

OWNER: IKENNA NWACHUKWU & L.
OUTPARCELS A & B
TAX MAP 54 - GRID D4
TAX ACCOUNT - 07-0822585
L 36513 F. 341
ZONE: R-A
USE: VACANT WOODED LAND

PROPERTY OWNER'S AWARENESS CERTIFICATION

I, JOSEPH NNADIKE, HEREBY ACKNOWLEDGE THAT I AM AWARE OF THIS REVISION TO THE TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT I UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2. ALL FUTURE REVISIONS TO THIS TCP2 PLAN SHALL INCLUDE ALL REVISIONS TO THE TCP2 APPROVED AS OF THE DATE OF CERTIFICATION OR SIGNATURE.

8/9/19

OWNER OR OWNER'S REPRESENTATIVE

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:	3.58
3 Floodplain:	0.46
4 Previously Dedicated Land:	0.00
5 Net Tract (NTA):	3.12

6 TCP Number: TCP2-038-09

7 Property Description or Subdivision Name: Mount Oak Estates, Lot 21

8 Is this site subject to the 1989 or 1991 Ordinance: N

9 Is this site subject to the 1991 Ordinance: Y

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 Break-even Point (preservation) = 1.87 acres

15 Clearing permitted w/o reforestation = 0.45 acres

SECTION II-Determining Requirements (Enter acres for each corresponding column)

	Column A WCT/AF %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17 Existing Woodland	2.12	2.12	0.46	
18 Woodland Conservation Threshold (WCT) =	50.00%	1.56		
19 Smaller of 17 or 18		1.56		
20 Woodland above WCT		0.56		
21 Woodland cleared	0.36		0.00	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)	0.36			
23 Clearing above WCT (0.25 - 1) replacement requirement	0.09			
24 Woodland cleared below WCT	0.00			
25 Clearing below WCT (2:1 replacement requirement)	0.00			
26 Reforestation Required Threshold (AFT) =	20.00%	0.00		
27 Off-site WCA being provided on this property	0.00			
28 Woodland Conservation Required		1.65		

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)

	Column A WCT/AF %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
29 Woodland Preservation	1.56			
30 Reforestation / Reforestation	0.00			
31 Natural Regeneration	0.00			
32 Landscape Credits	0.00			
33 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
34 Forest Enhancement Credit (Area * .25)	0.00	0.00		
35 Street Tree Credit (Existing or 10-year canopy coverage)	0.00	0.00		
36 Area approved for fee-in-lieu	0.00			
37 Off-site Woodland Conservation Credits Required	0.00			
38 Off-site WCA (preservation) being provided on this property	0.00			
39 Off-site WCA (reforestation) being provided on this property	0.00			
40 Woodland Conservation Provided		1.65		

41 Area of woodland not cleared: 1.76 acres

42 Net tract woodland retained not part of requirements: 0.11 acres

43 100-floodplain woodland retained: 0.46 acres

44 On-site woodland conservation provided: 1.65 acres

45 On-site woodland conservation alternatives provided: 0.00

46 On-site woodland retained not credited: 0.57 acres

47 Prepared by: Signed: Date:

SITE VICINITY MAP
(SCALE: 1" = 2000')

P.G. CO. ADC MAP NO. 14 GRID K8
WSSC GRID 204 SE 08
TAX MAP 54 - GRID C4
ADC PERMITTED USE NO.: 21102207

SITE DEVELOPMENT DATA

1. OWNER/APPLICANT:
MR. JOSEPH O. NNADIKE
11421 KEDLESTON RD
GLEN DALE, MD 20769
PHONE: (301) 806-6520

2. ZONING: R-A

3. PROPERTY STREET ADDRESS:
2906 WESTBROOK LANE
BOWIE, MD 20721
TAX ACCOUNT NO.: 0757617

Civitech Designs Inc.

