

**TYPE 2 TREE CONSERVATION PLAN
PREPARATION AND REVIEW CHECKLIST**

The TCP2 is required to follow an approved TCP1 and for any application that requires an FSD. At the Type 2 phase, final decisions are made for techniques that will be incorporated on the site to insure adequate woodland conservation and tree protection. The detailed TCP2 is prepared for submission with a detailed site plan, a specific design plan, a grading plan, a road-grading plan that is not shown on an approved record plat, and for the establishment of a Woodland Conservation Bank. If a TCP1 has been approved for the site, the TCP2 must adhere to the conservation measures shown on the approved plan as closely as possible. If the TCP2 is being prepared for a Woodland Conservation Bank, the checklist titled "Type 2 Tree Conservation Plan Preparation and Review Checklist for Woodland Conservation Banks" should be used. The TCP2 must include the entire area of the site and use the standard line types and symbols as provided in the Environmental Technical Manual. The information shown on the TCP2 must also be shown on the associated Erosion and Sediment Control Plans. Refer to Section 7.0 of Part A of the Environmental Technical Manual for more information.

Site/Project Name: _____ Date: _____

TCP 1 Number (if applicable): _____

Associated Plan: _____

Prepared by: _____

Typed name

Signature

Phone

e-mail address

A. General Information

Information Type	Included Y/N	Comment
Vicinity map, north arrow, scale (at the same scale as the associated plan, but no greater than 1" = 50')		
Legend or Key to all symbols, shading, and patterns used on the plan on every sheet		
Revision box (All revisions made to a TCP shall be shown in the revision box along with a brief description of the revision, the date, and the initials of the person making the revision.)		
Qualified professional certification with name, address, phone number, e-mail, stamp (if applicable), signature, and date of plan certification		
EPS approval block		
All information is clear. Graphic patterns, line types, and symbols, are the standard symbols in the Environmental Technical Manual with all required text and labeling shown		

B. Existing Site Features

Feature	Included Y/N	Comment
Property boundaries with bearings and distances		
Parcel/lot numbers and area/s per legal description		
Topography (2' maximum contour intervals)		

	Physical site features shown such as buildings, roads, driveways, etc.		
	Woodlands and trees (must extend 100' off the property line on all sides)		
	All specimen, champion and historic trees shown with their critical root zones		
	Specimen, Champion and Historic Tree Table showing tree number, species, size, condition and reason for the determination of the condition, proposed disposition and any comments regarding special preservation treatments or recommendations. A note should also be added to indicate that the trees were survey located. (All trees within 100 feet of the proposed LOD shall be survey located.)		
	Regulated streams and their required buffers (buffers measured from top of bank and as shown on an approved NRI)		
	Wetlands and their required buffers as shown on an approved NRI		
	100-year floodplain delineation as shown on an approved NRI		
	Critical habitat areas as obtained from the Maryland Department of Natural Resources, Wildlife and Heritage Division		
	Forest Interior Dwelling Species (FIDS) habitat and designated buffers		
	Location of PMA as shown on an approved NRI		
	Slopes 15% and greater		
	Adjacent historic sites or districts labeled as listed in the latest edition of "Illustrated Inventory of Historic Sites and District Plan for Prince George's County, Maryland."		
	Unmitigated 65 dBA Ldn noise contour shown and labeled if site is adjacent to or in the vicinity of a roadway of arterial classification or greater		
	Utilities and their associated easements if applicable		
	All other easements		
	A note regarding the location and current possession of "previously dedicated land" is provided		

C. Proposed Site Features

Feature	Included Y/N	Comment
Lot lines with dimensions, setbacks, lot and block numbers, and lot area		
Internal roads with limits of paving and street grades		
Proposed building locations (to be represented by actual proposed building footprints or the maximum limits of proposed construction)		
Proposed grading and proposed limits of disturbance to include all sediment and erosion control devices, stockpiles and other areas that need to be cleared during construction (see Sec. 25-122(b) for requirements regarding limits of disturbance)		
Conceptual stormwater management methods and facilities		
Water and sewer lines and easements or well and septic		
Public utility easements (PUE) where required		
Proposed noise mitigation measures shown (as necessary)		
Mitigated 65 dBA Ldn noise contour shown and labeled (as necessary)		
Building restriction lines from all property lines and the required 25-foot building restriction line from the 100-year floodplain		

