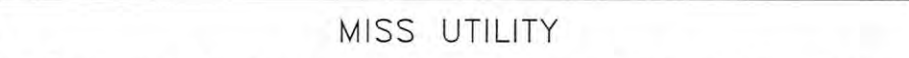


Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.



03	J.
----	----

08	
----	--

12	
13	K.

17	K.
18	K.

22	C. S.
23	C. S.

60% OF THE LOT9 MUST BE AT LEAST 87' 400PS (80X400-100.0 LOT9)

MAXIMUM 16 LOTS AT LEAST 43,560 SF ALLOWED
14 LOTS AT LEAST 43,560 SF SHOWN

THIS PRELIMINARY PLAN APPLICATION INTENDS TO UTILIZE THE COUNCIL BILL CB-11-2000, WHICH ALLOWS THE MEMBERSHIP OF THE UNIVERSITY BOARD OF TRUSTEES TO BE COMPOSED OF BOTH REPRESENTATIVE AND NON-REPRESENTATIVE MEMBERS.

DEVELOPMENT DATA:

NET TRACT AREA: +/- 353.25 ACRES

D/D PER NET ACRE SHOWN = 182 LOTS

TOWSON, MD 21204 410-583-8405

NOISE CONSULTANT

05/02/14
06/16/14

07/17/12
11/09/12

Date	DRD #	Reason for Revision
04/29/03	4-02003	

07/09/10	4-02003	Lot 29B
07/09/10	4-02003	Lot 2A

08/29/10	4-02003	Lot 11B
----------	---------	---------

03/18/13	4-02003	Lot 24B
----------	---------	---------

08/13/14	4-02003	Revised to add Phases 2A and 2B	www.cpja.com
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er	10/08/19	Revised WC on lot 4C & added .39 Ac. Fee-In-Lieu	COPYRIGHT
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ANCE GEORGE'S COUNTY WATER RESOURCES PROTECTION AND GRADING CODE; AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM UPHILL PROPERTIES ONTO

DATE 3/10/20 Seamus J. Connelley
CALLIE S. STECHERT

08/25/09	REVISED AFFORESTATION PER FIELD INFO.
05/02/14	REVISED CRI

04/18/17	REVISED LOD AT LOTS 9C, 22C, 23C, 64C AND 50D
----------	---

09/10/19 UPDATE LOD FOR LOTS IN PHASE 2	SPS
02/06/20 RELEASED TOPP PER UNICORP RELEASE COMMENTS	MU

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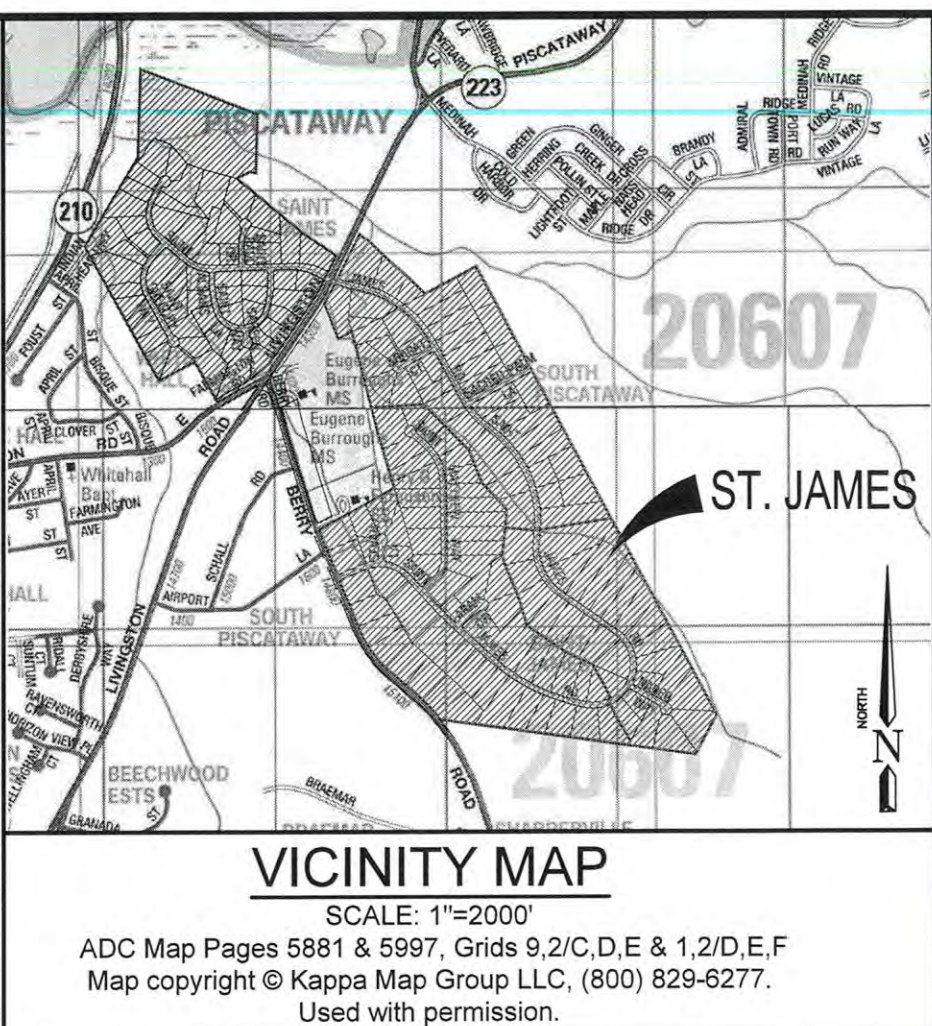
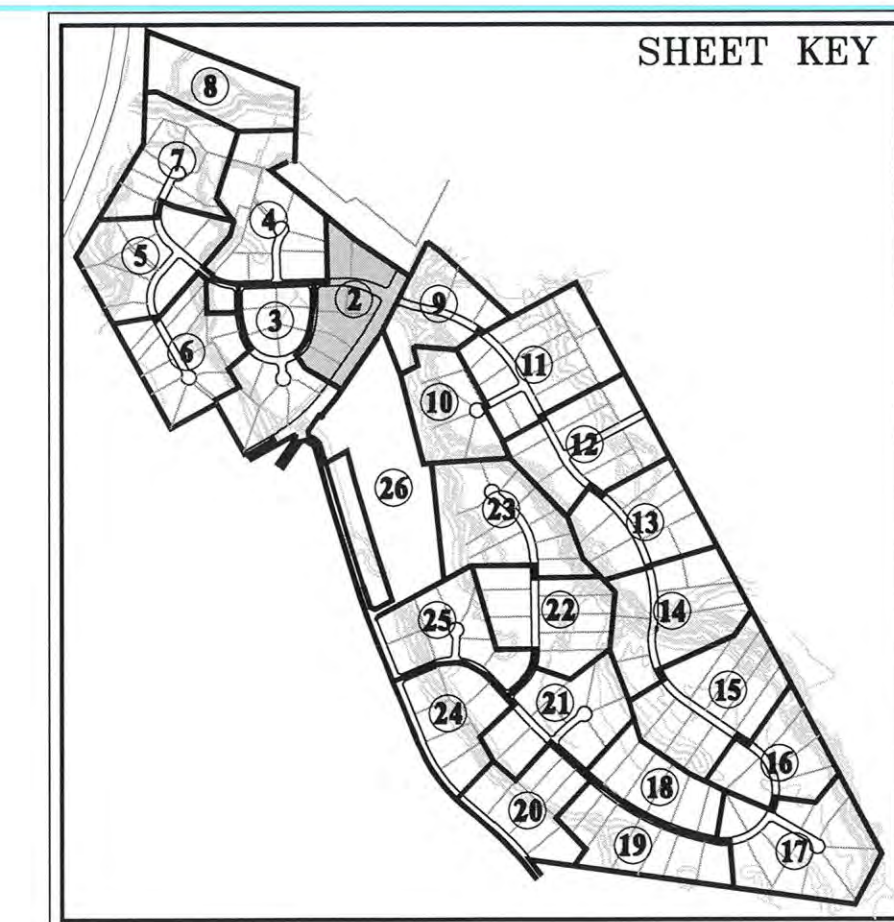
ST JAMES PROPERTY[illegible]

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301-864-6500	MIL	1	28
	DRAFT	UNITED	

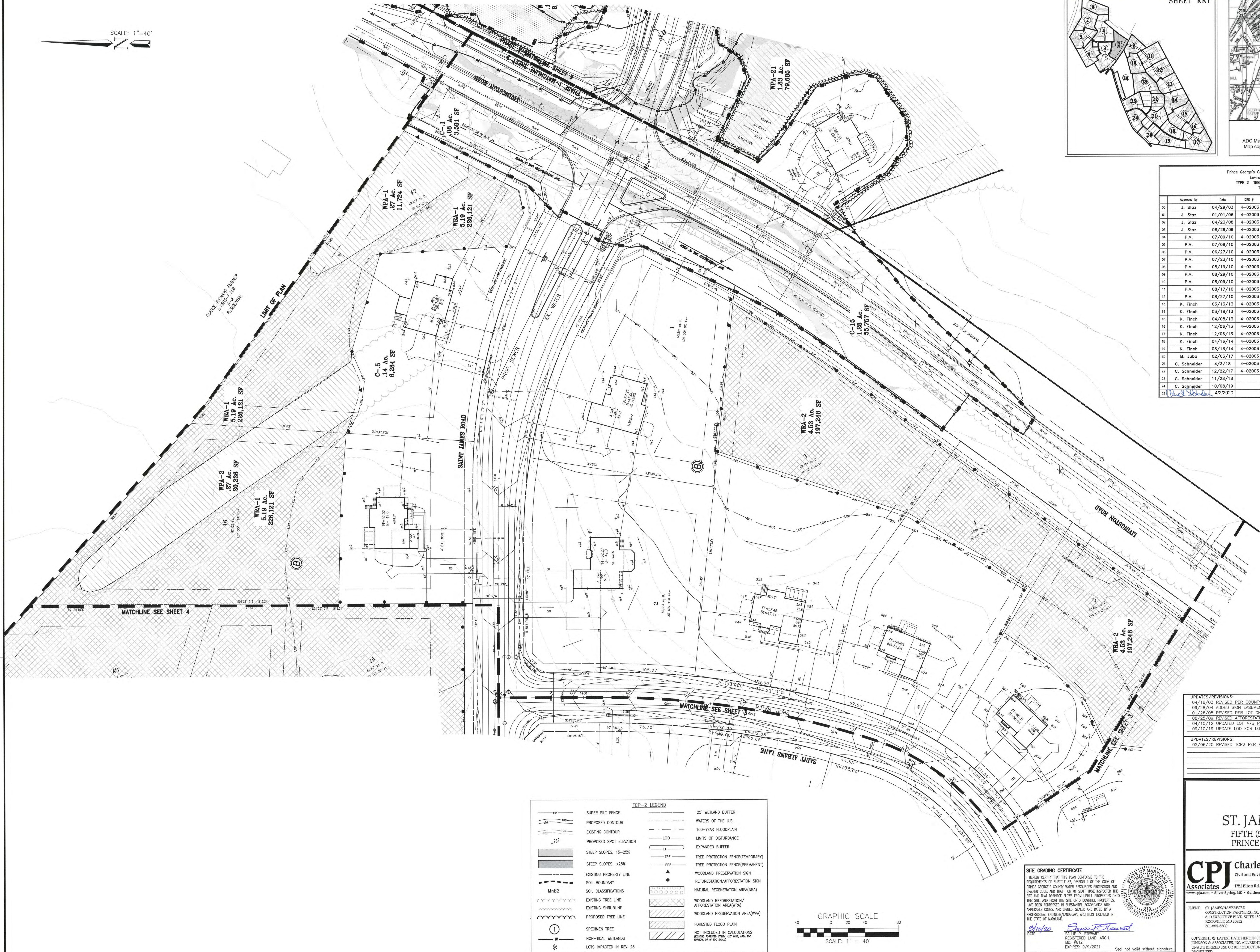
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SCALE: 1"=40'



Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP# 032-03

Approved By	Date	DRD #	Reason for Revision
J. Stoz	04/29/03	4-02003	
J. Stoz	01/01/06	4-02003	
J. Stoz	04/23/08	4-02003	
J. Stoz	08/29/09	4-02003	
P.V.	07/09/10	4-02003	Lot 29B
P.V.	07/23/10	4-02003	Lot 2A
P.V.	06/27/10	4-02003	Lot 44B
P.V.	07/23/10	4-02003	Lot 5A
P.V.	08/19/10	4-02003	Lot 12B
P.V.	08/29/10	4-02003	Lot 11B
P.V.	08/09/10	4-02003	Lot 1A
P.V.	08/17/10	4-02003	Lot 4A
P.V.	08/27/10	4-02003	Lot 14B
K. Finch	03/13/13	4-02003	Henery Ferguson School Entry
K. Finch	03/18/13	4-02003	Lot 24B
K. Finch	04/08/13	4-02003	Lot 7B
K. Finch	12/06/13	4-02003	Lot 30B
K. Finch	12/06/13	4-02003	Lot 6A
K. Finch	04/16/14	4-02003	Lot 24B
K. Finch	08/13/14	4-02003	Revised to add Phases 2A and 2B
M. Juba	02/03/17	4-02003	Lot 59D
C. Schneider	4/3/18	4-02003	Lot 59D
C. Schneider	12/22/17	4-02003	Revised WC on lot 15B
C. Schneider	11/28/18		Revised WC on lot 5C & added .26 Ac. Fee-In-Lieu
C. Schneider	10/08/19		Revised WC on lot 4C & added .39 Ac. Fee-In-Lieu
C. Schneider	4/2/2020		Revised Phase 2 LOD and revised TCP2 Worksheet



UPDATES/REVISIONS:

04/18/03	REVISED PER COUNTY COMMENTS (04/17/03)	ANC
09/28/04	ADDED SIGN EASEMENT	SMD
01/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LGS
09/23/08	REVISED AFFORESTATION AREA PER FIELD INFO.	
04/10/12	UPDATED LOT 47B PER NEW LANDSCAPE MANUAL	SMD
08/10/19	UPDATE LOD FOR LOTS IN PHASE 2	SPS

UPDATES/REVISIONS:

02/06/20	REVISED TCP2 PER MNCPPC REVIEW COMMENTS.	MJL
----------	--	-----

TCP II-032-03

ST. JAMES PROPERTY

FIFTH (5th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MD

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: ST. JAMES HAVENFORD CONSTRUCTION PARTNERS, INC. 600 EXECUTIVE BLVD., SUITE 430 ROCKVILLE, MD 20852 301-696-6500

WKS: GND SHEET: 2 OF 28

DESIGN: SPS DRAFT: HWD DATE: MARCH 2019 SCALE: 1" = 40'

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FILE NO.: 2018-1456-22 D

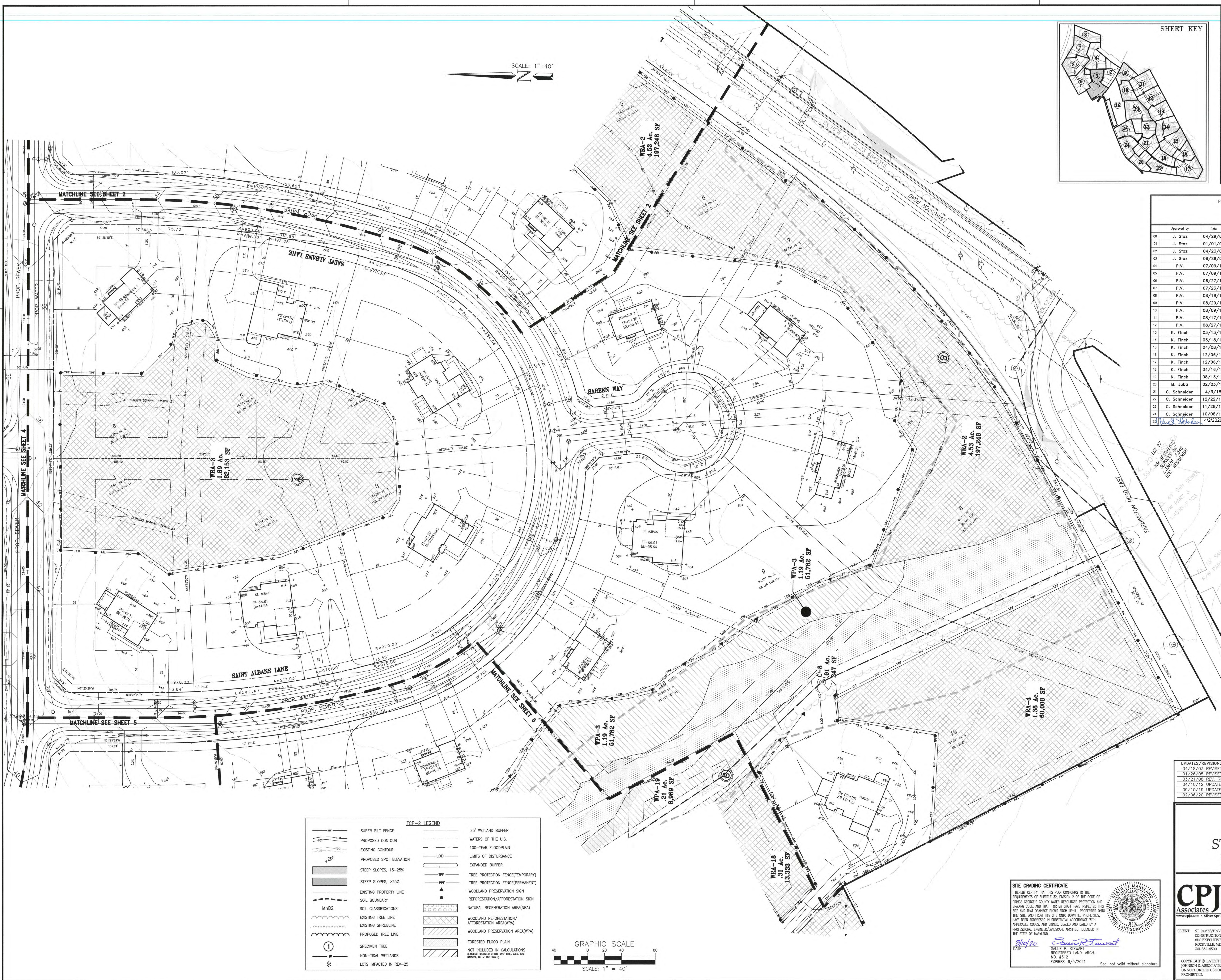
SITE GRADING CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 30, DIVISION 2 OF THE CODE OF PRINCE GEORGES COUNTY WATER RESOURCES PROTECTION AND GRADING CODE AND THAT I OR MY STAFF HAVE INSPECTED THE SITE AND THAT DRAINAGE FLOWS FROM UPHELD PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO DOWNHILL PROPERTIES, HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES, AND SIGNED, SEALED AND DATED BY A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.

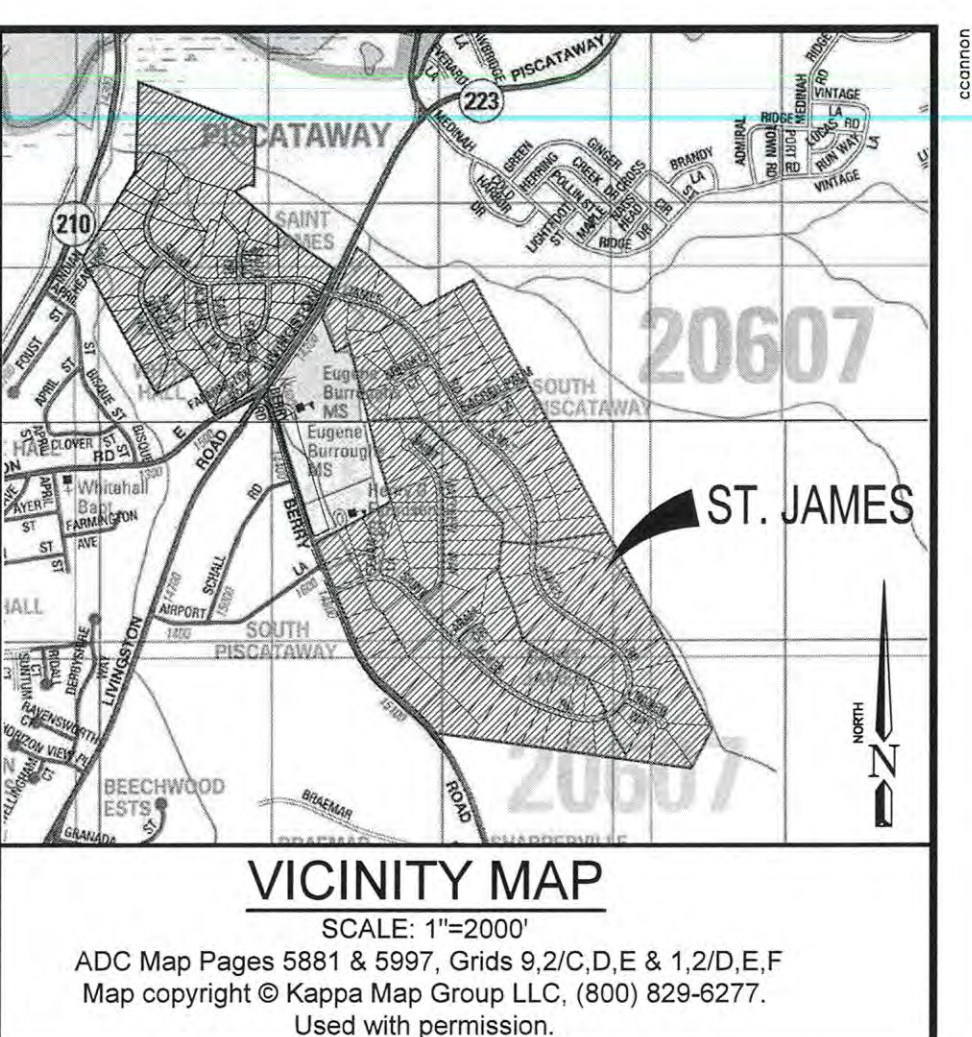
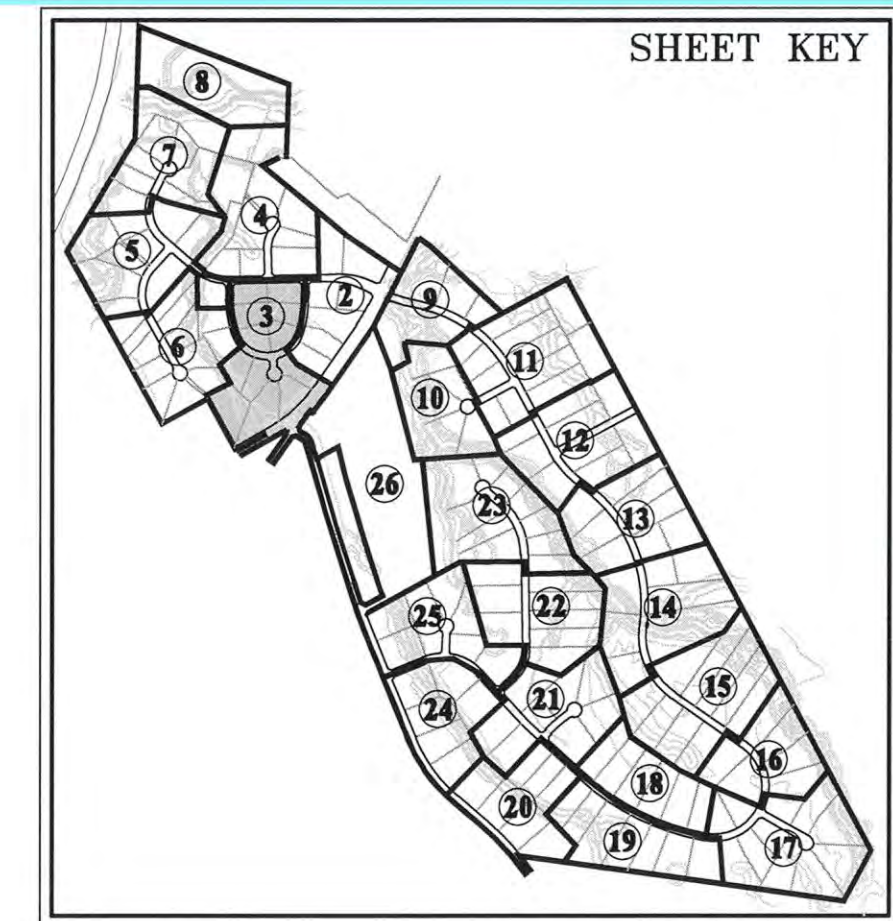
SIGNATURE: [Signature]
DATE: 9/9/2021

SALLIE P. STEWART
REGISTERED LAND. ARCH.
MD #612
EXPIRES: 9/9/2021

Seal not valid without signature

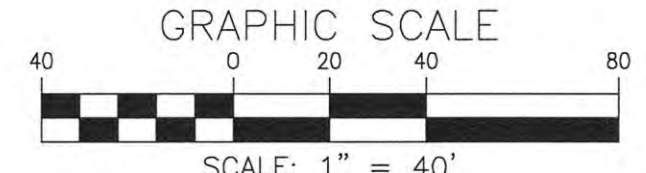


SCALE: 1"=40'



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPII- 032-03				
Approved by	Date	DDO #	Reason for Revision	
00 J. Storz	04/29/03	4-02003		
01 J. Storz	01/01/06	4-02003		
02 J. Storz	04/23/08	4-02003		
03 J. Storz	08/29/09	4-02003		
04 P.V.	07/09/10	4-02003	Lot 29B	
05 P.V.	07/09/10	4-02003	Lot 2A	
06 P.V.	06/27/10	4-02003	Lot 44B	
07 P.V.	07/23/10	4-02003	Lot 5A	
08 P.V.	08/19/10	4-02003	Lot 12B	
09 P.V.	08/29/10	4-02003	Lot 11B	
10 P.V.	08/09/10	4-02003	Lot 1A	
11 P.V.	08/17/10	4-02003	Lot 4A	
12 P.V.	08/27/10	4-02003	Lot 14B	
13 K. Finch	03/13/13	4-02003	Henery Ferguson School Entry	
14 K. Finch	03/18/13	4-02003	Lot 24B	
15 K. Finch	04/08/13	4-02003	Lot 7B	
16 K. Finch	12/06/13	4-02003	Lot 30B	
17 K. Finch	12/06/13	4-02003	Lot 6A	
18 K. Finch	04/16/14	4-02003	Lot 24B	
19 M. Juba	08/13/14	4-02003	Revised to add Phases 2A and 2B	
20 M. Juba	02/03/17	4-02003	Lot 59D	
21 C. Schneider	4/3/18	4-02003	Lots 9,17,18,22,23&64C & 50-52D	
22 C. Schneider	12/22/17	4-02003	Revised WC on lot 15B	
23 C. Schneider	11/29/18		Revised WC on lot 5C & added .28 ac. Fee-In-Lieu	
24 C. Schneider	10/08/19		Revised WC on lot 4C & added .39 ac. Fee-In-Lieu	
25 C. Schneider	4/2/2020		Revised Phase 2 LOD and revised TCP2 Worksheet	

TCP-2 LEGEND			
	SUPER SILT FENCE		25' WETLAND BUFFER
	PROPOSED CONTOUR		WATERS OF THE U.S.
	EXISTING CONTOUR		100-YEAR FLOODPLAIN
	PROPOSED SPOT ELEVATION		LIMITS OF DISTURBANCE
	STEEP SLOPES, 15-25%		EXPANDED BUFFER
	STEEP SLOPES, >25%		TREE PROTECTION FENCE (TEMPORARY)
	EXISTING PROPERTY LINE		TREE PROTECTION FENCE (PERMANENT)
	SOIL BOUNDARY		WOODLAND PRESERVATION SIGN
	SOIL CLASSIFICATIONS		REFORESTATION/AFFORESTATION SIGN
	EXISTING TREE LINE		NATURAL REGENERATION AREA (NRA)
	EXISTING SHRUBLINE		WOODLAND REFORMATION/AFFORESTATION AREA (WRA)
	PROPOSED TREE LINE		WOODLAND PRESERVATION AREA (WPA)
	SPECIMEN TREE		FORESTED FLOOD PLAIN
	NON-TIDAL WETLANDS		NOT INCLUDED IN CALCULATIONS
	LOTS IMPACTED IN REV-25		NOT INCLUDED IN CALCULATIONS



SITE GRADING CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE CODE OF PRINCE GEORGE'S COUNTY, MARYLAND, RESOURCES PROTECTION AND GROWING CODE, AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOW FROM ADJACENT PROPERTIES INTO THIS SITE, AND FROM THIS SITE ONTO DOWNHILL PROPERTIES, HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES AND STANDARDS, SEAL AND DATED BY A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.

9/10/20 *Ben Stewart*
DATE SIGNATURE
REGISTERED LAND. ARCH.
MD #612
EXPIRES: 9/9/2021

Seal not valid without signature

UPDATES/REVISIONS:

04/18/03	REVISED PER COUNTY COMMENTS	04/17/03	ANC
01/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSC	
03/27/08	REV. REFOREST AREA LOTS 5 & 6 - GIVE & TAKE - EVEN	SMD	
04/10/12	UPDATED LOTS 7B & 8B PER NEW LANDSCAPE MANUAL	SMD	
09/10/19	UPDATE LOD FOR LOTS IN PHASE 2	SPS	
02/09/20	REVISED TCP2 PER MNCPPC REVIEW COMMENTS	MAIL	

TCP II-032-03

ST. JAMES PROPERTY

FIFTH (5th) ELECTION DISTRICT

PRINCE GEORGES COUNTY, MD

CPI Charles P. Johnson & Associates, Inc.

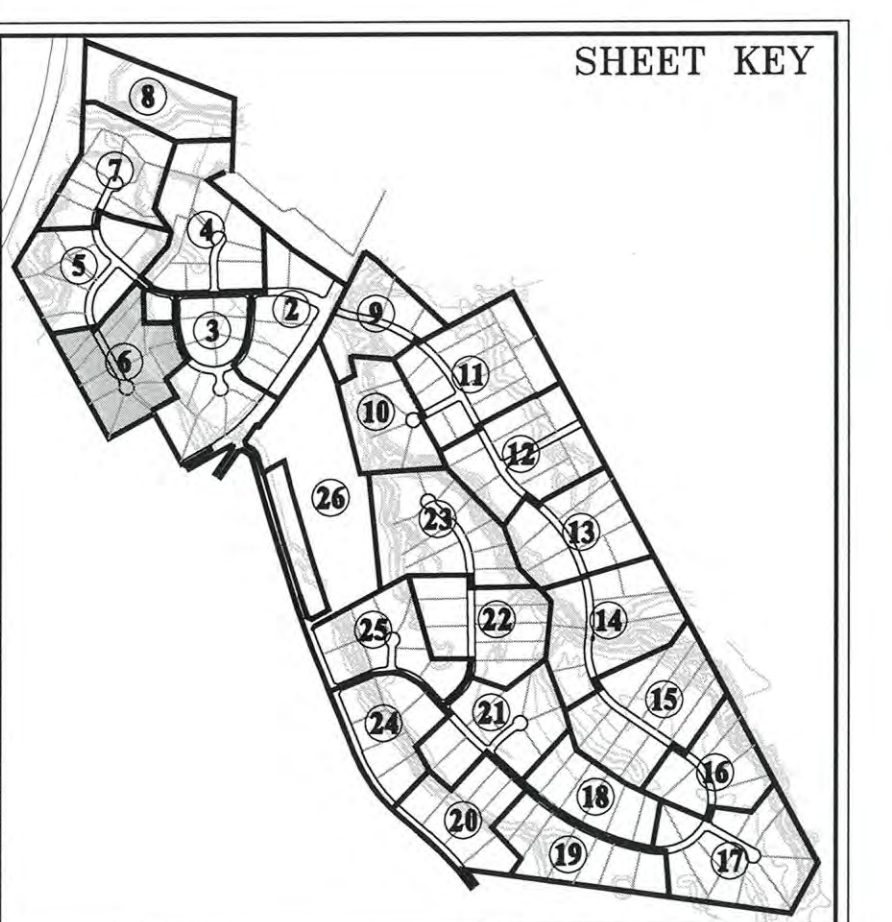
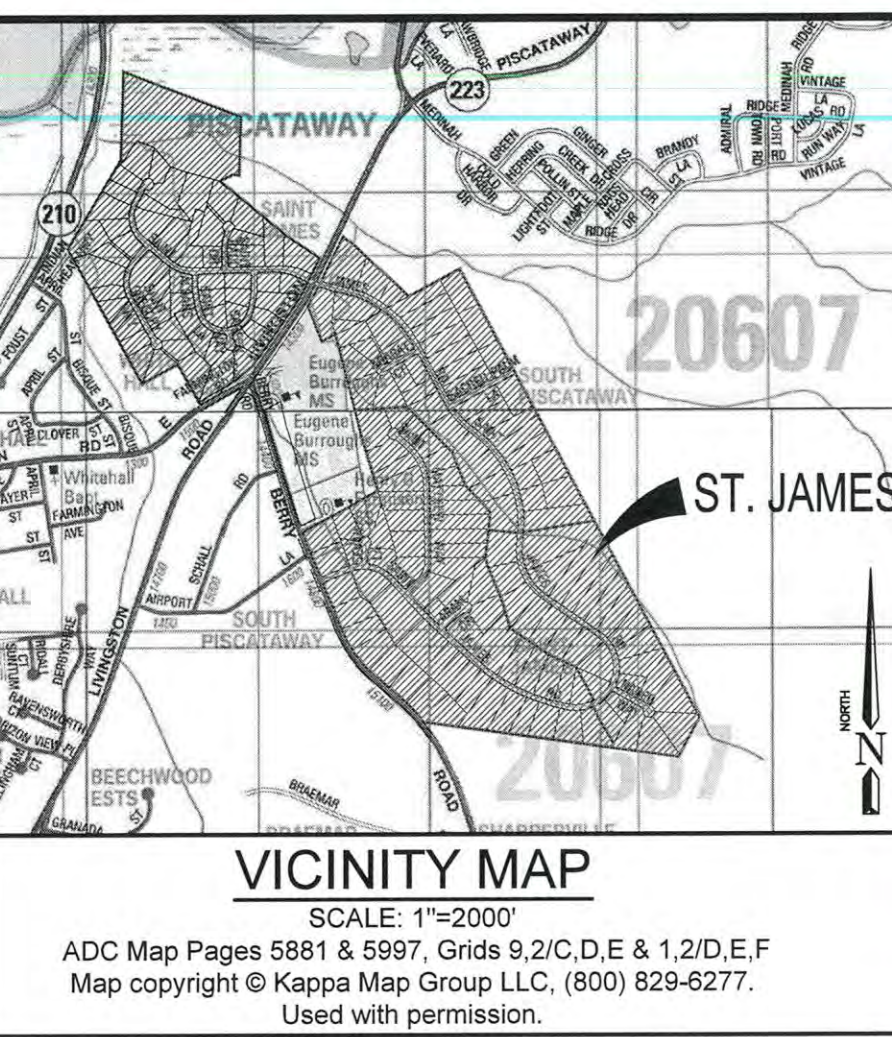
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394

www.cpi.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT:	ST. JAMES/HAVERTFORD CONSTRUCTION PARTNERS, INC. 600 EXECUTIVE BLVD, SUITE 400 ROCKVILLE, MD 20852 301-464-6000	VSNC GRID:	TAX MAP:
DESIGN:	SFS	SHEET:	OF
DRAFT:	HWD	3	28
DATE:	MARCH 2019	FILE NO.:	
SCALE:	1" = 40'	2018-1456-22 D	

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TOP-2 LEGEND	
	SUPER SILT FENCE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	STEEP SLOPES, 15-25%
	STEEP SLOPES, >25%
	EXISTING PROPERTY LINE
	SOIL BOUNDARY
	SOIL CLASSIFICATIONS
	EXISTING TREE LINE
	EXISTING SHRUBLINE
	PROPOSED TREE LINE
	SPECIMEN TREE
	NON-TIDAL WETLANDS
	25' WETLAND BUFFER
	WATERS OF THE U.S.
	100-YEAR FLOODPLAIN
	LIMITS OF DISTURBANCE
	EXPANDED BUFFER
	TREE PROTECTION FENCE (TEMPORARY)
	TREE PROTECTION FENCE (PERMANENT)
	WOODLAND PRESERVATION SIGN
	REFORESTATION/AFFORESTATION SIGN
	NATURAL REGENERATION AREA (NRA)
	WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
	WOODLAND PRESERVATION AREA (WPA)
	FORESTED FLOOD PLAIN
	NOT INCLUDED IN CALCULATIONS
	LOTS IMPACTED IN REV-25

Prince Georges County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPII- 032-03			
Approved by	Date	ORD #	Reason for Revision
00 J. Shaz	04/29/03	4-02003	
01 J. Shaz	01/01/06	4-02003	
02 J. Shaz	04/23/08	4-02003	
03 J. Shaz	08/29/09	4-02003	
04 P.V.	07/09/10	4-02003	Lot 299
05 P.V.	07/09/10	4-02003	Lot 2A
06 P.V.	06/27/10	4-02003	Lot 448
07 P.V.	07/23/10	4-02003	Lot 5A
08 P.V.	08/19/10	4-02003	Lot 128
09 P.V.	08/29/10	4-02003	Lot 118
10 P.V.	08/09/10	4-02003	Lot 1A
11 P.V.	08/17/10	4-02003	Lot 4A
12 P.V.	08/27/10	4-02003	Lot 148
13 K. Finch	03/13/13	4-02003	Henery Ferguson School Entry
14 K. Finch	03/18/13	4-02003	Lot 248
15 K. Finch	04/08/13	4-02003	Lot 78
16 K. Finch	12/06/13	4-02003	Lot 308
17 K. Finch	12/06/13	4-02003	Lot 6A
18 K. Finch	04/16/14	4-02003	Lot 248
19 K. Finch	08/13/14	4-02003	Revised to add Phases 2A and 2B
20 M. Juba	02/03/17	4-02003	Lot 590
21 C. Schneider	4/3/18	4-02003	Lots 9,17,18,22,23&64C & 50-52D
22 C. Schneider	12/22/17	4-02003	Revised WC on lot 15B
23 C. Schneider	11/28/18		Revised WC on lot 5C & added .26 Ac. Fee-in-Lieu
24 C. Schneider	10/06/19		Revised WC on lot 4C & added .39 Ac. Fee-in-Lieu
25 Blue 2 Sound	4/2/2020		Revised Phase 2 LOD and revised TCP2 Worksheet

SITE GRADING CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 22, SECTION 2 OF THE CODE OF PRINCE GEORGES COUNTY WATER RESOURCES PROTECTION AND GRADING CODE AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE TONES FROM UPRILL PROPERTIES OWNED BY THIS SITE AND FROM THIS SITE ONTO DOWNHILL PROPERTIES, HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES AND SIGNED, SEALED AND DATED BY A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.

