

Standard Type 2 Tree Conservation Plan Notes

1. This plan is submitted to fulfill the woodland conservation requirements for TCP-11-033-92-01. If TCP-11-033-92-01 expires, then this TCP2 also expires and is no longer valid.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 fee.
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 the Developed Tier (ESA-1) and is zoned R-55.
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:

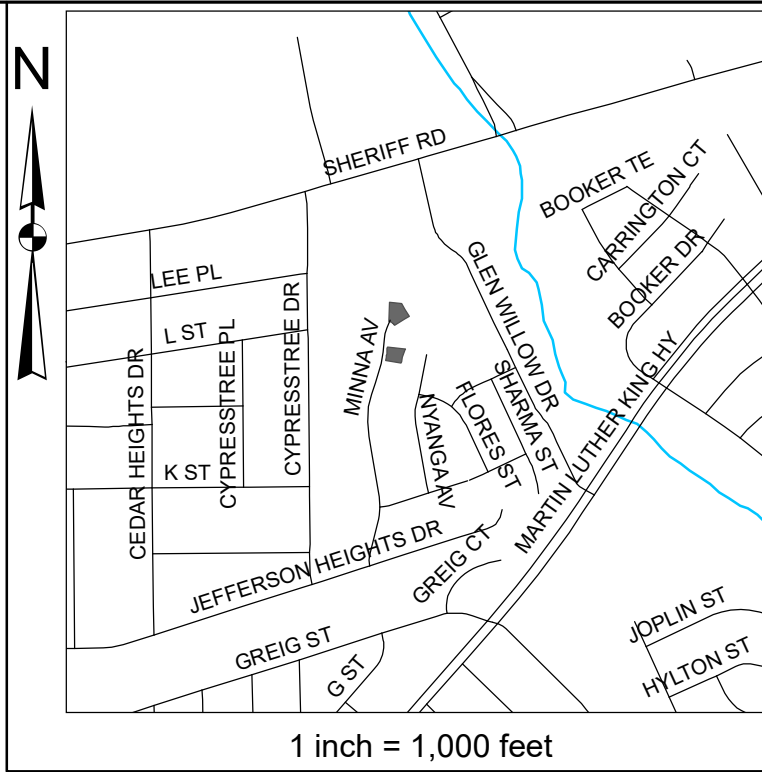
10. All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit shall be provided prior to issuance of any permits related to this TCP2 unless the project is phased. Phased projects shall pay the fee-in-lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee-in-lieu breakdown on this TCP2.

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-55
Zone	Aviation Policy Area (APA) <sup>1</sup>	NA
Administrative	Tax Grid (TMG)	66 B-1
Administrative	WSSC Grid (Sheet 20)	202NE05
Administrative	Planning Area (Plan Area)	72
Administrative	Election District (ED)	18
Administrative	Councilmanic District (CD)	5
Administrative	General Plan 2002 Tier (Tier)	Developed
Administrative	General Plan Growth Policy 2035	Established Communities
Administrative	Police District	III

<sup>1</sup> If the site is within an APA, enter the name of the airport

Legend

- Easements
- Treeline
- Fence (Existing)
- Property Boundary
- Property Boundary Adjacent
- Woodland Preservation Area - Removed
- Contour 10-foot
- Contour 2-foot



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:	R-55		
2 Gross Tract:	0.30		
3 Floodplain:	0.00		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	0.30	0.00	0.00

6 Property Description or Subdivision Name: Jefferson Heights - Litten Addition, Lots 26-B & 29-B

7 Current TCP Number: TCP11-033-92 Rev # 1

8 Previous TCP Number: TCP11-033-92 Rev # 0

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:	Net tract	Floodplain
11 Acreage of Existing Woodland	0.30	0.00
12 Woodland Conservation Required for per TCP1 or TCP2	23.49%	0.07
13 Area of Woodland Cleared per previous TCP1 or TCP2	0.23	0.00
14 Area of Woodland Cleared per current TCP2	0.07	0.00
15 Area of Woodland above WCT not cleared by previous TCP1 or TCP2	0.00	0.00
16 Additional Woodland Cleared by current TCP2	0.00	0.00
17 Does the TCP1 show 2:1 replacement?	N	0.00
18 Clearing above WCT (1/4:1 Replacement)	0.00	Replacement required = 0.00
19 Clearing below WCT (2:1 Replacement)	0.00	Replacement required = 0.00
20 Total Woodland Conservation Required :	0.07	

SECTION III-Meeting the Requirement (Enter acres in corresponding column)

21 Woodland Conservation Provided:	(acres)	
22 Woodland Preservation	0.00	
23 Reforestation / Afforestation	0.00	Bond amount: \$ -
24 Natural Regeneration	0.00	
25 Landscape Credits	0.00	
26 Area approved for fee-in-lieu	0.07	Fee amount: \$914.76
27 Credits Received for Off-site Mitigation on another property	0.00	
28 Off-site Mitigation provided on this property	0.00	
29 Total Woodland Conservation Provided	0.07	

29 Area of net tract woodland not cleared 0.23 acres

30 Woodland retained not part of requirements: 0.23 acres

31 Prepared by: Date:

32 Qualifications:

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

Signed: John P. Markovich Date: 8/9/2021

John P. Markovich  
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Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
TREE CONSERVATION PLAN APPROVAL

TCP11-033-92

Approved by	Date	DRD #	Reason for Revision
00 Revision James L. Stasz	2/12/1992		
01 Revision Mary Rea	8/12/21		Remove WPA and pay fee-in-lieu - Lots 26 & 29
02 Revision			
03 Revision			
04 Revision			
05 Revision			

JM Forestry Services, LLC

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Phone/FAX: (301) 645-4977

APPLICANT / DEVELOPER

MJ&S Enterprises, Inc.  
2109 Waterleaf Way  
Mitchellville, MD 20721  
Phone:

Type II Tree Conservation Plan  
Single Lot Revision  
TCP11-033-92

Jefferson Heights - Litten Addition  
1009 & 1015 Minna Avenue  
Capitol Heights, MD  
18th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

DWN	Checked
JPM	JPM
Scale	1" = 20'
Project No.	21-021
Sheet No.	1 of 1