



Standard Type 2 Tree Conservation Plan Notes

- This plan is submitted to fulfill the woodland conservation requirements for a Permit. If the Permit expires, then this TCP2 also expires and is no longer valid.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 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 ESA-2 formerly the Developing Tier and is zoned RE.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site 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 understorey 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 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.
- 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 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.

- If existing trees are proposed for use as protection for preservation areas:
- 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 changes to determine if a revision to the tree conservation plan is necessary or if installation of TPFs will be required.
- 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.

- 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 48980 Page 524. Revisions to the TCP2 may require a revision to the recorded easement.

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)				
1 Zone:	RE			
2 Gross Tract:	5.01	0.00	0.00	
3 Floodplain:	0.23	0.00	0.00	
4 Previously Dedicated Land:	0.00	0.00	0.00	
5 Net Tract (NTA):	4.78	0.00	0.00	

6 TCP Number	TCP2-012-2023	Revision #	0
7 Property Description or Subdivision Name:	Brack Hall, Lot 27		
8 Is this site subject to the 1989 or 1991 Ordinance	N		
9 Is this site subject to the 1991 Ordinance	N		
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 lot's? (Y or N)	N		
13 Is any portion of the property in a WC Bank? (Y or N)	N		
14 Break-even Point (preservation) =	1.90	acres	
15 Clearing permitted w/o reforestation =	2.80	acres	

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)
17 Existing Woodland		4.70	0.23	
18 Woodland Conservation Threshold (WCT) =	25.00%	1.20		
19 Smaller of 17 or 18		1.20		
20 Woodland above WCT		3.51		
21 Woodland cleared		0.98		
22 Woodland cleared above WCT (smaller of 16 or 17)		0.98	0.00	0.00
23 Clearing above WCT (0.25 : 1) replacement requirement		0.25		
24 Woodland cleared below WCT		0.00		
25 Clearing below WCT (2:1 replacement requirement)		0.00		
26 Aforestation Required Threshold (AFT) =	20.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		1.44	acres	

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
29 Woodland Preservation		1.90		
30 Aforestation / Reforestation		0.00	Bond amount: \$	-
31 Natural Regeneration		0.00		
32 Landscape Credits		0.00		
33 Specimen/Historic Tree Credit (CRZ 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 (aforestation) being provided on this property		0.00		
40 Woodland Conservation Provided		1.90	acres	

41 Area of woodland not cleared	3.72	acres
42 Net tract woodland retained not part of requirements:	1.82	acres
43 100-floodplain woodland retained	0.23	acres
44 On-site woodland conservation provided	1.90	acres
45 On-site woodland conservation alternatives provided	0.00	
46 On-site woodland retained not credited	2.05	acres

