

TREE CONSERVATION PLAN TYPE 2-048-2023

FOR

13255 PLEASANT VALLEY ESTATES LN

(4TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

GENERAL NOTES

PROJECT NAME: 13255 PLEASANT VALLEY ESTATES LN
EXISTING ZONING: AG
EXISTING USE: VACANT
NUMBER OF PARCEL: 1
APPLICANT: HAROLD ANDREWS & ADAEZE M. EZEFOR ANDREWS
PROPERTY LOCATION: 13255 Pleasant Valley Estates Ln, Upper Marlboro, MD 20772

DEVELOPMENT DATA
1. PROPOSED USE OF PROPERTY: SINGLE-FAMILY RESIDENCE
2. MINIMUM LOT SIZE: 5 A.C. OR 217,800 S.F.
3. MAXIMUM LOT COVERAGE: 5%
4. MINIMUM SETBACK:
a. FRONT: 50'
b. SIDE: 20'
c. REAR: 20'
5. LOT WIDTH:
a. 300' AT FRONT BUILDING LINE
b. 240' AT FRONT STREET LINE
6. MAXIMUM BUILDING HEIGHT: 35'
a. PROPOSED HEIGHT: 30'

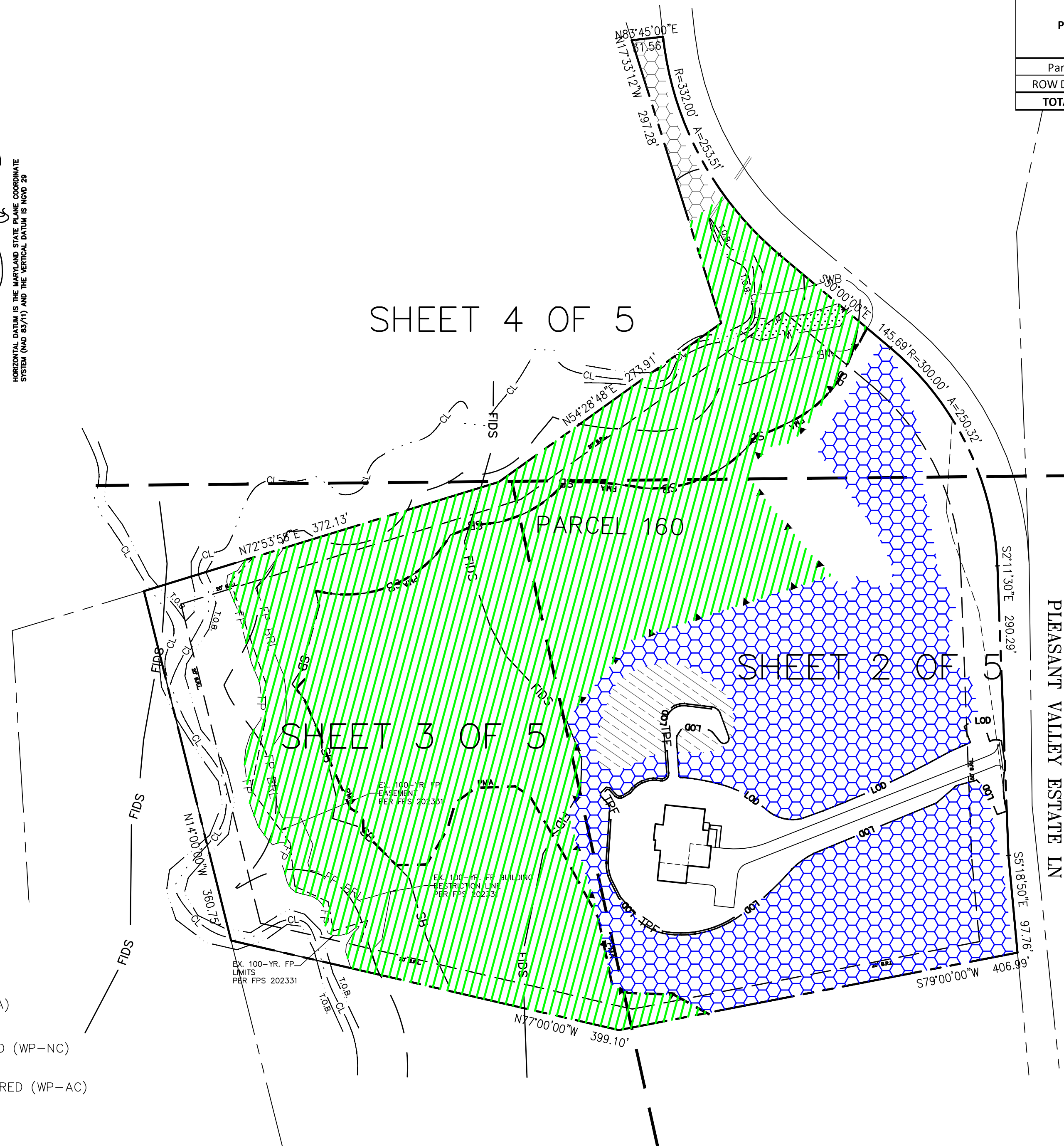
UTILITY NOTES
1. SWM CONCEPT NUMBER: 23735-2023-INR
2. WATER/SEWER SERVICE CATEGORY: W-6,S-6
3. PROPOSED WATER/SEWER SERVICE: W-6,S-6

SITE INVENTORY INFORMATION
1. TAX MAP GRID: 147F1
2. 200 SHEET NO: 218SE13
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. TOPOGRAPHY SURVEY PREPARED BY: C.D.D.I.

PARCEL AREA STATEMENT: PARCEL 160
1. TOTAL AREA OF PARCEL: 466,092 S.F. OR 10.70 AC.
2. DISTURBED AREA: 0.79 AC.
3. LOT COVERAGE: 1.2%

LEGEND

WB	WB	WETLAND BUFFER
		TREE LINE
FIDS		FOREST INTERIOR DWELLING SPECIES
LOD		LIMIT OF DISTURBANCE
PMA	PMA	PRIMARY MANAGEMENT AREA
SB	SB	STREAM BUFFER
T.O.B.		REGULATED STREAM (TOP OF BANK)
CL		REGULATED STREAM (CENTERLINE)
TPF		TEMPORARY TREE PROTECTION FENCE
		WOODLAND PRESERVATION AREA (WPA)
		WOODLAND PRESERVED-NOT CREDITED (WP-NC)
		WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)
		WOODLAND PRESERVATION AREA SIGN



WOODLAND CONSERVATION SUMMARY TABLE (TCP 2)											
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)
Parcel "160"	10.70	0.69	10.01	9.23	0.69	0.97	0.00	-	5.27	0.00	2.99
ROW DEDICATION	0.00	0	0.00	0.00	0	0.00	0	-	0	0	0.00
TOTAL ACRES:	10.70	0.69	10.01	9.23	0.69	0.97	0.00	0.00	5.27	0.00	2.99

SHEET INDEX

SHEET NO.	PLAN TYPE
1	OF 5 COVER SHEET
2	OF 5 TCP II
3	OF 5 TCP II
4	OF 5 TCP II
5	OF 5 DETAIL SHEET

Table B-1. General Information Table

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	AG (Agriculture and Preservation)
Zone	Aviation Policy Area (APA) ¹	N/A
Administrative	Tax Grid (TMG)	147F2
Administrative	WSSC Grid (Sheet 20)	218SE13/217SE13
Administrative	Planning Area (Plan Area)	6-868
Administrative	Election District (ED)	4
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Rural
Administrative	General Plan Growth Policy	Rural and Agricultural Areas
Administrative	Police District	V
Administrative	Joint Base Andrews Land Use Control Area (JBA LUC Area USAF)	N/A

¹If 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. Site Statistics Table

Site Statistics	Total ¹
Gross Tract Area	10.70 ac.
Existing 100-year floodplain	0.69 ac.
Net Tract Area	10.01 ac.
Existing woodland in the floodplain	0.69 ac.
Existing woodland net tract area	9.23 ac.
Existing woodland total	9.92 ac.
Existing PMA	3.64 ac.
Regulated streams (linear feet of centerline)	711 lin. ft.
Riparian (wooded) buffer up to 300 feet wide ²	6.93 ac.