Sally S. Stewart
SALLY S. STEWART
REGISTERED LAND. ARCH.
MD. #612
EXPIRES: 9/9/2021

Seal not valid without signature

UPDATES/REVISIONS:			
04/18/03	REVISED PER COUNTY COMMENTS (04/17/03)	AND	
01/25/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG	
08/25/09	REVISED AFFORESTATION PER FIELD INFO.		
04/10/12	UPDATED LOTS 20B, 21B & 24B PER NEW LANDSCAPE MANUAL	SMD	
09/10/19	UPDATE LOD FOR LOTS IN PHASE 2	SPS	
02/06/20	REVISED TCP2 PER MNCPPC REVIEW COMMENTS.	MJL	

TCP II-032-03
ST. JAMES PROPERTY
FIFTH (5th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MD

CPI Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpi.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: ST. JAMES/HAYVERFORD CONSTRUCTION PARTNERS, INC. 610 EXECUTIVE BLVD, SUITE 430 ROCKVILLE, MD 20852 301-864-6500

WSSC GRID: TAX MAP:

DESIGN: SPS SHEET: 6 OF 28

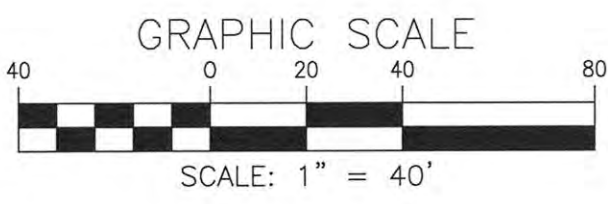
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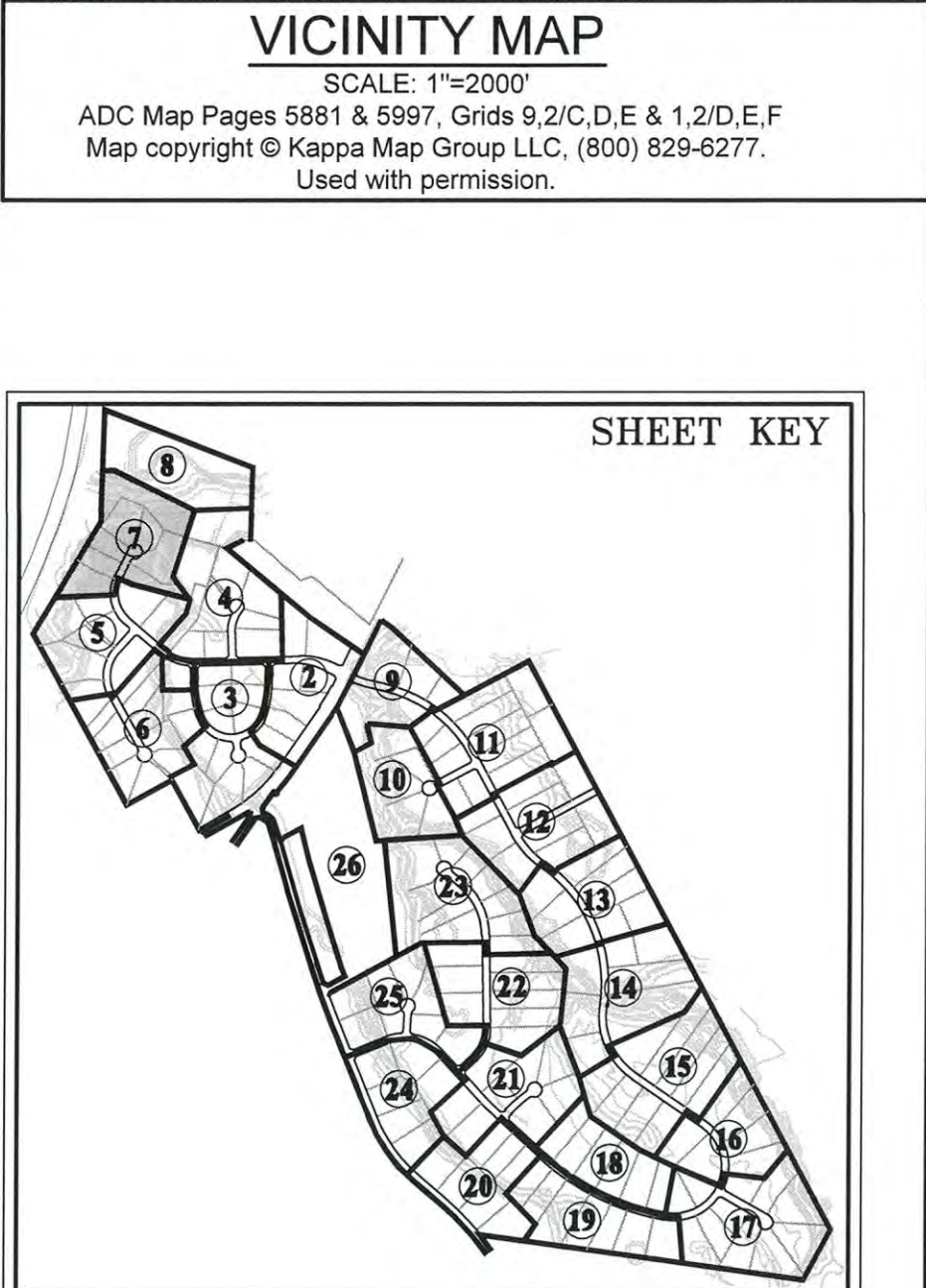
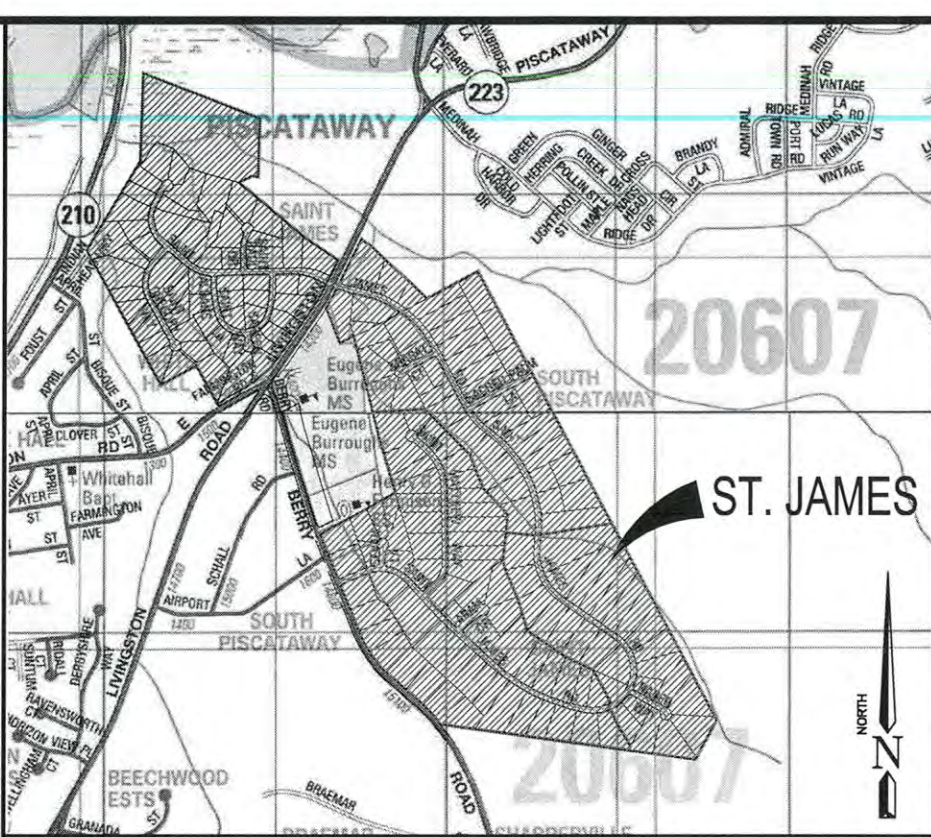
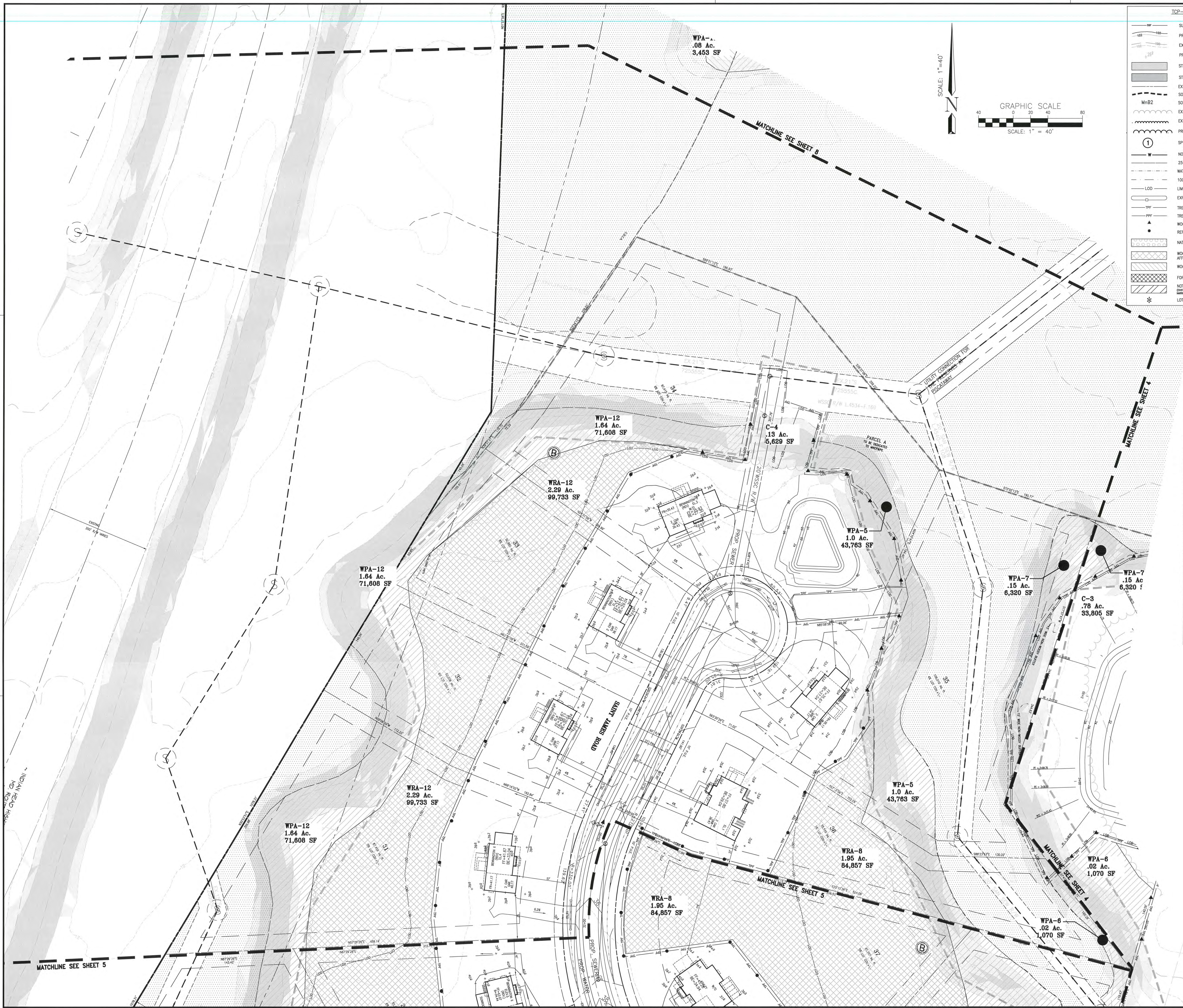
DATE: MARCH 2019

FILE NO.: 2018-1456-22 D

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SCALE: 1" = 40'





Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPI- 032-03				
Approved by	Date	DRG #	Reason for Revision	
J. Shoz	04/28/03	4-02003		
J. Shoz	01/01/06	4-02003		
J. Shoz	04/23/08	4-02003		
J. Shoz	08/28/09	4-02003		
P.V.	07/09/10	4-02003	Lot 299	
P.V.	07/09/10	4-02003	Lot 2A	
P.V.	06/27/10	4-02003	Lot 44B	
P.V.	07/23/10	4-02003	Lot 5A	
P.V.	08/19/10	4-02003	Lot 12B	
P.V.	08/29/10	4-02003	Lot 11B	
P.V.	08/09/10	4-02003	Lot 1A	
P.V.	08/17/10	4-02003	Lot 4A	
P.V.	08/27/10	4-02003	Lot 14B	
K. Finch	03/13/13	4-02003	Henery Ferguson School Entry	
K. Finch	03/18/13	4-02003	Lot 24B	
K. Finch	04/08/13	4-02003	Lot 7B	
K. Finch	12/06/13	4-02003	Lot 30B	
K. Finch	12/06/13	4-02003	Lot 6A	
K. Finch	04/16/14	4-02003	Lot 24B	
K. Finch	08/13/14	4-02003	Revised to add Phases 2A and 2B	
M. Juba	02/03/17	4-02003	Lot 59D	
C. Schneider	4/3/18	4-02003	Lots 9,17,18,22,23&64C & 50-52D	
C. Schneider	12/22/17	4-02003	Revised WC on lot 15B	
C. Schneider	11/28/18	4-02003	Revised WC on lot 5C & added .26 Ac. Fee-In-Lieu	
C. Schneider	10/08/19	4-02003	Revised WC on lot 4C & added .39 Ac. Fee-In-Lieu	
C. Schneider	4/2/2020	4-02003	Revised Phase 2 LOD and revised TCP2 Worksheet	

SITE GRADING CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 21, DIVISION 2 OF THE CODE OF PRINCE GEORGES COUNTY WATER RESOURCES PROTECTION AND SHOWING CODE AND THAT I OR MY FIRM HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM UPHILL PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO DOWNHILL PROPERTIES, HAVE BEEN ADDRESSED IN SUBMITTAL, ACCORDANCE WITH APPLICABLE CODES AND SIGNED, SEALED AND DATED BY A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.

DATE: 9/10/20
SIGNED: *Sally P. Stewart*
REGISTERED LAND. ARCH. NO. #612
EXPIRES: 9/9/2021

Seal not valid without signature

UPDATES/REVISIONS:			
04/18/03	REVISED PER COUNTY COMMENTS (04/17/03)	ANG	
01/22/09	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG	
08/25/09	REVISED AFFORESTATION PER FIELD INFO		
09/10/19	UPDATE LOD FOR LOTS IN PHASE 2	SPS	
07/08/20	REVISED TCP2 PER MNCPPC REVIEW COMMENTS.	MAL	

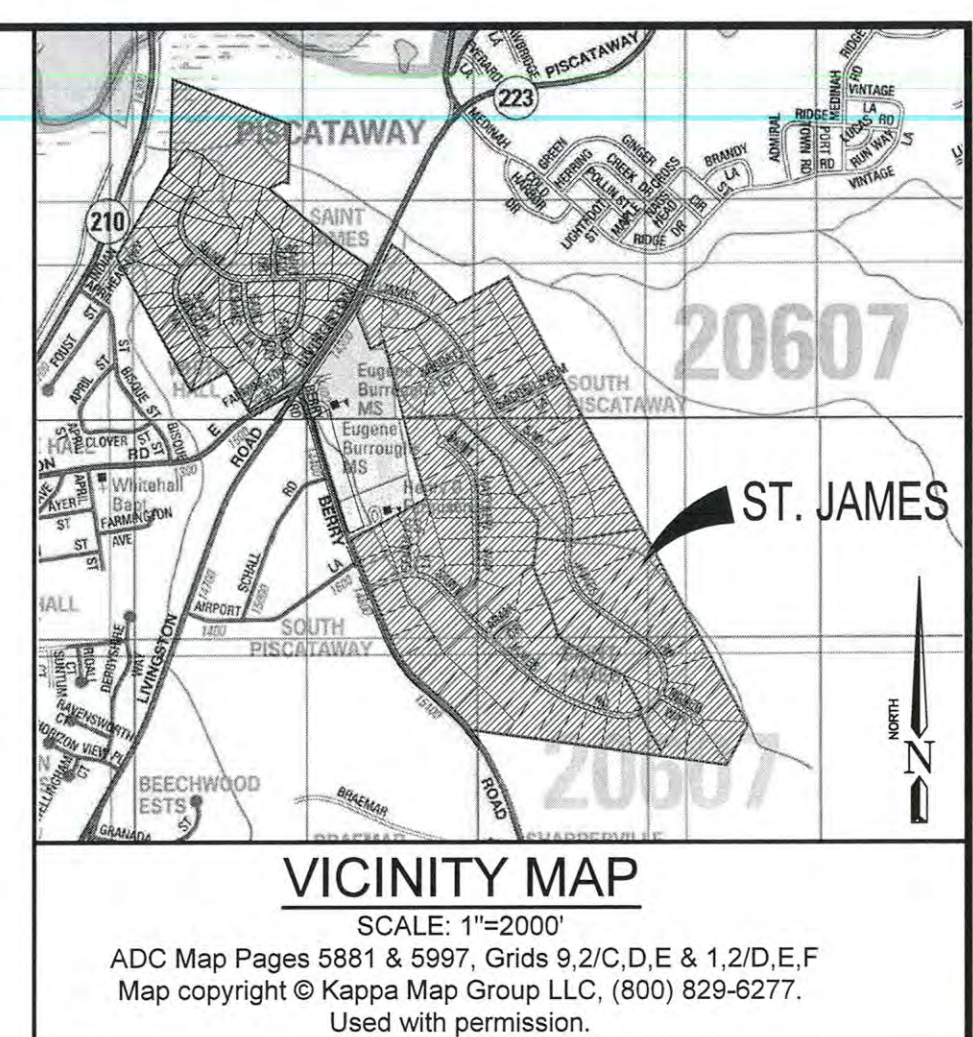
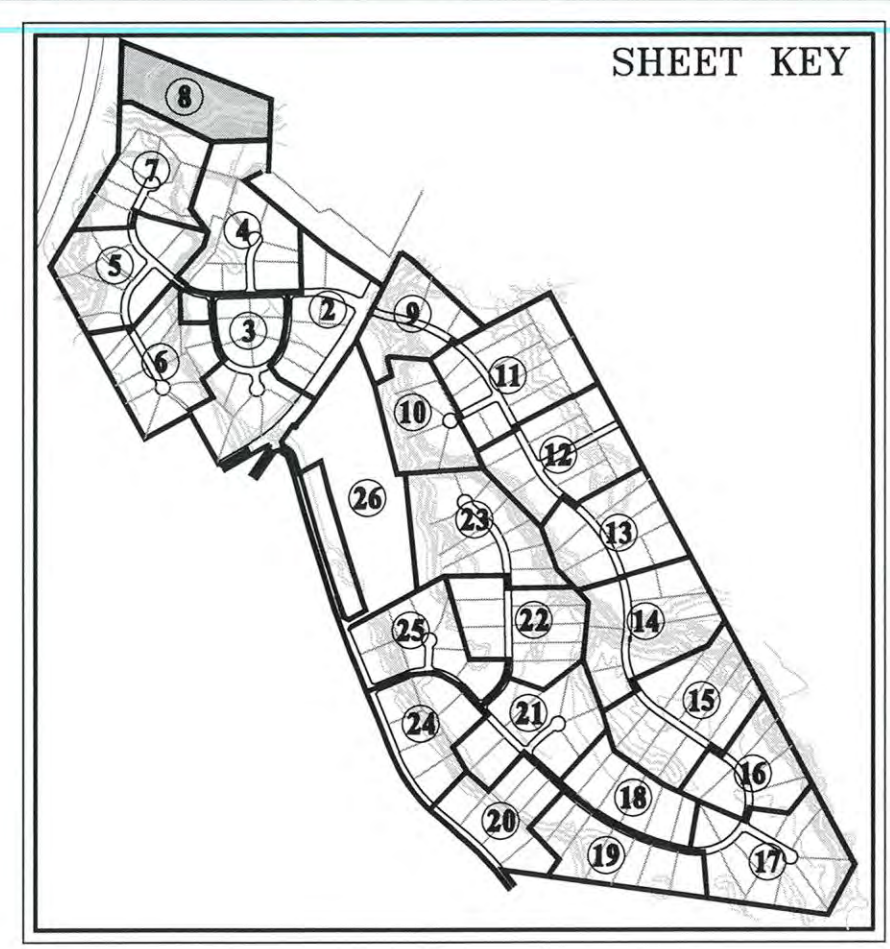
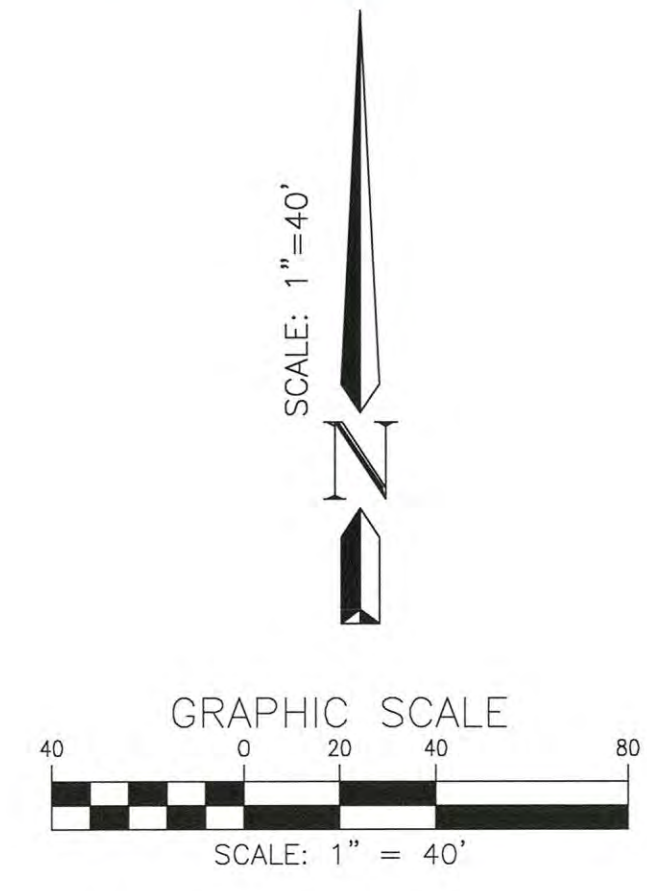
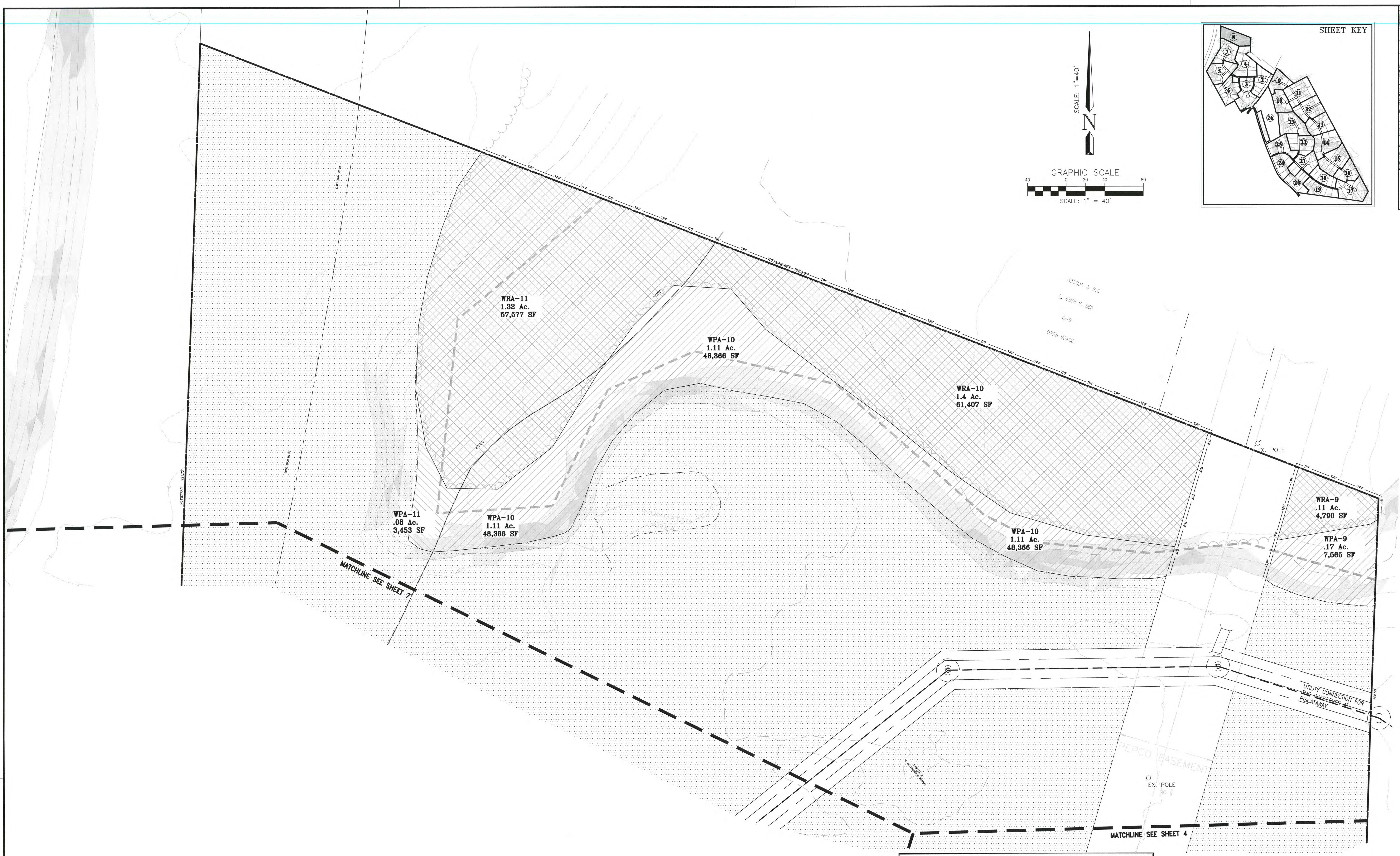
TCP II-032-03

ST. JAMES PROPERTY
FIFTH (5th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MD

CPI Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpi.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT:	ST. JAMES/HAVERFORD CONSTRUCTION PARTNERS, INC. 6100 EXECUTIVE BLVD. SUITE 430 ROCKVILLE, MD 20852 301-864-6500	WSSC GRID:	TAX MAP:
DESIGN:	SPS	SHEET:	OF
DRAFT:	HWD	7	28
DATE:	MARCH 2019	FILE NO.:	
SCALE:	1" = 40'		

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- TCP-2 LEGEND**
- SUPER SILT FENCE
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - PROPOSED SPOT ELEVATION
 - STEEP SLOPES, 15-25%
 - STEEP SLOPES, >25%
 - EXISTING PROPERTY LINE
 - SOIL BOUNDARY
 - MhB2
 - EXISTING TREE LINE
 - EXISTING SHRUBLINE
 - PROPOSED TREE LINE
 - SPECIMEN TREE
 - NON-TIDAL WETLANDS
 - 25' WETLAND BUFFER
 - WATERS OF THE U.S.
 - 100-YEAR FLOODPLAIN
 - LIMITS OF DISTURBANCE
 - EXPANDED BUFFER
 - TREE PROTECTION FENCE(TEMPORARY)
 - TREE PROTECTION FENCE(PERMANENT)
 - WOODLAND PRESERVATION SIGN
 - REFORESTATION/AFFORESTATION SIGN
 - NATURAL REGENERATION AREA(NRA)
 - WOODLAND REFORESTATION/AFFORESTATION AREA(WRA)
 - WOODLAND PRESERVATION AREA(WPA)
 - FORESTED FLOOD PLAN
 - NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED SHEDD 100' WIDE, AREA TOO SMALL, OR IF TOO SMALL)
 - LOTS IMPACTED IN REV-25

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPH- 032-03				
Approved by	Date	DD #	Reason for Revision	
00	J. Stolz	04/28/03	4-02003	
01	J. Stolz	01/01/06	4-02003	
02	J. Stolz	04/23/08	4-02003	
03	J. Stolz	08/28/09	4-02003	
04	P.V.	07/09/10	4-02003	Lot 29B
05	P.V.	07/09/10	4-02003	Lot 2A
06	P.V.	06/27/10	4-02003	Lot 44B
07	P.V.	07/23/10	4-02003	Lot 5A
08	P.V.	08/19/10	4-02003	Lot 12B
09	P.V.	08/29/10	4-02003	Lot 11B
10	P.V.	08/09/10	4-02003	Lot 1A
11	P.V.	08/17/10	4-02003	Lot 4A
12	P.V.	08/27/10	4-02003	Lot 14B
13	K. Finch	03/13/13	4-02003	Henery Ferguson School Entry
14	K. Finch	03/18/13	4-02003	Lot 24B
15	K. Finch	04/08/13	4-02003	Lot 7B
16	K. Finch	12/06/13	4-02003	Lot 30B
17	K. Finch	12/06/13	4-02003	Lot 8A
18	K. Finch	04/16/14	4-02003	Lot 24B
19	K. Finch	08/13/14	4-02003	Revised to add Phases 2A and 2B
20	M. Juba	02/03/17	4-02003	Lot 50D
21	C. Schneider	4/3/18	4-02003	Lots 9,17,18,22,23&64C & 50-52D
22	C. Schneider	12/22/17	4-02003	Revised WC on lot 15B
23	C. Schneider	11/28/18	4-02003	Revised WC on lot 5C & added 26 Ac. Fee-In-Lieu
24	C. Schneider	10/08/19	4-02003	Revised WC on lot 4C & added 39 Ac. Fee-In-Lieu
25	C. Schneider	4/2/2020	4-02003	Revised Phase 2 LOD and revised TCP2 Worksheet

SITE GRADING CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE CODE OF PRINCE GEORGE'S COUNTY WATER RESOURCES PROTECTION AND GRADING CODE AND THAT I OR MY STAFF HAVE INSPECTED THE SITE AND THAT DRAINAGE FLOWS FROM UPLAND PROPERTIES ONTO THIS SITE AND FROM THIS SITE ONTO DOWNLAND PROPERTIES. HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES, AND SEALS, SIGNED AND DATED BY A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.

