

## GENERAL NOTES

PROJECT NAME: 1208 BROADVIEW RD  
EXISTING ZONING: PRIOR R-E  
EXISTING USE: VACANT  
NUMBER OF LOT: 1  
APPLICANT: BRITTANY LASTER & CLARENCE LASTER  
PROPERTY LOCATION: 1208 BROADVIEW RD, FORT WASHINGTON, MD 20744

DEVELOPMENT DATA  
1. PROPOSED USE OF PROPERTY: SINGLE-FAMILY RESIDENCE  
2. MINIMUM LOT SIZE: 40,000 S.F. OR 0.9183 AC.  
3. MAXIMUM LOT COVERAGE: 20%  
4. MINIMUM SETBACK:  
a. FRONT: 25'  
b. SIDE: 35'/17'  
c. REAR: 25'  
5. LOT WIDTH:  
a. 150' AT FRONT BUILDING LINE  
b. 50' AT FRONT STREET LINE  
6. MAXIMUM BUILDING HEIGHT: 35'  
a. PROPOSED HEIGHT: 27'

UTILITY NOTES  
1. SWM CONCEPT NUMBER: 55692-2024-INR  
2. WATER/SEWER SERVICE CATEGORY: W-6,S-6  
3. PROPOSED WATER/SEWER SERVICE: W-6,S-6

SITE INVENTORY INFORMATION  
1. TAX MAP GRID: 123B1  
2. 200 SHEET NO: 213SE02  
3. AVIATION POLICY AREA: N/A  
4. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: N/A  
5. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: N/A  
6. CHESAPEAKE BAY CRITICAL AREA OVERLAY WITHIN THE SITE: N/A  
7. STREAMS AND WETLANDS WITHIN THE SITE: YES  
8. FLOODPLAIN WITHIN THE SITE: N/A  
9. TOPOGRAPHY SURVEY PREPARED BY: C.D.D.I.

PARCEL AREA STATEMENT:  
1. PROPOSED AREA OF PARCEL: 71,934 S.F. OR 1.6514 AC.  
2. DISTURBED AREA: 0.39 AC.  
3. LOT COVERAGE: 7.5%

OWNERS/APPLICANT:  
BRITTANY LASTER &  
CLARENCE LASTER  
97378 BLUFF VIEW CIRCLE  
YULEE, FL 32097  
Brittanylaster222@gmail.com  
407-271-3232

MISS UTILITY  
FOR LOCATION OF UTILITIES CALL 1-800-257-7777  
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

HORIZONTAL DATUM IS THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83/11) AND THE VERTICAL DATUM IS NAVD 83

## SPECIMEN TREE STRESS REDUCTION MEASURES ACCORDING TO SECTION 7.5.1b

TREE ID#	SPECIES & SIZE (DBH)	RP	TP	CA	SP	CONDITION	ADDITIONAL COMMENTS
1	42" White Oak	X	X	X	X	GOOD	To be saved

### NOTES:

- (RP) - ROOT PRUNING IS TO BE PERFORMED OUTSIDE THE TREE PROTECTION FENCE AND THE CRITICAL ROOT ZONE. IT IS TO BE ACCOMPLISHED BY A VIBRATORY PLOW WITH A SERRATED CUTTING EDGE OR A ROOT CUTTER WITH A 36" WHEEL TO A DEPTH OF A 8". CHAIN DRIVEN TRENCHERS ARE NOT ACCEPTABLE.
- (TP)- TOPICAL FERTILIZER IS TO BE A DRY FORMULATION FIBROUS ROOT STIMULATOR SUCH AS ROOTS 2-4-2. APPLICATION RATE : 1 LB. OF FERT / 1" - TRUNK DIAMETER THROUGHOUT ROOT ZONE.
- (CA)- CORE AERATION IS TO BE DONE WITH A HAND HELD MANUAL PUNCH CORE AERATOR AT 2 HOLES PER SQ. FT. THROUGHOUT THE ROOT ZONE.
- (SP)- SANITARY PRUNING IS THE REMOVAL OF DEAD/DYING LIMBS ON A TREE TO IMPROVE ITS HEALTH AND APPEARANCE.
1. ANY STRESS REDUCTION MEASURES, EITHER OUTLINED ON THE APROVED TCP2 OR DEEMED NECESSARY IN THE FIELD, SHOULD BE DISCUSSED DURING THE REQUIRED PRE-CONSTRUCTION MEETING AND MAY NEED TO BE OUTLINED BY THE TREE PROFESSIONAL CONTRACTED BY THE DEVELOPER

WOODLAND RETAINED/NOT CREDITED TOWARD ANY REQUIREMENTS(WR-NC): AREA 2 = 0.06 AC.

