

GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit 41003-2021. If the grading permit 41003-2021 expires, then this TCP2 also expires and is no longer valid.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 \$5.00 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 the Developing Tier (Environmental Strategy Area, ESA-2) and is zoned Agricultural-Residential (AR).
- 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 CS-27-2010, Section 25-171(g).

POST DEVELOPMENT NOTES

- 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 handbook "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 out 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.

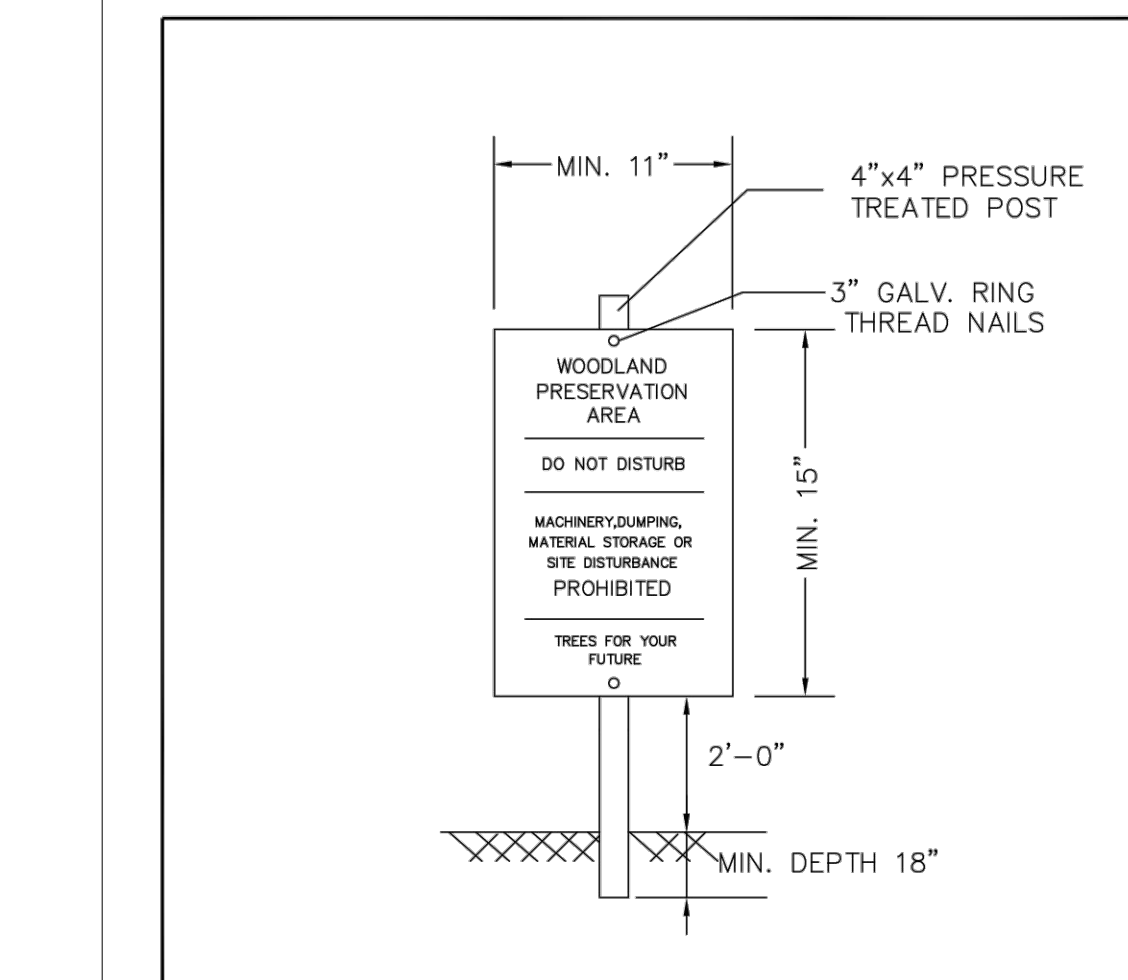
Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

- 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 noxious, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stumps 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.

Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I - Establishing Site Information - (Enter acres for each zone)				
1 Zone	R-A			
2 Gross Tract:	2.12			
3 Floodplain:	0.00			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	2.12	0.00	0.00	
6 TCP Number	TCP2-028-2022	Revision #		0
7 Property Description or Subdivision Name:	Woodmore - Lot 106			
8 Is this site subject to the 1989 or 1991 Ordinance	N			
9 Is this site subject to the 1991 Ordinance	N			
10 Subject to 2010 Ordinance and in PFA (Priority Funding Area)	N			
11 Is this one (1) single family lot? (Y or N)	N			
12 Are there prior TCP approvals which include a combination of this lots? (Y or N)	N			
13 Is any portion of the property in a WC Bank? (Y or N)	N			
14 Forested Area Point (preservation) =	1.25	acres		
15 Clearing permitted w/o reforestation =	0.75	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)
17 Existing Woodland		2.01	0.00	
18 Woodland Conservation Threshold (WCT) =	50.00%	1.08		
19 Smaller of 17 or 18		1.08		
20 Woodland above WCT		0.95		
21 Woodland cleared		1.44	0.00	0.00
22 Woodland cleared above WCT (smaller of 20 or 21)		0.95		
23 Clearing above WCT (0.25 - 1) replacement requirement		0.24		
24 Woodland cleared below WCT		0.48		
25 Clearing below WCT (2:1 replacement requirement)		0.96		
26 Afforestation Required Threshold (AFT) =	20.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		1.79	acres	
SECTION III - Meeting the Requirements (Enter acres for each corresponding column)				
29 Woodland Preservation		0.52		
30 Afforestation / Reforestation		0.00		Bond amount: \$ -
31 Natural Regeneration		0.00		
32 Landscape Credits		0.00		
33 Specimen/Historic Tree Credit (CRZ area* 2.0)		0.00		
34 Forest Enhancement Credit (Area* 25)	0.00	0.00		
35 Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
36 Area approved for fee-in-lieu		0.00		Fee amount: \$0.00
37 Off-site Woodland Conservation Credits Required		1.27		
38 Off-site WCA (preservation) being provided on this property		0.00		
39 Off-site WCA (afforestation) being provided on this property		0.00		
40 Woodland Conservation Provided		1.79	acres	
41 Area of woodland not cleared		0.57	acres	
42 Net tract woodland retained not part of requirements:		0.05	acres	
43 100-floodplain woodland retained		0.00	acres	
44 On-site woodland conservation provided		0.52	acres	
45 On-site woodland conservation alternatives provided		0.00	acres	
46 On-site woodland retained not credited		0.05	acres	
47 Prepared by:	MJP	Signed	February 21, 2023	Date

NOTES

- Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation assessment recorded in the Prince George's County Land Records at Liber 48540 Folio 263. Revisions to this TCP2 may require revisions to the recorded assessment.
- Prior to the issuance of the first permit for 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 assessment in the land records of Prince George's County. Proof of recordation of the off-site assessment shall be provided to the MNCPPC, Planning Department prior to the issuance of any permit for the associated plan.



- 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

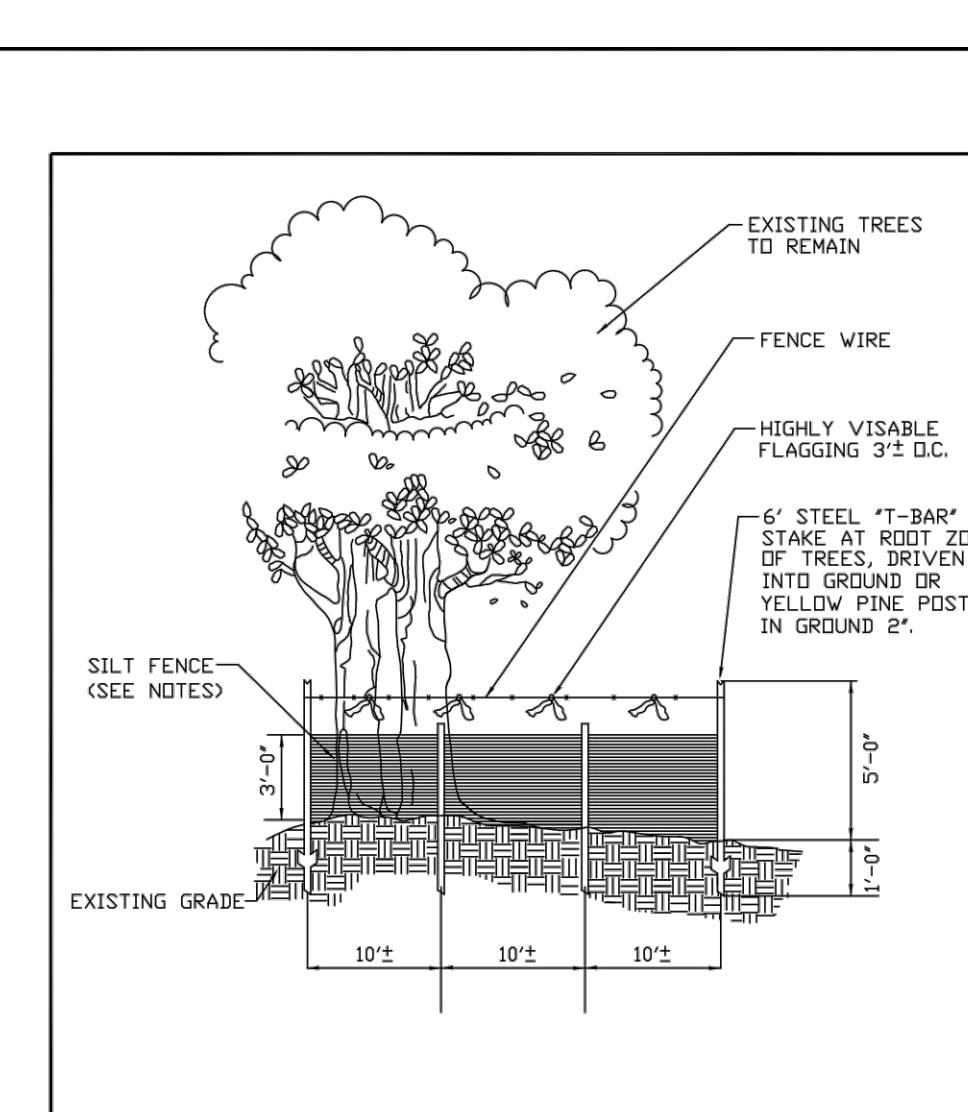
WOODLAND PRESERVATION AND RETENTION NOTES

