

Rodenhauser Family Trust
TM 54 Grid C-3, Par 59
Book 9549 Page 317
47.10 ac
Zone: AR

Gaurav Srivastava
King's Isle Estates, Lot 16
Book 43700 Page 303
2.38 ac
Zone: AR

Kelvin Effiom
King's Isle Estates, Lot 15
Book 46858 Page 3
2.1752 ac
Zone: AR

Ghanaian Church of Christ Hyattsville
King's Isle Estates, Lot 17
Book 32600 Page 223
2.18 ac
Zone: AR

Stany L. Rodenhauser
TM 54 Grid C-3, Par 51
Book 11971 Page 383
2.98 ac
Zone: AR

McKinley Battle
King's Isle Estates, Lot 14
Book 44038 Page 542
3.13 ac
Zone: AR

30 15 0 30 60 90
1 inch = 30 feet

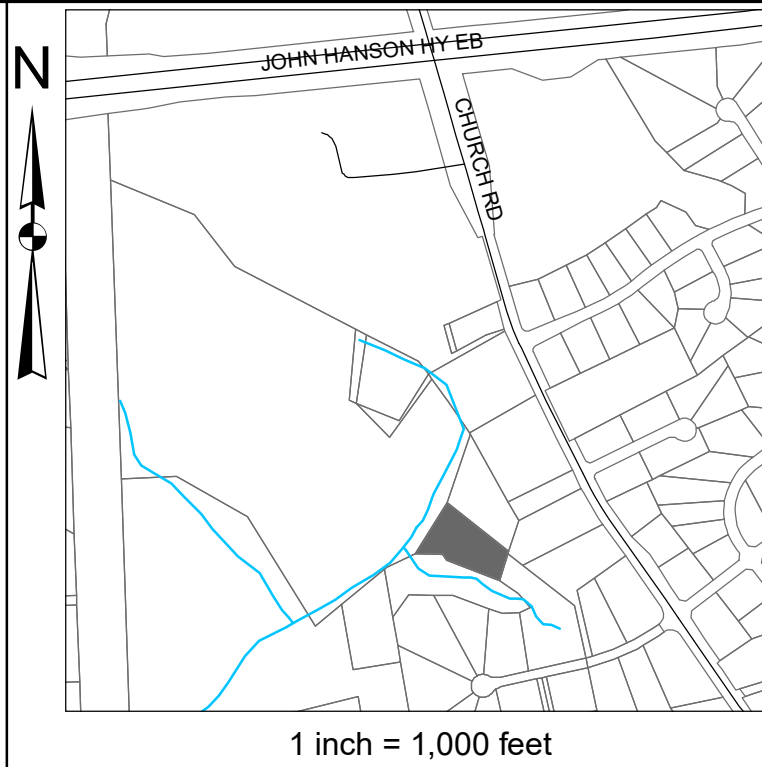
Forest Conservation Act Reporting Information (Change Table)				
	Original Approval	Revision Number (-01)	Revision Number (-02)	Cumulative Change
Net Tract (Acres)	2.17	2.17	2.17	0.00
Existing Woodland (Acres)	1.04	1.04	1.04	0.00
Woodland Cleared (Acres)	0.00	0.00	0.36	0.36
Woodland Retained On-Site (Acres)	1.04	1.04	0.68	-0.36
Woodland Planted On-Site (Acres)	0.00	0.00	0.00	0.00
On-Site Woodland Easement/Preservation and Planting (Acres)	1.04	1.04	0.68	-0.36
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	9,408.96	9,408.96
50' Stream Buffers Conserved (Preservation) Linear Length	0.00	0.00	0.00	0.00
50' Stream Buffers Newly Established (Afforestation) Linear Length	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

This site is subject to corrective action for the removal of approximately 0.26 acres of existing woodlands contrary to the approved TCP2 and without a permit. Violation #27872-2022-0

This is being mitigated with 0.12 acres of natural regnereation between the remain woodlands in the island area and the remaining woodlands.

Legend

- LOD - Limit of Disturbance (LOD)
- Treeline - Existing
- PMA - Primary Managment Area (PMA)
- WB - Wetland Buffer 25-foot
- W - Wetlands
- PPF - Permanent Protective Fence (PPF)
- TPF - Temporary Protective Fence (TPF)
- WPA (Woodland Preservation Area)
- NRA (Natural Regneration Area)
- WPA Signs
- NRA Signs
- Property Boundary
- Property Boundary Adjacent
- Easement
- Building Restriction Line (BRL)
- Contour 10-foot
- Contour 2-foot
- Wetlands
- Slopes 15% or Greater



General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	AR (R-A)
Zone	Aviation Policy Area (APA) ¹	6 - Freeway Airport
Administrative	Tax Grid (TMG)	54 C-3
Administrative	WSSC Grid (Sheet 20)	205NE12
Administrative	Planning Area (Plan Area)	74A
Administrative	Election District (ED)	7
Administrative	Councilmanic District (CD)	6
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy 2035	Established Communities
Administrative	Police District	II

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

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:	R-A		
2 Gross Tract:	2.18		
3 Floodplain:	0.00		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	2.18	0.00	0.00

6 Property Description or Subdivision Name:	King's Isle Estates, Lot 15		
7 Current TCP Number:	TCP2-132-02	Rev #	2
8 Previous TCP Number:	TCP2-132-02	Rev #	1

Site subject to the 2010 Ordinance (Y or N)	N
Is this a priority funding area? (Y or N)	N

SECTION II - Determining Woodland Conservation Requirements (Enter acres in corresponding column)

9 Woodland Conservation Calculations:	Net tract	Floodplain
11 Acreage of Existing Woodland	1.08	0.00
12 Woodland Conservation Required for per TCP1 or TCP2	47.71%	1.04
13 Area of Woodland Cleared per previous TCP1 or TCP2	0.00	0.00
14 Area of Woodland Cleared per current TCP2	0.26	0.00
15 Area of Woodland above WCT not cleared by previous TCP1 or TCP2	0.00	0.00
16 Additional Woodland Cleared by current TCP2	0.26	0.00
17 Does the TCP1 show 2:1 replacement?	y	
18 Clearing above WCT (1/4:1 Replacement)	0.00	Replacement required = 0.00
19 Clearing below WCT (2:1 Replacement)	0.26	Replacement required = 0.52
20 Total Woodland Conservation Required :	1.30	

SECTION III-Meeting the Requirement (Enter acres in corresponding column)		
21 Woodland Conservation Provided:	(acres)	
22 Woodland Preservation	0.82	
23 Reforestation / Afforestation	0.00	Bond amount: \$ 1,568.16
24 Natural Regeneration	0.12	
25 Landscape Credits	0.00	
26 Area approved for fee-in-lieu	0.36	Fee amount: \$4,704.48
27 Credits Received for Off-site Mitigation on another property	0.00	
28 Off-site Mitigation provided on this property	0.00	
29 Total Woodland Conservation Provided	1.30	

29 Area of net tract woodland not cleared	0.82 acres
30 Woodland retained not part of requirements:	0.00 acres

31 Prepared by: _____ Date: _____

32 Qualifications: _____

I/We Kelvin Effiom 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.

Kelvin Effiom Date

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: John P. Markovich Date: 10/3/2022

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 Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL

TCP11-132-02			
Approved by	Date	DRD #	Reason for Revision
00 Revision	John P. Markovich	7/9/2003	NA
01 Revision	Chuck Schneider	10/7/2016	NA
02 Revision	Christian Meek	10/3/2022	NA
03 Revision			
04 Revision			
05 Revision			

JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone/FAX: (301) 645-4977

APPLICANT / DEVELOPER

Kelvin Effiom
13700 Kings Isle Court
Bowie, MD 20720
Phone: 202-425-3433

Type II Tree Conservation Plan Single Lot Revision TCP11-132-02-02

King's Isle Estates, Lot 15 13700 Kings Isle Court

7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

DWN JPM Checked JPM

Scale 1" = 30'

Project No. 16-053

Sheet No. 1 of 2