



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

² Acreage 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.

	TREE LINE
	LIMIT OF DISTURBANCE
	PROPERTY LINE
	WOODLAND PRESERVATION AREA (WPA)
	WOODLAND PRESERVED—NOT CREDITED (WP-NC)
	WOODLAND RETAINED—ASSUMED CLEARED (WP-AC)
	SPECIMEN TREE WITH CRITICAL ROOT ZONE
	WOODLAND PRESERVATION AREA SIGN
	TREE PROTECTION FENCE

LYNETTE GARCIA
399 N BROADWAY
YONKERS, NY 10701
LMICHELLE315@GMAIL.COM
347-880-6879

CARUSO HOMES
ATTN: LYNDA HUDGINS-BROWN
2120 BALDWIN AVE.
CROFTON, MD 21114
LBROWN@CARUSOHOMES.COM
667-307-4271

SHEET NO.		PLAN TYPE
1	OF 3	COVER SHEET
2	OF 3	TCP II
3	OF 3	DETAIL SHEET

SCALE: 1"=20'


VICINITY MAP
SCALE: 1"=1000'

Property Owners Awareness Certificate

SITE NOTES

- PROJECT NAME: "YAMAN'S ESTATES" 490 BRYAN POINT RD
1. TOTAL ACREAGE: 0.459 A.C. OR 20,000 S.F.
2. EXISTING ZONE: R-R
3. PROPOSED USE OF THE PROPERTY: SINGLE FAMILY RESIDENTIAL
7. NUMBER OF LOTS: 1
8. BREAKDOWN OF PROPOSED DWELLING BY TYPE: N/A
9. 200 SHEET NO: 2205W01
8. TAX MAP/GRID: 151D4
9. AVIATION POLICY AREA: N/A
10. EXISTING WATER/SEWER DESIGNATION: W-3/S-3
11. PROPOSED WATER/SEWER DESIGNATION: W-3/S-3
12. THERE IS NO STORM WATER MANAGEMENT APPROVAL FOR THE PROPERTY.
13. 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHT-OF-WAY.
14. THERE ARE NO CAMERIES ON OR CONTIGUOUS TO THE PROPERTY.
15. THERE ARE NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
16. THERE IS NO STREAMS AND WETLANDS WITHIN THE SITE.
17. THERE IS NO 100 YEAR FLOOD PLAIN WITHIN THIS SITE.
18. THERE IS NO CHESAPEAKE BAY CRITICAL AREA OVERLAY WITHIN THE SITE.
19. TOPOGRAPHY SURVEY PREPARED BY C.D.D.I.
20. APPLICANT: LYNETTE GARCIA
21. PROPERTY LOCATION:
490 BRYAN POINT RD, ACCOKEEK, MD 20607

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION
TECHNICAL MANUAL.

SIGNED:  07/11/2023
MILTON M. PEREZ DATE

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705

PHONE (301) 937-3501, EMAIL: PEREZ@CCDI.NET

QUALIFIED PROFESSIONAL

Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-011-2023				
	Approved by	Date	DRD #	Reason for Revision
00	<i>Cheryl S. Darden</i>	7/19/2023	DSP-22032	
01				
02				
03				
04				
05				
06				

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber xxxxx, Folio xxx.
Revisions to this TCP2 may require a revision to the recorded easement.

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

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

"YAMAN'S ESTATES"
490 BRYAN POINT RD
PISCATAWAY 5TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION
PLAN 2-011-2023
COVER SHEET

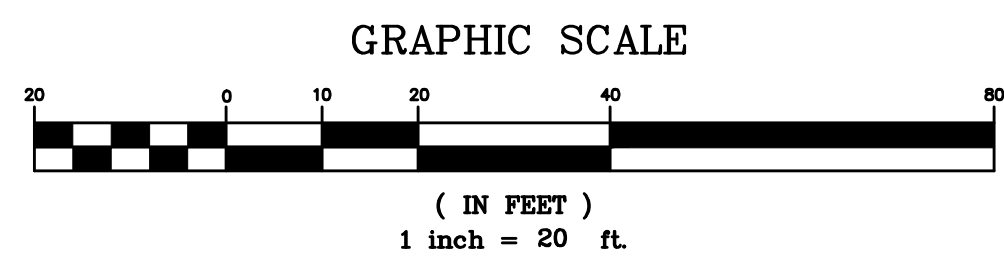
REVISIONS

DATE: OCT., 2022	
DOWN. RC	CHECKED MP

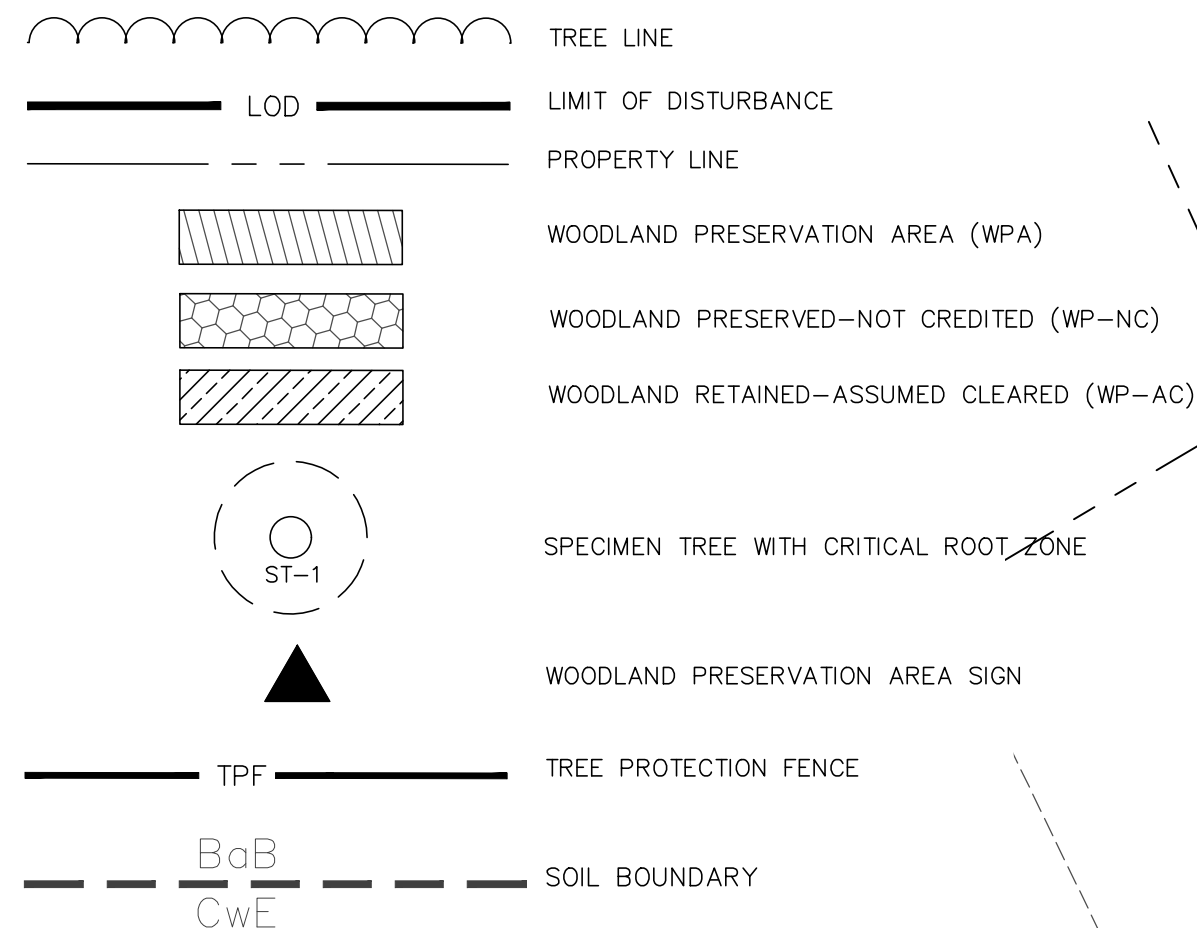
SCALE: 1"=20'

