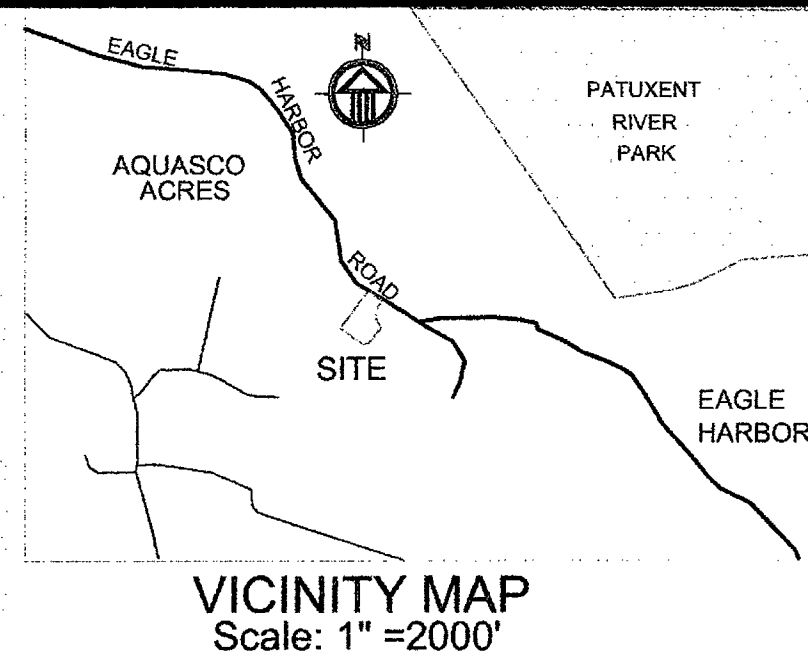
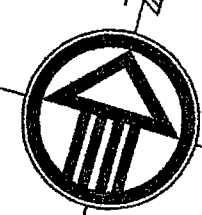


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STANDARD TYPE 2 TREE CONSERVATION PLAN-GENERAL NOTES

1. This plan is submitted to fulfill the woodland conservation requirements for grading permit. If this grading permit expires, then this TCF2 also expires as is no longer valid.
2. Certain portions of woodland not in conformance with this plan or without an expressed written consent of the Planning Director or designee shall be subject to a \$500 per square foot mitigation fee.
3. The Planning Director may require the applicant to provide evidence of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contacted for the start of work on the project and the applicant shall be notified when 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 be responsible for any use of any woodland conservation areas through the prohibition of copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
5. The subject of the property included in this time conservation plan are solely responsible for conformance for the requirements contained herein.
6. The property is within the Rural Tier and is zoned O-S.
7. The subject is a residential lot with a small portion of woodland and historic. This site is not adjacent to a roadway (classified as arterial or greater).
8. The plan is not grandfathered under CD-27-2020, Section 25-117 (j).
9. The subject of the property boundaries on this plan is from a survey prepared by W.L. Mearns, Inc.
10. The topography shown on this plan is from a plan prepared by W.L. Mearns

Tree Preservation Retention Notes

- a. All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland and riparian areas of this inclusion are not to be disturbed or removed or destroyed. A revised tree preservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the application form.
- b. Tree and woodland conservation methods such as root pruning shall be conducted as outlined on this plan.
- c. All excavation areas must be posted with signage as shown on the plans. These signs must remain in perpetuity.
- d. The developer and/or builder is responsible for the complete preservation of all forested areas on the site. The trees are to remain undisturbed. All types or parts of trees threatened by the county as dead, dying, or hazardous may be removed.
- e. A tree is considered hazardous if a condition is present which leads to a likelihood of, or likelihood of, falling before the tree is 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.
- f. After the initial stages of the project, if hazardous trees are present, trees are present that are not hazardous but are leaning, the permittee shall remove said trees using a chain saw. Corrective measures required to stabilize the hazardous trees shall be determined by the county's authorization by the county inspector. Only after approval by the inspector may the tree be cut by chainsaw to meet the existing ground surface. The chainsaw shall not be used to remove stumps, mulch or other materials that would inhibit sprouting.
- g. If a tree or trees become hazardous prior to bond release for the project, the permittee or other persons or contractors shall be responsible for the permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify the tree or the portions of the tree in question are hazardous and still standing. The permittee shall be responsible for any 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 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.

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.

POST DEVELOPMENT NOTE

- a. 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 of any of the stumps in the woodland conservation area is not permitted.

If a tree or portion 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 person shall take corrective action immediately. The condition of the tree 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.

