

Zone:	R-E		
Cross Tract:	4.77		
Floodplain:	0.59		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	4.18	0.00	0.00

Property Description or Subdivision Name:
Is this site subject to the 1989 Ordinance?
Restoration Requirement Reduction Questions
Is this one (1) single family lot? (y/n)
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n)
Is this a Mitigation Bank
Break-even Point (preservation) =
Clearing permitted w/o reforestation =

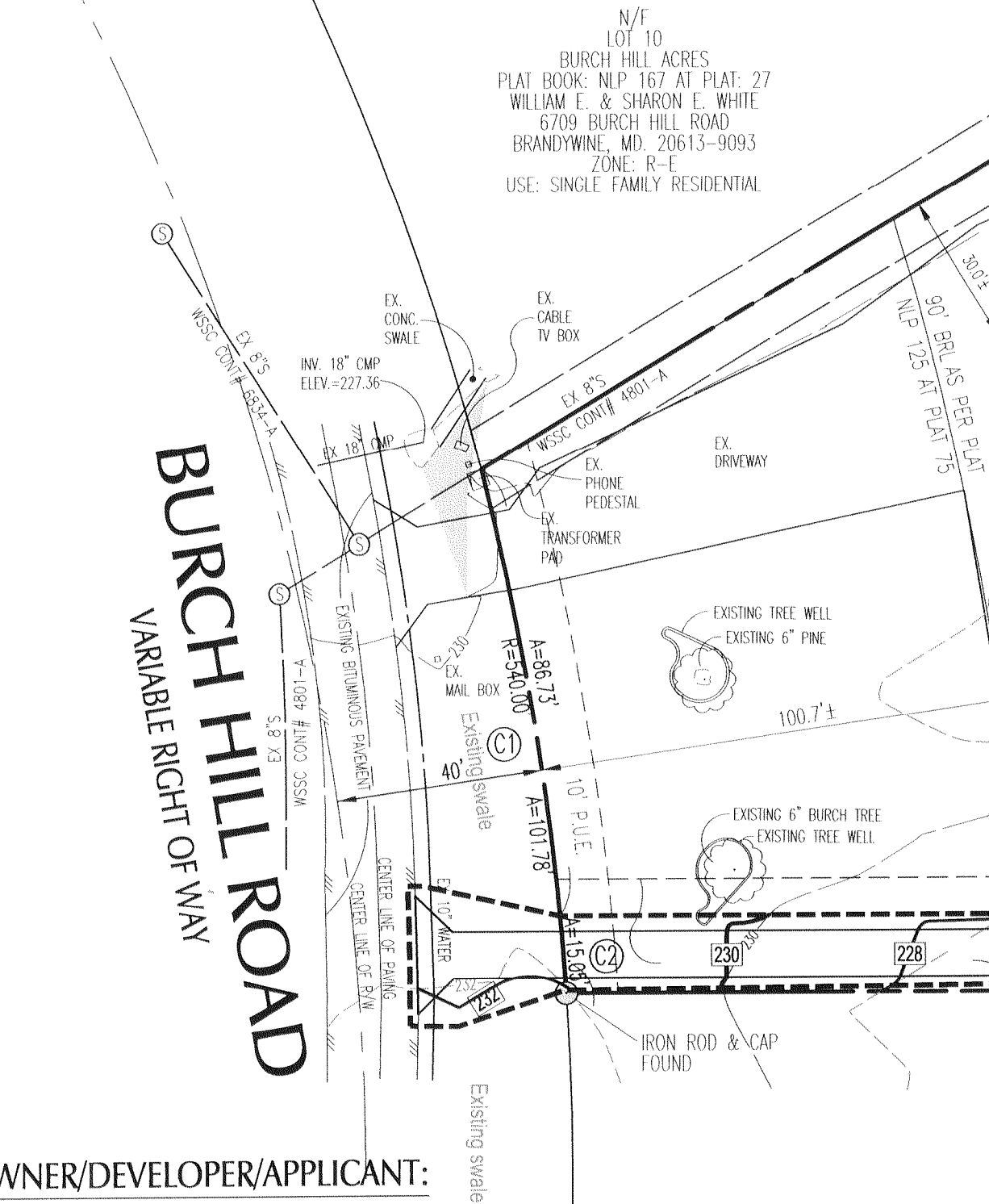
Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland	2.20	0.59	
Woodland Conservation Threshold (NTA) =	25.00%	1.05	
Smaller of a or b		1.05	
Woodland above WCT		1.16	
Woodland cleared	0.26	0.00	0.00
Smaller of d or e		0.26	
Clearing above WCT (0.25 : 1) replacement requirement		0.00	
Clearing below WCT (2:1 replacement requirement)		0.00	
Afforestation Threshold (AFT) =	20.00%	0.00	
Off-site Mitigation being provided on this property		0.00	
Woodland Conservation Required		1.05	

