

- 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 preconstruction 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 ESA-1 formerly the Developed Tier and is zoned R-80.
- 7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway. 8. The property is adjacent to <u>Suitland Road</u> which is classified as a <u>arterial</u> roadway.
- 9. This plan is not grandfathered by CB27-2010, Section 25-119(g). Removal of Hazardous Trees or Limbs by Developers or Builders
- 10. 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.
- 11. 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
- 12. 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.
- 13. 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.
- a. 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

When off-site woodland conservation is proposed:

Tree | Common Name

White Oak

14. 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 recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to the issuance of any permit for the associated plan.

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

- 15. 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.
- 16. 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.
- 17. 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.
- 18. 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 plant 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 nonnative plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition. 19. 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. 20. 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.

Latin Name

Quercus alba

SPECIMEN TREE TABLE

Condition

Rating

Fair

Condition Comments

dieback, needs pruning

Trunk damage, cavities, top damage, Remove

PROPERTY BOUNDARY LIMIT OF DISTURBANCE WOODLAND RETAINED-ASSUMED CLEARED

EXISTING CONTOURS

PROPOSED CONTOURS SPECIMEN TREE ——— CRZ ——— PROPOSED CONTOURS 888 PROPOSED DRY WELL PROPOSED PAVING

SPECIMEN TREE REMOVED

TREE LINE **Natural Resources Inventory Statistics Table**

Site Statistics 2.48 Gross tract area Existing 100-year floodplain 0.002.48 Net tract area 0.00 Existing woodland in the floodplain Existing woodland net tract Existing woodland total

herby acknowledge that we are aware of this Type 2 Tree

3.10.21 Owner or Owners Representative

OUALIFIED PROFESSIONAL CERTIFICATION

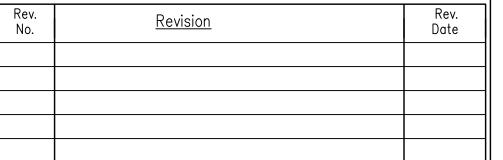
This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual.

Date: 10/21/2021

Silvia D. Silverman/ C.V., Inc. 1395 Piccard Drive Rockville, MD 20850 Phone: 301-637-2510 E-mail: ssilverman@cvinc.com

OWNER/DEVELOPER:

DMD HOLDING, LLC. 7077 MINK HOLLOW ROAD, HIGHLAND, MARYLAND 20777.



30 Afforestation / Reforestation 0.00 Bond amount: \$ 7,840.80 31 Natural Regeneration 32 Landscape Credits 33 Specimen/Historic Tree Credit (CRZ area * 2.0) 34 Forest Enhancement Credit (Area * .25) 35 Street Tree Credit (Existing or 10-year canopy coverage) 36 Area approved for fee-in-lieu 37 Off-site Woodland Conservation Credits Required 38 Off-site WCA (preservation) being provided on this property 39 Off-site WCA (afforestation) being provided on this property Woodland Conservation Provided **1.44** acres 0.00 acres 41 Area of woodland not cleared 0.00 acres 42 Net tract woodland retained not part of requirements: 43 100-floodplain woodland retained 0.00 acres

Threshold (AFT) =

VICINITY MAP

SCALE: NTS WSSC 200 SHEET # 206SE06 PRINCE GEORGE'S COUNTY MAP NO.5650, G-8, H-8

Revision #

Column C

Floodplain

(1:1)

1.44 acres

Column D

Off-Site

Impacts (1:1)

ROJECT NO.

20101002

SCALE: 1"=30'

DATE: 10/07/2021

DRAWN BY: DP

CHECKED BY: JQ

TCP 2

SHEET NO. 1 OF

Standard Woodland Conservation Worksheet for Prince George's County

TCP2-016-2021

N

WCT/AFT %

20.00%

1.42 acres

Column A Column B

0.00 acres

0.00 acres

0.60

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

Subject to 2010 Ordinance and in PFA (Priority Funding Area N

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

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

1. This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on November 3, 2015: The removal of one specimen tree (Section 25-122(b)(1)(G), ST-1, a 34-inch

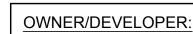
DBH white oak." 2. Any forest mitigation banks used to satisfy off—site woodland conservation requirements for this project must conform to Subtitle 25 of the Prince George's County Code & Sections 5-1601 through 5-1613 of the Natural Resources Article of the Maryland Code (the Maryland Forest Conservation Act) as amended