MD. NAT'L. CAP. PK. & PLANNING DIVISION
PRINCE GEORGE'S COUNTY
AUG 8 2013
COUNTYWIDE PLANNING DIVISION

M-NCPPC

**Prince George's County Planning Department
Environmental Planning Section**

APPROVAL

TREE CONSERVATION PLAN

TCP2-024-13

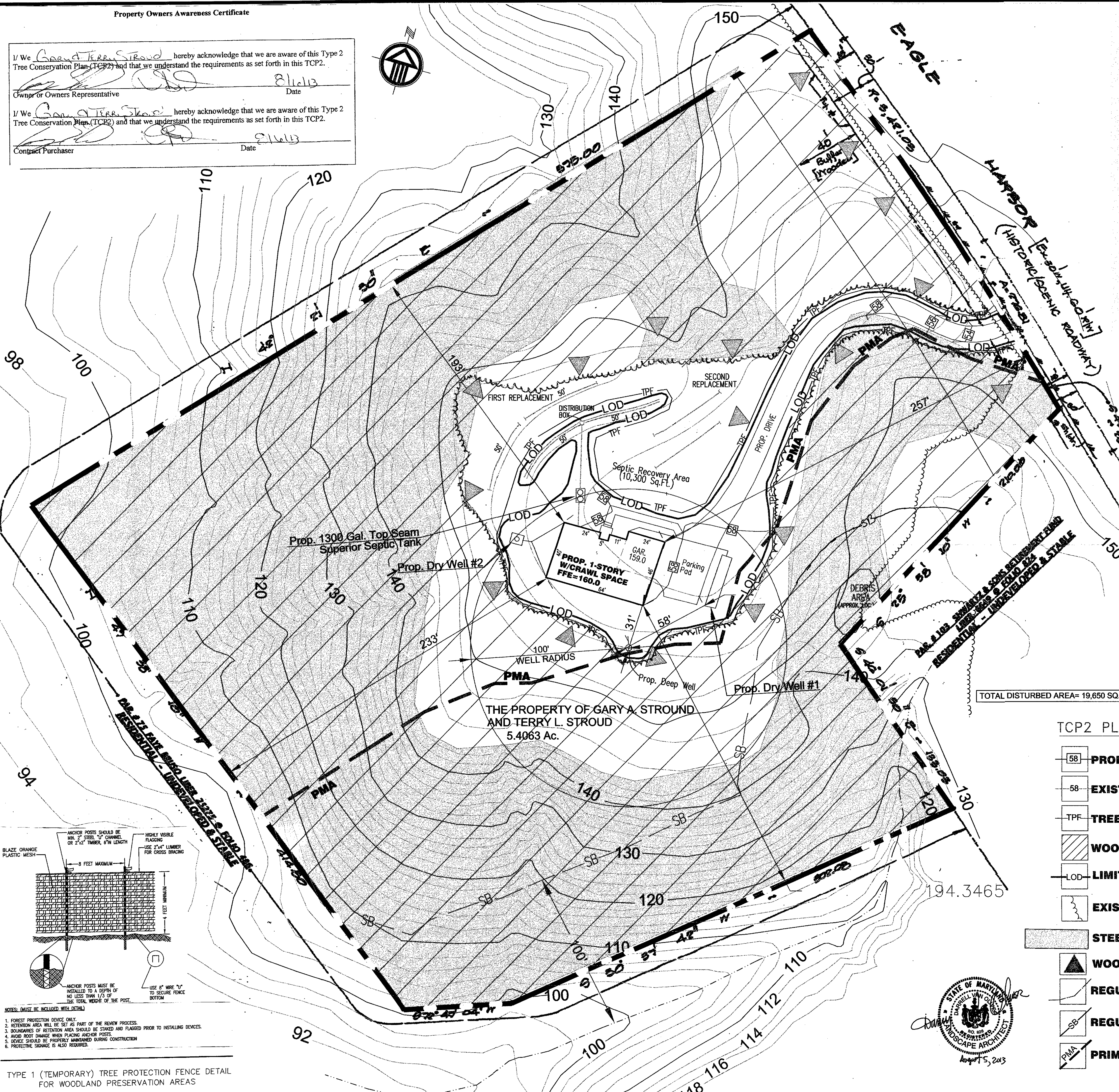
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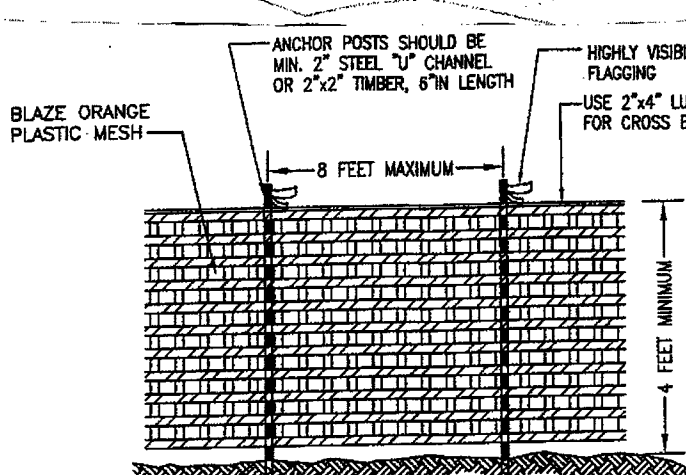
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TOTAL DISTURBED AREA= 19,650 SQ.FT./0.45 Ac

TCP2 PLAN LEGEND

-  **PROPOSED CONTOURS**
 -  **EXISTING CONTOURS**
 -  **TREE PROTECTION FENCE (TEMPORARY)**
 -  **WOODLAND PRESERVATION**
 -  **LIMIT OF DISTURBANCE**
 -  **EXISTING TREE LINE**
 -  **STEEP SLOPES (15% or Greater)**
 -  **WOODLAND PRESERVATION SIGNS**
 -  **REGULATED INTERMITTENT STREAM**
 -  **REGULATED STREAM BUFFER**
 -  **PRIMARY MANAGEMENT AREA (PMA)**



NOTES: (MUST BE INCLUDED WITH DATA)

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

