

Simmons Acres, Lot 2, Block "J" Site Information 1. Owners Lawrence and Beverly Hyson 17803 Barney Drive Accokeek, MD 20607

2. Deed Information Liber 10531 Folio 356 3. Area 0.349 acres 4. Tax Map 171 Grid A-1 5. Subdivision Simmons Acres 169-037 6. Plat 05-0332817 7. Tax Account Number 8. Planning Area

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

14. Council District 15. Watershed Mattawoman Creek River Basin Potomac 17. Floodplain

18. Proposed Use Single Family Residential 19. ADC Map Page / Grid 36 J-8 20. Cemetery 21. Historic Sites 22. Scenic/Historic Roads

23. Master Planned Roads None 24. Topography M-NCPPC 2014 25. Development Activity SE-2612 26. Easements 27. TCPs TCPII-037-93 28. Priority Funding Area Yes

29. Stronghold Watershed No

30. Tier II Catchment

## **Standard Type 2 Tree Conservation Plan Notes**

- 1. This plan is submitted to fulfill the woodland conservation requirements for TCPII-037-93-06. If TCPII-037-93-06 expires, then this TCP2 also expires and is no longer valid. 2.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 \$1.50 per square foot mitigation 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 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.

The purpose of this revision to TCP2-037-93 is to address the absence of the Afforestation Area as reflected on the original TCP2 approval and to address the removal of a portion of the Woodland Preservation Area (WPA). A total of 0.04 acres of WPA is being removed and 0.06 acres of Afforestation Area is being removed. The removal of these Woodland Conservation Areas will result in a requirement of 0.14 acres to be mitigated by use of the Fee-in-lieu option. The fee-in-lieu payment shall be made to Prince George's County prior to the signature approval of

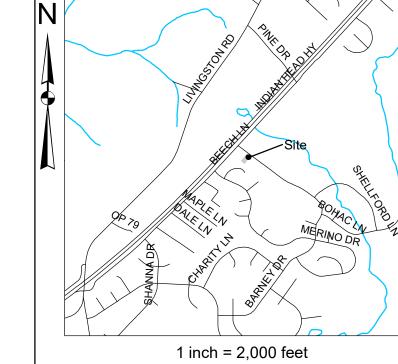
Once this plan is approved the property will be free of any Woodland Conservation encumberances.

The Limit of Disturbance shown on this plan if to reflect the remaining Tree Cover Area that may be removed once this plan is approved.

This site is the subject of an enforcement action by Prince George's County. The Violation Notice number is BVN 55577-2017

## **General Information Table** Layer Category Aviation Policy Area (APA) Administrative Tax Grid (TMG) 171 A-1 Administrative WSSC Grid (Sheet 20) 223SW02 Administrative Planning Area (Plan Area) Administrative Election District (ED) Councilmanic District (CD) General Plan 2035 ESA & 2002 Tier (Tier) | ESA-2 / Developing Administrative Traffic Analysis Zone (COG) (TAZ-COG)

Administrative PG Traffic Analysis Zone (TAZ-PG)



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: 0.00 4 Previously Dedicated Land: 5 Net Tract (NTA): 0.35 0.00 6 Property Description or Subdivision Name: nmons Acres 2 - Lot 2, Block "J 7 Current TCP Number: Rev# 8 Previous TCP Number: Rev#

	SECTION II - Determining Woodland Conse	rvation Re	quirements	(Enter acres	s in correspon	ding column)
9	Woodland Conservation Calculations:			Net tract		Floodplain
11	Acreage of Existing Woodland			0.04		0.00
12	Woodland Conservation Required for per TCPI	or TCP2	29.15%	0.10		
13	Area of Woodland Cleared per Previous TCP1	or TCP2	,-	0.00		0.00
14	Area of Woodland Cleared per current TCP2			0.04		0.00
15	Area of Woodland above WCT not cleared by T	CP1 or TCP	2	0.00		
16	Additional Woodland Cleared by current TCP2	0.0	04			0.00
17	Does the TCPI show 2:1 replacement?	Υ				,
18	Clearing above WCT (1/4:1 Replacement)	0.0	00 Additional	Replaceme	nt required =	0.00
19	Clearing below WCT (2:1 Replacement)	0.0	04 Additional	Replaceme	nt required =	0.08
20	Total Woodland Conservation Required :		•	0.14		<u> </u>

1 Woodland Conservation Provided:	(acres)
Woodland Preservation	0.00
Reforestation / Afforestation	0.00 Bond amount: \$ -
1 Natural Regeneration	0.00
5 Landscape Credits	0.00
Area approved for fee-in-lieu	0.14 Fee amount: \$1,829.5
7 Credits Received for Off-site Mitigation on another property	0.00
Off-site Mitigation provided on this property	0.00
Total Woodland Conservation Provided	0.14

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

31 Prepared by:

32 Qualifications:

Sonservation ot Revision II-037-93 ingle TC

Services

2, Block "\\ccokeek, | ELECTION DISTRICT ORGE'S COUNTY, MARYI 7 Acres, Lorente, Jey Drive, J Simmons Acr 17803 Barney

REVISIONS 02- Adjustments to easements per DEF

04-- LDG revision to Dominon Gas Line Project #TL-532 05- JPM 9/21/17 Remove Lot 3-J WCA & payment of Fee-in-lieu

06- JPM 4/2/19 Remove Lot 2-J WCA & payment of Fee-in-lieu

DRD# Reason for Revision Checked JPM Adjustment to easements

NA

NA

NA

NA

6/12/2019

NA Adjustment per DER

NA Dominion Gas Line Project TL-532

NA Remove all WC 2-J & mitigate

3-J & mitigate

Remove all WC from Lot

Remove all WC from Lot

' = 20' Project No. 19-017 Sheet No

1 of 1

requirements as set forth in this TCP2. Prince George's County Planning Department, M-NCPPC **Environmental Planning Section** TREE CONSERVATION PLAN APPROVAL QUALIFIED PROFESSIONAL CERTIFICATION TCP2- 037-93 This complies with the current requirements of Subtitle 25 and 8/16/93 the Environmental Technical Manual. J P Markovich 01 Revision J P Markovich 4/1/95 02 Revision J P Markovich 4/1/96 John P. Markovich <sup>03 Revision</sup> J P Markovich 2/18/00 JM Forestry Services, LLC 11552 Timberbrook Drive 04 Revision K I Finch 3/16/07 Waldorf, MD 20601 Phone: 301-645-4977 O5 Revision Chuck Schneider 11/29/17 E-mail: jpmarkovich@comcast.net

I/We Lawrence Hyson hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the

## Legend

—— Easements

—w—w Existing Water Line

—s—s Existing Sewer Line

—— Property Boundary

—— Property Boundary Adjacent

\*\*\* Existing Fence

**Existing Treeline 2019** 

----- Topographic Contours 2-foot

BRL (Building Restriction Line)

LOD (Limit of Disturbance)

Proposed WCA Removed (WPA- 0.04 ac; WRA 0.06 ac)