

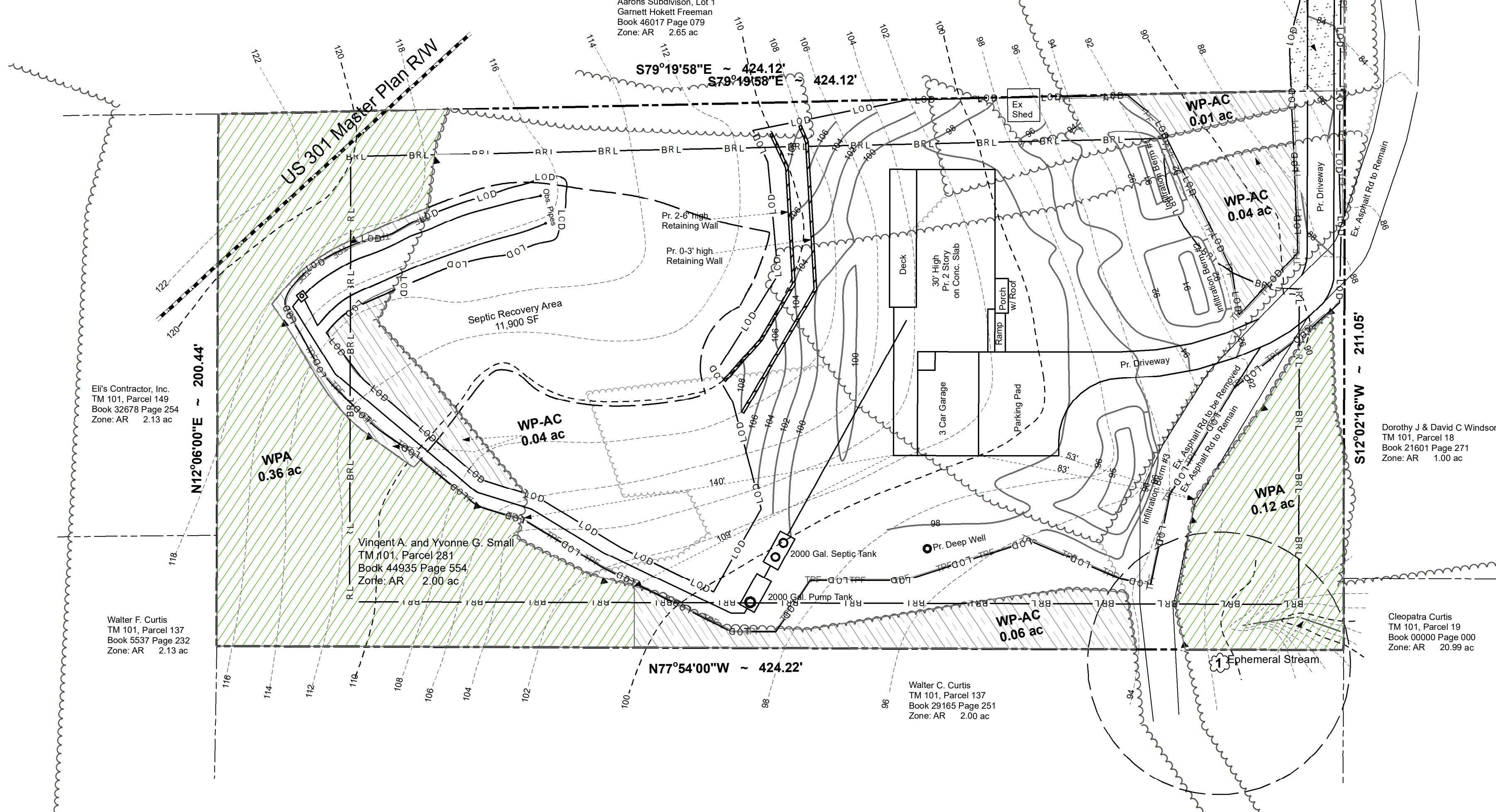
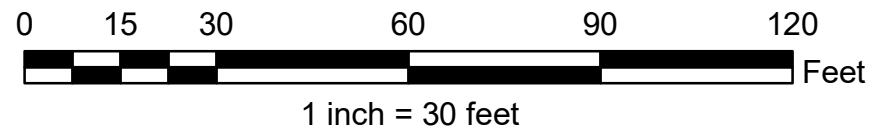
Site Statistics	Total <sup>1</sup> (acres)
Gross tract area	2.00
Existing 100-year floodplain	0.00
Net tract area	2.00
Existing woodland in the floodplain	0.00
Existing woodland net tract	1.41
Existing woodland total	1.41
Existing PMA	0.00
Regulated streams (linear feet of centerline)	0'
Riparian (wooded) buffer up to 300 feet wide <sup>2</sup>	0.00

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

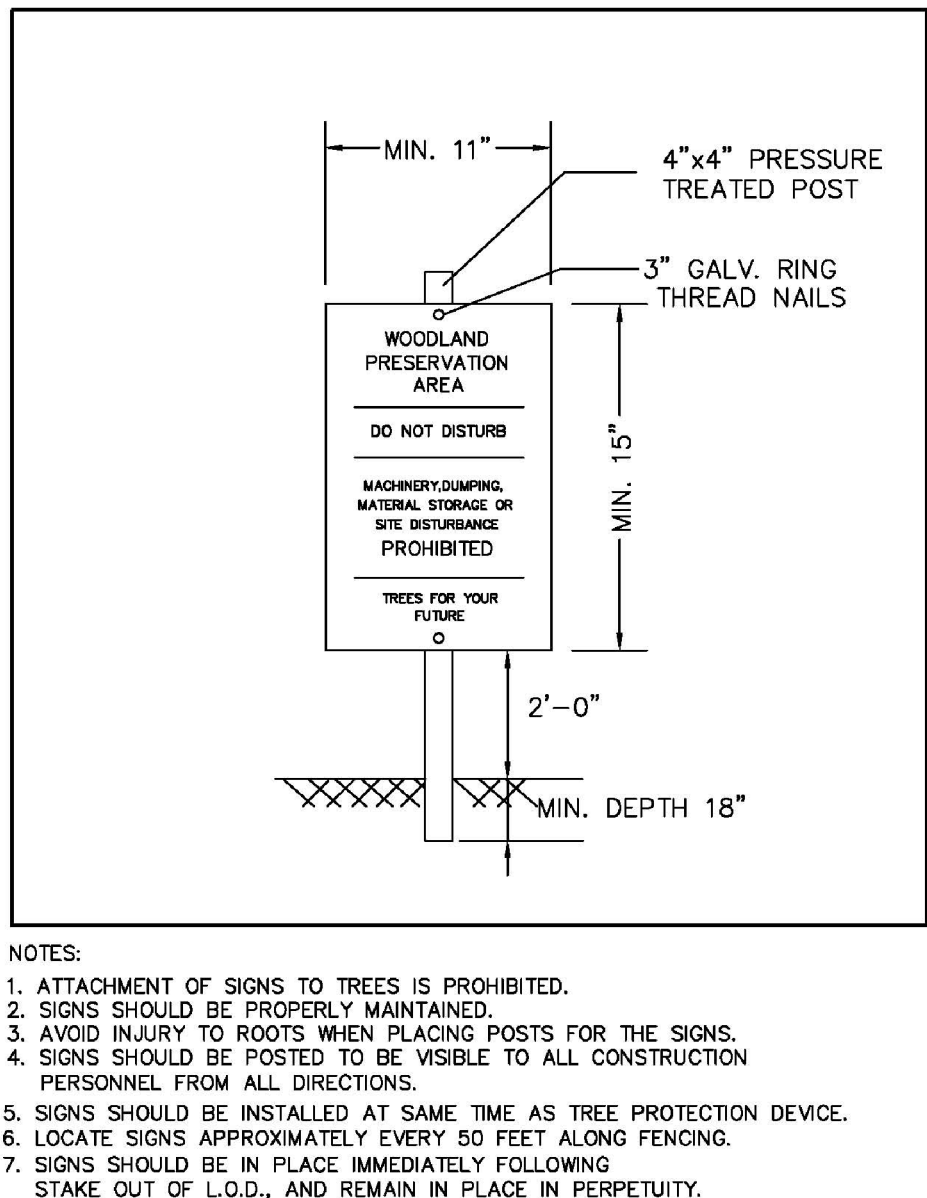
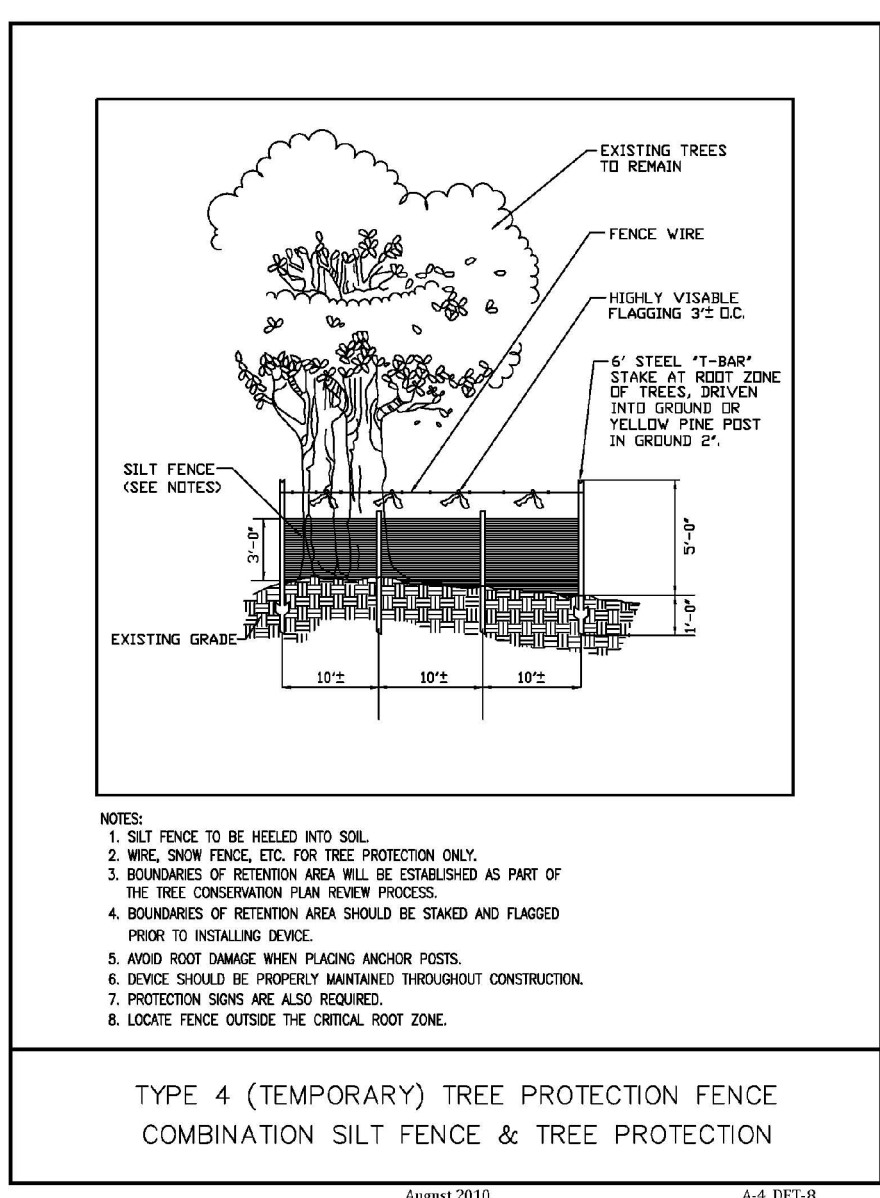
<sup>2</sup> Acreage of the onsite woodland up to 300 feet measured from the stream

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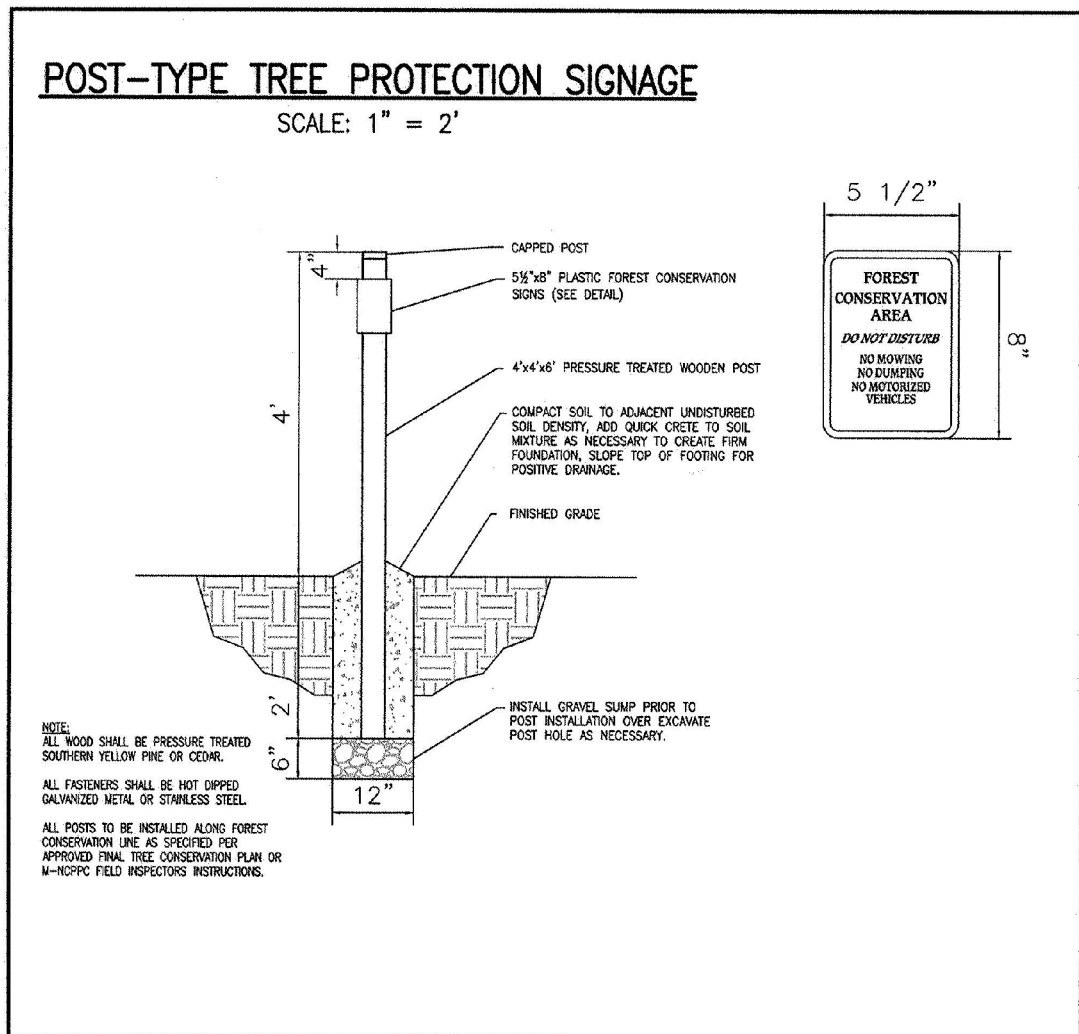
\* Indicates that the tree is located off-site but within 100-foot of the property boundary



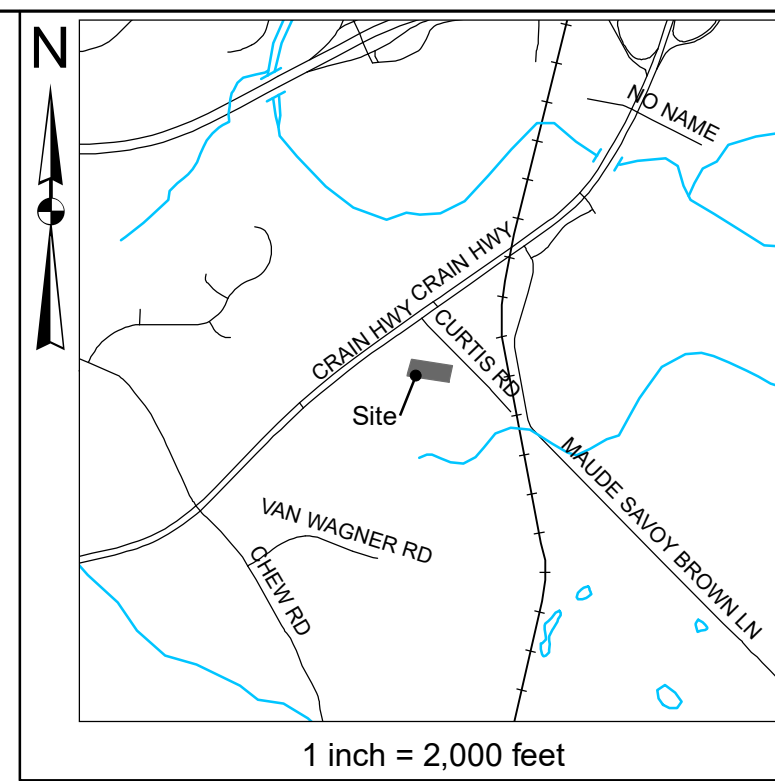
Forest Conservation Act Reporting Information (Change Table)				
	Original Approval	Revision Number (-01)	Revision Number (-02)	Cumulative Change
Net Tract (Acres)	2.00	2.00		0.00
Existing Woodland (Acres)	1.41	1.41		0.00
Woodland Cleared (Acres)	0.93	0.93		0.00
Woodland Retained On-Site (Acres)	0.48	0.48		0.00
Woodland Planted On-Site (Acres)	0.00	0.00		0.00
On-Site Woodland Easement/Preservation and Planting (Acres)	0.48	0.48		0.00
On-site Wooded Floodplain in Easement (Acres)	0.00	0.00		0.00
Bond Amount	0.00	0.00		0.00
Fee-In-Lieu Amount	0.00	0.00		0.00
50' Stream Buffers Conserved (Preservation) Linear Length	0.00	0.00		0.00
50' Stream Buffers Conserved (Preservation) - Acreage	0'	0'		0'
50' Stream Buffers Newly Established (Afforestation) Linear Length	0.00	0.00		0.00
50' Stream Buffers Newly Established (Afforestation) Acreage	0.00	0.00		0.00
Off-Site Woodland Conservation Credits Required (Acres)	1.19	1.19		0.00
Off-Site Woodland Conservation Credits Provided (Acres)	0.00	0.00		0.00