47 Prepared by:	Signed	Date
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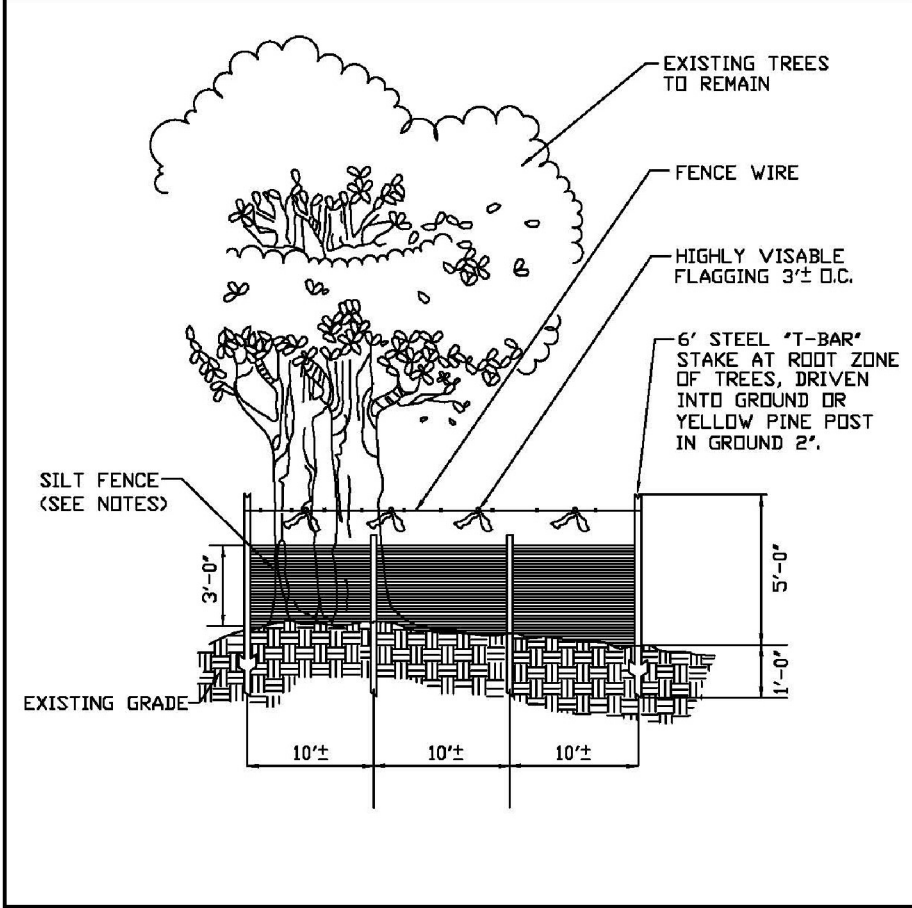
SPECIMEN TREE TABLE						
Tree #	Common Name	Latin Name	DBH (inch)	Condition Rating	Disposition	Preservation Comments
1	Yellow Poplar	<i>Liriodendron tulipifera</i>	32	Fair (78)	Trunk & top damage, decay, dieback, poor branching, needs pruning	Remove  Variance APPROVED by Planning Director on 10/11/2023
2	Yellow Poplar	<i>Liriodendron tulipifera</i>	33	Fair (78)	Trunk & top damage, decay, dieback, poor branching, needs pruning	Save  Root prune at LOD and fertilize
3	Yellow Poplar	<i>Liriodendron tulipifera</i>	40	Poor (47)	Root, trunk & top damage, decay, dieback, cavities, poor branching, needs pruning	Save  Root prune at LOD and fertilize
4	Black Walnut	<i>Juglans nigra</i>	30	Fair (72)	Trunk & top damage, decay, dieback, poor branching, needs pruning	Save  Root prune at edge of CRZ prior to any disturbance of CRZ

Site Statistics Table		
Site Statistics		Total <sup>1</sup> (acres)
Gross tract area		5.01
Existing 100-year floodplain		0.23
Net tract area		4.78
Existing woodland in the floodplain		0.23
Existing woodland net tract		4.93
Existing woodland total		4.70
Existing PMA		1.22
Regulated streams (linear feet of centerline)		331 <sup>2</sup>
Riparian (wooded) buffer up to 300 feet wide <sup>2</sup>		4.21

<sup>1</sup> Figures are to be provided in acres rounded to the nearest 1/100<sup>th</sup> of an acre unless otherwise indicated.  
<sup>2</sup> Acreage of the onsite woodland up to 300 feet measured from the stream centerline or from the top of bank on both sides of all regulated streams.

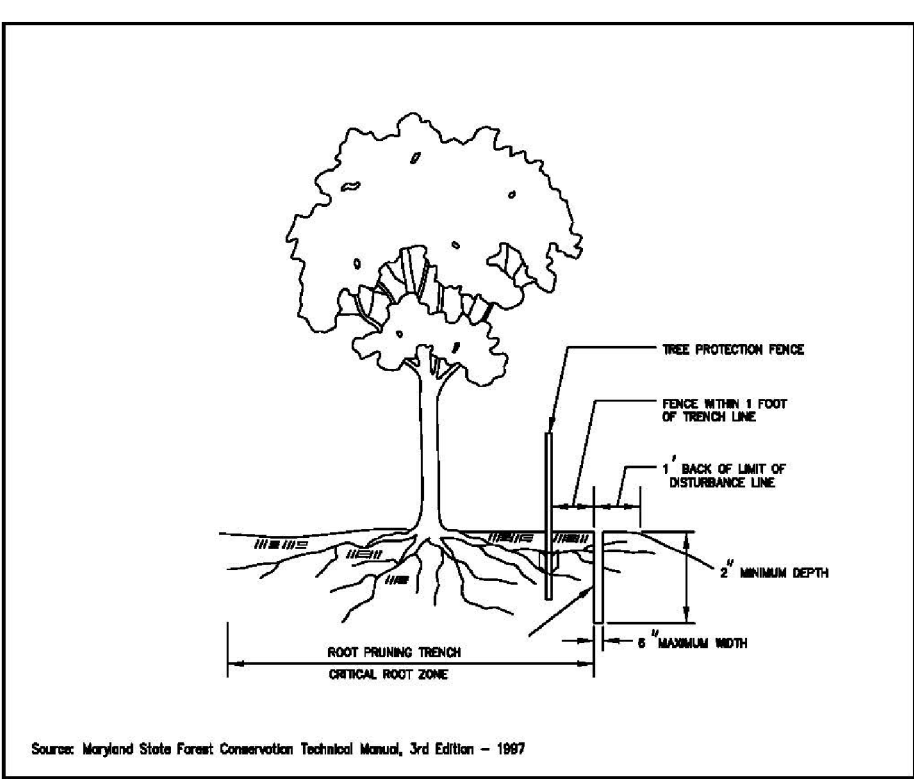
General Information Table			
Layer Category	Layer Name		Value
Zone	Zoning (Zone)		RE
Zone	Aviation Policy Area (APA) <sup>1</sup>		NA
Administrative	Tax Grid (TMG)		84 D-3
Administrative	WSSC Grid (Sheet 20)		2045E12
Administrative	Planning Area (Plan Area)		79
Administrative	Election District (ED)		3
Administrative	Councilmanic District (CD)		6
Administrative	General Plan 2002 Tier (Tier)		Developing
Administrative	General Plan Growth Policy 2035		Established Communities
Administrative	Police District		II

<sup>1</sup> If the site is within an APA, enter the name of the airport



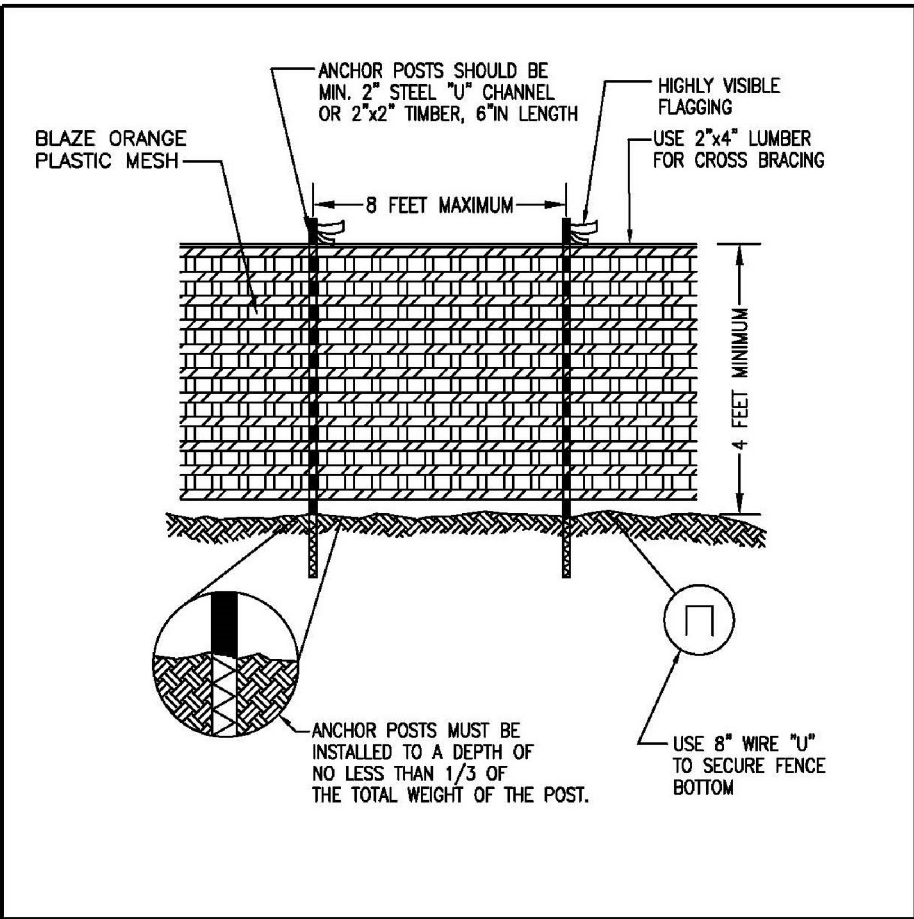
- NOTES:
- SILT FENCE TO BE HEED TO SOIL.
  - WIRE, SNOW FENCE, ETC. FOR TREE PROTECTION ONLY.
  - BOUNDARIES OF RETENTION AREA WILL BE ESTABLISHED AS PART OF THE TREE CONSERVATION PLAN REVIEW PROCESS.
  - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
  - AVOID 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:
- RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
  - BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
  - EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
  - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
  - ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