3. In accordance with Subtitle 25, Div. 2, Sec.25-122, Methods for Meeting the Woodland & Wildlife Conservation Requirements, if off-site woodland conservation (WC) is approved to meet the requirements, the following locations shall be considered in the order listed: within the same 8 digit sub-watershed, within the same watershed, within the same river basin, within the same growth policy tier, or within Prince George's County. Applicants shall demonstrate to the Planning Director or designee due diligence in seeking out opportunities for off-site WC locations following these priorities. All WC required to be met within Prince George's County

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

TCP2-016-2021 Date DRD# Approved by Reason for Revision

	ripproved by	Date	DIO II	TCCCOOTT TOT TCC VISIOTT
00	Mur & Schider	10/28/21	DSP-19059	
01				
02				
03				
04				
05				



CONTACT: MR. DENNIS DANNER PHONE: (301) 854 3326



ROCKVILLE, MARYLAND 20850

PHONE: (301) 637-2510

WWW.CVINC.COM

TCP NO.: TCP2-016-202

NO. 2021-94 DATED JULY 29, 2021 IGNATURE APPROVAL DATE:

> 2 Gross Tract: Floodplain:

5 Net Tract (NTA):

6 TCP Number

4 Previously Dedicated Land

Property Description or Subdivision Name:

9 Is this site subject to the 1991 Ordinance

1 Is this one (1) single family lot? (Y or N)

combination of this lot/s? (Y or N)

