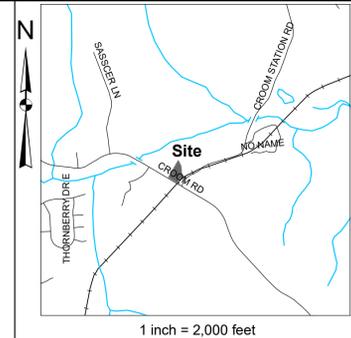


General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	AR (prior R-A)
Zone	Aviation Policy Area (APA) ¹	NA
Administrative	Tax Grid (TMG)	110 C-4
Administrative	WSSC Grid (Sheet 20)	2115E12
Administrative	Planning Area (Plan Area)	82A
Administrative	Election District (ED)	15
Administrative	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



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

- Legend**
- Signs Woodland Preservation Area
 - Temporary Protective Fencing
 - Limit of Disturbance
 - Specimen Trees
 - Brushline
 - Treeline
 - CRZ (Critical Root Zone)
 - Primary Management Area (PMA)
 - 100-foot Stream Buffer
 - Stream
 - 100-year Floodplain
 - Woodland Preservation Area (WPA)
 - Floodplain Cleared (C-FP)
 - Property Boundary
 - Property Boundary Adjacent
 - Easement
 - Structures
 - Contour 2-foot
 - Contour 10-foot
 - Overhead Utility Line
 - Utility Poles
 - MasterPlan RW
 - Slopes 15% or greater

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)

1 Zone:	R.A.		
2 Gross Tract:	2.77		
3 Floodplain:	1.12		
4 Previously Dedicated Land:	0.00	0.00	0.00
5 Net Tract (NTA):	1.65	0.00	0.00

6 TCP Number: TCP2-029-2022 Revision #: 0

7 Property Description or Subdivision Name: 8070 Croom Road (Hager Property)

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 lots? (Y or N): N

13 Is any portion of the property in a WC Bank? (Y or N): N

14 Break-even Point (preservation) = 0.83 acres

15 Clearing permitted w/o reforestation = -0.41 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		0.42	1.09	
18 Woodland Conservation Threshold (WCT) =	50.00%	0.83		
19 Smaller of 17 or 18		0.42		
20 Woodland above WCT		0.00		
21 Woodland cleared		0.20	0.38	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		0.00		
23 Clearing above WCT (0.25 : 1) replacement requirement		0.00		
24 Woodland cleared below WCT		0.20		
25 Clearing below WCT (2:1 replacement requirement)		0.40		
26 Afforestation Required Threshold (AFT) =	20.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		1.00		

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

29 Woodland Preservation	0.22			
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			
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	0.78			
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		1.00		
41 Area of woodland not cleared	0.22	acres		
42 Net tract woodland retained not part of requirements:	0.00	acres		
43 100-foot floodplain woodland retained:	0.71	acres		
44 On-site woodland conservation provided	0.22	acres		
45 On-site woodland conservation alternatives provided	0.00			
46 On-site woodland retained not credited	0.71	acres		

47 Prepared by: _____ Signed: _____ Date: _____

SPECIMEN TREE TABLE

Tree #	Common Name	Latin Name	DBH (inch)	Condition Rating	Comments	Disposition	Preservation Comments
1*	Southern Red Oak	<i>Quercus falcata</i>	35	Excellent (91)	Top damage, decay, dieback, needs pruning	Save	NA
2	Hickory	<i>Carya sp.</i>	40	Good (87)	Top damage, decay, dieback, needs pruning, many vines into canopy	Save	NA

Trees denoted with an asterisk () are located off-site but within 100-foot of the property boundary.

Forest Conservation Act Reporting Information (Change Table)

	Original Approval	Revision Number (-01)	Revision Number (-02)	Cumulative Change
Net Tract (Acres)	2.77			
Existing Woodland (Acres)	1.51			
Woodland Cleared (Acres)	0.58			
Woodland Retained On-Site (Acres)	0.93			
Woodland Planted On-Site (Acres)	0.00			
On-Site Woodland Easement/Preservation and Planting (Acres)	0.22			
On-site Wooded Floodplain in Easement (Acres)	0.71			
Bond Amount	0.00			
Fee-in-Lieu Amount	0.00			
50' Stream Buffers Conserved (Preservation) Linear Length	588			
50' Stream Buffers Conserved (Preservation) - Acreage	0.85			
50' Stream Buffers Newly Established (Afforestation) Linear Length	0			
50' Stream Buffers Newly Established (Afforestation) Acreage	0.00			
Off-Site Woodland Conservation Credits Required (Acres)	0.78			
Off-Site Woodland Conservation Credits Provided (Acres)	0.78			

This site was the subject of a Stop Work Order (Violation #24868-2022-0) for clearing of existing woodlands. All the work with the clearing has been completed with the exception of the stump grinding within the cleared area. No additional tree removal will occur. However since there are several piles of woody material, some of that may be cleaned up by hand equipment and used for firewood at the discretion of the property owner.

