

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-R
Zone	Aviation Policy Area (APA) ¹	NA
Administrative	Tax Grid (TMG)	36 C-3
Administrative	WSSC Grid (Sheet 20)	209NE10
Administrative	Planning Area (Plan Area)	70
Administrative	Election District (ED)	14
Administrative	Councilmanic District (CD)	4
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy 2035	Established Communities
Administrative	Police District	II

¹ If the site is within an APA, enter the name of the airport

Standard Woodland Conservation Worksheet for Prince George's County

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

1 Zone:	R-R		
2 Gross Tract:	2.16		
3 Floodplain:	0.00		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	2.16	0.00	0.00

6 TCP Number: TCP2-006-2022 Revision #: 0

7 Property Description or Subdivision Name: Glendale Village, Lots 1-4

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 PFA (Priority Funding Area): N

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

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

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

14 Break-even Point (preservation) = 0.77 acres

15 Clearing permitted w/o reforestation = 1.34 acres

SECTION II-Determining Requirements (Enter acres for each corresponding column)			
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)
17 Existing Woodland		2.11	0.00
18 Woodland Conservation Threshold (WCT) =	20.00%	0.43	
19 Smaller of 17 or 18		0.43	
20 Woodland above WCT		1.68	
21 Woodland cleared		1.30	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		1.30	
23 Clearing above WCT (0.25:1) replacement requirement		0.33	
24 Woodland cleared below WCT		0.00	
25 Clearing below WCT (2:1 replacement requirement)		0.00	
26 Afforestation Required Threshold (AFT) =	15.00%	0.00	
27 Off-site WCA being provided on this property		0.00	
28 Woodland Conservation Required		0.79	0.03

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)			
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)
29 Woodland Preservation		0.81	
30 Afforestation / 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 (Existing or 10-year canopy coverage)		0.00	
36 Area approved for fee-in-lieu		0.00	Fee amount: \$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 (afforestation) being provided on this property		0.00	
40 Woodland Conservation Provided		0.81	

41 Area of woodland not cleared	0.81 acres
42 Net tract woodland retained not part of requirements:	0.00 acres
43 100-floodplain woodland retained	0.00 acres
44 On-site woodland conservation provided	0.81 acres
45 On-site woodland conservation alternatives provided	0.00 acres
46 On-site woodland retained not needed	0.00 acres

47 Prepared by: John P. Markovich Date: 4/11/2022

THIS SITE IS GRANDFATHERED PER 25-119, AND TYPE 1 TREE CONSERVATION PLAN TCP1-053-06.

Lot-by-Lot Woodland Conservation Summary Table											
Lot	Gross Tract Area	100-year Floodplain (FP)	Net Tract Area (NA)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Net-Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserv. Area (WPA)	Woodland Reforest. Area (WRA)	Woodland Retained - Not Credited (WR-NC)
1	0.76	0.00	0.76	0.74	0.00	0.33	0.00	-	0.35	0.00	0.00
2	0.46	0.00	0.46	0.44	0.00	0.14	0.00	-	-	0.00	0.30
3	0.46	0.00	0.46	0.46	0.00	0.14	0.00	-	0.24	0.00	0.08
4	0.48	0.00	0.48	0.48	0.00	0.14	0.00	-	0.22	0.00	0.11
Off-site					0.00	0.00	0.03	-	0.00	0.00	-
Total	2.16	0.00	2.16	2.12	0.00	0.75	0.00	0.03	0.81	0.00	0.55

Simplified Forest Stand Delineation (FSD)

Hillegas Addition to Glendale Village, Lots 1-4

This site is located in the northwestern quadrant of Glenn Dale Boulevard (MD 193) and Prospect Hill Road. The site is zoned R-R and is bounded by medium density residential development. There is a prior Natural Resource Inventory NRI-133-06 approval and a Tree Conservation Plan (TCP1-053-06) approval. The property is further located in the Folly Branch watershed (a Stronghold Watershed) of the Patuxent River Basin. The site is also identified as being located in the Green Infrastructure regulated and evaluation areas. Glenn Dale Boulevard is identified as an arterial roadway which may be regulated for noise. There are no scenic or historic roadways in the vicinity of this property.

This site does not contain areas of 100-year floodplain, wetlands, or slopes in excess of 15 percent. There is a small ditch running through Lot 4 which was evaluated and appears to be a ephemeral stream associated with the drainage from Prospect Hill Road.

The woodland on this site is a single stand of mixed hardwoods dominated by Sweetgum, Red Maple and Southern Red Oak ranging in size from 4" to 14" DBH with a few trees as large as 18" DBH. Other species observed included Sycamore and Yellow Poplar. The understory was predominately Red Maple and Sweetgum while the herbaceous layer was sparse and difficult to evaluate due to a recent snow storm. The primary herbaceous layer vegetation observed was Greenbrier which accounted for approximately 40 percent of the coverage. Invasive species of significance were not observed. No specimen tree were observed on the site or within 100-foot of the property boundary.

There is no evidence of past logging activities or insect and disease problems in this stand. The overall retention potential is considered low because the stand is generally located away from regulated features and the general condition of the woodlands would have to be classified as being medium.

I, Robert Oliff, 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.

Robert Oliff Date: 2/9/2022

HowMar Homes, LLC
c/o Robert Oliff
5115 Berwyn Road
College Park, MD 20740

I, Daniel Judge, 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.

Daniel Judge Date: 2-9-2022

Arundel Station Homes, LLC
c/o Daniel Judge - Managing & Sole Member
1119 Arundel Station Road
Millersville, MD 21108

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: John P. Markovich Date: 4/11/2022

John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-751-4888
Email: JPMarkovich@comcast.net



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL			
TCP2-006-2022			
00 Revision	Approved by	Date	DRD #
01 Revision	None	4/14/22	
02 Revision			
03 Revision			
04 Revision			
05 Revision			

JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone/FAX: (301) 645-4977

APPLICANT / DEVELOPER

Type 2 Tree Conservation Plan

Hillegas Addition to
Glendale Village
Lots, 1-4

7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS	
DWN	Checked
JPM	JPM
Scale	1" = 30'
Project No.	21-025
Sheet No.	1 of 2

Standard Type 2 Tree Conservation Plan Notes

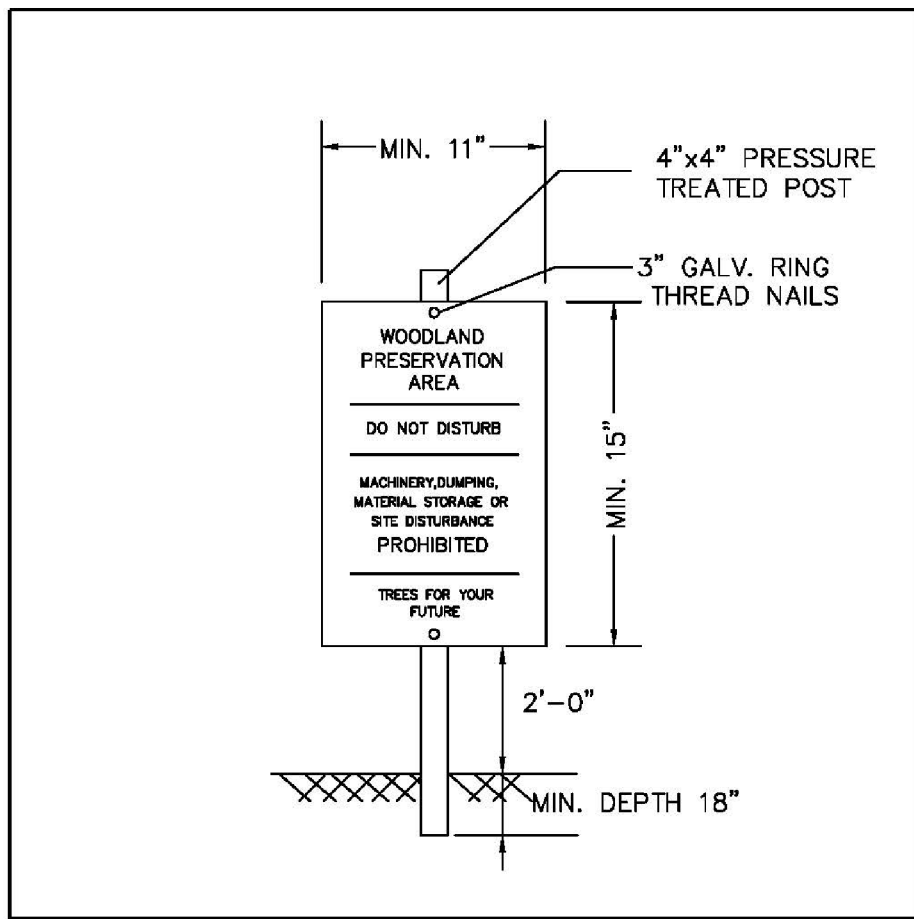
- This plan is submitted to fulfill the woodland conservation requirements for **Building Permits**. If the **Building Permits** expire, then this TCP2 also expires and is no longer valid.
- Cutting or clearing woodlands not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$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), 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.
- 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 Environmental Strategy Area ESA 2, formerly the **Developing** Tier and is zoned **R-R**.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The property is adjacent to **Glenn Dale Boulevard – MD 193 (A-16)** which is classified as an Arterial roadway.
- This plan is grandfathered by CB27-2010, Section 25-119(g).

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 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.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- 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.
- 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.
- 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.

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 trees 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 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.
- 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 photographs 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.
- When woodlands and/or specimen, 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 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 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.
 - 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 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.
 - 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.



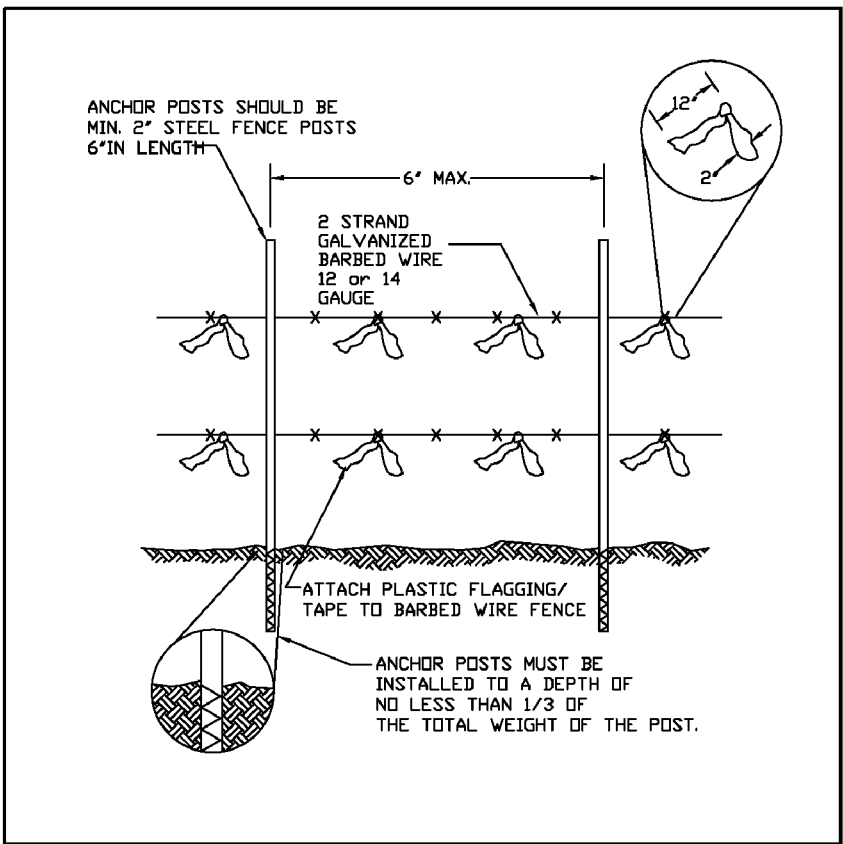
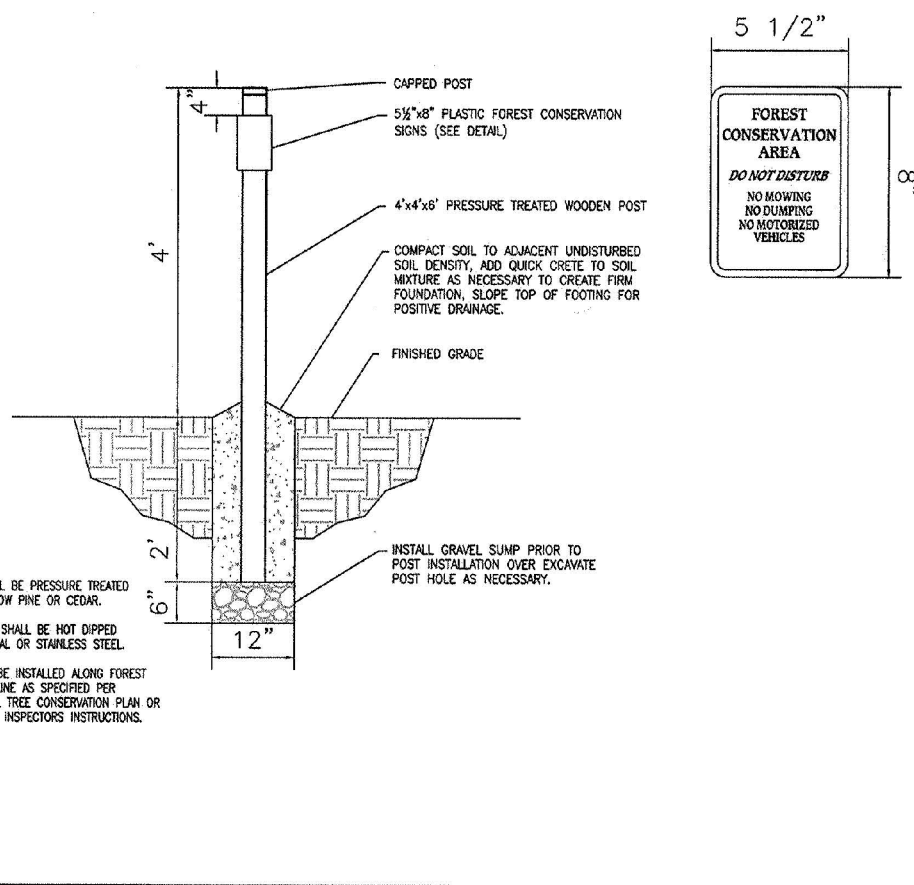
NOTES:

- 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.

WOODLAND PRESERVATION AREA SIGN

POST-TYPE TREE PROTECTION SIGNAGE

SCALE: 1" = 2'



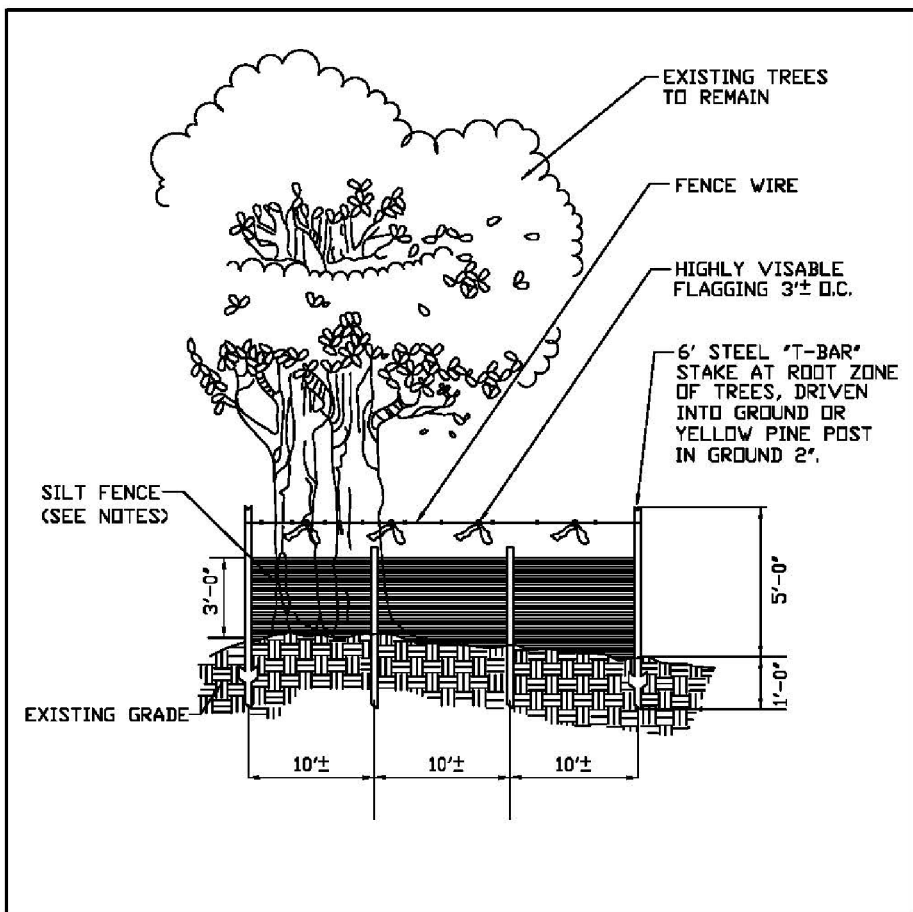
NOTES: (MUST BE INCLUDED WITH DETAIL)

