

**Colbert Simplified FSD**  
This 1.80 acre site has 1.50 acres of existing woodlands that are dominated by Yellow Poplar with some scattered Southern Red Oak, Red Maple and Black Cherry. The understory is composed of Spicebush, Holly and Beech while the herbaceous layer has Beech, Spicebush and Greenbrier. Invasive species observed include Japanese Honeysuckle and English Ivy with both species accounting for and estimated 30 percent of the herbaceous layer within 60-foot of the field edge but less than 5 percent beyond that. The estimated DBH 14.0 inches with approximately 186 trees per acre and a Basal Area of 100 square feet per acre. Three (3) specimen trees were identified on this property.

The overall condition of this stand is medium and the retention potential is medium although a small portion is located within the Primary Management Area (PMA). There is no evidence of past management activities, insect or disease issues and much of the invasive species will be removed with the proposed construction.

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-R
Zone	Aviation Policy Area (APA)	NA
Administrative	Tax Grid (TMG)	132 B-3
Administrative	WSSC Grid (Sheet 20)	2165002
Administrative	Planning Area (Plan Area)	80
Administrative	Election District (ED)	05
Administrative	Councilmanic District (CD)	09
Administrative	General Plan 2035 ESA	ESA-2
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1388
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2609

- Standard Type 2 Tree Conservation Plan Notes**
- This plan is submitted to fulfill the woodland conservation requirements for Permit 57893-2018. If Permit 57893-2018 expires, then this TCP2 also expires and is no longer valid.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 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.
  - 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 Environmental Strategy Area ESA-2 and is zoned R-R.
  - The property 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 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.

- POST DEVELOPMENT NOTES**
- 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 handbook "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 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, 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.

- Legend**
- W/C Proposed Water Hook-up
  - S/C Proposed Sewer Hook-up
  - Proposed Structures & Development
  - Proposed Grades
  - LOD (Limit of Disturbance)
  - Signs (Woodland Preservation Area)
  - TPF (Tree Protection Device)
  - Specimen Trees
  - CRZ (Critical Root Zone)
  - WPA (Woodland Preservation Area)
  - WP-NC (Woodland Preserved Not Credited)
  - WP-AC (Woodland Preserved Assumed Cleared)
  - PMA (Primary Management Area)
  - SB (Stream Buffer 75-foot)
  - Manhole Sewer
  - Utility Poles
  - Sewer
  - Utility Lines
  - Water
  - Brushline (not Woodlands)
  - Treeline (Woodlands)
  - Stream
  - Easements
  - BRL (Building Restriction Line)
  - Property Boundary
  - Property Boundary Adjacent
  - Fence
  - Centerline (Road)
  - Structures
  - 10-foot Contours
  - 2-foot Contours
  - Slopes - 15% and greater

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:	1.80			
3 Floodplain:	0.00			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	1.80	0.00	0.00	
6 TCP Number				Revision # 0
7 Property Description or Subdivision Name:	John H. Colbert Property			
8 Is this site subject to the 1989 Ordinance (Y/N)	N			
9 Is this one (1) single family lot? (Y/N)	Y			
10 Are there prior TCP approvals which include a	N			
11 combination of this lots? (Y/N)	N			
12 Is any portion of the property in a WC Bank?	0.59	acres		
13 Break-even Point (preservation) =	0.91	acres		
14 Clearing permitted w/o reforestation =				
SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
15 Existing Woodland		1.50	0.00	
16 Woodland Conservation Threshold (WCT) =	20.00%	0.36		
17 Smaller of 13 or 14		0.36		
18 Woodland above WCT		1.14		
19 Woodland cleared		0.56	0.00	0.00
20 Woodland cleared above WCT (smaller of 16 or 17)		0.56		
21 Clearing above WCT (0.25 : 1) replacement requirement		0.14		
22 Woodland cleared below WCT		0.00		
23 Clearing below WCT (2:1 replacement requirement)		0.00		
24 Afforestation Required		0.00		
25 Off-site WCA being provided on this property	15.00%	0.00		
26 Woodland Conservation Required		0.50		
SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
27 Woodland Preservation	0.50			
28 Afforestation / Reforestation	0.00			
29 Natural Regeneration	0.00			
30 Landscape Credits	0.00			
31 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00			
32 Forest Enhancement Credit (Area * .25)	0.00			
33 Street Tree Credit (Existing or 10-year canopy coverage)	0.00			
34 Area approved for fee-in-lieu-PFA	0.00			
35 Off-site Woodland Conservation Credits Required	0.00			
36 Off-site WCA (preservation) being provided on this property	0.00			
37 Off-site WCA (afforestation) being provided on this property	0.00			
38 Woodland Conservation Provided		0.56		
39 Area of woodland not cleared		0.94		
40 Net tract woodland retained not part of requirements:		0.38		
41 100-foot floodplain woodland retained		0.00		
42 On-site woodland conservation provided		0.56		
43 On-site woodland retained not credited		0.38		

**QUALIFIED PROFESSIONAL CERTIFICATION**

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

Signed: John P. Markovich Date: 9/3/2019

John P. Markovich  
JM Forestry Services, LLC  
11552 Timberbrook Drive  
Waldorf, MD 20601  
Phone: 301-645-4977  
E-mail: jpmarkovich@comcast.net

Prince George's County Planning Department, M-NCPPC

Environmental Planning Section

**TREE CONSERVATION PLAN APPROVAL**

TCP2-008-2019			
Approved by	Date	DRD #	Reason for Revision
00 Revision	10/9/19	NA	
01 Revision			
02 Revision			
03 Revision			
04 Revision			
05 Revision			

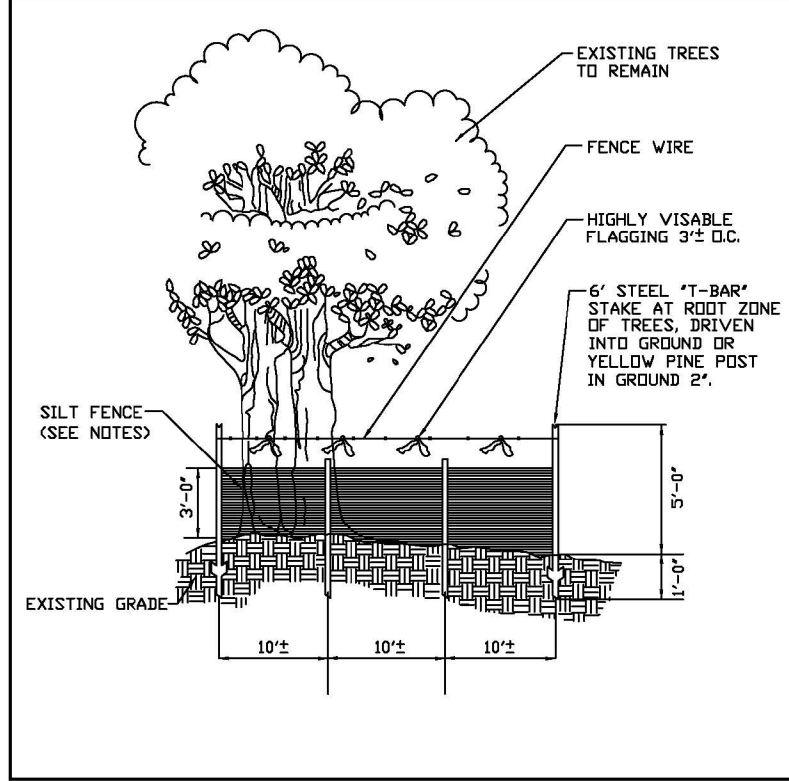
**JM Forestry Services, LLC**  
11552 Timberbrook Drive  
Waldorf, MD 20601  
Phone/FAX: (301) 645-4977

