

Standard Type 2 Tree Conservation Plan Notes

1. This plan is submitted to fulfill the woodland conservation requirements for TCP2-011-03-01. If TCP2-011-03-01 expires, then this TCP2 also expires and is no longer valid.
2. 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 \$1.50 per square foot mitigation fee.
3. 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.
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 Developing Tier and is zoned R-R.
7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
8. The site is not adjacent to a roadway classified as arterial or greater.
9. This plan is grandfathered by CB27-2010, Section 25-119(g).

When the use of fee-in-lieu is proposed:

10. 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.

Per TCP2-011-03 there is a total of 0.19 acres of existing woodland on this property including:

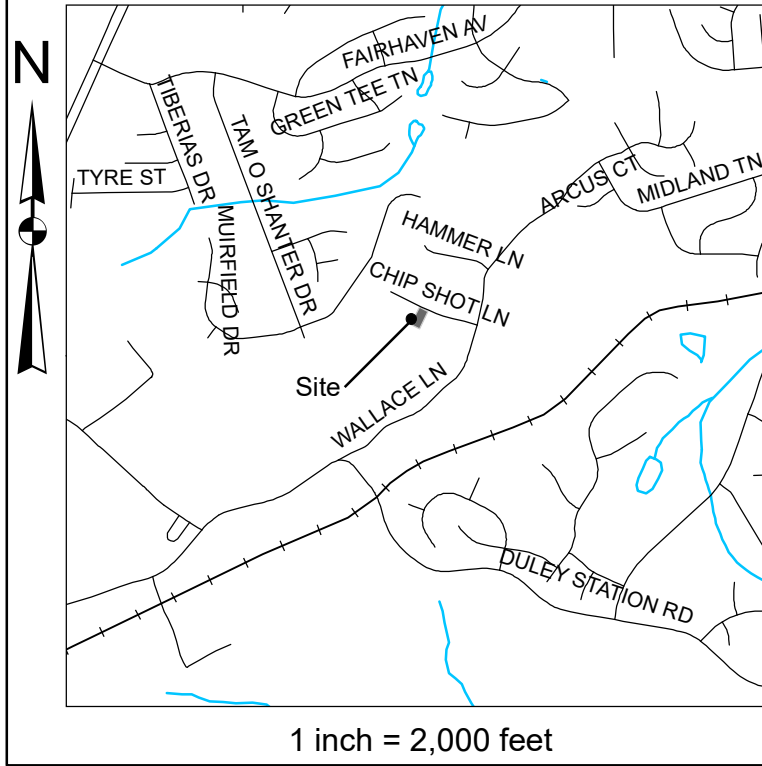
0.03 acres of Woodland Preservation - Not Credited (WP-NC),
0.16 acres of Woodland Preservation (WPA), and
0.001 acres of Conservation Easement which is part of the WPA

This Plan revision proposes to remove all woodland except for the 0.001 acres located in the Conservation Easement.

The woodland removal will the owner to have addition usable rear yard area and future structures to be determined.

Putter's Choice, Section Two, Lot 7 Site Information

1. Owners: Thomas N. Flagg
12109 Chip Shot Lane
Upper Marlboro, MD 20772
Liber 32344 Folio 523
2. Deed Information: 0.46 acres
3. Area: 127 Grid F-1
4. Tax Map: Putter's Choice
5. Subdivision: 193-043
6. Plat: 15-3459393
7. Tax Account Number: 82-A
8. Planning Area: R-R
9. Zoning: ESA-2 / Developing
10. ESA / Tier: Regulated & Evaluation Areas
11. Green Infrastructure: 2135E11
12. WSSC Grid: 15
13. Election District: 9
14. Council District: Charles Branch
15. Watershed: Patuxent
16. River Basin: None
17. Floodplain: Single Family Residential
18. Proposed Use: 33 F-1
19. ADC Map Page / Grid: NA
20. Cemetery: NA
21. Historic Sites: NA
22. Scenic/Historic Roads: NA
23. Master Planned Roads: NA
24. Topography: TCP2-011-03
25. Development Activity: Conservation & PUE
26. Easements: TCP1-002-02, TCP2-011-03
27. TCPS: NA
28. Tier II Stream Segment: No
29. Stronghold Watershed: Yes
30. Priority Funding Area: Yes



General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-R
Zone	Aviation Policy Area (APA) 1	NA
Administrative	Tax Grid (TMG)	127 F-1
Administrative	WSSC Grid (Sheet 20)	2135E11
Administrative	Planning Area (Plan Area)	82A
Administrative	Election District (ED)	15
Administrative	Councilmatic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy 2035	Established Communities
Administrative	Police District	V

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

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-R		
2 Gross Tract:	0.46		
3 Floodplain:	0.00		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	0.46	0.00	0.00

6 Property Description or Subdivision Name:	Putter's Choice, Section Two, Lot 7		
7 Current TCP Number:	011-03	Rev #	2
8 Previous TCP Number:	11	Rev #	1