D. Woodland Conservation Information

Information Type	Included Y/N	Comment
Woodland Conservation Worksheet (appropriate worksheet must show zoning and proper calculations of all acreages to the nearest one-hundredth of an acre; do not deduct land from the gross tract area that has not, to date, been dedicated)		
Standard TCP2 notes and other TCP2 notes that may be appropriate		

	Woodland Conservation Areas (WCAs) (must address Sec. 25-122(b) and Sections 6.5.4 and 6.6 of the Woodland and Wildlife Habitat Conservation Technical Manual)		
	Woodlands clearly identified by the treatment proposed (Woodland Preservation Area, Woodland Reforestation/Afforestation Area, etc.)		
	Acreage shown to the nearest 1/100th acre for each of the woodland treatment areas shown		
	All woodland conservation areas are a minimum size of 10,000 square feet and a width of 50 feet except where these areas abut other protected woodlands previously protected by a TCP or other prior approved mechanism, such as a conservation easement, and where the combined total of these areas is 10,000 square feet in size and 50 feet in width. Landscaped areas may be 35 feet in width.		
	There are no woodland conservation areas located on lots less than one (1) acre in size; within 40 feet of the front and rear of all building footprints; within 20 feet of the sides of all building footprints; within 30 feet of a commercial or industrial building; within 10 feet of the rear lot line of a town house; or within 5 feet of a parking lot. These dimensions are shown on the plan.		
	Woodland preservation is not located within the 100-year floodplain, utility easements, or other areas where control of the land and its preservation is not possible		
	Land to be dedicated or conveyed containing WCAs of any kind, has received approval from the future property owner/s. The approval documents will be provided with the TCP2 if they were not provided with the TCP1.		
	For TCP2s with more than one sheet, a Woodland Conservation Summary Table as shown in Part A, Section 6.2 of the Environmental Technical Manual has been provided on the cover sheet		
	For projects where woodland conservation is located on lots/parcels, a "Lot-by-Lot table" has been provided as shown in Part A, Section 6.2 of the Environmental Technical Manual		
Fee-in-lieu:			
	If the project is phased, the TCP2 must provide the breakdown of the fee-in-lieu amount required for each phase. If the fee-in-lieu option has been approved for use on the subject property, the fee must be posted prior to the issuance of any permits unless the project is phased.		

E. Specimen, Champion, and Historic Trees

Information Type	Included Y/N	Comment
A table that includes information regarding the species, diameter at breast height, numerical and descriptive condition rating, and whether the tree is to be preserved or removed		
Individual trees are shown on the plans with their critical root zones shown and an indication as to whether the tree is to be preserved or removed		
Grading, structures, and any other activities that are proposed within the critical root zone have been shown		
Proposed limits of disturbance (LOD) have been shown on the plan		
Details for time of occurrence, equipment to be used, and any special practices for root pruning that may be necessary have been provided		
Details for any pruning that may be necessary have been provided		
Details of any fertilization or irrigation practices that are to be used have been provided		
Graphic and written details have been provided for all temporary or permanent tree protective devices to be used		
Details about berms or swales that are to be constructed to prevent silt or contaminated runoff from wash pads, materials stock piles, vehicle parking areas, or		

	equipment maintenance and storage areas from washing into the tree's root zone have been provided. Locations are shown on the plan		
	All other necessary information is provided.		

