

Legend

- ▲ WPA Signs
- Treeline per TCP2-078-2002
- WPA (Woodland Preservation Area)
- Proposed Contours
- Proposed Metal Fence
- Easements
- Structures
- Property Boundary
- Property Boundary Adjacent
- BRL - Building Restriction Line
- Topographic Contours 1-foot
- Electric - Underground
- Gas - Underground
- Road Centerline (CL)
- Utility Poles
- Utility Lines
- Water
- Sewer

Standard Type 2 Tree Conservation Plan Notes

- This plan is submitted to fulfill the woodland conservation requirements for a 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 If the Permit expires, then this TCP2 also expires and is no longer valid.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 \$1.50 per square foot mitigation fee.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, 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 Environmental Strategy Area ESA-2 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).

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.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TCP2 installation. These signs must remain in perpetuity.

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 shows in the fee-in-lieu breakdown on this TCP2.

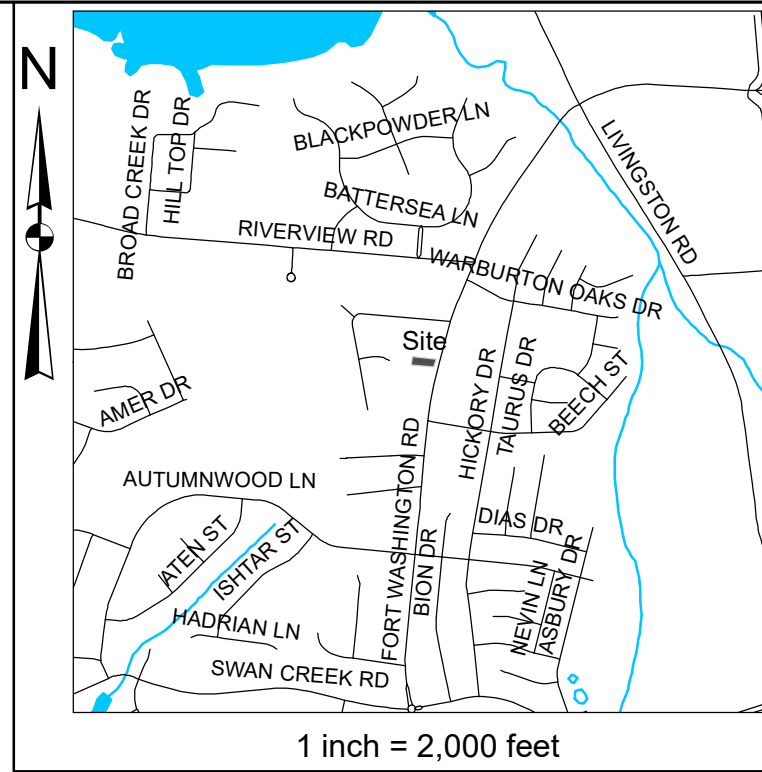
When woodlands and/or specimen, historic or champion trees are to remain:

- 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 is 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.

No protective fencing is being provided since all clearing that was to be done has been completed.

Ray's Addition to Kimberly Woods, Lot 1 Site Information

- Owners: Arnie & Karen F. Ray
11701 Fort Washington Road
Fort Washington, MD 20744
Liber 18722 Folio 515
- Deed Information: Ray's Addition to Kimberly Woods
- Area: 0.459 acres
- Tax Map: 122 Grid F-4
- Subdivision: 192-057
- Plat: 05-3390275
- Tax Account Number: 80
- Planning Area: R-R
- Zoning: ESA-2
- ESA: Evaluation Areas western 1/3 or lot
- Green Infrastructure: 215SE01
- WSSC Grid: 05
- Election District: 08
- Council District: Broad Creek
- Watershed: Potomac
- River Basin: None
- Floodplain: Single Family Residential
- Proposed Use: 30 D-5
- ADC Map Page / Grid: NA
- Consistency: NA
- Historic Sites: NA
- Scenic/Historic Roads: NA
- Master Planned Roads: NA
- Topography: Field run W.L. Meekins
- Development Activity: NA
- Easements: PUE
- TCPs: TCP1-049-00
- Tier II Stream Segment: NA
- Stronghold Watershed: No
- Priority Funding Area: Yes



General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-R
Zone	Aviation Policy Area (APA)	NA
Administrative	Tax Grid (TMG)	122 F-4
Administrative	WSSC Grid (Sheet 20)	215SE01
Administrative	Planning Area (Plan Area)	80
Administrative	Election District (ED)	05
Administrative	Councilmanic District (CD)	08
Administrative	General Plan 2035 ESA	ESA-2
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	772
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2537

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:	0.46
3 Floodplain:	0.00
4 Previously Dedicated Land:	0.00
5 Net Tract (NTA):	0.46
6 Property Description or Subdivision Name:	Ray's Addition to Kimberly Woods, Lot 1
7 Current TCP Number:	TCP2-078-02
8 Previous TCP Number:	TCP2-078-02

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

Woodland Conservation Calculations:	Net tract	Floodplain
9 Acreage of Existing Woodland	0.39	0.00
10 Woodland Conservation Required for per TCP1 or TCP2	45.75%	0.21
11 Area of Woodland Cleared per previous TCP1 or TCP2	0.14	0.00
12 Area of Woodland Cleared per current TCP2	0.21	0.00
13 Area of Woodland above WCT not cleared by TCP1 or TCP2	0.25	0.00
14 Additional Woodland Cleared by current TCP2	0.07	0.00
15 Does the TCP1 show 2:1 replacement?	N	0.02
16 Clearing above WCT (2:1 Replacement)	0.07	0.02
17 Clearing below WCT (2:1 Replacement)	0.00	0.00
18 Total Woodland Conservation Required :	0.23	0.00

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

Woodland Conservation Provided:	(acres)	Bond amount: \$
21 Woodland Preservation	0.14	-
22 Reforestation / Afforestation	0.00	-
23 Natural Regeneration	0.00	-
24 Landscape Credits	0.00	-
25 Area approved for fee-in-lieu	0.09	-
26 Credits Received for Off-site Mitigation on another property	0.00	-
27 Off-site Mitigation provided on this property	0.00	-
28 Total Woodland Conservation Provided	0.23	-

29 Area of net tract woodland not cleared	0.18 acres
30 Woodland retained not part of requirements:	0.04 acres
31 Prepared by:	Date:
32 Qualifications:	

I/We, Karen F. Ray, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements set forth in this TCP2.

Karen F. Ray 1/17/19
Date

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: *John P. Markovich* Date: 1/17/2019

John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-645-4977
E-mail: jpmarkovich@comcast.net

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL			
TCP2-078-2002			
00 Revision	Approved by	Date	Reason for Revision
01 Revision	John P. Markovich	7/19/2002	NA
02 Revision	Kim A. Finch	2/4/2019	NA
03 Revision			
04 Revision			
05 Revision			

JM Forestry Services, LLC

11552 Timberbrook Drive
Waldorf, MD 20601
Phone/FAX: (301) 645-4977

APPLICANT / DEVELOPER

Arnie & Karen F. Ray
11701 Fort Washington Road
Fort Washington, MD 20744
Phone: 240-320-3096

Type 2 Tree Conservation Plan
Single Lot Revision
TCP2-078-02

Ray's Addition to
Kimberly Woods Lot 1
11701 Fort Washington Road
5th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

DWN	Checked
JPM	JPM
Scale	1" = 20'
Project No.	19-004
Sheet No.	1 of 1