- 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 understorey 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 (TPF) 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 TPF may begin.
- All temporary tree protection fencing required to 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 having little 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 conditions not resulting from 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.

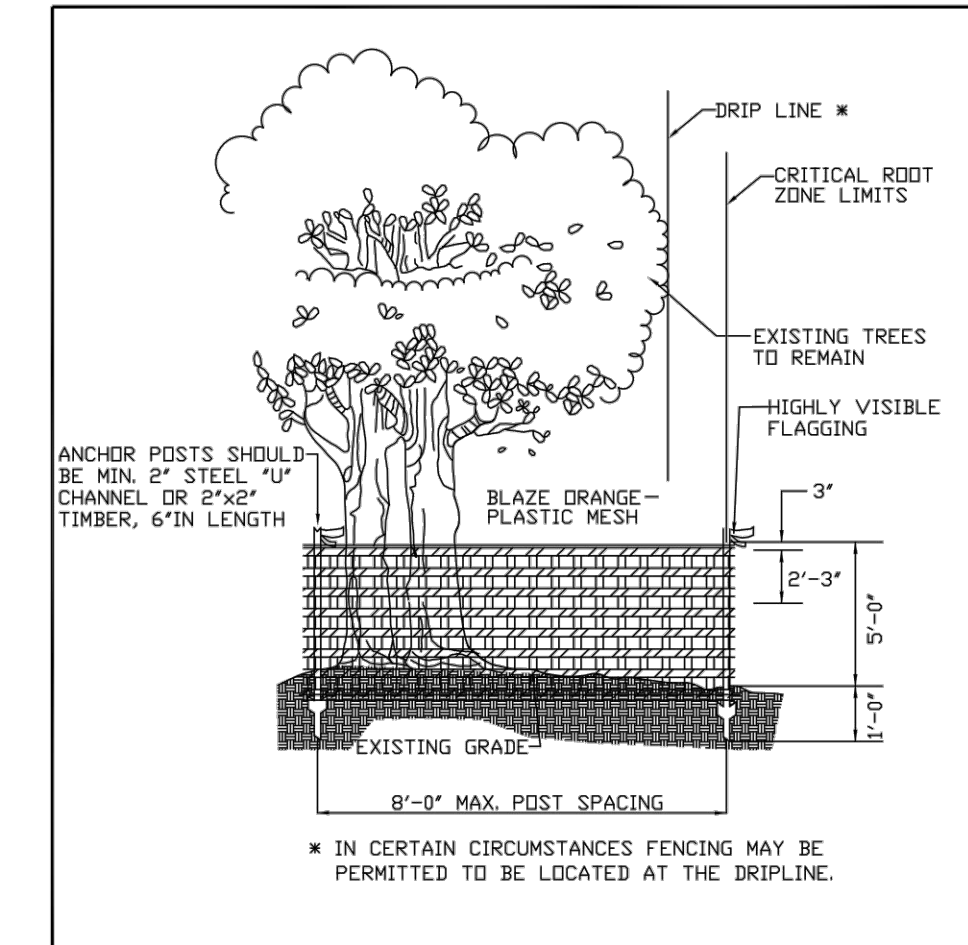
Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35' feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging composition. The smaller materials shall be placed into brush piles that shall serve as wildlife habitat.

