WOODLAND CONSERVATION AREA MANAGEMENT NOTES

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 Department of Environmental Resources as dead, dying or hazardous may be removed.

1. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a 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.

2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards ("Tree Shrub and Other Woody Plant Maintenance - Standard Practices").

3. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval of the appropriate inspector, may the tree be cut by chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

4. 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.

Removal of Hazardous Trees, Limbs, Noxious Plants , Invasive Plants or Non-native Plants in Woodland Conservation Areas Owned by Individual Homeowners

1. If the developer or builder no longer has an interest in the property, the homeowner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. 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.

2. The removal of noxious, invasive and non-native plant species from the woodland conservation areas may be done with the use of hand-held equipment only, such as pruners or a chain saw. These plants may be cut near the ground and the 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.

3. 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 the cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

Note: 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.

Protection of Reforestation and Afforestation Areas by Developers or Builders

1. Reforestation and afforestation areas shall be planted prior to occupancy of the nearest building or residence. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type II Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of property title, to the homeowner, the developer shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the grading inspector and the environmental planning section.

2. Reforestation areas shall not be mowed, however the management of competing vegetation around individual trees is acceptable.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

1. Reforestation fencing and signage shall remain in place in accordance with the approved Type II Tree Conservation Plan or until the trees have grown sufficiently to have crown closure.

2. Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

1. A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation Plan (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-952-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.

2. Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved but not part of the woodland conservation requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking leaves and overseeding with native grasses, flowers and groundcovers is acceptable. Seeding with invasive grasses, including any variety of Kentucky 31 fescue is not acceptable.

TYPE II TREE CONSERVATION NOTES

1. 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 $1.50 per square foot mitigation fee.

2. The Department of Environmental Resources (DER) inspection and Code Compliance Section (301-883-6033), must be contacted prior to the start of any work on the site to address implementation of Tree Conservation Measures shown on this plan.

3. Property owners shall be notified by the Developer or Contractor, of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances in these areas. Upon the sale of the property the owner/developer or owners' representative shall notify the purchaser of the property of any Woodland Conservation Areas.

4. All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied. Three copies of the bonds are submitted with the grading permit application.

5. The location of all Tree Protection Devices (TPD's) shown on this Plan, shall be flagged or staked in the field prior to the pre-construction meeting with the DER Inspectors. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial sediment controls. No cutting or clearing of trees may begin before final approval of the TPD installation.

6. Woodland Conservation - Tree Save Areas and/or Reforestation shall be posted as shown at the same time as the Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place after completion of work.

PRE-CONSTRUCTION ACTIVITIES

1. Prior to any disturbance of the site, the tree save lines shall be field located by surveying techniques and the appropriate tree protective device (see detail) shall be erected along these designated lines. Only after the tree protective devices have been installed shall any tree cutting or other clearing, grubbing or grading operations begin. All protection devices shall remain in place until all construction has ceased in the immediate vicinity. Devices shall be maintained throughout construction. Attachment of signs, or any other objects, to trees is prohibited. No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.

2. After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on site, a pre-construction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate local inspectors shall attend.

CALL MISS UTILITY
1-800-257-7777
48 hrs, Before Excavation

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOUR
- LOD — LIMIT OF DISTURBANCE
- S — EXISTING SEWER
- PROPOSED SEWER
- W — EXISTING WATER
- PROPOSED WATER
- D — EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING TREE LINE
- TP — TREE PROTECTION FENCE
- CLEARING AREA (CA)
- PRESERVATION AREA NOT COUNTED (PA-NC)