Woodland Conservation Provided:	(acres)	
Woodland Preservation	0.05	
Afforestation / Reforestation	0.00	
Area approved for fee-in-lieu		\$0.00
Credits for Off-site Mitigation on another property	0.00	
Off-site Mitigation (preservation) being provided on this property	0.00	
Off-site Mitigation (afforestation) being provided on this property	0.00	
Total Woodland Conservation Provided	1.05	

Area of woodland not cleared 1.94 acres
Woodland retained not part of requirements: 0.89 acres

Prepared by: Kenneth R. Wallis
Signed: 11-17-2014
Date

Revised 7/1/06



OWNER/DEVELOPER/APPLICANT:
JOHN T. & LORETTA J. CADY
6707 BURCH HILL ROAD
BRANDYWINE, MARYLAND 20613-9093

ATTENTION:
THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

48 Hours Before You Dig Call

"MISS UTILITY" Service Protection Center

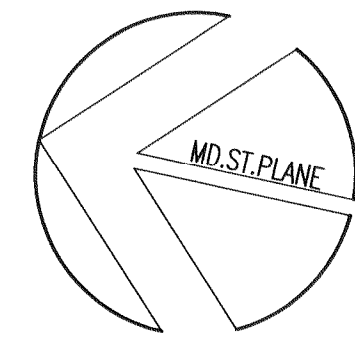
MEMBER

CALL TOLL FREE 1-800-257-7777

www.missutility.net/files

NOTE: EXISTING UTILITY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION WHICH WAS AVAILABLE AT THE TIME OF THE DATE OF PREPARATION. JOYCE ENGINEERING CORPORATION (JEC) HAS TAKEN REASONABLE STEPS TO ASSURE THE ACCURACY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE. HOWEVER, JEC CANNOT GUARANTEE THAT CHANGES AND/OR ALTERATIONS HAVE NOT BEEN MADE TO THE FILE. NO RELIANCE ON THE INFORMATION CONTAINED HEREON SHALL BE MADE UNLESS THE INFORMATION IS FIRST COMPARED TO THE "GATED" ORIGINAL DOCUMENT. JEC SHALL ASSUME NO LIABILITY OR RESPONSIBILITY, AND DOES NOT GRANT ANY WARRANTY, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF ANY INFORMATION THAT HAS BEEN FORWARDED OR RECEIVED VIA COMPUTER OR OTHER ELECTRONIC MEANS. IF VERIFICATION OF THE INFORMATION CONTAINED HEREON, OR IF THE ELECTRONIC FILE USED TO CREATE THIS DOCUMENT IS REQUIRED, PLEASE CONTACT JEC DIRECTLY. THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM INCLUDING ELECTRONIC OR PHOTO REPRODUCTION WITHOUT THE EXPRESS WRITTEN PERMISSION OF JEC. BY ACCEPTANCE OF THIS DOCUMENT, THE RECIPIENT ACKNOWLEDGES ACCEPTANCE OF THE ABOVE TERMS AND CONDITIONS.

LEGEND	
	EXISTING TREELINE
	EXISTING CONTOURS
	PROPERTY BOUNDARY
	NEW TREELINE
	EXPANDED BUFFER
	EXISTING WETLANDS
	EXISTING WETLAND BOUNDARY
	25' WETLAND BUFFER
	STREAM CHANNEL
	50' STREAM BUFFER
	100 YEAR FLOOD PLAIN LINE
	SLOPES EQUAL OR GREATER THAN 15%
	PROPOSED CONTOUR
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE
	EXISTING EDGE OF PAVEMENT
	EXISTING SEWER MAIN / MANHOLE
	EXISTING WATER MAIN
	EXISTING TIMBER RETAINING WALL
	LIMITS OF DISTURBANCE (LOD)
	WOODLAND PRESERVATION AREA (WPA)
	WOODLAND RETAINED - ASSUMED CLEARED (WR-AC)
	WOODLAND PRESERVATION SIGNAGE
	TREE PROTECTION FENCING



CURVE TABLE						
CURVE	RADIUS	ARC	TANGENT	DELTA	CHORD BEARING	CHORD
C1	540.00'	101.78'	51.04'	10°47'56"	N 68°33'35" E	101.63'
C2	540.00'	15.05'	7.52'	01°35'48"	N 73°09'39" E	15.05'

NORTH
PLAN SCALE: 1"=30'

WOODLAND PRESERVATION AREA (WPA) = 0.05 ACRES

WOODLAND PRESERVATION SIGNAGE (TYPICAL)
SEE SHEET 2 FOR DETAIL.

