



## STANDARD TYPE2 TREE CONSERVATION PLAN NOTES:

- This plan is submitted to fulfill the woodland conservation requirements for a permit. If this permit expires, then this TCP2 also expires and is no longer valid.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 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 conformance to the requirements contained herein.
- The property is within the Developing Tier and is zoned O-S.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is NOT grandfathered under CB-27-2010, Section 25-119 (g).

## TREE PRESERVATION AND RETENTION NOTES:

Tree Preservation and Retention Notes

- 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.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- 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.
- 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.
- 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

- 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.
- 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 damage.
- 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.
- 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 permittee, 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.


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.

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.

"Woodland preserved, planted or regenerated in fulfillment of the woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in the Prince George's County Land records at Liber. 40233, and Folio. 490. Revisions to this TCP2 may require a revision to the recorded easement."

## QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF  
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED:  11-15-2017  
MARWAN FARIS MUSTAFA, PE. DATE  
MD REG. # 20423  
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705  
PHONE (301) 937-3501, EMAIL: MMUSTAFA@CDDI.NET  
QUALIFIED PROFESSIONAL

## BUILDER

CARUSO HOMES INC.  
2120 BALDWIN AVE.  
SUITE 200  
CROFTON, MD 21114

## OWNER

JOHNSON COREY  
13500 MOLLY BERRY RD  
BRANDYWINE, MD 20613

MISS UTILITY  
FOR LOCATION OF UTILITIES CALL 1-800-257-7777  
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

## 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 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.

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.
- 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.

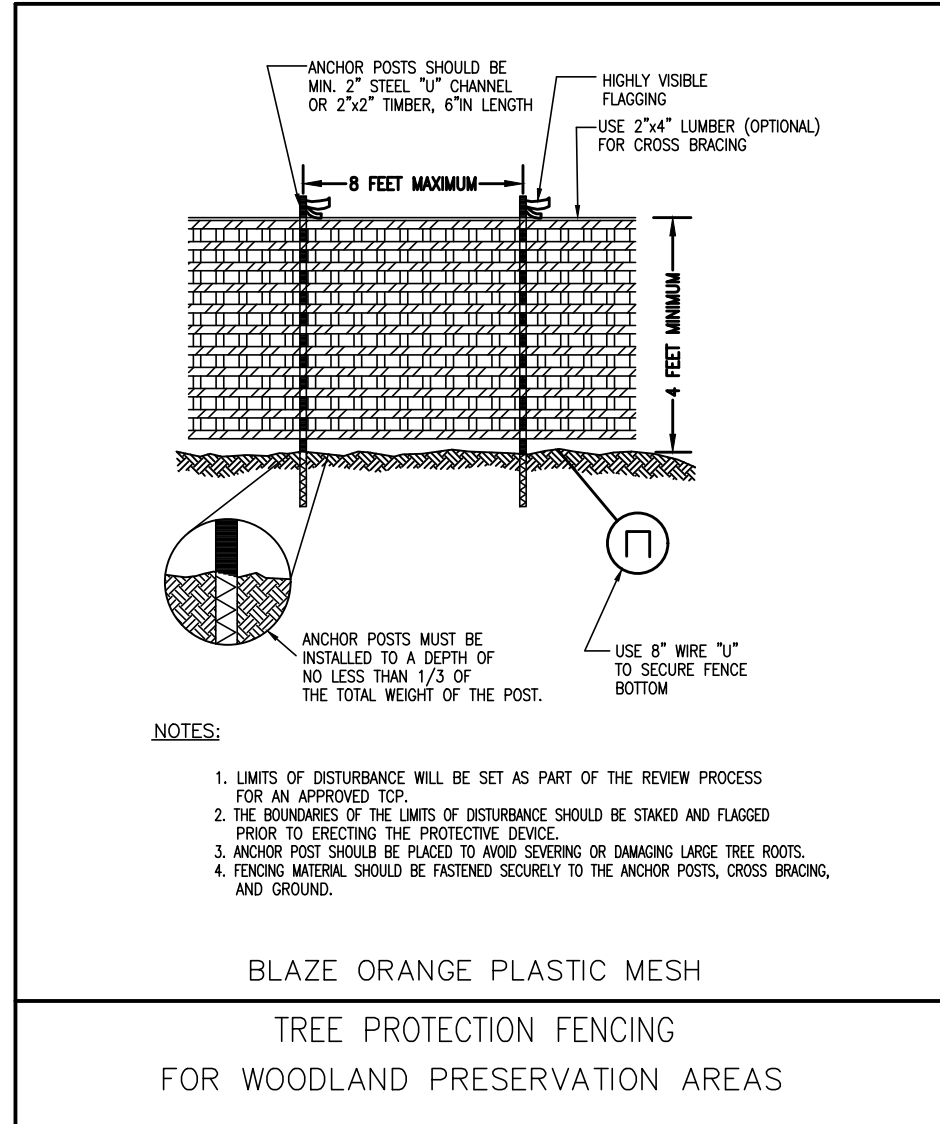
## ROOT PRUNING NOTES:

Root Pruning: See plan for Final locations for root pruning to be performed determined in the field in conjunction with both tree protection and sediment control fencing and approved by the Construction Manager. Root pruning shall be performed wherever grades will be lowered within the critical root zone of a tree to be preserved. Root pruning shall be to the depth of excavation, or 24 inches, whichever is less. A Vermeer RT 200 with the optional root cutter or a approved equal trencher or vibratory plow shall be used to prune roots. The blade will be sharpened daily prior to the beginning of the operations. The supersonic air tool will be used when roots larger than 2" in diameter are exposed to facilitate root pruning or when root pruning the inner third of a tree's critical roots. Roots over 1-1/2" in diameter shall have a clean cut made on the surface of the root which is still attached to the tree. This cut shall be made with a handsaw or chain saw as soon as larger root is severed encountered.

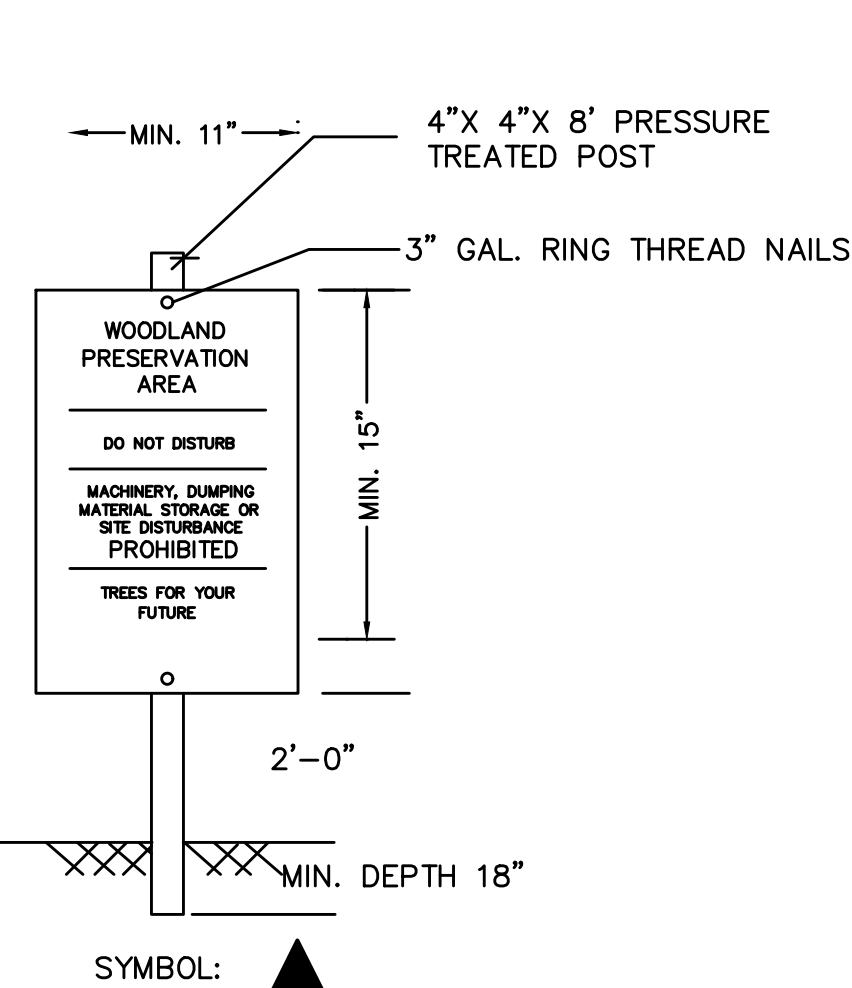
Backfill the root-pruning trench with excavated soil and mulch and mark location for future reference. Silt fence maybe installed in trench prior to backfilling as long as trench is not open for longer than 48 hours without watering.

