

- 1. This plan is submitted to fulfill the woodland conservation requirements for a grading permit# 33445-2024 If "this grading permit# 33445-2024" expires, then this TCP2 also expires
- 2. 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
- 3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permitting, Inspections, and Enforcement, 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 within the Developing Tier (ESA 2) and is zoned RR.
- 7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic
- 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: Tree Preservation and Retention Notes
- a. 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
- b. Tree and woodland conservation methods such as root pruning shall be conducted as noted

woodland areas that are not specifically identified to be cleared on the approved TCP2.

- c. 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.
- d. 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.
- e. 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

- f. 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.
- g. 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
- h. 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.
- i. 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 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 Tree Expert.

POST DEVELOPMENT NOTES

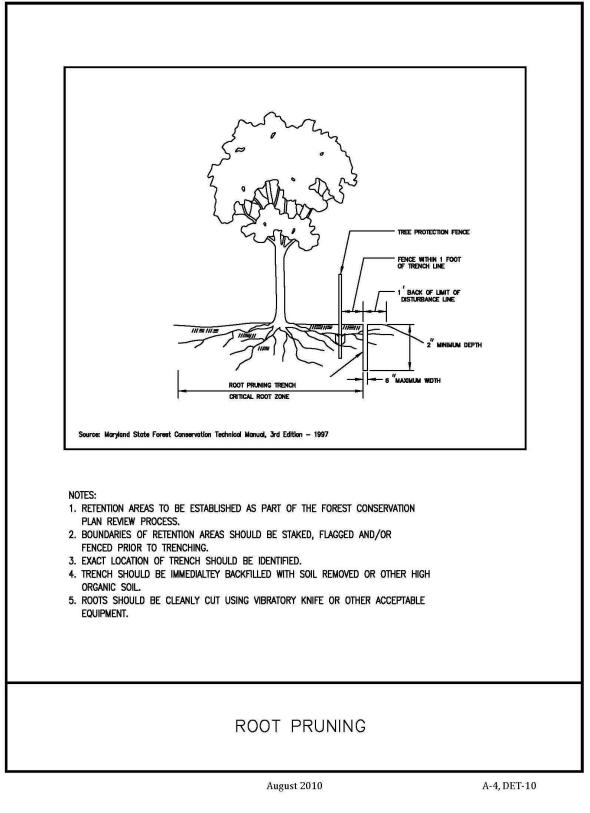
When woodlands and/or specimen, historic or champion trees are to remain:

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 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.

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.

- 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.
- 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.



Pruning a Branch BARK BRANCH RIDGE BARK BRANCH RIDGE CONIFERS -FOR LIMNG OR DEAD BRANCH HARDWOODS LIVING BRANCH DEAD BRANCH Remove branch weight by undercutting at A and remove limb by cutting through at AB.
 Remove stub at CD (line between branch bark ridge and outer edge of branch collar).
 If D is difficult to find on hardwoods, angle of CD to trunk should be the reflective angle of the bark branch ridge to the trunk. Only prune at specified times.
 Remove no more than 30% of crown at one time. Pruning a Leader to Reduce Size Notes.

1. Remove top weight by undercutting at A and remove limb by cutting through AB.

2. Remove stub at EF parallel to the bark branch ridge. . Only prune at specified times. No more than 30% of crown to be removed at one time. 5. Diameter of lateral branch should be no less than 30% of the diameter of the leader. Source: Fairfax County, Virginia: Vegetation Preservation & Planting, January 1986 **Tree Pruning**

WOODLAND CONSERVATION SUMMARY TABLE (TCP 2)												
Lot/Parcel #	Gross Track Area	100-Year Floodplain (FP)	Net Track Area (NTA)	Existing Woodland (NTA)	Existing Woodland (FP)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preservation Area (WPA)	Woodland Reforestfatio n Area (WRA)	Woodland Retained/Not Credited (WR-NC)	Woodland Retained / Assumed Cleared (WR-AC)
Parcel 14	1.04	0.74	0.30	0.32	0.71	0.10	0.00	-	0.00	0.00	0.22	0.10
Parcel 16	0.54	0.02	0.52	0.03	0.02	0.01	0.00	-	0.00	0.00	0.02	0.00
ROW DEDICATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00
TOTAL ACRES:	1.58	0.76	0.82	0.35	0.73	0.11	0.00	0.00	0.00	0.00	0.24	0.10

