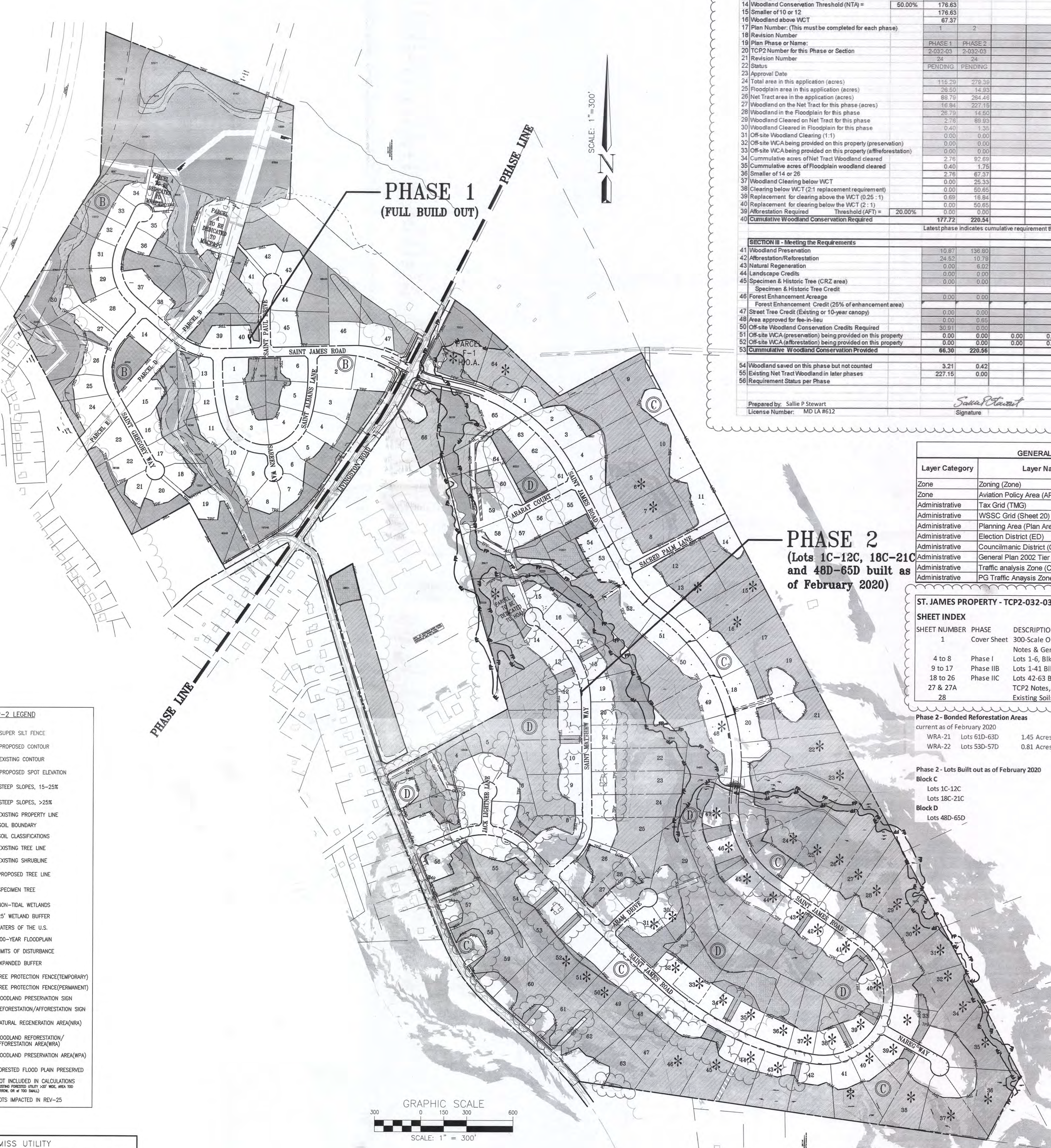
ST. JAMES PROPERTY
PRINCE GEORGE'S COUNTY, MARYLAND
TYPE II TREE CONSERVATION PLAN



Phased Woodland Conservation Worksheet for Prince George's County

#	SECTION 1 - Establishing Site Information (Enter acres for each zone)									
1	Zone:		R-A							
2	Gross Tract:		394.68			Include acreages only in columns for which there is a corresponding zone.				
3	Floodplain:		41.43							
4	Previously Dedicated Land:		0.00							
5	Net Tract (NTA):		353.25	0.00	0.00					
6	TCP II or 2 Number		2-032-03	Revision	25					
7	Property Description or Subdivision Name:		ST. JAMES PROPERTY							
8	TCP1 Number		TCP1-066-95							
9	Is this site subject to the 1989 Ordinance? (Y/N)	N	2010 Ordinance? (Y/N)		N	Within PFA(Y/N)	Y			
10	Break-even Point (preservation acres) =	190.10								
11	Acres of Net Tract clearing permitted w/o reforestion=	53.89								

#	SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)								Total
12	Existing Woodland on Net Tract (acres)		243.99						
13	Existing Woodland in Floodplain (acres)		41.29						
14	Woodland Conservation Threshold (NTA) =	50.00%	176.63						
15	Smaller of 10 or 12		176.63						
16	Woodland above WCT		67.37						
17	Plan Number: (This must be completed for each phase)		1	2					
18	Revision Number								
19	Plan Phase or Name:		PHASE 1	PHASE 2					
20	TCP2 Number for this Phase or Section		2-032-03	2-032-03					
21	Revision Number		24	24					
22	Status		PENDING	PENDING					
23	Approval Date								Total
24	Total area in this application (acres)		115.29	279.39					394.68
25	Floodplain area in this application (acres)		26.50	14.93					41.43
26	Net Tract area in the application (acres)		88.79	264.46					353.25
27	Woodland on the Net Tract for this phase (acres)		16.84	227.15					243.99
28	Woodland in the Floodplain for this phase		26.79	14.50					41.29
29	Woodland Cleared on Net Tract for this phase		2.76	89.93					92.69
30	Woodland Cleared in Floodplain for this phase		0.40	1.35					1.75
31	Off-site Woodland Clearing (1:1)		0.00	0.00					0.00
32	Off-site WCA being provided on this property (preservation)		0.00	0.00					0.00
33	Off-site WCA being provided on this property (aff/reforestation)		0.00	0.00					0.00
34	Cummulative acres of Net Tract Woodland cleared		2.76	92.69					
35	Cummulative acres of Floodplain woodland cleared		0.40	1.75					
36	Smaller of 14 or 26		2.76	67.37					
37	Woodland Clearing below WCT		0.00	25.33					
38	Clearing below WCT (2:1 replacement requirement)		0.00	50.65					
39	Replacement for clearing above the WCT (0.25 : 1)		0.69	16.84					
40	Replacement for clearing below the WCT (2 : 1)		0.00	50.65					
39	Afforestation Required Threshold (AFT) =	20.00%	0.00	0.00					
40	**Cumulative Woodland Conservation Required**		**177.72**	**220.54**					

Latest phase indicates cumulative requirement through that phase of work

#	SECTION III - Meeting the Requirements							Total		
41	Woodland Preservation	10.87	136.80					147.67		
42	Afforestation/Reforestation	24.52	10.79					35.31	Bond amount:	$540,100.44
43	Natural Regeneration	0.00	6.02					6.02		
44	Landscape Credits	0.00	0.00					0.00		
45	Specimen & Historic Tree (CRZ area)	0.00	0.00					0.00		
	Specimen & Historic Tree Credit							0.00		
46	Forest Enhancement Acreage	0.00	0.00							
	Forest Enhancement Credit (25% of enhancement area)							0.00		
47	Street Tree Credit (Existing or 10-year canopy)	0.00	0.00					0.00		
48	Area approved for fee-in-lieu	0.00	0.65					0.65	Fee amount:	$8,494.20
50	Off-site Woodland Conservation Credits Required	30.91	0.00					30.91		
51	Off-site WCA (preservation) being provided on this property	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
52	Off-site WCA (afforestation) being provided on this property	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
53	**Cummulative Woodland Conservation Provided**	**66.30**	**220.56**					**220.56**		
54	Woodland saved on this phase but not counted	3.21	0.42					3.63		
55	Existing Net Tract Woodland in later phases	227.15	0.00							
56	Requirement Status per Phase									

Prepared by: Sallie P Stewart
License Number: MD LA #612
Sallie P Stewart
Signature
Oct. 18, 2021
Date

GENERAL NOTES:

1. SUBDIVISION NAME: ST. JAMES PROPERTY
2. EXISTING ZONING: V-M (VILLAGE MEDIUM) DEVEL PER CB-11-2000 AS R-A
3. PROPOSED DEVELOPMENT: 182 SINGLE FAMILY DETATCHED, LOTS
4. MASTER PLAN AREA: SUBREGION V STUDY AREA, PLANNING AREA 84
5. POLICY ANALYSIS ZONE: RA 273E84; RE 273C84
6. TAX MAP: PG CO. #142 GRID B,C4; PAR 71,61; #152 GRID C,D 1,2,3
7. ELECTION DISTRICT: 5TH ELECTION DISTRICT
8. WSSC MAP: 202 SE 02, 202 SE 03, 218 SE 02, 219 SE 02, 202 SE 03
9. ADC MAP: P.G. CO. #30H12, 31B13,37K1,38A2
10. WATER CATEGORY: 4 (APPLIED FOR 3)
11. SEWER CATEGORY: 4 (APPLIED FOR 3)
12. GROSS TRACT AREA: +/- 400.07 ACRES
13. WETLAND DELINEATION: +/- 12 ACRES
14. 100-YEAR FLOODPLAIN STUDY: +/- 41.43 ACRES
15. EXISTING 100 YEAR FLOODPLAIN STUDY: SUBMITTED FOR REVIEW
16. 10' PUBLIC UTILITY EASEMENT RUNS ALONG ALL PUBLIC RIGHT OF WAY.
17. BOUNDARY: COMPILED FROM DEEDS AND PLATS OF RECORD.
18. TOPOGRAPHY: BY FSI DESIGN GROUP INC.
19. RECREATION FACILITIES: LAND DEDICATION 20 ACRES
20. ALL STRUCTURES SHALL BE FULLY SPRINKLERED IN ACCORDANCE WITH ARTICLE 13 OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND ALL OTHER APPLICABLE LAWS.
21. COMPREHENSIVE DESIGN PLAN: CDP-9401, APPROVED, 4/11/1966 (PGCPB RES. 96-121)
22. TREE CONSERVATION PLAN: TYPE 1: TCP 1/66/95, REVISED RESUBMITTED
23. PRELIMINARY PLAT: PGCPB NO. 96-148, #4-95131, APPROVED 12/11/95, REVISED RESUBMITTED
24. STORMWATER MANAGEMENT CONCEPT PLAN: SUBMITTED PER REVIEW
25. THERE ARE NO CEMETERIES LOCATED WITHIN THE SUBJECT PROPERTY.
26. THERE ARE NO HISTORIC STRUCTURES ON SITE. ST. JAMES HOUSE IS LOCATED OFFSITE NOTH +/- 610' LF AND EAST OF LIVINGSTON ROAD (84-1).
27. THE PROPERTY IS WITHIN THE HISTORIC MT. VERNON MANSION, RIVER VIEW SHED. IN ACCORDANCE WITH THE ZONING CODE, NO BUILDING STUCTURES OVER 36' IN HEIGHT WILL BE ALLOWED.
28. LIVINGSTON ROAD IS IDENTIFIED AS A HISTORIC ROAD. A 120' ROW TO BE DEDICATED.
29. THIS SITE IS IN THE PISCATAWAY CREEK DRAINAGE BASIN AND CONTAINS A SMALL PORTION OF CHESAPEAKE BAY CRITICAL AREA (CBCA) ALONG THE NORTHWEST PERIMETER. A WAIVER LETTER FROM DER IS REQUIRED PRIOR TO GRADING PERMIT ISSUANCE.
30. ALL ROAD RIGHT-OF-WAYS TO BE PUBLIC DEDICATION TO THE COUNTY.
31. TOPOGRAPHY AND BOUNDARY ARE SUBJECT TO FIELD VERIFICATION.
32. ALL ROADS TO BE DEDICATED.
33. PROPERTY ACREAGE AND OUTLINE ARE SUBJECT TO FINAL CALCULATIONS.
34. EXISTING STRUCTURES ON SITE SHALL BE RAZED AND REMOVED IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS, AS WELL AS EXISTING WELLS AND SEPTIC FIELDS IF FOUND ON SITE.
35. DRIVEWAY LOCATIONS SHALL BE DEPENDENT UPON ARCHITECTURAL DESIGN.
36. PROPOSED LIMIT OF DISTURBANCE IS PRELIMINARY IN NATURE AND MAYBE SUBJECT TO REVISIONS.
37. ROAD ROW TO BE DEDICATION 40' ALONG LIVINGSTON ROAD BOTH SIDES, 10' ALONG BERRY ROAD, 30' ALONG FARMINGTON ROAD.
38. VARING LOT SIZE IS USED IN THE R-A:

TOTAL LOTS SHOWN IN R-A ZONE: 182 LOTS
GROSS TRACT 400 +/- ACRE IN R-A ZONE
200 LOTS MAXIMUM ALLOWED TOTAL THIS ZONE
182 LOTS SHOWN TOTAL THIS ZONE

60% OF THE LOTS MUST BE AT LEAST 87,120SF (.60X182=109.2 LOTS)
MINIMUM 109 LOTS AT LEAST 87,120 SF REQUIRED
113 LOTS AT LEAST 87,120 SF SHOWN

ONE, (1 ACRE), LOT PER 25 ACRES (400/25=16 LOTS)
MAXIMUM 16 LOTS AT LEAST 43,560 SF ALLOWED
14 LOTS AT LEAST 43,560 SF SHOWN

REMAINING LOTS MUST BE AT LEAST 50,000 SF IN SIZE
75 LOTS AT LEAST 50,000 SF ALLOWED
55 LOTS AT LEAST 50,000 SF SHOWN

THIS PRELIMINARY PLAN APPLICATION INTENDS TO UTILIZE THE COUNCIL BILL CB-11-2000, WHICH ALLOWS THE IMPLEMENTATION OF THE UNDERLYING ZONING (RA) UPON APPROVAL OF THIS PRELIMINARY PLAN. THE EXISTING APPROVED CDP9401 WILL BE NULL AND VOID. THIS PLAN WAS PREPARED FROM THE BEST INFORMATION AVAILABLE TO US, AND IT IS BASED UPON OUR BEST JUDGEMENT. THIS FIRM SHALL NOT BE LIABLE FOR ANY DAMAGES OR LOSS INCURRED THROUGH THE USE OF THIS PLAN IN EXCESS OF THE CHARGES MADE FOR THIS PLAN. CONFIGURATION OF LOTS SHOWN IS SUBJECT TO THE ABOVE INTERPRETATION OF REGULATIONS.

DEVELOPMENT DATA:

ZONE: R-A GROSS TRACT AREA: +/- 400 ACRES
100 YEAR FLOODPLAIN: +/- 41.43 ACRES
CBCA PER CONSEVATION PLAN: +/-5.23 ACRES
NET TRACT AREA: +/- 353.25 ACRES
MAX. DWELLING UNIT PER NET ACRE= 200 LOTS
D/U PER NET ACRE SHOWN = 182 LOTS

LOT STANDARDS	R-A
MINIMUM LOT SIZE	87,120
MINIMUM FRONT YARD	50'
BRL	150'
MINIMUM SIDE YARD	35/17'
MINIMUM REAR YARD	35'

DESIGN TEAM

TRAFFIC CONSULTANT:
THE TRAFFIC GROUP, INC.
40 W. CHESAPEAKE AVENUE, SUITE 600
TOWSON, MD 21204 410-583-8405

WETLAND FSD CONSULTANT
MCCARTHY AND ASSOCIATES
14485 OLD MILL ROAD, SUITE 201
UPPER MARLBORO, MD 20772 301-627-7205

NOISE CONSULTANT
POLYSONICS
5115 MACARTHUT BLVD. NW
WASHINGTON, DC 20016 202-244-7171

GENERAL INFORMATION TABLE

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-A
Zone	Aviation Policy Area (APA) 1	N/A
Administrative	Tax Grid (TMG)	142-D4
Administrative	WSSC Grid (Sheet 20)	219SE02
Administrative	Planning Area (Plan Area)	84-5
Administrative	Election District (ED)	5
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic analysis Zone (COG) (TAZ_COG)	N/A
Administrative	PG Traffic Anaysis Zone (TAZ-PG)	2634

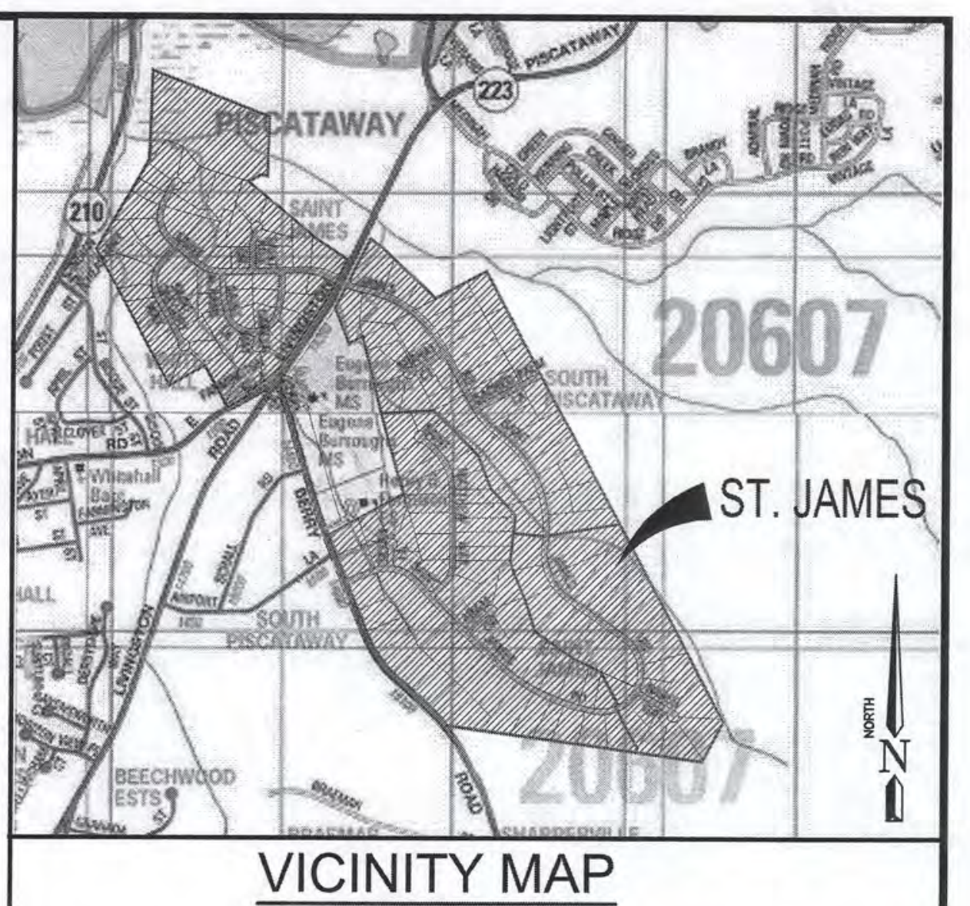
ST. JAMES PROPERTY - TCP2-032-03
SHEET INDEX

SHEET NUMBER	PHASE	DESCRIPTION
1	Cover Sheet	300-Scale Overall Plan, TCP2 Worksheet, General Notes & General Information Table
4 to 8	Phase I	Lots 1-6, Blk A; Lots 1-45, Blk B
9 to 17	Phase IIB	Lots 1-41 Blk. C and Lots 38-66, Blk. D
18 to 26	Phase IIC	Lots 42-63 Blk. C and Lots 1-37, Blk. D
27 & 27A		TCP2 Notes,Details and Plant Lists
28		Existing Soils Map

Phase 2 - Bonded Reforestation Areas
current as of February 2020

WRA-21	Lots 61D-63D	1.45 Acres
WRA-22	Lots 53D-57D	0.81 Acres

Phase 2 - Lots Built out as of February 2020
Block C
Lots 1C-12C
Lots 18C-21C
Block D
Lots 48D-65D



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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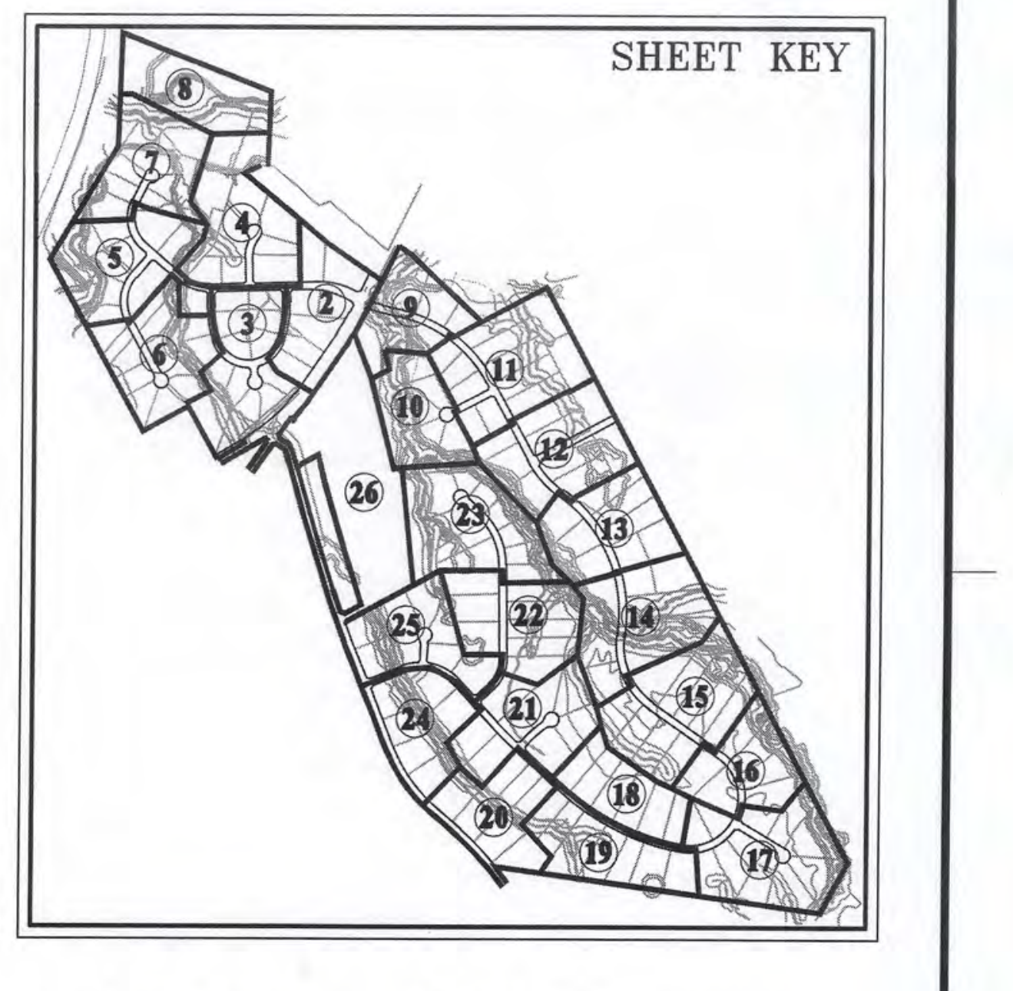

Property Owners Awareness Certificate
(for Phase 2 Only)

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. Balian
Owner or Owners Representative — By: Gregory S. Balian, its President
07/21/2021
Date

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 UPHILL 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.

10/18/2021
DATE

Sallie P Stewart
SALLIE P. STEWART
REGISTERED LAND. ARCH.
MD. #612
EXPIRES: 9/8/2023

SALLIE PHILLIPS STEWART 612

Seal not valid without signature

TCP-2 LEGEND

SSF	SUPER SILT FENCE
102 100	PROPOSED CONTOUR
102 100	EXISTING CONTOUR
$+26^{0}$	PROPOSED SPOT ELEVATION
▒	STEEP SLOPES, 15–25%
▓	STEEP SLOPES, >25%
— — —	EXISTING PROPERTY LINE
▬ ▬ ▬	SOIL BOUNDARY
MnB2	SOIL CLASSIFICATIONS
⌒⌒⌒	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
LOD	LIMITS OF DISTURBANCE
EB	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 PRESERVED
▨	NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY >20' WIDE, AREA TOO NARROW, OR sf TOO SMALL)
*	LOTS IMPACTED IN REV–25

MISS UTILITY

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.

Prince George's County Planning Department, M–NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII– ~~XXX–XX~~ 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	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	4/2/20	4–02003	Revised Phase 2 LOD and revised TCP2 Worksheet
26	C. Schneider	7/31/20	4–02003	Revised WC lot 3C (removed afforest – add FIL 0.33 ac)
27	C. Schneider	4/2/21	4–02003	Revised WC lot 18B (removed afforest – add FIL 0.26 ac)
28		10/18/21		Revisions to Phase 2 LOD and revised TCP2 Worksheet

UPDATES/REVISIONS :
01/26/05 REVISED LSG
07/25/06 REVISED LOD LT
08/25/09 REVISED AFFORESTATION PER FIELD INFO.
05/02/14 REVISED GPI
06/16/14 REVISED PHASED WORKSHEET, REVISED PRESERVATION AREAS SMD
07/018/14 ADDED NEW APPROVAL BLOCK GPI

UPDATES/REVISIONS :
09/26/16 REMOVED SAVED, NOT COUNTED LOT 59D MAH
04/18/17 REVISED LOD AT LOTS 9C, 22C, 23C, 64C AND 50D
07/17/17 REVISED LOD AT 17C, 18C AND 50–52D MAH
11/09/17 REVISED SMD
07/30/18 REVISED LOT 5C, ADDED 0.26 AC. FEE–IN–LIEU MAH
09/24/18 REVISED LOT 15B, REVISION 22, –0.30 REFORESTATION MAH

UPDATES/REVISIONS :
09/10/19 UPDATE LOD FOR LOTS IN PHASE 2 SPS
02/06/20 REVISED TCP2 PER MNCPPC REVIEW COMMENTS. MJL
07/09/21 REVISED TCP2 FOR UPDATED LOD IN PHASE 2 SSS

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

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

CLIENT: ST. JAMES/HAVERFORD
CONSTRUCTION PARTNERS, INC.
6110 EXECUTIVE BLVD. SUITE 430
ROCKVILLE, MD 20832
301-864-6500

WSSC GRID:		TAX MAP:	
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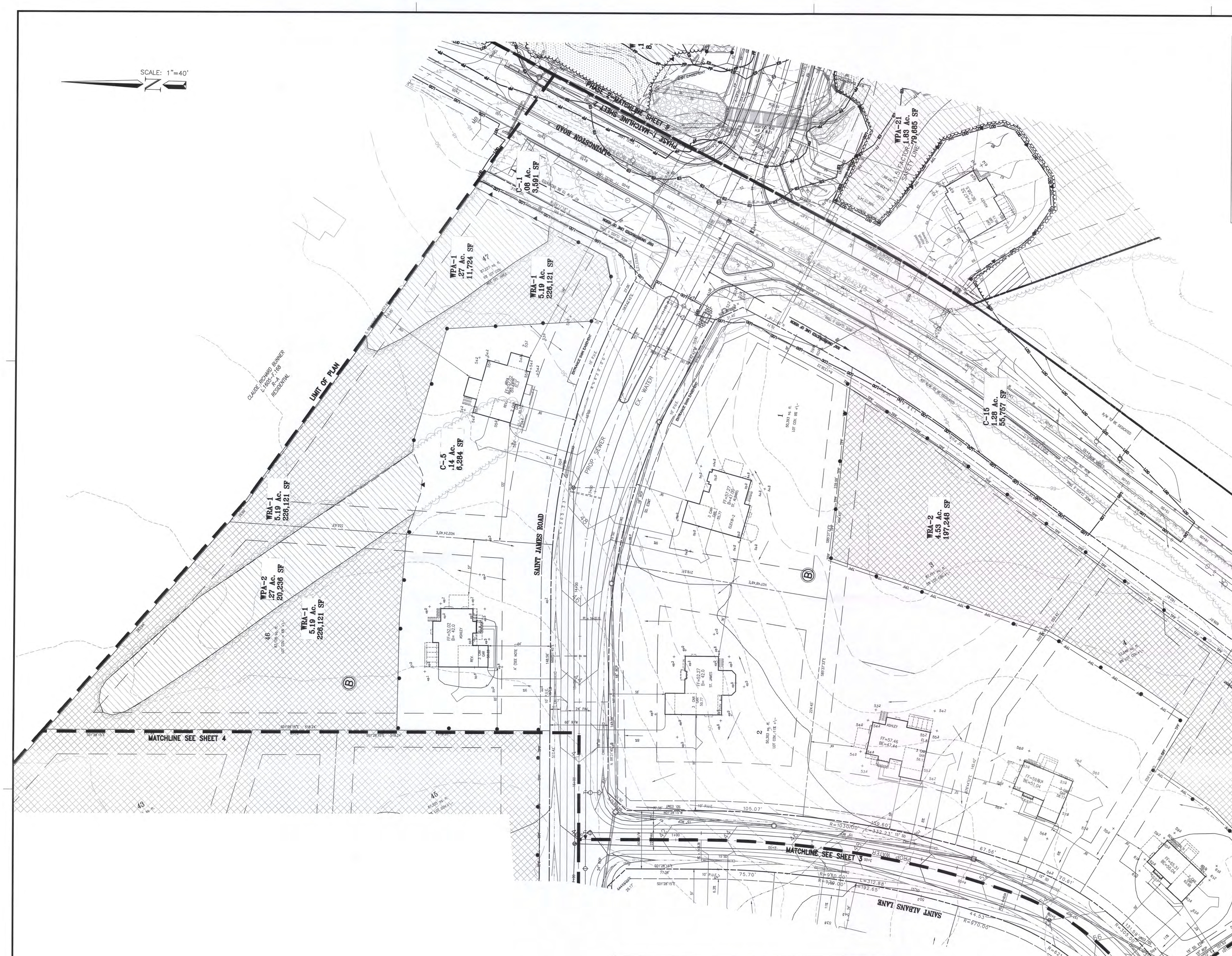
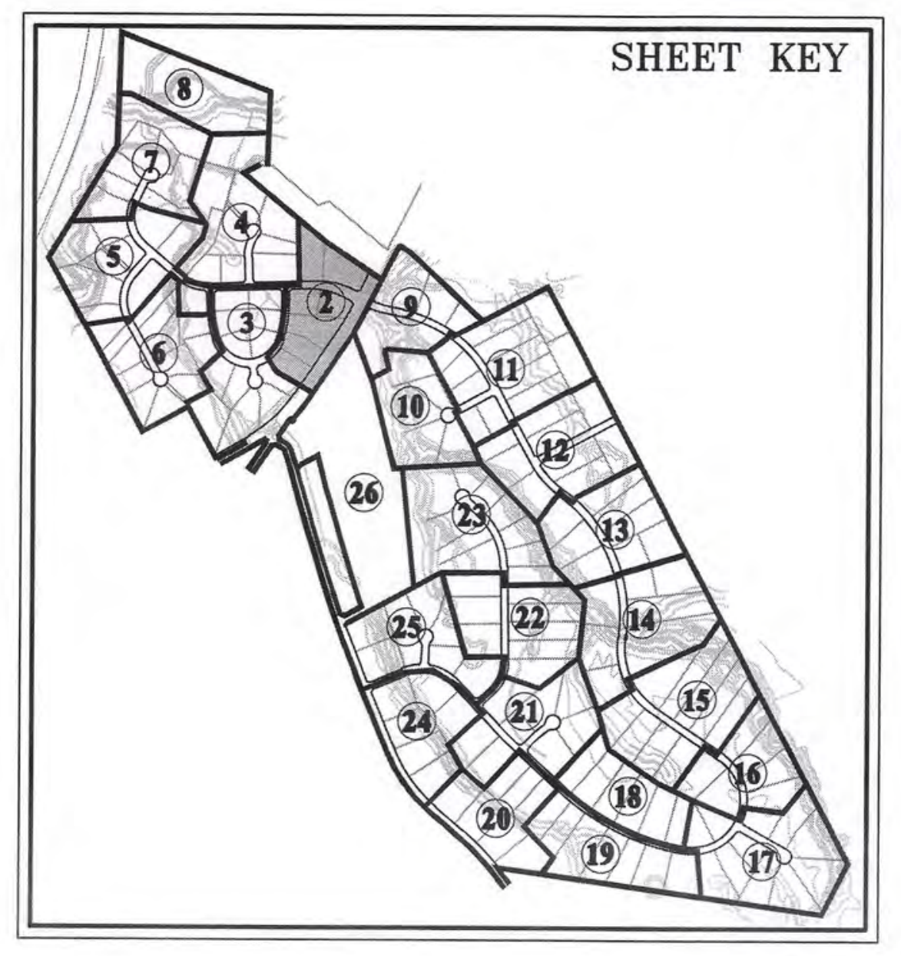

SCALE: 1"=40'
N
SAINT JAMES ROAD
LIVINGSTON ROAD
SAINT ALBANS LANE
MATCHLINE SEE SHEET 4
MATCHLINE SEE SHEET 3
PHASE 1 MATCHLINE SHEET 6
PHASE 2 MATCHLINE SHEET 2
LIMIT OF PLAN
CLAUDE RICHARD BUNNER
R-A
RESIDENTIAL
WPA-1
.27 Ac.
11,724 SF
WRA-1
5.19 Ac.
226,121 SF
C-1
.08 Ac.
3,591 SF
C-5
.14 Ac.
6,284 SF
WPA-2
.27 Ac.
20,236 SF
WRA-2
4.53 Ac.
197,248 SF
C-15
1.28 Ac.
55,757 SF
WPA-21
1.83 Ac.
79,685 SF
1.5 FACTOR SAFETY LINE
PROP. SEWER
EX. WATER
R/W TO BE DEDICATED
40' R/W TO BE DEDICATED
ASHLEY
B


SHEET KEY
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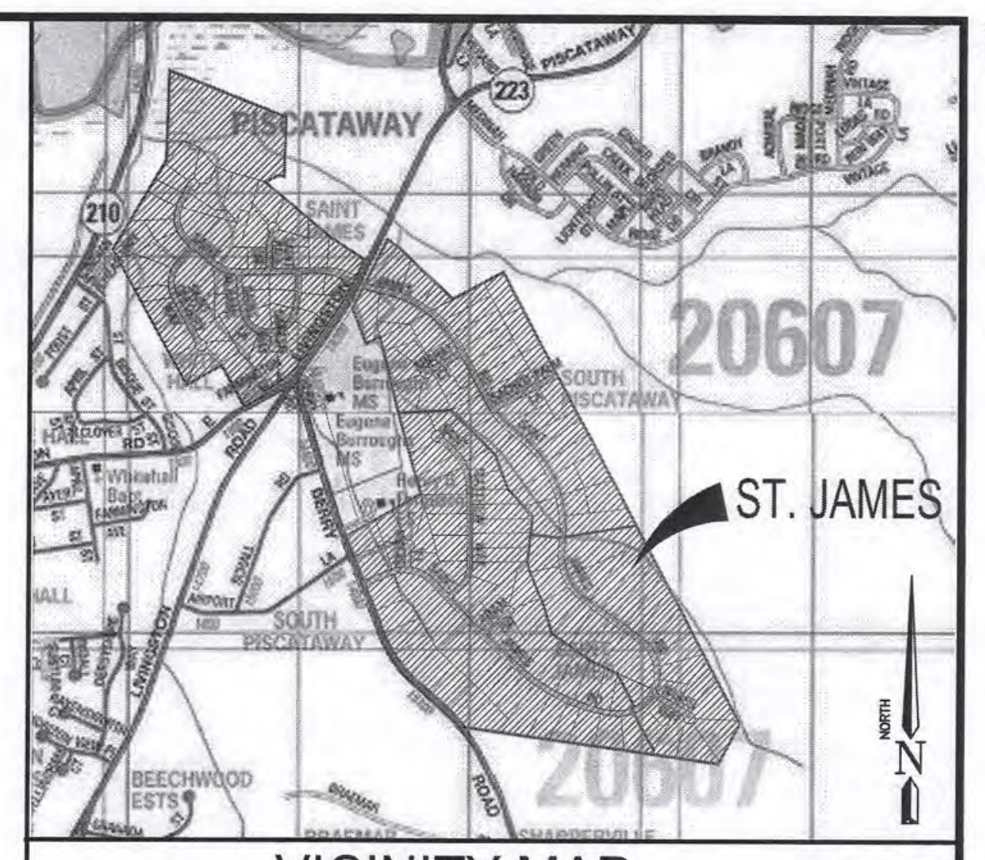
PISCATAWAY
20607
ST. JAMES
N

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
TCPII- ~~XXX-X~~ 032-03

	Approved by	Date	DRD #	Reason for Revision
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08	P.V.	08/19/10	4-02003	Lot 12B
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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	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	4/2/20	4-02003	Revised Phase 2 LOD and revised TCP2 Worksheet
26	C. Schneider	7/31/20	4-02003	Revised WC lot 3C (removed afforest - add FIL 0.33 ac)
27	C. Schneider	4/2/21	4-02003	Revised WC lot 18B (removed afforest - add FIL 0.26 ac)
28		10/12/21		Revisions to 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. LSG
08/25/09 REVISED AFFORESTATION AREA PER FIELD INFO.
04/10/12 UPDATED LOT 47B PER NEW LANDSCAPE MANUAL SMD
09/10/19 UPDATE LOD FOR LOTS IN PHASE 2 SPS

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

TCP-2 LEGEND

SSF	SUPER SILT FENCE		25' WETLAND BUFFER
102 100	PROPOSED CONTOUR		WATERS OF THE U.S.
102 100	EXISTING CONTOUR		100-YEAR FLOODPLAIN
+ 26⁰	PROPOSED SPOT ELEVATION	LOD	LIMITS OF DISTURBANCE
▒	STEEP SLOPES, 15-25%	EB	EXPANDED BUFFER
▓	STEEP SLOPES, >25%	TPF	TREE PROTECTION FENCE(TEMPORARY)
	EXISTING PROPERTY LINE	PPF	TREE PROTECTION FENCE(PERMANENT)
	SOIL BOUNDARY	▲	WOODLAND PRESERVATION SIGN
MnB2	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)
①	SPECIMEN TREE		FORESTED FLOOD PLAIN PRESERVED
W	NON-TIDAL WETLANDS	▨	NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY >20' WIDE, AREA TOO NARROW, OR sf TOO SMALL)
✻	LOTS IMPACTED IN REV-25		

GRAPHIC SCALE
40 0 20 40 80
SCALE: 1" = 40'

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 UPHILL 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.

