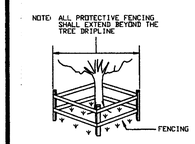
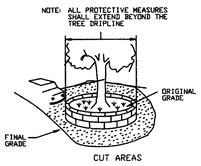
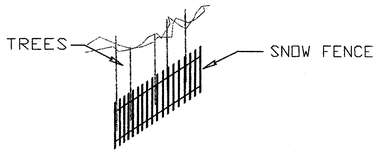
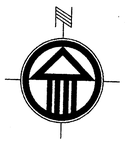




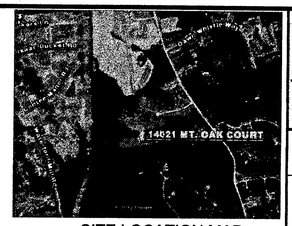


TREE SAVE DETAILS–N.T.S.

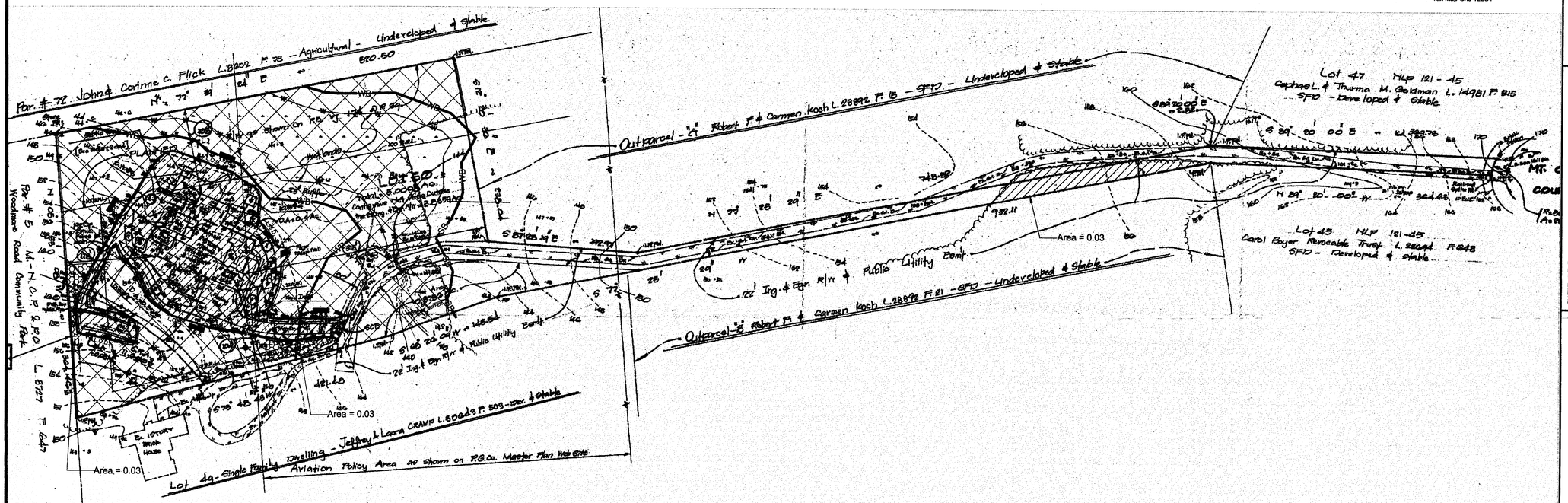
FILL AREAS



VICINITY MAP
Imagery Date: 10/12/2012
Eye Altitude: (10,578')
38°56'13.33"N
76°46'17.72"W



SITE LOCATION MAP
Imagery Date: 8/28/2010
Address: 11109 Riverview Road
Source: Google Earth
Nearest Intersection: W. Riverview Road and Riverview Road
Aerial Elev. 1230'
Tax Map Grid 122C4



STANDARD TYPE 2 TREE CONSERVATION PLAN-GENERAL NOTES

1. This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If this grading permit expires, then this TCP2 also expires and is no longer valid.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 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 Developing Tier and is zoned R-S.
7. The site is not adjacent to a roadway designated as a scenic, historic, or parkway or a scenic byway.
8. This site is not adjacent to a roadway classified as arterial or greater.
9. This plan is not grandfathered under CB-27-2050, Section 25-117 (a).

Tree Preservation 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 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.
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.
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 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 editions 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.

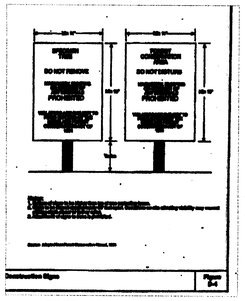
POST DEVELOPMENT NOTES

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 "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 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 a 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). The 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.
c. 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.
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.