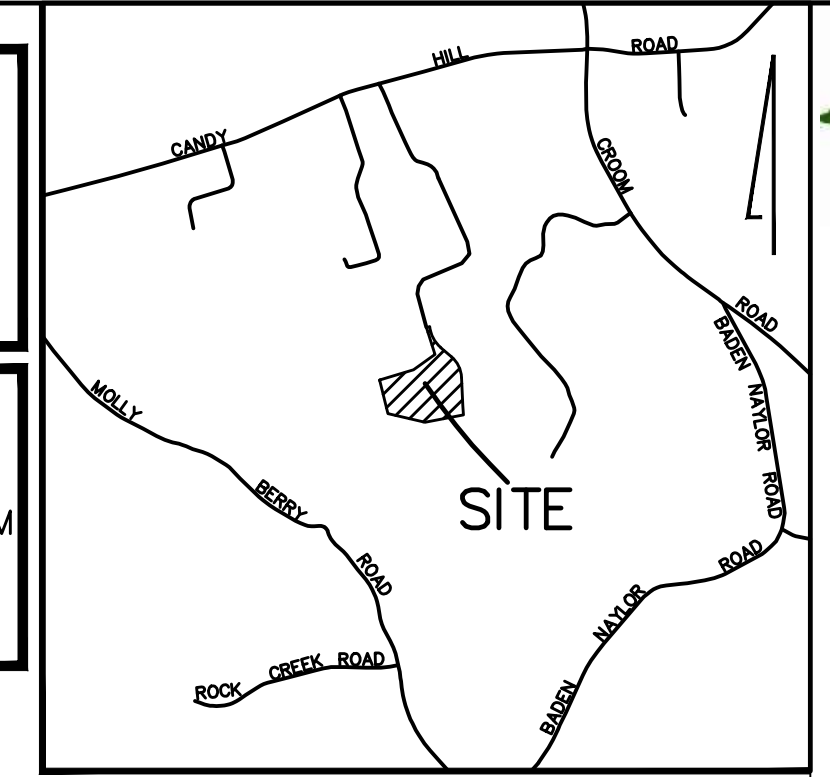
¹Figures are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.

²Average of inside woodland up to 300 feet measured from the stream centerline or from the top of bank on both sides of all regulated streams.

OWNERS/APPLICANT:
HAROLD ANDREWS &
ADAEZE M. EZEFOR ANDREWS
12901 BRICKYARD RD.
BELTSVILLE, MD 20705
HANDREWS68@GMAIL.COM
404-985-6944

BUILDER:

TIMBERLAKE HOMES
304 HARRY S. TRUMAN, SUITE-M
ANNAPOLIS, MD. 21401
443-837-3115



VICINITY MAP
SCALE: 1"=2000'

CDDI
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

13255 PLEASANT VALLEY ESTATES LN
PARCEL 160
4TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION
PLAN 2-048-2023
COVER SHEET

REVISIONS

DATE:	OCT., 2023
DWN. RC	CHECKED MP
SCALE:	1"=80'
PROJECT/FILE NO.	23-053
SHEET NO.	1 OF 5

Property Owners Awareness Certificate

I/We Harold Andrews & Adaeze M. Ezefor Andrews 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.

