
22 Woodland cleared above WCT (smaller of 19 or 21)		1.98		
23 Clearing above WCT (0.25 - 1) replacement requirement		0.49		
24 Woodland cleared below WCT		0.00		
25 Clearing below WCT (2) replacement requirement		0.00		
26 Afforestation Required Threshold (AFT) =	20.00%	0.00		
27 (On-site WCA being provided on this property)		0.00		
28 Woodland Conservation Required		3.16		

SECTION III - Meeting the Requirements (Enter acres for each corresponding column)

	Column A WCT/100%	Column B Net Tract	Column C Floodplain (1:1)	Column D Of Site Impacts (1:1)
29 Woodland Preservation	3.16	3.16		
30 Afforestation / Reforestation	0.00	0.00		
31 Natural Regeneration	0.00	0.00		
32 Landowner Credits	0.00	0.00		
33 Specimen/Habitat Tree Credits (CRZ area * 2.0)	0.00	0.00		
34 Forest Enhancement Credits (Area * 25)	0.00	0.00		
35 Stream Tree Credits (Existing or 15-year canopy coverage)	0.00	0.00		
36 Area approved for fee in lieu	0.00	0.00		
37 On-site Woodland Conservation Credits Required	0.00	0.00		
38 On-site WCA (preservation) being provided on this property	0.00	0.00		
39 On-site WCA (afforestation) being provided on this property	0.00	0.00		
40 Woodland Conservation Provided	0.00	0.00		
41 Area of woodland not cleared	3.16	3.16		
42 Net tract woodland retained not part of requirements:	0.00	0.00		
43 100-foot riparian woodland retained:	0.00	0.00		
44 On-site woodland conservation provided:	0.00	0.00		
45 On-site woodland conservation alternatives provided:	0.00	0.00		
46 On-site woodland retained not credited:	0.00	0.00		
47 Prepared by: Salile P Stewart				



SOIL TABLE					
SYMBOL	MAP UNIT NAME	K-FACTOR	HYDRIC RATING	HYDROLOGICAL SOIL GROUP	DRAINAGE CLASS
DFA	Dodon fine sandy loam, 0 to 2% slopes	0.24	Non-Hydric	"C"	Moderately Well Drained
MnB	Marr-Dodon complex, 2 to 5% slopes	0.20	Non-Hydric	"B"	Well Drained
MnC	Marr-Dodon complex, 5 to 10% slopes	0.20	Non-Hydric	"B"	Well Drained

SPECIMEN, CHAMPION, & HISTORIC TREES						
TAG	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION OF SPECIMEN TREE	REASON FOR DETERMINATION OF CONDITION	PROPOSED DISPOSITION
n/a	n/a	n/a	n/a	n/a	n/a	n/a

NOTE: There are no specimen, champion, or historic trees on-site or within 100' of the property line.

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 Prince George's County Land Records at Liber 21669 folio 30. Revisions to this TCP2 may require a revision to the recorded easement.

TREE CONSERVATION PLAN CERTIFIED BY:

I hereby certify that the information on this plan is true and accurate and meets the minimum standards provided in the Prince George's County Environmental Technical Manual. I hereby certify that I have either personally prepared the plans or reviewed the work of others for accuracy and completeness.

Date: 5/26/2022

Salile P. Stewart

Salile P. Stewart, PLA
MD Registered Landscape Architect #912
Exp. Date: 09/08/2023



PROPERTY OWNERS AWARENESS CERTIFICATE

I/We, Starlesha Washington and Rodney Washington, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Starlesha Washington, Rodney Washington

Owner or Owners Representative

Date: 5/27/2022

I/We, _____, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser: _____

Date: _____

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section

TYPE 2 TREE CONSERVATION PLAN APPROVAL

TCP2-008-2022

Approved by	Date	DRD #	Reason for Revision
Starlesha Washington	5-31-2022	N/A	

UPDATES/REVISIONS:

Date	DRD #	Reason for Revision

TREE CONSERVATION PLAN 2
TCP2 - 008 - 2022
TCP PLAN
13700 BADEN NAYLOR ROAD - LOT 9
MANSFIELD
NOTTINGHAM (4th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