11012 RHODENIA PLACE
UPPER MARLBORO, MD 20772
TEL: (301) 440-1747
WWW.CIVITECHDESIGNS.COM

JOSEPH NNADIKE PROPERTY
MOUNT OAK ESTATES- LOT 21
PLAT TWO
QUEEN ANNE ELECTION DISTRICT No.7
PRINCE GEORGE'S COUNTY, MARYLAND

OWNER: M. NCPCC
PARCEL 05
TAX MAP 02 - GRID C1
TAX ACCOUNT 07 F. 647
L 3785188
ZONE: R-O-S (RESERVED OPEN SPACE)
USE: VACANT WOODED LAND

OWNER: CHORI JONES, ET. AL.
& CHANNEL JONES
TAX MAP 62 - GRID D2
TAX ACCOUNT 07-0757608
L 38022 F. 201
ZONE: R-A
USE: SINGLE FAMILY RESIDENTIAL

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

SIGNED: JAMES A. REID, JR. DATE: 08-08-19

JAMES A. REID, JR.
11012 RHODENIA PLACE
UPPER MARLBORO, MD 20772
301-440-1747

ADDITIONAL NOTES

WOODLAND 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) Z 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 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 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.

GENERAL NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR A GRADING PERMIT.

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 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.

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 ENVIRONMENTAL STRATEGY AREA 2 OF PLAN PRINCE GEORGE'S 2035 (FORMERLY THE DEVELOPING TIER) AND IS ZONED OPEN SPACE (R-A).

7. THE PROPERTY IS ADJACENT TO WESTBROOK LANE WHICH IS NOT A DESIGNATED SCENIC/HISTORIC BYWAY.

8. THE PROPERTY IS ADJACENT TO WESTBROOK LANE WHICH IS CLASSIFIED AS A RURAL RESIDENTIAL ROADWAY WITH AN ULTIMATE R/W WIDTH OF 60 FEET.

9. THIS PLAN IS GRANDFATHERED UNDER CB-27-2010, SECTION 25-119 (G).

J. 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.

K. 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 THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE 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.

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2-038-09

Approved by	Date	DRD #	Reason for Revision
01 TD	10/29/09	NA	Change of owner and house type
02 Kim A. Finch	8/15/2019		
03			
04			

LEGEND

100 YR. FLOODPLAIN EASEMENT —FP—

SLOPES > 15%

WOODLAND PRESERVATION AREA

TREE PROTECTION FENCING —TPF— TPF

WETLAND DELINEATION —WET— WET

WETLAND BUFFER —WB— WB

TREE CONSERVATION SIGNAGE

PROPOSED TREELINE

EXISTING TREELINE

PROPOSED CONTOUR

EXISTING CONTOUR

PROPERTY LINE S19°55'04"W 221.92

SOILS DIVIDE

SOIL UNIT

PRIMARY MANAGEMENT AREA (PMA)

WOODLAND PRESERVED NOT CREDITED

WOODLAND RETAINED ASSUMED CLEARED

CHAMPION TREE TO BE SAVED WITH CRITICAL ROOT ZONE

LIMIT OF DISTURBANCE —LOD—

TYPE - II TREE
CONSERVATION PLAN

REVISIONS

DATE:	08-08-19
DWN.	DESIGNED
JAR	JAR
CHECKED	SCALE:
JAR	1"=30'
PROJECT NO.	2017-031
SHEET NO.	1 OF 2

SITE STATISTICS TABLE

GROSS TRACT AREA	3.58 ACRES
EXISTING 100-YEAR FLOODPLAIN	0.41 ACRES
NET TRACT AREA	3.12 ACRES
EXISTING WOODLAND WITHIN 100 YEAR FLOODPLAIN	0.46 ACRES
EXISTING WOODLAND TOTAL	2.12 ACRES
EXISTING PMA	2.58 ACRES
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	0 FEET

SPECIMEN TREES*

SYMBOL	SIZE	BOTANICAL/COMMON NAME
3	40"	LIREODENDRON TULIPIERA/YELLOW POPLAR
4	36"	LIREODENDRON TULIPIERA/YELLOW POPLAR
9	30"	ACER RUBRUM/RED MAPLE
10	36"	QUERCUS ALBA/WHITE OAK
20	30"	LIREODENDRON TULIPIERA/YELLOW POPLAR
19	36"	LIREODENDRON TULIPIERA/YELLOW POPLAR
17	42"	LIREODENDRON TULIPIERA/YELLOW POPLAR
18	30"	LIREODENDRON TULIPIERA/YELLOW POPLAR
16	40"	LIREODENDRON TULIPIERA/YELLOW POPLAR
22	32"	LIQUIDAMBAR STYRACIFLUA/SWEET GUM
23	30"	LIREODENDRON TULIPIERA/YELLOW POPLAR

*ALL SPECIMEN TREES WILL BE RETAINED

OTHER SIGNIFICANT TREES

SYMBOL	SIZE	BOTANICAL/COMMON NAME	CONDITION
1	24"	LIREODENDRON TULIPIERA/YELLOW POPLAR	GOOD
2	24"	LIREODENDRON TULIPIERA/YELLOW POPLAR	GOOD
5	24"	LIREODENDRON TULIPIERA/YELLOW POPLAR	GOOD
7	28"	LIQUIDAMBAR STYRACIFLUA/SWEET GUM	GOOD
8	28"	LIQUIDAMBAR STYRACIFLUA/SWEET GUM	GOOD
24	24"	LIREODENDRON TULIPIERA/YELLOW POPLAR	GOOD
6	28"	LIREODENDRON TULIPIERA/YELLOW POPLAR	GOOD
13	28"	LIREODENDRON TULIPIERA/YELLOW POPLAR	GOOD
14	26"	LIREODENDRON TULIPIERA/YELLOW POPLAR	GOOD
15	22"	LIQUIDAMBAR STYRACIFLUA/SWEET GUM	FAIR
12	22"	LIREODENDRON TULIPIERA/YELLOW POPLAR	FAIR
11	24"	LIQUIDAMBAR STYRACIFLUA/SWEET GUM	GOOD
21	24"	LIREODENDRON TULIPIERA/YELLOW POPLAR	GOOD

GENERAL NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR CSD# 13084–2015.
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 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.
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 ENVIRONMENTAL STRATEGY AREA _____ OF PLAN PRINCE GEORGE'S 2035 (FORMERLY THE _____ TIER) AND IS ZONED OPEN SPACE (O-S).
7. THE PROPERTY IS ADJACENT TO CANDY HILL ROAD WHICH IS A DESIGNATED SCENIC/HISTORIC BYWAY.
8. THE PROPERTY IS ADJACENT TO CANDY HILL ROAD WHICH IS CLASSIFIED AS A RURAL RESIDENTIAL ROADWAY WITH AN ULTIMATE R/W WIDTH OF 60 FEET.
9. THIS PLAN IS NOT GRANDFATHERED UNDER CB–27–2010, SECTION 25–119 (G).
10. WOODLANDS PRESERVED, PLANTED OR REGENERATED 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 37840 FOLIO 47. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

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.

1. 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.
2. 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 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 OF THE APPROPRIATE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR EXISTING GROUND LEVEL. THE STUMP MAY NOT BE REMOVED OR COVERED WITH SOIL, 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 HAZARDOUS TREES, HAZARDOUS LIMBS, NOXIOUS PLANTS, INVASIVE PLANTS OR NON-NATIVE PLANTS IN WOODLAND CONSERVATION AREAS OWNED BY INDIVIDUAL HOMEOWNERS

1. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY, THE HOMEOWNER 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 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 STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED.
2. 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 CHAINSAW. THESE PLANTS MAY BE CUT NEAR THE GROUND AND THE MATERIAL LESS THAN TWO INCHES IN 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 IN 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 THE PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
4. 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

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 AT 14741 GOVERNOR ODEN BOWIE 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 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 AREAS 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.

ADDITIONAL NOTES

WOODLAND 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.

