

GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for grading and building permits. If the grading and building permits expire, then this TCP2 also expires and is no longer valid.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 express 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 Permitting and Enforcement (DPIE), 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.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements
- 6. The property is within the Environmental Strategy Area 3 of the Plan Prince George's 2035 (formally the Rural Tier) and is zoned AG.
- 7. The property is adjacent to Candy Hill Road which is a designated scenic and historic roadway.
- 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

- 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 (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.
- 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 TPF installation. These signs must remain in perpetuity.

Removal of Hazardous Trees or Limbs by Developers or Builders

- 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. 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.
- 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.
- 10. 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 A300 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

[If development is proposed to be completed in phases:]

12. Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.

[If existing trees are proposed for use as protection for preservation areas:]

Tree protection fencing (TPFs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land /or a 50-foot forested buffer is being maintained between the limit of disturbance (LOD) and the woodland preservation areas. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluate the change to determine if a revision to the tree conservation plan is necessary or if installation of TPFs will be required.

[If debris piles are noted on the FSD and located in preservation areas:]

14. Debris piles shown in woodland preservation areas shall be removed by hand without the use of mechanical equipment within the preservation area. Chains may be used to pull debris out of the preservation areas. Caution must be used not to damage remaining

NOTES ON RETAINED TREES AND WOODLAND

If the original developer or builder no longer has an interest in the property and the current owner desires to remove a hazardous tree or portion thereof, the 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 owner 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

- 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.

NOTES ON PROTECTION OF REFORESTATAION AND AFFORESTATION AREAS BY OWNERS

- 5. Reforestation fencing and signage shall remain in place in accordance with the approved Type 2 Tree Conservation Plan.
- Reforestation areas shall not be mowed; however, the management of competing vegetation and removal of noxious, invasive, and non-native vegetation around individual trees is acceptable.

FOR LOCATION OF UTILITIES CALL 1-800-257-7777 48 HOURS IN ADVANCE

OF ANY WORK IN THIS VICINITY.

WARNING: UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND WERE TAKEN FROM AVAILABLE SURFACE DBSERVATION, CONSTRUCTION DRAWINGS AND RECORDS. OR MORE PRECISE LOCATION OF UNDERGROUND UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS IN ADVANCE OF ANY WORK OR PRECISE DESIGN NEED IN THIS VICINITY. ADDITIONAL UTILITIES THAN THOSE SHOWN HEREON MAY EXIST

Standard Woodland Conservation Worksheet for Prince George's County SECTION I-Establishing Site Information- (Enter acres for each zone) Gross Tract: Floodplain: Previously Dedicated Land: Net Tract (NTA): Candy Hill Road - Parcel 47 Property Description or Subdivision Name: Is this site subject to the 1989 or 1991 Ordinance 9 Is this site subject to the 1991 Ordinance Subject to 2010 Ordinance and in PFA (Priority Funding Area) 11 Is this one (1) single family lot? (Y or N) 12 Are there prior TCP approvals which include a combination of this lot/s? (Y or N) 4 Is any portion of the property in a WC Bank? (Y or N) Break-even Point (preservation) = Clearing permitted w/o reforestion= SECTION II-Determining Requirements (Enter acres for each corresponding column WCT/AFT % Off-Site Net Tract Floodplain Impacts (1:1) Existing Woodland Voodland Conservation Threshold (WCT) = Smaller of 17 or 18 20 Woodland above WCT 21 Woodland cleared 22 Woodland cleared above WCT (smaller of 16 or 17) 23 Clearing above WCT (0.25 : 1) replacement requirement Woodland cleared below WCT 25 Clearing below WCT (2:1 replacement requirement) Afforestation Required Threshold (AFT) = 7 Off-site WCA being provided on this property Woodland Conservation Required SECTION III-Meeting the Requirements (Enter acres for each corresponging column) 9 Woodland Preservation 30 Afforestation / Reforestation Bond amount: \$ 31 Natural Regeneration 32 Landscape Credits Specimen/Historic Tree Credit (CRZ area * 2.0) Forest Enhancement Credit (Area * .25) 35 Street Tree Credit (Existing or 10-year canopy coverage) 36 Area approved for fee-in-lieu \$0.00 ee amount: 37 Off-site Woodland Conservation Credits Required 8 Off-site WCA (preservation) being provided on this property Off-site WCA (afforestation) being provided on this property Woodland Conservation Provided 41 Area of woodland not cleared 2.97 acres 42 Net tract woodland retained not part of requirements: 0.96 acres 43 100-floodplain woodland retained

TCP-21.Temporary Fence Protection Detail for Woodland Preservation ANCHOR POSTS SHOULD BE MIN, 2" STEEL "U" CHANNEL OR 2"×2" TIMBER, 6"IN LENGTH 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 6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

Forest Conservation Act Reporting Information (Change Table) Original Approval | Revision Number (-01) | Revision Number (-02) | Change Since Last Approval 3.63 3.63 On-Site Woodland Easement/ Preservation and Planting (Acres) 50' Stream Buffers Conserved (Preservation) - Linear Length 124 0.45 50' Stream Buffers Newly Established (Afforestation) - Linear Length 50' Stream Buffers Newly Established (Afforestation) - Acreage

Abney Property, Specimen and Significant Trees Table

0.00 acres

2.01 acres

0.96 acres

John Dan Brus

44 On-site woodland conservation provided

On-site woodland retained not credited

47 Prepared by: John Biesel

45 On-site woodland conservation alternatives provided

Gross Tract (Acres)

Bond Amount

Fee-In-Lieu Amount

Existing Woodland (Acres)

| Woodland Cleared (Acres)

Voodland Retained On-Site (Acres)

On-Site Wooded Floodplain in Easement (Acres)

50' Stream Buffers Conserved (Preservation) - Acreage

Off-Site Woodland Conservation Credits Required (Acres)

Off-Site Woodland Conservation Credits Provided (Acres)

Woodland Planted On-Site (Acres)

Label	Size	Species	Common	Condition	Stand	Note	Save Yes/No
T90	32	Liriodendron tulipifera	Tulip Poplar	Good	Α		Yes
T91	33	Liriodendron tulipifera	Tulip Poplar	Good	Α		Yes
T92	31	Liriodendron tulipifera	Tulip Poplar	Good	Α		Yes
T93	33	Liriodendron tulipifera	Tulip Poplar	Good	Α		Yes
T94	35	Liriodendron tulipifera	Tulip Poplar	Good	Α	doubler @ 8'	Yes
T95	32	Liriodendron tulipifera	Tulip Poplar	Good	Α		Yes
T96	31	Liriodendron tulipifera	Tulip Poplar	Good	Α		Yes
T97	34	Liriodendron tulipifera	Tulip Poplar	Good	Α	some hollow trunk	Yes
T98	31	Liriodendron tulipifera	Tulip Poplar	Good	Α		Yes
T99	43	Liriodendron tulipifera	Tulip Poplar	-	Α	Off-Site	Yes
T100	31	Acer rubrum	Red Maple	Good	Α	doubler @ 5'	Yes
T101	38	Acer rubrum	Red Maple	Fair	Α	doubler @ 3.5' other stem almost dead	Yes
T102	39	Liriodendron tulipifera	Tulip Poplar	Good	Α		Yes
T103	32	Liriodendron tulipifera	Tulip Poplar	Good	Α	doubler, 1 stem near dean	No

QUALIFIED PROFESSIONAL CERTIFICATION This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual **DNR Qualified Professional** EnviroProjects, LLC Site Design 9500 Medical Center Drive, Suite 480 Largo, Maryland 20774 (301) 952-8200 info@enviroproj.com

County@engsite.tech

-HIGHLY VISIBLE

FLAGGING

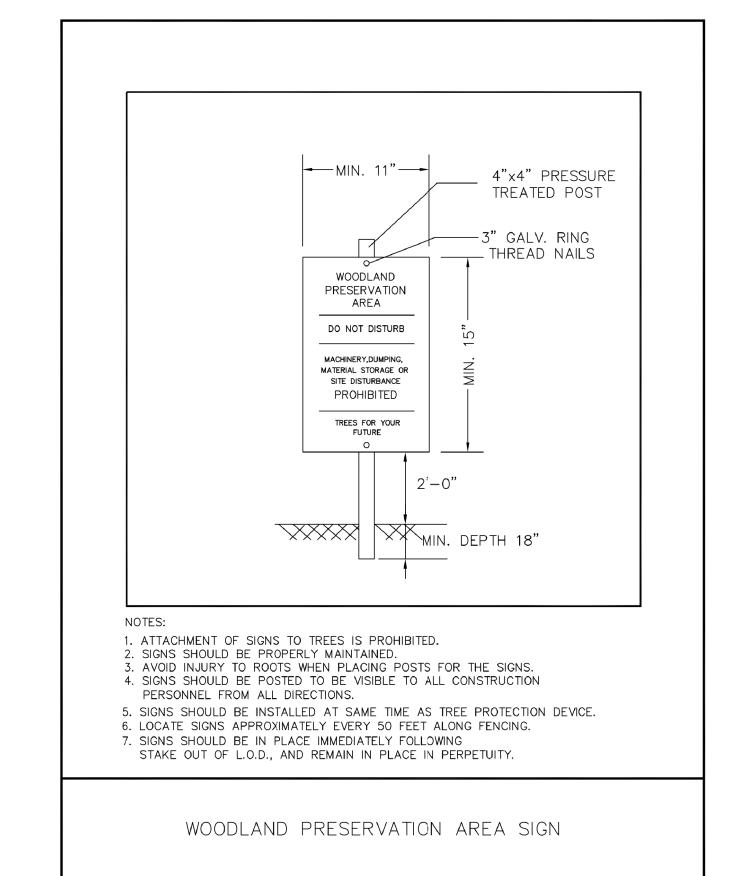
8'-0" MAX, POST SPACING

TEMPORARY FENCE PROTECTION DETAIL

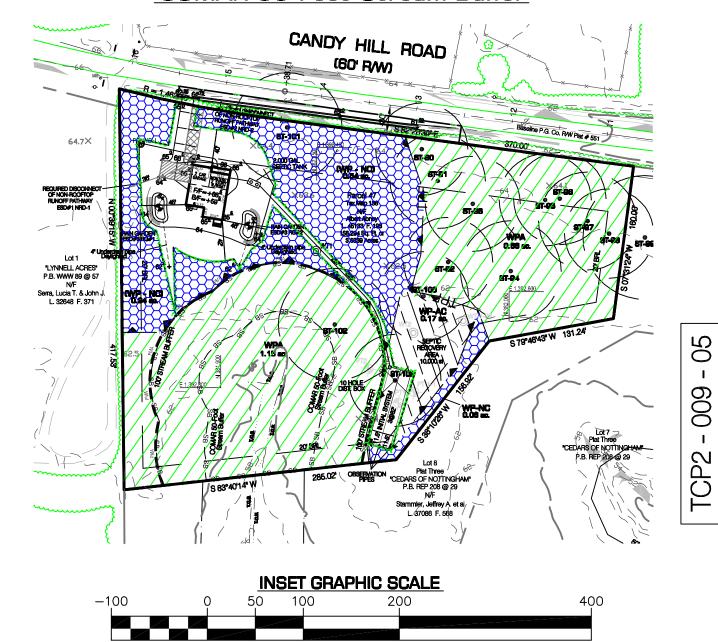
FOR WOODLAND PRESERVATION AREAS

* IN CERTAIN CIRCUMSTANCES FENCING MAY BE PERMITTED TO BE LOCATED AT THE DRIPLINE.

TCP-17. Woodland Preservation Area Sign



COMAR 50-Foot Stream Buffer



1 inch = 100 ft

TYPE 2 TREE CONSERVATION (TCP2) PLAN

Prince George's County Planning Section, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 009 - 05 DRD# Reason for Revision N/A Kim Finch 6/22/2005 N/A 2/8/2024 Previous TCP2 not implemented Christian Meorli

APPROVAL BLOCK

02 03

SHEET 2 of 2