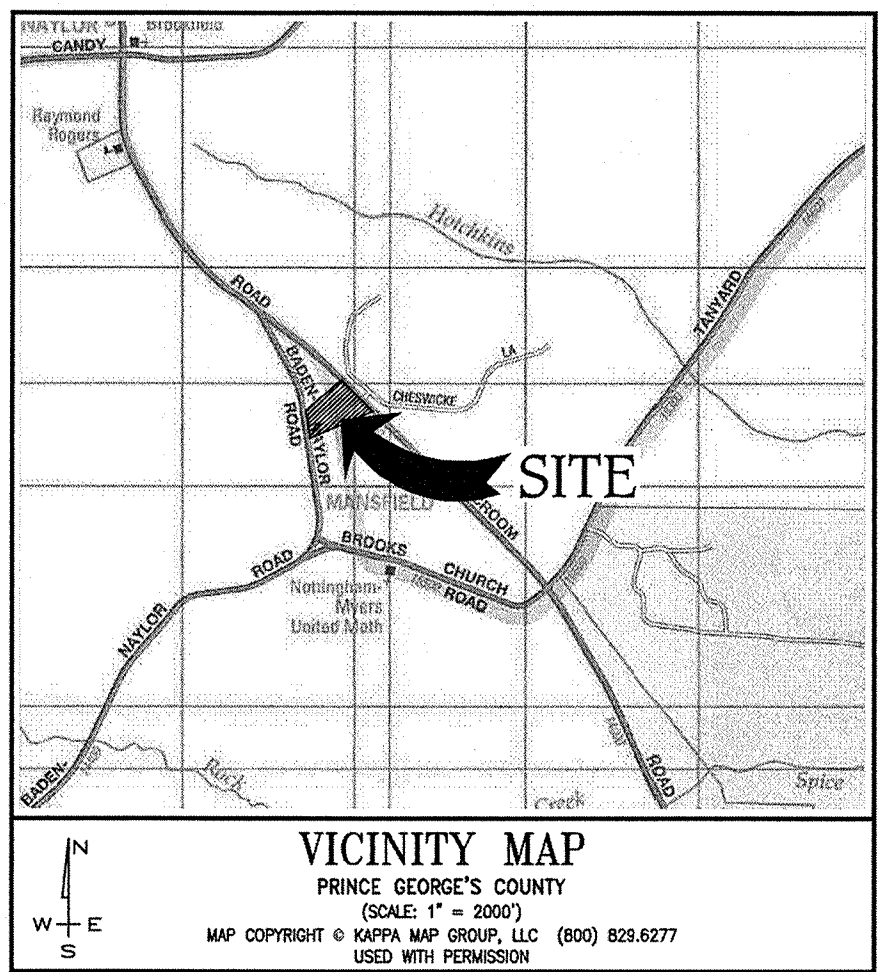
CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9594

CLIENT: CARLOS MORALES
2320 BALDWIN AVENUE
SUITE 200
CROFTON, MD 21114

DATE: JAN. 2022

FILE NO.: 2021-1248-30



SHEET INDEX	
SHEET No.	DESCRIPTION
1	TCP2 - PLAN VIEW
2	NOTES & DETAILS

LEGEND	
	EXISTING TREE LINE
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING ACCESS EASEMENT
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	PROPOSED SEPTIC FIELD EASEMENT
	PROPOSED SPOT ELEVATIONS
	PROPOSED CONTOURS
	SOILS BOUNDARY
	FOREST INTERIOR DWELLING
	SPECIES BUFFER LINE
	EXISTING BUILDING RESTRICTION LINE
	WELL BUILDING RESTRICTION LINE
	SEPTIC BUILDING RESTRICTION LINE
	PROPOSED LIMITS OF DEVELOPMENT
	PROPOSED DEEP WELL
	PROPOSED WATER LINE
	PROPOSED SEPTIC LINE
	PROPOSED SEPTIC TRENCH
	PROPOSED SWM BIO FACILITY
	PROPOSED SWM BIO SWALE

WOODLAND CONSERVATION LEGEND	
	PROPOSED PERMANENT WOODLAND PRESERVATION AREA SIGNAGE
	PROPOSED LIMITS OF DEVELOPMENT/TEMPORARY TREE PROTECTION FENCE
	PROPOSED ROOT PRUNING TRENCH
	WOODLAND PRESERVATION AREA (WPA)

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 \$9.00 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 Rural Tier and is zoned O-S (Residential-Open Space).
- The property is adjacent to Croom Road and Baylor-Naden Road which are designated scenic roadways.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is not grandfathered under CB-27-2010, Section 25-117 (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 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.
- 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 (TFPs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the location by the County Inspector, installation of the TFPs may begin.
- 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.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TFP installation. These signs must remain in perpetuity.