PROJECT/FILE NO.
22-018

SHEET NO. 1 OF 3



LEGEND



PRESERVATION AREAS:
AREA 1 = 0.03 AC

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/Comments	Disposition
1	Black Oak	<i>Quercus velutina</i>	31	Fair	no apparent problems	To be saved
2	Red Maple	<i>Acer rubrum</i>	31	Poor	no apparent problems	To be saved

* - tree located offsite, size and condition estimated

OWNERS/APPLICANT:

LYNETTE GARCIA
399 N BROADWAY
YONKERS, NY 10701
LMICHELLE315@GMAIL.COM
347-880-6879

BUILDER:

CARUSO HOMES
ATTN: LYNDA HUDGINS-BROWN
2120 BALDWIN AVE.
CROFTON, MD 21114
LBROWN@CARUSOHOMES.COM
667-307-4271

WOODLAND RETAINED NOT
CREDITED TOWARD ANY
REQUIREMENTS:
AREA 1 = 0.09 AC.

PLAN VIEW
SCALE: 1"=20'

WOODLAND RETAINED/
ASSUME CLEARED:
AREA 3 = 0.02 AC.

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

APPLICATION NAME: YAMAN'S ESTATES

APPLICATION NO.: DSP-22032

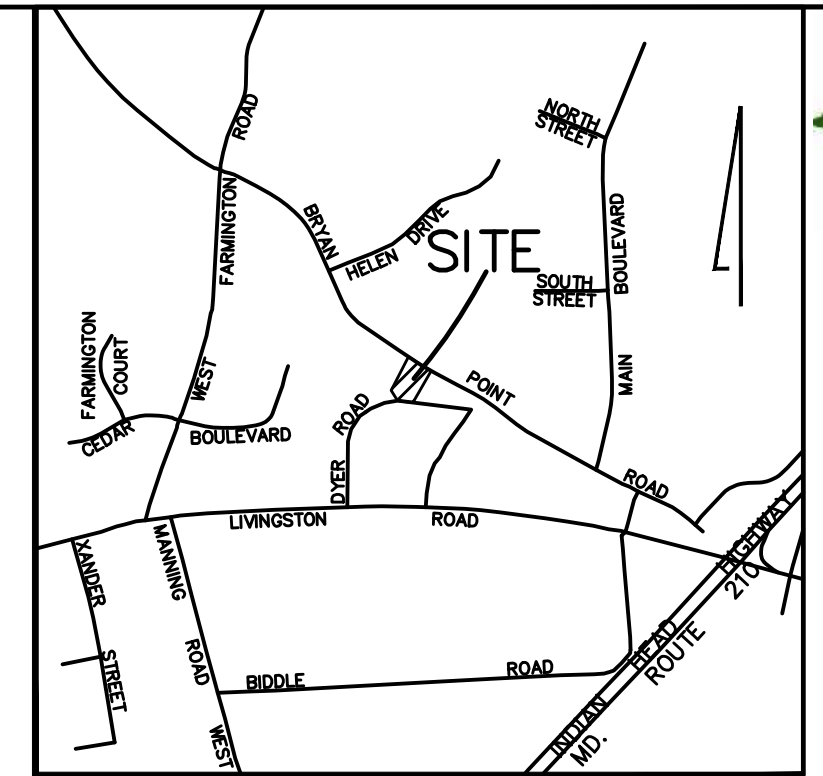
TCP NO.: TCP2-011-2023

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION NO. 2023-82 DATED JUNE 22, 2023.

SIGNATURE APPROVAL DATE

Hurlbutt, Jeremy Digitally signed by Hurlbutt,
Jeremy
Date: 2023.07.28 13:32:43 -04'00'

AUTHORIZED SIGNATURE




VICINITY MAP

SCALE: 1"=1000'

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION
TECHNICAL MANUAL.

SIGNED:  07/06/2023
MILTON M. PEREZ DATE

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705

PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

MAPPED SOIL TYPES					
Map Unit	Soil Description	Drainage Class	K _f factor (inches soil)	Hydrologic Soil Group	Percent Hydraulic Inclinations
GpB	Grossmont gravelly silt loam, 2-5% slopes	Well	0.24	A	No
WdB	Woodstown sandy loam, 2- 5% slopes, Northern Coastal Plain	Moderately well	0.24	C	No

Source: <http://websoilsurvey.nrcs.usda.gov>

Property Owners Awareness Certificate

I/We LYNETTE GARCIA 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 Owners Representative Lynette Davis Date 2/2/2023

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				
TCP2-011-2023				
	Approved by	Date	DRD #	Reason for Revision
00	<i>Priscilla Schindler</i>	7/19/2023	DSP-22032	
01				
02				
03				
04				
05				
06				
Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber <u>53532</u> , Folio <u>335</u> . Revisions to this TCP2 may require a revision to the recorded easement.				

**"YAMAN'S ESTATES"
490 BRYAN POINT RD
PISCATAWAY 5TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD**

TREE CONSERVATION
PLAN 2-011-2023

REVISIONS

[illegible]

DATE: OCT., 2022	
DOWN. RC	CHECKED MP

SCALE: 1"=20'

PROJECT/FILE NO.
22-018

SHEET NO.
2 OF 3

STANDARD TYPE2 TREE CONSERVATION PLAN NOTES:

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit #17336-2022-0. If this grading permit#17336-2022-0 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 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 (ESA 2) and is zoned R-R.
- The site is adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is grandfathered under CB-27-2010, Section 25-119 (g).

TREE PRESERVATION AND RETENTION NOTES:
Tree Preservation and Retention Notes

- All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- The location of all temporary tree protection fencing (TPFs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installation of the TPFs may begin.
- All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

Removal of Hazardous Trees or Limbs by Developers or Builders

- The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the county as dead, dying, or hazardous may be removed.
- A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
- During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chainsaw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. 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 permittee 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 documentation of the damage.

If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. 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 documentation of the damage.

Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

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 by a Licensed Tree Expert.

POST DEVELOPMENT NOTES

When woodlands and/or specimen, historic or champion trees are to remain:

- 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 Owners, 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 permittee 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 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 by 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 non-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, or non-native plants is permitted if 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.

WOODLAND CONSERVATION SUMMARY TABLE

PRESERVATION AREAS:

AREA 1			0.03		
AREA 2			0.06		
SUB-TOTAL			0.09		
WOODLAND RETAINED NOT CREDITED TOWARD ANY REQUIREMENTS:					
AREA #1			0.09		
SUB-TOTAL			0.09		
TOTAL			0.18		

WOODLAND RETAINED/ASSUMED CLEARED:

AREA #1			0.01		
AREA #2			0.01		
AREA #3			0.02		
TOTAL			0.04		

Property Owners Awareness Certificate

I/We Lynette Garcia 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 Owners Representative Jeremy Hurlbutt Date 2/2/2023

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 _____

Forest Conservation Act Reporting Information (Change Table)

	Original Approval	Revision Number (-01)	Revision Number (-02)	Change Since Last Approval
Net Tract (Acres)	0.46			
Existing Woodland (Acres)	0.46			
Woodland Cleared (Acres)	0.28			
Woodland Retained On-Site (Acres)	0.18			
Woodland Planted On-Site (Acres)	0			
On-Site Woodland Easement/ Preservation and Planting (Acres)	0.09			
On-Site Wooded Floodplain in Easement (Acres)	0			
Bond Amount	N/A			
Fee-In-Lieu Amount	N/A			
50' Stream Buffers Conserved (Preservation) - Linear Length	0			
50' Stream Buffers Conserved (Preservation) - Acreage	0			
50' Stream Buffers Newly Established (Afforestation) - Linear Length	0			
50' Stream Buffers Newly Established (Afforestation) - Acreage	0			
Off-Site Woodland Conservation Credits Required (Acres)	0			
Off-Site Woodland Conservation Credits Provided (Acres)	0			