Forest Conse	ervation Act Reportin	g Information (Change Tab	ole)	
	Original Approval	Revision Number (-01)	Revision Number (-02)	Change Since Last Approval
Net Tract (Acres)	0.82			
Existing Woodland (Acres)	0.35			
Woodland Cleared (Acres)	0.11			
Woodland Retained On-Site (Acres)	0.24			
Woodland Planted On-Site (Acres)	0			
On-Site Woodland Easement/ Preservation and Planting (Acres)	0			
On-Site Wooded Floodplain in Easement (Acres)	0.73			
Bond Amount	N/A			
Fee-In-Lieu Amount	N/A			
50' Stream Buffers Conserved (Preservation) - Linear Length	296			
50' Stream Buffers Conserved (Preservation) - Acreage	0.8			
50' Stream Buffers Newly Established (Afforestation) - Linear Length	0			
50' Stream Buffers Newly Established (Afforestation) - Acreage	0			
Off-Site Woodland Conservation Credits Required (Acres)	0			
Off-Site Woodland Conservation Credits Provided (Acres)	0			

Standard Woodland Conservation Worksheet for Prince George's County SECTION I-Establishing Site Information- (Enter acres for each zone) 2 Gross Tract: Floodplain: Previously Dedicated Land: 5 Net Tract (NTA): 6 TCP Number CP2-019-2024 Revision # 600 NORTHERN AVE Property Description or Subdivision Name: 8 Is this site subject to the 1989 or 1991 Ordinance 9 Is this site subject to the 1991 Ordinance N 10 Subject to 2010 Ordinance and in PFA (Priority Funding Area Y Y N 11 Is this one (1) single family lot? (Y or N) 12 Are there prior TCP approvals which include a 13 combination of this lot/s? (Y or N) 14 Is any portion of the property in a WC Bank? (Y or N) 15 Break-even Point (preservation) = 16 Clearing permitted w/o reforestion= 0.15 acres SECTION II-Determining Requirements (Enter acres for each corresponding column) Column A | Column B | Column C Column D WCT/AFT % Net Tract Off-Site Floodplain (1:1)Impacts (1:1) 17 Existing Woodland 18 Woodland Conservation Threshold (WCT) = 20.00% 19 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 24 Woodland cleared below WCT 25 Clearing below WCT (2:1 replacement requirement) 26 Afforestation Required Threshold (AFT) = 15.00% 27 Off-site WCA being provided on this property 28 Woodland Conservation Required SECTION III-Meeting the Requirements (Enter acres for each corresponging column) 29 Woodland Preservation 30 Afforestation / Reforestation Bond amount: \$ 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 40 Woodland Conservation Provided 41 Area of woodland not cleared 0.24 acres 42 Net tract woodland retained not part of requirements: 0.24 acres 43 100-floodplain woodland retained 0.73 acres 44 On-site woodland conservation provided 0.00 acres

45 On-site woodland conservation alternatives provided

46 On-site woodland retained not credited

47 Prepared by:

Property Owners Awareness Certificate

Tree Conservation Plan (TCP2) and that	we understand the requirements as	set forth in this TCP2.
Cala Dono		4-22-24
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.

QUALIFIED PROFESSIONAL CERTIFICATION THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.
SIGNED: 09-05-2024 MILTON M. PEREZ DATE
4600 POWDER MILL ROAD — SUITE 200 — BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET QUALIFIED PROFESSIONAL

Prince George's County Planning Department, M-NCPPC							
		Environmen	tal Planning Sec	etion			
	TREE	CONSERVA	TION PLAN	APPROVAL			
		TC	P2-019-2024				
	Approved by	Date	DRD#	Reason for Revision			
0	Christian Meodi	10/8/2024	N/A	N/A			
1							
2							
3							
4							
5							
6							
				1			

PRESERVATION AREA SUMMARY TABLE								
WOODLAND RETAINED/NOT CREDITED TOWARD ANY REQUIREMENTS:								
AREA #1				0.02				
AREA #2				0.18				
AREA #3				0.04				
SUB-TOTAL				0.24				
WOODLAND RETAINED-ASSUMED CLEARED:								
AREA #1				0.09				
AREA #2				0.01				
TOTAL				0.10				

OWNERS/APPLICANT: FREDY O. GIRON FREDY'S TOUCH ELEGANT CONSTRUCTION LLC FREDYGIRON18@YAHOO.COM (410)-940-7001

SIGN, INC SURVEYOR' ليا

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SERVATION-019-2024 SHEET CON: 2-(

REVISIONS

DATE: OCT., 2023 OWN. CHECKE RC МТ SCALE: 1" = 30'

PROJECT/FILE NO. 23-057