

Parcel 9
William S. Bahrenburg, Jr.
L. 07943 F 759
Zone: R-R

Historic
Upper Notley Hall #80-005
8409 Clay Drive

River Bend Estates Subdivision
Lot 1, Block "B"
Nadia S. Vidangos
L. 42715 F 076
Zone: R-R

River Bend Estates Subdivision
Lot 22, Block "B"
Hudgall Living Trust
L. 12777 F 511
Zone: R-R

River Bend Estates Subdivision
Lot 17, Block "B"
Crystal Guthrie
L. 34625 F 506
Zone: R-R

River Bend Estates Subdivision
Lot 16, Block "B"
Annie L. Potter
L. 17961 F 570
Zone: R-R

River Bend Estates Subdivision
Lot 6, Block "B"
Leonard L. & Sandra M. Jackson
L. 05019 F 179
Zone: R-R

SPECIMEN TREE TABLE

Tree #	Common Name	Latin Name	DBH (inch)	Condition Rating	Comments	Disposition	Preservation Comments
1*	Yellow Poplar	<i>Liriodendron tulipifera</i>	33	Poor (63)	Root, trunk & top damage, numerous vines	Save	Root prune and fertilize as needed
2	Dead	Dead	39		DEAD - tree uprooted into next yard & top removed. 10-foot high stump remains	Remove	NA
3	Dead	Dead	34		DEAD - on ground	Remove	NA
4	Yellow Poplar	<i>Liriodendron tulipifera</i>	33	Fair (75)	Trunk & top damage, dieback, extensive vines	Remove	NA

Trees denoted with an asterisk () are located off-site but within 100-foot of the property boundary. The variance for the removal of Specimen Trees 2, 3 & 4 was approved on January 31, 2024 as part of the minor subdivision approval for 4-23025.

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	O-S
Zone	Aviation Policy Area (APA) ¹	NA
Administrative	Tax Grid (TMG)	113 D-1
Administrative	WSSC Grid (Sheet 20)	215W01
Administrative	Planning Area (Plan Area)	80
Administrative	Election District (ED)	12
Administrative	Councilmanic District (CD)	8
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy 2035	Established Communities
Administrative	Police District	IV

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

Site Statistics Table	
Site Statistics	Total ¹ (acres)
Gross tract area	0.97
Existing 100-year floodplain	0.00
Net tract area	0.97
Existing woodland in the floodplain	0.00
Existing woodland net tract	0.92
Existing woodland total	0.92
Existing PMA	0.00
Regulated streams (linear feet of centerline)	0'
Riparian (wooded) buffer up to 300 feet wide ²	0.00

¹ Figures are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.
² Average 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.

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-COS)	Woodland Preserv. Area (WPA)	Woodland Reforest. Area (WRA)	Woodland Retained - Not Credited (WR-NC)	Woodland Retained - Assumed Cleared (WR-AC)
1	0.48	-	0.48	0.47	-	0.39	-	-	-	-	-	0.08
2	0.49	-	0.49	0.45	-	0.34	-	-	-	-	-	0.11
Access Road (Off-site)	-	-	-	-	-	-	-	0.23	-	-	-	-
Total	0.97	0.00	0.97	0.92	0.00	0.73	0.00	0.23	0.00	0.00	0.00	0.19

Forest Conservation Act Reporting Information (Change Table)				
	Original Approval	Revision Number (-01)	Revision Number (-02)	Cumulative Change
Net Tract (Acres)	0.97	0.00	0.00	0.00
Existing Woodland (Acres)	0.92	0.00	0.00	0.00
Woodland Cleared (Acres)	0.92	0.00	0.00	0.00
Woodland Retained On-Site (Acres)	0.00	0.00	0.00	0.00
Woodland Planted On-Site (Acres)	0.00	0.00	0.00	0.00
On-Site Woodland Easement/Preservation and Planting (Acres)	0.00	0.00	0.00	0.00
On-site Wooded Floodplain in Easement (Acres)	0.00	0.00	0.00	0.00
Bond Amount	0.00	0.00	0.00	0.00
Fee-In-Lieu Amount	0.00	0.00	0.00	0.00
50' Stream Buffers Conserved (Preservation) Linear Length	0.00	0.00	0.00	0.00
50' Stream Buffers Conserved (Preservation) - Acreage	0.00	0.00	0.00	0.00
50' Stream Buffers Newly Established (Afforestation) Linear Length	0.00	0.00	0.00	0.00
50' Stream Buffers Newly Established (Afforestation) Acreage	0.00	0.00	0.00	0.00
Off-Site Woodland Conservation Credits Required (Acres)	0.80	0.00	0.00	0.00
Off-Site Woodland Conservation Credits Provided (Acres)	0.00	0.00	0.00	0.00

