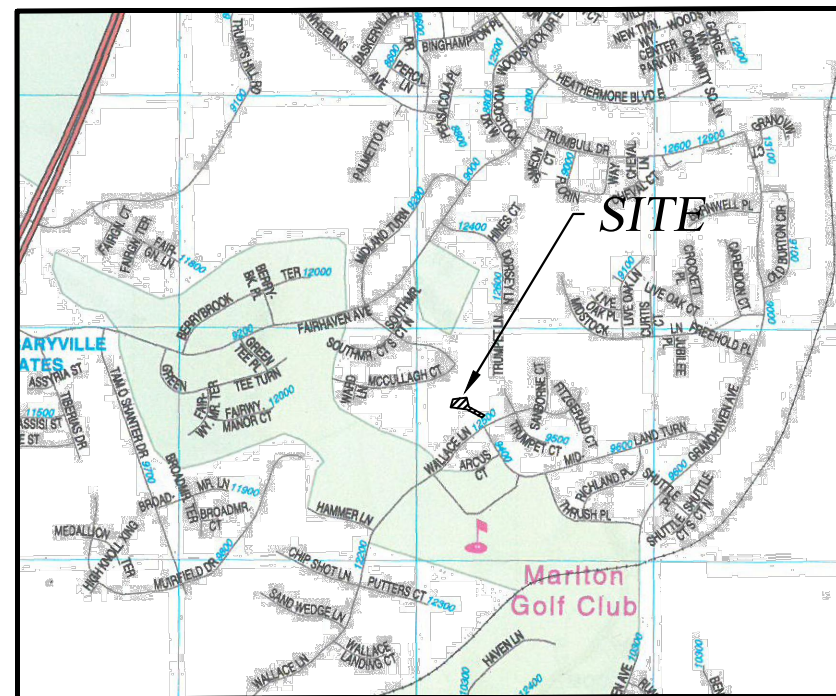


# TREE CONSERVATION PLAN 2 FOR 12500 WALLACE LANE

**LOCATION OF SITE**

12500 WALLACE LANE, UPPER MARLBORO,  
 PRINCE GEORGE'S COUNTY, MD 20772  
 TAX MAP 118, GRID F4, PARCEL D; 3RD DISTRICT  
 TAX ID #1725126



**VICINITY MAP**

COPYRIGHT ADC THE MAP PEOPLE  
 PERMIT USE NO 20602153-6  
 ADC MAP #5767-5768, GRID B-8  
 SCALE: 1" = 2000'

**Forest Conservation Act Reporting Information (Change Table)**

Site Statistics	Original Approval	Revision Number (01)	Revision Number (02)	Change Since Last Approval
Net Tract (Acres)	2.00 AC			
Existing woodland (Acres)	1.15 AC			
Woodland Retained On-Site (Acres)	0.67 AC			
Woodland Planted On-Site (Acres)	0.00 AC			
On-Site Woodland Easement/ Preservation and Planing	0.52 AC			
On-Site Wooded Floodplain in Easement (Acres)	0.00 AC			
Bond Amount	\$0.00			
Fee in Lieu Amount	\$0.00			
50' Stream Buffers Conserved (Preservation)-Linear Length	0.00 LF			
50' Stream Buffers Conserved (Preservation)-Acreage	0.00 AC			
50' Stream Buffers Newly Established (Afforestation)-Linear Length	0.00 LF			
50' Stream Buffers Newly Established (Afforestation)-Acreage	0.00 AC			
Off-Site Woodland Conservation Credits Required (Acres)	0.00 AC			
Off-Site Woodland Conservation Credits Provided (Acres)	0.00 AC			

**WOODLAND CONSERVATION STATISTICS TABLE**

Gross Tract Area	2.00 AC
Net Tract Area	2.00 AC
Existing Woodlands	1.15 AC
Proposed Clearing	0.48 AC
Woodland Preserved	0.52 AC
Woodland Retained - not credited	0.15 AC

**SITE STATISTICS TABLE**

Site Statistics	Total
Gross tract area	2.00 AC
Existing 100-year floodplain	0.00 AC
Net tract area	2.00 AC
Existing woodland in floodplain	0.00 AC
Existing woodland net tract	1.15 AC
Existing woodland Total	1.15 AC
Existing PMA	0.00 AC
Regulated streams (linear feet of centerline)	0.00 LF
Riparian (wooded) buffer up to 300 feet wide	0.00 AC

**LEGEND**

TITLE	SYMBOL
SOILS DIVIDE	CsE EkA
PR. GRADE	-220-
EX. 10' CONTOUR	-120-
EX. 2' CONTOUR	-122-
TREE LINE	~~~~~
PR. TREE LINE	~~~~~
PROPOSED LIMIT OF DISTURBANCE	-LOD-
PROPOSED SUPER SILT FENCE	-SSF-
PROPOSED TREE PROTECTION FENCE	-TPF-
PR. SILT FENCE	-SF-
PROPERTY BOUNDARY	-----
ADJACENT PROPERTY BOUNDARY	-----
STEEP SLOPES >= 25 %	~~~~~
STEEP SLOPES >= 25 %	~~~~~
WOODLAND PRESERVATION AREA	~~~~~
WOODLAND RETAINED - NOT CREDITED	~~~~~
WOODLAND RETAINED - ASSUMED CLEARED	~~~~~
WOODLAND PRESERVATION SIGN	~~~~~
ROW DEDICATION	~~~~~
SWM-DRY WELLS	DW #1

ABBREVIATIONS  
 IPF= IRON PIPE FOUND

**QUALIFIED PROFESSIONAL CERTIFICATION**  
 This plan complies with the current requirement of Subtitle 25 and The Woodland and Wildlife Conservation Technical Manual.  
 Signed: *Asko Mijakovic* Date: 02-24-2023  
 Asko Mijakovic  
 Ph: (240) 286-8055  
 E-mail: amijakovic@eliteeng.co

LAYER CATEGORY	LAYER NAME	VALUE
ZONE	ZONING (ZONE)	R-R
ZONE	AVIATION POLICY (APA)	N/A
ADMINISTRATIVE	TAX GRID (TMG)	118-F4
ADMINISTRATIVE	WSSC GRID (SHEET 20)	212SE11
ADMINISTRATIVE	POLICY ANALYSIS ZONE (PAZ)	N/A
ADMINISTRATIVE	PLANNING AREA (PLAN AREA)	82A
ADMINISTRATIVE	ELECTION DISTRICT (ED)	15
ADMINISTRATIVE	COUNCILMANIC DISTRICT (CD)	9
ADMINISTRATIVE	GENERAL PLAN 2002 TIER (TIER)	DEVELOPING
ADMINISTRATIVE	TRAFFIC ANALYSIS ZONE (TAZ-COG)	1330
ADMINISTRATIVE	PG TRAFFIC ANALYSIS ZONE (TAZ-PG)	1330

**Property Owners Awareness Certificate**  
 I/We, *Rolanda L. Tucker*, hereby acknowledge we are aware of this revision to Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2. All future revisions to this TCP2 plan shall be included on revisions to the TCP2 approved as of the date of certification or signature:  
*RE [Signature]* Date: *9-27-2022*  
 Owner or Owner Representative

NOTE: THERE IS NO SPECIMEN TREE ON THE SITE

REVISIONS	BY

**ELITE Engineering**  
 Engineers \* Landscape Architects  
 6305 IVY LANE SUITE 225  
 GREENBELT, MD, 20770  
 (240) 206-8055

12500 WALLACE LANE  
**TREE CONSERVATION PLAN 2**  
 12500 WALLACE LANE  
 UPPER MARLBORO, PRINCE GEORGE'S COUNTY, MD  
 TAX MAP 118, GRID F4,  
 3RD ELECTION DISTRICT

DRAWN AT  
 CHECKED AM  
 DATE 12/02/2022  
 SCALE AS SHOWN  
 DRAWING  
**1 OF 2**

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 28003, EXPIRATION 10/16/2024.



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	2.00		
3 Floodplain	0.00		
4 Previously Dedicated Land	0.00		
5 Net Tract (NTA)	2.00	0.00	0.00

6 TCP Number: TCP2-014-2021 Revision #: 0

7 Property Description or Subdivision Name: 12500 Wallace Lane

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): Y

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): N

14 Is any portion of the property in a WC Bank? (Y or N): N

15 Break-even Point (preservation) = 0.55 acres

16 Clearing permitted w/o reforestation: 0.60 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		1.15	0.00	
18 Woodland Conservation Threshold (WCT) =	20.00%	0.40		
19 Smaller of 17 or 18		0.40		
20 Woodland above WCT		0.75		
21 Woodland cleared		0.48	0.00	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		0.48		
23 Clearing above WCT (0.25 + 1) replacement requirement		0.12		
24 Woodland cleared below WCT		0.00		
25 Clearing below WCT (2:1 replacement requirement)		0.00		
26 Reforestation Required Threshold (AFT) =	15.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		0.52 acres		

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

29 Woodland Preservation	0.52			
30 Reforestation / Reforestation	0.00			
31 Natural Reforestation	0.00			
32 Landscape Credits	0.00			
33 Specimen/Historic Tree Credit (CR2 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	0.00		
36 Area approved for fee-in-lieu	0.00			
37 Off-site Woodland Conservation Credits Required	0.00			
38 Off-site WCA (reforestation) being provided on this property	0.00			
39 Off-site WCA (reforestation) being provided on this property	0.00			
40 Woodland Conservation Provided		0.52 acres		

41 Area of woodland not cleared: 0.67 acres

42 Net tract woodland retained not part of requirements: 0.15 acres

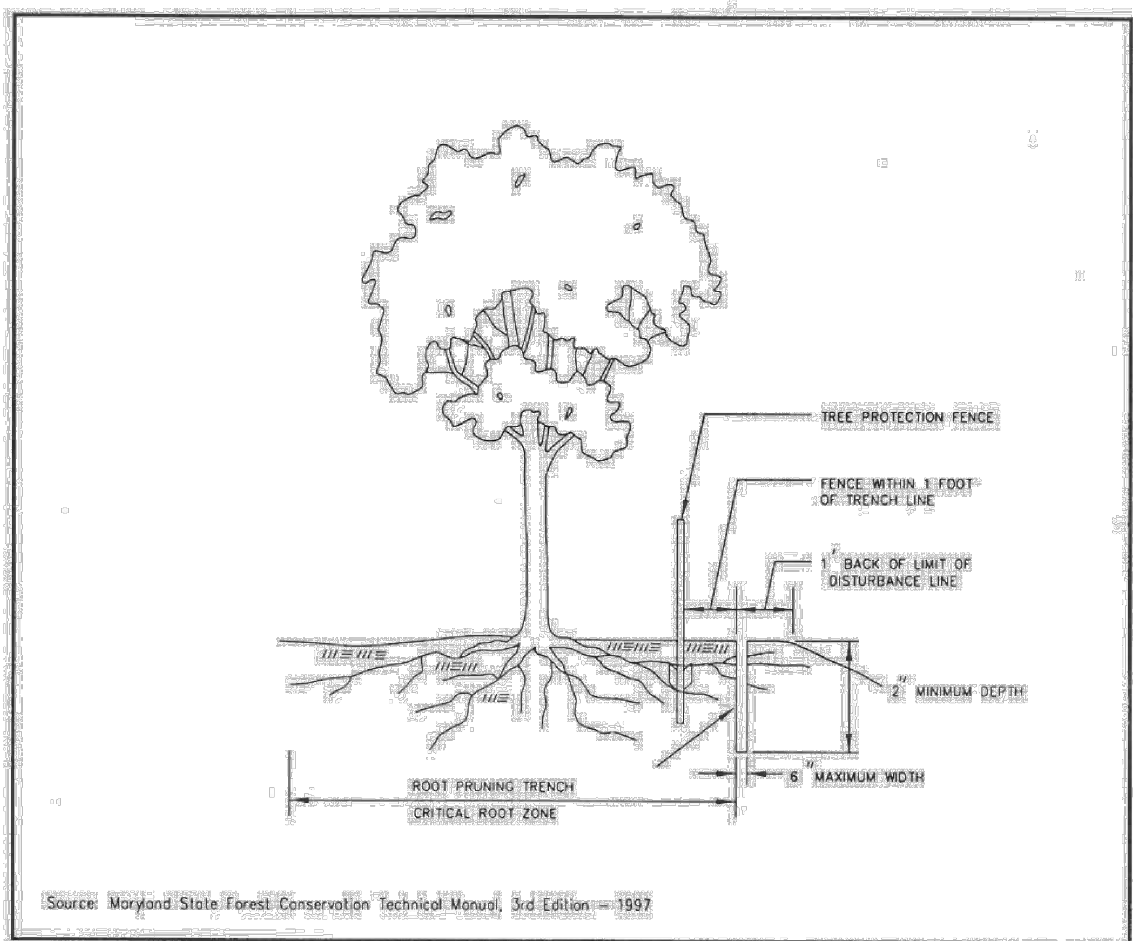
43 100-floodplain woodland retained: 0.00 acres

