

20	10	0	20	40	60
					Feet
			1 inch = 20	feet	

Legend

_	
كريككاكر	Treeline (Existin

Property Boundary

Property Boundary Adjacent

Easements

Fence 6-foot Vinyl **Building Restriction Lines**

2 - Foot Contour

10 - Foot Contour

WCA to be Removed and Mitigated

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- permit expires, then this TCP2 also expires and is no longer valid. 2.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.

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			

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.

This property has an existing Woodland Preservation Area (WPA) that totals 0.05 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 previously constructed a shed and a gazebo within the approved Woodland Conservation Area. Based on a neighbors complaint, Citation #5048-2024-0 as well as a Correction Order to obtain a building permit for the oversized patio outside of the Woodland Conservation Area and the removal of the Gazebo within the Woodland Conservation Area. The intent of this plan is to eliminate the Woodland Conservation Area on the lot so that the existing Gazebo may remain in place. There are a few trees that the owner has concerns about and may wish to removed but he likes the shade provided by the trees.

Per a conversation with the property owner the building permit has been obtained and this TCP2 revision to eliminate the Woodland Conservation Area and mitigate that removal by use of the fee-in-lieu is proposed.

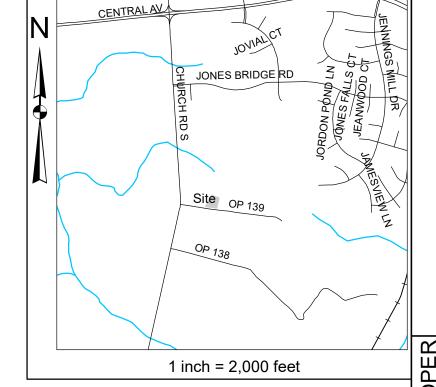
This TCP2 was approved under the 1989 Ordinance the requirement for the overall site was a straight percentage requirement. Based on the November 1989 Policy Document the requirement for a CDZ (Comprehensive Design Zone) was to be established as part of the review of the associate plan such as CDP, Preliminary 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 the Woodland Conservation areas are not labeled or measured it is not possible to determine exactly the acreage provided by the originally approved TCP2 plan. 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 a property less than 40,000 square feet in size could not use on-site preservation under the current ordinance. Since this property is 11,545 square feet on-site preservation would not be allowed to satisfy any portion of the Woodland Conservation requirements. It is proposed that the entire woodland conservation requirement of 0.05 acres be satisfied with the fee-in-lieu. That would allow the owner the opportunity to leave the trees in place or clear additional trees based on their needs. In addition, he would be allowed to replace the gazebo with the patio and install the shed.

General Information Table				
Layer Category	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



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 zone) 1 Zone: 2 Gross Tract: 3 Floodplain: 4 Previously Dedicated Land: 5 Net Tract (NTA):

6 Property Description or Subdivision Name: Summit Creek, Lot 13, Block "FF" 7 Current TCP Number: TCP2-024-91 | Rev# 8 Previous TCP Number: TCP2-024-91 | Rev#

Site subject to the 2010 Ordinance (Y or N) Is this a priority funding area? (Y or N)

SECTION II - Determining Woodland Conservation Requirements (Enter acres in corresponding column) 9 Woodland Conservation Calculations: 11 Acreage of Existing Woodland 12 Woodland Conservation Required for per TCPI or TCP2 13 Area of Woodland Cleared per previous TCP1 or TCP2 14 Area of Woodland Cleared per current TCP2 15 Area of Woodland above WCT not cleared by previous TCP1 or TCP2 16 Additional Woodland Cleared by current TCP2 17 Does the TCPI show 2:1 replacement? 18 Clearing above WCT (1/4:1 Replacement) 0.05 Replacement required = 19 Clearing below WCT (2:1 Replacement) 0.00 Replacement required = 20 Total Woodland Conservation Required :

SECTION III-Meeting the Requirement (Enter acres in corresponding column) 21 Woodland Conservation Provided: 22 Woodland Preservation 23 Reforestation / Afforestation 0.00 Bond amount: \$ 24 Natural Regeneration 25 Landscape Credits 26 Area approved for fee-in-lieu 0.05 Fee amount: \$653.40 27 Credits Received for Off-site Mitigation on another property 28 Off-site Mitigation provided on this property

29 Total Woodland Conservation Provided 0.00 acres 29 Area of net tract woodland not cleared 0.00 acres 30 Woodland retained not part of requirements:

31 Prepared by: 32 Qualifications:

I/We <u>Michael W. White</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.

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

Michael W. White

the Environmental Technical Manual John P. Markovich JM Forestry Services, LLC 11552 Timberbrook Drive

		Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL						
	TCP2-024-91							
	Approved by		Date	DRD#	Reason for Revision			
_	00 Revision	Lonnie J. Darr	3/28/1991	SDP-9037				
	01 Revision	Lonnie J. Darr	12/1/1992	SDP-9037				
	02 Revision	John P. Markovich	4/21/1994	SDP-9037				
	03 Revision	Chuck Schneider	5/13/2024	NA	SL Revisions to remove WPA from Lot 3, Block FF and pay fee-in-lieu			
	04 Revision	Buch Scholer	8/5/2024	NA	SL Revisions to remove WPA from Lot 13, Block FF and pay fee-in-lieu			
	05 Revision	_						

Prince George's County Planning Department, M-NCPPC

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REVISIONS

ELECTION DISTRICT ORGE'S COUNTY, MA

Checked

24-011

Sheet No. 1 of 1

Provided (Acres) 1 Include exhibit showing 50-foot Stream Buffer labeled as "COMAR 50-foot Stream Buffer"

Forest Conservation Act Reporting Information (Change Table)

0.26

0.05

0.21

0.05

0.00

0.00

0.00

0.00

0.00

\$0.00

0.00

0.00

0.00

Approval

0.26

0.21

0.00

0.00

0.00

0.00

\$0.00

0.00

0.00

Net Tract (Acres)

Site (Acres)

Existing Woodland (Acres)

Woodland Cleared (Acres)

Woodland Planted On-Site

Woodland Retained On-

On-Site Woodland

On-site Wooded

Bond Amount

(Amount \$)

Linear Length

Linear Length

Off-Site Woodland

Required (Acres)

Off-Site Woodland

Conservation Credits

Conservation Credits

Acreage

Acreage

Easement/Preservation and Planting (Acres)

Floodplain in Easement

Fee-In-Lieu Amount (ac)

Conserved (Preservation)

Conserved (Preservation) -

50' Stream Buffers Newly

Established (Afforestation)

50' Stream Buffers Newly

Established (Afforestation)

50' Stream Buffers

50' Stream Buffers

Cumulative Change

0.26

0.26

0.05

0.00

0.00

0.00

0.00

0.05

\$653.40

0.00

0.00

0'

0.00

Number

0.26

0.09

0.26

0.00

0.00

0.00

0.00

0.00

0.05

\$653.40

0.00

0.00

0.00

0.00

Waldorf, MD 20601 Phone: 301-751-4888 EMail: JPMarkovich@comcast.net