- ### Legend
- |  |   |
|--|---|
|  | LOD (Limit of Disturbance)                    |
|  | Proposed Structures                           |
|  | Proposed Grades                               |
|  | BRL (Building Restriction Line)               |
|  | Cleared Off-site                              |
|  | WPA (Woodland Preservation Area)              |
|  | WP-AC (Woodland Preserved Assumed Cleared)    |
|  | WPA Signs                                     |
|  | TPF (Temporary Protection Fence - Silt Fence) |
|  | Property Boundary                             |
|  | Property Boundary Adjacent                    |
|  | 10-foot Contours                              |
|  | 2-foot Contours                               |
|  | Easement - Drain Field                        |
|  | Master Plan RW                                |
|  | Stream Epheneral                              |
|  | Specimen Tree                                 |
|  | CRZ - Critical Root Zone                      |
|  | Existing Treeline 2017                        |
|  | Existing Treeline 2016                        |



- ## Standard Type 2 Tree Conservation Plan Notes
1. This plan is submitted to fulfill the woodland conservation requirements for Permit #25990-2021. If Permit #25990-2021 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 is designed prior to 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 Permits and Inspections will schedule a meeting with the applicant. The meeting shall be conducted 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 measures throughout the life of the plan and plan to 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 ESA-3 formerly the Rural Tree and is zoned AR formerly R-A.
7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
8. The property is adjacent to US 301 which is classified as a Master Planned Expressway roadway.
9. This plan is not grandfathered by (CB27-2010, Section 25-119g).
- ### Tree Preservation and Retention
10. All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in 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 designated for clearing or removal.
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 (TPF) 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, the locations of the TPF may be changed.
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. All woodland conservation measures shall be completed within 120 days of the start of any work on the plans at the same time as the temporary TCP2 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 approved plan and remain undisturbed. Free 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. Dead or dying trees, trees with a condition of declining, trees that 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 the permittee. 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 be contacted first to determine if the tree or trees are in 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 certification is not required if the tree or trees are in a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. The photos shall be submitted to the inspector for documentation prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
19. If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert shall be contacted without delay for 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 photographs shall be submitted to the inspector for documentation of the damage.
20. Debris from 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. The debris shall be completely removed from the site 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:
21. If the off-site woodland conservation is proposed as part of 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 project. In accordance with Prince George's County Ordinance 12-22, the Department of Planning, Land Use and Zoning, and the Department of Public Works, the Department of Planning, Land Use and Zoning, and the 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.
- ### POST DEVELOPMENT NOTES
- #### When woodlands and/or specimen, historic or champion trees are to remain:
1. 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 removal. The removal and/or corrective action shall be completed prior to the issuance of the Planning Department 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 trees in the woodland conservation area is not permitted.
2. The location of all temporary tree protection fencing (TPF) 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, the locations of the TPF may be changed.
3. The location of all temporary tree protection fencing (TPF) 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, the locations of the TPF may be changed.
4. The use of broadcast spraying of herbicides is not permitted. However, these of herbicides to discourage re-sprouting of invasive, nonxious, 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 without the done in accordance with the label instructions.
5. 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.
- #### When woodlands are to be planted or regenerated in fulfillment of Woodland Conservation requirements on-cuts have been placed in a Woodland and Wildlife Habitat Conservation Easement recorded in the Prince George's County Land Records as Record #063 4763 Page 179.
- Revisions to the TCP2 may require a revision to the recorded easement.