F. Site Protection and Signage

Information Type	Included Y/N	Comment
Type and location of all tree protection devices are shown		
Details for all protection devices are shown		
All sign locations are shown		
All sign details are shown		
Statement on the plan regarding the timing of the installation of all tree protection devices		
Statement on plan stating that the signs for planted areas are to remain in perpetuity and that the signs for preservation areas may be removed after use and occupancy permit has been issued		
Sign locations and details are shown for all woodland conservation preservation areas along the limits of disturbance and along roadways		

G. Afforestation/Reforestation Areas

Information Type (The following items must be addressed in text form and/or graphically shown on the plan)	Included Y/N	Comment
Soil Conditions		
Existing soil pH		
Soil compaction corrections to be conducted		
Topsoil minimum depth		
Soil amendments proposed and method of application		
Soils stabilization proposed and method of application (Structural, Vegetative, Mulch)		
Removal method for soil contaminants (oil products, concentrated soluble salts, ferrous iron, soluble aluminum, soluble manganese, and herbicides)		
Hydrology		
Hydrology of planting sites is suited to species selected		
Site Preparation		
Ground cover will not adversely impact tree growth		
Control of competing vegetation around trees		
Planting Stock		
Afforestation and reforestation is being provided on lots one (1) acre in size or greater		
Planting stock seed source is from within the geographic region suited for growth in this area		
Planting stock size is specified (seedling, whip, 1" caliper, 2" caliper, etc.)		
Planting stock meets the standards set by the American Nursery and Landscape Association		
Seedling stock meets the following criteria: Hardwoods - 1/4" to 1/2" caliper with roots no less than 8" long Conifers - 1/8" to 1/4" caliper with roots not less than 8" long and top height of 6" or more Shrubs - 1/8" or larger caliper with 8" root system		

	Containerized stock used has been noted		
	Species and quantities used are specified		
	Planting pattern is identified		
Planting Methods			
	Detail of planting by hand		
	Detail of planting by machine		
	Schedule of tree planting activities (start and completion of each phase of work)		
	Detail of planting method used for larger caliper stock. (A larger planting bed must be utilized. This should not be a drilled or dug hole 6 to 12 inches larger than the root ball or container.)		
Planting Management Plan			
	Information on site and tree maintenance is listed		
	Company or individual responsible for tree care is listed on the plan or detail sheet		
	Term of the Plan is no less than five years		
	Final expected survival is indicated		
	Follow-up care and maintenance (watering, fertilization, weeding, support plantings, etc. must be addressed)		
Afforestation/Reforestation Notes			
	All applicable notes from the afforestation/reforestation section of the standard TCP 2 notes		

Standard Type 2 Tree Conservation Plan Notes

The following notes shall be used as appropriate on tree conservation plans and shall be modified as necessary to address the specific conditions of the site.

GENERAL NOTES

To include with all Type 2 TCPs:

1. This plan is submitted to fulfill the woodland conservation requirements for (*Insert Plan # or state it is for a grading permit*). If (*Insert Plan # or state "this grading permit"*) expires, then this TCP2 also expires and is no longer valid.
2. 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.
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 (*Developed, Developing, Rural*) Tier and is zoned .
7. The property is adjacent to (*state street/road name*) which is a designated (*scenic, historic, scenic and historic, parkway, or scenic byway*) roadway.

If no adjacent roadway is designated as scenic, historic, a parkway or a scenic byway then use the following note for #7:

The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.

8. The property is adjacent to (*provide roadway name*) which is classified as a (*provide roadway classification if arterial or greater*) roadway.

If no adjacent roadway is classified as arterial or greater, then use the following note for #8:

The site is not adjacent to a roadway classified as arterial or greater.

9. This plan is/is not grandfathered under CB-27-2010, Section 25-117 (g).

ADDITIONAL NOTES

To be provided when appropriate. Must be numbered in sequence starting with number 10.

When preservation or retention of existing woodlands is proposed:

Tree Preservation and Retention Notes

- a. 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.
- b. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- c. 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.
- d. 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.
- e. 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

- f. 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.
- g. 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.
- h. 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.

- i. 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 A-300 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.

If development is proposed to be completed in phases:

- j. Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.

If existing trees are proposed for use as protection for preservation areas:

- k. Tree protection fencing (TPFs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land /or a 50-foot forested buffer is being maintained between the limit of disturbance (LOD) and the woodland preservation areas. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluate the change to determine if a revision to the tree conservation plan is necessary or if installation of TPFs will be required.