WOODLAND CONSERVATION SUMMARY TABLE (TCP 2)

Parcel #	Gross Track Area	100-Year Floodplain (FP)	Net Track Area (NTA)	Existing Woodland (NTA)	Existing Woodland (FP)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preservation Area (WPA)	Woodland Reforestation Area (WRA)	Woodland Retained/Not Credited (WR-NC)	Woodland Retained / Assumed Cleared (WR-AC)
Lot 1	0.57	0.00	0.57	0.57	0.00	0.37	0.00	-	0.19	0.00	0.00	0.07
Lot 2	0.46	0.00	0.46	0.46	0.00	0.28	0.00	-	0.09	0.00	0.09	0.04
Lot 3	0.68	0.00	0.68	0.68	0.00	0.42	0.00	-	0.27	0.00	0.00	0.10
ROW DEDICATION	0.28	0.00	0.28	0.28	0.00	0.28	0.00	-	0	0	0	0.10
TOTAL ACRES:	1.99	0.00	1.99	1.99	0.00	1.35	0.00	0.00	0.55	0.00	0.09	0.31

INDIVIDUAL WORKSHEET (LOT 2)

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:	0.46	0.00	0.00
3 Floodplain:	0.00	0.00	0.00
4 Previously Dedicated Land:	0.00	0.00	0.00
5 Net Tract (NTA):	0.46	0.00	0.00

6 TCP Number	TCP2-011-2023	Revision #	
7 Property Description or Subdivision Name:	Yaman's Estates		
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)	Y		
12 Are there prior TCP approvals which include a	N		
13 combination of this lot? (Y or N)			
14 Is any portion of the property in a WC Bank? (Y or N)	N		
15 Break-even Point (preservation) =	0.17	acres	
16 Clearing permitted w/o reforestation=	0.29	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)
17 Existing Woodland		0.46	0.00	
18 Woodland Conservation Threshold (WCT) =	20.00%	0.09		
19 Smaller of 17 or 18		0.09		
20 Woodland above WCT		0.37		
21 Woodland cleared		0.28	0.00	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		0.28		
23 Clearing above WCT (0.25 - 1) replacement requirement		0.00		
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		0.09	acres	

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)

29 Woodland Preservation	0.09		
30 Afforestation / Reforestation	0.00	Bond amount: \$	-
31 Natural Regeneration	0.00		
32 Landscape Credits	0.00		
33 Specimen/Historic Tree Credit (CRZ Area * 2.0)	0.00	0.00	
34 Forest Enhancement Credit (Area * .25)	0.00	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		0.09	acres

41 Area of woodland not cleared	0.18	acres
42 Net tract woodland retained not part of requirements:	0.09	acres
43 100-floodplain woodland retained	0.00	acres
44 On-site woodland conservation provided	0.09	acres
45 On-site woodland conservation alternatives provided	0.00	acres
46 On-site woodland retained not credited	0.09	acres

47. Prepared by: Jeremy Hurlbutt Signed 04-17-2023 Date

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

SIGNED: Milton M. Perez 07/11/2023 DATE
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

OVERALL WORKSHEET (LOTS 1, 2 AND 3)

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:	1.99	0.00	0.00
3 Floodplain:	0.00	0.00	0.00
4 Previously Dedicated Land:	0.00	0.00	0.00
5 Net Tract (NTA):	1.99	0.00	0.00

6 TCP Number	TCP2-011-2023	Revision #	
7 Property Description or Subdivision Name:	Taman's Estates		
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 lot? (Y or N)			
14 Is any portion of the property in a WC Bank? (Y or N)	N		
15 Break-even Point (preservation) =	0.72	acres	
16 Clearing permitted w/o reforestation=	1.27	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)
17 Existing Woodland		1.99	0.00	
18 Woodland Conservation Threshold (WCT) =	20.00%	0.40		
19 Smaller of 17 or 18		0.40		
20 Woodland above WCT		1.59		
21 Woodland cleared		1.35	0.00	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		1.35		
23 Clearing above WCT (0.25 - 1) replacement requirement		0.34		
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		0.74	acres	

