

A  
B  
C  
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F

Standard Woodland Conservation Worksheet for Prince George's County					
<b>SECTION I-Establishing Site Information:</b> (Enter acres for each zone)					
Zone:	R=				
Gross Tract:	18.82				
Floodplain:	0.00				
Previously Dedicated Land:	0.00				
Net Tract (WTA):	18.82	0.00			0.00
TCP Number		TCP2-010-2022		Revision #	0
Property Description or Subdivision Name:		Property Use: Community Solar; Subdivision Name: Surralts			
Is this site subject to the 1989 or 1991 Ordinance					
Is this site subject to the 1991 Ordinance					
Subject to 2010 Ordinance and in PFA (Priority Funding Area)					
Is this one (1) single family lot? (Y or N)					
Are there prior TCP approvals which include a combination of this lot's? (Y or N)					
Is any portion of the property in a WC Bank? (Y or N)					
Break-even Point (preservation) =					
5.39 acres					
Clearing permitted w/o reforestation=					
5.39 acres					
<b>SECTION II-Determining Requirements</b> (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)	
Existing Woodland		10.93	0.00		
Woodland Conservation Threshold (WCT) =	25.00%	3.96			
Smaller of 17 or 18		3.96			
Woodland above WCT		6.98			
Woodland cleared		6.29	0.00	0.00	
Woodland cleared above WCT (smaller of 16 or 17)		6.29			
Clearing above WCT (0.25 :1 replacement requirement		1.57			
Woodland cleared below WCT		0.00			
Clearing below WCT (2 :1 replacement requirement)		0.00			
Afforestation Required	20.00%	Threshold (AFT) =	0.00		
Off-site WCA being provided on this property		0.00			
Woodland Conservation Required		6.53	acres		
<b>SECTION III-Meeting the Requirements</b> (Enter acres for each corresponding column)					
Woodland Preservation		4.48			
Afforestation / Reforestation		0.00	Bond amount:	\$	
Natural Regeneration		0.00			
Landscape Credits		0.00			
Specimen/Historic Tree Credit (CR2 area * 2.0)	0.05	0.10			
Forest Placement Credit (Area * .25)	0.00	0.00			
Street Tree Credit (Existing or 10-year canopy coverage)		0.00			
Area approved for fee-in-lieu		0.00	Fee amount:	\$	0.00
Off-site Woodland Conservation Credits Required		0.98			
Off-site WCA (preservation) being provided on this property		0.00			
Off-site WCA (afforestation) being provided on this property		0.00			
Woodland Conservation Provided		5.53	acres		
Area of woodland not cleared		4.64	acres		
Net tract woodland retained not part of requirements:		0.19	acres		
100-Roodland woodland retained		0.00	acres		
On-site woodland conservation provided		4.45	acres		
On-site woodland conservation alternatives provided		0.10			
On-site woodland retained not credited		0.19	acres		


NOTE

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INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.



## LEGEND



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Denver, Colorado 80237

**CONTACT:**  
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FORT WASHINGTON, MD 20744  
PRINCE GEORGE'S COUNTY  
9TH ELECTION DISTRICT  
TAX MAP 11E-A3  
WSSC GRID 212SE03

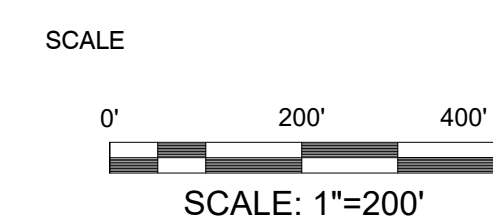
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LANDSCAPE ARCHITECT UNDER THE LAWS OF THE  
STATE OF MARYLAND.

