

PLAN VIEW  
SCALE = 1"=30'

Table B-1. General Information Table

| Layer Category | Layer Name   | Value                          |
|----------------|--|--------------------------------|
| Zone           | Zoning (Zone)  | R-R                            |
| Zone           | Aviation Policy Area (APA)                                   | 6                              |
| Administrative | Tax Grid (TMG)   | 124-E3                         |
| Administrative | WSSC Grid (Sheet 20)   | 214SE05                        |
| Administrative | Planning Area (Plan Area)                                    | 81B                            |
| Administrative | Election District (ED)                                       | 9                              |
| Administrative | Councilmanic District (CD)                                   | 9                              |
| Administrative | General Plan 2002 Tier (Tier)                                | DEVELOPING                     |
| Administrative | General Plan Growth Policy (2035)                            | ESTABLISHED COMMUNITIES        |
| Administrative | Police District  | ESTABLISHED COMMUNITIES        |
| Administrative | Joint Base Andrews Land Use Control Area (JBA LUC Area USAF) | NO LUC EXISTS ON THIS PROPERTY |

**STATEMENT:**  
PRIOR TO ANY CLEARING, INSTALLATION OF SEDIMENT CONTROL MEASURES INCLUDING TREE PROTECTION FENCE MUST BE CONDUCTED WITH THE SEDIMENT CONTROL INSPECTOR APPROVAL.

**QUALIFIED PROFESSIONAL CERTIFICATION**  
This plan complies with the current requirement of Subtitle 25 and The Woodland and Wildlife Conservation Technical Manual.

Signature: *Asko Mijakovic* Date: 01-25-2021

Asko Mijakovic  
Ph: (240) 206-3055  
E-mail: amijakovic@eliteeng.com

This plan is submitted to fulfill the woodland conservation requirements for TCP2-146-05. If TCP2-146-05 expires, then this TCP2 also expires and is no longer valid.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 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 the Developing and is zoned R-R.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is/is not grandfathered under CB-27-2010, Section 25-117 (g).
- The offsite credit were purchased from bank knows as 15615 Brandywine Road (TCP2-004-13).

**TREE PROTECTION MEASURES**  
Tree protection fence and signs are to be installed along the perimeter of existing forest and individual trees to remain. It is to be installed outside of the critical root zone of the trees and the root pruning line (if present) and will be smooth wire fencing. It is to be installed before any more grading, if possible, install before sediment control measures. Necessary signage may be determined during the pre-construction meeting. Grounds maintenance staff shall be instructed to avoid disturbance within designated Conservation areas. Root Pruning is to be performed as per TCP-11, typically outside the critical root zone of specified forest edges and specified individual trees to remain. It is to be accomplished by a vibratory saw with a serrated cutting edge or a root cutter with a 36" wheel to a depth of 8". Other stress reduction/tree protection measures for individual trees should be implemented at this time.

**TREE PROTECTION SEQUENCE**  
Pre-construction meeting: After the boundaries of the limits of disturbance have been staked and flagged, but before any disturbance has taken place on-site, a pre-construction meeting at the construction site shall be held. The developer, contractor, or project manager, all construction personnel, contracted tree professional and appropriate local inspectors shall attend. The purpose of the meeting will be to field verify the limits of clearing as specified on the plan and make any necessary adjustments. They will authorize installation of protection devices and determine location and quantity of necessary signage. Enforcement staff will also discuss the value and importance of the preservation areas, outline responsibilities and discuss violation penalties. An additional inspection may be required after installation of the tree protection devices before construction is authorized to begin.

Tree protection measures and devices shall be implemented after the pre-construction meeting and prior to any disturbance or clearing activity including erosion control devices.  
If pruning is specified, do so before installing fence to avoid damage to fencing.  
Root prune all designated areas.

Install tree protection fence and signs (see detail this page). To be maintained at least through the construction period for retention areas, and through the 2-year maintenance period for reforestation areas unless waived by county inspector.

When silt fence is specified, it should be positioned outside of the tree protection fence. In areas where silt fence and tree protection fence are to be used a "combination tree protection silt fence" can be used instead. This determination can be made at the pre-construction meeting (see alternative fence detail this page).

Approved clearing will take place after all tree protection measures are completed and will occur outside the tree protection fence.

Upon completion of construction, corrective measures may include: Removal of dead or dying trees, pruning of dead or declining limbs, soil aeration, fertilization, watering of specimen trees when specified, and cleanup of retention areas.

Inspection and approval by regulatory agency for Prince George's County.

Removal of temporary protective measures, such as tree protection fence and signs.

**Phased Woodland Conservation Worksheet for Prince George's County**

| SECTION I - Establishing Site Information (Enter acres for each zone) | R-R              |                      |      |                  |   |
|---|------------------|----------------------|------|------------------|---|
| 1 Zone:   | 86.13            |                      |      |                  |   |
| 2 Gross Tract:  | 0.00             |                      |      |                  |   |
| 3 Floodplain:   | 0.00             |                      |      |                  |   |
| 4 Previously Dedicated Land:  | 0.00             |                      |      |                  |   |
| 5 Net Tract (NTA):  | 85.97            | 0.00                 | 0.00 |                  |   |
| 6 TCP # or 2 Number:  | 2-146-05         | Revision             | 5    |                  |   |
| 7 Property Description or Subdivision Name:                           | Woodburn Estates |                      |      |                  |   |
| 8 TCP Number:   | TCP-152-04       |                      |      |                  |   |
| 9 Is this site subject to the 2010 Ordinance? (Y/N)                   | N                | 2010 Ordinance (Y/N) | N    | Within PFA (Y/N) | N |
| 10 Break-even Point (preservation acres) =                            | 23.98            |                      |      |                  |   |
| 11 Acres of Net Tract clearing permitted w/retention:                 | 27.76            |                      |      |                  |   |

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

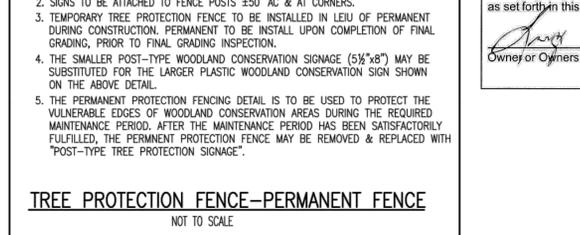
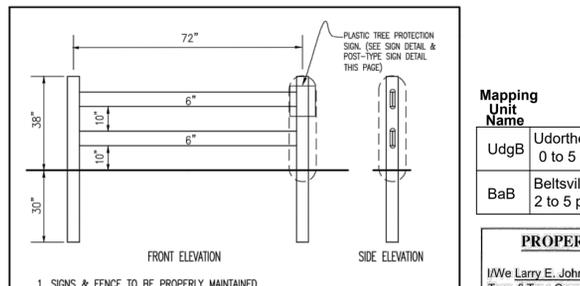
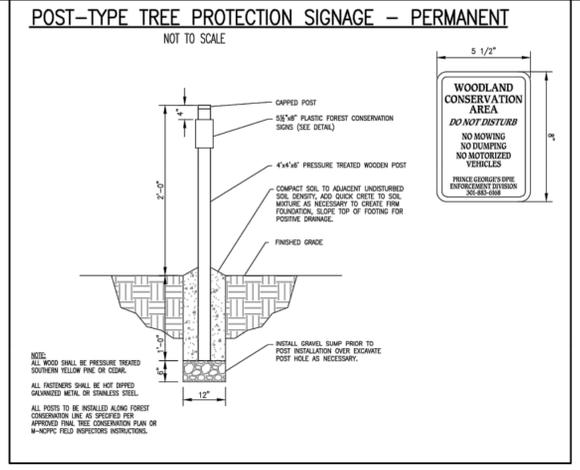
|   | DSP-05053   | DSP-05053   | DSP-05053   | Total |
|---|-------------|-------------|-------------|-------|
| 12 Existing Woodland on Net Tract (acres)                       | 51.60       |             |             | 51.60 |
| 13 Existing Woodland in Floodplain (acres)                      | 0.00        |             |             | 0.00  |
| 14 Woodland Conservation Threshold (NTA) =                      | 20.00%      |             |             |       |
| 15 Smaller of 10 or 12  | 17.05       |             |             | 17.05 |
| 16 Woodland above WCT   | 14.63       |             |             | 14.63 |
| 17 Plan Number:   | DSP-05053   | DSP-05053   | DSP-05053   |       |
| 18 Revision Number:   | 0           |             |             |       |
| 19 Plan Phase or Name:  | PHASE 1     | PHASE 2     | PHASE 3     |       |
| 20 TCP Number for this Phase of Section:                        | 2-146-05-01 | 2-146-05-01 | 2-146-05-02 |       |
| 21 Revision Number:   | 1           | 1           | 2           |       |
| 22 Status:  | APPROVED    | APPROVED    | APPROVED    |       |
| 23 Approval Date:   |             |             |             |       |
| 24 Total area in this application (acres)                       | 21.59       | 39.74       | 24.80       | 86.13 |
| 25 Floodplain area in this application (acres)                  | 0.00        | 0.00        | 0.00        | 0.00  |
| 26 Net Tract area in the application (acres)                    | 21.59       | 39.74       | 24.80       | 86.13 |
| 27 Woodland on the Net Tract for this phase (acres)             | 18.60       | 7.55        | 25.53       | 51.68 |
| 28 Woodland in the Floodplain for this phase (acres)            | 0.00        | 0.00        | 0.00        | 0.00  |
| 29 Woodland Cleared on Net Tract for this phase                 | 15.99       | 7.55        | 15.52       | 39.06 |
| 30 Woodland Cleared in Floodplain for this phase                | 0.00        | 0.00        | 0.00        | 0.00  |
| 31 Off-site Woodland Clearing (1:1)                             | 0.00        | 0.00        | 0.63        | 0.63  |
| 32 Off-site WCA being provided on this property (Preservation)  | 0.00        | 0.04        | 0.00        | 0.04  |
| 33 Off-site WCA being provided on this property (Afforestation) | 0.00        | 0.00        | 0.00        | 0.00  |
| 34 Cumulative acres of Net Tract Woodland cleared               | 15.99       | 23.53       | 36.09       | 75.51 |
| 35 Cumulative acres of Floodplain woodland cleared              | 0.00        | 0.00        | 0.00        | 0.00  |
| 36 Smaller of 14 or 26  | 15.98       | 23.53       | 34.63       | 74.14 |
| 37 Woodland Cleared below WCT                                   | 0.00        | 0.00        | 1.42        | 1.42  |
| 38 Clearing below WCT (2:1 replacement requirement)             | 0.00        | 0.00        | 2.85        | 2.85  |
| 39 Replacement for clearing above the WCT (0.25:1)              | 4.00        | 5.88        | 8.66        | 18.54 |
| 40 Replacement for clearing below the WCT (2:1)                 | 0.00        | 0.00        | 2.85        | 2.85  |
| 41 Afforestation Threshold (AFT) =                              | 0.00        | 0.00        | 0.00        | 0.00  |
| 42 Cumulative Woodland Conservation Required                    | 21.05       | 22.94       | 27.76       | 71.75 |

**SECTION III - Meeting the Requirements**

|   | 0.82  | 0.00  | 11.22 | 0.00 | 0.00 | 0.00 | Total |
|---|-------|-------|-------|------|------|------|-------|
| 43 Woodland Preservation  |       |       |       |      |      |      | 12.04 |
| 44 Afforestation/Reforestation                                  |       |       | 5.43  | 0.00 | 0.00 | 0.00 | 5.43  |
| 45 Natural Regeneration   |       |       |       |      |      |      | 0.00  |
| 46 Landscape Credit   |       |       |       |      |      |      | 0.00  |
| 47 Specimen & Historic Tree (CFZ area)                          |       |       |       |      |      |      | 0.00  |
| 48 Specimen and Historic Tree Credit                            |       |       |       |      |      |      | 0.00  |
| 49 Forest Enhancement Acreage                                   |       |       |       |      |      |      | 0.00  |
| 50 Forest Enhancement Credit (25% of enhancement area)          |       |       |       |      |      |      | 0.00  |
| 51 Street Tree Credit (Existing or 10-yr canopy)                |       |       |       |      |      |      | 0.00  |
| 52 Area approved for fee-in-lieu                                |       |       |       |      |      |      | 0.00  |
| 53 Off-site Woodland Conservation Credits Required              |       | 10.05 | 0.24  |      |      |      | 10.29 |
| 54 Off-site WCA (preservation) being provided on this property  |       |       |       |      |      |      | 0.00  |
| 55 Off-site WCA (afforestation) being provided on this property |       |       |       |      |      |      | 0.00  |
| 56 Cumulative Woodland Conservation Provided                    | 0.82  | 10.87 | 27.76 |      |      |      | 39.45 |
| 57 Woodland saved on this phase but not counted                 | 1.80  | 0.00  | 1.79  |      |      |      | 3.59  |
| 58 Existing Net Tract Woodland in later phases                  | 33.00 | 26.53 | 0.00  |      |      |      | 59.53 |
| 59 Requirement Status per Phase                                 |       |       |       |      |      |      |       |

Prepared by: Asko Mijakovic  
Signature: *Asko Mijakovic* Date: 12/8/2020



**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) | R-R                      |       |      |  |  |
|---|--------------------------|-------|------|--|--|
| 1 Zone:   | 0.46                     |       |      |  |  |
| 2 Gross Tract:  | 0.00                     |       |      |  |  |
| 3 Floodplain:   | 0.00                     |       |      |  |  |
| 4 Previously Dedicated Land:  | 0.00                     |       |      |  |  |
| 5 Net Tract (NTA):  | 0.46                     | 0.00  | 0.00 |  |  |
| 6 Property Description or Subdivision Name:                           | Woodburn Estates- Lot 72 |       |      |  |  |
| 7 Current TCP Number:   | TCP2-146-05              | Rev # | 5    |  |  |
| 8 Previous TCP Number:  | TCP2-146-05              | Rev # | 4    |  |  |
| 9 Is this site subject to the 2010 Ordinance? (Y or N)                | N                        |       |      |  |  |
| 10 Is this a priority funding area? (Y or N)                          | N                        |       |      |  |  |

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

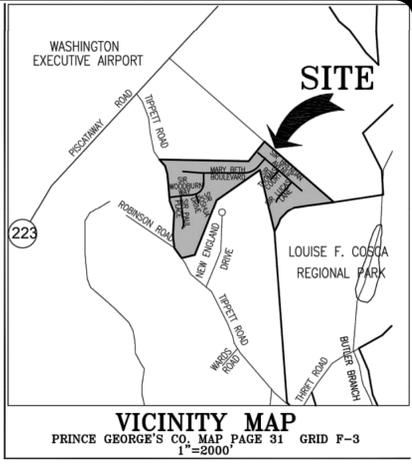
|  | Net tract | Floodplain                  |
|--|-----------|-----------------------------|
| 9 Woodland Conservation Calculations:                              |           |                             |
| 11 Acreage of Existing Woodland                                    | 0.24      | 0.00                        |
| 12 Woodland Conservation Required for per TCP1 or TCP2             | 52.17%    | 0.24                        |
| 13 Area of Woodland Cleared per previous TCP1 or TCP2              | 0.00      | 0.00                        |
| 14 Area of Woodland Cleared per current TCP2                       | 0.00      | 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                     | 0.00      | 0.00                        |
| 17 Does the TCP1 show 2:1 replacement?                             | y         |                             |
| 18 Clearing above WCT (1 1/4:1 Replacement)                        | 0.00      | Replacement required = 0.00 |
| 19 Clearing below WCT (2:1 Replacement)                            | 0.00      | Replacement required = 0.00 |
| 20 Total Woodland Conservation Required :                          | 0.24      |                             |

