

Standard Type 2 Tree Conservation Plan Notes

GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for PP-4-17033. If PP-4-17033 expires, then this TCP2 also expires and is no longer valid.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 R-80.
- 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 by CB27-2010, Section 25-119(g).

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.

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.

Natural Regeneration Notes

- All existing turf, ground covers, and invasive species shall be exterminated using a general broadcast herbicide such as "Round-Up" or equivalent. Secondary applications shall be applied as necessary.
- Care shall be taken to avoid spraying any hardwood seedlings or saplings.
- Roto-tiling of turf areas and manual removal of invasive vines shall be completed two weeks after chemical treatments are completed.
- Reforestation signs shall be installed every fifty feet or as appropriate and two strand wire fencing shall be installed along road frontages adjacent to any reforestation areas.
- Reforestation internal to the site shall be posted as required in the direction of any trails used to reach those areas.
- Natural regeneration shall be encouraged by semi-annual maintenance of the designated areas. The maintenance shall, at a minimum, require removal of competitive and invasive species from the desired indigenous hardwoods. This maintenance shall occur for a period of two years.
- After one and two years all desirable seedlings and saplings shall be counted and flagged with surveyors tape in the late fall.
- If after two years there is less than one seedling per 60 square feet and there are indications that natural regeneration is not occurring adequately then the owners shall plant those areas with container grown seedlings at a rate of one per 60 square feet. Only naturally occurring species already present within the site shall be used.

When off-site woodland conservation is proposed:

- 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 issuance of any permit for the associated plan.

When the use of fee-in-lieu is proposed:

- All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit shall be provided prior to issuance of any permits related to this TCP2 unless the project is phased. Phased projects shall pay the fee-in-lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee-in-lieu breakdown on this TCP2.

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.

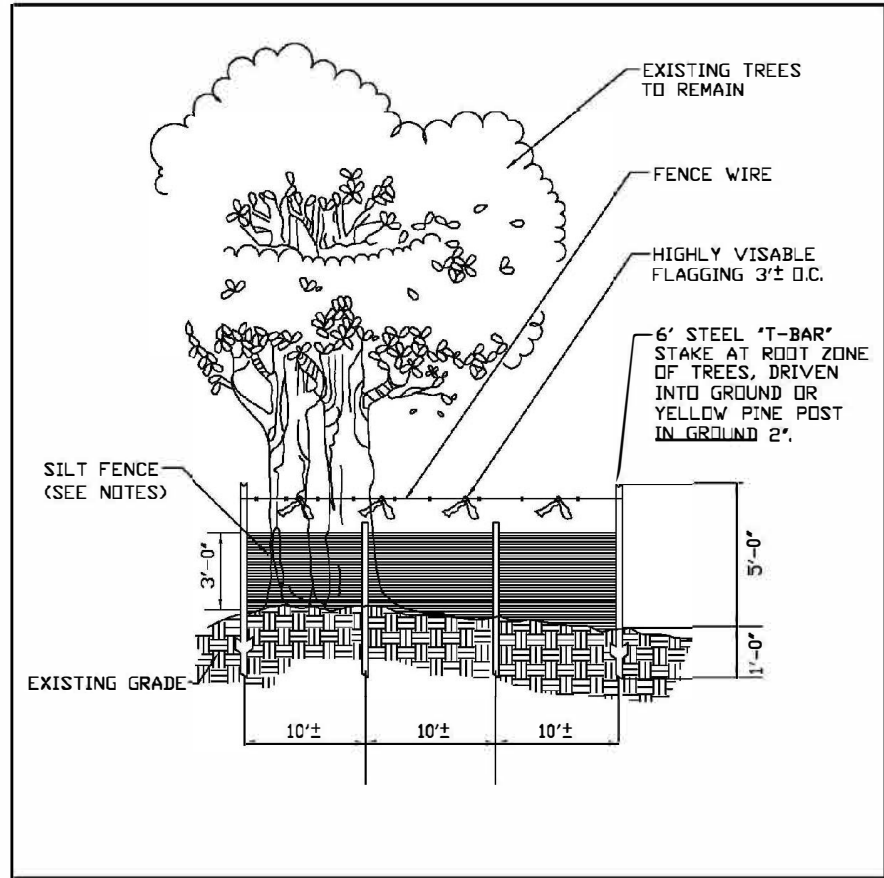
Woodlands preserved, planted or regenerated in fulfillment of Woodland Conservation requirements on-site have been placed in a Woodland and Wildlife Habitat Conservation Easement recorded in the Prince George's County Land Records at Book ME 253 Page 81 & 82. Revisions to the TCP2 may require a revision to the recorded easement.

