

TREE CONSERVATION PLAN 2

FOR

14700 BOND'S RETREAT ROAD

Property Owners Awareness Certificate

I, We, Susan L. North Yamirka Ramirez 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.

Owner or Owners Representative: ASKO MILJKOVIC Date: 11/15/2023

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: _____

Forest Conservation Act Reporting Information (Change Table)

Site Statistics	Original Approval	Revision Number (01)	Revision Number (02)	Change Since Last Approval
Net Tract (Acres)	7.77 AC			
Existing woodland (Acres)	7.60 AC			
Woodland Retained On-Site (Acres)	3.78 AC			
Woodland Planted On-Site (Acres)	0.00 AC			
On-Site Woodland Easement/ Preservation and Planing	4.07 AC			
On-Site Wooded Floodplain in Easement (Acres)	0.00 AC			
Bond Amount	\$0.00			
Fee in Lieu Amount	\$0.00			
50' Stream Buffers Conserved (Preservation)-Linear Length	524 LF			
50' Stream Buffers Conserved (Preservation)-Acreage	0.57 AC			
50' Stream Buffers Newly Established (Afforestation)-Linear Length	0.00 LF			
50' Stream Buffers Newly Established (Afforestation)-Acreage	0.00 AC			
Off-Site Woodland Conservation Credits Required (Acres)	0.00 AC			
Off-Site Woodland Conservation Credits provided (Acres)	0.00 AC			

GENERAL INFORMATION TABLE

LAYER CATEGORY	LAYER NAME	VALUE
ZONE	ZONING (ZONE)	O-S
ZONE	AVIATION POLICY (APA)	N/A
ADMINISTRATIVE	TAX GRID (TMG)	150/E1
ADMINISTRATIVE	WSSC GRID (SHEET 20)	219SE03
ADMINISTRATIVE	POLICY ANALYSIS ZONE (PAZ)	N/A
ADMINISTRATIVE	PLANNING AREA (PLAN AREA)	83
ADMINISTRATIVE	ELECTION DISTRICT (ED)	5
ADMINISTRATIVE	COUNCILMANIC DISTRICT (CD)	9
ADMINISTRATIVE	GENERAL PLAN 2002 TIER (TIER)	RURAL
ADMINISTRATIVE	TRAFFIC ANALYSIS ZONE (TAZ-COG)	1395
ADMINISTRATIVE	PG TRAFFIC ANALYSIS ZONE (TAZ-PG)	2548

WOODLAND CONSERVATION STATISTICS TABLE

	CBCA	OUTSIDE OF CBCA	TOTAL
Gross Tract Area	0.91 AC	7.77 AC	8.68 AC
Net Tract Area	0.91 AC	7.77 AC	8.68 AC
Existing Woodlands	0.83 AC	6.94 AC	7.77 AC
Proposed Clearing	0.00 AC	0.75 AC	0.75 AC
Woodland Preserved	0.83 AC	4.07 AC	4.90 AC
Woodland Retained - not credited	0.00 AC	3.78 AC	3.78 AC

