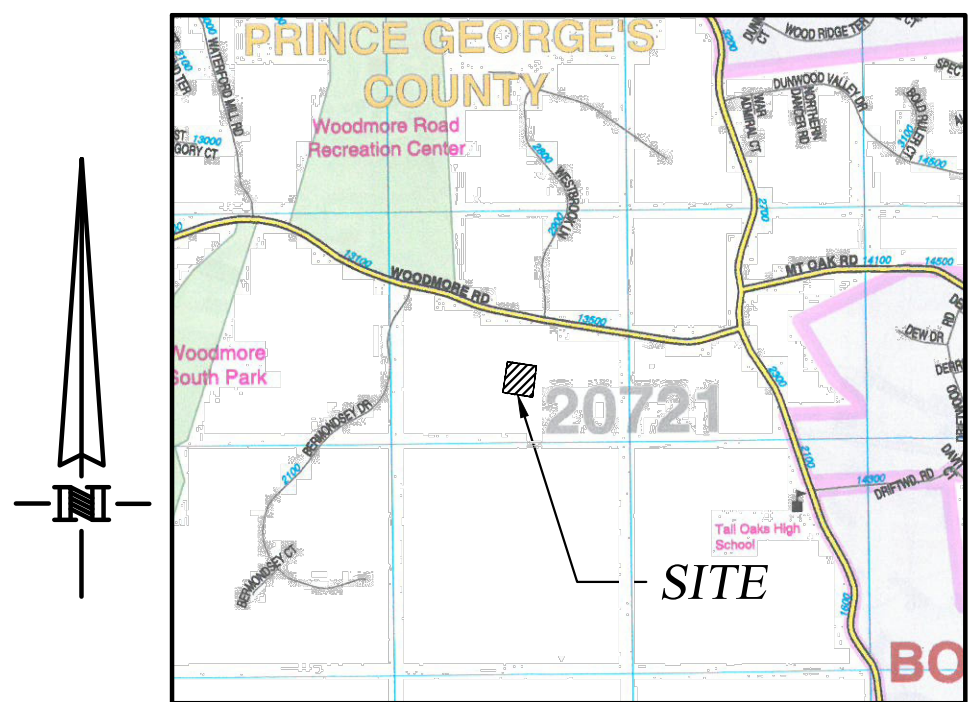


# TREE CONSERVATION PLAN II

FOR

## 13619 WOODMORE ROAD



VICINITY MAP  
COPYRIGHT ADC THE MAP PEOPLE  
PERMIT USE NO 20602153-6  
ADC MAP # 28, GRID B-6  
SCALE: 1" = 2000'