Owner or Owners Representative [Signature] Date 10/10/2023

I/We Harold Andrews 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 [Signature] Date 10/11/2023

QUALIFIED PROFESSIONAL CERTIFICATION

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

SIGNED: [Signature] DATE: 04-17-2024
MILTON M. PEREZ

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

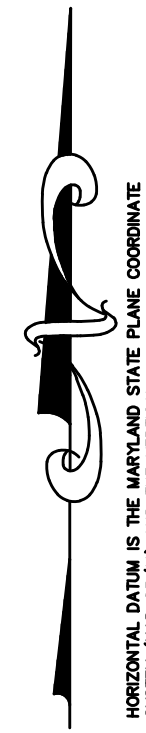
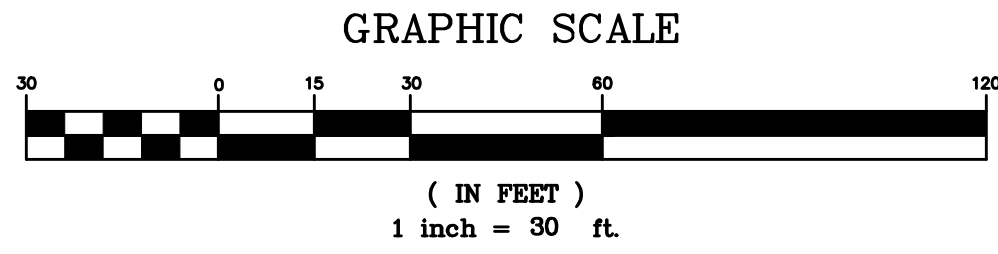
Environmental Planning Section

TREE CONSERVATION PLAN APPROVAL

TCP2-048-2023

Approved by	Date	DRD #	Reason for Revision
00 <u>[Signature]</u>	4/18/2024	N/A	N/A
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 49731, Folio 80. Revisions to this TCP2 may require a revision to the recorded easement.



WOODLAND RETAINED-ASSUMED
CLEARED(WP-AC):
AREA 1 = 0.20 AC

LEGEND

- WB WB WETLAND BUFFER
- FIDS FOREST INTERIOR DWELLING SPECIES
- LOD LIMIT OF DISTURBANCE
- PMA PMA PRIMARY MANAGEMENT AREA
- SB SB STREAM BUFFER
- I.Q.B. REGULATED STREAM (TOP OF BANK)
- CL REGULATED STREAM (CENTERLINE)
- TPF TEMPORARY TREE PROTECTION FENCE
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)
- WOODLAND PRESERVATION AREA SIGN

SPECIMEN TREE TABLE

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/Comments
1	yellow-poplar	<i>Liriodendron tulipifera</i>	34	Fair	growing on steep slope
2*	yellow-poplar	<i>Liriodendron tulipifera</i>	30	Fair	multi-leader, oversized limb-included bark
3	yellow-poplar	<i>Liriodendron tulipifera</i>	57	Fair	leaning, crooked bole, roots impacted by road
4	yellow-poplar	<i>Liriodendron tulipifera</i>	30	Fair	one-sided branching, deformed, thin crown
5*	yellow-poplar	<i>Liriodendron tulipifera</i>	32	Fair	offsite
6*	yellow-poplar	<i>Liriodendron tulipifera</i>	34	Fair	offsite
7*	yellow-poplar	<i>Liriodendron tulipifera</i>	34	Fair	offsite
8*	yellow-poplar	<i>Liriodendron tulipifera</i>	34	Good	offsite

*tree located offsite, size and condition estimated.

