

- Cutting or clearing of woodland not in conformance with this plan or without the express written consent of the Planning Director or designee shall be subject to a \$1.50 per square foot mitigation fee.
- \$1.50 per square foot mitigation fee.

 2. The Department of Environmental Resources shall be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures
- shown on this plan.

 3. Property owners shall be notified by the Developer or contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner/developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
- 4. 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.

 5. The location of all Tree Protection Devices(TPD's) shown on this plan shall be flagged or staked prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Forest Resources Unit, installation of the TPD's may begin. TPD installation shall be completed prior to the installation of initial sediment controls. No cutting or clearing of trees may begin before final approval of TPD installation.

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

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 Licensed Tree Expert to believe that the tree or 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.
- 2. If a hazardous condition may be allevaited by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without furthur 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")
- 3. 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 by 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 soll, mulch, or other materials that would inhibit sprouting.
- 4. 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 Hazordous Trees, Hazardous Limbs, Noxious Plants, or Non— Native Plants in Woodland Conservation Areas Owned 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 proposed corrective measures prior to having the work conducted. 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 not permitted.
- 2. The removal of noxlous, 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.
- 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 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.

Protection of Reforestation and Afforestation Areas by Developers or Builders

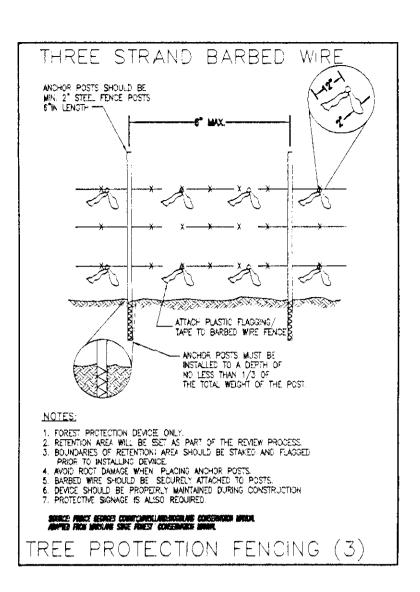
- 1. Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the Type II Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title, to the homeowner, the developer shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading inspector and the Environmental Planning Section.
- Reforestation areas shall not be moved, however, the management of competing vegetation around individual trees is acceptable.

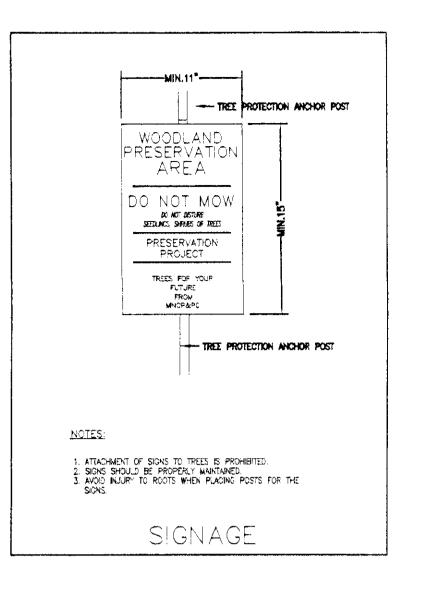
Protection of Reforestation and Afforestation Areas by Individual Homeowners

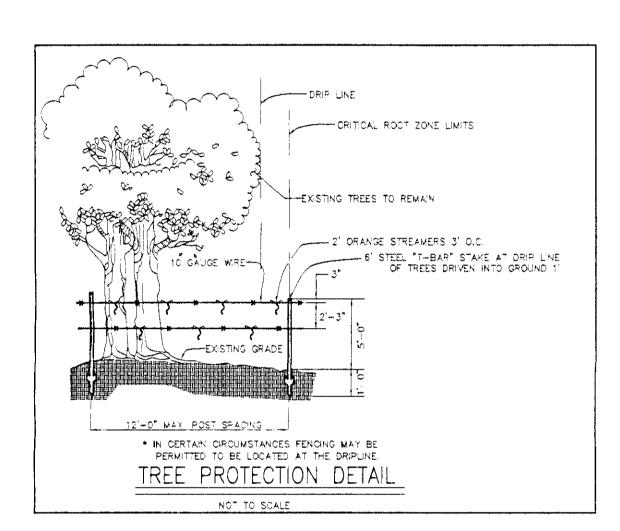
- Reforestation fencing and signage shall remain in place in accordance with the approved Type II Tree Conservation Plan or until the trees have grown sufficiently to have crown closure.
- 2. Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