FOREST SAVE CALCULATIONS			
SW	AREA (A.C.)	AREA (A.C.)	SHEET #
WPA-1	120.517	2.77	1
WPA-2	16.839	0.39	1
TOTAL	137.356	3.16	4

TREE PRESERVATION SPECIFICATIONS

TREE PROTECTION ZONE

The Contractor shall provide and install tree protection fencing to protect all existing trees that are to be preserved. The tree protection fencing shall be placed as indicated on Sheet 1 of this Tree Conservation Plan so that the Critical Root Zone (CRZ) within the Tree Protection Zone (TPZ) of the trees to remain shall be guarded to ensure future tree health and stability. The final TPZ shall be set as part of the review process and preconstruction meeting. The Contractor shall install all tree protection fencing before site clearing or construction activities begin.

The Contractor shall not disturb the soil within the TPZ and shall maintain the natural grade within the TPZ. Surface drainage shall not be altered so as to direct water into or out of the TPZ. Construction trailers, traffic, and storage areas shall remain outside fenced areas at all times. No materials, equipment, spoil, or waste/washout water shall be deposited, stored, or parked within the fenced tree protection zone. Spoil from grading shall not be placed within the tree protection zone.

If excavation must occur within the TPZ to meet the project scope, a Maryland Licensed Tree Expert or an International Society of Arboriculture Certified Arborist (ISA-CA) hired by the Contractor shall determine where tunneling, hand work, and root pruning are required. The Contractor shall complete all required root pruning before grading begins (see Root Pruning Specifications on this sheet). Utilities that must pass through the TPZ to meet project scope shall tunnel under the roots if possible. If tunneling is not possible, the Contractor shall, within the TPZ, dig the trench by hand, bridging roots greater than one inch in diameter. Soil removed from the trenches within the TPZ shall be placed on the side of the trench away from the tree(s) and replaced as soon as possible. Utility junction boxes, splice boxes, and manholes shall not be placed within the TPZ. If the Contractor must replace existing pavement within the TPZ to meet the project scope, then the Contractor shall replace the pavement in a manner that will limit root damage to the trees that are to remain. Pavement shall only be cut to its depth.

ADDITIONAL TREE PRESERVATION NOTES

The Contractor shall accomplish the following work before any demolition or site clearing activity occurs within 100 feet of the trees to be preserved:

- The limits of all tree protection zones shall be staked in the field at the preconstruction meeting and flagged prior to trenching.
- Structures and underground features to be removed within the tree protection zone shall use the smallest equipment possible, and operate from outside the tree protection zone.
- Additional tree pruning required for clearance during construction shall be performed by an ISA certified arborist/Maryland Licensed Tree Expert and not by construction personnel. All trees shall be pruned in accordance with the provided Tree Pruning Specifications (see below).
- Any root damage during demolition, grading, or construction shall be exposed to sound tissue and cut cleanly with a saw.
- The Contractor shall maintain fire-safe areas around fenced areas. The Contractor shall insure that no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.

TREE PROTECTION FENCE SPECIFICATIONS

The Contractor shall use a minimum four-foot tall welded wire fencing securely anchored into the ground with eight (8) foot minimum metal "T" fence posts driven a minimum of three (3) feet into the ground. The Contractor shall space the fence posts a maximum of ten (10) feet on-center. Fencing shall be secured to the fence posts and flagged. All sections of tree protection fencing should be clearly marked with signs stating that the area within is a Tree Protection Zone and that grading, excavation, equipment parking, storage of materials, and all other activities that would disturb or compact the soil is strictly prohibited in this area. The signage should be in English and Spanish and clearly state any consequences that are associated with violations. Fencing shall meet or exceed local ordinances.

ROOT PRUNING SPECIFICATIONS

Before demolition, trees that require root pruning (as indicated on Sheet 1) shall be pruned by an ISA certified arborist one (1) foot outside the tree protection zone by cutting all roots cleanly to a depth of 18 inches. The trench shall be a maximum of six (6) inches wide. Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, or other approved root-pruning equipment. Soil removed from the trenches shall be placed on the side of the trench away from the tree(s) and replaced as soon as possible. The Contractor shall cover the back-filled trenches with 3" of mulch.

The trench shall be erected in line with the tree protection fence. The exact location of the trench shall be determined in the field in coordination with the Forest Conservation (FC) Inspector.

TREE REMOVAL, GRUBBING, AND STUMP REMOVAL SPECIFICATIONS

TREE REMOVAL SPECIFICATIONS

- An ISA certified arborist/Maryland Licensed Tree Expert shall remove tree(s) that have branches extending into the canopy of tree(s) to remain and not by demolition or construction contractors. The ISA certified arborist/Tree Expert shall remove the tree in a manner that causes no damage to the tree(s) to remain.
- The ISA certified arborist/Maryland Licensed Tree Expert shall fell trees to be removed so as to fall away from tree protection zones and to avoid pulling and breaking of roots of trees to remain. If roots are entwined, an ISA certified arborist/Tree Expert shall sever the major woody root mass before extracting the trees. The arborist shall accomplish this extraction by cutting through the roots by hand with a vibrating knife, rock saw, or other approved root-pruning equipment.