SITE STATISTICS TABLE

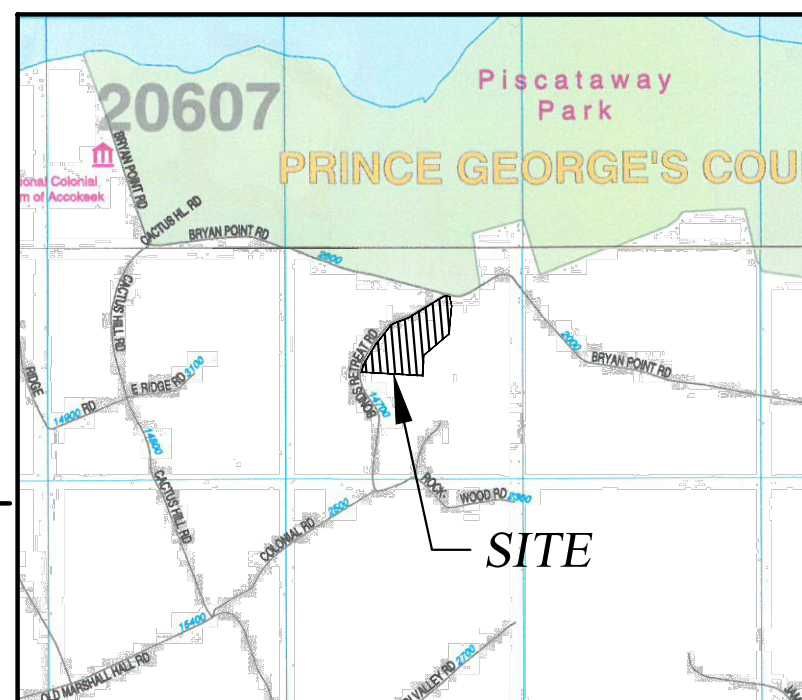
Site Statistics	CBCA	OUTSIDE OF CBCA	Total
Gross tract area	0.91 AC	7.77 AC	8.68 AC
Existing 100-year floodplain	0.00 AC	0.00 AC	0.00 AC
Net tract area	0.91 AC	7.77 AC	8.68 AC
Existing woodland in floodplain	0.00 AC	0.00 AC	0.00 AC
Existing woodland net tract	0.83 AC	6.94 AC	7.77 AC
Existing woodland Total	0.91 AC	6.94 AC	7.85 AC
Existing PMA	0.00 AC	4.19 AC	4.19 AC
Regulated streams (linear feet of centerline)	0.00 LF	316 LF	316 LF
Riparian (wooded) buffer up to 300 feet wide	0.00 AC	0.00 AC	0.00 AC

STATEMENT:

PRIOR TO ANY CLEARING, INSTALLATION OF SEDIMENT CONTROL MEASURES INCLUDING TREE PROTECTION FENCE MUST BE CONDUCTED WITH THE SEDIMENT CONTROL INSPECTOR APPROVAL.



6305 IVY LANE, SUITE 225
GREENBELT, MD 20770
Phone: (240) 206-8055
amiljkovic@eliteeng.co
CONTACT: ASKO MILJKOVIC



VICINITY MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO 20602153-6
ADC MAP #58, GRID D-1
SCALE: 1" = 2000'

LEGEND

TITLE	SYMBOL
SOILS DIVIDE	CSE EKA
PR. GRADE	
EX. 10' CONTOUR	—10—
EX. 2' CONTOUR	—12—
EX. STREAM	
75' STREAM BUFFER	—SB—
TREE LINE	
PR. TREE LINE	
PR. LIMIT OF DISTURBANCE	
PR. SUPER SILT FENCE & TEMP TREE PROTECTION FENCE	TP-SSF
PROPERTY BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
STEEP SLOPES => 15 %	
WOODLAND PRESERVATION AREA	
EX. SPECIMEN AND CRZ TO BE REMOVED	
EX. SPECIMEN AND CRZ TO BE SAVED	
FSD DATA SAMPLE POINT	P-1
WOODLAND RETAINED - NOT CREDITED	
WOODLAND PRESERVATION SIGN	
PMA	PMA
WOODLAND RETAINED ASSUMED CLEARED	
EX. SPECIMEN AND CRZ CREDITED	
EX. GRAVEL ROAD	
EX. 50' STREAM BUFFER	—SB50—
EX. 75' STREAM BUFFER	—SB75—

ABBREVIATIONS
IPF= IRON PIPE FOUND

Prince George's County Planning Department			
Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2-031-2022			
Approved by	Date	DRD#	Reason for Revision
00	1/11/2023		
01			
02			
03			
04			
05			
06			

QUALIFIED PROFESSIONAL CERTIFICATION

This complies with the current requirements of Prince George's County Code and the Environmental Technical Manual.

