

**Standard Type 2 Tree Conservation Plan Notes**

- This plan is submitted to fulfill the woodland conservation requirements for... If expires, then this TCP2 also expires and is no longer valid.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 \$1.50 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 (PIE), 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 the Rural Tier, Environmental Strategy Area ESA-3 and is zoned R-A.
- 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 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.

**When off-site woodland conservation is proposed:**

- 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:**

- If the developer or builder 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 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.

**6'X 8'W STRINGHOLD IRON FENCE PANEL SIGNATURE GRADE - STYLE #1 CLASSIC**

NO.	MATERIAL	QTY
1	CAST IRON FINIAL	20
2	1 1/2"X1/2"X1/8"	3
3	3/4"X3/4"X16gauge	20

TP0608-3C

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-A
Zone	Aviation Policy Area (APA) <sup>1</sup>	NA
Administrative	Tax Grid (TMG)	101-B-3
Administrative	WSSC Grid (Sheet 20)	208SE11
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

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

**Beacon Hill, Lot 32 (13100 Crestmar Court) Site Information**

- Owners: Daniel Tucker, 13100 Crestmar Court, Upper Marlboro, MD 20772, Liber 35798 Folio 578
- Deed Information: 101 Grid B-3
- Area: 6.60 acres
- Tax Map: 101 Grid B-3
- Subdivision: Beacon Hill
- Plat: 230-068
- Tax Account Number: 15-4006375
- Planning Area: 82A
- Zoning: R-A
- ESA / Tier: ESA-3 / Rural
- Green Infrastructure: Regulated Evaluation Areas
- WSSC Grid: 208SE11
- Election District: 15
- Council District: 09
- Watershed: Western Branch
- River Basin: Patuxent
- Floodplain: Yes - TCP2-050-09-01
- Proposed Use: Single Family Residential
- ADC Map Page / Grid: 29 F-13
- Cemetery: NA
- Historic Sites: NA
- Scenic/Historic Roads: NA
- Master Planned Roads: NA
- Topography: MNCPPC 2018
- Development Activity: 4-05074
- Basements: Conservation & PUE
- TCPs: TCP1-097-04 & TCP2-050-09-02
- Tier II Stream Segment: No
- Stronghold Watershed: Yes
- Priority Funding Area: No

**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)

Zone	Acres
R-A	6.60
Floodplain	0.91
Previously Dedicated Land	0.00
Net Tract (NTA)	5.69

6 Property Description or Subdivision Name: **Beacon Hill, Lot 32**

7 Current TCP Number: **TCP2-050-09** Rev # **3**

8 Previous TCP Number: **TCP2-050-09** Rev # **2**

Site subject to the 2010 Ordinance (Y or N) **N**

Is this a priority funding area? (Y or N) **N**

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

Woodland Conservation Calculations:	Net tract	Floodplain
11. Acreage of Existing Woodland	5.69	0.91
12. Woodland Conservation Required for per TCP1 or TCP2	77.33%	4.40
13. Area of Woodland Cleared per previous TCP1 or TCP2		0.00
14. Area of Woodland Cleared per current TCP2		0.00
15. Area of Woodland not cleared by previous TCP1 or TCP2		0.00
16. Additional Woodland Cleared by current TCP2	0.00	0.00
17. Does the TCP1 show 2:1 replacement?	Y	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
<b>20 Total Woodland Conservation Required :</b>		<b>4.40</b>

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

Woodland Conservation Provided:	(acres)	Bond amount: \$	Fee amount: \$
21. Woodland Preservation	3.90		
22. Reforestation / Afforestation	0.00		
23. Natural Regeneration	0.00		
24. Landscape Credits	0.00		
25. Area approved for fee-in-lieu	0.00		\$0.00
26. Credits Received for Off-site Mitigation on another property	0.50		
27. Off-site Mitigation provided on this property	0.00		
<b>28 Total Woodland Conservation Provided</b>	<b>4.40</b>		

29 Area of net tract woodland not cleared: 4.40 acres

30 Woodland retained not part of requirements: 0.50 acres

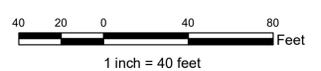
31 Prepared by: \_\_\_\_\_ Date: \_\_\_\_\_

32 Qualifications: \_\_\_\_\_

Woodlands preserved, planted or regenerated in fulfillment of the Woodland Conservation requirements of ff-site have been placed in a Woodland and Wildlife Habitat Conservation Easement recorded in the Prince George's County Land Records at Book 44017 Page 571. Revisions to the TCP2 may require a revision to the recorded easement.

**Legend**

- ▲ Signs WPA (Woodland Preservation Signs)
- ☼ Specimen Tree
- CRZ (Critical Root Zone)
- PMA (Primary Management Area)
- FP (100-year Floodplain)
- Stream
- WB (Wetland Buffer)
- Wetlands
- WPA (Woodland Preservation Area)
- Ex. Fence (Wrought Iron)
- LOD (Limits of Disturbance)
- BRL (Building Restriction Line)
- Easement
- Existing Treeline
- Property Boundary
- Property Boundary Adjacent
- 10-foot Contour
- 2-foot Contour



The limits of the Woodland Preservation Area (WPA) and/or the Reforestation Area (WRA) are currently enclosed by an existing 6-foot high Wrought Iron Fence. Portions of the existing fence will be relocated from the front side of the WRA to the WPA limits and the property boundary in one area. The plan reflects the existing and proposed fencing.

**SPECIMEN TREE TABLE**

Tree #	Common Name	Latin Name	DBH (inch)	Condition Rating	Comments	Disposition	Preservation Comments
14	White Oak	<i>Quercus alba</i>	33	Good (84)		Saved	No disturbance
19	Beech	<i>Fagus grandifolia</i>	30	Good (84)		Saved	No disturbance

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

**QUALIFIED PROFESSIONAL CERTIFICATION**

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

Signed: John P. Markovich Date: 7/11/2020

John P. Markovich  
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Waldorf, MD 20601  
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Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
**TREE CONSERVATION PLAN APPROVAL**

Approved by	Date	DRD #	Reason for Revision
Pat Vance	3/30/2010	NA	
Pat Vance	9/29/2010	NA	Adjust Reforestation Area, Lot 45
E. Hahn	1/12/2016	NA	Adjust reforestation Area, Lot 18
<u>Blue S. Johnson</u>	9/17/2020		Remove WRA #22, 23 & p/o 24 - provide Off-site

**JM Forestry Services, LLC**  
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Phone/FAX: (301) 645-4977

**APPLICANT / DEVELOPER**  
Daniel Tucker  
13100 Crestmar Court  
Upper Marlboro, MD 20772  
Phone: 301-752-7886

**Type II Tree Conservation Plan  
Single Lot Revision  
TCP11-050-09**

**Beacon Hill, Lot 32  
13100 Crestmar Court  
Upper Marlboro, MD  
15th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND**

REVISIONS	
DWN	Checked
JPM	JPM
Scale	<b>1" = 40'</b>
Project No.	<b>14-019</b>
Sheet No.	<b>1 of 1</b>