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# 10640 GROSS LANE

## TYPE 2 - TREE CONSERVATION PLAN

### PRELIMINARY PLAN OF SUBDIVISION: 4-19045



#### 1 TREE CONSERVATION PLAN

SCALE: 1" = 30'

MAP UNIT	MAP UNIT NAME / SLOPE RANGE	K-FACTOR (WHOLE SOILS)	HYDROLOGIC GROUP	HYDRIC (RATING)	DRAINAGE CLASS
CdD	CHRISTIANA-DOWNER-URBAN LAND COMPLEX, 5 - 15% SLOPES	N/A	D	0	4.3
Gbd	GALESTOWN-URBAN LAND COMPLEX, 5 - 15% SLOPES	0.10	A	0	0.40 (Somewhat Excessively Drained)

TAKEN FROM THE USDA, NRCS WEB SOIL SURVEY, AVAILABLE ONLINE AT <https://websoilsurvey.sc.egov.usda.gov/>

#### 2 SOILS TABLE - PRINCE GEORGE'S COUNTY

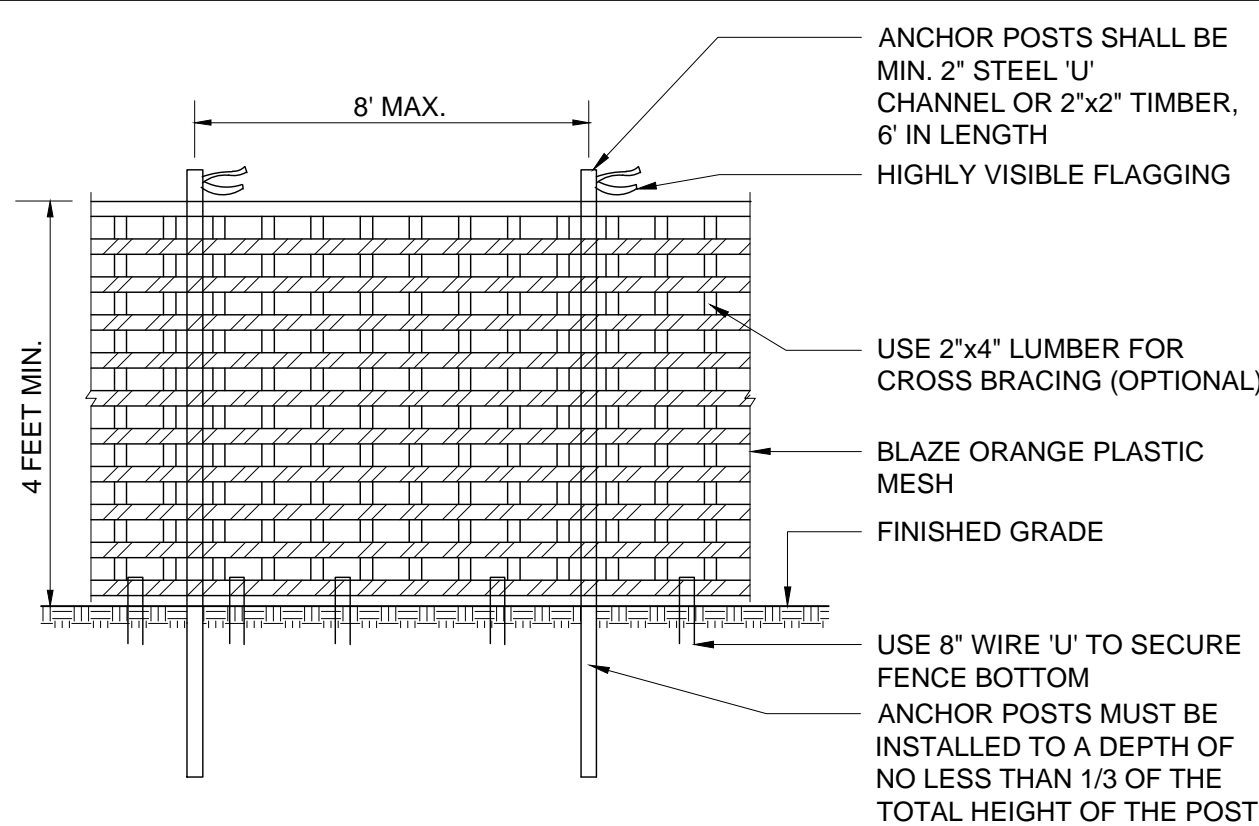
INFORMATION TAKEN FROM THE USDA, NRCS WEB SOIL SURVEY

NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
[www.call811.com](http://www.call811.com)  
<http://www.missutility.net>  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE MAINS BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

PROPERTY OWNERS AWARENESS CERTIFICATE

IWE, **Adem Buyukacar and Katie Acar**, 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.

