

Conserved (Preservation)

50' Stream Buffers Newly

Established (Afforestation)

50' Stream Buffers Newly Established (Afforestation) 0.00

0.00

0.00

0.00

1 Include exhibit showing 50-foot Stream Buffer labeled as "COMAR 50-foot Stream Buffer"

0.00

0.00

0.00

0.00

0.00

Linear Length

Linear Length

Off-Site Woodland

Required (Acres)

Off-Site Woodland

Conservation Credits Provided (Acres)

Conservation Credits

Acreage

Acreage

50' Stream Buffers Conserved (Preservation) - BRL - Building Restriction Line

Exist or Permitted Board on Board Fence

Easements - Assorted **Property Boundary**

Property Boundary Adjacent

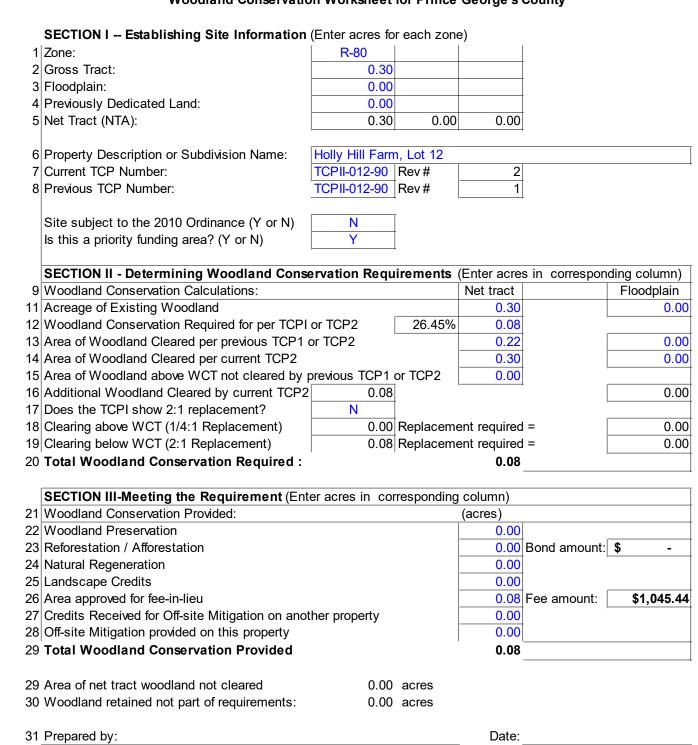
2-foot Contour 10-foot Contour

General Information Table Layer Category Layer Name RSF-95 (prior R-80) Zoning (Zone) Aviation Policy Area (APA)1 Administrative Tax Grid (TMG) 24 E-2 212NE02 WSSC Grid (Sheet 20) Planning Area (Plan Area) 65 Election District (ED) Councilmanic District (CD) General Plan 2002 Tier (Tier) Developed General Plan Growth Policy 2035 | Established Communities Police District

¹ If the site is within an APA, enter the name of the airport

1 inch = 1,000 feet

Individual TCP2 with Previously Approved TCP1 or TCP2 Woodland Conservation Worksheet for Prince George's County



The State Forest Conservation Act was signed into law on April 30, 1991, and required revisions to the County's program to fully comply with the new State standards, including replacement requirements above and below the woodland conservation threshold. Prince George's County adopted a revised Prince George's County Woodland Conservation and Tree Preservation Policy document (CB-106-1992) effective February 1, 1993. Prior to the effective date, replacement for clearing was not required.

Standard Type 2 Tree Conservation Plan Notes

- 1. This plan is submitted to fulfill the woodland conservation requirements for Permit #11893-2022. If Permit #11893-2022 expires, then this TCP2 also expires and is no longer valid.
- 2. Cutting or clearing woodlands 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
- 3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permitting, Inspections and Enforcement (DPIE), 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 Environment Strategy Area ESA-1 formerly the Developed Tier and is zoned RSF-95 (previously R-80).
- 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 grandfathered by CB27-2010, Section 25-119(g).

When the use of fee-in-lieu is proposed:

10. All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit shall be provided prior to issuance of any permits related to this TCP2 unless the project is phased. Phased projects shall pay the fee-in-lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee-in-lieu breakdown on this TCP2.

All exisiting woodlands on this site were cleared by prior owners. There are several remaining shade trees but the entire Woodland Conservation Area as previously approved for this lot has been removed. This Lot was originally approved under the 1989 Ordiance that had a percentage requirement with no replacement requirement for clearing woodlands.

No TPF (Temporary Protective Fence) is proposed since al woodlands were previously removed and there is an existing board on board fence along all areas of remaining woodlands.

Because this lot is less than 1.00 acres in size it is proposed that all mitigation be accomplished by the use of the fee-in-lieu.

Site Statistics Table

Site Statistics	Total ¹ (acres)
Gross tract area	0.30
Existing 100-year floodplain	0.00
Net tract area	0.30
Existing woodland in the floodplain	0.00
Existing woodland net tract	0.00
Existing woodland total	0.00
Existing PMA	0.00
Regulated streams (linear feet of centerline)	0'
Riparian (wooded) buffer up to 300 feet wide ²	0.00

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

> hereby acknowledge that Walter Cabrera we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2. 10-5-22 Walter Cabrera QUALIFIED PROFESSIONAL CERTIFICATION This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual

32 Qualifications:

Date: ///29/2022 John P. Markovich JM Forestry Services, LLC 11552 Timberbrook Drive Waldorf, MD 20601 Phone: 301-751-4888

EMail: JPMarkovich@comcast.net

Prince George's County Planning Department, M-NCPPC **Environmental Planning Section** TREE CONSERVATION PLAN APPROVAL

TCPII-012-90

	Approved by	Date	DRD#	Reason for Revision
	Diana Wood	3/15/1990	DSP-90005	
1 Revision	Dialia W 000	9/7/1993	DSP- 90005-01	Add lots per Resubdivision
2 Revision	Diana Wood	7/7/1995	DSP- 90005-04	Add retaining wall Lot 44-46A
3 Revision	Diana Wood	3/7/1996	DSP- 90005-05	No change on lots
)4 Revision	Christian Meoli	12/5/2022	NA	Lot 12 – remove WC and pay fee-in-lieu
)5 Revision				

DWN Checked

Project No.

Sheet No.

ingle TC

ELECTION DISTRICT ORGE'S COUNTY, MA Hill 4 Be Holly 900

2

_

ot

JPM- 10/2022 Single Lot rev. Lot 12 - remove all WCA & Pay fee-in-lieu

REVISIONS

JPM Scale

22-030

1 of 1