

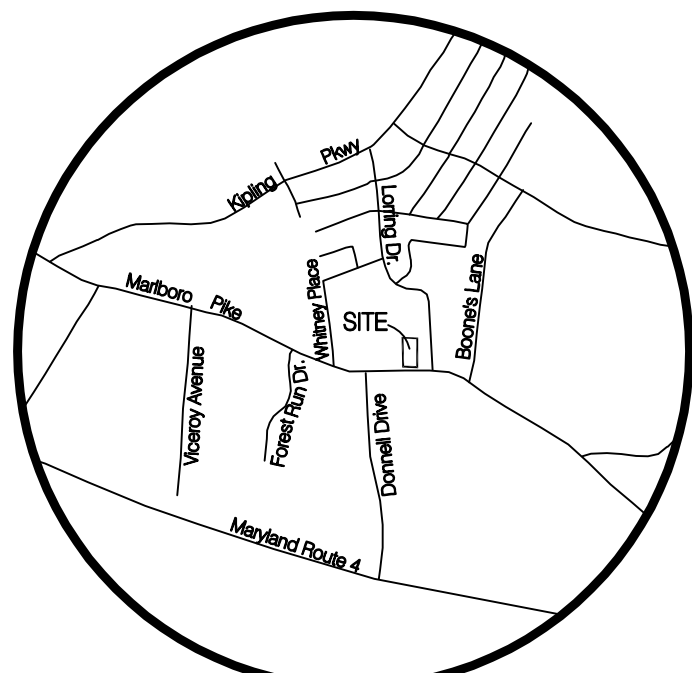
GENERAL INFORMATION TABLE		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	C-S-C
Zone	Aviation Policy Area (APA)	VA
Administrative	Tax Grid (TUG)	81-E3
Administrative	WSSC Grid (Sheet 20)	204SE06
Administrative	Policy Analysis Zone (PAZ)	247L
Administrative	Planning Area (Plan Area)	75A
Administrative	Election District (ED)	6
Administrative	Councilmanic District (CD)	6
Administrative	General Plan 2002 Tier (Tier)	Developed
Administrative	Traffic Analysis Zone (COG)	1077
Administrative	Traffic Analysis Zone (PG)	903

Tree #	Stump Diameter (inches)	Estimated DBH (inches)	Species	Conditions noted	Disposition
1	35"	33"	Hickory	Significant root & lower trunk decay	Removed
2	36"	34"	Silver Maple	Possibly dead per 2016 aerial photo	Removed
3	32"	30"	Silver Maple	Root decay, trunk decay & cavity	Removed
4	40"	38"	Red Mulberry	Trunk decay & insect damage	Removed
				Root & trunk decay, cavities	Removed

Note:
All trees were previously removed under the recommendation of Certified Arborist that indicated the trees were hazardous. A copy of the report was included with the NRI submittal.

Standard Type 2 Tree Conservation Plan Notes

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If this grading permit expires, then this TCP2 also expires and is no longer valid.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 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 1 formerly the Developed Tier and is zoned C-S-C.
- The property is adjacent to Marlboro Pike which is a designated Historic roadway.
- The property is not adjacent to a roadway classified as arterial or greater.
- This plan is not grandfathered by CB27-2010, Section 25-119(g).
- 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.

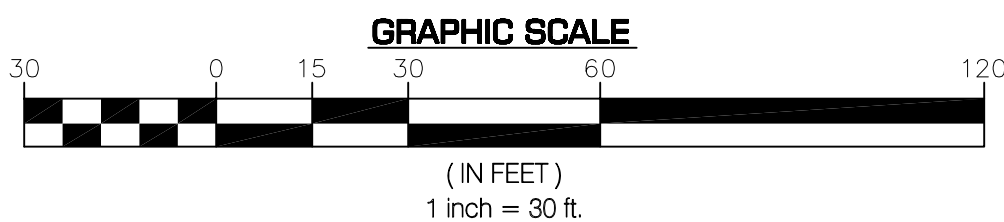


VICINITY MAP
Scale: 1" = 2000'
ADC Street Map No. 5650, Grid J4/J5
W.S.S.C. Grid 204SE06
Tax Map 81, Grid E3, Parcel 163

Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I - Establishing Site Information (Enter acres for each zone)				
1 Zone	C-S-C			
2 Gross Tract	1.04			
3 Floodplain	0.00			
4 Previously Dedicated Land	0.00			
5 Net Tract (NTA)	1.04	0.00	0.00	
6 TCP Number				
7 Property Description or Subdivision Name	7104 Marlboro Pike			
8 Is this site subject to the 1985 Ordinance? (Y/N)	N			
9 Is this one (1) single family lot? (Y/N)	N			
10 Are there prior TCP approvals which include a				
11 combination of this lot's? (Y/N)	N			
12 Is any portion of the property in a WC Bank?				
13 Break-even Point (preservation) =	0.24	acres		
14 Clearing permitted w/o reforestation =	0.36	acres		
SECTION II - Determining Requirements (Enter acres for each corresponding column)				
	Column A VCT/AFI %	Column B Net Tract (1:1)	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
15 Existing Woodland	0.00			
16 Woodland Conservation Threshold (WCT) =	15.00%	0.16	0.00	
17 Smaller of 13 or 14	0.16			
18 Woodland above WCT	0.44			
19 Woodland cleared	0.00			
20 Woodland cleared above WCT (smaller of 16 or 17)	0.44			
21 Clearing above WCT (0.25 : 1) replacement requirement	0.11			
22 Woodland cleared below WCT	0.16			
23 Clearing below WCT (2:1 replacement requirement)	0.31			
24 Reforestation Required	Threshold (AFI) = 15.00%			
25 Off-site WCA being provided on this property	0.00			
26 Woodland Conservation Required	0.42	acres		
SECTION III - Meeting the Requirements (Enter acres for each corresponding column)				
27 Woodland Preservation	0.00			
28 Reforestation / Reforestation	0.00			
29 Natural Regeneration	0.00			
30 Landscape Credits	0.00			
31 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00			
32 Forest Enhancement Credit (area * 25)	0.00			
33 Street Tree Credit (Existing or 10-year canopy coverage)	0.00			
34 Area approved for fee-in-lieu PFA	0.00	Fee amount:	\$9.00	
35 Off-site Woodland Conservation Credits Required	0.42	Fee amount:	\$9.00	
36 Off-site WCA (preservation) being provided on this property	0.00			
37 Off-site WCA (reforestation) being provided on this property	0.00			
38 Woodland Conservation Provided	0.42	acres		
39 Area of woodland not cleared	0.00	acres		
40 Net tract woodland retained not part of requirements:	0.00	acres		
41 100-footplain woodland retained	0.00	acres		
42 On-site woodland conservation provided	0.00	acres		
43 On-site woodland retained not credited	0.00	acres		
44 Prepared by	John P. Markovich	Signed	12/28/2017	Date

Note:
Prior to issuance of any permits the Book and Page for the off-site Woodland Conservation Bank satisfying the 0.42 acre requirement for this property shall be recorded in the Land Records of Prince George's County, Maryland. The Off-site Woodland Conservation easement for this property totals 0.42 acres as recorded in Prince George's County Land Records at Book Page .

"MISS UTILITY"
FOR LOCATION OF UTILITIES CALL
1-800-257-7777 48 HOURS IN ADVANCE
OF ANY WORK IN THIS VICINITY.



OWNER / APPLICANT:
Aghyani Minoo
7804 Blackstar Rd
Clifton, VA 20124

LEGEND	
---	EXISTING 2' CONTOURS
---	EXISTING 10' CONTOURS
+120.1	EXISTING SPOT ELEVATION
---	PROPOSED CONTOURS
+120.1	PROPOSED SPOT ELEVATIONS
---	EXISTING TREELINE
---	DRAINAGE AREA
---	LIMIT OF DISTURBANCE
-X-X-X-X-	EX. 6' SIGHT TIGHT FENCE
---	TEMPORARY TREE PROTECTION FENCE
---	SPECIMEN TREES WITH CRITICAL ROOT ZONE (CRZ)
---	REMOVED SPECIMEN TREES WITH CRITICAL ROOT ZONE (CRZ)

PROPERTY OWNERS REPRESENTATIVE CERTIFICATION
We, Hootan Kaboli, hereby acknowledge that am aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements are set forth in this TCP2.

Hootan Kaboli
4620 North Park Avenue, Suite #706-E
Chevy Chase, MD 20815
Date 12/08/2017

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual

John P. Markovich
12/28/2017
Date
John P. Markovich
11552 Timberbrook Drive
Waldorf, Maryland 20601
(301) 645-4977
jpmarkovich@comcast.net



TYPE 2 TREE CONSERVATION (TCP2) PLAN APPROVAL BLOCK

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 040 - 17

Approved by	Date	DRD#	Reason for Revision
01	1/17/18		
02			
03			
04			
05			

TYPE 2 TREE CONSERVATION PLAN (TCP2)

Property Of Aghyani Minoo
Liber 16649 @ Folio 440 ~ Parcel 163, Tax Map 81, Grid E3
1.03 Acres on Marlboro Pike
SPALDINGS (8th) ELECTION DISTRICT, PRINCE GEORGES COUNTY, MARYLAND