1 Include exhibit showing 50-foot Stream Buffer labeled as "COMAR 50-foot Stream Buffer"

The off-site includes 1:1 replacement for off-site clearing associated with the access road.

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:	0.97	0.00	0.00
3 Floodplain:	0.00	0.00	0.00
4 Previously Dedicated Land:	0.00	0.00	0.00
5 Net Tract (NTA):	0.97	0.00	0.00

6 TCP Number	TCP1-010-05	Revision #	0
7 Property Description or Subdivision Name:	Clay Drive Subdivision, Lots 1 & 2		
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)	Y		
11 Is this one (1) single family lot? (Y or N)	N		
12 Are there prior TCP approvals which include a combination of this lot? (Y or N)	Y		
13 Is any portion of the property in a WC Bank? (Y or N)	N		
14 Break-even Point (preservation) =	0.34 acres		
15 Clearing permitted w/o reforestation =	0.58 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		0.92	0.00	
18 Woodland Conservation Threshold (WCT) =	20.00%	0.19		
19 Smaller of 17 or 18		0.19		
20 Woodland above WCT		0.73		
21 Woodland cleared		0.92	0.00	0.23
22 Woodland cleared above WCT (smaller of 16 or 17)		0.73		
23 Clearing above WCT (0.25 : 1) replacement requirement		0.18		
24 Woodland cleared below WCT		0.19		
25 Clearing below WCT (2:1 replacement requirement)		0.39		
26 Afforestation Required Threshold (AFT) =	15.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		0.80 acres		

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)

29 Woodland Preservation	0.00	Bond amount: \$	-
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		
34 Forest Enhancement Credit (Area * .25)	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	0.80		
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	0.80 acres		

41 Area of woodland not cleared	0.00 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	0.00 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: _____

I/We Dan Judge (Arundel Station Homes, LLC) 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
Dan Judge

Date: 5/17/2024

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

Signed: John P. Markovich Date: 7/8/2024

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 TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-022-2024			
00 Revision	Approved by	Date	DRD #
01 Revision	Blue Shadow	7/19/2024	
02 Revision			
03 Revision			
04 Revision			
05 Revision			

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Arundel Station Homes, LLC
1119 Arundel Station Road
Millersville, MD 2108
Phone: 240-417-3431

Type 2 Tree Conservation Plan
TCP2-022-2024

Clay Drive Subdivision
Lots 1 & 2
12th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS	
DWN	Checked
JPM	JPM
Scale	1" = 30'
Project No.	11-056
Sheet No.	1 of 2

1. 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.
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 Planning, Inspection and Enforcement, 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 Environmental Strategy Area ESA-2, formerly the Developing Tier and is zoned R-6.
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).