Site subject to the 2010 Ordinance (Y or N)	N
Is this a priority funding area? (Y or N)	Y

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

	Net tract	Floodplain
9 Woodland Conservation Calculations:		
11 Acreage of Existing Woodland	0.46	0.00
12 Woodland Conservation Required for per TCP1 or TCP2	34.78% 0.16	
13 Area of Woodland Cleared per previous TCP1 or TCP2	0.27	0.00
14 Area of Woodland Cleared per current TCP2	0.46	0.00
15 Area of Woodland above WCT not cleared by previous TCP1 or TCP2	0.20	
16 Additional Woodland Cleared by current TCP2	0.19	0.00
17 Does the TCP1 show 2:1 replacement?	Y	
18 Clearing above WCT (1/4:1 Replacement)	0.19	Replacement required = 0.05
19 Clearing below WCT (2:1 Replacement)	0.00	Replacement required = 0.00
20 Total Woodland Conservation Required :		0.16

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

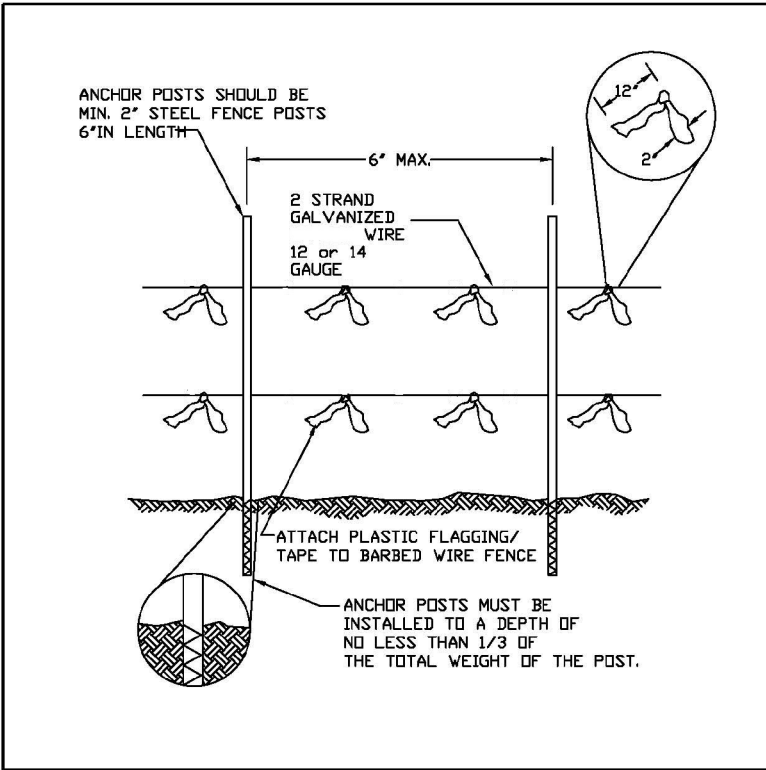
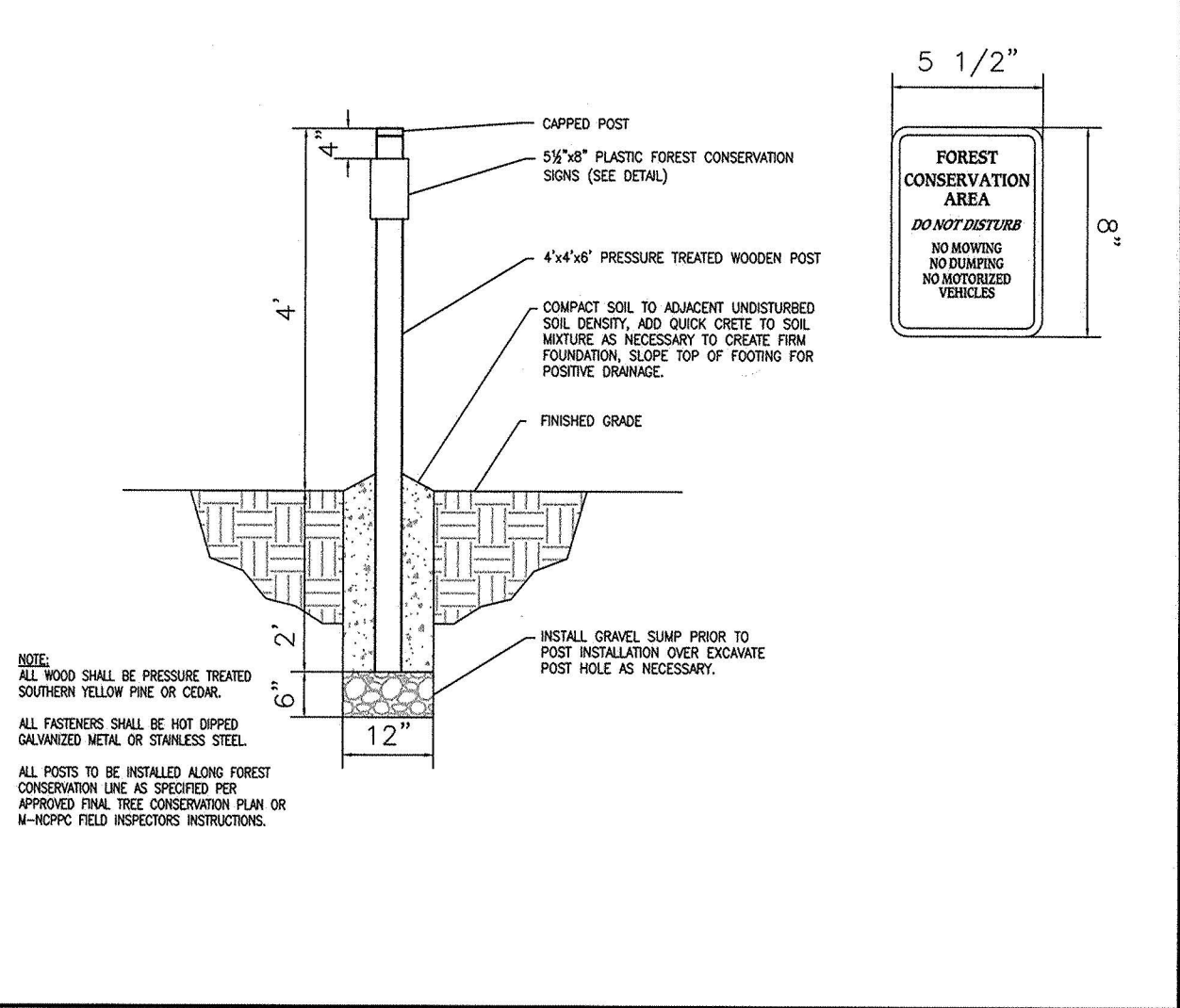
	(acres)	
21 Woodland Conservation Provided:	0.00	
22 Woodland Preservation	0.00	Bond amount: \$ -
23 Reforestation / Afforestation	0.00	
24 Natural Regeneration	0.00	
25 Landscape Credits	0.00	
26 Area approved for fee-in-lieu	0.16	Fee amount: \$2,090.88
27 Credits Received for Off-site Mitigation on another property	0.00	
28 Off-site Mitigation provided on this property	0.00	
29 Total Woodland Conservation Provided	0.16	