TEMP. TREE PROTECTION FENCING (TPF), SEE SHEET 2 FOR DETAIL.

WOODLAND PRESERVATION SIGNAGE (TYPICAL)
SEE SHEET 2 FOR DETAIL.

WOODLAND PRESERVATION AREA (WPA) = 0.35 ACRES

WOODLAND PRESERVATION AREA (WPA) = 0.65 ACRES

Qualified Professional Certification
This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.
Signed: *Kenneth R. Wallis* Date: 11-17-14
Kenneth R. Wallis
Kichasko Environmental, LLC
8373 Pine Orchard Parkway, Suite 207
Odenton, MD 21113
Phone: (410) 672-5990 Fax: (410) 672-5993
E-mail: ken@kichaskoenv.com

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-021-14			
Approved by	Date	DRD #	Reason for Revision
00	11/17/14		
01			
02			
03			
04			
05			
06			

TYPE 2 TREE CONSERVATION PLAN
LOTS 13 & 14
PLAT BOOK: PM 228 AT PLAT: 56
6707 BURCH HILL ROAD
BURCH HILL ACRES
BRANDYWINE ELECTION DISTRICT NUMBER 11
PRINCE GEORGE'S COUNTY, MARYLAND

Property Owners Awareness Certificate

I, John Cady hereby acknowledge that I'm aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative: *John Cady*
Date: 11-17-14

Note: The Woodland Preservation Areas indicated on this plan have been placed in a 'Woodland and Wildlife Habitat Conservation Easement' as recorded in Liber 36480 Folio 109

REVIEWS:			



DESIGN: WAJ	DATE: APRIL, 2007	JOB No.: 007009	TCP No.:
DRAFT: HAL	COMP: CW	SCALE: 1" = 30'	SCD No.:
CHECK: JEC	SURVEY: CW-JR	SHEET: 1 OF 2	CSD No.:

Type 2 TCP Plan
TCP-1

Standard Type 2 Tree Conservation Notes

1. This plan is submitted to fulfill the woodland conservation requirements for Burch Hill Acres - Lots 13 & 14 Preliminary Plan #4-07009 and TCP1/76/95. If Preliminary Plan #4-07009 expires, then this TCP2 also expires and is no longer valid.
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 \$1.50 per square foot mitigation fee.
3. 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.
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 and is zoned R-R.
7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
8. The site is not adjacent to a roadway classified as arterial or greater.
9. This plan is grandfathered by CB27-2010, Section 25-119(g).

Tree Preservation and Retention Notes

10. 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.
11. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
12. 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.
13. 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.
14. Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TCP installation. These signs must remain in perpetuity.

Removal of Hazardous Trees or Limbs by Developers or Builders

15. 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.
16. 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.
17. 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.
18. 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 permitted, 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 permittee 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 inspector for documentation of the damage.
 - b. 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.
 - c. 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.

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

19. 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 changes to determine if a revision to the tree conservation plan is necessary or if installation of TPFs will be required.
20. When Virginia Pines are present within 40 feet of the limits of disturbance in a preservation area:

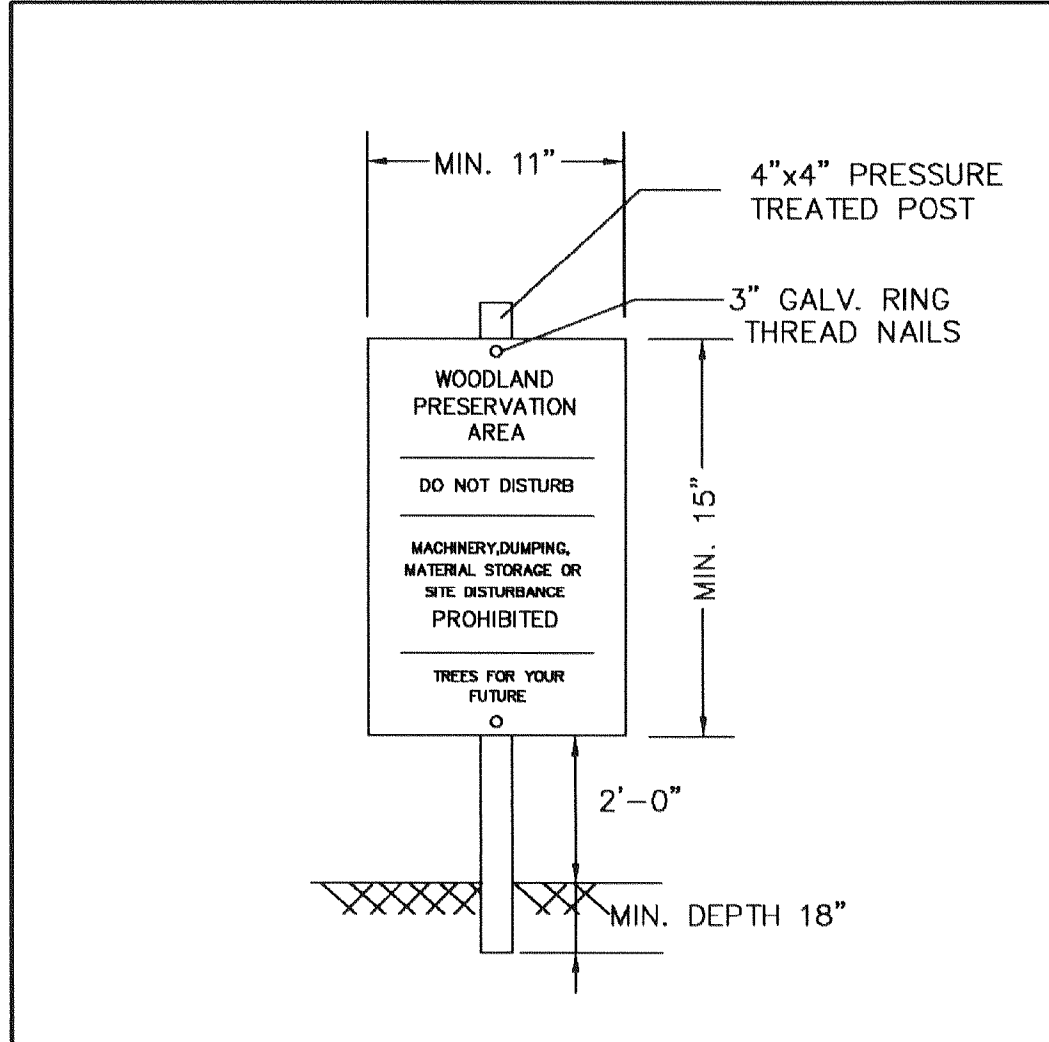
The subject property contains Virginia Pine (Pinus virginiana) that are subject to wind throw. All Virginia Pine greater than 6 inches in diameter within 40 feet of the final proposed limit of disturbance or the property boundary of the property shall be cut down by hand during the clearing of the site.

21. After the Virginia Pine have been removed, the contractor responsible for implementation of this TCP2 shall submit an evaluation of the stocking levels for the residual stand, management techniques to be applied to the residual stand, and supplemental planting requirements to the M-NCPPC Planning Department. This evaluation shall be submitted prior to the issuance of the first building permit to ensure that all high risk trees have been removed. A planting schedule and/or details for the management of natural regeneration to fully restock the site must be shown on the plan.

Post Development Notes

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

22. 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.
23. If a tree or portion thereof is 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 permittee 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.
24. 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.
25. 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 non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
26. 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.
27. 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.

