

FROM THE DESK OF: BTS - 07/26/11

Standard Type II Tree Conservation Plan Notes

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If this grading permit expires, then the TCP2 also expires and is no longer valid.
- Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designer shall be subject to a \$50.00 per square foot mitigation fee.
- 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 site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
- The developer of the lots or parcel shown on this plan shall notify future buyers of any woodland conservation areas through the provisions 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 Rural Tier and is zoned RA.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is not adjacent to a roadway classified as arterial or greater.

Tree Preservation and Retention Notes

- All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland area shall remain in a natural state. This includes the canopy trees and understorey 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 the plan.
- 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, installation of the TPFs 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 the TCP2.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary PF installation. These signs must remain in perpetuity.

Removal of 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.
- 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 or 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 permittee shall remove said trees using a chain saw. Corrective measures regarding the removal of the hazardous tree or portions thereof shall require authorization by the builder 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 a chainsaw to near the existing ground level. The stump may 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 actions by the permittee, a Certified Arborist or a Licensed Tree Expert must certify that the tree or portion of the tree in question has 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, 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.
- 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.

When woodlands and/or specimen, historic or champion trees are to remain:

- 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 proposed corrective measures prior to having work conducted. After proper documentation has been completed per the handbook "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.
- The removal of noxious, invasive, and non-natives 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-active plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
- 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 the cutting of plant tops. The use of any herbicide shall be done in accordance with label instructions.
- 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 clearing.

Four Year Management Plan for Re-Afforestation Areas

Field check the re-afforestation area according to the following schedule:

- Year 1: Site preparation and Tree Planting
Survival check once annually (September-November) see Note 1
Watering is needed (2 x month)
Control of undesirable vegetation as needed (1 x June and 1 x September min.)
- Year 2-3: Reinforcement planting is needed (See Note 2)
Survival check once annually (September-November)
Control of undesirable vegetation as needed (1 x May and 1 x August min.)
- Year 4: Reinforcement planting if needed. (See Note 2)
Survival Check (September-November)
- Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit held data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
 - Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.
 - Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis.

Property Owners Awareness Certificate

I/We RUSSELL N. FELTS 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.

[Signature] Date 7/27/11

Owner or Owners Representative

I/We _____ 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.

Contract Purchaser _____ Date _____

TCPII SPECIMEN, CHAMPION, AND HISTORIC TREE TABLE

NO.	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CRITICAL ROOT ZONE	CONDITION RATING	CONDITION COMMENTS	DISPOSITION	PRESERVATION COMMENTS
1	Walnut	Juglans nigra	36	54'	Good	Dead/dying Branches	Save	Crown Thin
2	White Oak	Quercus alba	48	72'	Fair	Fire Damage	Remove	-
3	White Oak	Quercus alba	48	72'	Poor	Severe Fire Damage	Remove	-
4	Elm	Ulmus americana	48	72'	Fair	Fire Damage	Remove	-
5	Locust	Robinia pseudoacacia	48	72'	Poor	Dead/dying Branches	Remove	-
6	Gum	Liquidambar styraciflua	30	45'	Good	-	Save	-
7	Elm	Ulmus americana	45	67.5'	Good	Some Breakage	Remove	-

Single Lot TCPII with Previously Approved TCP1
Woodland Conservation Worksheet
for
Prince George's County

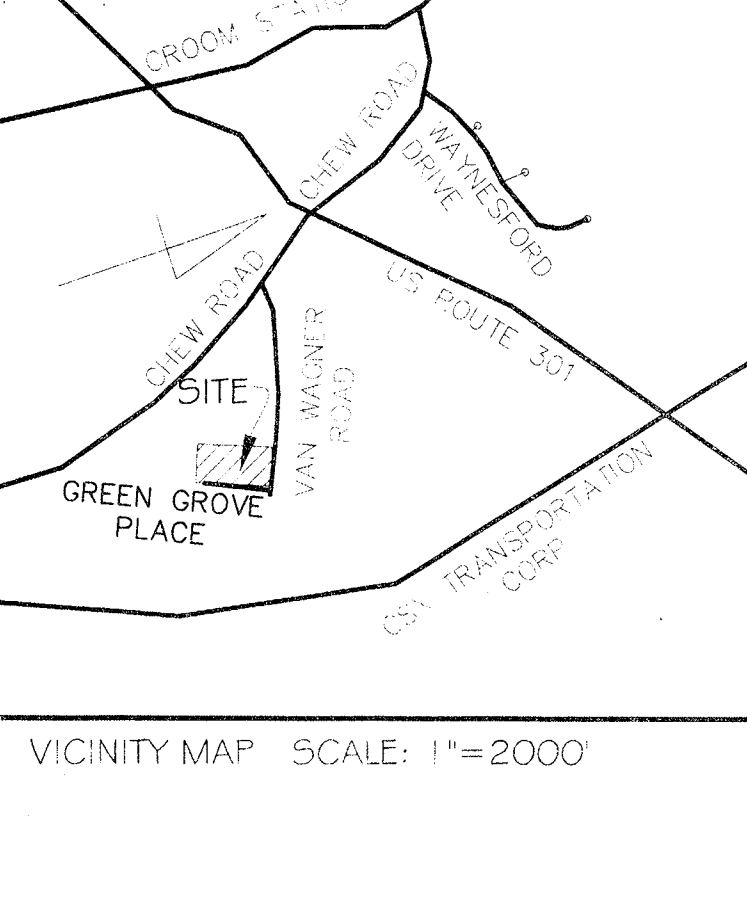
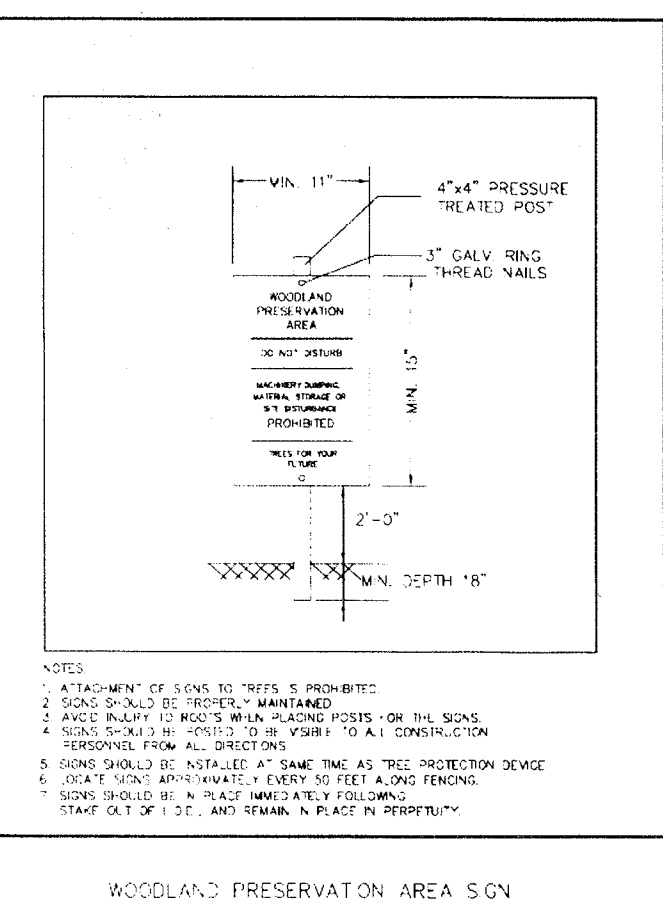
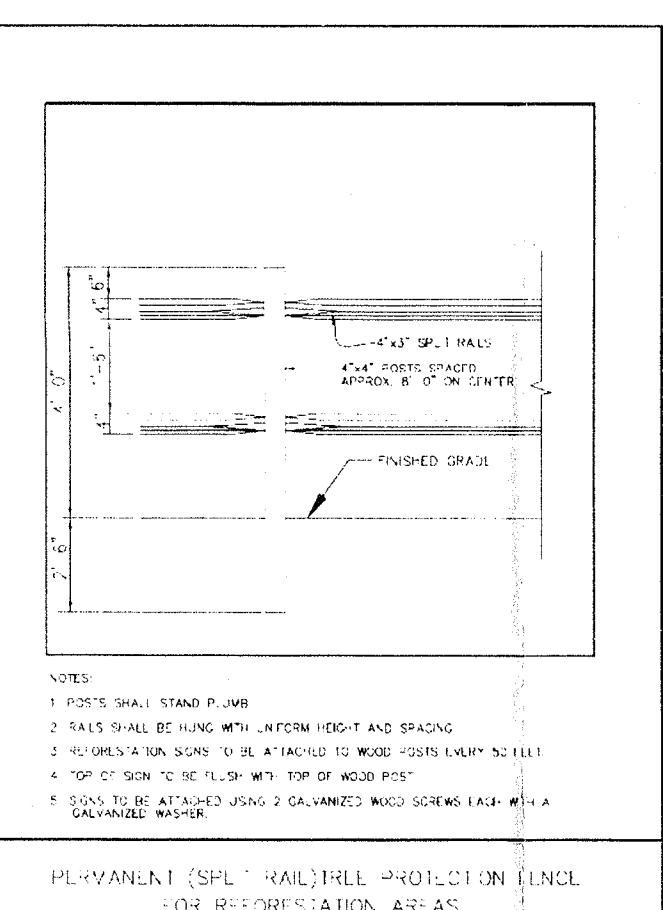
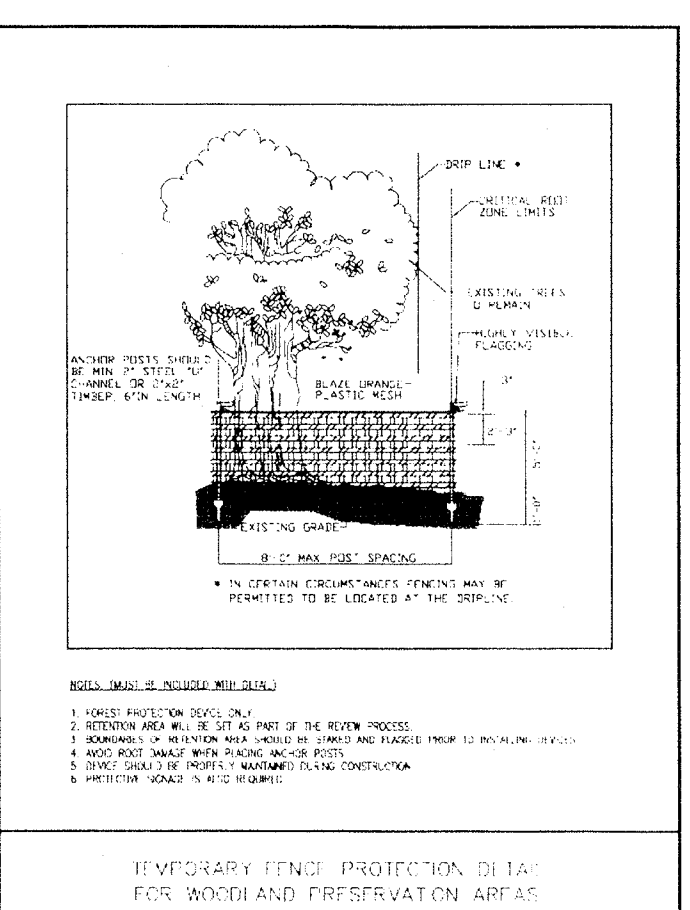
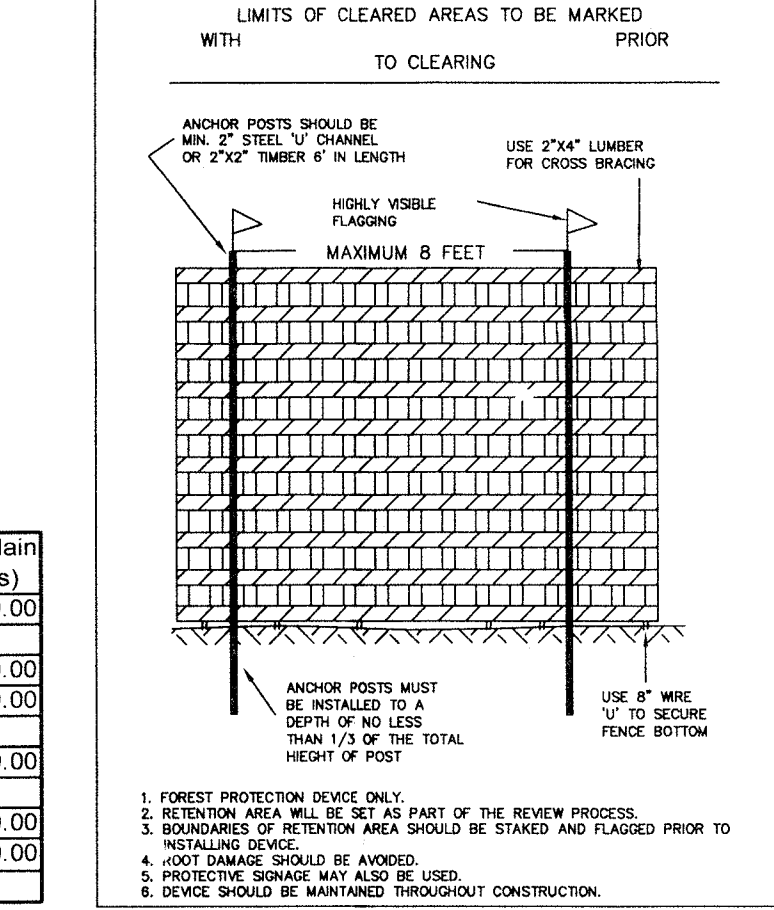
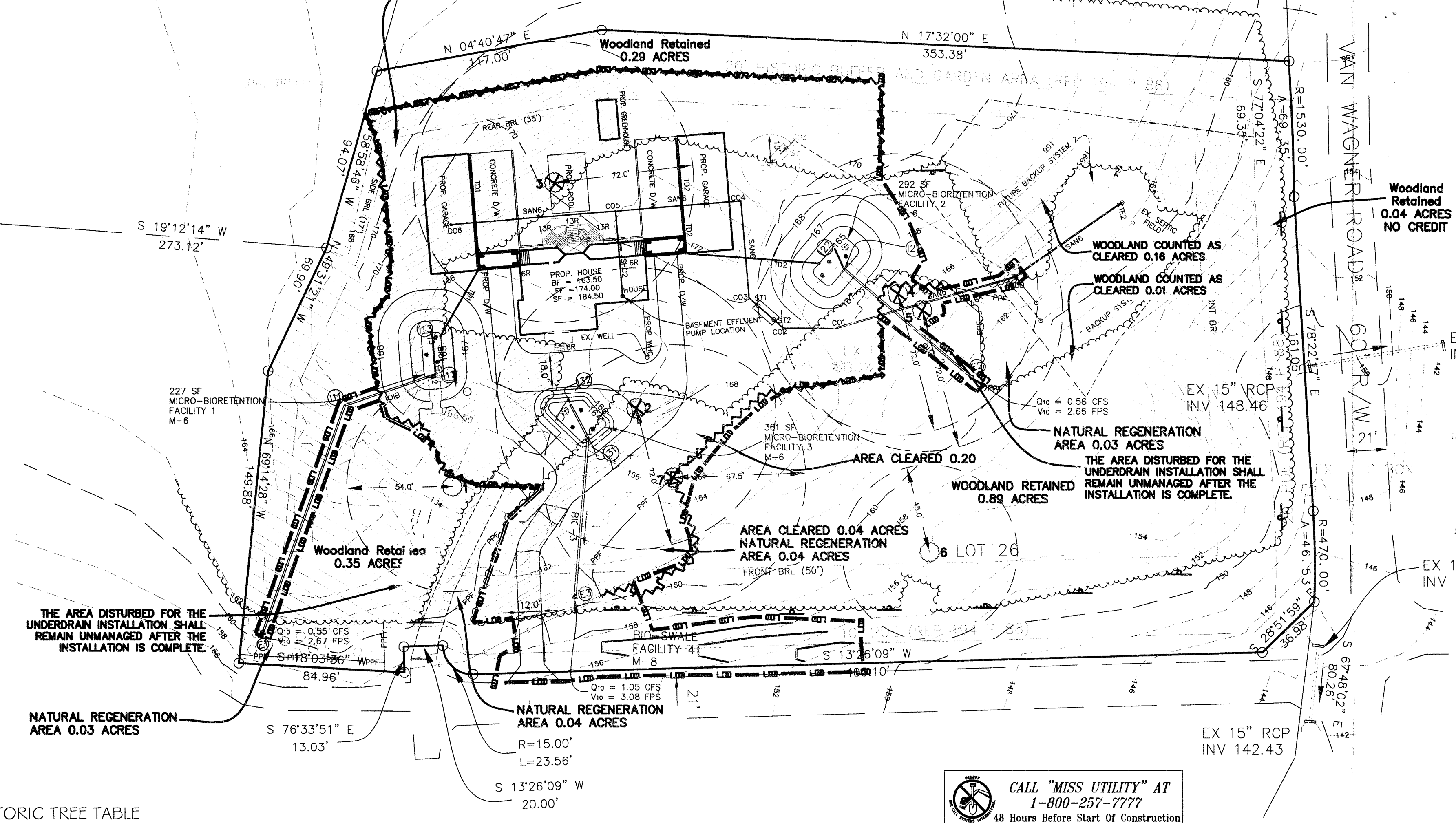
Zone:		R-A	
Gross Tract:		3.73	
Floodplain:		0.00	
Previously Dedicated Land:		0.00	
Net Tract (NTA):		3.73	
Property Description or Subdivision Name:			
Owner:	Russell N. Felts		
Address:	6700 Green Grove Place, Upper Marlboro, MD 20772		
Phone:	240-299-9759		
TCPI Number:	TCPII/158/01-05		
Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)
Acreage of Existing Woodland		2.49	0.00
Woodland Conservation Required for Lot per TCPI	45.04%	1.68	
Area of Woodland Cleared per TCPI		1.50	0.00
Area of Woodland Cleared per TCPII		0.71	0.00
Area of Woodland above WCT that was not cleared by TCPI			
Additional Woodland Cleared by TCPII	0.00		0.00
Does the TCPI show 2:1 replacement	n		
Clearing above WCT	0.00	Additional 1/4:1 Replacement required =	0.00
Clearing below WCT	0.00	Additional 2:1 Replacement required =	0.00
Total Woodland Conservation Required for this Lot		1.68	
Woodland Conservation Provided:		(acres)	
Woodland Preservation		1.54	
Reforestation / Replacement		0.00	
Afforestation		0.14	
Area approved for fee-in-lieu			0.00
Credits Received for Off-site Mitigation on another property		0.00	
Off-site Mitigation provided on this property		0.00	
Total Woodland Conservation Provided		1.68	

