

Forest Conservation Act Reporting Information (Change Table)				
	Original Approval	Revision Number (-01)	Revision Number (-02)	Cumulative Change
Net Tract (Acres)	5.10			0.00
Existing Woodland (Acres)	4.86			0.00
Woodland Cleared (Acres)	2.28			0.00
Woodland Retained On-Site (Acres)	2.58			0.00
Woodland Planted On-Site (Acres)	0.00			0.00
On-Site Woodland Easement/Preservation and Planting (Acres)	2.58			0.00
On-site Wooded Floodplain in Easement (Acres)	0.00			0.00
Bond Amount	\$0.00			\$0.00
Fee-In-Lieu Amount	0.00			0.00
50' Stream Buffers Conserved (Preservation) Linear Length	0.00			0.00
50' Stream Buffers Conserved (Preservation) - Acreage	0.00			0.00
50' Stream Buffers Newly Established (Afforestation) Linear Length	0'			0'
50' Stream Buffers Newly Established (Afforestation) Acreage	0.00			0.00
Off-Site Woodland Conservation Credits Required (Acres)	0.54			0.00
Off-Site Woodland Conservation Credits Provided (Acres)	0.00			0.00

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

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	AG (O-S)
Zone	Aviation Policy Area (APA) ¹	NA
Administrative	Tax Grid (TMG)	137 B-4
Administrative	WSSC Grid (Sheet 20)	2165E12
Administrative	Planning Area (Plan Area)	6
Administrative	Election District (ED)	11
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Rural
Administrative	General Plan Growth Policy 2035	Rural & Agricultural
Administrative	Police District	V

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

Natural Resources Inventory Site Statistics Table	
Site Statistics	Total ¹ (acres)
Gross tract area	5.10
Existing 100-year floodplain	0.00
Net tract area	5.10
Existing woodland in the floodplain	0.00
Existing woodland net tract	4.86
Existing woodland total	4.86
Existing PMA	0.00
Regulated streams (linear feet of centerline)	0'
Riparian (wooded) buffer up to 300 feet wide ²	0.00

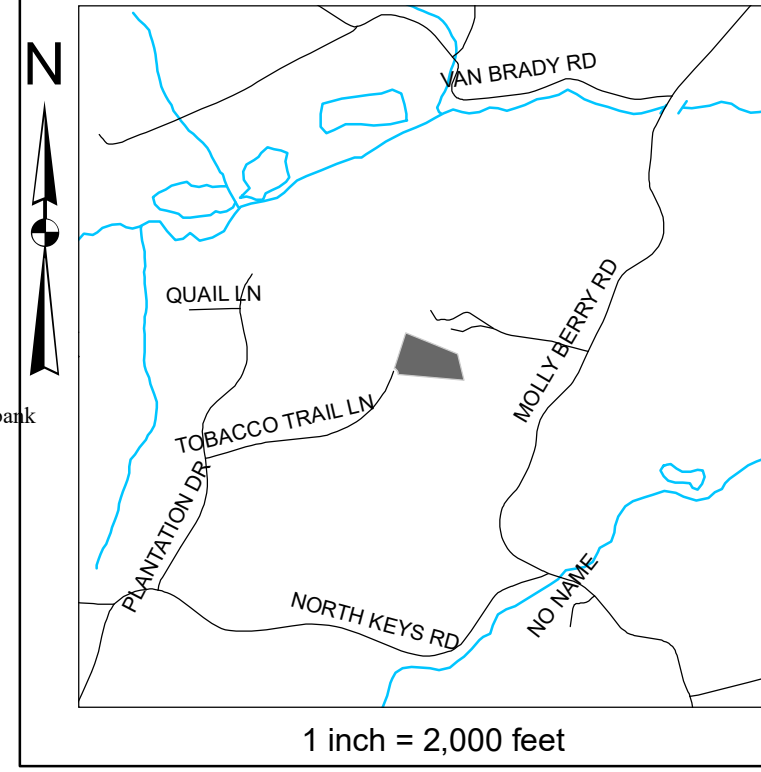
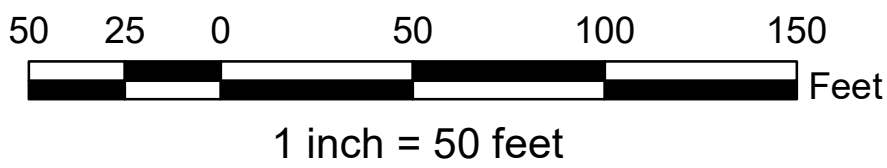
¹ Figures are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.

