

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)			
Zone:	R-R		
Gross Tract:	7.93		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	7.93	0.00	0.00

TCP Number	TCPP2-003-14-01	Revision #	2
Property Description or Subdivision Name:	Sycamore Hill		
Is this site subject to the 1980 or 1991 Ordinance	N		
Is this site subject to the 1991 Ordinance	Y		
Subject to 2010 Ordinance and in PFA (Priority Funding Area)	N		
Is this one (1) single family lot? (Y or N)	N		
Are there prior TCP approvals which include a combination of this lots? (Y or N)	N		
Is any portion of the property in a WC Bank? (Y or N)	N		
Break-even Point (preservation) =	1.77	acres	
Clearing permitted w/o reforestation=	0.75	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)
Existing Woodland		2.52	0.00	
Woodland Conservation Threshold (WCT) = Smaller of 17 or 18	20.00%	1.59		
Woodland above WCT		0.93		
Woodland cleared above WCT (smaller of 16 or 17)		0.00	0.00	0.00
Clearing above WCT (0.25 : 1) replacement requirement		0.00		
Woodland cleared below WCT (2-1 replacement requirement)		0.00		
Clearing below WCT (2-1 replacement requirement)		0.00		
Afforestation Required		15.00%		
Threshold (AFT) =		0.00		
Off-Site WCA being provided on this property		1.59		
Woodland Conservation Required		1.59		

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)			
Woodland Preservation	0.00		
Afforestation / Reforestation	0.00	Bond amount: \$	-
Natural Regeneration	0.00		
Landscape Credits	0.00		
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00		
Forest Enhancement Credit (Area * .25)	0.00		
Street Tree Credit (Existing or 0-year canopy coverage)	0.00		
Area approved for fee-in-lieu	0.00	Fee amount:	\$0.00
Off-site Woodland Conservation Credits Required	1.59		
Off-site WCA (preservation) being provided on this property	0.00		
Off-site WCA (afforestation) being provided on this property	0.00		
Woodland Conservation Provided		1.59	

Area of woodland not cleared	2.52	acres
Net tract woodland retained not part of requirements:	2.52	acres
100-floodplain woodland retained	0.00	acres
On-site woodland conservation provided	1.59	acres
On-site woodland conservation alternatives provided	0.00	
On-site woodland retained not credited	2.52	acres

Prepared by: [Signature] Date: 06/22/2020

MAPPED SOIL TYPES					
Map Unit	Soil Description	Drainage Class	K-factor (whole soil)	Percent Hydric Inclusions	Hydrologic Soil Group
CoB	Collington-Wist-Urban Land complex, 0-5% slopes	Well	0.20	0	A
MnE	Marr-Dodon complex, 15-25% slopes	Well	0.20	0	B
MoD	Marr-Dodon-Urban Land complex, 5-15% slopes	Well	0.20	0	B

