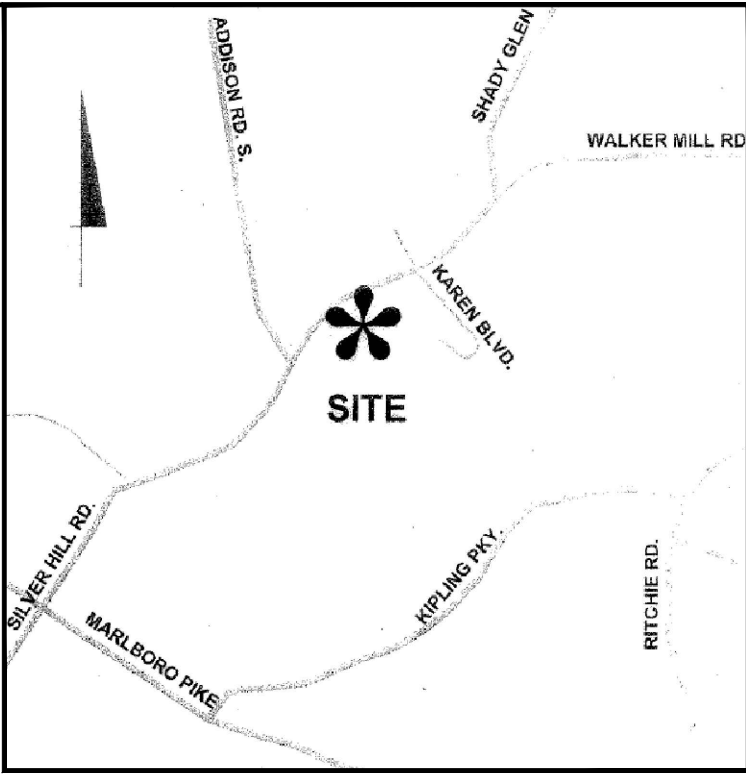


TREE CONSERVATION PLAN 2 FOR
FOREST OAK PROPERTY

CAPITOL HEIGHT (6TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



VICINITY MAP

SCALE: 1"= 2000'

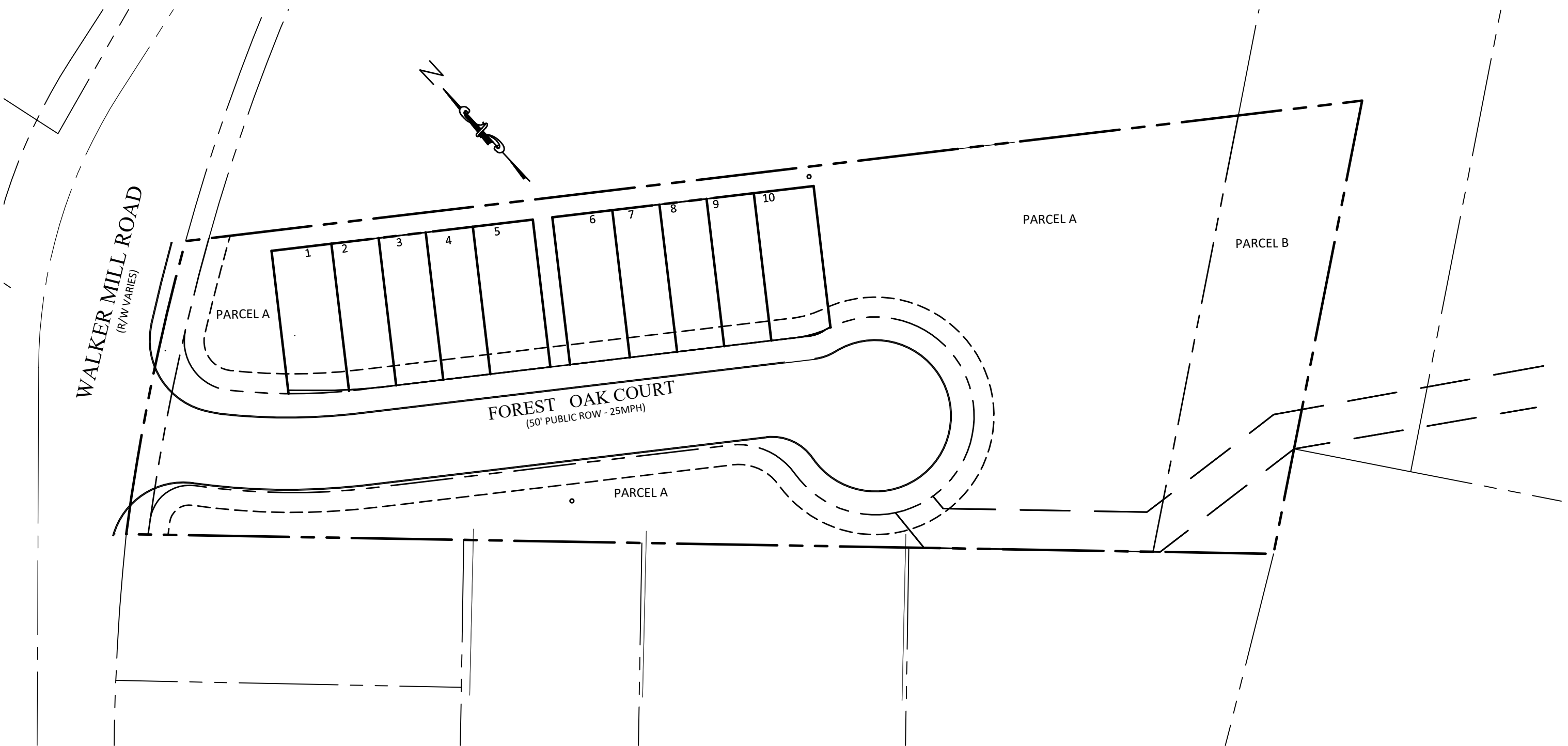
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