² 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.

The area identified as Cleared / Partially Cleared had the Red Cedars removed within the designated limits. For purposes of the FSD and NRI the area is considered to be woodlands since the trees removed were adequate size and numbers to have been considered a woodland. Scattered Sweetgum and Yellow Poplar remain in this area, mostly along the edges. Where present there is 30 to 70 percent canopy closure but the understory and herbaceous layers have generally been eliminated.

Legend

- Temporary Protective Fence
- Woodland Preservation Area Signs
- Treeline (existing)
- Proposed Structures
- Proposed Topo
- Fence (existing)
- Easements
- Property Boundary
- Property Boundary Adjacent
- Utility Pole
- Overhead Utility
- Building Restriction Lines
- Contour 2-foot
- Contour 10-foot
- Woodland Preservation Area (WPA)
- Woodland Preserved-Assumed Cleared (WP-AC)
- Cleared Previously
- Slopes



Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)				
1 Zone:	AG			
2 Gross Tract:	5.10	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):	5.10	0.00	0.00	

6 TCP Number:	TCP2-024-2023	Revision #	0
7 Property Description or Subdivision Name:	North Keys Estates, 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)	Y		
11 Is this one (1) single family lot? (Y or N)	Y		
12 Are there prior TCP approvals which include a	N		
13 combination of this lots? (Y or N)	N		
14 Is any portion of the property in a WC Bank? (Y or N)	N		
15 Break-even Point (preservation) =	3.01	acres	
16 Clearing permitted w/o reforestation =	1.85	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		4.86	0.00	
18 Woodland Conservation Threshold (WCT) =	50.00%	2.55		
19 Smaller of 17 or 18		2.55		
20 Woodland above WCT		2.51		
21 Woodland cleared		2.28	0.00	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		2.28		
23 Clearing above WCT (0.25 : 1) replacement requirement		0.57		
24 Woodland cleared below WCT		0.00		
25 Clearing below WCT (2:1 replacement requirement)		0.00		
26 Afforestation Required Threshold (AFT) =	20.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		3.12		

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
29 Woodland Preservation	2.58			
30 Afforestation / 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	0.54			
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		3.12		

41 Area of woodland not cleared	2.58	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	2.58	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
-----------------	--------	------

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 49222 Page 060. 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: 9/1/2023

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



I/We Bradley Boyce 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.

Bradley Boyce 6/23/23
Date

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL			
TCP2-024-2023			
00 Revision	Approved by	Date	DRD # Reason for Revision
01 Revision	<u>Christian Meoli</u>	<u>10/25/2023</u>	<u>N/A</u> <u>N/A</u>
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
Bradley Boyce
3806 26th Street
Chesapeake Beach, MD 20732
Phone: 850-294-9328

Type 2 Tree Conservation Plan
North Keys Estates, Lot 27
13204 Tobacco Trail Lane

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS	
DWN	Checked
JPM	JPM
Scale	1" = 50'
Project No.	22-005
Sheet No.	1 of 2