Note:

All Woodland Cleared for Tinkers Preserve Subdivision was performed in association with 'A' TCP2-017-2019 in conjunction with PG Co. DPIE Permit No. 49199-2019 and MDE Permit 18-NT-0353/NAB2018-61906 which includes Off-Site mitigation as noted in the Worksheet on sheet TCP2-1.

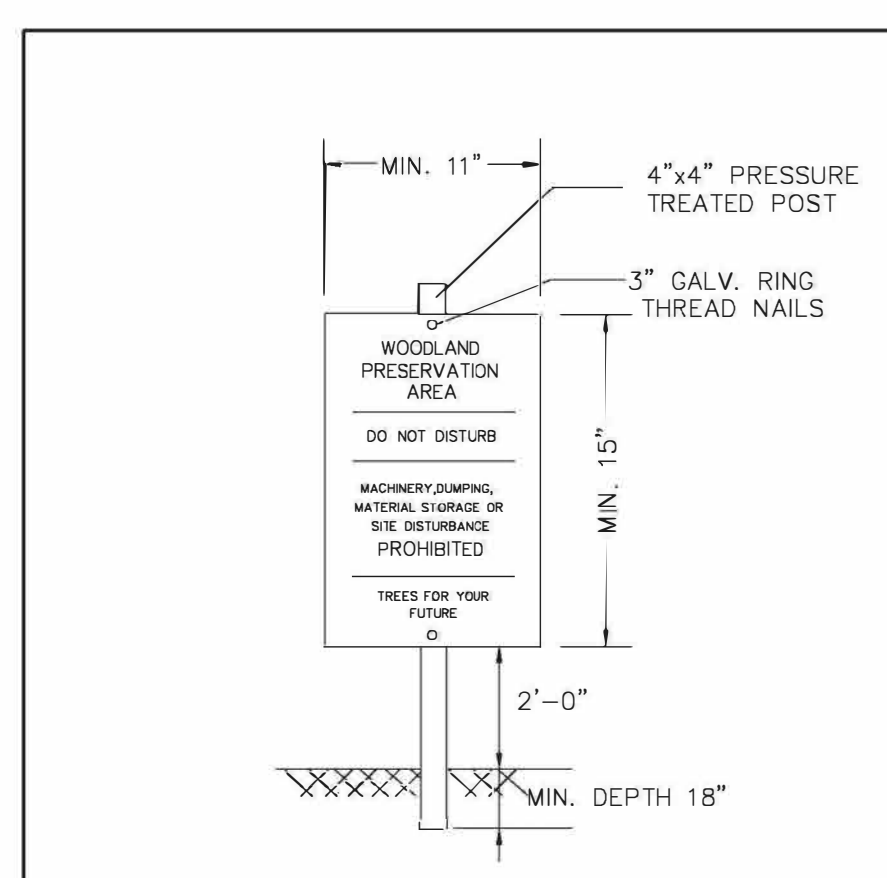
Note:

This Type 2 Tree Conservation Plan is in accordance with the approved Type I Tree Conservation Plan TCP1-003-2019. All existing data and information is per the approved TCP1-003-2019, and Joyce Engineering Corporation and Bay Environmental, Inc. assumes no liability as to the accuracy of the data and information.



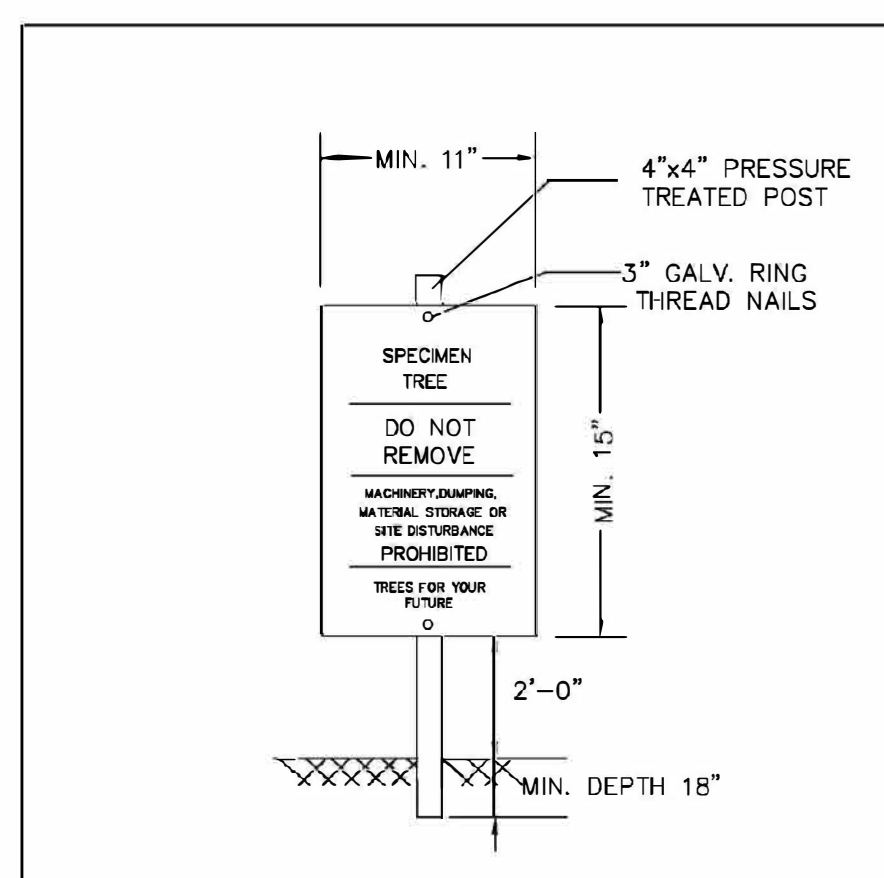
- NOTES:
- SILT FENCE TO BE HELED INTO SOIL.
 - WIRE, SNOW FENCE, ETC. FOR TREE PROTECTION ONLY.
 - BOUNDARIES OF RETENTION AREA WILL BE ESTABLISHED AS PART OF THE TREE CONSERVATION PLAN REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 - AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 - DEVICE SHOULD BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
 - PROTECTION SIGNS ARE ALSO REQUIRED.
 - LOCATE FENCE OUTSIDE THE CRITICAL ROOT ZONE.

TYPE 4 (TEMPORARY) TREE PROTECTION FENCE COMBINATION SILT FENCE & TREE PROTECTION



- 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 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.

WOODLAND PRESERVATION AREA SIGN



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SPECIMEN TREE SIGN

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: *7-19-22*

Kenneth R. Wallis
Bay Environmental, Inc.
2661 Riva Road, Building 800, Suite A
Annapolis, MD 21401
Ph: (301) 627-7505 Fax: (410) 897-9295
E-mail: kwallis@bayenvinc.com

Property Owners Awareness Certificate

I/We, Tinkers Preserve, LLC hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP 2) and that we understand the requirements as set forth in this TCP 2.

Anthony DeCesaris
Managing Member
Mr. Anthony DeCesaris

6/30/22
Date

Prince George's County Planning Department, M-NCP&PC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2- 024-2022				
	Approved By:	Date:	DRD#	Reason for Revision
00 Original	<i>Blue 2/20/22</i>	7/19/2022		
01 Revision				
02 Revision				
03 Revision				
04 Revision				

Type 2 Tree Conservation Plan
Details & Specifications
Lots 1 thru 22 and Parcels "A", "B", "C", & "D"
Tinkers Preserve
Plat Book: ME 253 @ Plat No: 81 & 82
TINKERS PRESERVE
Surratts Election District Number 9
Prince George's County, Maryland



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ATTENTION:

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

Owner/Developer/Applicant:

Tinkers Preserve, LLC
Attn: Anthony DeCesaris
1001 Prince George's Blvd,
Suite 700
Upper Marlboro, Maryland 20774
Phone: 301-218-7779

REVISIONS:
07.15.2022: Revised per EPS review comments dated 07.15.2022 (email).



DESIGN: OTHERS DATE: JUNE, 2022 JOB No.: 019033
DRAFT: HAL COMP: OTHERS SCALE: N/A
CHECK: JEC □ SURVEY: OTHERS SHEET: 2 OF 2

Type Two TCP
TYPE-2
Sheet 2 of 2

TCP No.: TCP2-003-2019
SCD No: 156-20
SDCP No: 57620-2019-00