10/18/2021
DATE

Sallie P. Stewart
SALLIE P. STEWART
REGISTERED LAND. ARCH.
MD. #612
EXPIRES: 9/8/2023

SALLIE PHILLIPS STEWART
612

Seal not valid without signature

TCP II-032-03

ST. JAMES PROPERTY

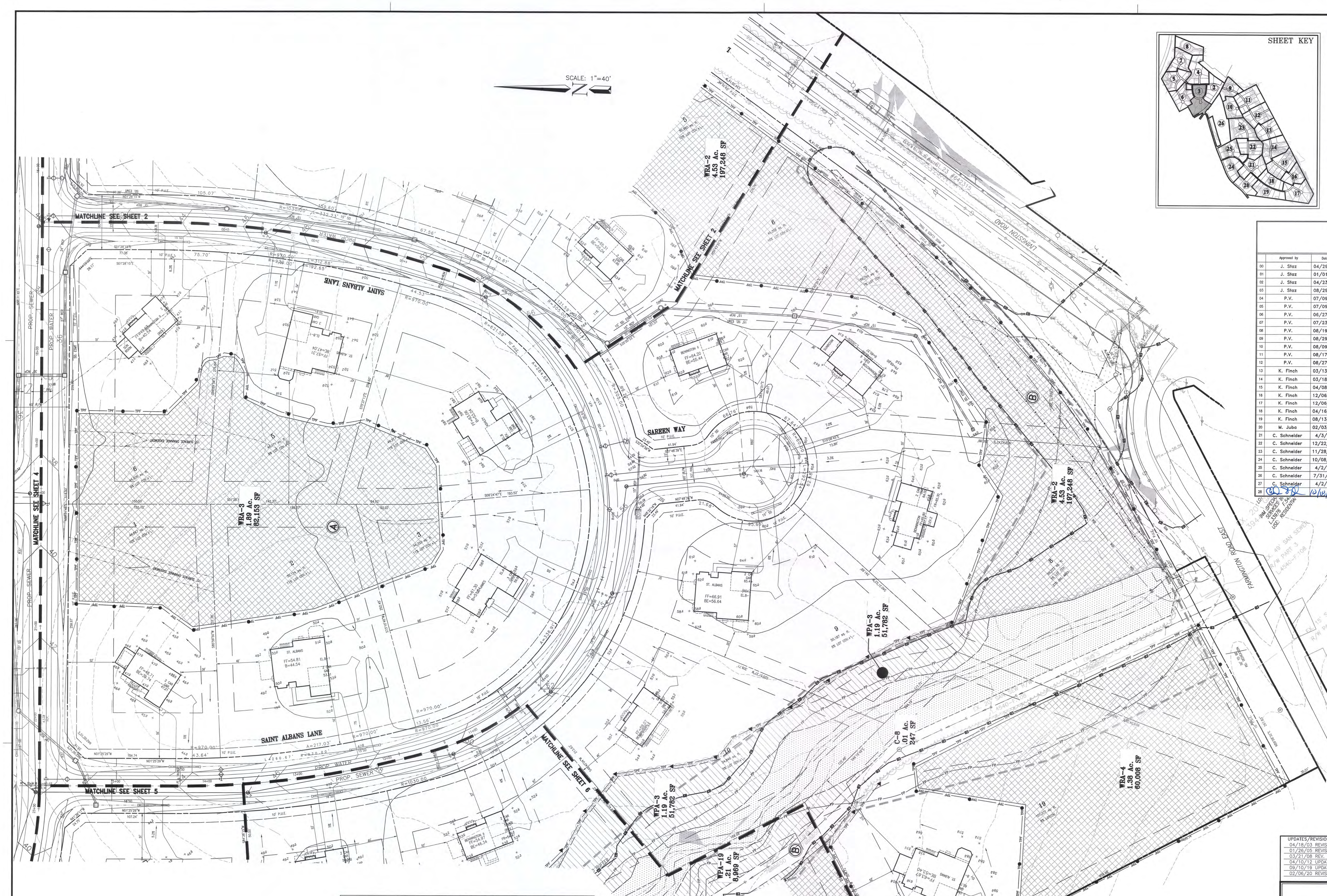
FIFTH (5th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MD

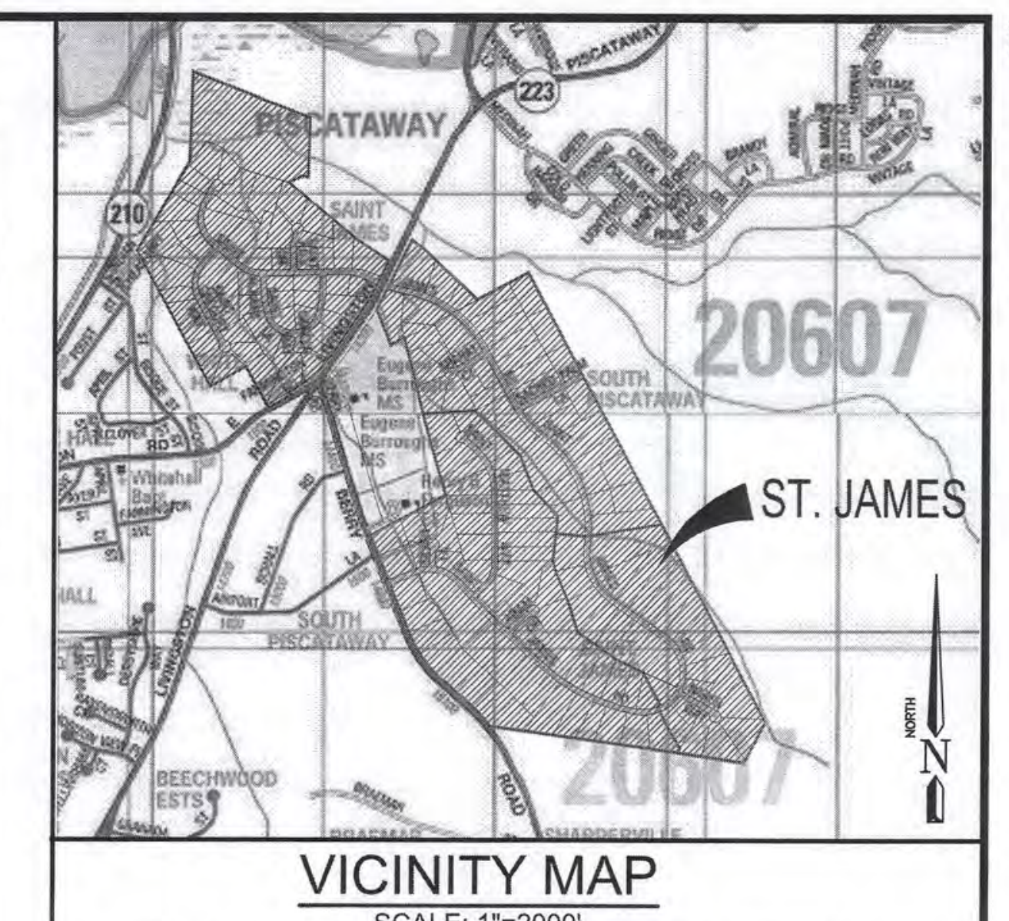
CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick,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

CLIENT: ST. JAMES/HAVERFORD
CONSTRUCTION PARTNERS, INC.
6110 EXECUTIVE BLVD. SUITE 430
ROCKVILLE, MD 20832
301-864-6500

WSSC GRID:		TAX MAP:	
DESIGN	SPS	SHEET	OF
DRAFT	HWD	2	28
DATE	MARCH 2019	FILE NO :	
SCALE	1" = 40'	2018-1456-22 D	

Attached Xrefs:94-TOPO/21-099/44-099/46-099/94-ENV/_TB30x42 - PLANNING/TB30x42/90-VICMAP/22-099/17-099/94-Slopes/23-099/54-ENV





VICINITY MAP

SCALE: 1"=2000'
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.
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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
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	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
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26	C. Schneider	7/31/20	4-02003	Revised WC lot 3C (removed afforest - add FIL 0.33 ac)
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28		10/18/21		Revisions to Phase 2 LOD and revised TCP2 Worksheet

TCP-2 LEGEND

SSF	SUPER SILT FENCE		25' WETLAND BUFFER
102 100	PROPOSED CONTOUR		WATERS OF THE U.S.
102 100	EXISTING CONTOUR		100-YEAR FLOODPLAIN
+ 26.0	PROPOSED SPOT ELEVATION	LOD	LIMITS OF DISTURBANCE
▨	STEEP SLOPES, 15-25%	EB	EXPANDED BUFFER
▨	STEEP SLOPES, >25%	TPF	TREE PROTECTION FENCE(TEMPORARY)
	EXISTING PROPERTY LINE	PPF	TREE PROTECTION FENCE(PERMANENT)
	SOIL BOUNDARY	▲	WOODLAND PRESERVATION SIGN
MnB2	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)
①	SPECIMEN TREE	▨	FORESTED FLOOD PLAIN PRESERVED
W	NON-TIDAL WETLANDS	▨	NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY >20' WIDE, AREA TOO NARROW, OR sf TOO SMALL)
*	LOTS IMPACTED IN REV-25		

GRAPHIC SCALE
40 0 20 40 80
SCALE: 1" = 40'

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
03/21/08 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
02/06/20 REVISED TCP2 PER MNCPPC REVIEW COMMENTS. MJL

SITE GRADING CERTIFICATE

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10/18/2021
DATE

Sallie P Stewart
SALLIE P. STEWART
REGISTERED LAND. ARCH.
MD. #612
EXPIRES: 9/8/2023

SALLIE PHILLIPS STEWART
612

Seal not valid without signature

TCP II-032-03

ST. JAMES PROPERTY

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

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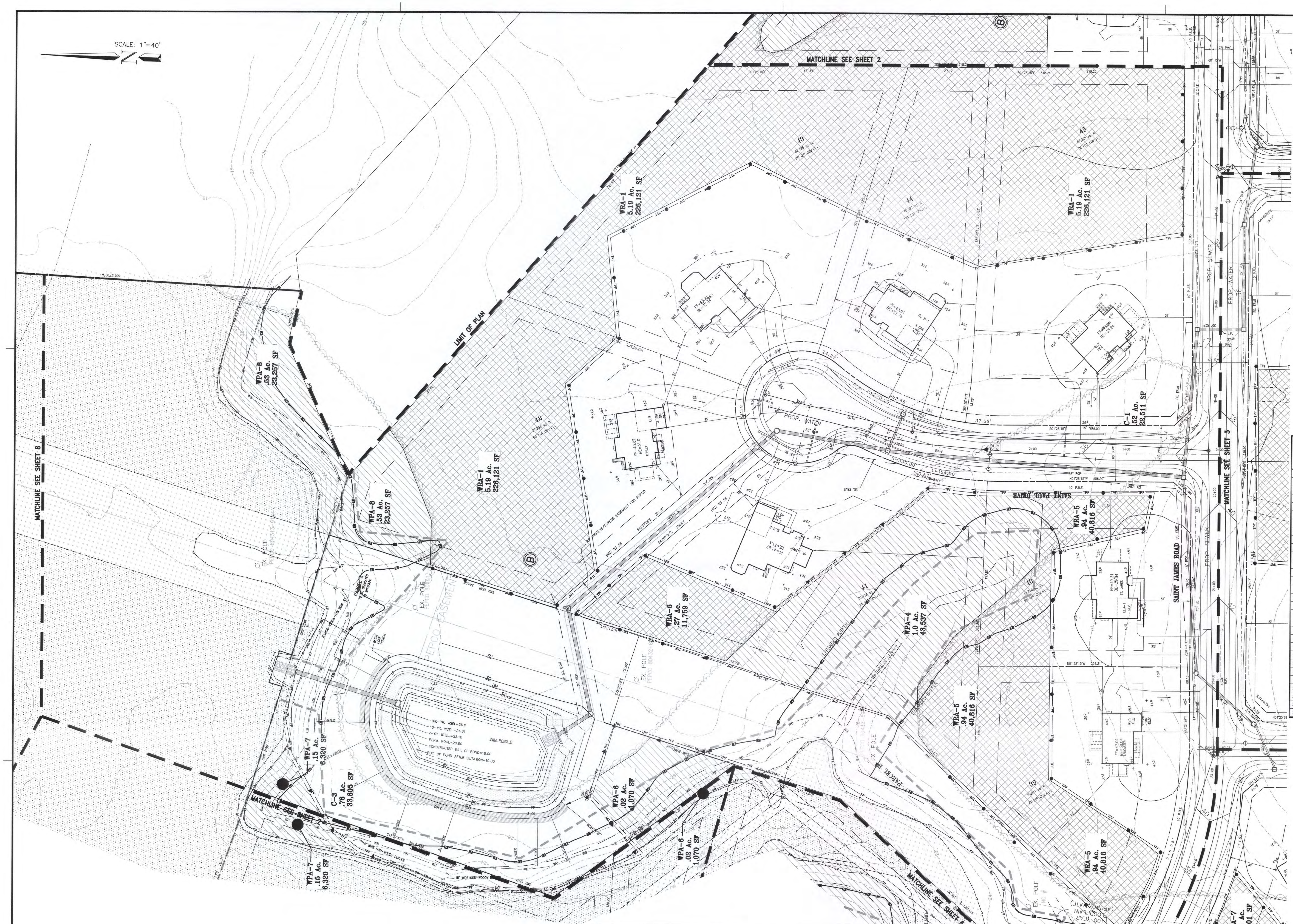
CLIENT: ST. JAMES/HAVERFORD
CONSTRUCTION PARTNERS, INC.
6110 EXECUTIVE BLVD. SUITE 430
ROCKVILLE, MD 20832
301-864-6500

WSSC GRID:		TAX MAP:	
DESIGN SPS		SHEET 3	OF 28
DRAFT HWD			
DATE MARCH 2019		FILE NO: 2018-1456-22 D	
SCALE 1" = 40'			

Attached Xrefs: 94-TOPO/21-099/44-099/46-099/94-ENV/_TB30x42 - PLANNING/TB30x42/90-VICMAP/22-099/17-099/54-ENV


SCALE: 1"=40'
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MATCHLINE SEE SHEET 5
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MATCHLINE SEE SHEET 8
LIMIT OF PLAN
WRA-1 5.19 Ac. 226,121 SF
WRA-4 1.0 Ac. 43,537 SF
WRA-5 .94 Ac. 40,816 SF
WRA-6 .27 Ac. 11,759 SF
WRA-7 .08 Ac. 3,401 SF
WPA-6 .02 Ac. 1,070 SF
WPA-7 .15 Ac. 6,320 SF
WPA-8 .53 Ac. 23,257 SF
C-1 .52 Ac. 22,511 SF
C-2 .89 Ac. 38,739 SF
C-3 .78 Ac. 33,805 SF
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SAINT JAMES ROAD
SAINT PAUL DRIVE
PROP. WATER
PROP. SEWER
SWM POND B
PEPCO EASEMENT
EX. POLE
PARCEL B
100-YR. WSEL=26.0
10-YR. WSEL=24.81
2-YR. WSEL=23.10
PERM. POOL=20.50
CONSTRUCTED BOT. OF POND=18.00
BOT. OF POND AFTER SILTATION=19.00
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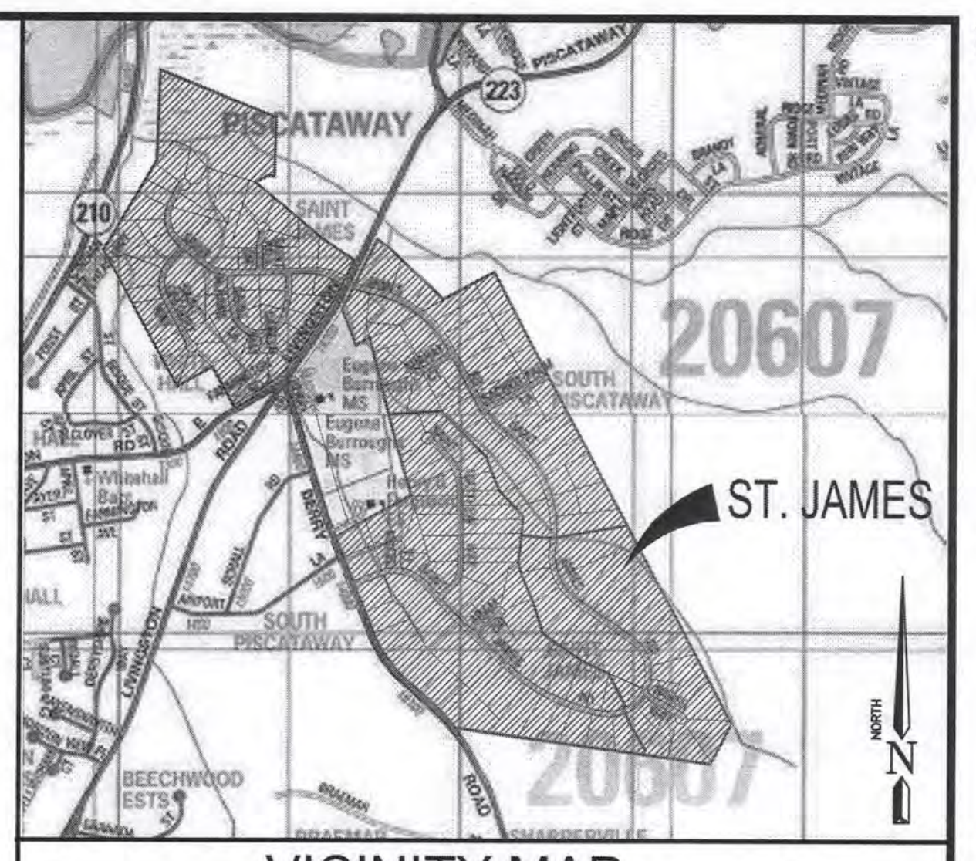
0 20 40 80
SCALE: 1" = 40'


PISCATAWAY
SOUTH PISCATAWAY
20607
ST. JAMES
BEECHWOOD ESTS
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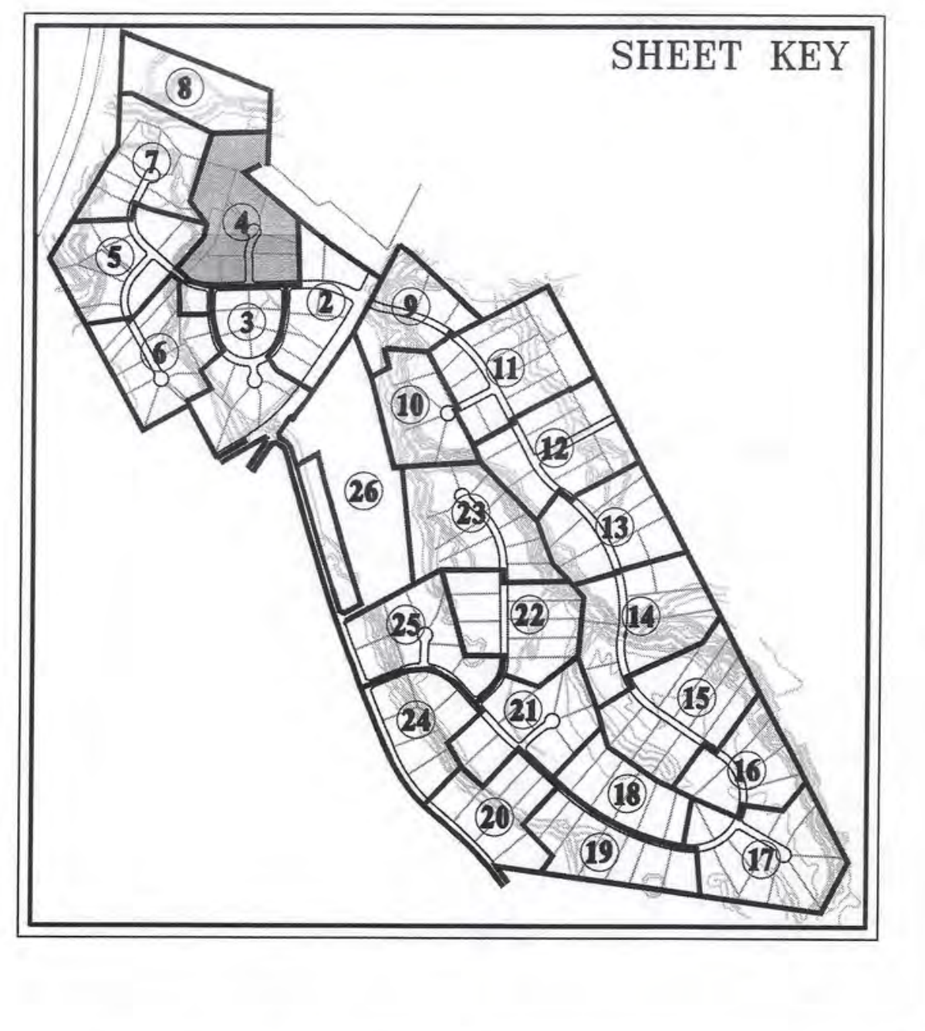
VICINITY MAP

SCALE: 1"=2000'
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.

SHEET KEY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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII- ~~XXX~~ 032-02

	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
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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
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28		10/18/21		Revisions to Phase 2 LOD and revised TCP2 Worksheet

TCP-2 LEGEND

—SSF—	SUPER SILT FENCE	— — — —	25' WETLAND BUFFER
—102— —100—	PROPOSED CONTOUR	— · · — · · —	WATERS OF THE U.S.
—102— —100—	EXISTING CONTOUR	— · — · —	100-YEAR FLOODPLAIN
+26⁰	PROPOSED SPOT ELEVATION	—LOD—	LIMITS OF DISTURBANCE
▒	STEEP SLOPES, 15-25%	—EB—	EXPANDED BUFFER
▓	STEEP SLOPES, >25%	—TPF—	TREE PROTECTION FENCE(TEMPORARY)
— — — —	EXISTING PROPERTY LINE	—PPF—	TREE PROTECTION FENCE(PERMANENT)
▬ ▬ ▬ ▬	SOIL BOUNDARY	▲	WOODLAND PRESERVATION SIGN
MnB2	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)
①	SPECIMEN TREE	░	FORESTED FLOOD PLAIN PRESERVED
—W—	NON-TIDAL WETLANDS	▨	NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY >20' WIDE, AREA TOO NARROW, OR IF TOO SMALL)
*	LOTS IMPACTED IN REV-25		

SITE GRADING CERTIFICATE

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DATE

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SALLIE P. STEWART
REGISTERED LAND. ARCH.
MD. #612
EXPIRES: 9/8/2023

SALLIE PHILLIPS STEWART
612

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
07/25/06 REVISED LOD LT
08/25/09 REVISED AFFORESTATION AREA PER FIELD INFO.
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
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WSSC GRID:		TAX MAP:	
DESIGN	SPS	SHEET 4	OF 28
DRAFT	HWD		
DATE	MARCH 2019	FILE NO:	2018-1456-22 D
SCALE	1" = 40'		

Attached Xrefs:94-TOPO/21-099/44-099/46-099/94-ENV/_TB30x42 - PLANNING/TB30x42/90-VICMAP/22-099/17-099/94-Slopes/23-099/54-ENV

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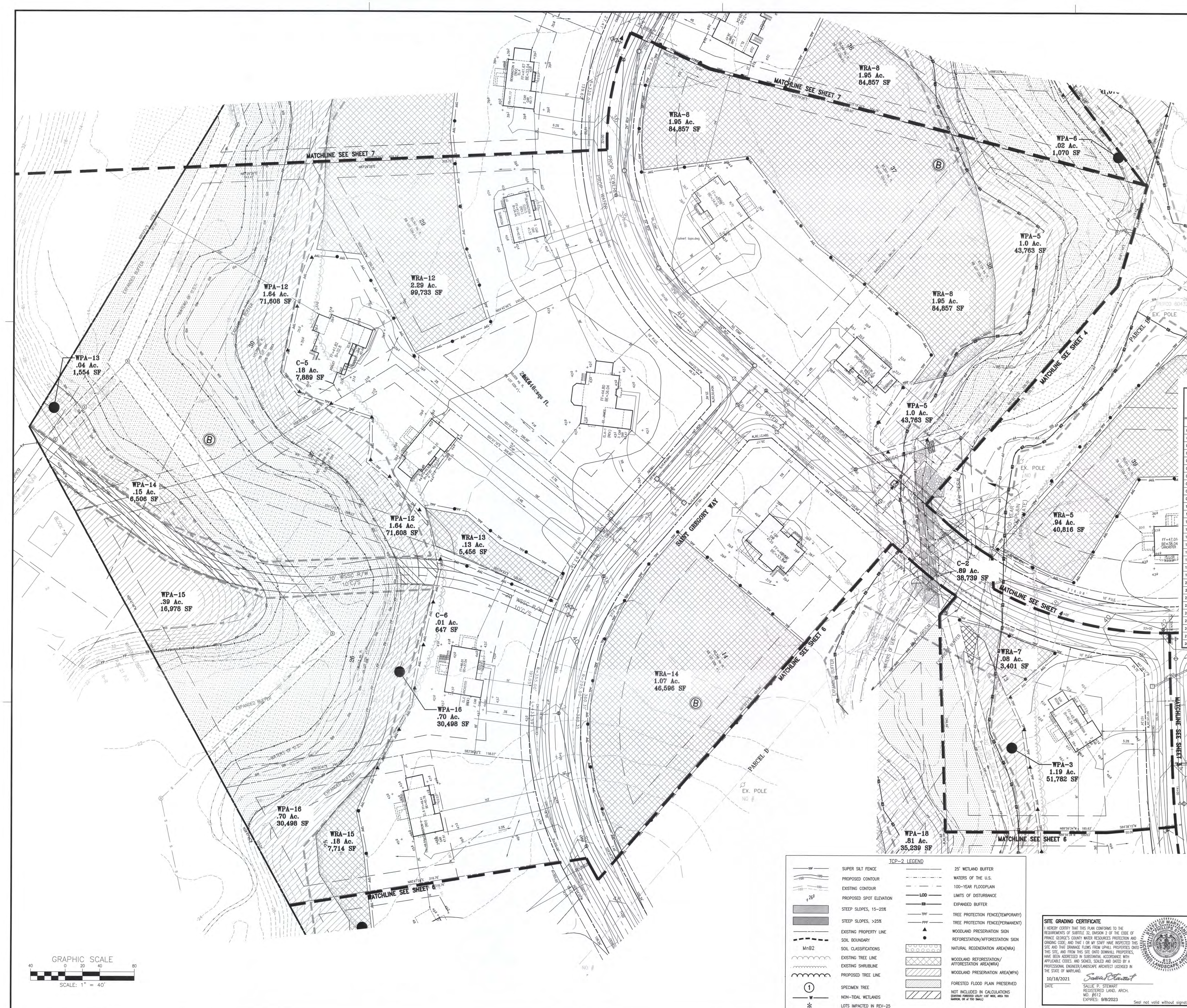
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WRA-8 1.95 Ac. 84,857 SF
WRA-8 1.95 Ac. 84,857 SF
WRA-8 1.95 Ac. 84,857 SF
WPA-6 .02 Ac. 1,070 SF
WPA-5 1.0 Ac. 43,763 SF
WPA-5 1.0 Ac. 43,763 SF
WRA-12 2.29 Ac. 99,733 SF
WPA-12 1.64 Ac. 71,608 SF
WPA-12 1.64 Ac. 71,608 SF
C-5 .18 Ac. 7,889 SF
WPA-13 .04 Ac. 1,554 SF
WPA-14 .15 Ac. 6,506 SF
WRA-13 .13 Ac. 5,456 SF
WPA-15 .39 Ac. 16,978 SF
C-6 .01 Ac. 647 SF
WPA-16 .70 Ac. 30,498 SF
WPA-16 .70 Ac. 30,498 SF
WRA-15 .18 Ac. 7,714 SF
WRA-14 1.07 Ac. 46,596 SF
C-2 .89 Ac. 38,739 SF
WRA-5 .94 Ac. 40,816 SF
WRA-7 .08 Ac. 3,401 SF
WPA-3 1.19 Ac. 51,782 SF
WPA-18 .81 Ac. 35,239 SF
SAINT GREGORY WAY
PROP. SEWER
PROP. WATER
EX. WATER
PROP. SEWER
20' WSSC R/W
10' WSSC R/W
EXPANDED BUFFER
WATERS OF U.S.
100 YEAR FLOODPLAIN
PARCEL D
PARCEL 18
EX. POLE
EX. POLE
EX. POLE
FF=47.01
BE=38.04
LANCASTER
N89°59'34"W 185.63'
B
B
B
SCALE: 1"=40'
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GRAPHIC SCALE
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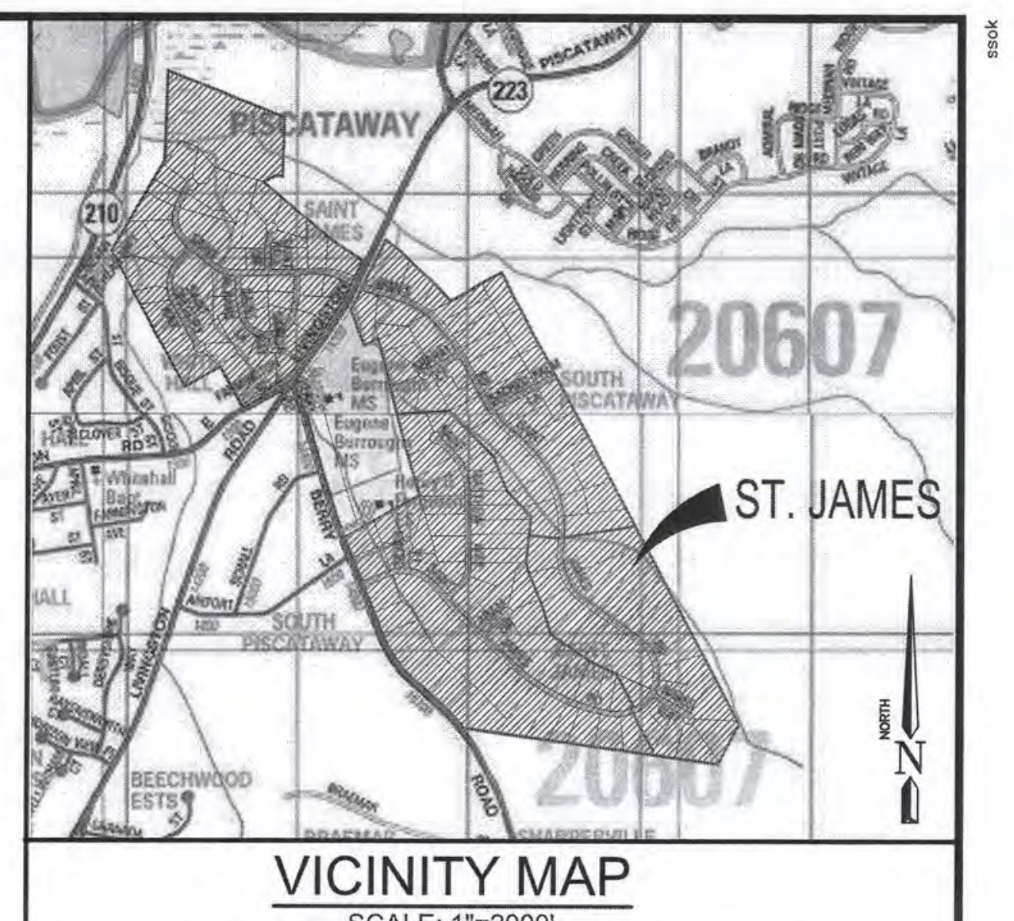
SCALE: 1" = 40'