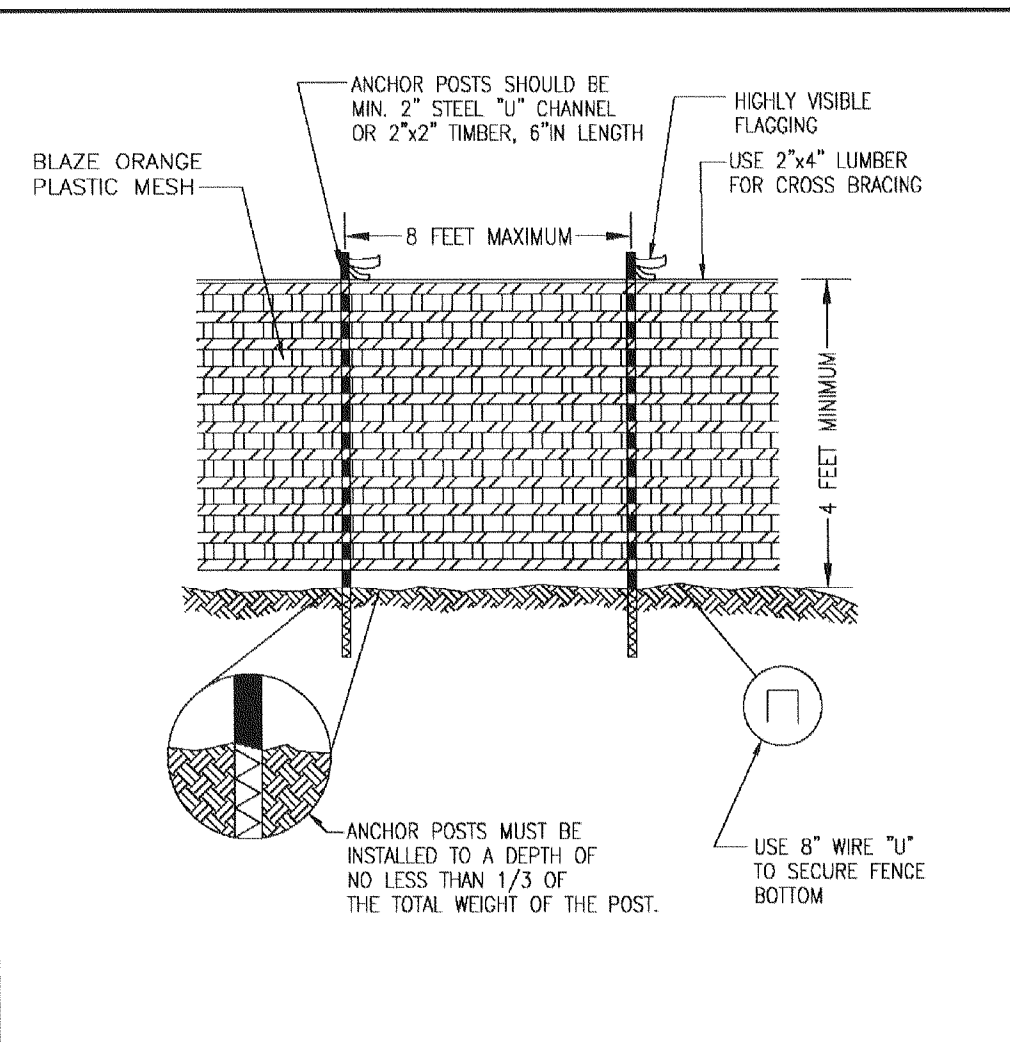


- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
 6. LOCATE SIGNS AT 100-FOOT INTERVALS OR AS SHOWN ON PLAN
 7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

August 2010

A-4, DET-1



- 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.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS

August 2010

A-4, DET-4

Qualified Professional Certification

This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

Signed: *Kenneth R. Wallis* Date: 11-17-14

Kenneth R. Wallis
Klebasco Environmental, LLC
8373 Piney Orchard Parkway, Suite 207
Odenton, MD 21113
Ph: (410) 672-5990 Fax: (410) 672-5993
E-mail: ken@klebascoenvironmental.com

Property Owners Awareness Certificate

I John Cady hereby acknowledge that I'm aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative: *John Cady* Date: 11-17-14

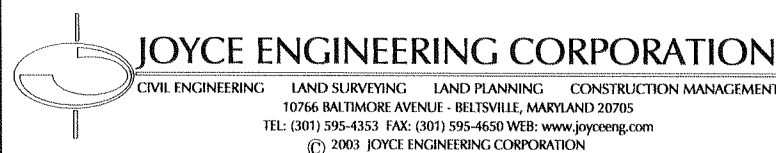
Note: The Woodland Preservation Areas indicated on this plan have been placed in a 'Woodland and Wildlife Habitat Conservation Easement' as recorded in Liber 36480 Folio 109

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2 -021-14			
Approved by	Date	DRD #	Reason for Revision
00	<i>John Cady</i>	11/17/14	
01			
02			
03			
04			
05			
06			

TYPE 2 TREE CONSERVATION PLAN
LOTS 13 & 14
PLAT BOOK: PM 228 AT PLAT: 56
6707 BURCH HILL ROAD
BURCH HILL ACRES
BRANDYWINE ELECTION DISTRICT NUMBER 11
PRINCE GEORGE'S COUNTY, MARYLAND

OWNER/DEVELOPER/APPLICANT:

JOHN T. & LORETTA J. CADY
6707 BURCH HILL ROAD
BRANDYWINE, MARYLAND 20613-9093
PHONE: 301-372-8152



DESIGN: WAJ DATE: July, 2014 JOB No.: 007009
DRAFT: HAL COMP: CW SCALE: N/A
CHECK: JEC SURVEY: CW-JR SHEET: 2 OF 2

Type 2 TCP Plan

TCP-2

TCP No.:
SCD No.:
CSD No: