





Standard Woodland Conservation Worksheet for Prince George's County

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

1 Zone:	R-A
2 Gross Tract:	32.85
3 Floodplain:	0.01
4 Previously Dedicated Land:	1.48
5 Net Tract (NTA):	31.36 0.00 0.00

6 TCP Number: TCP2-162-01 Revision #: 1

7 Property Description or Subdivision Name: Rosehill

8 Is this site subject to the 1989 or 1991 Ordinance? N

9 Is this site subject to the 1991 Ordinance? Y

10 Subject to 2010 Ordinance and in PPA (Priority Funding Area)? N

11 Is this one (1) single family lot? (Y or N) N

12 Are there prior TCP approvals which include a combination of this lot? (Y or N) N

13 Is any portion of the property in a WC Bank? (Y or N) N

14 Break-even Point (preservation) = 17.74 acres

15 Clearing permitted site reforestation = 0.25 acres

SECTION II-Determining Requirements (Enter acres for each corresponding column)

	Column A WCT/AT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17 Existing Woodland		25.99	0.01	
18 Woodland Conservation Threshold (WCT) =	50.00%	15.68		
19 Smaller of 17 or 18		15.68		
20 Woodland above WCT		10.31		
21 Woodland cleared		7.92	0.00	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		7.92		
23 Clearing above WCT (0.25 : 1) replacement requirement		1.66		
24 Woodland cleared below WCT		0.00		
25 Clearing below WCT (2:1 replacement requirement)		0.00		
26 Aforestation Required Threshold (AFT) =	20.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		17.66		

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)

	Column A WCT/AT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
29 Woodland Preservation		17.80		
30 Aforestation / Reforestation		0.00		
31 Natural Regeneration		0.00		
32 Landscape Credits		0.00		
33 Specimen/Historic Tree Credit (CR2/area*2.0)	0.00	0.00		
34 Forest Enhancement Credit (Area* .25)	0.00	0.00		
35 Street Tree Credit (posting or 10 year canopy coverage)		0.00		
36 Area approved for fee-in-lieu		0.00		
37 Off-site Woodland Conservation Credits Required		0.00		
38 Off-site WCA (preservation) being provided on this property		0.00		
39 Off-site WCA (aforestation) being provided on this property		0.00		
40 Woodland Conservation Provided		17.80		

41 Area of woodland not cleared 18.07 acres

42 Net tract woodland retained not part of requirements: 0.27 acres

43 100-floodplain woodland retained 0.01 acres

44 On-site woodland conservation provided 17.80 acres

45 On-site woodland conservation alternatives provided 0.00 acres

46 On-site woodland retained not credited 0.28 acres

47 Prepared by: ASKO MILJKOVIC Date: 4-8-2021

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)

1 Zone:	R-80
2 Gross Tract:	32.85
3 Floodplain:	0.01
4 Previously Dedicated Land:	1.48
5 Net Tract (NTA):	31.36 0.00 0.00

6 Property Description or Subdivision Name: ROSEHILL

7 Current TCP Number: TCP2-162-01 Rev # 2

8 Previous TCP Number: TCP2-162-01 Rev # 1

Site subject to the 2010 Ordinance (Y or N) N

Is this a priority funding area? (Y or N) N

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

	Net tract	Floodplain
11 Acreage of Existing Woodland	25.99	0.01
12 Woodland Conservation Required for per TCP1 or TCP2	56.63%	17.76
13 Area of Woodland Cleared per previous TCP1 or TCP2	7.29	0.00
14 Area of Woodland above WCT not cleared by previous TCP1 or TCP2	0.65	0.00
15 Additional Woodland Cleared by current TCP2	7.37	0.00
16 Does the TCP1 show 2:1 replacement?	0.00	0.00
17 Clearing above WCT (1/4:1 Replacement)	0.00	0.00
18 Clearing below WCT (2:1 Replacement)	0.00	0.00
19 Total Woodland Conservation Required :	17.76	0.00

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

	(acres)
21 Woodland Conservation Provided:	
22 Woodland Preservation	17.80
23 Reforestation / Aforestation	0.00
24 Natural Regeneration	0.00
25 Landscape Credits	0.00
26 Area approved for fee-in-lieu	0.00
27 Credits Received for Off-site Mitigation on another property	0.00
28 Off-site Mitigation provided on this property	0.00
29 Total Woodland Conservation Provided	17.80

29 Area of net tract woodland not cleared 25.34 acres

30 Woodland retained not part of requirements: 7.54 acres

31 Prepared by: ASKO MILJKOVIC Date: 4-8-2021

32 Qualifications: MDDNR QUALIFIER

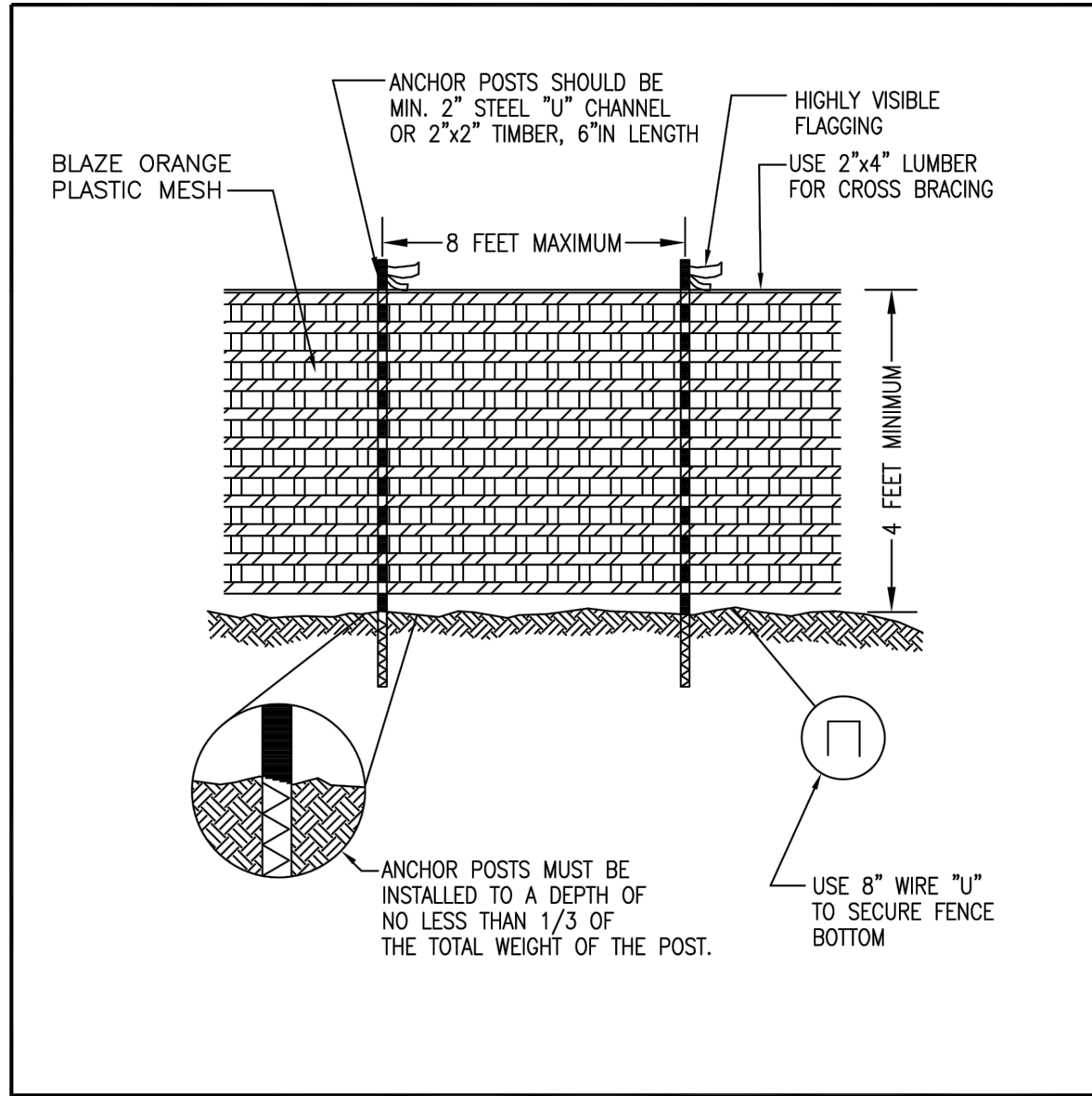
NOTE: THE PREVIOUS TCP2S INCLUDED NATURAL REGENERATION ON THE WOODLAND CONSERVATION WORKSHEET.  
THESE NATURAL REGENERATION AREAS ARE NOW CONSIDERED FORESTED.

TYPE II TREE CONSERVATION PLAN NOTES

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR GRADING PERMIT 37405-2019. IF THIS GRADING PERMIT EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
- 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, INSPECTIONS AND ENFORCEMENT (DPIE), 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 O-S
- THE PROPERTY IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
- THE PROPERTY IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
- THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117(g).

POST DEVELOPMENT NOTES

- 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 OWNER, 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 PERMITEE 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 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 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, 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.



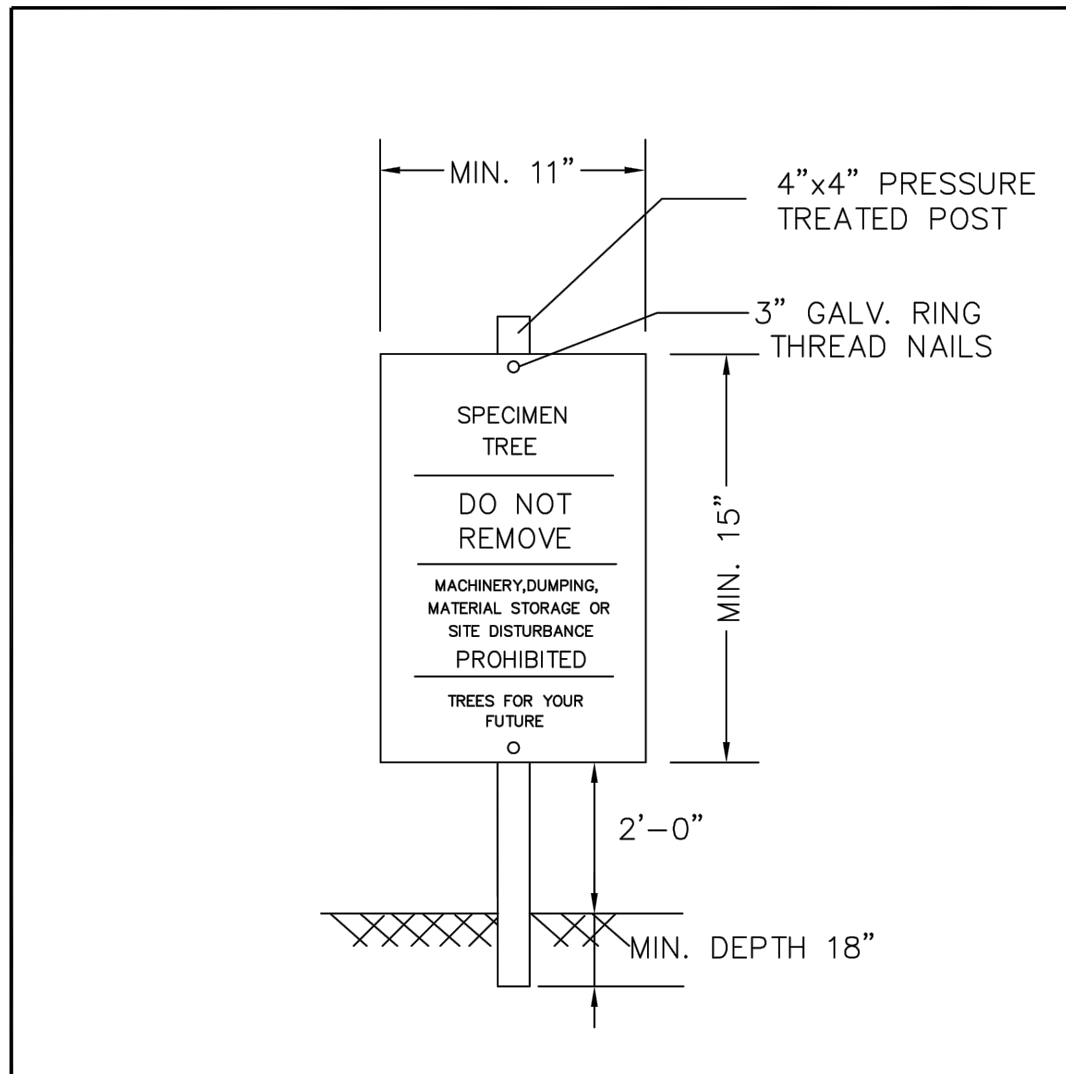
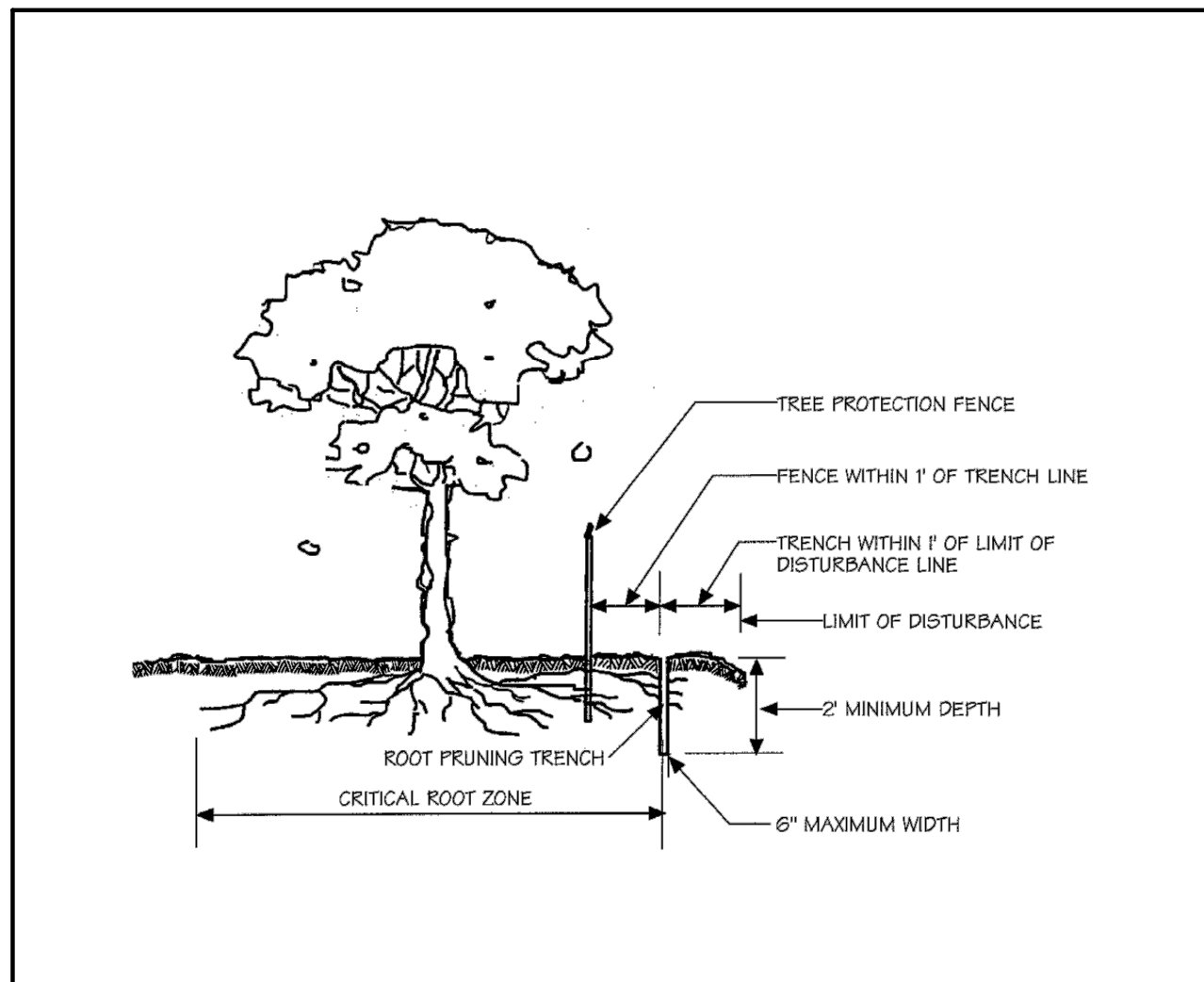
NOTES: (MUST BE INCLUDED WITH DETAIL)

- FOREST PROTECTION DEVICE ONLY.
- RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
- AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
- DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
- PROTECTIVE SIGNAGE IS ALSO REQUIRED.

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

August 2010

A-4, DET-4



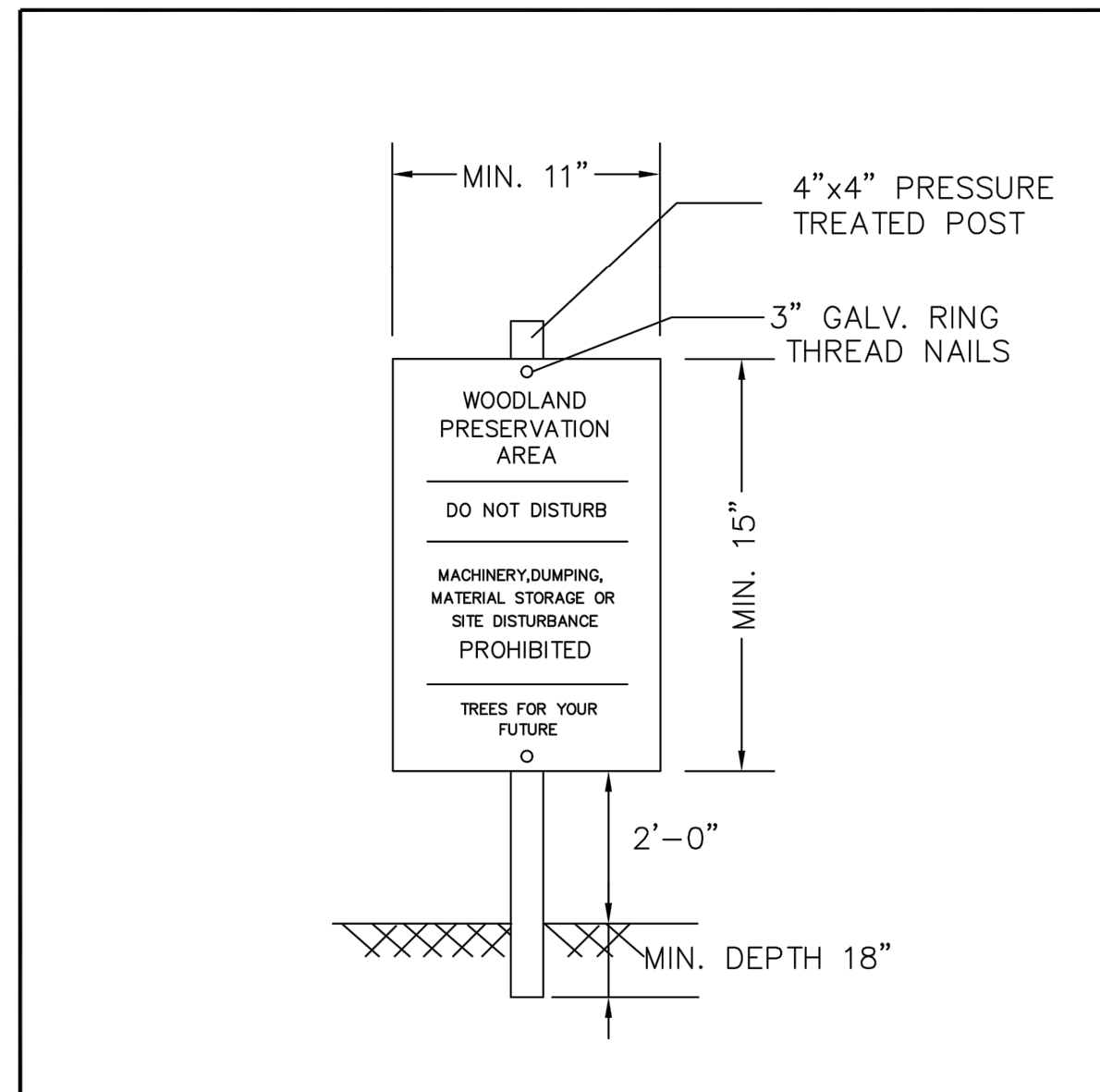
NOTES:

- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
- SIGNS SHOULD BE PROPERLY MAINTAINED.
- AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
- SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
- SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
- LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
- SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

SPECIMEN TREE SIGN

August 2010

A-4, DET-3



NOTES:

- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
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- SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

August 2010

A-4, DET-1

Property Owners Awareness Certificate

I/We MEADOW FINANCIAL LLC hereby acknowledge that we are aware of this revision to the Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2. All future revisions to this TCP2 plan shall be included all revisions to the TCP2 approved as of the date of certification or signature.

Owner or Owners Representative

02-23-2021

Date



M-NCPPC  
Prince George's County Planning Department  
Environmental Planning Section  
APPROVAL  
TREE CONSERVATION PLAN  
TCP2-162-01

	APPROVED BY		Date
	J Stasz	5/8/2002	
01	J Stasz	4/29/2003	
02	Blue 2 Schinder	4/9/2021	
03			
04			
05			

REVISIONS	BY



ELITE ENGINEERING, LLC  
Engineers \* Landscape Architects  
6305 IVY LANE SUITE 225  
GREENBELT, MD, 20770  
(240) 206-8055

6311 CHEW ROAD  
TREE CONSERVATION PLAN 2

6311 CHEW ROAD  
PRINCE GEORGE'S COUNTY, MD  
TAX MAP 01, GRID E4  
3RD ELECTION DISTRICT

DRAWN  
AT  
CHECKED  
AM  
DATE  
04/07/2021  
SCALE  
AS SHOWN

DRAWING

2 OF 2