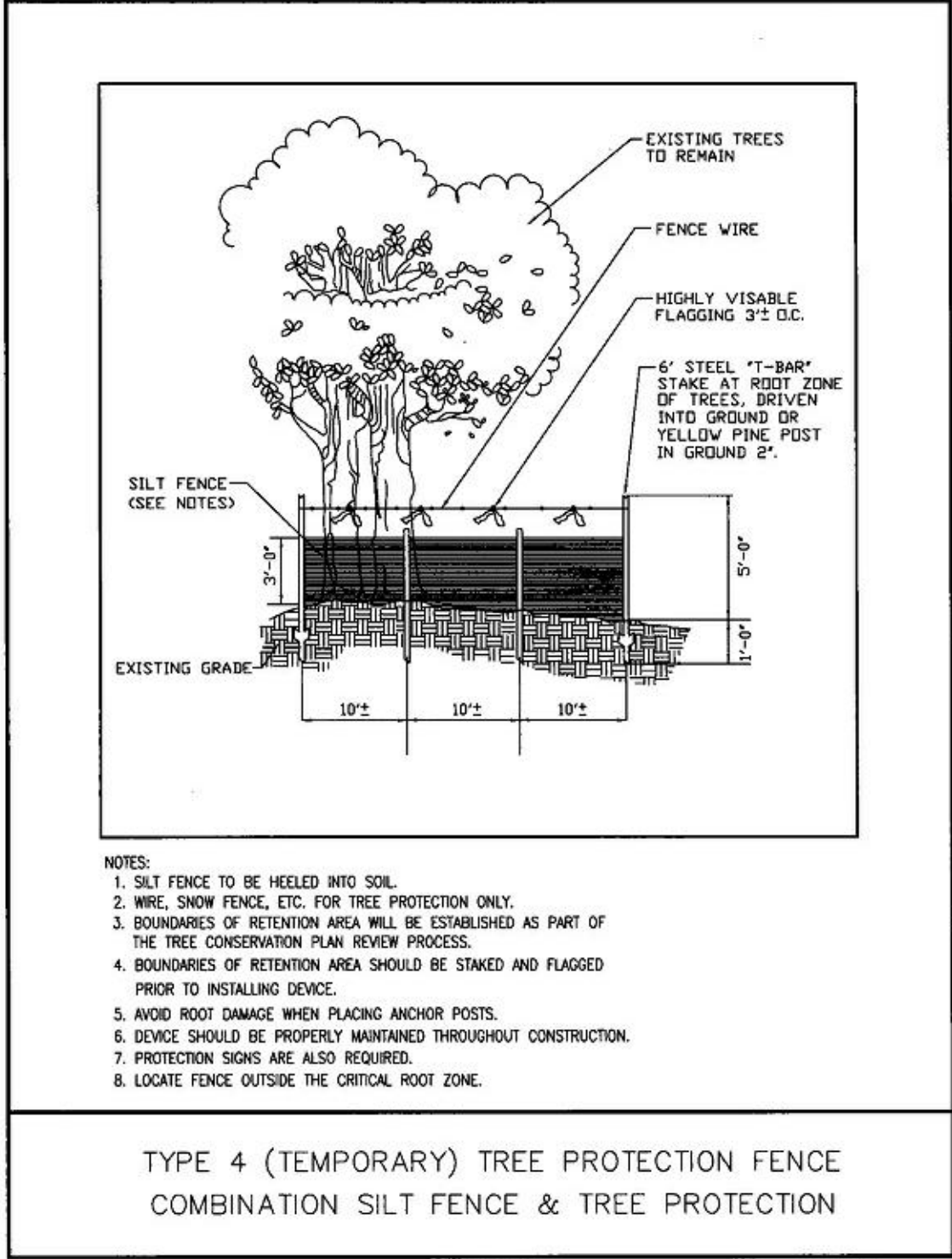


FOREST CONSERVATION ACT REPORTING INFORMATION (CHANGE TABLE)				
	ORIGINAL APPROVAL	REVISION NUMBER (-01)	REVISION NUMBER (-02)	CUMULATIVE CHANGE
NET TRACT (ACRES)	4.98 AC			
EXISTING WOODLAND (ACRES)	4.32 AC			
WOODLAND CLEARED (ACRES)	0 AC			
WOODLANDS RETAINED ON-SITE (ACRES)	4.32 AC			
WOODLANDS PLANTED ON-SITE	0 AC			
ON-SITE WOODLAND/EASEMENT PRESERVATION AND PLANTING (ACRES)	0 AC			
ON-SITE WOODED FLOODPLAIN IN EASEMENT (ACRES)	0 AC			
BOND AMOUNT	N/A			
FEE IN-LIEU AMOUNT	\$18,033.84			
50' STREAM BUFFERS CONSERVED (PRESERVATION) - LINEAR LENGTH	1,123 LF			
50' STREAM BUFFERS CONSERVED (PRESERVATION) - ACREAGE	1.17 AC			
50' STREAM BUFFERS NEWLY ESTABLISHED (AFFORESTATION) - LINEAR LENGTH	0 LF			
50' STREAM BUFFERS NEWLY ESTABLISHED (AFFORESTATION) - ACREAGE	0 AC			
OFF-SITE WOODLAND CONSERVATION CREDITS REQUIRED (ACRES)	0 AC			
OFF-SITE WOODLAND CONSERVATION CREDITS PROVIDED (ACRES)	0 AC			



STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

- 1) THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR TCP2-041-2022 IF TCP2-041-2022 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
- 2) CUTTING OR CLEARING OF WOODLAND 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 OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
- 5) THE PROPERTY IS WITHIN THE DEVELOPED TIER AND IS ZONED C-A & R-80.
- 6) THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
- 7) THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
- 8) THIS SITE IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117(g).

ALL REQUIRED FEE-IN-LIEU PAYMENTS SHALL BE MADE TO THE WOODLAND CONSERVATION FUND. PROOF OF DEPOSIT SHALL BE PROVIDED PRIOR TO ISSUACE OF AY PERMITS RELATED TO THIS TCP2 UNLESS THE PROJECT IS PHASED.

POST DEVELOPMENT NOTES

- A) 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 "GUIDEANCE 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 OR 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.

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 THE TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.
- B) 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 FROMO 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.
- C) THE USE OF PROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBACIDES 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.
- D) 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.

PACKARD & ASSOCIATES, LLC
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PHONE: 301-208-0250 * FAX: 301-208-1270
Plan Prepared by:
Dean Packard 12/16/2022
DEAN PACKARD, P.E.
Qualified Professional
CoMar 08.19.06.01

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-041-2022			
	Approved by	Date	DRD#
00	<i>Max Jula</i>	1/5/2023	
01			
02			
03			
04			
05			
06			

TYPE 2 TREE CONSERVATION PLAN
RIVERDALE LAUNDROMAT
6901 RIVERDALE ROAD, RIVERDALE, MD. 20737
WILDERCROFT SUBDIVISION
REMAINDER OF LIBER 38146 AT FOLIO 610
BLADENSBURG ELECTION DISTRICT No.2 PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	DRAWN
CHECKED	DATE
ACAD FILE NAME	
JOB NO.	
DRAWING NO. SHEET 2 of 2	

PACKARD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS * SURVEYORS * LAND PLANNERS
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	BY
	DESCRIPTION
	REVISIONS
	DATE