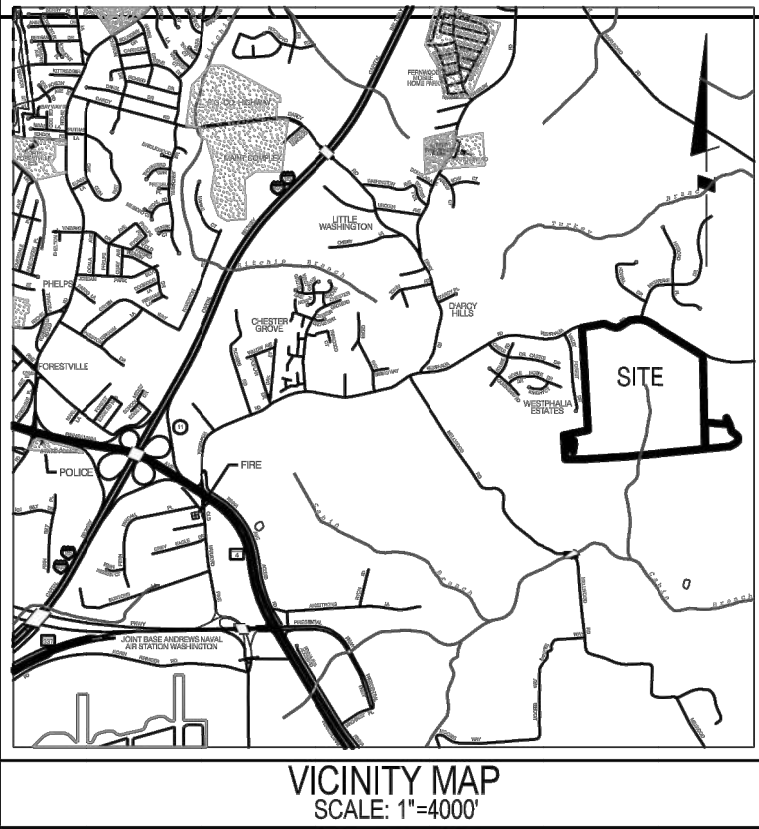




Forest Conservation Act Reporting Information (Change Table)			
	Original Approval	Revision Number (-01)	Revision Number (-02)
Gross Tract (Acres)	158.28	158.28	0.00
Existing Woodland (Acres)	33.59	33.59	0.00
Woodland Cleared (Acres)	16.64	16.64	0.00
Woodland Retained On-Site (Acres)	16.95	16.95	0.00
Woodland Planted On-Site (Acres)	9.34	9.34	0.00
On-Site Woodland Easement/ Preservation and Planting (Acres)	24.14	24.14	0.00
On-Site Wooded Floodplain in Easement (Acres)	1.66	1.66	0.00
Bond Amount	12205.12	12205.12	0.00
Fee-In-Lieu Amount	0.00	0.00	0.00
50' Stream Buffers Conserved (Preservation) - Linear Length	5760.00	5760.00	0.00
50' Stream Buffers Conserved (Preservation) - Acreage	8.43	8.43	0.00
50' Stream Buffers Newly Established (Afforestation) - Linear Length	3200.00	3200.00	0.00
50' Stream Buffers Newly Established (Afforestation) - Acreage	9.34	9.34	0.00
Off-Site Woodland Conservation Credits Required (Acres)	39.81	39.81	0.00
Off-Site Woodland Conservation Credits Provided (Acres)	0.00	0.00	0.00



- PROPERTY BOUNDARY
- EXISTING STREAM
- COMAR 50' STREAM BUFFER
- WOODLAND PRESERVATION AREAS
- AFFORESTATION / REFORESTATION / NATURAL REGENERATION
- WOODLAND RETAINED- NOT CREDITED

NOTE: STORMWATER, GRADING, STORM DRAIN, AND PAVING PLANS SUBJECT TO CHANGE / APPROVAL BY PRINCE GEORGE'S COUNTY DPPE. REFER TO APPROVED PERMIT PLANS FOR CONSTRUCTION.

FOR ENTITLEMENT PURPOSES ONLY. NOT FOR CONSTRUCTION.

NOTE:
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

NATURAL RESOURCES INVENTORY STATISTICS TABLE		Prince George's County Planning Department, M-NCPPC Environmental Planning Section		
SITE STATISTICS		GENERAL INFORMATION TABLE		
	TOTAL	LAYER CATEGORY	LAYER NAME	VALUE
GROSS TRACT AREA	158.28 AC.	Zone	Zoning (Zone)	N/A
EXISTING 100-YEAR FLOODPLAIN	2.07 AC.	Zone	Aviation Policy Area (APA)	N/A
NET TRACT AREA	156.21 AC.	Administrative	Tax Grid (TMG)	82/F4, 83/A4, 90/F1, 91/A1
EXISTING WOODLAND IN THE FLOODPLAIN	2.07 AC.	Administrative	WSSC Grid (Sheet 300)	205SE06, 205SE10
EXISTING WOODLAND NET TRACT	31.52 AC.	Administrative	Planning Area (Plan Area)	78
EXISTING WOODLAND TOTAL	33.59 AC.	Administrative	Election District (ED)	15
EXISTING PMA	24.42 AC.	Administrative	Councilmanic District (CD)	6
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	7,390 LF.	Administrative	General Plan 2002 Tier (Tier)	DEVELOPING
RIPIARIAN (WOODED) BUFFER UP TO 300'	25.29 AC.	Administrative	General Plan Growth Policy (2035)	EST. COMMUNITIES
		Administrative	Police District	11

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-048-2022			
Approved by	Date	DRD #	Reason for Revision
ALEXANDER KIRCHHOF	11/03/2023	SDP-2203	INFRASTRUCTURE ONLY
Alexander Kirchhof	11/03/2023	SDP-2301	PHASE 1 (CASE)

Dewberry Engineers Inc.

4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.5185 (FAX)
www.dewberry.com

APPLICANT & DEVELOPER:
PROPERTY AND INDUSTRY COORDINATORS, LLC

117 RIVERVIEW ROAD
STEVENSVILLE, MD 21666

OWNERS:
GREENWAY RESIDENTIAL, INC

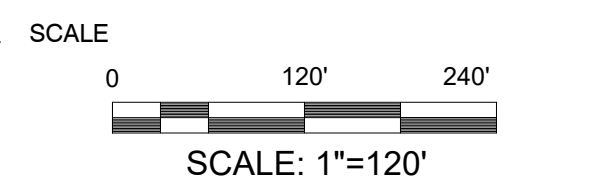
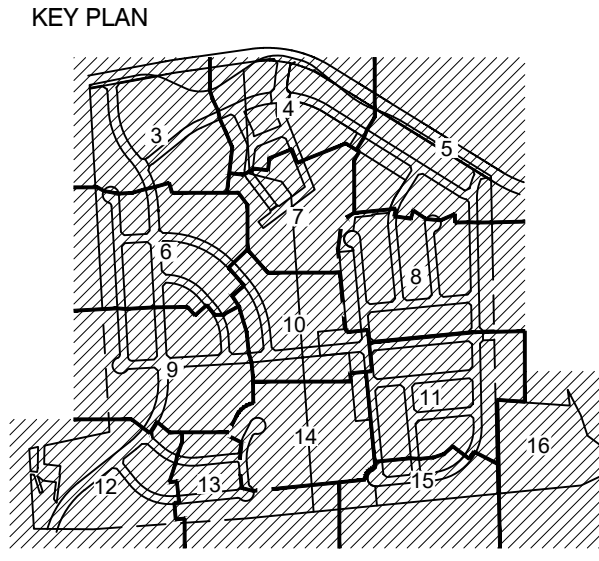
3907 GREENWAY
BALTIMORE, MD 21218

CASE YERGAT
TREE CONSERVATION PLAN
TCP2-048-2022-01
PRINCE GEORGE'S COUNTY, MD
15TH ELECTION DISTRICT
TAX MAP/GRID: 82/F4, 83/A4, 90/F1, 91/A1 & 91/B1
WSSC 200 FOOT MAP: 204SE06 & 205SE06

SEAL

03/21/2025

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3108, EXPIRATION DATE: OCTOBER 3, 2025.



No.	DATE	BY	DESCRIPTION
1	03/2025	ALD	PHASE 1 (CASE)

DRAWN BY: ALD
APPROVED BY: MLB
CHECKED BY: PMS
DATE: MARCH 2025

TITLE
CASE YERGAT
TREE CONSERVATION
PLAN
PLAN SHEET

DEWBERRY JOB NO. 50184162