REVISIONS	BY

**ELITE**  
Engineering

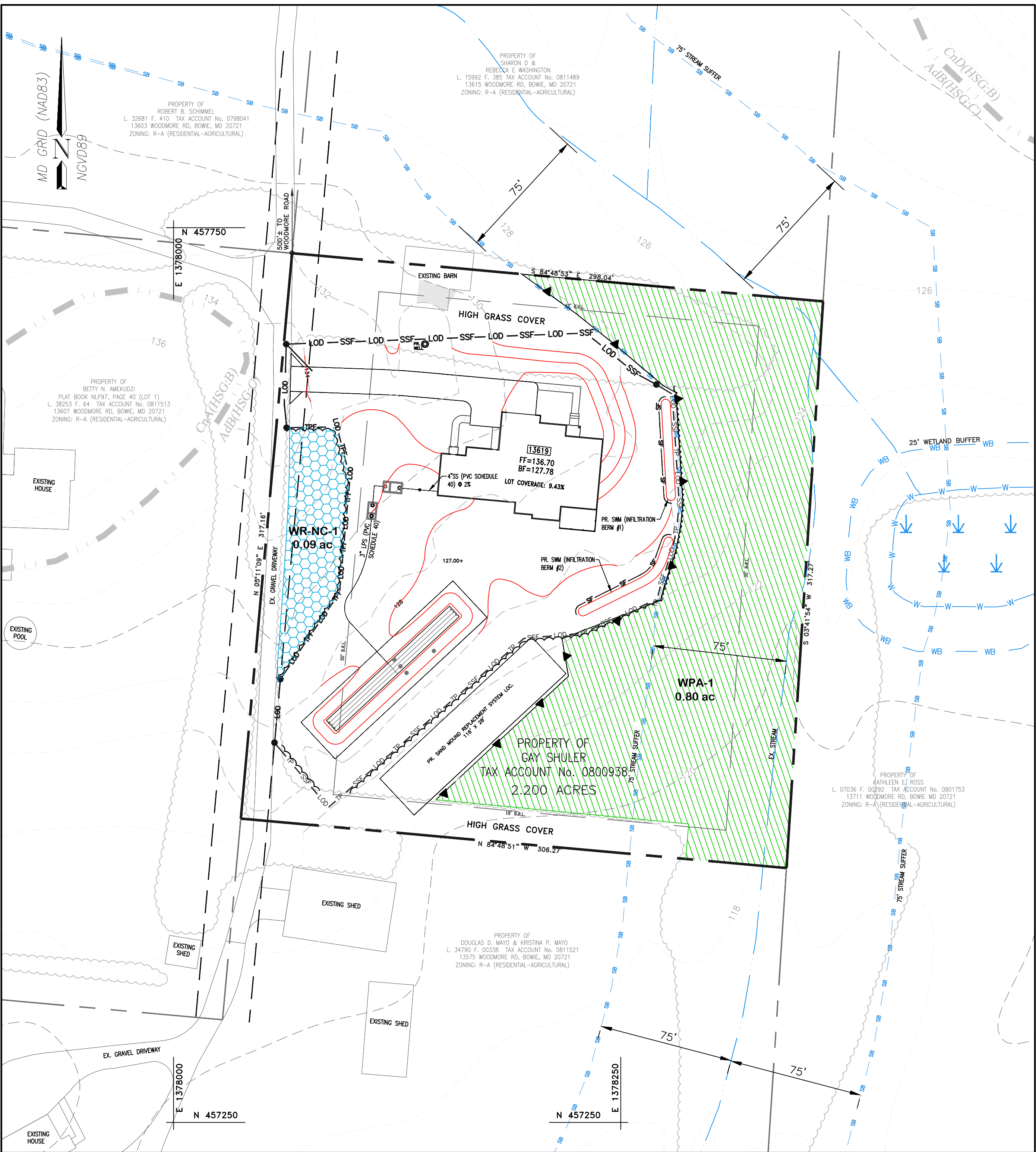
ELITE ENGINEERING, LLC  
Engineers \* Landscape Architects  
6305 IVY LANE, SUITE 370  
GREENBELT, MD, 20770  
(240)206-8055

### 13619 WOODMORE ROAD

## TREE CONSERVATION PLAN II

13619 WOODMORE RD  
PRINCE GEORGE'S COUNTY, MD  
TAX MAP & DISTRICT  
7TH ELECTION DISTRICT

DRAWN AT
CHECKED AM
DATE 10/24/2019
SCALE AS SHOWN
DRAWING
1 OF 2



LEGEND	
TITLE	SYMBOL
SOILS DIVIDE	
PR. GRADE	
EX. 10' CONTOUR	
EX. 2' CONTOUR	
WETLAND BUFFER	
TREE LINE	
PR. TREE LINE	
PR. LOD	
PR. LOD AND TEMP. TREE PROTECTION FENCE	
PR. LOD, SUPER SILT FENCE & TEMP TREE PROTECTION FENCE	
PR. SILT FENCE	
WETLANDS BOUNDARY	
WETLAND	
25' WETLANDS BUFFER	
EX. STREAM	
STREAM BUFFER	
PROPERTY BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
STEEP SLOPES >= 15 %	
WOODLAND PRESERVATION AREA	
WOODLAND RETAINED - NOT CREDITED	
WOODLAND PRESERVATION SIGN	