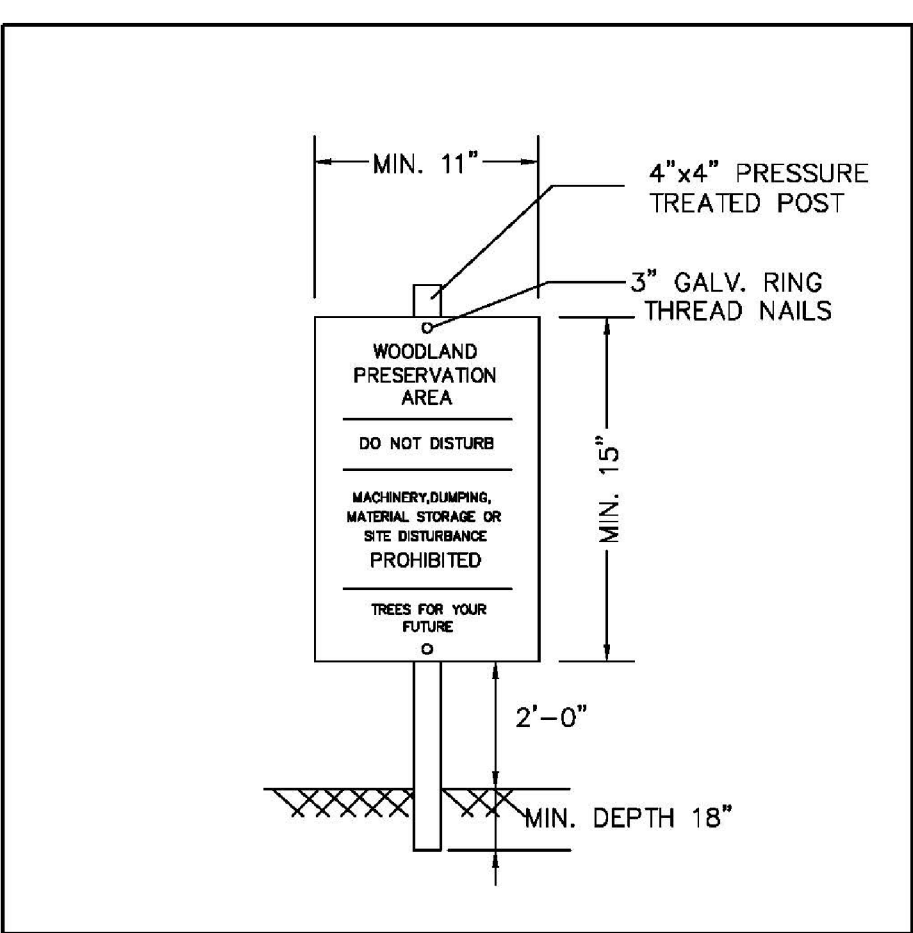
ROOT PRUNING



NOTES: (MUST BE INCLUDED WITH DETAIL)