Break-even Point (preservation) = 6 Clearing permitted w/o reforestation=

Existing Woodland

19 Smaller of 17 or 18 20 Woodland above WCT

21 Woodland cleared

24 Woodland cleared below WCT

26 Afforestation Required

29 Woodland Preservation

2 Are there prior TCP approvals which include a

8 Woodland Conservation Threshold (WCT) =

22 Woodland cleared above WCT (smaller of 16 or 17) 23 Clearing above WCT (0.25:1) replacement requirement

25 Clearing below WCT (2:1 replacement requirement)

27 Off-site WCA being provided on this property

Woodland Conservation Required

44 On-site woodland conservation provided

46 On-site woodland retained not credited

45 On-site woodland conservation alternatives provided

4 Is any portion of the property in a WC Bank? (Y or N

8 Is this site subject to the 1989 or 1991 Ordinance

IGNATURE APPROVAL OF THIS PLAN IS IN

Jill Kosack Date: 2021.11.08

SKYLINE SUBDIVISION

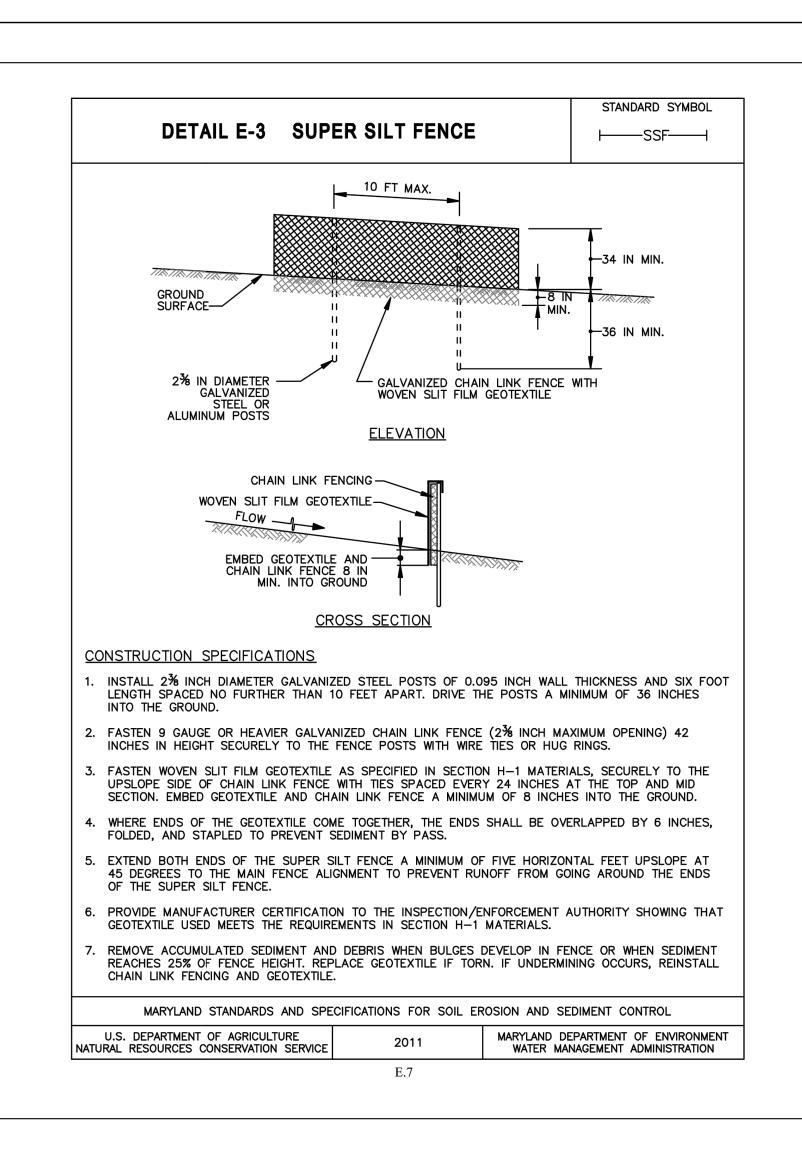
TYPE 2 - TREE CONSERVATION PLAN

TCP2-016-2021

SUITLAND PRINCE GEORGE'S COUNTY, MARYLAND

inspector for documentation of the damage.

CALL "MISS UTILITY" AT 1-800-257-7777 B Hours Before Start Of Construction

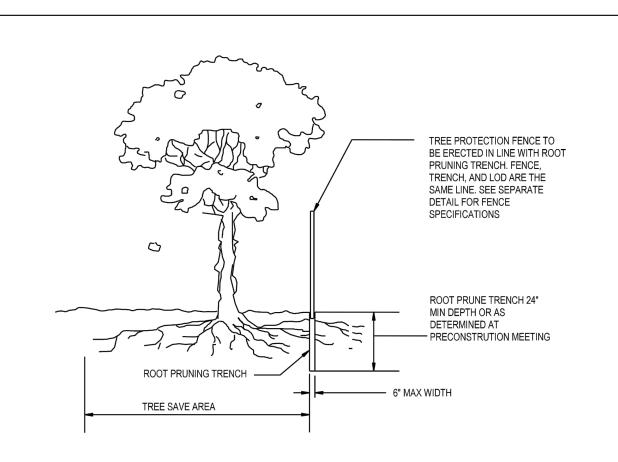


Standard Type 2 Tree Conservation Plan Notes GENERAL NOTES

This plan is submitted to fulfill the woodland conservation requirements for DSP-19056. If DSP-19056 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 the 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 the conformance to the requirements contained herein.
- The property is within the Developed Tier and is zoned C-O.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or scenic
- The property is adjacent to Beech Road which is classified as arterial or greater roadway.
- This plan is not grandfathered under CB-27-2010, Section 25-117 (g). Tree Preservation and Retention Notes
- 10. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan
- The location of temporary 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.
- 2. 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 and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC Planning Department prior to issuance of any permit for the associated plan.

LEGEND			
LOD	LIMIT OF DISTURBANCE		
	PROPERTY BOUNDARY		
	ASPHALT PAVEMENT (PROP.)		
	CONCRETE PAVEMENT (PROP		
	TREELINE (EXISTING)		
	EXISTING EASEMENT		
	STEEP SLOPES (15% OR GREATER)		
	ROOT PRUNING		
 55F 	SUPER SILT FENCE USED AS TEMP TREE PROTECTION		
	PUE		
	WSSC EASEMENT		



NOTES:

1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRECONSTRUCTION

2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRECONSTRUCTION MEETING AND FLAGGED PRIOR TO TRENCHING.

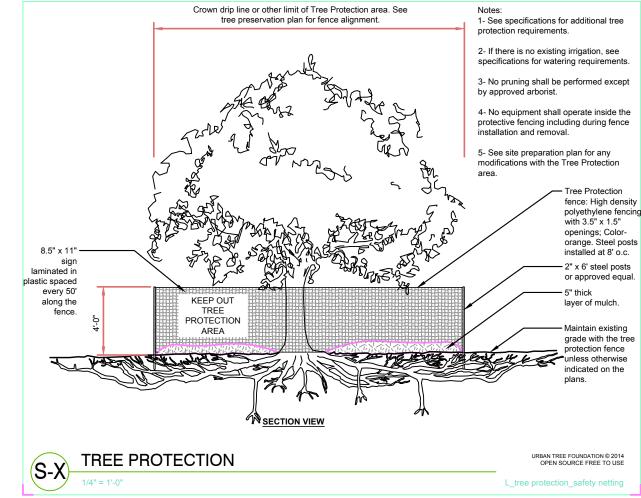
3. EXACT LOCATION OF TRENCH SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FOREST CONSERVATION (FC) INPECTOR.