SOILS TABLE				
Mapping Unit Name	Soil Series	K-factor	Hydric Group	Drainage
AdB	ADELPHIA-HOLMDEL COMPLEX 2 - 5 % SLOPES	0.37	C	POORLY DRAINED

WOODLAND CONSERVATION STATISTICS TABLE

	PARCEL #13
Gross Tract Area	2.20 AC
Net Tract Area	2.20 AC
Existing Woodlands	1.71 AC
Proposed Clearing	0.82 AC
Woodland Preserved	0.80 AC
Woodland Retained - not credited	0.09 AC

SITE STATISTICS TABLE

SITE STATISTICS	
Gross Tract Area	2.20 AC
Existing 100-Year Floodplain	0.00 AC
Net Tract Area	2.20 AC
Existing Woodland Net Tract	1.71 AC
Existing Woodland Total	1.71 AC
Existing Woodland To Be Removed	0.82 AC

### STATEMENT:

PRIOR TO ANY CLEARING, INSTALLATION OF SEDIMENT CONTROL MEASURES INCLUDING TREE PROTECTION FENCE MUST BE CONDUCTED WITH THE SEDIMENT CONTROL INSPECTOR APPROVAL.

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-A
Zone	Aviation Policy Area (APA) <sup>1</sup>	N/A
Administrative	Tax Grid (TMG)	62 - C2
Administrative	WSSC Grid (Sheet 20)	204NE12
Administrative	Planning Area (Plan Area)	74A (MITCHELLEVILLE & VICINITY)
Administrative	Election District (ED)	7- QUEEN ANNE
Administrative	Councilmanic District (CD)	6- DERRICK LEON DAVIS
Administrative	General Plan 2002 Tier (Tier)	DEVELOPING
Administrative	Traffic Analysis Zone (COG)	TAZ # 1227
Administrative	Traffic Analysis Zone (PG)	ZONE 2433

<sup>1</sup> If the site is within an APA, enter the name of the airport. If the site is not within an APA, enter "N/A"

**QUALIFIED PROFESSIONAL CERTIFICATION**  
This plan complies with the current requirement of Subtitle 25 and The Woodland and Wildlife Conservation Technical Manual.

Signed: Date: 3-6-2020

Asim Mijlkovic  
Ph: (240) 206-8055  
E-mail: amijlkovic@eliteeng.co

M-NCPPC Prince George's Planning Department Environmental Planning Section APPROVAL	
TREE CONSERVATION PLAN	
TCP2-02-2020	
Staff Signature	Date
Initial Staff Signature:	9/10/2020
01 revision	
02 revision	
03 revision	

SCALE 1" = 40'



Standard Woodland Conservation Worksheet for Prince George's County

**SECTION I-Establishing Site Information-** (Enter acres for each zone)

1 Zone:	R-A		
2 Gross Tract:	2.20		
3 Floodplain:	0.00		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	2.20		

**TCP Number** 13619 Woodland Road **Revision #**

6 Property Description or Subdivision Name: N  
7 Is this site subject to the 1989 Ordinance? (y/n) Y  
8 Is this one (1) single-family lot? (y/n) N  
9 Are there prior TCP approvals which include a combination of this lot? (y/n) N  
10 Is any portion of the property in a WC Bank? N  
11 Break-even Point (preservation)= 1.22 acres  
12 Clearing permitted w/o reforestation= 0.49 acres

**SECTION II-Determining Requirements** (Enter acres for each corresponding column)

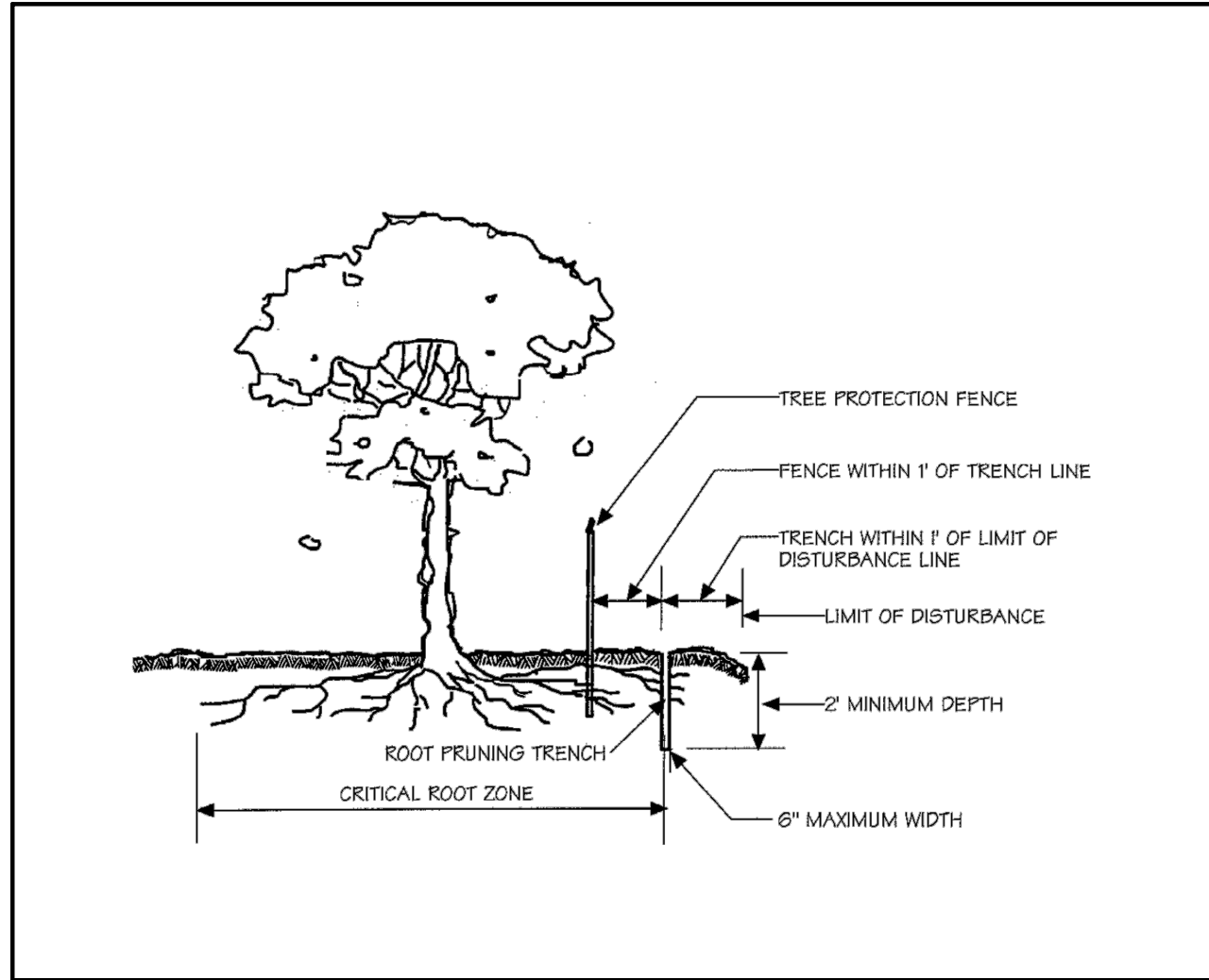
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
13 Existing Woodland		1.71		
14 Woodland Conservation Threshold (WCT) =	50.00%	1.10		
15 Smaller of 13 or 14		1.10		
16 Woodland above WCT		0.61		
17 Woodland cleared		0.82	0.00	0.00
18 Woodland cleared above WCT (smaller of 16 or 17)		0.61		
19 Clearing above WCT (0.25 : 1) replacement requirement		0.15		
20 Woodland cleared below WCT		0.21		
21 Clearing below WCT (2:1 replacement requirement)		0.42		
22 Afforestation Threshold (AFT) =		0.00		
23 Off-site WCA being provided on this property	20.00%	0.00		
24 Woodland Conservation Required		1.46		