Root pruning work will not be done when more than the top one-inch of soil is frozen. Root pruning will not be undertaken when the soil is wet and conditions are muddy.

Fertilizer: All trees indicated shall receive a liquid fertilization. Fertilizer will be applied at a rate of 1.5 pounds of nitrogen per 1,000 square feet of root zone treated. Fertilizer shall be injected using a soil probe at a depth of six inches. Fertilizer shall be applied in three-foot grid pattern evenly distributed throughout the root zone.



## TEMPORARY TREE PROTECTION DEVICE (TPD)



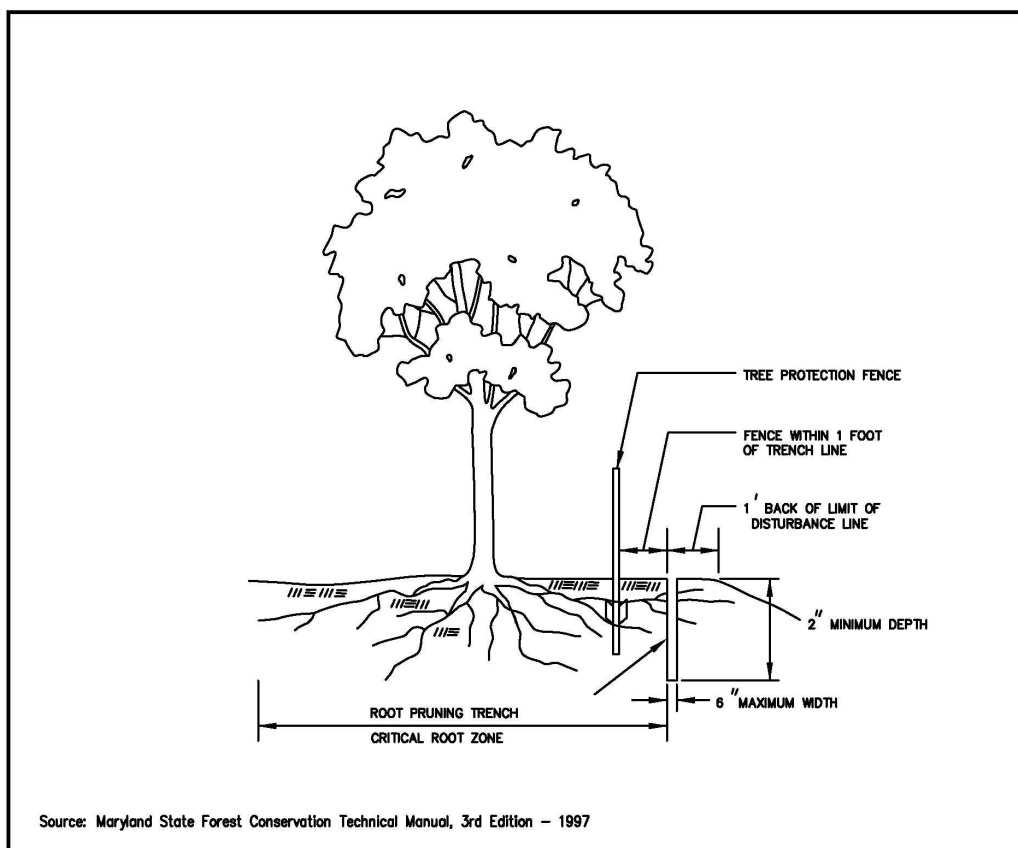
## SIGNAGE

## NOTES:

- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
- SIGNS SHOULD BE PROPERLY MAINTAINED.
- AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
- SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
- SIGNS SHOULD BE INSTALLED AT THE SAME TIME AS TREE PROTECTION DEVICE
- LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
- SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

SITE STATISTICS	TOTAL
Gross tract area	231,001 S.F.
Existing 100-year floodplain	0 S.F.
Net tract area	231,001 S.F.
Existing woodland in the floodplain	0 S.F.
Existing woodland net tract	196,020 S.F.
Existing woodland total	196,020 S.F.
Existing PMA	0 S.F.
Regulated streams (linear feet of centerline)	0 S.F.

