

Standard Type 2 Tree Conservation Plan Notes

- This plan is submitted to fulfill the woodland conservation requirements for Permit. If the Permit expires, then this TCP2 also expires and is no longer valid.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-2 formerly the Developing Tier and is zoned R-R.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is grandfathered by CB27-2010, Section 25-119(g).

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

- 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:

- 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 handbook "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 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.
- 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.
- 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.

The original TCP2-045-03 approval for this site provided for 0.24 acres of Woodland Preservation on Lot 1.

TCP-045-03-02 revision allowed for the removal of an additional 0.09 acres of woodland. This made the balance of the WC required on-site as 0.15 acres. From plans available it is unclear how that mitigation was accomplished but it appears that it may have been from an excess of WPA provided on the overall site versus the overall site requirement.

TCP2-045-03-05 revision removes the last 0.15 acres of Woodland Conservation remaining on Lot 1. That woodland removal requires 0.04 acres of 1/4:1 mitigation for removing woodlands above the Woodland Conservation Threshold (WCT), making the total mitigation required 0.19 acres (0.15 ac plus 0.04 acres = 0.19 acres).

Lot-by-Lot Woodland Conservation Summary Table - Glenn Dale Village TCP2-045-03

Lot	Gross Tract Area	100-year Floodplain (FP)	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 Reforest. Area (WRA)	Woodland Retained - Not Credited (WR-NC)	Woodland Retained - Assumed Cleared (WR-AC)	Fee-in-lieu
1	0.50	-	0.50	0.50	-	0.50	-	-	0.00	-	-	-	0.19
2	0.68	-	0.68	0.68	-	0.41	-	-	0.24	-	-	0.03	-
3	0.75	-	0.75	0.75	-	0.46	-	-	0.27	-	-	0.02	-
4	0.50	-	0.50	0.50	-	0.29	-	-	0.16	-	-	0.05	0.09
5	0.53	-	0.53	0.53	-	0.31	-	-	0.22	-	-	-	-
6	0.81	-	0.81	0.81	-	0.42	-	-	0.37	-	-	0.02	-
7	1.00	0.04	0.96	0.96	0.04	0.46	-	-	0.48	-	-	-	-
8	0.53	-	0.53	0.53	-	0.37	-	-	0.16	-	-	-	-
9	0.46	-	0.46	0.46	-	0.34	-	-	0.12	-	-	-	-
10	1.13	0.27	0.86	0.86	0.27	0.53	-	-	0.33	-	-	-	-
11	1.27	0.56	0.71	0.71	0.56	0.48	-	-	0.23	-	-	-	-
12	0.47	-	0.47	0.47	-	0.31	-	-	0.16	-	-	-	-
13	0.46	-	0.46	0.46	-	0.34	-	-	0.12	-	-	-	-
14	2.81	1.56	1.25	0.78	1.11	0.28	-	-	0.45	-	-	0.05	-
Total	11.90	2.43	9.47	9.00	1.98	5.50	0.00	0.00	3.31	0.00	0.00	0.17	0.28

As requested the information for all lots has been added to this plan. It was determined that TCP2-045-03-03 as approved on 2/14/2005 included errors with regards to the woodland on the net tract area, woodland in the floodplain, overall acreage of the Woodland Preservation provided, etc. Those errors have been addressed to the extent possible.

The above table will be revised with each subsequent TCP2 revision.

I/We Gene Rawlings, 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.

Gene Rawlings Date 03-25-2023

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: John P. Markovich Date: 6/7/2023

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



General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-R
Zone	Aviation Policy Area (APA) ¹	NA
Administrative	Tax Grid (TMG)	36 C-3
Administrative	WSSC Grid (Sheet 20)	209NE10
Administrative	Planning Area (Plan Area)	70
Administrative	Election District (ED)	14
Administrative	Councilmanic District (CD)	4
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy 2035	Established Communities
Administrative	Police District	II

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

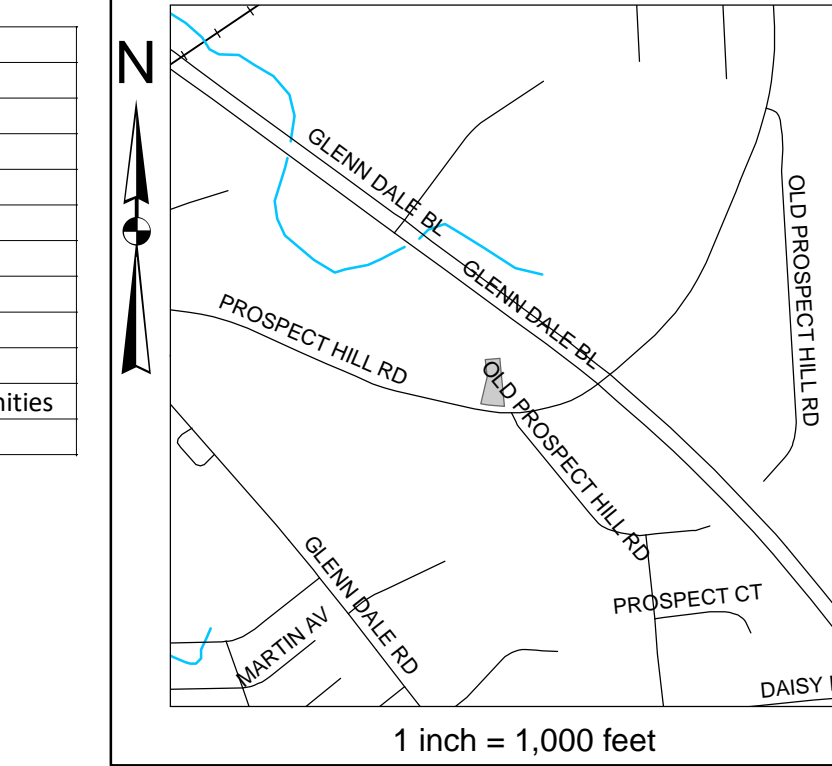
Site Statistics Table		Total ¹ (acres)
Gross tract area		0.50
Existing 100-year floodplain		0.00
Net tract area		0.50
Existing woodland in the floodplain		0.00
Existing woodland net tract		0.00
Existing woodland total		0.00
Existing PMA		0.00
Regulated streams (linear feet of centerline)		0'
Riparian (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.

Note: See the -07 revision for the corrected Forest Conservation Act Reporting Information (Change Table) x/11/2023 MJ, M-NCPPC.

Forest Conservation Act Reporting Information (Change Table)					
	Original Approval	Revision Number 03	Revision Number 04	Revision Number 05	Cumulative Change
Net Tract (Acres)	9.47	9.47	9.47	9.47	0.00
Existing Woodland (Acres)	9.00	9.00	9.00	9.00	0.00
Woodland Retained (Acres)	5.33	5.46	5.53	5.69	0.36
Woodland Cleared On-site (Acres)	3.67	3.54	3.47	3.31	-0.36
Woodland Planted On-site (Acres)	0.00	0.00	0.00	0.00	0.00
On-Site Woodland Easement/Preservation and Planting (Acres)	3.67	3.54	3.47	3.31	-0.36
On-Site Wooded Floodplain in Easement (Acres)	1.98	1.98	1.98	1.98	0.00
Bond Amount	\$ -	\$ -	\$ -	\$ -	\$ -
Fee-In-Lieu Amount	\$ -	\$ -	\$ 1,176.12	\$ 2,482.92	\$ 3,659.04
50' Stream Buffers Conserved (Preservation)	0	0	0	0	0
Linear Length	0	0	0	0	0
Acreage	0.00	0.00	0.00	0.00	0.00
50' Stream Buffers Newly Established (Afforestation)	0	0	0	0	0
Linear Length	0	0	0	0	0
50' Stream Buffers Newly Established (Afforestation)	0.00	0.00	0.00	0.00	0.00
Acreage	0.00	0.00	0.00	0.00	0.00
Off-Site Woodland Conservation Credits Required (Acres)	0.00	0.00	0.00	0.00	0.00
Off-Site Woodland Conservation Credits Provided (Acres)	0.00	0.00	0.00	0.00	0.00



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:	0.50
3) Floodplain:	0.00
4) Previously Dedicated Land:	0.00
5) Net Tract (NTA):	0.50

6) Property Description or Subdivision Name:

Glenn Dale Village, Lot 1

TCP2-045-03 Rev # 5

8) Previous TCP Number:

TCP2-045-03 Rev # 3

Site subject to the 2010 Ordinance (Y or N)

Y

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:

11) Acreage of Existing Woodland

12) Woodland Conservation Required for per TCP1 or TCP2

13) Area of Woodland Cleared per previous TCP1 or TCP2

14) Area of Woodland Cleared per current TCP2

15) Area of Woodland above WCT not cleared by previous TCP1 or TCP2

16) Additional Woodland Cleared by current TCP2

17) Does the TCP1 show 2:1 replacement?

18) Clearing above WCT (1/4:1 Replacement)

19) Clearing below WCT (2:1 Replacement)

20) Total Woodland Conservation Required :

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

21) Woodland Conservation Provided:

22) Woodland Preservation

23) Reforestation / Afforestation

24) Natural Regeneration

25) Landscape Credits

26) Area approved for fee-in-lieu

27) Credits Received for Off-site Mitigation on another property

28) Off-site Mitigation provided on this property

29) Total Woodland Conservation Provided

29) Area of net tract woodland not cleared

30) Woodland retained not part of requirements:

31) Prepared by:

32) Qualifications:

Legend

- Utility Pole
- BRL (Building Restriction Line)
- Easements
- Leaders
- Property Boundary
- Property Boundary Adjacent
- Treeline (Existing)
- Contour 10-foot
- Contour 2-foot

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APPLICANT / DEVELOPER

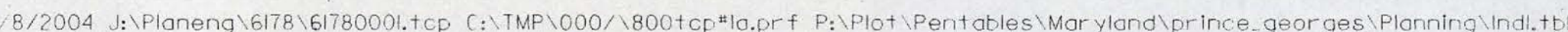
Gene Rawlings
11212 Prospect Hill Road
Glenn Dale, MD 20769
Phone: 202-251-4719

Type 2 Tree Conservation Plan
Single Lot Revision
TCP2-045-03

Glenn Dale Village, Lot 1
11212 Prospect Hill Road
14th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

DWN	Checked
JPM	JPM
Scale	1" = 20'
Project No.	23-007
Sheet No.	1 of 1



Fred Meyer Date

PHONE: _____
TAX MAP: 36 C3

1	Revised worksheet, changed approval box, and modified notes.	4.28.03	LFG
2	Revised worksheet.	4.28.03	LFG
3	Adjusted tree line and LOD @ lots 10, 11 & 8	9.17.03	LFG
4	Reduced Lot 5 tree conservation by .04 acres.	1.25.05	JW



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GLENN DALE VILLAGE
BOWIE (14TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DESIGN	SCALE	
LFG	1 OF 1	
RAWN		
JLF	SHEET	
CHECKED		
MAR. 03	6178	4797-W
DATE	JOB No.	FILE No.