**SECTION III-Meeting the Requirements**

25 Woodland Preservation	0.80			
26 Afforestation / Reforestation	0.00			
27 Natural Regeneration	0.00			
28 Specimen/Historic Tree Credit (CRZ area *2.0)	0.00	0.00		
29 Forest Enhancement Credit (Area * .25)		0.00		
30 Area approved for fee-in-lieu/PFA		0.00		\$0.00
31 Area approved for fee-in-lieu/non-PFA		0.00		\$0.00
32 Credits for Off-site Conservation on another property		0.68		
33 Off-site WCA (preservation) being provided on this property		0.00		
34 Off-site WCA (afforestation) being provided on this property		0.00		
35 Total Woodland Conservation Provided		1.46		

36 Area of woodland not cleared 0.89 acres  
37 Net tract woodland retained not part of requirements: 0.09 acres  
38 100-floodplain woodland retained 0.00 acres  
39 On-site woodland conservation provided 0.78 acres  
40 On-site woodland retained not credited 0.09 acres

Prepared by: Asko Mijlkovic  
Signed: *Asko Mijlkovic*  
Date: 3/6/2020  
Last Revised: January 20, 2012



TYPE II TREE CONSERVATION PLAN NOTES

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR GRADING PERMIT 37405-2019. IF THIS GRADING PERMIT EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
- 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 \$9.00 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 (DPIE), 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 DEVELOPING TIER AND IS ZONED R-A
- THE PROPERTY IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
- THE PROPERTY IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
- THIS PLAN IS NOT GRANDFATHER UNDER CB-27-2010, SECTION 25-117(g).
- WOODLANDS PRESERVED, PLANTED OR REGENERATED IN IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 44017 FOLIO 538. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

POST DEVELOPMENT NOTES

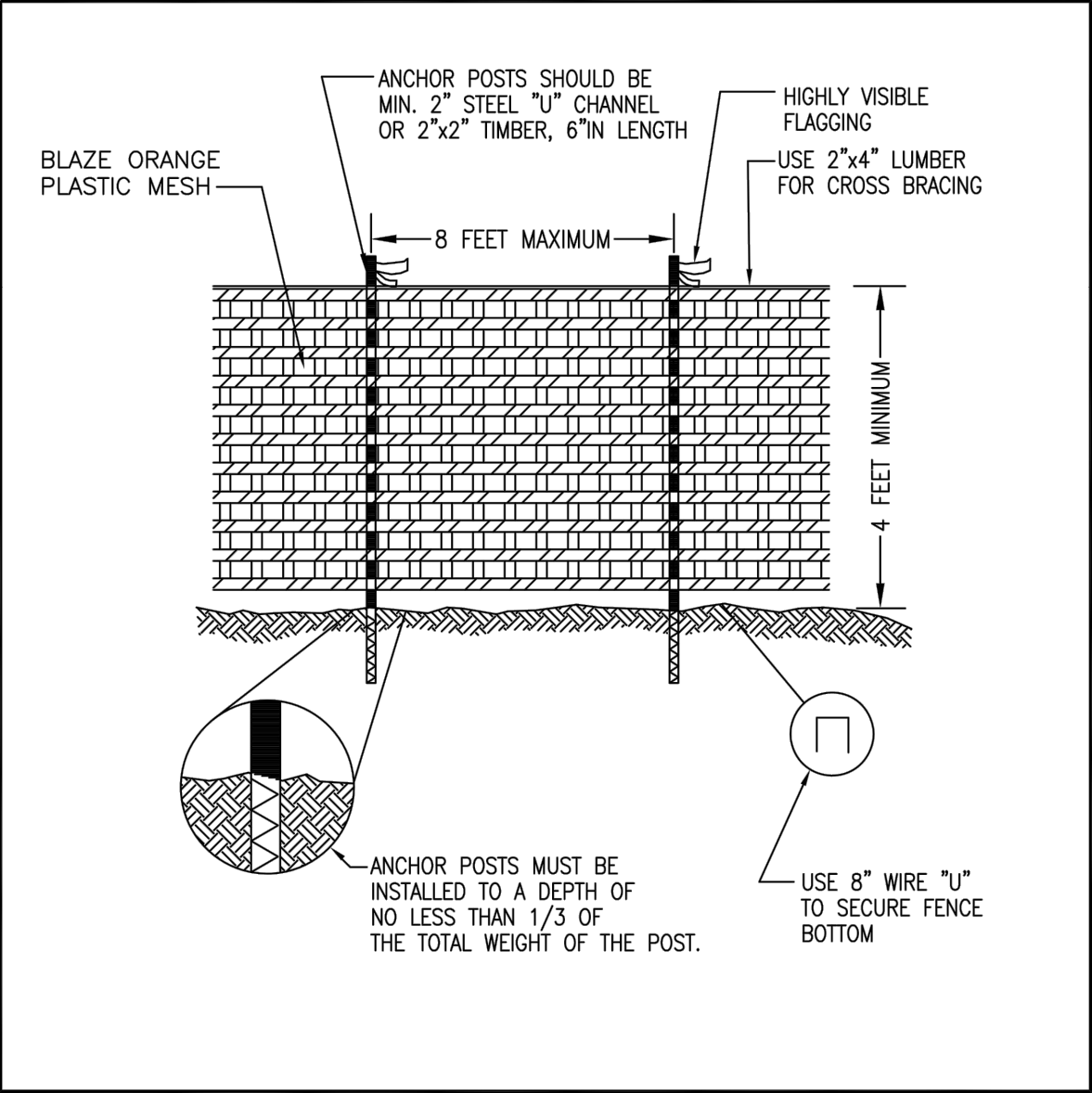
- IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNER, 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 PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE 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 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 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 NO-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, NON-NATIVE PLANTS IS PERMITTED ID 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.



Property Owners Awareness Certificate

I/ We, Timberlake Homes, BT, 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.

