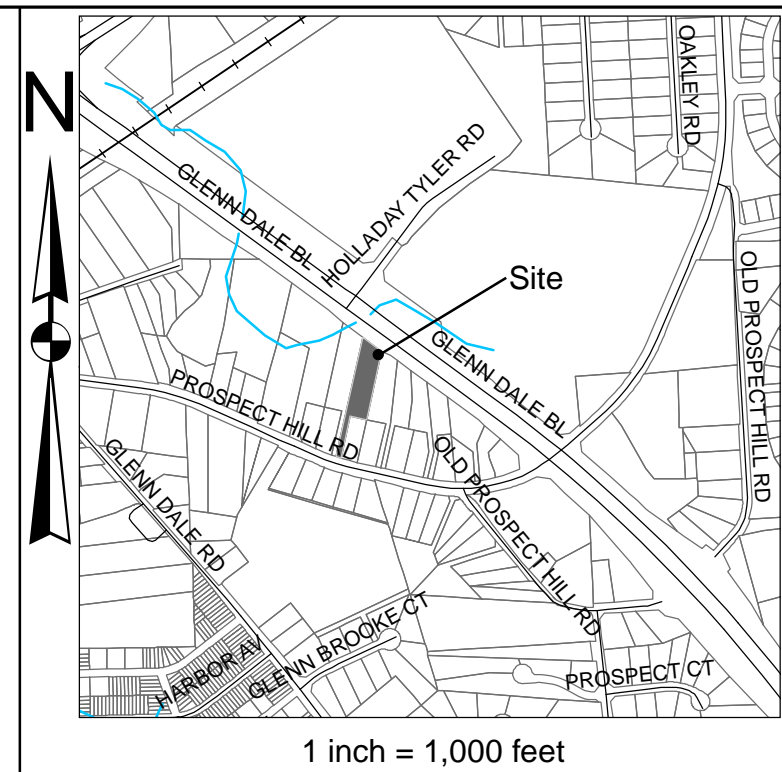
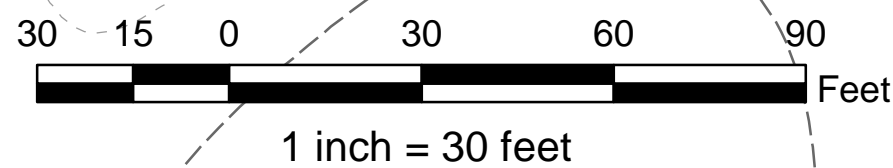



<sup>1</sup> If the site is within an APA, enter the name of the airport

<sup>2</sup> 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.



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

APPLICANT / DEVELOPER

Warren Craddock  
11108 Prospect Hill Road  
Glenn Dale, MD 20779  
Phone: 202-806-0386

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

**Glenn Dale Village, Lot 10**  
**11108 Prospect Hill Road**

## REVISIONS

DWN	Checked
JPM	JPM

Scale **1" = 30'**

Project No. **21-011**

1 of 1

**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:               | 1.13 |      |      |
| 3 Floodplain:                | 0.25 |      |      |
| 4 Previously Dedicated Land: | 0.00 |      |      |
| 5 Net Tract (NTA):           | 0.88 | 0.00 | 0.00 |

6	Property Description or Subdivision Name:	Glenn Dale Village, Lot 10		
7	Current TCP Number:	TCP2-045-03	Rev #	7
8	Previous TCP Number:	TCP2-045-03	Rev #	3

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

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

- | 9 Woodland Conservation Calculations: |   | Net tract                   | Floodplain |
|---------------------------------------|---|-----------------------------|------------|
| 11                                    | Acres of Existing Woodland                                      | 0.88                        | 0.25       |
| 12                                    | Woodland Conservation Required per TCP1 or TCP2                 | 37.50% 0.33                 |            |
| 13                                    | Area of Woodland Cleared per previous TCP1 or TCP2              | 0.55                        | 0.00       |
| 14                                    | Area of Woodland Cleared per current TCP2                       | 0.72                        | 0.00       |
| 15                                    | Area of Woodland above WCT not cleared by previous TCP1 or TCP2 | 1.96                        | 0.00       |
| 16                                    | Additional Woodland Cleared by current TCP2                     | 0.17                        |            |
| 17                                    | Does the TCP1 show 2:1 replacement?                             | Y                           |            |
| 18                                    | Clearing above WCT (14:1 Replacement)                           | 0.17 Replacement required = | 0.04       |
| 19                                    | Clearing below WCT (2:1 Replacement)                            | 0.00 Replacement required = | 0.00       |
| 20                                    | <b>Total Woodland Conservation Required :</b>                   | <b>0.37</b>                 |            |

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

- |    |  |         |             |                        |
|----|--|---------|-------------|------------------------|
| 21 | Woodland Conservation Provided:                              | (acres) |             |                        |
| 22 | Woodland Preservation  |         | 0.16        |                        |
| 23 | Reforestation / Afforestation                                |         | 0.00        | Bond amount: \$ -      |
| 24 | Natural Regeneration   |         | 0.00        |                        |
| 25 | Landscape Credits  |         | 0.00        |                        |
| 26 | Area approved for fee-in-lieu                                |         | 0.21        | Fee amount: \$2,744.28 |
| 27 | Credits Received for Off-site Mitigation on another property |         | 0.00        |                        |
| 28 | Off-site Mitigation provided on this property                |         | 0.00        |                        |
| 29 | <b>Total Woodland Conservation Provided</b>                  |         | <b>0.37</b> |                        |

- |  |            |
|--|------------|
| 29 Area of net tract woodland not cleared      | 0.16 acres |
| 30 Woodland retained not part of requirements: | 0.00 acres |




31 Prepared by: \_\_\_\_\_ Date: \_\_\_\_\_

### 32 Qualifications:

This TCP2 Plan is to address a violation notice for the removal of trees contrary to the approved TCP2 Plan. All clearing was previously completed and no additional clearing is proposed.

	Forest Conservation Act Reporting Information (Change Table)						Cumulative Change
	Original Approval	Revision Number 03	Revision Number 04	Revision Number 05	Revision Number 06	Revision Number 07	
Net Tract (Acres)	9.47	9.47	9.47	9.47	9.47	9.47	0.00
Existing Woodland (Acres)	9.00	9.00	9.00	9.00	9.00	9.00	0.00
Woodland Cleared (Acres)	5.33	5.46	5.53	5.68	5.87	6.04	0.71
Woodland Retained On-site (Acres)	3.67	3.54	3.47	3.31	3.12	2.95	-0.72
Woodland Planted On-site (Acres)	0.00	0.00	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	3.12	2.95	-0.72
On-Site Wooded Floodplain in Easement (Acres)	1.98	1.98	1.98	1.98	1.98	1.98	0.00
Bond Amount	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fee-In-Lieu Amount	\$ -	\$ -	\$ 1,176.12	\$ 2,482.92	\$ 3,136.32	\$ 2,744.28	\$ 9,539.64
50' Stream Buffers Conserved (Preservation) Linear Length	0	0	0	0	0	0	0
50' Stream Buffers Conserved (Preservation) Acreage	0.00	0.00	0.00	0.00	0.00	0.00	0.00
50' Stream Buffers Newly Established (Afforestation) Linear Length	0	0	0	0	0	0	0
50' Stream Buffers Newly Established (Afforestation) Acreage	0.00	0.00	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	0.00	0.00
Off-Site Woodland Conservation Credits Provided (Acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00

## Legend

- |   |   |
|---|---|
|  | Signs - Woodland Preservation                       |
|  | Treeline (existing)                                 |
|  | Woodland Preservation Area (WPA)                    |
|  | Woodland Preserved - Assumed Cleared (WP-AC)        |
|  | Stream  |
|  | 75-foot Stream Buffer                               |
|  | COMAR 50-foot Stream Buffer                         |
|  | 100-year Floodplain & Primary Management Area (PMA) |
|  | Property Boundary                                   |
|  | Property Boundary Adjacent                          |
|  | Easements (Assorted)                                |
|  | Fence (existing)                                    |
|  | Building Restriction Line (BRL)                     |
|  | Contour 10-foot                                     |
|  | Contour 2-foot                                      |

**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-OSS)	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	-	-	0.00	-	-	-	0.19	Rev-02 & 05
2	0.68	-	0.68	-	-	0.68	-	-	0.24	-	-	-	-	
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	Rev-04
5	0.53	-	0.53	0.53	-	0.31	-	-	0.22	-	-	-	-	Rev-03
6	0.81	-	0.81	0.81	-	0.61	-	-	0.18	-	-	0.02	0.24	Rev-06
7	1.00	0.04	0.96	0.96	0.04	0.48	-	-	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	0.70	-	-	0.16	-	-	-	0.21	Rev-07
11	1.27	0.56	0.71	0.71	0.56	0.48	-	-	0.16	-	-	-	-	
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	5.88	0.00	0.00	2.95	0.00	0.00	0.17	0.73	

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 Warren Craddock 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.

Warren J Craddock April 17, 2023  
Warren Craddock Date

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

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

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



Prince George's County Planning Department, M-NCPPC Environmental Planning Section <b>TYPE 2 TREE CONSERVATION PLAN APPROVAL</b> <b>TCP2-045-03</b>				
	Approved by	Date	DRD #	Reason for Revision
00 Revision	Porter Ingram	4/30/2003		
01 Revision	Lori Shirley	2/8/2004		Adj tree line - Lots 8, 10 & 11
02 Revision	Lori Shirley	12/8/2004		Lot 1 - remove 0.09 acres woodland
03 Revision	Lori Shirley	2/14/2005		Lot 5 - remove additional 0.04 acres woodland
04 Revision	Marc Juba	7/11/2023		Lot 4 - remove 0.07 ac. Woodland & provide FFI.
05 Revision	Marc Juba	7/11/2023		Lot 1 - remove 0.15 acres woodland & provide FFI.
06 Revision	Marc Juba	7/11/2023		Lot 6 - remove 0.19 acres woodland & provide FFI.
07 Revision	Marc Juba	7/11/2023		Lot 10 - remove 0.17 acres woodland & provide FFI.