Standard Woodland Conservation Worksheet for Prince George's County					
<b>SECTION I—Establishing Site Information—(Enter acres for each zone)</b>					
1 Zone:	R-A				
2 Gross Tract:	2.00				
3 Floodplain:	0.00				
4 Previously Dedicated Land:	0.00				
5 Net Tract (NTA):	2.00	0.00	0.00		
6 TCP Number	TCPA-035-2017		Revision #	1	
7 Property Description or Subdivision Name:	Vincent A Small Property				
8 Is this site subject to the 1989 Ordinance (Y/N)	N				
9 Is this site (1) single family lot? (Y/N)	N				
10 Are there prior TCP approvals which include a combination of this lot's (Y/N)	N				
11 Is any portion of the property in a WC Bank?	N				
12 Break-even Point (preservation):	1.08	acres			
14 Clearing permitted w/ reforestation=	0.33	acres			
<b>SECTION II—Determining Requirements (Enter acres for each corresponding column)</b>					
	<b>Column A</b> WCT/AFt A	<b>Column B</b> Net Tract	<b>Column C</b> Floodplain (1-1)	<b>Column D</b> Off-Site Impacts (1-1)	
15 Existing Woodland		1.41	0.00		
16 Woodland Conservation Threshold (WCT) =	50.00%				
17 Smaller of 13 or 14		1.00			
18 Woodland above WCT		0.41			
19 Woodland cleared		0.93	0.00	0.05	
20 Woodland cleared above WCT (smaller of 16 or 17)		0.41			
21 Clearing above WCT (0.25 - 1) replacement requirement		0.10			
22 Woodland cleared below WCT		0.52			
23 Clearing below WCT (2:1 replacement requirement)		1.04			
24 Afforestation Required Threshold (AFt) =	20.00%				
25 Off-site WCA being provided on this property					
26 Woodland Conservation Required		1.67	acres		
<b>SECTION III—Meeting the Requirements (Enter acres for each corresponding column)</b>					
27 Woodland Preservation		0.48			
28 Afforestation / Reforestation		0.00	Bond amount:	\$	-
29 Natural Regeneration		0.00			
30 Landscape Credits		0.00			
30a Specimen/Historic Tree Credit (CR2 area * 2.0)	0.00	0.00			
31 Forest Enhancement Credit (Area * .25)	0.00	0.00			
32 Forest Tree Credit (Easting at 10-year canopy coverage)	0.00	0.00			
34 Area approved for fee-in-lieu/PFA		0.00	Fee amount:		\$0.00
34a Area approved for fee-in-lieu/non-PFA		0.00	Fee amount:		\$0.00
35 Off-Site Woodland Conservation Credits Required		1.19			
36 Off-Site WCA (pres-eration) being provided on this property					
37 Off-Site WCA (afforestation) being provided on this property					
38 Woodland Conservation Provided		1.67	acres		
39 Area of woodland not cleared		0.48	acres		
40 Net tract woodland retained not part of requirements:		0.00	acres		
41 100-woodland woodland retained		0.00	acres		
42 On-site woodland conservation provided		0.48	acres		
43 On-site woodland retained not credited		0.00	acres		
44 Prepared by:	Signed	Date			

This site received an approved variance request from Section 25-122(b)(1)(I) and (J) to count woodland conservation area credits for areas that are less than the minimum area and/or width requirements.

I/We Vincent A. Small 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.

Vincent A. Small 12/22/22  
 Vincent A. Small Date

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

Signed: John P. Markovich Date: 2/7/2023

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 <b>TREE CONSERVATION PLAN APPROVAL.</b>			
<b>TCP2-035-2017</b>			
	Approved by	Date	DRD #
			Reason for Revision
01 Revision	Megan K. Reiser	4/19/2018	NA
02 Revision	Christian Morini	2/8/2023	NA
03 Revision			New owner & house footprint, new grading
04 Revision			
05 Revision			

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

**APPLICANT / DEVELOPER**

Vincent A. Small  
334 Tomlin Station Roda  
Mullica Hill, NJ 08062  
Phone: 856-803-8014

## Type 2 Tree Conservation Plan (TCP2)

**Vincent A. Small Property**  
**TTM 101 Grid F-1, Parcel 281**  
**6205 Curtis Road**  
**Upper Marlboro, MD 20772**  
 3rd ELECTION DISTRICT  
 PRINCE GEORGE'S COUNTY, MARYLAND

<b>REVISIONS</b>	
2/17/2022 -JPM Rev LOD grading & house footprint	
DWN <div style="text-align: center; width: 50%;">JPM</div>	Checked <div style="text-align: center; width: 50%;">JPM</div>
Scale <b>1" = 30'</b>	
Project No. <b>17-034</b>	
Sheet No. <b>1 of 1</b>	