

LEGEND

PROPERTY BOUNDARY
EX. CONTOUR (2')
EX. CONTOUR (10')
PROP. CONTOUR (2')
PROP. CONTOUR (10')
LIMIT OF DISTURBANCE
EX. TREELINE
NONTIDAL WETLAND
EX. WETLAND BUFFER (25')
EX. FLOODPLAIN
EX. EASEMENT
TREE PROTECTION FENCE (TEMPORARY)
WOODLAND PRESERVATION AREA (WPA)
WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
WOODLAND RETAINED- NOT CREDITED (WR-NC)
NATURAL REGENERATION AREA (NRA)
SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
WOODLAND PRESERVATION SIGN

VICINITY MAP
SCALE: 1" = 200'
ADC MAP BOOK: 54 B-5
WSSC 200' SHEET: 216SE08 & 216SE07

SHEET 4

SHEET 2

SHEET 3

KEY MAP
NTS

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be tagged and staked in the field. (see general note 5 on sheet 5)

WOODLAND PRESERVATION AREA (WPA)	
NO.	AREA (AC)
1	0.49
2	0.22
3	0.57
4	0.64
5	0.78
6	0.10
7	0.07
8	0.01
TOTAL	2.88

NATURAL REGENERATION AREA (NRA)	
NO.	AREA (AC)
1	0.29
TOTAL	0.29

WOODLAND RETAINED - NOT CREDITED (WR-NC)	
NO.	AREA (AC)
1	1.73
2	0.13
3	0.08
4	0.03
TOTAL	1.97

Standard Woodland Conservation Worksheet for Prince George's County			
SECTION I-Establishing Site Information- (Enter acres for each zone)			
1 Zone:	R-R		
2 Gross Tract:	18.33		
3 Floodplain:	1.61		
4 Previously Dedicated Land:	0.85		
5 Net Tract (NTA):	13.77		
6 TCP Number:	TCP2-008-2023	Revision #	
7 Property Description or Subdivision Name:	Summergreen		
8 Is this site subject to the 1989 or 1991 Ordinance	N		
9 Is this site subject to the 1991 Ordinance	Y		
10 Subject to 2010 Ordinance and in PFA (Priority Funding Area)	N		
11 Is this one (1) single family lot? (Y or N)	N		
12 Are there prior TCP approvals which include a	N		
13 combination of this lots? (Y or N)	N		
14 Is any portion of the property in a VC Bank? (Y or N)	N		
15 Break-even Point (preservation) =	3.53	acres	
16 Clearing permitted w/o reforestation =	3.12	acres	

SECTION II-Determining Requirements (Enter acres for each corresponding column)			
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)
17 Existing Woodland		6.85	1.42
18 Woodland Conservation Threshold (WCT) =	20.00%	2.75	
19 Smaller of 17 or 18		2.75	
20 Woodland above WCT		3.90	
21 Woodland cleared		1.80	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		1.80	
23 Clearing above WCT (0.25 : 1) replacement requirement		0.45	
24 Woodland cleared below WCT		0.00	
25 Clearing below WCT (2:1 replacement requirement)		0.00	
26 Afforestation Required	Threshold (AFT) =	15.00%	0.00
27 Off-site WCA being provided on this property		0.00	
28 Woodland Conservation Required		3.20	acres

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)			
29 Woodland Preservation	2.88	Bond amount:	\$ 4,181.76
30 Afforestation/ Reforestation	0.00		
31 Natural Regeneration	0.32		
32 Landscape Credits	0.00		
33 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00		
34 Forest Enhancement Credit (Area * 25)	0.00		
35 Street Tree Credit (Existing or 10-year canopy coverage)	0.00		
36 Area approved for fee-in-lieu	0.00	Fee amount:	\$0.00
37 Off-site Woodland Conservation Credits Required	0.00		
38 Off-site WCA (preservation) being provided on this property	0.00		
39 Off-site WCA (afforestation) being provided on this property	0.00		
40 Woodland Conservation Provided			3.20 acres
41 Area of woodland not cleared	4.85	acres	
42 Net tract woodland retained not part of requirements:	1.97	acres	
43 100-foot riparian woodland retained	1.42	acres	
44 On-site woodland conservation provided	3.20	acres	
45 On-site woodland conservation alternatives provided	0.00		
46 On-site woodland retained not credited	3.38	acres	

Prince George's County Planning Department
Environmental Planning Section
TREE CONSERVATION PLAN
CP2-008-2023

Approved by: Abdullahi S. Sadiq Date: 8/25/2023

00
01
02
03
04
05

SPECIMEN TREE TABLE					
NO.	COMMON NAME	SCIENTIFIC NAME	DBH (INCH)	CONDITION RATING	DISPOSITION
ST-1	White Oak	Quercus alba	30.5"	Fair	Dieback Remove
ST-2	White Oak	Quercus alba	39"	Good	Declining Remove
ST-3	Black Oak	Quercus velutina	30"	Poor	Dieback on Mainleader
ST-4	Red Oak	Quercus rubra	30"	Good	

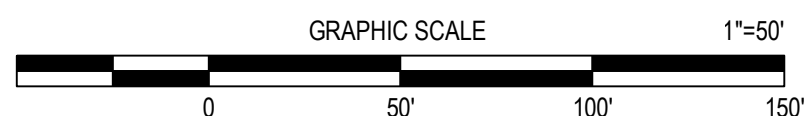
Site Statistics Table	
Site Statistics	Total ¹
Gross Tract Area	18.33 ac.
Existing 100-Year Floodplain	1.61 ac.
Net Tract Area	14.72 ac.
Existing Woodland in the Floodplain	1.42 ac.
Existing Woodland Net Tract	6.65 ac.
Existing Woodland/Total	8.07 ac.
Existing PMA	0 sf.
Regulated Streams (linear feet of centerline)	0 lf.
Riparian (wooded) Buffer up to 300 feet wide ²	0 lf.

GENERAL INFORMATION TABLE		
LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zone (Zoning)	R-R
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	135 B-3
Administrative	WSSC Grid (Sheet 20)	216SE08
Administrative	Planning Area (Plan Area)	85A
Administrative	Election District (ED)	11
Administrative	Councilmatic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy (2035)	Established Communities
Administrative	Police District	V

OWNER / APPLICANT
BLUEASH HOLDINGS, LLC
3116 LA RESERVE DRIVE
PONTE VEDRA BEACH, FLORIDA 32082
ATTN: ANDREW SHERROD
PHONE: 904-803-1156

TREE CONSERVATION PLAN TYPE 2
LOTS 1-6, Outlot 'A' and Parcel 'A'

SUMMERGREEN ESTATES
BRANDYWINE DISTRICT No. 11
PRINCE GEORGE'S COUNTY, MARYLAND



SHEET 1 OF 5

July 27, 2023
DATE
MAP

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE DESCRIPTION REVISIONS

PBW
BY
DATE DESCRIPTION REVISIONS

ATWELL
866.850.4200
11721 WOODMORE RD, SUITE 200
MITCHELLVILLE, MD 20701
301.430.2000

J-B20039
54.001-Z

¹ Figure are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.



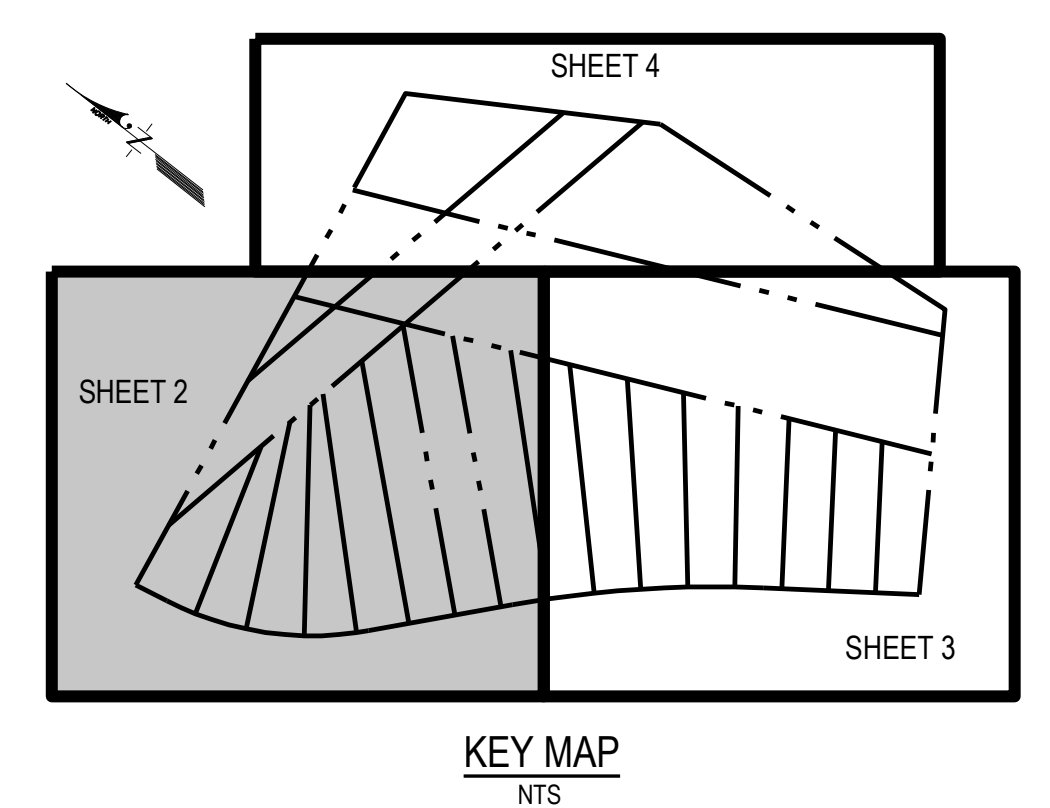
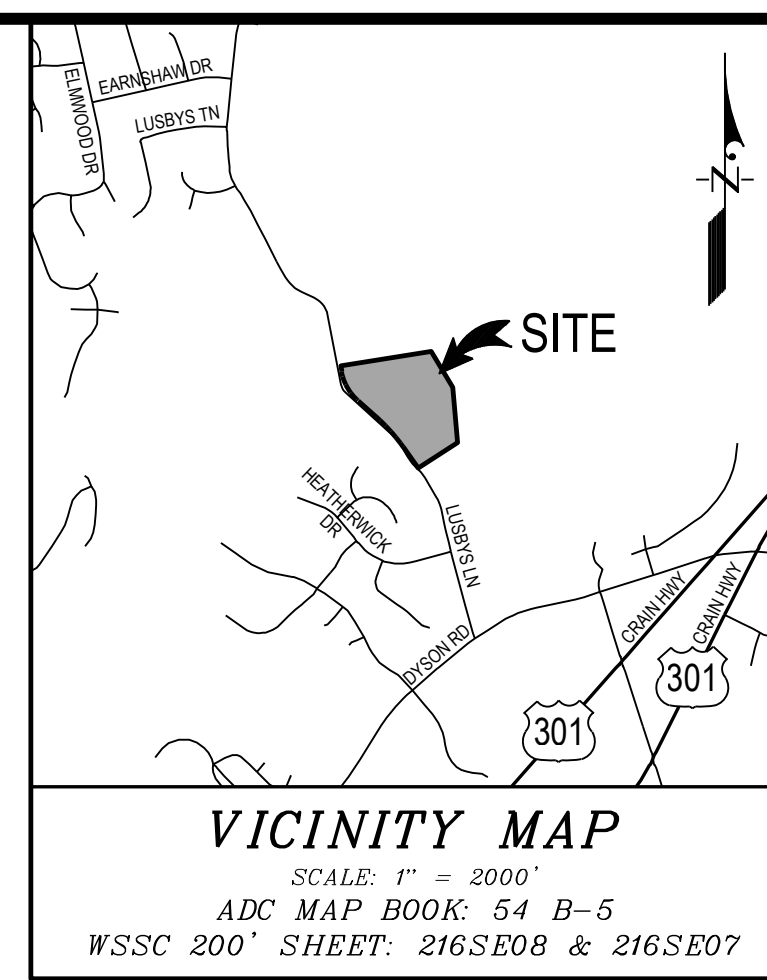
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WOODLAND PRESERVATION SIGN

--- LOD ---
--- WL ---
--- WB ---
--- FP ---
--- SP ---

ST-1
ST-1

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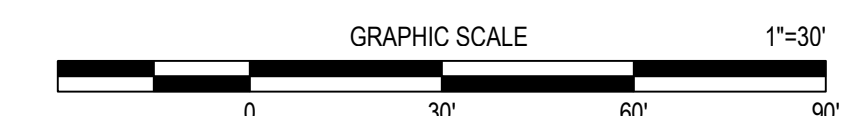


M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL TREE CONSERVATION PLAN TCP2 - 008 - 2023	
Approved by	Date
01 Alexander Kuching	8/25/2023
02	
03	
04	
05	

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LOTS 1-6, Outlot 'A' and Parcel 'A'

SUMMERGREEN ESTATES

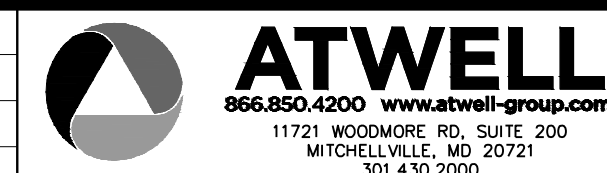
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PRINCE GEORGE'S COUNTY, MARYLAND



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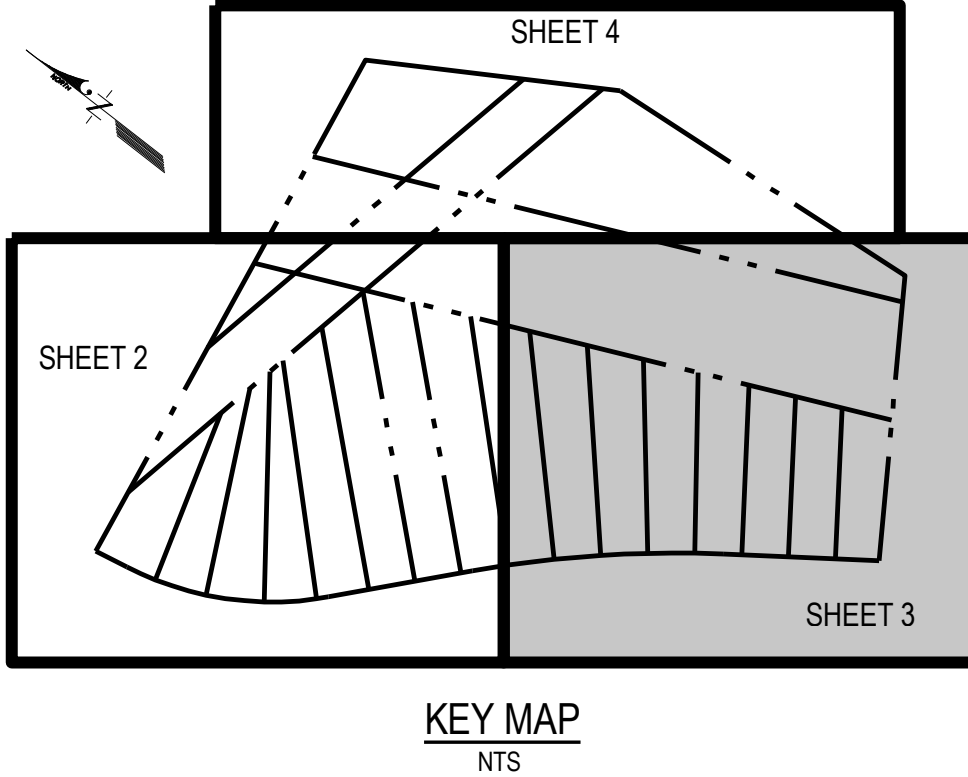
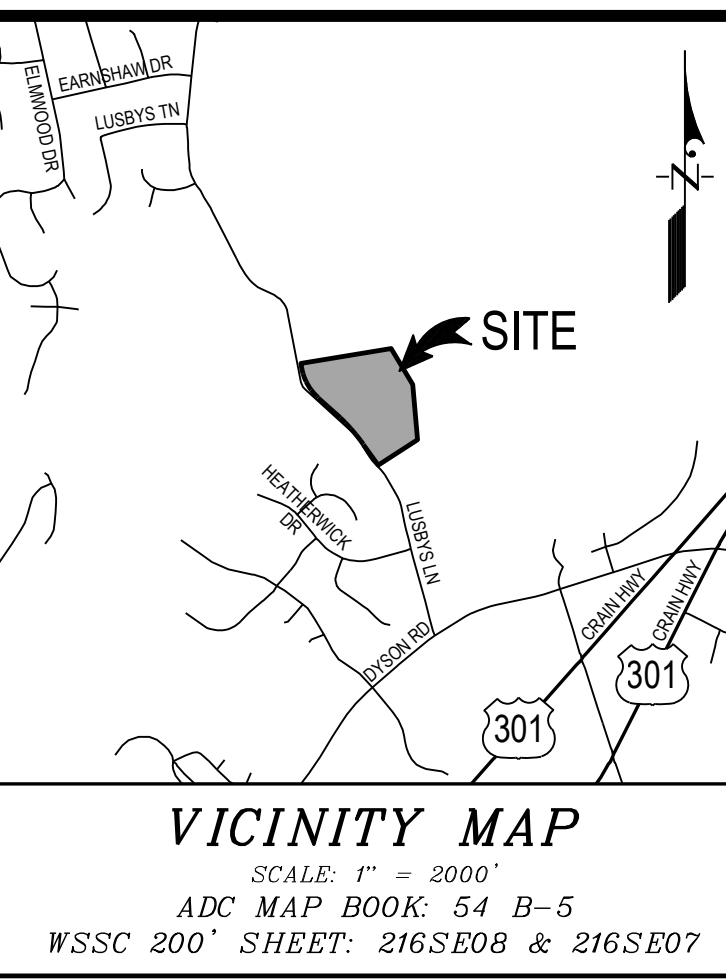
SHEET 2 OF 5

July 27, 2023 DATE MAP		03-04-2021 DATE BID SET		PBW BY KLB MP		J-B20039 RECORDED NO.	
Mike Petrakis Qualified Professional COMAR 08.19.06.01		DESCRIPTION		REVISIONS		J-B20039 54.002-Z	





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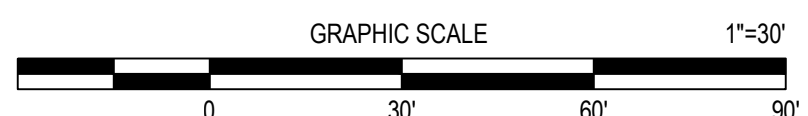
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APPROVAL TREE CONSERVATION PLAN TCP2 - 008 - 2023	
Approved by	Date
00 [Signature]	8/25/2023
01	
02	
03	
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05	

TREE CONSERVATION PLAN TYPE 2
LOTS 1-6, Outlot 'A' and Parcel 'A'

SUMMERGREEN ESTATES

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SHEET 3 OF 5

DATE 7/27/2023 MAP		DATE 03-04-2021		BID SET		PBW	
BY Mike Petrakis		DATE 08.19.06.01		DESCRIPTION		REVISIONS	
L:\C3D-PROJ\B20039-C3D\DWG\TCP2-Lots1-16.dwg		7/27/2023 3:02:43 PM		-sldmgr			

ATWELL	11721 WOODMERE RD, SUITE 200 MITCHELLVILLE, MD 20701 301.430.2000
RECORDED	J-B20039
DATE	FEBRUARY 2023
54.003-Z	

k. Debris piles shown in woodland preservation areas shall be removed by hand without the use of mechanical equipment within the preservation area. Chains may be used to pull debris out of the preservation areas. Caution must be used not to damage remaining vegetation.

Environmental Technical Manual

Environmental Technical Manual

Appendix A-48

Appendix A-5

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