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- SET 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 DEVICES.
- AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
- DEVICE SHOULD BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
- PROTECTION SIGNS ARE ALSO REQUIRED.
- LOCATE FENCE WITHIN THE CRITICAL ROOT ZONE.

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



- FOREST PROTECTION DEVICE ONLY.
- RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
- AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
- DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
- PROTECTIVE SIGNS ARE ALSO REQUIRED.

TEMPORARY FENCE PROTECTION DETAIL FOR WOODLAND PRESERVATION AREAS

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	AR (Agricultural-Residential)
Zone	Aviation Policy Area (APA)	6
Administrative	Tax Grid (TMG)	54-A4
Administrative	WSSC Grid (Sheet 20)	204NE11 & 205NE11
Administrative	Planning Area (Plan Area)	3-74A
Administrative	Election District (ED)	7, Queen Anne
Administrative	Councilmanic District (CD)	6
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy (2035)	Established Communities
Administrative	Police District	II

Approved by			
Date	DRD #	Reason for Revision	
2/23/2023	NA	NA	
01			
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2 - COLORED

WOODMORE
LOT 106 - PLAT 9 - SECTION 10
DISTRICT No. #7
PRINCE GEORGE'S COUNTY, MARYLAND



I, Joan Oladipo 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.

Joan Oladipo Date: *8/16/22*

Contract Purchaser: _____ Date: _____

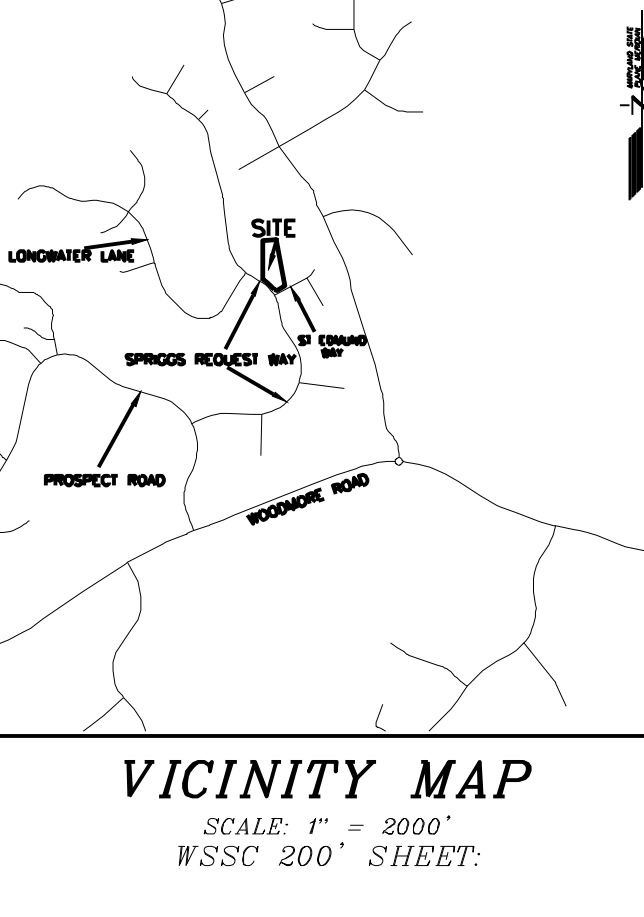
OWNER
Mrs. OLADIPOL JOAN ADEKIMI
13503 MARY BOWIE PARKWAY
UPPER MARLBORO, MD 20774

APPLICANT
CHESAPEAKE CUSTOM BUILDERS LLC
14326 OLD MARLBORO PIKE
UPPER MARLBORO, MD 20772
PHONE: 301-574-7199
CONTACT: MR. GREGORY S. WILBY

DATE: *February 21, 2023*

Michael Petrakis
Qualified Professional
CONAR 08.19.08.01
mpe@traks.com

DATE: _____ DESCRIPTION: _____ REVISIONS: _____



- LEGEND**
- PROPERTY BOUNDARY
 - EX. CONTOUR (2')
 - EX. CONTOUR (10')
 - PROP. CONTOUR (2')
 - PROP. CONTOUR (10')
 - LIMIT OF DISTURBANCE
 - EX. TREELINE
 - TREE PROTECTION FENCE (TEMPORARY)
 - WOODLAND RETAINED, NOT CREDITED (WR-NC)
 - WOODLAND PRESERVATION AREA (WPA)
 - SPECIMEN CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
 - WOODLAND PRESERVATION SIGN

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20711
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
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DATE: _____ DESCRIPTION: _____ REVISIONS: _____