DATE: 3/10/20
SIGNED: [Signature]
TITLE: P. STEWART
REGISTERED LAND ARCH.
NO. #612
EXPIRES: 3/9/2021

Seal not valid without signature

UPDATES/REVISIONS:

04/18/03	REVISED PER COUNTY COMMENTS (04/17/03)	ANC
07/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG
09/10/19	UPDATE LOD FOR LOTS IN PHASE 2	SPS
02/06/20	REVISED TCP2 PER MNCPPC REVIEW COMMENTS.	MJL

TCP II-032-03

ST. JAMES PROPERTY

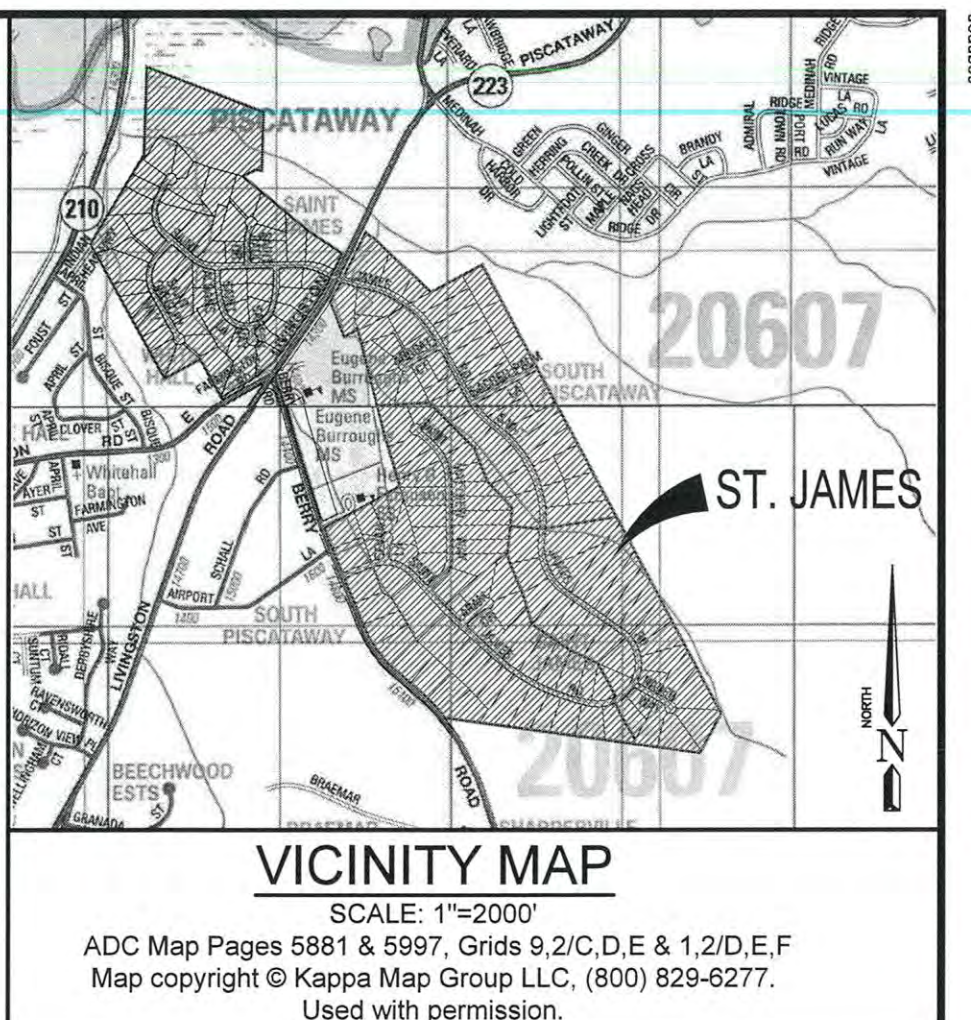
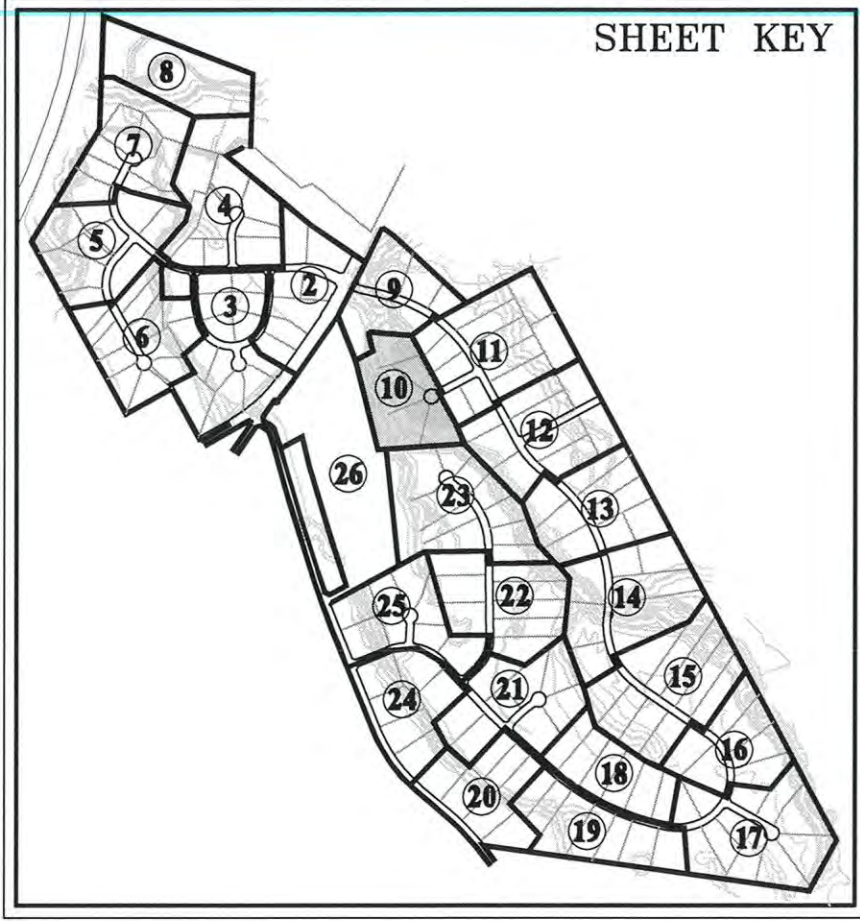
FIFTH (5th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MD

CPI Charles P. Johnson & Associates, Inc.
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1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
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CLIENT:	ST. JAMES/HAVERFORD CONSTRUCTION PARTNERS, INC. 600 EXECUTIVE BLVD, SUITE 430 ROCKVILLE, MD 20850 301-464-0500	WSSC GRID:	TAX MAP:
DESIGN:	SPS	SHEET:	OF
DRAFT:	HW	8	28
DATE:	MARCH 2019	FILE NO.:	
SCALE:	1" = 40'	2018-1456-22 D	

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TCP-2 LEGEND	
	SUPER SILT FENCE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	STEEP SLOPES, 15-25%
	STEEP SLOPES, >25%
	EXISTING PROPERTY LINE
	SOIL BOUNDARY
	SOIL CLASSIFICATIONS
	EXISTING TREE LINE
	EXISTING SHRUBLINE
	PROPOSED TREE LINE
	SPECIMEN TREE
	NON-TIDAL WETLANDS
	25' WETLAND BUFFER
	WATERS OF THE U.S.
	100-YEAR FLOODPLAIN
	LIMITS OF DISTURBANCE
	EXPANDED BUFFER
	TREE PROTECTION FENCE (TEMPORARY)
	TREE PROTECTION FENCE (PERMANENT)
	WOODLAND PRESERVATION SIGN
	REFORESTATION/AFFORESTATION SIGN
	NATURAL REGENERATION AREA (NRA)
	WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
	WOODLAND PRESERVATION AREA (WPA)
	FORESTED FLOOD PLAIN
	NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED WETLANDS, WRA, AND TPO WATERS, OR AT TOO SMALL)
	LOTS IMPACTED IN REV-25

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPH- 032-03				
Approved by	Date	DRD #	Reason for Revision	
J. Staz	04/29/03	4-02003		
J. Staz	01/01/08	4-02003		
J. Staz	04/23/08	4-02003		
J. Staz	08/29/09	4-02003		
P.V.	07/09/10	4-02003	Lot 29B	
P.V.	07/09/10	4-02003	Lot 2A	
P.V.	06/27/10	4-02003	Lot 44B	
P.V.	07/23/10	4-02003	Lot 5A	
P.V.	08/19/10	4-02003	Lot 12B	
P.V.	08/29/10	4-02003	Lot 11B	
P.V.	08/09/10	4-02003	Lot 1A	
P.V.	08/17/10	4-02003	Lot 4A	
P.V.	08/27/10	4-02003	Lot 14B	
K. Finch	03/13/13	4-02003	Henery Ferguson School Entry	
K. Finch	03/18/13	4-02003	Lot 24B	
K. Finch	04/08/13	4-02003	Lot 7B	
K. Finch	12/06/13	4-02003	Lot 30B	
K. Finch	12/06/13	4-02003	Lot 6A	
K. Finch	04/16/14	4-02003	Lot 24B	
K. Finch	08/13/14	4-02003	Revised to add Phases 2A and 2B	
M. Juba	02/03/17	4-02003	Lot 59D	
C. Schneider	4/3/18	4-02003	Lots 9,17,18,22,23&64C & 50-52D	
C. Schneider	12/22/17	4-02003	Revised WC on lot 15B	
C. Schneider	11/28/18		Revised WC on lot 5C & added .26 Ac. Fee-In-Lieu	
C. Schneider	10/08/19		Revised WC on lot 4C & added .39 Ac. Fee-In-Lieu	
C. Schneider	4/2/2020		Revised Phase 2 LOD and revised TCP2 Worksheet	

Property Owners Awareness Certificate
(for Phase 2 Only)

St. James/Haverford Construction Partners, Inc. hereby acknowledges that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative: Gregory S. Balan Date: 03/05/2020

By: Gregory S. Balan, Its President

UPDATES/REVISIONS:	
04/18/03 REVISED PER COUNTY COMMENTS (04/17/03)	ANC
01/26/05 REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG
07/25/08 REVISED LOD	LT
04/24/14 REVISED LOD LOTS 57D-60D AND 64D	RH
06/03/14 REV. TREE AREAS LOTS 57D-60D	RH/SMD
06/26/14 UPDATED LANDSCAPE & SCHEDULES ON LOTS 57D-60D & 64D	SMD

UPDATES/REVISIONS:	
09/26/16 REMOVED SAVED, NOT COUNTED TREES FROM LOT 59D	MAH
09/10/19 UPDATE LOD FOR LOTS IN PHASE 2	SFS
02/06/20 REVISED TCP2 PER MNCPPC REVIEW COMMENTS.	MAL

TCP II-032-03

ST. JAMES PROPERTY
FIFTH (5th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MD

CPI Charles P. Johnson & Associates, Inc.
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Associates 1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
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CLIENT:	ST. JAMES/HAVERFORD CONSTRUCTION PARTNERS, INC. 610 EXECUTIVE BLVD. SUITE 430 ROCKVILLE, MD 20852 301-684-6500	WSSC GRID:	TAX MAP:
DESIGN:	SFS	SHEET:	OF
DRAFT:	HWD	10	28
DATE:	MARCH 2019	FILE NO.:	
SCALE:	1" = 40'	2018-1456-22 D	

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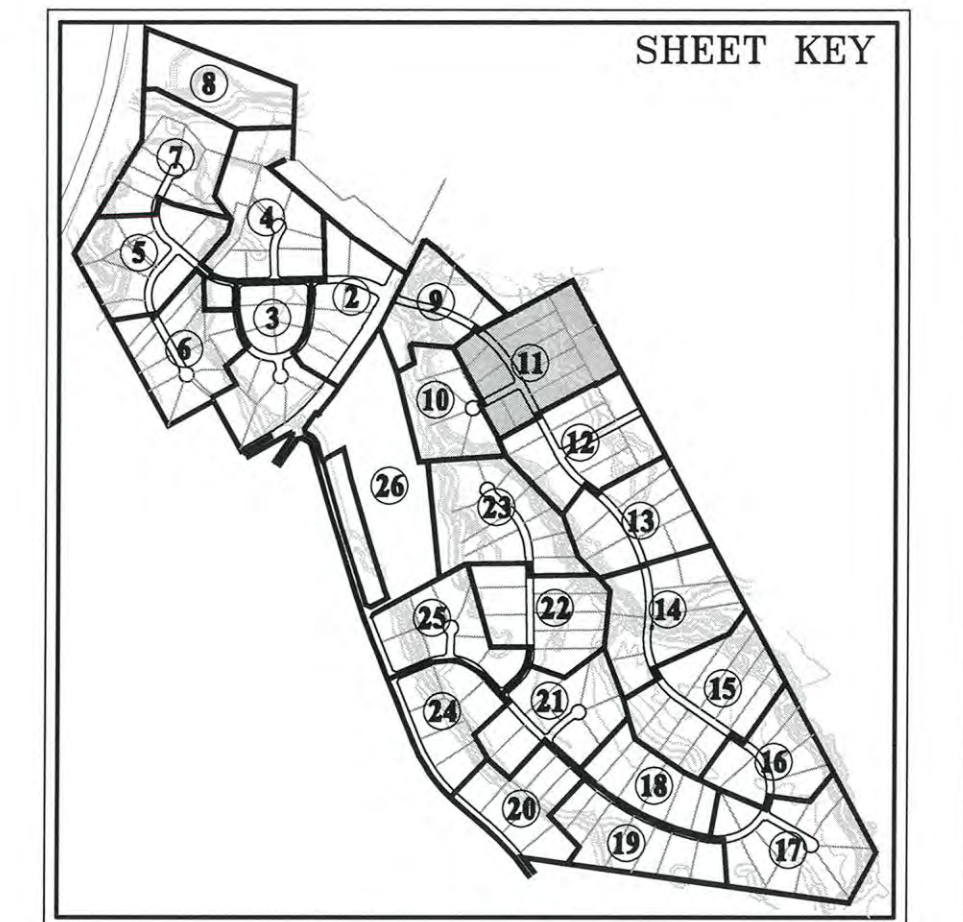
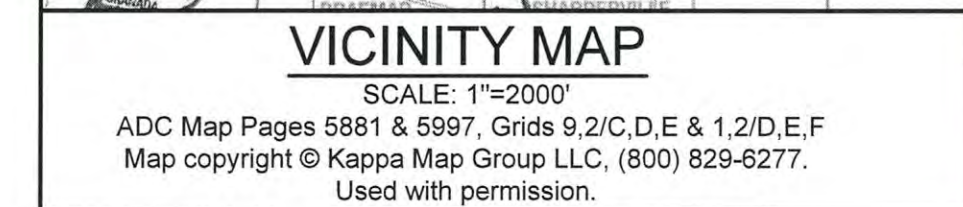
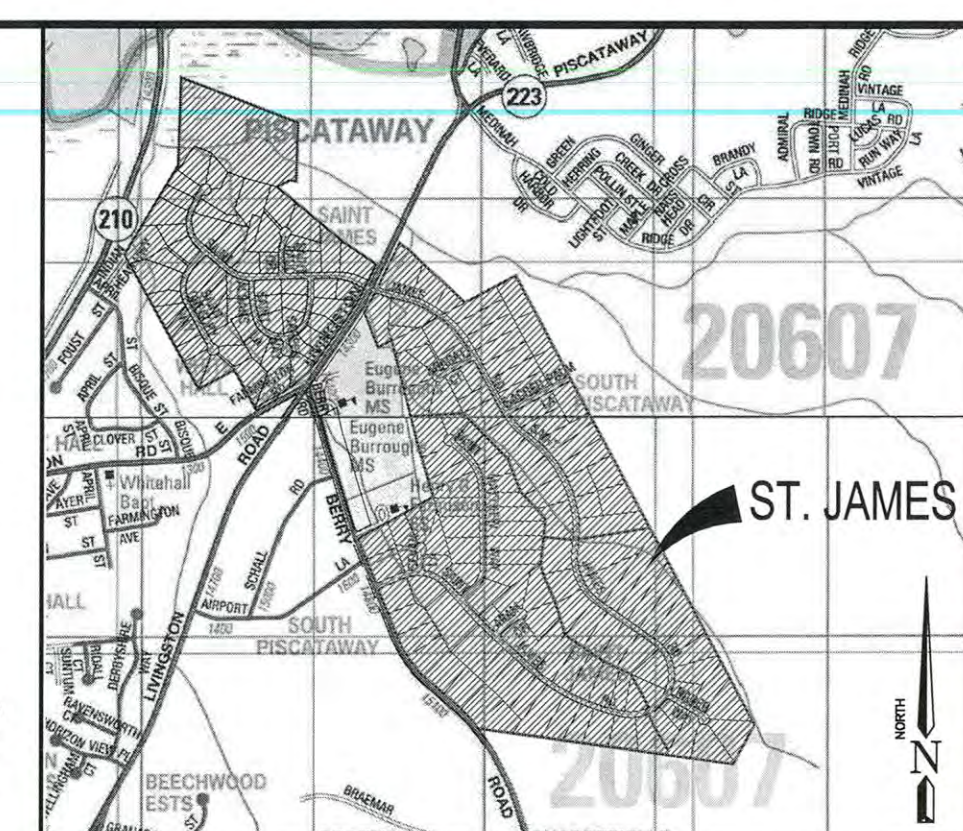
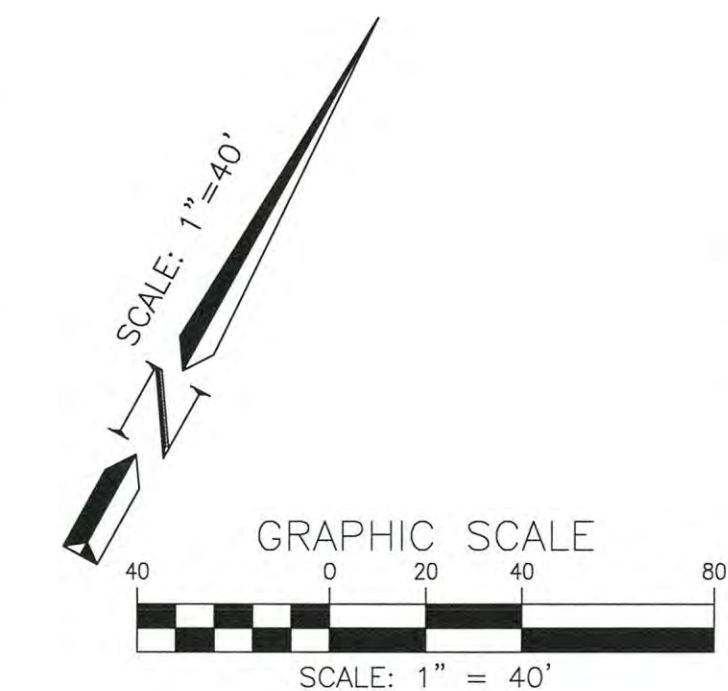
SITE GRADING CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE CODE OF PRINCE GEORGES COUNTY WATER RESOURCES PROTECTION AND GRADING CODES; AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE, AND FROM THIS SITE ONTO ADJACENT PROPERTIES, HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES; AND SIGNED, SEALED AND DATED BY A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.

DATE: 3/10/20 Sam P. Stewart
SIGNED: Sam P. Stewart
REGISTERED LAND ARCH.
NO. #612
EXPIRES: 9/9/2021

Seal not valid without signature





Prince George's County Planning Department, M-NCCPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPII- 032-03				
	Approved by	Date	DD #	Reason for Revision
00	J. Stoz	04/29/03	4-02003	
01	J. Stoz	01/01/06	4-02003	
02	J. Stoz	04/23/08	4-02003	
03	J. Stoz	08/29/09	4-02003	
04	P.V.	07/09/10	4-02003	Lot 29B
05	P.V.	07/09/10	4-02003	Lot 2A
06	P.V.	06/27/10	4-02003	Lot 44B
07	P.V.	07/23/10	4-02003	Lot 5A
08	P.V.	08/19/10	4-02003	Lot 12B
09	P.V.	08/29/10	4-02003	Lot 11B
10	P.V.	08/09/10	4-02003	Lot 1A
11	P.V.	08/17/10	4-02003	Lot 4A
12	P.V.	08/27/10	4-02003	Lot 14B
13	K. Finch	03/13/13	4-02003	Henery Ferguson School Entry
14	K. Finch	03/18/13	4-02003	Lot 24B
15	K. Finch	04/08/13	4-02003	Lot 7B
16	K. Finch	12/06/13	4-02003	Lot 30B
17	K. Finch	12/06/13	4-02003	Lot 6A
18	K. Finch	04/16/14	4-02003	Lot 24B
19	K. Finch	08/13/14	4-02003	Revised to add Phases 2A and 2B
20	M. Juba	02/03/17	4-02003	Lot 59D
21	C. Schneider	4/3/18	4-02003	Lots 9,17,18,22,23&64C & 50-52D
22	C. Schneider	12/22/17	4-02003	Revised WC on lot 15B
23	C. Schneider	11/28/18		Revised WC on lot 5C & added .26 AC. Fee-In-Lieu
24	C. Schneider	10/08/19		Revised WC on lot 4C & added .39 AC. Fee-In-Lieu
25	<i>Blue J. Schuler</i>	4/2/2020		Revised Phase 2 LOD and revised TCP2 Worksheet

UPDATES/REVISIONS:			
04/18/03	REVISED	PER COUNTY COMMENTS (04/17/03)	ANC
01/26/05	REVISED	PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG
04/24/14	REVISED	LOD LOT 56D AND 2C-5C AND 9C	RH
08/03/14	REV	TREE AREA LOTS 2C-5C & 9C AND 56D	RH/SMD
08/26/14	UPDATED	LANDSCAPE LOTS 55D, 56D, 61D-63D & 2C-6C	SMD
04/18/17	REVISED	LOD AT LOT 9C	MAH

UPDATES/REVISIONS:	
09/10/19 UPDATE LOD FOR LOTS IN PHASE 2	SPS
02/06/20 REVISED TCP2 PER MNCPPC REVIEW COMMENTS.	MJL

TCP II-032-03

ST. JAMES PROPERTY
FIFTH (5th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MD

CPI Charles P. Johnson & Associates, Inc.
Associates
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpija.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: ST. JAMES/HAVERFORD CONSTRUCTION PARTNERS, INC. 680 EXECUTIVE BLVD. SUITE 400 ROCKVILLE, MD 20851 301-864-6500	WSSC GRID	TAX MAP
	DESIGN SFS	SHEET 11 OF 28
	DRAFT HWD	
	DATE MARCH 2019	FILE NO: 2018-1456-22 D
COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.		

Property Owners Awareness Certificate
(for Phase 2 Only)

St. James/Laverford Construction Partners, Inc. hereby acknowledges that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Surgery J. Ballan 03 / 05 / 2020

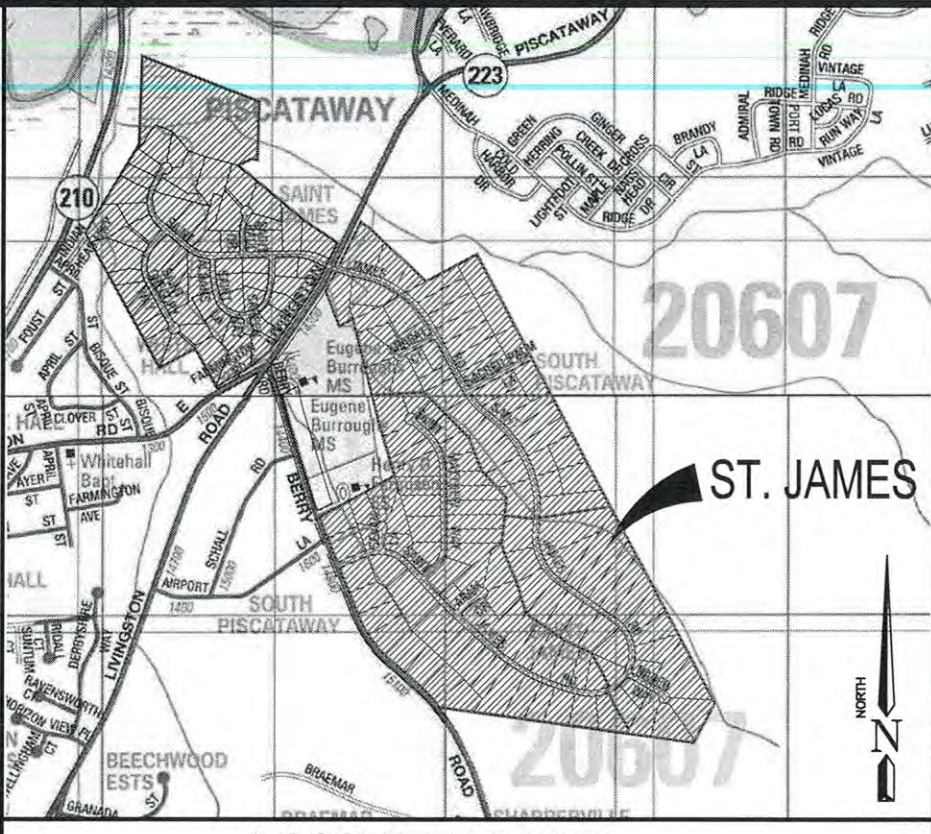
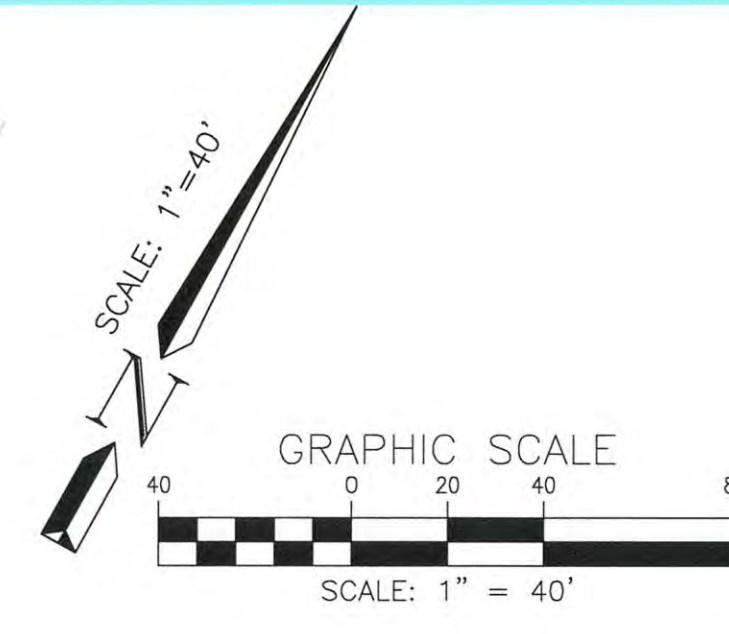
Owner or Owners Representative By: Gregory S. Ballan, Its President Date

SITE GRADING CERTIFICATE

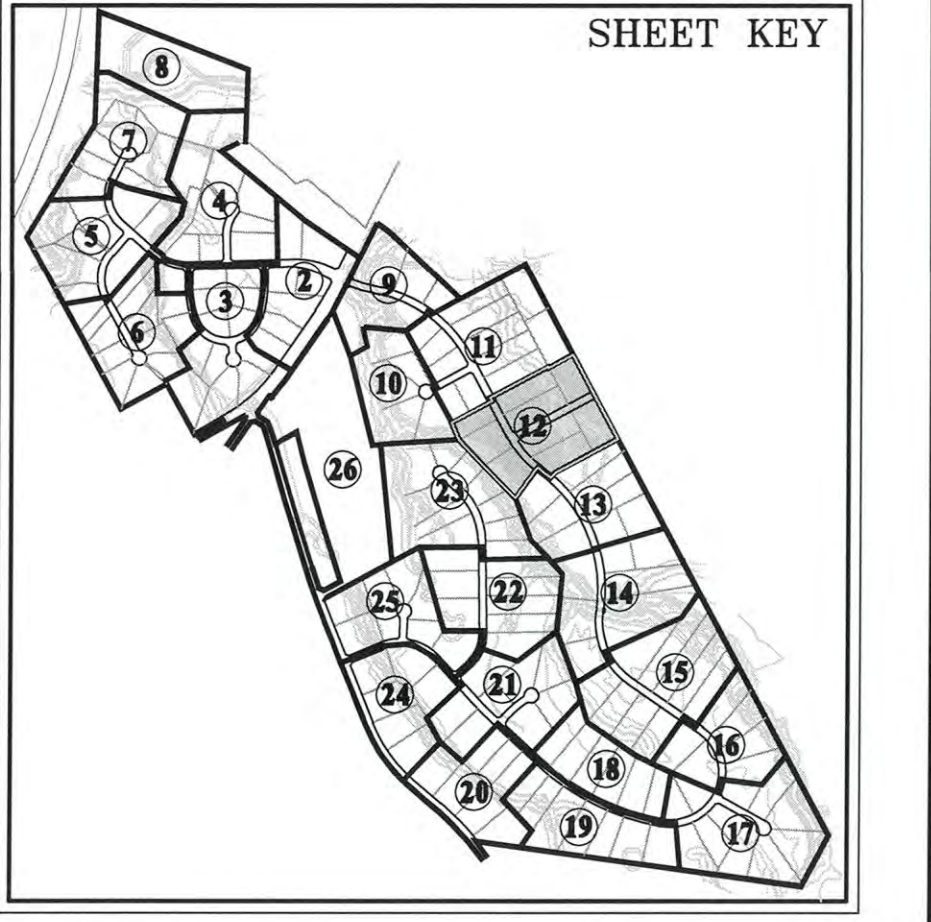
I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE CODE OF PRINCIPLES, GEORGE'S COAST WATER RESOURCES PROTECTION AND GROWING CODE, AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM UPHILL PROPERTIES ONTO THIS SITE FROM THIS SITE TO DOWNHILL PROPERTIES, HAVE BEEN ADDRESSED IN THIS CERTIFICATE, ACCORDANCE WITH APPLICABLE CODES, AND SIGNED, SEALED AND ATTESTED BY A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.

DATE: 4/6/20 *Suzie Stewart*
SALLIE P. STEWART
REGISTERED LAND. ARCH.
NO. 8615
EXPIRES: 9/9/2021

Seal not valid without signature



VICINITY MAP
Scale: 1"=200'
ADC Map Pages 5891 & 5897, Grids S2/C,D,E & 12/D,E,F
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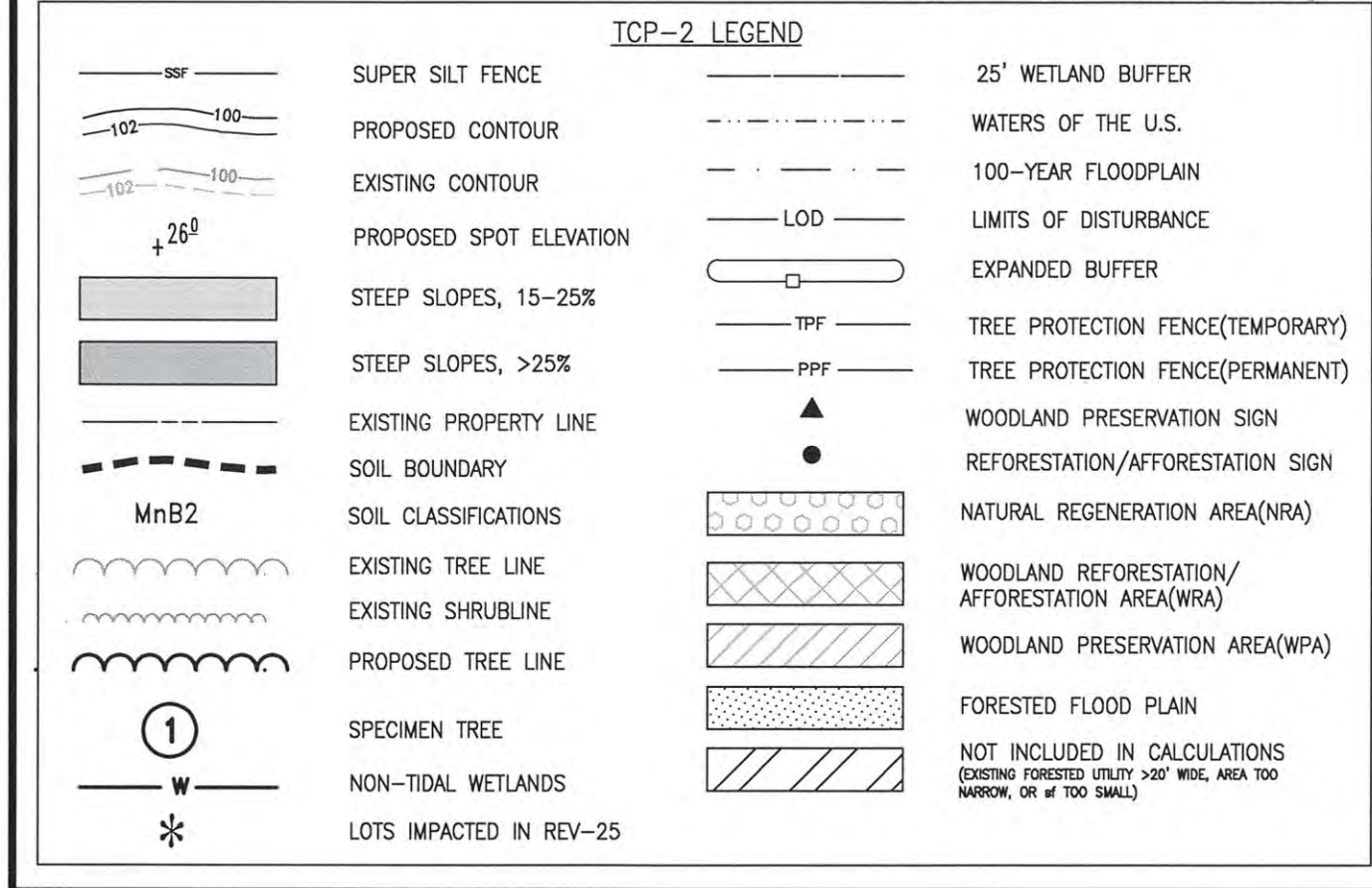


Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPH- 032-03				
Approved by	Date	DRD #	Reason for Revision	
00 J. Stoz	04/29/03	4-02003		
01 J. Stoz	01/01/06	4-02003		
02 J. Stoz	04/23/08	4-02003		
03 J. Stoz	08/29/09	4-02003		
04 P.V.	07/09/10	4-02003	Lot 29B	
05 P.V.	07/09/10	4-02003	Lot 2A	
06 P.V.	06/27/10	4-02003	Lot 44B	
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10 P.V.	08/09/10	4-02003	Lot 1A	
11 P.V.	08/17/10	4-02003	Lot 4A	
12 P.V.	08/27/10	4-02003	Lot 14B	
13 K. Finch	03/13/13	4-02003	Henery Ferguson School Entry	
14 K. Finch	03/18/13	4-02003	Lot 24B	
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17 K. Finch	12/06/13	4-02003	Lot 6A	
18 K. Finch	04/16/14	4-02003	Lot 24B	
19 K. Finch	08/13/14	4-02003	Revised to add Phases 2A and 2B	
20 M. Juba	02/03/17	4-02003	Lot 59D	
21 C. Schneider	4/3/18	4-02003	Lots 9,17,18,22,23&64C & 50-52D	
22 C. Schneider	12/22/17	4-02003	Revised WC on lot 15B	
23 C. Schneider	11/28/18		Revised WC on lot 5C & added .26 Ac. Fee-In-Lieu	
24 C. Schneider	10/08/19		Revised WC on lot 4C & added .39 Ac. Fee-In-Lieu	
25 C. Schneider	4/2/2020		Revised Phase 2 LOD and revised TCP2 Worksheet	

Property Owners Awareness Certificate
(for Phase 2 Only)

St. James/Haverford Construction Partners, Inc. hereby acknowledges that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative: Gregory S. Ballan Date: 03/05/2020
By: Gregory S. Ballan, its President



SITE GRADING CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 22, DIVISION 2 OF THE CODE OF PRINCE GEORGE'S COUNTY WATER RESOURCES PROTECTION AND GRADING CODE AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLUWS FROM ADJACENT PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO DOWNHILL PROPERTIES, HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES AND SIGNED, SEALED AND DATED BY A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.

Date: 9/9/2021 Sally P. Stewart
SALLY P. STEWART
REGISTERED LAND ARCH.
MD #612
EXPIRES: 9/9/2021
Seal not valid without signature

UPDATES/REVISIONS:
04/18/03 REVISED PER COUNTY COMMENTS (04/17/03) ANC
01/26/05 REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT. LSG
07/17/17 REVISED LOT AT LOT 52, BLOCK D MAH
11/08/17 UPDATED LANDSCAPE LOTS 52-54 "D" & 7, 8, 11-14 "C" SMD
09/10/19 UPDATE LOD FOR LOTS IN PHASE 2 SPS
02/06/20 REVISED TCP2 PER MNCPPC REVIEW COMMENTS. M.J.