LOT 3
PLAT BOOK NLP 124, PLAT NO. 28
OWNER: NATIONAL ASSOCIATION OF HOME BUILDERS
LIBER: 13917, FOLIO 659
ZONED: E-I-A
USE: OFFICE
N 71°33'54" E - 774.47'
BENCHMARK 1:
SQUARE-CUT
ON TOP OF CURB
ELEV.=159.69
BENCHMARK 2:
SQUARE-CUT
ON TOP OF CURB
ELEV.=160.76
BENCHMARK 3:
SQUARE-CUT
ON TOP OF CURB
ELEV.=160.10
IRON PIPE FOUND
IRON PIN FOUND
EX. WOODLANDS
PA-NC#1
PA-NC#2
CA#1
EX. 3-STORY BRICK BUILDING
1ST FLOOR ELEV.=161.88
LOT 2
PLAT BOOK NLP 109, PLAT NO. 17
OWNER: NASA FEDERAL CREDIT UNION, INC.
LIBER: 6454, FOLIO: 901
ZONED: E-I-A
USE: OFFICE
LOT 1
PLAT BOOK NLP 109, PLAT NO. 17
OWNER: PRINCE GEORGES CO. COUNTY, MARYLAND
ZONED: R-R
USE: POLICE STATION
PRINCE GEORGES BOULEVARD
ROBERT CRAIN HIGHWAY (U.S. 301)
VARIABLE WIDTH RIGHT-OF-WAY
S 15°12'40" W - 204.22'
S 56°01'37" W - 165.51'
R=851.47' A=165.77'
CHD=S 56°01'37" W-165.51'
S 20°23'44" E
60.00'
R=911.47' A=30.71'
CHD=N 69°38'21" E-30.71'
S 54°58'48" E - 126.20'
S 04°36'16" W - 131.40'
N 85°48'21" W - 200.56'
N 19°42'21" W - 394.84'
R=1900.00', DELTA=15°01'24"
PROP. ASPHALT PAVEMENT
PROP. CONC. WHEEL STOP (TYP.)
PROP. LATTICE FENCE SEE DET. #
PROP. CONC. CURB & GUTTER
MEET AND MATCH EX. CURB AND GUTTER
NOSE DOWN CURB
DETECTABLE WARNING SURFACE
HANDICAPPED PARKING SIGN
RE-STRIPE EXISTING HANDICAP SPACES AS SHOWN TO LOCATE EXISTING SIGNS AND WHEEL STOPS AS NECESSARY.
RELOCATED HC SIGNS
NO PARKING IN ACCESS AISLE
PROP. CONC. WALK
CONCRETE STEPS W/ RAILING SEE DETAIL
PROP. ASPHALT PAVEMENT
PROP. TIMBER RETAINING WALL
STORM DRAINAGE EASEMENT LIBER 7181 FOLIO 806
R.C.P. STORM DRAIN
EX. 24" RCP
EX. 12" SDP
EX. 8" SDP
EX. 6" SDP
EX. 4" SDP
EX. 24" MAPLE TREE
EX. 24" OAK
EX. 14" TREES
EX. SD INLET TOP=155.51
EX. CONC. CURBING
EX. ASPHALT PAVING
EX. SAN. MH
EX. WATER VALVE
EX. FIRE HYDRANT
EX. INLET
EX. SIGN
EX. TELEPHONE PEDESTAL
EX. POWER POLE
EX. UTILITY POLE
EX. LIGHT POST
EX. TRAFFIC SIGNAL
EX. 8" WATER LINE
EX. 6" WATER LINE
EX. 8" SEWER LINE
EX. 6" SEWER LINE
EX. GAS LINE (P)
EX. OVERHEAD WIRE
EX. CHAIN LINK FENCE
EX. WOOD FENCE
EX. WOOD POST
EX. WOOD RAIL
EX. CONC. SIDEWALK
EX. CONC. CURBING
EX. ASPHALT PAVING
EX. BOLLARD
EX. ATM BUILDING
EX. SIGN TOP=160.34
EX. SIGN TOP=160.24
EX. SIGN TOP=160.21
EX. SIGN TOP=160.03
EX. SIGN TOP=150.5
EX. SIGN TOP=150.3
EX. SIGN TOP=147.86
EX. SIGN TOP=150.5
EX. SD INLET TOP=153.21
EX. SD INLET TOP=153.27
EX. SD INLET TOP=153.27
EX. SD INLET TOP=153.27