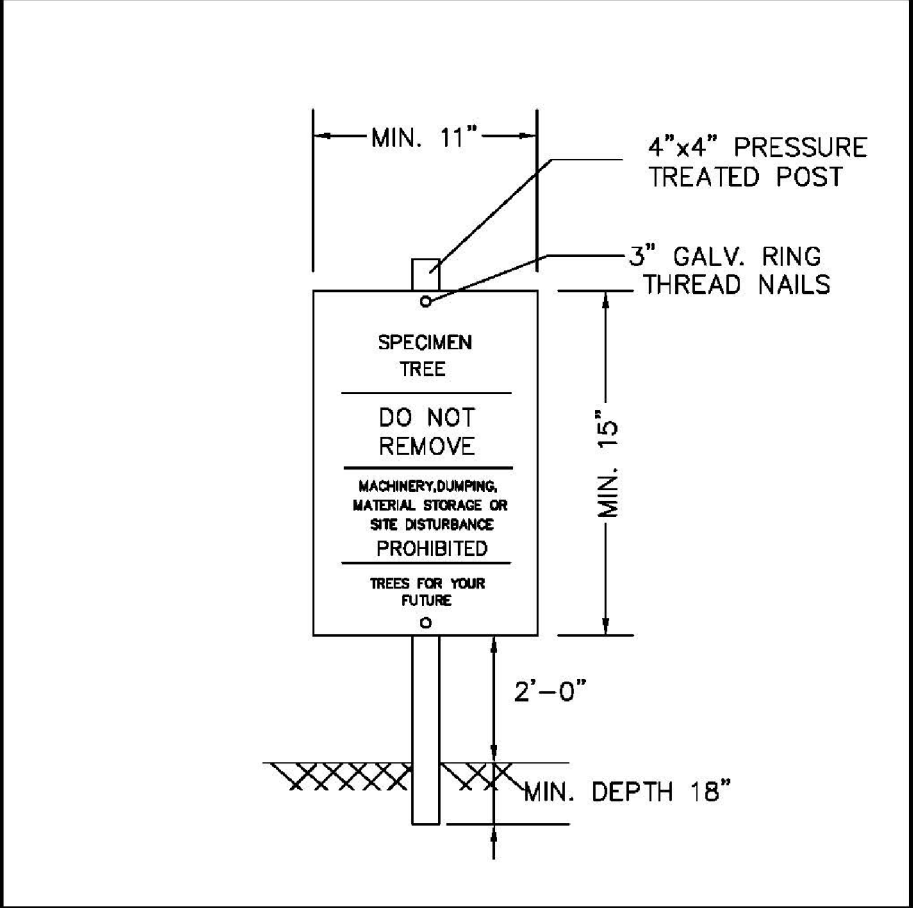
- FOREST PROTECTION DEVICE ONLY.
- RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
- AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
- DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
- PROTECTIVE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

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



- 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.S., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN



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

SPECIMEN TREE SIGN

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: *John P. Markovich* Date: 9/15/2023

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



I/We Tamon George 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.

*Tamon George* 03/24/2023  
Tamon George Date

Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
TYPE 2 TREE CONSERVATION PLAN APPROVAL  
TCP2-012-2023

00 Revision	Approved by	Date	DRD #	Reason for Revision
01 Revision	<i>Mary Rea</i>	10/13/2023	N/A	
02 Revision				
03 Revision				
04 Revision				
05 Revision				

JM Forestry Services, LLC  
11552 Timberbrook Drive  
Waldorf, MD 20601  
Phone/FAX: (301) 645-4877

APPLICANT / DEVELOPER

Tamon George  
5817 Coolidge Drive  
Capitol Heights, MD 20743  
Phone: 301-219-4339

Type 2 Tree Conservation Plan

Brock Hall, Lot 27  
14104 Thorpe Lane

3rd ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

DWN Checked  
JPM JPM

Scale 1" = 50'

Project No. 22-036

Sheet No. 2 of 2