If debris piles are noted on the FSD and located in preservation areas:

- l. Debris piles shown in woodland preservation areas shall be removed by hand without the use of mechanical equipment within the preservation area. Chains may be used to pull debris out

of the preservation areas. Caution must be used not to damage remaining vegetation.

When afforestation/reforestation is proposed:

Afforestation and Reforestation Notes

- a. All afforestation and reforestation bonds, based on square footage, shall be posted with the county prior to the issuance of any permits. These bonds will be retained as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.
- b. The planting of afforestation or reforestation areas shall be completed prior to the issuance of the first building permit. *(This standard note may be modified as necessary to address which building permits are adjacent to the proposed planting area.)* Seedling planting is to occur from November through May only. No planting shall be done while ground is frozen. Planting with larger caliper stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.
- c. 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 or builder 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 county.
- d. Reforestation areas shall not be mowed. The management of competing vegetation around individual trees and the removal of noxious, invasive, and non-native vegetation within the reforestation areas is acceptable.
- e. All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a violation of this TCP2.
- f. Afforestation/reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.
- g. The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- h. At time of issuance of the first permit, the following information shall be submitted to the M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan: contractor name; business name (if different); address; and phone number.

Results of annual survival checks for each of the required four years after tree planting shall be reported to the M-NCPPC, Planning Department.

- i. Failure to establish the afforestation or reforestation within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including the associated \$9.00 per square foot penalty unless the county inspector approves a written extension.

Planting Specification Notes

1. Quantity: (See Plant Schedule)
2. Type: (See Plant Schedule)
3. Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 8" long, No more than twenty –five percent (25%) of the root system (both primary and auxiliary/fibrous roots shall be present.

Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected.

Plants shall be shipped by the nursery immediately after lifting from the field or removal from the green house, and planted immediately upon receipt by the landscape contractor.

If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering, until the time of planting.

4. Plant Handling: the quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.
5. Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. The most suitable months for planting are March and April, when the soil is moist, but may be planted from March through November. No planting shall be done while ground is frozen. Planting shall occur within one growing season of the issuance of grading /building permits and/or reaching the final grades and stabilization of planting areas.
6. Seedling Planting: Tree seedlings shall be hand planted using a dibble bar or sharp-shooter shovel. It is important that the seedling be placed in the hole so that the roots can spread out naturally; they should not be twisted, balled up or bent. Moist soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots lie just below the ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. See planting details for further explanation. If the

contractor wishes to plant by another method, the preparer of this tree conservation plan must be contacted and give his approval before planting may begin.

7. Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory.
8. Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.
9. Soil Improvement Measures: the soil shall then be improved according to the recommendations made by the testing company.
10. Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operations unless it was installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.
11. Planting method: Consult the Planting Detail(s) shown on this plan.
12. Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).
13. Groundcover Establishment: the remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.
14. Mowing: No mowing shall be allowed in any planting area.
15. Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for four years to assure that no less than 75% of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.
16. Source of Seedlings: state name, address, and phone number of nursery or supplier.

When areas designated for reforestation will be reforested by natural regeneration the following notes shall be added to the plan:

Natural Regeneration Notes

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

1. All existing turf, 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.
2. Care shall be taken to avoid spraying any hardwood seedlings or saplings.
3. Roto-tilling of turf areas and manual removal of invasive vines shall be completed two weeks after chemical treatments are completed.
4. Reforestation signs shall be installed every fifty feet or as appropriate and two strand wire fencing shall be installed along road frontages adjacent to any reforestation areas.
5. Reforestation internal to the site shall be posted as required in the direction of any trails used to reach those areas.
6. Natural regeneration shall be encouraged by semi-annual maintenance of the designated areas. The maintenance shall, at a minimum, require removal of competitive and invasive species from the desired indigenous hardwoods. This maintenance shall occur for a period of two years.
7. After one and two years all desirable seedlings and saplings shall be counted and flagged with surveyors tape in the late fall.
8. 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 owners 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.