Source: <http://websoilsurvey.sc.ars.usda.gov>

Table B-2. Natural Resources Inventory Statistics Table

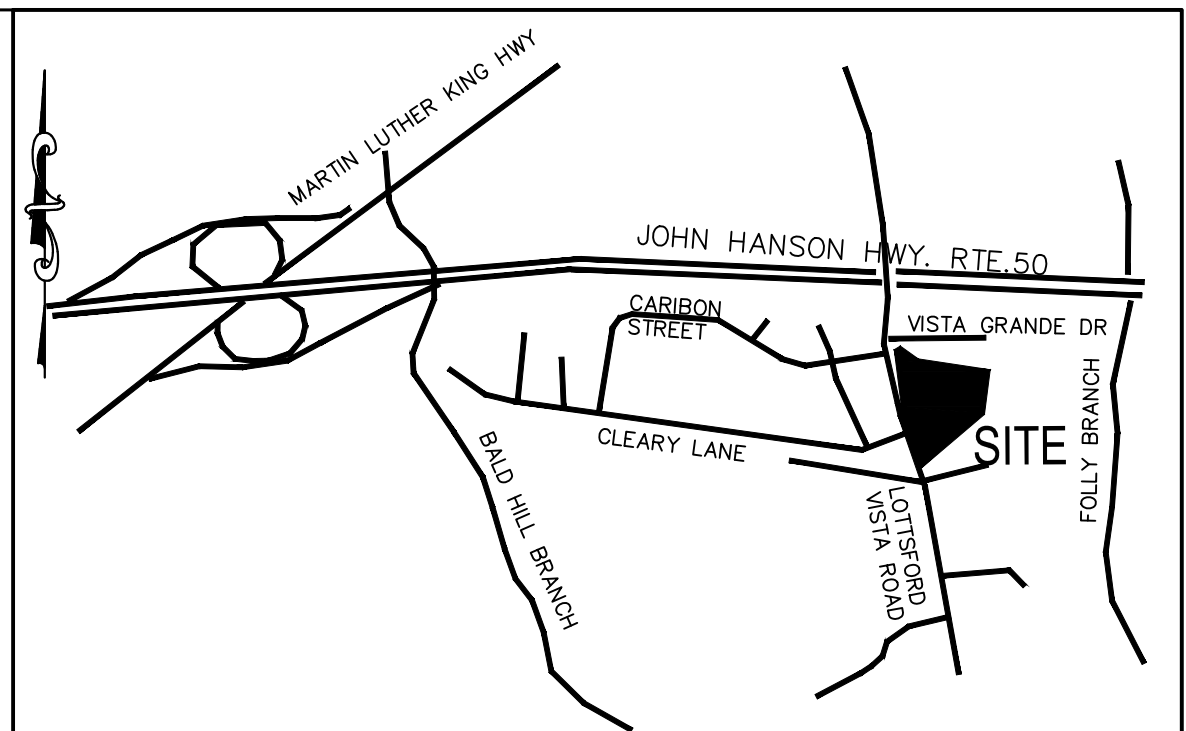
Site Statistics		Total ¹ (ACRES)
Gross Tract Area	7.93	
Existing 100-year floodplain	0.00	
Net Tract Area	7.93	
Existing woodland in the floodplain	0.00	
Existing woodland net tract area	2.52	
Existing woodland total	2.52	
Existing PMA	0.50	
Regulated streams (linear feet of centerline)	0.00	
Riparian (wooded) buffer up to 300 feet wide ²	0.00	

¹Figures are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.
²Acres of onsite woodland up to 300 feet measured from the stream centerline or from the top of bank on both sides of all regulated streams.

LIST OF TREES ON SITE- ALL NON-SPECIMEN

NO.	COMMON NAME	SCIENTIFIC NAME	DBH (inches)	CONDITION	COMMENTS	DESPOSITION
1	yellow-poplar	<i>Larix laricina</i>	31	Excellent	roots impacted by driveway	Save
2*	black gum	<i>Nyssa sylvatica</i>	40	Fair		Save
3	silver maple	<i>Acer saccharum</i>	48	Fair	co-dominant leader, poor attachment, roots impacted by snow, thin crown	Save
4	silver maple	<i>Acer saccharum</i>	58	Good	thin crown, stem sprouts	Save
5	Norway maple	<i>Acer platanoides</i>	31	Fair	roots impacted by mow, exposed roots	Save
6	American sycamore	<i>Platanus occidentalis</i>	31	Good	lower trunk swelling, poor form	Save
7	silver maple	<i>Acer saccharum</i>	30	Good	leaning, root damage, poor attachment	Save
8	silver maple	<i>Acer saccharum</i>	34	Good	multi-stemmed, co-dominant leader, same root system as ST 19,	Save
9	red maple	<i>Acer rubrum</i>	38	Good	multi-stemmed, co-dominant leader, same root system as ST 18	Save
10	yellow-poplar	<i>Larix laricina</i>	32	Fair	lower trunk swollen	Save
11	yellow-poplar	<i>Larix laricina</i>	44	Poor	co-dominant leader, poor attachment, one-sided branching	Save
12	southern red oak	<i>Quercus falcata</i>	33	Poor	leader in crown dead	Save
13	white oak	<i>Quercus alba</i>	37	Good	dead branches, stem sprouts	Save
14	yellow-poplar	<i>Larix laricina</i>	31	Good	co-dominant leader, poor attachment	Save
15*	white oak	<i>Quercus alba</i>	32	Fair		Save
16*	yellow-poplar	<i>Larix laricina</i>	30	Fair		Save
17*	yellow-poplar	<i>Larix laricina</i>	31	Fair		Save
18*	yellow-poplar	<i>Larix laricina</i>	31	Fair		Save
19*	yellow-poplar	<i>Larix laricina</i>	31	Fair		Save
20*	yellow-poplar	<i>Larix laricina</i>	31	Fair		Save
21*	white oak	<i>Quercus alba</i>	33	Fair		Save
22*	yellow-poplar	<i>Larix laricina</i>	34	Fair		Save
23*	yellow-poplar	<i>Larix laricina</i>	32	Fair		Save
24*	yellow-poplar	<i>Larix laricina</i>	45	Fair		Save
25*	yellow-poplar	<i>Larix laricina</i>	30	Fair		Save
26*	yellow-poplar	<i>Larix laricina</i>	45	Fair		Save
27	yellow-poplar	<i>Larix laricina</i>	34	Poor	large cavity, leader fallen	Save
28	yellow-poplar	<i>Larix laricina</i>	33	Fair	narrow crown, poor form	Save
29	yellow-poplar	<i>Larix laricina</i>	32	Fair	co-dominant leader, poor attachment, one-sided branching, another tree attached at base	Save

