

Standard Type 2 Tree Conservation Plan Notes

- This plan is submitted to fulfill the woodland conservation requirements for 44129-2017-00. If 44129-2017-00 expires, then this TCP2 also expires and is no longer valid.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 \$1.50 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 ESA-2 formerly the Developing Tier and is zoned R-A.
- The property 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 as arterial or greater.
- This plan is grandfathered by CB27-2010, Section 25-119(g).

Tree Preservation and Retention Notes

- 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.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- 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.
- 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.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TCF installation. These signs must remain in perpetuity.

When the use of fee-in-lieu is proposed:

- All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit shall be provided prior to issuance of any permits related to this TCP2 unless the project is phased. Phased projects shall pay the fee-in-lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee-in-lieu breakdown on this TCP2.

The purpose of this TCP2 revision is to eliminate a portion of the existing Afforestation (0.30 acres) and to mitigate for that removal by use of the Fee-in-lieu option.

It is proposed that a swimming pool and associated decking and access will be constructed. In addition, this plan identifies the existing deck that was previously constructed and an existing 14'x16' shed that was located on the property line and will be moved onto the property.

A portion of currently approved Afforestation Area (0.10 acres) has regenerated naturally and currently meets the definition of a Woodland. The balance of the Afforestation has been maintained as a yard and has only a few scattered trees. It is this portion of the Afforestation Area that will be removed and mitigated.

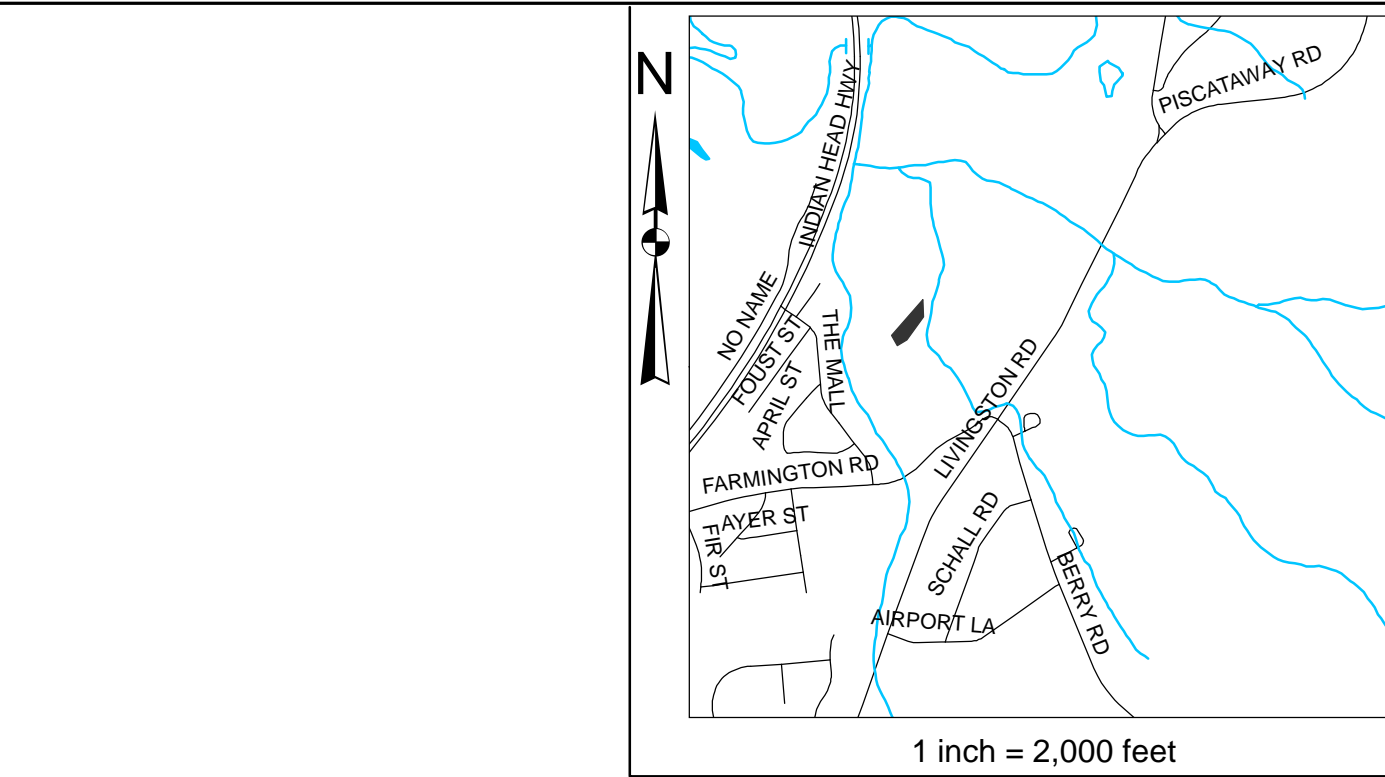


1 inch = 40 feet

St. James, Lot 15-B Site Information

- Owners: Wendell Jr. & Tia A. Summers
14500 Saint Gregory Way
Accokeek, MD 20607
Liber 31327 Folio 393
1.37 acres
142 Grid C-4
St. James
199-051
05-3583663
84
R-A
ESA-2 / Developing
Regulated & Evaluation
219SE02
05
09
Piscataway Creek
Potomac
None
Single Family Residential
30 G-13
None
None
None
None
None
TCP2-032-2003
4-02003
Conservation (PMA) & PUE
TCPI-066-95; TCP2-032-03
- Deed Information
- Area
- Tax Map
- Subdivision
- Plat
- Tax Account Number
- Planning Area
- Zoning
- ESA/Tier
- Green Infrastructure
- WSSC Grid
- Election District
- Council District
- Watershed
- River Basin
- Floodplain
- Proposed Use
- ADC Map Page / Grid
- Cemetery
- Historic Sites
- Scenic/Historic Roads
- Master Planned Roads
- Topography
- Development Activity
- Easements
- TCPs

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-A
Zone	Aviation Policy Area (APA)	NA
Administrative	Tax Grid (TMG)	142 C-4
Administrative	WSSC Grid (Sheet 20)	219SE02
Administrative	Planning Area (Plan Area)	84
Administrative	Election District (ED)	05
Administrative	Councilmanic District (CD)	09
Administrative	General Plan 2035 ESA & 2002 Tier (Tier)	ESA-2 / Developing
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1391
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2630



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:	1.37		
3) Floodplain:	0.23		
4) Previously Dedicated Land:	0.00		
5) Net Tract (NTA):	1.14	0.00	0.00
6) Property Description or Subdivision Name:	St. James, Lot 15, Block "B"		
7) Current TCP Number:	Rev #	0	
8) Previous TCP Number:	Rev #		

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

9) Woodland Conservation Calculations:	Net tract	Floodplain
11) Acreage of Existing Woodland	0.16	0.23
12) Woodland Conservation Required for per TCP1 or TCP2	49.12%	0.56
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 TCP1 or TCP2	0.00	0.00
16) Additional Woodland Cleared by current TCP2	0.00	0.00
17) Does the TCPI show 2:1 replacement?	Y	
18) Clearing above WCT (1/4:1 Replacement)	0.00	Additional Replacement required = 0.00
19) Clearing below WCT (2:1 Replacement)	0.00	Additional Replacement required = 0.00
20) Total Woodland Conservation Required :	0.56	

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

21) Woodland Conservation Provided:	(acres)	
22) Woodland Preservation	0.16	
23) Reforestation / Afforestation	0.10	Bond amount: \$ -
24) Natural Regeneration	0.00	
25) Landscape Credits	0.00	
26) Area approved for fee-in-lieu	0.30	Fee amount: \$3,920.40
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	0.56	

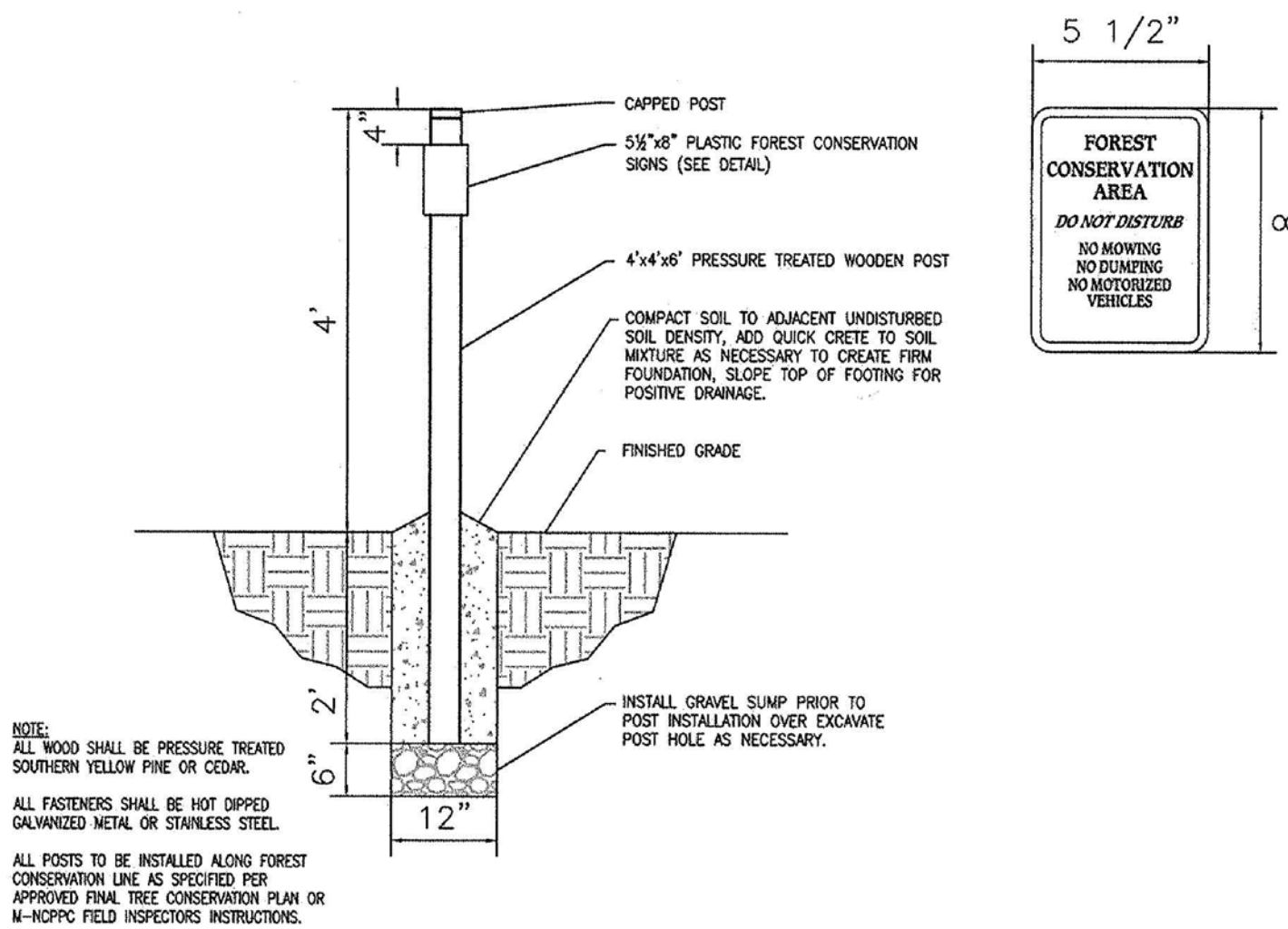
29) Area of net tract woodland not cleared: 0.16 acres
30) Woodland retained not part of requirements: 0.00 acres

31) Prepared by: John P. Markovich Date: 12/7/2017

32) Qualifications: Licensed Forester #153

POST-TYPE TREE PROTECTION SIGNAGE

SCALE: 1" = 2'



Legend

- Property Boundary
- Property Boundary Adjacent
- Pool Fence (Proposed)
- LOD-LOD - Proposed Limit of Disturbance
- Existing Treeline
- Conservation Easement
- WRA Removed
- WPA - Woodland Preservation Area
- WRA - Reforestation Area (Now Ex. Woodland)
- Streams
- EB - Expanded Buffer (Now PMA)
- FP - 100-year Floodplain
- BRL - Building Restriction Line
- Signs - WPA

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: John P. Markovich Date: 12/7/2017

John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-645-4977
E-mail: jpmarkovich@comcast.net

I, Wendell Summers, Jr., 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.

Wendell Summers, Jr. Date: 12/10/17

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL				
TCP2- 032-2003				
	Approved by	Date	DRD #	Reason for Revision
01 Revision	J.L. Stasz	4/29/2003	NA	
02 Revision	J.L. Stasz	1/1/2006	4-02003	
03 Revision	J.L. Stasz	4/23/2008	4-02003	
04 Revision	P. Vance	8/29/2009	4-02003	
05 Revision	P. Vance	7/9/2010	4-02003	Revised WC Lot 29-B
06 Revision	P. Vance	7/9/2010	4-02003	Revised WC Lot 2-A
07 Revision	P. Vance	6/27/2010	4-02003	Revised WC Lot 44-B
08 Revision	P. Vance	7/23/2010	4-02003	Revised WC Lot 5-A
09 Revision	P. Vance	8/19/2010	4-02003	Revised WC Lot 12-B
10 Revision	P. Vance	8/9/2010	4-02003	Revised WC Lot 11-B
11 Revision	P. Vance	8/9/2010	4-02003	Revised WC Lot 1-A
12 Revision	P. Vance	8/17/2010	4-02003	Revised WC Lot 4-A
13 Revision	P. Vance	8/27/2010	4-02003	Revised WC Lot 14-B
14 Revision	K.I. Finch	3/13/2013	4-02003	Revised WC Lot 2-A
15 Revision	K.I. Finch	3/18/2013	4-02003	Revised WC Lot 24-B
16 Revision	K.I. Finch	4/8/2013	4-02003	Revised WC Lot 7-B
17 Revision	K.I. Finch	12/6/2013	4-02003	Revised WC Lot 30-B
18 Revision	K.I. Finch	12/9/2013	4-02003	Revised WC Lot 6-A
19 Revision	K.I. Finch	4/16/2014	4-02003	Revised WC on lot 24-B
20 Revision	K.I. Finch	8/13/2014	4-02003	Revised to add Phases 2A and 2B
21 Revision	M. Juba	2/3/2017	4-02003	Revised WC Lot 59-D
22 Revision	Pending	Pending	4-02003	Revised WC Lot 1-A
23 Revision	Pending	Pending	4-02003	Revised WC Lot 4-A

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

APPLICANT / DEVELOPER

Wendell and Tia Summers
14500 Saint Gregory Way
Accokeek, MD 20607
Phone: 240-299-4248

Type II Tree Conservation Plan
Single Lot Revision
TCP2-032-03

St. James Village
Lot 15, Block "B"
14500 Saint Gregory Way
5th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

DWN	Checked
JPM	JPM
Scale	1" = 40'
Project No.	08-033
Sheet No.	1 of 1