WOODLAND CONSERVATION SUMMARY TABLE												
PARCEL #	Gross Tract Area (sq. ft.)	100-Yr Floodplain (FP)	Net Tract Area (sq. ft.) (NTA)	Existing Woodland (sq. ft.) (NTA)	Existing Woodland (sq. ft.) (FP)	Woodland Cleared (sq. ft.) (C-NTA)	Woodland Cleared (sq. ft.) (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Pres. Area (sq. ft.) (WPA)	Woodland Reforest. Area (sq. ft.) (WRA)	Woodland Retained/Not Credited (WR-NC)	Woodland Retained / Assumed Cleared (WR-AC)
LOT 16	231,001	0	231,001	196,020	-	-	-	-	126,760	-	16,308	3,920
TOTALS S.F.:	231,001	0	231,001	196,020	0	0	0	-	126,760	-	16,308	3,920
TOTAL ACRES:	5.30	0.00	5.30	4.50	0.00	0.00	0.00	-	2.91	-	0.37	0.09



- NOTES:
- RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
  - BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCING.
  - EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
  - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
  - ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

## ROOT PRUNING

August 2010

A-4, DET-10

## Property Owners Awareness Certificate

I/We Corey D. Johnson 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.

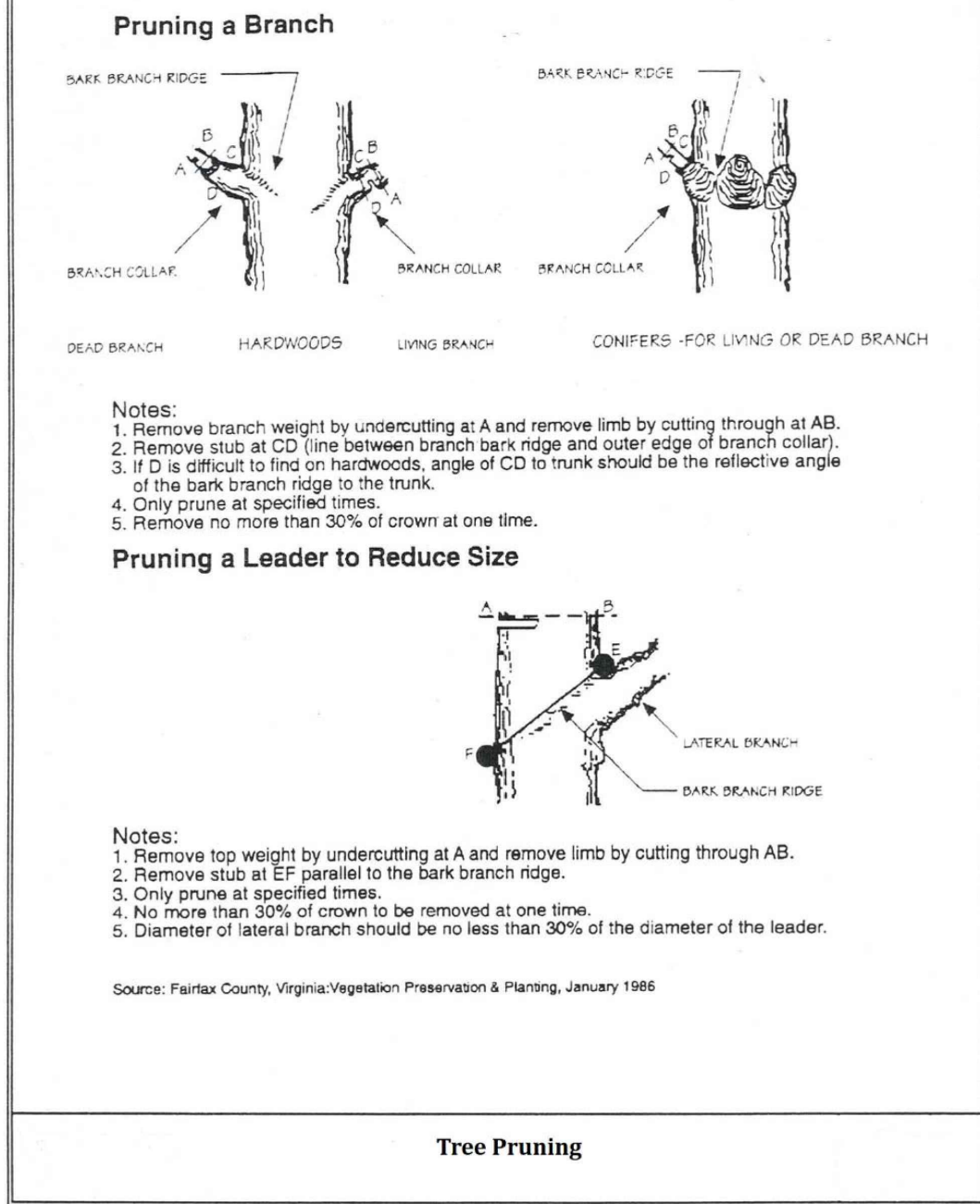
Corey D. Johnson Date 03.05.2017

Owner or Owner Representative

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.

Contract Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information- (Enter acres for each zone)				
1 Zone:	O-S			
2 Gross Tract:	5.30			
3 Floodplain:	0.00			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	5.30	0.00	0.00	
6 TCP Number	022-17	Revision #	0	
7 Property Description or Subdivision Name:	13500 Molly Berry			
8 Is this site subject to the 1989 Ordinance?(Y/N)	N			
9 Is this one (1) single family lot? (Y/N)	N			
10 Are there prior TCP approvals which include a combination of this lots? (Y/N)	N			
12 Is any portion of the property in a WC Bank?	N			
13 Break-even Point (preservation) =	3.02 acres			
14 Clearing permitted w/o reforestation=	1.48 acres			
SECTION II-Determining Requirements (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)
15 Existing Woodland		4.50	0.00	
16 Woodland Conservation Threshold (WCT) =	50.00%	2.65		
17 Smaller of 15 or 14		2.65		
18 Woodland above WCT		1.85		
