



General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	LCD
Zone	Aviation Policy Area (APA) ¹	N/A
Administrative	Traffic Analysis Zone (COG)	1230
Administrative	Traffic Analysis Zone (PG Co)	1230
Administrative	Tax Grid (TMG)	77-C1
Administrative	WSSC Grid (Sheet 20)	2015E14
Administrative	Planning Area (Plan Area)	3 - 74A - Mitchellville & Vicinity - 9136.418331
Administrative	Election District (ED)	7, Queen Anne
Administrative	Councilman District (CD)	4
Administrative	General Plan 2002 Tier (Tier)	Developing

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

Soil Summary Table			
Soil Map Unit	Soil Name	K-Factor	Hydric Rating
UrmB	Urban land-Marr-Dodon complex	N/A	0

Summary Table - Forest Analysis and Priorities						
Stand	Structure (Out of 20)	Condition (Out of 20)	Location (Out of 20)	Total (Out of 60)	Priority for Preservation (H,M,or L)	Priority for Restoration (H,M,or L)
1	12	11	10	33	M	H

TYPE 2 TREE CONSERVATION (TCP2) PLAN APPROVAL BLOCK			
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-92-93			
Approved by	Date	DRD #	Reason for Revision
00 Diana Woods	10-13-93		N/A
01 Diana Woods	6-8-94		As per field mtg with Diana Woods
02 Mary Rea	12/16/22		Add SWM Facility
03			
04			
05			

- STANDARD TCP2 NOTES:**
- This plan is submitted to fulfill the woodland conservation requirements for a grading permit associated with the installation of a stormwater management facility. If this grading permit expires, then this TCP2 also expires and is no longer valid.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 Public Works and Transportation or the Department of Environmental Resources, 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 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 this property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
 - The property is within the Developing Tier and is zoned LCD (Previously E-I-A).
 - 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 25-117(g).
 - 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.
 - 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 or 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.
 - 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.
 - 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.
 - 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,

* The Woodland Preservation and Enhancement Area will be interplanted with shade tolerant species to promote the establishment of a healthy forested understory, canopy, and improve forest density. Additionally, the areas will be enhanced with invasive species removal as Forest Stand 1 is heavily impacted by invasives.

Site Statistics Table	
Existing Site Statistics	Total ¹
Gross tract area ²	8.17
100-year floodplain	0.00 ac
Net tract area ²	8.17
Woodland ³ in the floodplain	0.00 ac
Woodland ³ net tract	0.87 ac
Woodland ³ total	0.87 ac
PMA	0.00 ac
Regulated streams (linear feet of centerline)	0 lf
Riparian (wooded) buffer up to 300 feet wide ⁴	0.00 ac

¹ Figures are to be provided to the nearest 1/100th of an acre unless otherwise indicated.
² 7.48 acres is the tract area for the subject parcel, however an additional 0.69 acres was previously part of the original TCP2 but was moved to the adjacent property as part of a lot line adjustment. This 0.69 acres has been added to the tract area to remain consistent with the original TCP2.
³ For woodland within the CBCA, this also applies to developed woodland.
⁴ Acreage of onsite woodland up to 300 feet measured from the stream centerline or from the top of bank on both sides of all regulated streams.

I/ We JWK Commerce LLC 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.

Mary Rea 9-15-22

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

Revision Block		
Date	Initials	Revision Description

SITE

1"=2000'

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

JWK Commerce Stormwater Management Project

201 Commerce Drive
Upper Marlboro
Prince George's County
Maryland 20774

Type 2 Tree Conservation Plan

Legend Page 1 of 2

- ▲ Woodland Preservation Sign (13)
- SW— Existing Sewer
- SD— Existing Storm Drains
- FIBS DNR Potential FID Habitats
- TPF Tree Protection Fence (195 LF)
- LOB Limit of Disturbance
- NRCS Soils
- Forest Stand
- Existing Treeline
- Existing Hedgerow
- Previous TCP2 Area on New Lot
- Woodland Preservation and Enhancement Area
- Existing Structures & Impervious
- Ex. Woodland Conservation Area
- Proposed HDPE
- Proposed Underdrain
- Proposed Contours
- 2' Contours
- Parcel Boundary
- Adjacent Parcels
- Public Utility Easement
- WSSC Easement
- Woodland Impact
- Steep Slopes (15% or Greater);

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: Zachary J. Skewiecz Date: 12/2/2022
Zachary J. Skewiecz, 4201 Northview Drive, Suite 202, 410-987-5500x124, Zack@GreenVestUS.com
(Place printed name, address, phone number, and e-mail address of qualified professional below the signature)

VISION • PERFORMANCE • RESULTS

4201 Northview Drive, Suite 202
Bowie, MD 20716
410-987-5500 www.greenvestus.com

Standard Woodland Conservation Worksheet for Prince George's County

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

1 Zone:

E-I-A

2 Gross Tract

8.17

3 Floodplain

0.00

4 Previously Dedicated Land:

0.24

5 Net Tract (NTA):

7.93

0.00

0.00

6 TCP Number

TCP2-092-93

Revision #

1

7 Property Description or Subdivision Name:

JWK Commerce

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)

N

12 Are there prior TCP approvals which include a

Y

13 combination of this lots? (Y or N)

N

14 Is any portion of the property in a WC Bank? (Y or N)

N

15 Break-even Point (preservation) =

1.19 acres

16 Clearing permitted w/o reforestation =

-0.32 acres

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

Column A

Column B

Column C

Column D

WCT/AFT %

Net Tract

Floodplain (1:1)

Off-Site Impacts (1:1)

17 Existing Woodland

0.87

18 Woodland Conservation Threshold (WCT) =

15.00%

1.19

19 Smaller of 17 or 18

0.87

20 Woodland above WCT

0.00

21 Woodland cleared

0.06

22 Woodland cleared above WCT (smaller of 16 or 17)

0.00

0.00

23 Clearing above WCT (0.25 : 1) replacement requirement

0.00

24 Woodland cleared below WCT

0.06

25 Clearing below WCT (2:1 replacement requirement)

0.12

26 Reforestation Required Threshold (AFT) =

15.00%

0.32

27 Off-site WCA being provided on this property

0.00

28 Woodland Conservation Required

1.31

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

29 Woodland Preservation

0.81

30 Afforestation / Reforestation

0.00

Bond amount: \$ -

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)

0.81

35 Street Tree Credit (Existing or 10-year canopy coverage)

0.00

36 Area approved for fee-in-lieu

0.30

Fee amount: \$11,761.20

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 (afforestation) being provided on this property

0.00

40 Woodland Conservation Provided

1.31

41 Area of woodland not cleared

0.81 acres

42 Net tract woodland retained not part of requirements:

0.00 acres

43 100-Floodplain woodland retained:

0.00 acres

44 On-site woodland conservation provided

0.81 acres

45 On-site woodland conservation alternatives provided

0.20 acres

46 On-site woodland retained not credited

0.00 acres

47 Prepared by: Zachary Tyszkiewicz

12/2/2022

Signed

Date

NOTES:

1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

NOTES: (MUST BE INCLUDED WITH DETAIL)

1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

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

Notes:

1. Activities during November through February depend on ground conditions.
2. No fall planting of oaks and pines.
3. The planting and care of trees is most successful when coordinated with the local conditions.

This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.

Source: Adapted from Forest Conservation Manual, 1991

Tree Planting and Maintenance Calendar

JWK Commerce Stormwater Management Project

201 Commerce Drive
Upper Marlboro
Prince George's County
Maryland 20774

Type 2 Tree Conservation Plan

Page 2 of 2

Forest Stand Summary Worksheet

Property Name:

JWK

Location:

Town

County

ADC Map#

Coordinates

Upper Marlboro

Prince George's

38.887225, -76.730064

Prepared By:

Zachary Tyszkiewicz, Qualified Forest Professional

Date:

8/29/2022

Stand Variable

Dominant Tree Species:

Liquidambar styraciflua

Acer rubrum

Prunus serotina

Co-Dominant Tree Species:

Successional Stage:

Early

Average % Tree Canopy Closure:

74%

Average Size Class of Dominant Tree Species:

6-12"

0.30

Number of Tree Species per Acre:

4

Average Number of Trees per Acre:

250

% Canopy Closure for Trees DBH > 7" (only Apr-Oct)

60%

Number of Tree Species > 7" DBH:

4

Number of Trees > 24" DBH:

0

Basal Area (sf/ac):

100

Common Understory Species (3" - 20"):

Acer rubrum

Liquidambar styraciflua

Prunus serotina

% of Understory Cover (3" - 20"):

29%

Number of Understory Species (3" - 20") in 1/10ac Plot:

3

Common Herbaceous and Woody Ground Cover Species (0" - 3"):

Lonicera japonica

Celastris orbiculatus

% Herbaceous and Woody Ground Cover (0" - 3"):

99%

Dominant Invasive Plant Species:

Lonicera japonica

Celastris orbiculatus

Average % Cover of Invasives:

95%

Number of Standing Dead Trees per 1/10 acre:

1

Average % Woody Debris Ground Cover:

0%

Forest Structure Value:

12

Comments:

This small (~0.87 acre) wooded area has a very low density but meets the definition of forest. The forest floor is dominated by invasive species, and these extend into the understory as vines onto the trees. The wooded area is dominated on all sides by commercial development, has poor vertical or species diversity and provides little, if any, habitat.

Source: Adapted from Forest Conservation Manual, 1991

Container Grown and B&B Planting Techniques

Zone	Quantity	Botanical Name	Planting Schedule*		Root	Comment
			Common Name	Size		
Upland Woodland Interplanting (0.81 AC)	6	<i>Celtis Occidentalis</i>	Hackberry	24-36" Height	Container #1- #3	Plant 30' O.C.
	6	<i>Ilex Opaca</i>	American Holly	24-36" Height	Container #1- #3	Plant 30' O.C.
	5	<i>Cornus Florida</i>	Dogwood	24-36" Height	Container #1- #3	Plant 30' O.C.
	5	<i>Magnolia Virginiana</i>	Magnolia	24-36" Height	Container #1- #3	Plant 30' O.C.
	5	<i>Fagus Grandifolia</i>	American Beech	24-36" Height	Container #1- #3	Plant 30' O.C.
	6	<i>Robinia Pseudoacacia</i>	Black Locust	24-36" Height	Container #1- #3	Plant 30' O.C.
	7	<i>Quercus Phellos</i>	Willow Oak	24-36" Height	Container #1- #3	Plant 30' O.C.
	5	<i>Nyssa Sylvatica</i>	Black Gum	24-36" Height	Container #1- #3	Plant 30' O.C.
	*In the event that the selected species are not available, quantities and species will be substituted at the discretion of the project biologist, and recorded in the as-built plant schedule					

Forest Conservation Act Reporting Information (Change Table)			
	Original Approval (TCP2-92-93)	Revision 1 (TCP2-92-93-01)	Change Since Last Approval
Net Tract (Acres)	8.1616	7.93	0.2316
Existing Woodland (Acres)	1.80	0.87	0.93
Woodland Cleared (Acres)	1.26	0.06	1.2
Woodland Retained On-Site (Acres)	0.42	0.81	0.39
Woodland Planted On-Site (Acres)	1.26	0.81	0.45
On-Site Woodland Easement/ Preservation and Planting (Acres)	1.68	0.87*	0.81
On-Site Wooded Floodplain in Easement (Acres)	0	0	0
Bond Amount	0	0	0
Fee-In-Lieu Amount	\$3,405.00	\$11,761.20	\$8,356.20
50' Stream Buffers Conserved (Preservation) - Linear Length	0	0	0
50' Stream Buffers Conserved (Preservation) - Acreage	0	0	0
50' Stream Buffers Newly Established (Afforestation) - Linear Length	0	0	0
50' Stream Buffers Newly Established (Afforestation) - Acreage	0	0	0
Off-Site Woodland Conservation Credits Required (Acres)	0	0	0
Off-Site Woodland Conservation Credits Provided (Acres)	0	0	0

* 0.81 acres of exiting forest will be interplanted to promote the establishment of a healthy forested understory, canopy, and density. This is counted as 0.20 acres of Forest Enhancement Credit per for Woodland Conservation Worksheet.

I/ We JWK Commerce LLC 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.

9-15-22

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

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Revision Block		
Date	Initials	Revision Description

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: Zachary Tyszkiewicz Date: 12/2/2022

Zachary Tyszkiewicz, 4201 Northview Drive, Suite 202, 410-987-5500x124, Zack@GreenVestUS.com (Place printed name, address, phone number, and e-mail address of qualified professional below the signature)

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Date Figure Created: 12/2/2022