Signed: Asko Miljkovic Date: 9-15-2022

Asko Miljkovic
Ph: (240) 206-8055
E-mail: amiljkovic@eliteeng.co
6305 Ivy Lane Suite 370, Greenbelt, MD, 20770

PLAN VIEW
SCALE = 1"=50'

SCALE 1" = 50'

REVISIONS	BY



ELITE ENGINEERING, LLC
Engineers * Landscape Architects
6305 IVY LANE, SUITE 370
GREENBELT, MD, 20770
(240) 206-8055

14700 BOND'S RETREAT ROAD TREE CONSERVATION PLAN 2

ACCOCHEE, PRINCE GEORGE'S COUNTY, MD
KAMARUKE E1
5TH ELECTION DISTRICT

DRAWN
AT
CHECKED
AM
DATE
9/13/2022
SCALE
AS SHOWN

DRAWING

1 OF 3

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information				
Zone:	O-S			
Gross Tract:	7.77			
Floodplain:	0.00			
Previously Dedicated Land:	0.00			
Net Tract (NTA):	7.77			

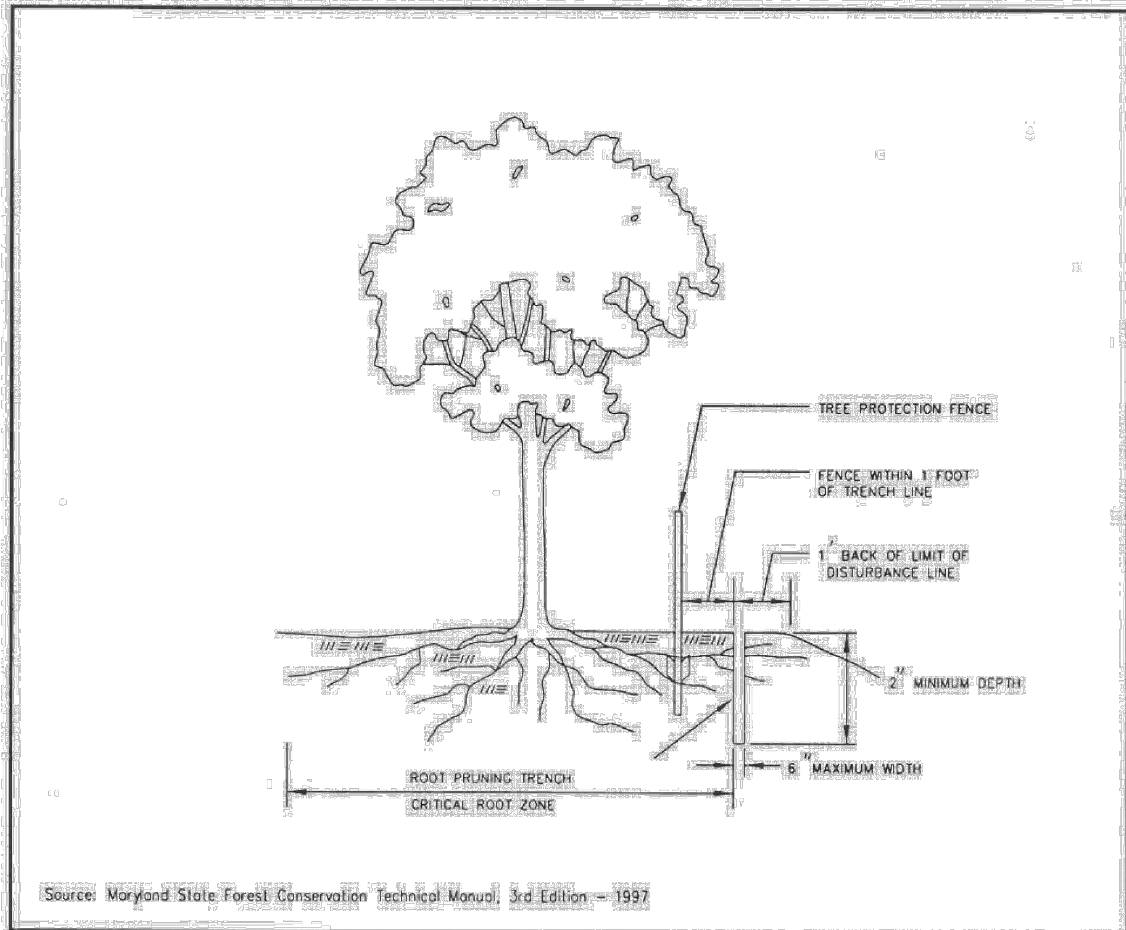
Property Description or Subdivision Name:	14700 Bond Retreat Road TCP2-031-2022
Is this site subject to the 1989 Ordinance?(y/n)	N
Is this one (1) single family lot? (y/n)	Y
Are there prior TCP approvals which include a combination of this lot's? (y/n)	N
Is this a woodland conservation bank? (y/n)	N
Break-even Point (preservation)=	4.50 acres
Clearing permitted w/o reforestation=	2.44 acres