*Adem Buyukacar* *Katie Acar* 12/21/2020  
OWNER OR OWNERS REPRESENTATIVE DATE



- NOTES:
- 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.

#### 3 TYPE 1 (TEMP.) TREE PROTECTION FENCING

NOT TO SCALE

#### 4 WOODLAND CONSERVATION WORKSHEET

PRINCE GEORGE'S COUNTY

GROSS TRACT AREA	100-YR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EX. WOODLAND (NTA)	EX. WOODLAND (FP)	WOODLAND CLEARED NET TRACT (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)
0.97	0.00	0.97	0.33	0.00	0.10	0.00

WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND CLEARED PMA (C-PMA)	WOODLAND PRESERV. AREA (WPA)	WOODLAND REFOREST. AREA (WRA)	WOODLAND RETAINED / NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)
0.00	0.00	0.00	0.00	0.22	0.00

#### 5 TCP TRACKING TABLE

PRINCE GEORGE'S COUNTY

#### SITE DATA

ADDRESS / PROJECT NAME	10640 GROSS LANE
SUBDIVISION NAME	EDWARD T. GROSS PROPERTY
ZONE	R-R (RURAL RESIDENTIAL)
TAX ACCOUNT	01-0025296
TITLE INFORMATION	L. 37386 F. 482
TAX MAP / GRID NUMBER	013F4
GROSS TRACT AREA	42,072 SF (0.97 AC)
FLOODPLAIN	N/A

#### LEGEND

	EXISTING ADJACENT PROPERTY BOUNDARY
	EXISTING PAVING
	EXISTING SOIL LINE
	EXISTING RIGHT OF WAY (ROW)
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING FENCE
	EXISTING 6\"/>
	EXISTING 8\"/>
	EXISTING OVERHEAD ELECTRIC (OHE)
	EXISTING GAS LINE
	EXISTING ROAD CENTERLINE
	EXISTING ROAD ASPHALT
	EXISTING VEGETATION (TO BE REMOVED)
	PROPERTY LINE
	EXISTING VEGETATION - NOT WOODLAND
	EXISTING WOODLAND
	LOT LINE
	10 FT PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED WATER HOUSE CONNECTION (WHC)
	PROPOSED SEWER HOUSE CONNECTION (SHC)
	PROPOSED LIMITS OF DISTURBANCE (LOD)
	PROPOSED TREE LINE
	WOODLAND PRESERVED - NOT CREDITED (WP-NC)
	TREE PROTECTION FENCE (TEMPORARY)
	TREE PRESERVATION SIGN

#### Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information (Enter acres for each zone)			
Zone:	R-R		
Gross Tract:	0.97		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	0.97	0.00	0.00

TCP Number:	TCF2-039-2020	Revision #	0
Property Description or Subdivision Name:	10640 GROSS LANE		
Is this site subject to the 1989 or 1991 Ordinance:	N		
Is this site subject to the 1991 Ordinance:	N		
Subject to 2010 Ordinance and in FFA (Priority Funding Area):	N		
Is this one (1) single family lot? (Y or N):	N		
Are there prior TCP approvals which include a combination of this lot? (Y or N):	N		
Is any portion of the property in a WC Bank? (Y or N):	N		
Break-even Point (preservation) =	0.22	acres	
Clearing permitted w/o reforestation =	0.11	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)
Existing Woodland		0.33		
Woodland Conservation Threshold (WCT) =	20.00%	0.19		
Smaller of 17 or 16		0.19		
Woodland above WCT		0.14		
Woodland cleared		0.11	0.00	0.00
Woodland cleared above WCT (smaller of 16 or 17)		0.11		
Clearing above WCT (0.25: 1) replacement requirement		0.00		
Woodland cleared below WCT		0.00		
Clearing below WCT (2: 1 replacement requirement)		0.00		
Afforestation Required Threshold (AFT)	15.00%	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		0.22		

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)			
Woodland Preservation	0.00		
Afforestation / Reforestation	0.00	Bond amount: \$	
Natural Regeneration	0.00		
Landscape Credits	0.00		
Specimen/Historic Tree Credit (CRZ Area * 2.0)	0.00		
Forest Enhancement Credit (Area * 25)	0.00		
Street Tree Credit (Existing or 10-year canopy coverage)	0.00		
Area approved for tree-in-lieu	0.00	Fee amount: \$	0.00
Off-site Woodland Conservation Credits Required	0.22		
Off-site WCA (preservation) being provided on this property	0.00		
Off-site WCA (afforestation) being provided on this property	0.00		
Woodland Conservation Provided	0.22		

Area of woodland not cleared	0.22	acres
Net tract woodland retained not part of requirements:	0.22	acres
100-floodplain woodland retained	0.00	acres
On-site woodland conservation provided	0.00	acres
On-site woodland conservation alternatives provided	0.00	acres
On-site woodland retained not credited	0.22	acres

Prepared by Meredith Byer

Signed \_\_\_\_\_ Date \_\_\_\_\_

NOTE:  
NO PRESERVATION OR AFFORESTATION / REFORESTATION PROPOSED ON-SITE. THE 0.22 ACRES OF REQUIRED WOODLAND CONSERVATION TO BE FULFILLED VIA PURCHASE OFF-SITE WOODLAND CONSERVATION BANK CREDITS.

#### GENERAL NOTES

- PROPERTY ADDRESS: 10640 GROSS LANE, BELTSVILLE, MD 20705 (PARCEL A, L.37386 F.482; TAX MAP 013F4)
- NEAREST INTERSECTION: 286 FT +/- FROM THE INTERSECTION OF ODELL ROAD AND GROSS LANE.
- 200 FOOT MAP REFERENCE: 215NE07
- PURPOSE OF SUBDIVISION: SUBDIVISION OF ONE (1) EXISTING SINGLE-FAMILY DETACHED (SFD) RESIDENTIAL LOT INTO TWO (2) SFD RESIDENTIAL LOTS
- PRIOR APPROVALS: WCO EXEMPTION E-027-2019 (APPROVED 9/23/2019); SDC 38239-2019-0 (APPROVED: TBD); NRIFSD 137-2019 (APPROVED 01/09/2020)
- TOTAL ACREAGE: 0.966 AC (42,072 SF) / NET TRACT AREA: 0.966 AC (42,072 SF)
- ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 0.0 AC
- IN A LETTER DATED OCTOBER 21, 2019, THE PRINCE GEORGE'S COUNTY DEPT. OF PERMITTING, INSPECTIONS, AND ENFORCEMENT STATED THAT NO COUNTY REGULATED 100-YEAR FLOODPLAIN IS LOCATED ON-SITE. (ACREAGE OF 100-YEAR FLOODPLAIN: 0.0 AC [AREA OF MINIMAL FLOOD HAZARD PER FEMA FLOOD MAP #24033C0065E])
- THIS SITE IS ZONED R-R AND IS LOCATED IN ENVIRONMENTAL STRATEGY AREA (ESA-2) IN ACCORDANCE WITH PLAN 2035
- THE SOURCE OF THE PROPERTY BOUNDARIES ON THIS PLAN IS FROM A BOUNDARY SURVEY BY DEWBERRY ENGINEERS INC., MAY 2019.
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- NO WETLANDS OR STREAMS ARE LOCATED ON-SITE AS FIELD VERIFIED BY JM FORESTRY SERVICES, LLC, DURING THE SEPTEMBER 25, 2019 SITE EVALUATION.
- THIS SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 26.23.06.01. THIS SITE IS LOCATED WITHIN A TIER II CATCHMENT AREA AND DOES NOT CONTAIN A TIER II WATERBODY AS DEFINED IN COMAR 26.08.02.04.
- THIS SITE IS NOT LOCATED WITHIN AN IMPAIRED WATER BODY WITH A TOTAL MAXIMUM DAILY LOAD (TMDL) ALLOCATED FOR SEDIMENT, WHICH ARE AFFORDED SPECIAL PROTECTION UNDER MARYLAND'S ANTI-DEGRADATION POLICY. PGSCD RESERVES THE RIGHT TO RESTRICT DISTURBANCE TO ANY ON-SITE OR OFF-SITE TIER II BUFFER OR BUFFERS FOR IMPAIRED WATERS.
- THIS SITE IS NOT LOCATED WITHIN A STRONGHOLD WATERSHED AS ESTABLISHED BY MD DNR.
- IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST ORGANIZATION: NO
- SLOPES: THERE ARE NO SLOPES THAT ARE 15% OR GREATER ON THE SUBJECT SITE.
- SUBDIVISION NAME: EDWARD T. GROSS PROPERTY
- 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL STREETS: YES
- THE TOPOGRAPHY SHOWN ON THIS PLAN IS FROM A COMBINATION OF FIELD-RUN SURVEY DATA BY DEWBERRY ENGINEERS, INC., MAY 2019 AND M-NCPPC GIS TOPOGRAPHY, 2014.
- THE SOURCE OF THE SOILS INFORMATION ON THIS PLAN IS FROM THE USDA NRCS WEB SOIL SURVEY (WSS) IN A CUSTOM SOIL RESOURCES REPORT FOR AN AREA OF INTEREST (AOI) ESTABLISHED FOR THE SUBJECT SITE ONLY AND GENERATED ON SEPTEMBER 24, 2019, AND THE CURRENT PRINCE GEORGE'S SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL - POND SAFETY REFERENCE MANUAL.
- IN A LETTER DATED SEPTEMBER 15, 2019 THE MARYLAND DEPARTMENT OF NATURAL RESOURCES HERITAGE PROGRAM HAS DETERMINED THAT THERE ARE NO KNOWN SENSITIVE SPECIES HABITATS IN THE VICINITY OF THIS PROPERTY.
- THE SITE DOES NOT INCLUDE FOREST INTERIOR DWELLING SPECIES HABITAT.
- THE SITE IS NOT SUBJECT TO A PREVIOUSLY APPROVED TCP.
- THERE ARE NO SPECIMEN, CHAMPION, OR HISTORIC TREES LOCATED ON THE PROPERTY.
- THE SUBJECT SITE IS NOT WITHIN A SCENIC RESOURCES POLICY AREA.
- THERE ARE NO SCENIC OR HISTORIC ROADS LOCATED ON OR ADJACENT TO THIS PROPERTY.
- THE SITE IS NOT LOCATED IN THE VICINITY OF ANY MASTER PLANNED ROADWAYS DESIGNATED AS ARTERIAL OR HIGHER.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A REGISTERED HISTORIC DISTRICT. HOWEVER, THERE IS A HISTORIC SETTING, #62-016 - THE EDWARD GROSS HOUSE, LOCATED APPROXIMATELY 300 FEET SOUTH OF THIS PROPERTY.
- THERE ARE NO KNOWN ARCHEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY (CONFIRMED THE PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION SECTION STAFF ON NOVEMBER 27, 2019).
- MARLBORO CLAY IS NOT FOUND TO OCCUR ON THIS SITE. CHRISTIANA COMPLEX SOILS ARE FOUND TO OCCUR ON OR WITHIN THE VICINITY OF THIS PROPERTY. A GEOTECHNICAL REPORT IN ACCORDANCE WITH DRIE'S GEOTECHNICAL GUIDELINES FOR SOIL INVESTIGATIONS AND RESORTS FOR SITE/ROAD GRADING PERMITS IN OR NEAR OVER-CONSOLIDATED CLAYS MAY BE REQUIRED DURING SUBSEQUENT DEVELOPMENT PROCESSES.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 2009 JOINT BASE ANDREWS NOISE CONTOURS.
- THIS SITE IS NOT LOCATED WITHIN AN AVIATION POLICY AREA (APA).
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
- PROPERTY OWNER: ADEM BUYUKACAR - 2323 TWIN VALLEY LANE, SILVER SPRING, MD 20906
- APPLICANT: ALLEN ROY BUILDERS II, INC. - JIM UNGER - P.O. BOX 188, CLARKSBURG MD 20871

#### INVASIVE SPECIES

THE INVASIVE SPECIES FOUND ON-SITE: BRADFORD PEAR, JAPANESE HONEYSUCKLE, JAPANESE SILT GRASS, AND JAPANESE PRIVET.



Dewberry  
Engineers Inc.

2101 GATHER ROAD  
SUITE 340  
ROCKVILLE, MD 20850  
301.946.6300  
301.256.7607  
[www.dewberry.com](http://www.dewberry.com)

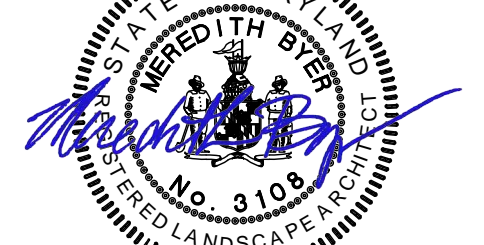
APPLICANT  
ALLEN ROY BUILDERS II, INC  
P.O. BOX 188  
CLARKSBURG, MD 20871

CONTACT  
JIM UNGER  
301.916.1007

#### 10640 GROSS LANE TYPE 2 - TREE CONSERVATION PLAN

PRINCE GEORGE'S COUNTY, MD  
1ST ELECTION DISTRICT  
TAX MAP 13 GRID F4  
200' MAP REFERENCE: 215NE07

SEAL



PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE  
DOCUMENTS WERE PREPARED OR  
APPROVED BY ME AND THAT I AM A  
DULY REGISTERED LANDSCAPE ARCHITECT  
UNDER THE LAWS OF THE STATE OF  
MARYLAND, LICENSE NO. 3108.  
EXPIRATION DATE: OCTOBER 3, 2021.

SCALE  
0 30' 60'  
SCALE: 1" = 30'

No.	DATE	BY	DESCRIPTION
1	12/15/2020	PMS	Response to Agency Comments 11/25/2020

REVISIONS

DRAWN BY: RAL  
APPROVED BY: MLB  
CHECKED BY: PMS  
DATE: OCT 2020

#### TITLE

### TYPE 2 - TREE CONSERVATION PLAN

DEWBERRY JOB NO. 50114222

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SHEET NO. 1 OF 2



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## STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR 10640 GROSS LANE, TCP2-039-2020. THIS PLAN WILL BE USED FOR A GRADING PERMIT FOR THE SUBJECT PROPERTY.
- CUTTING OR CLEARING WOODLANDS 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.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT (DPIE), 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.
- 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 AND IS ZONED RR.
- THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY, OR SCENIC BYWAY.
- THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
- THIS PLAN IS NOT GRANDFATHERED BY CB-27-2010, SECTION 25-119(G).

## TREE 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 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.
- 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-S) 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-S MAY BEGIN.
- 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.
- WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TCF 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 PARTS 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 TREES 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 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.
- 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 PHOTOGRAPHS 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.

## OFF-SITE WOODLAND CONSERVATION

PRIOR TO THE ISSUANCE OF THE FIRST PERMIT FOR THE DEVELOPMENT SHOWN ON THIS TOP2, ALL OFF-SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TOP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECORDEATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NOPPC, PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

OFF-SITE WOODLAND CONSERVATION CREDITS OFF-SITE WOODLAND CONSERVATION CREDITS CAN BE PROVIDED EITHER BY THE PRESERVATION OF EXISTING TREES OR THROUGH THE CREATION OF NEW WOODLANDS THROUGH AFFORESTATION. WHEN OFF-SITE WOODLAND CONSERVATION IS PROVIDED BY PRESERVATION, TWO ACRES OF PRESERVED WOODLANDS ARE REQUIRED FOR EACH ACRE OF OFF-SITE WOODLAND CONSERVATION CREDIT REQUIRED. WHEN OFF-SITE WOODLAND CONSERVATION IS PROVIDED BY AFFORESTATION, ONE ACRE OF AFFORESTATION IS REQUIRED FOR ONE ACRE OF OFF-SITE WOODLAND CONSERVATION CREDIT.

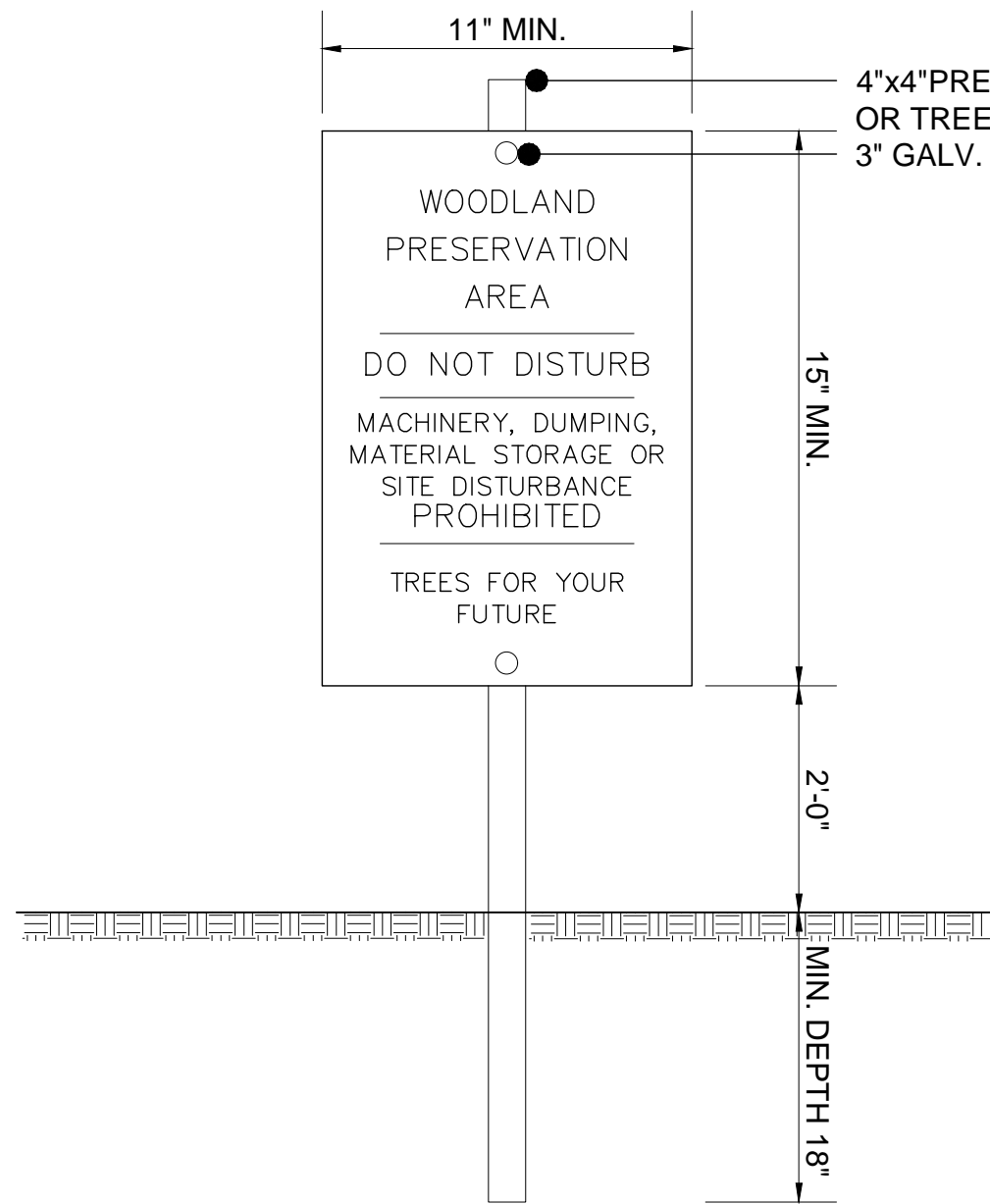
OFF-SITE WOODLAND CONSERVATION PROVIDED IN PRESERVATION CAN BE USED FOR TRANSFER CREDITS IMMEDIATELY AFTER THE LONG-TERM PROTECTION MEASURES ARE RECORDED IN THE LAND RECORDS AND EVIDENCE OF RECORDEATION HAS BEEN PROVIDED. OFF-SITE WOODLAND CONSERVATION PROVIDED IN AFFORESTATION IS NOT AVAILABLE FOR TRANSFER CREDIT UNTIL THE REQUIRED PLANTING HAS OCCURRED. CERTIFICATION OF PLANTING PREPARED BY A QUALIFIED PROFESSIONAL HAS BEEN SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION IN ACCORDANCE WITH FORMS CONTAINED IN THIS MANUAL, AND A BOND HAS BEEN SUBMITTED FOR THE ESTABLISHMENT OF PLANTING WITH A MINIMUM TERM OF FOUR YEARS. A WOODLAND CONSERVATION BANK THAT USES AFFORESTATION CAN BE USED WITHOUT BONDING IF THE PLANTED AREAS HAVE BEEN ESTABLISHED FOR A MINIMUM OF FOUR YEARS AND THE SURVIVAL COUNTS DESCRIBED BELOW ARE PROVIDED.