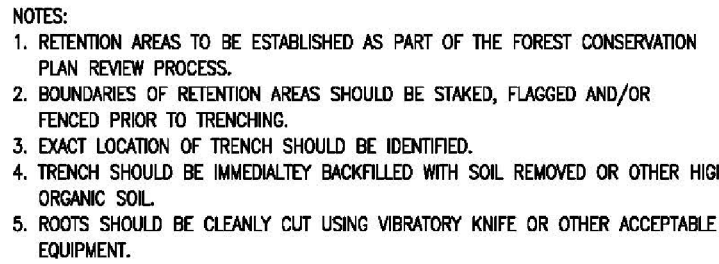
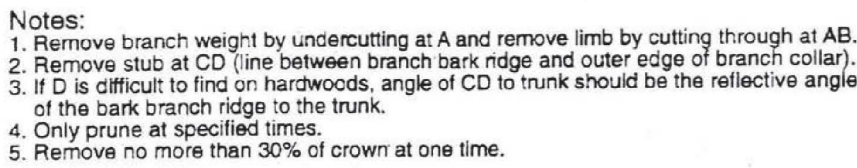
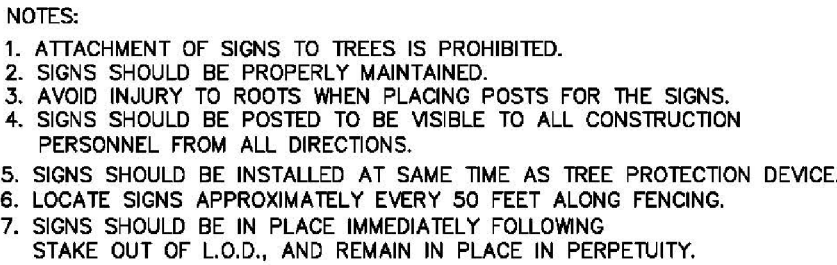
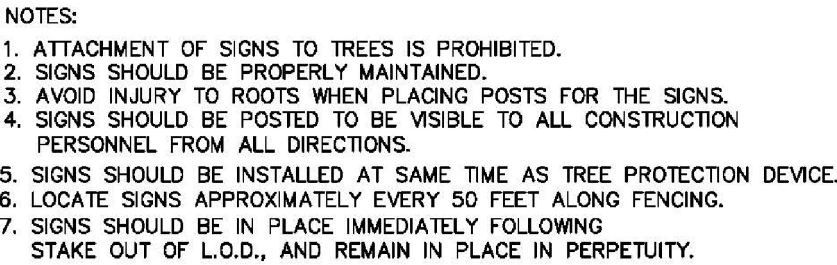
10. All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understorey vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCF2.
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 TCF2.
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 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.
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 shall be contacted to determine if the potential exists for the tree or trees 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 shall be contacted to further authorize the pruning. 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 allowing for natural 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. Prior to the issuance of the first permit for the development shown on this TCP2, all off-site woodland conservation required by this plan shall be identified on an approved TCP2 plan and shall be an off-site conservation area of the Prince Georges County Department of Planning. The status of the off-site conservation shall be provided to the MNCPPC, Planning Department prior to the issuance of any permit for the associated plan. In accordance with Subtitle 25, Division 2, Sec. 25-122. Methods for Meeting the Woodland and Wildlife Conservation Requirements, if off-site woodland conservation is approved to meet the requirements, then the following locations shall be considered in the order listed: within the same eight-digit sub-watershed, within the same watershed, within the same river basin, within the same growth policy tier, or within Prince Georges County. According to the Planning Department, the applicant shall exercise due diligence in seeking out opportunities for off-site woodland conservation locations following these priorities. All woodland conservation is required to be met within Prince Georges County.

20. 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 "Guidance for Prince George's County Property Owners, Preservation of Wooded Conservation Areas" and the Certified Arborist or Licensed Tree Expert may then remove 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.
21. 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.
22. 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.
23. 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.
24. 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 to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.
25. 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.



Daniel Judge
Dan Judge Date 5/17/2024

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

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Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-022-2024				
	Approved by	Date	DRD #	Reason for Revision
00 Revision				
01 Revision				
02 Revision				
03 Revision				
04 Revision				
05 Revision				

APPLICANT / DEVELOPER

Arundel Station Homes, LLC
1119 Arundel Station Road
Millersville, MD 2108
Phone: 240-417-3431

Type 2 Tree Conservation Plan
TCP2-022-2024

Clay Drive Subdivision
Lots 1 & 2
12th ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

[illegible]

DWN	Checked
JPM	JPM

Scale **1" = 30'**

Project No. **11-050**

Sheet No. **2 of 2**