PISCATAWAY
20607
ST. JAMES
SOUTH PISCATAWAY
BEECHWOOD ESTS
N

VICINITY MAP

SCALE: 1"=2000'
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.
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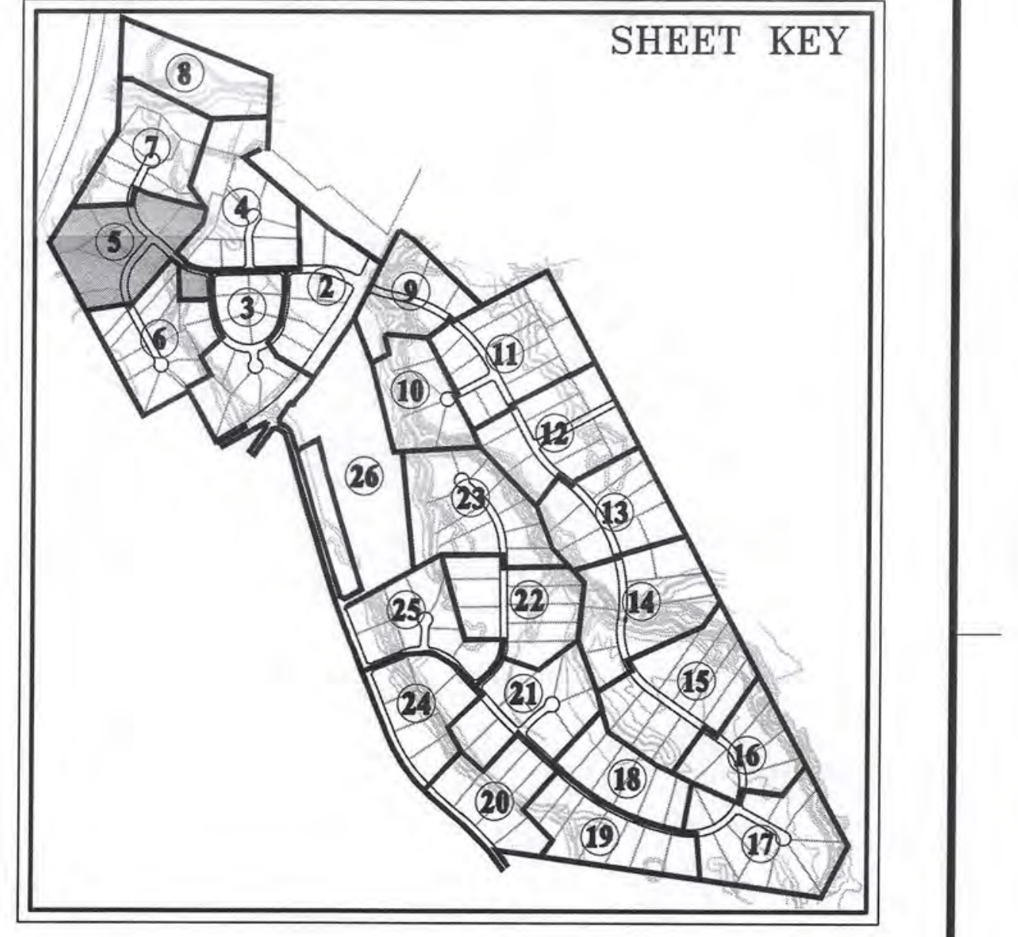
SHEET KEY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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII- ~~XXX-XX~~ 032-03

	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
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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	4-02003	Revised WC on lot 5C & added .26 Ac. Fee-In-Lieu
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28		10/18/21		Revisions to Phase 2 LOD and revised TCP2 Worksheet

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01/26/05 REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT. LSG
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12/18/12 REVISED LOT 30B TREE PLACEMENT IN FRONT YARD SMD
09/10/19 UPDATE LOD FOR LOTS IN PHASE 2 SPS

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

TCP-2 LEGEND

—— SSF ——	SUPER SILT FENCE	— — —	25' WETLAND BUFFER
102 — 100	PROPOSED CONTOUR	—··—··—	WATERS OF THE U.S.
102 — 100	EXISTING CONTOUR	— · — · —	100-YEAR FLOODPLAIN
+ 26⁰	PROPOSED SPOT ELEVATION	—— LOD ——	LIMITS OF DISTURBANCE
▨	STEEP SLOPES, 15-25%	—— EB ——	EXPANDED BUFFER
▨	STEEP SLOPES, >25%	—— TPF ——	TREE PROTECTION FENCE(TEMPORARY)
——— — — ———	EXISTING PROPERTY LINE	—— PPF ——	TREE PROTECTION FENCE(PERMANENT)
▬ ▬ ▬	SOIL BOUNDARY	▲	WOODLAND PRESERVATION SIGN
MnB2	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)
①	SPECIMEN TREE	▨	FORESTED FLOOD PLAIN PRESERVED
—— W ——	NON-TIDAL WETLANDS	▨	NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY >20' WIDE, AREA TOO NARROW, OR sf TOO SMALL)
*	LOTS IMPACTED IN REV-25		

SITE GRADING CERTIFICATE

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10/18/2021
DATE

Sallie P Stewart
SALLIE P. STEWART
REGISTERED LAND. ARCH.
MD. #612
EXPIRES: 9/8/2023

SALLIE PHILLIPS STEWART
612

Seal not valid without signature

TCP II-032-03

ST. JAMES PROPERTY

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

Charles P. Johnson & Associates, Inc.
CPJ Associates
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
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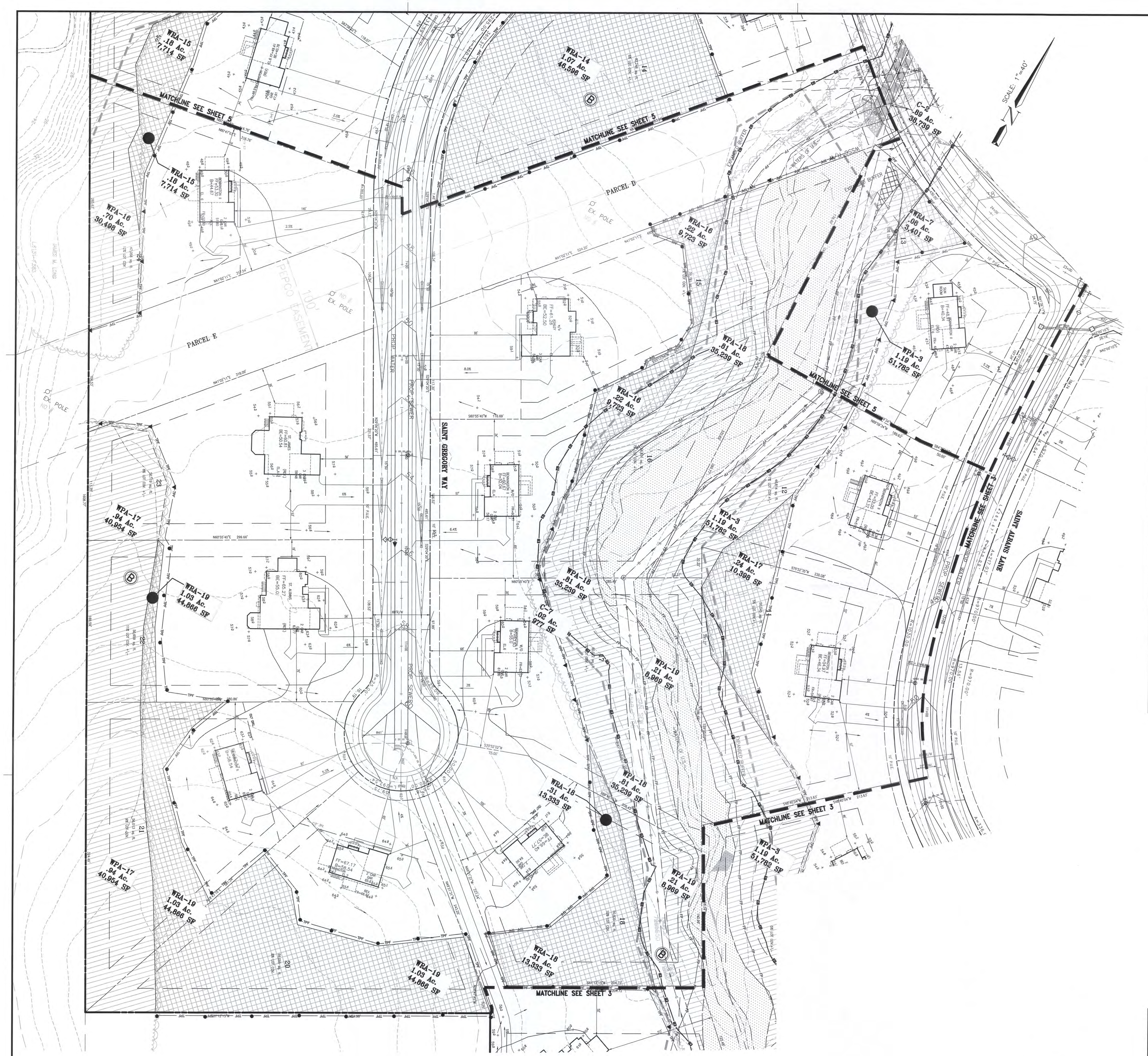
CLIENT: ST. JAMES/HAVERFORD
CONSTRUCTION PARTNERS, INC.
6110 EXECUTIVE BLVD. SUITE 430
ROCKVILLE, MD 20832
301-864-6500

WSSC GRID:
TAX MAP:
DESIGN SPS
DRAFT HWD
DATE MARCH 2019
SCALE 1" = 40'
SHEET 5 OF 28
FILE NO: 2018-1456-22 D

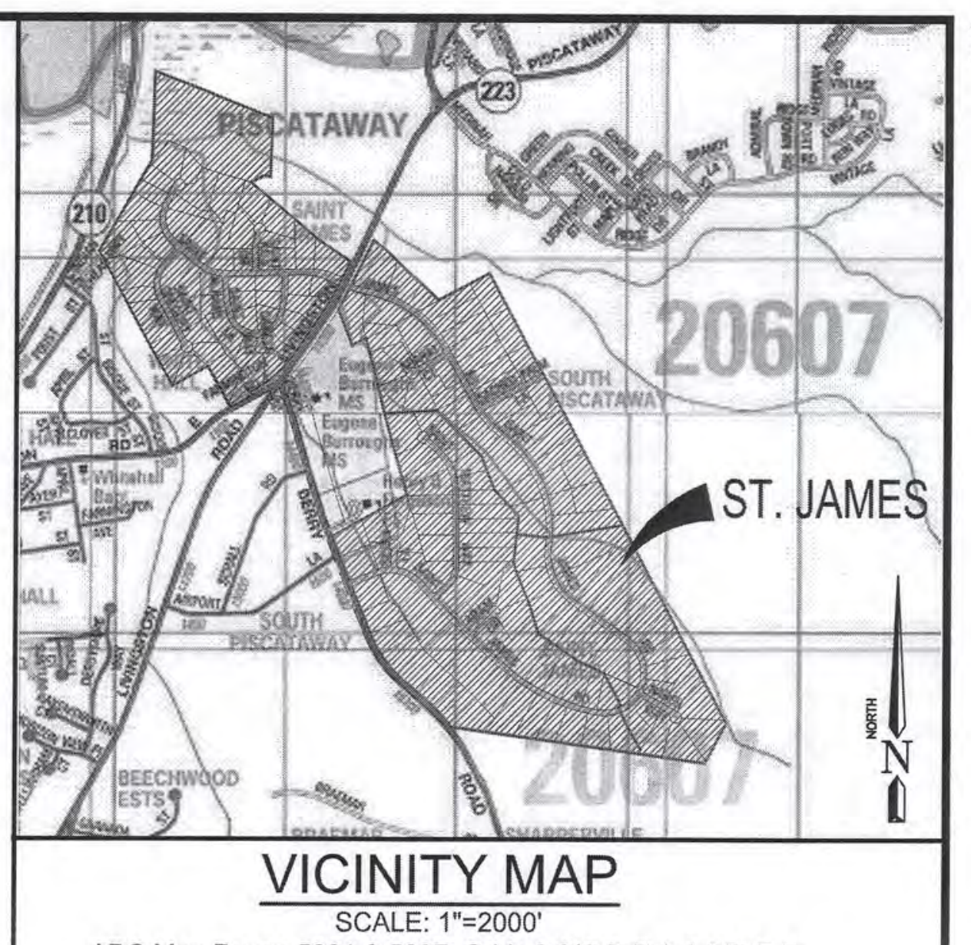
Attached Xrefs: 94-TOPO/21-099/44-099/46-099/94-ENV/_TB30x42 - PLANNING/TB30x42/90-VICMAP/22-099/17-099/94-Slopes/23-099/54-ENV


WRA-15
.18 Ac.
7,714 SF
MATCHLINE SEE SHEET 5
WPA-16
.70 Ac.
30,496 SF
WRA-14
1.07 Ac.
46,596 SF
C-2
.89 Ac.
38,739 SF
PARCEL D
PARCEL E
EX. POLE
PEPCO EASEMENT
100'
WRA-16
.22 Ac.
9,723 SF
WRA-7
.06 Ac.
5,401 SF
WPA-3
1.19 Ac.
51,782 SF
WPA-18
.81 Ac.
35,239 SF
SAINT GREGORY WAY
PROP. WATER
PROP. SEWER
SAINT ALBANS LANE
WPA-17
.94 Ac.
40,954 SF
WRA-17
.24 Ac.
10,398 SF
WRA-19
1.03 Ac.
44,866 SF
C-7
.02 Ac.
977 SF
WPA-19
.21 Ac.
8,969 SF
WRA-18
.31 Ac.
13,333 SF
MATCHLINE SEE SHEET 3
SCALE: 1"=40'
N

GRAPHIC SCALE

40 0 20 40 80

SCALE: 1" = 40'


PISCATAWAY
20607
ST. JAMES
SOUTH PISCATAWAY
BEECHWOOD ESTS
N

VICINITY MAP

SCALE: 1"=2000'

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.

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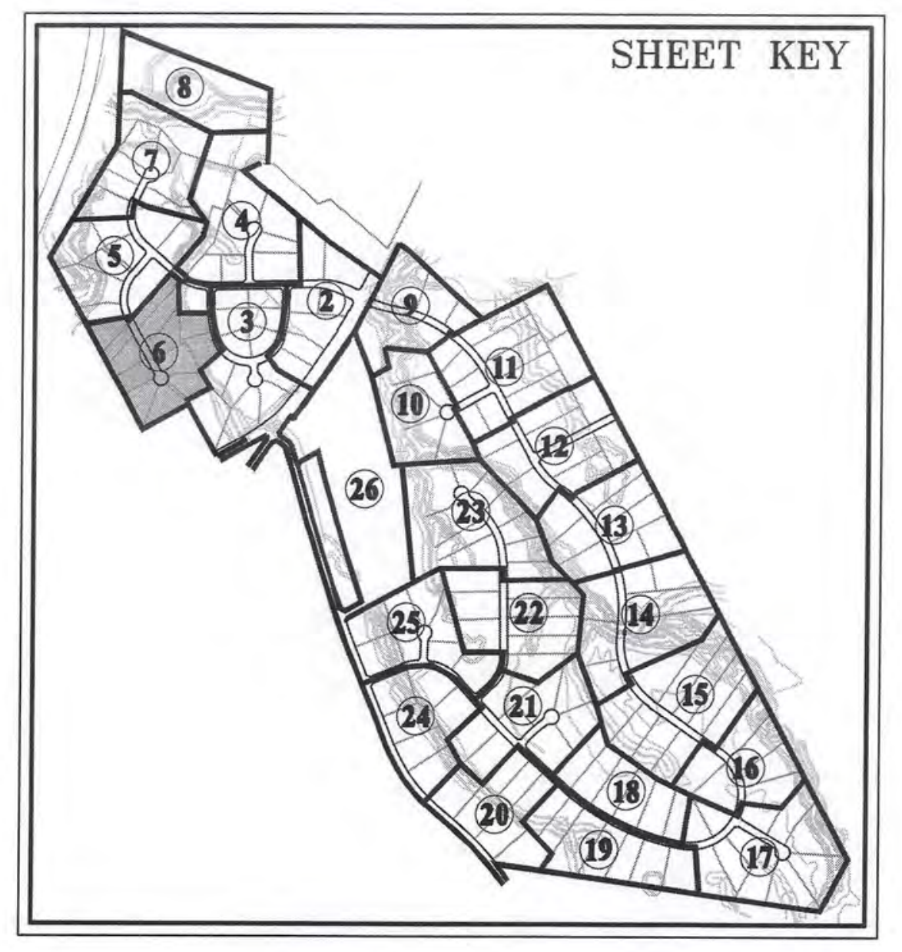
SHEET KEY
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TCP-2 LEGEND

—SSF—	SUPER SILT FENCE
102 —100—	PROPOSED CONTOUR
102 —100—	EXISTING CONTOUR
+26⁰	PROPOSED SPOT ELEVATION
▨	STEEP SLOPES, 15–25%
▨	STEEP SLOPES, >25%
— — —	EXISTING PROPERTY LINE
▬ ▬ ▬	SOIL BOUNDARY
MnB2	SOIL CLASSIFICATIONS
⌒⌒⌒	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
—LOD—	LIMITS OF DISTURBANCE
—EB—	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 PRESERVED
▨	NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY >20' WIDE, AREA TOO NARROW, OR sf TOO SMALL)
*	LOTS IMPACTED IN REV–25

Prince George's County Planning Department, M–NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII– ~~XXX–XX~~ 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
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28	[illegible]	10/12/21		Revisions to Phase 2 LOD and revised TCP2 Worksheet

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REGISTERED LAND. ARCH.
MD. #612
EXPIRES: 9/8/2023

SALLIE PHILLIPS STEWART
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Seal not valid without signature

TCP II-032-03

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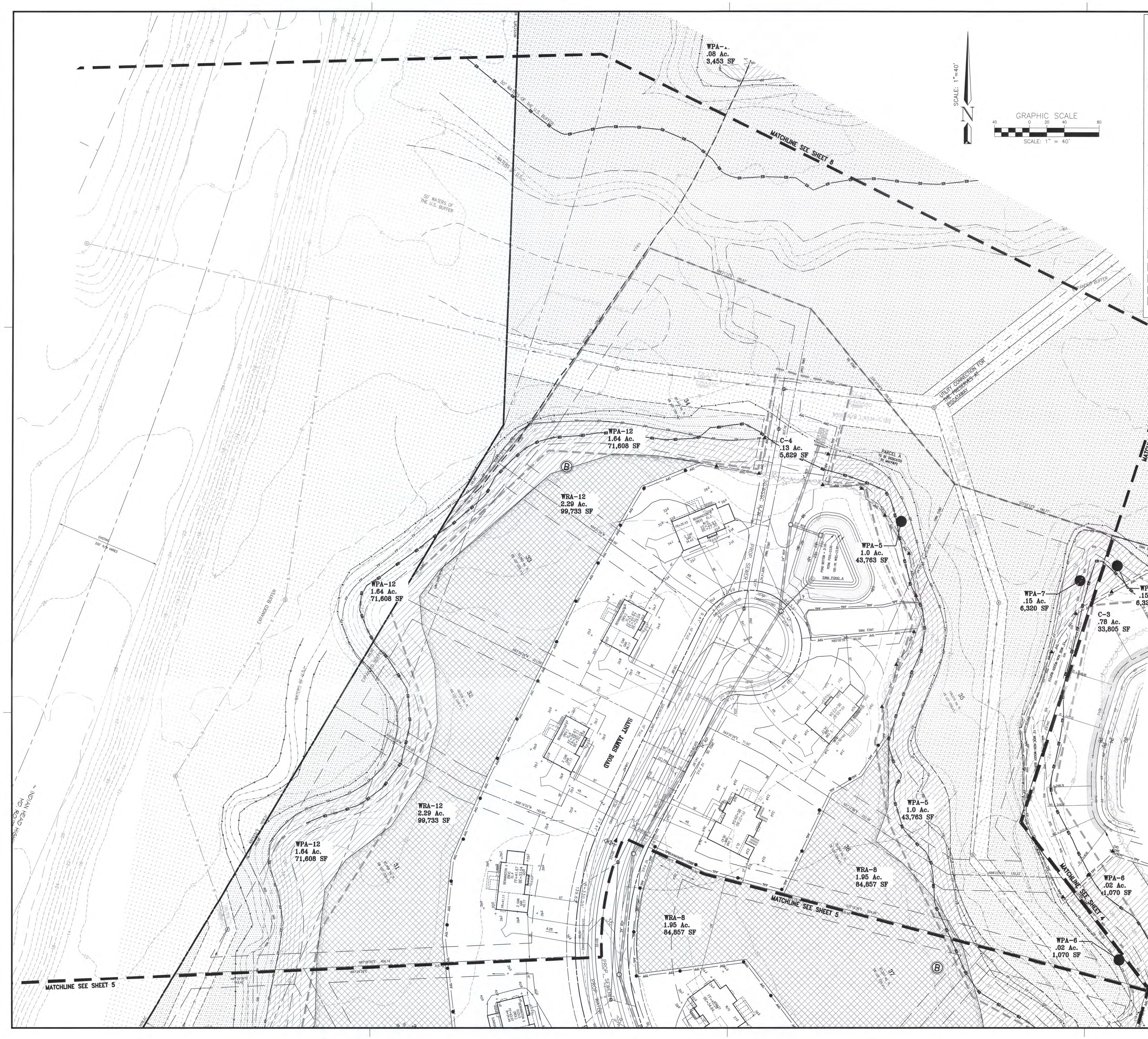
WSSC GRID:		TAX MAP:	
DESIGN SPS		SHEET 6	OF 28
DRAFT HWD			
DATE MARCH 2019		FILE NO : 2018-1456-22 D	
SCALE 1" = 40'			

Attached Xrefs:94–TOPO/21–099/44–099/46–099/94–ENV/_TB30x42 – PLANNING/TB30x42/90–VICMAP/22–099/17–099/94–Slopes/23–099/54–ENV


MATCHLINE SEE SHEET 8
MATCHLINE SEE SHEET 4
MATCHLINE SEE SHEET 5
WPA-12
1.64 Ac.
71,608 SF
WRA-12
2.29 Ac.
99,733 SF
C-4
.13 Ac.
5,629 SF
WPA-5
1.0 Ac.
43,763 SF
WPA-7
.15 Ac.
6,320 SF
C-3
.78 Ac.
33,805 SF
WRA-8
1.95 Ac.
84,857 SF
WPA-6
.02 Ac.
1,070 SF
WPA-1
.08 Ac.
3,453 SF
SWM POND A
SAINT JAMES ROAD
PROP. SEWER
PROP. WATER
50' WATERS OF THE U.S. BUFFER
EXPANDED BUFFER
UTILITY CONNECTION FOR THE PRESERVE AT PISCATAWAY
PARCEL A TO BE DEDICATED TO M-NCPPC
INDIAN HEAD HIGHWAY MD 210
SCALE: 1"=40'
N
GRAPHIC SCALE
40 0 20 40 80
SCALE: 1" = 40'

TCP-2 LEGEND

—— SSF ——	SUPER SILT FENCE
102 —— 100 ——	PROPOSED CONTOUR
102 – – 100 – –	EXISTING CONTOUR
+26.0	PROPOSED SPOT ELEVATION
▨	STEEP SLOPES, 15–25%
▨	STEEP SLOPES, >25%
—— – – ——	EXISTING PROPERTY LINE
▬ ▬ ▬	SOIL BOUNDARY
MnB2	SOIL CLASSIFICATIONS
	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
—— LOD ——	LIMITS OF DISTURBANCE
—— EB ——	EXPANDED BUFFER
—— TPF ——	TREE PROTECTION FENCE(TEMPORARY)
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▨	NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY >20' WIDE, AREA TOO NARROW, OR sf TOO SMALL)
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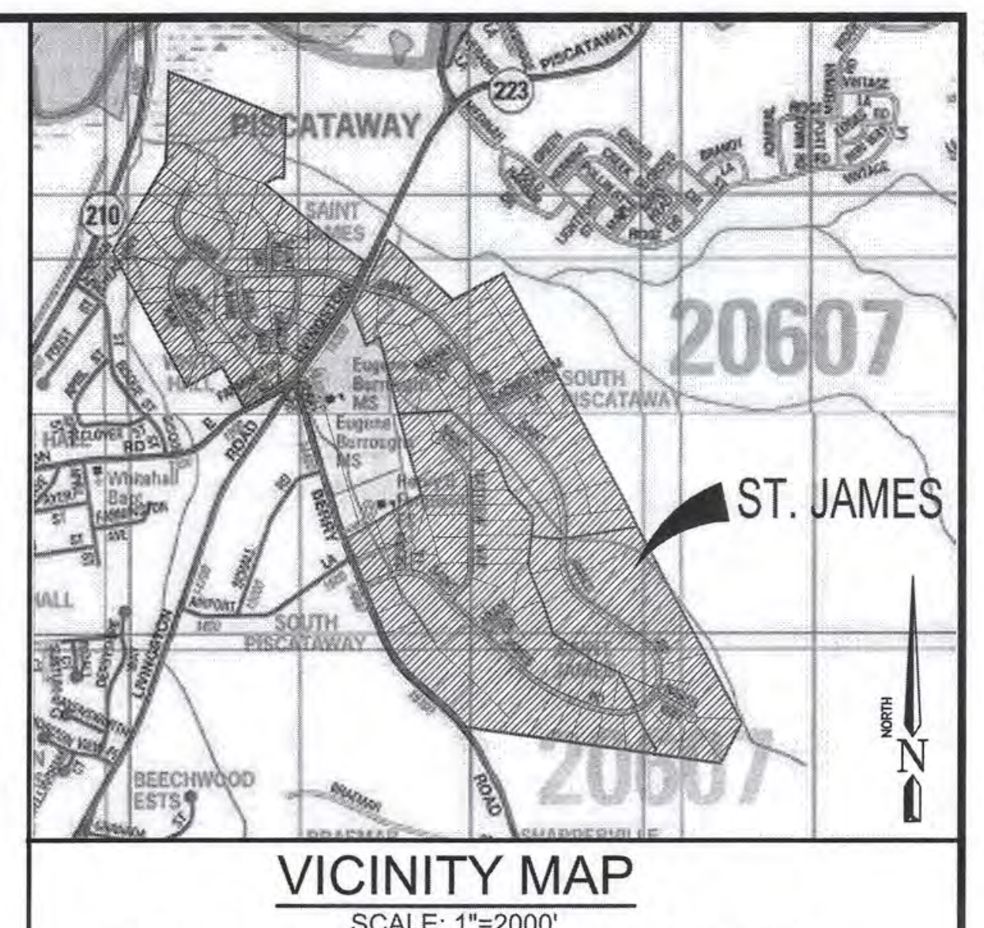
PISCATAWAY
210
20607
ST. JAMES
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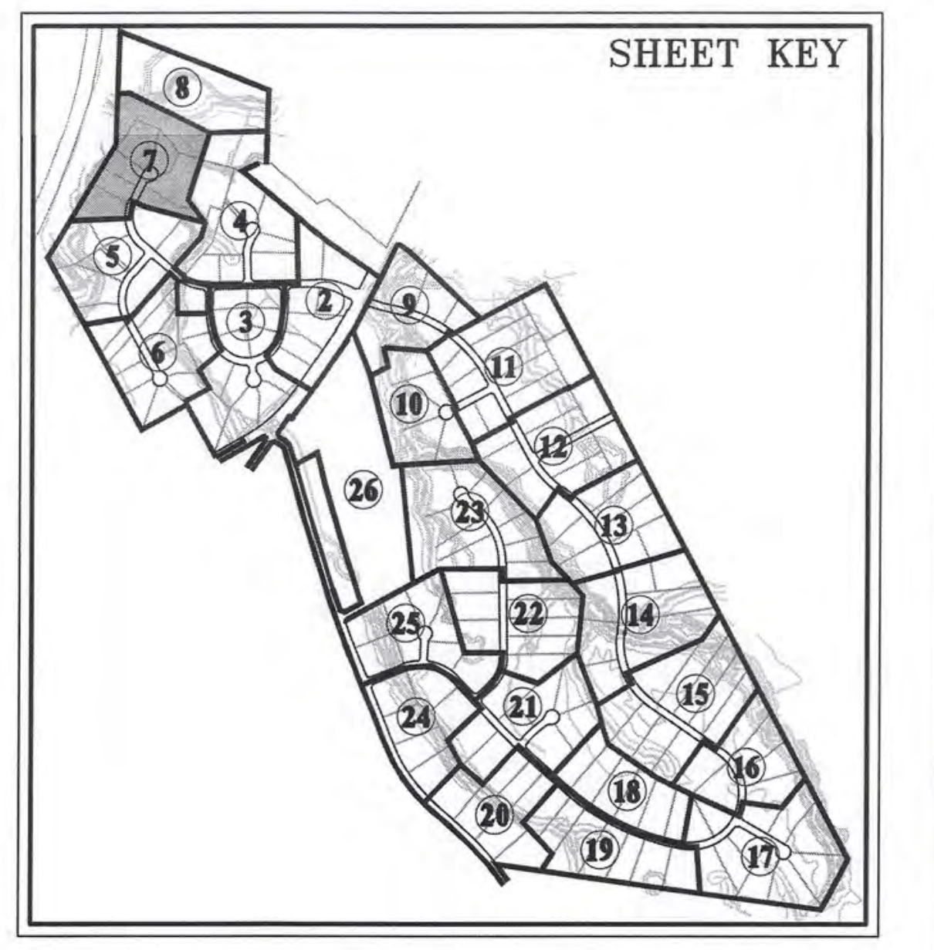
VICINITY MAP
SCALE: 1"=2000'
ADC Map Pages 5881 & 5997, Grids 9,2/C,D,E & 1,2/D,E,F
Map copyright © Kappa Map Group LLC, (800) 829-6277.
Used with permission.

SHEET KEY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Environmental Planning Section
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10/18/2021
DATE

Sallie P. Stewart
SALLIE P. STEWART
REGISTERED LAND. ARCH.
MD. #612
EXPIRES: 9/8/2023

STATE OF MARYLAND · SALLIE PHILLIPS STEWART · 612 · LICENSED LANDSCAPE ARCHITECT

Seal not valid without signature

UPDATES/REVISIONS:
04/18/03 REVISED PER COUNTY COMMENTS (04/17/03) ANC
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TCP II-032-03

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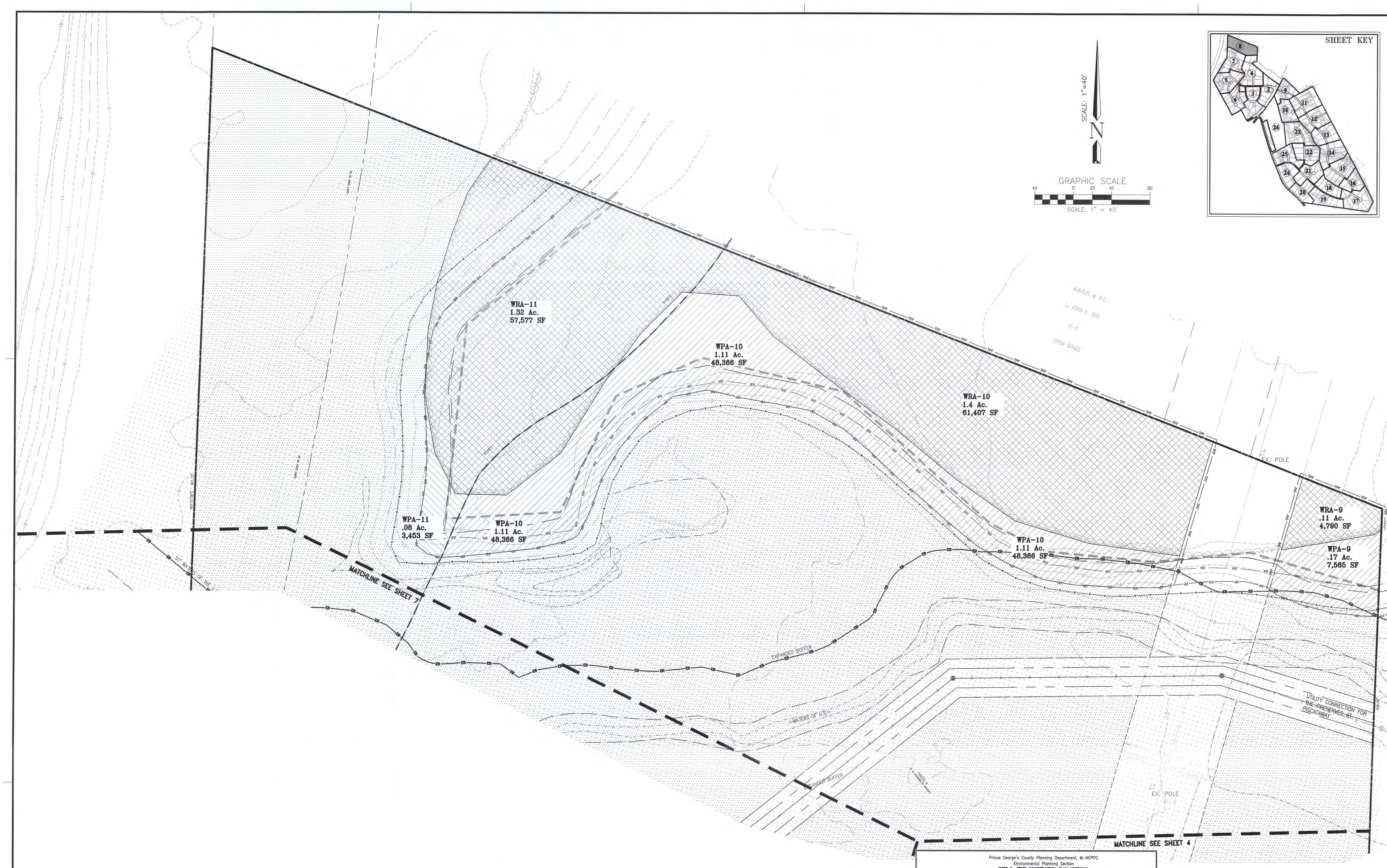
WSSC GRID:		TAX MAP:	
DESIGN SPS		SHEET 7	OF 28
DRAFT HWD			
DATE MARCH 2019		FILE NO.: 2018-1456-22 D	
SCALE 1" = 40'			

Last Saved 10/17/2021 Last Plotted 10/17/2021 2:35 PM Sheet N:\2018-1456\DWG\22-01

Attached Xrefs:94-TOPO/21-099/44-099/46-099/94-ENV/_TB30x42 – PLANNING/TB30x42/90-VICMAP/22-099/17-099/94-Slopes/23-099/54-ENV


SHEET KEY
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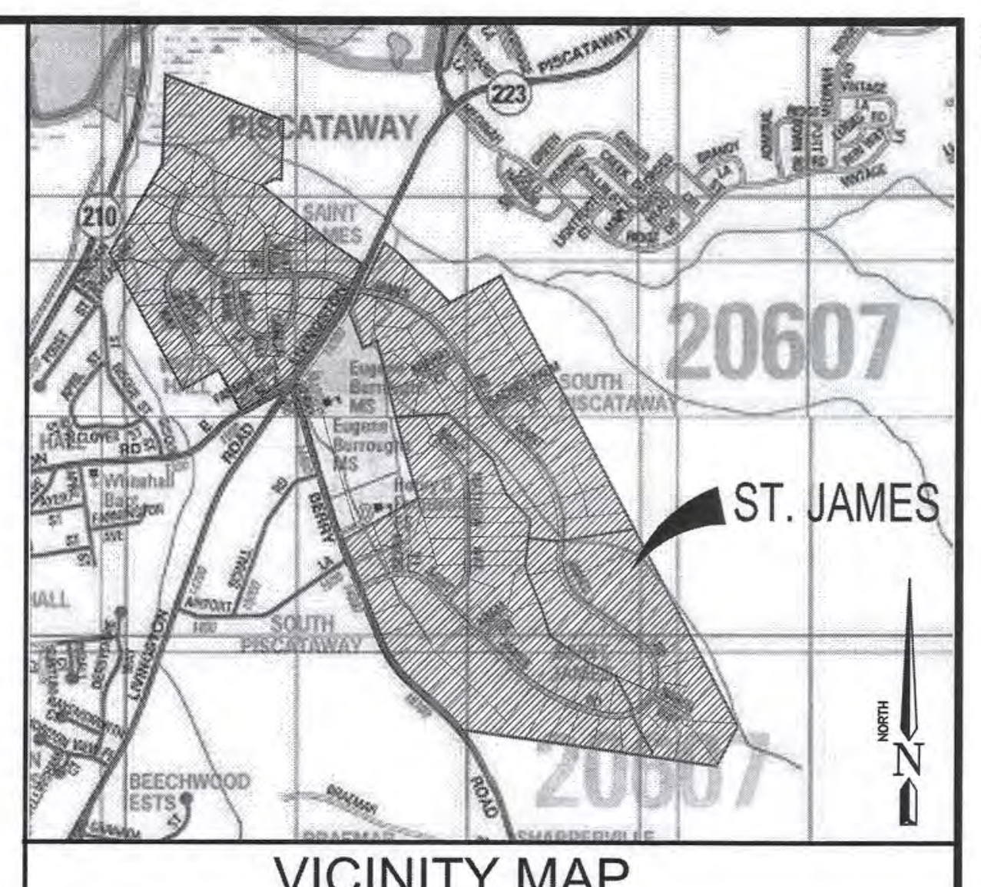
26
28
SCALE: 1"=40'
N
GRAPHIC SCALE
40 0 20 40 80
SCALE: 1" = 40'
WRA-11
1.32 Ac.
57,577 SF
WPA-10
1.11 Ac.
48,366 SF
WRA-10
1.4 Ac.
61,407 SF
M.N.C.P. & P.C.
L. 4358 F. 355
O-S
OPEN SPACE
EX. POLE
WRA-9
.11 Ac.
4,790 SF
WPA-9
.17 Ac.
7,565 SF
WPA-11
.08 Ac.
3,453 SF
WPA-10
1.11 Ac.
48,366 SF
WPA-10
1.11 Ac.
48,366 SF
MATCHLINE SEE SHEET 7
EXPANDED BUFFER
WATERS OF U.S.
UTILITY CONNECTION FOR THE PRESERVES AT PISCATAWAY
EX. POLE
MATCHLINE SEE SHEET 4


PISCATAWAY
20607
ST. JAMES

VICINITY MAP
SCALE: 1"=2000'
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.