* Tree located offsite, size and condition estimated



VICINITY MAP
SCALE 1"=2000'
ADC MAP MAP#5411 Grid 9H/J
WSSC GRID # 205NE09

GENERAL NOTES:

- This plan is submitted to fulfill the woodland conservation requirements for Sycamore Hill Raze Permit. If this Raze Permit expires then this TCP II-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 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 the Developing Tier and is zoned R-R (Rural Residential).
- The site is adjacent to Lottsford Vista Road designated as a Historic roadway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is not grandfathered under CB-27-2010, Section 25-117 (g).
- This plan was developed from site data and NRI provided by Bay Environmental, Inc.

NOTE:

THIS PLAN WAS DEVELOPED FROM SITE DATA AND NRI PROVIDED BY BAY ENVIRONMENTAL, INC.

LIMIT OF DISTURBANCE (LOD) AREA: 25792.18 (.59)

Table B-1. General Information Table

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-R (Rural Residential)
Zone	Aviation Policy Area (APA) ¹	N/A
Administrative	Tax Grid (TMG)	053-A2
Administrative	WSSC Grid (Sheet 20)	205NE09
Administrative	Policy Analysis Zone (PAZ)	N/A
Administrative	Planning Area (Plan Area)	3
Administrative	Election District (ED)	13
Administrative	Councilmanic District (CD)	5
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic Analysis Zone (TAZ-CCG)	144
Administrative	Pd Traffic Analysis Zone (TAZ-Pd)	2404

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual and the current requirements of the Prince George's County Code and the Environmental Technical Manual.

Signed: Robert C. Boyd, MD#967 PLA
robert.boyd@abconsultantsinc.com
P: 240-582-8033

Date: 06/22/2020
AB Consultants, Inc.
9450 Annapolis Road
Lanham, MD 20706

PROPERTY OWNERS AWARENESS CERTIFICATE

We, Presidential Care, LLC., hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP 2) and that we understand the requirements as set forth in this TCP 2.

Signed: [Signature]
Owner or Owner's Representative

Date: 06/23/2020

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section

TREE CONSERVATION PLAN APPROVAL

TCPII-003-14-01

Approved by	Date	DRD #	Reason for Revision
00 PENDING	PENDING	SE-4667	ADULT DAYCARE CENTER
01 [Signature]	7/27/2020	N/A	GRADING
02			
03			
04			
05			
06			

PROJECT: SYCAMORE HILL-RAZE
3911 LOTTSFORD VISTA ROAD, BOWIE, MD 20721
PARCEL 45, TAX MAP 53, GRID A2
TYPE II TREE CONSERVATION PLAN
PRINCE GEORGE'S COUNTY, MARYLAND 13th ELECTION DISTRICT
PROJECT NO: 2019587
SCALE: 1"=2000'
DATE: 06/22/2020
DRAWN BY: AD
CHECKED BY: RB
SHEET: 1 OF 2

