

- 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 preconstruction 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 ESA-2 formerly the Developing Tier and is zoned R-R.
- 7. The property is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic
- 8. The property 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.



Simmons Acres, Lot 3, Block "J" Site Information 1. Owners Rhonda C. & Kenneth M. Brown

17805 Barney Drive Accokeek, MD 20607 Liber 19959 Folio 121 2. Deed Information

0.349 acres 3. Area 171 Grid A-1 4. Tax Map Simmons Acres 5. Subdivision 169-037

6. Plat 05-0332825 7. Tax Account Number 8. Planning Area 83 9. Zoning R-R

10. ESA/Tier ESA-2 / Developing 11. Green Infrastructure **Evaluation Area** 12. WSSC Grid 223SW02 05 13. Election District

14. Council District 15. Watershed Mattawoman Creek Potomac 16. River Basin

17. Floodplain 18. Proposed Use Single Family Residential 19. ADC Map Page / Grid

20. Cemetery 21. Historic Sites None 22. Scenic/Historic Roads 23. Master Planned Roads M-NCPPC 2014 24. Topography 25. Development Activity SE-2612 **PUE** 26. Easements

TCPII-037-93

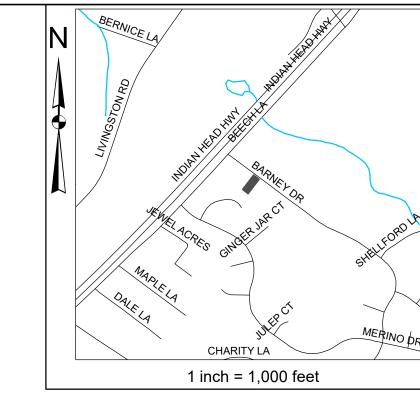
27. TCPs

## Legend

- —w—w Existing Water Line
- —s—s Existing Sewer Line
- Easement
- —--- Property Boundary
- --- Property Boundary Adjacent
- Existing Treeline
- -BRL Building Restrction Line

	<b>General Information Table</b>	
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-R
Zone	Aviation Policy Area (APA)	NA
Administrative	Tax Grid (TMG)	171 A-1
Administrative	WSSC Grid (Sheet 20)	223SW02
Administrative	Planning Area (Plan Area)	83
Administrative	Election District (ED)	05
Administrative	Councilmanic District (CD)	09
Administrative	General Plan 2035 ESA & 2002 Tier (Tier)	ESA-2 / Developing
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1403
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2650

32 Qualifications:



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

2	Zone:	R-R				
2	Gross Tract:	0.35			•	
3	Floodplain:	0.00			-	
4	Previously Dedicated Land:	0.00			-	
5	Net Tract (NTA):	0.35	0.00	0.00		
6	Property Description or Subdivision Name:	Simmons Acre	es 2 - Lot 3	, Block "J"		
7	Current TCP Number:		Rev#	0		
8	Previous TCP Number:		Rev#		•	
	SECTION II - Determining Woodland Cons	ervation Requ	irements	(Enter acre	s in correspon	ding column)
9	Woodland Conservation Calculations:			Net tract		Floodplain
11	Acreage of Existing Woodland			0.05		0.00
12	Woodland Conservation Required for per TCPI	or TCP2	31.32%	0.11		
13	Area of Woodland Cleared per Previous TCP1	or TCP2		0.00		0.00
14	Area of Woodland Cleared per current TCP2			0.05		0.00
15	Area of Woodland above WCT not cleared by	TCP1 or TCP2		0.00	- г	
16	Additional Woodland Cleared by current TCP2	0.05				0.00
17	Does the TCPI show 2:1 replacement?	Υ	•		Į.	
18	Clearing above WCT (1/4:1 Replacement)	0.00	Additional	Replaceme	nt required =	0.00
19	Clearing below WCT (2:1 Replacement)	0.05	Additional	Replaceme	nt required =	0.10
20	Total Woodland Conservation Required :	+		0.16		
	SECTION III-Meeting the Requirement (En	ter acres in cor	responding	column)		
	SECTION III-Weeting the Requirement (En	ici acies ili coi				
21	Woodland Conservation Provided:	ter acres iii coi		(acres)		
		ter acres iii coi		(acres)		
22	Woodland Conservation Provided:	ter acres in con		0.00	Bond amount:	\$ -
22 23	Woodland Conservation Provided: Woodland Preservation Reforestation / Afforestation	ter acres in con		0.00	· .	\$ -
22 23 24	Woodland Conservation Provided: Woodland Preservation Reforestation / Afforestation Natural Regeneration	ter acres in con		0.00	· .	\$ -
22 23 24 25	Woodland Conservation Provided: Woodland Preservation Reforestation / Afforestation Natural Regeneration Landscape Credits	ter acres in con		0.00 0.00 0.00 0.00	· .	
22 23 24 25 26	Woodland Conservation Provided: Woodland Preservation Reforestation / Afforestation Natural Regeneration Landscape Credits Area approved for fee-in-lieu			0.00 0.00 0.00 0.00	Bond amount:	
22 23 24 25 26 27	Woodland Conservation Provided: Woodland Preservation Reforestation / Afforestation Natural Regeneration Landscape Credits Area approved for fee-in-lieu Credits Received for Off-site Mitigation on ano			0.00 0.00 0.00 0.00 0.16	Bond amount:	
22 23 24 25 26 27 28	Woodland Conservation Provided: Woodland Preservation Reforestation / Afforestation Natural Regeneration Landscape Credits Area approved for fee-in-lieu			0.00 0.00 0.00 0.00 0.16 0.00	Bond amount:	\$ - \$2,090.88
22 23 24 25 26 27 28 29	Woodland Conservation Provided: Woodland Preservation Reforestation / Afforestation Natural Regeneration Landscape Credits Area approved for fee-in-lieu Credits Received for Off-site Mitigation on ano Off-site Mitigation provided on this property Total Woodland Conservation Provided	ther property	acres	0.00 0.00 0.00 0.00 0.16 0.00	Bond amount:	
22 23 24 25 26 27 28 29	Woodland Conservation Provided: Woodland Preservation Reforestation / Afforestation Natural Regeneration Landscape Credits Area approved for fee-in-lieu Credits Received for Off-site Mitigation on ano Off-site Mitigation provided on this property	ther property 0.00	acres	0.00 0.00 0.00 0.00 0.16 0.00	Bond amount:	

The purpose of this TCP2 revision is to remove the existing Woodland Conservation Areas from the property and mitigate that removal by the use of the fee-in-lieu. The intent of the property owner is to better utilize the existing yard area.

I/We Kenneth M. Brown and Rhonda C. Brown 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. Konnech Brown 9/21/2017

Date

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: 301-645-4977

E-mail: jpmarkovich@comcast.net

Kenneth M. Brown

TREE CONSERVATION PLAN APPROVAL TCP2- 037-93 DRD# 8/16/93 NA Markovich NA 4/1/95

Prince George's County Planning Department, M-NCPPC

Environmental Planning Section

Reason for Revision Ol Revision J P Markovich <sup>02 Revision</sup> J P Markovich Adjustment to easements per DER 4/1/96 NA <sup>03 Revision</sup> J P Markovich NA 2/18/00 04 Revision K I Finch Dominion Gas Line 3/16/07 NA Project TL-532 Remove all WC from Lot NA 05 Revision 11/29/17 3-J & mitigate 06 Revision

Services,

<u>Pla</u> Single Lot Revision TCPII-037-93

Typ ., **>** t 3, Block "J Accokeek, | Lot

ELECTION DISTRICT ORGE'S COUNTY, MARYLAND Acres, Lot ney Drive, Simmon Acre 17805 Barney I

02 - Adjustments to easements per DER 03 - Unknown revision 04 - LDG revision for Dominion Gas Line Project #TL-532 05 - JPM 9/21/17 Removal all WC from Lot 3-J & mitigate w/ Fee-in-lieu

REVISIONS

01 - Unknown revision

Checked

JPM 1" = 20'

Project No. 17-033

Sheet No. 1 of 1