TREE SAVE SIGN DETAIL
N.T.S.

THIS PLAN FOR TCP-2 USE ONLY

Standard Woodland Conservation Worksheet for Prince George's County

SECTION 1-Establishing Site Information (Enter acres for each zone)				
1 Zone		RA		
2 Gross Tract:		6.50		
3 Floodplain:		0.00		
4 Previously Dedicated Land:		0.00		
5 Net Tract (NTA):		6.00		
6 TCP Number			Revision #	3
7 Property Description or Subdivision Name:		14021 Mount Oak Court		
8 Is this site subject to the 1989 Ordinance?(y/n)		N		
9 Is this one (1) single family lot? (y/n)		Y		
10 Are there prior TCP approvals which include a		Y		
11 combination of this tax? (y,n)				
12 Is any portion of the property in a WC Bank?		N		
13 Breakpoint Point (preservation) =		2.70	acres	
14 Clearing permitted w/o reforestation=		0.80	acres	
SECTION 2-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)
15 Existing Woodland	80.00%	3.83		
16 Woodland Conservation Threshold (WCT) =		2.80		
17 Smaller of 13 or 14		2.80		
18 Woodland above WCT		1.03		
19 Woodland cleared		1.08	0.00	0.00
20 Woodland cleared above WCT (smaller of 18 or 17)		1.08		
21 Clearing above WCT (0.25 : 1) replacement requirement		0.25		
22 Woodland cleared below WCT		0.00		
23 Clearing below WCT (3:1 replacement requirement)		0.13		
24 Afforestation Threshold (AFT) =		0.00		
25 Off-site WCA being provided on this property		0.00		
26 Woodland Conservation Required		2.93	acres	
SECTION 3-Meeting the Requirements				
27 Woodland Preservation		2.38		
28 Afforestation / Reforestation		0.00		
29 Natural Regeneration		0.00		
30 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
31 Forest Enhancement Credit (Area * .20)	0.00	0.00		
32 Area approved for fee-in-lieu/PFA		0.44	$5,740.80	
33 Area approved for fee-in-lieu/non-PFA		0.00	$0.00	
34 Credits for Off-site Conservation on another property				
35 Off-site WCA (preservation) being provided on this property		0.00		
36 Off-site WCA (afforestation) being provided on this property		0.00		
37 Total Woodland Conservation Provided		2.82	acres	
Area of woodland not cleared		2.44	acres	
Net tract woodland retained not part of requirements:		0.00	acres	
100-floodplain woodland retained		0.00	acres	
On-site woodland retained provided		2.38	acres	
On-site woodland retained not credited		0.06	acres	

Prepared by: Signed 3/25/13 Date

TCP2 PLAN LEGEND

- PROPOSED WOODLAND CLEARING
- WOODLAND PRESERVATION
- EXISTING WOODLINE
- T.S.S. TREE SAVE SIGN LOCATIONS
- SF TREE PROTECTION DEVICE
- L.O.D. LIMITS OF DISTURBANCE
- W WETLAND
- WB WETLAND BUFFER
- CL STREAM
- SB STREAM BUFFER
- WOODLAND PRESERVED (NOT COUNTED)

RECEIVED
PRINCE GEORGE'S COUNTY
MAR 27 2013
DEVELOPMENT REVIEW DIVISION

"STATE OF MARYLAND" DARRELL VAN CLEAVE No. 620 REGISTERED LANDSCAPE ARCHITECT 3/25/13

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2-042-96

	Approved by	Date
	J. Markovich	4/11/96
01	J. Markovich	6/9/03
02		3/25/13
03		
04		
05		

DIGITERRA design
LANDSCAPE ARCHITECTS SITE PLANNERS
LAND DEVELOPMENT CONSULTANTS
WWW.DIGITERRADESIGN.COM
301.877.0021 301.868.8887 FAX
PROJECT # 212-0917
DRAWN BY: CT
DESIGNED BY: DVO
CHECKED BY: LTH
JURISDICTION: PRINCE GEORGE'S
Q/C REVIEW BY:

CLIENT
DEORAJ & LINDA SINGH
LOT 50
14021 MOUNT OAK COURT
BOWIE, MARYLAND 20718

NO.	REVISION	DATE
	REVISED PER MNCPPC COMMENTS	3/25/13

SHEET TITLE: TCP-TYPE 2
PROJECT TITLE: SINGH PROPERTY

FILE: C:\212-0712\DWG
DATE: MARCH 25, 2013
SCALE: 1" = 60'
PLAN NUMBER: LC-102