A Four-Year Management Plan for Re/Afforestation shall be added to the plan as follows:

Four-Year Management Plan for Re/Afforestation Areas

Field check the re-afforestation area according to the following schedule:

Year 1: Site preparation and Tree Planting
 Survival check once annually (September-November) see Note 1)
 Watering is needed (2 x month)
 Control of undesirable vegetation as needed (1 x in June and 1 x in September min.)

Year 2-3: Reinforcement planting is needed (See Note 2)
 Survival check once annually (September-November)
 Control of undesirable vegetation if needed (1 x in May and 1 x in August min.)

Year 4: Reinforcement planting if needed. (See Note 2)
Survival check (September –November)

1. Survival Check: Check planted stock against plant list (or as- built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
2. Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.

3. Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis.

When off-site woodland conservation is proposed:

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 George's 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.

Add the applicable invasive plan removal notes if afforestation is used on an off-site woodland conservation bank.

When the use of fee-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.

**When invasive plant species are to be removed by the permittee:
(use the applicable notes based on the invasive plant removal plan)**

- a. Invasive plant removal shall be completed prior to _____ (*insert timing mechanism*) and conform to the recommendations of the invasive plant removal plan shown on the plan prepared by _____ (*insert the qualified professional's name who prepared the invasive plant removal recommendations*) dated _____.
- b. The removal of noxious, invasive, and non-natives plant species shall 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 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.
- c. 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 and be applied by a certified pesticide applicator.

When Virginia pines are present within 40 feet of the limits of disturbance in a preservation area:

- a. 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.

- b. 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.

POST DEVELOPMENT NOTES

When woodlands and/or specimen, historic or champion trees are to remain:

- a. 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.

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.

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.

- b. 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.
- c. 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.

- d. 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 Individual Homeowners

- a. Reforestation fencing and signage shall remain in place in accordance with the approved Type 2 Tree Conservation Plan.
- b. 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.

**PRINCE GEORGE'S COUNTY: TYPE 2 TREE CONSERVATION PLAN
 PREPARATION AND REVIEW CHECKLIST FOR
 WOODLAND CONSERVATION BANKING
 (Based on CB-027-2010 and Environmental Technical Manual: Effective September 1, 2010)**

Project Name: _____

TCP 1 Number (if applicable): _____ Associated Plan: _____

Prepared By: _____ Date _____

The TCP 2 must include the entire area of the site and use the standard line types and symbols as provided by EPS. An approved NRI is required for all proposed woodland conservation banks. The NRI must be prepared in accordance with all applicable requirements of the Technical Manual. (Refer to Part B, Natural Resource Inventories).

A. GENERAL INFORMATION

- ___ Includes the entire legal boundaries of the site
- ___ Vicinity map, north arrow, scale (at the same scale as the associated plan, but no greater than 1" = 50')
- ___ Legend or Key to all symbols, shading, and patterns used on the plan. (The legend shall be shown on each sheet of the plan containing views of the site. The standard symbols established by EPS shall be used)
- ___ Revision box (All revisions made to a TCP shall be shown in the revision box along with a brief description of the revision, the date, and the initials of the person making the revision.)
- ___ Qualified Professional name, address, phone number, e-mail, stamp (if applicable), signature, and date of plan certification
- ___ EPS approval block

