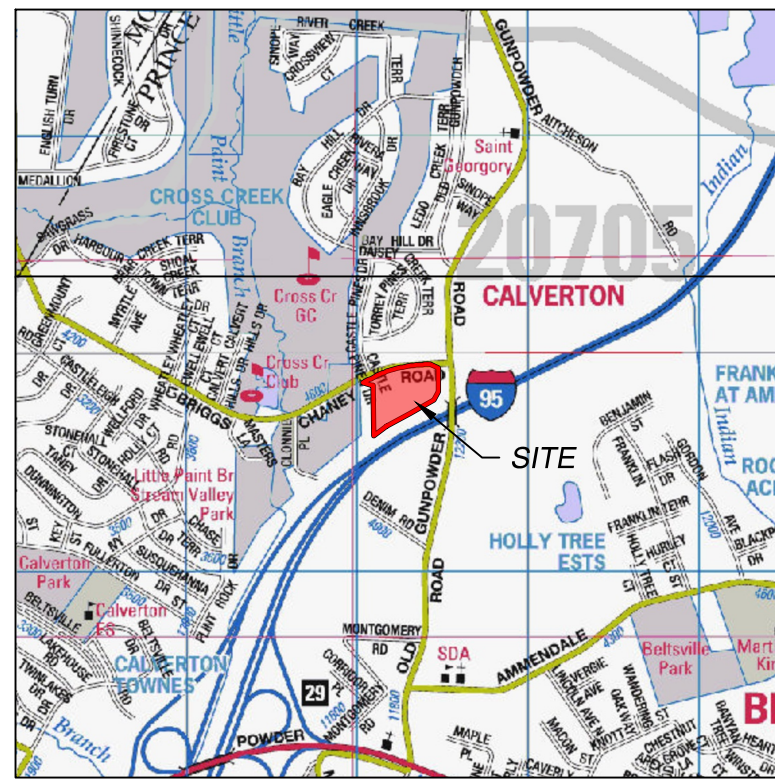


MAPPED SOIL TYPES					
Map Unit	Soil Description	Hydrologic Soil Group	K-factor (whole)	Hydric Rating	Drainage Class
SaC	Sassafras-Croom complex, 5 to 10 percent slopes	B	0.24	0	Well drained
SOE	Sassafras and Croom soils, 15 to 25 percent slopes	C	0.15	5	Well drained
UdE	Udorthents, reclaimed gravel pits, 0 to 5 percent slopes	C	0.15	0	Well drained
UdE	Udorthents, reclaimed gravel pits, 15 to 25 percent slopes	C	0.15	0	Well drained

Forest Stand Delineation field work was conducted by Dan Le Kites, Qualified Professional, and Clayton Lechlitrner of Wetland Studies and Solutions, Inc. on April 29, 2024. The study revealed that two stands totaling 5.77 acres on site qualify as forest under the State Forest Conservation Act.


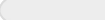







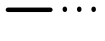
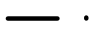


Owner/Applicant:
Land & Commercial Inc.
14416 Old Mill Road, Suite 201
Upper Marlboro, Maryland 20772

KEYNOTES

- 1** Approximate location of woodland preservation area signs. All signs should be spaced 50 feet apart.

LEGEND

- | | |
|---|--------------------------------|
|  | PROPERTY LINE |
|  | EXISTING TREELINE |
|  | STEEP SLOPES
15% OR GREATER |
|  | FOREST STAND BOUNDARY |
|  | WETLAND BOUNDARY |
|  | 25-FOOT WETLAND
BUFFER |
|  | EX. STREAM CENTERLINE |
|  | EX. STREAM TOP OF
BANK |
|  | PMA |
|  | WOODLAND PRESERVATION
SIGNS |
|  | WOODLAND PRESERVATION
AREA |

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS
OF PRINCE GEORGE'S CODE AND THE ENVIRONMENTAL
TECHNICAL MANUAL.

SIGNED: Michael O. Kle DATE: 02/11/202

MICHAEL J. KLEBASKO
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6/4/2025

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN TCP2-008-2025			
	Approved by	Date	Reason for Revision
00	<i>Kim A. Finch</i>	<i>6/4/2025</i>	
01			
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN TYPE 2

TCP2 COVER SHEET

Prepared For: Land & Commercial Inc.

BRIGGS CHANEY ROAD
FOREST MITIGATION BANK

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XXXXXXXXXXXX

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TYPE 2 TREE CONSERVATION PLAN - GENERAL NOTES

- This site is zoned RR (Residential, Rural) and is located in Environmental Strategy Area 2 in accordance with Plan 2035. The prior zoning designation for this property was R-R (Rural Residential).
- The source of the property boundaries on this plan is a Parcel Description prepared by Charles P. Johnson & Associates, Inc. in March 2002.
- The topography shown on this plan is from survey provided by Prince George's County Digital Data.
- The source of the soils information on this plan is from the 1) USDA NRCS Web Soil Survey (WSS) in a Custom Soil Resource Report for an Area of Interest (AOI) established for the subject site only and generated in May 2024 and 2) current Prince George's Soil Conservation District Soil Erosion and Sediment Control - Pond Safety Reference Manual
- In a letter dated June 3, 2024, the Prince George's County Department of Permitting, Inspections and Enforcement stated that no county regulated 100-year floodplain is located on-site.
- The approximate wetland boundaries on this plan were determined during a cursory field investigation by Wetland Studies and Solutions, Inc. on March 30, 2024.
- This site does not contain Wetlands of Special State Concern as defined in COMAR 26.23.06.01.
- This site is not located within a Tier II catchment area and does not contain a Tier II waterbody as defined in COMAR 26.08.02.04. This site is not located within an impaired water body with a Total Maximum Daily Load (TMDL). PGSCD reserves the right to restrict disturbance to any onsite or offsite Tier II buffer or buffers for impaired waters.
- This site is located within the Anacostia River Stronghold Watershed (021402050825) as established by the MD DNR.
- This site is not within a Sensitive Species Protection Review Area based on a review of the SSPRA GIS layer prepared by the Heritage and Wildlife Service, Maryland Department of Natural Resources.
- The site does not include High Quality Potential Forest Interior Dwelling Species habitat.
- The site is not subject to previously approved TCP's.
- There are zero (0) specimen, champion and/or historic trees located on the property.
- The subject site is not within a Scenic Resources Policy Area.
- There are no scenic or historic roads located on or adjacent to this property.
- The subject property is not located within a Registered Historic District.
- There are no known archaeological sites located on the subject property; however, the subject property has not been surveyed for archeological resources and a Phase I archeology report may be required during subsequent development review processes. There are no Prince George's County Historic Sites or resources on or adjacent to the subject property.
- Marlboro clay and Christiana clay are not found to occur on or within the vicinity of the property.
- The site is located within the vicinity of master planned roadways designated as Collector, Major Collector, and Freeway, which are regulated for noise. A noise study may be required during subsequent development review processes.
- The subject property is not located within the 2009 Joint Base Andrews Noise Contours.
- The site is not located within an Aviation Policy Area (APA).
- The site is not located within the Chesapeake Bay Critical Area (CBCA).

TYPE 2 TREE CONSERVATION PLAN - INVASIVE SPECIES NOTES

- Invasive plant removal shall be completed prior to (insert timing mechanism) and conform to the recommendations of the invasive plant removal plan shown on the plan prepared by (insert the qualified professional's name who prepared the invasive plant removal recommendations) dated ____.
- The removal of noxious, invasive, and non-natives plant species shall be done with the use of hand-held equipment only such as pruners or a chain saw. These plants may be cut near the ground and the material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
- The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions and be applied by a certified pesticide applicator.

Table A-X. TCP Site Statistics Table		
Site or Project Statistics		Total ¹
Gross tract or project area (LOD)		5.77
Existing 100-year floodplain		0.00
Net tract or project area		5.77
Existing woodland ² in net tract or project area		
Existing woodland ² in the floodplain		0.00
Existing woodland ² total		5.77
Delineated Primary Management Area (PMA)		0.00
Primary Buffer (CBCA only)		
Secondary Buffer (CBCA only)		
Regulated Stream Buffers in Transit-Oriented Centers (T-O-C) 3		
Regulated Streams (linear feet of centerline)		0 l.f.
Regulated Stream Buffer (75-foot-wide)		0.00
Unforested Regulated Stream Buffer		0.00
Regulated Stream Buffers not in Transit-Oriented Centers (T-O-C) 3		
Regulated Streams (linear feet of centerline)		0 l.f.
Regulated Stream Buffer (100-foot-wide)		0.00
Unforested Regulated Stream Buffer		0.00

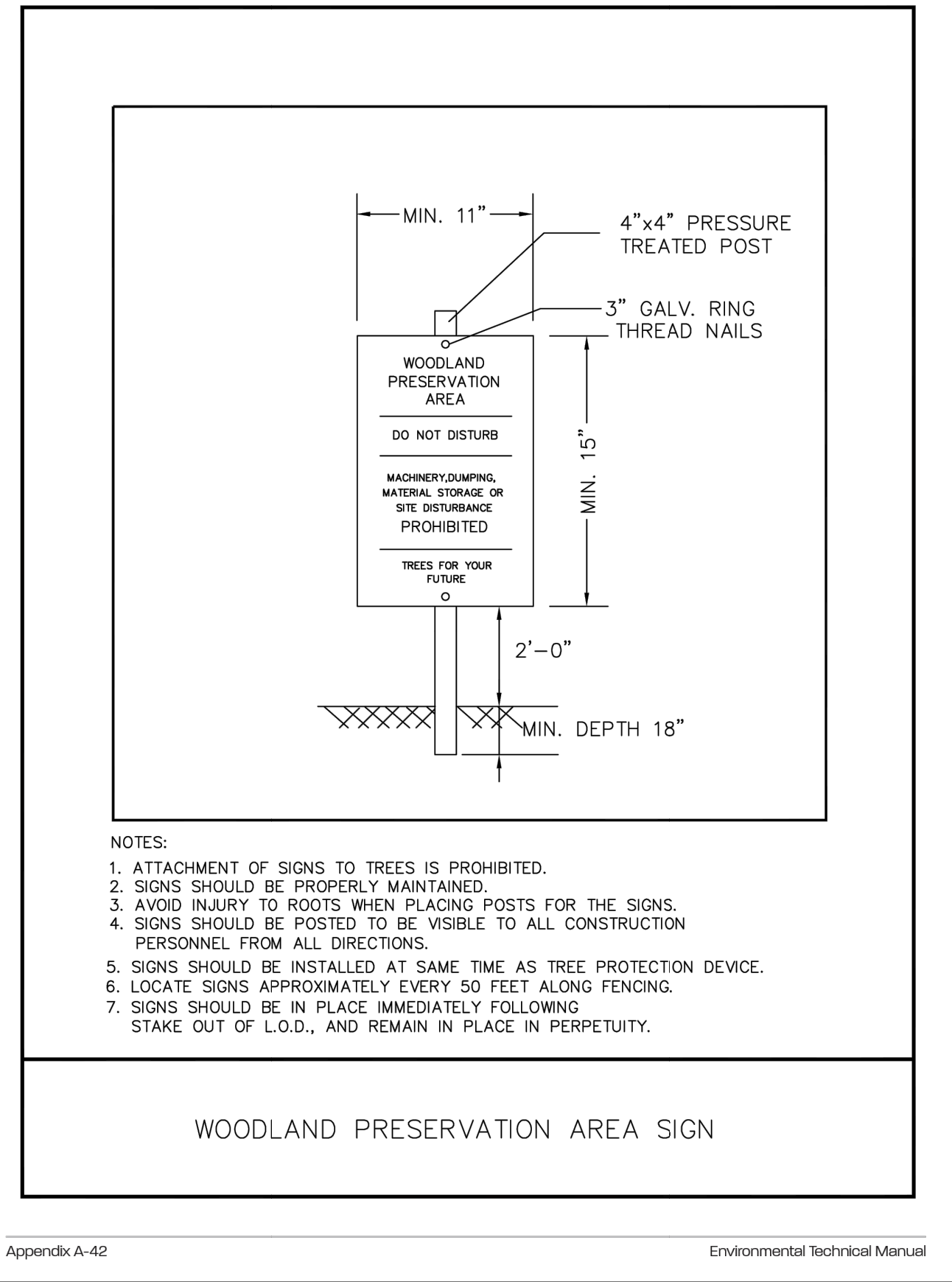
Effective: July 1, 2024 CB-20-2024 and CB-22-2024

- Figures are to be provided in acres rounded to the nearest 1/100th unless otherwise indicated
- For woodland within the CBCA, this also applies to delineated woodland
- Average of on-site woodland up to 100 feet measured from the stream centerline or from the top of bank on both sides of all regulated streams

TYPE 2 TREE CONSERVATION PLAN - NOTES FOR AN OFF-SITE WOODLAND CONSERVATION BANK

- This plan does not propose the disturbance of any existing woodlands and therefore is not required to identify or provide any woodland conservation to address the on-site requirements. The sole purpose of this Tree Conservation Plan is to establish off-site woodland conservation areas to satisfy the woodland conservation requirements for other properties. Any future activities on this property that result in the clearing of any woodland will initiate the woodland conservation requirements for this property. At that time the TCP/II shall be revised to calculate the requirements for this property and demonstrate how those requirements are being satisfied in addition to the off-site woodland conservation areas already created.
- 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, 1:1 replacement of the disturbed woodlands and other requirements that may be required due to the ¼: 1, 2:1 or 1:1 replacement requirements associated with the clearing of woodlands.
- Per CB-60-2005, the seller of any property is required to inform the purchaser at the time of contract signature that the property is subject to a Tree Conservation Plan and provide a copy of the Type 2 Tree Conservation Plan that depicts the area subject to the Tree Conservation Plan.
- Off-site woodland conservation banking areas created for the purpose of satisfying the off-site woodland conservation requirement of a benefiting property may not be used to satisfy the requirements for this property in the future.
- All off-site woodland conservation banking on this property shall be encumbered by a declaration of covenants recorded in the Land Records of Prince George's County, Maryland and/or other protection documents as found acceptable by the M-NCPPC Environmental Planning Section (EPS). The Declaration of Covenants shall encumber only the portion of the property included in the off-site woodland conservation bank and be described by a metes and bounds description.
- Prior to the recordation of any declaration of covenants encumbering any portion of this property, a draft of the declaration and associated easement documents shall be submitted to the Environmental Planning Section, MNCPPC for appropriate review and approval by the county Office of Law.
- Off-site woodland conservation banks may not encumber lands previously protected or encumbered by permanent protection instruments, except when a Historic Agriculture Resources Preservation Program (HARPP) Deed of Easement to the Maryland-National Capital Park and Planning Commission has been recorded and permission has been granted by the Planning Board
- Each subsequent commitment for a portion of the mitigation bank will require the submittal of a signed sales agreement and draft Transfer Certificate to the Environmental Planning Section for review prior to recordation. Each Transfer Certificate shall clearly cross-reference the appropriate TCP2s and project names (banking property and benefiting property) for accurate accounting of transferred off-site credits.
- All off-site woodland conservation areas established on existing (preserved) woodlands shall be credited at a rate of 2 acres of existing woodlands for every 1 acre of off-site woodland conservation mitigation required, in accordance with NR Article 5-1607(b)(2). Off-site woodland conservation areas established as afforestation areas or natural regeneration shall be credited at a rate of 1 acre of afforestation for every 1 acre of off-site mitigation required, but may not be transferred until after two growing seasons and certification of adequate survival unless an afforestation bond is posted.
- The TCP2 Off-site Woodland Conservation Summary Table on the approved TCP2 shall be revised each time a Transfer Certificate is recorded to identify the acreages affected, the benefiting property name and TCP/II number, and the recordation numbers.
- If a Transfer Certificate is recorded and is later found to be unnecessary, a written request shall be submitted to the EPS to evaluate release of the Transfer Certificate release. If it is determined that the Transfer Certificate may be released, the EPS will notify the applicant that a release document may be submitted for processing.
- The purchase or sale of off-site woodland conservation credits involves the transfer of a real property right and may be subject to Maryland property transfer tax at the time of recordation of a Transfer Certificate.
- Timber harvesting activities on the site may occur only after approval of a Forest Stewardship Plan by the Prince George's County Forestry Board and a copy of the approved Forest Stewardship Plan is submitted to The Environmental Planning Section for the permanent file.

TCP-17. Woodland Preservation Area Sign



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

Appendix A-42

Environmental Technical Manual

Standard Woodland Conservation Worksheet for Prince George's County
2024 Woodland Conservation Ordinance

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

1 Zone(s)	R-R				
2 Gross Tract:	5.77				
3 Floodplain:	0.00				
4 Previously Dedicated Land:	0.00				
5 Net Tract (NTA):	5.77	0.00	0.00	0.00	Total NTA: 5.77

6 TCP Number	TCP2-008-2025	Revision #	0
7 Property Description or Subdivision Name:	Briggs Chaney Road Property		
8 Location/Address of Project	Briggs Chaney Road		
9 Is this a Stream Restoration Project? (Y/N)	N		
10 Plan 2035 Transit Oriented Center (T-O-C)? (Y/N)	N		
11 Priority Funding Area (PFA)? (Y/N)	N		
12 Is any portion of the property in a WC Bank? (Y/N)	Y		
13 Is the net tract area 4.00 acres or greater, and clearing 50% or more of existing woodlands is proposed? (Y/N)	N		

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

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain	Column D Off-Site	Column E Total
14 Existing Woodland outside of T-O-C		5.77			5.77
15 Existing Woodland within the T-O-C (if applicable)					0.00
16 Total Existing Woodland		5.77	0.00	0.00	5.77
17 Woodland Conservation Threshold (WCT)= Smaller of 16 and 17	0.00%	0.00			0.00
18 Woodland Cleared outside of T-O-C					0.00
19 Woodland Cleared within the T-O-C (if applicable)					0.00
20 Woodland Cleared within the T-O-C (if applicable)					0.00
21 Replacement Required (1:1 Outside T-O-C, 0.25:1 Inside T-O-C)		0.00	0.00	0.00	0.00
22 Afforestation Threshold (AFT) =	15.00%	0.00			0.00
23 Off-site WCA (preservation) being provided on this property		0.00			0.00
24 Off-site WCA (afforestation) being provided on this property		0.00			0.00
25 Woodland Conservation Requirement		0.00			0.00 acres

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

26 On-site Woodland Preservation	5.77				
27 Adjusted Stream Buffer Afforestation (calculated below)	0.00				
28 On-site Afforestation / Reforestation					
29 On-site Natural Regeneration					
30 Specimen/Historic Tree Credit (Unimpacted CRZ area * 1.0)		0.00			
31 Off-site WCA (preservation) provided on this property					
32 Off-site WCA (afforestation) provided on this property					
33 Forest Enhancement Credit (Credit 50% of area provided)	0.00	0.00			
34 On-site Landscaping					
35 Street Tree Credit (Existing or 10-year canopy coverage)					
36 Off-site Woodland Conservation Credits Required					
37 Area provided in fee-in-lieu (One acre or less, unless in a T-O-C)					
38 Woodland Conservation Provided		5.77			5.77 acres

39 Area of woodland not cleared	5.77	acres
40 Net tract woodland retained not part of requirements:	0.00	acres
41 100-year floodplain woodland retained	0.00	acres
42 On-site woodland conservation provided	5.77	acres
43 On-site woodland conservation alternatives provided	0.00	acres
44 On-site woodland retained not credited	0.00	acres
45 Off-site WC credits allowed in preservation (Up to 60% of Replacement Required per Line 23)	0.00	acres

Regulated Stream Buffer (RSB) Afforestation Requirement

46 On-site regulated stream buffer (RSB) area (See NRI Site Statistics Table)	0.00	acres
47 On-site unforested RSB area(See NRI Site Statistics Table)	0.00	acres
48 Has the applicant demonstrated why full buffer afforestation cannot be provided? (See required SOJ?)	N	(Y/N)
49 Adjustment granted to RSB Afforestation Requirement based on SOJ?	0.00	acres
50 Adjusted Regulated Stream Buffer Afforestation Required	0.00	acres
51 Does on-site WC afforestation/reforestation satisfy the adjusted RSB requirement?	N	(Y/N)
52 Additional on-site afforestation/reforestation required (not credited as on-site WC)	0.00	acres

Michael J. Klebasko
Prepared by: Signed: 03/27/2025
Qualifications: Date

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS
OF PRINCE GEORGE'S CODE AND THE ENVIRONMENTAL
TECHNICAL MANUAL.
SIGNED: Michael J. Klebasko DATE: 02/11/2025
MICHAEL J. KLEBASKO
WETLAND STUDIES AND SOLUTIONS, INC.
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Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-008-2025			
Approved by		Date	Reason for Revision
00	<u>Kim S. Finch</u>	<u>6/4/2025</u>	
01			
02			
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04			
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TREE CONSERVATION PLAN TYPE 2
TCP2 NOTES AND DETAILS

Prepared For: Land & Commercial Inc.

**BRIGGS CHANEY ROAD
FOREST MITIGATION BANK**

Prince George's County, Maryland

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REVISIONS

No.	Date	Description	Rev. By	App. By	CL:2'
1	02/24/24	Added updated site statistics table to plan.	DPL	MJK	
2	11/24/24	Updated plan per MNCPPC comments.	KEH	MJK	
3	02/24/25	Removed site line and table from plan and revised the associated preservation sign symbols.	DPL	MJK	
DATE: February 11, 2025					SCALE: As Noted

Horizontal Datum: MD83F

Vertical Datum: NAVD 88

Boundary and Topo Source:
Prince George's County Digital Data

Design	Draft	Approved
DPL	DPL	MJK

WSSI Project Number:
P.WS1.0000802