

Layer Name	Value
- · /- \	
Zoning (Zone)	R-E
Aviation Policy Area (APA) ¹	6 – Potomac Airfield
Tax Grid (TMG)	115 A-3
WSSC Grid (Sheet 20)	212SE03
Planning Area (Plan Area)	76B
Election District (ED)	9
Councilmanic District (CD)	8
General Plan 2002 Tier (Tier)	Developing
General Plan Growth Policy 2035	Established Communities
Police District	V
	Tax Grid (TMG) WSSC Grid (Sheet 20) Planning Area (Plan Area) Election District (ED) Councilmanic District (CD) General Plan 2002 Tier (Tier) General Plan Growth Policy 2035

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

Standard Type 2 Tree Conservation Plan Notes

- 1. This plan is submitted to fulfill the woodland conservation requirements for a Permit . If the
- Permit expires, then this TCP2 also expires and is no longer valid. 2. Cutting or clearing woodlands 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
- 3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permitting, Inspections and Enforcement (DPIE), as appropriate, 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. 4. 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. 5. The owners of the property subject to this tree conservation plan are solely responsible for
- conformance to the requirements contained herein. 6. The property is within the ESA-2 (formerly the Developing Tier) and is zoned R-E.
- 7. The property is adjacent to Steed Road which is a designated Historic roadway. 8. The site is not adjacent to a roadway classified as arterial or greater.
- 9. This plan is grandfathered by CB27-2010, Section 25-119(g). When the use of fee-in-lieu is proposed:
- 10. All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit shall be provided prior to issuance of any permits related to this TCP2 unless the project is phased. Phased projects shall pay the fee-in-lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee-in-lieu breakdown on this TCP2.

POST DEVELOPMENT NOTES

- When woodlands and/or specimen, historic or champion trees are to remain: 11. 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.
- 12. If a tree or portion thereof are in imminent danger of striking a structure, parking area, or other high use areas and may result in personal injury or property damage then the certification is not required and the permitee 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.
- 13. 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.
- 14. 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 plant 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 nonnative plants greater than two (2) inches diameter shall be cut to allow contact withthe ground, thus encouraging decomposition.
- 15. 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.
- 16. 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.

Legend

Limits of Disturbance (LOD) **Proposed Structures** Property Boundary **Property Boundary Adjacent** Fence 6-foot (Existing) Easements Building Restriction Line (BRL) Water Line Sewer Line Treeline (Existing) Woodland Preserved - Assumed Cleared Contour 2-foot

Contour 10-foot

Site Statistics Table August 20, 2023			
Site Statistics	Total ¹ (acres)		
Gross tract area	0.96		
Existing 100-year floodplain	0.00		
Net tract area	0.96		
Existing woodland in the floodplain	0.00		
Existing woodland net tract	0.00		
Existing woodland total	0.00		
Existing PMA	0.00		
Regulated streams (linear feet of centerline)	0,		
Riparian (wooded) buffer up to 300 feet wide ²	0.00		

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

	Original	Revision	Revision	Cumulative
	Approval	Number (-02)	Number (-03)	Change
Net Tract (Acres)	0.96	0.96	0.96	0.00
Existing Woodland (Acres)	0.79	0.58	0.00	-0.79
Woodland Cleared (Acres)	0.21	0.21	0.79	0.79
Woodland Retained On- Site (Acres)	0.58	0.58	0.00	-0.79
Woodland Planted On-Site (Acres)	0.00	0.00	0.00	0.00
On-Site Woodland Easement/Preservation and Planting (Acres)	0.58	0.58	0.00	-0.58
On-site Wooded Floodplain in Easement (Acres)	0.00	0.00	0.00	0.00
Bond Amount	0.00	0.00	0.00	0.00
Fee-In-Lieu Amount	0.00	0.00	0.72	0.72
50' Stream Buffers Conserved (Preservation) Linear Length	0'	0′	0'	0′
50' Stream Buffers Conserved (Preservation) - Acreage	0.00	0.00	0.00	0.00
50' Stream Buffers Newly Established (Afforestation) Linear Length	0′	0'	0′	0′
50' Stream Buffers Newly Established (Afforestation) Acreage	0.00	0.00	0.00	0.00
Off-Site Woodland Conservation Credits Required (Acres)	0.00	0.00	0.00	0.00
Off-Site Woodland Conservation Credits Provided (Acres)	0.00	0.00	0.00	0.00

Per TCP2-087-91-01 this lot has a requirement of 0.58 acres. Most of that 0.58 acres was previously cleared and the balance is identified as Woodland Preserved - Assumed Cleared since it not longer satisfied the minimum dimensions to be classified as a

Per the prior approval there was 7.89 acres of woodland above the WCT remaining within the limits of the Steed Estates Subdivision. Therefore, the 0.58 acres of clearing will not remove woodland below the WCT and is not subject to the 2:1 replacement requirement but is subject to the 1/4:1 replacement requirement as noted in the TCP2 Worksheet on

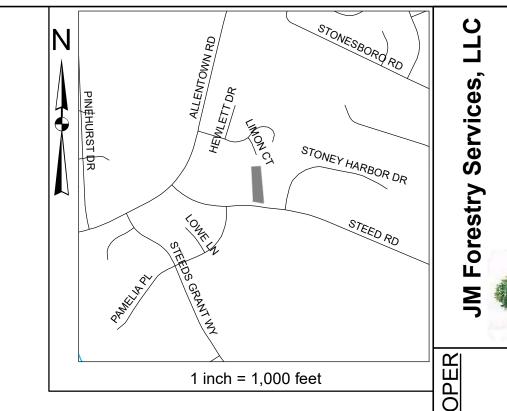
Because the entire rear of the property where the woodlands had been found is enclosed with a 6-foot high white vinyl fence no Temporary Protective fencing or signs have been shown on this plan.

I/We <u>Todd Bethune</u> 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.

Todd Bethune



Individual TCP2 with Previously Approved TCP1 or TCP2 Woodland Conservation Worksheet for Prince George's County

SECTION I -- Establishing Site Information (Enter acres for each zone) 1 Zone: 2 Gross Tract: 3 Floodplain: 4 Previously Dedicated Land: 5 Net Tract (NTA): 0.96 6 Property Description or Subdivision Name: teed Estates, Lot 7-0 7 Current TCP Number: TCP2-087-91 | Rev# 8 Previous TCP Number: Site subject to the 2010 Ordinance (Y or N) Is this a priority funding area? (Y or N)

SECTION II - Determining Woodland Conser Woodland Conservation Calculations:	vation requ	ii ciii cii to	· .	· · · · · · · · · · · · · · · · · · ·
			Net tract	Floodplain
Acreage of Existing Woodland		,	0.79	0.0
Woodland Conservation Required for per TCPI or	r TCP2	60.36%	0.58	
Area of Woodland Cleared per previous TCP1 or	TCP2	,	0.21	0.0
Area of Woodland Cleared per current TCP2			0.79	0.0
Area of Woodland above WCT not cleared by pro	evious TCP1	or TCP2	7.89	l -
Additional Woodland Cleared by current TCP2	0.58		-	0.0
Does the TCPI show 2:1 replacement?	Y			l -
Clearing above WCT (1/4:1 Replacement)	0.58	Replaceme	ent required =	= 0.1
Clearing below WCT (2:1 Replacement)	0.00	Replaceme	ent required =	= 0.0
Total Woodland Conservation Required :			0.73	

21 Woodland Conservation Provided: 22 Woodland Preservation 23 Reforestation / Afforestation 00 Bond amount: \$ 24 Natural Regeneration 25 Landscape Credits 26 Area approved for fee-in-lieu 0.73 Fee amount: \$9,539.64 27 Credits Received for Off-site Mitigation on another property 0.00 28 Off-site Mitigation provided on this property 29 Total Woodland Conservation Provided 0.00 acres

29 Area of net tract woodland not cleared 0.00 acres 30 Woodland retained not part of requirements:

31 Prepared by:

32 Qualifications

Lot states, Steed Steed Es

ervation evision 7-91

ingle TC

9th ELECTION DISTRICT GEORGE'S COUNTY, MA

≧

REVISIONS

Checked

23-018

1 of 1

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

John P. Markonih Date: 9/18/2023 00 Res John P. Markovich JM Forestry Services, LLC 11552 Timberbrook Drive

Waldorf, MD 20601

Phone: 301-751-4888

EMail: JPMarkovich@comcast.net

	Prince George's County			PPC
		ental Planning S		
	TYPE 2 TREE CONS	ERVATION PI	LAN APPRO	VAL
	TCP2	2-087-91		
	Approved by	Date	DRD#	Reason for Revision
00 Revision	John P. Markovich	5/19/1991		
01 Revision	James L. Stasz	4/23/2003		Rev. Worksheet & Lot by Lot table, add WRA#1-2 SMD
02 Revision	James L. Stasz	4/12/2007		WPA removal & paid Fee-in- lieu Lot 50-B - JPM
03 Revision	Bur 2 Solider	4/14/2025		Address WPA removal & swimming Pool Lot 7C - JPM
04 Revision				
05 Revision				