19 Woodland cleared		1.05	0.00	0.00
20 Woodland cleared above WCT (smaller of 18 or 17)		1.05		
21 Clearing above WCT (0.25 : 1) replacement requirement		0.26		
22 Woodland cleared below WCT		0.00		
23 Clearing below WCT (2:1 replacement requirement)		0.00		
24 Afforestation Required Threshold (AFT) =	20.00%	0.00		
25 Off-site WCA being provided on this property		0.00		
26 Woodland Conservation Required		2.91 acres		
SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
27 Woodland Preservation		2.91		
28 Afforestation / Reforestation		0.00		
29 Natural Regeneration		0.00		
30 Landscape Credits		0.00		
30 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
31 Forest Enhancement Credit (Area * 25)	0.00	0.00		
32 Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
33 Area approved for fee-in-lieu-PFA		0.00		
34 Area approved for fee-in-lieu-non-PFA		0.00		
35 Off-site Woodland Conservation Credits Required		0.00		
36 Off-site WCA (preservation) being provided on this property		0.00		
37 Off-site WCA (afforestation) being provided on this property		0.00		
38 Woodland Conservation Provided		2.91 acres		
39 Area of woodland not cleared		3.45 acres		
40 Net tract woodland retained not part of requirements:		0.54 acres		
41 100-Floodplain woodland retained		0.00 acres		
42 On-site woodland conservation provided		2.91 acres		
43 On-site woodland retained not credited		0.54 acres		



August 2010

A-4, DET-11

Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-022-17				
Approved by	Date	DRD #	Reason for Revision	
00	<u>Corey D. Johnson</u>	11/16/17		
01				
02				
03				
04				
05				
06				
Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber. _____ Folio. _____ Revisions to this TCP2 may require a revision to the recorded easement.				



CAPITOL DEVELOPMENT DESIGN, INC.  
ENGINEERS - PLANNERS - SURVEYOR'S

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705  
OFFICE (301) 937-3501

13500 MOLLY BERRY ROAD  
BRANDYWINE, MD

BRANDYWINE (4TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

TCP2  
DETAILS

## REVISIONS

REVISED PER COUNTY  
COMMENTS  
DATE: 7/31/17  
DWN.: A.T.

DATE: NOV.,2017  
DWN. AT CHECKED MT

SCALE: N/A

PROJECT/FILE NO.  
17-004

SHEET NO.  
2 OF 2