

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 a condition is present which leads to 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 strike 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 (Trees, Shrubs, 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 inspector may the tree be cut by 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.
4. 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.

Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, Invasive Plants or Non-Native Plants in Woodland Conservation Areas Owned by Individual Homeowners

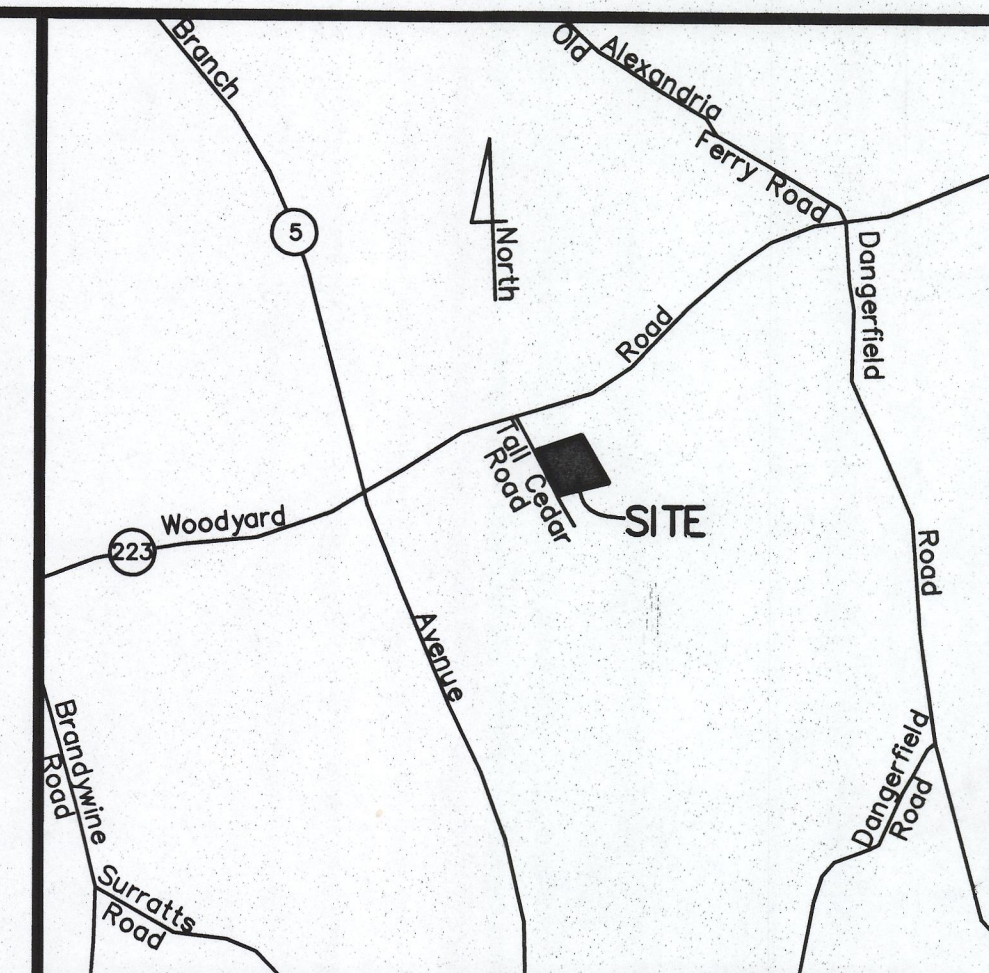
1. If the developer or builder no longer has an interest in the property the home owner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may not be 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 stump 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.

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 TCP on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 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-NCPPC Environmental Planning Section.
2. Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas but not part of the Woodland Conservation requirements after all permits have been or released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to 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.

- TYPE II TREE CONSERVATION PLAN NOTES
1. 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 \$150 per square foot mitigation fee.
 2. The Department of Environmental Resources (DER) must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
 3. Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Restoration Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines 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 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 staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations the Inspector installation of the TPD's 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.
 6. Tree Protection Devices are not required on this Plan where an undisturbed 100 foot buffer of open land or a 50 foot forested buffer is being maintained between the Limit of Disturbance (LOD) and the Tree Save Area. If changes to the LOD impact the undisturbed buffers, the DER Inspector shall be contacted to evaluate the changes to determine if revision to the Tree Conservation Plan is necessary or if installation of TPD's will be required.
 7. Woodland Conservation - Tree Save Area and/or Restoration Area 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 permanently.
 8. All tree planting for woodland replacement, reforestation or afforestation will be completed prior to issuance of building permits. Failure to establish the woodland replacement, reforestation or afforestation within the prescribed time frame will result in the forfeiture of the Restoration Bond and/or a violation of the Plan including the associated \$150 per square foot penalty unless a written extension is approved by DER Inspector.
 9. The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
 10. Results of survival checks for all tree plantings shall be reported to the DER Inspector for the site.
 11. Prior to the issuance of any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.
 12. For each lot for which afforestation is proposed, the afforestation and associated fencing shall be installed prior to the issuance of the building permit for that lot. A certification prepared by a qualified professional may be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.



GENERAL NOTES

1. Subject Site Description: Parcel 129, Liber 20820 Folio 434 Tax Map 116 Grid F-2
2. Total Site Area: 260,756 sq.ft. or 5.9861 acres
3. Existing Site Use: vacant
4. Property Zoned: R-R
5. Property located on Prince George's County Tax Map 116 Grid F-2.
6. Property located on Prince George's County Street Map 25 Grid C-11.
7. Property located on Prince George's County Soils Survey Map 41.
8. Soil Types
55% GaB - Galetown gravelly loamy sand, 0-8% slopes
30% RaB2 - Rumford loamy sand, 2-5% slopes, moderately eroded
10% IaA - luka silt loam, local alluvium, 0-2% slopes
5% CaB2 - Chillum silt loam, 0-6% slopes, moderately eroded
9. Property located on Prince George's County 200' scale topography 212 SE 07.
10. Property located on U.S.G.S. Map Anacostia Quadrangle.
11. Electric service: PEPCO
12. Telephone service: Verizon
13. Sewage disposal: Public Sewer
14. Water supply: Public Water
15. Sewer and Water Categories: S-3, W-3
16. Vertical Datum: W.S.S.C.
17. Horizontal Datum: Liber 20820 Folio 434
18. Boundary Survey performed by Landesign, Inc. May, 2005.
19. Topographic Survey performed by Landesign, Inc. May, 2005.
20. The subject site is located in Zone "C" of the Flood Insurance Program's Flood Insurance Rate Map on Community Panel #245208 0080 C.
21. This boundary survey was performed without the benefit of a title report.
22. Non-Tidal Wetland Disturbance

Lot 3
Non-Tidal Wetlands: 1,450 Sq.Ft.
25' NTW Buffer: 1,750 Sq.Ft.

Lot 7
Non-Tidal Wetlands: 0 Sq.Ft.
25' NTW Buffer: 150 Sq.Ft.

Total
Non-Tidal Wetlands: 1,450 Sq.Ft.
25' NTW Buffer: 1,900 Sq.Ft.
3,350 Sq.Ft.

23. Specimen Tree Info
S.T.#1 - 30" Pine in good condition, to remain
S.T.#2 - 30" Oak in good condition, to be removed
S.T.#3 - 36" Maple in good condition, to remain
S.T.#4 - 36" Oak in good condition, to remain
S.T.#5 - 36" Oak in fair condition, to remain
S.T.#6 - 36" Poplar in poor condition, to remain
These specimen trees were field located during the topographic survey of the subject site.
24. Woodland Info
Total woodlands on site: 251,191 sq.ft. or 5.7666 acres
25. Non-Tidal Wetland Info
The non-tidal wetlands shown hereon were identified by McCarthy and Associates in March, 2005 and located by Landesign, Inc. in March, 2005.

Woodland Conservation Worksheet

Prince George's County

Zone: R-R

Gross Tract: 5.99

Floodplain: 0.00

Previously Dedicated Land: 0.00

Net Tract (NTA): 5.99

Property Description or Subdivision Name: TALL CEDARS

Is this site subject to the 1989 Ordinance? N

Reforestation Requirement Reduction Questions

Is this one (1) single family lot? (y/n) N

Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n) N

Is this a Mitigation Bank N

Break even Point (conservation) = 2.11 acres

Clearing permitted w/o reforestation = 3.86 acres

Woodland Conservation Calculations

	Net Tract (acres)	Floodplain Impacts (acres)
Existing Woodland	5.77	0.00
Woodland Conservation Threshold (NTA) =	20.00%	
Smaller of a or b	1.20	
Woodland above WCT	1.20	
Woodland cleared	2.50	0.00
Smaller of d or e	2.50	
Clearing above WCT (0.25 : 1) replacement requirement	0.63	
Clearing below WCT (2.1 replacement requirement)	0.00	
Afforestation Threshold (AFT) =	15.00%	
Off-site Mitigation being provided on this property	0.00	
Woodland Conservation Required	1.82	

Woodland Conservation Provided:

	(acres)
Woodland Preservation	1.88
Afforestation / Reforestation	0.00
Area approved for fee-in-lieu	0.00
Credits for Off site Mitigation on another property	0.00
Off-site Mitigation being provided on this property	0.00
Total Woodland Conservation Provided	1.88

Area of woodland not cleared: 3.27 acres

Woodland retained not part of requirements: 1.39 acres

Prepared by: S. 24.06

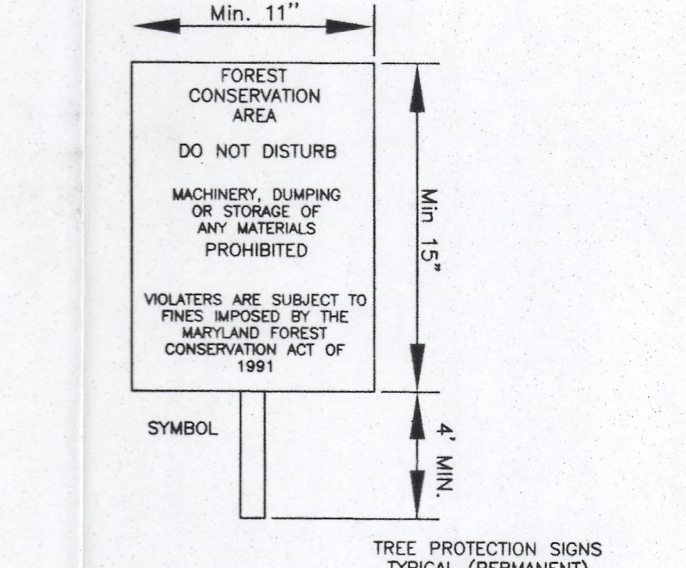
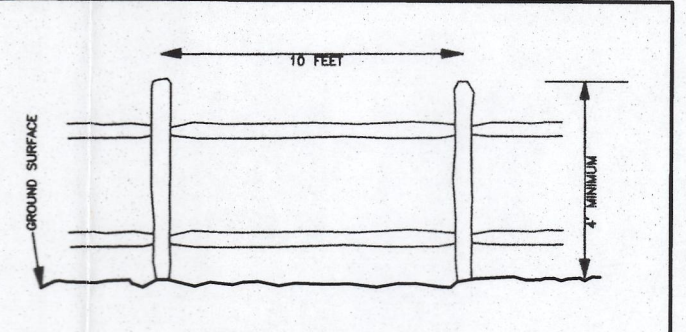
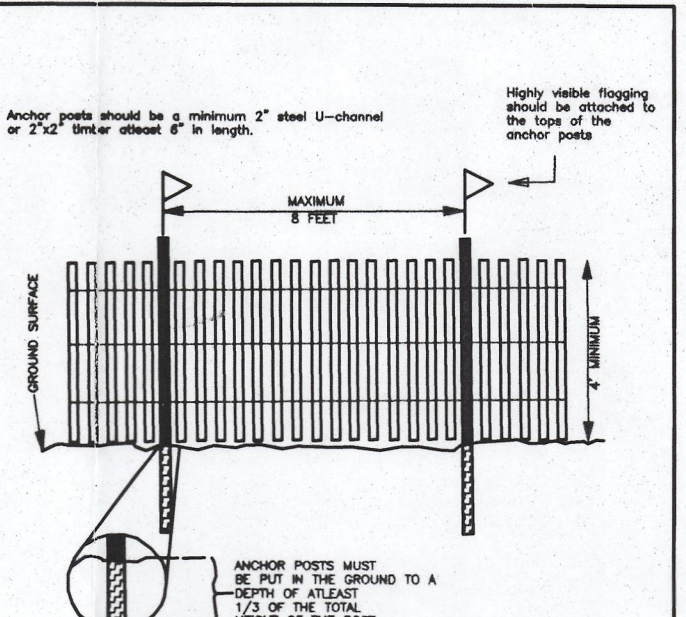
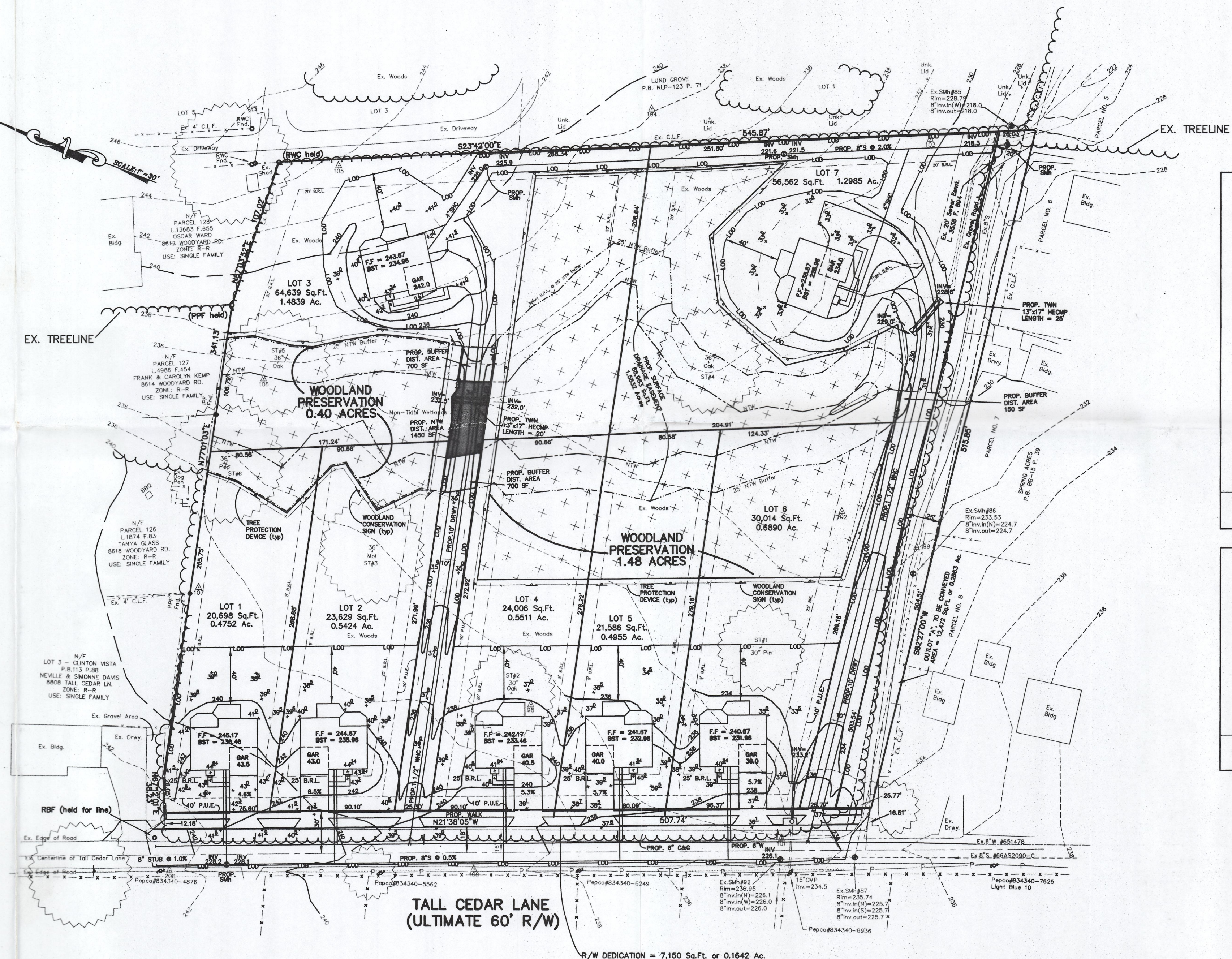
TYPE II TCP CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON CONFORMS TO THE REQUIREMENTS OF THE PRINCE GEORGE'S COUNTY WOODLAND CONSERVATION / TREE PRESERVATION ORDINANCE FOR A TYPE II TREE CONSERVATION PLAN.

S. 24.06

DATE

MICHAEL S. WADY
REG. PROF. LANDSCAPE ARCHITECT #320



M-NCPPC
Prince George's County Planning Department
Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN

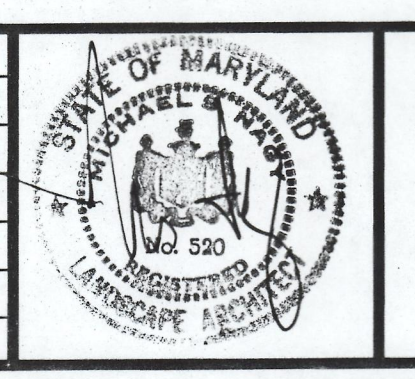
TCPII / 91 / 06

Approved By: J. S. 24.06

Date: 7/18/06

01	
02	
03	
04	
05	

DATE	REVISION



Landesign

ENGINEERS * SURVEYORS * PLANNERS

2905 MITCHELLVILLE ROAD SUITE No. 111
BOWIE, MARYLAND 20716
(301) 249-8802

OWNER/DEVELOPER

PERLCO BUILDERS L.C.
811 RUSSELL AVENUE
SUITE #300
GAITHERSBURG, MD. 20879
(301)-921-8700
ATTN: DAVID PERLMUTTER

TYPE II TREE CONSERVATION PLAN

LOTS 1 - 7, OUTLOT "A"
TALL CEDARS
A SUBDIVISION OF PARCEL 129
LIBER 20820 FOLIO 434
SURRETT'S 9th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: May, 2006

SCALE: 1"=50'

DESIGN BY: D.H.

DRAWN BY: D.H.

CHECKED BY: M.N.

SHEET No: 1 of 1

COMPUTER: C

F.B.: 100, 102

JOB No: 05-008