

GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for issuance of a grading permit. If grading permit expires, this TCP2 also expires and is no longer valid.
- Cutting or clearing of woodland not in conformance with this plan or without the express written consent of the Planning Director or designee shall be subject to a \$9.00 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 the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
- 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.
- 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 R - A.
- The property is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The property is adjacent to MD, Rte. 4, a roadway classified as arterial or greater.
- This plan is grandfathered under Prince Georges County Code Section 25-119(g), per CB-27-2010.

TREE PRESERVATION AND RETENTION NOTES

- 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.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this 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 inspector, 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 this TCP2.
- 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.

Removal of Hazardous Trees or 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 county 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 and 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 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.
- 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 edition of the appropriate ANSI A300 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.

NOTE FOR OFF-SITE WOODLAND CONSERVATION

- Prior to the issuance of the first permit for the development shown on this TCP2, all off site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince Georges County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.

NOTE FOR FEE-IN-LIEU OF WOODLAND CONSERVATION

- All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit shall be provided prior to issuance of any permits related to this TCP2 unless the project is phased. Phased projects shall pay the fee-in-lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee-in-lieu breakdown on this TCP2.

VIRGINIA PINE NOTES

- The subject property contains Virginia pines (Pinus virginiana) that are subject to wind throw.
- All Virginia pines greater than 6 inches in diameter within 40 feet of the final proposed limit of disturbance or the boundary of the property shall be cut down by hand during the clearing of the site.
- After the Virginia pines have been removed, the contractor responsible for implementation of this TCP2 shall submit an evaluation of the stocking levels for the residual stand, management techniques to be applied to the residual stand, and supplemental planting requirements to the M-NCPPC Planning Department. This evaluation shall be submitted prior to the issuance of the first building permit to ensure that all high risk trees have been removed. A planting schedule and/or details for the management of natural regeneration to fully restock the site must be shown on the plan.

NOTES ON RETAINED TREES AND WOODLAND

- If the original developer or builder no longer has an interest in the property and the current owner desires to remove a hazardous tree or portion thereof, the 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 Georges 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 owner 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-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 materials 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.
- 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.
- 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 CONSERVATION SUMMARY TABLE

| Sheet | Gross Tract Area (GTA) | 100-Year Floodplain (FP) | Net Tract Area (NTA) | Existing Woodland (NTA) | Existing Woodland (FP) | Woodland Cleared Net Tract Area (C-NTA) | Woodland Cleared Floodplain (C-FP) | Woodland Cleared Off-site (C-OS) | Woodland Preservation Area (WPA) | Woodland Reforestation Area (WRA) | Woodland Retained Not Credited (WR-NC) | Woodland Retained Assumed Cleared (WR-AC) |
|-------|------------------------|--------------------------|----------------------|-------------------------|------------------------|---|------------------------------------|----------------------------------|----------------------------------|-----------------------------------|--|---|
| 1 | 11.70 | 1.79 | 9.91 | 11.13 | 0.76 | 3.24 | 0.00 | 0.00 | 5.93 | 0.00 | 0.38 | 0.12 |
| Total | 11.70 | 1.79 | 9.91 | 11.13 | 0.76 | 3.24 | 0.00 | 0.00 | 5.93 | 0.00 | 0.38 | 0.12 |

REVISIONS

JOB NO. PG-4748-H
SCALE: No Scale
DRAWN BY: MARTIN
CHECKED BY: ROBERTSON
DATE: May, 2011

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual

(SEE BELOW)
John P. Markovich
Licensed Forester #153
JM Forestry Services, LLC
11582 Timberbrook Drive
Waldorf, Maryland 20601
(301) 645-4977
jpmarkovich@comcast.net

PROPERTY OWNERS AWARENESS CERTIFICATE

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.

Owner or owners representative _____ Date _____

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 _____

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

APPROVAL
Type 2 Tree Conservation Plan
TCP2- 97 - 99

| Approved by | Date |
|-------------|---------------|
| J. L. Slasz | Sept. 2, 1999 |
| P. Vance | 6-20-11 |
| 01 | |
| 02 | |
| 03 | |
| 04 | |
| 05 | |



TYPE 2 TREE CONSERVATION PLAN

LOT 43

THE RESERVE
MARLBORO (3rd) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND