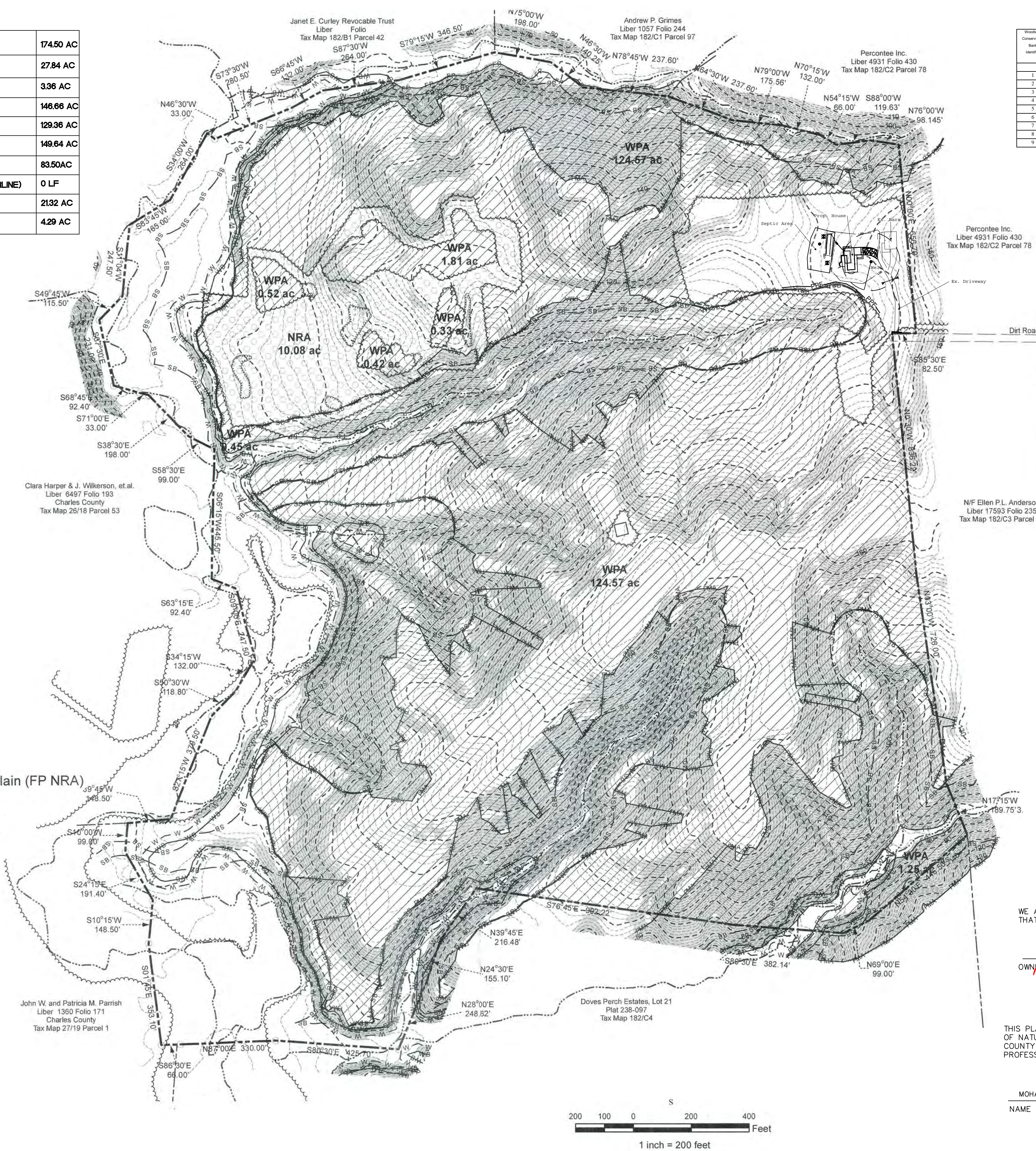


SITE DATA 'P. 24'	
GROSS TRACT AREA	174.50 AC
EXISTING 100-YR FLOOD PLAIN	27.84 AC
NET TRACT AREA	3.36 AC
EXISTING WOODLAND IN THE FLOOD PLAIN	146.66 AC
EXISTING WOODLAND IN THE NET TRACT AREA	129.36 AC
EXISTING WOODLAND TOTAL	149.64 AC
EXISTING PMA	83.50 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	0 LF
TOTAL WETLAND AREA	21.32 AC
TOTAL WETLAND BUFFER AREA	4.29 AC

GENERAL INFORMATION TABLE	
Zoning (Zone)	A-G
Aviation Policy Area (APA)	N/A
Tax Grid (TMG)	162-B3
WSSC Grid (Sheet 200)	230 SE 14
Planning Area (Plan Area)	87B
Election District (ED)	8th
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

#### Legend

- Brushline Ex.
- Treeline Ex.
- Primary Management Area (PMA)
- Stream Buffer 100-foot (SB)
- Wetland Buffer 25-foot (WB)
- Wetlands Non-tidal
- Streams
- Natural Regeneration Area in Floodplain (FP NRA)
- Natural Regeneration Area (NRA)
- Woodland Preservation Area (WPA)
- Easement
- Property Boundary
- Property Boundary Adjacent
- 100-year Floodplain
- Contour 10-foot
- Contour 2-foot
- Slopes > 15%
- PFF TREE PROTECTION FENCE (PERM)
- LOD LIMIT OF DISTURBANCE



OFF-SITE WOODLAND CONSERVATION BANK SUMMARY TABLE									
Woodland Conservation Bank Identifier	Woodland Conservation Credits Total (acres)	Off-Site Preservation (acres) 2:1	Off-Site Afforestation (acres) 1:1	Preservation Area Available (acres)	Afforestation Area Available (acres)	Recreation Information (Liber/Folio)	Benefiting TCP2	Benefiting Property	Reviewer
1	2.5	2.5		129.36	10.08	L38176 F:145	TCP2-011-14	2300 Queens Chapel, LLC	KI Finch
2									
3									
4									
5									
6									
7									
8									
9									



#### VICINITY MAP

SCALE: 1"=2000'

OFF-SITE WOODLAND CONSERVATION BANK SUMMARY TABLE FOR FLOODPLAIN AREAS WHEN ALLOWABLE									
Woodland Conservation Bank Identifier	Woodland Conservation Credits Total (acres)	Off-Site Preservation (acres) 2:1	Off-Site Afforestation (acres) 1:1	Preservation Area Available (acres)	Afforestation Area Available (acres)	Recreation Information (Liber/Folio)	Benefiting TCP2	Benefiting Property	Reviewer
0				20.28	0.00				
1									
2									
3									
4									
5									

The 100-year floodplain may only be used for State of Maryland projects or other projects that are specifically permitted to utilize areas of the 100-year floodplain.

#### Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)			
Zone:	163		
2) Gross Tract:	174.50	0.00	0.00
3) Floodplain:	27.84	0.00	0.00
4) Previously Dedicated Land:	0.00	0.00	0.00
5) Net Tract (NTA):	146.66	0.00	0.00
6) TCP Number:	TCP2-011-14	Revision #	2
7) Property Description or Subdivision Name:	Project Name		
8) Is this site subject to the 1989 or 1991 Ordinance:	N		
9) Is this site subject to the 1991 Ordinance:	N		
10) Subject to 2010 Ordinance and in PFA (Priority Funding Area):	N		
11) Is this one (1) single family lot? (Y or N):	N		
12) Are there prior TCP approvals which include a combination of this lot? (Y or N):	N		
13) Is any portion of the property in a WC Bank? (Y or N):	Y		
14) Break-even Point (preservation) =	25.87 acres		
15) Clearing permitted w/o reforestation:	103.49 acres		

SECTION II-Determining Requirements (Enter acres for each corresponding column)			
	Column A WCT/AFT %	Column B Net Tract (1:1)	Column C Floodplain (1:1)
17) Existing Woodland	129.36		0.00
18) Woodland Conservation Threshold (WCT) =	0.00%	0.00	0.00
19) Smaller of 17 or 18		0.00	0.00
20) Woodland above WCT	129.36		0.00
21) Woodland cleared	0.00	0.00	0.00
22) Woodland cleared above WCT (smaller of 18 or 17)	0.00	0.00	0.00
23) Clearing above WCT (0.25: 1) replacement requirement	0.00	0.00	0.00
24) Woodland cleared below WCT	0.00	0.00	0.00
25) Clearing below WCT (2:1 replacement requirement)	0.00	0.00	0.00
26) Afforestation Required	20.00%	0.00	0.00
27) Off-site WCA being provided on this property		139.44	
28) Woodland Conservation Required		139.44	

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)			
	Column A WCT/AFT %	Column B Net Tract (1:1)	Column C Floodplain (1:1)
29) Woodland Preservation	0.00	0.00	0.00
30) Afforestation / Reforestation	0.00	0.00	0.00
31) Natural Regeneration	0.00	0.00	0.00
32) Landscape Credits	0.00	0.00	0.00
33) Supplemental Historic Tree Credit (CRZ area * 2.0)	0.00	0.00	0.00
34) Forest Enhancement Credit (Area * 25)	0.00	0.00	0.00
35) Street Tree Credit (Existing or 10-year canopy coverage)	0.00	0.00	0.00
36) Area approved for fee-in-lieu	0.00	0.00	0.00
37) Off-site Woodland Conservation Credits Required		139.44	
38) Off-site WCA (preservation) being provided on this property		139.44	
39) Off-site WCA (afforestation) being provided on this property		139.44	
40) Woodland Conservation Provided		139.44	

41) Area of woodland not cleared	129.36 acres
42) Net tract woodland retained not part of requirements:	129.36 acres
43) 100-year floodplain woodland retained	20.28 acres
44) On-site woodland conservation provided	139.44 acres
45) On-site woodland conservation alternatives provided	0.00 acres
46) On-site woodland retained not credited	149.64 acres
47) Prepared by: <u>Mohamad Sahlabi</u>	Signed: <u>[Signature]</u> Date: <u>7/22/2024</u>

PROPERTY OWNERS AWARENESS CERTIFICATE  
PAUL HASTINGS HEREBY ACKNOWLEDGE THAT  
WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND  
THAT WE UNDERSTAND THE REQUIREMENTS SET FORTH IN THIS TCP2.  
[Signature] 7/22/2024  
OWNER OR OWNER'S REPRESENTATIVE DATE

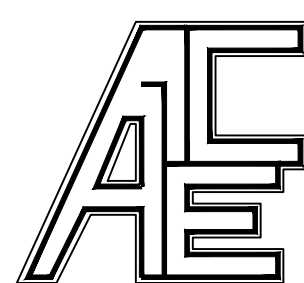
#### CERTIFICATION

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 SHALABI 7/22/2024  
NAME SIGNATURE DATE

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP 2-011-14			
Approved by	Date	DRD#	Reason for Revision
00 K.I. Finch	7/7/2014		
01 K.I. Finch	10/7/2016		
02 <u>[Signature]</u>	9/9/2024		Building New House
03			
04			
05			

EF NAME:	DATE	BY
DESIGNED: ZS	DATE: June 2022	
DRAWN:	DATE:	
CHECKED: ZS	DATE: June 2022	
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**  
PAUL HASTINGS  
3761 TAYLOR LANE  
HUNTINGTOWN, MD 20639  
443-968 9681

**TYPE 2 TREE CONSERVATION PLAN FOR WOODLAND  
CONSERVATION BANK WITH HOME SITE**  
22915 CHRIST CHURCH ROAD  
PARCEL 24  
**HASTINGS PROPERTY**  
(8TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

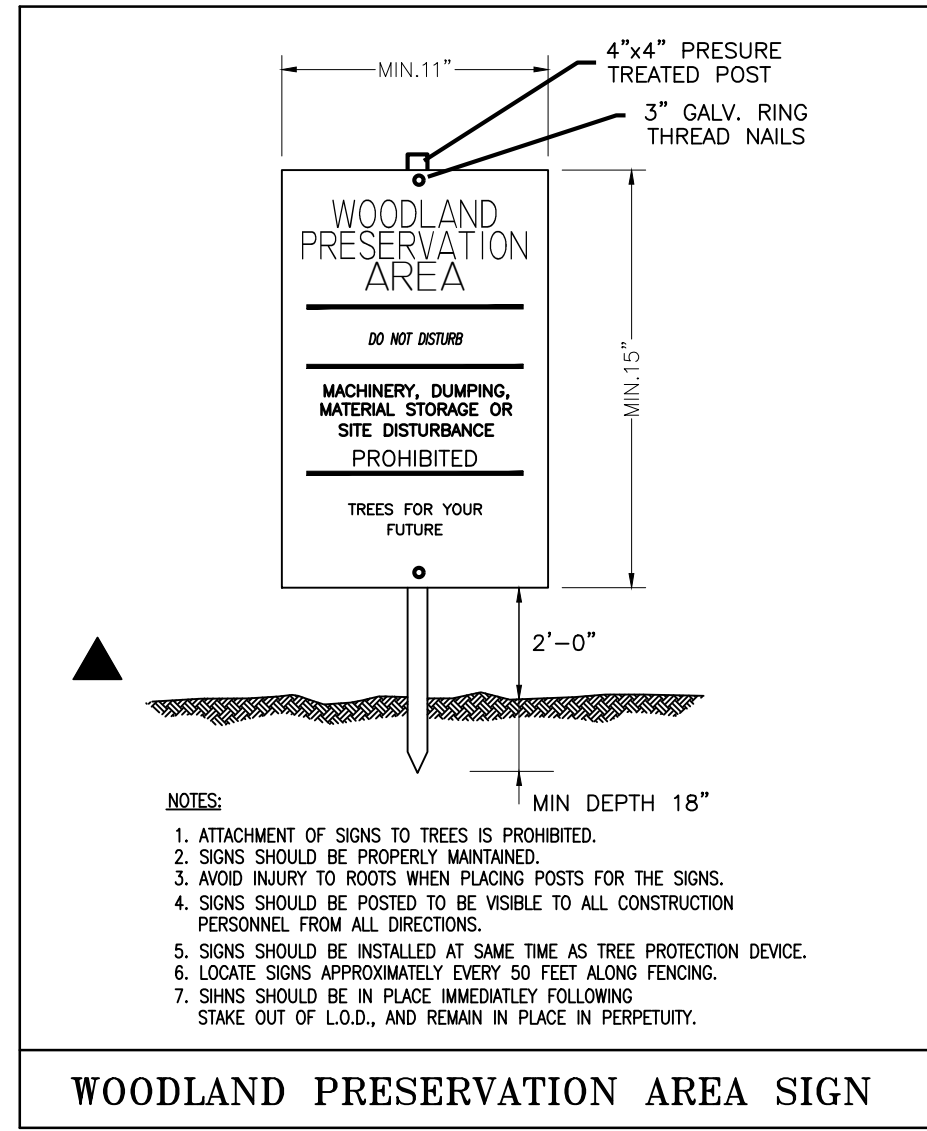
SCALE: 1"=200' CONTRACT No.: 23-02 SHEET 1 OF 2



STANDARD TYPE II CONSERVATION NOTES

1. This plan is submitted to fulfill the woodland conservation requirements for a grading permit.
2. 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.
3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permits, Inspection and Enforcement 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.
4. The developer or builder of the lot or parcel shown on this plan shall notify future buyer 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.
5. The owner of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
6. The property is within the Environmental Strategy Area (ESA 2,) of Plan Prince George's 2035 (formerly the developing tier) and is zoned \_\_AG\_\_\_\_.
7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
8. The site is not adjacent to a roadway classified as arterial or greater.
9. This plan is grandfathered under CB-27-2010, Section 25-119 (g).

10. All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
11. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
12. The location of all temporary tree protection fencing (TPFs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installation of the TPFs may begin.
13. All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
14. Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.
15. The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the county as dead, dying, or hazardous may be removed.
16. A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
17. During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chainsaw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
18. If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.



CONTINUE TREE PRESERVATION AND RETENTION NOTES

19. If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
- Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.
- Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
20. Tree protection fencing (TPFs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land /or a 50-foot forested buffer is being maintained between the limit of disturbance (LOD) and the woodland preservation areas. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluate the change to determine if a revision to the tree conservation plan is necessary or if installation of TPFs will be required.
21. Debris piles shown in woodland preservation areas shall be removed by hand without the use of mechanical equipment within the preservation area. Chains may be used to pull debris out of the preservation areas. Caution must be used not to damage remaining vegetation.

POST DEVELOPMENT NOTES

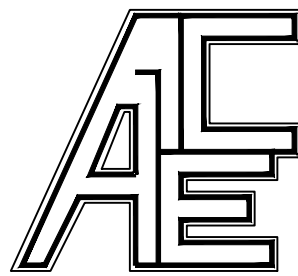
22. If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handout "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
- If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
- Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
23. The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and 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.
24. 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.
- d. The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

Type II Tree Conservation Plan Notes  
For an Off-site Woodland Conservation Bank

1. 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 mitigation 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 TCPII shall be revised to calculate the requirements for this property and demonstrate how those requirements are being satisfied in addition to the off-site mitigation areas already created.
2. 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 II Tree Conservation Plan that depicts the area subject to the Tree Conservation Plan.
4. Off-site woodland conservation mitigation 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.
5. All off-site woodland conservation 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 may encumber only the portion of the property included in the off-site mitigation bank, and must include a metes and bounds description of the area to be encumbered signed and sealed by a licensed surveyor.
6. Prior to the recordation of any declaration of covenants encumbering any portion of this property, a draft of the document shall be submitted to the Environmental Planning Section, MNCPPC for appropriate review and approval.
7. Off-site woodland conservation mitigation banks may not encumber lands previously protected or encumbered by permanent protection instruments.
8. 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 TCPPIs and project names (banking property and benefiting property).
9. 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 mitigation areas established as afforestation areas or as 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.
10. The TCPII Off-site Woodland Conservation Summary Table shall be revised each time a Transfer Certificate is recorded to identify the acreages affected, the benefiting property name and TCPII number, and the recordation numbers.
11. If a Transfer Certificate is recorded and is later found to be unnecessary, a written request shall be submitted to the EPS to evaluate the Transfer Certificate release request. 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.
12. The purchase or sale of off-site woodland conservation mitigation credits involves the transfer of real property rights and may be subject to Maryland property transfer tax at the time of recordation of a Transfer Certificate.
13. Timber harvesting activities on the site may occur only after approval of a Forest Management or Stewardship Plan by the Prince George's County Forestry Board and after approval of a revised TCPII by the EPS.

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP 2-011-14				
	Approved by	Date	DRD#	Reason for Revision
00	K.I. Finch	7/7/2014		
01	K.I. Finch	10/7/2016		
02	Wesley J. Smith	9/9/2024		Building New House
03				
04				
05				

EF NAME:				
DESIGNED: ZS	DATE: June 2022	DATE	BY	
DRAWN:	DATE:			
CHECKED: ZS	DATE: June 2022			
APPROVED:	DATE:			



APPLIED CIVIL ENGINEERING  
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OWNER

PAUL HASTINGS  
3761 TAYLOR LANE  
HUNTINGTOWN, MD 20639  
443-968 9681

TYPE 2 TREE CONSERVATION PLAN FOR WOODLAND  
CONSERVATION BANK WITH HOME SITE  
22915 CHRIST CHURCH ROAD  
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**HASTINGS PROPERTY**  
(8TH) ELECTION DISTRICT  
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SCALE: 1"=200' CONTRACT No.: 23-02 SHEET 2 OF 2