GENERAL NOTES:

- TAX MAP/GRID: 073/D4
- TAX ACCOUNT: 0468454
- PROPERTY ADDRESS: 6821 WALKER MILL ROAD, DISTRICT HEIGHTS, MD. 20747
- PROPOSED USE OF PROPERTY: RESIDENTIAL - 10 TOWNHOUSES
- 200 SHEET NO: 202SE06
- SITE AREA: 2.5218 AC.
- BOUNDARY BY KRUS CONSULTANTS, LLC. OCTOBER, 2009.
- APPROVED PRELIMINARY PLAN FILE NO. 4-06151.
- APPROVED TCP I NO. 006-09
- NRI/FSD PREPARED BY APPLIED CIVIL ENGINEERS INC. NRI/D30/07 WAS APPROVED ON OCT. 10, 2007.
- STORMWATER MANAGEMENT CONCEPT PLAN NO. 45961-2005-01.
- ELECTION DISTRICT: 6
- COUNCILMANIC DISTRICT: 7
- AVIATION POLICY AREA: NONE
- MUNICIPALITY: CAPITOL HEIGHT
- SEWER/WATER CATEGORIES: S-3/W-3
- ZONING: R-T
- EXISTING USE: VACANT
- THERE ARE NO KNOWN HISTORICAL SITES IN THE VICINITY OF THE PROPERTY.
- THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO PROPERTY
- THIS PROPERTY IS NOT WITH IN CHESAPEAKE BAY CRITICAL AREA OVERLAY.
- FIRE: ALLENTOWN CO. 32 - 3 MILES
- POLICE: TEMPLE HILLS - 2 MILES
- THERE ARE NOT STEEP SLOPES ON THE PROPERTY.
- THERE IS NO 100-YEAR FLOODPLAIN ON SITE.
- THERE ARE NO WETLANDS AND WATER OF THE USA ON SITE.
- NO. OF LOTS: 10
- MINIMUM LOT SIZE: 1,800 SF.
- TOTAL AREA OF LOTS: 0.49 AC.
- PARCEL A (HOA) :50,534 S.F. OR 1.1601 AC.
- PARCEL B TO BE CONVEYED TO PRINCE GEORGE'S COUNTY: 13,731 S.F. OR 0.3152 AC.
- R/W DEDICATION: 24,010 S.F. OR 0.5512 AC.
- PARKING REQUIREMENTS:
PARKING REQUIRED @ 2.04/DU = 21 SPACES
TOTAL SPACES REQUIRED: 21 SPACES
TOTAL SPACES PROVIDED:
10 GARAGE PARKING SPACES
(MIN. 9.5' X 19') 10 DRIVEWAY PARKING SPACES
PER DPPE'S APPROVAL, 11 PARALLEL PARKING WITH OUT STRIPING ARE PROVIDED ON FOREST OAK ROAD.
TOTAL: 31 PARKING SPACES
- NO DUST SHALL BE ALLOWED TO CROSS OVER PROPERTY LINES AND IMPACT ADJACENT PROPERTIES AS THE APPLICANT INTENDS TO CONFORM TO CONSTRUCTION ACTIVITY DUST CONTROL REQUIREMENTS AS SPECIFIED IN THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- NO NOISE SHALL BE ALLOWED TO ADVERSELY IMPACT ACTIVITIES ON THE ADJACENT PROPERTIES AS THE APPLICANT INTENDS TO CONFORM TO CONSTRUCTION ACTIVITY NOISE CONTROL REQUIREMENTS AS SPECIFIED IN SUBTITLE 19 OF THE PRINCE GEORGE'S COUNTY CODE.