0.35 ACRES CONSERVATION

1.17 ACRES FLOODPLAIN CONSERVATION

1.98 ACRES CONSERVATION

0.74 ACRES FLOODPLAIN CONSERVATION

0.51 ACRES CONSERVATION

0.32 ACRES CONSERVATION

0.25 ACRES CONSERVATION

- TCP 11 NOTES**
- Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$150 per square foot mitigation fee.
  - The Department of Environmental Resources (DER) Inspector must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this plan.
  - All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be maintained by the Building Official until all required activities have been satisfied.
  - The location of all Tree Protection Devices (TPDs) shown on this plan shall be marked and stored in the field prior to the pre-construction meeting with the Inspector on DER, soon after the start of the proposed work. The location of the TPDs shall be marked with a flag or stake. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
  - Woodland Conservation - Tree Save Areas shall be posted as shown of the site time of Tree Protection Device installation. The signs shall remain in place for 5 years.
  - Tree Conservation Area signs will be securely attached to or least every 4 feet (4m) post.
  - Contractor is liable for any damages he causes during construction of any preservation areas, fences, roads, paved paths, utilities, or other improvements on private or public property.
  - Approved Sediment and Erosion Control Measures may be substituted in lieu of Tree Protection Devices (TPDs) shown on this plan. In-field location and substitutions must be approved by the DER Inspector.
  - Property owners shall be notified by the Developer or Contractor of any Selective Clearing Areas located on the lot or parcel of land and the associated fines for unauthorized clearances to these areas. Upon the sale of the property the owner/developer or owner representative shall notify the purchaser of the property of any woodland conservation areas.

**Woodland Conservation Area Management Notes:**

Removal of Hazardous Trees or Hazardous 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 portions thereof designated by the Department of Environmental Resources as dead, dying, or hazardous may be removed.

- A tree is considered hazardous if a condition is present which leads a Licensed Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall or create a structure, parking area or other high use area and result in personal injury or property damage.
- If a hazardous condition may be alleviated by corrective pruning the Licensed Arborist or Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI-A300 Pruning Standards ("Tree, Shrub, and other Woody Plant Maintenance-Standard Practices").
- Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval of the appropriate inspector may the tree be cut by a chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- 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.

Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, Invasive Plants or Non-Native Plants in Woodland Conservation Areas Direct by Individual Homeowners

- If the developer or builder no longer has an interest in the property the home owner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. 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.
- The removal of noxious, invasive, and non-native plant species from the woodland conservation areas may be done with the use of hand-help equipment only such as pruners or a chain saw. These plants may be cut near the ground and the 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 the cutting of plant tops. The use of any herbicide shall be done in accordance with label instructions.

Note: 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.

Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
TYPE 2 TREE CONSERVATION PLAN APPROVAL  
TCP2-045-03

Approved by	Date	DRD #	Reason for Revision
Porter Ingram	4/30/2003		
Lori Shirley	2/8/2004		
Lori Shirley	12/8/2004		
Lori Shirley	2/14/2005		
Marc Juba	7/11/2023		
Marc Juba	7/11/2023		
Marc Juba	7/11/2023		
Marc Juba	7/11/2023		

**QUALIFIED PROFESSIONAL CERTIFICATION**

This certifies that the current requirements of Subtitle 25 and the Environmental Technical Manual

Signed: *John P. Markovich* Date: *6/17/2023*

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

I/We Warren Craddock 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.

*Warren Craddock* April 17, 2023  
Warren Craddock Date

OWNER: GLENN DALE VILLAGE LLC  
ADDRESS: P.O. BOX 523  
COLLEGE PARK, MD 20741

PHONE: \_\_\_\_\_  
TAX MAP: 36 C3

No.	REVISION	DATE	BY
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 0.25 acres.	1.25.06	JW

ENGINEERING-PLANNING-EARTH SCIENCES-SURVEYING

**GREENHORNE & O'MARA, INC.**

9001 EDMONSTON ROAD, GREENBELT, MARYLAND 20770

(301) 982-2800

ANNAPOLIS, MD - ATLANTA, GA - TAMPA, FL - DENVER, CO - FAIRFAX, VA - WEST PALM BEACH, FL  
ROCKVILLE, MD - RALEIGH, NC - FREDERICKSBURG, VA - MECHANICSBURG, PA - ST. PETERSBURG, FL

**TREE CONSERVATION PLAN II**

**GLENN DALE VILLAGE**

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

LFG	SCALE	1" = 30'
DESIGN		
DRAWN		
CHECKED		
DATE		

1 OF 1

MAR. 03 6178 4797-W  
JOB No. FILE No.