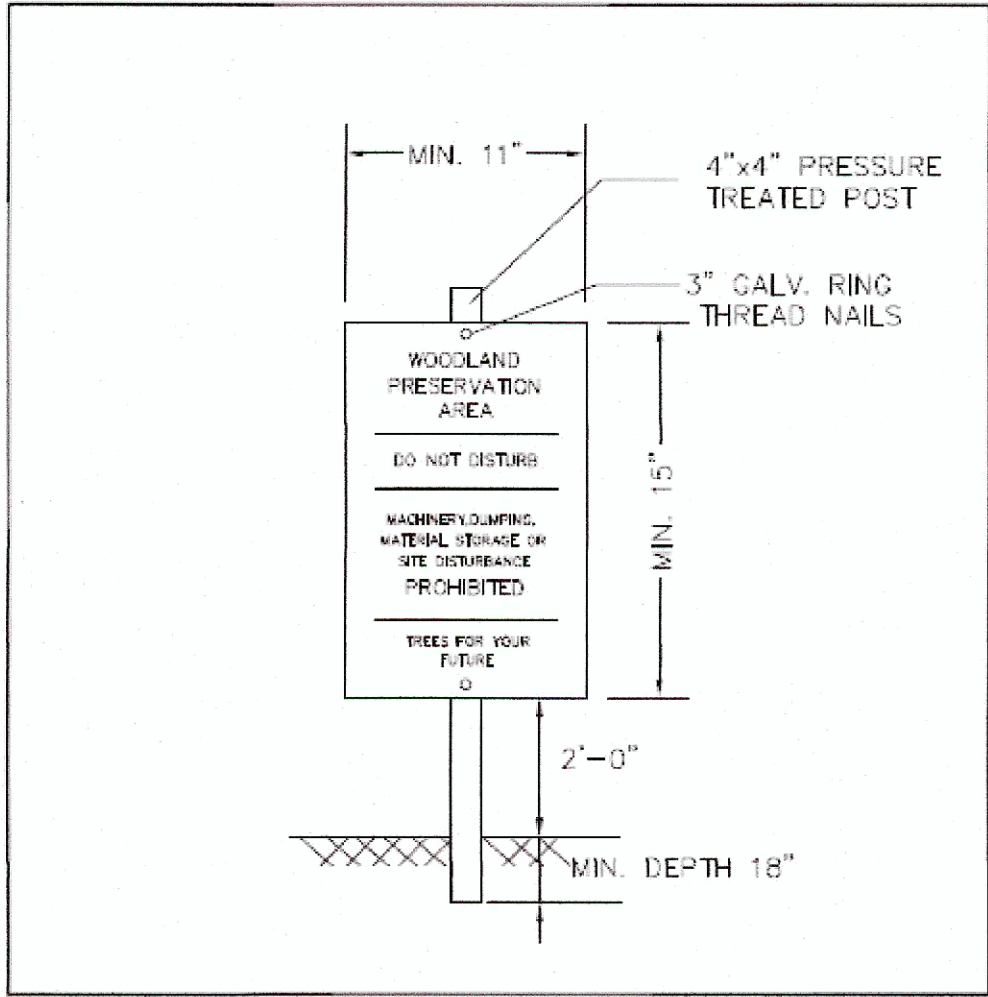
H. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS 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.

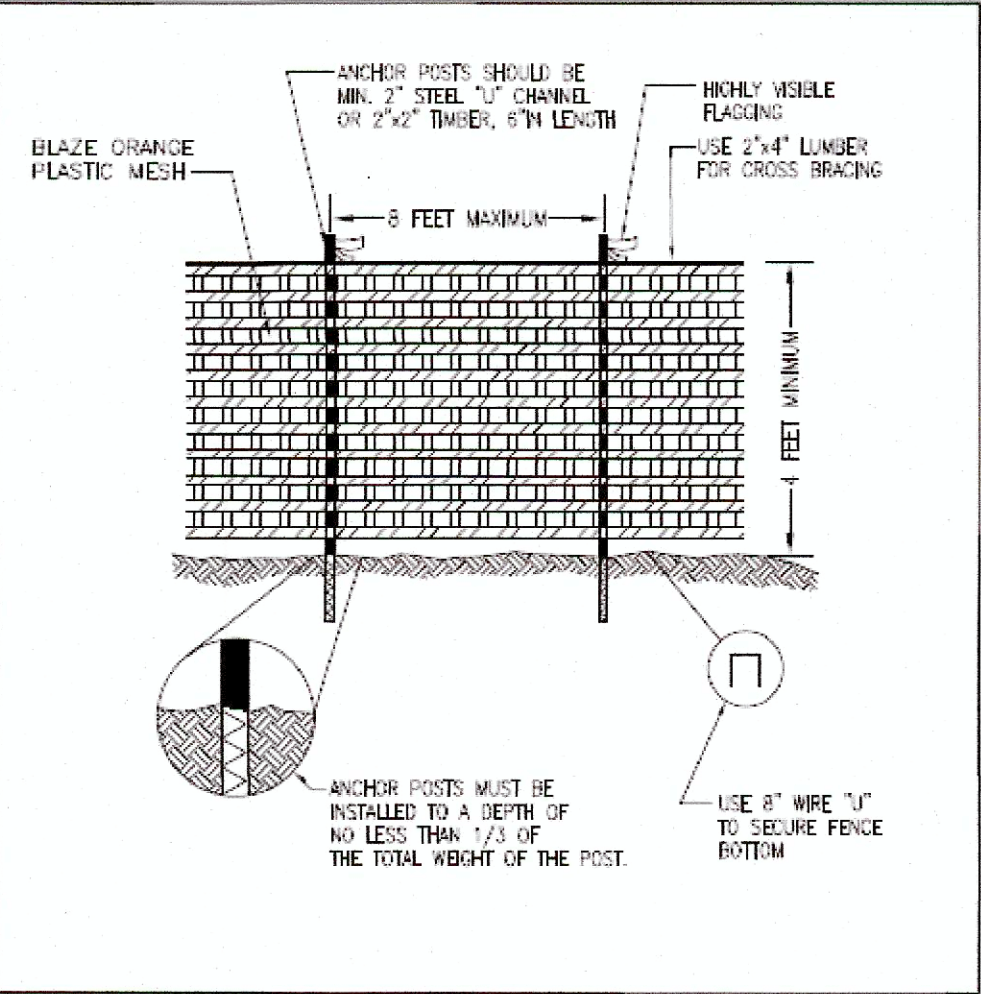
DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING 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.