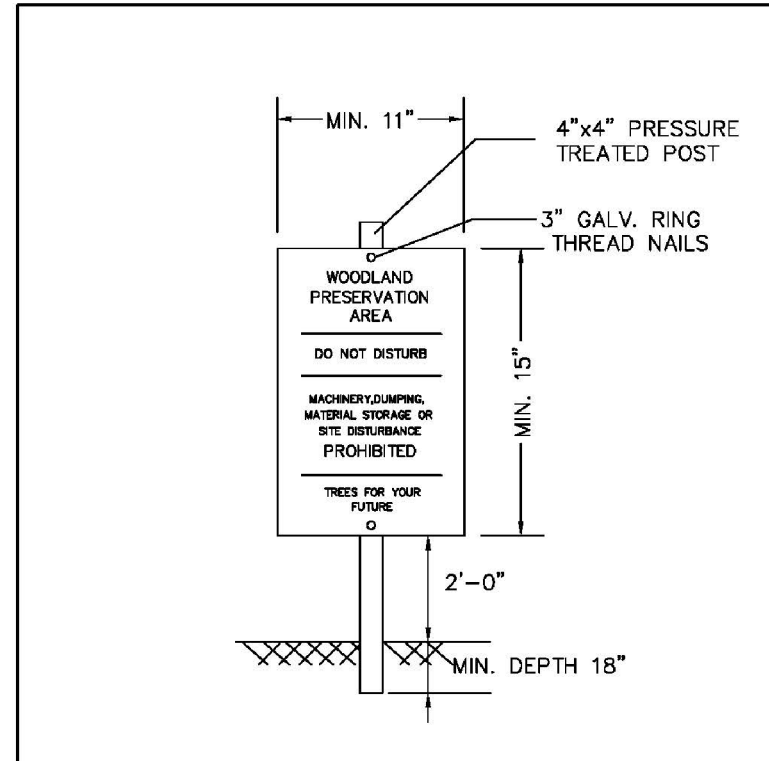
1. This plan is submitted to fulfill the woodland conservation requirements for a Bulldozing Permit. If the Bulldozing Permit expires, then this TCP2 also expires and is no longer valid.
2. Cutting or clearing woodlands not in conformance with this plan or without the expressed written consent of the Planning Committee will result in a \$300 per acre fine per 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.
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 woodland conservation plan are solely responsible for conformance to the requirements contained herein.
6. The property is within the Environmental Strategy Area ES-3 formerly the Rural Tiers and is zoned AG (Formerly the O.S.).
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(c).

10. All woodlands designated on this plan for preservation are the responsibility of the property owner. The property owner is responsible for the removal of any trees or shrubs that are not native 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 permittee's 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 construction and grading of 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, pedestrian, or other person or property.
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 arborization by a Certified Arborist. Only after approval by the County may the tree be removed 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 natural causes resulting from the project, the permittee, prior to removal, a Certified Arborist or 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, the permittee may remove the tree or portions thereof immediately. If it 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 review and documentation of the damage.
19. 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 A300 Pruning Standards. 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 review and documentation of the damage.
- a. Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and piled up for disposal. Debris that is more than 35 feet from the woodland edge shall be cut up into small pieces with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.
- b. The work to be conducted on the woodland 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 TC2P. 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 wetland conservation requirements shall be met. The off-site wetland conservation shall be recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, 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, off-site wetland conservation shall be recorded as an easement, then the following locations shall be considered in the order listed: within the same eightgird sub watershed, within the same watershed, within the same river basin, within the same gage policy tier, or within Prince George's County. Applicants shall demonstrate to the Planning Department designed and implemented wetland conservation opportunities for off-site woodland conservation locations following these priorities. All woodland conservation is required to be met within Prince George's 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 must submit a written statement to 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 removed to the ground and the tree placed in the tree pit. The removal or grinding of the stump 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. The arborist shall submit a written statement immediately to the County Engineer and verbally submitted 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. The work shall be conducted 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 plants may be removed from the ground and disposed of immediately in the condition they were found in 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 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.
25. Chainsaws and chainsaw pullers are extremely dangerous tools and should be used 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.



ANCHOR POSTS SHOULD BE MIN. 2" STEEL FENCE POSTS 6"IN LENGTH.

6' MAX.

6 STRAND GALVANIZED WIRE

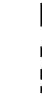
12 or 14 GAUGE

ATTACH PLASTIC FLAGGING TAPE TO BARBED WIRE FENCE

ANCHOR POSTS MUST BE INSTALLED TO A DEPTH OF NO LESS THAN 1/3 OF THE TOTAL WEIGHT OF THE POST.

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 DEVICE.
AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
BARBED WIRE SHOULD BE SECURELY ATTACHED TO POSTS.
DETAIL SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
PROTECTIVE SIGNAGE IS ALSO REQUIRED.



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

Bradley Boyce
3806 26th Street
Chesapeake Beach, MD 20732
Phone: 850-294-9328

**North Keys Estates, Lot 27
13204 Tobacco Trail Lane
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND**

Bradley Boyce Date 6/23/23

Signed: John P. Markovich Date: 9/1/2023

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL				
TCP2-024-2023				
	Approved by	Date	DRD #	Reason for Revision
00 Revision	<i>Christian Norbi</i>	10/25/2023	N/A	N/A
01 Revision				
02 Revision				
03 Revision				
04 Revision				
05 Revision				

DWN	Checked
JPM	JPM

Scale **1" = 50'**

Project No. **22-005**

Sheet No. **2 of 2**