

Legend

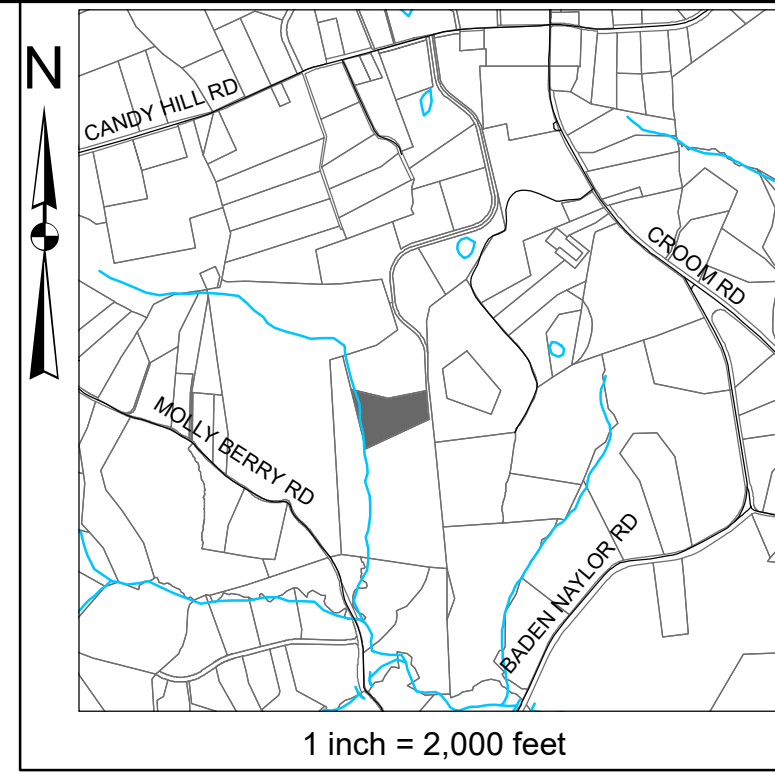
- Proposed Grades
Proposed Structures
Proposed Drainfield
LOD (Limit of Disturbance)
Temporary Protective Fence
Signs (WPA)
Treeline
PMA (Primary Management Area)
Stream Buffer 100-foot
Stream
COMAR 50-foot Stream Buffer
Wetlands
Wetland Buffer 25-foot
WPA (Woodland Preservation Area)
WP-NC (Woodland Preserved - Not Credited)
WP-AC (Woodland Preserved - Assumed Cleared)
Property Boundary
- Property Boundary Adjacent
Building Restriction Line
Contour 10-foot
Contour 2-foot
Floodplain 25-foot BRL
100-year Floodplain
Easements
Slopes 15% or Greater

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	AG
Zone	Aviation Policy Area (APA) ¹	NA
Administrative	Tax Grid (TMG)	147 F-1
Administrative	WSSC Grid (Sheet 20)	218SE13
Administrative	Planning Area (Plan Area)	868
Administrative	Election District (ED)	4
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Rural
Administrative	General Plan Growth Policy 2035	Rural & Agricultural
Administrative	Police District	V

¹ If the site is within an APA, enter the name of the airport

Site Statistics Table	
Site Statistics	Total ¹ (acres)
Gross tract area	7.21
Existing 100-year floodplain	1.13
Net tract area	6.08
Existing woodland in the floodplain	1.13
Existing woodland net tract	6.08
Existing PMA	7.21
Regulated streams (linear feet of centerline)	581 ²
Riparian (wooded) buffer up to 300 feet wide ²	6.44

¹ Figures are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.
² Average of the onsite woodland up to 300 feet measured from the stream centerline or from the top of bank on both sides of all regulated streams.



Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)

1 Zone:	AG		
2 Gross Tract:	7.21	0.00	0.00
3 Floodplain:	1.13	0.00	0.00
4 Previously Dedicated Land:	0.00	0.00	0.00
5 Net Tract (NTA):	6.08	0.00	0.00
6 TCP Number:	TCP2-042-2023		
7 Property Description or Subdivision Name:	13261 Pleasant Valley Estates Lane (Gregory Sears 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 in PFA (Priority Funding Area)	Y		
11 Is this one (1) single family lot? (Y or N)	Y		
12 Are there prior TCP approvals which include a combination of this lot/s? (Y or N)	N		
13 Is any portion of the property in a WVC Bank? (Y or N)	N		
14 Break-even Point (preservation) =	3.65	acres	
15 Clearing permitted w/o reforestation =	2.43	acres	

SECTION II-Determining Requirements (Enter acres for each corresponding column)

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17 Existing Woodland		6.08	1.13	
18 Woodland Conservation Threshold (WCT) =	50.00%	3.04		
19 Smaller of 17 or 18		3.04		
20 Woodland above WCT		2.01	0.00	0.00
21 Woodland cleared		2.01		
22 Woodland cleared above WCT (smaller of 16 or 17)		0.50		
23 Clearing above WCT (0.25 : 1) replacement requirement		0.00		
24 Woodland cleared below WCT		0.00		
25 Clearing below WCT (2:1 replacement requirement)		0.00		
26 Aforestation Required Threshold (AFT) =	20.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		3.54		

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)

29 Woodland Preservation	4.04			
30 Aforestation / Reforestation	0.00			
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			
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 (aforestation) being provided on this property	0.00			
40 Woodland Conservation Provided		4.04		
41 Area of woodland not cleared		4.07		
42 Net tract woodland retained not part of requirements:		0.03		
43 100-floodplain woodland retained		1.13		
44 On-site woodland conservation provided		4.04		
45 On-site woodland conservation alternatives provided		0.00		
46 On-site woodland retained not credited		1.16		

47 Prepared by: _____ Signed: _____ Date: _____

Woodlands preserved, planted or regenerated in fulfillment of Woodland Conservation requirements on-site have been placed in a Woodland and Wildlife Habitat Conservation Easement recorded in the Prince George's County Land Records at Book 49353 Page 201. Revisions to the TCP2 may require a revision to the recorded easement.

I/We Gregory Sears, 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.

Gregory Sears Date: Sept 25, 2023

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: John P. Markovich Date: 12/19/2023

John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
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Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-042-2023			
Approved by	Date	DRD #	Reason for Revision
00 Revision	Christian Morli	12/19/2023	N/A
01 Revision			
02 Revision			
03 Revision			
04 Revision			
05 Revision			

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APPLICANT / DEVELOPER

Gregory Sears
9604 51st Place
College Park, MD 20740
Phone: 301-325-9768

Type 2 Tree Conservation Plan
TCP2

Gregory Sears Property
13261 Pleasant Valley Estates Lane
Upper Marlboro, MD 20772
(TM147, Parcel 161)
4th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

DWN	Checked
JPM	JPM
Scale	1" = 50'
Project No.	22-035
Sheet No.	1 of 2