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 48735 Page 318. Revisions to the TCP2 may require a revision to the recorded easement.

Natural Resources Inventory Site Statistics Table

Site Statistics	Total ¹ (acres)
Gross tract area	2.77
Existing 100-year floodplain	1.12
Net tract area	1.65
Existing woodland in the floodplain	1.09
Existing woodland net tract	0.42
Existing woodland total	1.51
Existing PMA	1.93
Regulated streams (linear feet of centerline)	588'
Riparian (wooded) buffer up to 300 feet wide ²	1.51

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.

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

Signed: *John P. Markovich* Date: 9/30/2022

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
TREE CONSERVATION PLAN APPROVAL

TCP2-029-2022

Approved by	Date	DRD #	Reason for Revision
<i>Suzanne G. Noble</i>	4/25/2023	N/A	N/A
00 Revision			
01 Revision			
02 Revision			
03 Revision			
04 Revision			
05 Revision			

APPLICANT / DEVELOPER

Anthony Hager
8070 Croom Road
Upper Marlboro, MD 20772
Phone: 202-509-6316

Type 2 Tree Conservation Plan

Anthony Hager Property
8070 Croom Road
15th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

DWN	Checked
JPM	JPM

Scale: **1" = 50'**

Project No: **22-021**

Sheet No: **1 of 2**

Standard Type 2 Tree Conservation Plan Notes

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 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-3 formerly the Rural Tier and is zoned AR (prior R-2A).
7. The property is adjacent to Croom Road which is a designated Scenic and History roadway.
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).

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.
- Removal of Hazardous Trees or Limbs by Developers or Builders**
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 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.

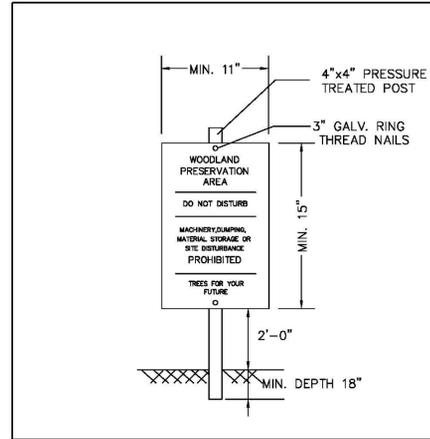
When off-site woodland conservation is proposed:

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 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, 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 George's County. Applicants shall demonstrate to the Planning Director or designee 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 George's County.

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

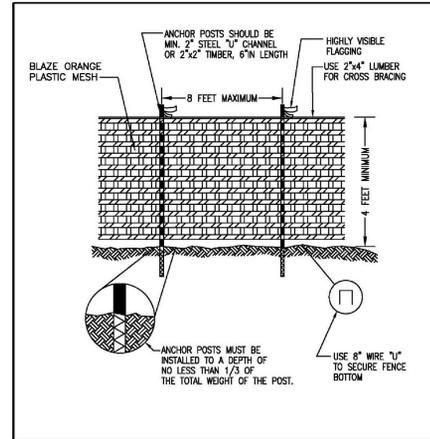
20. If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the 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.
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 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.
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. 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.

COMAR 50" Stream Buffer Exhibit



- 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 APPROXIMATELY EVERY 50 FEET ALONG FENCING.
 7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN



- 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 DEVICES.
 4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
 6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

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

I/We Anthony Hager 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.

Anthony Hager Date 8-20-22

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

Signed: *John P. Markovich* Date: 9/30/2022

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

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL				
TCP2-029-2022				
Revision	Approved by	Date	DRD #	Reason for Revision
00 Revision	<i>Suzanne F. Noble</i>	4/25/2023	N/A	N/A
01 Revision				
02 Revision				
03 Revision				
04 Revision				
05 Revision				

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PRINCE GEORGE'S COUNTY, MARYLAND

DWN Checked
JPM JPM

Scale **1" = 50'**

Project No. **22-021**
Sheet No. **2 of 2**