

## GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit.
- 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 \$50.00 per square foot mitigation fee.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permits, Inspection 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.
- 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 Environmental Strategy Area, ESA-3 and is zoned O-S (Open Space).
- The property is adjacent to Cross Road Trail which is a designated scenic and historic roadway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is grandfathered under CB-2017, Section 25-17(g).

## WOODLAND 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 the 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 part 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 chain saw 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 areas designated for reforestation shall be reforested by natural regeneration. The following requirements and conditions apply.

- 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.
- Robo-tilling 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 these 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.

## WOODLAND CONSERVATION AREA MANAGEMENT NOTES

## Removal of Hazardous Trees or Hazardous 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 Department of Environmental Resources as dead, dying, or hazardous may be removed.

- A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a 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.
- If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards (Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices).
- Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector. If there is a valid grading or building permit for the subject lots or parcels on which the trees are located, only after approval of the appropriate inspector may the tree be cut by chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- 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.

## Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, Invasive Plants or Non-Native Plants in Woodland Conservation Areas Deemed by Individual Homeowners

- If the developer or builder no longer has an interest in the property, the home owner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the tree removed. The tree may then be removed by the arborist or tree expert. 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 possible and left in place. The removal or grinding of the stumps in the woodland conservation area is possible and left in place.
- The removal of noxious, invasive, and non-native plant species from the woodland conservation areas may be done with the use of hand-held equipment only such as pruners or a chain saw. These plants may be cut near the ground and the 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 smaller materials shall be placed into brush piles that will serve as wildlife habitat.
- 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.

Note: 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.

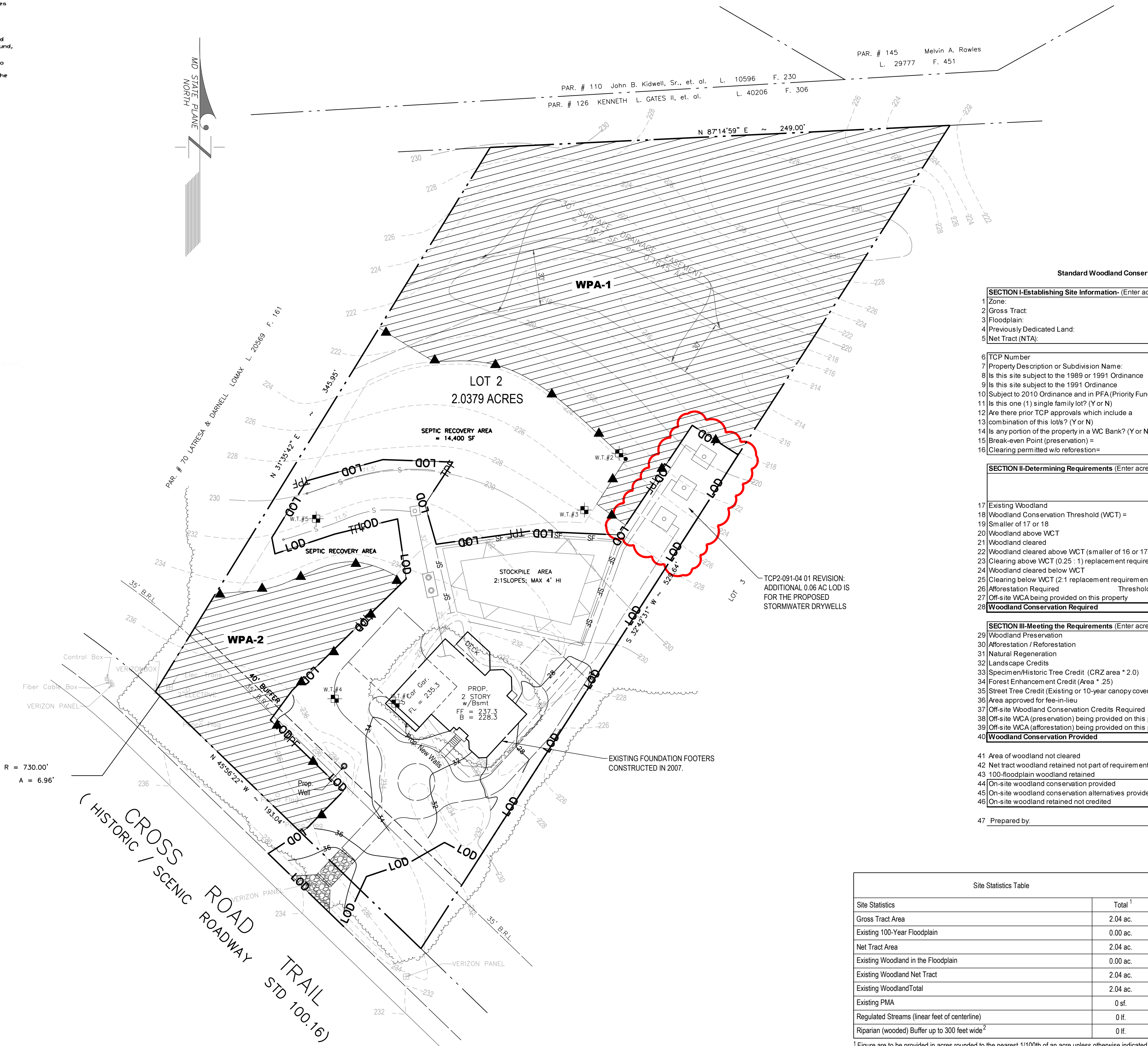
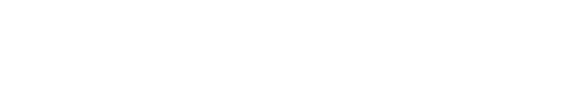
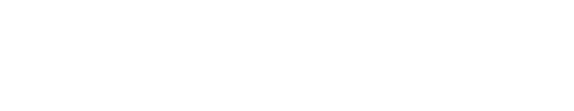
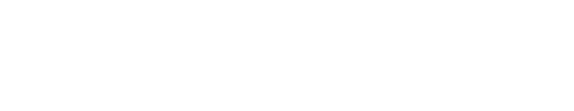
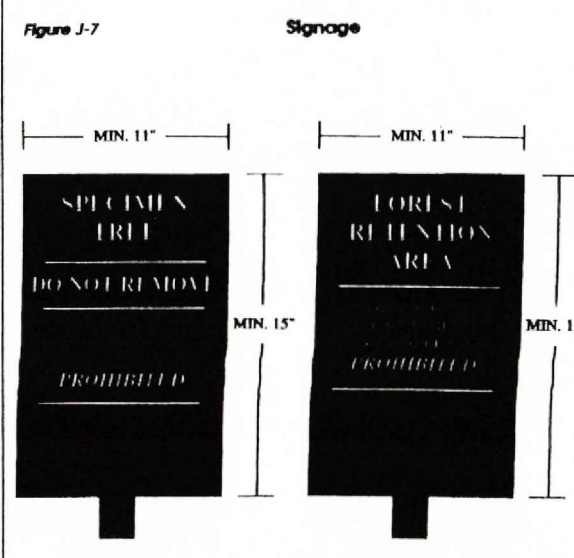
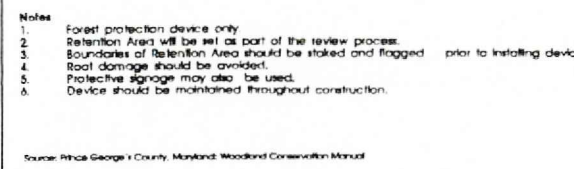
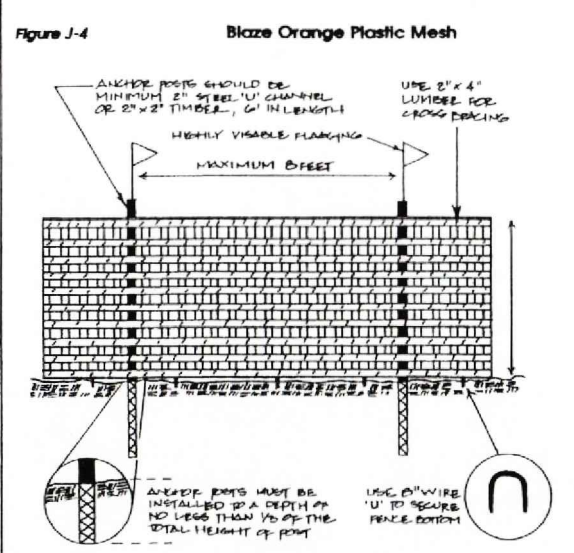
Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