GRUBBING AND STUMP REMOVAL SPECIFICATIONS

- The Contractor shall grind stumps 18 to 30 inches below the ground surface.
- The Contractor shall remove and dispose of all logs, shrubs, brush, matted roots, roots larger than two inches in diameter, and other debris within the clearing limits to a depth of at least 18 inches below the ground surface.
- The Contractor shall remove any roots located adjacent to the Tree Protection Fence (TPF) by hand.

FILLING DEPRESSIONS RESULTING FROM TREE REMOVAL SPECIFICATIONS

- The Contractor shall fill any depressions in the soil resulting from stump removal and grubbing with satisfactory topsoil.
- The Contractor shall mound the topsoil two inches above the adjacent surface to allow for settling.
- Top soil shall satisfy the specifications of top soil detailed on this sheet.

DISPOSAL OF CLEARING AND GRUBBING RESIDUE SPECIFICATIONS

- All grubbing and clearing residue generated by this project shall be hauled off site by the Contractor.
- On-site burning shall not be permitted.

TOPSOIL SPECIFICATIONS

- The Contractor may use topsoil salvaged from the existing conditions provided it meets the standards as specified. The Contractor shall salvage topsoil to a typical depth that is found in the soil survey published by USDA-SCS in cooperation with the Maryland Agricultural Experimental Station.
- Soil is considered topsoil if it originates from an "A" horizon of a natural soil or is a mineral soil with 3% or greater organic matter content and a NRCS textural class similar to pre-development "A" horizon soils from the site.
- The Contractor shall not use blended soils.
- In addition, the Contractor shall use topsoil that:
 - is friable and well drained
 - has a pH between 5.2 and 7.5
 - has an organic matter content not less than 3%
 - has low salinity as indicated by an electrical conductivity (EC) of less than 4.0 mmhos/cm
 - is free of debris, stones, gravel, trash, large sticks, heavy metals, and other deleterious contaminants (if screening is used to remove debris, the Contractor shall use a screen size that is $\frac{3}{4}$ inch or larger)
 - has a nutrient profile such that it is able to support plant growth
 - is free of all plants, plant parts, and noxious weed seeds including, but not limited to, Bermuda Grass, Quack Grass, Johnsongrass, Nutsedge, Poison Ivy, and/or thistle
 - is not delivered in a frozen or muddy condition
- The Contractor shall use soil that is free of contaminants which includes, but is not limited to, oil products, concentrated soluble salts, ferrous iron, soluble aluminum, and soluble manganese.

TREE STRESS REDUCTION TECHNIQUES SPECIFICATIONS

TREE CROWN REDUCTION AND/OR PRUNING SPECIFICATIONS

If the County Inspector requires crown reduction and/or pruning, the Contractor shall comply with the following specifications:

- A Maryland Licensed Tree Expert shall provide crown reduction and pruning. The arborist or tree worker shall provide proof of workers compensation and general liability insurance.
- The Tree Expert shall prune in accordance with the *Tree Pruning Guidelines* (International Society of Arboriculture) and/or the ANSI A300 Pruning Standards (American National Standard for Tree Care Operations) and adhere to the most recent edition of ANSI Z133.1.
- The Tree Expert shall prune all protected trees to:
 - clear the crown of diseased, crossing, weak, and dead wood to a minimum size of 1 $\frac{1}{2}$ inches diameter;
 - provide eight (8) feet of clearance over walkways and courtyards;
 - remove stubs, cutting outside the woundwood tissue that has formed around the branch;
 - reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than two to three inches (2-3") near the ends of the scaffolds; and
 - preserve the natural character of the tree.
- The Tree Expert shall not perform pruning during periods of flight of adult boring insects because fresh wounds attract pests. Prune only when the danger of infestation is past.
- The Tree Expert shall avoid pruning cuts larger than four inches (4") except for dead wood.
- Whenever possible, the Tree Expert shall avoid pruning cuts that exposes heartwood.
- The Tree Expert shall remove no more than twenty percent (20%) of the live foliage within the tree(s).
- The Tree Expert shall not remove the central leader/
- The Tree Expert shall not strip out interior branches.
- The Tree Expert shall tie back branches where temporary clearance is required for demolition, grading, and construction access to hold them out of the clearance zone.
- While in the tree, the arborist shall perform an aerial inspection to identify defects that require treatment. Any additional work needed shall be reported to the owner.