**APPLICANT / DEVELOPER**  
John H. Colbert  
12411 Livingston Road  
Fort Washington, MD 20744  
Phone: 301-335-7714

**Type 2 Tree Conservation Plan**

**Colbert Property**  
**12411 Livingston Road**  
**Fort Washington, MD 20744**  
5th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS	
DWN	Checked
JPM	JPM
Scale	1" = 30'
Project No.	19-006
Sheet No.	1 of 1



- NOTES:
- SILT FENCE TO BE HEZLED INTO SOIL.
  - WIRE, SNOW 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 DEVICES.
  - AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
  - DEVICES SHOULD BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
  - PROTECTION SIGNS ARE ALSO REQUIRED.
  - LOCATE FENCE OUTSIDE THE CRITICAL ROOT ZONE.

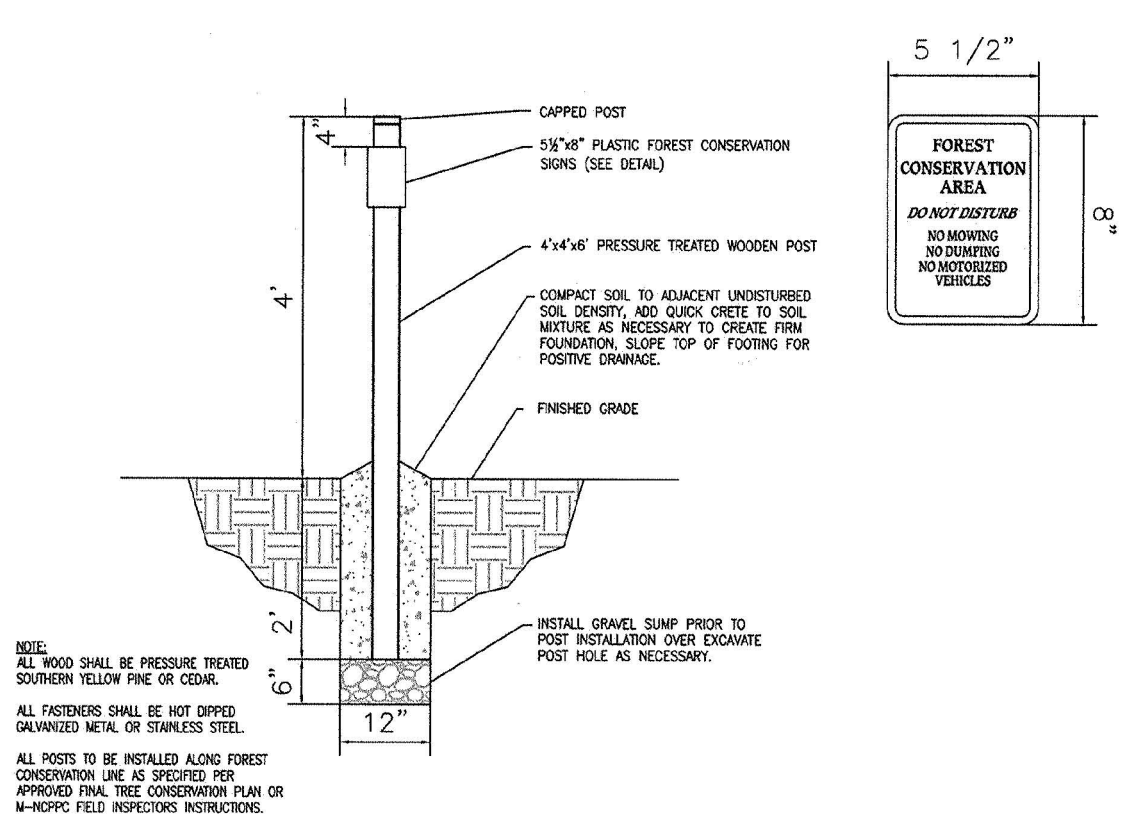
TYPE 4 (TEMPORARY) TREE PROTECTION FENCE  
COMBINATION SILT FENCE & TREE PROTECTION