TCP-2 LEGEND

SSF	SUPER SILT FENCE
102 100	PROPOSED CONTOUR
102 100	EXISTING CONTOUR
+26.9	PROPOSED SPOT ELEVATION
▨	STEEP SLOPES, 15–25%
▨	STEEP SLOPES, >25%
	EXISTING PROPERTY LINE
	SOIL BOUNDARY
MnB2	SOIL CLASSIFICATIONS
	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
LOD	LIMITS OF DISTURBANCE
EB	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 PRESERVED
▨	NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY >20' WIDE, AREA TOO NARROW, OR sf TOO SMALL)
*	LOTS 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
00	J. Staz	04/29/03	4-02003	
01	J. Staz	01/01/06	4-02003	
02	J. Staz	04/23/08	4-02003	
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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
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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
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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
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26	C. Schneider	7/31/20	4-02003	Revised WC lot 3C (removed afforest – add FIL 0.33 ac)
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28		10/12/21		Revisions to 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 THIS SITE AND THAT DRAINAGE FLOWS FROM UPHILL 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.

10/18/2021
DATE

Sallie P Stewart
SALLIE P. STEWART
REGISTERED LAND. ARCH.
MD. #612
EXPIRES: 9/8/2023

SALLIE PHILLIPS STEWART
612

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
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

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers · Planners · Landscape Architects · Surveyors
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www.cpja.com · Silver Spring, MD · Gaithersburg, MD · Annapolis, MD · Greenbelt, MD · Frederick, MD · Fairfax, VA

CLIENT: ST. JAMES/HAVERFORD
CONSTRUCTION PARTNERS, INC.
6110 EXECUTIVE BLVD. SUITE 430
ROCKVILLE, MD 20832
301-864-6500

WSSC GRID:
TAX MAP:
DESIGN SPS
DRAFT HWD
DATE MARCH 2019
SCALE 1" = 40'
SHEET 8 OF 28
FILE NO: 2018-1456-22 D

Attached Xrefs:94-TOPO/21-099/44-099/46-099/94-ENV/_TB30x42 – PLANNING/TB30x42/90-VICMAP/22-099/17-099/94-Slopes/23-099/54-ENV

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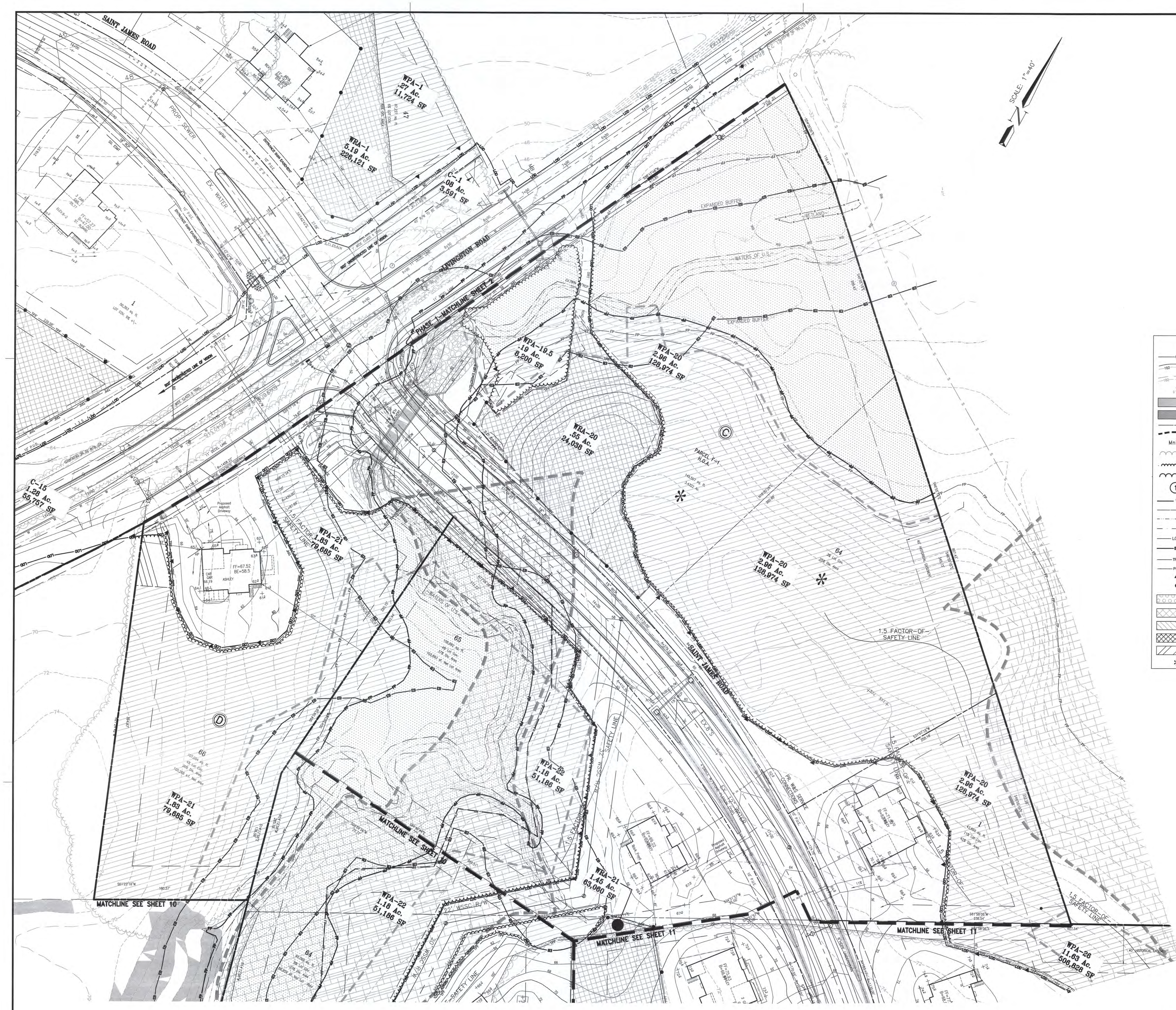
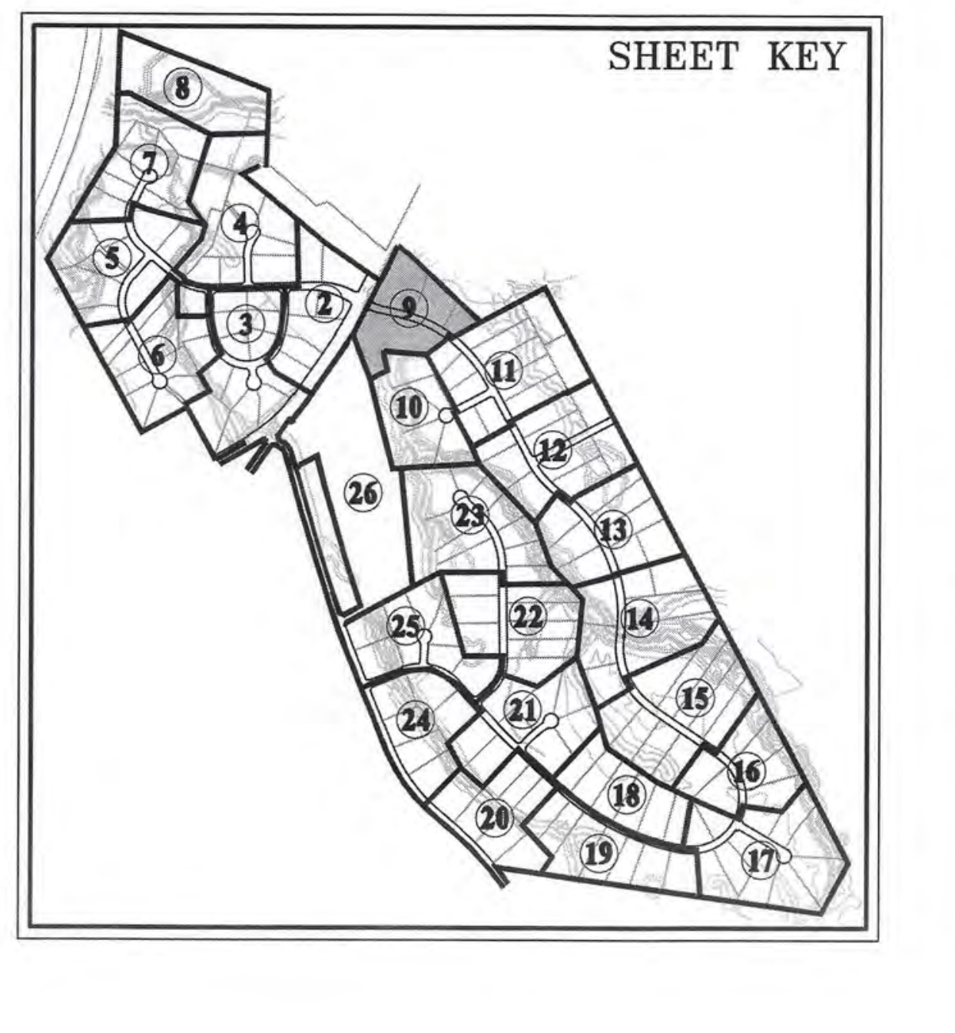

SAINT JAMES ROAD
LIVINGSTON ROAD
SCALE: 1"=40'
N
WPA-1 .27 Ac. 11,724 SF
WRA-1 5.19 Ac. 226,121 SF
C-1 .08 Ac. 3,591 SF
PHASE 1–MATCHLINE SHEET 2
WPA-19.5 .19 Ac. 8,200 SF
WPA-20 2.96 Ac. 128,974 SF
WRA-20 .55 Ac. 24,038 SF
C-15 1.28 Ac. 55,757 SF
WPA-21 1.83 Ac. 79,685 SF
WPA-22 1.18 Ac. 51,186 SF
WRA-21 1.45 Ac. 63,060 SF
WPA-26 11.63 Ac. 506,828 SF
PARCEL F-1 H.O.A.
EXPANDED BUFFER
WATERS OF U.S.
WETLAND
1.5 FACTOR-OF-SAFETY LINE
EX. WATER
PROP. SEWER
Proposed Asphalt Driveway
FF=67.52 BE=58.5
CAR GAR ASHLEY
64
65
66
C
D
MATCHLINE SEE SHEET 10
MATCHLINE SEE SHEET 11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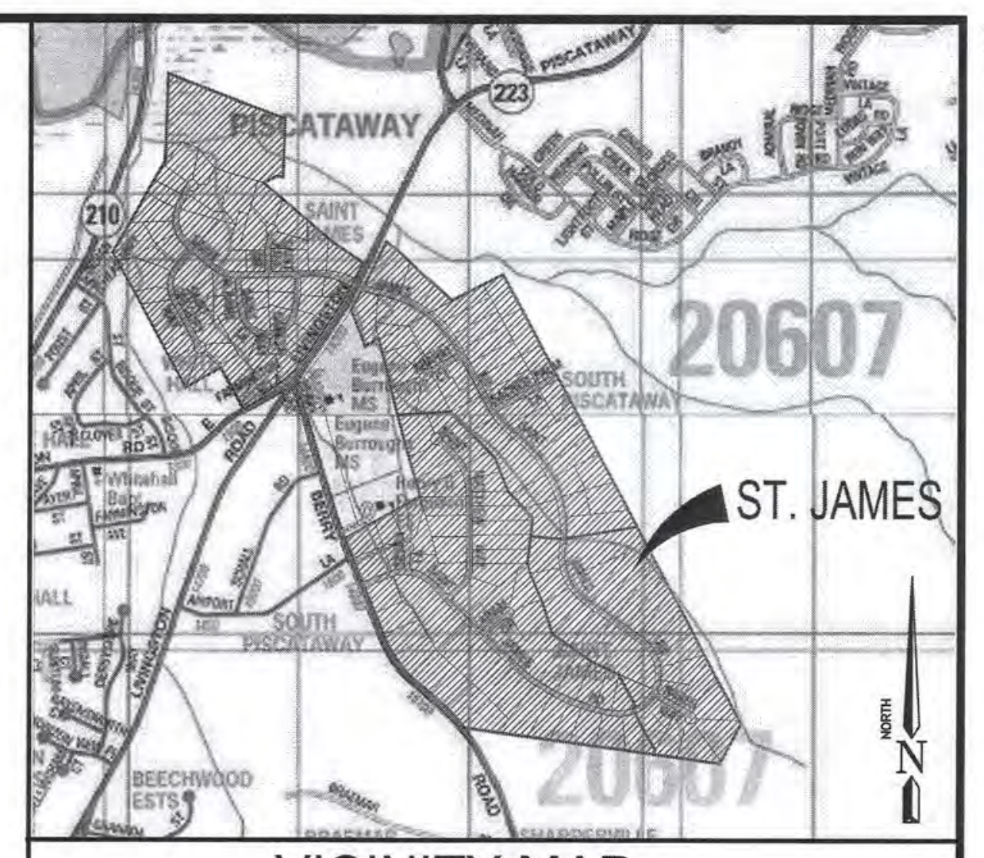
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20607
SOUTH PISCATAWAY
ST. JAMES
BEECHWOOD ESTS
N

VICINITY MAP

SCALE: 1"=2000'
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.
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GRAPHIC SCALE
40 0 20 40 80
SCALE: 1" = 40'

TCP-2 LEGEND

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	SOIL BOUNDARY
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	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
—LOD—	LIMITS OF DISTURBANCE
—EB—	EXPANDED BUFFER
—TPF—	TREE PROTECTION FENCE(TEMPORARY)
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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII- ~~XXX-XX~~ 032-03

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28		10/12/21		Revisions to 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.

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

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
04/24/14 REVISED LOD PARCEL F, LOTS 65D-66D & 1C RH
06/03/14 REV TREE SAVE LOT 66D & PARCEL F, 1C & 65D RH/SMD
08/26/14 UPDATED LANDSCAPE & SCHEDULES ON LOTS 1C & 65D-66D SMD

UPDATES/REVISIONS:
09/10/19 UPDATE LOD FOR LOTS IN PHASE 2 SPS
02/06/20 REVISED TCP2 PER MNCPPC REVIEW COMMENTS. MJL
07/09/21 REVISED TCP2 FOR UPDATED LOD IN PHASE 2 SSS

SITE GRADING CERTIFICATE

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10/18/2021
DATE

Sallie P Stewart
SALLIE P. STEWART
REGISTERED LAND. ARCH.
MD. #612
EXPIRES: 9/8/2023

Seal not valid without signature

TCP II-032-03

ST. JAMES PROPERTY

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PRINCE GEORGES COUNTY, MD

Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
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CLIENT: ST. JAMES/HAVERFORD
CONSTRUCTION PARTNERS, INC.
6110 EXECUTIVE BLVD. SUITE 430
ROCKVILLE, MD 20852
301-864-6500

WSSC GRID:		TAX MAP:	
DESIGN	SPS	SHEET	OF
DRAFT	HWD	9	28
DATE	MARCH 2019	FILE NO :	
SCALE	1" = 40'	2018-1456-22 D	

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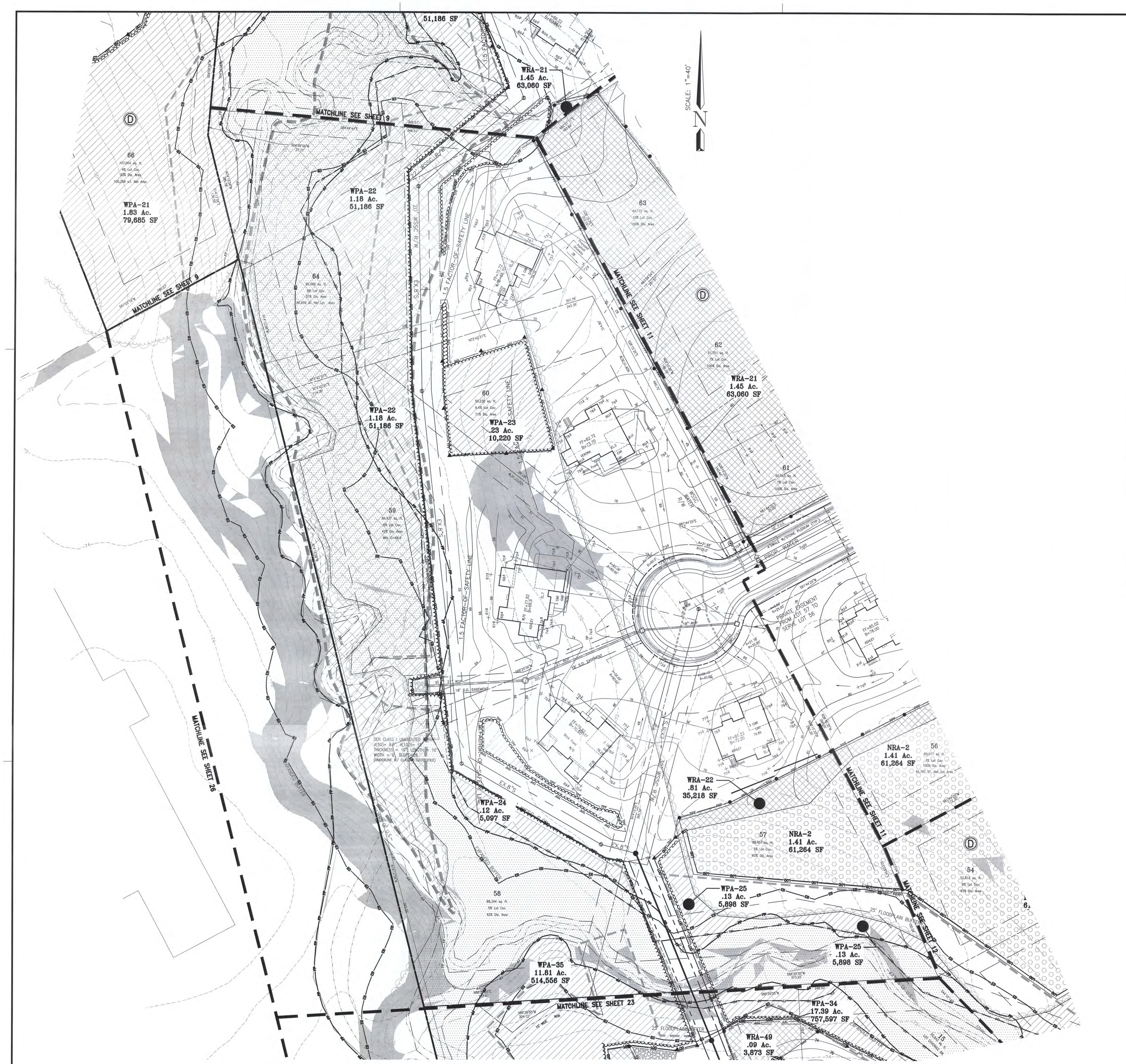
SCALE: 1"=40'
N
MATCHLINE SEE SHEET 9
MATCHLINE SEE SHEET 11
MATCHLINE SEE SHEET 12
MATCHLINE SEE SHEET 23
MATCHLINE SEE SHEET 26
51,186 SF
WRA-21
1.45 Ac.
63,060 SF
WPA-21
1.83 Ac.
79,685 SF
WPA-22
1.18 Ac.
51,186 SF
WPA-23
.23 Ac.
10,220 SF
WRA-22
.81 Ac.
35,218 SF
NRA-2
1.41 Ac.
61,264 SF
WPA-24
.12 Ac.
5,097 SF
WPA-25
.13 Ac.
5,898 SF
WPA-35
11.81 Ac.
514,556 SF
WPA-34
17.39 Ac.
757,597 SF
WRA-49
.09 Ac.
3,873 SF
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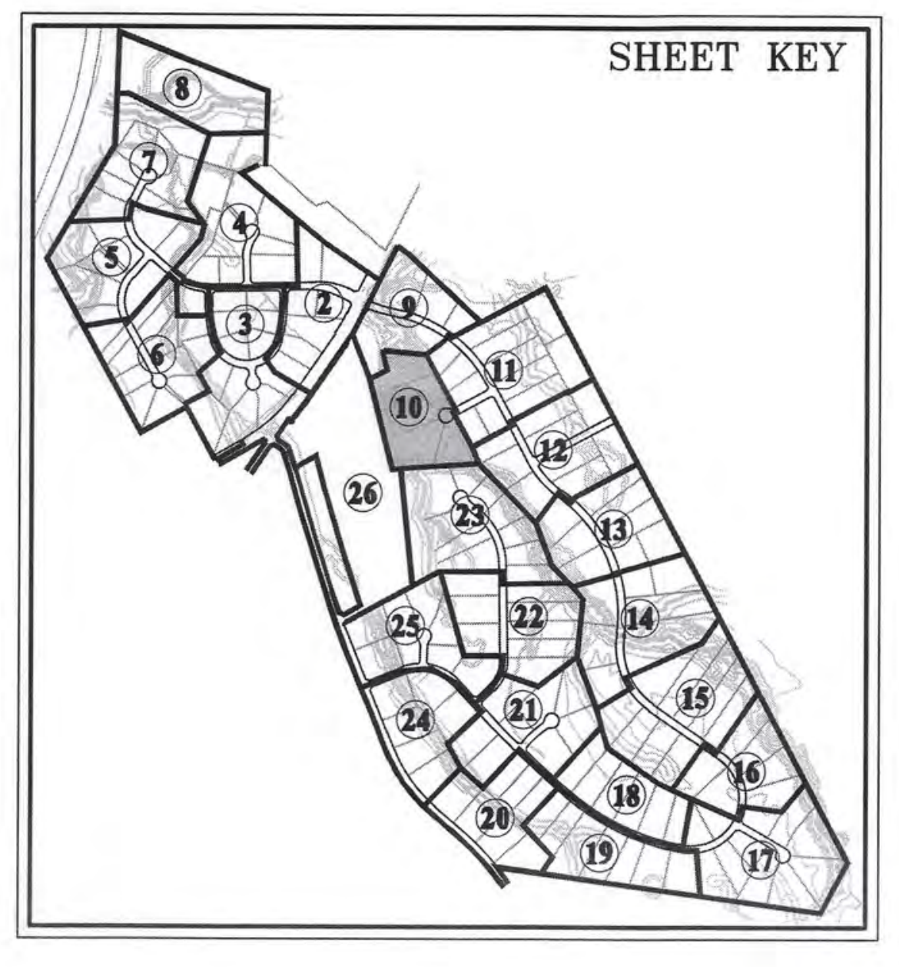
D
1.5 FACTOR-OF-SAFETY LINE
20' WSSC R/W
PRIVATE EASEMENT FROM LOT 57 TO SERVE LOT 56
25' FLOODPLAIN BUFFER
EXPANDED BUFFER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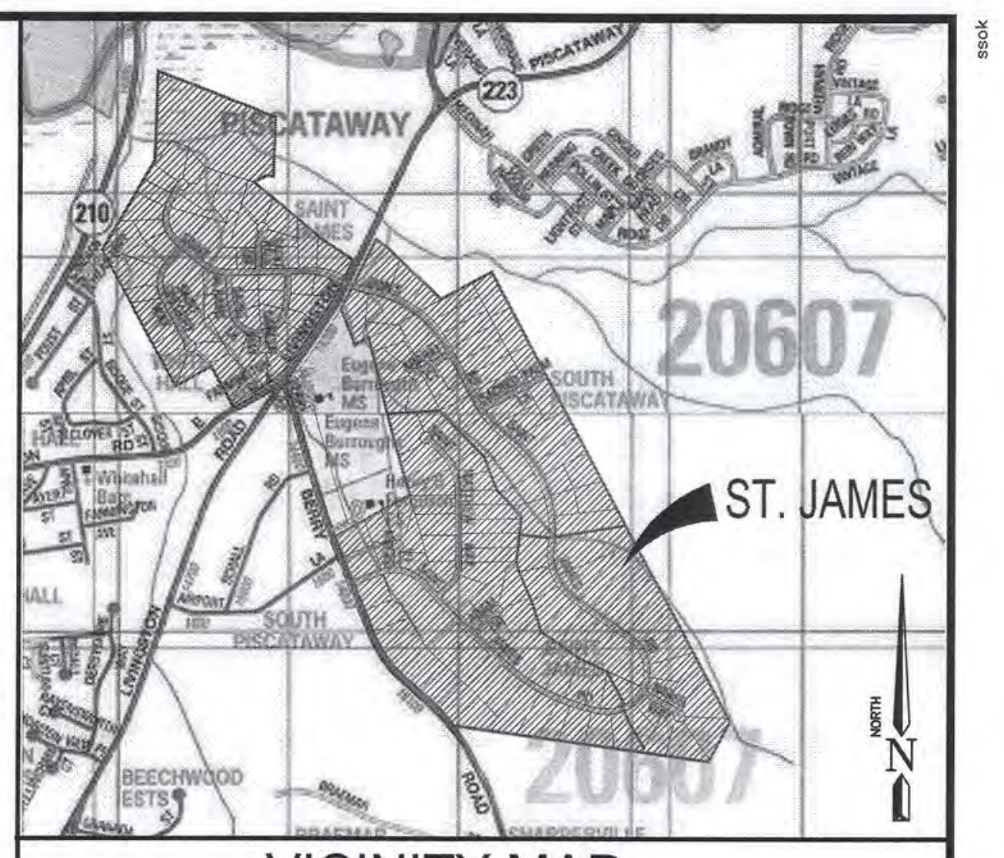
PISCATAWAY
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VICINITY MAP

SCALE: 1"=2000'
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Map copyright © Kappa Map Group LLC, (800) 829-6277.
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SCALE: 1" = 40'

TCP-2 LEGEND

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Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII- ~~XXX-XX~~ 032-03

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

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01/26/05 REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT. LSG
07/25/06 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
08/26/14 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 SPS
02/06/20 REVISED TCP2 PER MNCPPC REVIEW COMMENTS. MJL
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TCP II-032-03

ST. JAMES PROPERTY

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

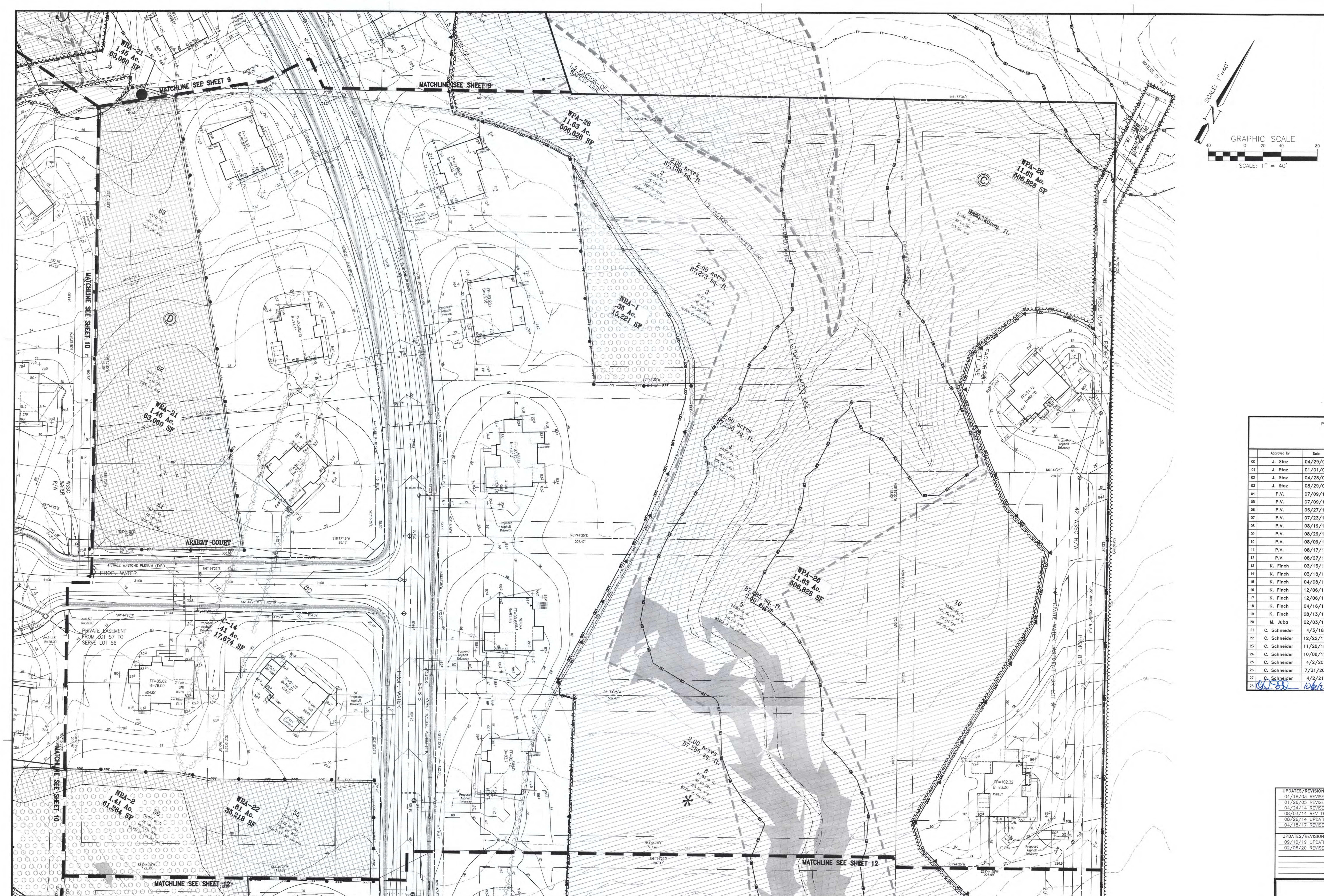
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax,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

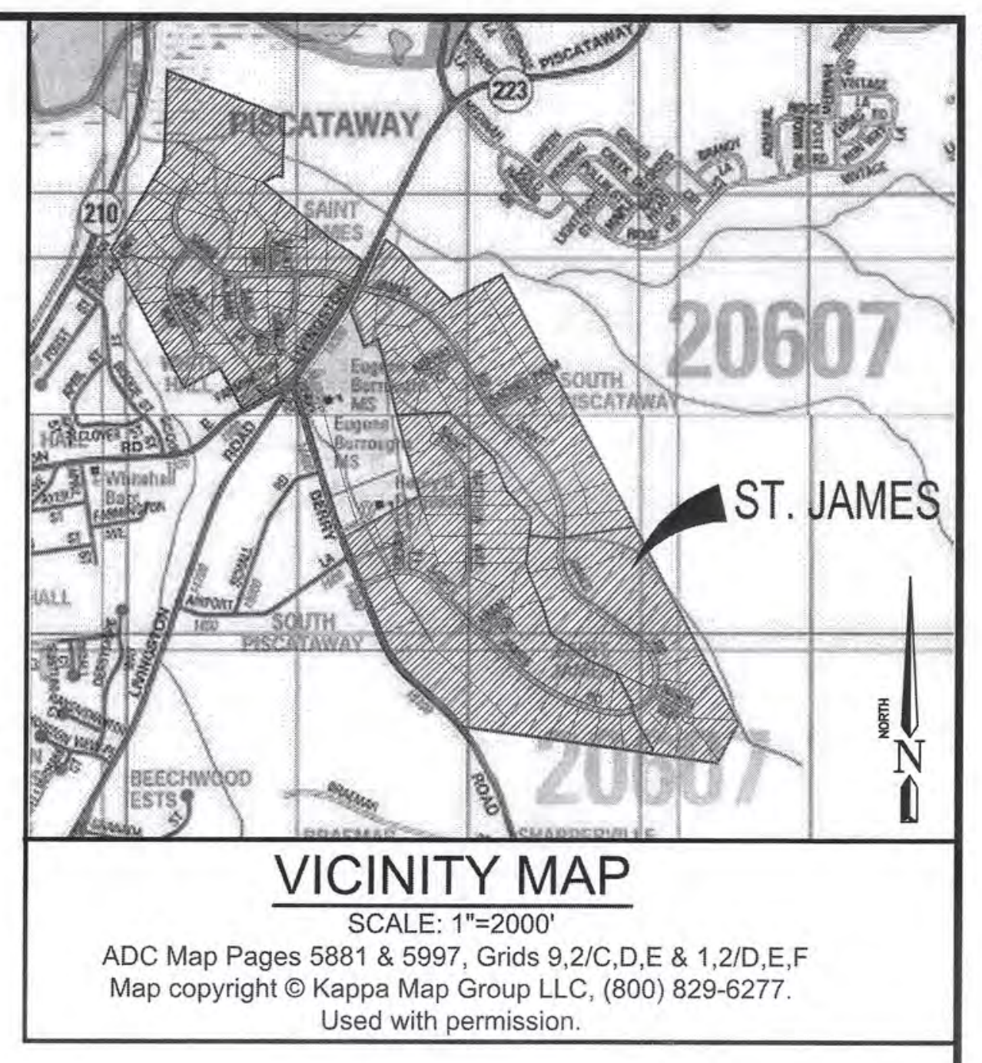
CLIENT: ST. JAMES/HAVERFORD
CONSTRUCTION PARTNERS, INC.
6110 EXECUTIVE BLVD. SUITE 430
ROCKVILLE, MD 20852
301-864-6500

WSSC GRID:		TAX MAP:	
DESIGN SPS		SHEET 10	OF 28
DRAFT HWD			
DATE MARCH 2019			
SCALE 1" = 40'		FILE NO: 2018-1456-22 D	

Attached Xrefs: 94-TOPO/21-099/44-099/46-099/94-ENV/_TB30x42 - PLANNING/TB30x42/90-VICMAP/22-099/17-099/94-Slopes/31-099/54-ENV

Last Saved 10/17/2021 Last Plotted 10/17/2021 2:28 PM Sheet N:\2018-1456\DWG\22-01





VICINITY MAP

SCALE: 1"=2000'
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.
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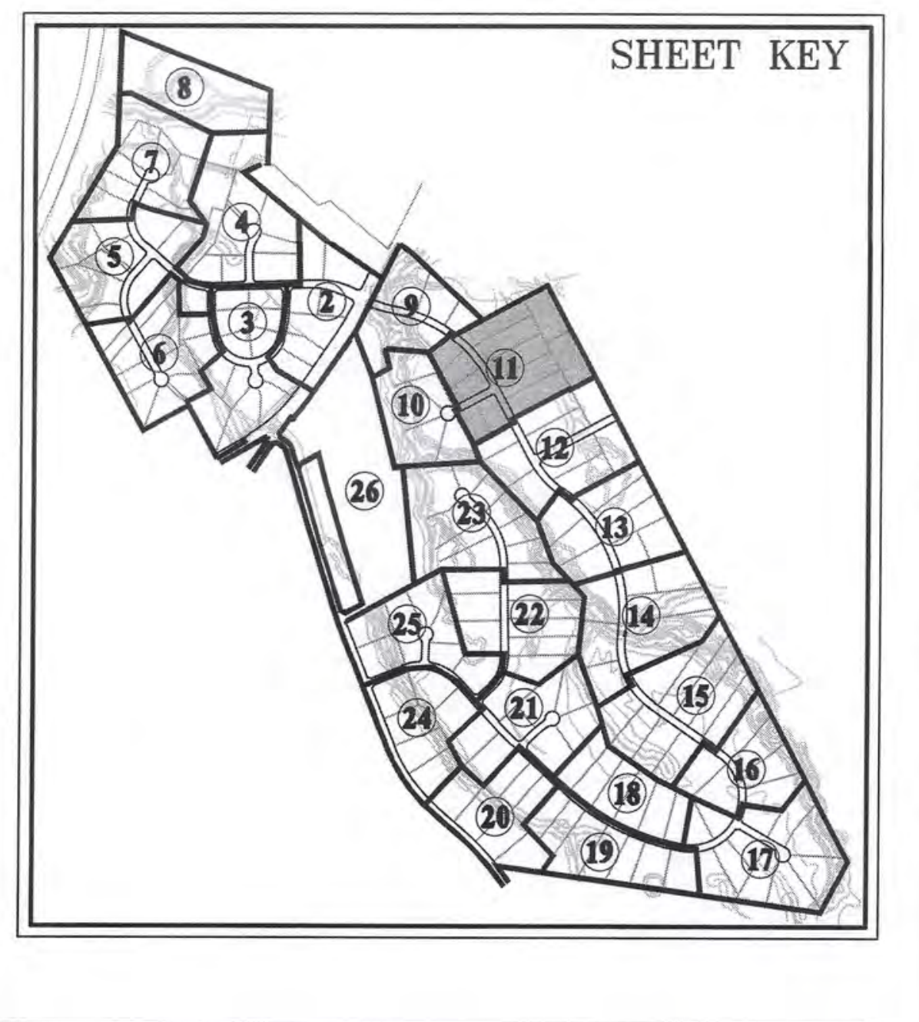

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII- 032-03

	Approved by	Date	DRD #	Reason for Revision
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
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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
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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
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28		10/1/21		Revisions to Phase 2 LOD and revised TCP2 Worksheet

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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-2 LEGEND

SSF	SUPER SILT FENCE		25' WETLAND BUFFER
102 100	PROPOSED CONTOUR		WATERS OF THE U.S.
102 100	EXISTING CONTOUR		100-YEAR FLOODPLAIN
+ 26.0	PROPOSED SPOT ELEVATION	LOD	LIMITS OF DISTURBANCE
▒	STEEP SLOPES, 15-25%	EB	EXPANDED BUFFER
▓	STEEP SLOPES, >25%	TPF	TREE PROTECTION FENCE(TEMPORARY)
	EXISTING PROPERTY LINE	PPF	TREE PROTECTION FENCE(PERMANENT)
	SOIL BOUNDARY	▲	WOODLAND PRESERVATION SIGN
MnB2	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)
①	SPECIMEN TREE		FORESTED FLOOD PLAIN PRESERVED
W	NON-TIDAL WETLANDS	▨	NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY >20' WIDE, AREA TOO NARROW, OR sf TOO SMALL)
*	LOTS IMPACTED IN REV-25		

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. Balian 03 / 05 / 2020
Owner or Owners Representative By: Gregory S. Balian, 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 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 UPHILL 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.

