

Standard Woodland Conservation Worksheet for Prince George's County

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

1 Zone:	R-A		
2 Gross Tract:	3.36		
3 Floodplain:	0.00		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	3.36	0.00	0.00

6 TCP Number: TCP 2-116-03-02

7 Property Description or Subdivision Name: CROOM STATION

8 Is this site subject to the 1989 or 1991 Ordinance: Y

9 Is this site subject to the 1991 Ordinance: Y

10 Subject to 2010 Ordinance and in PFA (Priority Funding Area): N

11 Is this one (1) single family lot? (Y or N): Y

12 Area here prior TCP approvals which include a: Y

13 Combination of this lot? (Y or N): N

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

15 Break-even Point (preservation) = 1.99 acres

16 Clearing permitted w/o reforestation = 1.22 acres

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

	Column A WCBAPT %	Column B Net Tract (1:1)	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17 Existing Woodland		3.21	0.00	
18 Woodland Conservation Threshold (WCT) =	50.00%	1.68		
19 Smaller of 17 or 18		1.68		
20 Woodland above WCT		1.53		
21 Woodland cleared		0.92	0.00	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		0.92		
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 Afforestation Required Threshold (AFT) =	10.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		1.68		

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

29 Woodland Preservation	1.91			
30 Afforestation / Reforestation	0.00			
31 Natural Regeneration	0.00			
32 Landscape Credits	0.00			
33 Specimen/Historic Tree Credit (CR2 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				
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		1.91		

41 Area of woodland not cleared: 2.28 acres

42 Net tract woodland retained not part of requirements: 0.38 acres

43 100-foot floodplain woodland retained: 0.00 acres

44 On-site woodland conservation provided: 1.91 acres

45 On-site woodland conservation alternatives provided: 0.00 acres

46 On-site woodland retained not credited: 0.38 acres

47 Prepared by: Mohamad Shalabi Signed: 12/22/2022 Date:

GENERAL INFORMATION TABLE	
Zoning (Zone)	R-A
Aviation Policy Area (APA)	N/A
Tax Grid (TMG)	110-D1
WSSC Grid (Sheet 200)	209 SE 12
Planning Area (Plan Area)	B2A
Election District (ED)	15th
Councilmanic District (CD)	9th
General Plan 2002 Tier (Tier)	Rural
General Plan Growth Policy (2035)	Rural and Agricultural Areas
Police District	V
Joint Base Andrews Land Use Control Area (JBA LUC Area USAF)	No LUC Exists

SOIL CHARACTERISTICS					
Map Symbol	Map Unit Name	K-Factor	Hydric Rating	Hydrological Soil Group	Drainage Class
MnB	Marr-Dadon complex, 2-5% slopes	.20	Non-Hydric	B	Well Drained

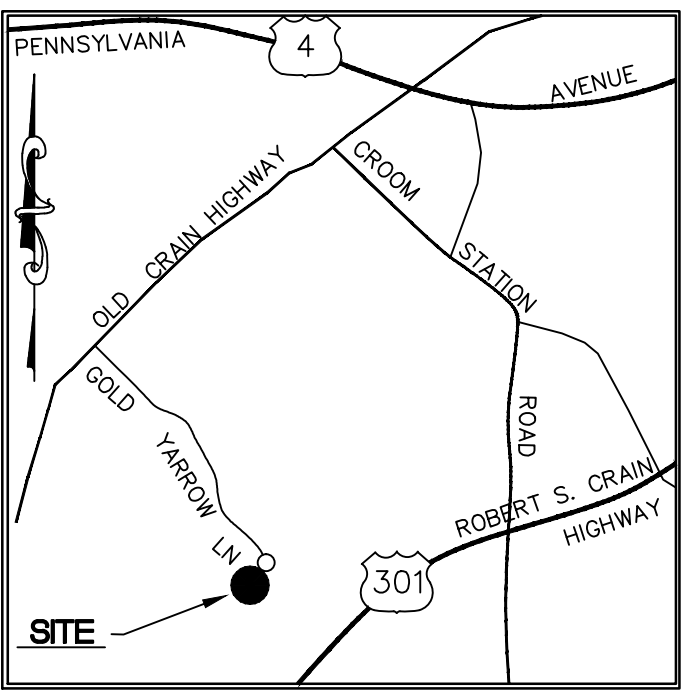
LEGEND

- PROPERTY LINE
- EXISTING BUILDINGS
- STREET CENTER LINE
- EXISTING EDGE OF PAVING
- EXISTING CONTOUR
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING TREE LINE
- SOIL BOUNDARY
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- WOODLAND PRESERVATION SIGN
- STEEP SLOPES (15% OR GREATER)
- WETLAND
- TREE PROTECTION FENCE (PERM)
- SPECIMEN TREE SIGN

WOODLAND PRESERVATION AREA (WPA) PROVIDED= 2.29 Ac.

WOODLAND PRESERVED-NOT CREDITED (WP-NC)= 0.38 Ac

ON-SITE WOODLAND CONSERVATION PROVIDED A= 1.91 Ac.



VICINITY MAP
SCALE: 1"=2000'

SITE DATA 'LOT 57'

GROSS TRACT AREA	3.36 AC
EXISTING 100-YR FLOOD PLAN	0.00 AC
NET TRACT AREA	3.36 AC
EXISTING WOODLAND IN THE FLOOD PLAIN	0.00 AC
EXISTING WOODLAND IN THE NET TRACT AREA	3.21 AC
EXISTING WOODLAND TOTAL	3.21 AC
EXISTING PMA	0.11 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	0 LF
TOTAL WETLAND AREA	0.00 AC
TOTAL WETLAND BUFFER AREA	0.00 AC

Forest Conservation Act Reporting Information (Change Table)				
	Original Approval	Revision Number (-01)	Revision Number (-02)	Change Since Last Approval
Gross Tract (Acres)	3.36	3.36	3.36	0
Existing Woodland (Acres)	3.21	3.21	3.21	0
Woodland Cleared (Acres)	0	0	0.92	0.92
Woodland Retained On-Site (Acres)	3.21	3.21	2.29	0.92
Woodland Planted On-Site (Acres)	0	0	0	0
On-Site Woodland Easement/Preservation and Planting (Acres)	1.27	1.27	1.91	0.64
On-Site Wooded Floodplain in Easement (Acres)	0	0	0	0
Bond Amount	0	0	0	0
Fee-In-Lieu Amount	0	0	0	0
50' Stream Buffers Conserved (Preservation) - Linear Length	0	0	0	0
50' Stream Buffers Conserved (Preservation) - Acreage	0	0	0	0
50' Stream Buffers Newly Established (Afforestation) - Linear Length	0	0	0	0
50' Stream Buffers Newly Established (Afforestation) - Acreage	0	0	0	0
Off-Site Woodland Conservation Credits Required (Acres)	0	0	0	0
Off-Site Woodland Conservation Credits Provided (Acres)	0	0	0	0

TREE CONSERVATION CERTIFICATION

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE MARYLAND DEPARTMENT OF NATURAL RESOURCES FOREST CONSERVATION ACT, AND THE PRINCE GEORGE'S COUNTY WOODLAND PRESERVATION ORDINANCE. THE PREPARER IS A LICENSED PROFESSIONAL AND/OR A QUALIFIED PROFESSIONAL UNDER COMAR 08.19.06.01.

MOHAMAD AL-SHALABI

Signature

12/22/2022

DATE

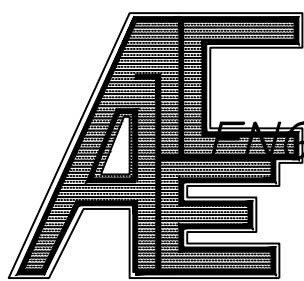
Property Owners Awareness Certificate

I/We **Betty Ryan** 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: **Betty Ryan** Date: **12/22/2022**

Prinice George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP II -116-03				
	Approved by	Date	DRD#	Reason for Revision
00	J. Stasz	8/18/2003	N/A	Croom Station, Phase IV
01	Kim Finch	1/19/2019	N/A	Stream Restoration
02	Alexander Kuschke	7/4/2023	N/A	Building New House
03				
04				
05				

DESIGNED: MS		DATE: JULY 2022		REVISIONS	
DRAWN: MS		DATE: JULY 2022		DATE	BY
CHECKED: DATE:					
APPROVED: DATE:					



APPLIED CIVIL ENGINEERING INC.

ENGINEERING * PLANNING * SURVEYING * LAND DEVELOPMENT
& PERMIT PROCESSING
9470 ANNAPOLIS ROAD, SUITE 414
LANHAM, MARYLAND 20706
TEL. (301) 459-5932

OWNER/APPLICANT/DEVELOPER

TRIANGLE HOMES LLC
5817 SONNY DRIVE
LOTHIAN, MARYLAND
301 952-9710

TREE CONSERVATION PLAN TYPE II

6511 GOLD YARROW LANE
LOT 57

CROOM STATION

MELLWOOD ELECTION DISTRICT (15TH)
PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1"=50' CONTRACT No.: 22-15 SHEET 1 OF 2