WATERING SPECIFICATIONS

If the County Inspector requires watering of the tree(s) to remain, the Contractor shall comply with the following specifications:

- The Contractor shall water the trees to remain during times of low rainfall (less than 1" of rain per 14 day period) twice per six day period at four hours per event.
- The Contractor shall water the entire critical root zone of the tree(s) with the prescription.

FERTILIZATION SPECIFICATIONS

If the County Inspector requires fertilization of the tree(s) to remain, the Contractor shall comply with the following specifications:

- The Contractor shall use a slow release fertilizer at a rate of no less than 1 lb. of N/1000² and no more than 15 lb. of N/1000².
- The Owner shall provide proof to the County Inspector of the rates of nitrogen installed if fertilization is not done by a Maryland Licensed Tree Expert.

SOIL COMPACTION MITIGATION SPECIFICATIONS

If the County Inspector requires soil compaction mitigation, the Contractor shall comply with the following specifications:

- If **vertical mulching** is used the Contractor shall drill holes 2 - 2 $\frac{1}{2}$ inches in diameter and 12 to 18 inches deep into the compacted soil. The holes shall encompass the critical root zones of the affected tree(s) and spaced two (2) feet apart in a grid pattern. The Contractor shall fill the holes with a porous material mixture such as leaf mulch, perlite, pea gravel, or vermiculite.
- If **radial mulching/trenching** is used the Contractor shall make radial trenches in a spoke pattern around the tree. The trenches shall have soil replacement done by using a mixture of topsoil, organic mixes, leaf mulch, or vermiculite. The trenches shall start at least four feet from the base of the tree, extend out at least 10 feet but no closer than five (5) feet from each other.
- If an **air spade** is used the Contractor shall remove the compacted soil and immediately replace the soil removed with a highly organic soil mix.

PEST AND PATHOGEN CONTROL SPECIFICATIONS

- The Contractor shall treat any affected trees that experience an insect or disease infestation during the construction phase of this project to control and/or eliminate the infestation at the property owner's expense.
- A Licensed Tree Expert and a Certified Pesticide Applicator with the State of Maryland shall carry out the treatment.

REMOVAL OF HAZARDOUS TREES OR LIMBS

- 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.
- 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. With a chainsaw cut the tree near the existing ground level only after approval by the inspector. Do not remove the stump or cover it 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 a 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. Fully document the condition of the area through photographs prior to taking corrective action. The Developer and/or Builder shall submit the photos 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 Certified Arborist or Licensed Tree Expert shall prune in accordance with the latest addition of the appropriate ANSI A-300 Pruning Standards. Fully document the condition of the area through photographs prior to take corrective action. The Developer or Builder shall submit the photos to the Inspector for documentation of the damage.

The Developer and/or Builder may remove debris from the tree removal or pruning that occurs within thirty-five feet (35') of the woodland edge and properly disposed of it by recycling, chipping, or other acceptable methods. The Developer or Builder shall cut up all debris that is more than thirty-five feet (35') from the woodland edge and allow it to contact the ground, thus encouraging decomposition. The Developer or Builder shall place the smaller materials into brush piles that will serve as wildlife habitat.

A permit from the Maryland Department of Natural Resources is required for tree work completed within a road right-of-way unless the tree removal is shown within the approved limits of disturbance on a TCP2. A required Licensed Tree Expert shall conduct the work.