TCP II-032-03

ST. JAMES PROPERTY

FIFTH (5th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MD

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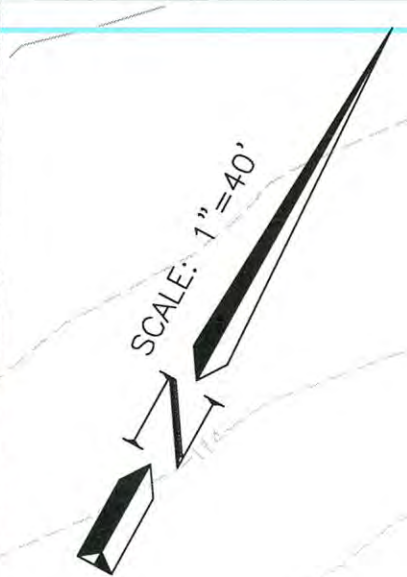
CLIENT: ST. JAMES/HAVERFORD CONSTRUCTION PARTNERS, INC.
610 EXECUTIVE BLVD. SUITE 400
ROCKVILLE, MD 20852
301-864-6500

WSRC GRID: DESIGN SPS
DRAFT HWD

DATE: MARCH 2019
SCALE: 1" = 40'

TAX MAP: SHEET OF 12 28
FILE NO: 2018-1456-22 D

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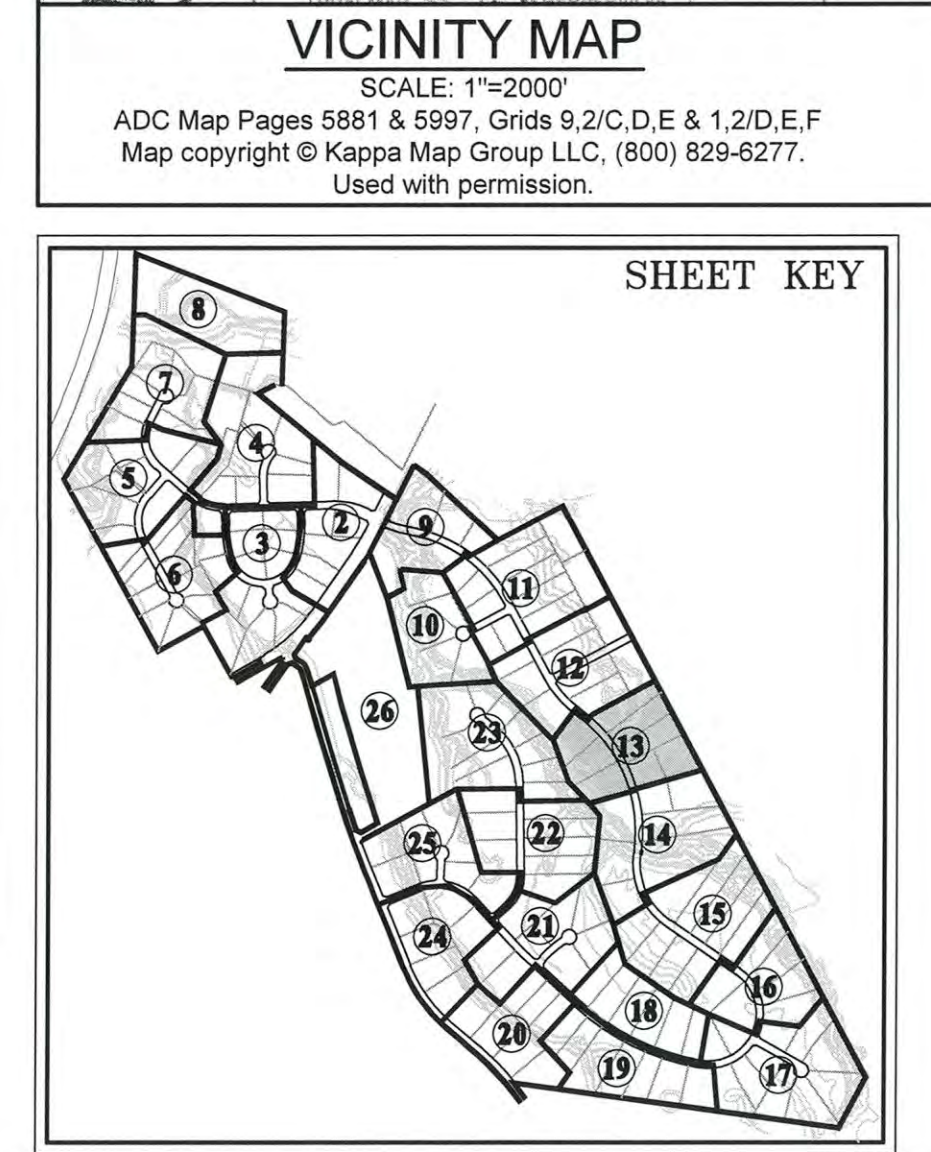
TCP-2 LEGEND

- SUPER SILT FENCE
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- STEEP SLOPES, 15-25%
- STEEP SLOPES, >25%
- EXISTING PROPERTY LINE
- SOIL CLASSIFICATIONS
- EXISTING TREE LINE
- EXISTING SHRUBLINE
- PROPOSED TREE LINE
- SPECIMEN TREE
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LIMITS OF DISTURBANCE
- EXPANDED BUFFER
- TPF TREE PROTECTION FENCE (TEMPORARY)
- PPF TREE PROTECTION FENCE (PERMANENT)
- WOODLAND PRESERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN
- NATURAL REGENERATION AREA (NRA)
- WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
- WOODLAND PRESERVATION AREA (WPA)
- FORESTED FLOOD PLAIN
- NOT INCLUDED IN CALCULATIONS
- EXISTING EASEMENT (HATCH) 10' WIDE, AREA 100
- BARREN, OR IF TOO SMALL, LOT IMPACTED IN REV-25
- LOTS IMPACTED IN REV-25

GRAPHIC SCALE

0 20 40 80

SCALE: 1" = 40'



Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TYPE 2 TREE CONSERVATION PLAN APPROVAL				
TCP#- 032-03				
Approved by	Date	DR#	Reason for Revision	
00 J. Staz	04/29/03	4-02003		
01 J. Staz	01/01/06	4-02003		
02 J. Staz	04/23/08	4-02003		
03 J. Staz	08/29/09	4-02003		
04 P.V.	07/09/10	4-02003	Lot 29B	
05 P.V.	07/09/10	4-02003	Lot 2A	
06 P.V.	06/27/10	4-02003	Lot 44B	
07 P.V.	07/23/10	4-02003	Lot 5A	
08 P.V.	08/19/10	4-02003	Lot 12B	
09 P.V.	08/29/10	4-02003	Lot 11B	
10 P.V.	08/09/10	4-02003	Lot 1A	
11 P.V.	08/17/10	4-02003	Lot 4A	
12 P.V.	08/27/10	4-02003	Lot 14B	
13 K. Finch	03/13/13	4-02003	Henery Ferguson School Entry	
14 K. Finch	03/18/13	4-02003	Lot 24B	
15 K. Finch	04/08/13	4-02003	Lot 7B	
16 K. Finch	12/06/13	4-02003	Lot 30B	
17 K. Finch	12/06/13	4-02003	Lot 6A	
18 K. Finch	04/16/14	4-02003	Lot 24B	
19 K. Finch	08/13/14	4-02003	Revised to add Phases 2A and 2B	
20 M. Juba	02/03/17	4-02003	Lot 59D	
21 C. Schneider	4/3/18	4-02003	Lots 9,17,18,22,23&64C & 50-52D	
22 C. Schneider	12/22/17	4-02003	Revised WC on lot 15B	
23 C. Schneider	11/28/18		Revised WC on lot 5C & added .26 Ac. Fee-In-Lieu	
24 C. Schneider	10/08/19		Revised WC on lot 4C & added .39 Ac. Fee-In-Lieu	
25 Blue Shadow	4/2/2020		Revised Phase 2 LOD and revised TCP2 Worksheet	

UPDATES/REVISIONS:		
04/18/03	REVISED PER COUNTY COMMENTS (04/17/03)	ANC
01/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG
04/18/17	REVISED LOD AT LOT 50, BLOCK D	MAH
07/17/17	REVISED LOD AT LOTS 17 & 18, BLOCK C AND 50 & 51, BLOCK D	MAH
11/09/17	UPDATED LANDSCAPE LOTS 49-51 "D" & 15-19 "C"	SMD
09/10/19	UPDATE LOD FOR LOTS IN PHASE 2	SPS

UPDATES/REVISIONS:		
02/06/20	REVISED TCP2 PER MNCPPC REVIEW COMMENTS.	MJL

Property Owners Awareness Certificate
(for Phase 2 Only)

St. James/Haverford Construction Partners, Inc. hereby acknowledges that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative: Gregory S. Balan, its President

Date: 03/05/2020

SITE GRADING CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 30, DIVISION 2 OF THE CODE OF PRINCE GEORGE'S COUNTY WATER RESOURCES PROTECTION AND GRADING CODE; AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THE DRAINAGE FLOWS FROM ADJACENT PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO DOWNHILL PROPERTIES, HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES, AND SIGNED, SEALED AND DATED BY A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.

DATE: 3/10/20

Signed: Sallie P. Stewart

REGISTERED LAND. ARCH.
MD. #612

EXPIRES: 9/9/2021

Seal not valid without signature

TCP II-032-03

ST. JAMES PROPERTY

FIFTH (5th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MD

CPI Charles P. Johnson & Associates, Inc.

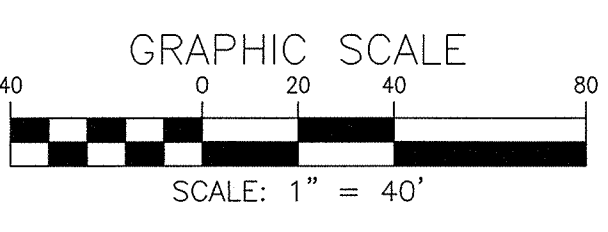
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CLIENT:	ST. JAMES/HAVERTON CONSTRUCTION PARTNERS, INC. 610 EXECUTIVE BLVD, SUITE 400 ROCKVILLE, MD 20852 301-864-0000	WSSS GRID:	DESIGN: SPS DRAFT: HWD	TAX MAP:	SHEET: 13 OF 28
COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.				DATE: MARCH 2019	FILE NO.: 2018-1456-22 D

SCALE: 1" = 40'

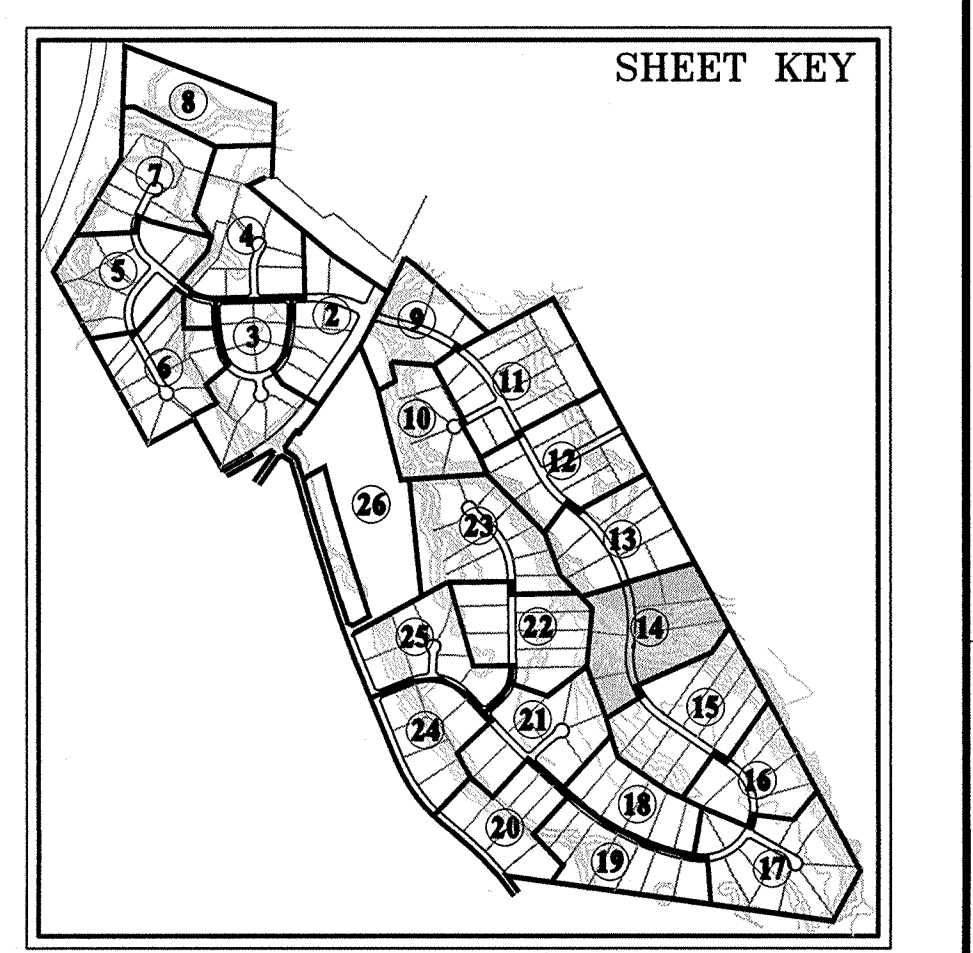
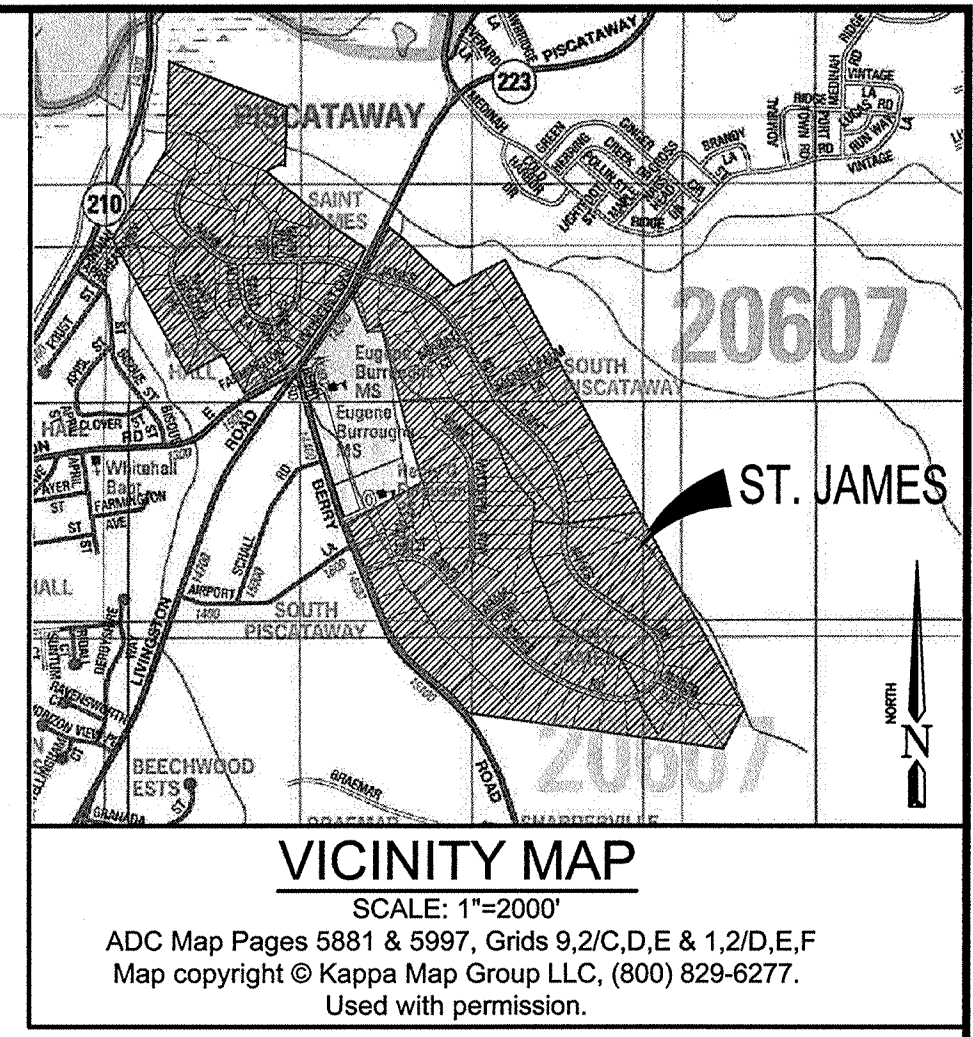


TCP-2 LEGEND			
	SUPER SILT FENCE		25' WETLAND BUFFER
	PROPOSED CONTOUR		WATERS OF THE U.S.
	EXISTING CONTOUR		100-YEAR FLOODPLAIN
	PROPOSED SPOT ELEVATION		LOD
	STEEP SLOPES, 15-25%		LIMITS OF DISTURBANCE
	STEEP SLOPES, >25%		EXPANDED BUFFER
	EXISTING PROPERTY LINE		TREE PROTECTION FENCE (TEMPORARY)
	SOIL BOUNDARY		TREE PROTECTION FENCE (PERMANENT)
	SOIL CLASSIFICATIONS		WOODLAND PRESERVATION SIGN
	EXISTING TREE LINE		REFORESTATION/AFFORESTATION SIGN
	EXISTING SHRUBLINE		NATURAL REGENERATION AREA (NRA)
	PROPOSED TREE LINE		WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
	SPECIMEN TREE		FORESTED FLOOD PLAIN
	NON-TIDAL WETLANDS		NOT INCLUDED IN CALCULATIONS
	LOTS IMPACTED IN REV-25		QUARRY MATERIAL AREA (10' WIDE, AREA 100 SQUARE FEET OR MORE)

Property Owners Awareness Certificate
(for Phase 2 Only)

St. James/Haverford Construction Partners, Inc. hereby acknowledges that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative: Gregory S. Ballan, Its President Date: 03/05/2020



Prince George's County Planning Department, M-NDPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP# 032-03			
Approved by	Date	ORD #	Reason for Revision
J. Stoz	04/29/03	4-02003	
J. Stoz	01/01/06	4-02003	
J. Stoz	04/23/08	4-02003	
J. Stoz	08/29/09	4-02003	
P.V.	07/09/10	4-02003	Lot 298
P.V.	07/09/10	4-02003	Lot 2A
P.V.	06/27/10	4-02003	Lot 448
P.V.	07/23/10	4-02003	Lot 5A
P.V.	08/19/10	4-02003	Lot 128
P.V.	08/29/10	4-02003	Lot 118
P.V.	08/09/10	4-02003	Lot 1A
P.V.	08/17/10	4-02003	Lot 4A
P.V.	08/27/10	4-02003	Lot 14B
K. Finch	03/13/13	4-02003	Henery Ferguson School Entry
K. Finch	03/18/13	4-02003	Lot 248
K. Finch	04/08/13	4-02003	Lot 78
K. Finch	12/06/13	4-02003	Lot 308
K. Finch	12/06/13	4-02003	Lot 6A
K. Finch	04/16/14	4-02003	Lot 248
K. Finch	08/13/14	4-02003	Revised to add Phases 2A and 2B
M. Juba	02/03/17	4-02003	Lot 59D
C. Schneider	4/3/18	4-02003	Lots 9,17,18,22,23&64C & 50-52D
C. Schneider	12/22/17	4-02003	Revised WC on lot 15B
C. Schneider	11/28/18		Revised WC on lot 5C & added .26 Ac. Fee-in-Lieu
C. Schneider	10/08/19		Revised WC on lot 4C & added .39 Ac. Fee-in-Lieu
C. Schneider	4/2/2020		Revised Phase 2 LOD and revised TCP2 Worksheet

SITE GRADING CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE CODE OF PRINCE GEORGES COUNTY WATER RESOURCES PROTECTION AND GRADING CODE AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM UPWILL PROPERTIES INTO THIS SITE AND FROM THIS SITE ONTO DOWNWILL PROPERTIES, HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES AND STANDARDS AND HAVE BEEN A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.

5/21/20 Gregory S. Ballan
REGISTERED LAND ARCH.
MD. #612
EXPIRES: 9/9/2021

Seal not valid without signature

UPDATES/REVISIONS:		
04/18/03	REVISED PER COUNTY COMMENTS (04/17/03)	ANC
01/26/06	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG
07/23/08	REVISED LOD	LT
04/18/17	REVISED LOD AT LOTS 22 & 23, BLOCK C	MAH
11/09/17	UPDATED LANDSCAPE LOTS 48, 10 & 20-22 'C'	SMD
09/10/18	UPDATE LOD FOR LOTS IN PHASE 2	SFS

UPDATES/REVISIONS:		
02/06/20	REVISED TCP2 PER MNCPPC REVIEW COMMENTS.	MJJ

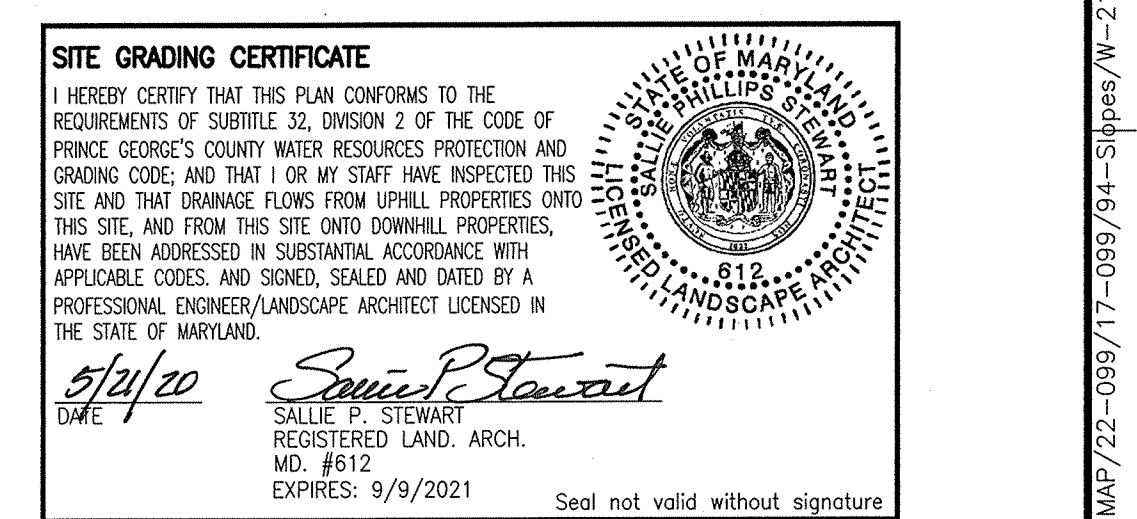
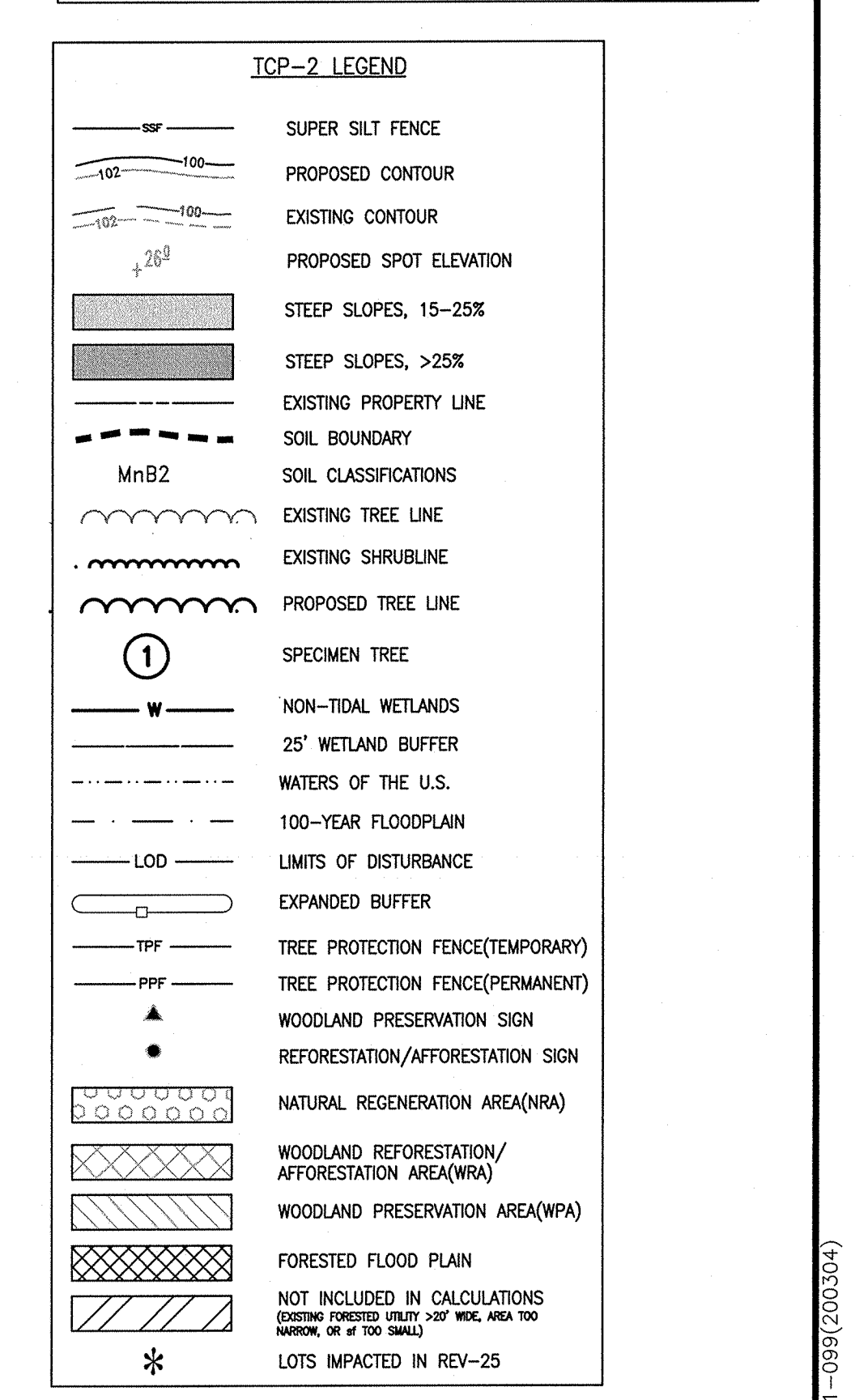
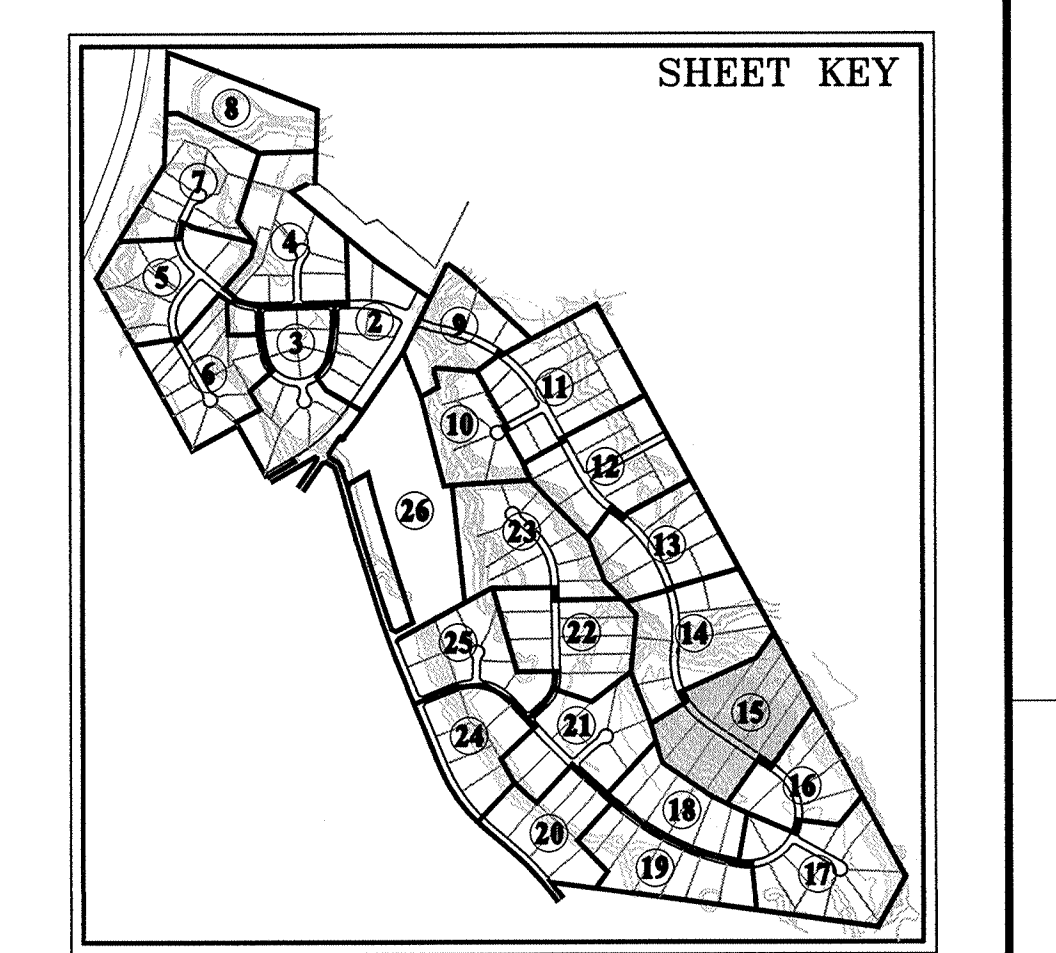
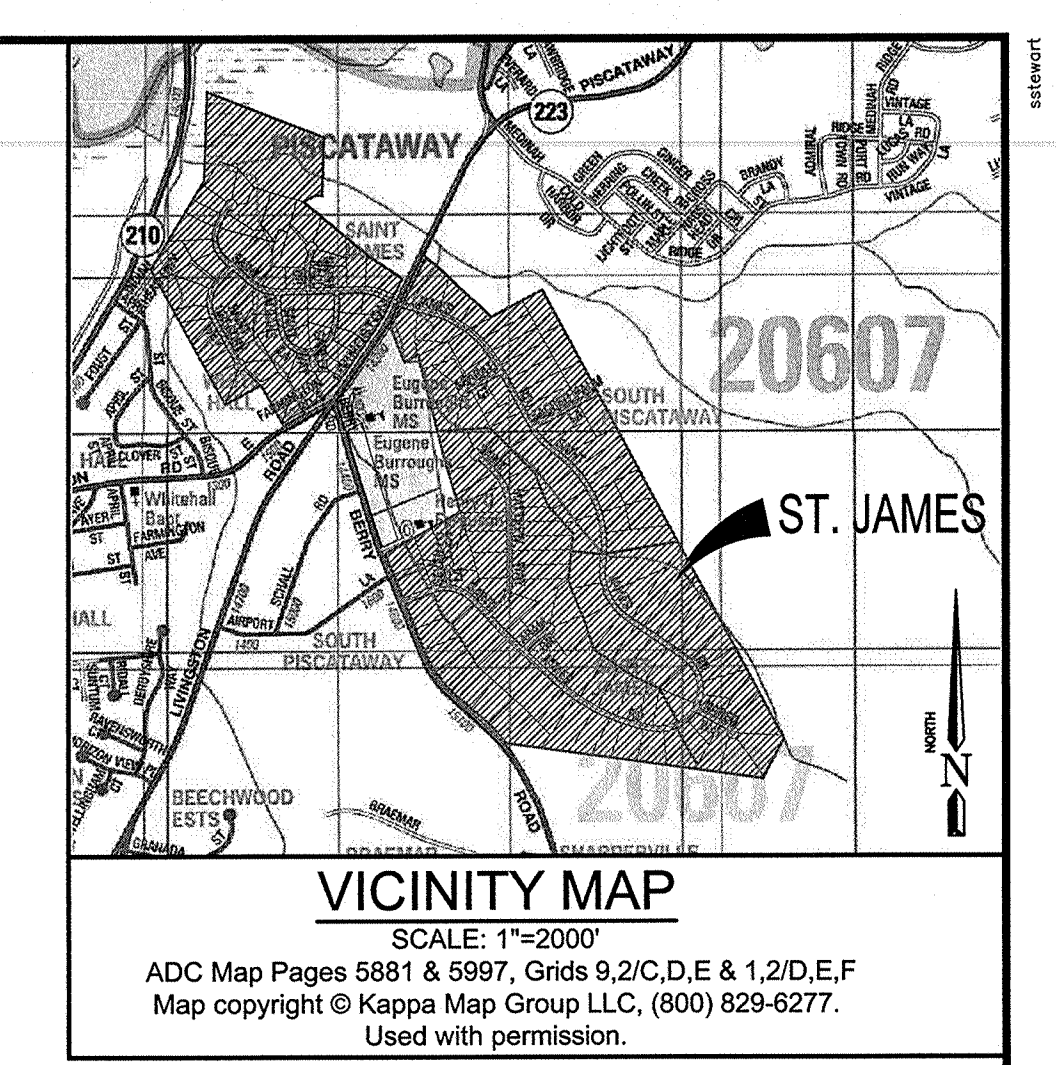
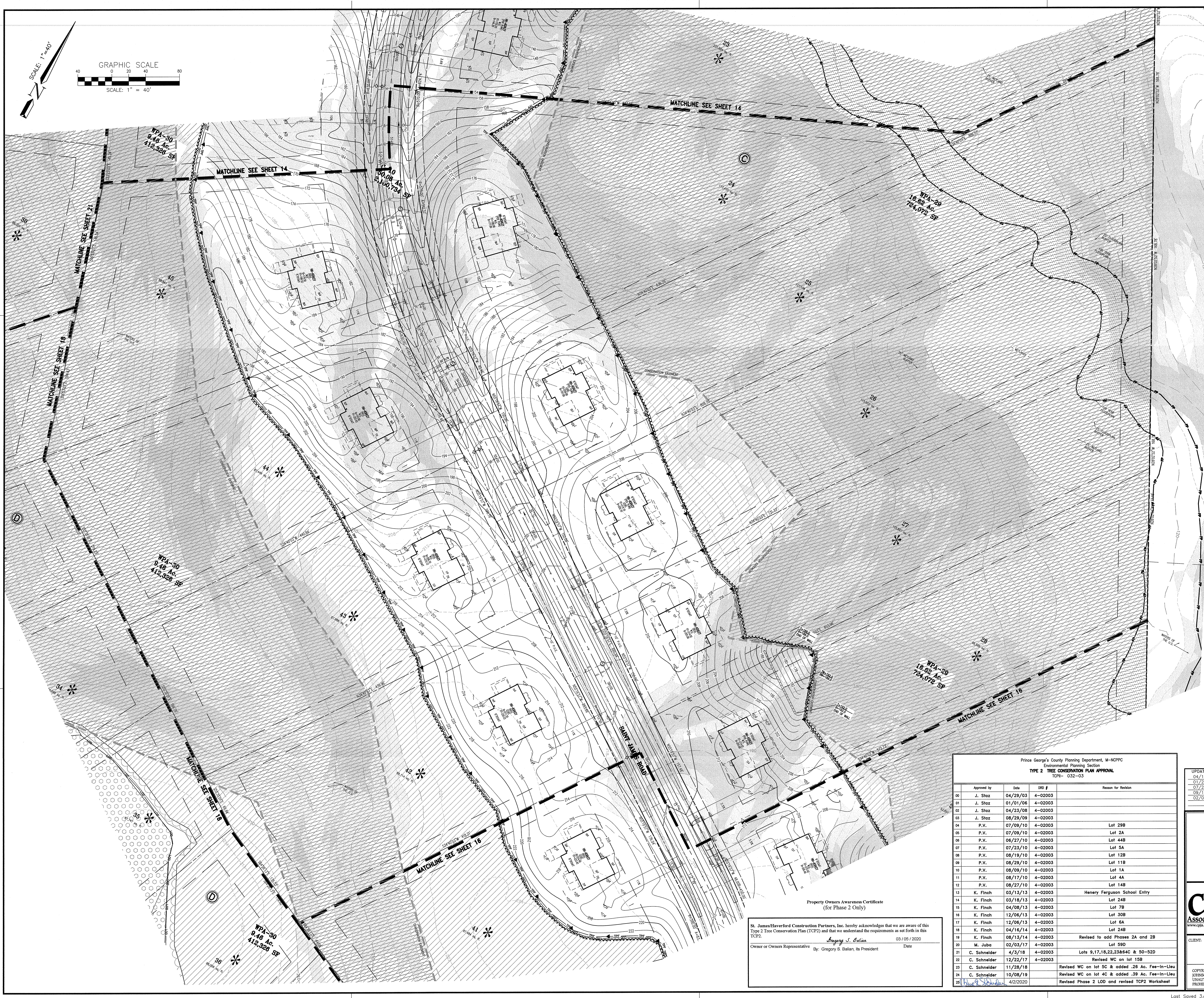
TCP II-032-03
ST. JAMES PROPERTY
FIFTH (5th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MD

CPI Charles P. Johnson & Associates, Inc.
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CLIENT: ST. JAMES/HAVERFORD CONSTRUCTION PARTNERS, INC. 810 EXECUTIVE BLVD. SUITE 450 ROCKVILLE, MD 20855 301-864-6500	WSSC GRID: TAX MAP: DESIGN: SFS SHEET: 14 OF 28 DRAFT: HWD DATE: MARCH 2019 SCALE: 1"=40' FILE NO.: 2018-1456-22 D
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Property Owners Awareness Certificate
(for Phase 2 Only)

St. James/Haverford Construction Partners, Inc. hereby acknowledges that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Gregory S. Ballan, its President Date: 03/05/2020

Owner or Owners Representative By: Gregory S. Ballan, its President Date: 03/05/2020

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP# - 032-03			
Approved By	Date	OID #	Reason for Revision
00 J. Stolz	04/29/03	4-02003	
01 J. Stolz	01/01/06	4-02003	
02 J. Stolz	04/23/08	4-02003	
03 J. Stolz	08/28/09	4-02003	
04 P.V.	07/09/10	4-02003	Lot 298
05 P.V.	07/09/10	4-02003	Lot 2A
06 P.V.	06/27/10	4-02003	Lot 44B
07 P.V.	07/23/10	4-02003	Lot 5A
08 P.V.	08/19/10	4-02003	Lot 12B
09 P.V.	08/29/10	4-02003	Lot 11B
10 P.V.	08/09/10	4-02003	Lot 1A
11 P.V.	08/17/10	4-02003	Lot 4A
12 P.V.	08/27/10	4-02003	Lot 14B
13 K. Finch	03/15/13	4-02003	Henary Ferguson School Entry
14 K. Finch	03/18/13	4-02003	Lot 24B
15 K. Finch	04/08/13	4-02003	Lot 7B
16 K. Finch	12/06/13	4-02003	Lot 30B
17 K. Finch	12/06/13	4-02003	Lot 6A
18 K. Finch	04/16/14	4-02003	Lot 24B and Lot 28
19 K. Finch	08/13/14	4-02003	Revised to add Phases 2A and 2B
20 M. Juba	02/03/17	4-02003	Lot 59D
21 C. Schneider	4/3/18	4-02003	Lots 9,17,18,22,23&64C & 50-52D
22 C. Schneider	12/22/17	4-02003	Revised WC on lot 15B
23 C. Schneider	11/28/18		Revised WC on lot 5C & added .26 Ac. Fee-In-Lieu
24 C. Schneider	10/08/19		Revised WC on lot 4C & added .39 Ac. Fee-In-Lieu
25	4/2/2020		Revised Phase 2 LOD and revised TCP2 Worksheet

UPDATES/REVISIONS:			
04/18/03	REVISED PER COUNTY COMMENTS (04/17/03)	ANC	
01/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG	
07/25/06	REVISED LOD	LT	
09/10/19	UPDATE LOD FOR LOTS IN PHASE 2	SPS	
02/08/20	REVISED TCP2 PER MNCPPC REVIEW COMMENTS	MJL	

TCP II-032-03

ST. JAMES PROPERTY

FIFTH (5th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MD

CPI Charles P. Johnson & Associates, Inc.

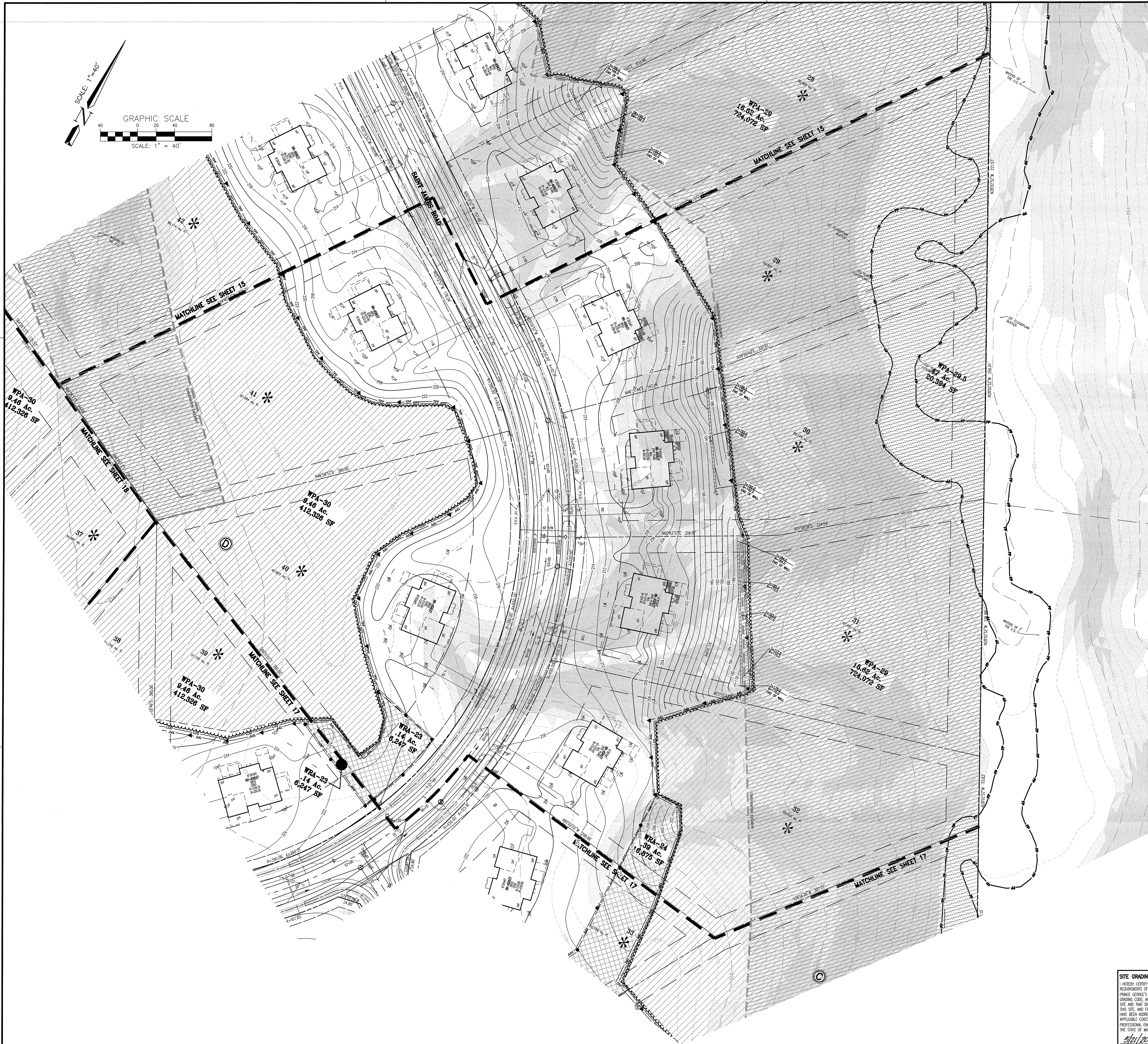
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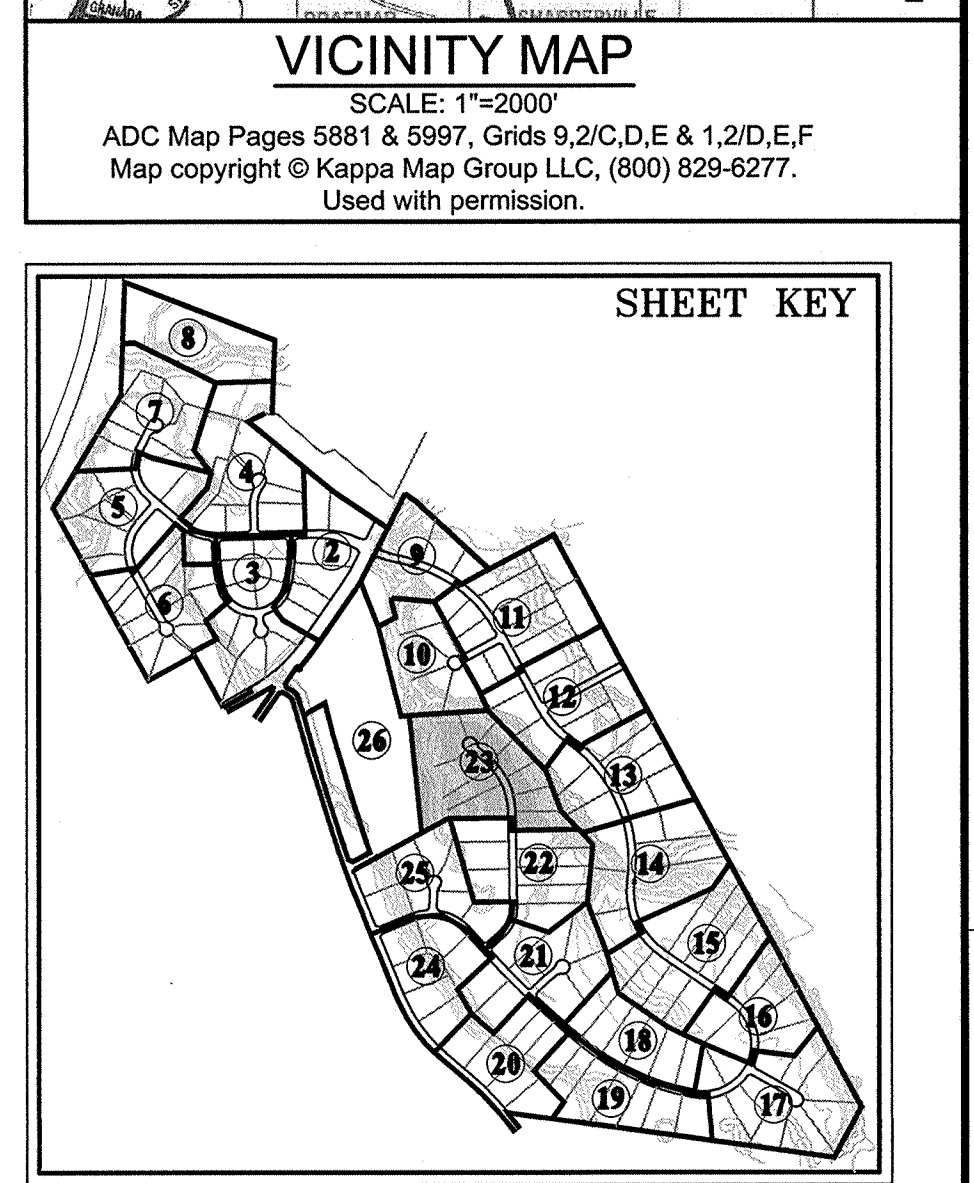
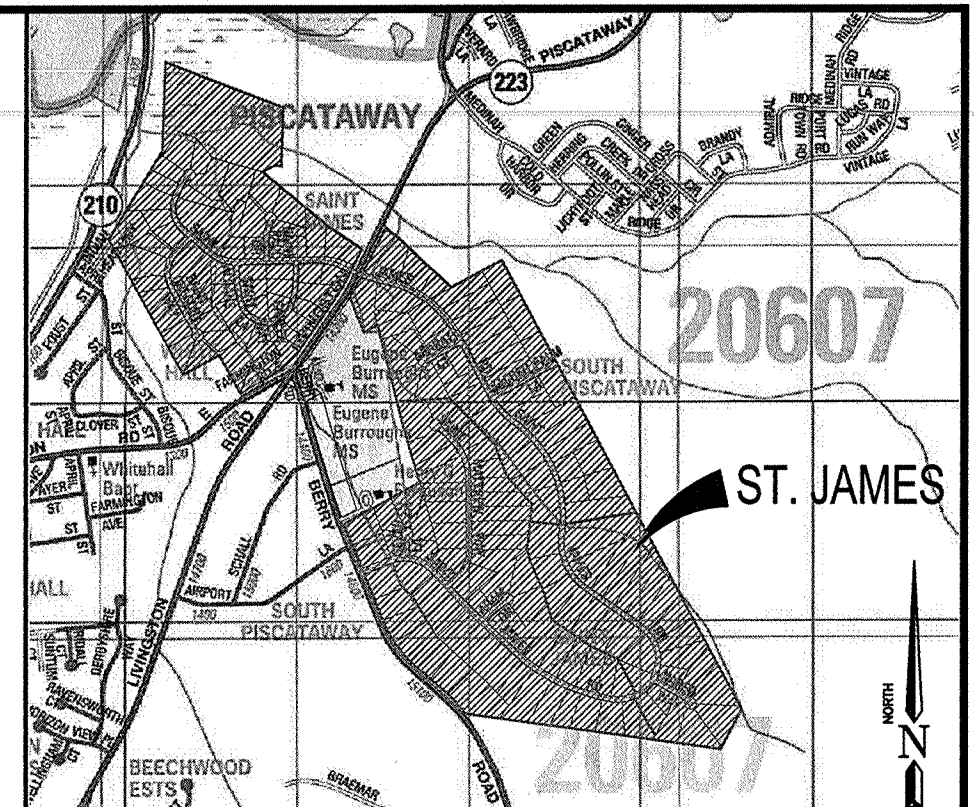
CLIENT: ST. JAMES/HAVERFORD CONSTRUCTION PARTNERS, INC. 610 EXCLUSIVE BLVD, SUITE 450 ROCKVILLE, MD 20852 301-464-6500	WSSS GRID: TAX MAP:
DESIGN SPS	SHEET 15 OF 28
DRAFT HWD	
DATE: MARCH 2019	FILE NO: 2018-1456-22 D
SCALE: 1" = 40'	

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TCP-2 LEGEND

- SUPER SILT FENCE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- STEEP SLOPES, 15-25%
- STEEP SLOPES, >25%
- EXISTING PROPERTY LINE
- SOIL BOUNDARY
- SOIL CLASSIFICATIONS
- EXISTING TREE LINE
- EXISTING SHRUBLINE
- PROPOSED TREE LINE
- SPECIMEN TREE
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LOD
- LIMITS OF DISTURBANCE
- EXPANDED BUFFER
- TFF
- TPP
- WOODLAND PRESERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN
- NATURAL REGENERATION AREA(NRA)
- WOODLAND RESTORATION/AFFORESTATION AREA(WRA)
- WOODLAND PRESERVATION AREA(WPA)
- FORESTED FLOOD PLAIN
- NOT INCLUDED IN CALCULATIONS
- LOT IMPACTED IN REV-25



Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPH- 032-03

Approved by	Date	ORD #	Reason for Revision
J. Staz	04/29/03	4-02003	
J. Staz	01/01/06	4-02003	
J. Staz	04/23/08	4-02003	
J. Staz	08/29/09	4-02003	
P.V.	07/09/10	4-02003	Lot 29B
P.V.	07/09/10	4-02003	Lot 2A
P.V.	06/27/10	4-02003	Lot 44B
P.V.	07/23/10	4-02003	Lot 5A
P.V.	08/19/10	4-02003	Lot 12B
P.V.	08/29/10	4-02003	Lot 11B
P.V.	08/09/10	4-02003	Lot 1A
P.V.	08/17/10	4-02003	Lot 4A
P.V.	08/27/10	4-02003	Lot 14B
K. Finch	03/13/13	4-02003	Henary Ferguson School Entry
K. Finch	05/18/13	4-02003	Lot 24B
K. Finch	04/08/13	4-02003	Lot 7B
K. Finch	12/08/13	4-02003	Lot 30B
K. Finch	12/08/13	4-02003	Lot 6A
K. Finch	04/16/14	4-02003	Lot 24B
K. Finch	08/13/14	4-02003	Revised to add Phases 2A and 2B
W. Jube	02/03/17	4-02003	Lot 59D
C. Schneider	4/3/18	4-02003	Lots 9,17,18,22,23B64C & 50-52D
C. Schneider	12/22/17	4-02003	Revised WC on lot 15B
C. Schneider	11/28/18		Revised WC on lot 5C & added .28 Ac. Fee-In-Lieu
C. Schneider	10/08/19		Revised WC on lot 4C & added .39 Ac. Fee-In-Lieu
	4/2/2020		Revised Phase 2 LOD and revised TCP2 Worksheet

Property Owners Awareness Certificate
(for Phase 2 Only)

St. James/Haverford Construction Partners, Inc. hereby acknowledges that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative: Gregory S. Ballan, its President
By: Gregory S. Ballan, its President
Date: 03/05/2020

SITE GRADING CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 30, DIVISION 2 OF THE CODE OF PRINCE GEORGE'S COUNTY WATER RESOURCES PROTECTION AND GRADING CODE AND THAT I OR MY FIRM HAVE INSPECTED THE SITE AND THAT DRAINAGE FLOWING FROM ADJACENT PROPERTIES ON THIS SITE, AND FROM THIS SITE ONTO ADJACENT PROPERTIES, HAVE BEEN ADDRESSED IN A SUFFICIENT MANNER TO COMPLY WITH APPLICABLE CODES AND SIGNED, SEALED AND DATED BY A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.

DATE: 5/21/20
Sally P. Stewart
REGISTERED LAND ARCH.
MD #612
EXPIRES: 9/9/2021
Seal not valid without signature

UPDATES/REVISIONS:

DATE	REVISION	PER	COUNTY COMMENTS	DATE	BY
04/18/03	REVISED	PER	COUNTY COMMENTS (04/17/03)	ANC	
01/26/05	REVISED	PER	LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG	
07/25/06	REVISED	LOT			
09/10/18	UPDATE	LOD	FOR LOTS IN PHASE 2	SPS	
02/06/20	REVISED	TCP2	PER MNCPPC REVIEW COMMENTS	MAIL	

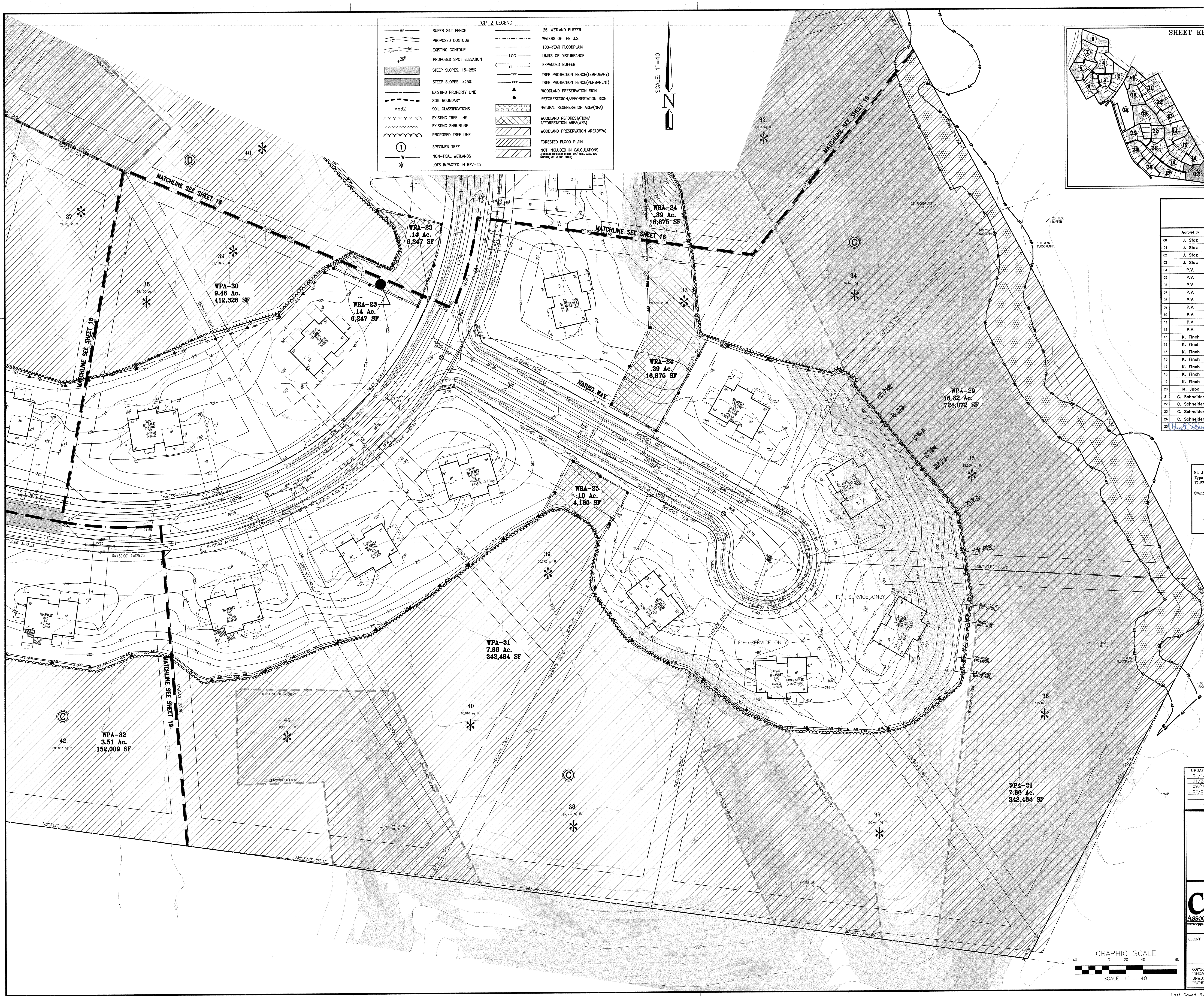
TCP II-032-03
ST. JAMES PROPERTY
FIFTH (5th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MD

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CLIENT: ST. JAMES/HAVERFORD CONSTRUCTION PARTNERS, INC. 610 EXECUTIVE BLVD. SUITE 400 ROCKVILLE, MD 20850 301-864-6500

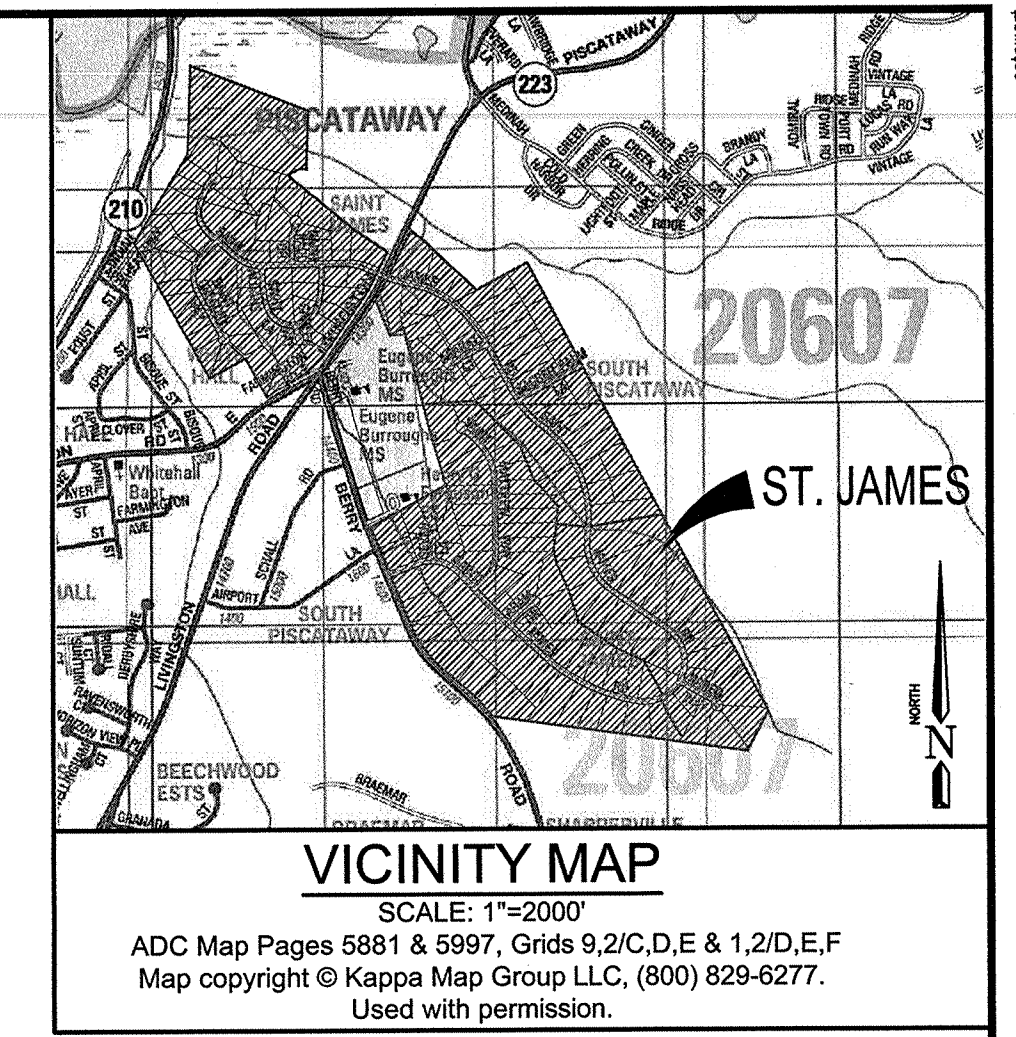
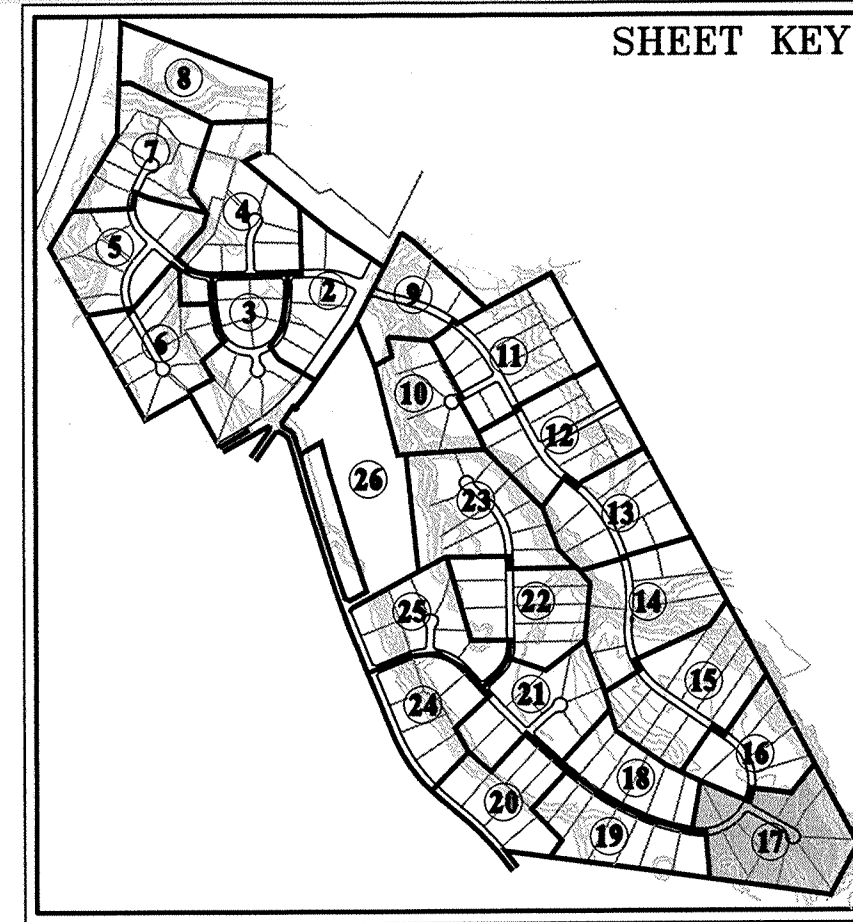
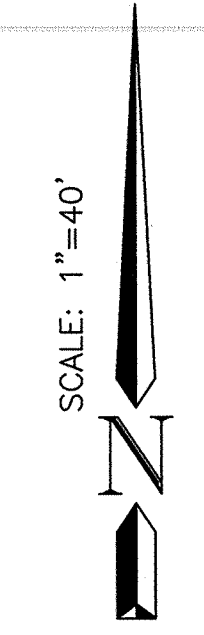
WSSB GRID: TAX MAP: DESIGN: SPS SHEET: 16 OF 28 DRAFT: HWD DATE: MARCH 2019 SCALE: 1"=40' FILE NO.: 2018-1456-22 D

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TCP-2 LEGEND

	SUPER SILT FENCE		25' WETLAND BUFFER
	PROPOSED CONTOUR		WATERS OF THE U.S.
	EXISTING CONTOUR		100-YEAR FLOODPLAIN
	PROPOSED SPOT ELEVATION		LIMITS OF DISTURBANCE
	STEEP SLOPES, 15-25%		EXPANDED BUFFER
	STEEP SLOPES, >25%		TREE PROTECTION FENCE (TEMPORARY)
	EXISTING PROPERTY LINE		TREE PROTECTION FENCE (PERMANENT)
	SOIL BOUNDARY		WOODLAND PRESERVATION SIGN
	SOIL CLASSIFICATIONS		REFORESTATION/AFFORESTATION SIGN
	EXISTING TREE LINE		NATURAL REGENERATION AREA (NRA)
	EXISTING SHRUBLINE		WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
	PROPOSED TREE LINE		WOODLAND PRESERVATION AREA (WPA)
	SPECIMEN TREE		FORESTED FLOOD PLAIN
	NON-TIDAL WETLANDS		NOT INCLUDED IN CALCULATIONS
	LOTS IMPACTED IN REV-25		



Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPH-032-03

Approved By	Date	ERO #	Reason for Revision
J. Staz	04/29/03	4-02003	
J. Staz	01/01/06	4-02003	
J. Staz	04/23/08	4-02003	
J. Staz	08/29/09	4-02003	
P.V.	07/09/10	4-02003	Lot 29B
P.V.	07/09/10	4-02003	Lot 2A
P.V.	06/27/10	4-02003	Lot 44B
P.V.	07/23/10	4-02003	Lot 5A
P.V.	08/19/10	4-02003	Lot 12B
P.V.	08/29/10	4-02003	Lot 11B
P.V.	08/09/10	4-02003	Lot 1A
P.V.	08/17/10	4-02003	Lot 4A
P.V.	08/27/10	4-02003	Lot 14B
K. Finch	03/15/13	4-02003	Henery Ferguson School Entry
K. Finch	04/06/13	4-02003	Lot 7B
K. Finch	12/06/13	4-02003	Lot 30B
K. Finch	12/06/13	4-02003	Lot 6A
K. Finch	04/16/14	4-02003	Lot 24B
K. Finch	08/13/14	4-02003	Revised to add Phases 2A and 2B
M. Juba	02/03/17	4-02003	Lot 59D
C. Schneider	4/3/18	4-02003	Lots 9,17,18,22,23&64C & 50-52D
C. Schneider	12/22/17	4-02003	Revised WC on lot 15B
C. Schneider	11/28/18		Revised WC on lot 5C & added .26 Ac. Fee-In-Lieu
C. Schneider	10/08/19		Revised WC on lot 4C & added .39 Ac. Fee-In-Lieu
C. Schneider	4/2/2020		Revised Phase 2 LOD and revised TCP2 Worksheet

Property Owners Awareness Certificate
(for Phase 2 Only)

St. James/Haverford Construction Partners, Inc. hereby acknowledges that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative: Gregory S. Balian, its President

Date: 03/05/2020

SITE GRADING CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE CODE OF PRINCE GEORGE'S COUNTY WATER RESOURCES PROTECTION AND EROSION CONTROL AND THAT I OR MY FIRM HAVE INSPECTED THIS SITE AND THAT ORANGE FLOWS FROM UPHILL PROPERTIES ONTO THIS SITE AND FROM THE SITE ONTO DOWNHILL PROPERTIES HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES AND SIGNED, SEALED AND DATED BY A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.

DATE: 5/2/20

SIGNATURE: Sallie P. Stewart

DATE: 5/2/20

EXPIRES: 9/9/2021

Seal not valid without signature

UPDATES/REVISIONS:

04/18/03	REVISED PER COUNTY COMMENTS (04/17/03)	ANC
01/22/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG
09/10/19	UPDATE LOD FOR LOTS IN PHASE 2	SPS
02/06/20	REVISED TCP2 PER MNCPPC REVIEW COMMENTS.	MJL

TCP II-032-03

ST. JAMES PROPERTY

FIFTH (5th) ELECTION DISTRICT

PRINCE GEORGES COUNTY, MD

CPI Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpi.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT:	ST. JAMES/HAVERFORD CONSTRUCTION PARTNERS, INC. 600 EXECUTIVE BLVD. SUITE 400 ROCKVILLE, MD 20853 301-864-0000	WSSC GRID:	TAX MAP:
DESIGN:	SFS	SHEET:	OF
DRAFT:	HW	17	28
DATE:	MARCH 2019	FILE NO:	
SCALE:	1" = 40'	2018-1456-22 D	

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TCP-2 LEGEND

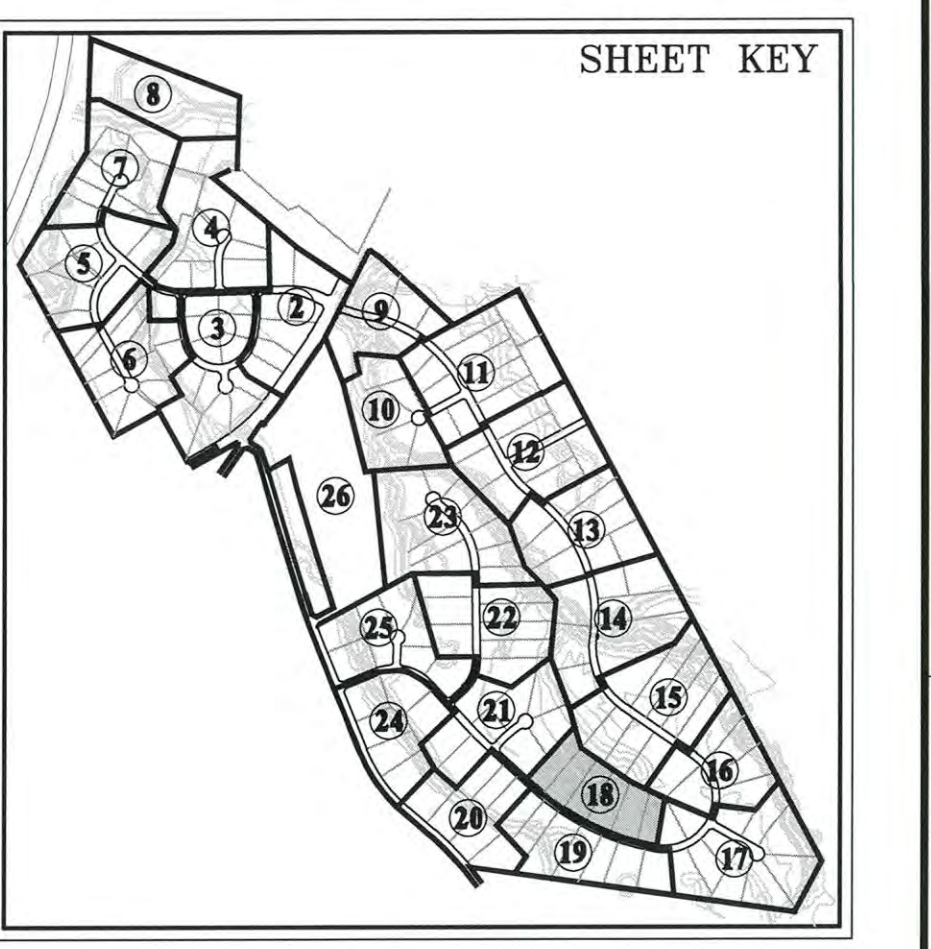
- SF — SUPER SILT FENCE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- STEEP SLOPES, 15-25%
- STEEP SLOPES, >25%
- EXISTING PROPERTY LINE
- SOL. BOUNDARY
- MNBZ
- EXISTING TREE LINE
- EXISTING SHRUBLINE
- PROPOSED TREE LINE
- ① SPECIMEN TREE
- W — NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LIMITS OF DISTURBANCE
- EXPANDED BUFFER
- TPF — TREE PROTECTION FENCE (TEMPORARY)
- PPF — TREE PROTECTION FENCE (PERMANENT)
- WOODLAND PRESERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN
- NATURAL REGENERATION AREA (NRA)
- WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
- WOODLAND PRESERVATION AREA (WPA)
- FORESTED FLOOD PLAIN
- NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED FLOOD PLAIN, 100' WIDE, AREA 100 HECTARES, OR IF TOO SMALL, 100' WIDE, AREA 100 HECTARES)
- LOTS IMPACTED IN REV-25

VICINITY MAP

SCALE: 1"=2000'

ADC Map Pages 5881 & 5997, Grids 9.2/C.D.E & 1.2/D.E.F

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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP-1- 032-03

Approved by	Date	DR#	Reason for Revision
00 J. Staz	04/29/03	4-02003	
01 J. Staz	01/01/06	4-02003	
02 J. Staz	04/23/08	4-02003	
03 J. Staz	08/29/09	4-02003	
04 P.V.	07/09/10	4-02003	Lot 29B
05 P.V.	07/09/10	4-02003	Lot 2A
06 P.V.	06/27/10	4-02003	Lot 44B
07 P.V.	07/23/10	4-02003	Lot 5A
08 P.V.	08/19/10	4-02003	Lot 12B
09 P.V.	08/29/10	4-02003	Lot 11B
10 P.V.	08/09/10	4-02003	Lot 1A
11 P.V.	08/17/10	4-02003	Lot 4A
12 P.V.	08/27/10	4-02003	Lot 14B
13 K. Finch	03/13/13	4-02003	Henery Ferguson School Entry
14 K. Finch	03/16/13	4-02003	Lot 24B
15 K. Finch	04/08/13	4-02003	Lot 7B
16 K. Finch	12/06/13	4-02003	Lot 30B
17 K. Finch	12/06/13	4-02003	Lot 6A
18 K. Finch	04/16/14	4-02003	Lot 24B
19 K. Finch	08/13/14	4-02003	Revised to add Phases 2A and 2B
20 M. Juba	02/03/17	4-02003	Lot 59D
21 C. Schneider	4/3/18	4-02003	Lots 9,17,18,22,23&64C & 50-52D
22 C. Schneider	12/22/17	4-02003	Revised WC on lot 15B
23 C. Schneider	11/28/18		Revised WC on lot 5C & added .28 Ac. Fee-In-Lieu
24 C. Schneider	10/08/19		Revised WC on lot 4C & added .39 Ac. Fee-In-Lieu
25 C. Schneider	4/2/2020		Revised Phase 2 LOD and revised TCP2 Worksheet

Property Owners Awareness Certificate
(for Phase 2 Only)

St. James/Haverford Construction Partners, Inc. hereby acknowledges that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative: Gregory S. Ballan Date: 03/05/2020

By: Gregory S. Ballan, its President

UPDATES/REVISIONS:

04/18/03	REVISED PER COUNTY COMMENTS (04/17/03)	ANC
07/23/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG
08/10/19	UPDATE LOD FOR LOTS IN PHASE 2	SPS
02/06/20	REVISED TCP2 PER MNCPPC REVIEW COMMENTS	MJL

SITE GRADING CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE CODE OF PRINCE GEORGE'S COUNTY WATER RESOURCES PROTECTION AND GRADING CODES AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM UPLAND PROPERTIES INTO THIS SITE, AND FROM THIS SITE ONTO DOWNLAND PROPERTIES, HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES, AND SIGNED, SEALED AND DATED BY A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.

