

	Woodland Preservation Signs
	LOD - Limit of Disturbance
	TPF - Temporary Protective Fence
	Treeline
	Property Boundary
	Property Boundary Adjacent
	Easement
	BRL (Building Restriction Line)
	WSSC Sewer
	WSSC Water
	Contour 10-foot
	Contour 2-foot

1. This plan is submitted to fulfill the woodland conservation requirements for Permit #AS4560-2022. If the Permit #AS4560-2022 expires, then this TCP2 also expires and is no longer valid.
2. 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.
3. 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.
4. The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas (if any) on the project and provide a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
5. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
6. The property is within the Environmental Strategy Area ESA-2 formerly the Developing Tree and is zoned RE (R-E).
7. The property is adjacent to Old Fort Road which is a designated scenic and historic roadway..
8. The site is not adjacent to a roadway classified as arterial or greater.
9. This plan is grandfathered by CB27-2010, Section 25.119(c).

10. 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 revegetation plan shall be required for any clearing of woodlands areas that are not specifically identified to be cleared on the approved TCFD.
11. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
12. The location of all temporary tree protection fences (TPFs) shown on this plan shall be flagged or staked in the field prior to the preconstruction meeting. Upon approval of the locations by the county inspector, installation of the TPFs may begin.
13. 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 the TCFD.
14. 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.

15. 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 designed by the contractor shall be cut, dyed or hazardous.
16. 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.
17. 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 removed. If the tree is not removed, it will be removed by the County. The stump shall be removed or covered with soil, mulch or other materials so as not to inhibit vegetation growth.

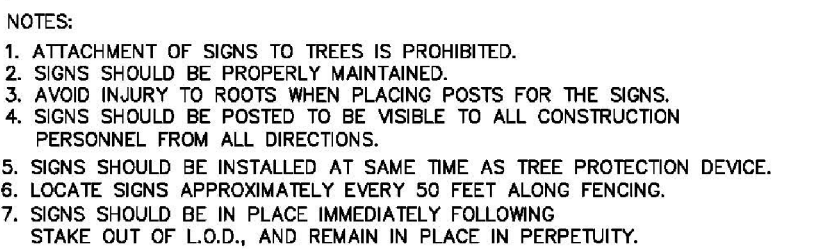
- a. If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI – 300 Pruning Standards. The condition of the tree must be documented with photographs prior to corrective action being taken. The photographs shall be submitted to the inspector for documentation of the damage.
- b. Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge must be removed and properly disposed 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.
- c. Tree work to be completed within a road right-of-way requires a permit from the Woodland Department of the Natural Resources. Unless the tree removal is shown within the approved limits of disturbance on a TCEP, the work is required to be conducted by a Licensed Tree Expert.

19. 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.

20. 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.

22. 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.
23. The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done using a hand-held equipment only (mower or a chain saw). These plant material can 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 or to allow contact with the ground, thus encouraging decomposition.

24. 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.
25. 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.



NOTES: (MUST BE INCLUDED WITH DETAIL)

1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. BARBED WIRE SHOULD BE SECURELY ATTACHED TO POSTS.
6. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
7. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