29 Area of net tract woodland not cleared	0.00 acres
30 Woodland retained not part of requirements:	0.00 acres

31 Prepared by:		Date:	
32 Qualifications:			

POST-TYPE TREE PROTECTION SIGNAGE

SCALE: 1" = 2'



- NOTES: (MUST BE INCLUDED WITH DETAIL)
1. FOREST PROTECTION DEVICE ONLY.
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED.
 4. PRIOR TO INSTALLING FENCE, THE OWNER MUST:
 5. BARRED WIRE SHOULD BE SECURELY ATTACHED TO POSTS.
 6. FENCE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
 7. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 2 (TEMPORARY) TREE PROTECTION FENCE
FOR REFORESTATION AREAS

August 2010

A-1, DET-6

Legend

- WPA Sign
- Wetlands
- WB (Wetland Buffer 25-foot)
- Treeline (Existing)
- Fence (Proposed)
- LOD (Limits of Disturbance)
- Stream
- WPA (Woodland Preservation Area to Remain) 0.001 ac.
- WP-NC Clearing (Woodland Preservation - Not Credited Pr. Clearing) 0.03 ac
- WPA-C (Woodland Preservation Area to be Cleared) 0.16 ac
- Property Boundary
- Property Boundary Adjacent
- Easements
- BRL (Building Restriction Line)
- Topography (2-foot Contours)

I Thomas N. Flagg hereby acknowledge that I am aware of this Type 2 Tree Conservation Plan (TCP2) and that I understand the requirements as set forth in this TCP2.

Thomas N. Flagg Date

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: John P. Markovich Date: 10/20/2020

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			
TCP2-011-2003			
00 Revision	Approved by	Date	DRD # Reason for Revision
01 Revision	Kim Finch	4/25/2003	NA
02 Revision	Kim Finch	6/26/2003	NA
03 Revision	Kim Finch	11/20/2003	NA
04 Revision	Mary A. Rea	11/03/2020	NA
05 Revision			

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

Thomas N. Flagg
12109 Chip Shot Lane
Upper Marlboro, MD 20772
Phone: 240-381-3331

Type II Tree Conservation Plan
Single Lot Revision
TCP11-011-03

Putter's Choice, Lot 7
12109 Chip Shot Lane
15th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

DWN	Checked
JPM	JPM
Scale	1" = 30'
Project No.	20-031
Sheet No.	1 of 1