PLAN VIEW

1"=50'

SHEET INDEX

- SHEET 1 OF 3 COVER SHEET
SHEET 2 OF 3 TREE CONSERVATION PLAN
SHEET 3 OF 3 DETAIL SHEET

APPLICANT

DISTRICT PROPERTIES, LLC
6500 CHILLUM PLACE NW
WASHINGTON, DC 20012
PHONE # (202) - 526 8664
ATTN: MR. MOHAMED Y. SIKDER

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501

FOREST OAK PROPERTY

CAPITOL HEIGHT (6TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

COVER SHEET
TCP2/007/12

REVISIONS

DATE: OCT., 2019

DWN. JK CHECKED MT

SCALE: AS SHOWN

PROJECT/FILE NO. 17-020

SHEET NO. 1 OF 3

Property Owners Awareness Certificate for
6821 WALKER MILL RD
DISTRICT HEIGHTS, MD - 20743

I/ We M. SIKDER 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.
Owner or Project Representative Date 10/09/19

I/ We _____ 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.
Contract Purchaser Date _____

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED: Milton M. Perez 10-10-2019
DATE

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

GENERAL INFORMATION TABLE		
LAYER CATEGORY	LAYER NAME	VALUE
Zone	ZONING (ZONE)	R-T
Zone	AVIATION POLICY AREA (APA)	N/A
Administrative	TAX GRID (TMG)	073D4
Administrative	WSSC GRID (SHEET 20)	202SE06
Administrative	POLICY ANALYSIS ZONE (PAZ)	N/A
Administrative	PLANNING AREA (PLAN AREA)	75A
Administrative	ELECTION DISTRICT (ED)	6. SPAULDING
Administrative	COUNCILMANIC DISTRICT (CD)	7
Administrative	GENERAL PLAN 2002 TIER (TIER)	Developed
Administrative	PG TRAFFIC ANALYSIS ZONE (TAZ_PG)	1074

Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2 -007 - 12				
Approved by	Date	DRD #	Reason for Revision	
00 <u>Blue S. S. S. S.</u>	10/16/2019	DSP-10014		
01				
02				
03				
04				
05				
06				

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: FOREST OAK PROPERTY
APPLICATION NO.: DSP-10014

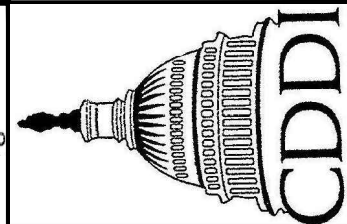
SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PGCPB RESOLUTION
NO. 12-71(A) DATED JULY 30, 2015.

SIGNATURE APPROVAL DATE:

Digitally signed by
Jill Kosack
Date: 2020.03.18
17:55:17 -0400

AUTHORIZED SIGNATURE

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



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS — PLANNERS — SURVEYOR'S

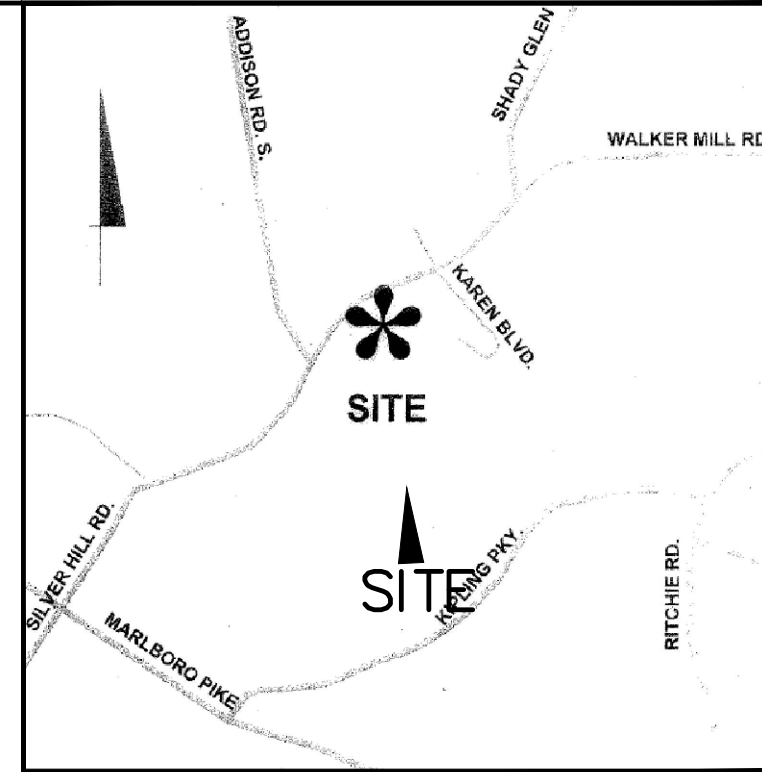
POWDER MILL ROAD — SUITE 200 — BELTSVILLE, MD 20705
OFFICE (301) 937-3501

FOREST OAK PROPERTY
CAPITOL HEIGHT (6TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

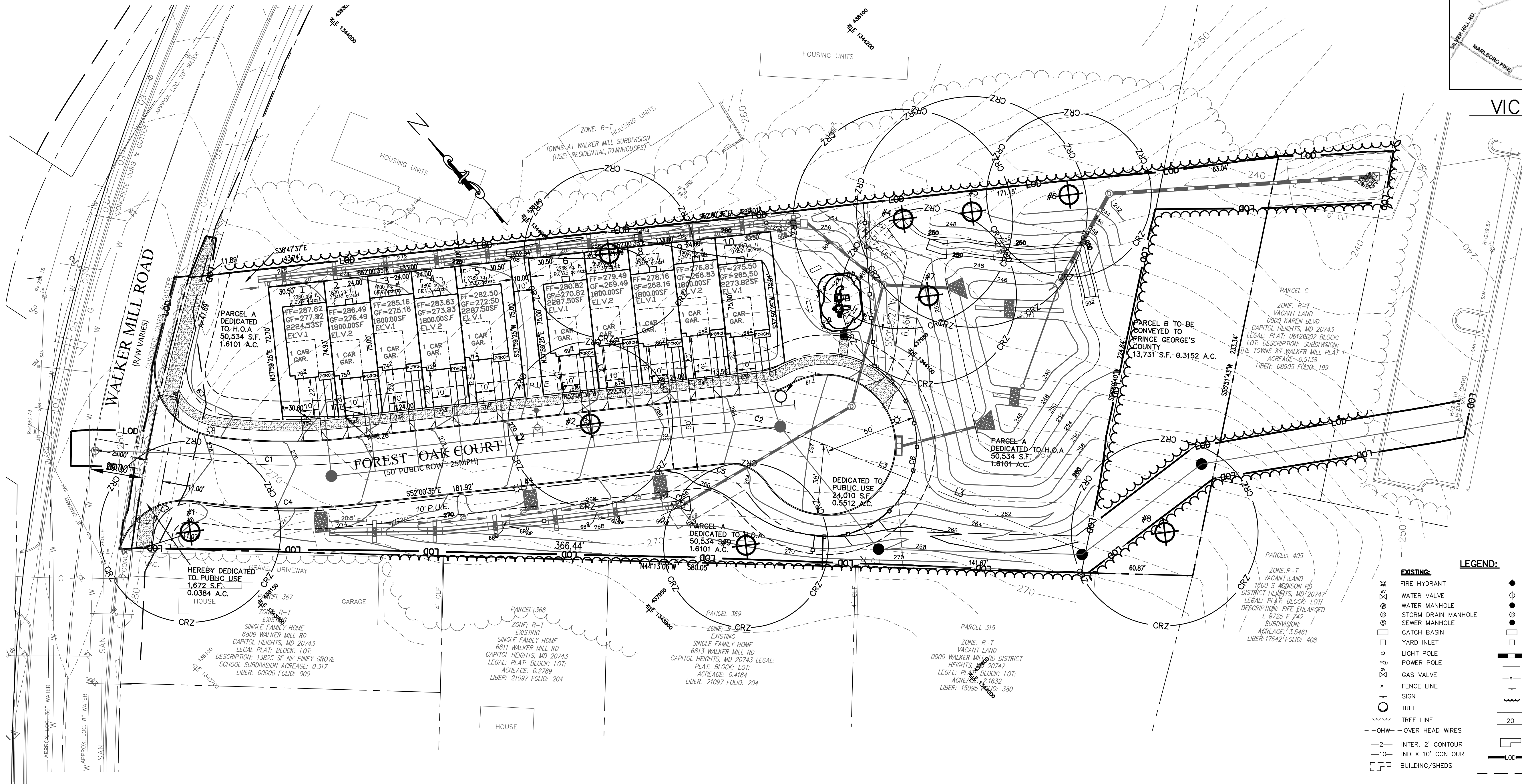
TCPII PLAN

REVISIONS

DATE: NOV., 2017
DWN. JK CHECKED MT
SCALE: 1" = 30'
PROJECT/FILE NO. 17-020
SHEET NO. 2 OF 3



VICINITY MAP
SCALE: 1" = 2000'



- EXISTING:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - LIGHT POLE
 - POWER POLE
 - GAS VALVE
 - FENCE LINE
 - SIGN
 - TREE
 - TREE LINE
 - OHW — OVER HEAD WIRES
 - 2' — INTER. 2' CONTOUR
 - 10' — INDEX 10' CONTOUR
 - BUILDING/SHEDS
- PROPOSED:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - STORM DRAIN PIPE
 - FLOW LINE
 - FENCE LINE
 - SIGN
 - TREE LINE
 - BUILDING RESTRICTION LINE(TYP.)
 - 20' CONTOUR
 - BUILDING
 - LOD — LIMIT OF DISTURBANCE
 - — — PUBLIC UTILITY EASEMENT
 - — — B.R.L. (BUILDING RESTRICTION LINE)
 - CRZ — CRITICAL ROOT ZONE
- #8 SPECIMEN TREE TO BE REMOVED

SPECIMEN TREE TABLE

Tree #	Common Name	Latin Name	Diameter (DBD) in.	Condition	Comments	Disposition
1	Red Maple	Acer rubrum	33"	Fair		To be removed
2	Black Cherry	Prunus serotina	30"	Fair		To be removed
3	Tulip tree	Liriodendron tulipifera	31"	Good		To be removed
4	Tulip tree	Liriodendron tulipifera	40"	Fair		To be removed
5	Tulip tree	Liriodendron tulipifera	42"	Fair		To be removed
6	Tulip tree	Liriodendron tulipifera	30"	Poor		To be removed
7	Tulip tree	Liriodendron tulipifera	32"	Fair		To be removed
8	Tulip tree	Liriodendron tulipifera	34"	Good		To be removed
9	Red Oak	Quercus rubra	33"	Poor		To be removed

APPLICANT:
DISTRICT PROPERTIES, LLC
6500 CHILLUM PLACE NW
WASHINGTON, DC 20012
PHONE # (202) - 526 8664
ATTN: MR. MOHAMED Y. SIKDER

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED: 10-07-2019
MILTON M. PEREZ DATE

POWDER MILL ROAD — SUITE 200 — BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

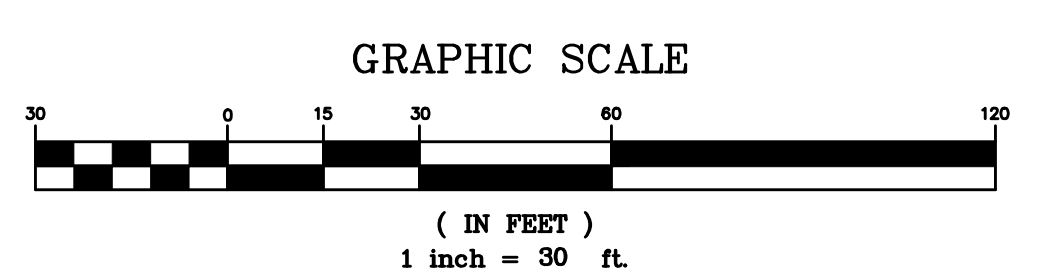
Property Owners Awareness Certificate for
6821 WALKER MILL RD
DISTRICT HEIGHTS, MD 20743

I, We M. SIKDER 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.

Owner or Owner Representative Y.S. Date 10/09/19

I, We _____ 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.

Contract Purchaser _____ Date _____



Prince George's County Planning Department, M-NCPPC			
Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2-007 - 12			
Approved by	Date	DRD #	Reason for Revision
00	10/16/2019	DSP-10014	
01			
02			
03			
04			
05			
06			

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: FOREST OAK PROPERTY
APPLICATION NO.: DSP-10014

SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PGCPB RESOLUTION
NO. 12-71(A) DATED JULY 30, 2015.

SIGNATURE APPROVAL DATE:
 Digitally signed by
Jill Kosack Date: 2020.03.18
17:55:17-0400
AUTHORIZED SIGNATURE

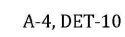
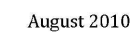
1. This plan is submitted to fulfill the woodland conservation requirements for a permit. If this permit expires, then this TCP2 also expires and is no longer valid.
2. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$9.00 per square foot mitigation fee.
3. 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.
4. 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.
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 *Developed* Tier and is zoned R-T.
7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
8. The site is not adjacent to a roadway classified as arterial or greater.
9. This plan is NOT grandfathered under CB-27-2010, Section 25-119 (g).

SECTION I-Establishing Site Information- (Enter acres for each zone)				
1 Zone:	R-T			
2 Gross Tract:	2.38			
3 Floodplain:	0.00			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	2.38	0.00	0.00	
6 TCP Number:	022-17	Revision #		0
7 Property Description or Subdivision Name:	13500 Molly Berry			
8 Is this site subject to the 1989 Ordinance?(Y/N)	N			
9 Is this one (1) single family lot? (Y/N)	N			
10 Are there prior TCP approvals which include a	N			
11 combination of these lots? (Y/N)				
12 Is any portion of the property in a WVC Bank?	N			
13 Break-even Point (preservation) =	0.86	acres		
14 Clearing permitted w/o reforestation =	1.52	acres		

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
15 Existing Woodland		2.38	0.00	
16 Woodland Conservation Threshold (WCT) =	20.00%	0.48		
17 Smaller of 13 or 14		0.48		
18 Woodland above WCT		1.90		
19 Woodland cleared		2.38	0.00	0.11
20 Woodland cleared above WCT (smaller of 16 or 17)		1.90		
21 Clearing above WCT (0.25 : 1) replacement requirement		0.48		
22 Woodland cleared below WCT		0.48		
23 Clearing below WCT (2:1 replacement requirement)		0.95		
24 Afforestation Required Threshold (AFT) =	15.00%	0.00		
25 Off-site WCA being provided on this property		0.00		
26 Woodland Landscaping Required		1.54		

27	Woodland Preservation	0.00		
28	Afforestation / Reforestation	0.00	Bond amount:	\$ -
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-of-PFA	0.00	Fee amount:	\$0.00
35	Area approved for fee-in-lieu-non-PFA	0.00	Fee amount:	\$0.00
36	Off-site Woodland Conservation Credits Required	1.54		
37	Off-site WCA (preservation) being provided on this property	0.00		
37	Off-site WCA (afforestation) being provided on this property	0.00		
38	Woodland Conservation Provided	1.54	acres	

44 Prepared by: _____ Signed: _____ Date: _____



Property Owners Awareness Certificate for
6821 WALKER MILL Rd
DISTRICT HEIGHTS, MD - 20743

I/We M. Skoda 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.

Owner or Owner Representative _____ Date 10/09/10

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Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2 -007 - 12				
	Approved by	Date	DRD #	Reason for Revision
00	Blue 2 John Doe	10/16/2019	DSP-10014	
01				
02				
03				
04				
05				
06				

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**

FOR OFFICIAL USE ONLY

APPLICATION NAME: FOREST OAK PROPERTY

APPLICATION NO.: DSP-10014

SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PGCBP RESOLUTION
NO. 12-71(A) DATED JULY 30, 2015.

SIGNATURE APPROVAL DATE:

Digitally signed by
Jill Kosack
Date: 2025.07.30.18
17:55:17 -0400'

Jill Kosack

AUTHORIZED SIGNATURE

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE


SIGNED:  10-07-2019
MILTON M. PEREZ DATE

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705

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QUALIFIED PROFESSIONAL

APPLICANT:
DISTRICT PROPERTIES, LLC
6500 CHILLUM PLACE NW
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CAPITOL DEVELOPMENT DESIGN, INC.
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POWDER MILL ROAD – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

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FOREST OAK PROPERTY
CAPITOL HEIGHT (6TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY MARYLAND

TCPII DETAIL SHEET

REVISIONS

[illegible]