10/18/2021
DATE

Sallie P Stewart
SALLIE P. STEWART
REGISTERED LAND. ARCH.
MD. #612
EXPIRES: 9/8/2023

Seal not valid without signature

SALLIE PHILLIPS STEWART 612

TCP II-032-03

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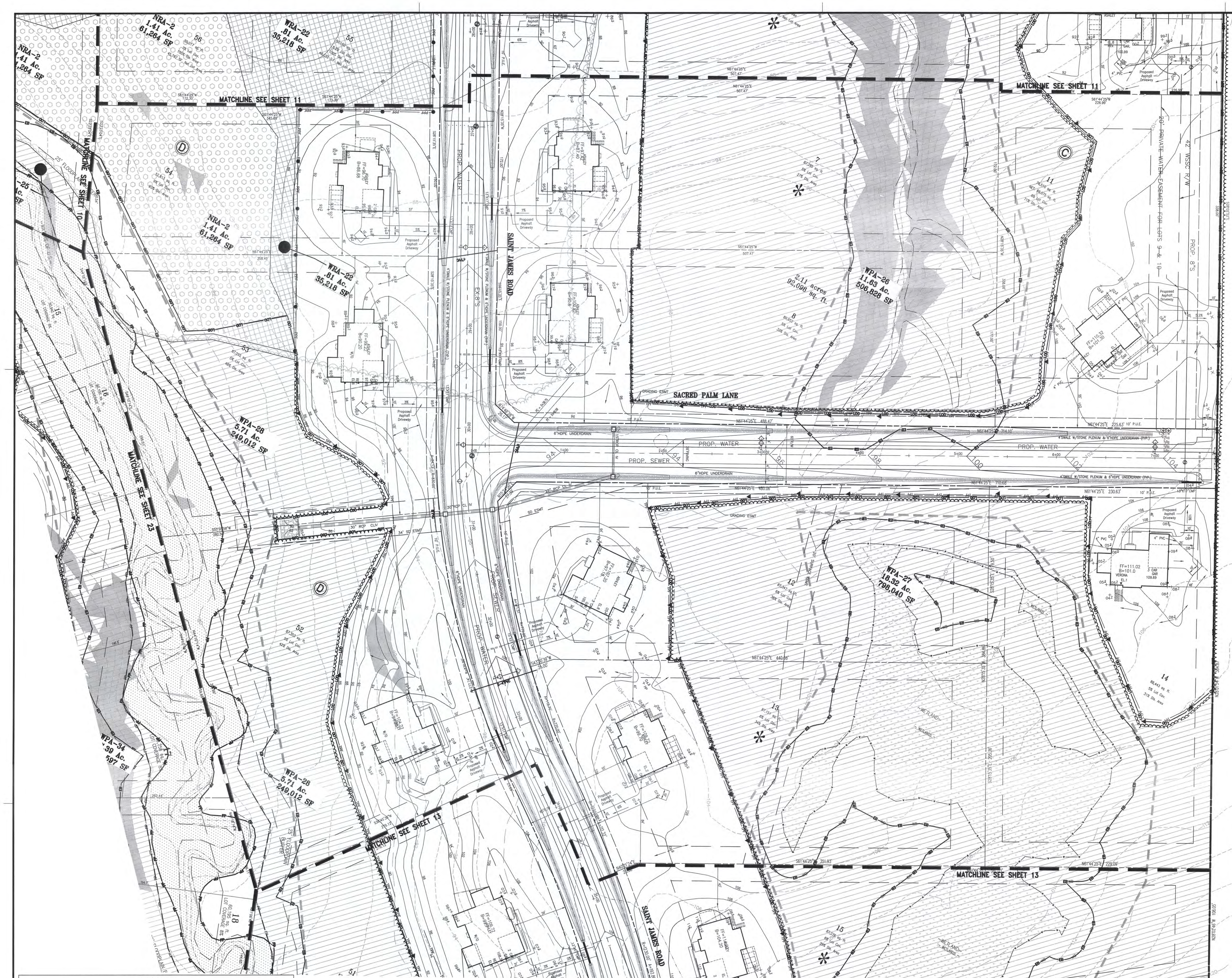
MATCHLINE SEE SHEET 11
MATCHLINE SEE SHEET 10
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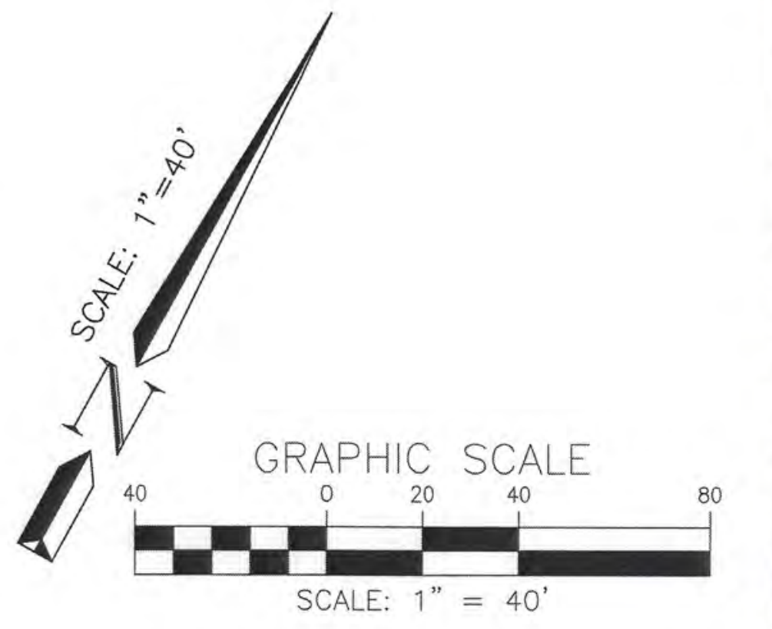
MATCHLINE SEE SHEET 13
NRA-2
1.41 Ac.
61,264 SF
WRA-22
.81 Ac.
35,218 SF
WPA-28
5.71 Ac.
249,012 SF
WPA-26
11.63 Ac.
506,628 SF
WPA-27
18.32 Ac.
798,040 SF
WPA-34
2.11 acres
92,096 sq. ft.
SAINT JAMES ROAD
SACRED PALM LANE
PROP. WATER
PROP. SEWER
6"HDPE UNDERDRAIN
20' PRIVATE WATER EASEMENT FOR LOTS 9-10
42' WSSC R/W
PROP. 8"S
GRADING ESMT
SD ESMT
Proposed Asphalt Driveway
WETLAND
D
C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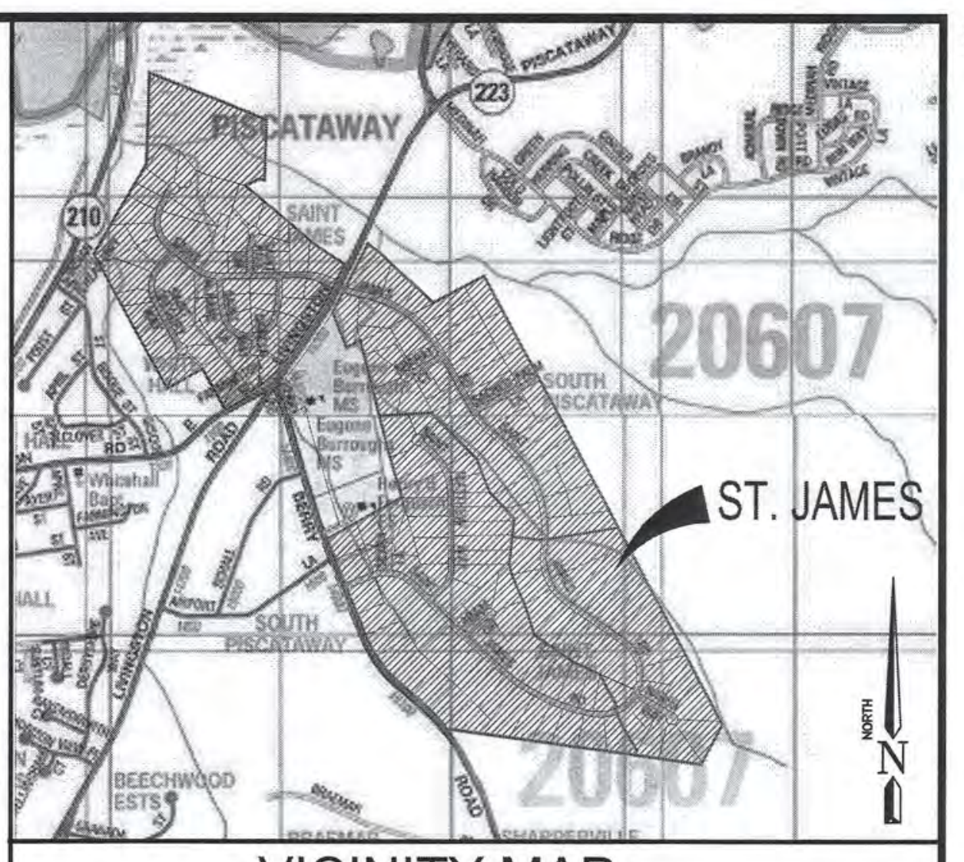
SCALE: 1" = 40'


PISCATAWAY
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SAINT JAMES
20607
SOUTH PISCATAWAY
ST. JAMES
BEECHWOOD ESTS
NORTH
N

VICINITY MAP

SCALE: 1"=2000'
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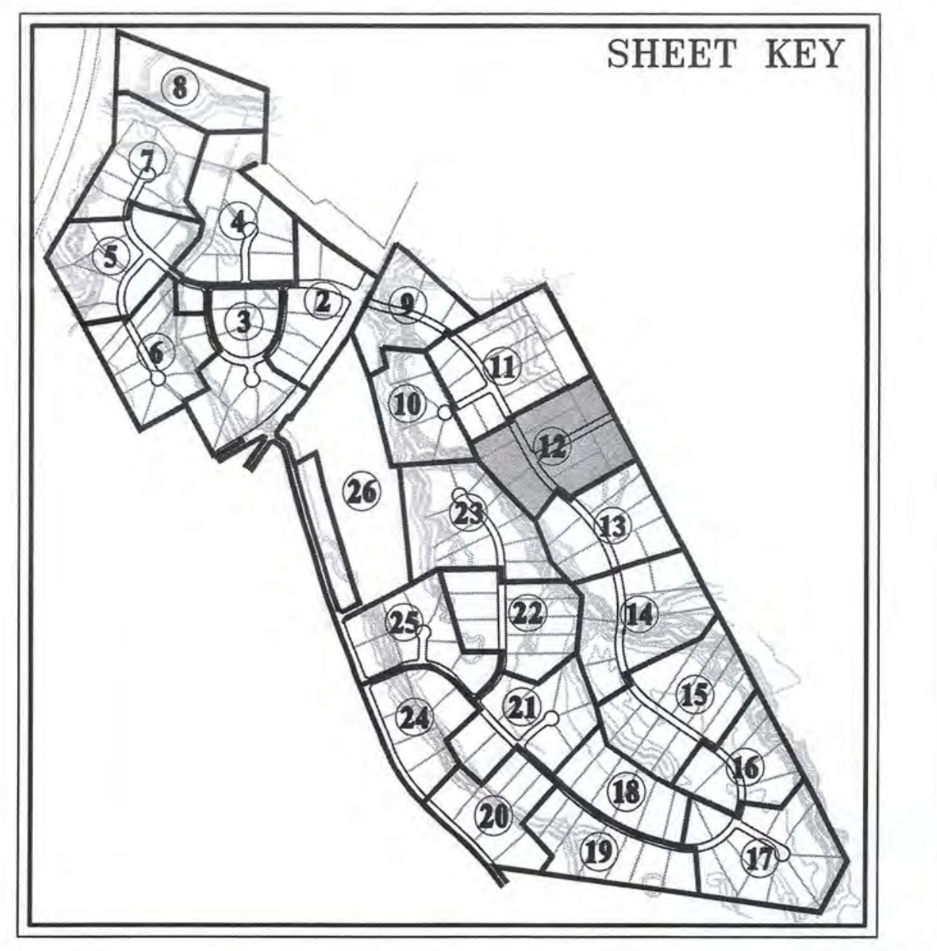
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TCP-2 LEGEND

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—102— —100—	PROPOSED CONTOUR	—·—·—·—	WATERS OF THE U.S.
- -102- - -100- -	EXISTING CONTOUR	— · — · —	100-YEAR FLOODPLAIN
+26⁹	PROPOSED SPOT ELEVATION	——LOD——	LIMITS OF DISTURBANCE
▨	STEEP SLOPES, 15-25%	——EB——	EXPANDED BUFFER
■	STEEP SLOPES, >25%	——TPF——	TREE PROTECTION FENCE(TEMPORARY)
——— — — ———	EXISTING PROPERTY LINE	——PPF——	TREE PROTECTION FENCE(PERMANENT)
▬ ▬ ▬ ▬	SOIL BOUNDARY	▲	WOODLAND PRESERVATION SIGN
MnB2	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)
①	SPECIMEN TREE	░	FORESTED FLOOD PLAIN PRESERVED
——W——	NON-TIDAL WETLANDS	▨	NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY >20' WIDE, AREA TOO NARROW, OR of TOO SMALL)
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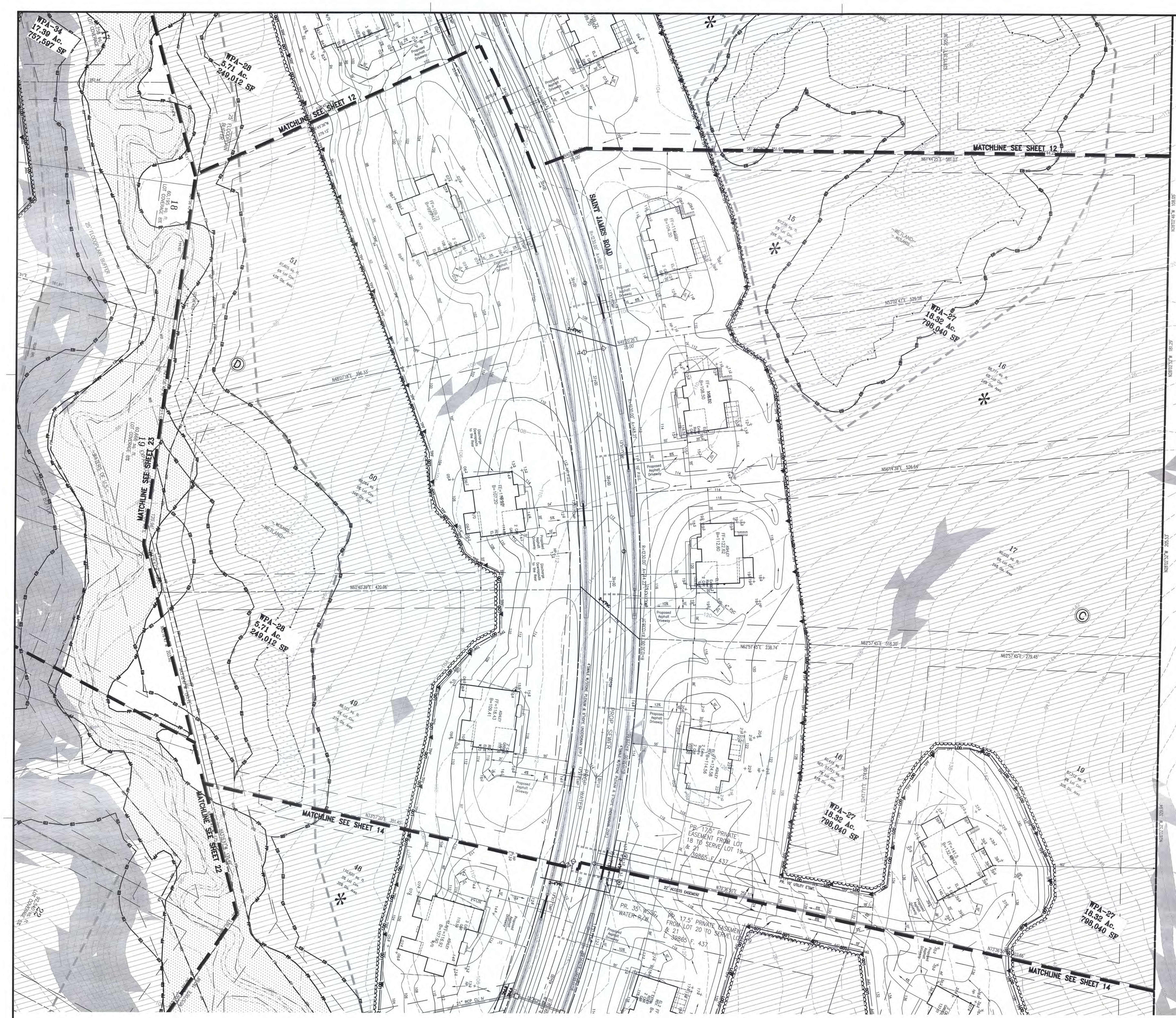
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17.39 Ac.
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5.71 Ac.
249,012 SF
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18.32 Ac.
798,040 SF
MATCHLINE SEE SHEET 12
MATCHLINE SEE SHEET 14
MATCHLINE SEE SHEET 22
MATCHLINE SEE SHEET 23
SAINT JAMES ROAD
PROP. SEWER
PROP. WATER
PR. 17.5' PRIVATE EASEMENT FROM LOT 18 TO SERVE LOT 19 & 21 38865 F. 437
PR. 17.5' PRIVATE EASEMENT FROM LOT 20 TO SERVE LOT 21 38865 F. 437
PR. 35' WSSC WATER R/W
22' ACCESS EASEMENT
Proposed Asphalt Driveway
WETLAND
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18
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48
49
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51
D
C
SCALE: 1"=40'

TCP-2 LEGEND

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102 100	EXISTING CONTOUR
+26.9	PROPOSED SPOT ELEVATION
▨	STEEP SLOPES, 15–25%
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	EXISTING PROPERTY LINE
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①	SPECIMEN TREE
W	NON-TIDAL WETLANDS
	25' WETLAND BUFFER
	WATERS OF THE U.S.
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LOD	LIMITS OF DISTURBANCE
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TPF	TREE PROTECTION FENCE(TEMPORARY)
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▲	WOODLAND PRESERVATION SIGN
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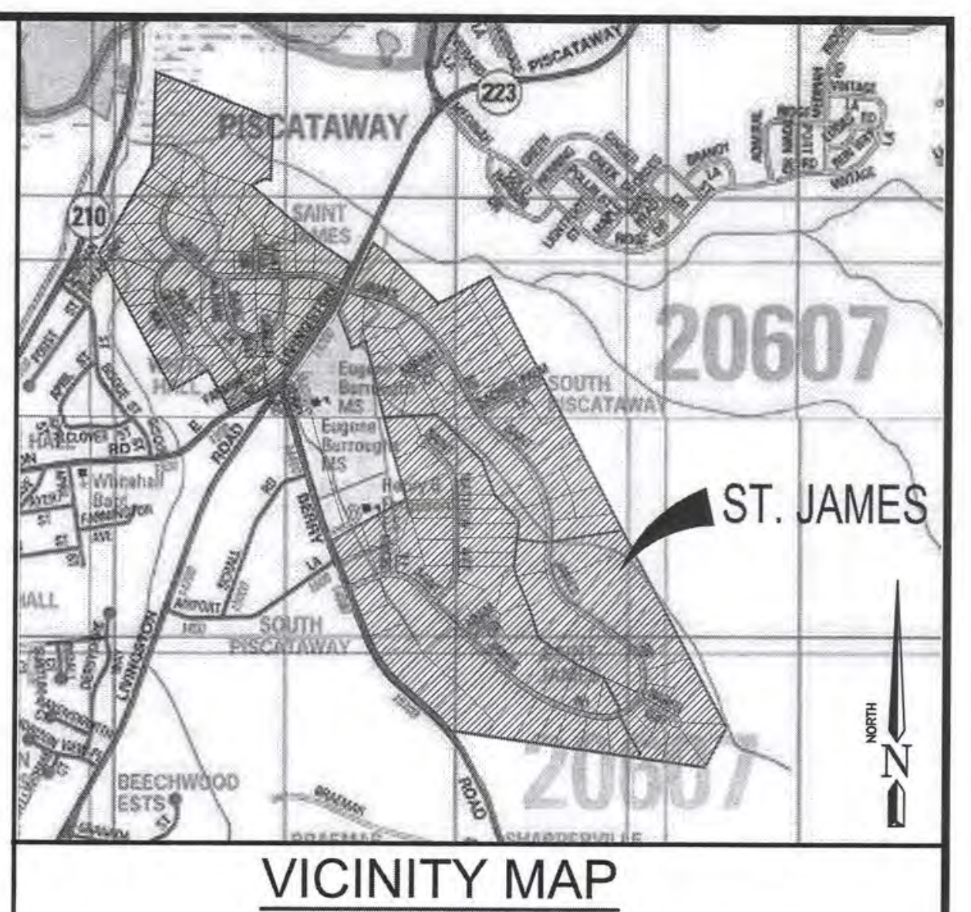
GRAPHIC SCALE
40 0 20 40 80
SCALE: 1" = 40'


PISCATAWAY
20607
ST. JAMES
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BEECHWOOD ESTS
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VICINITY MAP
SCALE: 1"=2000'
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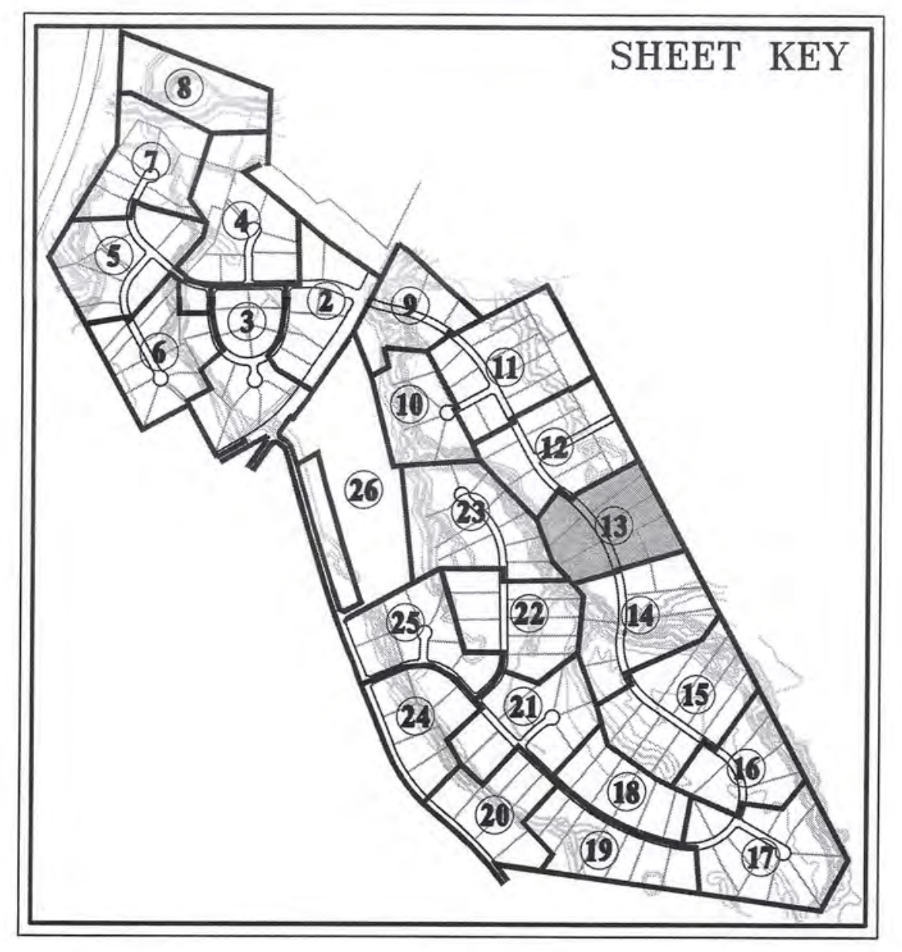
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(for Phase 2 Only)

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

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10/18/2021
DATE

Sallie P Stewart
SALLIE P. STEWART
REGISTERED LAND. ARCH.
MD. #612
EXPIRES: 9/8/2023

SALLIE PHILLIPS STEWART 612

Seal not valid without signature

TCP II-032-03

ST. JAMES PROPERTY

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

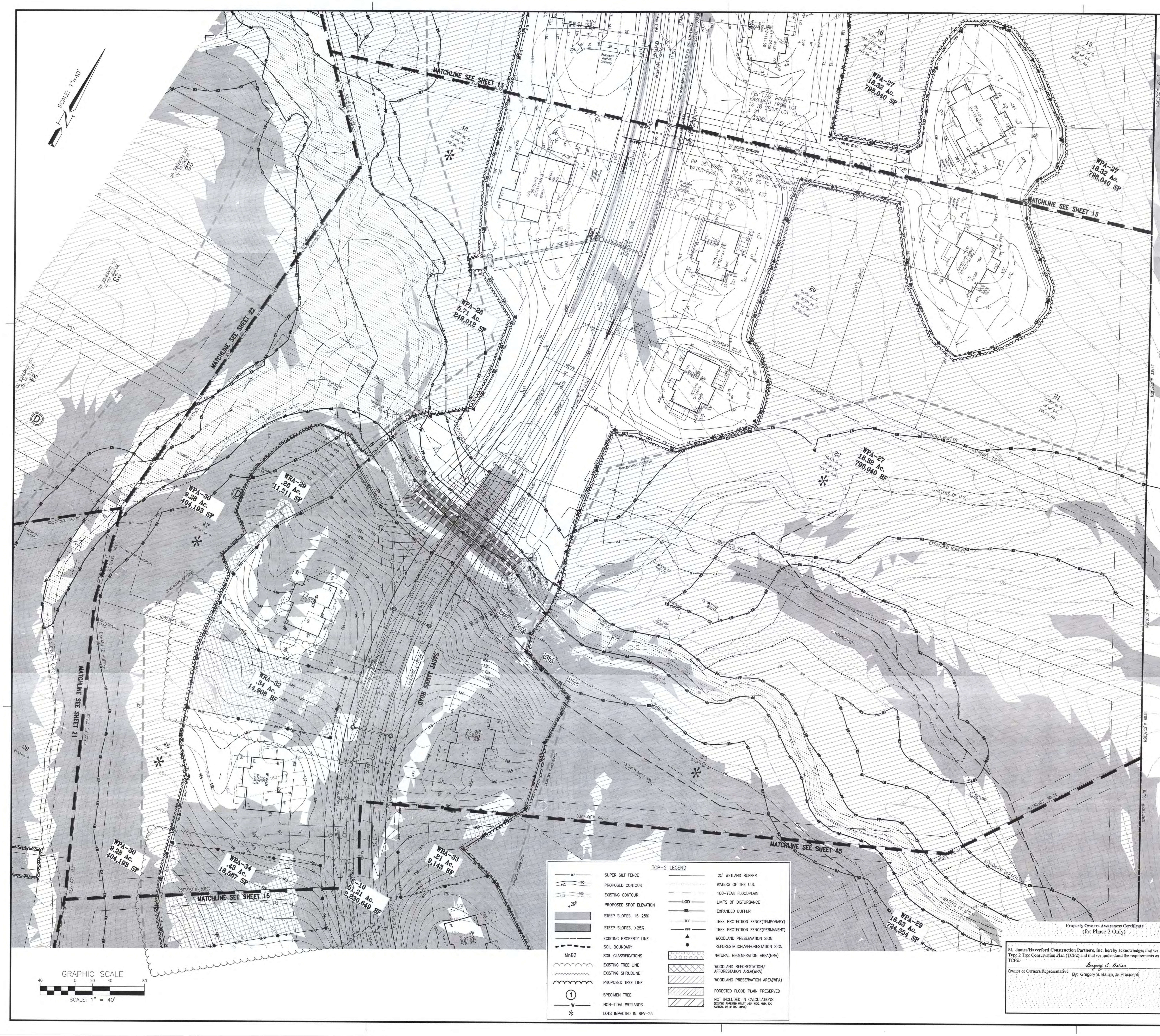
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax,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

CLIENT: ST. JAMES/HAVERFORD
CONSTRUCTION PARTNERS, INC.
6110 EXECUTIVE BLVD. SUITE 430
ROCKVILLE, MD 20832
301-864-6500

WSSC GRID:	TAX MAP:	
DESIGN SPS	SHEET 13	OF 28
DRAFT HWD		
DATE MARCH 2019	FILE NO : 2018-1456-22 D	
SCALE 1" = 40'		

Attached Xrefs:94-TOPO/21-099/44-099/46-099/94-ENV/_TB30x42 – PLANNING/TB30x42/90-VICMAP/22-099/17-099/94-Slopes/23-099/54-ENV

Last Saved 10/17/2021 Last Plotted 10/17/2021 2:21 PM Sheet N:\2018-1456\DWG\22-01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WPA-28 5.71 Ac. 249,012 SF
WPA-27 18.32 Ac. 798,040 SF
WPA-30 9.28 Ac. 404,193 SF
WRA-29 .26 Ac. 11,211 SF
WRA-32 .34 Ac. 14,909 SF
WRA-34 .43 Ac. 18,587 SF
WRA-33 .21 Ac. 9,143 SF
C-10 51.21 Ac. 2,230,649 SF
WPA-29 16.63 Ac. 724,554 SF
SAINT JAMES ROAD
WATERS OF U.S.
EXPANDED BUFFER
S66°04'00"W 647.66'
GRAPHIC SCALE
40 0 20 40 80
SCALE: 1" = 40'

TCP-2 LEGEND

—SSF—	SUPER SILT FENCE		25' WETLAND BUFFER
	PROPOSED CONTOUR		WATERS OF THE U.S.
	EXISTING CONTOUR		100-YEAR FLOODPLAIN
+26.9	PROPOSED SPOT ELEVATION	—LOD—	LIMITS OF DISTURBANCE
▨	STEEP SLOPES, 15-25%	—EB—	EXPANDED BUFFER
■	STEEP SLOPES, >25%	—TPF—	TREE PROTECTION FENCE(TEMPORARY)
	EXISTING PROPERTY LINE	—PPF—	TREE PROTECTION FENCE(PERMANENT)
	SOIL BOUNDARY	▲	WOODLAND PRESERVATION SIGN
MnB2	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)
①	SPECIMEN TREE		FORESTED FLOOD PLAIN PRESERVED
—W—	NON-TIDAL WETLANDS		NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY >20' WIDE, AREA TOO NARROW, OR of TOO SMALL)
*	LOTS IMPACTED IN REV-25		

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Gregory S. Balian 07/21/2021