DATE: 3/10/20 Charles P. Johnson
REGISTERED LAND ARCH.
NO. #612
EXPIRES: 9/9/2021

Seal not valid without signature.

TCP II-032-03

ST. JAMES PROPERTY

FIFTH (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

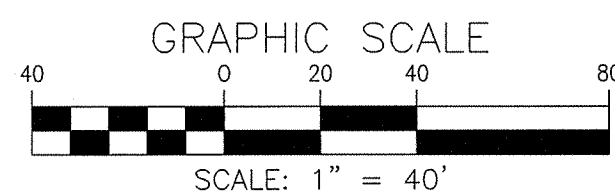
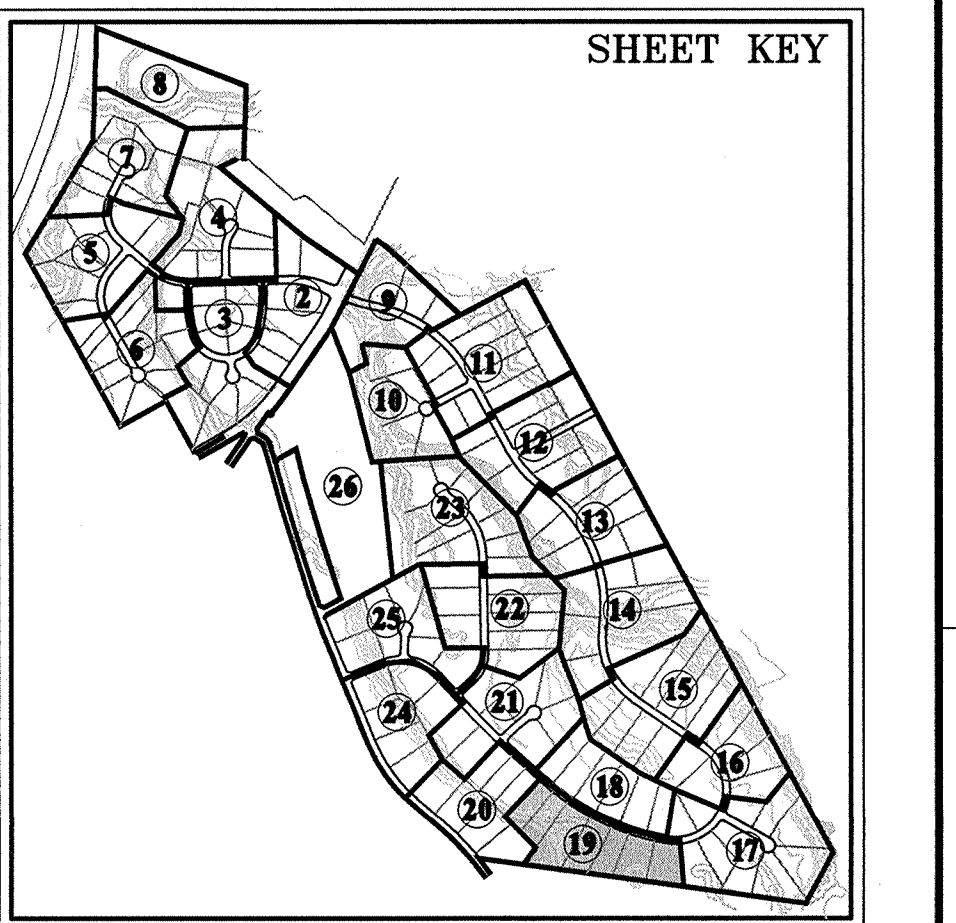
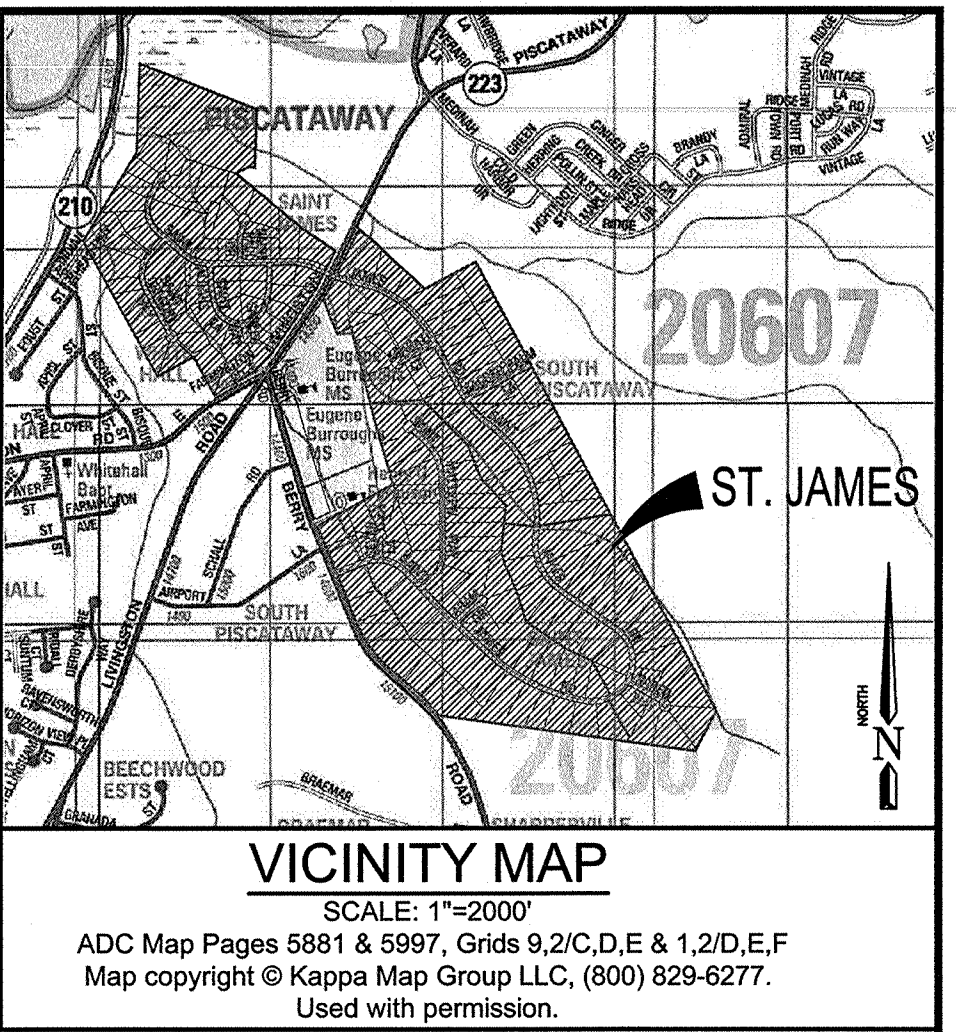
CPI Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpi.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT:	ST. JAMES/HAVERFORD CONSTRUCTION PARTNERS, INC. 610 EXECUTIVE BLVD, SUITE 430 ROCKVILLE, MD 20852 301-684-6500	WSSC GRID:	TAX MAP:
DESIGN:	SPS	SHEET:	OF
DRAFT:	HWD	18	28
DATE:	MARCH 2019	FILE NO.:	
SCALE:	1" = 40'	2018-1456-22 D	

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SCALE: 1"=40'



TCP-2 LEGEND			
	SUPER SILT FENCE		25' WETLAND BUFFER
	PROPOSED CONTOUR		WATERS OF THE U.S.
	EXISTING CONTOUR		100-YEAR FLOODPLAIN
	PROPOSED SPOT ELEVATION		LIMITS OF DISTURBANCE
	STEEP SLOPES, >25%		EXPANDED BUFFER
	EXISTING PROPERTY LINE		TREE PROTECTION FENCE (TEMPORARY)
	SOIL BOUNDARY		TREE PROTECTION FENCE (PERMANENT)
	SOIL CLASSIFICATIONS		REFORESTATION/AFFORESTATION SIGN
	EXISTING TREE LINE		WOODLAND PRESERVATION SIGN
	PROPOSED TREE LINE		NATURAL REGENERATION AREA (NRA)
	SPECIMEN TREE		WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
	NON-TIDAL WETLANDS		WOODLAND PRESERVATION AREA (WPA)
	LOTS IMPACTED IN REV-25		FORESTED FLOOD PLAIN
			NOT INCLUDED IN CALCULATIONS

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP-1 - 032-03			
Approved by	Date	DID #	Reason for Revision
J. Stoz	04/29/03	4-02003	
J. Stoz	01/01/06	4-02003	
J. Stoz	04/23/08	4-02003	
J. Stoz	08/29/09	4-02003	
P.V.	07/09/10	4-02003	Lot 29B
P.V.	07/09/10	4-02003	Lot 2A
P.V.	06/27/10	4-02003	Lot 44B
P.V.	07/23/10	4-02003	Lot 5A
P.V.	08/19/10	4-02003	Lot 12B
P.V.	08/29/10	4-02003	Lot 11B
P.V.	08/09/10	4-02003	Lot 1A
P.V.	08/17/10	4-02003	Lot 4A
P.V.	08/27/10	4-02003	Lot 14B
K. Finch	03/13/13	4-02003	Henery Ferguson School Entry
K. Finch	03/18/13	4-02003	Lot 24B
K. Finch	04/08/13	4-02003	Lot 7B
K. Finch	12/06/13	4-02003	Lot 30B
K. Finch	12/06/13	4-02003	Lot 6A
K. Finch	04/16/14	4-02003	Revised to add Phases 2A and 2B
K. Finch	08/13/14	4-02003	Revised WC on lot 5C and added .26 Ac. Fee-In-Lieu
M. Juba	02/03/17	4-02003	Revised WC on lot 4C and added .39 Ac. Fee-In-Lieu
C. Schneider	4/3/18	4-02003	Revised WC on lot 15B
C. Schneider	12/22/17	4-02003	Revised WC on lot 5C and added .26 Ac. Fee-In-Lieu
C. Schneider	11/28/18	4-02003	Revised WC on lot 4C and added .39 Ac. Fee-In-Lieu
C. Schneider	10/08/19	4-02003	Revised Phase 2 LOD and revised TCP2 Worksheet
C. Schneider	4/2/2020	4-02003	

Property Owners Awareness Certificate
(for Phase 2 Only)

St. James/Haverford Construction Partners, Inc. hereby acknowledges that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative: Gregory S. Ballan, its President Date: 03/05/2020

SITE GRADING CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE CODE OF PRINCE GEORGES COUNTY WATER RESOURCES PROTECTION AND GRADING CODES AND THAT I OR MY FIRM HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM UPLAND PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO DOWNHILL PROPERTIES, HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES, AND SIGNED, SEALED AND DATED BY A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.

DATE: 3/2/20 SIGNED: [Signature] REGISTERED LAND. ARCH. NO. 8612 EXPIRES: 3/9/2021

Seal not valid without signature

UPDATES/REVISIONS:

04/18/03 REVISED PER COUNTY COMMENTS (04/17/03)	ANC
01/26/06 REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG
07/25/06 REVISED LOD	LT
09/10/19 UPDATE LOD FOR LOTS IN PHASE 2	SPS
02/08/20 REVISED TCP2 PER MNCPPC REVIEW COMMENTS	MAL

TCP II-032-03

ST. JAMES PROPERTY
FIFTH (5th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MD

CPI Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpi.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: ST. JAMES/HAVERFORD CONSTRUCTION PARTNERS, INC.
610 EXECUTIVE BLVD. SUITE 400
ROCKVILLE, MD 20852
301-864-6000

WSSC GRID: TAX MAP:

DESIGN: SPS SHEET: 19 OF 28

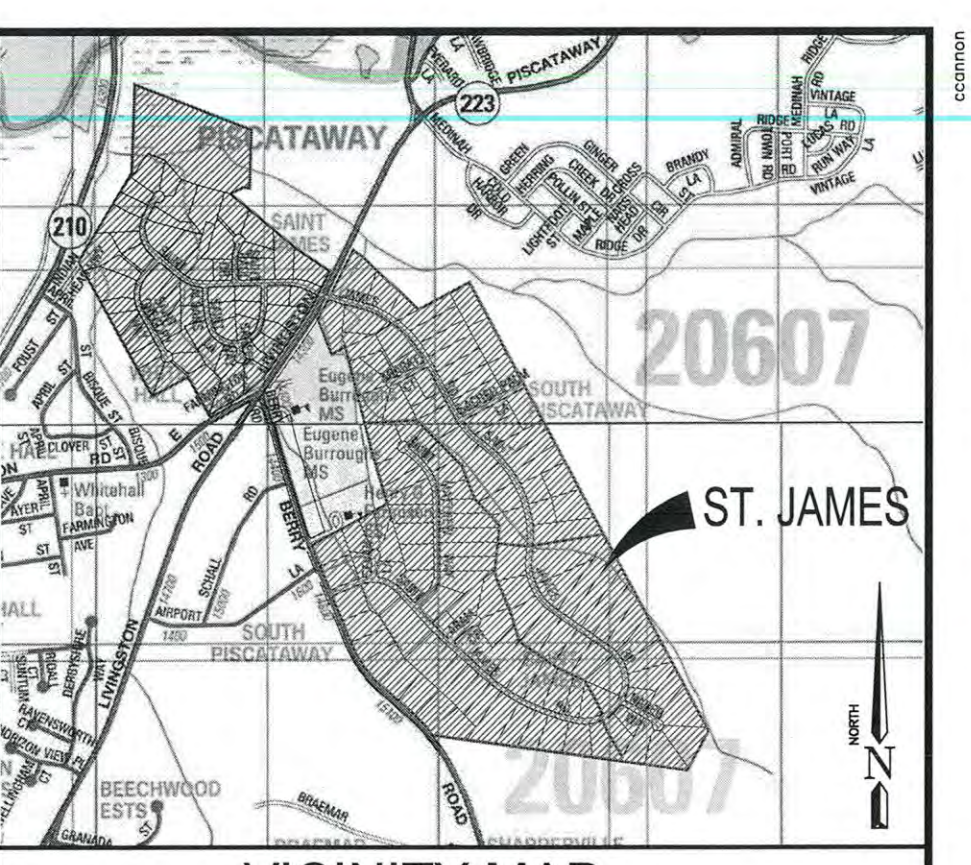
DRAFT: HWD

DATE: MARCH 2019

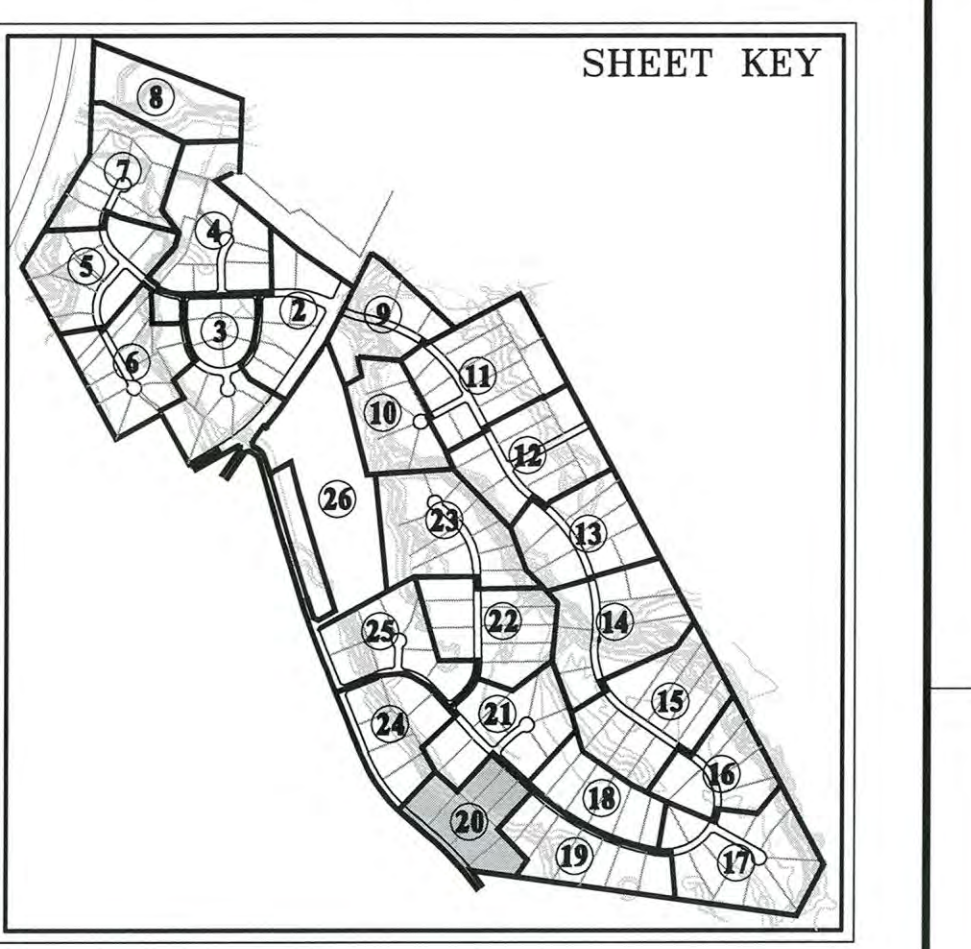
SCALE: 1" = 40'

FILE NO.: 2018-1456-22 D

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VICINITY MAP
SCALE: 1"=200'
ADC Map Pages 5881 & 5907, Grids 9.2/C.D.E & 1.2/D.E.F
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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP#- 032-03

Approved by	Date	DR#	Reason for Revision
J. Staz	04/29/03	4-02003	
J. Staz	01/01/06	4-02003	
J. Staz	04/23/08	4-02003	
J. Staz	08/29/09	4-02003	
P.V.	07/09/10	4-02003	Lot 29B
P.V.	07/09/10	4-02003	Lot 2A
P.V.	06/27/10	4-02003	Lot 44B
P.V.	07/23/10	4-02003	Lot 5A
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K. Finch	03/18/13	4-02003	Lot 24B
K. Finch	04/08/13	4-02003	Lot 7B
K. Finch	12/06/13	4-02003	Lot 30B
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M. Juba	02/03/17	4-02003	Lot 59D
C. Schneider	4/3/18	4-02003	Lots 9,17,18,22,23&64C & 50-52D
C. Schneider	12/22/17	4-02003	Revised WC on lot 15B
C. Schneider	11/28/18		Revised WC on lot 5C & added .25 Ac. Fee-In-Lieu
C. Schneider	10/08/19		Revised WC on lot 4C & added .39 Ac. Fee-In-Lieu
C. Schneider	4/2/2020		Revised Phase 2 LOD and revised TCP2 Worksheet

Property Owners Awareness Certificate
(for Phase 2 Only)

St. James/Haverford Construction Partners, Inc. hereby acknowledges that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative: Gregory S. Ballan Date: 03/05/2020
By: Gregory S. Ballan, its President

UPDATES/REVISIONS:

04/18/03	REVISED PER COUNTY COMMENTS (04/17/03)	ANC
01/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG
07/23/08	REVISED LOD	LT
09/19/10	UPDATE LOD FOR LOTS IN PHASE 2	SPS
02/06/20	REVISED TCP2 PER MNCPPC REVIEW COMMENTS.	MJL

TCP II-032-03

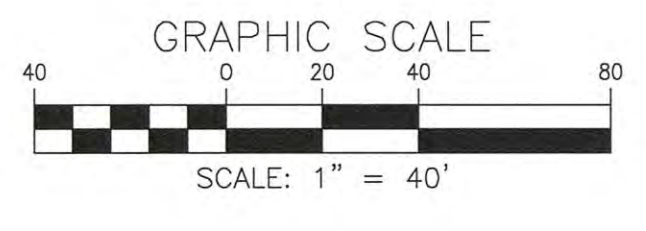
ST. JAMES PROPERTY
FIFTH (5th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MD

CPI Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9594
www.cpi.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT:	ST. JAMES/HAVERFORD CONSTRUCTION PARTNERS, INC. 610 EXECUTIVE BLVD, SUITE 400 ROCKVILLE, MD 20852 301-864-6500	WSCC GRID:	DESIGN SPS DRAFT HWD	TAX MAP:	SHEET 20 OF 28 DATE: MARCH 2019 SCALE: 1" = 40'	FILE NO:	2018-1456-22 D
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- TCP-2 LEGEND**
- SUPER SILT FENCE
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - PROPOSED SPOT ELEVATION
 - STEEP SLOPES, 15-25%
 - STEEP SLOPES, >25%
 - EXISTING PROPERTY LINE
 - SOIL CLASSIFICATIONS
 - EXISTING TREE LINE
 - EXISTING SHRUBLINE
 - PROPOSED TREE LINE
 - SPECIMEN TREE
 - NON-TIDAL WETLANDS
 - 25' WETLAND BUFFER
 - WATERS OF THE U.S.
 - 100-YEAR FLOODPLAIN
 - LIMITS OF DISTURBANCE
 - EXPANDED BUFFER
 - TREE PROTECTION FENCE (TEMPORARY)
 - TREE PROTECTION FENCE (PERMANENT)
 - WOODLAND PRESERVATION SIGN
 - REFORESTATION/AFFORESTATION SIGN
 - NATURAL REGENERATION AREA (NRA)
 - WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
 - WOODLAND PRESERVATION AREA (WPA)
 - FORESTED FLOOD PLAIN
 - NOT INCLUDED IN CALCULATIONS
(SLOPED FORESTED SLOPE >40% WIDE AREA 100' MINIMUM, UP TO 100' MAX)
 - LOTS IMPACTED IN REV-25



SITE GRADING CERTIFICATE

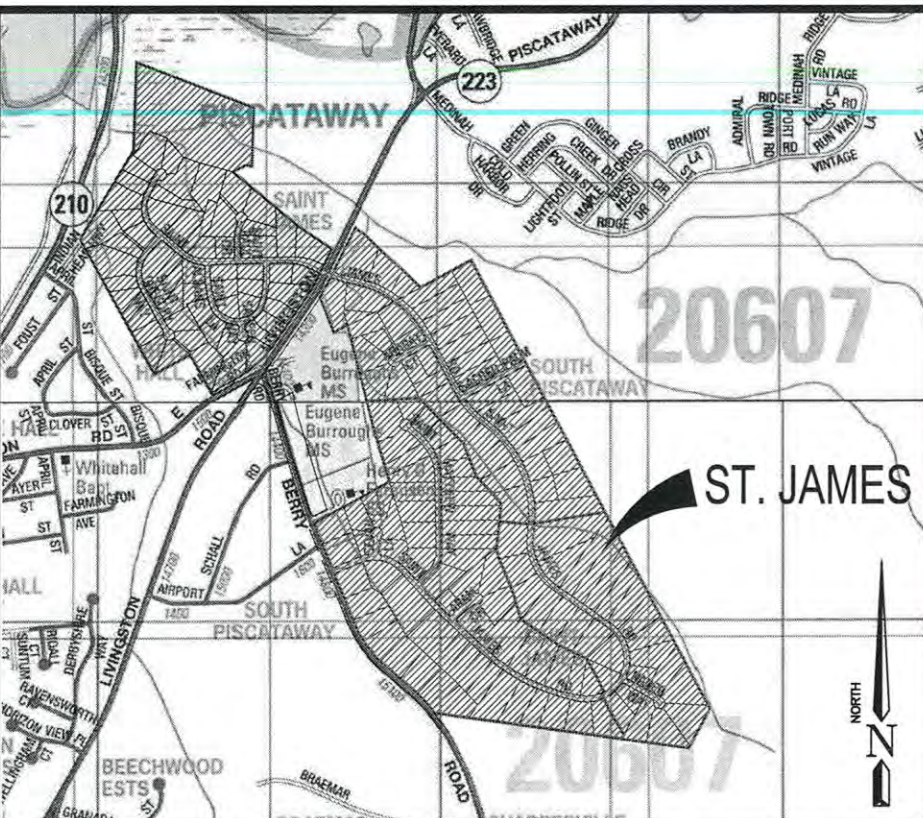
I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 20, DIVISION 2 OF THE CODE OF PRINCE GEORGES COUNTY WATER RESOURCES PROTECTION AND DRAINAGE CODE, AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM UPHELD PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO DOWNSLOPE PROPERTIES, HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES, AND SIGNED, SEALED AND DATED BY A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.

DATE: 3/16/20 SAULIE P. STEWART
SAULIE P. STEWART
REGISTERED LAND ARCH.
MD #612
EXPIRES: 9/9/2021
Seal not valid without signature

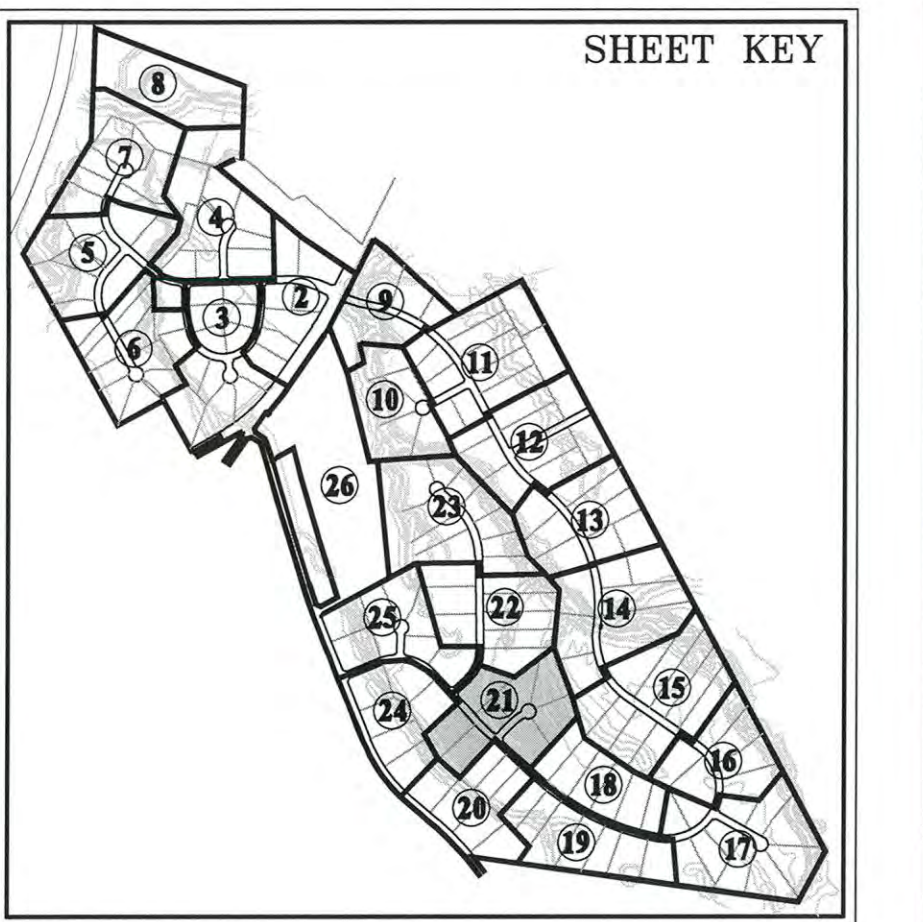
TCP-2 LEGEND

- 100' SUPER SILT FENCE
- 100' PROPOSED CONTOUR
- 100' EXISTING CONTOUR
- 25' PROPOSED SPOT ELEVATION
- STEEP SLOPES, 15-25%
- STEEP SLOPES, >25%
- EXISTING PROPERTY LINE
- SOIL BOUNDARY
- SOIL CLASSIFICATIONS
- EXISTING TREE LINE
- EXISTING SHRUBLINE
- PROPOSED TREE LINE
- ① SPECIMEN TREE
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LIMITS OF DISTURBANCE
- EXPANDED BUFFER
- TREE PROTECTION FENCE (TEMPORARY)
- TREE PROTECTION FENCE (PERMANENT)
- WOODLAND PRESERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN
- NATURAL REGENERATION AREA (NRA)
- WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
- WOODLAND PRESERVATION AREA (WPA)
- FORESTED FLOOD PLAIN
- NOT INCLUDED IN CALCULATIONS (COVERING EXISTING LOT) - 30' WIDE AREA 100' WIDE OR AT THE SHED
- LOTS IMPACTED IN REV-25

SCALE: 1"=40'



VICINITY MAP
SCALE: 1"=200'
ADC Map Pages 5881 & 5997, Grids 9/2/C.D.E & 1/2/D.E.F
Map copyright © Kappa Map Group LLC, (800) 829-6277.
Used with permission.



Prince Georges County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP#- 032-03

Approved by	Date	DRD #	Reason for Revision
00 J. Staz	04/29/03	4-02003	
01 J. Staz	01/01/06	4-02003	
02 J. Staz	04/23/08	4-02003	
03 J. Staz	08/29/09	4-02003	
04 P.V.	07/09/10	4-02003	Lot 29B
05 P.V.	07/09/10	4-02003	Lot 2A
06 P.V.	06/27/10	4-02003	Lot 44B
07 P.V.	07/23/10	4-02003	Lot 5A
08 P.V.	08/19/10	4-02003	Lot 12B
09 P.V.	08/29/10	4-02003	Lot 11B
10 P.V.	08/09/10	4-02003	Lot 1A
11 P.V.	08/17/10	4-02003	Lot 4A
12 P.V.	08/27/10	4-02003	Lot 14B
13 K. Finch	03/13/13	4-02003	Henery Ferguson School Entry
14 K. Finch	03/18/13	4-02003	Lot 24B
15 K. Finch	04/08/13	4-02003	Lot 7B
16 K. Finch	12/06/13	4-02003	Lot 30B
17 K. Finch	12/06/13	4-02003	Lot 6A
18 K. Finch	04/16/14	4-02003	Lot 24B
19 K. Finch	08/13/14	4-02003	Revised to add Phases 2A and 2B
20 M. Juba	02/03/17	4-02003	Lot 59D
21 C. Schneider	4/3/18	4-02003	Lots 9,17,18,22,23&64C & 50-52D
22 C. Schneider	12/22/17	4-02003	Revised WC on lot 15B
23 C. Schneider	11/28/18		Revised WC on lot 5C & added .26 Ac. Fee-In-Lieu
24 C. Schneider	10/08/19		Revised WC on lot 4C & added .39 Ac. Fee-In-Lieu
25 C. Schneider	4/2/2020		Revised Phase 2 LOD and revised TCP2 Worksheet

Property Owners Awareness Certificate
(for Phase 2 Only)

St. James/Haverford Construction Partners, Inc. hereby acknowledges that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative: Gregory J. Balian Date: 03/05/2020
By: Gregory S. Balian, its President

UPDATES/REVISIONS:

DATE	REVISION	PER COUNTY COMMENTS	BY
04/18/03	REVISED	PER COUNTY COMMENTS (04/17/03)	ANC
01/26/06	REVISED	PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG
07/25/06	REVISED	LOD	LT
09/10/19	UPDATE	LOD FOR LOTS IN PHASE 2	SPS
02/08/20	REVISED	TCP2, PER MNCPPC REVIEW COMMENTS.	MJL

TCP II-032-03
ST. JAMES PROPERTY
FIFTH (5th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MD

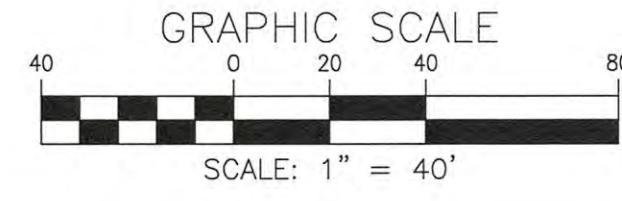
CPI Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpi.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

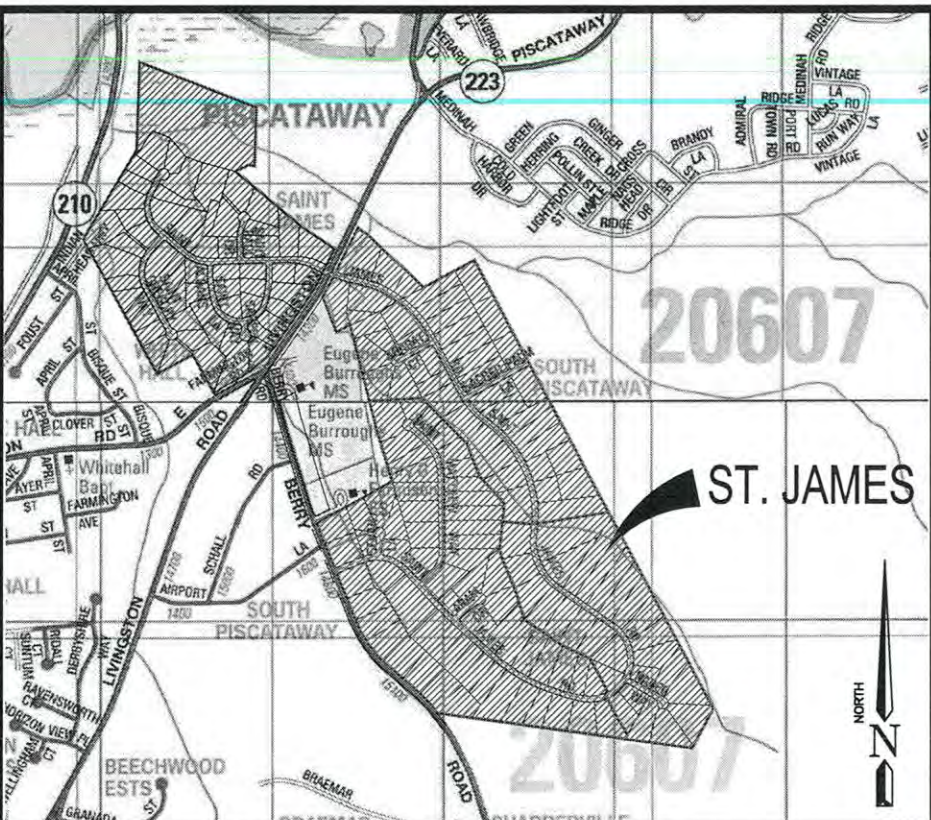
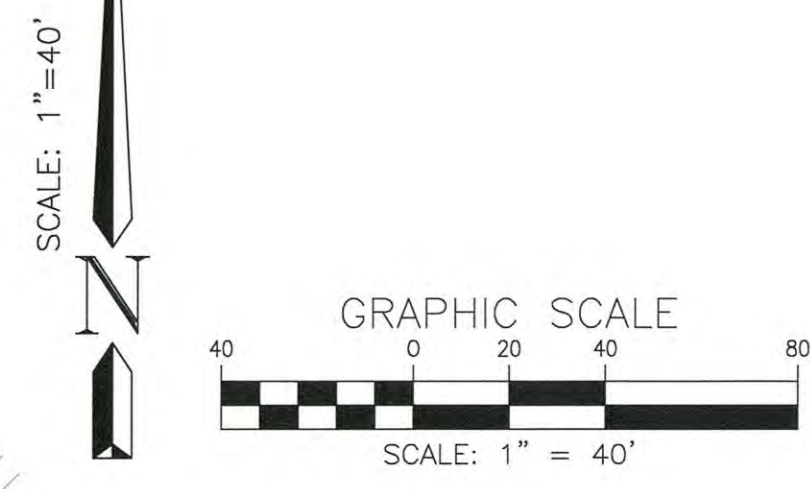
CLIENT: ST. JAMES/HAVERTFORD CONSTRUCTION PARTNERS, INC.
610 EXECUTIVE BLVD, SUITE 400
ROCKVILLE, MD 20852
301-864-6500

DATE: 3/10/20
SHEET: 21 OF 28
FILE NO: 2018-1456-22 D

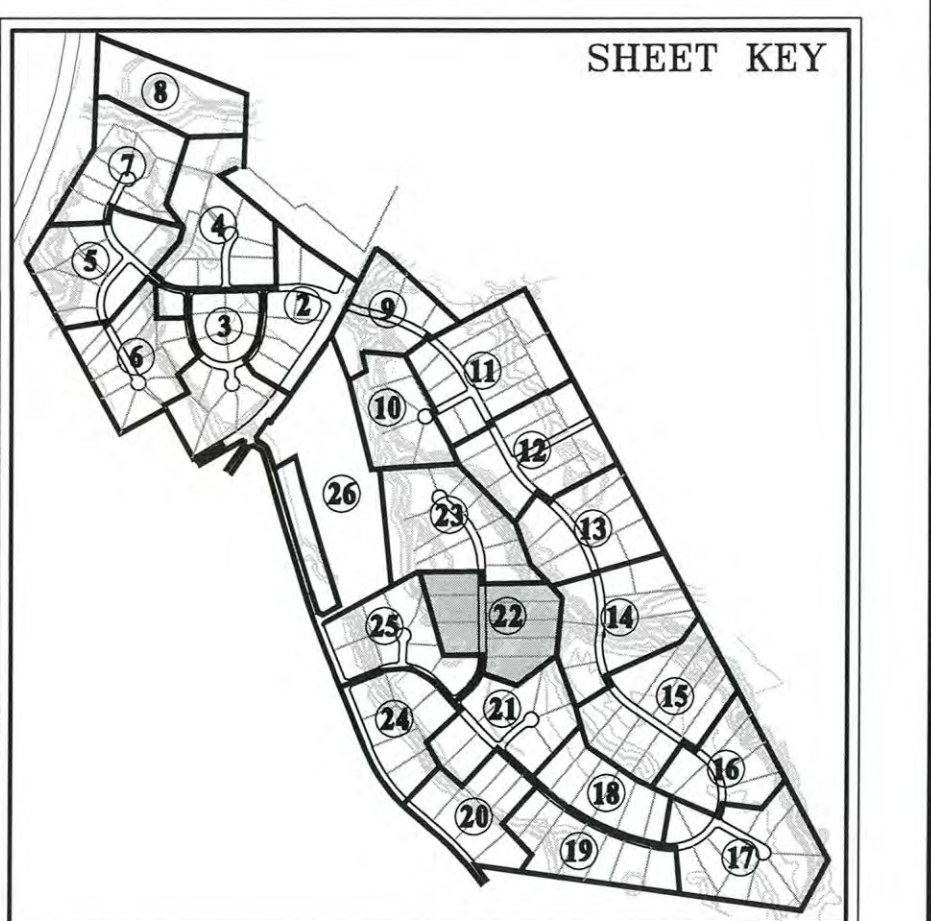
SITE GRADING CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE CODE OF PRINCE GEORGES COUNTY WATER RESOURCES PROTECTION AND GRADING CODE AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOW FROM UPLAND PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO DOWNLAND PROPERTIES, HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES AND STANDARDS, SEALED AND DATED BY A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.

