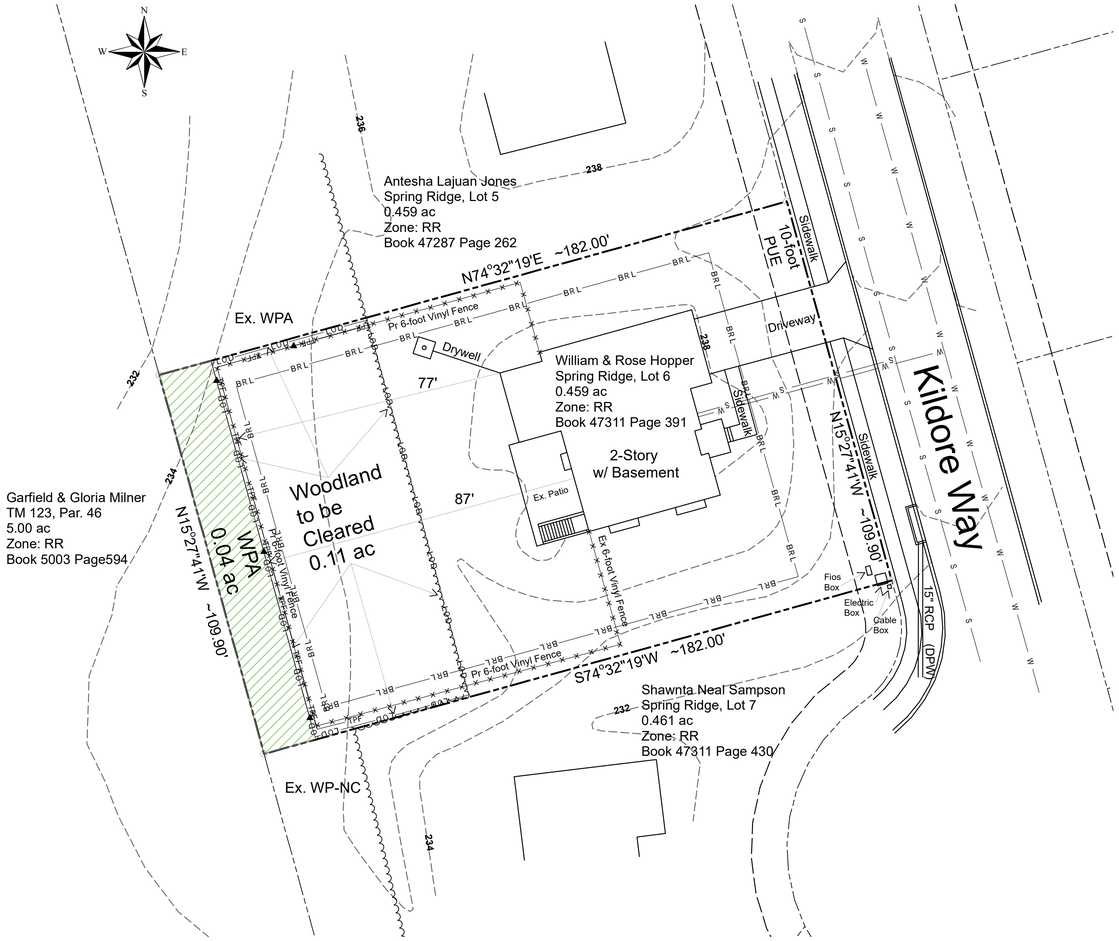
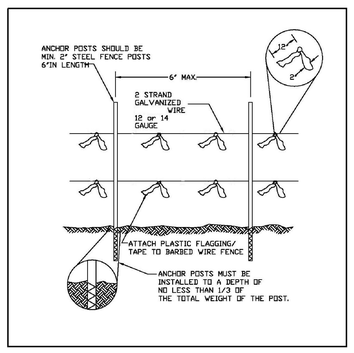
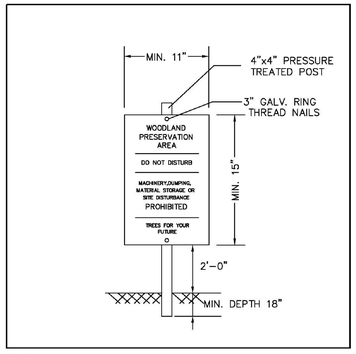




NOTES: (MUST BE INCLUDED WITH DETAIL)

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 PRIOR TO INSTALLING DEVICE.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. BARBED WIRE SHOULD BE SECURELY ATTACHED TO POSTS.
6. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
7. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 2 (TEMPORARY) TREE PROTECTION FENCE FOR REFORESTATION AREAS



NOTES:

1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS AT 100-FOOT INTERVALS OR AS SHOWN ON PLAN
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

Standard Type 2 Tree Conservation Plan Notes

1. This plan is submitted to fulfill the woodland conservation requirements for TCP2-025-05-01. If TCP2-025-05-01 expires, then this TCP2 also expires and is no longer valid.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 $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 Environmental Strategy Area ESA-2 formerly the Developing Tier and is zoned RR (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).

Tree Preservation and Retention Notes

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.

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

15. 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.

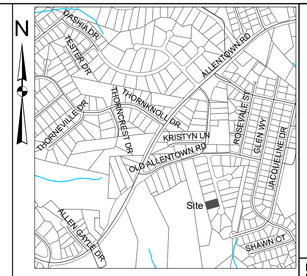
POST DEVELOPMENT NOTES

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

16. 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.
17. 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 permitee 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.
18. 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 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.
20. 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.
21. 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.

Legend

- Signs - WPA
- LOD - Limit of Disturbance
- TPF - Temporary Protective Fence
- WPA - Woodland Preservation Area
- Fence (6-foot Vinyl)
- Treeline (Existing)
- Easements
- Property Boundary
- Property Boundary Adjacent
- BRL - Building Restriction Line
- Topographic Contours 2-foot
- Water Line
- Sewer Line



1 inch = 1,000 feet

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:	Spring Ridge, Lot 6		
7	Current TCP Number:	TCP2-025-05	Rev #	1
8	Previous TCP Number:	TCP2-025-05	Rev #	0
	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)

9	Woodland Conservation Calculations:		Net tract	Floodplain
11	Acreage of Existing Woodland		0.46	0.00
12	Woodland Conservation Required per TCPI or TCP2	32.61%	0.15	
13	Area of Woodland Cleared per previous TCP1 or TCP2		0.31	0.00
14	Area of Woodland Cleared per current TCP2		0.42	0.00
15	Area of Woodland above WCT not cleared by previous TCP1 or TCP2		1.05	
16	Additional Woodland Cleared by current TCP2	0.11		0.00
17	Does the TCPI show 2:1 replacement?	N		
18	Clearing above WCT (1/4:1 Replacement)	0.11	Replacement required =	0.03
19	Clearing below WCT (2:1 Replacement)	0.00	Replacement required =	0.00
20	**Total Woodland Conservation Required :**		**0.18**	

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

21	Woodland Conservation Provided:		(acres)	
22	Woodland Preservation		0.04	
23	Reforestation / Afforestation		0.00	Bond amount: $ -
24	Natural Regeneration		0.00	
25	Landscape Credits		0.00	
26	Area approved for fee-in-lieu		0.14	Fee amount: **$1,829.52**
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**		**0.18**	

29 Area of net tract woodland not cleared 0.04 acres
30 Woodland retained not part of requirements: 0.00 acres

31 Prepared by: Date:

32 Qualifications:

General Information Table

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	RR (R-R)
Zone	Aviation Policy Area (APA)[1]	6 (Potomac Airfield)
Administrative	Tax Grid (TMG)	123 F-1
Administrative	WSSC Grid (Sheet 20)	213SE03
Administrative	Planning Area (Plan Area)	81B
Administrative	Election District (ED)	5
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

I William Hopper 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.

William Hopper 6/13/2022
William Hopper Date

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

Signed: John P. Markovich Date: 6/13/2022

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

STATE OF MARYLAND LICENSED FORESTER JOHN P. MARKOVICH NO. 1365 BOARD OF FORESTERS

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL

TCP2-025-05

	Approved by	Date	DRD #	Reason for Revision
00 Revision	J. L. Stasz	8/4/2005		
01 Revision		7/5/2022		Revision to LOD for Lot 6 -- increase yard area
02 Revision				
03 Revision				
04 Revision				
05 Revision				

DWN JPM | Checked JPM

Scale 1" = 30'
Project No. 22-019
Sheet No. 1 of 1

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

APPLICANT / DEVELOPER

William Hopper
9505 Kildore Way
Fort Washington, MD 20744
Phone: 240-216-3292

Type 2 Tree Conservation Plan
Single Lot Revision
TCP2-025-05

Spring Ridge, Lot 6
9905 Kildore Way

5th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

JPM 6/10/22 - Revise LOD on Lot 6
Pay fee-in-lieu