*Asko Mijlkovic* 11-19-2019  
Owner or Owners Representative Date



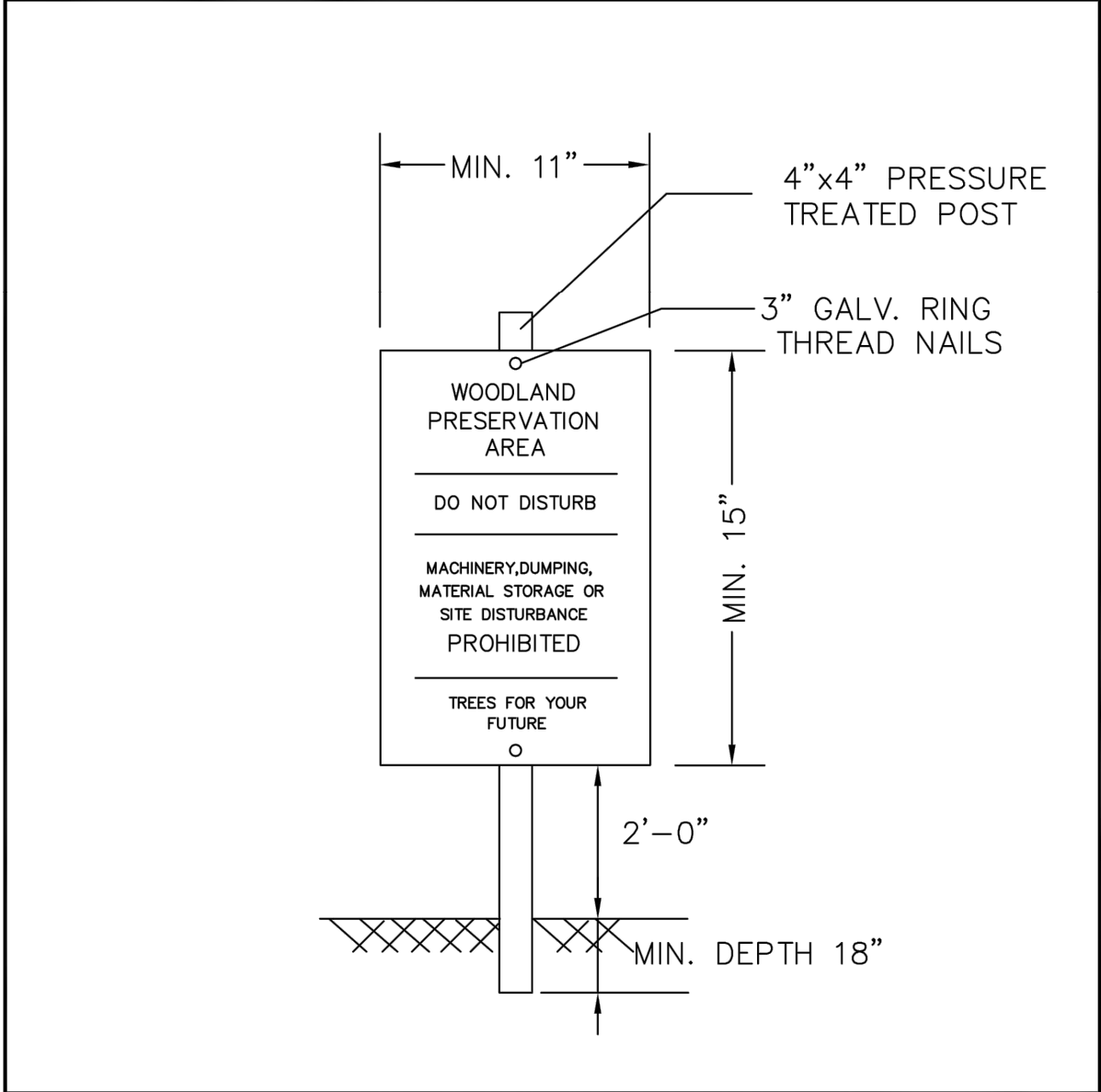
NOTES: (MUST BE INCLUDED WITH DETAIL)

- FOREST PROTECTION DEVICE ONLY.
- RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
- AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
- DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
- PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS

August 2010

A-4, DET-4



NOTES:

- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
- SIGNS SHOULD BE PROPERLY MAINTAINED.
- AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
- SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
- SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
- LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
- SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

August 2010

A-4, DET-1

REVISIONS	BY

**ELITE**  
Engineering  
Engineers \* Landscape Architects  
6305 IVY LANE SUITE 370  
GREENBELT, MD, 20770  
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13619 WOODMORE ROAD  
TREE CONSERVATION PLAN II

13619 WOODMORE RD  
PRINCE GEORGE'S COUNTY, MD  
TAX MAP 82, GRID C-2  
7TH ELECTION DISTRICT

M-NCPPC  
Prince George's Planning Department  
Environmental Planning Section  
**APPROVAL**

**TREE CONSERVATION PLAN**

**TCP2-02-2020**

Staff Signature	Date
Initial Staff Signature <i>Michael Schuler</i>	9/10/2020
01 revision	
02 revision	
03 revision	

DRAWN
AT
CHECKED
AM
DATE
10/24/2019
SCALE
AS SHOWN