DATE: 3/10/20
SIGNED: Sam Stewart
REGISTERED LAND. ARCH.
MD #612
EXPIRES: 9/9/2021
Seal not valid without signature





VICINITY MAP
SCALE: 1"=200'
ADC Map Pages 5891 & 5907, Grids 9/2/C,D,E & 1/2/D,E,F
Map copyright © Kappa Map Group LLC, (800) 829-8277.
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Prince Georges County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPII- 032-03				
Approved by	Date	DRD #	Reason for Revision	
J. Stetz	04/29/03	4-02003		
J. Stetz	01/01/06	4-02003		
J. Stetz	04/23/08	4-02003		
J. Stetz	08/29/09	4-02003		
P.V.	07/09/10	4-02003	Lot 29B	
P.V.	07/09/10	4-02003	Lot 2A	
P.V.	06/27/10	4-02003	Lot 44B	
P.V.	07/23/10	4-02003	Lot 5A	
P.V.	08/19/10	4-02003	Lot 12B	
P.V.	08/29/10	4-02003	Lot 11B	
P.V.	08/09/10	4-02003	Lot 1A	
P.V.	08/17/10	4-02003	Lot 4A	
P.V.	08/27/10	4-02003	Lot 14B	
K. Finch	03/13/13	4-02003	Henery Ferguson School Entry	
K. Finch	03/18/13	4-02003	Lot 24B	
K. Finch	04/08/13	4-02003	Lot 7B	
K. Finch	12/06/13	4-02003	Lot 30B	
K. Finch	12/06/13	4-02003	Lot 6A	
K. Finch	04/16/14	4-02003	Lot 24B	
K. Finch	08/13/14	4-02003	Revised to add Phases 2A and 2B	
M. Juba	02/03/17	4-02003	Lot 59D	
C. Schneider	4/3/18	4-02003	Lots 9,17,18,22,23&64C & 50-52D	
C. Schneider	12/22/17	4-02003	Revised WC on lot 15B	
C. Schneider	11/28/18		Revised WC on lot 5C & added .26 Ac. Fee-In-Lieu	
C. Schneider	10/05/19		Revised WC on lot 4C & added .39 Ac. Fee-In-Lieu	
C. Schneider	4/2/2020		Revised Phase 2 LOD and revised TCP2 Worksheet	

Property Owners Awareness Certificate
(for Phase 2 Only)

St. James/Haverford Construction Partners, Inc. hereby acknowledges that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative: Gregory S. Balan Date: 03/05/2020
By: Gregory S. Balan, its President

UPDATES/REVISIONS:			
04/18/03	REVISED PER COUNTY COMMENTS (04/17/03)	ANC	
07/26/05	REVISED PER LOT CHANGES & ADJACENT PROPS. SEWER EXT.	LSG	
09/10/19	UPDATE LOD FOR LOTS IN PHASE 2	SPS	
02/06/20	REVISED TCP2 PER MNCPPC REVIEW COMMENTS.	MAL	

TCP II-032-03

ST. JAMES PROPERTY

FIFTH (5th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MD

CPI Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpi.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: ST. JAMES/HAVERFORD CONSTRUCTION PARTNERS, INC.
610 EXECUTIVE BLVD, SUITE 430
ROCKVILLE, MD 20852
301-864-6000

WSSC GRID: DESIGN SPS
DRAFT HWD

DATE: MARCH 2019
SCALE: 1" = 40'

TAX MAP: SHEET 22 OF 28
FILE NO.: 2018-1456-22 D

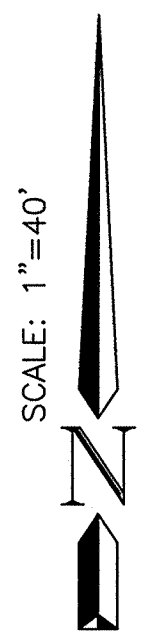
COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.

SITE GRADING CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE CODE OF PRINCE GEORGES COUNTY WATER RESOURCES PROTECTION AND GRADING CODE, AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM UPRILL PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO DOWNHILL PROPERTIES, HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES AND STANDARDS, SEALED AND DATED BY A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.

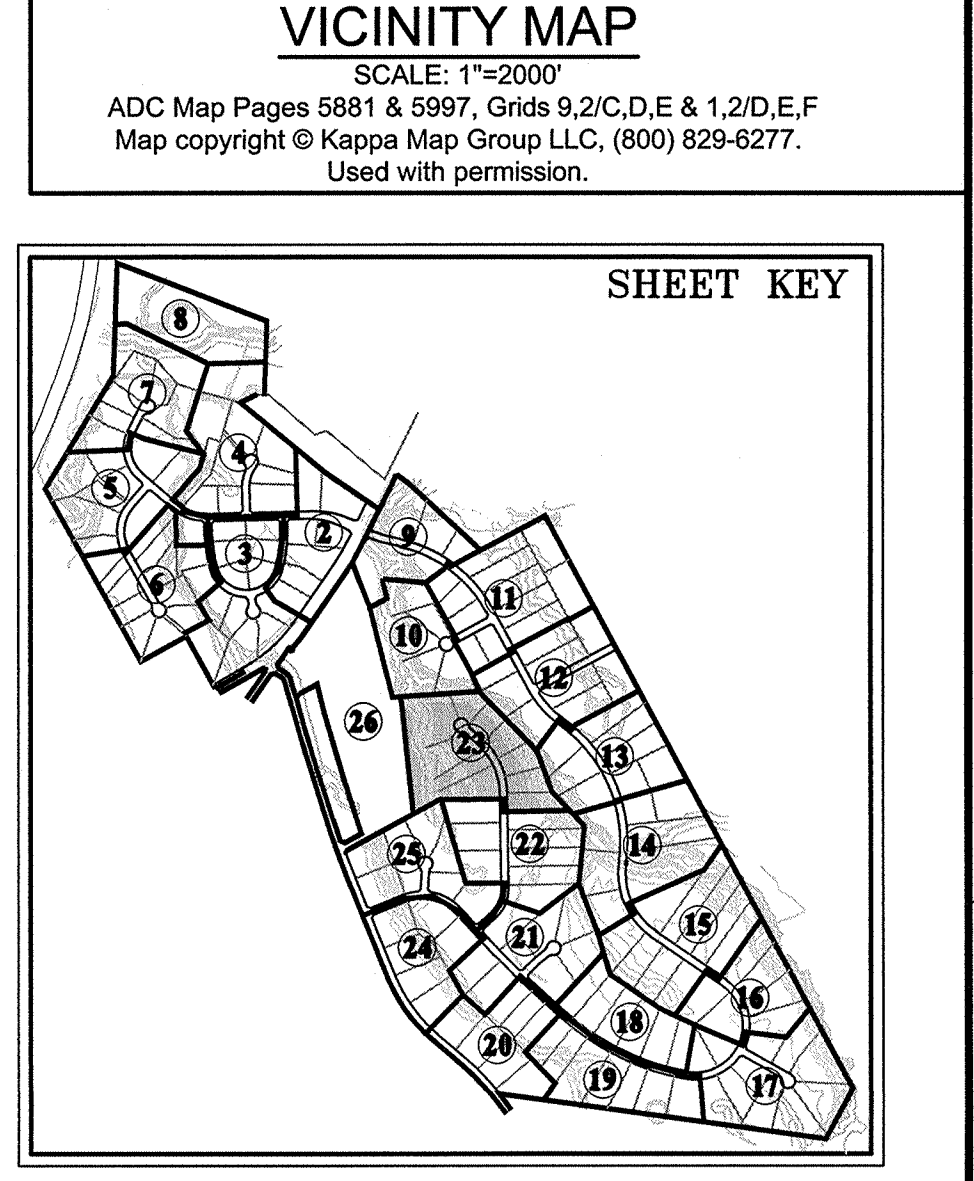
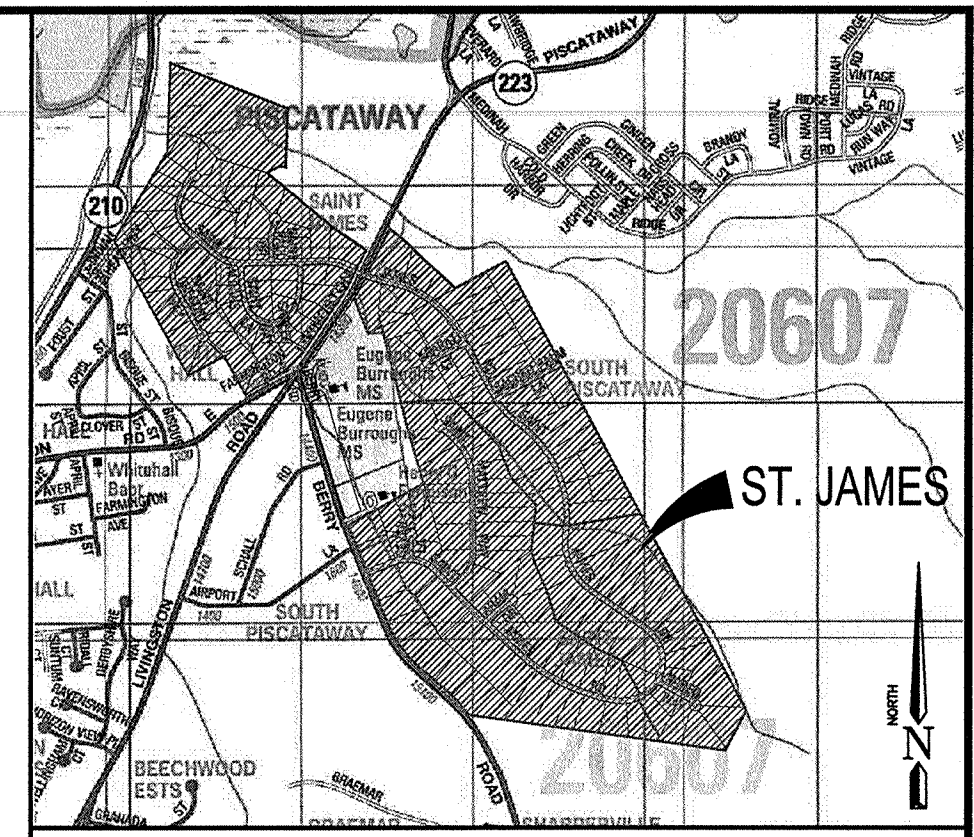
DATE: 3/10/20 SIGNED: Sally P. Stewart
SALLY P. STEWART
REGISTERED LAND ARCH.
MD. #612
EXPIRES: 9/9/2021 Seal not valid without signature

TCP-2 LEGEND			
	SUPER SILT FENCE		25' WETLAND BUFFER
	PROPOSED CONTOUR		WATERS OF THE U.S.
	EXISTING CONTOUR		100-YEAR FLOODPLAIN
	PROPOSED SPOT ELEVATION		LOD
	STEEP SLOPES, 15-25%		LIMITS OF DISTURBANCE
	STEEP SLOPES, >25%		EXPANDED BUFFER
	EXISTING PROPERTY LINE		TREE PROTECTION FENCE (TEMPORARY)
	EXISTING SHRUBLINE		TREE PROTECTION FENCE (PERMANENT)
	PROPOSED TREE LINE		WOODLAND PRESERVATION SIGN
	SPECIMEN TREE		REFORESTATION/AFFORESTATION SIGN
	NON-TIDAL WETLANDS		WOODLAND REAFFORESTATION AREA (WRA)
	LOTS IMPACTED IN REV-25		WOODLAND PRESERVATION AREA (WPA)
			FORESTED FLOOD PLAIN
			NOT INCLUDED IN CALCULATIONS



TCP-2 LEGEND

- SUPER SILT FENCE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- STEEP SLOPES, 15-25%
- STEEP SLOPES, >25%
- EXISTING PROPERTY LINE
- SOIL CLASSIFICATIONS
- EXISTING TREE LINE
- EXISTING SHRUBLINE
- PROPOSED TREE LINE
- SPECIMEN TREE
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LIMITS OF DISTURBANCE
- EXPANDED BUFFER
- TREE PROTECTION FENCE (TEMPORARY)
- TREE PROTECTION FENCE (PERMANENT)
- WOODLAND PRESERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN
- NATURAL REGENERATION AREA (NRA)
- WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
- WOODLAND PRESERVATION AREA (WPA)
- FORESTED FLOOD PLAN
- NOT INCLUDED IN CALCULATIONS
- EXISTING IMPROVED LOT OR LOT AREA 100
- LOT IMPACTED IN REV-25



Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP# = 032-03

Approved by	Date	DRG #	Reason for Revision
J. Staz	04/29/03	4-02003	
J. Staz	01/01/06	4-02003	
J. Staz	04/23/08	4-02003	
J. Staz	08/29/09	4-02003	
P.V.	07/09/10	4-02003	Lot 298
P.V.	07/09/10	4-02003	Lot 2A
P.V.	06/27/10	4-02003	Lot 448
P.V.	07/23/10	4-02003	Lot 5A
P.V.	06/19/10	4-02003	Lot 128
P.V.	06/28/10	4-02003	Lot 118
P.V.	06/09/10	4-02003	Lot 1A
P.V.	06/17/10	4-02003	Lot 4A
P.V.	08/27/10	4-02003	Lot 14B
K. Finch	03/15/13	4-02003	Henery Ferguson School Entry
K. Finch	03/15/13	4-02003	Lot 248
K. Finch	04/08/13	4-02003	Lot 7B
K. Finch	12/06/13	4-02003	Lot 308
K. Finch	12/06/13	4-02003	Lot 6A
K. Finch	04/16/14	4-02003	Lot 248
K. Finch	08/13/14	4-02003	Revised to add Phases 2A and 2B
M. Juba	02/03/17	4-02003	Lot 59D
C. Schneider	4/3/18	4-02003	Lots 9,17,18,22,23&64C & 50-52D
C. Schneider	12/22/17	4-02003	Revised WC on lot 15B
C. Schneider	11/28/18		Revised WC on lot 5C & added .26 Ac. Fee-In-Lieu
C. Schneider	10/08/19		Revised WC on lot 4C & added .39 Ac. Fee-In-Lieu
C. Schneider	4/2/2020		Revised Phase 2 LOD and revised TCP2 Worksheet

Property Owners Awareness Certificate
(for Phase 2 Only)

St. James/Haverford Construction Partners, Inc. hereby acknowledges that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative: Gregory S. Balian, its President Date: 03/05/2020

UPDATES/REVISIONS:

04/18/03	REVISED PER COUNTY COMMENTS (04/17/03)	ANC
01/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG
07/25/06	REVISED LOD	LT
09/10/19	UPDATE LOD FOR LOTS IN PHASE 2	SPS
02/06/20	REVISED TCP2 PER MNCPPC REVIEW COMMENTS	MJL

TCP II-032-03
ST. JAMES PROPERTY
FIFTH (5th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MD

CPI Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpi.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: ST. JAMES/HAVERFORD CONSTRUCTION PARTNERS, INC.
610 EXECUTIVE BLVD, SUITE 400
ROCKVILLE, MD 20852
301-864-6500

WSSC GRID: TAX MAP:
DESIGN: SPS
DRAFT: HWD
DATE: MARCH 2019
SCALE: 1"=40'

SHEET 23 OF 28
FILE NO: 2018-1456-22 D

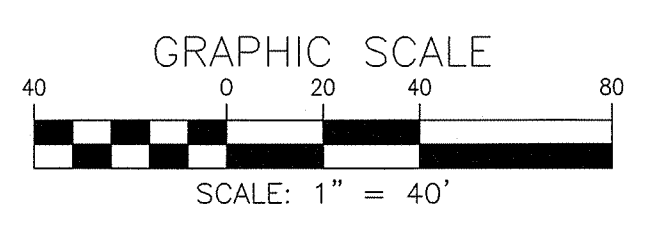
COPYRIGHT © LATEST DATE HERON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.

SITE GRADING CERTIFICATE

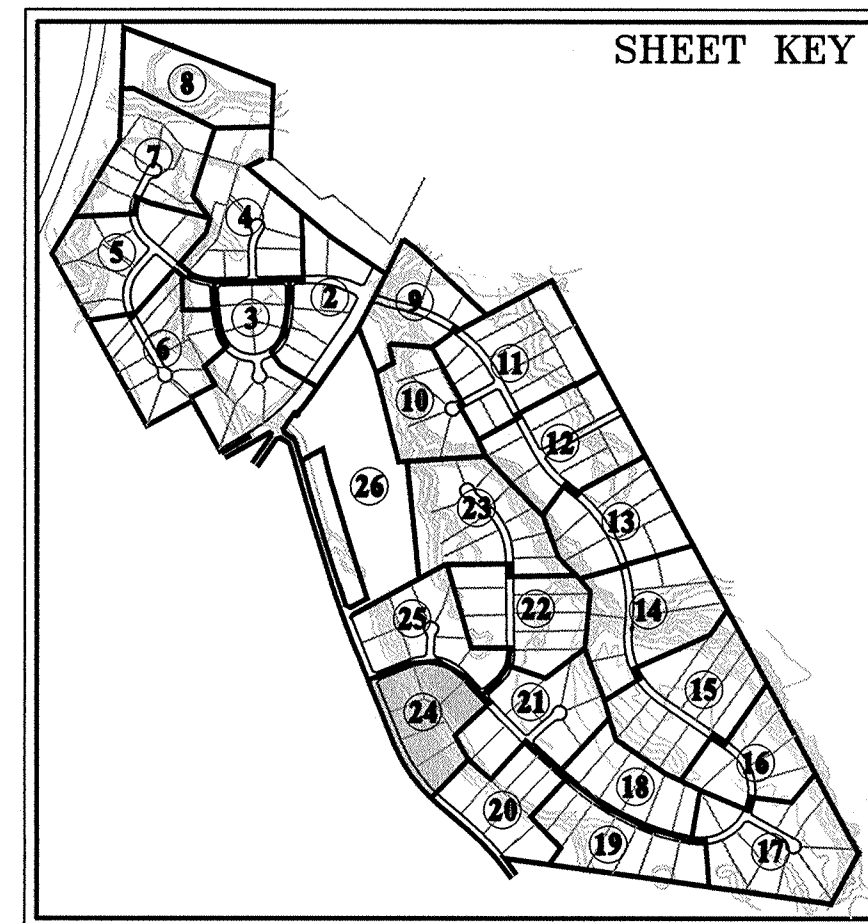
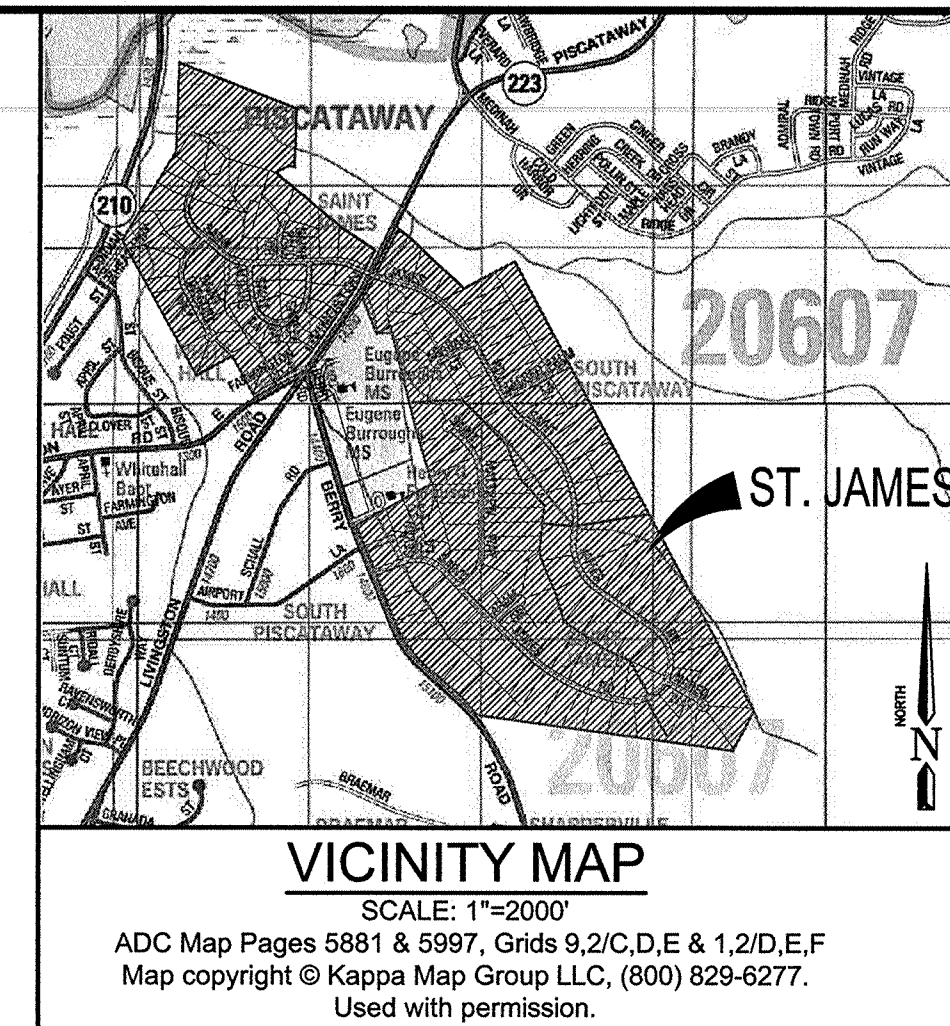
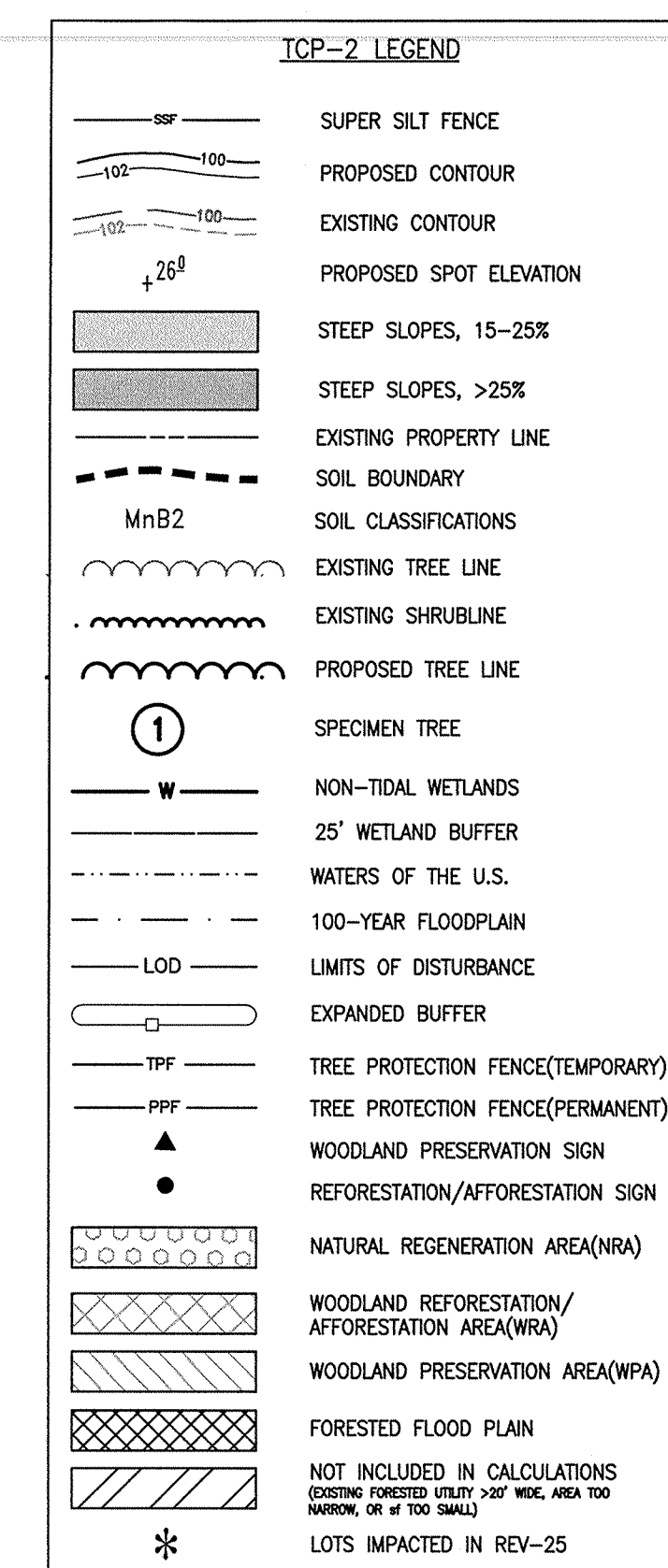
I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 21, DIVISION 2 OF THE CODE OF PRINCE GEORGES COUNTY WATER RESOURCES PROTECTION AND GRADING CODE; AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOW FROM ADJACENT PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO ADJACENT PROPERTIES, HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES, AND SIGNED, SEALED AND DATED BY A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.

5/21/20
DATE: 5/21/20
SIGNED: Stuart Stewart
REGISTERED LAND. ARCH.
MD. #612
EXPIRES: 9/9/2021

Seal not valid without signature



SCALE: 1"=40'



Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP1- 032-03

Approved by	Date	DND #	Reason for Revision
J. Staz	04/29/03	4-02003	
J. Staz	01/01/06	4-02003	
J. Staz	04/23/08	4-02003	
J. Staz	08/28/09	4-02003	
P.V.	07/09/10	4-02003	Lot 29B
P.V.	07/09/10	4-02003	Lot 2A
P.V.	06/27/10	4-02003	Lot 44B
P.V.	07/23/10	4-02003	Lot 5A
P.V.	08/19/10	4-02003	Lot 12B
P.V.	08/29/10	4-02003	Lot 11B
P.V.	08/09/10	4-02003	Lot 1A
P.V.	08/17/10	4-02003	Lot 4A
P.V.	08/27/10	4-02003	Lot 14B
K. Finch	03/13/13	4-02003	Henery Ferguson School Entry
K. Finch	03/18/13	4-02003	Lot 24B
K. Finch	04/08/13	4-02003	Lot 7B
K. Finch	12/06/13	4-02003	Lot 30B
K. Finch	12/06/13	4-02003	Lot 6A
K. Finch	04/16/14	4-02003	Lot 24B
K. Finch	08/13/14	4-02003	Revised to add Phases 2A and 2B
M. Juba	02/03/17	4-02003	Lot 59D
C. Schneider	4/3/18	4-02003	Lots 9,17,18,22,23&64C & 50-52D
C. Schneider	12/22/17	4-02003	Revised WC on lot 15B
C. Schneider	11/28/18		Revised WC on lot 5C & added .26 Ac. Fee-In-Lieu
C. Schneider	10/08/19		Revised WC on lot 4C & added .39 Ac. Fee-In-Lieu
Gregory S. Bolan	4/2/2020		Revised Phase 2 LDD and revised TCP2 Worksheet

Property Owners Awareness Certificate
(for Phase 2 Only)

St. James/Haverford Construction Partners, Inc. hereby acknowledges that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative: Gregory S. Bolan, its President

Date: 03/05/2020

UPDATES/REVISIONS:

04/18/03	REVISED PER COUNTY COMMENTS (04/17/03)	ANC
01/25/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG
07/25/06	REVISED LDD	LT
09/10/19	UPDATE LDD FOR LOTS IN PHASE 3	SPS
02/06/20	REVISED TCP2 PER MNCPPC REVIEW COMMENTS.	MJL

TCP II-032-03

ST. JAMES PROPERTY

FIFTH (5th) ELECTION DISTRICT

PRINCE GEORGES COUNTY, MD

CPJ Charles P. Johnson & Associates, Inc.

Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394

www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: ST. JAMES/HAVERFORD CONSTRUCTION PARTNERS, INC. 610 EXECUTIVE BLVD, SUITE 450 ROCKVILLE, MD 20852 301-864-6500	WSRC GRID: TAX MAP:	SHEET 24 OF 28
DATE: MARCH 2019	SCALE: 1"=40'	FILE NO: 2018-1456-22.D

SITE GRADING CERTIFICATE

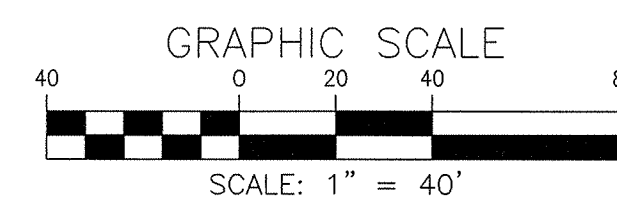
I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 23, DIVISION 2 OF THE CODE OF PRINCE GEORGES COUNTY WATER RESOURCES PROTECTION AND GRADING CODE, AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM UPRILL PROPERTIES ONTO THE SITE, AND FROM THIS SITE ONTO DOWNHILL PROPERTIES, HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES AND SIGNED, SEALED AND DATED BY A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.