SURVIVAL COUNTS PREPARED BY A QUALIFIED PROFESSIONAL IN ACCORDANCE WITH THE METHODOLOGY PROVIDED IN THIS MANUAL MUST BE SUBMITTED ON AN ANNUAL BASIS UNTIL THE PLANTING HAS BEEN FOUND TO BE SUCCESSFULLY ESTABLISHED. TWO YEARS AFTER THE CONSERVATION METHODS HAVE BEEN COMPLETED, A REDUCTION IN THE BOND AMOUNT OF UP TO 50 PERCENT MAY BE APPROVED BY THE COUNTY. THE REQUEST FOR BOND REDUCTION SHALL BE SUBMITTED IN WRITING TO THE M-NOPPC PLANNING DIRECTOR AND SHALL INCLUDE DOCUMENTATION OF THE COMPLETION OF THE CONSERVATION METHODS AND A SURVIVAL COUNT OF MATERIALS. THE PLANNING DIRECTOR OR DESIGNEE SHALL RECOMMEND TO THE COUNTY WHETHER A BOND REDUCTION IS APPROPRIATE, TAKING INTO ACCOUNT THE FOLLOWING: THE NUMBER OF ACRES, THE PROPOSED METHOD OF WOODLAND CONSERVATION, THE COST OF PLANTING MATERIALS OR REPLACEMENT MATERIALS, THE COST OF MAINTENANCE OF THE PROJECT, DEMONSTRATED SURVIVAL COUNT OF MATERIALS, AND OTHER RELEVANT FACTORS.

AFTER A FINAL INSPECTION OF THE SITE BY THE COUNTY INSPECTOR CONFIRMS THAT THE AREAS MEET OR EXCEED THE REQUIREMENTS OF THE APPROVED WOODLAND CONSERVATION BANK TOP (NO SOONER THAN FOUR YEARS AFTER ESTABLISHMENT), THE BOND OR OTHER SECURITY SHALL BE RETURNED OR RELEASED. THE BOND OR OTHER SECURITY MAY BE SUBJECT TO FORFEITURE IF THE APPROVED TOP IS NOT IMPLEMENTED FULLY WITHIN THE TIME FRAMES SPECIFIED ON THE PLAN. THE COUNTY SHALL NOTIFY THE PERMITEE OF THE INTENTION OF THE COUNTY TO INITIATE FORFEITURE PROCEEDINGS FOLLOWING THEIR ESTABLISHED PROCEDURES FOR BOND FORFEITURE.

IF A WOODLAND CONSERVATION BANK IS ESTABLISHED USING AFFORESTATION OR REFORESTATION, THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING THE DESIGNATED AREAS AS PERPETUAL WOODLANDS. FAILURE TO DO SO IS A VIOLATION OF THE WCO, AND THE PROPERTY OWNER AND/OR PERMITEE MAY BE SUBJECT TO FINES AND PENALTIES.

THE APPROVED TOP2 DOES NOT REQUIRE REVISION UNLESS AN ALTERNATIVE USE OR DEVELOPMENT IS PROPOSED FOR THE SUBJECT PROPERTY. THE OFF-SITE WOODLAND CONSERVATION SUMMARY TABLE RECORDS THE TRANSFER OF CREDITS AND IS UPDATED EACH TIME CREDITS ARE TRANSFERRED EVEN WHEN THE TOP2 IS NOT REQUIRED TO BE REVISED.



## 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' ALONG FENCING.
- SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