SECTION II-Determining Requirements				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
Existing Woodland		6.94		
Woodland Conservation Threshold (WCT) =	50.00%	3.89		
Smaller of 13 or 14		3.89		
Woodland above WCT		3.06		
Woodland cleared		0.75	0.00	0.00
Woodland cleared above WCT (smaller of 16 or 17)		0.75		
Clearing above WCT (0.25 : 1) replacement requirement		0.19		
Woodland cleared below WCT		0.00		
Clearing below WCT (2:1 replacement requirement)		0.00		
Afforestation Threshold (AFT) =	20.00%	0.00		
Off-site conservation being provided on this property		0.00		
Woodland Conservation Required		4.07		

SECTION III-Meeting the Requirements				
Woodland Preservation		4.07		
Afforestation / Reforestation		0.00		
Area approved for fee-in-lieu		0.00		\$0.00
Credits for Off-site Conservation on another property		0.00		
Off-site conservation (preservation) being provided on this property		0.00		
Off-site conservation (afforestation) being provided on this property		0.00		
Total Woodland Conservation Provided		4.07		

Area of Woodland not cleared	6.19	acres
Woodland retained not part of requirements	3.78	acres

Prepared by: Asko Mijlkovic
Signed: *Asko Mijlkovic* Date: 9/14/2022

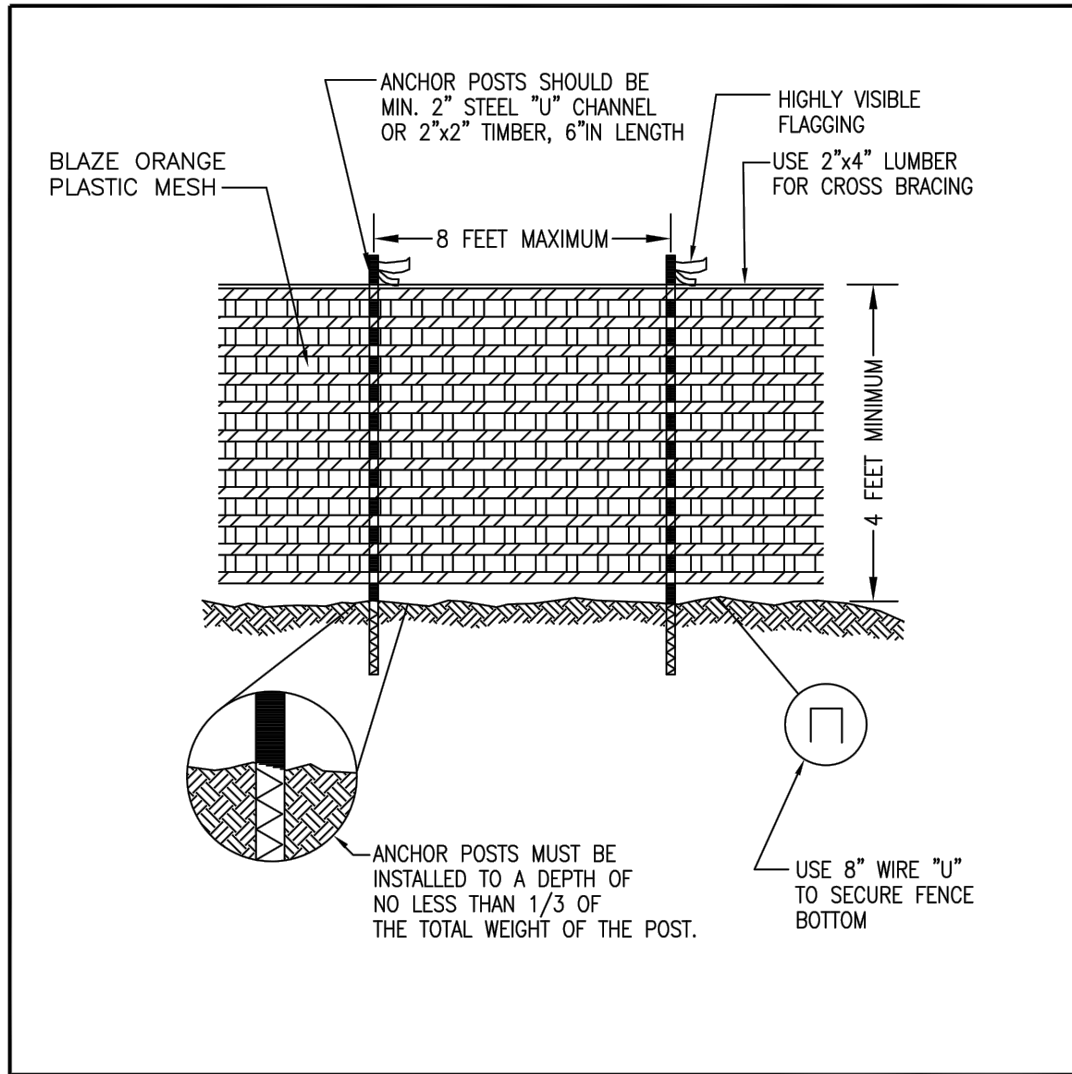


- NOTES:
- RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
 - EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
 - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED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

ROOT PRUNING

SOILS TABLE

Mapping Unit Name	Soil Series	K-factor	Hydric Group	Drainage	Highly Erodable
CnC	Collington-Wist complex 5 to 10 % slopes	0.17	B	Well Drained	No
CnD	Collington-Wist complex 10 to 15 % slopes	0.17	B	Well Drained	No
CsE	Croom-Howell-Collington complex, 15 to 25 % slopes	0.17	C	Well Drained	Yes
CsF	Croom-Howell-Collington complex, 25 to 40 % slopes	0.17	C	Well Drained	Yes
GgC	Grosstown gravelly silt loam, 5 to 10 % slopes	0.17	A	Well Drained	No
SOD	Sassafras and Croom soils 10 to 15 % slopes	0.15	A	Well Drained	No



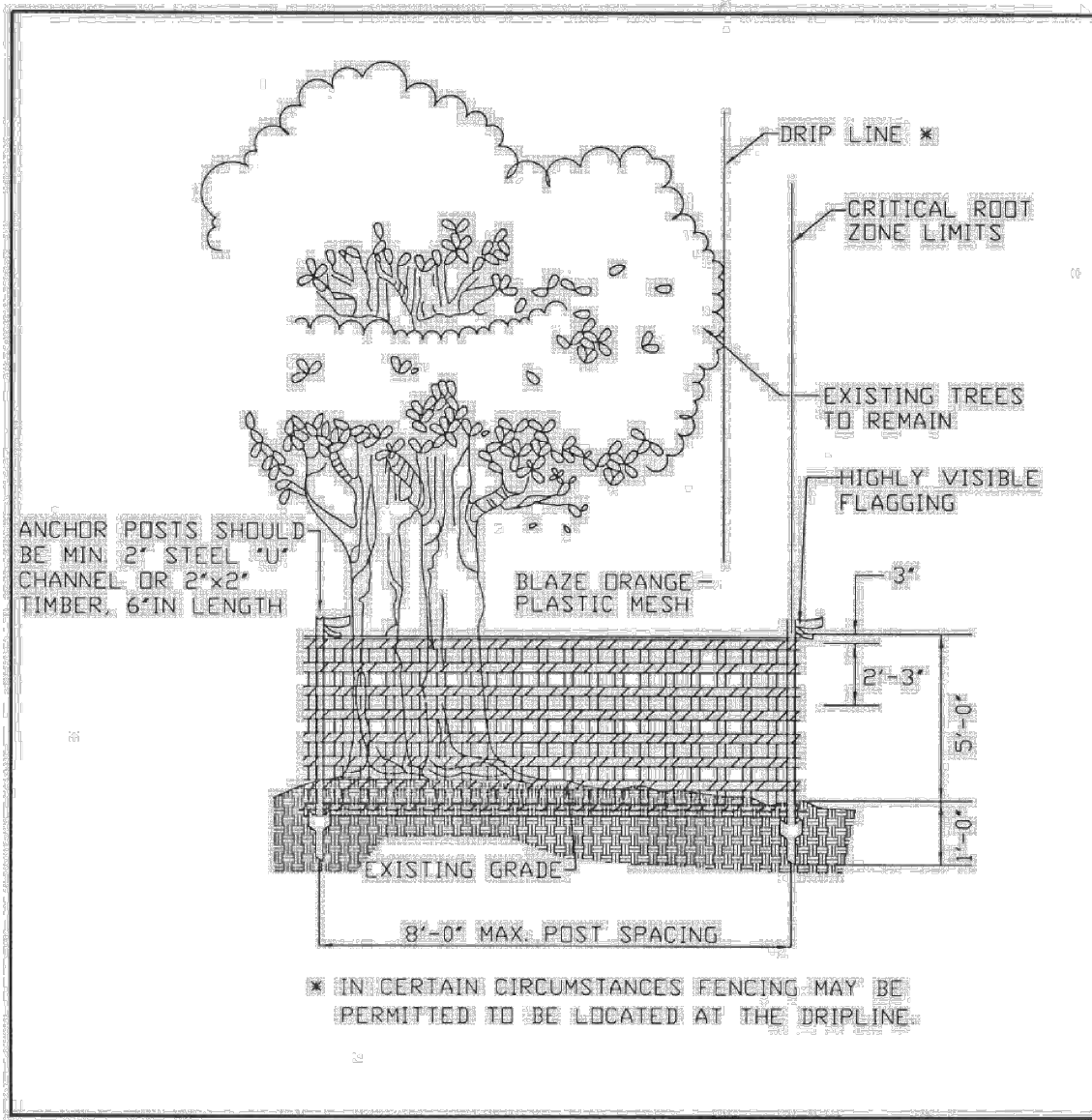
NOTES: (MUST BE INCLUDED WITH DETAIL)

- 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 SIGNAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS

August 2010

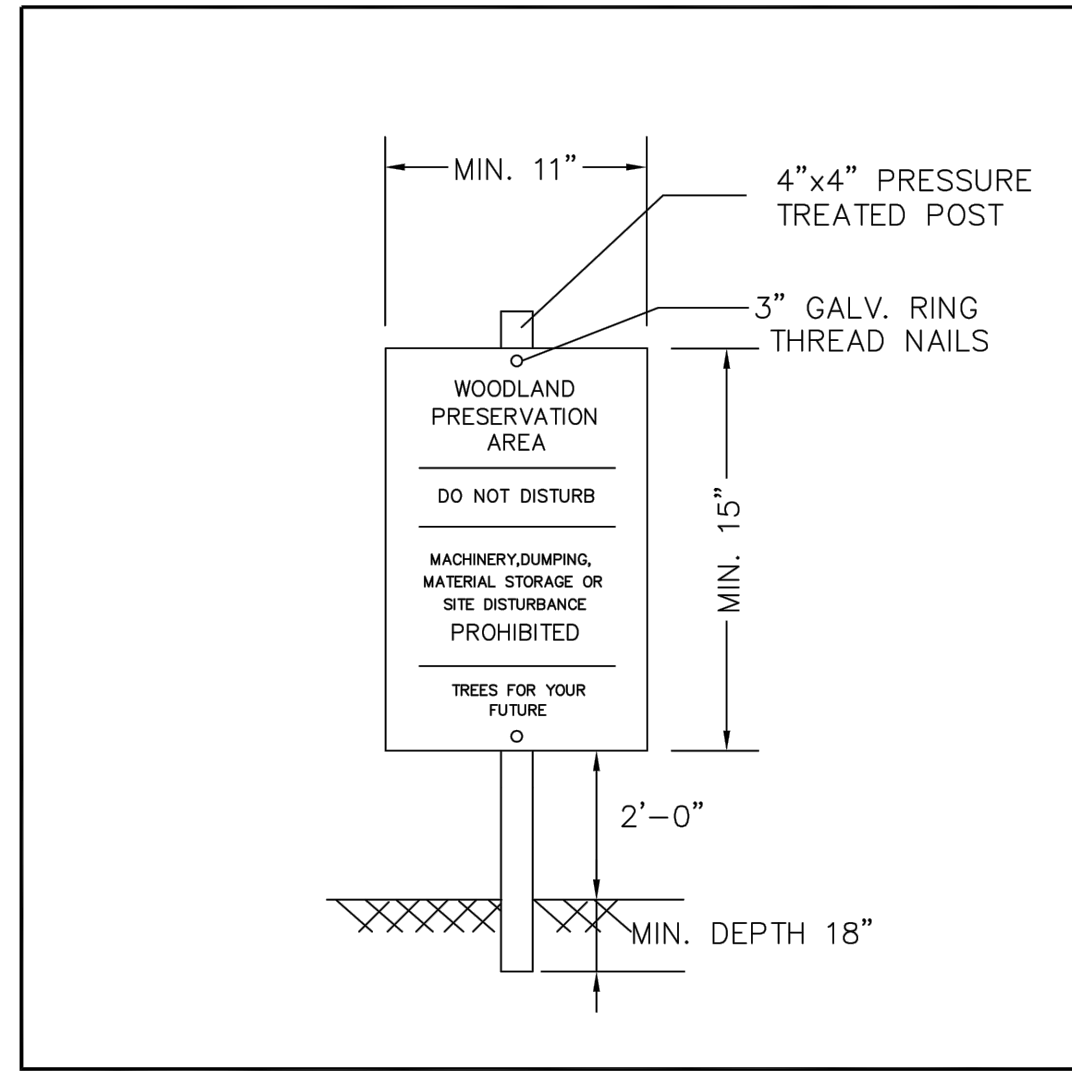
A-4, DET-4



NOTES: (MUST BE INCLUDED WITH DETAIL)

- 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 SIGNAGE IS ALSO REQUIRED.

TEMPORARY FENCE PROTECTION DETAIL FOR WOODLAND PRESERVATION AREAS



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

August 2010

A-4, DET-1



Property Owners Awareness Certificate

I/We, Jose J. Morales & YANARA ROMAN PEREZ 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.

Owner or Owners Representative: Jose J. Morales Date: 11/15/2022

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: _____

SPECIMEN TREE TABLE WITHIN 200' OF LIMIT OF DISTURBANCE				
SYMBOL	COMMON NAME SCIENTIFIC NAME	SIZE (dbh)	CONDITION	COMMENTS
ST-21	TULIP POPLAR LIRIODENDRON TULIPFERA	31"	GOOD	TO REMAIN
ST-22	TULIP POPLAR LIRIODENDRON TULIPFERA	40"	GOOD	TO REMAIN
ST-24	TULIP POPLAR LIRIODENDRON TULIPFERA	33"	GOOD	TO REMAIN
ST-25	TULIP POPLAR LIRIODENDRON TULIPFERA	46"	GOOD	TO REMAIN
ST-26	TULIP POPLAR LIRIODENDRON TULIPFERA	34"	GOOD	TO REMAIN
ST-27	TULIP POPLAR LIRIODENDRON TULIPFERA	37"	GOOD	TO REMAIN
ST-29	TULIP POPLAR LIRIODENDRON TULIPFERA	31"	FAIR, STORM BREAKAGES	TO REMAIN
ST-30	TULIP POPLAR LIRIODENDRON TULIPFERA	31"	GOOD	TO REMAIN
ST-31	TULIP POPLAR LIRIODENDRON TULIPFERA	31"	GOOD	TO REMAIN
ST-60	TULIP POPLAR LIRIODENDRON TULIPFERA	36"	GOOD	TO BE REMOVED
ST-61	TULIP POPLAR LIRIODENDRON TULIPFERA	34"	GOOD	TO REMAIN
ST-62	TULIP POPLAR LIRIODENDRON TULIPFERA	39"	FAIR, STORM BREAKAGES	TO REMAIN
ST-63	WHITE OAK LIRIODENDRON TULIPFERA	46"	GOOD	TO BE REMOVED
ST-64	WILLOW OAK LIQUIDAMBHR STYRACIFLUA	35"	GOOD	TO BE REMOVED
ST-66	TULIP POPLAR LIRIODENDRON TULIPFERA	31"	GOOD	TO REMAIN
ST-67	TULIP POPLAR LIRIODENDRON TULIPFERA	31"	GOOD	TO REMAIN
ST-70	TULIP POPLAR LIRIODENDRON TULIPFERA	38"	GOOD	TO REMAIN
ST-71	TULIP POPLAR LIRIODENDRON TULIPFERA	37"	GOOD	TO REMAIN
ST-72	TULIP POPLAR LIRIODENDRON TULIPFERA	31"	FAIR, STORM BREAKAGES	TO REMAIN
ST-73	TULIP POPLAR LIRIODENDRON TULIPFERA	31"	GOOD	TO REMAIN
ST-76	TULIP POPLAR LIRIODENDRON TULIPFERA	36"	GOOD	TO REMAIN
ST-5	TULIP POPLAR LIRIODENDRON TULIPFERA	35"	GOOD	TO REMAIN

Prince George's County Planning Department				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-031-2022				
	Approved by	Date	DRD#	Reason for Revision
00	<u>Buck S. S. S.</u>	1/11/2023		
01				
02				
03				
04				
05				
06				

REVISIONS	BY

ELITE Engineering
Engineers * Landscape Architects
6305 IVY LANE, SUITE 370
GREENBELT, MD, 20770
(240)206-8055

14700 BOND'S RETREAT ROAD
TREE CONSERVATION PLAN 2

ACCORDEE, PRINCE GEORGE'S COUNTY, MD
KAY, PRINCE GEORGE'S COUNTY, MD
STATION DISTRICT

DRAWN
AT
CHECKED
AM
DATE
9/13/2022
SCALE
AS SHOWN
DRAWING
2 OF 3

TYPE II TREE CONSERVATION PLAN NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR GRADING PERMIT 37405-2019. IF THIS GRADING PERMIT EXPIRES, THEN THIS TP2 ALSO EXPIRES AND IS NO LONGER VALID.
2. 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 \$90.00 PER SQUARE FOOT MITIGATION FEE.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT (DPIE), 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.
4. 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.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS WITHIN THE RURAL TIER AND IS ZONED O-S
7. BRYAN POINT ROAD, ADJACENT TO THIS PROPERTY, IS CLASSIFIED AS A SCENIC/HISTORIC ROAD.
8. THE PROPERTY IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117(g).
10. "WOODLANDS PRESERVED, PLANTED OR REGENERATED IN 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 LIBER 48375 FOLIO 561. REVISIONS TO THIS TP2 MAY REQUIRE A REVISION TO THE 98CF0900 EASEMENT

POST DEVELOPMENT NOTES

1. 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 OWNER, 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 IMMEDIATE 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 PERMITEE 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 A LICENSED TREE EXPERT.
2. 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 (PRIORS 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 NO-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.
3. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, NON-NATIVE PLANTS IS PERMITTED ID 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.
4. 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.

TREE PRESERVATION AND RETENTION NOTES

1. 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.
 2. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
 3. 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.
 4. 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.
 5. 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
6. 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.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

7. 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
8. 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.
9. 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 TOP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

Property Owners Awareness Certificate

I/We Joe & Nicole & Vanessa Kowalski 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.

[Signature] IVSEP 2022
 Owner or Owners Representative. Date

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 _____

[illegible]

14700 BOND'S RETREAT ROAD
TREE CONSERVATION PLAN 2

TAX MAP 150, GRID E1

Prince George's County Planning Department				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-031-2022				
	Approved by	Date	DRD#	Reason for Revision
00	<i>David Schindler</i>	1/11/2023		
01				
02				
03				
04				
05				
06				

DRAWN	AT
CHECKED	AM
DATE	9/13/2022
SCALE	AS SHOWN

DRAWING

3 OF 3