

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)			
Zone:	I-1		
Gross Tract:	3.19		
Floodplain:	0.05		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	3.14	0.00	0.00

TCP2-123-95		Revision #	2
Property Description or Subdivision Name: Murphy Property (5073, 5075 and 5077 Beech Place)			
Is this site subject to the 1989 or 1991 Ordinance			
Is this site subject to the 1991 Ordinance			
Subject to 2010 Ordinance and in PFA (Priority Funding Area)			
Is this one (1) single family lot? (Y or N)			
Are there prior TCP approvals which include a combination of this lots? (Y or N)			
Is any portion of the property in a WC Bank? (Y or N)			
Break-even Point (preservation) =		0.72	acres
Clearing permitted w/o reforestation =		0.99	acres

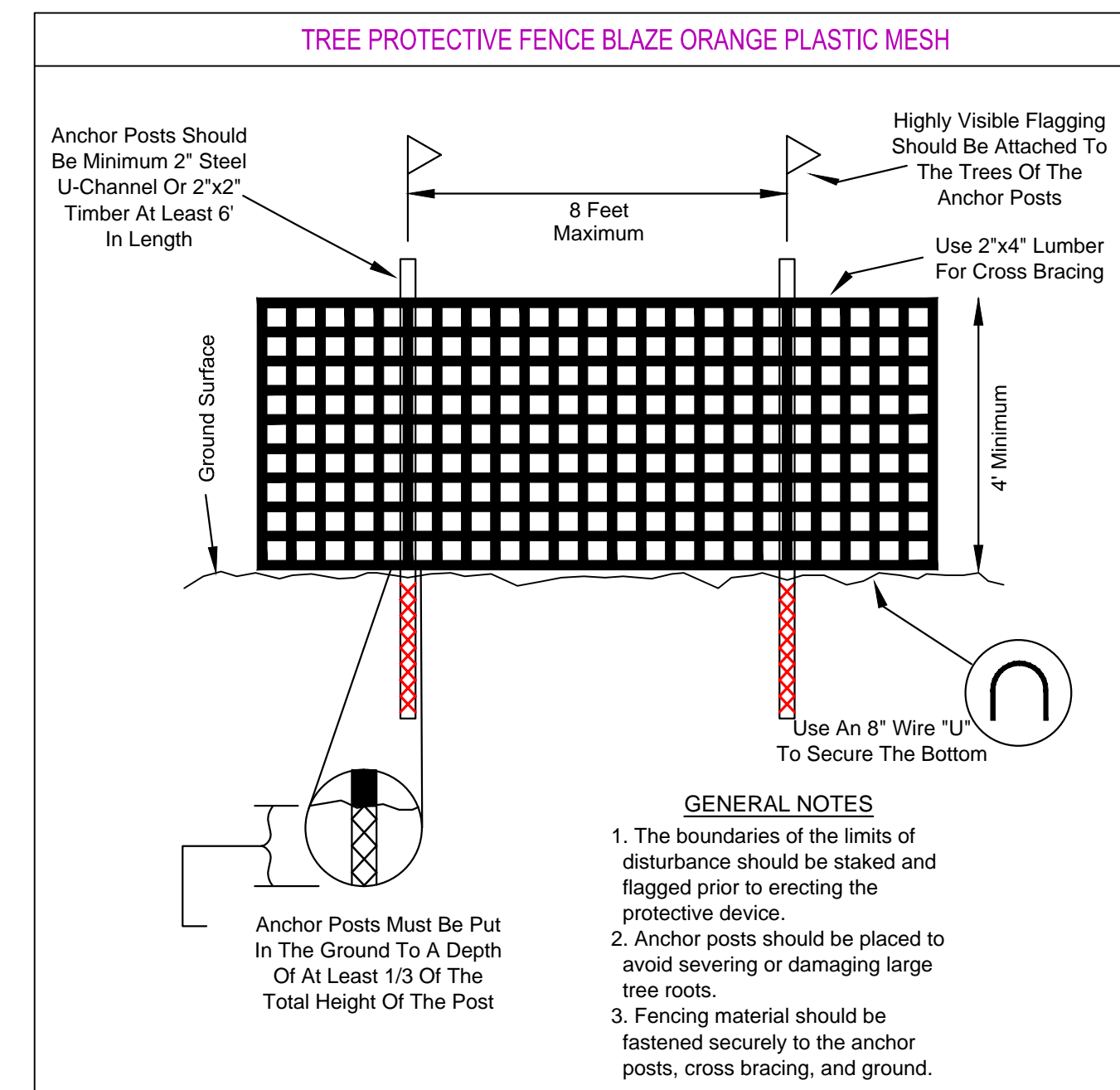
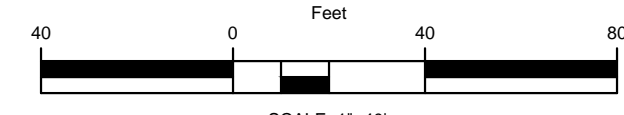
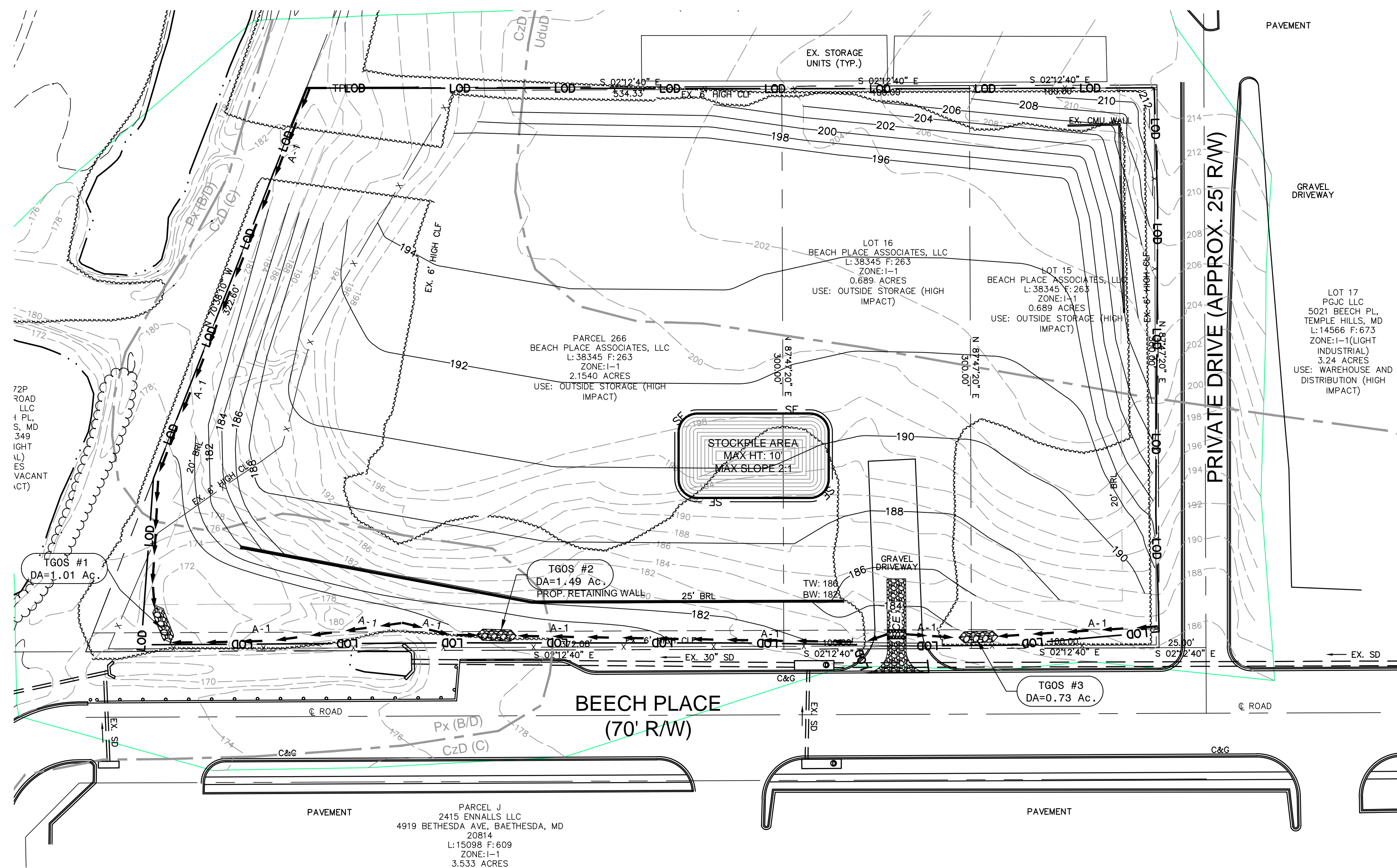
SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WC/TAF %	Column B Net Tract	Column C Floodplain (1.1)	Column D Off-Site Impacts (1.1)
Existing Woodland		1.71		0.00
Woodland Conservation Threshold (WCT) =	15.00%	0.47		
Smaller of 17 or 18		0.47		
Woodland above WCT		1.24		
Woodland cleared		1.71	0.00	0.00
Woodland cleared above WCT (smaller of 16 or 17)		1.24		
Clearing above WCT (0.25 : 1) replacement requirement		0.31		
Woodland cleared below WCT		0.47		
Clearing below WCT (2:1 replacement requirement)		0.94		
Afforestation Required Threshold (AFT) =	15.00%	0.00		
Off-site WCA being provided on this property		0.00		
<b>Woodland Conservation Required</b>		<b>1.25</b>		<b>acres</b>

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)			
Woodland Preservation	0.00		
Afforestation / Reforestation	0.00	Bond amount:	\$ -
Natural Regeneration	0.00		
Landscape Credits	0.00		
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00		
Forest Enhancement Credit (Area * .25)	0.00		
Street Tree Credit (Existing or 10-year canopy coverage)	0.00		
Area approved for fee-in-lieu	0.00	Fee amount:	\$0.00
Off-site Woodland Conservation Credits Required	1.25		
Off-site WCA (preservation) being provided on this property	0.00		
Off-site WCA (afforestation) being provided on this property	0.00		
<b>Woodland Conservation Provided</b>	<b>1.25</b>		<b>acres</b>

Area of woodland not cleared	0.00	acres
Net tract woodland retained not part of requirements:	0.00	acres
100-floodplain woodland retained	0.00	acres
On-site woodland conservation provided	0.00	acres
On-site woodland conservation alternatives provided	0.00	
On-site woodland retained not credited	0.00	acres

Prepared by: Richard Hammond  
Signed: *[Signature]* Date 05/20/2019

HORIZONTAL DATUM: NAD 83/91  
VERTICAL DATUM: NGVD 29



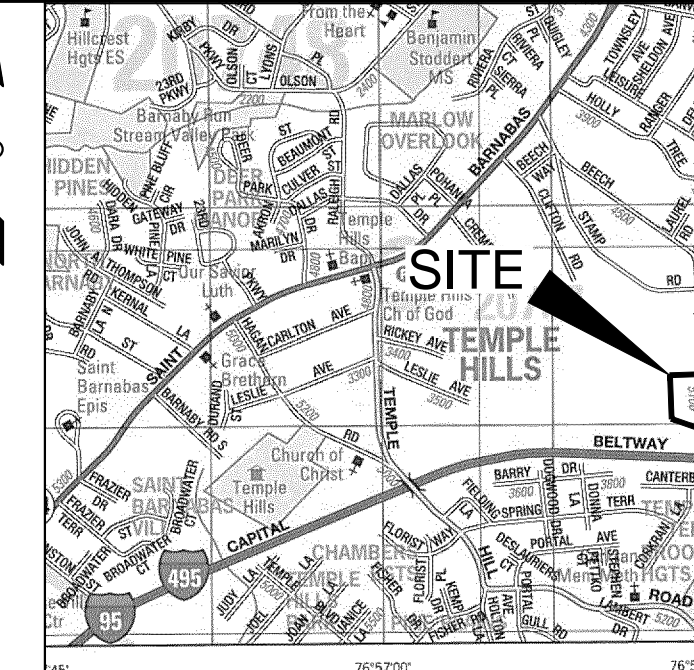
- GENERAL NOTES**
- The boundaries of the limits of disturbance should be staked and flagged prior to erecting the protective device.
  - Anchor posts should be placed to avoid severing or damaging large tree roots.
  - Fencing material should be fastened securely to the anchor posts, cross bracing, and ground.

Rev. No.	Revision	Rev. Date
01	ADDRESSING COMMENTS FROM MNCPPC (RECEIVED 5/13/2019)	05/20/2019

**OWNER/DEVELOPER:**  
BEACH PLACE ASSOCIATES, LLC  
8700 ASHWOOD DR.  
CAPITOL HEIGHTS, MD 20743  
CONTACT: JOHN DRIGGS  
PHONE: 301-336-6700

**CV, INC.**  
1395 PICCARD DRIVE, SUITE 370  
ROCKVILLE, MARYLAND 20850  
PHONE: (301) 637-2510  
WWW.CVINC.COM

**QUALIFIED PROFESSIONAL CERTIFICATION**  
This complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.  
Signed: *[Signature]* Date 05/20/2019  
Richard J. Hammond  
CV Inc.  
1395 Piccard Drive  
Suite 370  
Rockville, MD 20850



**VICINITY MAP**  
SCALE: 1"=2000'  
PG. CO. ADC MAP # 5649  
GRID H-9, H-10

SITE STATISTICS	TOTAL
Gross tract area	3.53
Existing 100-year floodplain	0.00
Net tract area	3.53
Existing woodland in the floodplain	0.00
Existing woodland net tract area	1.25
Existing woodland total	1.25
Existing PFA	0.00
Regulated streams (linear feet of centerline)	0.00
Riparian (wooded) buffer up to 300 feet wide	0.00

BASED ON APPROVED NATURAL RESOURCES INVENTORY PLAN, NRI-179-2017

GENERAL INFORMATION TABLE:		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	I-1
Zone	Aviation Policy Area (APA)	N/A
Administration	Tax Grid (TMG)	97-C1
Administration	WSSC Grid (SHEET 20)	207SE04
Administration	Policy Analysis Zone (PAZ)	76A
Administration	Planning Area (Plan Area)	The Heights
Administration	Election District (ED)	6, Spauldings
Administration	Councilmanic District (CD)	7
Administration	General Plan 2002 Tier (Tier)	Developed
Administration	General Analysis Zone (COG)	820
Administration	Traffic Analysis Zone (PG)	949

LEGEND	
---	LIMIT OF DISTURBANCE
---	STEEP SLOPES (15% OR GREATER)
---	TREELINE (EXISTING)
---	PROPERTY BOUNDARY
---	PUE
---	TEMP TREE PROTECTION FENCE (A-4, DET-8)

SOILS TABLE:					
Map Unit Symbol	Map Unit Name	K-Factor (Whole Soil)	Hydric Rating	Hydrologic Soils Group	Drainage Class
CzD	Croom-Urban land complex 5-15 percent slopes	0.32	Not Hydric	C	Well drained
Px	Potobac-Issue complex frequently flooded	0.28	Hydric	B/D	Poorly drained
UduD	Udortheints-Urban land complex 5-15 percent slopes	0.15	Not Hydric	C	Well drained

**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 - 123 - 95 - 02			
Approved by	Date	DRD #	Reason for Revision
00 DW	10/11/95	N/A	
01 JPM	12/21/95	N/A	
02 <i>Kim A. Finch</i>	6/28/2019	N/A	Site Usage required Revision
03			
04			
05			

**Standard Type 2 Tree Conservation Plan Notes**

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If said grading permit expires, then this TCP2 also expires and is no longer valid.
- 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 fee.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permitting, Inspections, and Enforcement (DPIE), 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.
- 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 the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within ESA 1 (formerly the Developing Tier) and is zoned I-1.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The property is not adjacent to a roadway classified arterial or greater.
- This plan is not grandfathered by CB27-2010, Section 25-119(g).

**Off-site Woodland Conservation Notes**

- Prior to the issuance of the first permit for the development shown on this TCP2, all off-site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.
- In accordance with Subtitle 25, Division 2, Sec. 25-122. Methods for Meeting the Woodland and Wildlife Conservation Requirements, if off-site woodland conservation is approved to meet the requirements, then the following locations shall be considered in the order listed: within the same eight-digit sub-watershed, within the same watershed, within the same river basin, within the same growth policy tier, or within Prince George's County. Applicants shall demonstrate to the Planning Director or designee due diligence in seeking out opportunities for off-site woodland conservation locations following these priorities. All woodland conservation is required to be met within Prince George's County.

PROJECT		
5073, 5075, & 5077 BEECH PLACE TREE CONSERVATION PLAN II		
DATE: 05/20/2019	JOB NO.: 20161099	
DESIGN: RH	SCALE: 1"=40'	SHEET NO.: 1 OF 1
CHECKED: RH		