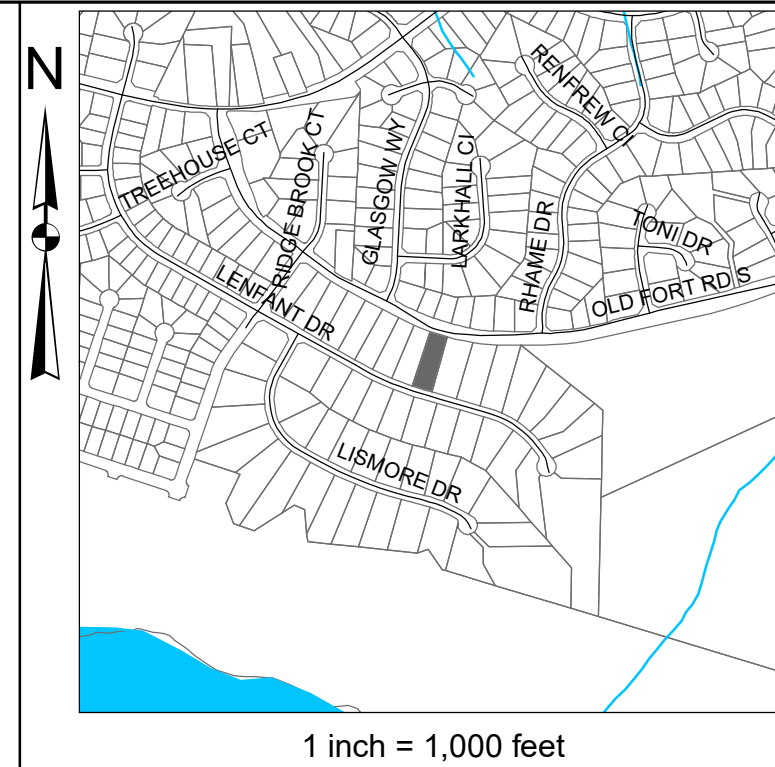
Site Statistics Table	
Site Statistics	Total ¹ (acres)
Gross tract area	0.69
Existing 100-year floodplain	0.00
Net tract area	0.69
Existing woodland in the floodplain	0.00
Existing woodland net tract	0.69
Existing woodland total	0.69
Existing PMA	0.00
Regulated streams (linear feet of centerline)	0 ¹
Riparian (wooded) buffer up to 300 feet wide ²	0.00

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.

Linden Karsner 11/30/2022
Linden Karsner Date

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

Signed: John P. Markovich
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APPLICANT / DEVELOPER

Type II Tree Conservation Plan
Single Lot Revision
TCPII-122-03-08

**Waterford Cove, Lot 9
13316 L'Enfant Drive**

7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

[illegible]

Scale **1" = 30'**

Sheet No. **1 of 1**

Zone:	R-E		
2 Gross Tract:	0.69		
3 Floodplain:	0.00		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	0.69	0.00	0.00

7 Current TCP Number:	TCPII-122-03	Rev #	8
8 Previous TCP Number:	TCPII-122-03	Rev #	7

Is this a priority funding area? (Y or N)	N
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Woodland Conservation Calculations:		Net tract	Floodplain
1	Acres of Existing Woodland	0.69	0.00
2	Woodland Conservation Required for per TCP1 or TCP2	30.43%	0.21
3	Area of Woodland Cleared per previous TCP1 or TCP2	0.48	0.00
4	Area of Woodland Cleared per current TCP2	0.69	0.00
5	Area of Woodland above WCT not cleared by previous TCP1 or TCP2	49.36	0.00
6	Additional Woodland Cleared by current TCP2	0.21	0.00
7	Does the TCP1 show 2:1 replacement?	N	
8	Clearing above WCT (1/4:1 Replacement)	0.21	0.00
9	Clearing below WCT (2:1 Replacement)	0.00	0.00
Total Woodland Conservation Required :		0.26	

1	Woodland Conservation Provided:	(acres)	
2	Woodland Preservation	0.00	
3	Reforestation / Afforestation	0.00	Bond amount: \$ -
4	Natural Regeneration	0.00	
5	Landscape Credits	0.00	
6	Area approved for fee-in-lieu	0.26	Fee amount: \$ 3,397.66
7	Credits Received for Off-site Mitigation on another property	0.00	
8	Off-site Mitigation provided on this property	0.00	
9	Total Woodland Conservation Provided	0.26	

9 Area of net tract woodland not cleared	0.00	acres
0 Woodland retained not part of requirements:	0.00	acres

Date:

2 Qualifications

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	RE (R-A)
Zone	Aviation Policy Area (APA) ^a	NA
Administrative	Tax Grid (TMG)	141 E-1
Administrative	WSSC Grid (Sheet 20)	5
Administrative	Planning Area (Plan Area)	80
Administrative	Election District (ED)	5
Administrative	Councilmanic District (CD)	8
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy 2035	Established Communities
Administrative	Police District	VII

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