MAPPED SOIL TYPES

Map Unit	Soil Description	Drainage Class	K-factor (whole soil)	Hydrologic Soil Group	Percent Hydric Inclusions
MuC	Marr-Dodon complex, 5-10% slopes	Well	0.20	C	0
MnD	Marr-Dodon complex, 10-15% slopes	Well	0.20	C	0
MnE	Marr-Dodon complex, 15-25% slopes	Well	0.20	B	0
WDF	Westphalia and Dodon soils, 25-40% slopes	Well	0.17	C	0

Source: <https://websoilsurvey.nrcs.usda.gov/>

WOODLAND PRESERVATION
AREA(WPA):
AREA 1 = 5.27 AC

MATCH LINE

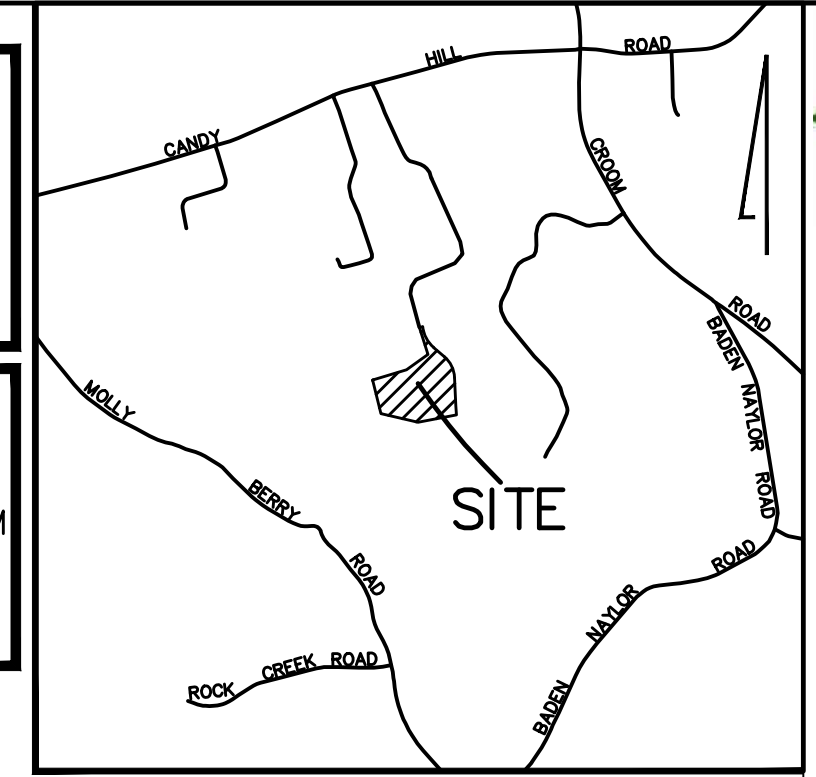
SHEET 4 OF 5

PARCEL 160
465,135 SF. OR
10.7010 AC.

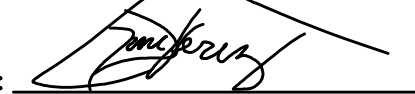
PARCEL 87
CATHERINE D. HALL &
PERCY E. HALL
ZONE: AG
USE: AGRICULTURAL -
NATURAL RESOURCES
L.12188 F.647

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

SIGNED:  04-17-2024
MILTON M. PEREZ DATE

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

WOODLAND RETAINED/NOT
CREDITED TOWARD ANY
REQUIREMENTS(WP-NC):
AREA 1 = 2.90 AC.

Property Owners Awareness Certificate

I, We, Adaeze Ezeofor Andrews, 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.

Owner or Owners Representative Adaeze Ezeofor Andrews Date 10/10/23

I, We, Harold Andrews, 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 Harold Andrews Date 10/11/2023

Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-048-2023				
	Approved by	Date	DRD #	Reason for Revision
00	<i>Adaeze Ezeofor</i>	4/18/2024	N/A	N/A
01				
02				
03				
04				
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13255 PLEASANT VALLEY
ESTATES LN
PARCEL 160
4TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION
PLAN 2-048-2023

REVISIONS

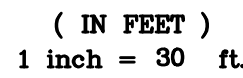
DATE: OCT., 2023

DWN. RC CHECKED MP

SCALE: 1"=30'