**SECTION III - Meeting the Requirement (Enter acres in corresponding column)**

|   | (acres)    | Bond amount: \$ | Fee amount: \$ |
|---|------------|-----------------|----------------|
| 21 Woodland Conservation Provided:                              | 0.00       |                 |                |
| 22 Woodland Preservation  | 0.00       |                 |                |
| 23 Reforestation / Afforestation                                | 0.00       |                 |                |
| 24 Natural Regeneration   | 0.00       |                 |                |
| 25 Landscape Credits  | 0.00       |                 |                |
| 26 Area approved for fee-in-lieu                                | 0.00       |                 | 0.00           |
| 27 Credits Received for Off-site Mitigation on another property | 0.24       |                 |                |
| 28 Off-site Mitigation provided on this property                | 0.00       |                 |                |
| 29 Total Woodland Conservation Provided                         | 0.24       |                 |                |
| 29 Area of net tract woodland not cleared                       | 0.24 acres |                 |                |
| 30 Woodland retained not part of requirements:                  | 0.24 acres |                 |                |

31 Prepared by: ASKO MIJAKOVIC Date: 1-25-2021  
32 Qualifications: MD DNR QUALIFIED



**SOILS TABLE**

| Mapping Unit Name | Soil Series  | K-factor | Hydric Group | Drainage                |
|-------------------|--|----------|--------------|-------------------------|
| UdgB              | Udorthents, reclaimed gravel pits, 0 to 5 percent slopes | 0.15     | C            | WELL DRAINED            |
| BaB               | Beltsville silt loam, 2 to 5 percent slopes              | 0.37     | C            | MODERATELY WELL DRAINED |

**PROPERTY OWNERS AWARENESS CERTIFICATE**

I/We Larry E. Johnson, Sr. 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.

Signature: *Larry E. Johnson, Sr.* Date: 12-6-20  
Owner or Owners Representative

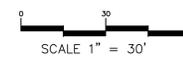
**LEGEND**

| TITLE                                   | SYMBOL |
|---|--------|
| SOILS DIVIDE                            |        |
| PR. GRADE                               |        |
| EX. 10' CONTOUR                         |        |
| EX. 2' CONTOUR                          |        |
| TREE LINE                               |        |
| PR. TREE LINE                           |        |
| PR. LIMIT OF DISTURBANCE                |        |
| PR. LOD AND TEMP. TREE PROTECTION FENCE |        |
| PR. SUPER SILT FENCE                    |        |
| PR. SILT FENCE                          |        |
| PROPERTY BOUNDARY                       |        |
| ADJACENT PROPERTY BOUNDARY              |        |
| WOODLAND PRESERVATION AREA              |        |
| EXISTING SIDE WALK                      |        |
| WOODLAND PRESERVATION SIGN              |        |

ABBREVIATIONS  
IPF = IRON PIPE FOUND

Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
TYPE 2 TREE CONSERVATION PLAN APPROVAL  
TCP# - 146-05

| Approved by | Date      | DRD #     | Reason for Revision                               |
|-------------|-----------|-----------|---|
| J STASZ     | 1/4/2006  | DSP-05053 |   |
| J STASZ     | 7/25/2006 | N/A       | ADD PHASING AND REVISE CONSERVATION AREAS FOR SWM |
| C SCHNEIDER | 9/4/2018  | N/A       | ADD NEW REFORESTATION AREA R-6 (4.09 ACRES)       |
| C SCHNEIDER | 6/25/2020 | N/A       | REMOVE CONSERVATION AREA FROM LOT 68B             |
| PENDING     |           |           | 72  |
| C SCHNEIDER | 3/21/2021 | N/A       | REMOVE CONSERVATION AREA FROM LOT #2              |
|             |           |           |   |
|             |           |           |   |



| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |

**ELITE Engineering**  
Engineers \* Landscape Architects  
6305 IVY LANE SUITE 370  
GREENBELT, MD, 20770  
(240) 206-8055

10616 SIR BRENDAN AVENUE  
TREE CONSERVATION PLAN 2  
CLINTON, TAN MAP 68, GRID CO  
8TH ELECTION DISTRICT

DRAWN  
FA  
CHECKED  
AM  
DATE  
01/25/2021  
SCALE  
AS SHOWN  
DRAWING  
1 OF 1