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/Comments	Disposition	Percent Impact
1*	White oak	<i>Quercus alba</i>	42	Good	Damaged bark by borers. Numerous dead/broken scaffold branches (off-site).	To be saved	28.6%
2	Yellow Poplar	<i>Liriodendron tulipifera</i>	30	Good		To be removed	100%
3*	Pin Oak	<i>Quercus palustris</i>	38	Good	Poor form in crown, damaged trunk, and broken branches (off-site).	To be saved	23.4%
4	Yellow Poplar	<i>Liriodendron tulipifera</i>	34	Excellent		To be saved	0%

\*-tree located offsite, size and condition estimated

Table B-1. General Information Table

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	RE
Zone	Aviation Policy Area (APA) <sup>1</sup>	N/A
Administrative	Tax Grid (TMG)	123B1
Administrative	WSSC Grid (Sheet 20)	213SE02
Administrative	Planning Area (Plan Area)	76B
Administrative	Election District (ED)	5
Administrative	Councilmanic District (CD)	8
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy	Established Communities
Administrative	Police District	IV
Administrative	Joint Base Andrews Land Use Control Area (JBA LUCArea USAF)	N/A

<sup>1</sup>If the site is within an APA, enter the name of the airport. If the site is not within an APA, enter "N/A"

Table B-2. Natural Resources Inventory Statistics Table

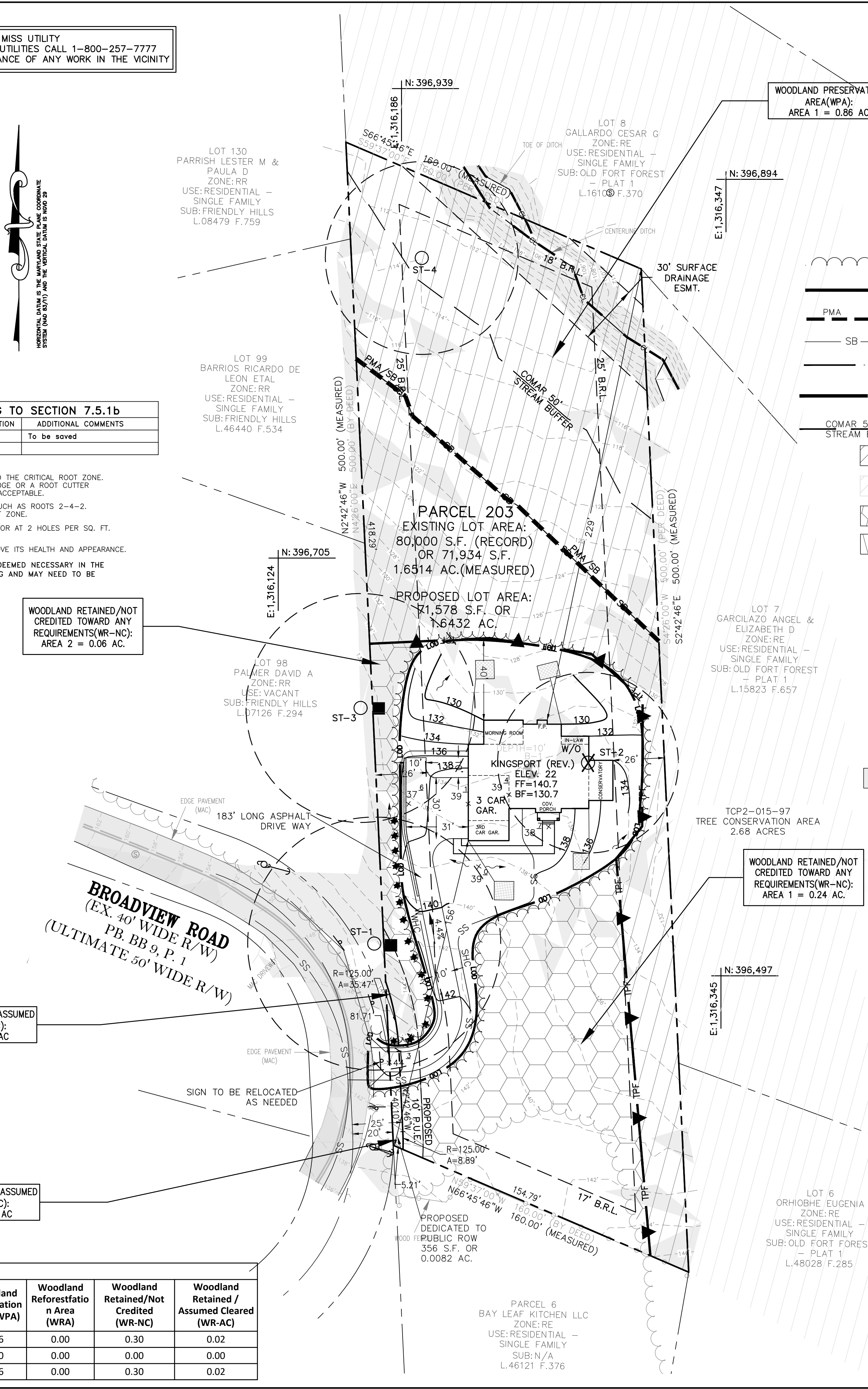
Site Statistics	Total <sup>1</sup>
Gross tract area	1.65 ac.
Existing 100-year floodplain	0.00 ac.
Net tract area	1.65 ac.
Existing woodland in the floodplain	0.00 ac.
Existing woodland net tract	1.57 ac.
Existing woodland total	1.57 ac.
Existing PMA	0.36 ac.
Regulated streams (linear feet of centerline)	110 lin. ft.
Riparian (wooded) buffer up to 300 feet wide <sup>2</sup>	0.00 ac.

<sup>1</sup>Figures are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.

<sup>2</sup>Acres of onsite woodland up to 300 feet measured from the stream centerline or from the top of bank on both sides of all regulated stream.

WOODLAND CONSERVATION SUMMARY TABLE (TCP 2)

Lot/Parcel #	Gross Track Area	100-Year Floodplain (FP)	Net Track Area (NTA)	Existing Woodland (NTA)	Existing Woodland (FP)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preservation Area (WPA)	Woodland Reforestation Area (WRA)	Woodland Retained/Not Credited (WR-NC)	Woodland Retained / Assumed Cleared (WR-AC)
Parcel 203	1.65	0.00	1.65	1.57	0.00	0.41	0.00	-	0.86	0.00	0.30	0.02
ROW DEDICATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00
TOTAL ACRES:	1.65	0.00	1.65	1.57	0.00	0.41	0.00	0.00	0.86	0.00	0.30	0.02



WOODLAND PRESERVATION AREA(WPA): AREA 1 = 0.86 AC

## LEGEND

	TREE LINE
	LIMIT OF DISTURBANCE
	PRIMARY MANAGEMENT AREA
	STREAM BUFFER
	REGULATED STREAM (CENTERLINE)
	TEMPORARY TREE PROTECTION FENCE
	COMAR 50-FOOT STREAM BUFFER
	WOODLAND PRESERVATION AREA (WPA)
	ADJACENT WOODLAND PRESERVATION AREA
	WOODLAND PRESERVED-NOT CREDITED (WP-NC)
	WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)
	SPECIMEN TREE SIGN
	WOODLAND PRESERVATION AREA SIGN
	ROOT PRUNING
	SPECIMEN TREE WITH CRITICAL ROOT ZONE
	SPECIMEN TREE TO BE REMOVED
	STEEP SLOPE (15% OR GREATER)

## Property Owners Awareness Certificate

I/ We Brittany Laster 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.  
Brittany Laster 7/31/2024  
Owner or Owners Representative Date

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

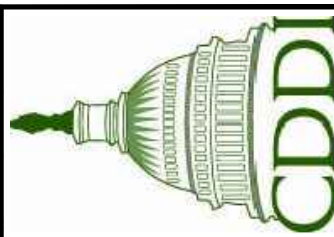
## QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

SIGNED: Milton M. Perez 12-11-2024  
DATE

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705  
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET  
QUALIFIED PROFESSIONAL

Prince George's County Planning Department, M-NCPPC			
Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2-038-2024			
Approved by	Date	DRD #	Reason for Revision
<u>Brittany Laster</u>	1/22/2025		
00			
01			
02			
03			
04			
05			
06			
Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber 50362, Folio 415. Revisions to this TCP2 may require a revision to the recorded easement.			



CAPITOL DEVELOPMENT DESIGN, INC.  
ENGINEERS - PLANNERS - SURVEYOR'S  
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705  
OFFICE (301) 937-3501

1208 BROADVIEW RD  
PARCEL 203  
PISCATAWAY (5TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION  
PLAN 2-038-2024

## REVISIONS

DATE: AUG., 2024  
DWN. RC CHECKED MT

SCALE: 1" = 30'

PROJECT/FILE NO. 24-006

SHEET NO. 1 OF 2



## STANDARD TYPE2 TREE CONSERVATION PLAN NOTES:

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit# 55692-2024-1NR. If this grading permit# 55692-2024-1NR expires, then this TCP2 also expires and is no longer valid.
- Cutting or clearing of woodland 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.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permitting, Inspections, and Enforcement, 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.
- 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.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within the Developing Tier (ESA 2) and is zoned R-E.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is NOT grandfathered under CB-27-2010, Section 25-119 (g).

## TREE PRESERVATION AND RETENTION NOTES:

## Tree Preservation and Retention Notes

- 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 TCP2.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- The location of all temporary tree protection fencing (TPFs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installation of the TPFs may begin.
- All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

## Removal of Hazardous Trees or Limbs by Developers or Builders

- The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the county as dead, dying, or hazardous may be removed.
- A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
- During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chainsaw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

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.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

PRESERVATION AREA SUMMARY TABLE					
WOODLAND PRESERVATION AREA					
AREA #1			0.86		
SUB-TOTAL			0.86		
WOODLAND RETAINED/NOT CREDITED TOWARD ANY REQUIREMENTS:					
AREA #1			0.24		
AREA #2			0.06		
SUB-TOTAL			0.30		
TOTAL			1.16		
WOODLAND RETAINED-ASSUMED CLEARED:					
AREA #1			0.01		
AREA #2			0.01		
TOTAL			0.02		

Forest Conservation Act Reporting Information (Change Table)				
	Original Approval	Revision Number (-01)	Revision Number (-02)	Change Since Last Approval
Net Tract (Acres)	1.65			
Existing Woodland (Acres)	1.57			
Woodland Cleared (Acres)	0.41			
Woodland Retained On-Site (Acres)	1.16			
Woodland Planted On-Site (Acres)	0			
On-Site Woodland Easement/ Preservation and Planting (Acres)	0.86			
On-Site Wooded Floodplain in Easement (Acres)	0			
Bond Amount	N/A			
Fee-In-Lieu Amount	N/A			
50' Stream Buffers Conserved (Preservation) - Linear Length	110.13			
50' Stream Buffers Conserved (Preservation) - Acreage	0.24			
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			

## POST DEVELOPMENT NOTES

## When woodlands and/or specimen, historic or champion trees are to remain:

- If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handout "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.

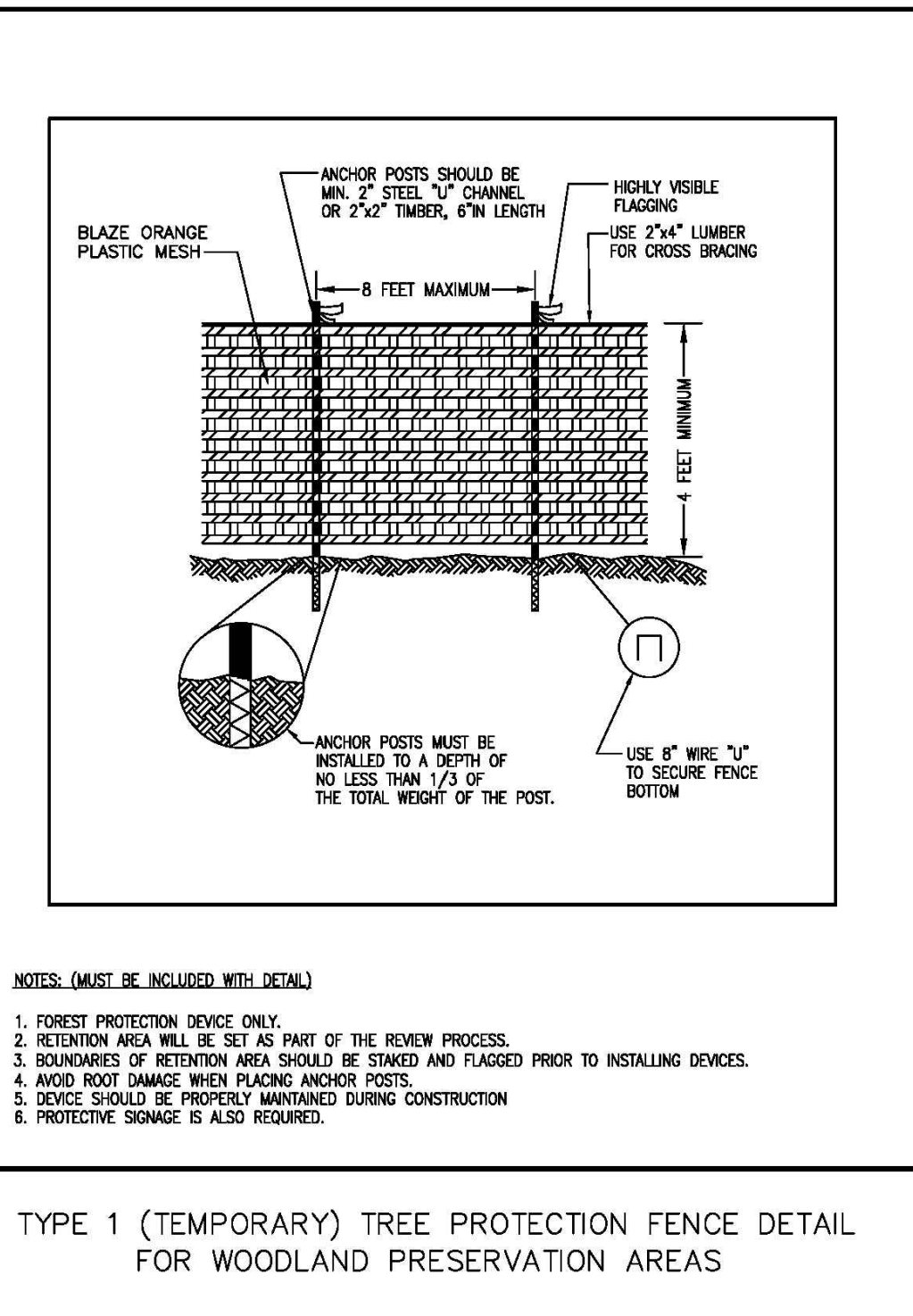
If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

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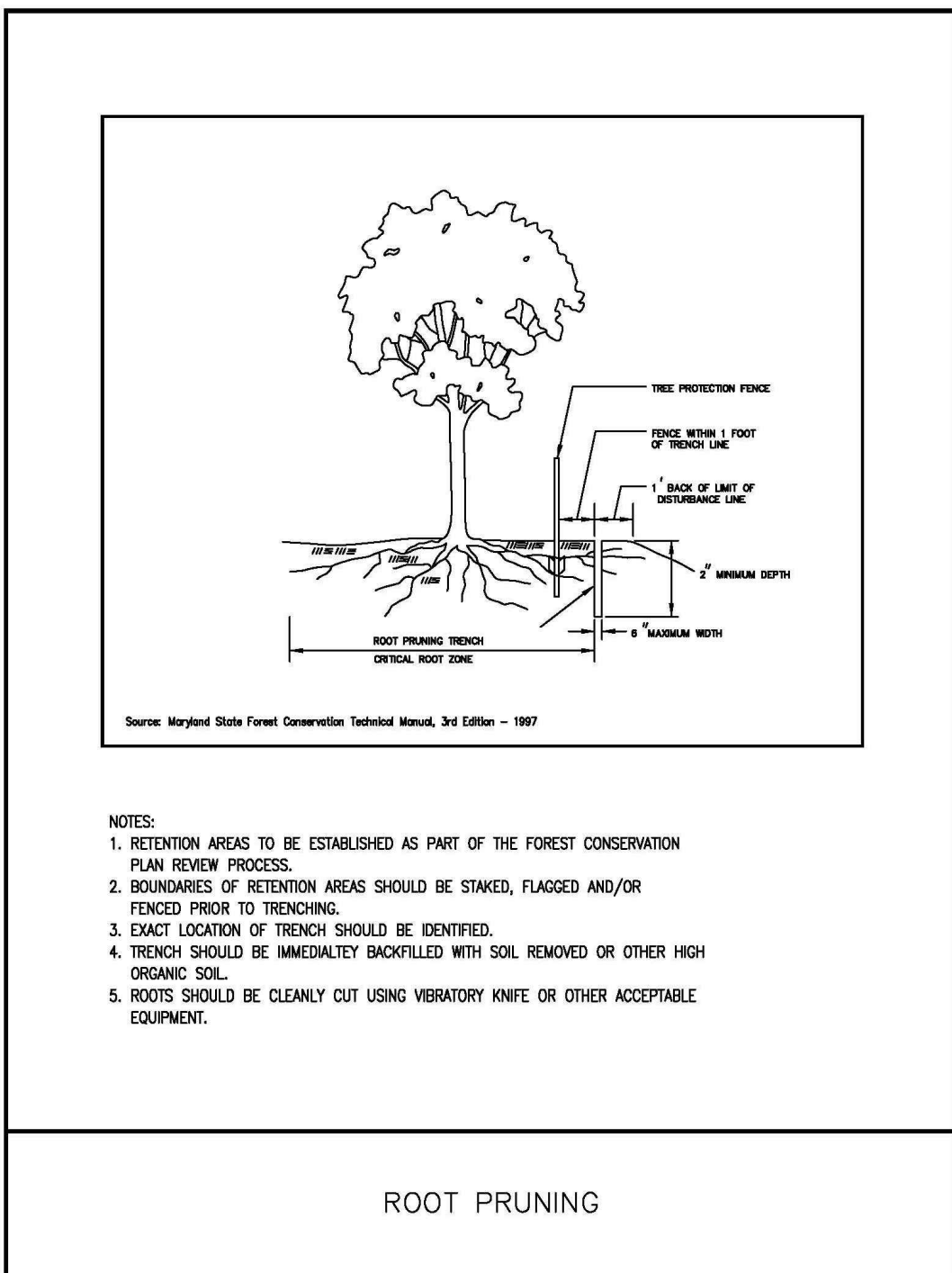
- The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.

- The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

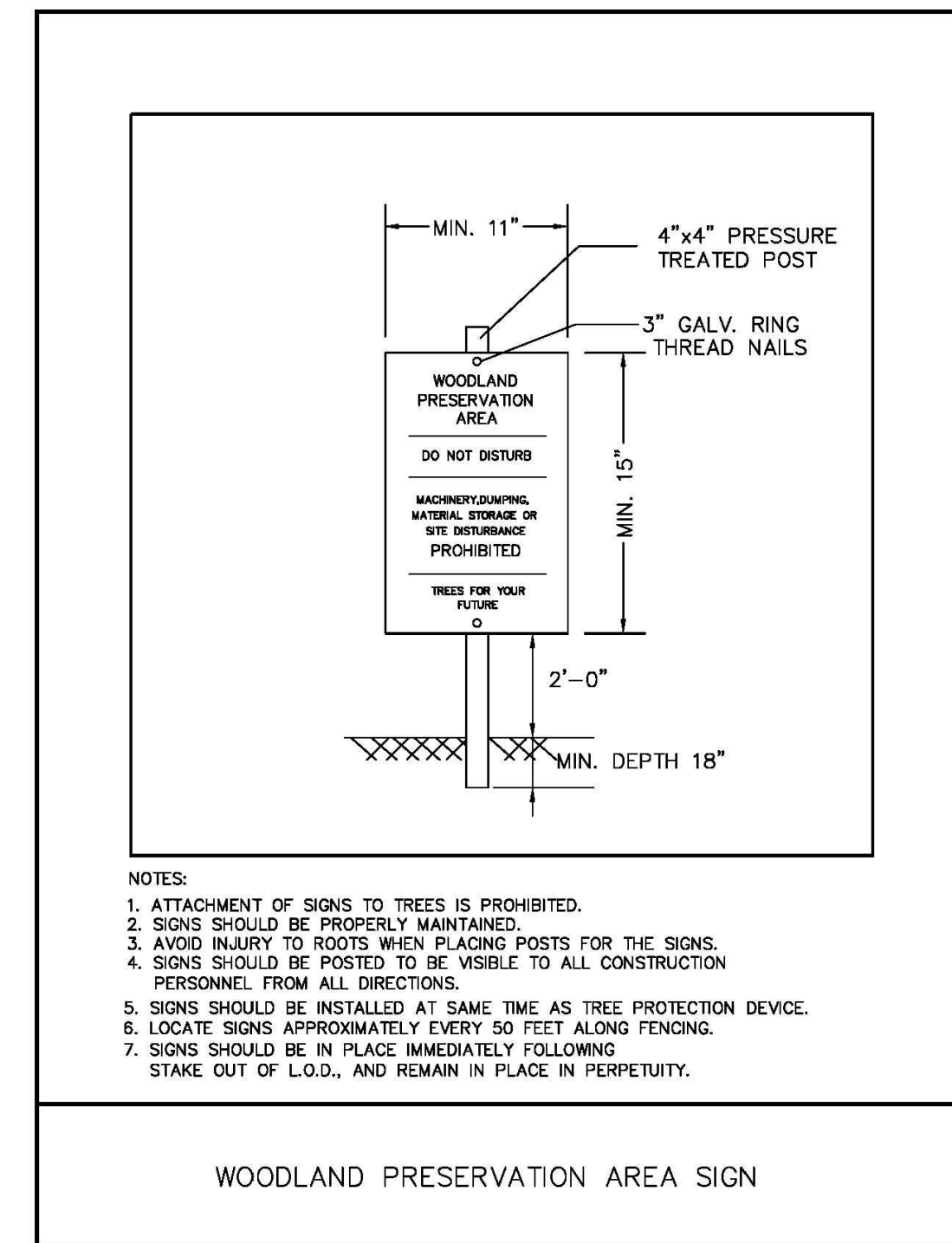
- The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.



TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS



ROOT PRUNING



WOODLAND PRESERVATION AREA SIGN

## OWNERS/APPLICANT:

BRITTANY LASTER &  
CLARENCE LASTER  
93738 BLUFF VIEW CIRCLE  
YULEE, FL 32097  
Brittanylaster222@gmail.com  
407-271-3232

WOODLAND CONSERVATION SUMMARY TABLE (TCP 2)												
Lot/Parcel #	Gross Tract Area	100-Year Floodplain (FP)	Net Tract Area (NTA)	Existing Woodland (NTA)	Existing Woodland (FP)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preservation Area (WPA)	Woodland Reforestatio n Area (WRA)	Woodland Retained/Not Credited (WR-NC)	Woodland Retained / Assumed Cleared (WR-AC)
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ROW DEDICATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00
TOTAL ACRES:	1.65	0.00	1.65	1.57	0.00	0.41	0.00	0.00	0.86	0.00	0.30	0.02

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Date 7/31/2024

Owner or Owners Representative

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

## QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

SIGNED: MILTON M. PEREZ 12-11-2024 DATE

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705  
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET  
QUALIFIED PROFESSIONAL

for Prince George's County  
CB-20-2024 and CB-22-2024 (Effective July 1, 2024)

SECTION I-Establishing Site Information- (Enter acres for each zone)			
1 Zone (s):	R-E		
2 Gross Tract:	1.65	0.00	
3 Floodplain:	0.00	0.00	
4 Previously Dedicated Land:	0.00	0.00	
5 Net Tract (NTA):	1.65	0.00	0.00
Total Net Tract Area:			1.65

6 TCP Number	TCP2-038-2024	Revision #	
7 Property Description or Subdivision Name:	1208 BROADVIEW RD		
8 Location/Address of Project	1208 Broadview Rd, Fort Washington, MD 20744		
9 Is this a Stream Restoration Project? (Y/N)	N		
10 Plan 2035 Transit oriented Center (T-O-C)? (Y/N)	N		
11 Priority Funding Area (PFA)? (Y/N)	N		
12 Is any portion of the property in a WC Bank? (Y/N)	N		
13 Is the net tract area 5.00 acres or greater, and clearing 75% or more of existing woodlands is proposed? (Y/N)	N		

SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain Impacts (1:1)	Column D Off-Site Impacts (1:1)
14 Existing Woodland outside of T-O-C			1.57	0.00
15 Existing Woodland inside of T-O-C (if applicable)			0.00	0.00
16 Total Existing Woodland			1.57	0.00
17 Woodland Conservation Threshold (WCT)= Smaller of 16 and 17	25.00%	0.41	0.41	
18 Woodland Cleared outside of T-O-C		0.41	0.00	0.00
19 Woodland Cleared within the T-O-C (if applicable)		0.00	0.00	0.00
20 Replacement Required (1:1 Outside T-O-C, 0.25:1 Inside T-O-C)		0.41	0.00	0.00
21 Afforestation Threshold (AFT) =	20.00%	0.00		
22 Off-site WCA (preservation) being provided on this property		0.00		
23 Off-site WCA (afforestation) being provided on this property		0.00		
24 Woodland Conservation Requirement		0.82		

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)			
26 On-site Woodland Preservation	0.86		
27 Adjusted Stream Buffer Afforestation (calculated below)	0.00		
28 On-site Afforestation / Reforestation	0.00		
29 On-site Natural Regeneration	0.00		
30 Specimen/Historic Tree Credit (Unimpacted CRZ area * 1.0)	0.00		
31 Off-site WCA (preservation) provided on this property	0.00		
32 Off-site WCA (afforestation) provided on this property	0.00		
33 Forest Enhancement Credit (Credit 50% of area provided)	0.00		
34 On-site Landscaping	0.00		
35 Street Tree Credit (Existing or 10-year canopy coverage)	0.00		
36 Off-site Woodland Conservation Credits Required	0.00		
37 Area provided in fee-in-lieu (One acre or less, unless in a T-O-C)	0.00		
38 Woodland Conservation Provided	0.86		

39 Area of woodland not cleared	1.16 acres
40 Net tract woodland retained not part of requirements:	0.30 acres
41 100-year floodplain woodland retained	0.00 acres
42 On-site woodland conservation provided	0.86 acres
43 On-site woodland conservation alternatives provided	0.00 acres
44 On-site woodland retained not credited	0.30 acres
45 Off-site WC credits allowed in preservation (Up to 60% of Replacement Required per Line 23)	0.49 acres

Regulated Stream Buffer (RSB) Afforestation Requirement	
46 On-site regulated stream buffer (RSB) area (See NRI Site Statistics Table)	0.00 acres
47 On-site unregulated RSB area (See NRI Site Statistics Table)	0.00 acres
48 Has the applicant demonstrated why full buffer afforestation cannot be provided? (See required SOJ)	N (Y/N)
49 Adjustment granted to RSB Afforestation Requirement based on SOJ?	0.00 acres
50 Adjusted Regulated Stream Buffer Afforestation Required	0.00 acres
51 Does on-site WC afforestation/reforestation satisfy the adjusted RSB requirement?	N (Y/N)
52 Additional on-site afforestation/reforestation required (not credited as on-site WC)	0.00 acres

Prepared by: [Signature] Date: 09-25-2024

TCP Number	TCP2-038-2024	Revision #	0
Property Description or Subdivision Name:	1208 BROADVIEW ROAD		
Location/Address of Project	1208 BROADVIEW ROAD, FORT WASHINGTON MD. 20744		

Number of Specimen Trees to be removed 1

Total area of DBH being removed 30 inches

Replacement Requirement (DBH) 7.5 inches

Proposed replacement (number of trees)  
One(1) Inch Caliper  
Two (2) Inch Caliper

Proposed fee-in-lieu \$1,875.00  
(assessed at \$250/inch diameter of replacement requirement)

Prince George's County Planning Department, M-NCPPC			
Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2-038-2024			
Approved by	Date	DRD #	Reason for Revision
00 <u>[Signature]</u>	1/22/2025		
01			
02			
03			
04			
05			
06			
Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber 50362, Folio 415. Revisions to this TCP2 may require a revision to the recorded easement.			



CAPITOL DEVELOPMENT DESIGN, INC.  
ENGINEERS - PLANNERS - SURVEYOR'S

1208 BROADVIEW RD  
PARCEL 203  
PISCATAWAY (5TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION  
PLAN 2-038-2024

## REVISIONS

DATE: AUG., 2024  
DWN. RC CHECKED MT

SCALE: 1" = 30'

PROJECT/FILE NO. 24-006

SHEET NO. 2 OF 2