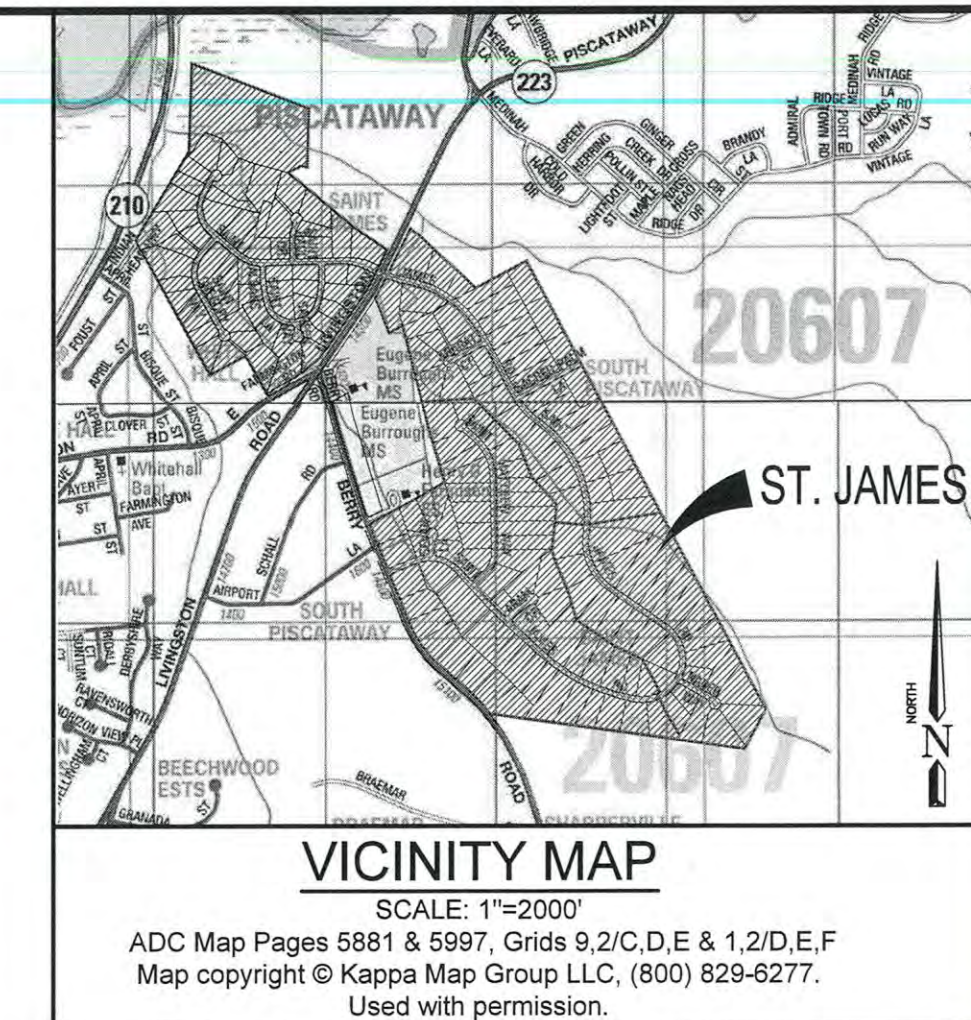
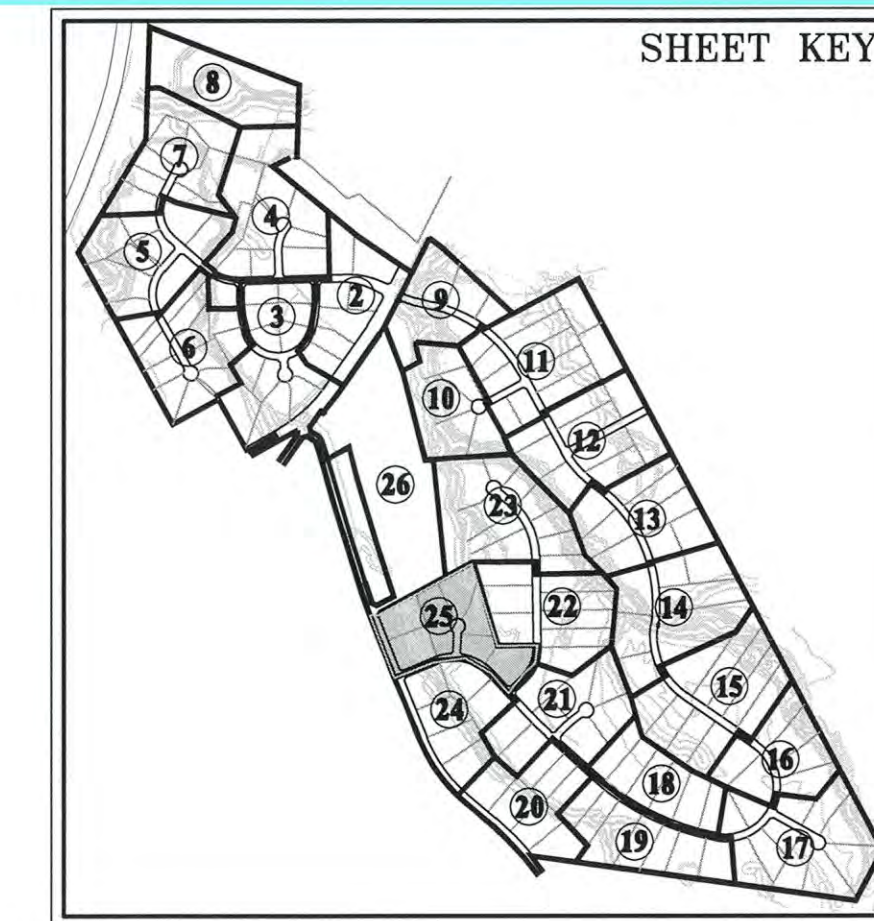
DATE: 5/11/20

SIGNATURE: [Signature]

SALVIE S. STEWART
REGISTERED LAND. ARCH.
MD. #612
EXPIRES: 9/9/2021

Seal not valid without signature





TCP-2 LEGEND

	SUPER SILT FENCE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	STEEP SLOPES, 15-25%
	STEEP SLOPES, >25%
	EXISTING PROPERTY LINE
	SOIL CLASSIFICATIONS
	EXISTING TREE LINE
	EXISTING SHRUBLINE
	PROPOSED TREE LINE
	SPECIMEN TREE
	NON-TIDAL WETLANDS
	25' WETLAND BUFFER
	WATERS OF THE U.S.
	100-YEAR FLOODPLAIN
	LIMITS OF DISTURBANCE
	EXPANDED BUFFER
	TREE PROTECTION FENCE(TEMPORARY)
	TREE PROTECTION FENCE(PERMANENT)
	WOODLAND PRESERVATION SIGN
	REFORESTATION/AFFORESTATION SIGN
	NATURAL REGENERATION AREA(NRA)
	WOODLAND REFORESTATION/AFFORESTATION AREA(WRA)
	WOODLAND PRESERVATION AREA(WPA)
	FORESTED FLOOD PLAIN
	NOT INCLUDED IN CALCULATIONS
	LOT IMPACTED IN REV-25

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII- 032-03

Approved by	Date	DRD #	Reason for Revision
J. Stoz	04/29/03	4-02003	
J. Stoz	01/01/06	4-02003	
J. Stoz	04/23/08	4-02003	
J. Stoz	08/29/09	4-02003	
P.V.	07/09/10	4-02003	Lot 299
P.V.	06/27/10	4-02003	Lot 2A
P.V.	07/23/10	4-02003	Lot 44B
P.V.	08/19/10	4-02003	Lot 5A
P.V.	08/28/10	4-02003	Lot 12B
P.V.	08/28/10	4-02003	Lot 11B
P.V.	08/08/10	4-02003	Lot 1A
P.V.	08/17/10	4-02003	Lot 4A
P.V.	08/27/10	4-02003	Lot 14B
K. Finch	03/13/13	4-02003	Henery Farguson School Entry
K. Finch	03/18/13	4-02003	Lot 24B
K. Finch	04/08/13	4-02003	Lot 7B
K. Finch	12/06/13	4-02003	Lot 30B
K. Finch	12/06/13	4-02003	Lot 6A
K. Finch	04/16/14	4-02003	Lot 24B
K. Finch	08/13/14	4-02003	Revised to add Phases 2A and 2B
M. Juba	02/03/17	4-02003	Lot 59D
C. Schneider	4/3/18	4-02003	Lots 9,17,18,22,23&64C & 50-52D
C. Schneider	12/22/17	4-02003	Revised WC on lot 15B
C. Schneider	11/28/18		Revised WC on lot 5C & added .26 Ac. Fee-In-Lieu
C. Schneider	10/08/19		Revised WC on lot 4C & added .39 Ac. Fee-In-Lieu
C. Schneider	4/2/2020		Revised Phase 2 LOD and revised TCP2 Worksheet

Property Owners Awareness Certificate
(for Phase 2 Only)

St. James/Haverford Construction Partners, Inc. hereby acknowledges that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative: Gregory S. Balian Date: 03/05/2020
By: Gregory S. Balian, its President

SITE GRADING CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE CODE OF PRINCE GEORGE'S COUNTY WATER RESOURCES PROTECTION AND GRADING CODE; AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM ADJACENT PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO DOWNHILL PROPERTIES, HAVE BEEN ADDRESSED IN A SUSTAINABLE MANNER, ACCORDING TO APPLICABLE CODES AND STANDARDS, AND CARRIED OUT BY A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.

DATE: 5/10/20 Sue Stewart
SUE STEWART
REGISTERED LAND ARCH.
MD #612
EXPIRES: 9/9/2021

UPDATES/REVISIONS:

04/18/03	REVISED	PER COUNTY COMMENTS	(04/17/03)	ANC
07/26/05	REVISED	PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG	
07/25/06	REVISED	LOT		
02/06/20	REVISED	TCP2 PER MNCPPC REVIEW COMMENTS.	MJL	

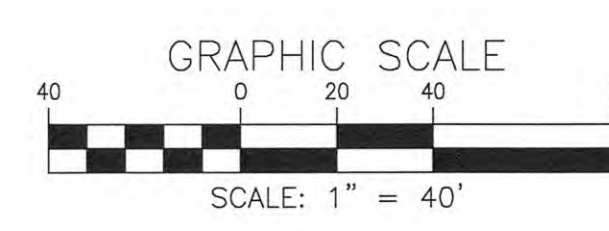
TCP II-032-03

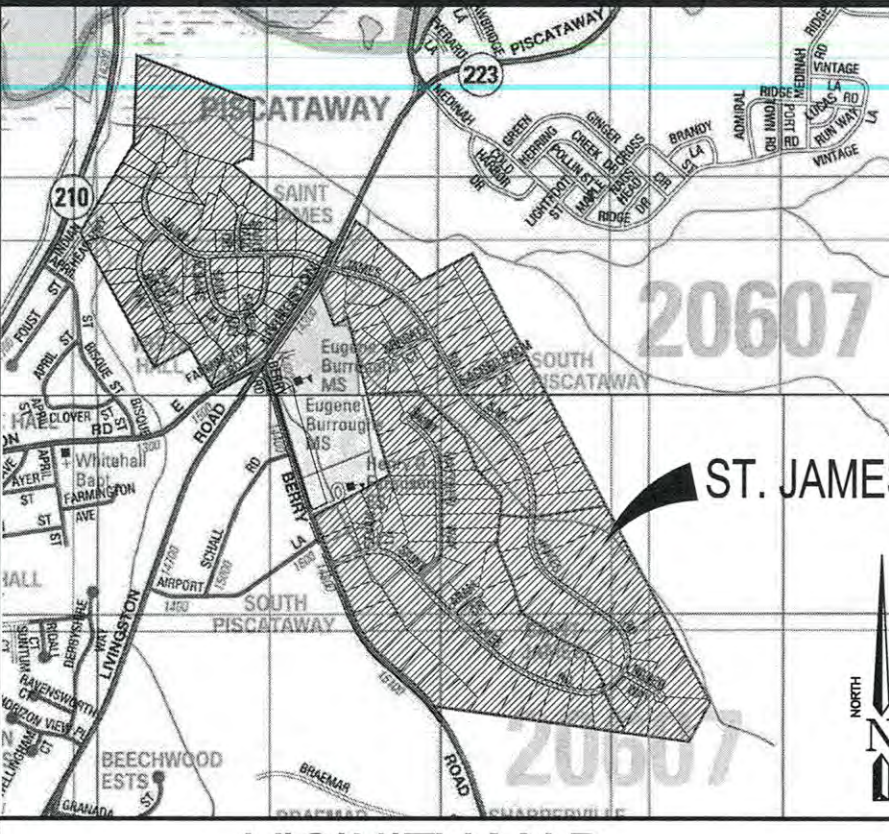
ST. JAMES PROPERTY
FIFTH (5th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MD

CPI Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpi.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

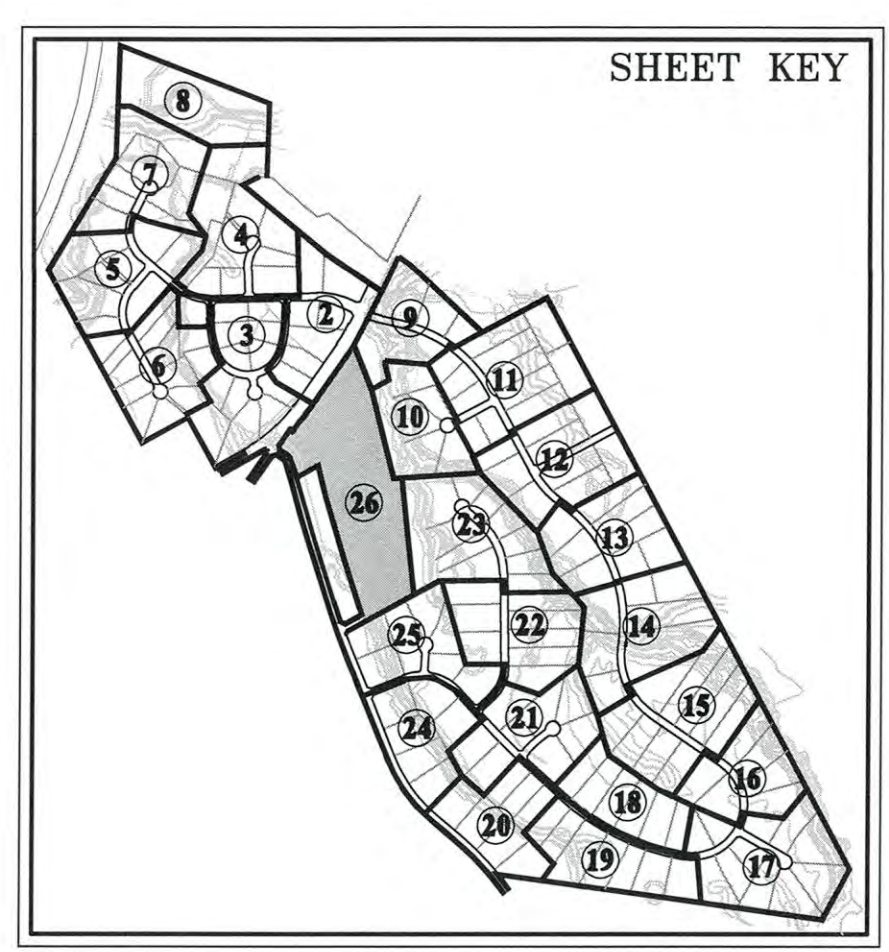
CLIENT: ST. JAMES/HAVERFORD CONSTRUCTION PARTNERS, INC. 6000 INDEPENDENT BLVD., SUITE 430 ROCKVILLE, MD 20852 301-654-6500	WSSC GRID: DESIGN SPS DRAFT HWD	TAX MAP: SHEET 25 OF 28
DATE: MARCH 2019		FILE NO: 2018-1456-22 D
SCALE: 1" = 40'		

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VICINITY MAP
SCALE: 1"=2000'
ADC Map Pages 5881 & 5887, Grids 8.2/C,D,E & 1.2/D,E,F
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Property Owners Awareness Certificate
(for Phase 2 Only)

St. James/Haverford Construction Partners, Inc. hereby acknowledges that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative: Gregory S. Ballan Date: 03/05/2020
By: Gregory S. Ballan, its President

TCP-2 LEGEND			
	SUPER SILT FENCE		25' WETLAND BUFFER
	PROPOSED CONTOUR		WATERS OF THE U.S.
	EXISTING CONTOUR		100-YEAR FLOODPLAIN
	PROPOSED SPOT ELEVATION		LIMITS OF DISTURBANCE
	STEEP SLOPES, 15-25%		EXPANDED BUFFER
	STEEP SLOPES, >25%		TREE PROTECTION FENCE (TEMPORARY)
	EXISTING PROPERTY LINE		TREE PROTECTION FENCE (PERMANENT)
	SOIL BOUNDARY		WOODLAND PRESERVATION SIGN
	SOIL CLASSIFICATIONS		REFORESTATION/AFFORESTATION SIGN
	EXISTING TREE LINE		NATURAL REGENERATION AREA (NRA)
	EXISTING SHRUBLINE		WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
	PROPOSED TREE LINE		WOODLAND PRESERVATION AREA (WPA)
	SPECIMEN TREE		FORESTED FLOOD PLAIN
	NON-TIDAL WETLANDS		NOT INCLUDED IN CALCULATIONS (CONTAIN FORESTED UTILITY - NOT WCA, AREA TOO SMALL, OR < 100 FEET)
	LOTS IMPACTED IN REV-25		

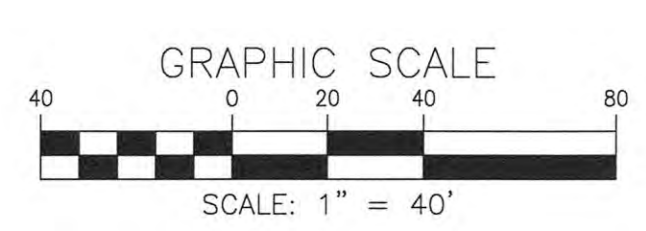
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP# - 032-03			
Approved by	Date	DR#	Reason for Revision
00 J. Stolz	04/29/03	4-02003	
01 J. Stolz	01/01/06	4-02003	
02 J. Stolz	04/23/08	4-02003	
03 J. Stolz	08/29/09	4-02003	
04 P.V.	07/09/10	4-02003	Lot 29B
05 P.V.	07/09/10	4-02003	Lot 2A
06 P.V.	06/27/10	4-02003	Lot 44B
07 P.V.	07/23/10	4-02003	Lot 5A
08 P.V.	08/19/10	4-02003	Lot 12B
09 P.V.	08/29/10	4-02003	Lot 11B
10 P.V.	08/09/10	4-02003	Lot 1A
11 P.V.	08/17/10	4-02003	Lot 4A
12 P.V.	08/27/10	4-02003	Lot 14B
13 K. Finch	03/13/13	4-02003	Henery Ferguson School Entry
14 K. Finch	03/18/13	4-02003	Lot 24B
15 K. Finch	04/08/13	4-02003	Lot 7B
16 K. Finch	12/06/13	4-02003	Lot 30B
17 K. Finch	12/05/13	4-02003	Lot 6A
18 K. Finch	04/16/14	4-02003	Lot 24B
19 K. Finch	08/15/14	4-02003	Revised to add Phases 2A and 2B
20 M. Juba	02/03/17	4-02003	Lot 59D
21 C. Schneider	4/3/18	4-02003	Lots 9,17,18,22,23&64C & 50-52D
22 C. Schneider	12/25/17	4-02003	Revised WC on lot 15D
23 C. Schneider	11/28/18		Revised WC on lot 5C & added .26 Ac. Fee-In-Lieu
24 C. Schneider	10/08/19		Revised WC on lot 4C & added .39 Ac. Fee-In-Lieu
25 C. Schneider	4/2/2020		Revised Phase 2 LOD and revised TCP2 Worksheet

SITE GRADING CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 20, DIVISION 2 OF THE CODE OF PRINCE GEORGE'S COUNTY WATER RESOURCES PROTECTION AND GRADING CODES AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THE DRAINAGE FLOW FROM UTILITIES PROPOSED ON THIS SITE, AND FROM THIS SITE ONTO DOWNHILL PROPERTIES, HAVE BEEN ADDRESSED IN SUBMITTAL ACCORDANCE WITH APPLICABLE CODES, AND SIGNED, SEALED AND DATED BY A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.

DATE: 3/10/20
SIGNED: Sally P. Stewart
REGISTERED LAND ARCH.
MD. #612
EXPIRES: 9/8/2021

Seal not valid without signature



UPDATES/REVISIONS:		
04/18/03 REVISED PER COUNTY COMMENTS (04/17/03)	ANC	
03/26/05 REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG	
09/10/18 UPDATE LOD FOR LOTS IN PHASE 2	SFS	
02/06/20 REVISED TCP2 PER MNCPPC REVIEW COMMENTS.	MJL	

TCP II-032-03

ST. JAMES PROPERTY
FIFTH (5th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MD

CPI Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpiass.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: ST. JAMES/HAVERFORD CONSTRUCTION PARTNERS, INC. 610 EXECUTIVE BLVD. SUITE 400 ROCKVILLE, MD 20852 301-464-6500	WSSC GRID: DESIGN SFS DRAFT HWDD	TAX MAP: SHEET 26 OF 28 DATE MARCH 2019 SCALE 1" = 40'	FILE NO: 2018-1456-22 D
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WOODLAND REFORESTATION/AFFORESTATION PLANT SCHEDULES FOR PHASE 2

NOTE: PHASE 1 FULL BUILD OUT AND SCHEDULES NOT INCLUDED.

WRA-20: Sheet 9					
0.55 acres at 350 1-3 gal. cont. trees/acre = 193 trees					
Qty.	Common Name	Scientific Name	Size	Spacing	
14	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.	
19	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.	
19	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.	
14	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.	
19	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.	
19	Red Oak	Quercus rubra	3/4" - 1" cal. Cont.	20' o.c.	
40	American Holly	Ilex opaca	6" - 8"	8' o.c.	
40	Loblolly Pine	Pinus taeda	6" - 8"	8' o.c.	

WRA-21: Sheets 9 & 11					
1.45 acres at 350 1-3 gal. cont. trees/acre = 508 trees					
Qty.	Common Name	Scientific Name	Size	Spacing	
51	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.	
51	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.	
51	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.	
51	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.	
51	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.	
51	Red Oak	Quercus rubra	3/4" - 1" cal. Cont.	20' o.c.	
101	American Holly	Ilex opaca	6" - 8"	8' o.c.	
101	Loblolly Pine	Pinus taeda	6" - 8"	8' o.c.	

WRA-22: Sheets 10, 11 & 12					
0.81 acres at 350 1-3 gal. cont. trees/acre = 284 trees					
Qty.	Common Name	Scientific Name	Size	Spacing	
28	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.	
28	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.	
28	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.	
28	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.	
28	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.	
28	Red Oak	Quercus rubra	3/4" - 1" cal. Cont.	20' o.c.	
58	American Holly	Ilex opaca	6" - 8"	8' o.c.	
58	Loblolly Pine	Pinus taeda	6" - 8"	8' o.c.	

WRA-23: Sheets 16 & 17					
0.14 acres at 350 1-3 gal. cont. trees/acre = 49 trees					
Qty.	Common Name	Scientific Name	Size	Spacing	
5	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.	
5	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.	
5	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.	
5	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.	
5	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.	
10	Red Oak	Quercus rubra	3/4" - 1" cal. Cont.	20' o.c.	
10	American Holly	Ilex opaca	6" - 8"	8' o.c.	
10	Loblolly Pine	Pinus taeda	6" - 8"	8' o.c.	

PLANTING PROCEDURES FOR REFORESTATION AREAS (LANDSCAPE AND SEEDLING STOCK)

All tree planting for woodland reforestation, reforestation will be completed within 6 months of the completion of final grading, provided that it can be done within the specified planting window. An additional 6 months may be necessary in order to plant during the planting window. Failure to establish the woodland reforestation, reforestation or afforestation for the golf course within the described time frame will result in a failure to resolve a Use Permit for the golf course and/or a violation of this Plan. Including the associated \$1.50 per square foot penalty upon a written extension is approved by the DER.

DER shall be notified prior to soil preparation or initiation of any tree planting on this site.

Results of survival checks for tree preparation shall be reported to DER.

Prior to the issuance of any permits, the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

Name
Business Name
Phone Number

* Planting window for bare root seedlings: December 1st - April 30th. Planting window for landscape stock: March 1st - December 30th. No planting will occur while the ground is frozen.

* Species List - Based on the native forest association of the area in which Oak Creek Club Community is located (see "Reforestation Plant Lists").

* Seedling size to be 14" to 12" caliper with roots not less than 18" long. Landscape stock range from 1" - 2 1/2" caliper.

* Spacing and Quantity - See "Reforestation Plant Lists".

* Layout - For seedlings see "Planting Layout" detail. For landscape stock - see TCP-II planting plan.

* The designated regulatory agency shall inspect site.

* No tree shelters are to be used for seedlings unless excessive deer browse is evident or adjacent interferences of invasive species are present. Tree shelters increase native cavity nesting bird mortality and inhibit plant ability to establish root systems.

* Each individual seedling is to be tagged with fluorescent flagging tape and mulched with 2" of composted wood chips or shredded hardwood mulch in maintenance and monitoring purposes.

* Wood landscape trees shall be mulched with 2-3" of composted shredded hardwood mulch. Shrub trees are to be planted bed where mulch will be spread throughout.

SITE PREPARATION (EXPOSED AND NEWLY GRADED SOILS)

1) Contractor is to perform soil tests in proposed planting areas prior to site preparation, to identify potential nutrient and pH deficiencies.

2) Soil shall be free of contaminants (oil products, concentrated soluble salts, ferrous iron, soluble aluminum and soluble manganese).

3) Apply soil amendments, if applicable, prior to tilling, discing, raking, final grading, etc. Soil amendments are to be determined by the University of Maryland Cooperative Extension Service or a qualified Ecologist based on soil test results.

4) Flat areas and slopes up to 3:1 shall be loose and friable to a depth of at least 6 inches. The top layer of soil shall be loosened by raking, discing or other acceptable means before seeding.

5) Slopes steeper than 3:1 grade shall have the top 1-3 inches of soil loose and friable before seeding.

6) Seed and fertilizer. Seed with a hydrosolizer for sites larger than one half acre. Dry seed with a manual centrifugal granulator for sites less than one half acre or that are inaccessible to hydrosolizing equipment (see seeding specifications to follow for either method used). Fertilizer is to be incorporated into the hydrosolizer or hydroseeding is performed, or it is to be applied with a manual centrifugal spreader. If dry seeding is the method used, Fertilizer type, analysis, and application rate to be determined by University of Maryland Cooperative Extension Service or a qualified Ecologist based on soil test results.

7) Herbicide applications for the control of invasive species after planting will be done as part of the maintenance agreement, only with permission from Environmental Planning. There will be no use of herbicides within the PMA.

PLANT INSTALLATION METHODS

* A planting method is preferred in level areas, as it creates better soil porosity by digging the planting hole deeper than the root system and producing light backfill, see "Method for Auger Tree Planting" detail.

* Hand digging is acceptable in situations where the auger cannot be applied (slopes, wet areas, confined spaces, etc.) See "Planting Methods" detail.

PLANT CRITERIA FOR REFORESTATION AREAS (LANDSCAPE AND SEEDLING STOCK)

* Plants supplied shall conform in all respects to the current edition of the American Standard for Nursery Stock (ANSI Z60.1). They shall be nursery grown in accordance with good horticultural practice and grown under similar conditions similar to those in the locality of the project. Plant names shall be listed in the section of Standard Plant Names, American Joint committee on Nomenclature.

* Prior to planting, protect plants at all times from sun and drying winds. Plants that cannot be planted immediately shall be kept in the shade, and kept well watered. Plants shall not remain unplanted for more than three (3) calendar days unless adequate irrigation and protection from the elements is provided on site.

* Plants shall be bound with wire or rope at any time so as to damage the bark or break branches or twigs.

* Plants shall be sound, vigorous and healthy. They shall be free of disease and insect pests and shall have healthy, well developed root systems. Twigs and branches shall be free of cuts and abrasions over one inch (1") in any direction.

* Container-grown plants shall have roots that enclose the rootball.

* All plants shall be certified pest free by the Department of Agriculture of the state of origin.

SPECIFICATION FOR HYDROSEEDING ALL REFORESTATION AREAS WITH A STABILIZATION SEED MIX (SWAMP DUNE AREA EXCLUDED)

* Timing
Apply seed upon the completion of site preparation (herbicide application, topical or incorporated soil amendment applications, grading, etc.)

* Stabilization seed mix to consist of a non-burl building ground cover.

* State certified weed free seed (labelf) grade.

I. Rate - 50 lbs/acre (for disturbed, exposed or newly graded soils and overweeding existing vegetation with less than 60% cover).

Note: For best success rates under drought conditions i.e. unusually dry seasons, SW facing slopes, sandy soils, etc., the application rate should be reduced to 25-30 lbs/acre.

* Apply seed uniformly with a hydrosolizer. The story includes seed, fertilizer, mulch and water (when applicable) on a firm, moist seedbed. Note: The seed and fertilizer will be mixed on site and the seeding will be immediate without interruption.

WRA-24: Sheets 16 & 17					
0.39 acres at 350 1-3 gal. cont. trees/acre = 137 trees					
Qty.	Common Name	Scientific Name	Size	Spacing	
14	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.	
14	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.	
14	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.	
14	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.	
14	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.	
14	Red Oak	Quercus rubra	3/4" - 1" cal. Cont.	20' o.c.	
27	American Holly	Ilex opaca	6" - 8"	8' o.c.	
27	Loblolly Pine	Pinus taeda	6" - 8"	8' o.c.	

WRA-25: Sheet 17					
0.10 acres at 350 1-3 gal. cont. trees/acre = 35 trees					
Qty.	Common Name	Scientific Name	Size	Spacing	
4	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.	
4	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.	
4	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.	
4	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.	
4	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.	
4	Red Oak	Quercus rubra	3/4" - 1" cal. Cont.	20' o.c.	
6	American Holly	Ilex opaca	6" - 8"	8' o.c.	
6	Loblolly Pine	Pinus taeda	6" - 8"	8' o.c.	

WRA-26: Sheet 19					
0.14 acres at 350 1-3 gal. cont. trees/acre = 49 trees					
Qty.	Common Name	Scientific Name	Size	Spacing	
5	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.	
5	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.	
5	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.	
5	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.	
5	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.	
5	Red Oak	Quercus rubra	3/4" - 1" cal. Cont.	20' o.c.	
10	American Holly	Ilex opaca	6" - 8"	8' o.c.	
10	Loblolly Pine	Pinus taeda	6" - 8"	8' o.c.	

NOTE:
ALL UNDISTURBED AREAS MUST BE FIELD INSPECTED WITH MNCPNC AND THE CONTRACTOR PRIOR TO PLANTING TO DETERMINE BOTH THE NEED FOR AND METHODS OF INVASIVE SPECIES CONTROL, AND THE POSSIBILITY OF REDUCTION IN THE NUMBER OF TREES TO BE PLANTED BASED UPON ANY NATURAL REGENERATION WHICH MAY HAVE OCCURRED WITHIN THE PLANTING AREAS.

LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:
TREE SAVE AREA, NOT CLEARED, NOT COUNTED; EXISTING FOREST NOT BE CLEARED, BUT NOT COUNTED AS WOODLAND CONSERVATION AREA.

SELECT CLEAR/TREE TREE SAVE AREA: EXISTING FOREST WILL BE SAVED, HOWEVER, OWNER HAS RIGHT TO CLEAR THESE TREES IN THE FUTURE. AREA COUNTED AS CLEARED EVEN THOUGH THE TREES WILL REMAIN AT THIS TIME.

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

Removal of Hazardous Trees or Hazardous Limbs By Developers or Builders

The developer and/or builder is responsible for the complete preservation of all forested areas shown on the development plan to remain undisturbed. Only trees or parts thereof designated by the Department of Environmental Resources as dead, or hazardous may be removed.

- A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards ("Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices").
- If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards ("Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices").
- Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector (if there is a valid grading or building permit for the subject lot or parcels which the trees are located). Only after approval of the appropriate inspector may the tree be cut by chainsaws to reach the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- 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.

Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, Invasive Plants or Non-Native Plants in Woodland Conservation Areas Owned by Individual Homeowners.

- If the developer or builder no longer has an interest in the property the homeowner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may not be removed by the arborist or tree expert. The stump shall be cut as close to the ground as possible and left in place. The removal or grading of the stumps in the woodland conservation areas is not permitted.

The removal of noxious, invasive, and non-native plant species from the woodland conservation areas may 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 placed in a brush pile. No material may be removed from the area and disposed of arbitrarily. 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 broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of desirable, invasive, or non-native plants is permitted if done as an application of the chemical directly to the stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

Note: 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.

Protection of Reforestation and Afforestation Areas by Developers or Builders

- Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. The fencing cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type II Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title, to the homeowner, the contractor shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector of the Environmental Planning Section.
- Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

- Reforestation fencing and signage shall remain in place in accordance with the approved Type II Tree II Tree Conservation Plan or until the trees have grown sufficiently to have open closure.
- Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

- A revised Tree Conservation Plan is required prior to clearing any woodland area which is not currently maintained to be cleared in accordance with the approved Type II Tree Conservation (TCP) on the lot in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-952-3659. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fence which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.
- Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be filled or have other land disturbances which would result in the loss of the tree canopy to the leaves and oversteering with native grasses, native forbs or native groundcover is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fence is not acceptable.

REFORESTATION INSPECTION AND PLANTING NARRATIVE

- REFORESTATION INSPECTION SCHEDULE. There shall be five inspections for forest conservation.
 - The first inspection shall occur after flagging/staking of the L.O.D. and/or stream buffers and prior to any clearing, grading, or sediment control measures. This inspection is to address the issues of tree protection and sediment control. The developer and representatives from M-NCPPC and MCDP will meet to walk the proposed limits of disturbance and determine the final locations of sediment control devices and tree protection devices.
 - The second inspection shall occur after placement of sediment control devices and tree protection devices and prior to clearing and grading. This inspection is to determine the completion and adequacy of protective measures.
 - The third inspection shall occur prior to planting in reforestation areas. The pre-planting inspection is to make final decisions regarding the best planting method, but not limited to the final placement and selection of plant species, determination of the regeneration potential of existing plants to remain, and a determination of the best edge planting treatment. The purchase and delivery of plant materials should not be made until after this inspection, since a determination may be made in the field to alter the choice of plant material.
 - The fourth inspection shall occur immediately following the completion of the reforestation planting. This inspection is to determine the completion and adequacy of the planting.
 - The fifth and final inspection shall occur at the completion of the two-year maintenance program. The purpose of this inspection is to determine the success and adequacy of the maintenance program (and deer management program). Final determination will be made at this time as to whether additional plantings and a further maintenance program are necessary.

Standard Type II Tree Conservation Plan Notes

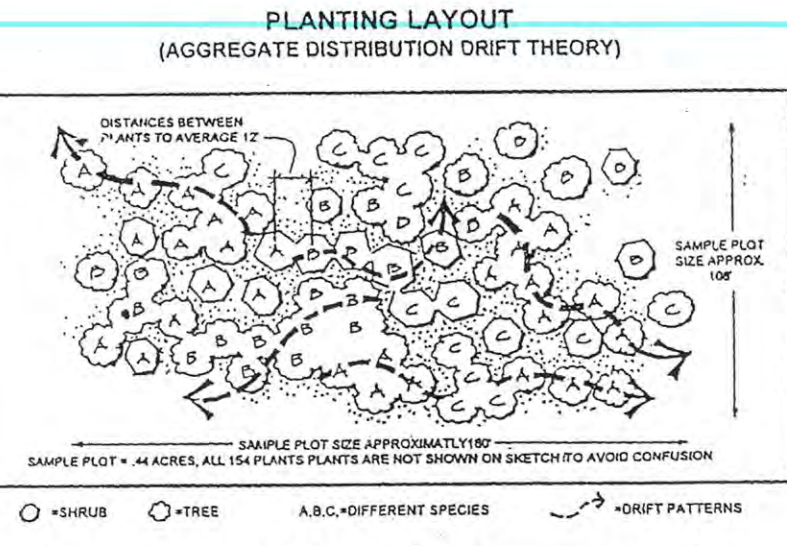
- Cutting or clearing of woodland not in conformance with this Plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$ 150 / square foot mitigation fee.
- The Department of Environmental Resources, (DER) must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
- Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas or selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property, the Owner/Developer or Owner Representative shall notify the Purchaser of the property of any Woodland Conservation Areas.
- All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be posted with the Building Official until all required activities have been satisfied.
- The location of all Tree Protective Devices, (TPDs) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPDs may begin. TPD installation shall be completed prior to installation of initial sediment controls. No cutting or clearing of trees may begin before final approval of TPD installation.
- Since work on this project will be initiated in several phase, all TPD required for a given phase shall be installed prior to any disturbance within that phase of work.
- Woodland conservation - Tree Save Areas and Reforestation Areas shall be posted as shown at the same time as Tree Protective Device installation and/or start of reforestation activities.
- The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- Results of survival checks for all tree plantings shall be reported to the DER Inspector for this site.
- Prior to issuance of any permits, the Contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

ADDITIONAL NOTES (FOR ALL SHEETS IN THIS SET):

- 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 \$1.50 per square foot mitigation fee.
- The Site Development Inspector must be contacted at (301) 731-8730 prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
- Property owners shall be notified by the Developer or Contractor of any Forest Conservation Areas (Forest Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property, the owner/developer or owners representative shall notify the purchaser of the property of any Forest Conservation Areas.
- All appropriate bonds will be posted with M-NCPPC prior to the issuance of any permits. These bonds will be returned as surety by M-NCPPC until all required activities have been satisfied.
- All existing trash and inspection areas shown on the plan to be removed must be removed and any disturbed soil must be stabilized and seeded. It may be necessary to scarify and/or aerate the soil. Four inches of topsoil must be installed if available. If not available, topsoil must be imported. All mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fence which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.
- Planting hole should be planted immediately once received from the nursery.
- Stock will be planted in random order to reflect natural growth of the forest. (See planting layout detail this sheet)
- Planting hole should be filled to 2.5 X root ball depth. Native soil material will be used to backfill planting site and area will be packed to remove air pocket. Rake soil evenly over the planting field and cover hole with three inches of mulch. Water to settle soil and provide moisture to needed.
- The need for deer protection and specific measures necessary to be determined as part of the pre-construction meeting.
- The services of licensed arborist shall be retained to evaluate the appropriate measures necessary to ensure the survival of the large and specimen trees proposed to be preserved whose critical root zone will be impacted by construction.
- The number of trees planted may be adjusted, depending on the size of stock used, during later stages of the TCP approval process.

FOREST MAINTENANCE SCHEDULE:

- Forest planting to commence at the initial stages of development. Forest planting areas to be covered by a five-year maintenance program, with a two-year bond. The landscape contractor will inspect all planted areas every six months after planting for two years. At the end of the two year inspection, the contractor will request M-NCPPC inspection and will ensure that 75% of the original stocking level is alive and vigorous. Thereafter, maintenance measures will continue until completion of the inspections at the end of the 1st and 5th years, beyond no further inspections. In years one and two each Forest planting area will be maintained by either mowing or chemical treatment. Control of exotic and invasive species is to be done without the use of herbicides as much as possible. If use of chemical M-NCPPC, Environmental Planning Div. at 301-952-3659 for approval prior to application of chemicals.
- During each inspection following planting, the contractor will evaluate the need for additional watering, additional fertilizer or lime, and any additional steps to control competing vegetation. The contractor will also assess any disease potential, or if any outside influences are having a deleterious affect on the mitigation sites.



Concept: Aggregate Drift or Sweden. A cluster type grouping which tapers or feathered out along the edges.

Example: Aggregate massing or drifts are one of the most common vegetation distribution patterns occurring in nature. Principle seed bearers are at the central core of the cluster with seed dispersal outward, often windblown with densities thinning out along the fringes or exteriors. Groupings blend through and into other groupings, mitigate the fallout of windblown seedlings and, in some cases, aggregate drifts, elongated and tear drop in shape.

