

Cactus Hill Lot-by-Lot Woodland Conservation Summary Table													
Lot	TCP2 #	Gross Tract Area (FP)	100-year Floodplain (FP)	Previously Dedicated Land	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-OS)	Woodland Preserv. Area (WPA)	Woodland Retained - Not Credited (WR-NC)	Woodland Retained - Assumed Cleared (WR-AC)
1	TCP2-044-2023	5.04	0.00	0.00	5.04	3.37	0.00	0.00	0.00	0.00	1.98	0.00	0.18
2	TCP2-005-91	5.58	0.00	0.00	5.58	4.97	0.00	0.61	0.00	0.00	0.98	0.00	3.99
3	TCP2-059-96	5.59	0.00	0.24	5.34	4.98	0.00	0.10	0.00	0.00	2.70	0.00	0.00
4	TCP2-173-91	9.11	2.13	0.00	6.98	6.62	2.13						
5	TCP2-009-03	6.12	1.35	0.00	1.77	4.80	0.32	0.73	0.00	0.00	2.73	0.00	1.34
p/o 6	TCP2-005-91	10.36	0.00	0.00	10.36	10.26	0.00	1.00	0.00	0.00	6.58	0.00	2.68
p/o 6	TCP2-023-97	10.43	1.15	0.00	9.28	9.10	1.15	0.51	0.00	0.00	4.78	0.00	3.81
7	TCP2-017-01	5.93	0.00	0.00	5.93	5.78	0.00	0.48	0.00	0.00	3.18	0.00	2.12
Parcel A	TCP2-108-00	6.01	0.81	0.00	5.20	5.20	0.81	0.29	0.00	0.00	4.91	0.00	0.00
Total		64.17	5.44	0.24	55.48	55.08	4.41	3.72	0.00	0.00	27.84	0.00	0.18

SPECIMEN TREE TABLE						
Tree #	Common Name	Latin Name	DBH (inch)	Condition Rating	Comments	Disposition
4	Southern Red Oak	<i>Quercus falcata</i>	32	Fair (78)	Trunk & top damage, decay, dieback	Save
5	Southern Red Oak	<i>Quercus falcata</i>	33	Excellent (91)	Top damage, dieback	Save
6	Yellow Poplar	<i>Liriodendron tulipifera</i>	31	Good (84)	Trunk & top damage, decay, dieback	Save
7	Yellow Poplar	<i>Liriodendron tulipifera</i>	32	Fair (78)	Trunk & top damage, decay, dieback	Save
8	Sycamore	<i>Platanus occidentalis</i>	32	Good (84)	Trunk & top damage, decay, dieback	Save
9	Sycamore	<i>Platanus occidentalis</i>	32	Good (84)	Trunk & top damage, decay, dieback	Save
10	Black Walnut	<i>Juglans nigra</i>	41	Poor (68)	Trunk & top damage, decay, dieback	Save

Site Statistics Table		Lot 1 (acres)
Gross tract area		5.04
Existing 100-year floodplain		0.00
Net tract area		5.04
Existing woodland in the floodplain		0.00
Existing woodland net tract		3.37
Existing woodland total		3.37
Existing PMA		0.00
Regulated streams (linear feet of centerline)		0'
Riparian (wooded) buffer up to 300 feet wide ²		0.30

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.

Standard Type 2 Tree Conservation Plan Notes

- This plan is submitted to fulfill the woodland conservation requirements for Building Permit. If the Building Permit expires, then this TCP2 also expires and is no longer valid.
- 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.
- 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.
- 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.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within ESA-3 formerly the Rural Tier and is zoned AG (previously O-S).
- The property is adjacent to Bryan Point Road which is a designated Scenic and Historic roadway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is grandfathered by CR27-2010, Section 25-119(g).

- Tree Preservation and Retention Notes**
- 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.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- 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.
- 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.
- 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**
- 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.
- 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.
- 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.
- 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.
 - 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.
 - 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.
 - 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.