Area of net tract woodland not cleared 1.78 acres
Woodland retained not part of requirements: 0.24 acres

Prepared by: Name Clifford D. Crowder
Address 2 Oak Avenue
La Plata, MD 20646
Phone 301-932-0060
License Qualified Professional
COMAR 08.19.06.01
Revised 7/1/06
07/27/11

NOTE: This plan is approved in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Director on July 19, 2011:
a. The removal of five specimen trees (Section 25-122(b)(1)(G)) ST-2,3,4,5, and 7.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING FOREST COVER DURING THE UNDERDRAIN INSTALLATION. ANY DISTURBANCE OF EXISTING FOREST IS NOT PERMITTED. CONTRACTOR MUST CONTRACT THE ENGINEER FOR ALTERNATIVES.

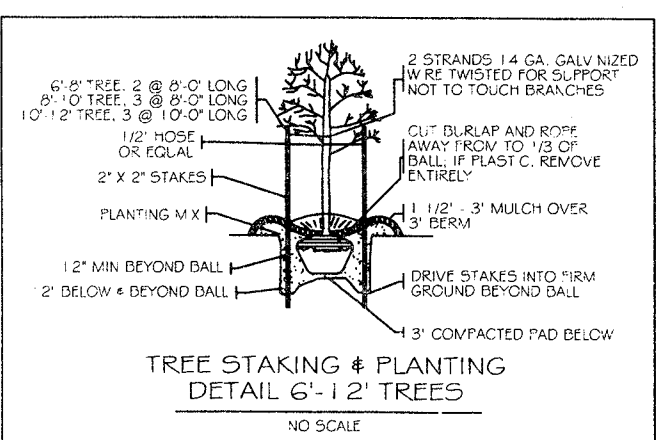


NOTES:

- THE PROJECT IS A SINGLE RESIDENTIAL LOT.
- THERE IS NO CONTIGUOUS LAND UNDERGOING DEVELOPMENT BY THE SAME OWNER, BUILDER, OR DEVELOPER.
- THE PROPERTY IS SUBJECT TO AN APPROVED TREE CONSERVATION PLAN UNDER FILE NUMBER TCPII/158/01-05.
- THE ACCESS DRIVE TO THE SITE AND THE DRIVEWAY IS SUBJECT TO RECORDED COVENANTS FOUND IN THE LAND RECORDS OF PRINCE GEORGES COUNTY, MARYLAND AT LIBER 15393 AT FOLIO 358..
- SITE DOES NOT CONTAIN EROSION SOILS.
- THERE ARE NO WETLANDS, KARST GEOLOGY, SURFACE WATER, WELLHEADS, SENSITIVE STREAMS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS.
- THIS PROPERTY WAS APPROVED UNDER PRELIMINARY PLAN NUMBER 4-00044 AND IS RECORDED ON A PLAT OF SUBDIVISION FOUND IN THE LAND RECORDS OF PRINCE GEORGES COUNTY, MARYLAND AT PLAT BOOK REP 194 AT PAGE 88.

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING HISTORIC BUFFER
- EXISTING PUBLIC UTILITY EASEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING DRIVEWAY
- PROPERTY LINE
- PROPOSED DRAINAGE DIVIDE
- EXISTING DRAINAGE DIVIDE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- BUILDING RESTRICTION LINES
- UNDERGROUND ELECTRIC LINE
- LIMIT OF DISTURBANCE
- SILT FENCE
- EARTH DIKE
- BLAZE ORANGE PLASTIC MESH
- ROOF LEADER DISCHARGE LOCATION AND DIRECTION
- PROPOSED PAVED DRIVEWAY
- EXISTING SEPTIC AREA
- FOREST CONSERVATION SIGN
- TREE PROTECTION FENCE (TEMPORARY)
- TREE PROTECTION FENCE (PERMANENT)
- WOODLAND CLEARED
- WOODLAND PRESERVED
- AFFORESTATION/REFORESTATION
- WOODLAND RETAINED - ASSUMED CLEARED
- NATURAL REGENERATION AREA
- WOODLAND PRESERVED - NO CREDIT
- CRITICAL ROOT ZONE
- SPECIMEN TREE /I.D.
- SPECIMEN TREE TO BE REMOVED



M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL TREE CONSERVATION PLAN TCP II/158/01-05	
Approved by:	Date
01	REVISED LOT #7 KIF 6/11/03
02	REVISED LOTS 84 & 85 KIF 6/19/03
03	KIFINCH 12/17/03
04	KIFINCH 12/17/03
05	[Signature] 9/10/11
06	

WSSC GRID NO. 2095E13
SWM CONCEPT PLAN NO. 12828-2010-00

4	PER MNCPPC	07/11/11	CROUSE ENGINEERING, INC. 3215 LEONARDTOWN ROAD WALDORF, MARYLAND 20602 301-638-4401 301-638-4403 (FAX)
3	PER MNCPPC	05/09/11	
2	PER MNCPPC	04/08/11	
1	PER MNCPPC	01/28/11	
Revisions	Description	Date	CAD File Name: 201009

RUSSELL N. FELTS PROPERTY
6700 Green Grove Place, Upper Marlboro
Third Election District, Prince George's County, Maryland
Tax Map 110, Grid F2, Subdivision 3012, Lot 26

TCPII

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SCALE: 1"=40'

SHEET

1 OF 1