August 2010

A-4 DET-B

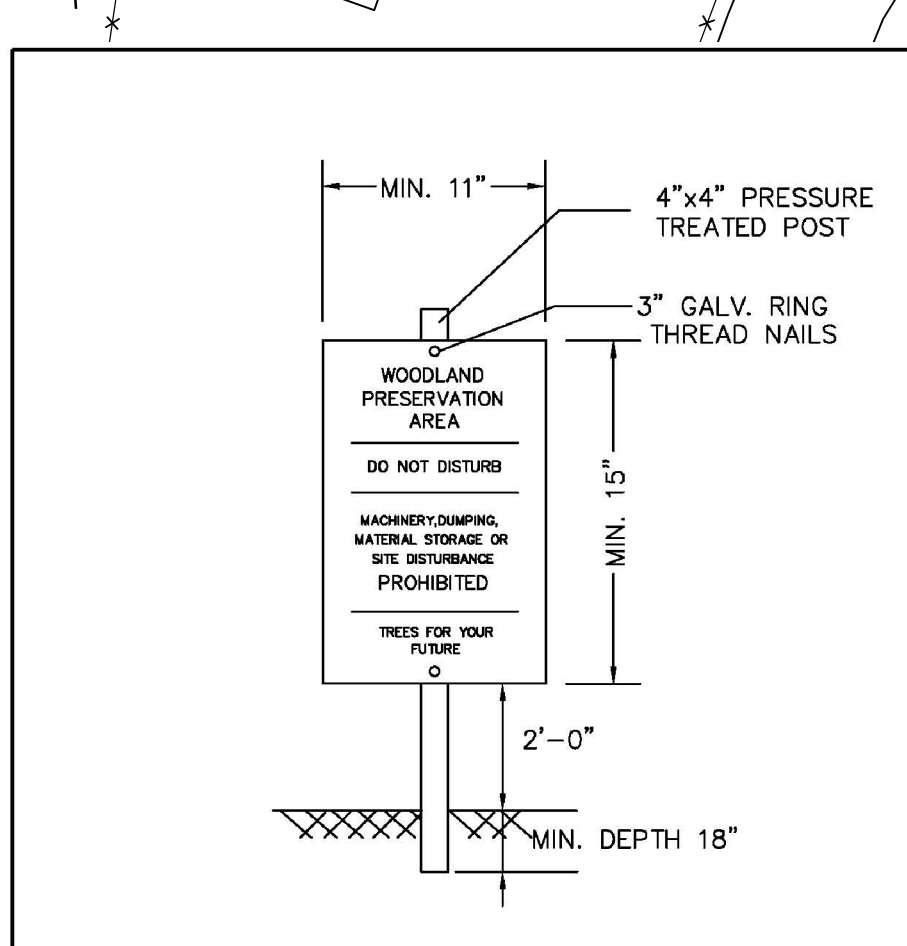
**POST-TYPE TREE PROTECTION SIGNAGE**

SCALE: 1" = 2'



NOTES:

- ALL POSTS TO BE HEZLED ALONG FOREST CONSERVATION LINE OR SPECIFIED FOR APPROVED PLAN, TREE CONSERVATION PLAN OR M-NCPPC FIELD INSPECTORS INSTRUCTIONS.



- 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 TABLE					
Tree #	Common Name	Latin Name	DBH (inch)	Condition Rating	Disposition
1	Southern Red Oak	<i>Quercus falcata</i>	31	Fair (78)	Root, trunk & top damage, decay, dieback, poor branching
2	Red Maple	<i>Acer rubrum</i>	35	Good (84)	Trunk & top damage, decay, dieback
3	Yellow Poplar	<i>Liriodendron tulipifera</i>	32	Good (84)	Top damage, decay, dieback, poor branching

I/We John H. Colbert 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.

Owner or Owners Representative

Date

Woodlands preserved, planted or regenerated in fulfillment of Woodland Conservation requirements on-site have been placed in a Woodland and Wildlife Habitat Conservation Easement recorded in the Prince George's County Land Records at Book 42539 Page 495  
Revisions to the TCP2 may require a revision to the recorded easement.