POST DEVELOPMENT NOTES

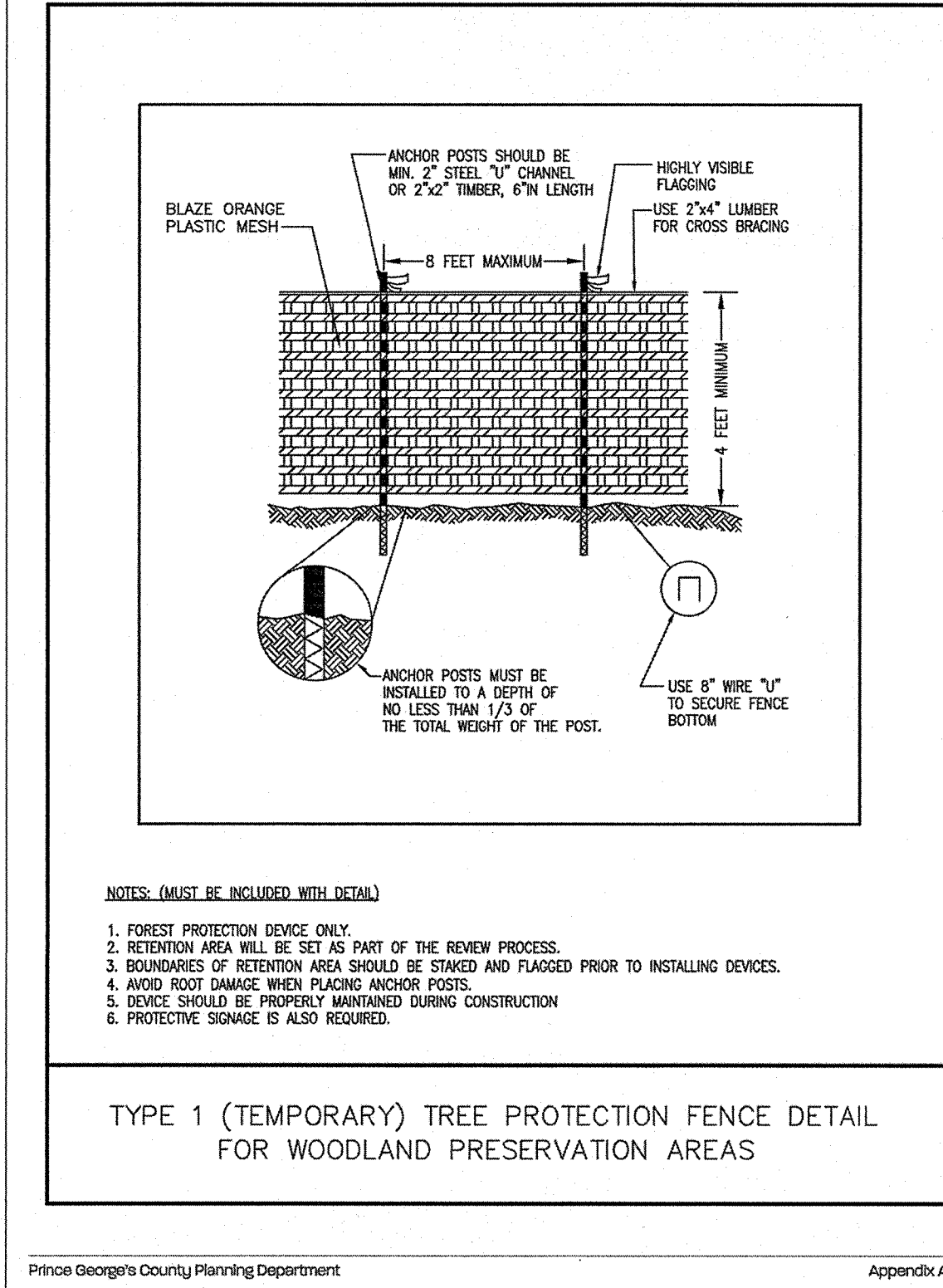
- If the Developer or Builder no longer has an interest in the property and the New Owner desires to remove a hazardous tree or portion thereof, the New Owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After 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 Arborist or Tree Expert shall cut the stump as close to the ground as possible and leave it 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. Fully document the condition of the area through photographs prior to taking corrective action. The New Owner shall submit the photos to the Inspector for documentation of the damage.

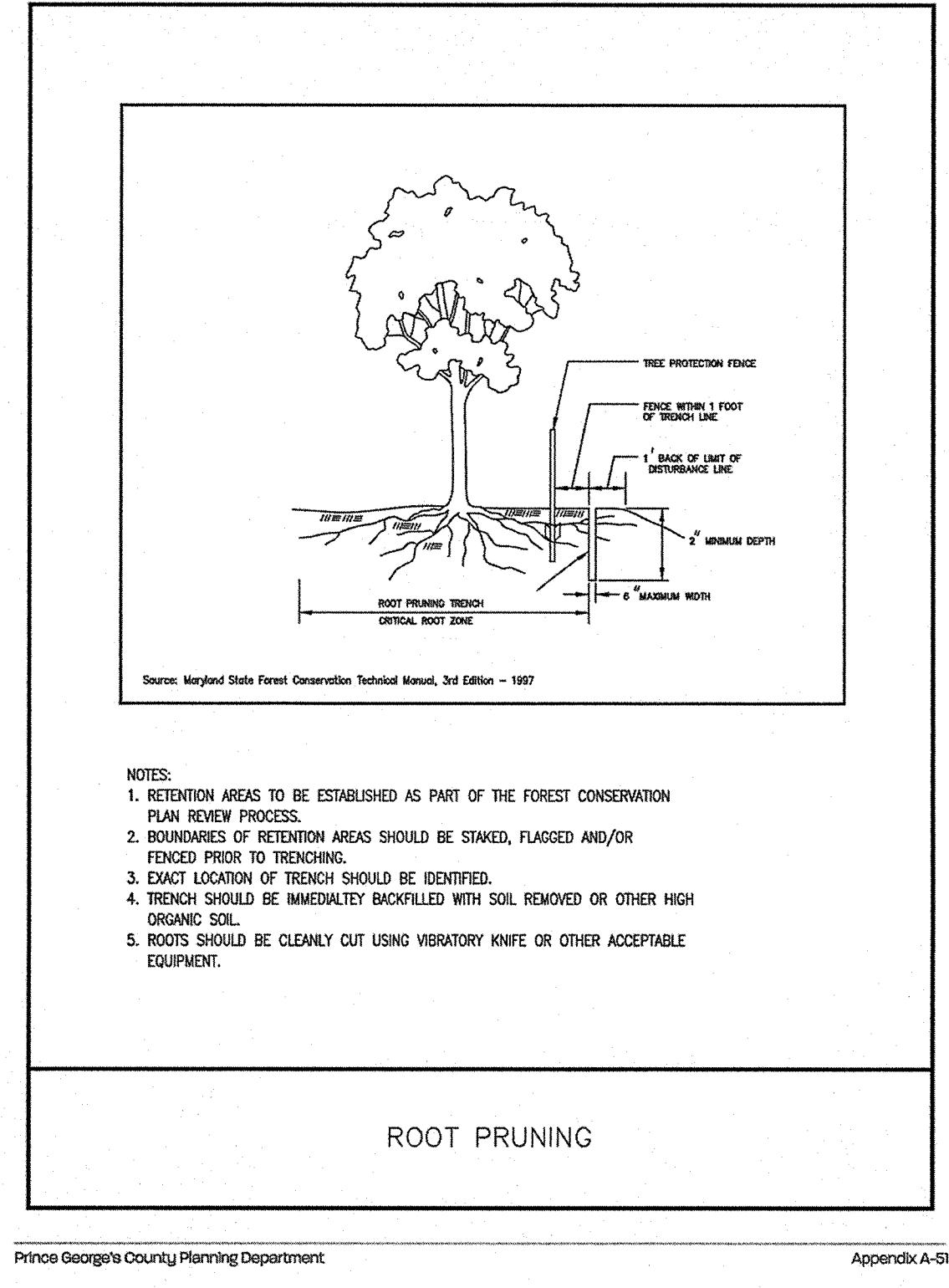
A permit from the Maryland Department of Natural Resources is required for tree work completed within a road right-of-way unless the tree removal is shown within the approved limits of disturbance on a TCP2. A required Licensed Tree Expert shall conduct the work.

- The New Owner shall only remove noxious, invasive, and non-native plant species from any woodland preservation area with the use of hand-held equipment (pruners or a chain saw). The New Owner may cut these plants near the ground and may remove the plant material less than two-inches (2") diameter from the area and dispose of it appropriately. Cut all noxious, invasive, and non-native plant material greater than two inches (2") diameter and allow it to contact 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 New Owner shall use any herbicide in accordance with the label instructions.
- The use of chainsaws is extremely dangerous. Do not use poorly maintained equipment, without safety equipment, or if not trained in the use of this equipment for the pruning and/or cutting of trees.