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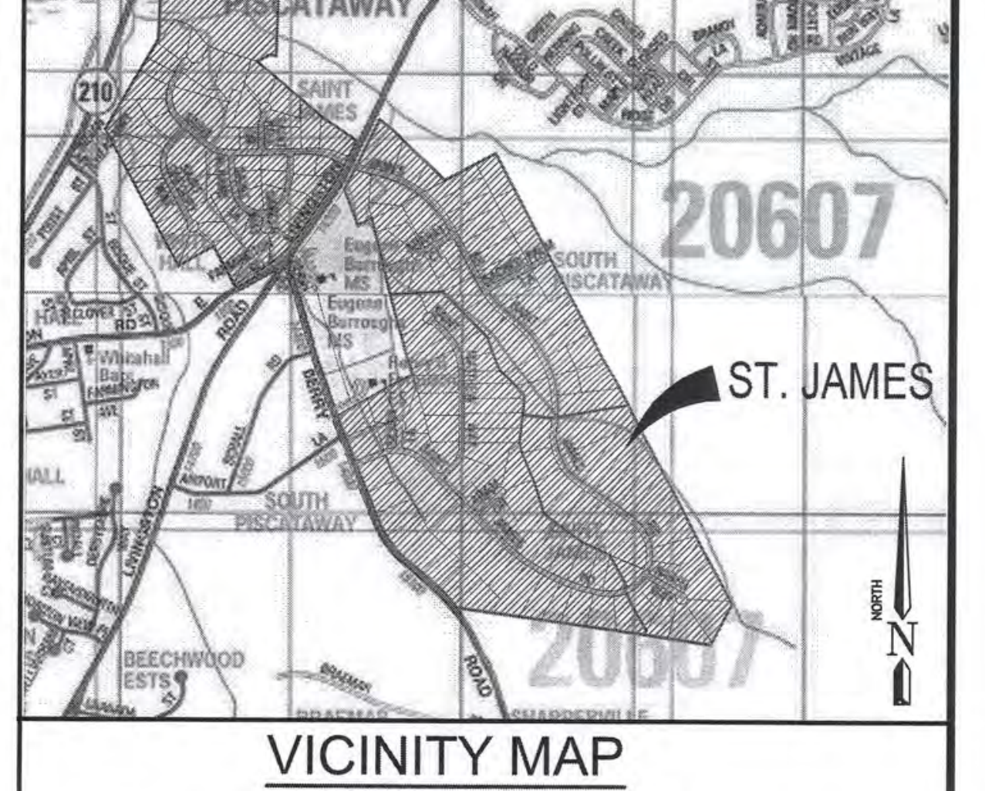
PISCATAWAY
SAINT JAMES
223
210
20607
SOUTH PISCATAWAY
BEECHWOOD ESTS
ST. JAMES
N

VICINITY MAP

SCALE: 1"=2000'
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.
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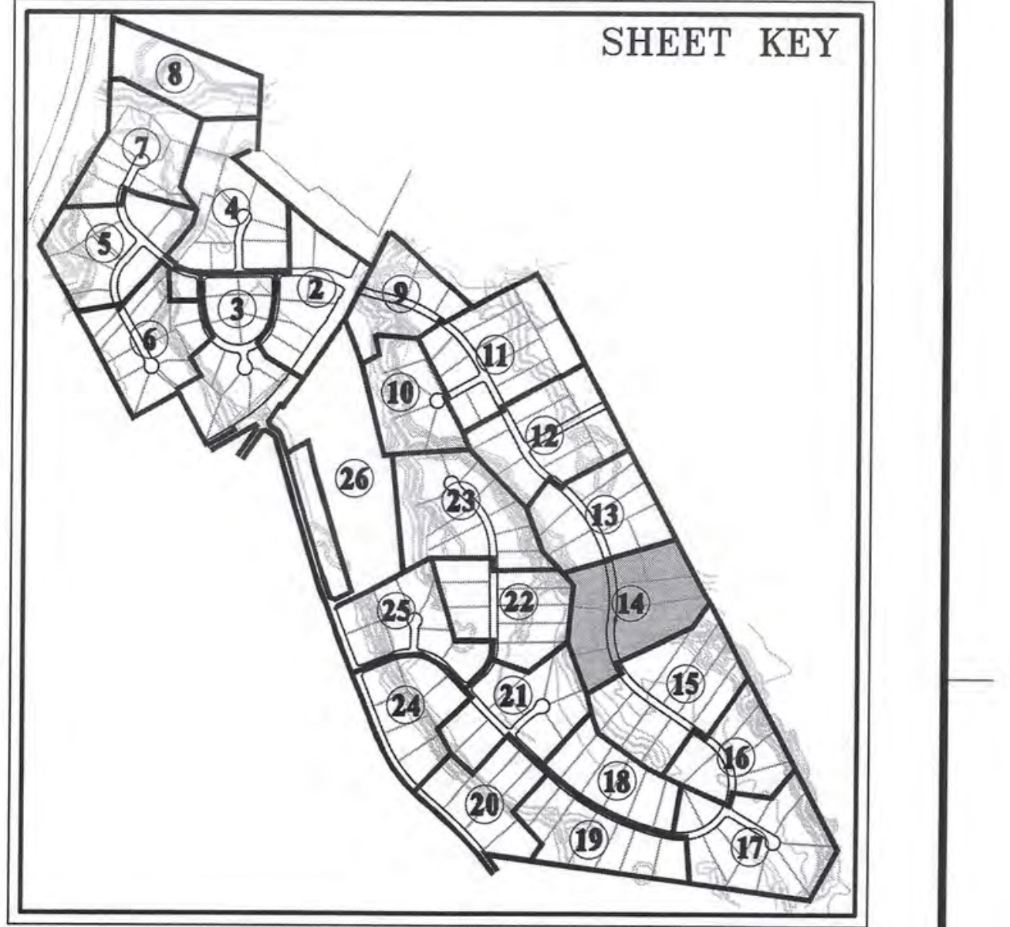
SHEET KEY
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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII- ~~XXX-XX~~ 032-03

	Approved by	Date	DRD #	Reason for Revision
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09	P.V.	08/29/10	4-02003	Lot 11B
10	P.V.	08/09/10	4-02003	Lot 1A
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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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23	C. Schneider	11/28/18	4-02003	Revised WC on lot 5C & added .26 Ac. Fee-In-Lieu
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STATE OF MARYLAND
SALLIE PHILLIPS STEWART
LICENSED LANDSCAPE ARCHITECT
612

10/18/2021
DATE

Sallie P. Stewart
SALLIE P. STEWART
REGISTERED LAND. ARCH.
MD. #612
EXPIRES: 9/8/2023

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
07/25/06 REVISED LOD LT
04/18/17 REVISED LOD AT LOTS 22 & 23, BLOCK C MAH
11/09/17 UPDATED LANDSCAPE LOTS 48 'D' & 20-22 '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
07/09/21 REVISED TCP2 FOR UPDATED LOD IN PHASE 2 SSS

TCP II-032-03

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DRAFT HWD			
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SCALE 1" = 40'			

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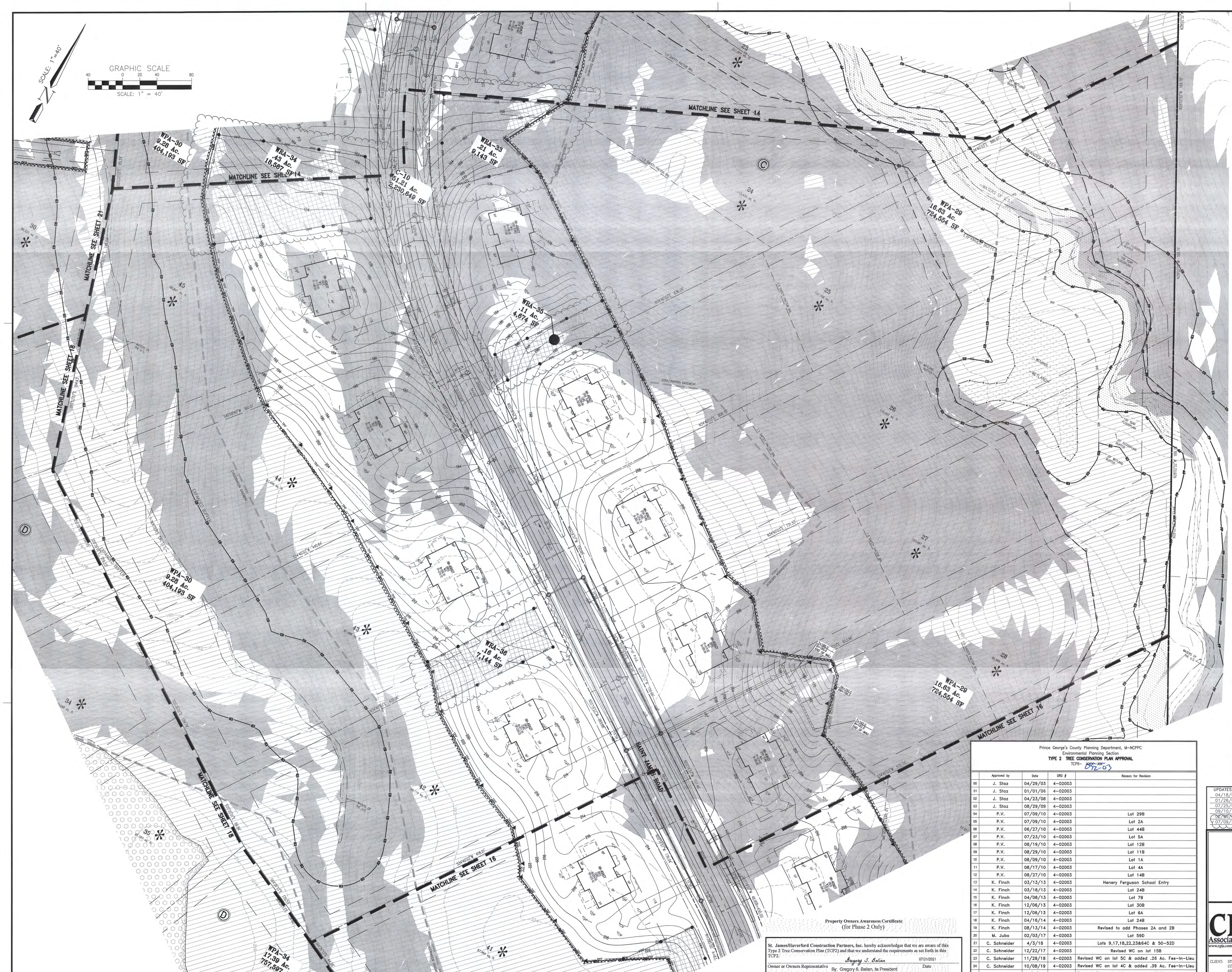
GRAPHIC SCALE
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SCALE: 1" = 40'
SCALE: 1" = 40'
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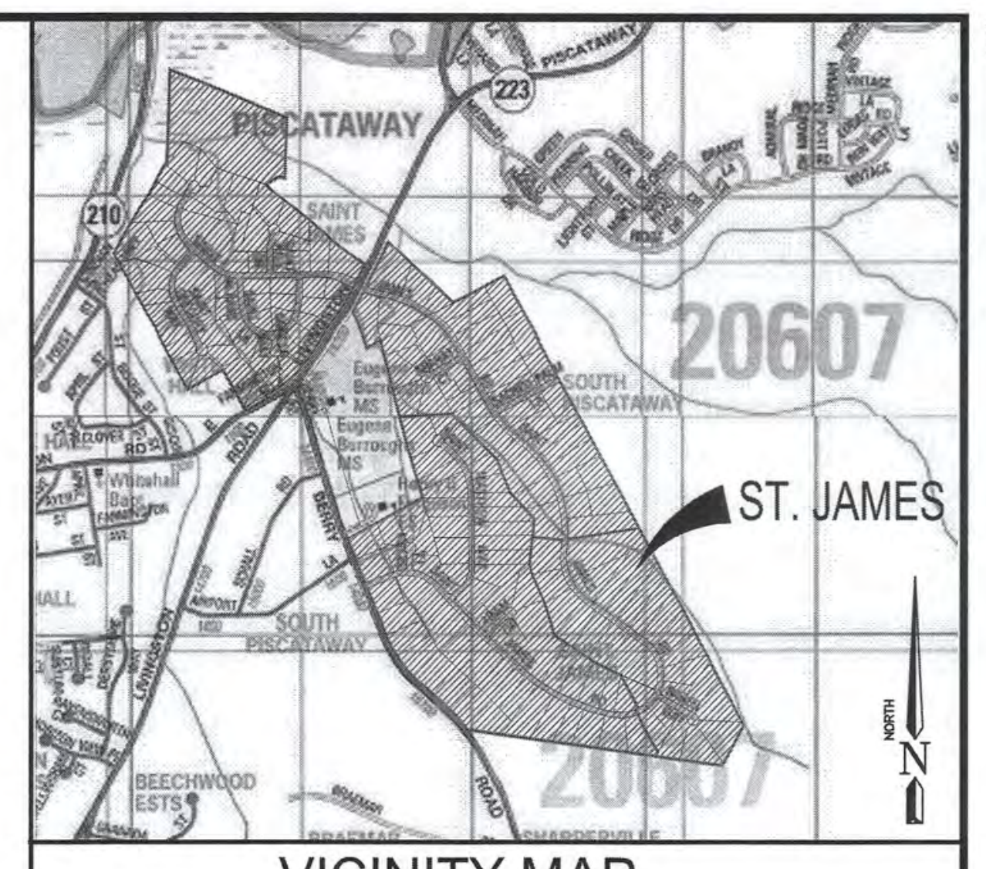
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SCALE: 1"=2000'
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SHEET KEY
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TCP-2 LEGEND

—SSF—	SUPER SILT FENCE
102 100	PROPOSED CONTOUR
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+26⁰	PROPOSED SPOT ELEVATION
▨	STEEP SLOPES, 15–25%
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MnB2	SOIL CLASSIFICATIONS
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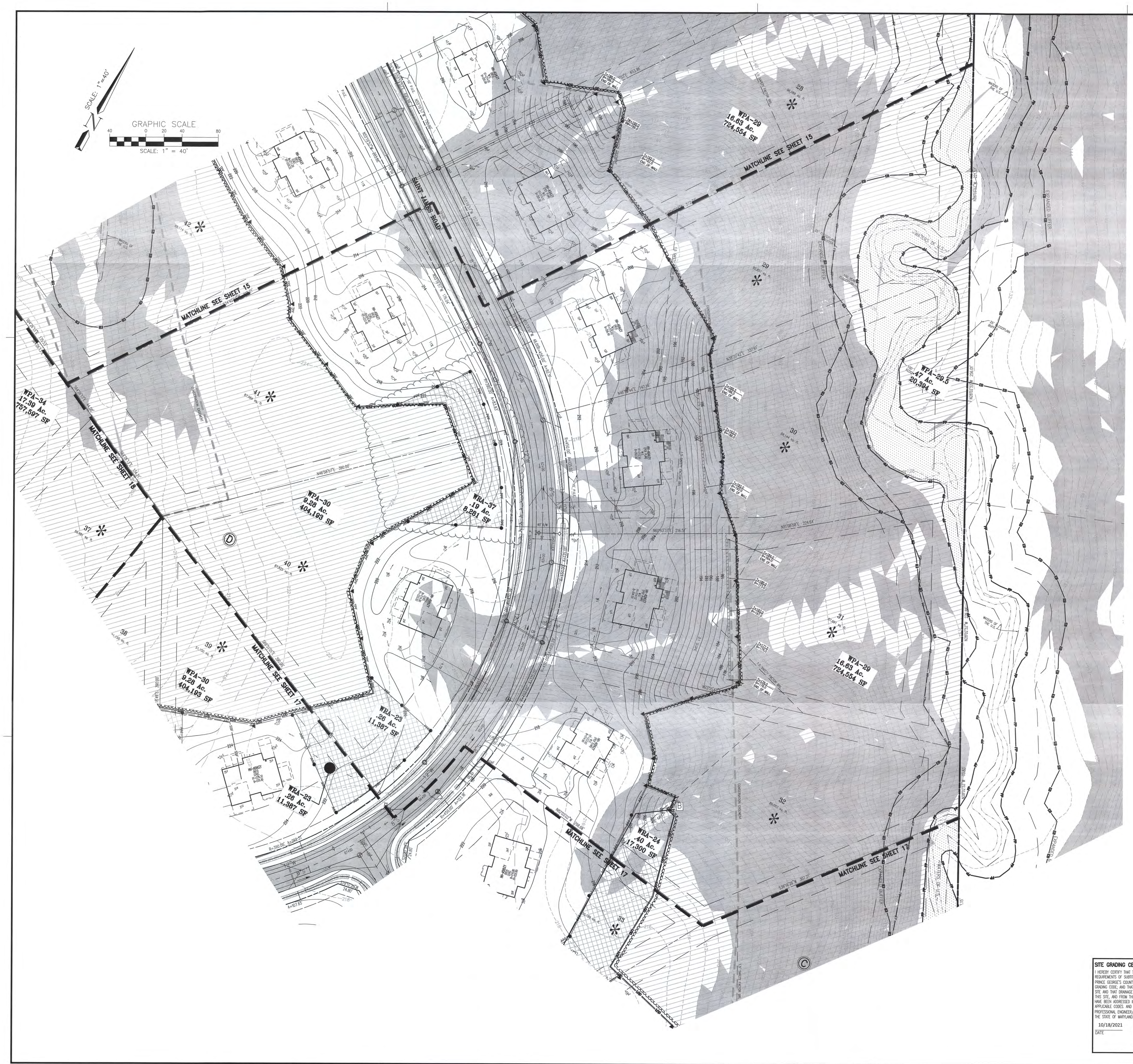
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WRA-23 .26 Ac. 11,387 SF
WRA-23 .26 Ac. 11,387 SF
WRA-24 .40 Ac. 17,300 SF
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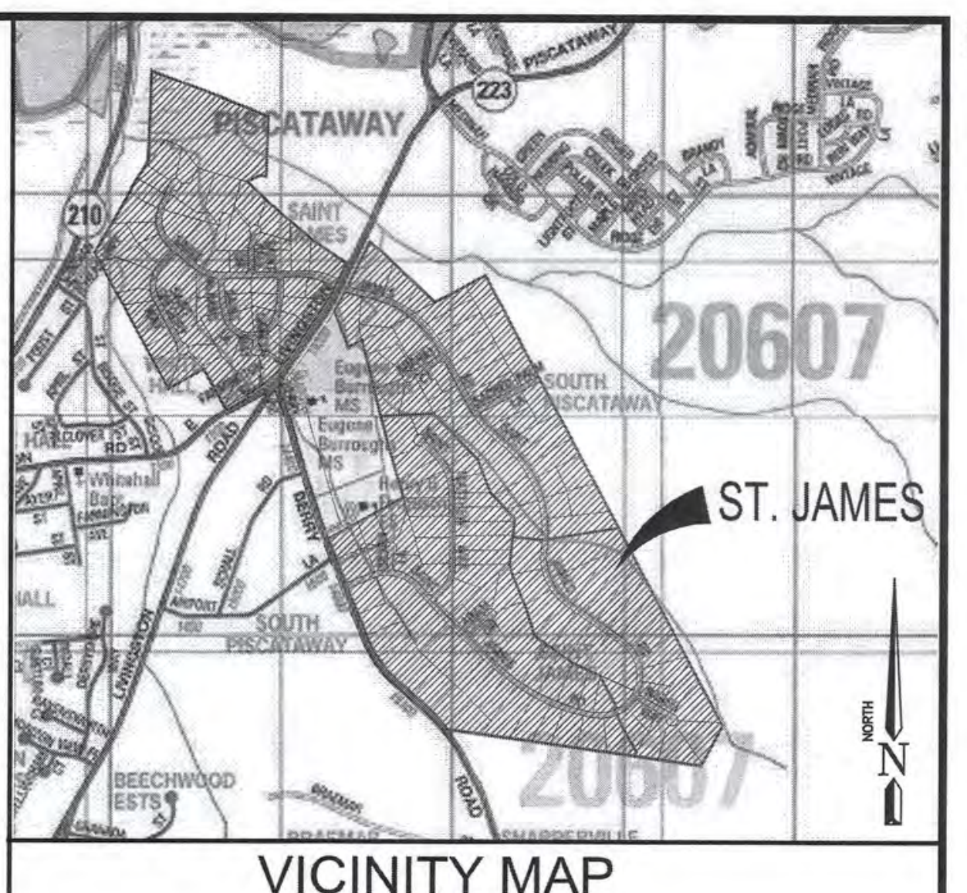
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SCALE: 1"=2000'
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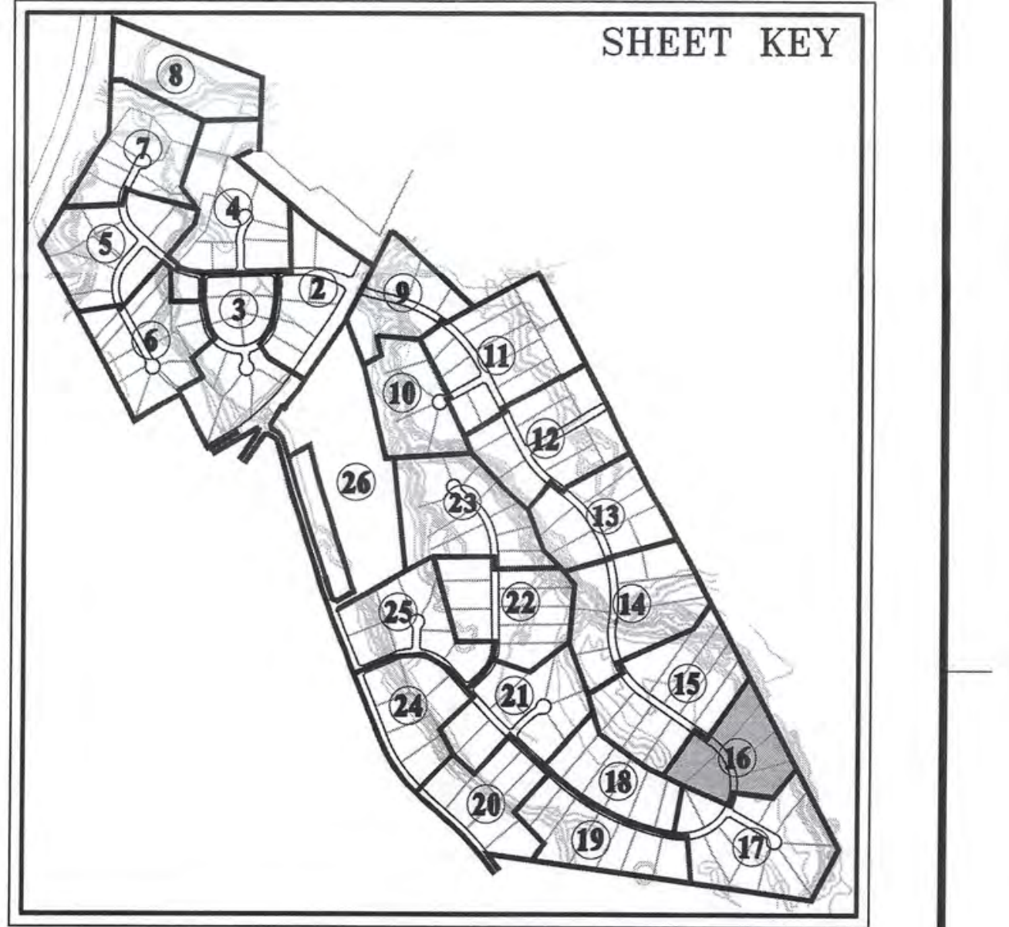
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TCP-2 LEGEND

—— SSF ——	SUPER SILT FENCE
102 —— 100	PROPOSED CONTOUR
102 – – 100	EXISTING CONTOUR
+26.0	PROPOSED SPOT ELEVATION
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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
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28		10/15/21		Revisions to Phase 2 LOD and revised TCP2 Worksheet

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Gregory S. Balian 07/21/2021
Owner or Owners Representative By: Gregory S. Balian, its President Date

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
07/09/21 REVISED TCP2 FOR UPDATED LOD IN PHASE 2 SSS

SITE GRADING CERTIFICATE

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10/18/2021
DATE

Sallie P Stewart
SALLIE P. STEWART
REGISTERED LAND. ARCH.
MD. #612
EXPIRES: 9/8/2023

SALLIE PHILLIPS STEWART
612

Seal not valid without signature

TCP II-032-03

ST. JAMES PROPERTY

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

Charles P. Johnson & Associates, Inc.
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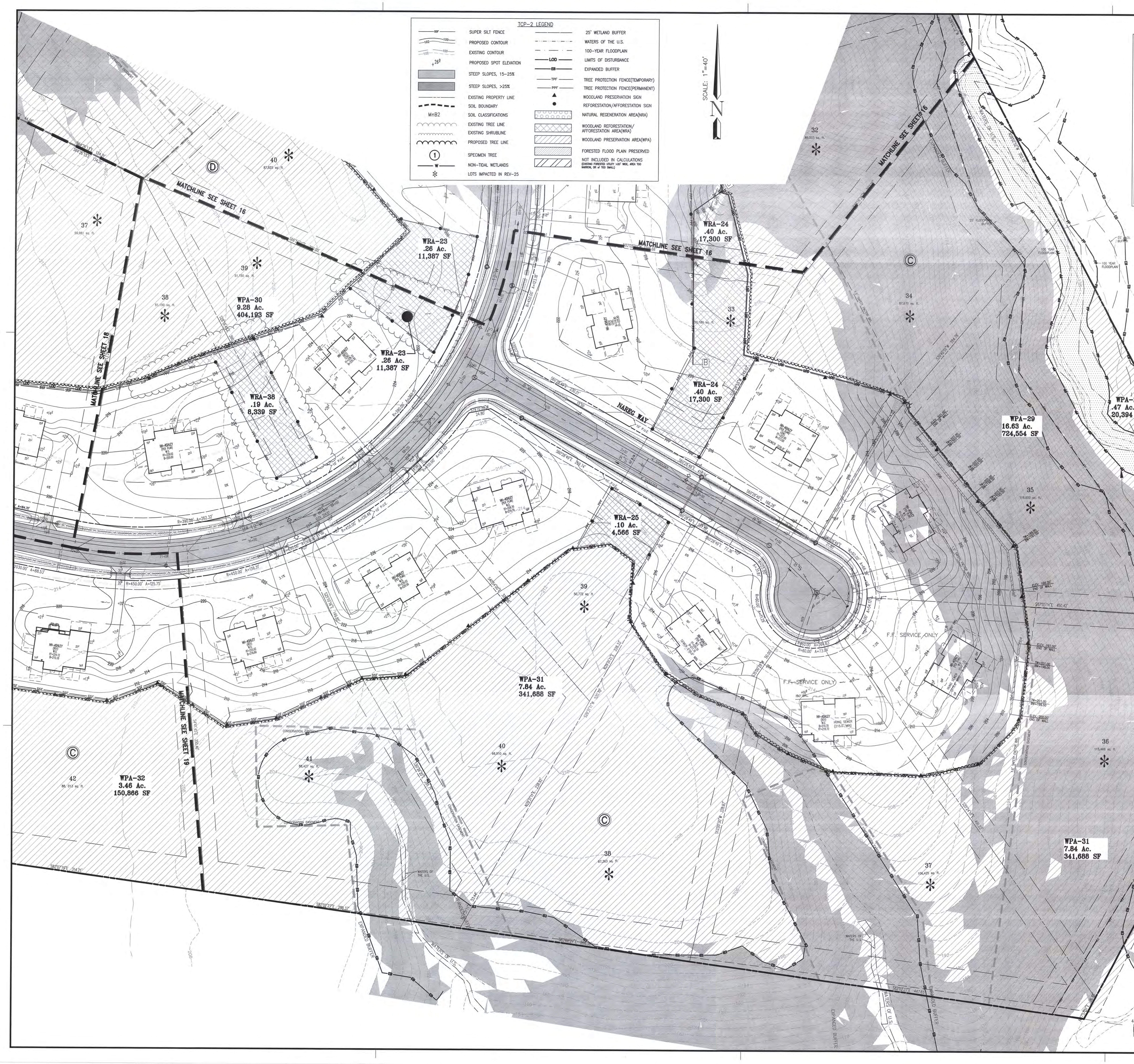
CLIENT: ST. JAMES/HAVERFORD
CONSTRUCTION PARTNERS, INC.
6110 EXECUTIVE BLVD. SUITE 430
ROCKVILLE, MD 20832
301-864-6500

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

Attached Xrefs: 94-TOPO/21-099/44-099/46-099/94-ENV/_TB30x42 - PLANNING/TB30x42/90-VICMAP/22-099/17-099/94-Slopes/23-099/54-ENV


MATCHLINE SEE SHEET 16
MATCHLINE SEE SHEET 18
MATCHLINE SEE SHEET 19
SCALE: 1"=40'
N
NAREG WAY
WPA-30
9.28 Ac.
404,193 SF
WRA-23
.26 Ac.
11,387 SF
WRA-38
.19 Ac.
8,339 SF
WRA-24
.40 Ac.
17,300 SF
WRA-25
.10 Ac.
4,566 SF
WPA-29
16.63 Ac.
724,554 SF
WPA-29.5
.47 Ac.
20,394 SF
WPA-31
7.84 Ac.
341,688 SF
WPA-32
3.46 Ac.
150,866 SF
F.F. SERVICE ONLY
100 YEAR FLOODPLAIN
25' FLOODPLAIN BUFFER
WATERS OF THE U.S.
EXPANDED BUFFER
D
C
B
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33
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39
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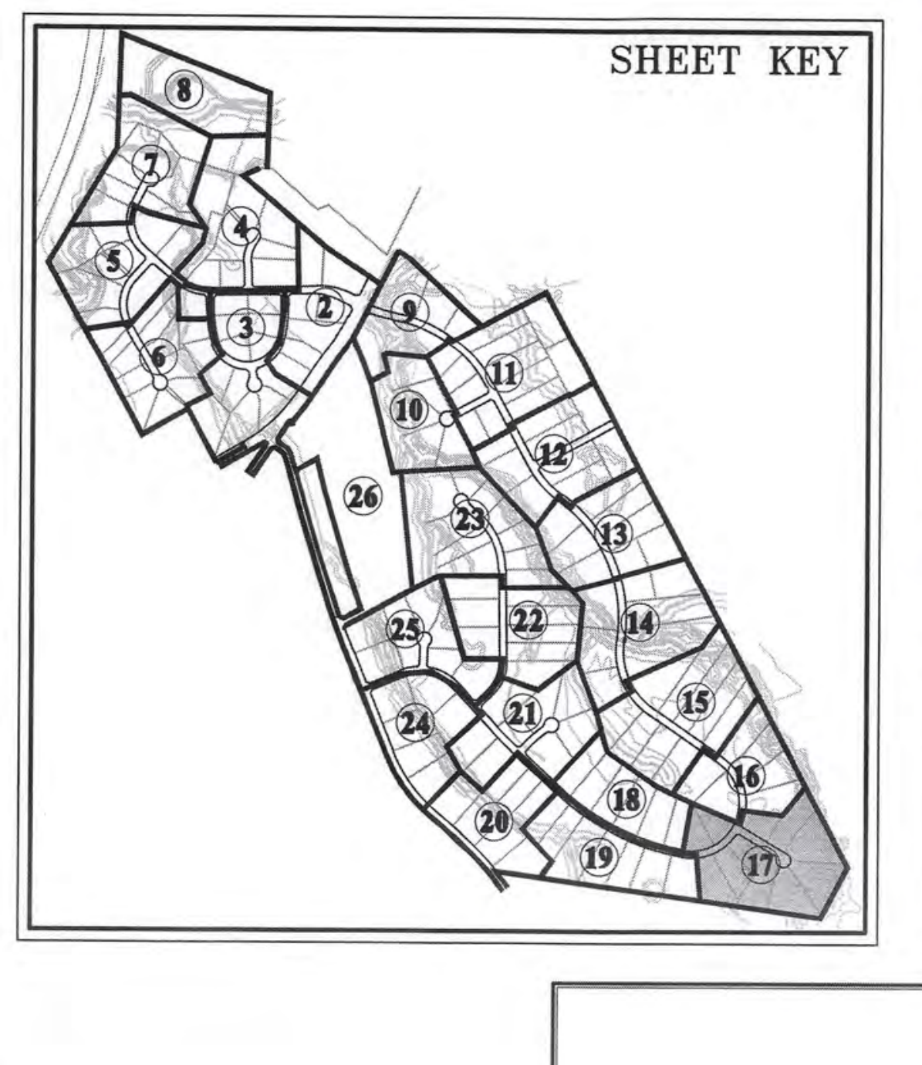
41
42
GRAPHIC SCALE
40 0 20 40 80
SCALE: 1" = 40'

TCP-2 LEGEND

—SSF—	SUPER SILT FENCE	— — —	25' WETLAND BUFFER
102 100	PROPOSED CONTOUR	—··—··—	WATERS OF THE U.S.
102 100	EXISTING CONTOUR	— · — · —	100-YEAR FLOODPLAIN
+26⁰	PROPOSED SPOT ELEVATION	—LOD—	LIMITS OF DISTURBANCE
▒	STEEP SLOPES, 15–25%	—EB—	EXPANDED BUFFER
▓	STEEP SLOPES, >25%	—TPF—	TREE PROTECTION FENCE(TEMPORARY)
——— — — ———	EXISTING PROPERTY LINE	—PPF—	TREE PROTECTION FENCE(PERMANENT)
▬ ▬ ▬	SOIL BOUNDARY	▲	WOODLAND PRESERVATION SIGN
MnB2	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)
①	SPECIMEN TREE	⁙	FORESTED FLOOD PLAIN PRESERVED
—W—	NON-TIDAL WETLANDS	▨	NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY >20' WIDE, AREA TOO NARROW, OR sf TOO SMALL)
*	LOTS IMPACTED IN REV-25		


SHEET KEY
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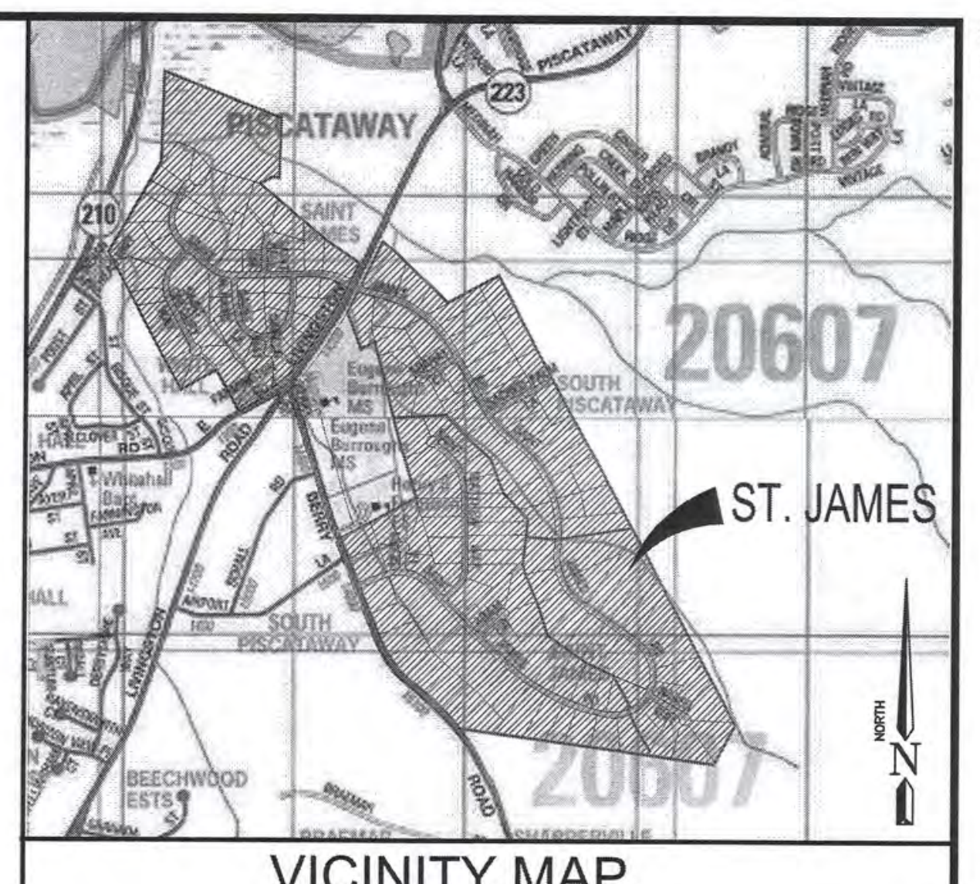
PISCATAWAY
SAINT
20607
ST. JAMES
SOUTH
BEECHWOOD
20607
N

VICINITY MAP

SCALE: 1"=2000'
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 George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII- ~~XXX-XX~~ 032-03