44 On-site woodland conservation provided: 0.52 acres

45 On-site woodland conservation alternatives provided: 0.00 acres

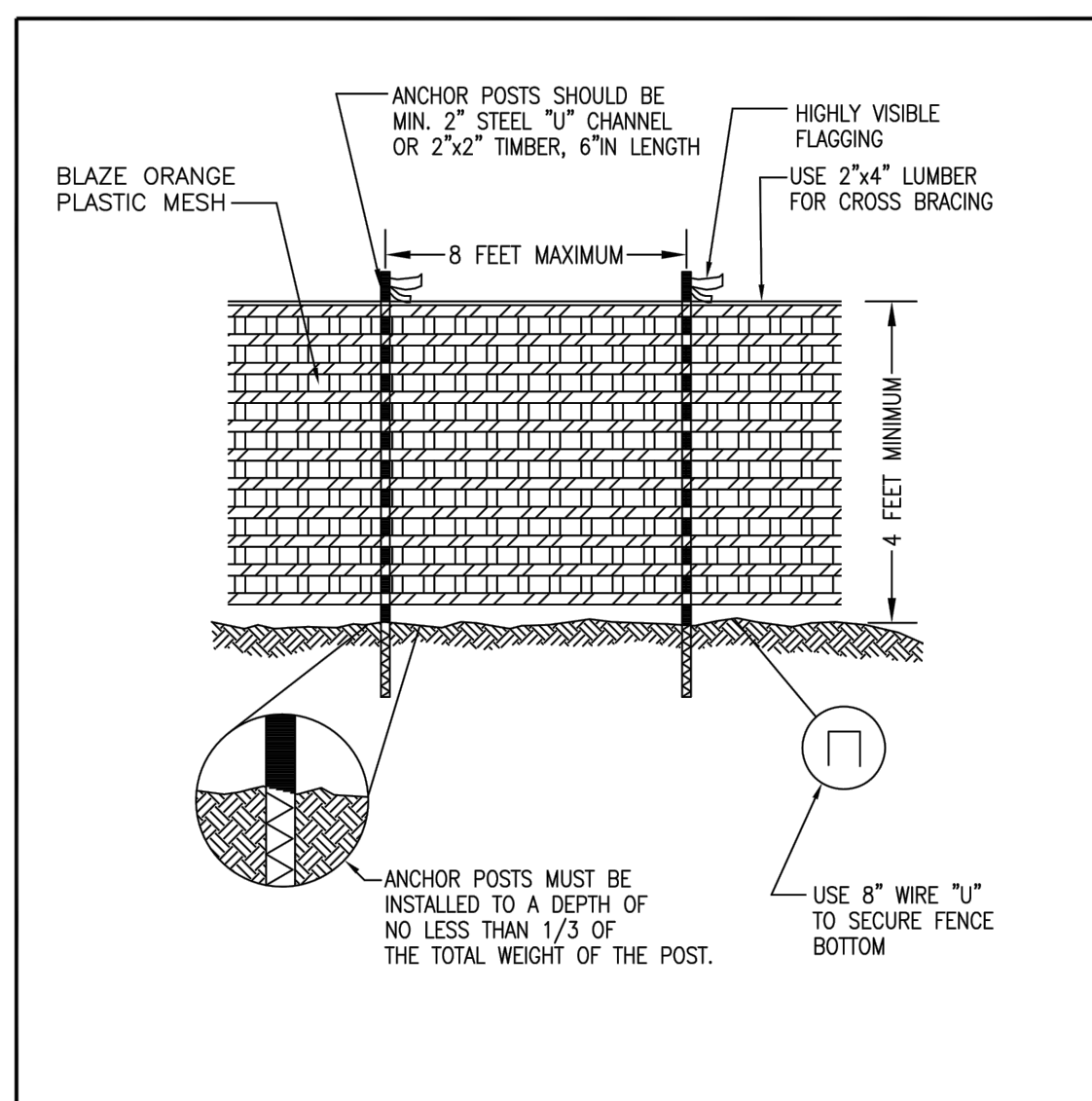
46 On-site woodland retained not credited: 0.15 acres

47 Prepared by: ASKO MILJKOVIC, 12-1-2022



- 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: (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

TYPE II TREE CONSERVATION PLAN NOTES

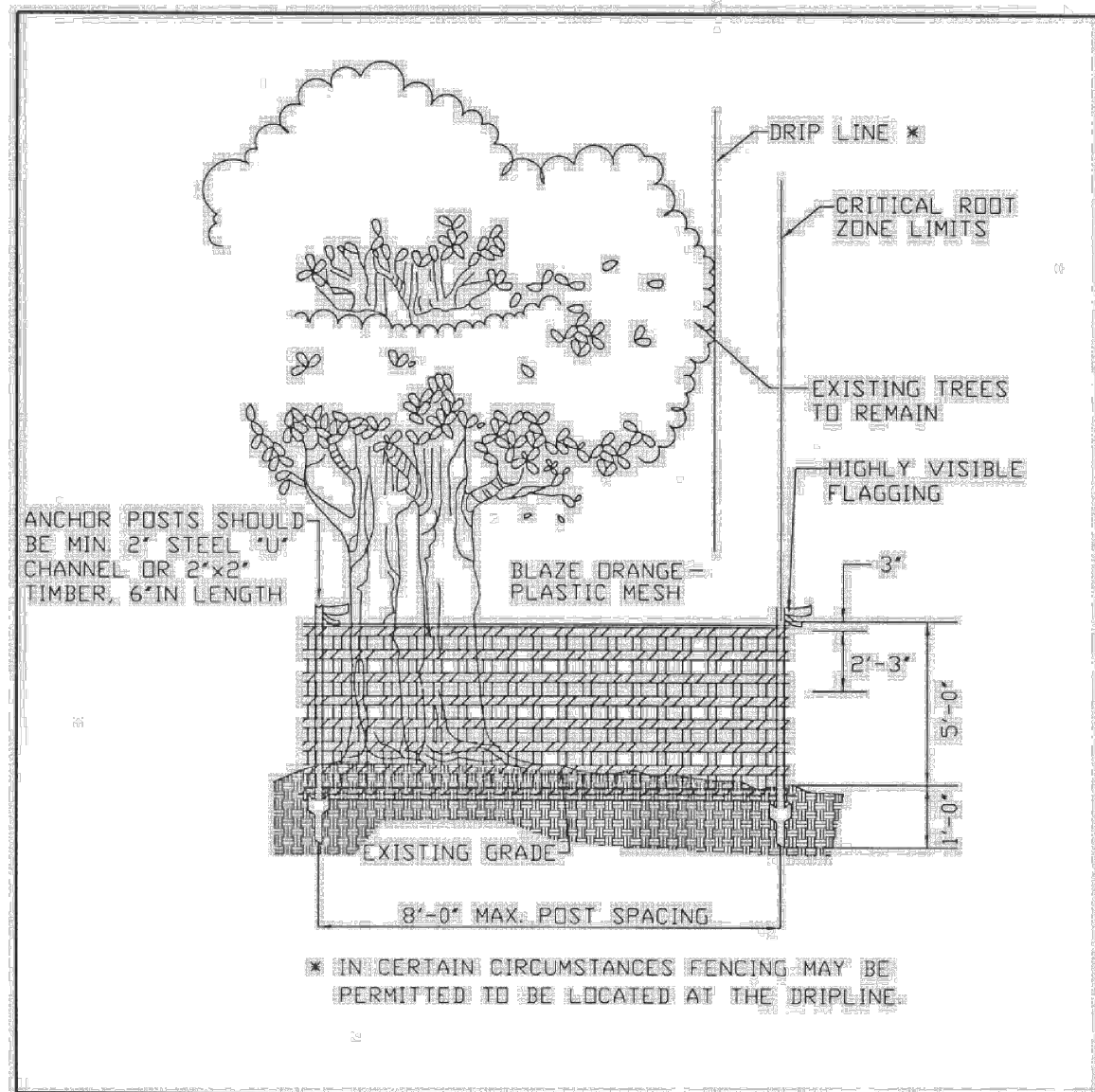
1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR GRADING PERMIT 37405-2019. IF THIS GRADING PERMIT EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
2. CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT 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 PERMITTING, INSPECTIONS AND ENFORCEMENT (DPIE) 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 DEVELOPING TIER AND IS ZONED R-R
7. THE PROPERTY IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
8. THE PROPERTY IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117(g).
10. "WOODLANDS PRESERVED, PLANTED OR REGENERATED IN IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 48563 FOLIO 585. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

POST DEVELOPMENT NOTES

1. 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 OWNER, 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 PERMITEE 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 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 A LICENSED TREE EXPERT.
2. 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 NO-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.
3. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, NON-NATIVE PLANTS IS PERMITTED ID 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.
4. 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.

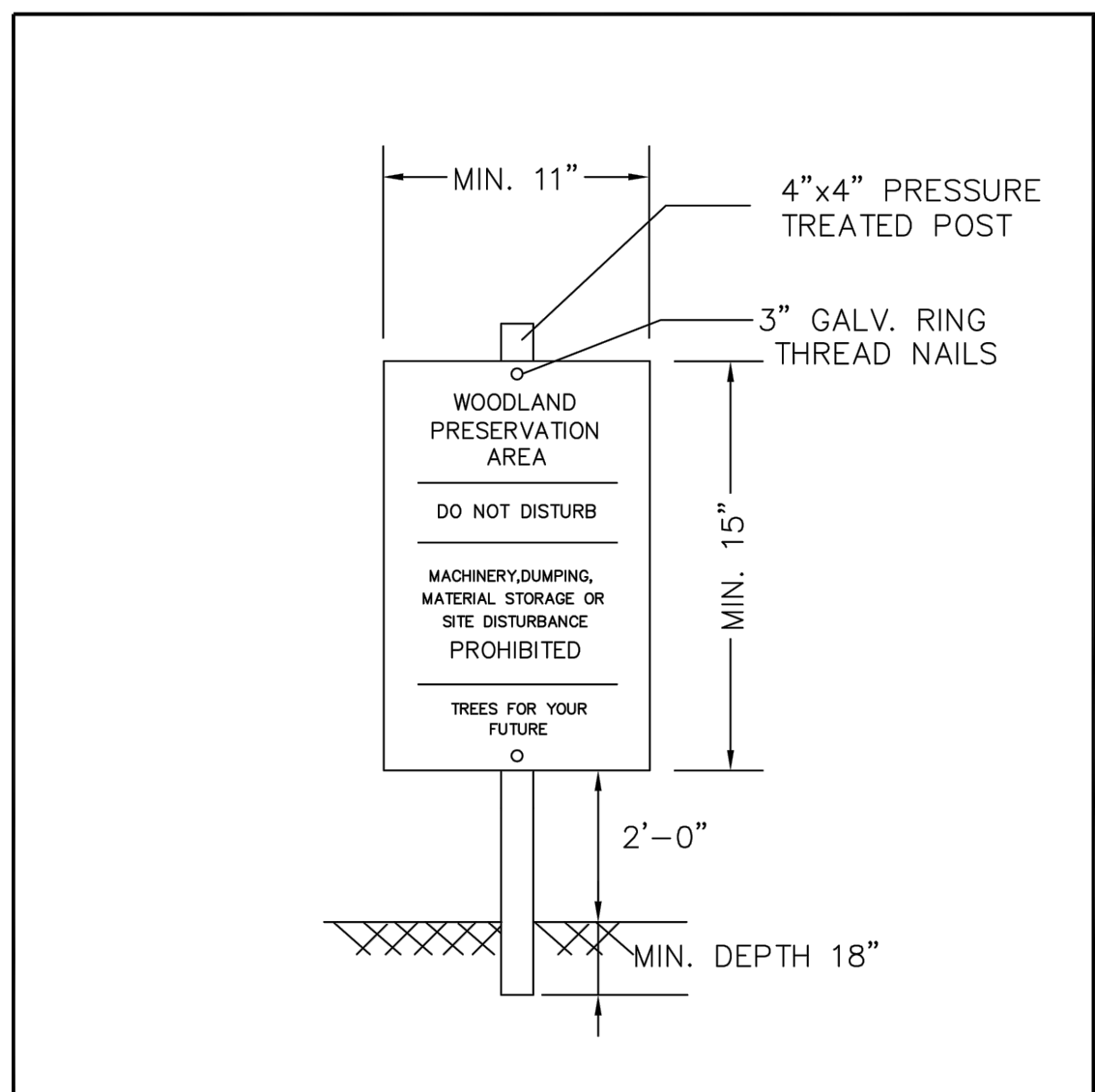
TREE PRESERVATION AND RETENTION NOTES

- A. 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.
- B. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
- C. 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.
- D. 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.
- E. 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.



- 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.

TEMPORARY FENCE PROTECTION DETAIL FOR WOODLAND PRESERVATION AREAS



- 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.

WOODLAND PRESERVATION AREA SIGN

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirement of Subtitle 25 and The Woodland and Wildlife Conservation Technical Manual.

Signed: *Asko Miljkovic* Date: 02-24-2023

Asko Miljkovic  
Ph: (240) 206-3055  
E-mail: amiljkovic@eliteeng.co

M-NCPPC  
Prince George's Planning Department  
Environmental Planning Section  
APPROVAL

TREE CONSERVATION PLAN  
TCP2-014-2021

Approved by		Date
Initial staff signature	<i>Alexander Kirchhof</i>	2/28/2023
01 revision		
02 revision		
03 revision		

REVISIONS	BY

ELITE Engineering

Engineers \* Landscape Architects

6305 IVY LANE SUITE 225  
GREENBELT, MD, 20770  
(240)206-8055

ELITE ENGINEERING, LLC

12500 WALLACE LANE

TREE CONSERVATION PLAN 2

12500 WALLACE LANE  
UPPER MARLBOROUGH, PRINCE GEORGE'S COUNTY, MD  
TAX MAP 18, GRID F4  
3RD ELECTION DISTRICT

DRAWN AT  
CHECKED AM  
DATE 12/02/2022  
SCALE AS SHOWN

DRAWING

2 OF 2