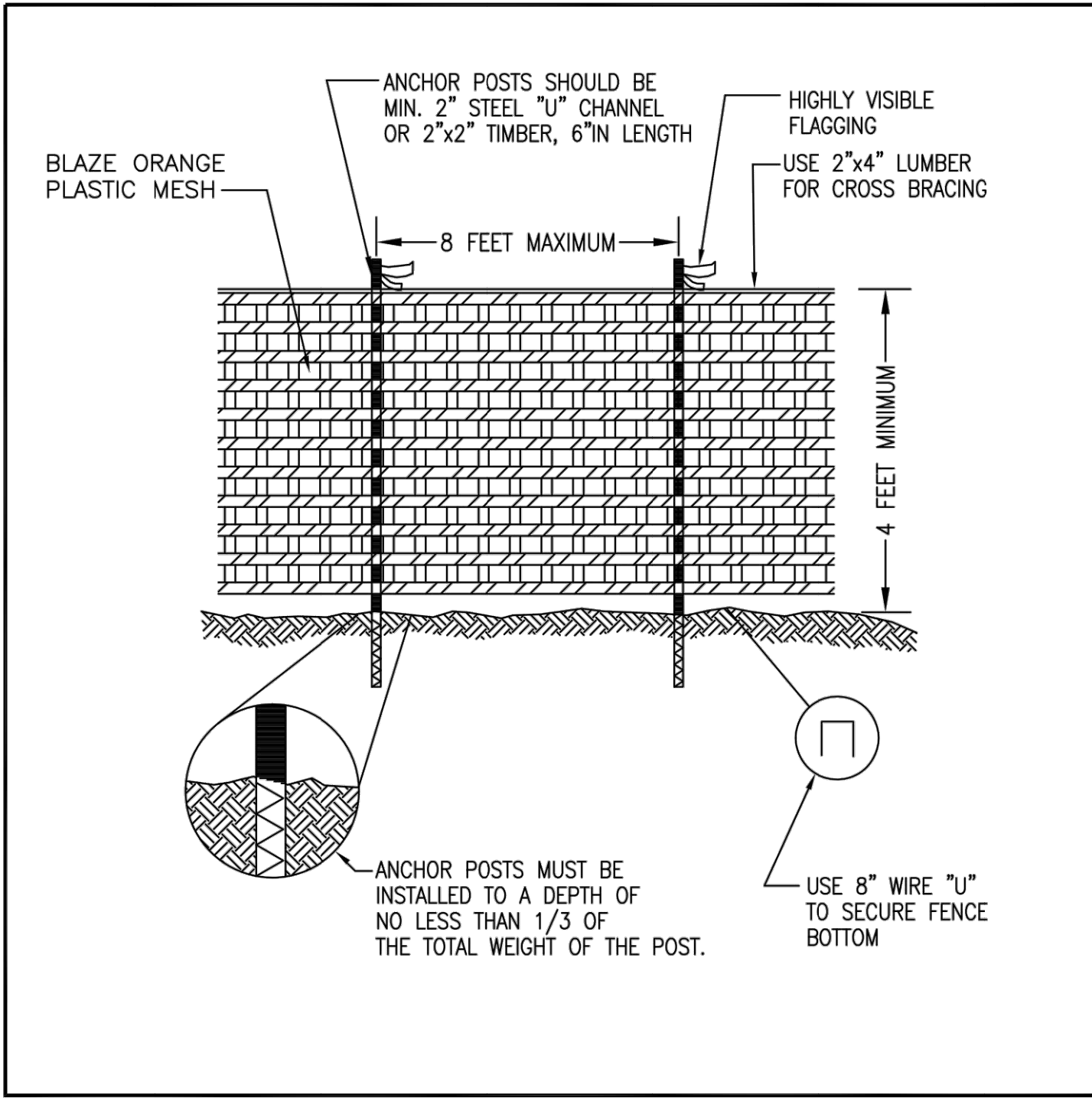
CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

OWNER/APPLICANT
PRESIDENTIAL CARE, LLC
4840 FORBES BLVD, SUITE-150
LANHAM, MD 20706
CONTACT: MR. STEVE NASH
PHONE: 202-270-8660
EMAIL: SNASH@SBHFGDC.ORG

Rev. No.	Revision	Rev. Date



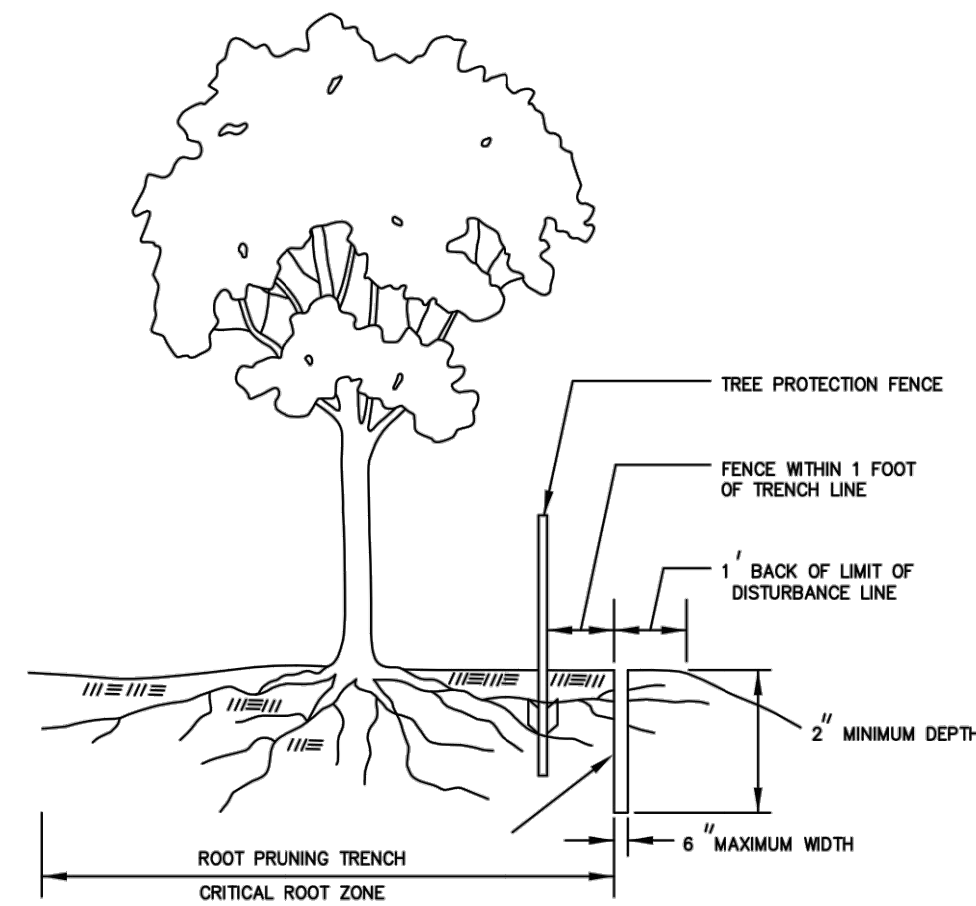
CIVIL: AB CONSULTANTS, INC.
9450 ANNAPOLIS ROAD
LANHAM, MARYLAND 20706
(P): (301)306-3091 | (F): (301)306-3092
CONTACT: SANJAY PATEL
(P): (301)306-3091 x4121
(E): SANJAY.PATEL@ABCONSULTANTSINC.COM



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 DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