PROJECT/FILE NO. 23-053

SHEET NO. 2 OF 5



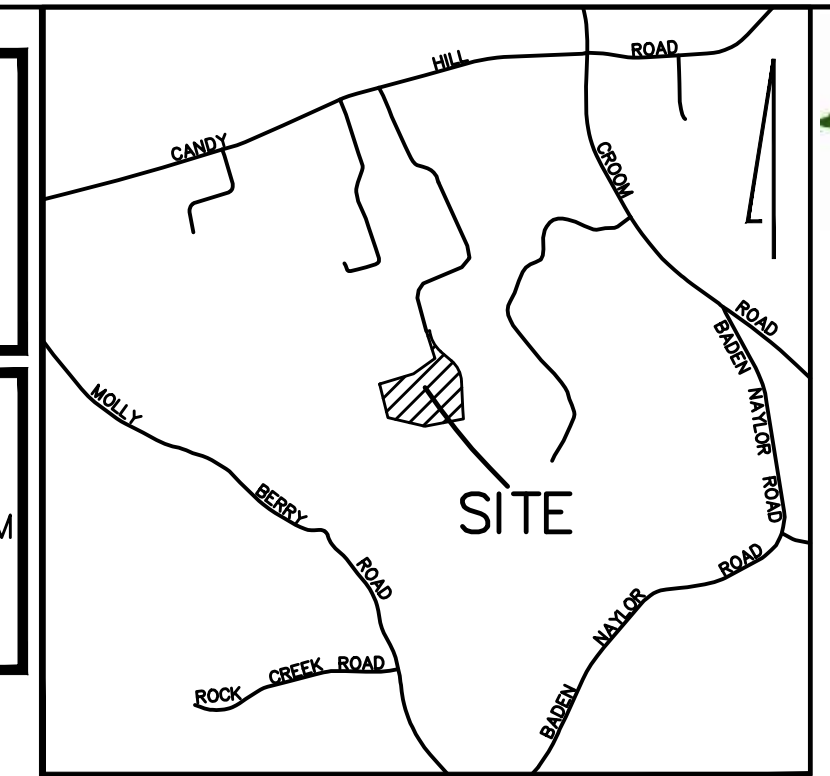
HORIZONTAL DATUM IS THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83/11) AND THE VERTICAL DATUM IS MGD 29

WOODLAND PRESERVATION
AREA(WPA):
AREA 1 = 5.27 AC

OWNERS/APPLICANT:
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ADAEZE M. EZEFOR ANDREWS
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VICINITY MAP
SCALE: 1"=2000'

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TECHNICAL MANUAL.

SIGNED: 
MILTON M. PEREZ

04-17-2024
DATE

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705

PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL



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ENGINEERS – PLANNERS – SURVEYOR'S
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13255 PLEASANT VALLEY
ESTATES LN
PARCEL 160
4TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION
PLAN 2-048-2023

REVISIONS

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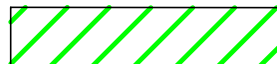
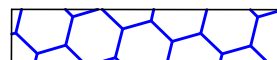
DATE: OCT., 2023	
DWN. RC	CHECKED MP

SCALE: 1"=30'

PROJECT/FILE NO. 23-053

SHEET NO.
3 OF 5

LEGEND

_____WB_____WB_____	WETLAND BUFFER
.....	TREE LINE
_____FIDS_____	FOREST INTERIOR DWELLING SPECIES
_____LOD_____	LIMIT OF DISTURBANCE
_____PMA_____PMA_____	PRIMARY MANAGEMENT AREA
_____SB_____SB_____	STREAM BUFFER
T.O.B.:	REGULATED STREAM (TOP OF BANK)
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	WOODLAND RETAINED—ASSUMED CLEARED (WP-AC)
	WOODLAND PRESERVATION AREA SIGN

PLAN VIEW
SCALE: 1"=30'

WOODLAND RETAINED/NOT
CREDITED TOWARD ANY
REQUIREMENTS(WR-NC):
AREA 1 = 2.90 AC.