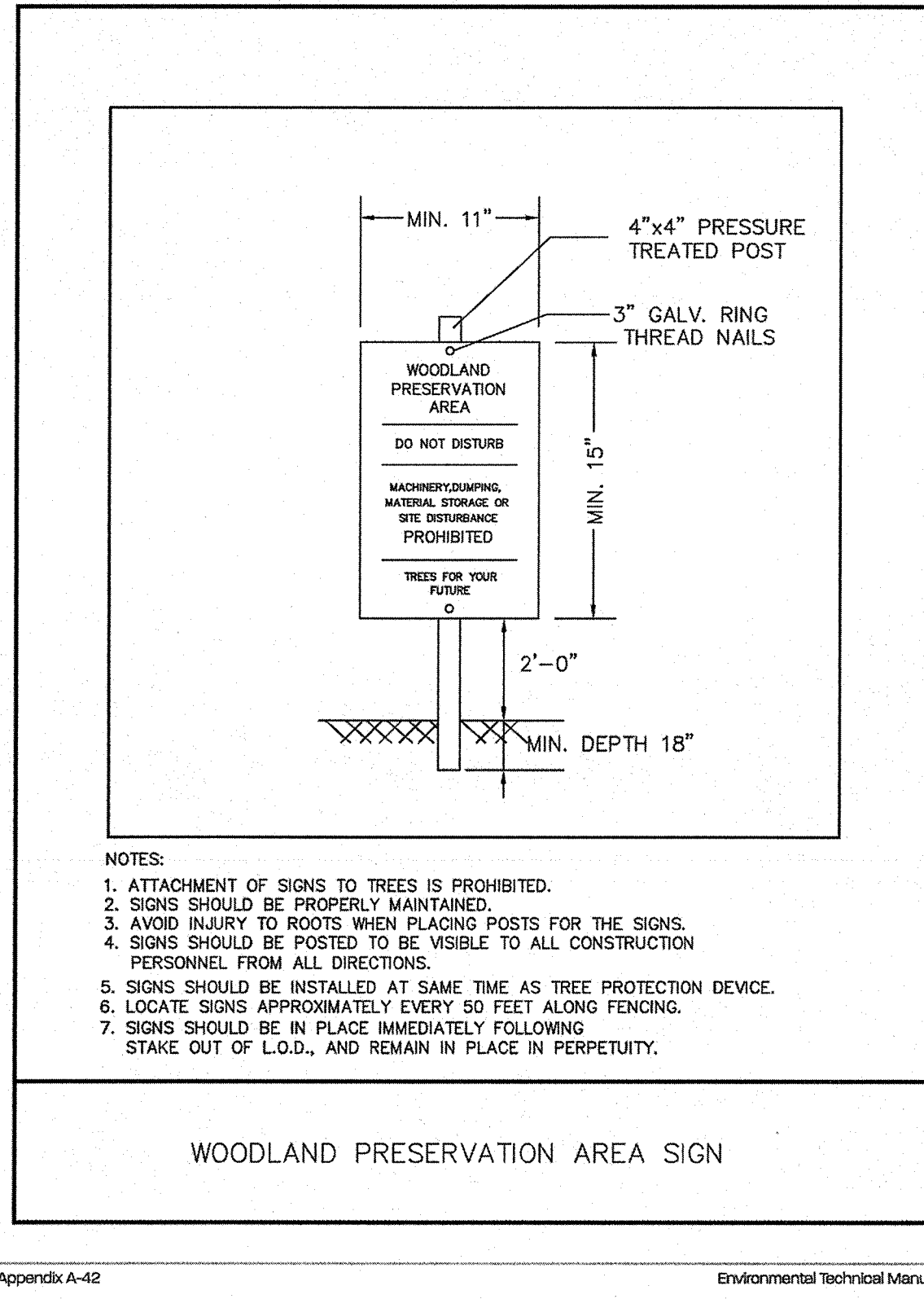
TCP-20.Type 1 (Temporary) Tree Protection Fence Detail for Woodland Preservation Areas



TCP-26.Root Pruning Detail



TCP-17.Woodland Preservation Area Sign



TREE CONSERVATION PLAN CERTIFIED BY:
I hereby certify that the information on this plan is true and accurate and meets the minimum submittal standards provided in the Prince George's County Environmental Technical Manual. I hereby certify that I have either personally prepared the plans or reviewed the work of others for accuracy and completeness.

DATE: 5/26/22
SIGNED: [Signature]
NAME: SALLIE P. STEWART, RLA
MD Registered Landscape Architect #512
Exp. Date: 06/05/2023

Seal not valid without signature

PROPERTY OWNERS AWARENESS CERTIFICATE

I/We _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative _____ Date _____

I/We _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser _____ Date _____

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL

TCP2-008-2022

NO	Approved by	Date	DRD #	Reason for Revision
00	[Signature]	5-31-2022	N/A	
01				
02				
03				
04				

UPDATES/REVISIONS:
03/17/22 ADDRESS REVIEW COMMENTS: RPI

NO	DATE	DESCRIPTION

TREE CONSERVATION PLAN 2
TCP2 - 008 - 2022
TCP PLAN
13700 BADEN NAYLOR ROAD - LOT 9
MANSFIELD
NOTTINGHAM (4th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
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www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT:	WSSC GRID:	TAX MAP:
CARUSO HOMES 2205 BALDWIN AVENUE SUITE 220 CROFTON, MD 21114	27SD24/24SD23	148-B2
DESIGN: CRS	SHEET: 2	OF: 2
DRAFT: CRS	DATE: JAN. 2022	FILE NO: 2021-1248-20
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SCALE: 1" = 30'-0"		