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

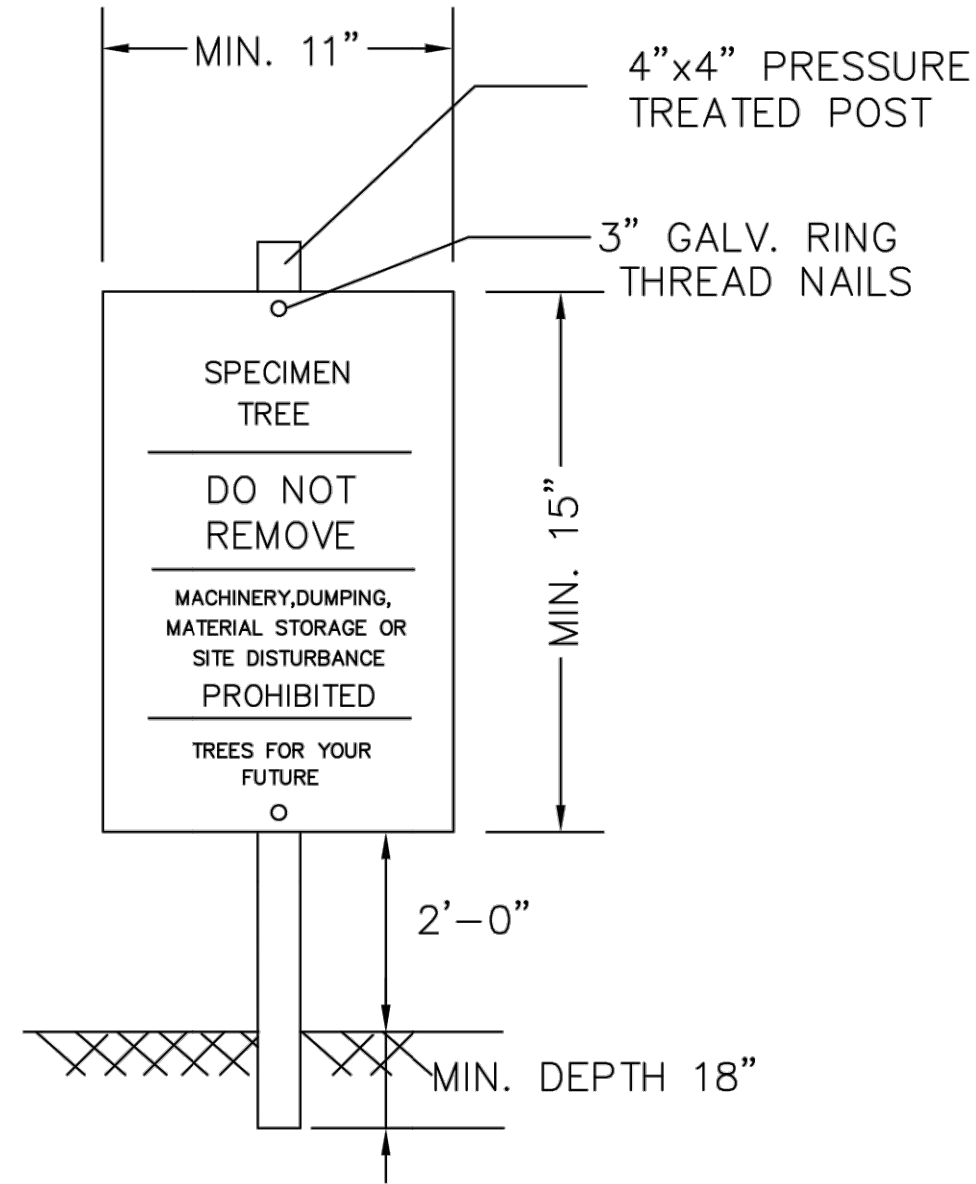


Source: Maryland State Forest Conservation Technical Manual, 3rd Edition - 1997

NOTES:

1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

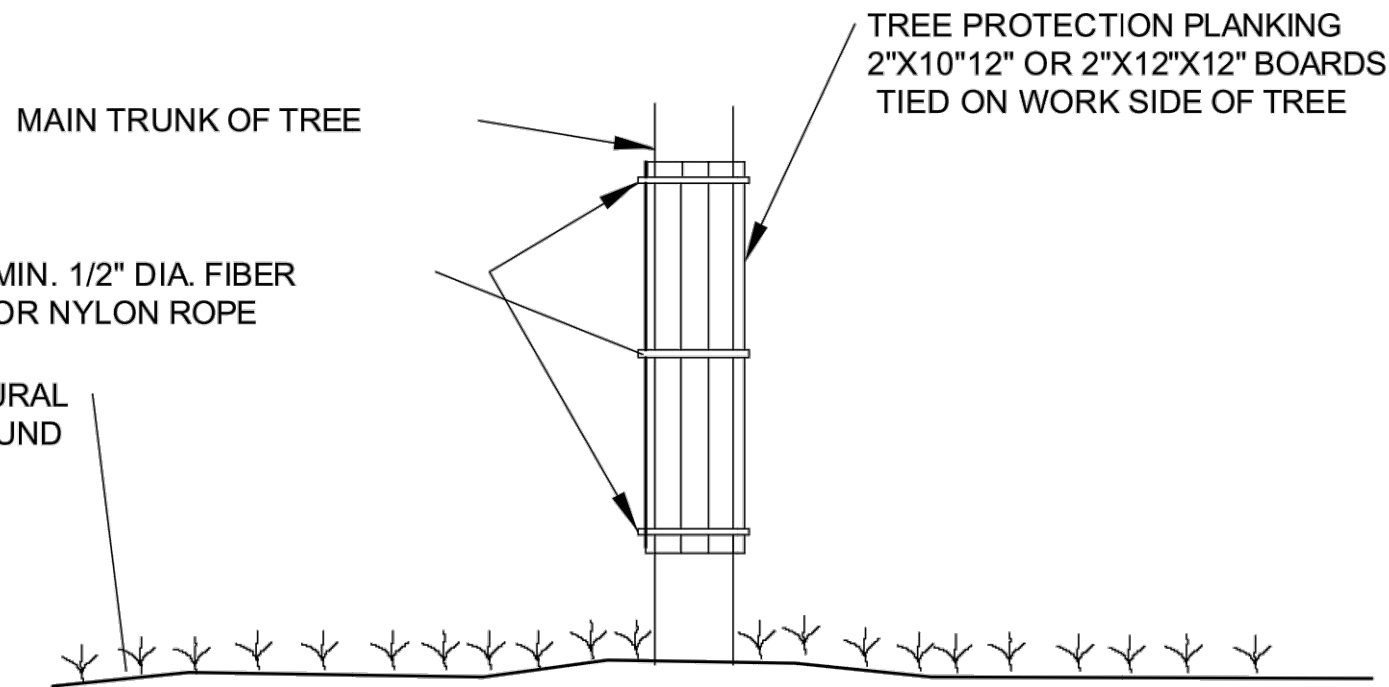
ROOT PRUNING



NOTES:

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

SPECIMEN TREE SIGN



TREE PROTECTION PLANKING DETAIL
NOT TO SCALE

STANDARD SYMBOL

TPP

NOTES:

1. FOR TREE PROTECTION PLANKING, AS DIRECTED BY THE ENGINEER, TIE WITH 1/2" DIAMETER ROPE (FIBER OR NYLON), SUFFICIENT 2"x10"x12" OR 2"x12"x12" BOARDS AROUND MAIN TRUNK OF TREE TO PROTECT ALL AREAS EXPOSED TO CONSTRUCTION.
2. ROOT DAMAGE SHOULD BE AVOIDED.
3. PROTECTIVE SIGNAGE IS REQUIRED.

WHEN OFF-SITE WOODLAND CONSERVATION IN PROPOSED:

1. PRIOR TO THE ISSUANCE OF GRADING PERMITS FOR THE DEVELOPMENT SHOWN ON THIS TOP2, ALL OFF-SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED OFF-SITE WOODLAND CONSERVATION BANK AND WOODLAND CONSERVATION TRANSFER CREDITS SHALL BE RECORDED IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY FOR THE OFF-SITE AREA REQUIRED. A RECORD OF THE SITE WOODLAND CONSERVATION TRANSFER CREDIT FORM SHALL BE PROVIDED TO THE M-NCPPC, PLANNING DEPARTMENT PRIOR TO ISSUANCE OF THE PERMIT FOR THE ASSOCIATED PLAN AND INCLUDED IN THE PERMIT PACKAGE.
2. 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 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.