

Cumulative

Change

Number

		(-03)	(-04)	
Net Tract (Acres)	0.26	0.26	0.26	0.00
Existing Woodland (Acres)	0.26	0.09	0.09	0.17
Woodland Cleared (Acres)	0.17	0.17	0.26	0.26
Woodland Retained On-	0.09	0.09	0.00	0.09
Site (Acres)				
Woodland Planted On-Site	0.00	0.00	0.00	0.00
(Acres)				
On-Site Woodland	0.00	0.00	0.00	0.00
Easement/Preservation				
and Planting (Acres)				
On-site Wooded	0.00	0.00	0.00	0.00
Floodplain in Easement				
(Acres)				
Bond Amount	0.00	0.00	0.00	0.00
Fee-In-Lieu Amount (ac)	0.00	0.00	0.09	0.09
(Amount \$)	\$0.00	\$0.00	\$1,176.12	\$1,176.12
50' Stream Buffers	0.00	0.00	0.00	0.00
Conserved (Preservation)				
Linear Length				
50' Stream Buffers	0.00	0.00	0.00	0.00
Conserved (Preservation) -				
Acreage				
50' Stream Buffers Newly	0′	0′	0'	0′
Established (Afforestation)				
Linear Length				
50' Stream Buffers Newly	0.00	0.00	0.00	0.00
Established (Afforestation)				
A				

Forest Conservation Act Reporting Information (Change Table)

Number

Approval

Provided (Acres) 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

0.00

0.00

0.00

Acreage

Off-Site Woodland

Required (Acres)

Conservation Credits

Off-Site Woodland

Conservation Credits

Standard Type 2 Tree Conservation Plan Notes

- 1. This plan is submitted to fulfill the woodland conservation requirements for a permit. If the permit expires, then this TCP2 also expires and is no longer valid.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 Environmental Strategy Area (ESA-2) formerly the Developing Tier and is zoned LCD (formerly R-S).
- 7. 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.

This property has an existing Woodland Preservation Area (WPA) that totals 0.09 acres. That same area is further identified as a Selective Clearing Area. TCP2-024-91 as originally approved allows for the removal of understory vegetation and dead or downed trees.

The property owners of the subject lot had previously constructed as sidewalk and shed in the Woodland Conservation Area. When applying for a permit to removed the existing deck and construct a new enclosed deck the property was flagged because of the shed and sidewalk in the Woodland Conservation Area. The purpose of this plan is to address the shed and sidewalk in the Woodland Conservation Area so that the deck and deck enclosure may be permitted.

This TCP2 was approved under the 1989 Ordinance the requirement for the overall site was a straight percentage requirement. Based on the November 1989 Policy Document the requirement for a CDZ (Comprehensive Design Zone) was to be established as part of the review of the associate plan such as CDP, Preliminary Plan and/or SDP. Based on the TCP Notes on Sheet 22L of TCP2-024-91-03 as approved it is assumed that the requirement for this site was 18% of the 137.0 acres of Net Tract Area or 24.66 acres.

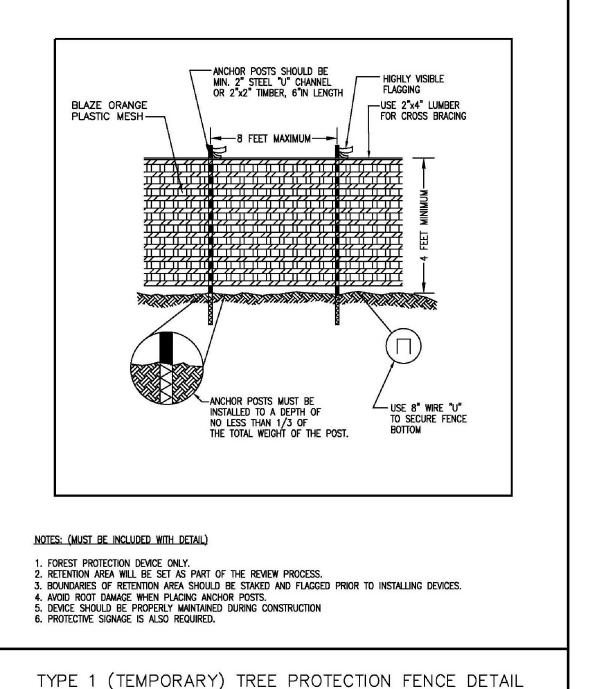
Because none of the Woodland Conservation areas are labeled or measured it is not possible to determine exactly the acreage provided. However, to ensure that the percentage requirement for the overall site is not adversely affected a 1:1 replacement of the woodland is proposed by use of the fee-in-lieu of \$0.30 per square foot.

The fee-in-lieu is proposed because 11,282 square feet property if developed today would not be allowed to satisfy any of the Woodland Conservation requirements on-site due to the size of the lot and the potential for adverse impacts.. It is proposed that the entire woodland conservation requirement be satisfied with the fee-in-lieu. That would allow the owner the opportunity to leave the trees or clear additional trees based on their needs.

Site Statistics Table				
Site Statistics	Total ¹ (acres)			
Gross tract area	0.26			
Existing 100-year floodplain	0.00			
Net tract area	0.26			
Existing woodland in the floodplain	0.00			
Existing woodland net tract	0.09			
Existing woodland total	0.09			
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 1/100th of an acre unless				

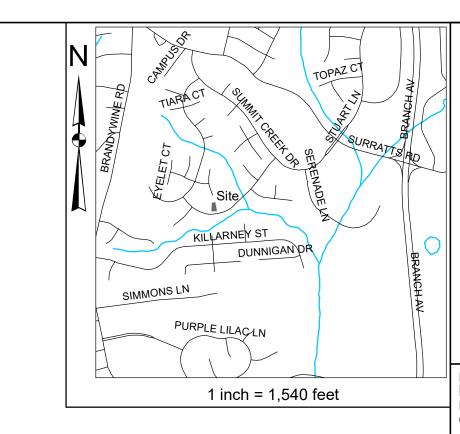
² Acreage of the onsite woodland up to 300 feet measured from the stream centerline or from the top of bank on both sides of all regulated streams.

General Information Table					
Layer Category	Layer Name	Value			
Zone	Zoning (Zone) Prior	R-S			
	Zoning (Zone) Current	LCD			
Zone	Aviation Policy Area (APA) ¹	NA			
Administrative	Tax Grid (TMG)	125 D-2			
Administrative	WSSC Grid (Sheet 20)	213SE06			
Administrative	Planning Area (Plan Area)	81A			
Administrative	Election District (ED)	9			
Administrative	Councilmanic District (CD)	9			
Administrative	General Plan 2002 Tier (Tier)	Developing			
Administrative	General Plan Growth Policy 2035	Established			
		Communities			
Administrative	Police District	V			
¹ If the site is within an APA, enter the name of the airport					



Temporary Protective Fencing shall be installed prior to the removal of any trees and may be removed after all work is completed. This fencing is to protect trees on abutting properties from damage and/or removal. Fencing shall be installed at the locations noted on the plan.

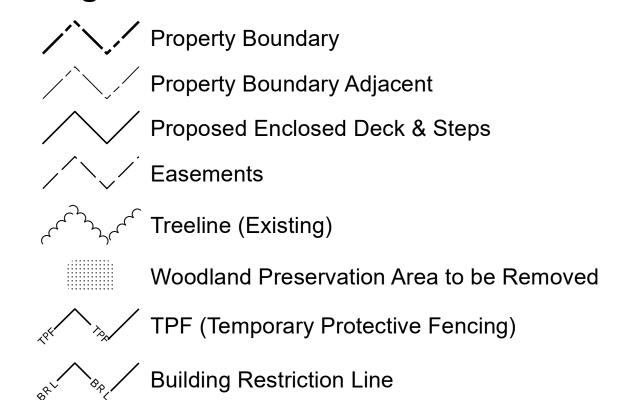
FOR WOODLAND PRESERVATION AREAS



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

SECTION I Establishing Site Information	(Enter acres for each zo	one)	
1 Zone:	LCD		
2 Gross Tract:	0.26		
3 Floodplain:	0.00		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	0.26 0.0	0.00	
6 Property Description or Subdivision Name:			
7 Current TCP Number:	TCP2-024-91 Rev#	4	
8 Previous TCP Number:	TCP2-024-91 Rev#	3	
Site subject to the 2010 Ordinance (Y or N)	N		
Is this a priority funding area? (Y or N)	Υ		
SECTION II - Determining Woodland Cons	ervation Requirement	s (Enter acres in corre	sponding column)
9 Woodland Conservation Calculations:	•	Net tract	Floodplain
11 Acreage of Existing Woodland		0.26	0.00
12 Woodland Conservation Required for per TCPI	or TCP2 34.75	% 0.09	
13 Area of Woodland Cleared per previous TCP1	or TCP2	0.17	0.00
14 Area of Woodland Cleared per current TCP2		0.26	0.00
15 Area of Woodland above WCT not cleared by	previous TCP1 or TCP2	1.00	-
16 Additional Woodland Cleared by current TCP2	0.09		0.00
17 Does the TCPI show 2:1 replacement?	Υ		·
18 Clearing above WCT (1/4:1 Replacement)	0.09 Replace	ment required =	0.00
19 Clearing below WCT (2:1 Replacement)	0.00 Replace	ment required =	0.00
20 Total Woodland Conservation Required :		0.09	
SECTION III-Meeting the Requirement (En	ter acres in correspondi	ng column)	
21 Woodland Conservation Provided:	•	(acres)	
22 Woodland Preservation		0.00	
23 Reforestation / Afforestation		0.00 Bond amo	ount: \$ -
24 Natural Regeneration		0.00	
25 Landscape Credits		0.00	
26 Area approved for fee-in-lieu		0.09 Fee amou	ınt: \$1,176.12
27 Credits Received for Off-site Mitigation on ano	Credits Received for Off-site Mitigation on another property		
28 Off-site Mitigation provided on this property		0.00	
29 Total Woodland Conservation Provided		0.09	
29 Area of net tract woodland not cleared	0.00 acres		
30 Woodland retained not part of requirements:	0.00 acres		

Legend



I/We <u>Evelyn Wages</u> 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.

31 Prepared by:

32 Qualifications:

QUALIFIED PROFESSIONAL CERTIFICATION This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual

John P. Markovich

JM Forestry Services, LLC 11552 Timberbrook Drive Waldorf, MD 20601 Phone: 301-751-4888 EMail: JPMarkovich@comcast.net

	Prince George's Co	unty Planning De	partment, M-N	ICPPC	7	
		nmental Planning		OV. 1		
	TYPE 2 TREE CO		PLAN APPRO	OVAL		
	Approved by	CP2-024-91 Date	DRD#	Reason for Revision	DWN	Chec
00 Revision	Lonnie J. Darr	3/28/1991	SDP-9037	reason for revision	JPM	
01 Revision	Lonnie J. Darr	12/1/1992	SDP-9037		Scale	
02 Revision	John P. Markovich	4/21/1994	SDP-9037			
03 Revision	Bur 2 Solider	5/13/2024		SL Revisions to remove WPA from Lot 3, Block FF and pay fee-in-lieu	Project No.	24.
04 Revision					4	<u></u>
05 Revision					Sheet No.	1

ingle Lot Rev TCPII-024-91

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REVISIONS