

WOODLAND RETAINED  
NOT CREDITED (WR-NC-1)  
0.35 AC.

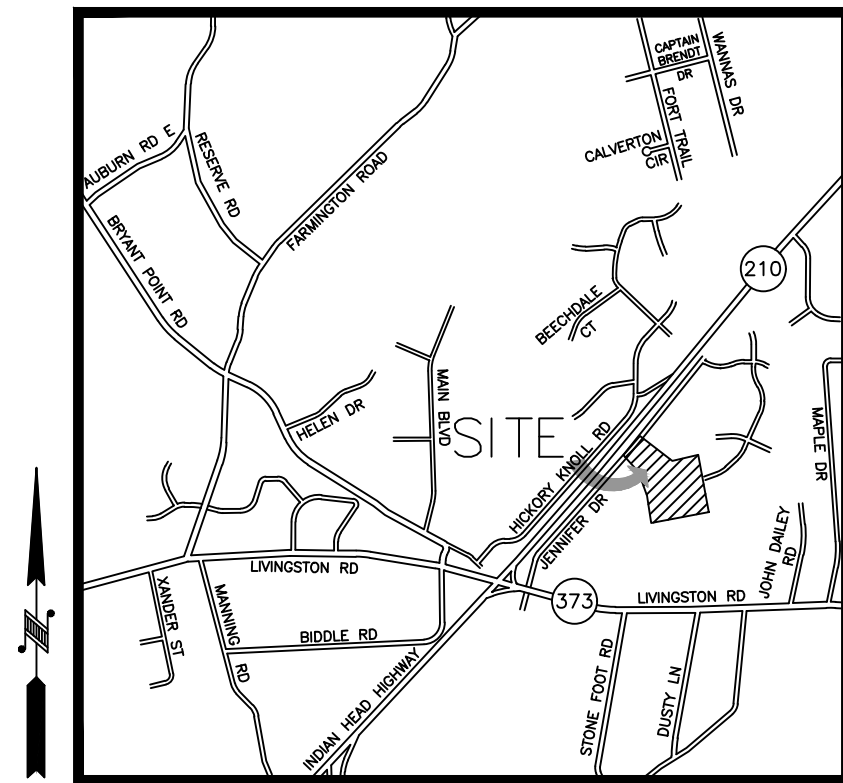
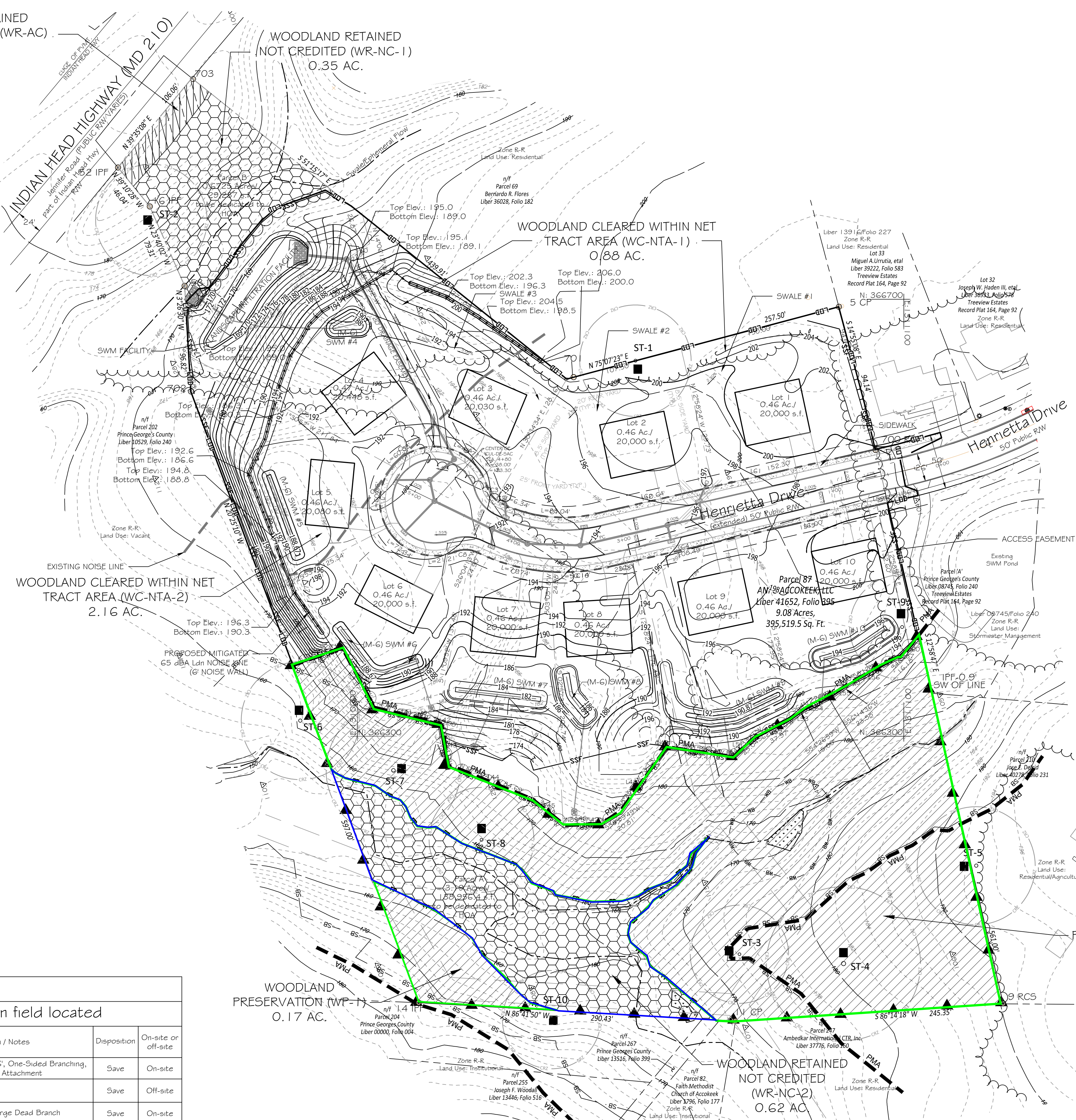
L39	125.34	S 62° 25' 53" W	<u>WOODLAND CONSERVATION</u> SUMMARY
L40	61.97	S 20° 25' 10" E	
L41	47.94	S 70° 04' 54" W	EX. WOODLAND OUTSIDE
L42	63.97	N 27° 51' 53" W	1 00-YEAR FLOODPLAIN -
L43	57.07	N 76° 39' 25" W	6.02 AC
L44	3.08	N 76° 39' 25" W	EX. WOODLAND WITHIN
L45	37.14	N 09° 43' 47" W	1 00-YEAR FLOODPLAIN -
L46	84.69	N 67° 46' 41" W	0.62 AC
L47	35.85	N 51° 03' 57" W	WOODLAND CLEARED NET
L48	34.71	N 89° 57' 42" W	TRACT (WG-NTA)
L49	20.81	S 58° 59' 49" W	WC-NTA-1 - 0.88 AC
L50	73.13	S 35° 25' 06" W	WC-NTA-2 - 2.16 AC
L51	8.15	N 81° 38' 44" W	TOTAL: 3.04 AC
L52	53.41	N 81° 38' 44" W	WOODLAND RETAINED NOT
L53	25.04	S 47° 33' 21" W	CREDITED (WR-NC)
L54	37.97	S 62° 30' 50" W	WR-NC-1 - 0.35 AC
L55	15.00	S 54° 26' 59" W	WR-NC-2 - 0.62 AC
L56	24.91	S 64° 12' 26" W	TOTAL: 0.97 AC
L57	23.58	S 56° 14' 36" W	WOODLAND PRESERVATION (WP)
L58	48.79	S 60° 58' 12" W	WP-1 - 0.171 AC
L59	16.18	S 42° 32' 47" W	WP-2 - 2.4 AC
L60	132.60	S 146° 58' 47" E	TOTAL: 2.57 AC
L61	10.00	S 76° 59' 18" W	WOODLAND RETAINED
			ASSUMED CLEARED (WR-AC)
			- 0.06 AC

AREA	DISTANCE	BEARING	RADIUS	DELTA	CHB	CHD
L62	152.30	S 77° 01' 36" W				
L63	110.64	S 77° 01' 36" W				
C1	88.04		130	38° 48' 05"	S 83° 34' 21" E	86.36
C2	6.34		25	14° 31' 28"	N 56° 54' 35" W	6.32
C3	14.75		25	33° 47' 45"	N 32° 44' 58" W	14.53
C4	18.71		50	55° 49' 00"	S 43° 45' 36" E	46.81
C5	60.03		50	68° 46' 59"	N 73° 56' 25" E	56.49
C6	60.05		50	68° 48' 49"	S 05° 08' 31" W	56.51
C7	72.34		50	82° 57' 57"	S 70° 44' 52" E	66.24
C8	21.21		25.01	48° 36' 23"	S 87° 55' 29" E	20.58
C9	71.74		180	22° 54' 16"	S 75° 35' 41" E	71.27
C10	50.14		180	15° 57' 38"	N 85° 00' 25" E	49.98
L64	23.53	N 77° 01' 36" E				
L65	108.49	N 77° 01' 36" E				
L66	131.00	N 77° 01' 36" E				

Layer Category	Layer Name	Total
Zone	Zoning (Zone)	R-R
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grd (TMG)	151-F4
Administrative	WSSC Grd (Sheet 20)	2205OE1
Administrative	Policy Analysis Zone (PAZ)	N/A
Administrative	Planning Area (Plan Area)	5
Administrative	Election District (ED)	5
Administrative	Councilman District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy (2035)	Established Community
Administrative	Police District	7
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	Developing
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2631

Site Statistics	Total
Gross Tract Area	9.08 Ac
Existing 100-Year Floodplain	0.62 Ac
Net Tract Area	8.46 Ac
Existing Woodland in Floodplain	0.62 Ac
Existing Woodland Net Tract	0.02 Ac
Existing Woodland Total	6.64 Ac
Existing PMA	2.65 Ac
Regulated Stream (linear ft. of centerline)	850 LF
Riparian (wooded) buffer up to 300 ft. wide	AVG. 75'
Mined Areas of Site	5.18 Ac

Note: All specimen and trees have been field located							
No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition / Notes	Disposition	On-site or off-site
1	White Oak	Quercus alba	34	Fair (75)	Codominant Leaders at G, One-Sided Branching, Poor Crotch Attachment	Save	On-site
2	Yellow Poplar	Liriodendron tulipifera	34	Excellent (91)		Save	Off-site
3	American Beech	Fagus grandifolia	30	Good (88)	Crooked Bole, Large Dead Branch	Save	On-site
4	Yellow Poplar	Liriodendron tulipifera	47	Poor (50)	Hollow Trunk, Split Above Breast, Cracks / Rot / Cavity, Deadwood.	Save	On-site
5	American Beech	Fagus grandifolia	36	Good (81)	Fungus, Injuries Healed Over	Save	Off-site
6	Northern Red Oak	Quercus rubra	36	Excellent (93)	Minor Root Damage, Slightly Crooked Bole	Save	Off-site
7	American Beech	Fagus grandifolia	41	Poor (69)	Large Cavity, in Trunk, Deadwood, Fungus Growing on One Side of Trunk	Save	On-site
8	American Beech	Fagus grandifolia	32	Fair (75)	Codominant Leaders Growing Together	Save	On-site
9	White Oak	Quercus alba	32	Poor (53)	Roots Impacted By Concrete For Pond Access, Trunk Base Has Cavities, Top of Crown is Dead	Save	On-site
10	American Beech	Fagus grandifolia	30	Good (81)	Growing on Steep Slope, Slightly Crooked Bole	Save	Off-site



VICINITY MAP  
SCALE: 1" = 2000'  
G. STREET MAP GRID 5996, K-3  
SSC 200-SHEET NO. 220 SE 01

## LEGEND

TRACT BOUNDARY	
ADJACENT PROP. LINES	
EX. EASEMENTS	
PROP. R / W	
PROP. CENTERLINE	
PROP. LOT LINES	
EX. 2' CONTOURS	
EX. 10' CONTOURS	
EX. DITCH	
EX. EPHEMERAL STREAM	
EX. PERENNIAL STREAM	
STREAM BUFFER	
WETLANDS	
WETLANDS BUFFER	
PRIMARY MANAGEMENT AREA	
100-YEAR FLOODPLAIN	
EX. SEWER	
EX. WATER LINE	
SPECIMEN TREE WITH CRITICAL ROOT ZONE	
EX. TREE LINE	
EX. SCRUB-SHRUB	
WOODLAND PRESERVATION	
WOODLAND PRESERVATION (NOT CREDITED)	
WOODLAND RETAINED (ASSUME CLEARED)	
WOODLAND PRESERVATION SIGN	
SPECIMEN TREE SIGN	
LIMIT OF DISTURBANCE	
SUPER SLOPE FENCE	
PROPOSED CONTOUR	
EX. NOISE LINE	
PROPOSED 6' NOISE WALL	

WOODLAND PRESERVATION  
D WOODLAND  
(WP-2) RETAINED - NOT  
CREDITED

WOODLAND  
RETAINED - NOT  
CREDITED

QUALIFIED PROFESSIONAL CERTIFICATION:  
THIS PLAN COMPLIES WITH THE CURRENT  
REQUIREMENTS OF SUBTITLE 25 AND THE  
WOODLAND AND WILDLIFE HABITAT CONSERVATION  
TECHNICAL MANUAL.

JENNIFER LEONARD, RIA LEED AP

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11830 W MARKET PL SUITE F  
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410-966-1517 Jennifer.Leonard@kci.com

**KCI**  
TECHNOLOGIES

*ENGINEERS  
PLANNERS  
SCIENTISTS  
CONSTRUCTION MANAGERS*

936 RIDGEBROOK ROAD  
SHARPS, MARYLAND 21152  
TELEPHONE: (410) 316-7800  
FAX: (410) 316-7818

**OWNER:**  
ANFG ACCOKEEK, LLC  
11553 EDMONSTON ROAD  
BELTSVILLE, MD 20705

	Date	By	Description
ACCOCKKEE PROPERTY			
TREE CONSERVATION PLAN 2			
P 87 L 41652 F 395			
9TH COUNCIL DISTRICT, 5TH ELECTION DISTRICT			
PRINCE GEORGE'S COUNTY, MARYLAND			

P.87, L.41652 F.395

COUNCIL DISTRICT, 5TH ELECTION DISTRICT



PROFESSIONAL CERTIFICATION: I HEREBY  
CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT  
I AM A DULY LICENSED PROFESSIONAL  
LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND.

LICENSE NO.: 3415  
EXPIRATION DATE: 07/24/2023

Scale:	1" = 50'
Date:	OCTOBER 2021
Designed By:	JL
Drawn By:	AML/EN/AAW
Reviewed By:	JL
Project #:	27-1805562
Sheet No:	

1 of 2



- TREE PRESERVATION AND RETENTION NOTES**
4. 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 TCFP.
  5. ALL WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
  6. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TTPF) SHOWN ON THIS PLAN SHALL BE PLACED OR STAKED IN THE FIELD PRIOR TO THE CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TTPF MAY BEGIN.
  7. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING OR GRADING OF THE PROJECT. REMAIN IN PLACE UNTIL A BOND IS CAUSING FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCFP.
  8. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TTPF IS INSTALLED.

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- REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

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- DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.

00 15 JUL 85 05 15 0050 0

- IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE

24. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE

Forest Conservation Act Reporting Information (Change Table)				
	Original Approval	Revision Number (-01)	Revision Number (-02)	Change Since Last Approval
Grass Tract (Acres)	9.08			
Existing Woodland (Acres)	6.64			
Woodland Cleared (Acres)	3.04			
Woodland Retained On-Site (Acres)	2.57			
Woodland Planted On-Site (Acres)	0			
On-Site Woodland Easement/ Preservation and Planting (Acres)	2.57			
On-Site Wooded Floodplain in Easement (Acres)	0.62			
Bond Amount	0			
Fee-In-Lieu Amount	0			
50' Stream Buffers Conserved (Preservation) - Linear Length	924			
50' Stream Buffers Conserved (Preservation) - Acreage	1.75			
50' Stream Buffers Newly Established (Afforestation) - Linear Length	0			
50' Stream Buffers Newly Established (Afforestation) - Acreage	0			
Off-Site Woodland Conservation Credits Required (Acres)	0			
Off-Site Woodland Conservation Credits Provided (Acres)	0			

Standard Woodland Conservation Worksheet for Prince George's County				
<b>SECTION I-Establishing Site Information-</b> (Enter acres for each zone)				
1 Zone:	R-R			
2 Gross Tract:	9.08			
3 Floodplain:	0.62			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	8.46	0.00	0.00	
6 TCP Number	TCP2	Revision #		0
7 Property Description or Subdivision Name:	Accokeek Property			
8 Is this site subject to the 1989 or 1991 Ordinance	N			
9 Is this site subject to the 1991 Ordinance	N			
10 Subject to 2010 Ordinance and is in PFA (Priority Funding Area)	Y			
11 Is this one (1) single family lot? (Y or N)	N			
12 Are there prior TCP approvals which include a	N			
13 combination of this lots? (Y or N)				
14 Is any portion of the property in a WCA Bank? (Y or N)	N			
15 Break-even Point (preservation) =	2.56	acres		
16 Clearing permitted w/ reforestation=	3.46	acres		
<b>SECTION II-Determining Requirements</b> (Enter acres for each corresponding column)				
	Column A WCT/AET %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17 Existing Woodland		6.02	0.62	
18 Woodland Conservation Threshold (WCT) =	20.00%	1.69		
19 Smaller of 17 or 18		1.69		
20 Woodland above WCT		4.33		
21 Woodland cleared		3.04	0.00	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		3.04		
23 Clearing above WCT (0.25 : 1) replacement/requirement		0.76		
24 Woodland cleared below WCT		0.00		
25 Clearing below WCT (2:1 replacement requirement)		0.00		
26 Afforestation Required	15.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		2.45	acres	
<b>SECTION III-Meeting the Requirements</b> (Enter acres for each corresponding column)				
29 Woodland Preservation		2.57		
30 Afforestation / Reforestation		0.00	Bond amount:	\$ -
31 Natural Regeneration		0.00		
32 Landscape Credits		0.00		
33 Specimen/Historic Tree Credit (CRZ area * 2.0)		0.00		
34 Forest Enhancement Credit (Area * .25)		0.00		
35 Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
36 Area approved for fee-in-lieu		0.00	Fee amount:	\$ 0.00
37 Off-site Woodland Conservation Credits Required		0.00		
38 Off-site WCA (preservation) being provided on this property		0.00		
39 Off-site WCA (afforestation) being provided on this property		0.00		
40 Woodland Conservation Provided		2.57	acres	
41 Area of woodland not cleared		2.98	acres	
42 Net tract woodland retained not part of requirements:		0.41	acres	
43 100-foot/plan woodland retained		0.62	acres	
44 On-site woodland conservation provided		2.57	acres	
45 On-site woodland conservation alternatives provided		0.00		
46 On-site woodland retained not credited		1.03	acres	
47 Prepared by:	[Signature]		Date:	6/28/22

Property Owners Awareness Certificate

I/We Michael & Ursula 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.


MLO Date: 8/31/22

Owner or Owner Representation

I/We \_\_\_\_\_ 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.

\_\_\_\_\_  
Contract Purchaser Date: \_\_\_\_\_


QUALIFIED PROFESSIONAL CERTIFICATION:  
THIS PLAN COMPLIES WITH THE CURRENT  
REQUIREMENTS OF SUBTITLE 25 AND THE  
WOODLAND AND WILDLIFE HABITAT CONSERVATION  
TECHNICAL MANUAL.

 10/26/17

JENNIFER LEONARD, RLA #  
KCI TECHNOLOGIES INC.  
11830 W MARKET PL SUITE F  
HULTON, MD 20755  
410-966-1517 jennifer.leonard@kci.com

DATE

WOODLAND CONSERVATION BY LOT SUMMARY TABLE												
Region	Gross Tract Area	100-Year Floodplain (FP)	Net-Tract Area (NTA)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland-Net-Tract (C-NTA)	Woodland-Cleared Floodplain (C-FP)	Woodland-Cleared Offsite (C-OS)	Woodland Preservation Area (WPA)	Woodland Reforestation Area (WRA)	Woodland Retained/Not Credited (WR-NC)	Woodland Retained/Assumed Cleared (WR-AC)
Hennetta Drive	0.61	---	0.61	0.23	---	0.23	---	---	---	---	---	---
Parcel A	3.19	0.62	2.57	2.57	0.62	---	---	---	2.57	---	0.62	---
Parcel B	0.67	---	0.67	0.67	---	0.26	---	---	---	---	0.35	0.06
Lot 1	0.46	---	0.46	0.07	---	0.07	---	---	---	---	---	---
Lot 2	0.46	---	0.46	0.04	---	0.04	---	---	---	---	---	---
Lot 3	0.46	---	0.46	0.22	---	0.22	---	---	---	---	---	---
Lot 4	0.47	---	0.47	0.35	---	0.35	---	---	---	---	---	---
Lot 5	0.46	---	0.46	0.43	---	0.43	---	---	---	---	---	---
Lot 6	0.46	---	0.46	0.46	---	0.46	---	---	---	---	---	---
Lot 7	0.46	---	0.46	0.46	---	0.46	---	---	---	---	---	---
Lot 8	0.46	---	0.46	0.3	---	0.23	---	---	---	---	---	---
Lot 9	0.46	---	0.46	0.14	---	0.14	---	---	---	---	---	---
Lot 10	0.46	---	0.46	0.08	---	0.08	---	---	---	---	---	---
Total	9.08	0.62	8.46	6.02	0.62	3.04	---	---	2.57	---	0.97	0.06

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-038-2022					Date: OCTOBER 2022
					Designed By: JL
					Drawn By: AML/EN/AAW
	Approved by: 	Date: 5/15/2023	DRD#	Reason for Revision	Reviewed By: JL
00					Project #: 27-1805562
01					Sheet No: 2 of 2
02					
03					
04					
05					

**OWNER:**  
ANFG ACCOKEEK, LLC  
11553 EDMONSTON ROAD  
BELTSVILLE, MD 20705

Date	By	Description
		P.87 L.41.G52 F.395 9th COUNCIL DISTRICT, 5TH ELECTION DISTRICT

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO.: 3415  
EXPIRATION DATE: 07/24/2023

Scale:	1" = 5'
Date:	OCTOBER 20
Designed By:	
Drawn By:	AML/EN/AA
Reviewed By:	
Project #:	27-18055
Sheet No:	2 of 2