## Woodland Conservation Worksheet
for
Non-Governmental Projects

Zone: R-A
Gross Tract: 32.66 Ac.
Floodplain: 0.01 Ac.
Residual: 32.65
Dedicated Land: 1.48 Ac.
Net Tract: 31.26 Ac.
Subdivision/Block/Lot: "ROSEHILL ESTATES"

Applicant: ROSEHILL DEVELOPMENT CORPORATION, L.L.C.
Address: 15209 Marlboro Pike, Suite 203, Upper Marlboro, MD 20772
Phone: 301-780-3050
Tax map: 101 & 110, GRID B, D-4, E-1, E-4
Permit #: NA

Break-even Point (preservation) = 17.75 Ac.
Clearing permitted w/o reforestation = 9.24 Acres

Woodland Conservation Calculations:

| | Net Tract (acres) | Floodplain (acres) |
|---|---|---|
| Existing Woodland | a. 22.92 | k. 0.01 |
| WCT (Sum a-j Net tract) | b. 15.09 | |
| Smaller of a or b. | c. 15.09 | |
| Woodland above WCT (a - c) 0 if <0 | d. 10.00 | |
| Woodland Cleared | e. 8.51 | l. 0.00 |
| Smaller of d. or e. | f. 8.51 | |
| Clearing below WCT (a - f) 0 if <0 | g. 0 | |
| Reforestation (0 if <0.25) (g x 0.5) | h. 2.25 | |
| | i. 0 | |
| Afforestation: (if applicable) (net tract x .2 - a), or (net tract x .15 - a) 0 if <0 | j. 0 | |
| Woodland Conservation Required: (c+h+i+j+l-g) | m. 13.74 | |

Woodland Conservation Provided: Areas
Woodland Preservation: 13.74
Reforestation / Replacement: 0
Afforestation: 0
Area approved for fee-in-lieu: 0.00 @ 30.00 = 30.00
Off-site Credits: 0.00
Woodland Conservation Provided (must equal or exceed item "m" above): 13.80

Area of woodland not cleared: 13.94 acres
Additional woodland retained but not part of any requirements: 0.40 acres

Plan Certified by: Name: ECTSE CARY
Address: 1415 Bistort Court, Rockville MD 20853
Licensee: E.P. Cary

## TYPE 2 TREE CONSERVATION TABLE

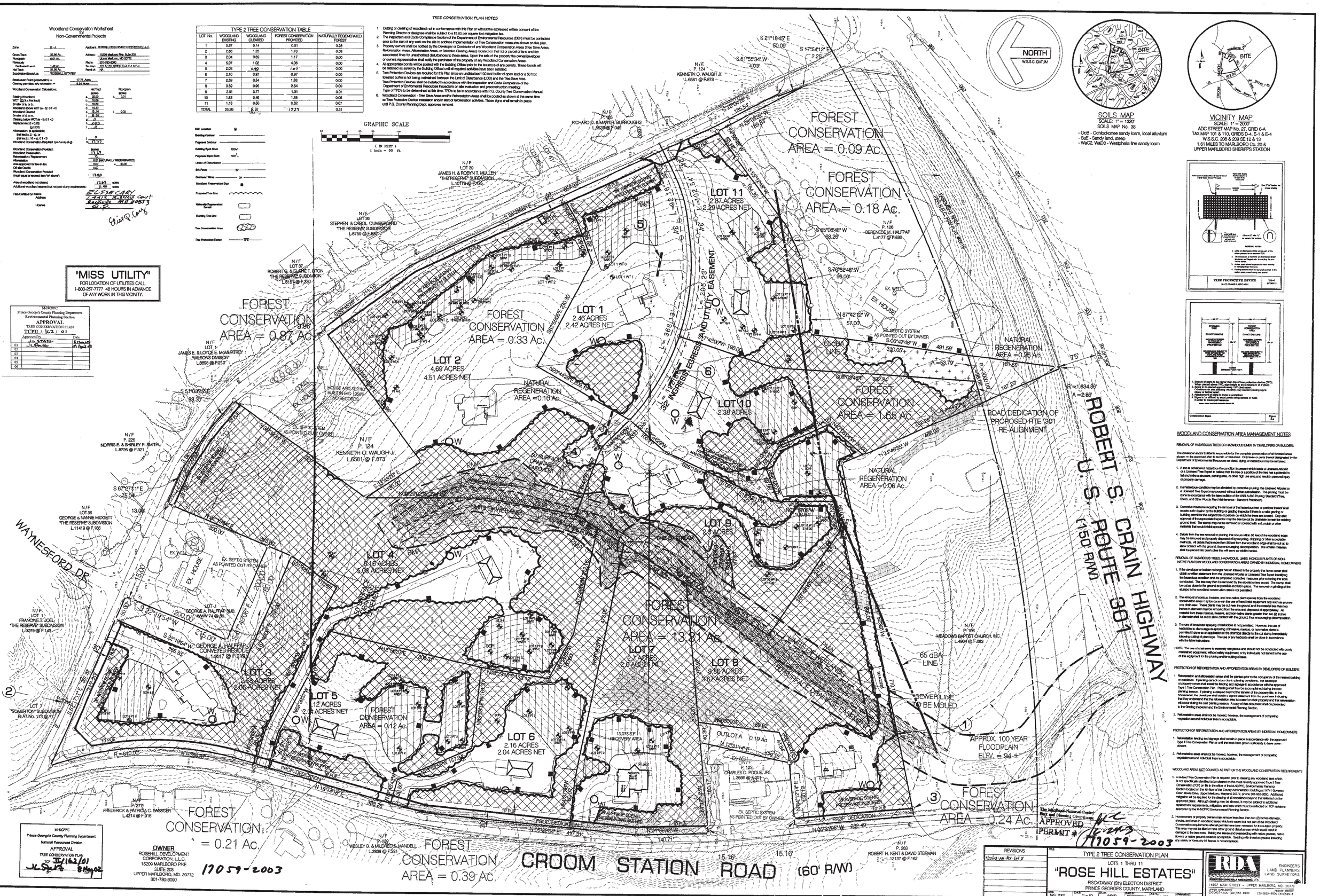
| LOT No. | WOODLAND EXISTING | WOODLAND CLEARED | FOREST CONSERVATION PROVIDED | NATURALLY REGENERATED FOREST |
|---|---|---|---|---|
| 1 | 0.87 | 0.14 | 0.51 | 0.28 |
| 2 | 2.85 | 1.28 | 1.73 | 0.09 |
| 3 | 2.04 | 0.87 | 1.17 | 0.00 |
| 4 | 5.07 | 1.02 | 4.06 | 0.00 |
| 5 | 2.03 | 0.93 | 1.07 | 0.00 |
| 6 | 2.10 | 0.87 | 0.97 | 0.00 |
| 7 | 2.59 | 0.54 | 1.83 | 0.00 |
| 8 | 3.59 | 0.95 | 2.64 | 0.00 |
| 9 | 2.01 | 0.77 | 1.31 | 0.01 |
| 10 | 1.83 | 0.45 | 1.38 | 0.06 |
| 11 | 1.18 | 0.60 | 0.52 | 0.07 |
| TOTAL | 25.99 | 8.31 | 17.21 | 0.51 |

## 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 designee shall be subject to a $1.50 per square foot mitigation fee.
2. The Inspection and Code Compliance Section of 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, Reforestation 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 as surety by the Building Official until all required activities have been satisfied.
5. Tree Protection Devices are required for this Plan since an undisturbed 100 foot buffer of open land or a 50 foot forested buffer is not being maintained between the Limit of Disturbance (LOD) and the Tree Save Area. Tree Protection Devices shall be installed in accordance with the Inspection and Code Compliance of the Department of Environmental Resources Inspectors on site evaluation and preconstruction meeting. Type of TPDs to be determined at this time. TPDs to be in accordance with P.G. County Tree Conservation Manual.
6. Woodland Conservation – Tree Save Areas and/or Reforestation Areas 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 until P.G. County Planning Dept. approves removal.

Well Location
Existing Contour
Proposed Contour
Existing Spot Shot 100+/-
Proposed Spot Shot 100
Limits of Disturbance
Silt Fence SF
Overhead Wires OH
Woodland Preservation Sign
Proposed Tree Line
Naturally Regenerated Forest
Existing Tree Line
Tree Conservation Area
Tree Protection Device TPD

GRAPHIC SCALE
50 0 25 50 100 200
( IN FEET )
1 inch = 50 ft.




## SOILS MAP
SCALE: 1" = 1320'
SOILS MAP No. 38
- OcB - Ochlockonee sandy loam, local alluvium
- SaE - Sandy land, steep
- WaC2, WaD3 - Westphalia fine sandy loam

## VICINITY MAP
SCALE: 1" = 2000'
ADC STREET MAP No. 27, GRID 6-A
TAX MAP 101 & 110, GRIDS D-4, E-1 & E-4
W.S.S.C. 206 & 209 SE 12 & 13
1.61 MILES TO MARLBORO Co. 20 & UPPER MARLBORO SHERIFF'S STATION




## WOODLAND CONSERVATION AREA MANAGEMENT NOTES

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 in the approved plans 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 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 Standard (Tree, Shrub, 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 lot 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 adjoining 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 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 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 then 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 in diameter may be removed from the area and disposed of appropriately. All material from trees noxious, invasive, and non-native plants greater than two (2) inches in 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 the 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.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY DEVELOPERS OR BUILDERS

1. Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type 2 Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title, to the homeowner, the developer shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the Environmental Planning Section.
2. Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

1. Reforestation fencing and signage shall remain in place in accordance with the approved Type II Tree Conservation Plan or until the trees have grown sufficiently to have crown closure.
2. Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

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 2 Tree Conservation (TCP) plan 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 shrub in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be filled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and overseeding 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.

"MISS UTILITY"
FOR LOCATION OF UTILITIES CALL
1-800-257-7777 48 HOURS IN ADVANCE
OF ANY WORK IN THIS VICINITY.

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 162 / 01

| | Approved by | Date |
|---|---|---|
| 01 | J. Ewa | 2 Aug 02 |
| 02 | | 21 Aug 02 |
| 03 | | |
| 04 | | |
| 05 | | |
| 06 | | |

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP II/162/01
K. Swope 8 Aug 02

**OWNER**
ROSEHILL DEVELOPMENT CORPORATION, L.L.C.
15209 MARLBORO PIKE
SUITE 203
UPPER MARLBORO, MD. 20772
301-780-3050

17059-2003

The Maryland-National Capital Park and Planning Commission
APPROVED
PERMIT # 17059-2003

| REVISIONS |
|---|
| 4/25/03 ADD R/E Lot 5 |

TYPE 2 TREE CONSERVATION PLAN
LOTS 1 THRU 11
"ROSE HILL ESTATES"
PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

| DATE | SCALE | DR. BY | CHK BY | JOB NO. | DESIGNATION |
|---|---|---|---|---|---|
| MAY, 2002 | 1" = 50' | BIESEL | ROBERTSON | W - 587 | SHEET 1 OF 1 |

RDA
ENGINEERS LAND PLANNERS LAND SURVEYORS
ROBERTSON DUFFIELD & ASSOCIATES, LTD.
14603 MAIN STREET - UPPER MARLBORO, MD. 20772
UPPER MARLBORO (301) 952-8200 PRINCE FREDERICK (301)855-9500 (410)535-2

Park & Planning