- POST DEVELOPMENT NOTES**
- When woodlands and/or specimen, historic or champion trees are to remain:**
- 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.
- 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.
- 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.
- 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.
- 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 in accordance with the label instructions.
- 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.

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 Record Plat 156-001 for Lot 1-3 Hickoryvale Addition to Cactus Hill. Revisions to the TCP2 may require a revision to the recorded easement.

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:	AG
2. Gross Tract:	5.04
3. Floodplain:	0.00
4. Previously Dedicated Land:	0.00
5. Net Tract (NTA):	5.04

6. Property Description or Subdivision Name: Cactus Hill, Lot 1
7. Current TCP Number: TCP2-044-2023
8. Previous TCP Number: Rev # 0

Site subject to the 2010 Ordinance (Y or N) is this a priority funding area? (Y or N)
N

SECTION II - Determining Woodland Conservation Requirements (Enter acres in corresponding column)

9. Woodland Conservation Calculations:	Net tract	Floodplain
11. Acreage of Existing Woodland	3.37	0.00
12. Woodland Conservation Required for per TCP1 or TCP2	39.29%	1.98
13. Area of Woodland Cleared per previous TCP1 or TCP2	0.00	0.00
14. Area of Woodland Cleared per current TCP2	0.00	0.00
15. Area of Woodland above WCT not cleared by previous TCP1 or TCP2	0.00	0.00
16. Additional Woodland Cleared by current TCP2	Y	0.00
17. Does the TCP show 2:1 replacement?	0.00	0.00
18. Clearing above WCT (1/4:1 Replacement)	0.00	0.00
19. Clearing below WCT (2:1 Replacement)	0.00	0.00
20. Total Woodland Conservation Required :	1.98	

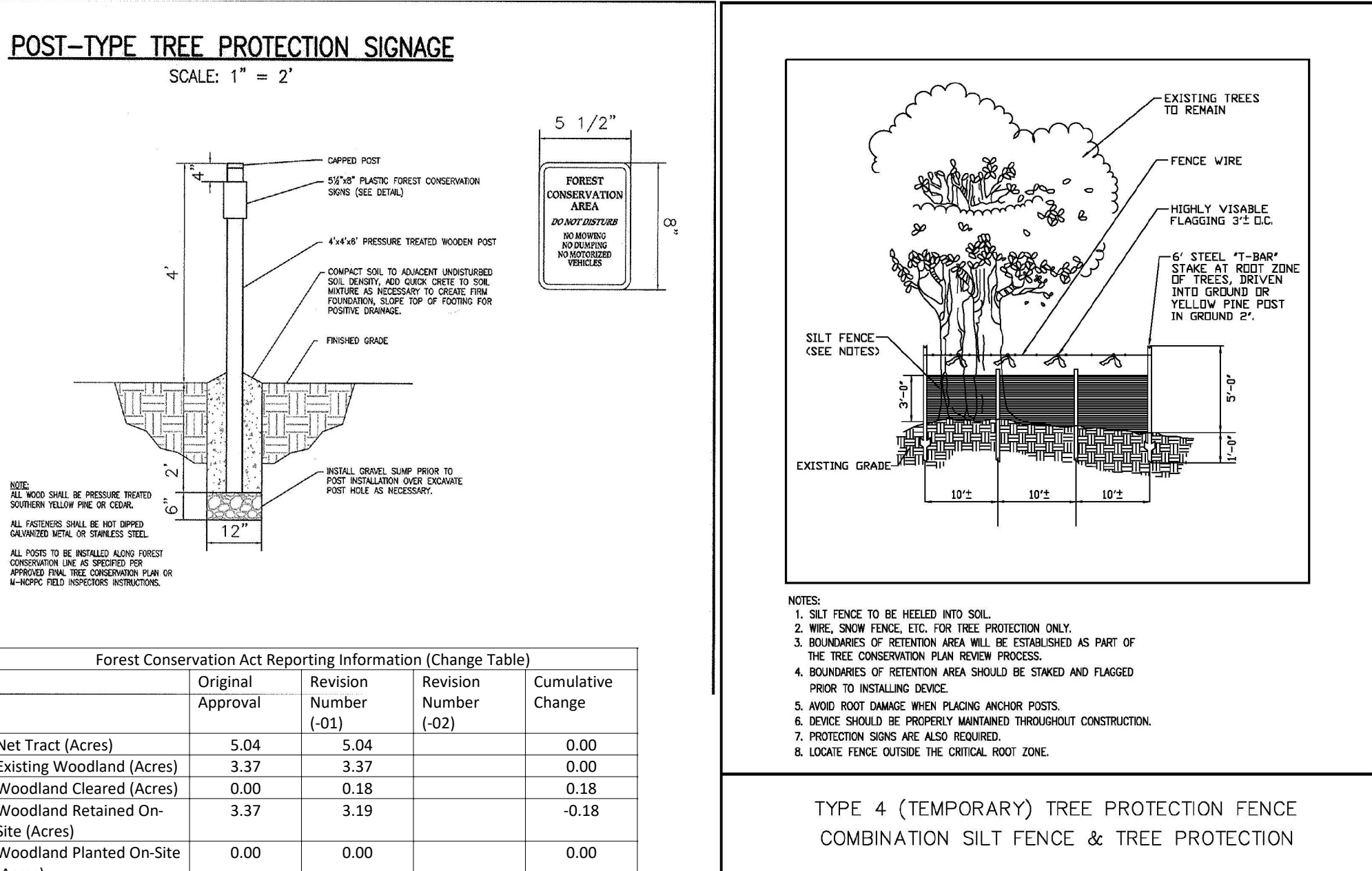
SECTION III-Meeting the Requirement (Enter acres in corresponding column)

21. Woodland Conservation Provided:	(acres)
22. Woodland Preservation	1.98
23. Reforestation / Afforestation	0.00
24. Natural Regeneration	0.00
25. Landscape Credits	0.00
26. Area approved for fee-in-lieu	0.00
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	1.98

29. Area of net tract woodland not cleared: 3.37 acres
30. Woodland retained not part of requirements: 1.39 acres

31. Prepared by: Date:

32. Qualifications:



Forest Conservation Act Reporting Information (Change Table)			
	Original Approval	Revision Number (-01)	Revision Number (-02)
Net Tract (Acres)	5.04	5.04	0.00
Existing Woodland (Acres)	3.37	3.37	0.00
Woodland Cleared (Acres)	0.00	0.18	0.18
Woodland Retained On-Site (Acres)	3.37	3.19	-0.18
Woodland Planted On-Site (Acres)	0.00	0.00	0.00
On-Site Woodland Easement/Preservation and Planting (Acres)	1.98	1.98	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) - Acreage	0.00	0.00	0.00
50' Stream Buffers Newly Established (Afforestation) - Acreage	0'	0'	0'
50' Stream Buffers Newly Established (Afforestation) - Linear Length	0.00	0.00	0.00
Off-Site Woodland Conservation Credits Required (Acres)	0.00	0.00	0.00
Off-Site Woodland Conservation Credits Provided (Acres)	0.00	0.00	0.00

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

I/We Cory Sanna 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.

Cory Sanna Date 5 September 2023

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

Signed: John P. Markovich Date: 10/25/2023

John P. Markovich
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STATE OF MARYLAND
BOARD OF FORESTERS

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-044-2023			
00 Revision	Approved by	Date	DRD #
01 Revision	Chuck Schuler	11/11/2023	
02 Revision			
03 Revision			
04 Revision			
05 Revision			

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APPLICANT / DEVELOPER
Cory Sanna
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Accokeek, MD 20607

Type 2 Tree Conservation Plan (TCP2)
Cactus Hill, Hickoryvale Addition,
Lot 1
2900 Bryan Point Road
5th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

DWN	Checked
JPM	JPM

Scale **1" = 50'**

Project No. **23-004**

Sheet No. **1 of 1**