

NATURAL RESOURCES INVENTORY GENERAL NOTES

- The property is within the Environmental Strategy Area (ESA 2) of Plan Prince George's 2035 (formerly the Developing tier) and is zoned R-80.
- The source of the property boundaries on this plan is from the Deed recorded in the Land Records of Prince George's County at Book 33219 Page 449.
- The topography shown on the plan is from MNCPPC 2014 topography downloaded from MNCPPC.
- The source of the soils information on this plan is from the USDA NRCS Web Soil Survey (WSS) in a Custom Soil Resource Report for an Area of Interest (AOI) established for the subject site only and generated on July 2, 2017.
- The county regulated 100-year floodplain information on this plan is from the FEMA floodplain information for Bald Hill Branch per the DPIE response to the request for information with regards to the presence of a floodplain.
- No wetlands are found on the property but a stream is located inside the western property boundary as field verified by JM Forestry Services, LLC.
- This site does not contain Wetlands of Special State Concern as defined in COMAR 26.23.06.01.
- This site does not contain a Tier II waterbody as defined in COMAR 26.08.02.04.
- This site is located within a Stronghold Watershed as established by the MD DNR.
- This is not within a Sensitive Species Protection Review Area based on a review of the SSPPA GIS layer prepared by the Heritage and Wildlife Service, Maryland Department of Natural Resources. In a letter dated June 6, 2017 to the Maryland Department of Natural Resources Natural Heritage Program additional information was requested and will be provided once received.
- The site does not include Forest Interior Dwelling Species habitat.
- The site is not subject to a previously approved TCP.
- There are no specimen, champion or historic trees located on the property.
- There are no scenic or historic roads located on or adjacent to this property.
- The subject property is not located within a Registered Historic District.
- There are no known archeological sites located on the subject property, however, the subject property has not been surveyed for archeological resources and a Phase I archeology report may be required during subsequent development review processes.
- Marlboro clay is not found on this property however a portion of the site lies within the Christiana complex. As such, the property may be subject to regulation by Section 24-131 of the Subdivision Regulations.
- The site is not located in the vicinity of any master planned roadway designated as arterial or higher.
- The subject property is not located within the 2008 Air Installation Compatible Use Zone (AICUZ) Study for Andrews Air Force Base.
- The site is not located within an Aviation Policy Area (APA).
- The site is not located within the Chesapeake Bay Critical Area (CBCA).
- The property is not located within the Mount Vernon Viewshed Area of Primary Concern.
- An approved NRI is valid for five years from the date of signature by staff, or until information used to prepare the NRI changes. NRIs will be required to be revised and re-approved if the base information changes significantly. Approval of this NRI in no way imparts and other development application approvals.

Simplified Forest Stand Delineation 6900 Cipriano Road, Lanham, MD 2706

This 1.03 acre property included a mixture of three distinct areas including open developed land (0.45 acres), an area of Bamboo (0.20 acres) and existing woodlands (0.38 acres). During 2015 and 2016 the property owner cleared the area of Bamboo, an invasive grass species, along with 0.23 acres of existing woodlands. Because the woodlands were cleared and graded was not possible to determine the exact composition of the woodland but based on the abutting woodland areas these woodlands would have been a mixture of Red Maple, Sweetgum and Yellow Poplar generally in the 6 inch to 18 inch diameter class. The area would have been fully stocked but was likely to have Bamboo intruding into the existing woodlands. The woodland area was further bisected by a WSSC sewer easement which appears to have included some disturbances with the construction of a house connection for the existing residence.

A small narrow strip of woodlands (0.14 acres) remains on the west side of the stream that generally flows near the western property boundary and the abutting Condominium development and associated open areas of that development.

According to the MD DNR website there are no rare, threatened or endangered species habitats in the vicinity of this property. Additional information was requested but not received as of the date of this plan. Per an evaluation of information on PGAtlas there are no historic sites in the vicinity of this property, there are no scenic or historic roads, there are no master planned right-of-way classified as arterial roadways or greater and there are no noise issues.

The soils on this property include soils in the Christiana-Downer-Urban land, Issue-Urban land and Zekiah and issue soil complexes. The Christiana-Downer-Urban land complex soils have potential issues associated with high shrink swell and construction issues. The Zekiah and Issue soils have limitation with respect to frequent flooding and are located in a portion of the 100-year floodplain.

Web Soils Survey Soils Table Prince George's County, Maryland					
Map Unit	Map Unit Name	K-Factor (Whole Soils)	Hydrologic Group	Hydric (Rating)	Drainage Class
CdD	Christiana-Downer-Urban land complex, 5-15% slopes	-	D	No (0)	-
Iu*	Issue-Urban land complex, occasionally flooded	0.37	B/D	Partial (10)	Somewhat poorly drained
ZS	Zekiah and Issue soils, frequently flooded	0.37	B/D	Hydric (60)	Poorly drained

Taken from: USDA, NRCS, Web Soil Survey (WSS) available online at <http://websoilsurvey.nrcs.usda.gov>
Soils denoted with an asterisk () are found off-site within 100-foot of the property boundary

6900 Cipriano Road Site Information

- Owners: Edna & Emmanuel Edokobi
2006 Stratton Drive
Potomac, MD 20854
Liber 33219 Folio 449
- Deed Information: 1.03 acres
- Area: 35 Grid C-3
- Subdivision: NA
- Plat: NA
- Tax Account Number: 21-2290872
- Planning Area: 67
- Policy Analysis Zone: 252D
- Zoning: R-80
- ESA/Tier: Regulated & Evaluation Areas
- Green Infrastructure: 209NE08
- WSSC Grid: 21
- Election District: 03
- Council District: Bald Hill Branch/Western Branch
- Watershed: Patuxent
- River Basin: FEMA (Bald Hill Branch)
- Floodplain: Single Family Residential
- Proposed Use: 8 G-11
- ADC Map Page / Grid: None
- Cemetery: None
- Historic Sites: None
- Scenic/Historic Roads: None
- Master Planned Roads: None
- Topography: M-NCPPC 2014
- Development Activity: DSP-08021 Withdrawn
- Easements: WSSC & PUE
- TCPs: None

Species		Common Name		Caliper		Height		Credits/Unit		Type		Quantity		Percent of Stocking	
Cercis canadensis	Red Bud			1-1.5"		2.33		B&B				5	12	7.2%	
Platanus occidentalis	Sycamore			Seedling		1		Seedling		25		25		15.5%	
Liquidambar styraciflua	Sweetgum			Seedling		1		Seedling		25		25		15.5%	
Betula nigra	River Birch			Seedling		1		Seedling		25		25		15.5%	
Liquidambar styraciflua	Sweetgum			Seedling		1		Seedling		25		25		15.5%	92.8%
Total Trees Planted =													155		
													162	Reforestation Units Provided	
													161	Total Reforestation Units Required	1 Excess

Natural Resources Inventory Site Statistics Table

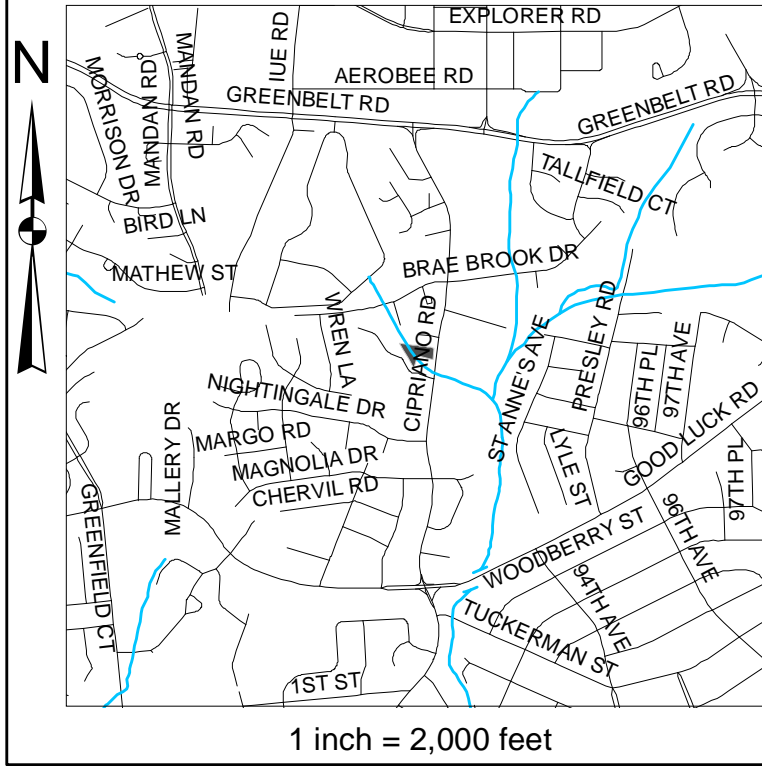
Site Statistics	Total (acres)
Gross tract area	1.03
Existing 100-year floodplain	0.13
Net tract area	0.90
Existing woodland in the floodplain	0.02
Existing woodland net tract	0.36
Existing woodland total	0.38
Existing PMA	0.51
Regulated streams (linear feet of centerline)	297'
Riparian (wooded) buffer up to 300 feet wide ²	0.14

¹ Figures are to be provided in acres rounded to the nearest 1/100th 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.

Legend

- Brushline (pre-clearing)
- Treeline (pre-clearing)
- Stream - Top of Bank
- PMA (Primary Management Area)
- Soils Boundary
- SB (Stream Buffer 75-foot)
- FP - 100-year Floodplain
- Property Boundary
- Property Boundary Adjacent
- Fence (existing)
- Easements
- BRL (Building Restriction Line)
- Contour 10-foot
- Contour 2-foot
- Sewer
- Manhole - Sewer
- LOD (Limit of Disturbance)
- WPA (Woodland Preservation Area)
- WRA (Reforestation Area)
- WP-AC (Woodland Preserved Assumed Cleared)
- PPF (Permanent Protection Fence)
- Reforestation Signs

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-80
Zone	Aviation Policy Area (APA)	NA
Administrative	Tax Grid (TMG)	35-C3
Administrative	WSSC Grid (Sheet 20)	209NE08
Administrative	Policy Analysis Zone (PAZ)	252D
Administrative	Planning Area (Plan Area)	67
Administrative	Election District (ED)	21
Administrative	Councilmanic District (CD)	3
Administrative	General Plan 2002 Tier (Tier)	Developing / ESA2
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1184
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2344



Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)	
1 Zone:	R-80
2 Gross Tract:	1.03
3 Floodplain:	0.13
4 Previously Dedicated Land:	0.00
5 Net Tract (NTA):	0.90
6 TCP Number	
7 Property Description or Subdivision Name:	6900 Cipriano Road, Lanham, MD 2706
8 Is this site subject to the 1989 Ordinance?(Y/N)	N
9 Is this one (1) single family lot? (Y/N)	N
10 Are there prior TCP approvals which include a	
11 combination of this lots? (Y/N)	N
12 Is any portion of the property in a WC Bank?	0.22 acres
13 Break-even Point (preservation)=	0.15 acres
14 Clearing permitted w/o reforestation=	

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)
15 Existing Woodland		0.36	0.02	
16 Woodland Conservation Threshold (WCT) =	20.00%	0.18		
17 Smaller of 13 or 14		0.18		
18 Woodland above WCT		0.18		
19 Woodland cleared		0.22	0.02	0.00
20 Woodland cleared above WCT (smaller of 16 or 17)		0.18		
21 Clearing above WCT (0.25 : 1) replacement requirement		0.05		
22 Woodland cleared below WCT		0.03		
23 Clearing below WCT (2:1 replacement requirement)		0.07		
24 Aforestation Required	Threshold (AFT) =	15.00%	0.00	
25 Off-site WCA being provided on this property		0.00		
26 Woodland Conservation Required		0.28	acres	

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)	
27 Woodland Preservation	0.14
28 Aforestation / Reforestation	0.23
29 Natural Regeneration	0.00
30 Landscape Credits	0.00
31 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00
32 Forest Enhancement Credit (Area * .25)	0.00
33 Street Tree Credit (Existing or 10-year canopy coverage)	0.00
34 Area approved for fee-in-lieu-PFA	0.00
35 Off-site Woodland Conservation Credits Required	0.00
36 Off-site WCA (preservation) being provided on this property	0.00
37 Off-site WCA (aforestation) being provided on this property	0.00
38 Woodland Conservation Provided	0.37

39 Area of woodland not cleared	0.15
40 Net tract woodland retained not part of requirements:	0.01
41 100-floodplain woodland retained	0.00
42 On-site woodland conservation provided	0.37
43 On-site woodland retained not credited	0.00

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL NATURAL RESOURCES INVENTORY	
NRI- 2017	
Approved by	Date
01 Revision	
02 Revision	
03 Revision	

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL			
TCP2- 2017			
Approved by	Date	DRD #	Reason for Revision
		NA	
01 Revision			
02 Revision			
03 Revision			
04 Revision			
05 Revision			

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2006 Stratton Drive
Potomac, Maryland 20854-6137
Phone 301-793-2882

Natural Resource Inventory and Type 2 Tree Conservation Plan

6900 Cipriano Road

7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

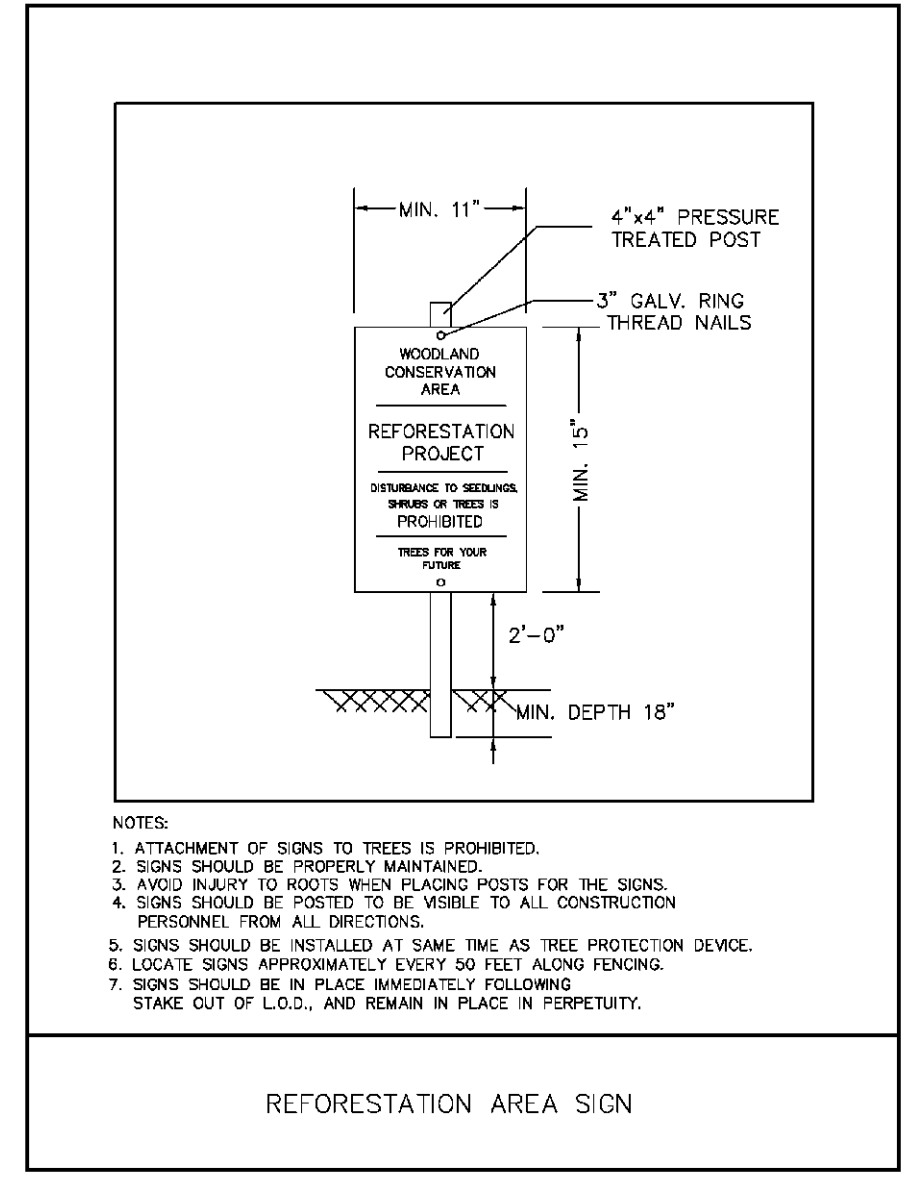
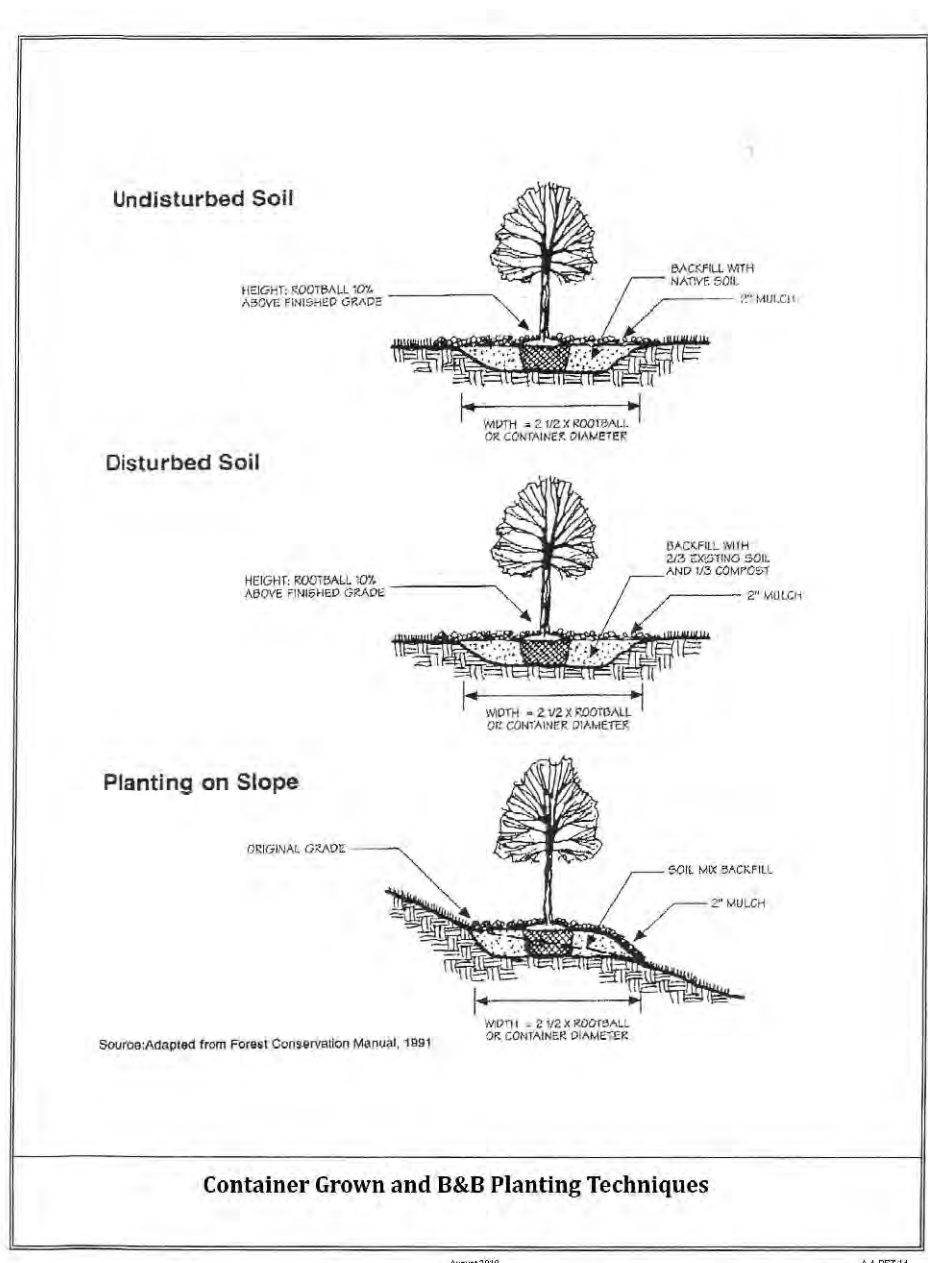
REVISIONS

DWN JPM Checked JPM

Scale 1" = 30'

Project No. 17-017

Sheet No. 1 of 2



1. This plan is submitted to fulfill the woodland conservation requirements for _____.
If _____ 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 \$90.00 per square foot mitigation fee.
3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation 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 ESA2 formerly the Developing Tier per the 2002 General Plan and in the Developing area per the 2035 General Plan and is zoned R-80.
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 by CB27-2010, Section 25-119(g).

10. 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.
11. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
12. 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 engineer, installation of the TPFs may begin.
13. 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.
14. Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TCF installation. These signs must remain in perpetuity.

16. The planting of afforestation or reforestation areas shall be completed within one (1) year of approval of this plan. Seedling planting is to occur from November through May only. No planting shall be done while the ground is frozen. Planting with larger caliper stock and containerized stock may be done at any time provided a detailed maintenance schedule is provided.
17. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type 2 Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title to the homeowner, the developer or builder shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is not to be planted until after their property title occurs during the next planting season. A copy of that document shall be presented to the county inspector.
18. Reforestation areas shall not be mowed. The management of competing vegetation around individual trees and the removal of noxious, invasive and non-native vegetation within the reforestation areas is acceptable.
19. All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protective fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to the clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a violation of this TCP2.
20. Afforestation / reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.
21. The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
22. At time of issuance of the first permit, the following information shall be submitted to the M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan: Contractor name, business name (if different), address, and phone number.
23. Result of annual survival check for each of the required four years after tree planting shall be reported to the M-NCPPC Planning Department.
24. Failure to establish the afforestation or reforestation within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including the associated \$9.00 per square foot penalty unless the county inspector approves a written extension.

Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing

49. Reforestation fencing and signage shall remain in place in accordance with the approved Type 2 Tree Conservation Plan.
50. Reforestation areas shall not be mowed; however, the management of competing vegetation and removal of noxious, invasive, and non-native vegetation around individual trees is acceptable.

<p style="text-align: center;">M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL NATURAL RESOURCES INVENTORY</p> <p style="text-align: center;">NRI- -2017</p>		
	Approved by	Date
01 Revision		
02 Revision		
03 Revision		

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL				
TCP2- -2017				
	Approved by	Date	DRD #	Reason for Revision
01 Revision			NA	
02 Revision				
03 Revision				
04 Revision				
05 Revision				

QUALIFIED PROFESSIONAL CERTIFICATION

This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual.

Signed: John P. Markovich Date: 7/2/2017

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STATE OF MARYLAND
DEPARTMENT OF FORESTRY
JPM MARKOVICH
BOARD OF FORESTERS