B. EXISTING SITE FEATURES AS SHOWN ON AN APPROVED NRI

- ___ Property boundaries with bearings and distances
- ___ Parcel/lot numbers and area/s per legal description
- ___ Topography (2' maximum contour intervals)
- ___ Physical site features shown such as buildings, roads, driveways, etc.
- ___ Woodlands and trees (must extend 100' off the property line on all sides)
- ___ All specimen trees and their critical root zones
- ___ Specimen Tree Table showing tree number, species, size, condition and comments on the reason for the determination of the condition, proposed disposition and any comments regarding special preservation treatments or recommendations. A note should also be added to indicate that the trees were survey located. (All trees within 100 feet of the proposed LOD shall be survey located.)
- ___ Regulated streams and their required buffers (buffers measured from top of bank)
- ___ Wetlands and their required buffers (If wetlands exist on-site and an NRI was not previously required, the FSD submission must also include a wetland study)
- ___ 100-year floodplain and required twenty-five (25) foot building setback for residential applications (package must also include the source of the FP delineation and verification of its location by DPW&T).
- ___ Critical habitat areas as obtained from the Maryland Department of Natural Resources, Wildlife and Heritage Division.
- ___ Forest Interior Dwelling Species (FIDS) habitat and designated buffers
- ___ Location of PMA (from the approved NRI, approved TCP 1 or delineated per Part B, Section 4.6 of the Environmental Technical Manual)
- ___ Steep slopes (slopes 15% in grade and greater shown for the establishment of the PMA only. If the PMA was established on the NRI or TCP 1, then steep slopes should not be shown)
- ___ Historic sites labeled as listed in the latest edition of "Illustrated Inventory of Historic Sites and District Plan for Prince George's County, Maryland."
- ___ Note presence or absence of scenic or historic roads as listed in the "Designated Scenic and Historic Road List for Prince George's County"

- ___ Note included to indicate if the site is adjacent to or in the vicinity of any roadways designated or master planned as arterial or higher per Part B, Section 4.11 of the Environmental Technical Manual.
- ___ Unmitigated 65 dBA Ldn noise contour shown and labeled
- ___ Utilities and their associated easements if applicable
- ___ All other easements

C. WOODLAND CONSERVATION INFORMATION

- ___ Woodland Conservation Worksheet (appropriate worksheet must show zoning and proper calculations of all acreages to the nearest one-hundredth of an acre; do not deduct land from the gross tract area that has not, to date, been dedicated)
- ___ Standard TCP2 notes and other TCP2 notes that may be appropriate
- ___ Woodlands clearly identified by the treatment proposed (Cleared Floodplain Area, Cleared Off-Site Area, Woodland Preservation Area, Woodland Reforestation/Afforestation Area, Woodland Preserved-Not Credited, Woodland Retained-Assumed Cleared, Natural Regeneration Area, etc.) using standard symbols and labels as established in the Environmental Technical Manual
- ___ Acreage shown to the nearest 1/100th acre for each of the woodland treatment areas shown
- ___ All woodland conservation areas are a minimum width of fifty- (50) feet except where these areas abut other protected woodlands previously protected by a TCP or other prior approved mechanism, such as a conservation easement, and where the combined total of these areas total 50 feet in width. Landscaped areas may be thirty-five (35) feet in width.
- ___ There are no woodland conservation areas located on lots less than one (1) acre in size; within 40 feet of the front and rear of all building footprints; within 20 feet of the sides of all building footprints; within 30 feet of a commercial or industrial building; within 10 feet of the rear lot line of a town house; or within 5 feet of a parking lot. These dimensions are shown on the plan.
- ___ Woodland preservation is not located within the 100-year floodplain, utility easements, or other areas where control of the land and its preservation is not possible
- ___ If land to be dedicated or conveyed contains woodland conservation of any kind, approval of the future property owner shall be obtained and provided with the TCP 2 if not provided on a previous TCP 1
- ___ For TCP 2s with more than one sheet, a Woodland Conservation Summary Table as shown in Part A, Section 6.2 of the Environmental Technical Manual has been provided on the cover sheet
- ___ For projects where woodland conservation is located on lots/parcels, a "Lot-by-Lot table" has been provided with areas listed for Woodland Preservation, Woodland Reforestation/Afforestation, Woodland Preserved-Not Credited, Woodland Retained-Assumed Cleared, and Natural Regeneration for each applicable lot
- ___ Proposed building locations (to be represented by actual proposed building footprints or the maximum limits of proposed construction)
- ___ Proposed grading and proposed limits of disturbance to include all sediment and erosion control devices, stockpiles and other areas that need to be cleared during construction
- ___ All information is clear. Graphic patterns, line types, and symbols are from "Standard List of Symbols" with all required text and labeling shown.
- ___ A note regarding the location and current possession of "previously dedicated land"

D. SPECIMEN TREES

(Use this section when grading or disturbing the critical root zone of any specimen tree shown on the plan)

- ___ Information has been provided on the species, diameter at breast height, crown height, average crown spread, general vigor and potential for retention.
- ___ Grading, structures, and any other activities that are proposed within the root zone have been shown.
- ___ Proposed limits of disturbance (LOD) have been shown on the plan.
- ___ Details for time of occurrence, equipment to be used, and any special practices for root pruning that may be necessary have been provided.

