

# 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 it is in a condition 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 create 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 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 of the appropriate authority may the tree be cut by chainsaw to near the existing ground level. This 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 25 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 home owner 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 the work completed. 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 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 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 stumps immediately following cutting of plant tops. The use of any herbicide shall be done in 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 structure. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved 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.

2. Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

## Protection of Reforestation and Afforestation Areas by Individual Homeowners

1. 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 leave 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 (TCP) in file in the office of the M.N.C.P.P.C. Environmental Planning Section located on the 4<sup>th</sup> floor of the County Administration Building at 14-21.
- Governor Oden Bowie Drive, Upper Marlboro, 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.N.C.P.P.C. Environmental Planning Section.

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 over-seeding 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.

Standard Type II Tree Conservation Plan Notes

1. Cutting or clearing of woodland not in conformance with this Plan or violation of the expressed written consent of the Planning Director or designer shall be subject to a \$1.50 per square foot mitigation fee.
2. Signage displayed to the type, location, or extent of the woodland conservation area on this site will require approval of a revised Type II Tree Conservation Plan by the Prince George's County Planning Board.
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 limits 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 Protective Devices (TPDs) shown on this Plan shall be flagged or marked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Once approval of the flagged or marked TPD locations by the Inspector, installation of the TPDs may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.

Woodland Conservation - Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time as Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place until all tree planting for woodland replacement, reforestation or afforestation will be completed prior to ... Failure to establish the woodland replacement, reforestation or afforestation within the prescribed time frame will result in the forfeiture of the Reforestation bond and/or a violation of this Plan including the associated \$1.50 per square foot penalty unless a written extension is approved by DER Inspector. The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.

Results of survival checks for all tree plantings shall be reported to the DER Inspector for that site.

Prior to the issuance on any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

Name: \_\_\_\_\_  
Business Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

Woodland Conservation Worksheet for Non-Governmental Projects

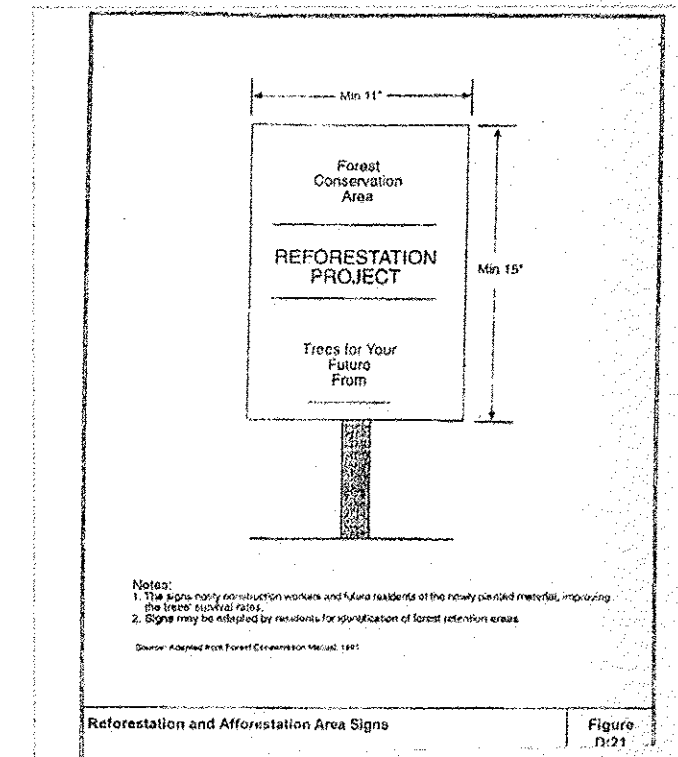
Zone: CSC  
Gross Tract: 14.62 Acres  
Previously: 0.00  
Dedicated Land: N/A  
Net Tract: 14.62 Acres  
Subdivision/Block/Lot: 5TH ELECTION DISTRICT, GRID 82

