
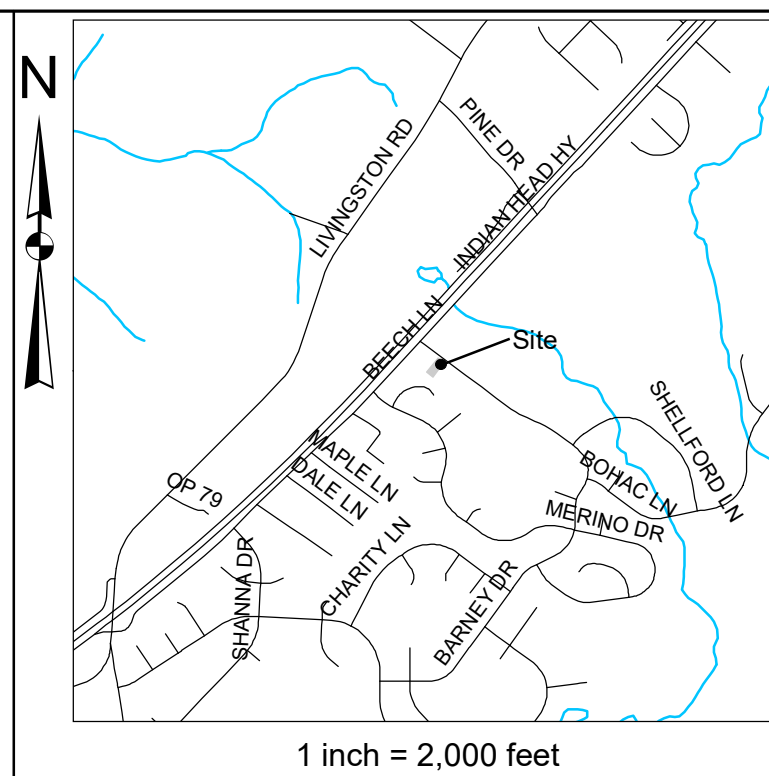


1. Owners	Lawrence and Beverly Hyslop 17803 Barney Drive Accokeek, MD 20607
2. Deed Information	Liber 10531 Folio 3565
3. Area	0,349 acres
4. Tax Map	171 Grid A-1
5. Subdivision	Simmons Acres
6. Plat	169-037
7. Tax Account Number	05-0332817
8. Planning Area	83
9. Zoning	R-R
10. ESA/Tier	ESA-2 / Developing
11. Green Infrastructure	Evaluation Area
12. WSSC Grid	223SW02
13. Election District	05
14. Council District	09
15. Watershed	Mattawoman Creek
16. River Basin	Potomac
17. Floodplain	None
18. Proposed Use	Single Family Residential
19. ADC Map Page / Grid	36 J-8
20. Historic Sites	None
21. Cemetery	None
22. Scenic/Historic Roads	None
23. Master Planned Roads	None
24. Topography	M-NCPPC 2014
25. Development Activity	SE-2612
26. Easements	PUE
27. TCPs	TCPII-037-93
28. Priority Funding Area	Yes
29. Stronghold Watershed	No
30. Tier II Catchment	No

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-R
	Aviation Policy Area (APA)	NA
Administrative	Tax Grid (TMG)	171 A-1
Administrative	WSSC Grid (Sheet 20)	22350-20
Administrative	Planning Area (Plan Area)	83
Administrative	Election District (ED)	05
Administrative	Councilmanic District (CD)	09
Administrative	General Plan 2035 ESA & 202 Tier (Tier)	ESA-2 / Developing
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1403
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2650



**JM Forestry Services, LLC**  
11552 Timberbrook Drive  
Waldorf, MD 20601  
Phone/FAX: (301) 645-4977

APPLICANT / DEVELOPER

Lawrence and Beverly Hyson  
17803 Barney Drive  
Accokeek, MD 20607  
Phone: 301-602-7623

**Type II Tree Conservation Plan  
Single Lot Revision  
TCP11-037-93**

**Simmons Acres, Lot 2, Block "J"**  
**17803 Barney Drive, Accokeek, MD**  
5th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

[illegible]

DWN JPM	Checked JPM
Scale <b>1" = 20'</b>	
Project No. <b>19-017</b>	
Sheet No. <b>1 of 1</b>	

1. This plan is submitted to fulfill the woodland conservation requirements for TCP11-037-93-06. If TCP11-037-93-06 expires, then this TCP2 also expires and is no longer valid.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 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 woodland 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 highway.
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(e)).

**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 this plan.

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

The Limit of Disturbance shown on this plan is 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**

## Legend

-  Easements
-  Existing Water Line
-  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)

I/We Lawrence Hyson 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.


Lawrence Hyson 09.03.2012  
Lawrence Hyson Date

**QUALIFIED PROFESSIONAL CERTIFICATION**

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

Signed: John P. Markovich Date: 5/20/2019

John P. Markovich  
JM Forestry Services, LLC  
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Waldorf, MD 20601  
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E-mail: [jpmarkovich@comcast.net](mailto:jpmarkovich@comcast.net)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section <b>TREE CONSERVATION PLAN APPROVAL</b>				
<b>TCP2- 037-93</b>				
	Approved by	Date	DRD #	Reason for Revision
	J P Markovich	8/16/93	NA	
01 Revision	J P Markovich	4/1/95	NA	
02 Revision	J P Markovich	4/1/96	NA	Adjustment to easements per DER
03 Revision	J P Markovich	2/18/00	NA	
04 Revision	K I Finch	3/16/07	NA	Dominion Gas Line Project TL-532
05 Revision	Chuck Schneider	11/29/17	NA	Remove all WC from Lot 3 & 4 mitigate
06 Revision		6/12/2019	NA	Remove all WC from Lot 2 & 1 mitigate