Property Owners Awareness Certificate

1/ I/We Adrian & Heather Andrews 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.
Adrian 10/10/2023
 Owner of Owners Representative Date

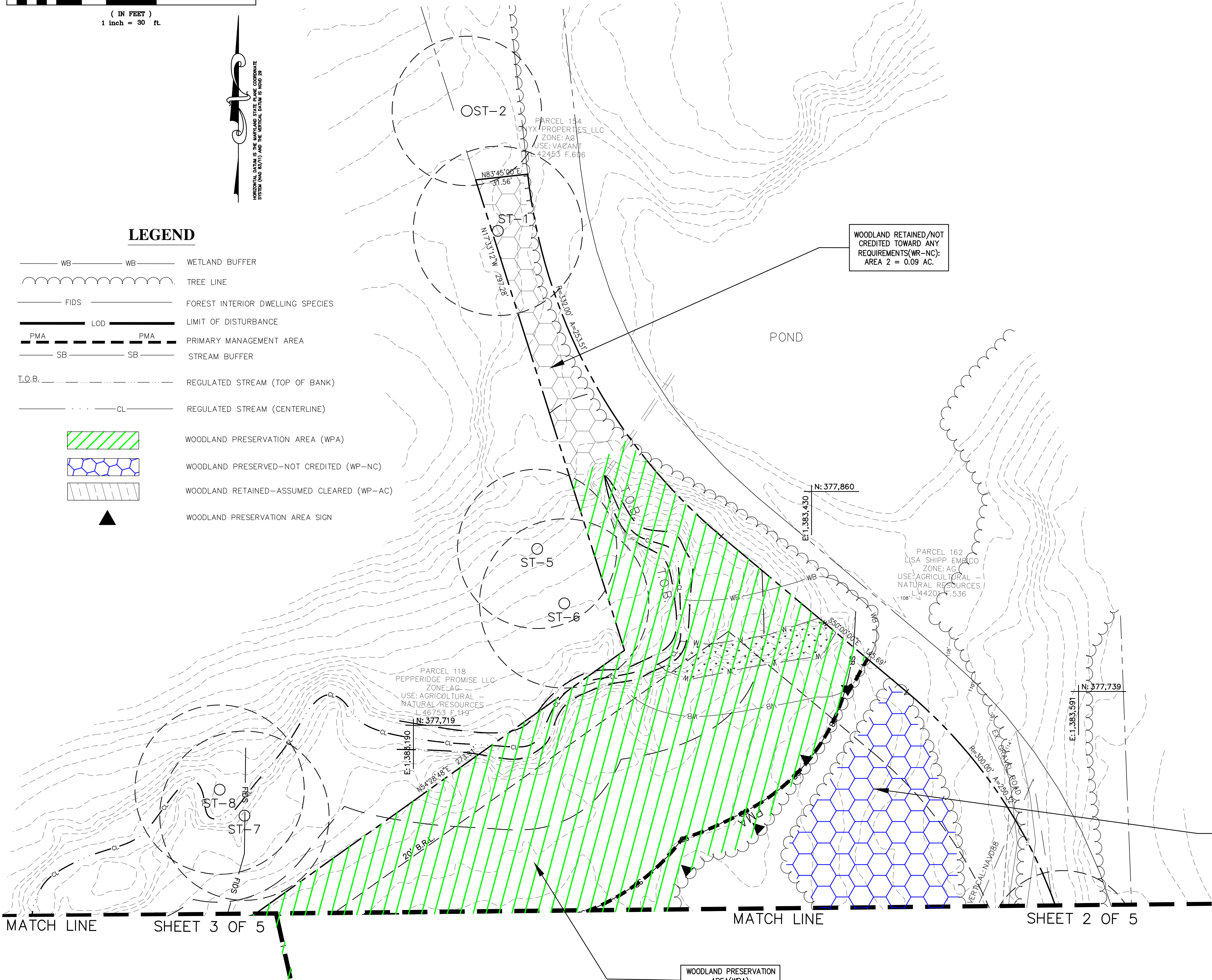
1/ I/We Adrian Andrews hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.
Adrian 10/11/2023
 Contract Purchaser Date

Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-048-2023				
	Approved by	Date	DRD #	Reason for Revision
00	<i>Christine Smith</i>	4/18/2023	N/A	N/A
01				
02				
03				
04				
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LEGEND

- WB WETLAND BUFFER
- TL TREE LINE
- FIDS FOREST INTERIOR DWELLING SPECIES
- LOD LIMIT OF DISTURBANCE
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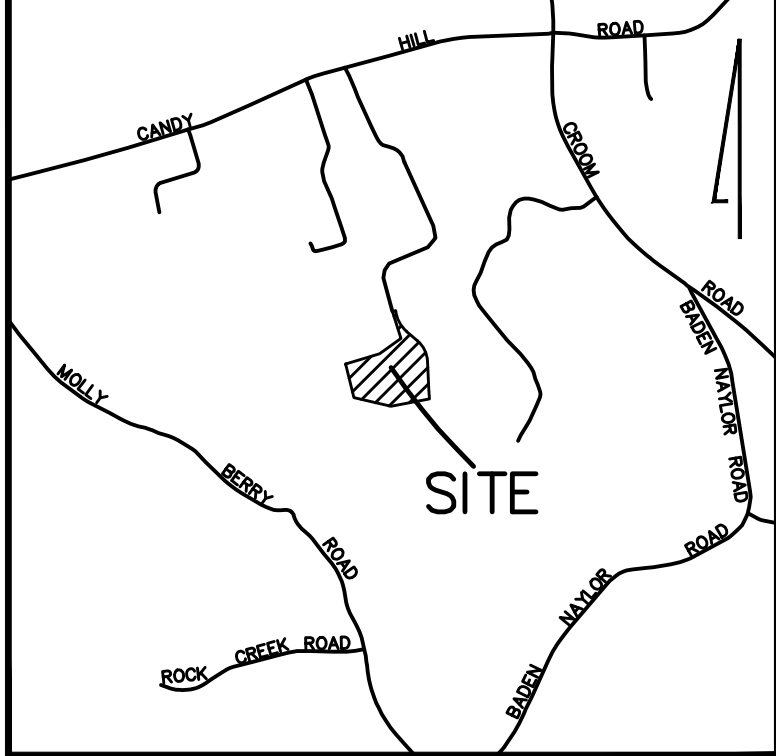


WOODLAND PRESERVATION AREA(WPA): AREA 1 = 5.27 AC

PLAN VIEW
SCALE: 1"=30'

OWNERS/APPLICANT:
HAROLD ANDREWS &
ADAEZE M. EZEFOR ANDREWS
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BELTSVILLE, MD 20705
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BUILDER:
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VICINITY MAP
SCALE: 1"=2000'

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
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TECHNICAL MANUAL.
SIGNED: DATE: 04-17-2024
MILTON M. PEREZ
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

Property Owners Awareness Certificate

I/We Adaeze Ezefor Andrews, 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.
Owner of Owners Representative Adaeze Ezefor Andrews Date 10/10/23
I/We Harold Andrews, 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 Harold Andrews Date 10/11/2023

Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-048-2023				
	Approved by	Date	DRD #	Reason for Revision
00	<i>Christine Manly</i>	4/18/2024	N/A	N/A
01				
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ENGINEERS - PLANNERS - SURVEYOR'S
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TREE CONSERVATION
PLAN 2-048-2023

REVISIONS

DATE: OCT., 2023	DWN. RC	CHECKED MP
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SCALE: 1"=30'

PROJECT/FILE NO. 23-053

SHEET NO. 4 OF 5