- Details for any top pruning that may be necessary have been provided.
- Details of any fertilization or irrigation practices that are to be used have been provided.
- Graphic and written details have been provided for all temporary or permanent tree protective devices to be used.
- Details about berms or swales that are to be constructed to prevent silt or contaminated runoff from wash pads, materials stock piles, vehicle parking areas, or equipment maintenance and storage areas from washing into the tree's root zone have been provided. Locations are shown on the plan.

E. SITE PROTECTION AND SIGNAGE

- Type and location of all tree protection devices are shown.
- Details for all protection devices are shown.
- All sign locations are shown.
- All sign details are shown.
- Statement on plan stating that the signs for planted areas are to remain in perpetuity; (signs for preservation areas may be removed after use and occupancy)
- Sign locations and details are shown for all woodland conservation preservation areas along the limits of disturbance and along roadways.

F. AFFORESTATION/REFORESTATION AREAS

(The following items must be addressed in text form and/or graphically shown on the plan)

Soil Conditions

- Amended soil ph.
- Soil compaction corrected
- Topsoil minimum depth
- Soil amendments? Organic other
- Soils stabilized?
 - Structural
 - Vegetative
 - Mulch
- Soils free of contaminants (oil products, concentrated soluble salts, ferrous iron, soluble aluminum, soluble manganese, and herbicides).

Hydrology

- Hydrology of planting sites is suited to species selected.

Presence of Invasive Species

- Invasive species present on site
- Management plan for invasive species

Site Preparation

- Ground cover will not adversely impact tree growth.
- Control of competing vegetation around trees.

Planting Stock

- Afforestation and reforestation is being provided on lots greater than one (1) acre in size.
- Planting stock seed source is from within the geographic region suited for growth in this area.
- Planting stock size is specified (seedling, whip, 1" caliper, 2" caliper, etc.)
- Planting stock meets the standards set by the American Nursery and Landscape Association.
- Seedling stock meets the following criteria:
 - Hardwoods - 1/4" to 1/2" caliper with roots no less than 8" long
 - Conifers - 1/8" to 1/4" caliper with roots not less than 8" long and top height of 6" or more

Shrubs - 1/8" or larger caliper with 8" root system

- Containerized stock used has been noted.
- Species and quantities used are specified.
- Planting pattern is identified.

Planting Methods

- Detail of planting by hand.
- Detail of planting by machine.
- Schedule of tree planting activities (start and completion of each phase of work).
- Detail of planting method used for larger caliper stock. (A larger planting bed must be utilized. This should not be a drilled or dug hole 6 to 12 inches larger than the root ball or container)

Planting Management Plan

- Information on site and tree maintenance is listed.
- Company or individual responsible for tree care is listed on the plan or detail sheet.
- Term of the Plan is no less than five years.
- Final expected survival is indicated.
- Follow-up care and maintenance (watering, fertilization, weeding, support plantings, etc. must be addressed).

Afforestation/Reforestation Notes

- All applicable notes from the afforestation/reforestation section of the standard TCP 2 notes.

Natural Regeneration

- Sufficient seed source
- Sampling points taken in areas under regeneration that has not yet achieved status of woodlands

OFF-SITE WOODLAND CONSERVATION BANK SUMMARY TABLE

Woodland Conservation Bank Identifier	Woodland Conservation Credits Total (acres)	Off-Site Preservation (acres) 2 : 1	Off-Site Afforestation (acres) 1 : 1	Preservation Area Available (acres)	Afforestation Area Available (acres)	Recordation Information (Liber/Folio)	Benefiting TCP2	Benefiting Property	Reviewer	Approval Date