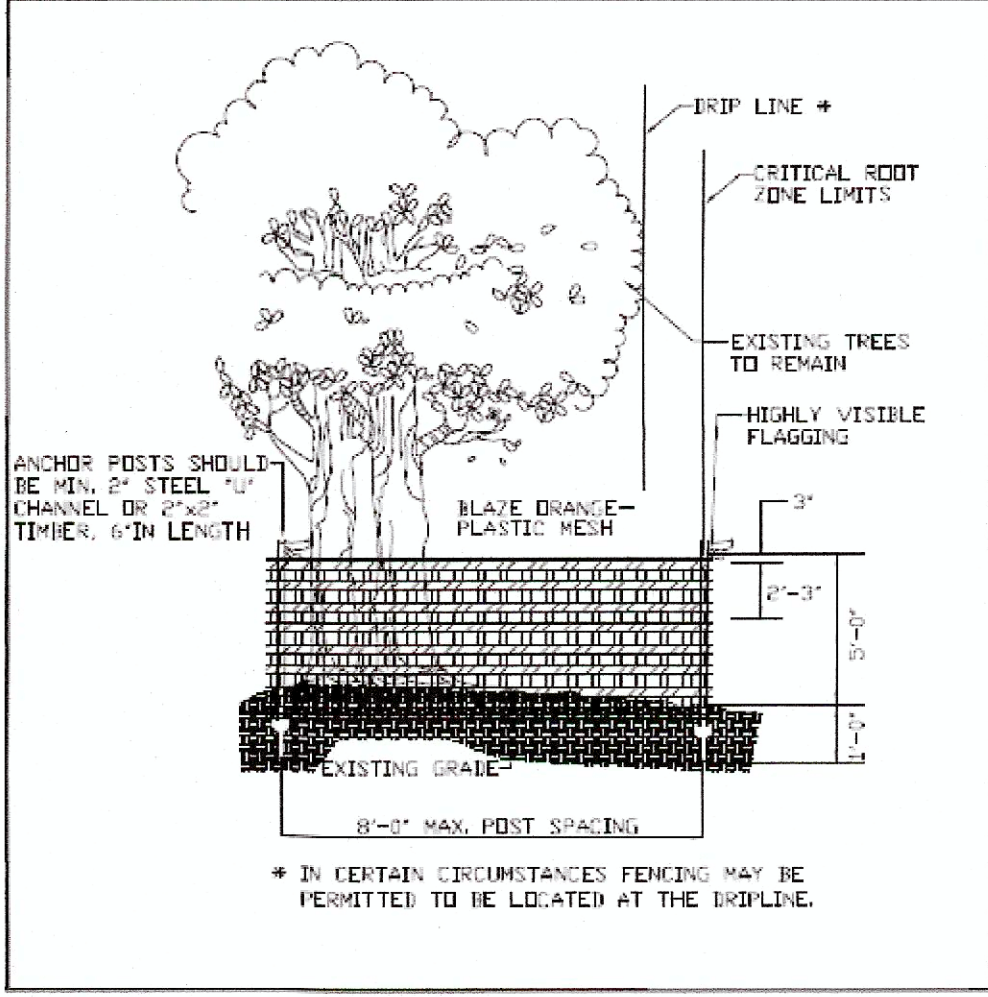
- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
 6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
 7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.C., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN



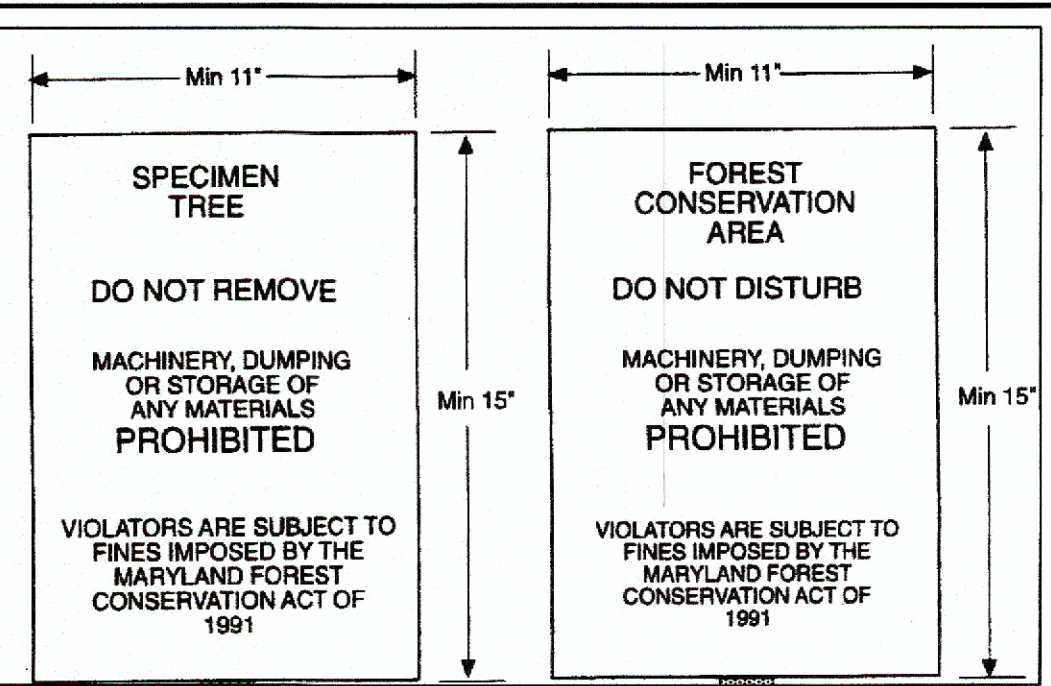
- NOTES: (MUST BE INCLUDED WITH DETAILS)
1. FOREST PROTECTION DEVICE ONLY.
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
 4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
 6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

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



- NOTES: (MUST BE INCLUDED WITH DETAILS)
1. FOREST PROTECTION DEVICE ONLY.
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
 4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
 6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

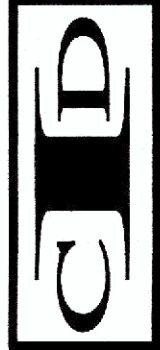
TEMPORARY FENCE PROTECTION DETAIL
FOR WOODLAND PRESERVATION AREAS



- NOTES:
1. SIGNS TO BE PLACED APPROXIMATELY 50 FEET APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
 2. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED. ATTACH TEMPORARY CONSTRUCTION SIGNS TO TEMPORARY (TPF).

TEMPORARY CONSTRUCTION SIGNS

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP2-038-09			
Approved by	Date	DRD #	Reason for Revision
00 TD	10.29.09		
01			
02			
03			
04			



REVISIONS

DATE:	08–08–19
DWN.	DESIGNED
JAR	JAR
CHECKED	SCALE:
JAR	1"=30'
PROJECT NO.	
2017–031	
SHEET NO.	
2 OF 2	