LICENSE NO. 3108  
EXPIRATION DATE: 10.03.23



Meredith Bay

[illegible]

## REVISIONS

DRAWN BY	SU/SRP
APPROVED BY	MB
CHECKED BY	KP
DATE	MARCH 1, 2022

TITLE **TYPE 2 TREE  
CONSERVATION PLAN**

TREE CONSERVATION PLAN  
 COVER

DEWBERRY JOB NO. 50138397

TCP-01

SHEET NO. 1 OF 5



F

E

D

C

B

A

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

- 1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR TPE MD PR270, LLC SOLAR FARM, MR-2034F.
- 2. CUTTING OR CLEARING WOODLANDS 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. DEPARTMENT OF PERMITTING, INSPECTIONS NAD 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.
- 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 ZONED R-E.
- 7. PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25.117(G)
- 8. 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 \_\_\_\_\_ FOLIO \_\_\_\_\_, REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

TREE PRESERVATION AND RETENTION NOTES

- 9. 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.
- 10. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
- 11. 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.
- 12. 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 TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.
- 13. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TCF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

- 14. 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.
- 15. 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 TREES HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
- 16. 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.
- 17. 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 PHOTOGRAPHS 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.

OFF-SITE WOODLAND CONSERVATION

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 RECORDDATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC, PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

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 PORTION THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREAS 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.

NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
www.call811.com  
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48 HOURS IN ADVANCE OF ANY WORK  
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INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
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ELEVATION OF THE MAINS BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
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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 requirement 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 requirement 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  
TCP2-010-2022

	Approved by	Date	DRD #	Reason for Revision
00	<i>Charles S. Sullivan</i>	8/19/2022		
01				
02				
03				
04				
05				

NOT FOR CONSTRUCTION

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OWNER/APPLICANT:

TPE MD PR270, LLC  
3720 S. Dahlia St.  
Denver, Colorado 80237

CONTACT:  
Adam Beal  
(970) 379-3937  
abeal@ipoint-e.com

TPE MD PR270, LLC  
9004 ALLENTOWN ROAD  
FORT WASHINGTON, MD 20744  
PRINCE GEORGES COUNTY  
9TH ELECTION DISTRICT  
TAX MAP 115-A3  
WSSC GRID 2126203

SEAL

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS  
WERE PREPARED OR APPROVED BY ME, AND  
THAT I AM A FULLY LICENSED PROFESSIONAL  
LANDSCAPE ARCHITECT UNDER THE LAWS OF THE  
STATE OF MARYLAND.  
LICENSE NO. \_\_\_\_\_ 3108  
EXPIRATION DATE: 10.03.23



SCALE

1	6.2.2022	DV	REVISED PER 2.20.20 COMMENTS

REVISIONS

DRAWN BY \_\_\_\_\_ SU/SRP

APPROVED BY \_\_\_\_\_ MB

CHECKED BY \_\_\_\_\_ KP

DATE \_\_\_\_\_ MARCH 1, 2022

TITLE  
**TYPE 2 TREE  
CONSERVATION PLAN**

TREE CONSERVATION PLAN  
NOTES

DEWBERRY JOB NO. 50138397

TCP-02





NOTE

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WSSC GRID 212SE03

SEAL

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LICENSE NO. 3108

EXPIRATION DATE: 10.03.23



Meredith B...

SCALE

0' 50' 100'

SCALE: 1"=50'

[illegible]

REVISIONS	
DRAWN BY	SU/SRP
APPROVED BY	MB
CHECKED BY	KP
DATE	MARCH 1, 2022

TITLE **TYPE 2 TREE  
CONSERVATION PLAN**

DEWBERRY JOB NO. 50138397

TCP-04

SHEET NO. 4 OF 5





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PRINCE GEORGE'S COUNTY  
9TH ELECTION DISTRICT  
TXL MAP 115-A6  
WSSS GRID 2123E63

SEAL

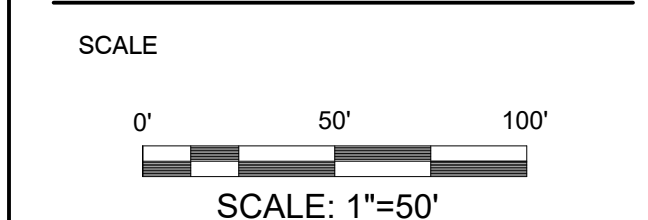
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LICENSE NO. 3108

EXPIRATION DATE: 10.03.23



Meredith Page

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REVISIONS				

DRAWN BY	SLU/SRP
APPROVED BY	MB
CHECKED BY	KP
DATE	MARCH 1, 2022

TITLE  
**TYPE 2 TREE  
CONSERVATION PLAN**

## TREE CONSERVATION PLAN

DEWBERRY JOB NO. 50138397

TCP-05

SHEET NO. 5 OF 5

