



GENERAL NOTES

- This plan is submitted to revise the woodland conservation requirements for Lot 16 E by removing 0.20 acres of woodland planted on-site (afforestation/reforestation) and providing fee-in-lieu.
- 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.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permitting and Enforcement (DPE) 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 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 Developing Tier and is zoned R-E.
- 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.
- This plan is ground-forested under CB-27-2010, Section 25-115 (g).

TREE PROTECTION MEASURES

Tree protection fence and signs are to be installed along the perimeter of existing forest and individual trees to remain. It is to be installed outside of the critical root zone of the trees and the root pruning line (if present) and will be smooth on the inside. The fence shall be installed before any grading. If grading is installed before arborist control measures. Necessary signage may be determined during the pre-construction meeting. Grounds maintenance staff shall be instructed to avoid disturbance within designated Conservation Areas. Root pruning is to be performed as per TCP-1, typically outside the critical root zone of specified forest edges and specified individual trees to remain. It is to be accomplished by a winchman with a serrated cutting edge or a root cutter with a 36" wheel to a depth of 8". Other stress reduction/prevention measures for individual trees should be implemented at this time.

TREE PROTECTION SEQUENCE

- Pre-construction meeting: After the boundaries of the limits of disturbance have been staked and flagged, but before any disturbance has taken place on-site, a pre-construction meeting at the construction site shall be held. The developer, contractor, or project manager, all construction personnel, certified tree professional and appropriate local inspectors shall attend. The purpose of the meeting will be to field verify the limits of clearing as specified on the plan and make any necessary adjustments. They will authorize installation of protection devices and determine location and quantity of necessary signage.
- Enforcement staff will also discuss the value and importance of the preservation areas, outline responsibilities and discuss violation penalties. An additional inspection may be required after installation of the protection devices before construction is authorized to begin.
- Tree protection measures and devices shall be implemented after the pre-construction meeting and prior to any disturbance or clearing activity including erosion control devices.
- If grading is specified, do so before installing fence to avoid damage to fencing.
- Root prune all designated areas.
- Install tree protection fence and signs (see detail this page). To be maintained at least through the construction period for retention areas, and through the 2-year maintenance period for information areas unless waived by county inspector.
- When all fence is specified, it should be installed outside of the tree protection fence. In areas where all fence and tree protection fence are to be used a "combination tree protection all fence" can be used instead. This determination can be made at the pre-construction meeting (see alternative fence detail this page).
- Approved clearing will take place after all tree protection measures are completed and will occur outside the tree protection fence.
- Upon completion of construction, corrective measures may include: Removal of dead or dying trees, pruning of dead or declining limbs, soil aeration, fertilization, watering of specimen trees when specified, and cleanup of retention areas.
- Inspection and approval by regulatory agency for Prince George's County.
- Removal of temporary protection measures, such as tree protection fence and signs.

WHEN THE USE OF FEES-IN-LIEU IS PROPOSED:

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.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS NOTES

- Reforestation fencing and signage shall remain in place in accordance with the approved TCP2 plan.
- Reforestation areas shall not be mowed, however, the management of competing vegetation and removal of noxious, invasive, and non-native vegetation around individual trees is acceptable.

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 understorey vegetation. A forest 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 shown on this plan.
- The location of all temporary tree protection fencing (TPF) 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 TPF may begin.
- All temporary tree protection fencing required by this plan shall be installed prior to the 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 protection device is a violation of this TCP2.

MISS UTILITY

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.

PROPERTY OWNERS AWARENESS CERTIFICATE

I/We Brandon Dwayne 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 Brandon Dwayne Date 11/18/24

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 course of clearing and grading, if hazardous trees are present, or trees are present and are not hazardous but are leaning into the disturbed area, the permittee shall remove and trees using a chain saw. Corrective measures regarding the removal of the hazardous tree or portions thereof that 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 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 photographic prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage. Debris from the tree removed 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. 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.

NATURAL REGENERATION NOTES

All areas designated for reforestation shall be reforested by natural regeneration. The following requirements and conditions apply:

- All existing hard ground covers, and invasive species shall be exterminated using a general broadcast herbicide such as "Round-Up" or equivalent. Secondary applications shall be applied as necessary.
- Core shall be taken to avoid spraying any hardwood seedlings or saplings.
- Reforestation shall be initiated every fifty feet or as appropriate and two-strand wire fencing shall be installed along road frontages adjacent to any reforestation area.
- Reforestation internal to the site shall be posted as required in the direction of any trails used to reach those areas.
- Natural regeneration shall be encouraged by semi-annual maintenance of the designated area. The maintenance shall, at a minimum, require removal of competing and invasive species from the desired indigenous hardwoods. This maintenance shall occur for a period of two years.
- After one and two years, all desirable seedlings and saplings shall be counted and flagged with surveyors tags in the late fall.
- If after two years there is less than one seedling per 60 square feet and there are indications that natural regeneration is not occurring adequately, then the owner shall plant those areas with container grown seedlings at a rate of one per 60 square feet. Only naturally occurring species already present within the site shall be used.

POST-DEVELOPMENT NOTES

When woodlands and/or specimens, 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 the proposed corrective measures prior to having the 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 or close to the ground as possible and left in place. The removal or grading of the stump 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 photographic 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 chainsaws). These 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.
- 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.

GRAPHIC SCALE

SCALE: 1" = 30'

Individual TCP2 with Previously Approved TCP1 or TCP2

Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)

Zone:	RE		
Gross Tract:	0.86		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	0.86	0.00	0.00

Property Description or Subdivision Name: Collingbrook Lot 15 Block E

Current TCP Number: TCP2-100-03 Rev # 19

Previous TCP Number: TCP2-100-03 Rev # 18

Site subject to the 2010 Ordinance (Y or N) is this a priority funding area? (Y or N)

N
N

SECTION II - Determining Woodland Conservation Requirements (Enter acres in corresponding column)

Woodland Conservation Calculations:	Net tract	Floodplain
Acres of Existing Woodland	0.00	0.00
Woodland Conservation Required for per TCP1 or TCP2	25.00%	0.00
Area of Woodland Cleared per previous TCP1 or TCP2	0.00	0.00
Area of Woodland Cleared per current TCP2	0.00	0.00
Area of Woodland above WCT not cleared by previous TCP1 or TCP2	0.00	0.00
Additional Woodland Cleared by current TCP2	0.00	0.00
Does the TCP1 show 2:1 replacement?	Y	0.00
Clearing above WCT (14:1 Replacement)	0.00	Replacement required = 0.00
Clearing below WCT (2:1 Replacement)	0.00	Replacement required = 0.00
Total Woodland Conservation Required :	0.22	

SECTION III-Meeting the Requirement (Enter acres in corresponding column)

Woodland Conservation Provided:	(acres)
Woodland Preservation	0.00
Reforestation / Afforestation	0.00
Natural Regeneration	0.00
Landscape Credits	0.00
Area approved for fee-in-lieu	0.22
Credits Received for Off-Site Mitigation on another property	0.00
Off-site Mitigation provided on this property	0.00
Total Woodland Conservation Provided	0.22

Area of net tract woodland not cleared 0.00 acres

Woodland retained not part of requirements: 0.00 acres

Prepared by: Andrew P. Funsch, PLA Date: 12/10/2024

Qualifications: MD #4207

Forest Conservation Act Reporting Information (Change Table)

	Revision Number (17)	Revision Number (18)	Revision Number (19)	Change Since Last Approval
Gross Tract (Acres)	237.36	237.36	237.36	0
Existing Woodland (Acres)	149.32	149.32	149.32	0
Woodland Retained On-Site (Acres)	106.71	106.71	106.71	0
Woodland Planted On-Site (Acres)	42.61	42.61	42.61	0
Woodland Planted On-Site (Acres)	18.69	18.49	18.19	-0.30
On-Site Woodland Easement/Preservation and Planting (Acres)	N/A	N/A	N/A	N/A
On-Site Wooded Floodplain in Easement (Acres)	N/A	N/A	N/A	N/A
Bond Amount	\$251,820.36	\$249,206.76	\$246,331.80	(\$2,874.96)
Fee-In-Lieu Amount	\$2,613.60	\$2,613.60	\$2,874.96	\$2,874.96
50' Stream Buffers Conserved (Preservation) - Linear Length	N/A	N/A	N/A	N/A
50' Stream Buffers Conserved (Preservation) - Acreage	N/A	N/A	N/A	N/A
50' Stream Buffers Newly Established (Afforestation) - Linear Length	N/A	N/A	N/A	N/A
50' Stream Buffers Newly Established (Afforestation) - Acreage	N/A	N/A	N/A	N/A
Off-Site Woodland Conservation Credits Required (Acres)	27.84	27.84	27.84	0
Off-Site Woodland Conservation Credits Provided (Acres)	90.03	90.03	90.03	0

TCP-2 LEGEND

25' WETLAND BUFFER

100-YEAR FLOODPLAIN

LIMITS OF DISTURBANCE

EXPANDED BUFFER

TREE PROTECTION FENCE (TEMPORARY)

TREE PROTECTION FENCE (PERMANENT)

WOODLAND PRESERVATION SIGN

REFORESTATION/AFFORESTATION SIGN

NATURAL REGENERATION AREA (NRA)

WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)

WOODLAND PRESERVATION AREA (WPA)

REFORESTATION/AFFORESTATION AREA

NOT INCLUDED IN CALCULATIONS

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED SPOT ELEVATION

STEEP SLOPES, 15-25%

STEEP SLOPES, >25%

EXISTING PROPERTY LINE

SOIL BOUNDARY

SOIL CLASSIFICATIONS

EXISTING TREE LINE

EXISTING SHRUBLINE

PROPOSED TREE LINE

SPECIMEN TREE

NON-TIDAL WETLANDS

REFORESTATION AREA SIGN

TYPE 2 (TEMPORARY) TREE PROTECTION FENCE FOR REFORESTATION AREAS

WOODLAND PRESERVATION AREA SIGN

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS

TEMPORARY FENCE PROTECTION DETAIL FOR WOODLAND PRESERVATION AREAS

PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE FOR REFORESTATION AREAS

REFORESTATION AREA SIGN

TYPE 2 (TEMPORARY) TREE PROTECTION FENCE FOR REFORESTATION AREAS

WOODLAND PRESERVATION AREA SIGN

TEMPORARY FENCE PROTECTION DETAIL FOR WOODLAND PRESERVATION AREAS

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TYPE 2 (TEMPORARY) TREE PROTECTION FENCE FOR REFORESTATION AREAS

WOODLAND PRESERVATION AREA SIGN

TEMPORARY FENCE PROTECTION DETAIL FOR WOODLAND PRESERVATION AREAS

PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE FOR REFORESTATION AREAS

VICINITY MAP
P.G. CO MAP PAGE 15
SCALE: N.T.S.

GRID A-6

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