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

TYPE 2 (TEMPORARY) TREE PROTECTION FENCE FOR REFORESTATION AREAS

August 2010

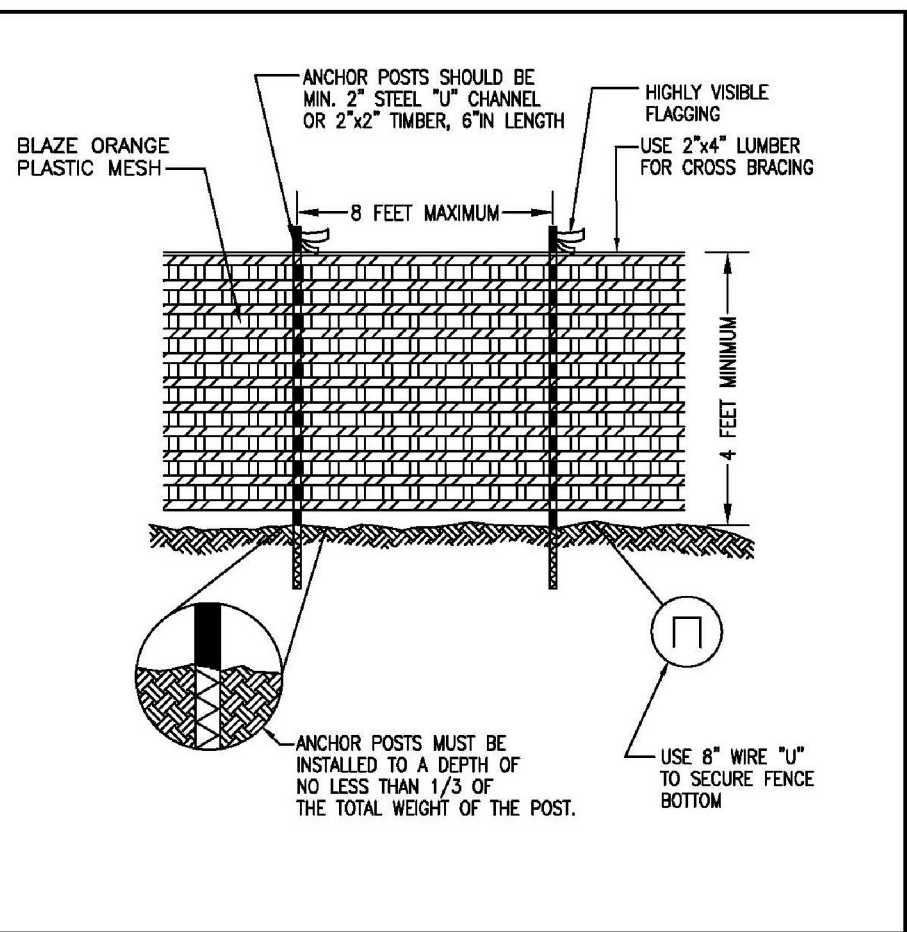
A-4, DET-6



NOTES:

- SILT FENCE TO BE HEDED INTO SOIL.
- WIRE, SLOW FENCE, ETC. FOR TREE PROTECTION ONLY.
- BOUNDARIES OF RETENTION AREA WILL BE ESTABLISHED AS PART OF THE TREE CONSERVATION PLAN REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
- AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
- DEVICE SHOULD BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
- PROTECTION SIGNS ARE ALSO REQUIRED.
- LOCATE FENCE OUTSIDE THE CRITICAL ROOT ZONE.

TYPE 4 (TEMPORARY) TREE PROTECTION FENCE COMBINATION SILT FENCE & TREE PROTECTION



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

I, Robert Oliff, 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.

Robert Oliff Date 2/7/2022
HowMar Homes, LLC
c/o Robert Oliff
5115 Berwyn Road
College Park, MD 20740

I, Daniel Judge, 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.

Daniel Judge Date 2-9-2022
Arundel Station Homes, LLC
c/o Daniel Judge – Managing & Sole Member
1119 Arundel Station Road
Millersville, MD 21108

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: John P. Markovich Date: 4/11/2022

John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-751-4888
Email: JPMarkovich@comcast.net



Owner Information:
Lots 1 and 2
Arundel Station Homes, LLC
c/o Daniel Judge – Managing & Sole Member
1119 Arundel Station Road
Millersville, MD 21108
Phone: 240-417-3431

Lots 3 and 4
HowMar Homes, LLC
c/o Robert Oliff
5115 Berwyn Road
College Park, MD 20740
Phone: 301-441-9162

JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone/FAX: (301) 645-4977

APPLICANT / DEVELOPER

Type 2 Tree Conservation Plan

Hillegas Addition to
Glenn Dale Village
Lots, 1-4

7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

00 Revision	Approved by	Date	DRD #	Reason for Revision
01 Revision				
02 Revision				
03 Revision				
04 Revision				
05 Revision				

DWN JPM Checked JPM

Scale 1" = 30'

Project No. 21-025

Sheet No. 2 of 2