1

## WOODLAND PRESERVATION AREA SIGN

2

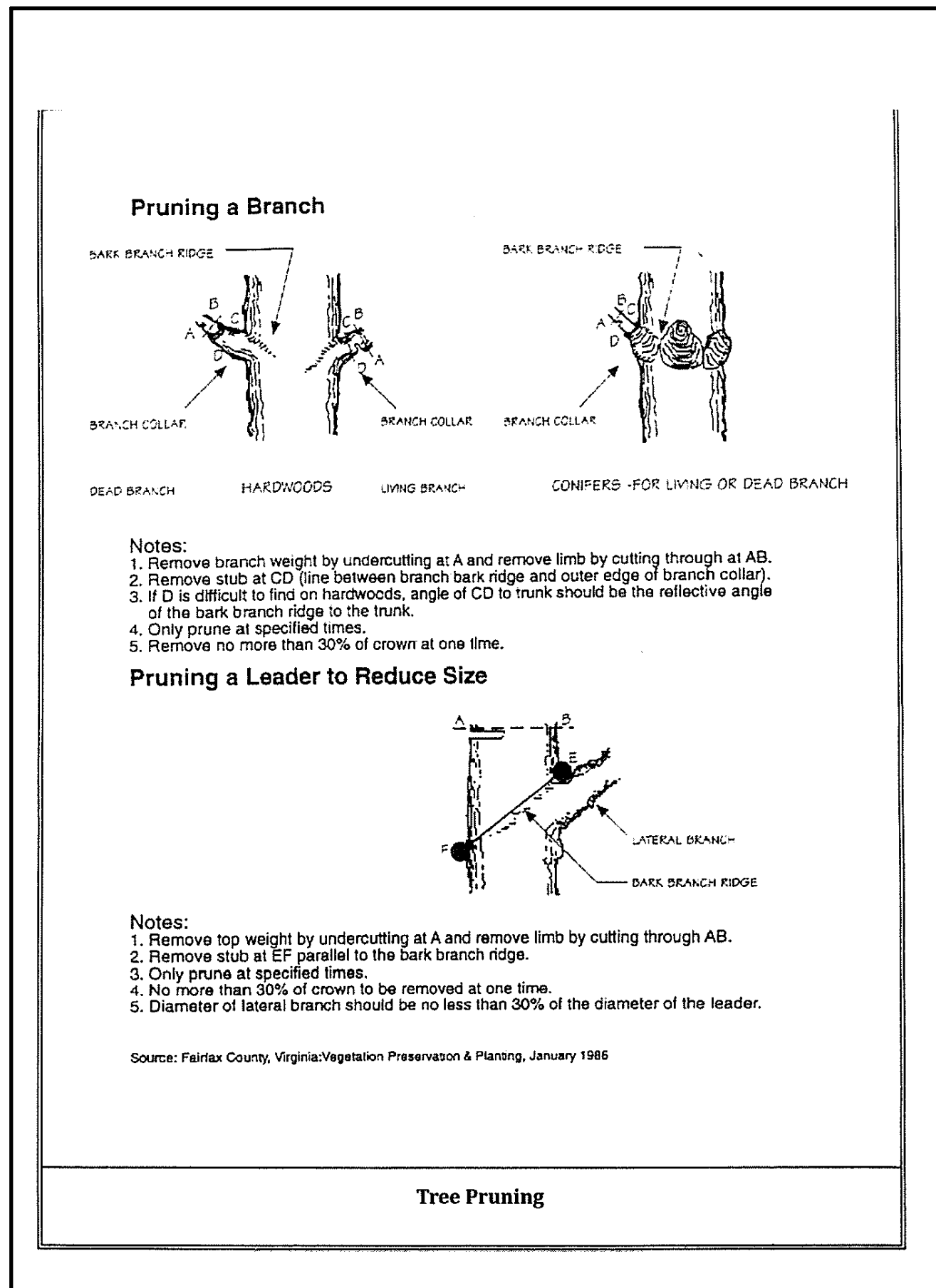
PRINCE GEORGE'S COUNTY

2

## TREE PRUNING DETAIL

2

PRINCE GEORGE'S COUNTY



NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
www.call811.com  
http://www.missutility.net  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE MAINS BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

Dewberry  
Engineers Inc.

2101 GATHER ROAD  
ROCKVILLE, MD 20850  
301.946.6300  
301.258.7607 (FAX)  
www.dewberry.com

APPLICANT  
ALLEN ROY BUILDERS II, INC  
P.O. BOX 188  
CLARKSBURG, MD 20871

CONTACT  
JIM UNGER  
301.916.1007

10640 GROSS LANE  
TYPE 2 - TREE CONSERVATION PLAN

PRINCE GEORGE'S COUNTY, MD  
1ST ELECTION DISTRICT  
TAX MAP 13 GRID F4  
200' MAP REFERENCE: 215NE07

SEAL



PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE  
DOCUMENTS WERE PREPARED OR  
APPROVED BY ME, AND THAT I AM A  
FULLY REGISTERED LANDSCAPE ARCHITECT  
UNDER THE LAWS OF THE STATE OF  
MARYLAND, LICENSE NO. 3108.  
EXPIRATION DATE: OCTOBER 3, 2021.

SCALE

0 30' 60'  
SCALE: 1" = 30'


1	12/15/2020	PMS	Response to Agency Comments 11/25/2020
No.	DATE	BY	Description

## REVISIONS

DRAWN BY RAL

APPROVED BY MLB

CHECKED BY PMS

DATE OCT 2020

TITLE

TYPE 2 - TREE  
CONSERVATION  
PLAN

DEWBERRY JOB NO. 50114222

2

SHEET NO.

2 OF 2

Prince George's County Planning Department, M-NOPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-039-2020				
	Approved by	Date	DRD#	Reason for Revision
00	<i>Suzanne H. Nickels</i>	1/7/2021	N/A	
01				
02				
03				
04				
05				
06				
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 Prince George's County Land Records at Liber 5250 Folio 328. Revisions to this TCP2 may require a revision to the recorded easement.				