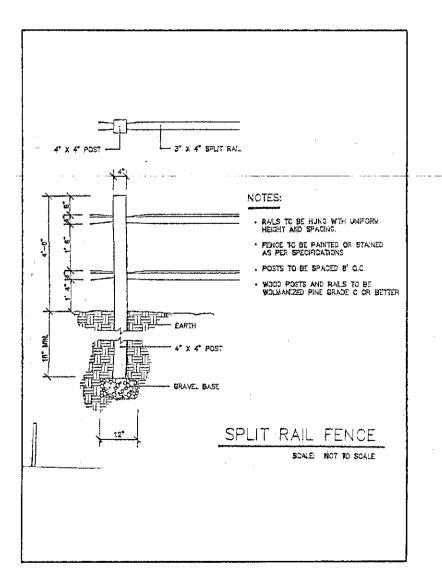
Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

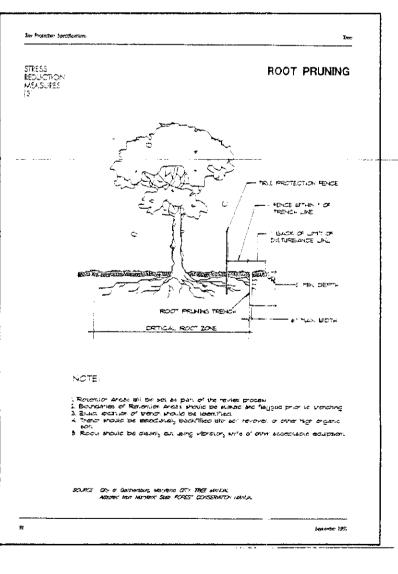
- 1. A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation Plan (TCP) on file in the office of the M—NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building located at 14741 Governor Oden Bowie Drive, Upper Mariboro, Maryland 20772, phone 301—952—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 TCP revisions approved by the M—NCPPC Environmental Planning Section.
- 2. Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland creas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and overseeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fescue is not acceptable.











Mitigation Bank Conservation Notes –PARCEL'B'

- This plan does not propose the disturbance of any existing woodland in Parcel B and therefore is not required to identify or provide any Woodland Conservation to address on-site requirements for this project. The sole purpose of Parcel 'B' is to establish an off-site mitigation area to satisfy the requirements for other properties. Any future activities on Parcel 'B' that result in the clearing of any woodland, will initiate Woodland Conservation requirements for Parcel 'B' and additional requirements for the overall site. At that time, the TCPII shall be revised to calculate the requirements for Parcel 'B' and demonstrate how those requirements are being satisfied in addition to mitigation areas already created.
- 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 \$1.50 per square foot mitigation fee, 1:1 replacement of the disturbed woodlands and other requirements that may be required due to the ½:1, 2:1 or 1:1 replacement requirements associated with the clearing of woodlands.
- Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner / developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
- Mitigation areas created for the purpose of satisfying off-site requirements may not be used to satisfy the requirements for the remainder of this site.
- All off-site mitigation on this property shall be encumbered by easements recorded in the Land Records of Prince George's County, Maryland or other protection documents as found acceptable by the M-NCPPC Environmental Planning Section (EPS).
- All easements on existing woodlands shall be at a rate of 2 acres for every 1 acre required in accordance with NR Article 5-1607(b)(2).
- 7. Mitigation easements may not encumber lands previously protected or encumbered by protective easements.
- Prior to the recordation of any easement encumbering any portion of Parcel 'B', a draft easement document shall be submitted to the EPS and/or the M-NCPPC Legal Department for review and approval.
- 9. Each easement document shall clearly cross-reference the appropriate TCPIIs and project
- 10. Timber harvesting activities on the site may occur only after approval of a Forest Stewardship Plan by the Prince George's County Forestry Board and after approval of a revised TCPII by the EPS.
- This mitigation easement encumbers Parcel 'B' only, in it's entirety with the exception of a 10' Public Utility Easement along Livingston Road, shown and recorded on the plat. Each commitment for a portion of the recorded easement will require the supporting documentation. Submit to the EPS all supporting documentation that addresses the sale of each portion of the recorded easement, including, the TCPII number and project name for the benefiting property, the area of the easement being sold and the sale price.

The TCPII shall be revised each time an easement is sold. The revision shall correct the Summary Table below and to graphically locate the area encumbered. The revision shall be submitted with the draft easement document and/or sales contract if there is an overall easement.

Easement Identifier	Off-Sitc Mitigation Credit (acres)	Mitigation / Preservation Area Available acres	Mitigation / Afforestation Area Available acres	Woodland Conservation Easement (Liber/Folio)	Benefiting TCPN	Benefiting Property	Reviewer	Approve Date
1	4 77	4 77		L 20215 F 382	11/148/02	Cheltenham Park Ciustor	JPM	9/9/04
			!				!	

13. If an easement is recorded and is later found to be unnecessary, a written request shall be submitted to the EPS to evaluate the easement release request. If it is determined that the easement may be released the EPS will notify the applicant that an easement release document may be submitted for processing. The typical time frame for such a request is approximately 4-8 weeks.

Woodland Conservation Worksheet Prince George's County Gross Tract Floodplain: Previously Dedicated Land: Net Tract (NTA). hude acreage in the corresponding columns for each zone OREST PRESERVE Property Description or Subdivision Name: Is this site subject to the 1989 Ordinance? Reforesation Requirement Reduction Questions Is this one (1) single family lot? (y.n) S Are there prior TCP approvais which include a ۽ ليا ۽ combination of this lot and/or other lots. (y,n) is this a Mitigation Bank Break-even Point (preservation) = 6 80 acres Clearing permitted w/o reforestion= Net Tract Floodplain Impacts Woodland Conservation Calculations Existing Woodland Woodland Conservation Threshold (NTA) = Smaller of a or b Moodland above WCT Woodland cleared Smaller of dione Crearing above WCT (0.25 - 1) repracement requirement Clearing below WCT (2.1 replacement requirement) Afforestation Threshold (AFT, = Off-site Mitigation being provided on this property Woodland Conservation Required Woodland Conservation Provided. Woodland Preservation Afforestation / Reforestation Area approved for fee-in-lieu Credits for Off-site Mitigation on another property Off-site Mitigation being provided on this property
Total Woodland Conservation Provided Area of woodland not cleared 11.84 acres Woodland retained not part of requirements 6.63 acres Prepared by true d. Vance- 4/24/06 NOTE OF THE 11.84 AC WOODLAND NOT CLEARED to 21 AC WILLIBE USED TO SATISFY THE REQUIREMENTS FOR THIS SITE 4.77 AC IS ESTABLISHED AS AN "OFF-SITE MITTIGATION BANK" (PARCEL B) AND WILL BE USED TO SATISFY THE REQUIREMENTS FOR ANOTHER PROPERTY. THE REMAINING 1.86 AC. \bigcirc DOES NOT QUALIFY FOR EITHER PURPOSE

	M-NCPPC	
	Prince George's County F Environmental Plann	
	APPROVAL	
	TREE CONSERVATION	- ·
	TOP 11/35/93-	
	Approved by:	Date:
01	J.L. STASZ	9/9/04
02	J.L. STASZ	1/20/06
03	JL Store	5/3/06
04		
05		
0€		

CERTIFICATION

This plan was prepared to comply with the current standards of the Maryland Department of Natural Resources Forest Conservation Technical Manual. The preparer is a qualified professional under COMAR 08.19.06.01.

Signed: Tatricia A. Vance

4-24-06 Date REVISED

S

REVISIONS 8-04-04 MIT. BANK NOTES ADDED PER CT COMMENTS, REV. NOTES ELIMINATE PRESERVATIO IN FRONT YARDS AND IN-BETWEEN LOTS, PER CONDITIONS OF TCP I APPROVAL. WORKSHEET REV. FOR CHANGES IN PRESERV. AREAS. P 1-C6-O6 NO CHANGE THIS SHEET. 4-24-06 SH. 1 OF 3 REV. PER DPW&T REQ. SEWER ALIGNMENT REV PER ROAD CHANGE F ALL SOURCE TO AND CONTROL OF SERVICE AND ALL CONTROL OF SERVICE AND ALL CONTROL OF THE CONTROL O DWN. CHECKED ΡJ MR SCALE: PROJECT/FILE NO. 03060 SHEET NO. 3 OF 3

OWNER/DEVELOPER:

HASM L.L.C. 6525 BELCREST ROAD STE. 205 HYATTSVILLE, MARYLAND 20782 T.P.NO. OFFICE (301) 864-6500 FAX NO. (301) 864-4107

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY