VOODLAND CONSERVATION
STATISTICS TABLE

Gross Tract Area	3.75 AC
Existing 100-year floodplain	2.02 AC
Net Tract Area	1.73 AC
Existing Woodlands	3.74 AC
Proposed Clearing Within Floodplain	0.00 AC
Proposed Clearing Outside Floodplain	0.69 AC
Woodland Preserved	0.63 AC
Woodland Retained - not credited	0.18 AC

SITE STATISTICS TABLE

Site Statistics	Total
Gross tract area	3.75 AC
Existing 100-year floodplain	2.02 AC
Net tract area	1.73 AC
Existing woodland in floodplain	2.02 AC
Existing woodland net tract	1.72 AC
Existing woodland Total	3.74 AC
Existing PMA	2.71 AC
Regulated streams (linear feet of centerline)	987 LF
Riparian (wooded) buffer up to 300 feet wide	0.00 AC

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-R
Zone	Aviation Policy Area (APA) ¹	N/A
Administrative	Tax Grid (TMG)	108-C4
Administrative	WSSC Grid (Sheet 20)	210SE08
Administrative	Planning Area (Plan Area)	N/A
Administrative	Election District (ED)	9
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	DEVELOPING
Administrative	General Plan Growth Policy (2035)	ESTABLISHED COMMUNITY
Administrative	Police District	V
Administrative	Joint Base Andrews Land Use Control Area (JBA LUCArea USAF)	NO LUC EXISTS IN THIS PROPERTY
¹ If the site is within an APA,	enter the name of the airport. If the site is not with	in an APA, enter "N/A"

OWNER/DEVELOPER

Sherida Dewitt-Smith 3003 Matapeake Dr, Upper Marlboro, MD 20774 PHONE:202-427-8994 EMAIL:sdewittsmith1@gmail.com



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WP-NC

406250

6305 IVY LANE, SUITE 225 GREENBELT, MD 20770 Phone: (240) 206-8055 amiljkovic@eliteeng.co CONTACT: ASKO MILJKOVIC

TREE CONSERVATION PLAN 2

7817 WOODYARD ROAD - INFILL

FOR

LOCATION OF SITE 7817 WOODYARD ROAD , CLINTON PRINCE GEORGE'S COUNTY, MD 20735 TAX MAP 108, GRID C4; 9th DISTRICT, TAX ID #3661287





VICINITY MAP COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NO 20602153-6 ADC MAP #5767 GRID D-3 SCALE: 1" = 2000'

LEGEND	
TITLE	SYMBO
FLOODPLAIN 100-YR	FP
FLOODPLAIN EASEMENT	— -FPE
SOILS DIVIDE & LABELS	CnE
EX. STREAM	· · · ·
PROPERTY BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EX. 10' CONTOUR	——————————————————————————————————————
EX. 2' CONTOUR	122
EX. TREE LINE	~~~~~
APPROXIMATE FOREST STAND BOUNDARY	
FSD SAMPLE POINT	P1

TITLE	SYMBOL
PRIMARY MANAGEMENT AREA (PMA)	——РМА———
FLOODPLAIN EASEMENT	
CONSERVATION EASEMENT	
STREAM BUFFER	SB
WOODLAND RETAINED - NOT CREDITED	
WOODLAND PRESERVATION AREA	
WOODLAND PRESERVATION SIGN	
CRITICAL ROOT ZONE	
SPECIMEN TREE TBR	$\overline{\mathbf{x}}$

ABBRE∨IATIONS IPF= IRON PIPE FOUND

Forest Conservation Act Reporting Information (Change Table)

istics	Original Approval	Revision Number (01)	Revision Number (02)	Change Since Last Approval
	1.73 AC			
cres)	3.74 AC			
Dn-Site (Acres)	0.81AC			
n-Site (Acres)	0.00 AC			
asement/ Preservation and Planting (Acres)	0.63 AC			
odplain in Easement (Acres)	2.02 AC			
	\$0.00			
	\$0.00			
onserved (Preservation)-Linear Length	987 LF			
onserved (Preservation)-Acreage	1.98 AC			
ewly Established (Afforestation)-Linear Length	0.00 LF			
ewly Established (Afforestation)-Acerage	0.00 AC			
onservation Credits Required (Acres)	0.00 AC			
onservation Credits provided (Acres)	0.00 AC			
			•	

QUALIFIED PROFESSIONAL CERTIFICATION This complies with the current requirements of Prince George's County Code and the Environmental Technical Manual.

Signed Her Eucen
Aske Miljkovic
Pb:(240)206-8055
E-mail: amiljkovic@eliteeng.co

6305 Ivy Lane, Suite 225, Greenbelt, MD, 20770

Prince Geo Environ	M-NCPPC orge's Planning Dep mental Planning Se APPROVAL	artment ction
TREE C	ONSERVATION PL	AN
	TCP2-021-2022	
Approved by		Date
Initial staff	- 1 11. 11.	

Date: 09-21-2022

Approved by		Date
Initial staff signature	Alexander Kirchhof	9-22-2022
01 revision		
02 revision		
03 revision		

REVISIONS	BY





	DRAWN
	CHECKED
	AM
	DATE
	09/21/2022
	SCALE
	AS SHOWN
	DRAWING
1	<i>OF 2</i>

TYPE II TREE CONSERVATION PLAN NOTES

- 1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR SDFG #14366-2022. IF THIS
- SDFG #14366-2022 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), 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 ADJACENT TO WOODYARD ROAD WHICH IS A DESIGNATED HISTORIC ROADWAY.
- 8. THE PROPERTY IS ADJACENT TO WOODYARD ROAD WHICH IS CLASSIFIED AS AN ARTERIAL ROADWAY. 9. THIS PLAN IS GRANDFATHERED UNDER CB-27-2010, SECTION 25-119(g).

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 (PRUEIRS 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

1. 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. 2. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN..

3. 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.

4. 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.

5.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.

6. 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.

7.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

8. 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 PERMITEE 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.

9.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 PERMITEE, 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 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 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

SPECIMEN TREE TABLE					
SYMBOL	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION RATING	CONDITION COMMENTS
ST-1	SWEETGUM	LIQUIDAMBAR STYRACIFLUA	30	GOOD	TO REMAIN
ST-2	SWEETGUM	LIQUIDAMBAR STYRACIFLUA	31	GOOD	TO REMAIN
ST-3	RED MAPLE	ACER RUBRUM	30	GOOD/ SPLIT TRUNK	TO REMAIN
ST-4	YELLOW POPLAR	LIRIODENDRON TULIPIFERA	47	GOOD	TO REMAIN
ST-5	YELLOW POPLAR	LIRIODENDRON TULIPIFERA	42	GOOD	TO REMAIN
ST-6	SWEETGUM	LIQUIDAMBAR STYRACIFLUA	32	GOOD	TO REMAIN
ST-7	YELLOW POPLAR	LIRIODENDRON TULIPIFERA	33	GOOD	TO BE REMOVED
ST-8	YELLOW POPLAR	LIRIODENDRON TULIPIFERA	30	GOOD	TO BE REMOVED
ST-9	YELLOW POPLAR	LIRIODENDRON TULIPIFERA	33	FAIR	TO REMAIN
ST-10	YELLOW POPLAR	LIRIODENDRON TULIPIFERA	30	FAIR/TRIPLE TRUNK	TO REMAIN
ST-11	SWEETGUM	LIQUIDAMBAR STYRACIFLUA	33	GOOD	TO BE REMOVED
ST-12	SWEETGUM	LIQUIDAMBAR STYRACIFLUA	30	GOOD	TO REMAIN
ST-13	YELLOW POPLAR	LIRIODENDRON TULIPIFERA	30	GOOD	TO REMAIN
ST-14	SYCAMORE	PLATANUS OCCIDENTALIS	35	GOOD	TO REMAIN
ST-15	SWEETGUM	LIQUIDAMBAR STYRACIFLUA	32	GOOD	TO REMAIN
ST-16	YELLOW POPLAR	LIRIODENDRON TULIPIFERA	38	GOOD	TO REMAIN

SECTION I-Establishing Site Information
Zone:
Gross Tract:
Floodplain:
Previously Dedicated Land:
Net Tract (NTA):
Property Description or Subdivision Name:
Is this site subject to the 1989 Ordinance?(y/n)
Is this one (1) single family lot? (y,n)
Are there prior TCP approvals which include a
combination of this lot/s? (y,n)
Is this a woodland conservation bank? (y,n)
Break-even Point (preservation) =
Clearing permitted w/o reforestion=
SECTION II-Determining Requirements
B
Existing Woodland
Woodland Conservation Threshold (WCT) =
Smaller of 13 or 14
Woodland above WCT
Woodland cleared
Woodland cleared above WCT (smaller of 16 or 17)
Clearing above WCT (0.25:1) replacement requirement
Woodland cleared below WCT
Clearing below WCT (2:1 replacement requirement)
Afforestation Threshold (AFT) =
Off-site conservation being provided on this property
Woodland Conservation Required
SECTION III-Meeting the Requirements
Woodland Preservation
Afforestation / Reforestation
Area approved for fee-in-lieu
Credits for Off-site Conservation on another property
Off-site conservation (preservation) being provided on this
Off-site conservation (afforestation) being provided on this
Total Woodland Conservation Provided
Area of Woodland not cleared
vvoodiand retained not part of requirements
I I/z
Propored by: Asko Milikovic
Fiehared by, Asko Willykovic



Property Owners Awareness Certificate

I/ We	Greg	McAn	inch		
revisio	n to the I	ype 2 Tr	ee Conse	rvation P	an (TC
as set f	orth in th	is TCP2	All fut	ire revisio	ns to th
the TC	P2 appro	ved as of	the date	of certific	ation o
	A	Mar	An		
·	O_0	quart			983
Owner	or Owne	rsRepre	sentative		

Standard Woodland Conservation Worksheet for Prince George's County

R-R		Set Stranger	
3.75			
2.02	The Color Services		
0.00			
1.73			
7817 Wood	lyard Road		
N			
Y			
N			
N	577		
N			
0.62	acres		
1.10	acres		

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
<u>i ne en e</u>	<u> </u>	1.72	2.02	3
	20.00%	0.35		
		0.35	10	
		1.37		
		0.69	0.00	0.00
		0.69		
	l l	0.17		
		0.00		
		0.00		
	15.00%	0.00		
		0.00		
		0.52	acres	
		0.63 0.00 0.00		\$0.00
		0.00		
roper	tv	0.00		
roper	tý	0.00		
		0.63	acres	
		2.87	acres	
	~	0.18	acres	
je l	eur		6-21-20	22
6	Signed		Date	

hereby acknowledge that we are aware of this P2) and that we understand the requirements his TCP2 plan shall be included all revisions to or signature.

09-21-2022

Date



A-4, DET-3



August 2010

	TCP2-021-2022	
Approved by		Date
Initial staff signature	Alexander Kirchhof	9-22-2022
01 revision		
02 revision		
03 revision		

DRAWING