General Notes

1. This plan is submitted to fulfill the woodland conservation requirements for DET-2023-011. If DET-2023-011 expires, then this TCP2 also expires and is no longer valid.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 $9.00 per square foot mitigation fee.

3. 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.

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 Developed Tier and is zoned RSF-65

7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.

8. The property is adjacent to Central Avenue which is classified as an Arterial roadway.

9. This plan is not grandfathered under CB-27-2010, Section 25-119(g).

10. 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 MNCPPC, Planning department prior to issuance of any permit for the associated plan.

Tree Preservation and Retention Notes:

a. 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.

b. Tree and woodland conservation methods such as root pruning shall be conducted as Noted on this plan.

c. 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.

d. 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.

e. 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

f. 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.

g. 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.

h. 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 permitee 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.

i. 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 permitee, 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 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.

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.

j. Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.

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 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.

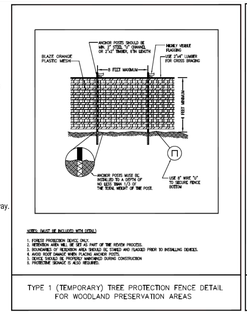
If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permitee shall take corrective action immediately. the condition of the area shall be 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 by a licensed tree expert.

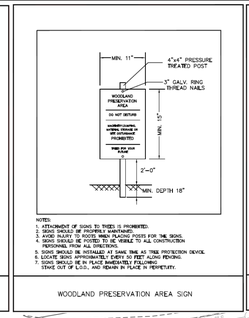
2. The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). these plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed 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.

3. 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.

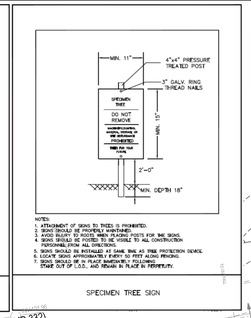
4. The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.



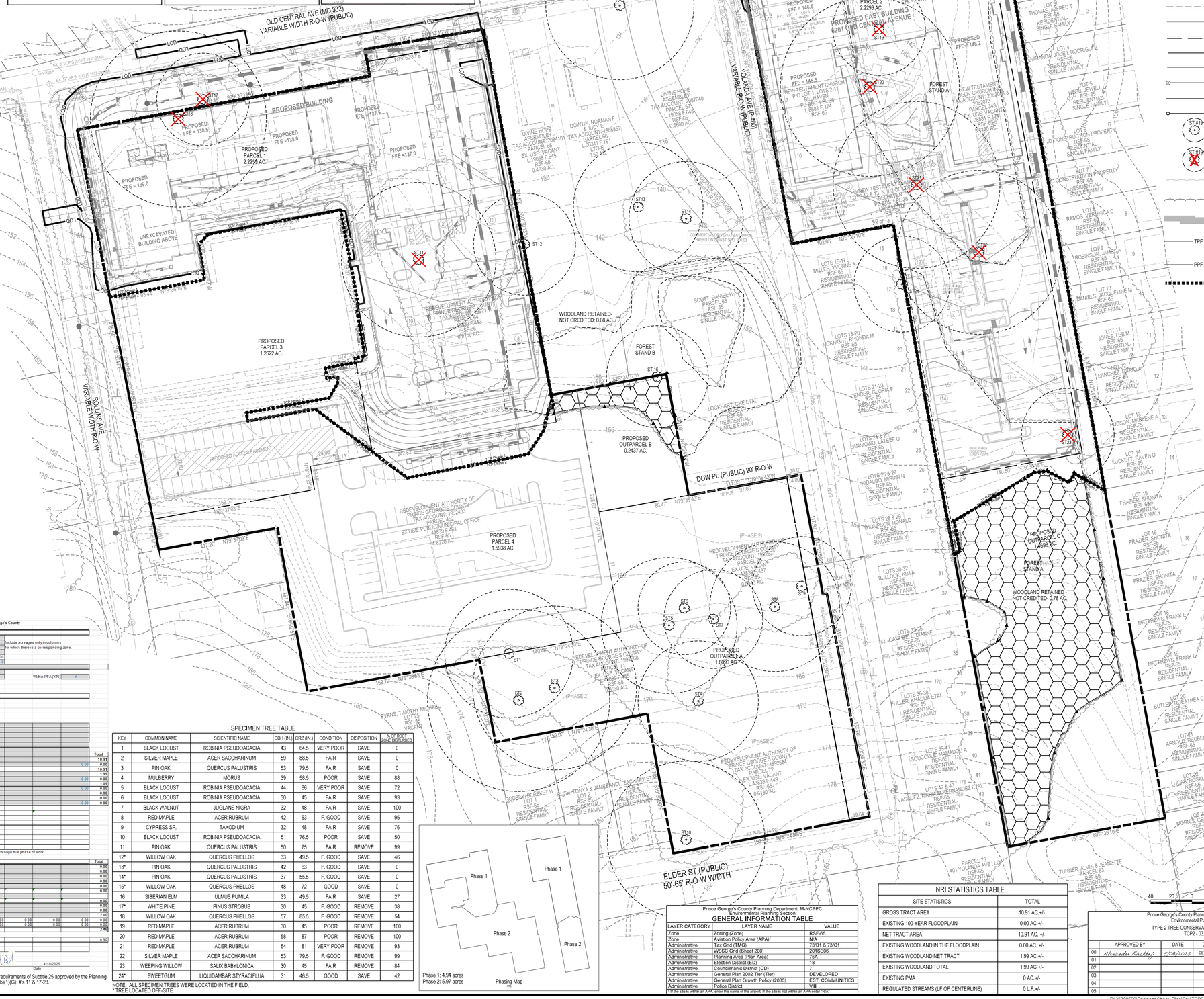
TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS



WOODLAND PRESERVATION AREA SIGN



SPECIMEN TREE SIGN


OLD CENTRAL AVE (MD 332)
VARIABLE WIDTH R-O-W (PUBLIC)
PROPOSED BUILDING
PROPOSED FFE = 139.0
PROPOSED FFE =138.0
PROPOSED FFE =137.0
PROPOSED PARCEL 1 2.2259 AC.
UNEXCAVATED BUILDING ABOVE
PROPOSED PARCEL 3 1.2622 AC.
PROPOSED ACCESS EASEMENT
ROLLINS AVE VARIABLE WIDTH R-O-W
PROPOSED PARCEL 2 2.2263 AC.
PROPOSED EAST BUILDING 7201 OLD CENTRAL AVENUE
PROPOSED FFE =147.0
PROPOSED FFE=148.2
FOREST STAND A
NEW TESTAMENT DELIV CHURCH INC TAX ACCOUNT: 2060073 PARCEL 340 LIBER 36681 F 181 RSF-65 4.3289 AC
VARIABLE WIDTH R-O-W (YOLANDA AVE (PUBLIC))
DOW PL (PUBLIC) 20' R-O-W
PROPOSED OUTPARCEL A 1.6695 AC.
WOODLAND RETAINED- NOT CREDITED- 0.78 AC.
PROPOSED OUTPARCEL B 0.2437 AC.
WOODLAND RETAINED- NOT CREDITED- 0.08 AC.
FOREST STAND B
PROPOSED OUTPARCEL 4 1.5938 AC.
ELDER ST (PUBLIC) 50'-65' R-O-W WIDTH
DIVINE HOPE ASSEMBLY TAX ACCOUNT: 2354101 PARCEL 65 EX. USE: VACANT 19509 F 645 RSF-65 4.4533 AC.
DOWTIN, NORMAN F & JUDY E TAX ACCOUNT: 1966852 PARCEL 66 L.06341 F.791 TO-65 0.50 AC.
REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY TAX ACCOUNT: 1992403 PARCEL 453 EXUSE: PUBLIC MUNICIPAL OFFICE L.33839 F.451 RSF-65 4.6220 AC.
REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY TAX ACCOUNT: 1992403 PARCEL 454 EX. USE: VACANT L.43630 F.449 RSF-65 1.5530 AC.
REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY TAX ACCOUNT: 1992403 PARCEL 455 EX. USE: VACANT L.43630 F.449 RSF-65 0.6130 AC.
(PHASE 2)
EVANS, TIMOTHY M & MABLE LOTS 35 RSF-65 VACANT
SODSEY, BERKELEY W LOT 1 RSF-65 RESIDENTIAL SINGLE FAMILY
BUSH-TONYA & JAMES LOT 2 RSF-65 RESIDENTIAL SINGLE FAMILY
LOCKHART, CHE ETAL LOT 3 RSF-65 RESIDENTIAL SINGLE FAMILY
SCOTT- DANIEL W PARCEL 68 RSF-65 RESIDENTIAL SINGLE FAMILY
LOTS 15-17 MILLER, YVONNE A RSF-65 RESIDENTIAL SINGLE FAMILY
LOTS 18-20 MCKNIGHT, RHONDA M RSF-65 RESIDENTIAL SINGLE FAMILY
LOTS 21-23 RENDER, GLORIA F RSF-65 RESIDENTIAL SINGLE FAMILY
