

1. This plan is submitted to fulfill the woodland conservation requirements for pool, fence, shed and basketball court permits.
2. Cutting or clearing woodlands not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$1.50 per square foot mitigation fee.
3. 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.
4. 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.
5. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
6. The property is within the ESA-2 formerly the Developing Tier and is zoned R-R.
7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
8. The property is not adjacent to a roadway classified as arterial or greater.
9. This plan is grandfathered by CB27-2010, Section 25-119(g).

10. 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.
11. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
12. The protection 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.
13. 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.
14. Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TCF installation. These signs must remain in perpetuity.

15. 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.

16. 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 handout "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.
17. If a tree or portion thereof are in imminent danger of striking a structure, parking area, or other high use areas 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.
18. Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Transportation unless the tree removal is shown within the approved limits of disturbance of the TCP2. The work is required to be conducted by a Licensed Tree Expert.
19. 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 plant 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.
20. 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.
21. 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.

The existing woodland per the currently approved TCP2 is 8,098 square feet. As part of this TCP2 revision 6,098 square feet will be cleared for the construction of the proposed deck, swimming pool, spa, gazebo, shed and basketball court. Although 1,500 square feet of woodland is shown as being retained it is assumed cleared for purposes of the calculations since it does not meet the minimum area coverage and/or width. This will also allow future use of this area should the owner so desire.

No signage is shown for the abutting property Woodland Conservation Areas since a 6-foot high fence will be installed at the property boundary per code for the swimming pool.

29 Area of net tract woodland not cleared	0.00	acres
30 Woodland retained not part of requirements:	0.00	acres

**QUALIFIED PROFESSIONAL CERTIFICATION**


This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual.

Signed: John P. Markovich Date: **3/17/2017**

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Prince George's County Planning Department, M-NCPPC Environmental Planning Section <b>TREE CONSERVATION PLAN APPROVAL</b> <b>TCP2-121-99</b>				
	Approved by	Date	DRD #	Reason for Revision
00	JP Markovich JP Markovich	1/31/2000 9/12/2000	N/A	Staff Level Approval
01	JP Markovich	5/31/2001	N/A	Staff Level Approval
02	JP Markovich	7/12/2001	N/A	Staff Level Approval
03	JP Markovich	10/18/2001	N/A	Staff Level Approval
04	JP Markovich	11/4/2002	N/A	Staff Level Approval
05	JP Markovich	5/1/2003	N/A	Staff Level Approval
06	JP Markovich JP Markovich	5/29/2003 11/22/2004	N/A	Staff Level Approval
07	Jim Stasz	7/8/2005	N/A	Staff Level Approval
08	Jim Stasz	4/4/2006	N/A	Single-Lot Revision, Lot 13-A
09	Jim Stasz	7/13/2006	N/A	Single-Lot Revision, Lot 12-B
10	Jim Stasz	5/6/2009	N/A	Single-Lot Revision, Lot 27-A
11	Pat Vance	12/5/2011	N/A	Single-Lot Revision, Lot 55-A
12	Kim J. Funck	3/20/2017		Single - Lot Revision, Lot 2-B



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APPLICANT / DEVELOPER

Justin and Melinda Baca  
602 Cover Lane  
Accokeek, MD 20607  
Phone: 571-382-0846

**Type II Tree Conservation Plan  
Single Lot Revision  
TCP11-121-99**

**Manokeek, Lot 2, Block "B"**  
**602 Cover Lane**  
**Accokeek, MD 20607**  
7th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

## REVISIONS

TCP2-121-99

Reason for Revision

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DWN	Checked
JPM	JPM

Scale **1" = 30'**

Project No. **17-003**

Sheet No. **1 of 1**