- A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation (TCP) on file in the office of the M-NCPDC, Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 Governor Glen Drive, Upper Marlboro, Maryland 20772, phone 301-852-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP2 revision approved by the M-NCPDC Environmental Planning Section.

## Standard Type II Tree Conservation Plan Notes

Notes to include with all Plans:

- 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 \$150 per square foot mitigation fee.
- The Department of Environmental Resources (DER) must be contacted prior to the start of any work on the site to address implementation of tree conservation measures shown on this Plan.
- Property owners shall be notified by the Designer or Contractor of any Woodland Conservation Areas (Tree Save Area, Reforestation Area, Afforestation Area, or Selective Clearing Area) located on their lot or parcel of land and the associated fees for unauthorized disturbances in three weeks. Upon the sale of the property the owner / developer or owner representative shall notify the purchaser of the property of any Woodland Conservation Areas.
- All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.



Site Statistics Table	
Site Statistics	Total <sup>1</sup>
Gross Tract Area	2.04 ac.
Existing 100-Year Floodplain	0.00 ac.
Net Tract Area	2.04 ac.
Existing Woodland in the Floodplain	0.00 ac.
Existing Woodland Net Tract	2.04 ac.
Existing Woodland Total	2.04 ac.
Existing PMA	0 sf
Regulated Streams (linear feet of centerline)	0 lf
Riparian (wooded) Buffer up to 300 feet wide <sup>2</sup>	0 lf

<sup>1</sup> Figure area to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.  
<sup>2</sup> Acreage of onsite woodland up to 300 feet measured from the stream centerline or from the top of bank on both sides of all regulated streams.

GENERAL INFORMATION TABLE		
LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zoning (Zone)	O-S (Open Space)
Zone	Assessable PMA Area (APA)	N/A
Administrative	Tax GID (TMD)	138-03
Administrative	WSSC Grid (Sheet 20)	138-03
Administrative	Planning Area (Plan Area)	85A
Administrative	Election District (ED)	11
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Rural
Administrative	General Plan Growth Policy (2005)	Rural and Agricultural Areas
Administrative	Police District	V

## OWNER / APPLICANT

VANCELLA BROADUS  
10718 Drago Place  
Clinton, MD 20735  
PHONE: 301.856.5161  
EMAIL: vanceella16@gmail.com

DATE  
February 5, 2025

Mike Patroki  
Qualified Professional  
COMAR 08.19.06.01

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