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)

29 Woodland Preservation	0.55		
30 Afforestation / Reforestation	0.00	Bond amount: \$	-
31 Natural Regeneration	0.00		
32 Landscape Credits	0.00		
33 Specimen/Historic Tree Credit (CRZ Area * 2.0)	0.00	0.00	
34 Forest Enhancement Credit (Area * .25)	0.00	0.00	
35 Street Tree Credit (Existing or 10-year canopy coverage)	0.00		
36 Area approved for fee-in-lieu	0.19	Fee amount:	\$2,482.92
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		0.74	acres

41 Area of woodland not cleared	0.64	acres
42 Net tract woodland retained not part of requirements:	0.09	acres
43 100-floodplain woodland retained	0.00	acres
44 On-site woodland conservation provided	0.55	acres
45 On-site woodland conservation alternatives provided	0.00	acres
46 On-site woodland retained not credited	0.09	acres

47. Prepared by: Jeremy Hurlbutt Signed 04-17-2023 Date

Prince George's County Planning Department, M-NCPPC

Environmental Planning Section

TREE CONSERVATION PLAN APPROVAL

TCP2-011-2023

Approved by	Date	DRD #	Reason for Revision
00	7/19/2023	DSP-22032	
01			
02			
03			
04			
05			
06			

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber xxxxx, Folio xxx. Revisions to this TCP2 may require a revision to the recorded easement.



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

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

"YAMAN'S ESTATES"

490 BRYAN POINT RD
PISCATAWAY 5TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION
PLAN 2-011-2023
DETAIL SHEET

REVISIONS

DATE:	OCT., 2022
DWN.	CHECKED
RC	MP
SCALE:	NONE
PROJECT/FILE NO.	22-018
SHEET NO.	3 OF 3

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

APPLICATION NAME: YAMAN'S ESTATES

APPLICATION NO.: DSP-22032

TCP NO.: TCP2-011-2023

SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PGCPB RESOLUTION
NO. 2023-82 DATED JUNE 22, 2023.

SIGNATURE APPROVAL DATE:

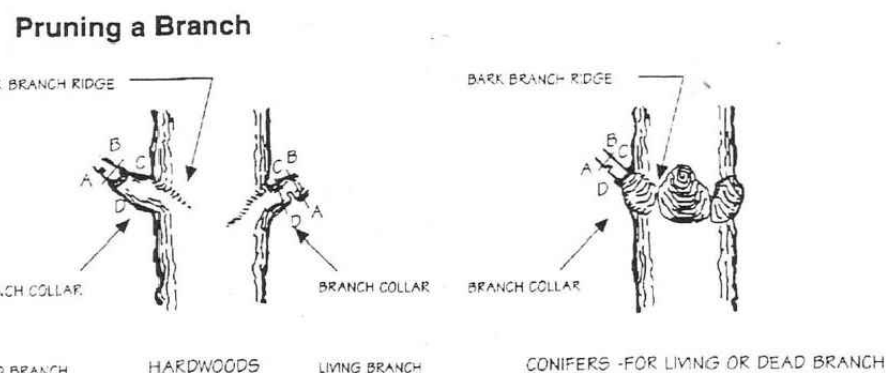
Hurlbutt, Jeremy
Digitally signed by Hurlbutt,
Jeremy
Date: 2023.07.28 13:32:43 -0400
AUTHORIZED SIGNATURE

OWNERS/APPLICANT:

LYNETTE GARCIA
399 N BROADWAY
YONKERS, NY 10701
LMICHELLE315@GMAIL.COM
347-880-6879

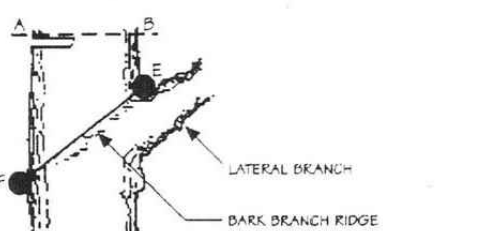
BUILDER:

CARUSO HOMES
ATTN: LYNDA HUDGINS-BROWN
2120 BALDWIN AVE.
CROFTON, MD 21114
LBROWN@CARUSHOMES.COM
667-307-4271



Notes:
1. Remove branch weight by undercutting at A and remove limb by cutting through at AB.
2. Remove stub at CD (line between branch bark ridge and outer edge of branch collar).
3. If D is difficult to find on hardwoods, angle of CD to trunk should be the reflective angle of the bark branch ridge to the trunk.
4. Only prune at specified times.
5. Remove no more than 30% of crown at one time.

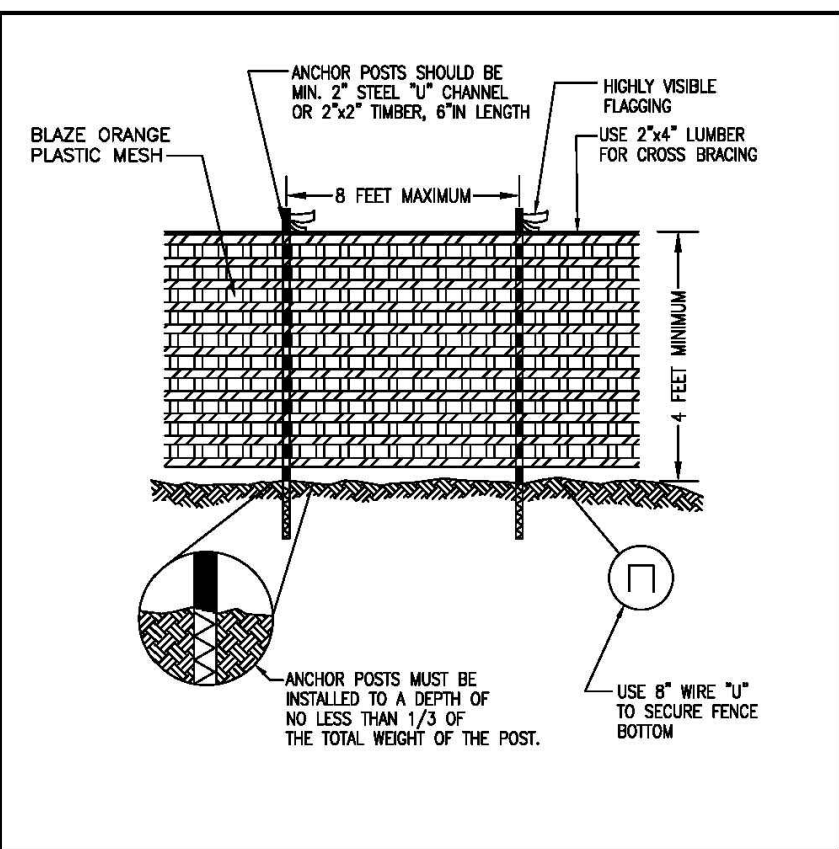
Pruning a Leader to Reduce Size



Notes:
1. Remove top weight by undercutting at A and remove limb by cutting through AB.
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 veribury knife or other acceptable equipment.

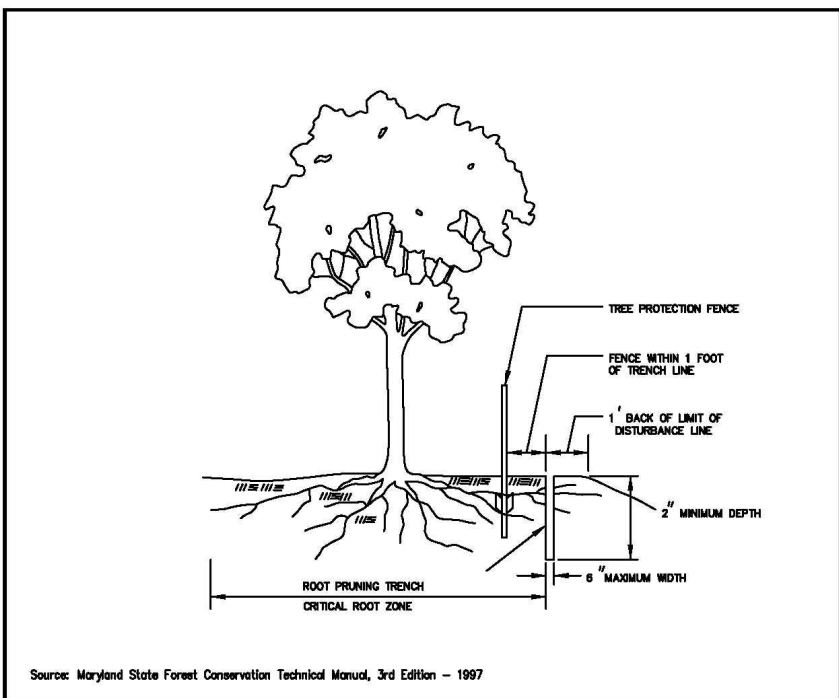
Sources: Fairfax County, Virginia, Vegetation Preservation & Planning, January 1986

Tree Pruning



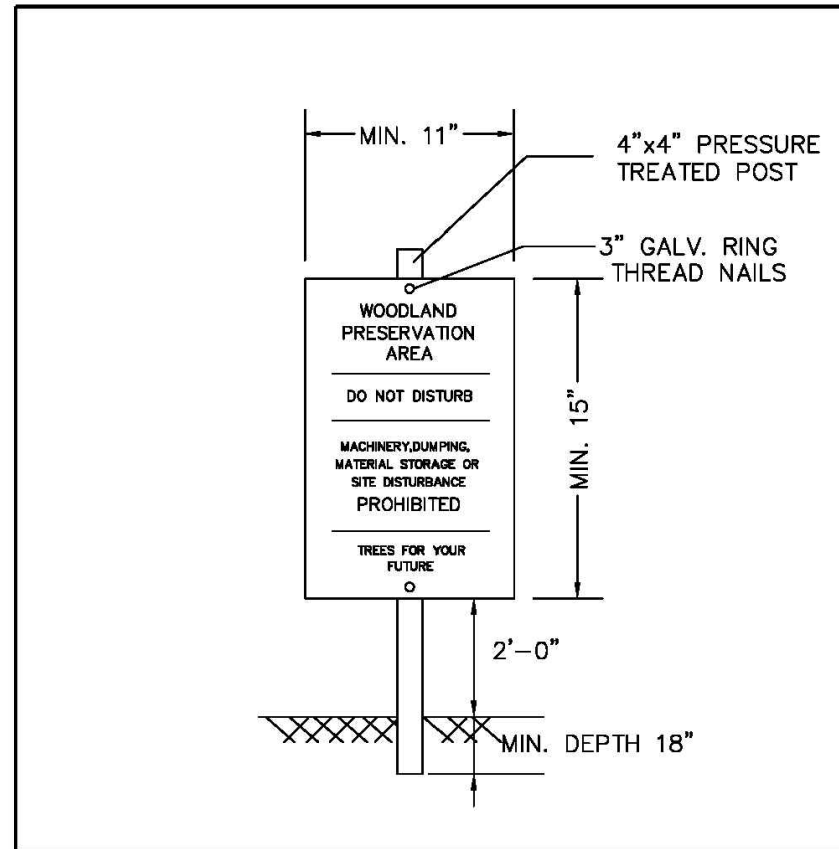
NOTES: (MUST BE INCLUDED WITH DETAIL)

- 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.
- DEVICES SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
- PROTECTIVE SIGNAGE IS ALSO REQUIRED.

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

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 VERIBURY 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.