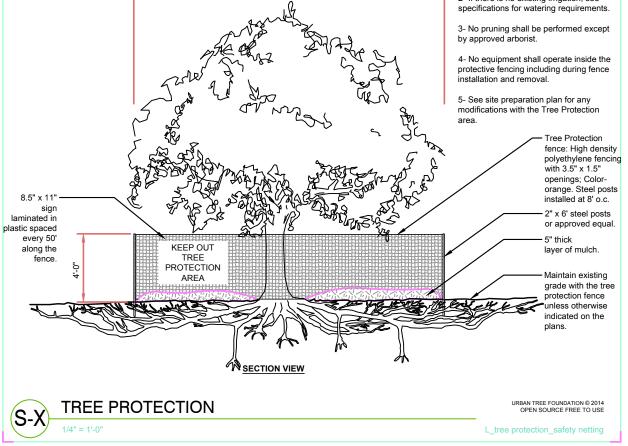
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FC INSPECTOR. 5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE

EQUIPMENT. 6. ALL PRUNING MUST BE EXECUTED WITH LOD SHOWN ON PLANS OR AS AUTHORIZED IN

WRITING BY THE FC INSPECTOR.

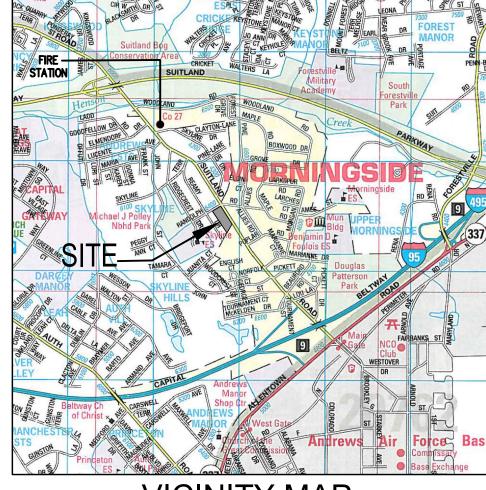
ROOT PRUNING DETAIL





GENERAL NOTES:

- TOPOGRAPHIC SURVEY PREPARED BY: SURVEY, INC.
- 2. ZONING: R-80
- 3. ELECTION DISTRICT: 6
- 4. WSSC GRID: 206SE06
- 5. PG COUNTY STREET MAP: PG NO. 5650, GRID G-8, H-8
- 6. THERE IS NO FLOODPLAIN ON THE SITE
- 7. THERE IS NO WETLAND ON THE SITE
- 8. PROPOSED USE: SINGLE FAMILY DETACHED
- 9. PROPOSED NUMBER OF LOTS: 6



VICINITY MAP

SCALE: NTS WSSC 200 SHEET # 206SE06 PRINCE GEORGE'S COUNTY MAP NO.5650, G-8, H-8

QUALIFIED PROFESSIONAL CERTIFICATION

This complies with the current requirements of Subtitle 25

and the Environmental Technical Manual.

Date: 10/21/2021

Silvia D. Silverman C.V., Inc. 1395 Piccard Drive Rockville, MD 20850 Phone: 301-637-2510

E-mail: ssilverman@cvinc.com

<u>Revision</u>

WWW.CVINC.COM

Environmental Plannning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-016-2021

Date DRD # Reason for Revision 10/28/21 DSP-19059

Prince George's County Planning Department, M-NCPPC

OWNER/DEVELOPER:

PHONE: (301) 854 3326

DMD HOLDING, LLC. 7077 MINK HOLLOW ROAD, HIGHLAND, MARYLAND 20777. CONTACT: MR. DENNIS DANNER Rev. Date 1395 PICCARD DRIVE, SUITE 370 ROCKVILLE, MARYLAND 20850 PHONE: (301) 637-2510

SKYLINE SUBDIVISION

TYPE 2 - TREE CONSERVATION PLAN TCP2-016-2021

> SUITLAND PRINCE GEORGE'S COUNTY, MARYLAND

CHECKED BY: JQ TCP 2 SHEET NO. 1 OF

PROJECT NO.

20101002

SCALE: 1"=30'

)ATE: 10/07/2021

THE MARYLAND-NATIONAL CAPITAL

APPLICATION NAME: SKYLINE SUBDIVISION

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION NO. 2021-94 DATED JULY 29, 2021.

Jill Kosack Nosack Date: 2021.11.08

AUTHORIZED SIGNATURE

Digitally signed by Jill

15:27:38 -05'00'

FOR OFFICIAL USE ONLY

APPLICATION NO.: DSP-19059

SIGNATURE APPROVAL DATE:

TCP NO.: TCP2-016-2021

