

Legend

- | | | | |
|--|--|--|---------------------------------|
| | FIDs | | Stream |
| | FIDs Buffer | | Treeline |
| | Limit of Disturbance (LOD) | | Critical Root Zone (CRZ) |
| | Proposed Contours | | Building Restriction Line (BRL) |
| | Proposed Structures | | Easements |
| | Proposed Drainfield | | Property Boundary |
| | Woodland Preservation Signs | | Property Boundary Adjacent |
| | Temporary Protective Fence (TPF) | | Contours 10-foot |
| | Woodland Preservation Area (WPA) | | Contours 2-foot |
| | Woodland Preserved - Assumed Cleared (WP-AC) | | Utility Pole |
| | Specimen Tree | | Overhead Utility |
| | Primary Managment Area (PMA) | | Slopes |
| | Stream Buffer 75-foot | | |

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-E
Zone	Aviation Policy Area (APA) ¹	NA
Administrative	Tax Grid (TMG)	144 B-2
Administrative	WSSC Grid (Sheet 20)	2175E06
Administrative	Planning Area (Plan Area)	85A
Administrative	Election District (ED)	11
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy 2035	Established Communities
Administrative	Police District	VII

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:			
2 Gross Tract:	4.60		
3 Floodplain:	0.00		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	4.60	0.00	0.00

SECTION II-Determining Requirements (Enter acres for each corresponding column)		Revision #	
Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17 Existing Woodland	4.35	0.00	
18 Woodland Conservation Threshold (WCT) =	25.00%	1.15	
19 Smaller of 17 or 18		1.15	
20 Woodland above WCT	3.20		
21 Woodland cleared	2.21	0.00	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)	2.21		
23 Clearing above WCT (0.25 : 1) replacement requirement	0.55		
24 Woodland cleared below WCT	0.00		
25 Clearing below WCT (2:1 replacement requirement)	0.00		
26 Afforestation Required	20.00%	0.00	
27 Off-site WCA being provided on this property	0.00		
28 Woodland Conservation Required	1.70	acres	

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)		Bond amount: \$	
Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
29 Woodland Preservation	2.14		
30 Afforestation / Reforestation	0.00		
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	0.00	
36 Area approved for fee-in-lieu	0.00	0.00	
37 Off-site Woodland Conservation Credits Required	0.00	0.00	
38 Off-site WCA (preservation) being provided on this property	0.00	0.00	
39 Off-site WCA (afforestation) being provided on this property	0.00	0.00	
40 Woodland Conservation Provided	2.14	acres	

41 Area of woodland not cleared	2.14	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	2.14	acres
45 On-site woodland conservation alternatives provided	0.00	acres
46 On-site woodland retained not credited	0.00	acres

47 Prepared by:	Signed	Date
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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 _____ Page _____. Revisions to the TCP2 may require a revision to the recorded easement.

QUALIFIED PROFESSIONAL CERTIFICATION

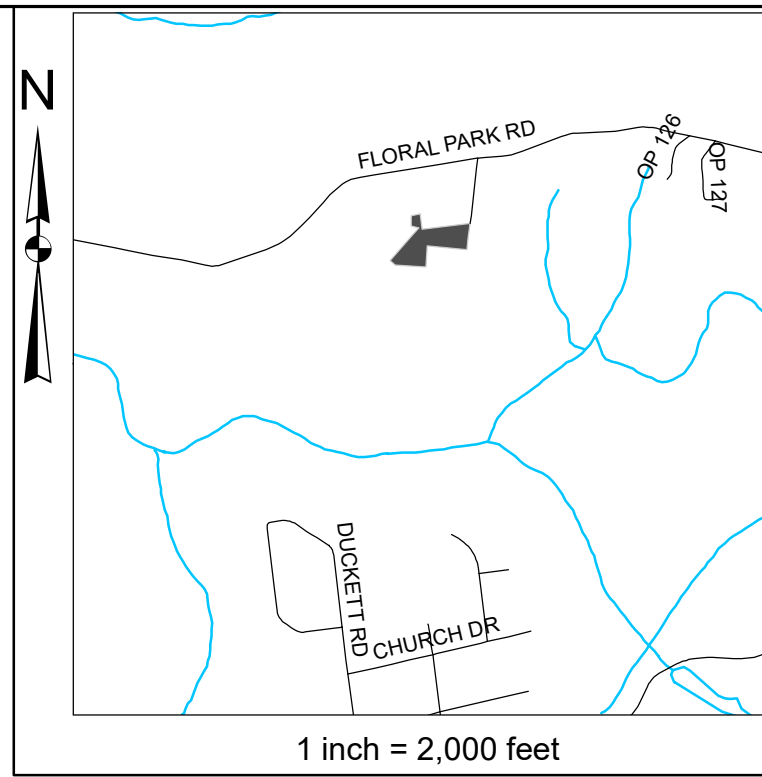
This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual

Signed: John P. Markovich Date: 6/15/2021

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



I/We Garnell M. Walls 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.
Garnell M. Walls Date: 5/16/21



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Phone/FAX: (301) 645-4977

APPLICANT / DEVELOPER
Garnell M. Walls
14308 Duckett Road
Brandywine, MD 20613
Phone: 240-299-4956

Type 2 Tree Conservation Plan

Garnell Walls Property

13433 & 13501 South Hill Road

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

Revision	Revised By	Date	Reason
00	00	00	00
01	01	01	01
02	02	02	02
03	03	03	03
04	04	04	04
05	05	05	05

DWN JPM Checked JPM

Scale 1" = 50'

Project No. 21-013

Sheet No. 1 of 2

1. This plan is submitted to fulfill the woodland conservation requirements for Grading Permit . If the Grading Permit 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 \$9.00 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 (ESA-2) and is zoned R-E.
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 not grandfathered by CB27-2010, Section 25-119(g).

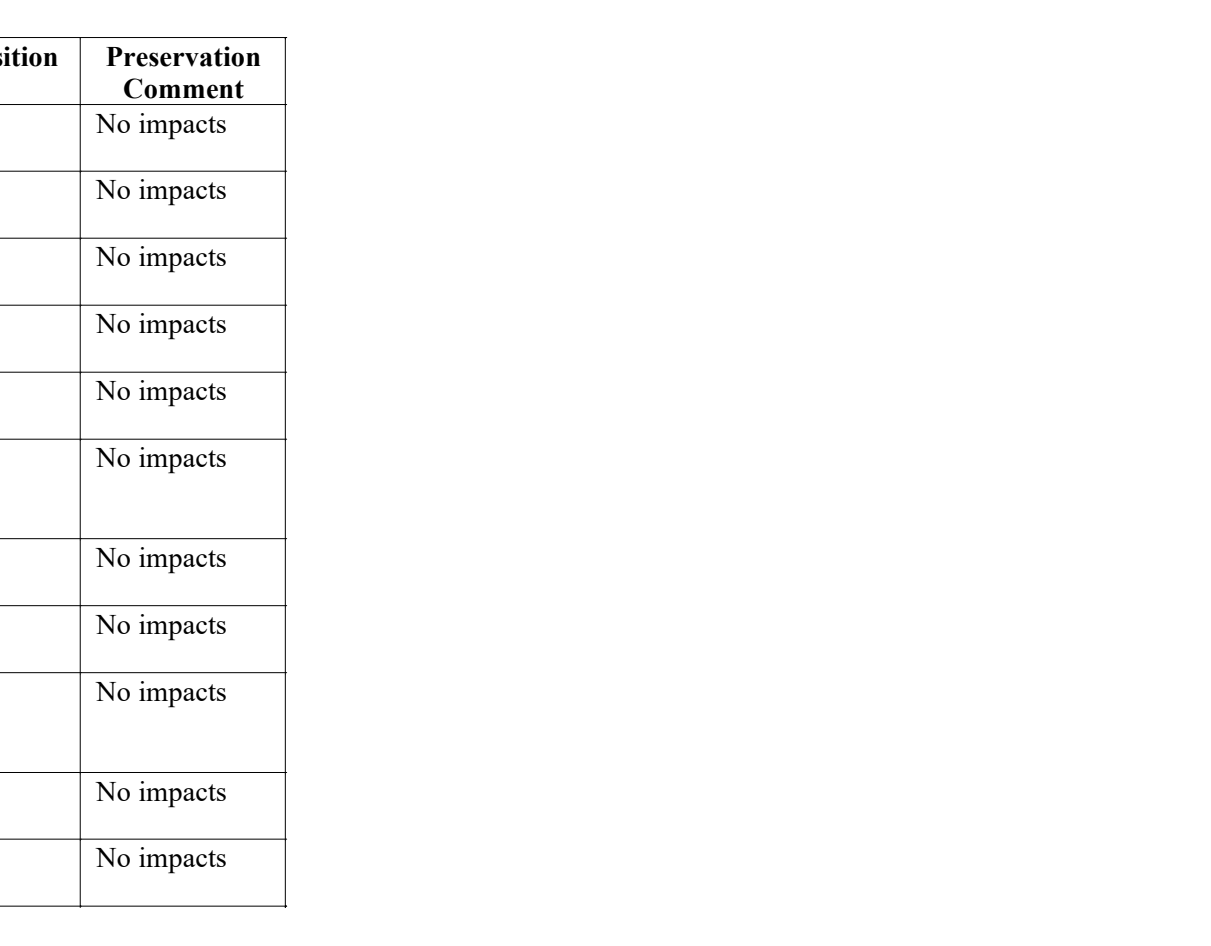
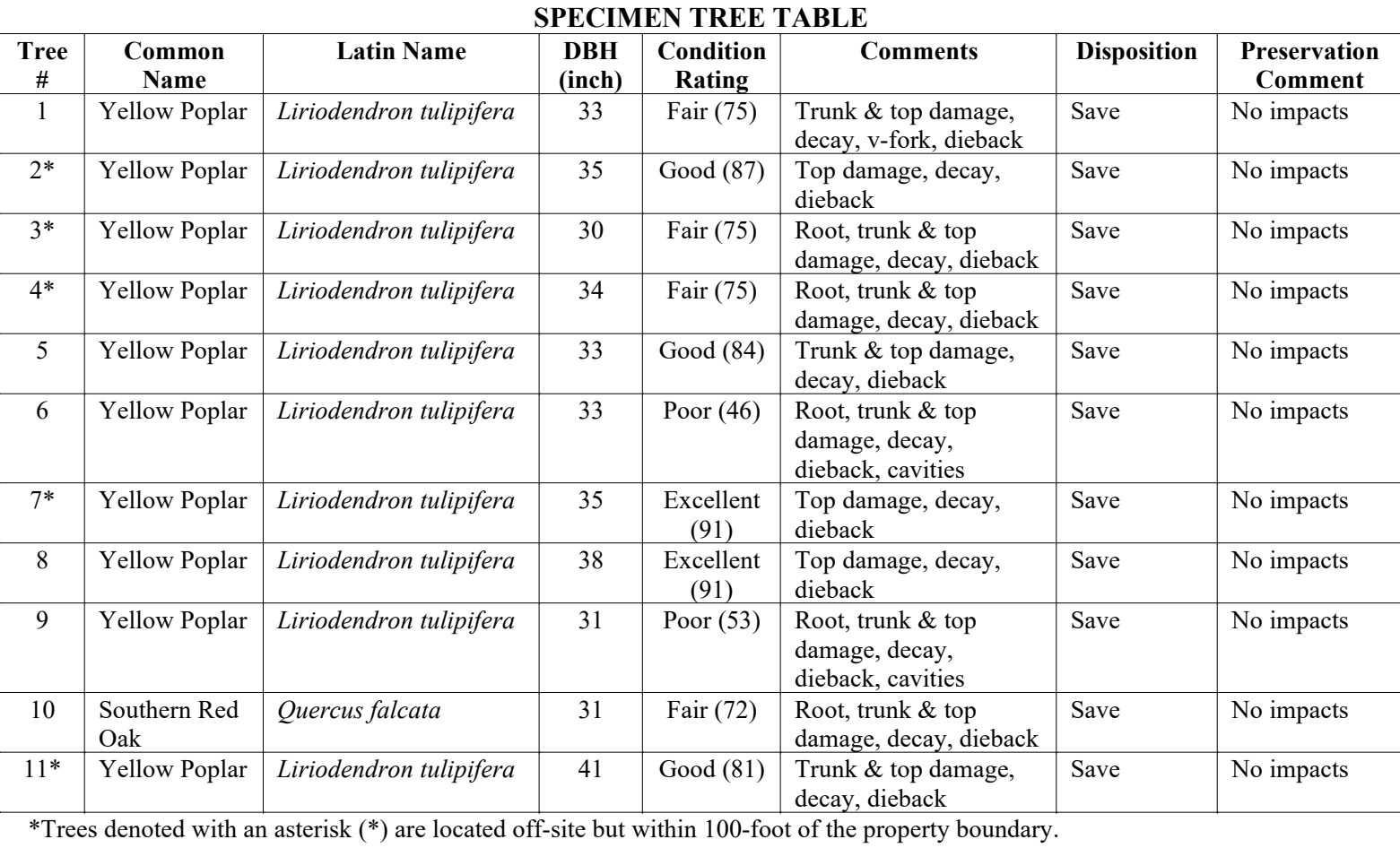
10. All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
11. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
12. 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.
13. 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.
14. 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.

15. 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.
16. 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.
17. During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous and 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.
18. 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.
 - a. 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.
 - b. 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.
 - c. 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.

19. The subject property contains Virginia Pine (*Pinus virginiana*) that are subject to wind throw. All Virginia Pine greater than 6 inches in diameter within 40 feet of the final proposed limit of disturbance or the property boundary of the property shall be cut down by hand during the clearing of the site.
20. After the Virginia Pine have been removed, the contractor responsible for implementation of this TCP2 shall submit an evaluation of the stocking levels for the residual stand, management practices to be applied to the residual stand, and supplemental planting requirements to the MNCPPC Planning Department. This evaluation shall be submitted prior 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.

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

21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.



² 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.

Garnell M. Walls Date 5/16/21

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Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL			
TCP2-017-2021			
	Approved by	Date	DRD #
00 Revision	<i>Alexander Kuchhof</i>	<i>6/23/2021</i>	<i>N/A</i>
01 Revision			
02 Revision			
03 Revision			
04 Revision			
05 Revision			

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[illegible]

DWN	Checked
JPM	JPM

Scale **1" = 50'**

Project No.	21-013
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Sheet No. **2 of 2**