Woodland Conservation Calculations

Existing Woodland	Net Tract (acres)	Floodplain (acres)
WCT (15% x Net Tract)	2.19	0.00
Smaller of a. or b.	2.19	0.00
Woodland above WCT (a-b) if < 0	0.00	0.00
Woodland cleared	7.09	0.00
Smaller of d. or e.	7.09	0.00
Clearing below WCT (e-f) if < 0	0.00	0.00
Replacement (1 x 0.25) (g x 2.0)	1.77	0.00
Afforestation (if applicable) (net tract x 2 - g), or (net tract x 15 - h) if < 0	0.00	0.00
Woodland Conservation Required: (e+h)+j-g	3.96	0.00

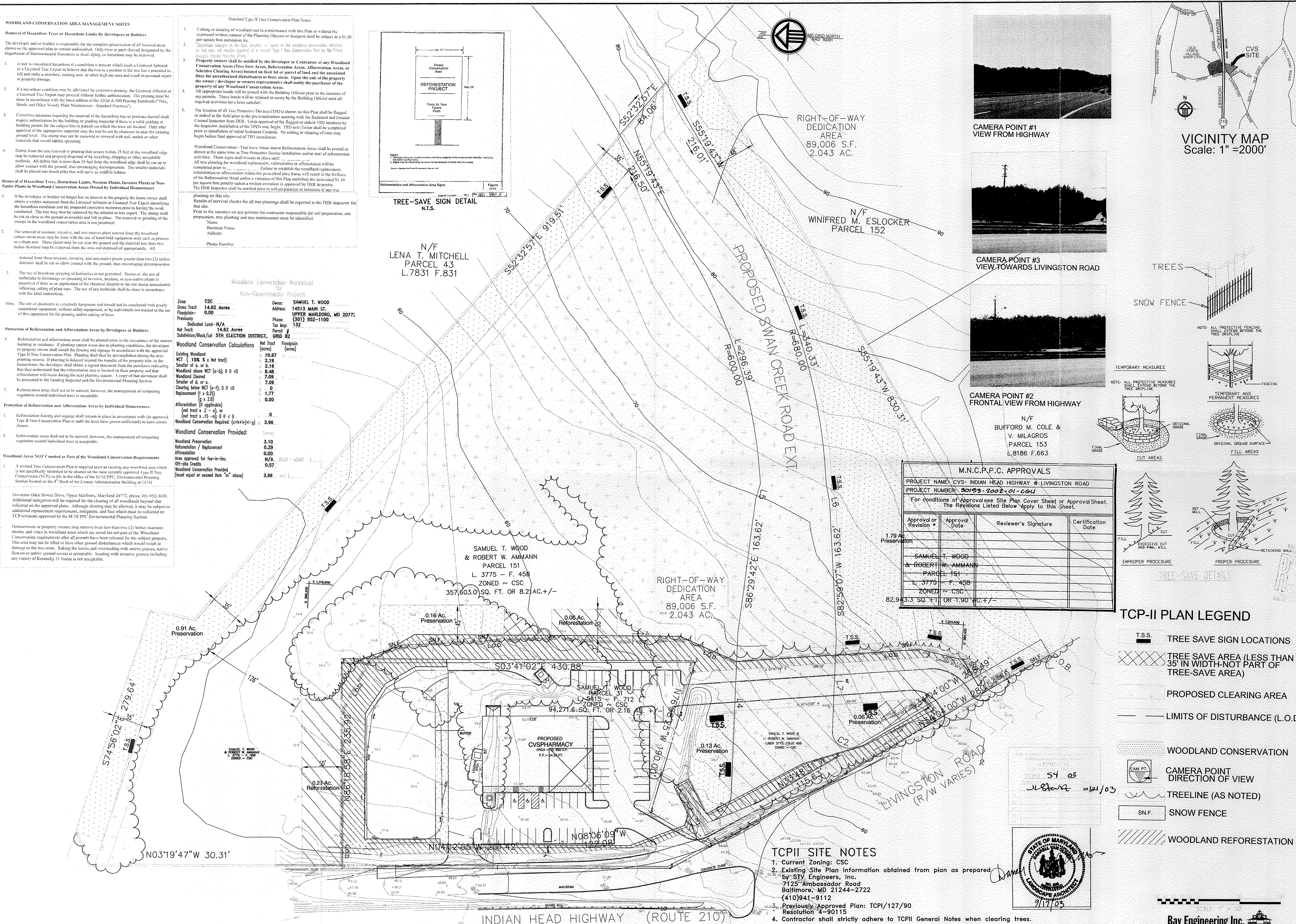
Woodland Conservation Provided:

Woodland Preservation	Reforestation / Replacement	Afforestation	Area approved for fee-in-lieu Off-site Credits	Woodland Conservation Provided (total equal or exceed item "b" above)
3.10	0.29	0.00	N/A	3.39
3.10	0.29	0.00	0.57	3.96



TREE-SAVE SIGN DETAIL N.T.S.

N/F LENA T. MITCHELL PARCEL 43 L.7831 F.831



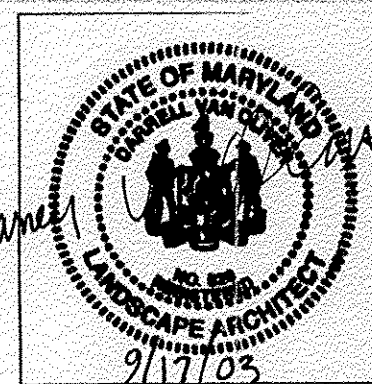
M.N.C.P.P.C. APPROVALS			
PROJECT NAME: CVS- INDIAN HEAD HIGHWAY & LIVINGSTON ROAD			
PROJECT NUMBER: 30193-2002-01-C64			
For conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revisions Listed Below Apply to this Sheet.			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
1.79 Ac. Preservation			
SAMUEL T. WOOD & ROBERT W. AMMANN PARCEL 151 L. 3775 - F. 458 ZONED ~ CSC 82,943.3 SQ. FT. OR 1.90 AC. +/-			

TCP-II PLAN LEGEND

- T.S.S. TREE SAVE SIGN LOCATIONS
- TREE SAVE AREA (LESS THAN 35' IN WIDTH-NOT PART OF TREE-SAVE AREA)
- PROPOSED CLEARING AREA
- LIMITS OF DISTURBANCE (L.O.D.)
- WOODLAND CONSERVATION
- CAMERA POINT DIRECTION OF VIEW
- TREELINE (AS NOTED)
- SN.F. SNOW FENCE
- WOODLAND REFORESTATION

TCP-II SITE NOTES

1. Current Zoning: CSC
2. Existing Site Plan Information obtained from plan as prepared by STV Engineers, Inc. 7125 Ambassador Road Baltimore, MD 21244-2722 (410)941-9112
3. Previously Approved Plan: TCP/127/90 Resolution 4-90115
4. Contractor shall strictly adhere to TCP-II General Notes when clearing trees.



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Engineers, Planners and Surveyors  
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DATE	REVISION	NO.	COMMENTS
9/17/03		1	REVISED PLAN PER MNCPPC COMMENTS
10/29/03		2	REVISED PLAN PER MNCPPC COMMENTS

SHEET TITLE: TREE CONSERVATION PLAN-TYPE II  
PROJECT TITLE: CVS PHARMACY FORT WASHINGTON

CLIENT: JEM DEV  
365 NEW HOPE ROAD, SUITE 6  
GASTONIA, NORTH CAROLINA 28054

LANDSCAPE ARCHITECTS SITE PLANNERS  
DIGITAL IMAGING CONSULTANTS  
301.877.0271 • 301.877.0272 FAX • WWW.DIGITERRA.COM  
PROJECT NO. 21-0424  
DESIGNED BY: JEM DEV  
DRAWN BY: JEM DEV  
CHECKED BY: JEM DEV  
APPROVED BY: JEM DEV  
PRINCE GEORGES

FILE: F:\PF\21-0424...  
DATE: Sept. 17, 2003  
SCALE: 1"=50'  
PLAN NUMBER: 9 of 11

THIS PLAN FOR TCP-2 USE ONLY