LOTS 24 & 25 SANNOWO, LATEEF O RSF-65 RESIDENTIAL SINGLE FAMILY
LOTS 26 & 27 HIDALGO, MIRIAN N RSF-65 RESIDENTIAL SINGLE FAMILY
LOTS 28 & 29 THOMAS, RONALD RSF-65 RESIDENTIAL SINGLE FAMILY
LOTS 30-32 BULLOCK, KIM A RSF-65 RESIDENTIAL SINGLE FAMILY
LOTS 33-35 CAMPBELL, DIANNE RSF-65 RESIDENTIAL SINGLE FAMILY
LOTS 36-38 FULLER, KHADIJA ETAL RSF-65 RESIDENTIAL SINGLE FAMILY
LOTS 39-41 SOUCOUNE, MAMADOU A RSF-65 RESIDENTIAL SINGLE FAMILY
LOTS 42 & 43 YASSUEZ, ELIZABETH M RSF-65 RESIDENTIAL SINGLE FAMILY
LOT 1 THOMAS, ROSE E RSF-65 RESIDENTIAL SINGLE FAMILY
LOT 2 THOMAS, ROSE E RSF-65 RESIDENTIAL SINGLE FAMILY
LOT 3 THOMAS, ALFRED T RSF-65 RESIDENTIAL SINGLE FAMILY
LOT 4 JOSE L RODRIGUEZ RSF-65 RESIDENTIAL SINGLE FAMILY
LOT 5 WEBB, JEWELLY RSF-65 RESIDENTIAL SINGLE FAMILY
LOT 6 RSF-65 RESIDENTIAL SINGLE FAMILY
LOT 7 JD CONSTRUCTION PROPERTY RSF-65 RESIDENTIAL SINGLE FAMILY
LOT 8 RAMOS, VERONICA C RSF-65 RESIDENTIAL SINGLE FAMILY
LOT 9 ROBINSON, JAMES A RSF-65 RESIDENTIAL SINGLE FAMILY
LOT 10 DANIELS, JACQUELINE M RSF-65 RESIDENTIAL SINGLE FAMILY
LOT 11 JONES, LEE M RSF-65 RESIDENTIAL SINGLE FAMILY
LOT 12 SANCHEZ, MARIO RSF-65 RESIDENTIAL SINGLE FAMILY
LOT 13 DIXON, MARCENE A RSF-65 RESIDENTIAL SINGLE FAMILY
LOT 14 LUCKETT, RAVEN D RSF-65 RESIDENTIAL SINGLE FAMILY
LOT 15 FRAZIER, SHONITA RSF-65 RESIDENTIAL SINGLE FAMILY
LOT 16 FRAZIER, SHONITA RSF-65 RESIDENTIAL SINGLE FAMILY
LOT 17 FRAZIER, SHONITA RSF-65 RESIDENTIAL SINGLE FAMILY
LOT 18 MATTHEWS, FRANK E RSF-65 RESIDENTIAL SINGLE FAMILY
LOT 19 MATTHEWS, FRANK B RSF-65 RESIDENTIAL SINGLE FAMILY
LOT 20 BUTLER, ROSETHEA C RSF-65 RESIDENTIAL SINGLE FAMILY
LOT 21 ARNOLD, REUBEN RSF-65 RESIDENTIAL SINGLE FAMILY
LOT 22 LUCAS, JACQUELINE RSF-65 RESIDENTIAL SINGLE FAMILY
LOT 23 MORRIS, GEORGE H RSF-65 RESIDENTIAL SINGLE FAMILY
PARCEL 76 401 YOLANDA AVE LLC RSF-65 RESIDENTIAL SINGLE FAMILY
TURNER, ALVIN & JEANETTE LOT 1 RSF-65 RESIDENTIAL SINGLE FAMILY
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