	Approved by	Date	DRD #	Reason for Revision
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01	J. Staz	01/01/06	4-02003	
02	J. Staz	04/23/08	4-02003	
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Property Owners Awareness Certificate
(for Phase 2 Only)

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Gregory S. Balian 07/21/2021
Owner or Owners Representative By: Gregory S. Balian, its President Date

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10/18/2021
DATE

Sallie P Stewart
SALLIE P. STEWART
REGISTERED LAND. ARCH.
MD. #612
EXPIRES: 9/8/2023

Seal not valid without signature

SALLIE PHILLIPS STEWART 612

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
09/10/19 UPDATE LOD FOR LOTS IN PHASE 2 SPS
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07/09/21 REVISED TCP2 FOR UPDATED LOD IN PHASE 2 SSS

TCP II-032-03

ST. JAMES PROPERTY

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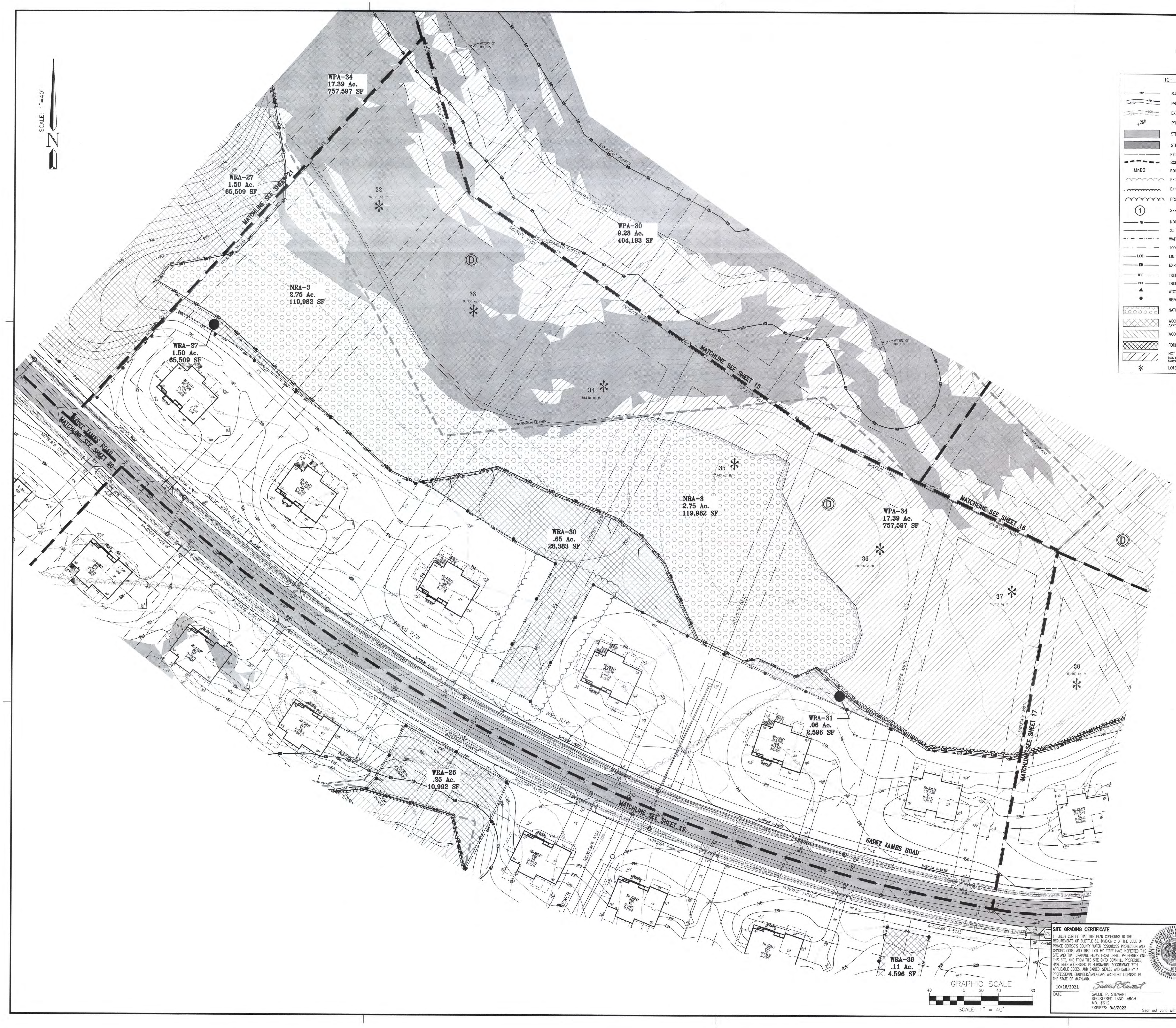
6110 EXECUTIVE BLVD. SUITE 430
ROCKVILLE, MD 20832
301-864-6500

WSSC GRID:		TAX MAP:	
DESIGN	SPS	SHEET 17	OF 28
DRAFT	HWD		
DATE	MARCH 2019	FILE NO: 2018-1456-22 D	
SCALE	1" = 40'		


SCALE: 1"=40'
N
WPA-34
17.39 Ac.
757,597 SF
WRA-27
1.50 Ac.
65,509 SF
NRA-3
2.75 Ac.
119,982 SF
WPA-30
9.28 Ac.
404,193 SF
WRA-30
.65 Ac.
28,383 SF
WRA-31
.06 Ac.
2,596 SF
WRA-26
.25 Ac.
10,992 SF
WRA-39
.11 Ac.
4,596 SF
MATCHLINE SEE SHEET 21
MATCHLINE SEE SHEET 20
MATCHLINE SEE SHEET 15
MATCHLINE SEE SHEET 16
MATCHLINE SEE SHEET 17
MATCHLINE SEE SHEET 19
SAINT JAMES ROAD
WATERS OF THE U.S.
EXPANDED BUFFER
CONSERVATION EASEMENT
WSSC W&S R/W
32
33
34
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36
37
38
D
GRAPHIC SCALE
40 0 20 40 80
SCALE: 1" = 40'

TCP-2 LEGEND

SSF	SUPER SILT FENCE
102 100	PROPOSED CONTOUR
102 100	EXISTING CONTOUR
+26⁰	PROPOSED SPOT ELEVATION
▨	STEEP SLOPES, 15–25%
■	STEEP SLOPES, >25%
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▬ ▬ ▬	SOIL BOUNDARY
MnB2	SOIL CLASSIFICATIONS
⌒⌒⌒	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
LOD	LIMITS OF DISTURBANCE
EB	EXPANDED BUFFER
TPF	TREE PROTECTION FENCE(TEMPORARY)
PPF	TREE PROTECTION FENCE(PERMANENT)
▲	WOODLAND PRESERVATION SIGN
●	REFORESTATION/AFFORESTATION SIGN
○	NATURAL REGENERATION AREA(NRA)
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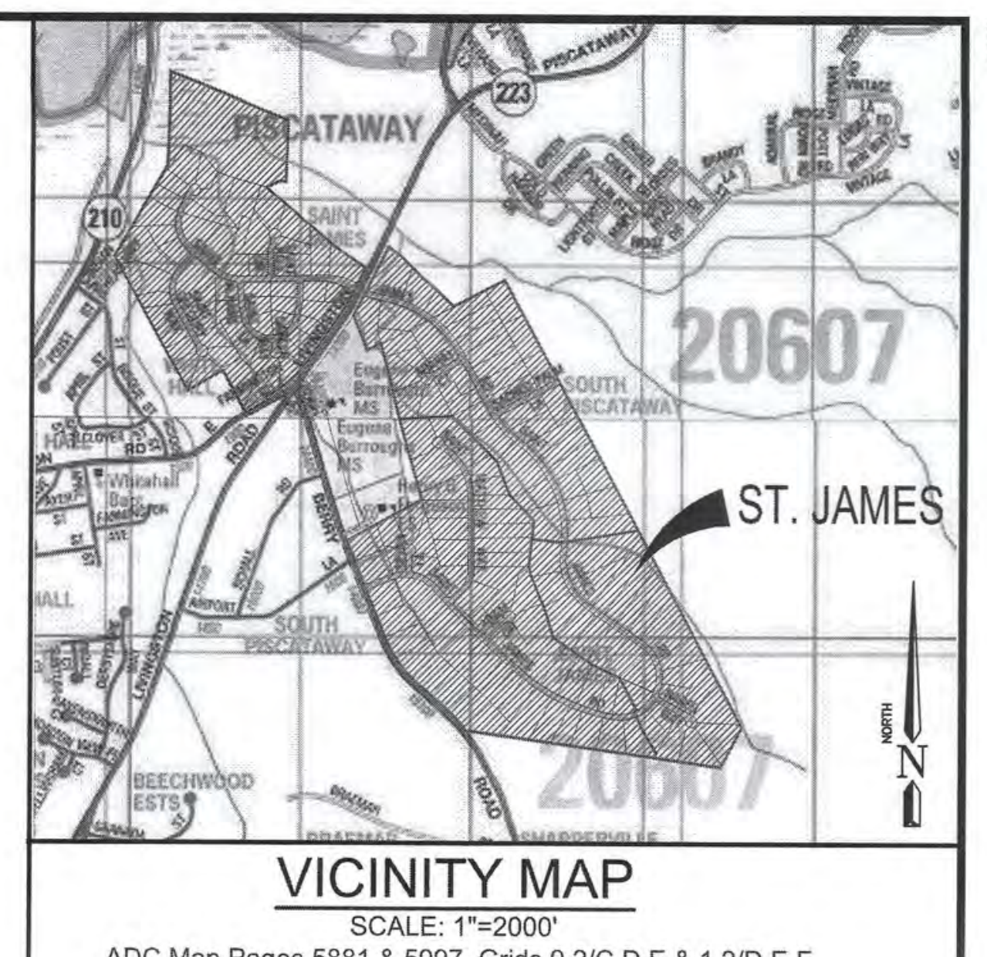
PISCATAWAY
SAINT JAMES
223
210
20607
SOUTH PISCATAWAY
BEECHWOOD ESTS
ST. JAMES
N

VICINITY MAP

SCALE: 1"=2000'
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.
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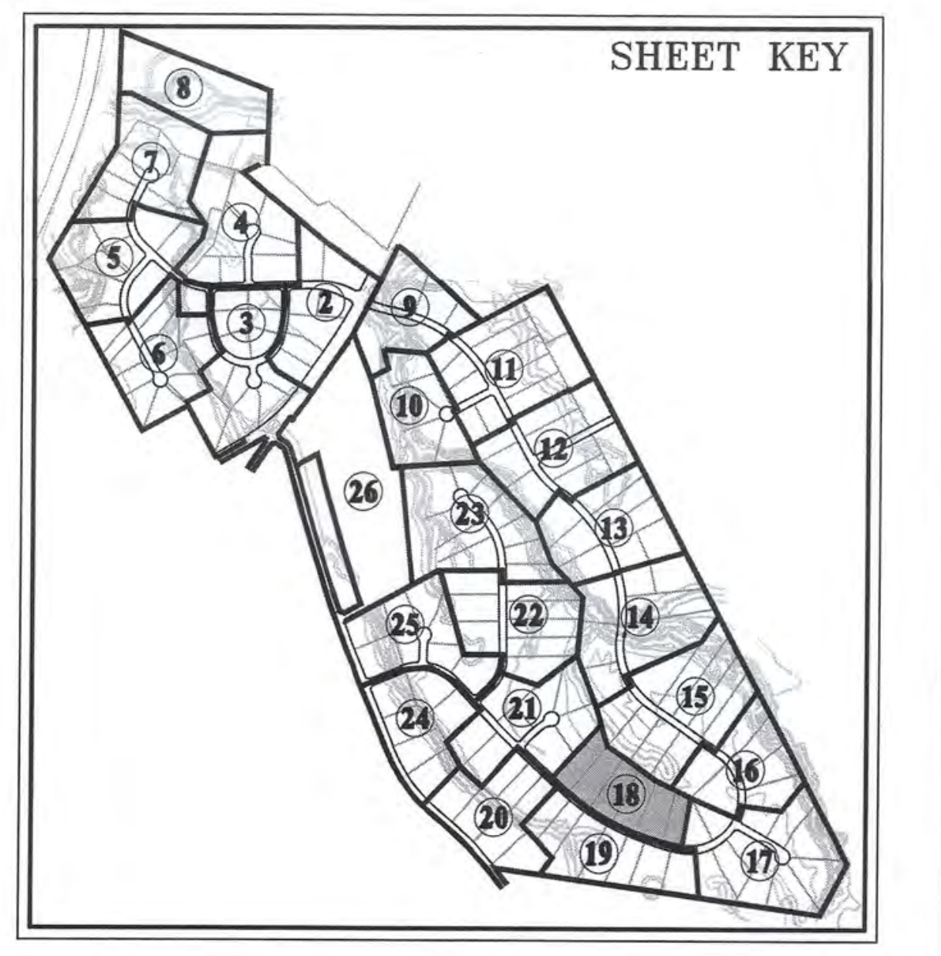
SHEET KEY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Prince George's County Planning Department, M-NCPPC
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TCPII- ~~XXX-XX~~ 032-03

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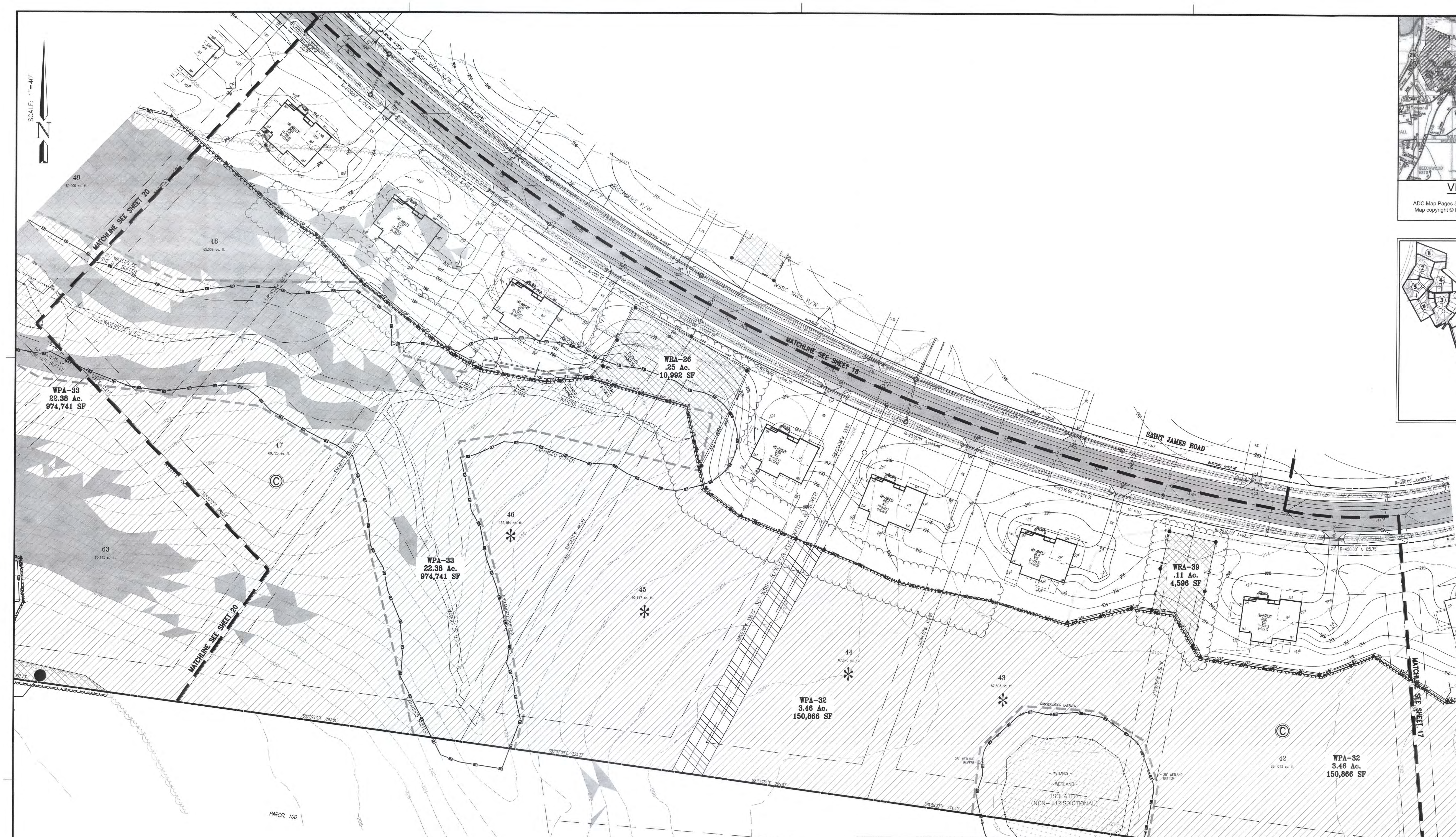

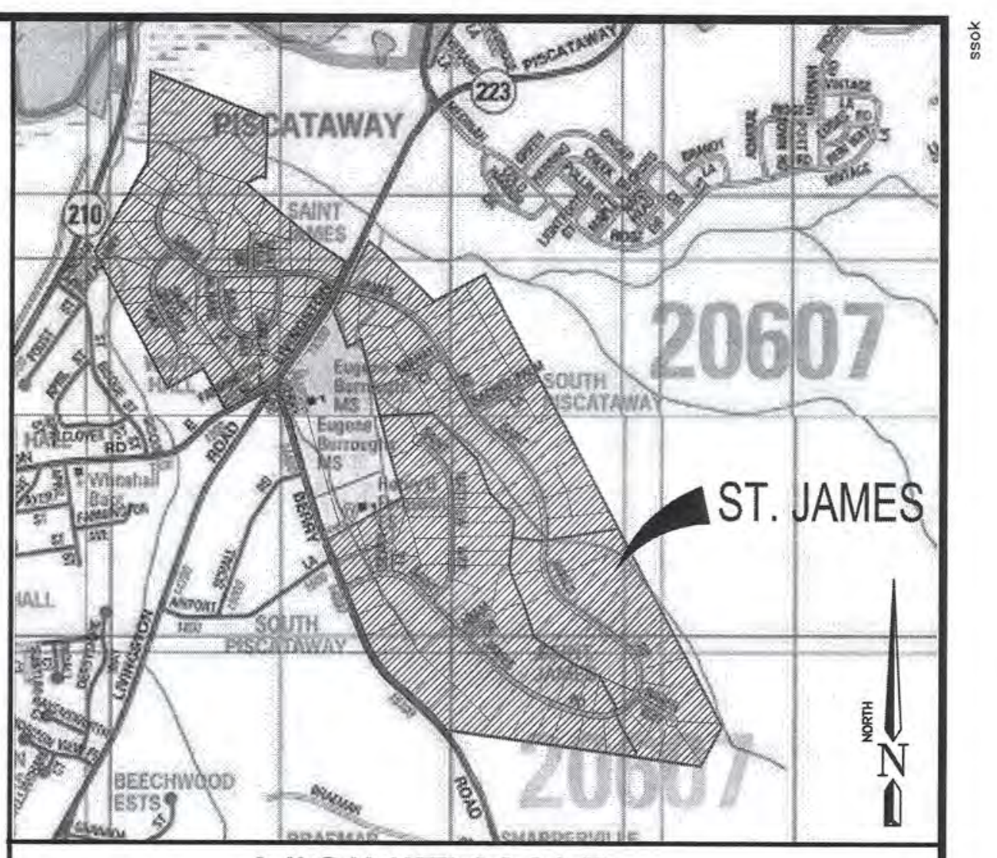

VICINITY MAP
SCALE: 1"=2000'
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Map copyright © Kappa Map Group LLC, (800) 829-6277.
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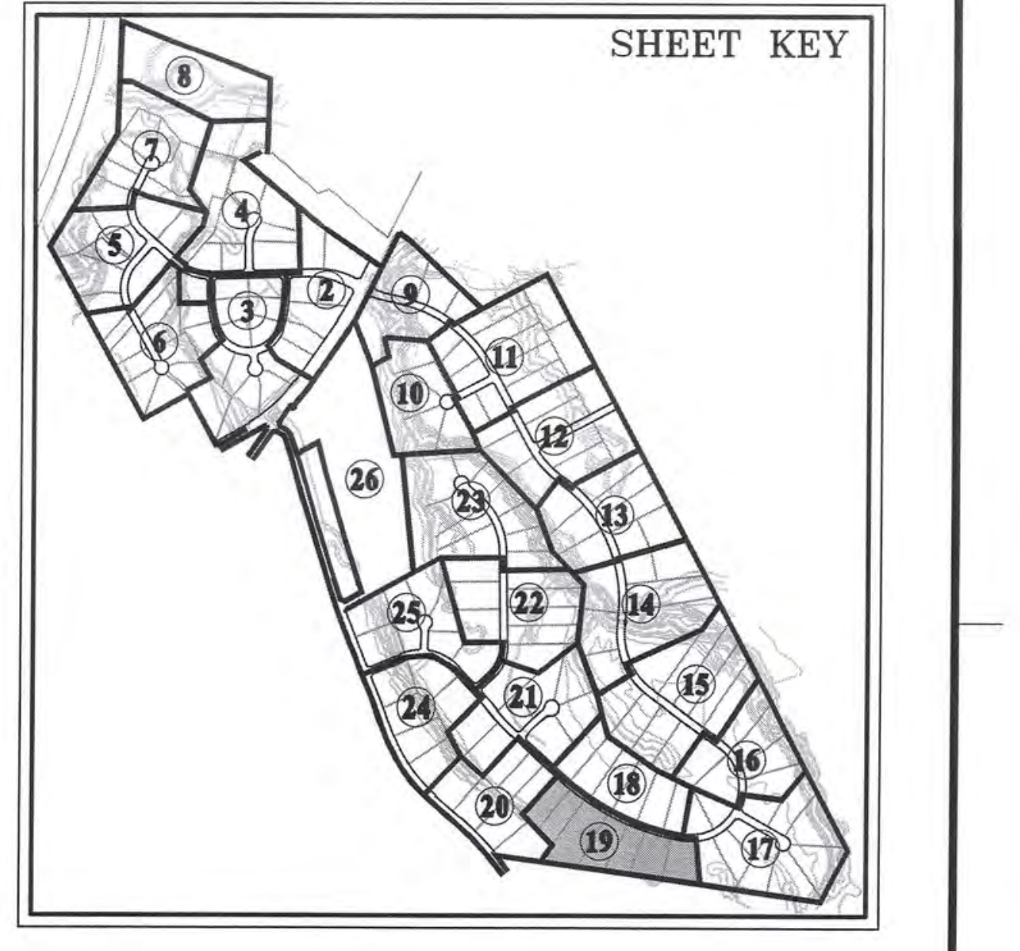

GRAPHIC SCALE
40 0 20 40 80
SCALE: 1" = 40'

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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	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	4/2/20	4-02003	Revised Phase 2 LOD and revised TCP2 Worksheet
26	C. Schneider	7/31/20	4-02003	Revised WC lot 3C (removed afforest - add FIL 0.33 ac)
27	C. Schneider	4/2/21	4-02003	Revised WC lot 18B (removed afforest - add FIL 0.26 ac)
28		10/18/21		Revisions to Phase 2 LOD and revised TCP2 Worksheet

TCP-2 LEGEND

—SSF—	SUPER SILT FENCE	— — —	25' WETLAND BUFFER
—100—	PROPOSED CONTOUR	-··-··-	WATERS OF THE U.S.
—100—	EXISTING CONTOUR	— · —	100-YEAR FLOODPLAIN
+26⁸	PROPOSED SPOT ELEVATION	—LOD—	LIMITS OF DISTURBANCE
▒	STEEP SLOPES, 15-25%	—EB—	EXPANDED BUFFER
▓	STEEP SLOPES, >25%	—TPF—	TREE PROTECTION FENCE(TEMPORARY)
— - - —	EXISTING PROPERTY LINE	—PPF—	TREE PROTECTION FENCE(PERMANENT)
▬ ▬ ▬	SOIL BOUNDARY	▲	WOODLAND PRESERVATION SIGN
MnB2	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)
①	SPECIMEN TREE	░	FORESTED FLOOD PLAIN PRESERVED
—W—	NON-TIDAL WETLANDS	▨	NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY >20' WIDE, AREA TOO NARROW, OR of TOO SMALL)
*	LOTS IMPACTED IN REV-25		

Property Owners Awareness Certificate
(for Phase 2 Only)

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Gregory S. Balian 07/21/2021
Owner or Owners Representative By: Gregory S. Balian, its President Date

SITE GRADING CERTIFICATE

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SALLIE PHILLIPS STEWART 612

10/18/2021
DATE

Sallie P. Stewart
SALLIE P. STEWART
REGISTERED LAND. ARCH.
MD. #612
EXPIRES: 9/8/2023

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
07/25/06 REVISED LOD LT
09/10/19 UPDATE LOD FOR LOTS IN PHASE 2 SPS
~~02/06/20 REVISED TCP2 PER MNCPPC REVIEW COMMENTS MJL~~
07/09/21 REVISED TCP2 FOR UPDATED LOD IN PHASE 2 SSS

TCP II-032-03

ST. JAMES PROPERTY

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

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
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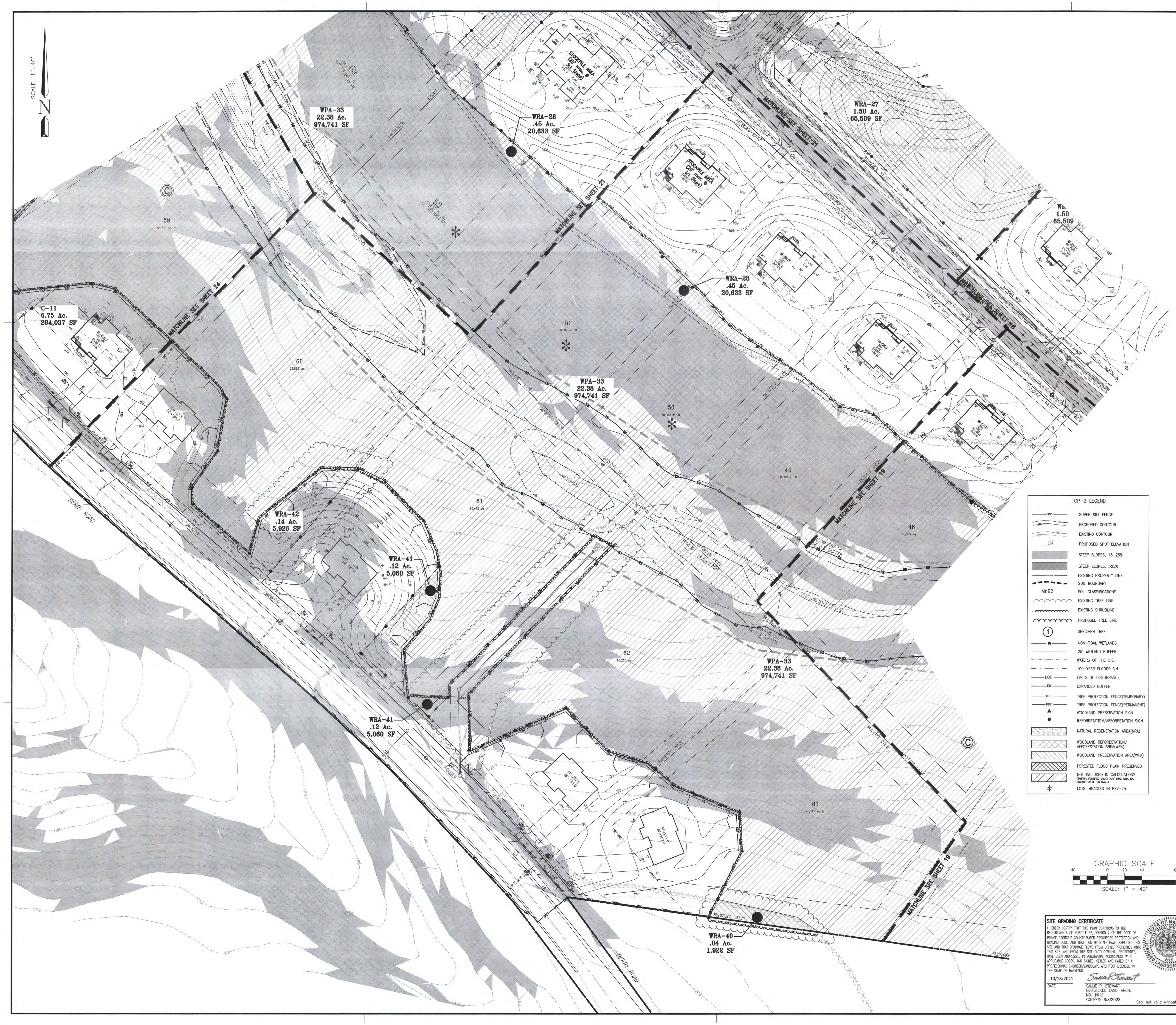
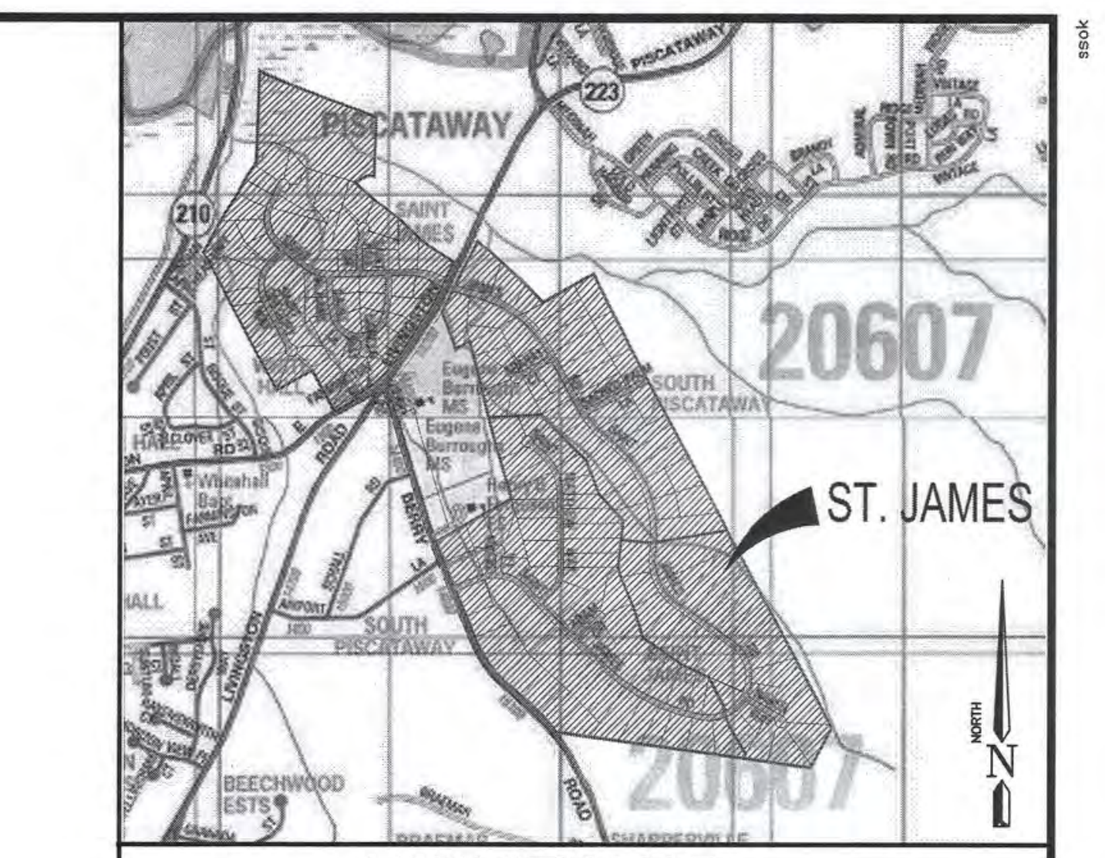
CLIENT: ST. JAMES/HAVERFORD
CONSTRUCTION PARTNERS, INC.
6110 EXECUTIVE BLVD. SUITE 430
ROCKVILLE, MD 20852
301-864-6500

WSSC GRID:		TAX MAP:	
DESIGN	SPS	SHEET 19	OF 28
DRAFT	HWD		
DATE	MARCH 2019	FILE NO : 2018-1456-22 D	
SCALE	1" = 40'		

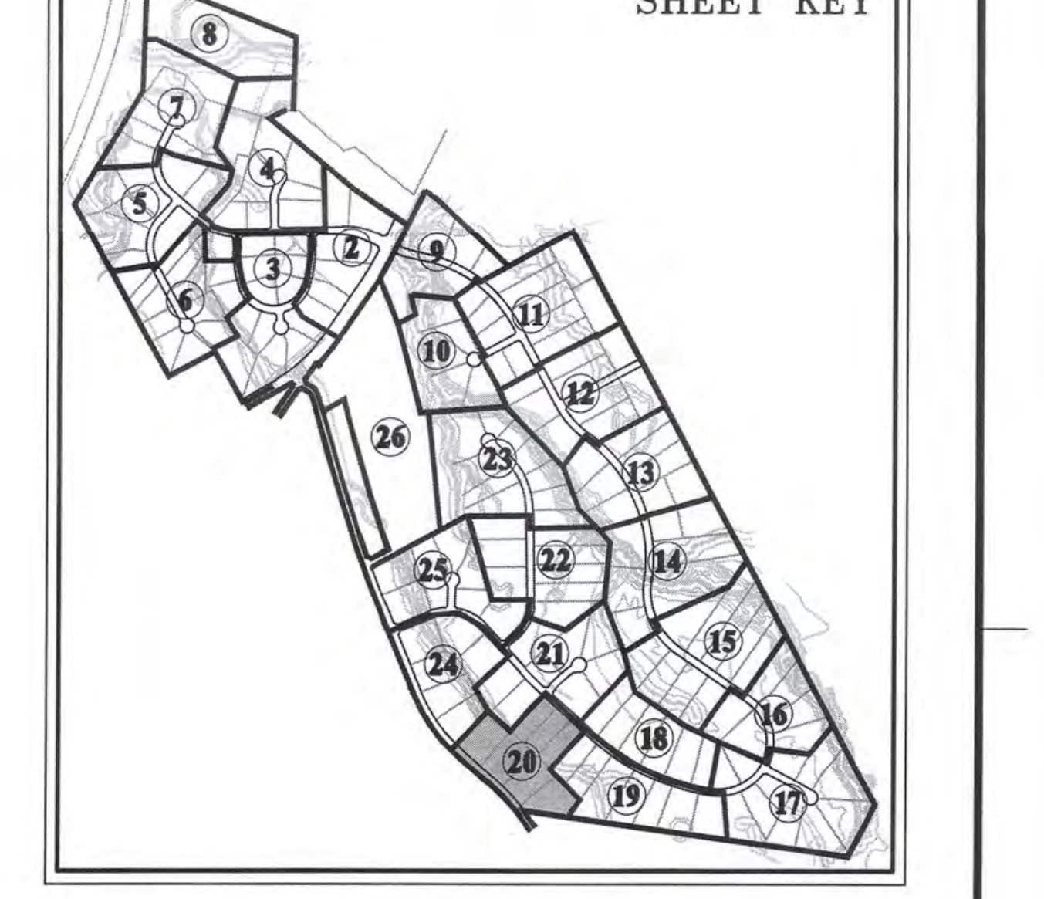




VICINITY MAP

SCALE: 1"=2000'
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.

SHEET KEY



Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII- ~~XXX-XX~~ 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
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TCP-2 LEGEND

—SSF—	SUPER SILT FENCE
102 100	PROPOSED CONTOUR
102 100	EXISTING CONTOUR
+26.0	PROPOSED SPOT ELEVATION
▒	STEEP SLOPES, 15–25%
▓	STEEP SLOPES, >25%
———	EXISTING PROPERTY LINE
▬ ▬ ▬	SOIL BOUNDARY
MnB2	SOIL CLASSIFICATIONS
⌒⌒⌒	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
—LOD—	LIMITS OF DISTURBANCE
—EB—	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 PRESERVED
▨	NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY >20' WIDE, AREA TOO NARROW, OR sf TOO SMALL)
*	LOTS IMPACTED IN REV–25

Property Owners Awareness Certificate
(for Phase 2 Only)

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Gregory S. Balian 07/21/2021
Owner or Owners Representative By: Gregory S. Balian, its President Date

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09/10/19 UPDATE LOD FOR LOTS IN PHASE 2 SPS
~~02/06/20 REVISED TCP2 PER MNCPPC REVIEW COMMENTS MJL~~
07/09/21 REVISED TCP2 FOR UPDATED LOD IN PHASE 2 SSS

GRAPHIC SCALE
40 0 20 40 80
SCALE: 1" = 40'

SITE GRADING CERTIFICATE

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10/18/2021
DATE

Sallie P Stewart
SALLIE P. STEWART
REGISTERED LAND. ARCH.
MD. #612
EXPIRES: 9/8/2023

SALLIE PHILLIPS STEWART 612

Seal not valid without signature

TCP II-032-03

ST. JAMES PROPERTY

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CLIENT: ST. JAMES/HAVERFORD
CONSTRUCTION PARTNERS, INC.
6110 EXECUTIVE BLVD. SUITE 430
ROCKVILLE, MD 20832
301-864-6500

WSSC GRID:		TAX MAP:	
DESIGN	SPS	SHEET 20	OF 28
DRAFT	HWD		
DATE	MARCH 2019	FILE NO : 2018-1456-22 D	
SCALE	1" = 40'		

Attached Xrefs:94–TOPO/21–099/44–099/46–099/94–ENV/_TB30x42 – PLANNING/TB30x42/90–VICMAP/22–099/17–099/94–Slopes/23–099/54–ENV

TCP-2 LEGEND

—SSF—	SUPER SILT FENCE
—102— —100—	PROPOSED CONTOUR
—102— —100—	EXISTING CONTOUR
+26⁰	PROPOSED SPOT ELEVATION
▒	STEEP SLOPES, 15–25%
▓	STEEP SLOPES, >25%
——— – – ———	EXISTING PROPERTY LINE
▬ ▬ ▬	SOIL BOUNDARY
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⌒⌒⌒⌒	EXISTING TREE LINE
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⌒⌒⌒⌒	PROPOSED TREE LINE
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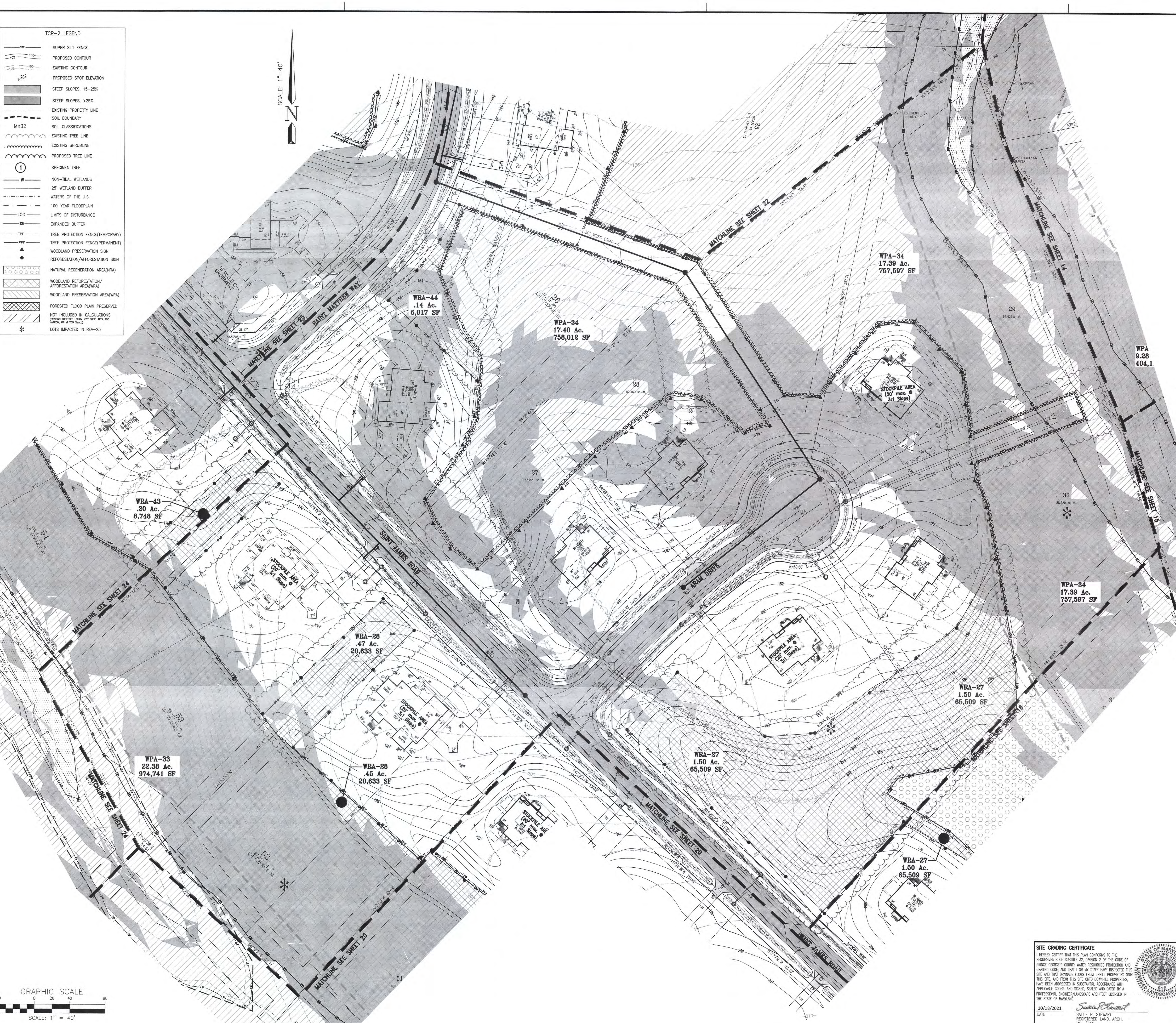
SCALE: 1"=40'
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MATCHLINE SEE SHEET 22
MATCHLINE SEE SHEET 25
MATCHLINE SEE SHEET 24
MATCHLINE SEE SHEET 14
MATCHLINE SEE SHEET 15
MATCHLINE SEE SHEET 18
MATCHLINE SEE SHEET 20
SAINT MATTHEW WAY
SAINT JAMES ROAD
ARAM DRIVE
WRA-44 .14 Ac. 6,017 SF
WPA-34 17.40 Ac. 758,012 SF
WPA-34 17.39 Ac. 757,597 SF
WPA 9.28 404,1
WRA-43 .20 Ac. 8,748 SF
WRA-28 .47 Ac. 20,633 SF
WRA-28 .45 Ac. 20,633 SF
WPA-33 22.38 Ac. 974,741 SF
WRA-27 1.50 Ac. 65,509 SF
STOCKPILE AREA (20' max. 3:1 Slope)
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27
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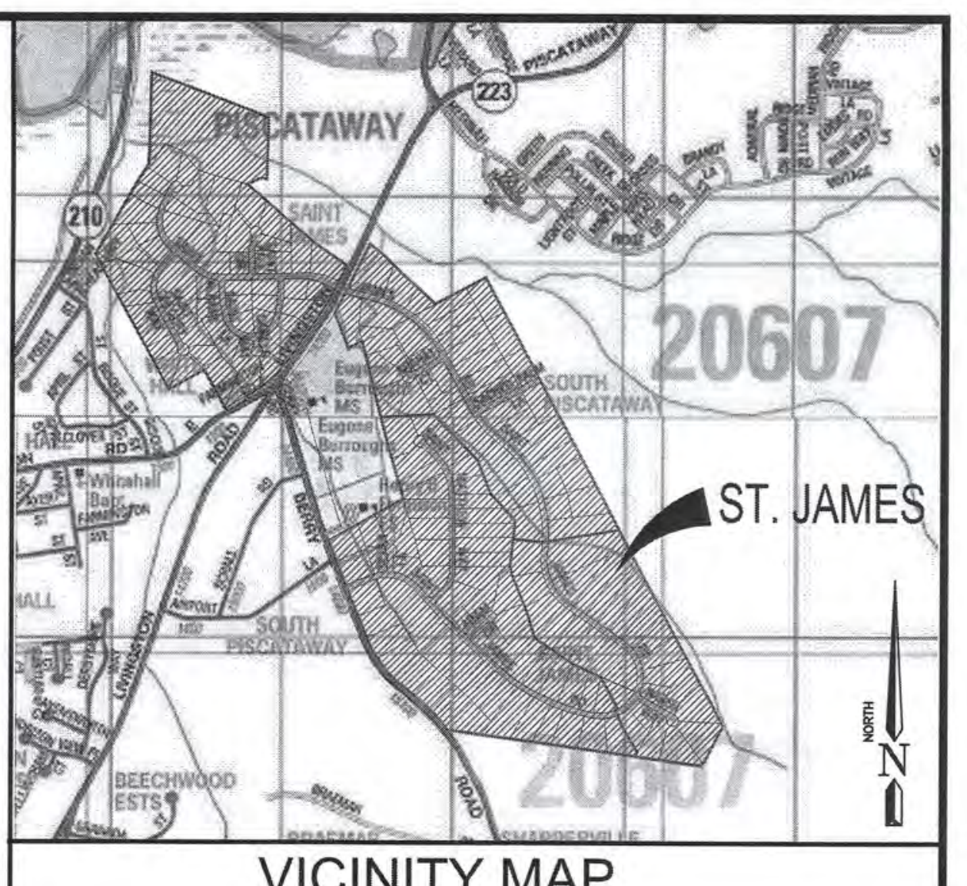
52
53
54

GRAPHIC SCALE

40 0 20 40 80

SCALE: 1" = 40'


PISCATAWAY
223
210
SAINT JAMES
20607
SOUTH PISCATAWAY
ST. JAMES
BEECHWOOD ESTS
N

VICINITY MAP

SCALE: 1"=2000'
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.
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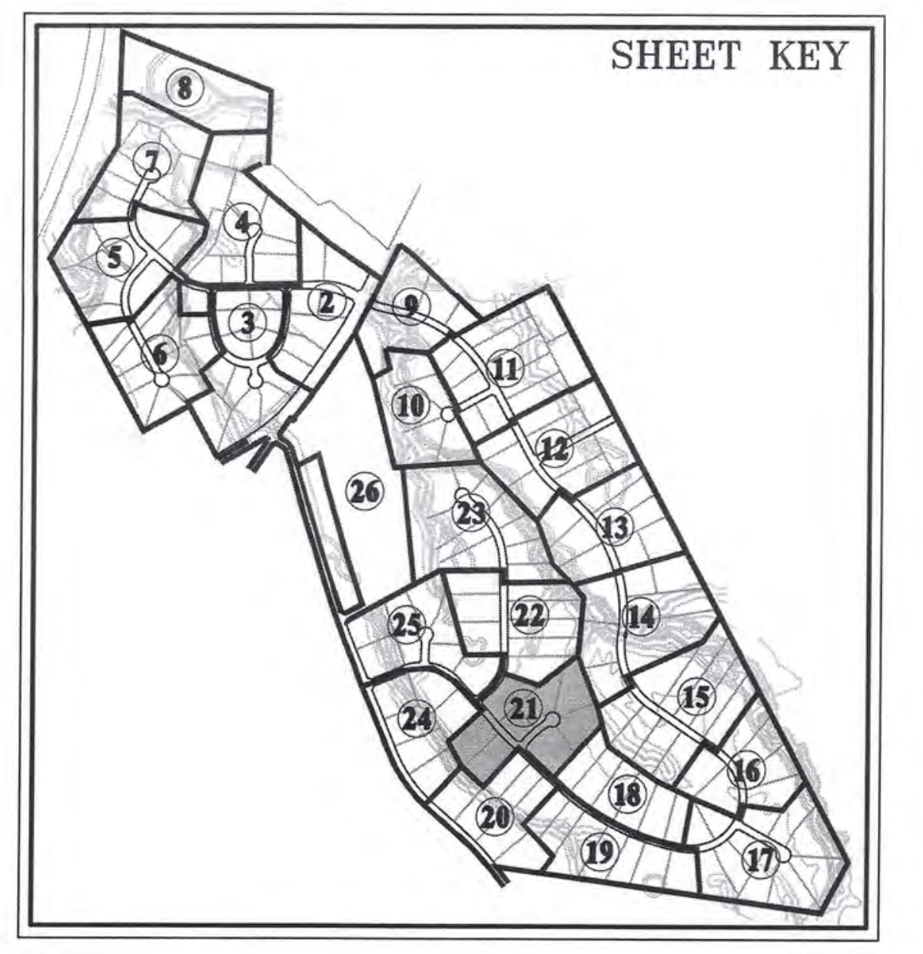
SHEET KEY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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII- ~~XXX-XX~~ 032-03

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WSSC GRID:		TAX MAP:	
DESIGN	SPS	SHEET 21	OF 28
DRAFT	HWD		
DATE	MARCH 2019	FILE NO : 2018-1456-22 D	
SCALE	1" = 40'		

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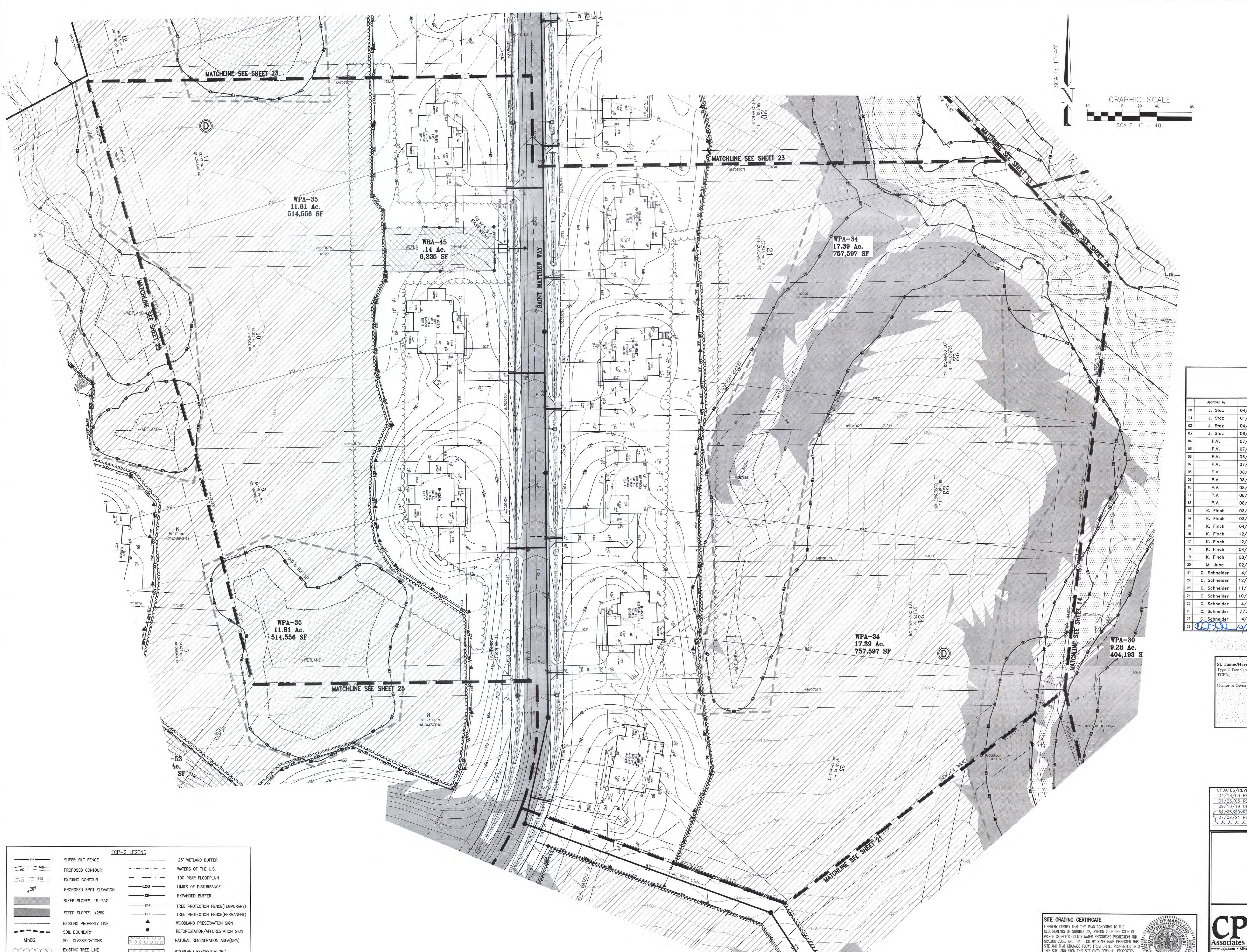
Last Saved 10/17/2021 Last Plotted 10/17/2021 1:47 PM Sheet N:\2018-1456\DWG\22-01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GRAPHIC SCALE
40 0 20 40 80
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MATCHLINE SEE SHEET 14
MATCHLINE SEE SHEET 21
SAINT MATTHEW WAY
WPA-35
11.81 Ac.
514,556 SF
WRA-45
.14 Ac.
6,235 SF
WPA-34
17.39 Ac.
757,597 SF
WPA-30
9.28 Ac.
404,193 S
10' W.S.S.C. EASEMENT
30' WSSC ESMT
WETLAND
EXPANDED BUFFER
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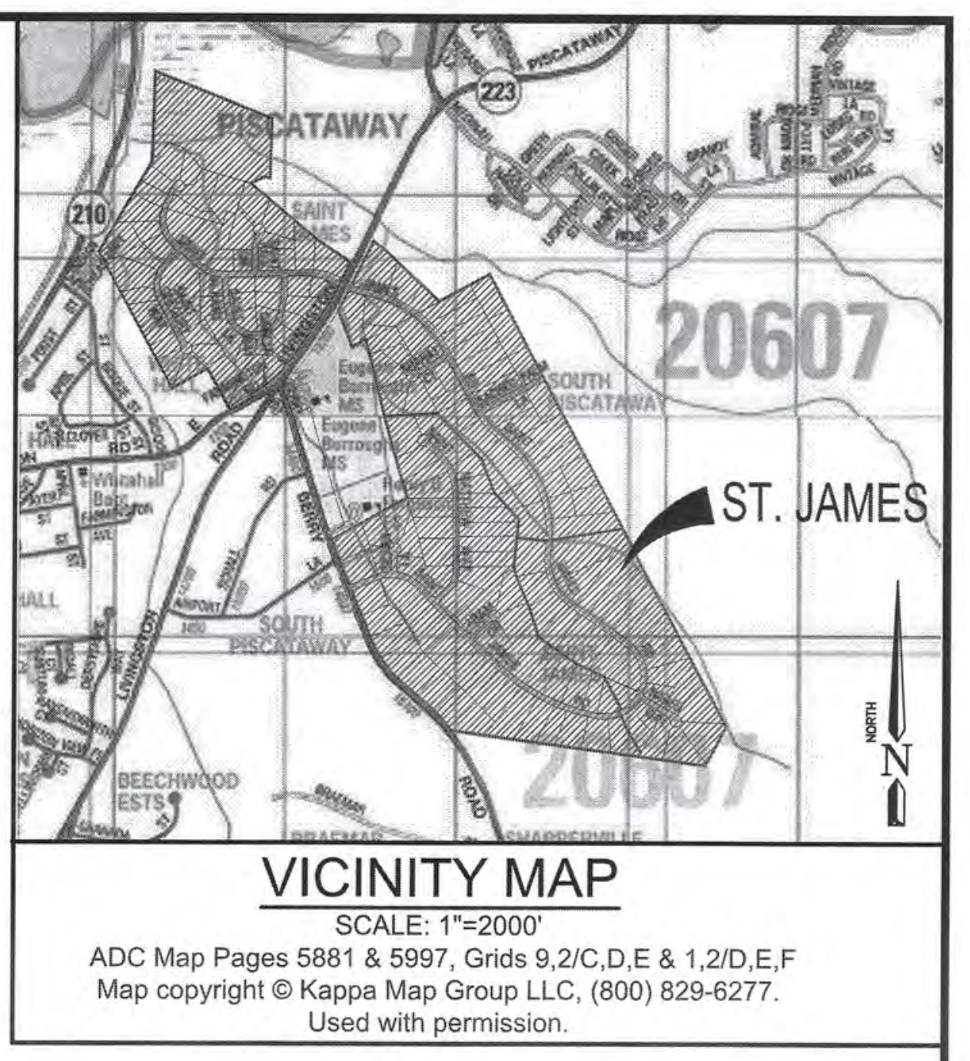
PISCATAWAY
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ST. JAMES
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VICINITY MAP

SCALE: 1"=2000'
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Map copyright © Kappa Map Group LLC, (800) 829-6277.
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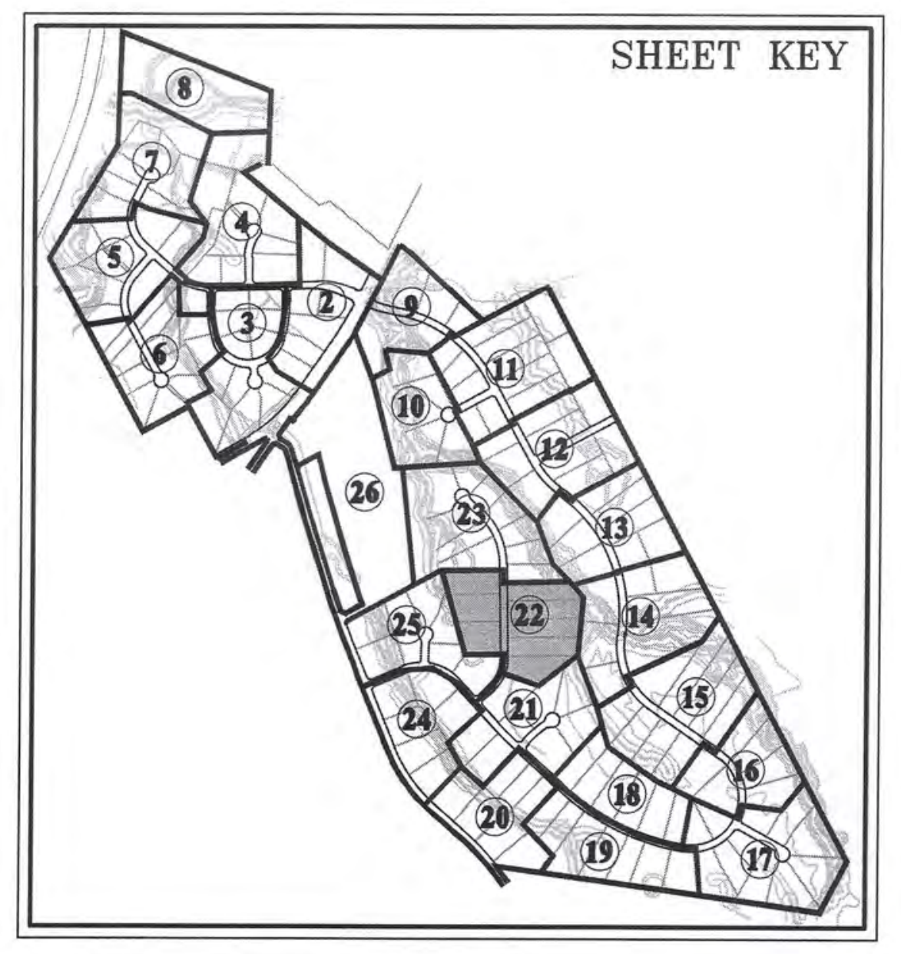
SHEET KEY
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03	J. Staz	08/29/09	4-02003	
04	P.V.	07/09/10	4-02003	Lot 29B
05	P.V.	07/09/10	4-02003	Lot 2A
06	P.V.	06/27/10	4-02003	Lot 44B
07	P.V.	07/23/10	4-02003	Lot 5A
08	P.V.	08/19/10	4-02003	Lot 12B
09	P.V.	08/29/10	4-02003	Lot 11B
10	P.V.	08/09/10	4-02003	Lot 1A
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28		10/12/21		Revisions to Phase 2 LOD and revised TCP2 Worksheet

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(for Phase 2 Only)

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Gregory S. Balian 07/21/2021
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09/10/19 UPDATE LOD FOR LOTS IN PHASE 2 SPS
~~02/06/20 REVISED TCP2 PER MNCPPC REVIEW COMMENTS MJL~~
07/09/21 REVISED TCP2 FOR UPDATED LOD IN PHASE 2 SSS

TCP II-032-03

ST. JAMES PROPERTY

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

Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
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www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: ST. JAMES/HAVERFORD
CONSTRUCTION PARTNERS, INC.
6110 EXECUTIVE BLVD. SUITE 430
ROCKVILLE, MD 20852
301-864-6500

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

SITE GRADING CERTIFICATE

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10/18/2021
DATE

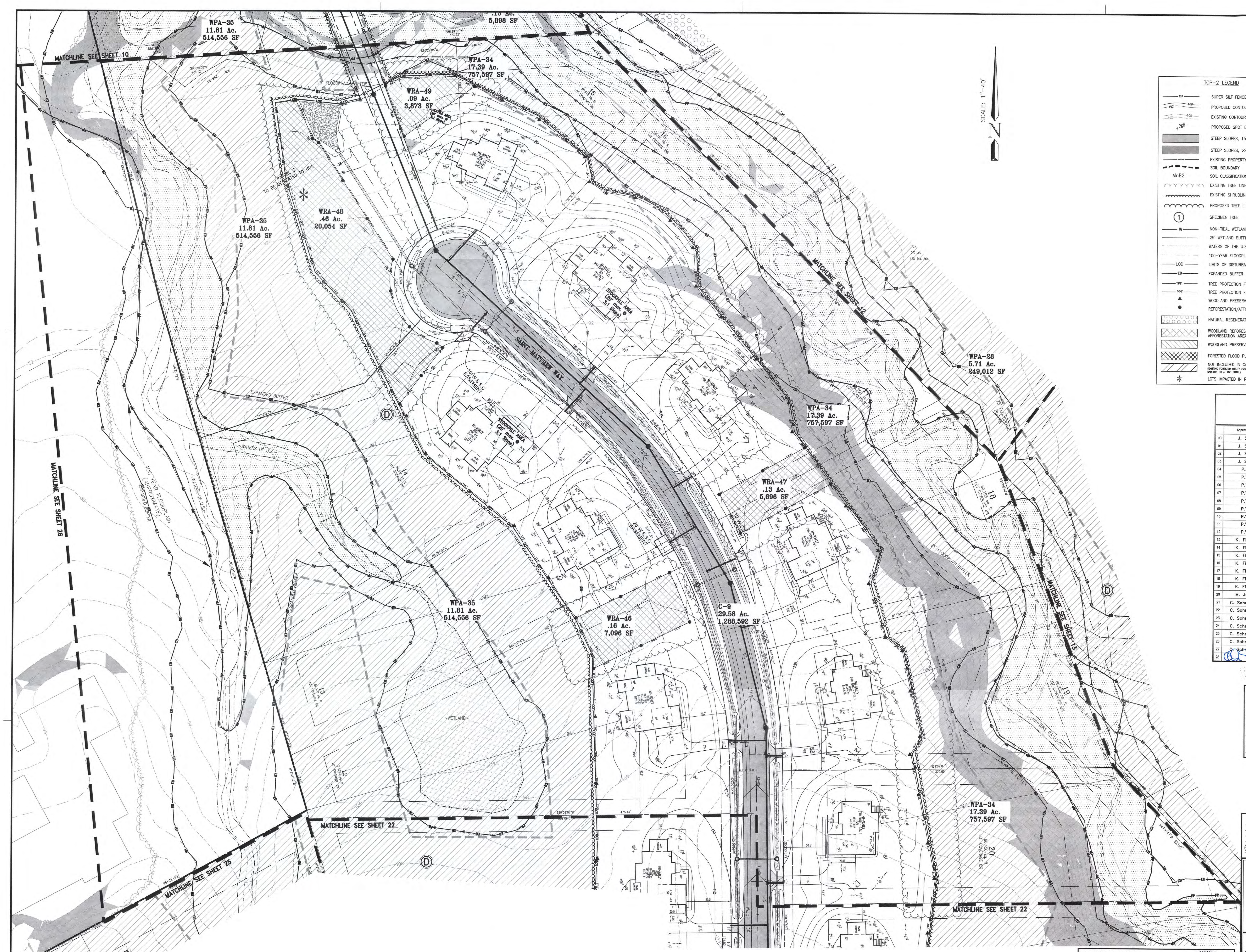
Sallie P Stewart
SALLIE P. STEWART
REGISTERED LAND. ARCH.
MD. #612
EXPIRES: 9/8/2023

SALLIE PHILLIPS STEWART
612

Seal not valid without signature

TCP-2 LEGEND

SSF	SUPER SILT FENCE		25' WETLAND BUFFER
102 100	PROPOSED CONTOUR		WATERS OF THE U.S.
102 100	EXISTING CONTOUR		100-YEAR FLOODPLAIN
+26⁰	PROPOSED SPOT ELEVATION	LOD	LIMITS OF DISTURBANCE
▨	STEEP SLOPES, 15-25%	EB	EXPANDED BUFFER
■	STEEP SLOPES, >25%	TPF	TREE PROTECTION FENCE(TEMPORARY)
	EXISTING PROPERTY LINE	PPF	TREE PROTECTION FENCE(PERMANENT)
	SOIL BOUNDARY	▲	WOODLAND PRESERVATION SIGN
MnB2	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)
①	SPECIMEN TREE	▨	FORESTED FLOOD PLAIN PRESERVED
W	NON-TIDAL WETLANDS	▨	NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY >20' WIDE, AREA TOO NARROW, OR sf TOO SMALL)
*	LOTS IMPACTED IN REV-25		


MATCHLINE SEE SHEET 10
MATCHLINE SEE SHEET 12
MATCHLINE SEE SHEET 13
MATCHLINE SEE SHEET 22
MATCHLINE SEE SHEET 25
MATCHLINE SEE SHEET 26
WPA-35
11.81 Ac.
514,556 SF
WPA-34
17.39 Ac.
757,597 SF
WPA-28
5.71 Ac.
249,012 SF
WRA-49
.09 Ac.
3,873 SF
WRA-48
.46 Ac.
20,054 SF
WRA-47
.13 Ac.
5,696 SF
WRA-46
.16 Ac.
7,096 SF
C-9
29.58 Ac.
1,288,592 SF
.13 Ac.
5,898 SF
SAINT MATTHEW WAY
STOCKPILE AREA
EXPANDED BUFFER
25' FLOODPLAIN BUFFER
100 YEAR FLOODPLAIN (APPROXIMATE)
WATERS OF U.S.
WETLAND
PARCEL G TO BE DEDICATED TO HOA
D
SCALE: 1"=40'
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TCP-2 LEGEND

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102 100	EXISTING CONTOUR
+26⁰	PROPOSED SPOT ELEVATION
▨	STEEP SLOPES, 15–25%
▨	STEEP SLOPES, >25%
	EXISTING PROPERTY LINE
	SOIL BOUNDARY
MnB2	SOIL CLASSIFICATIONS
	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
LOD	LIMITS OF DISTURBANCE
EB	EXPANDED BUFFER
TPF	TREE PROTECTION FENCE(TEMPORARY)
PPF	TREE PROTECTION FENCE(PERMANENT)
▲	WOODLAND PRESERVATION SIGN
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▨	NATURAL REGENERATION AREA(NRA)
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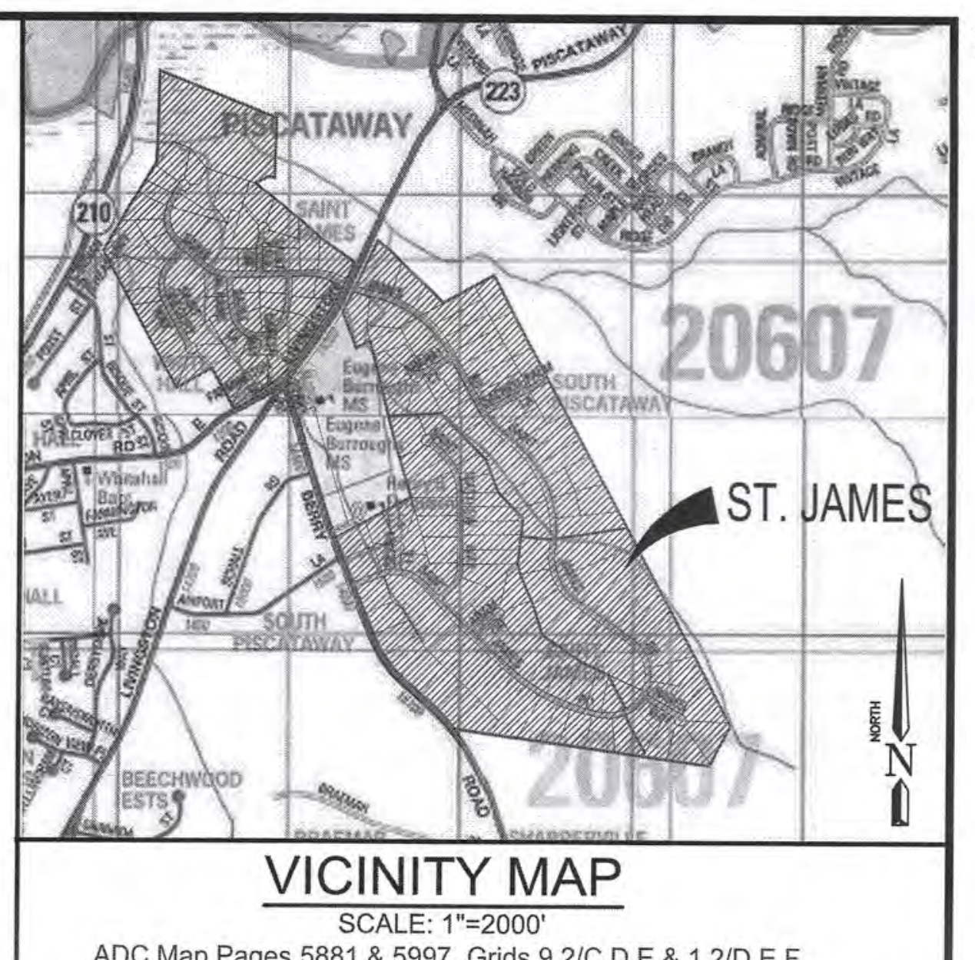
PISCATAWAY
SAINT JAMES
SOUTH PISCATAWAY
ST. JAMES
20607
BEECHWOOD ESTS
210
N

VICINITY MAP

SCALE: 1"=2000'
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.
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SHEET KEY

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

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Gregory S. Balian 07/21/2021
Owner or Owners Representative By: Gregory S. Balian, its President Date

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TCP II-032-03

ST. JAMES PROPERTY

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PRINCE GEORGES COUNTY, MD

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10/18/2021
DATE

Sallie P. Stewart
SALLIE P. STEWART
REGISTERED LAND. ARCH.
MD. #612
EXPIRES: 9/8/2023

Seal not valid without signature

612

GRAPHIC SCALE
40 0 20 40 80
SCALE: 1" = 40'

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WSSC GRID:		TAX MAP:	
DESIGN SPS		SHEET 23	OF 28
DRAFT HWD			
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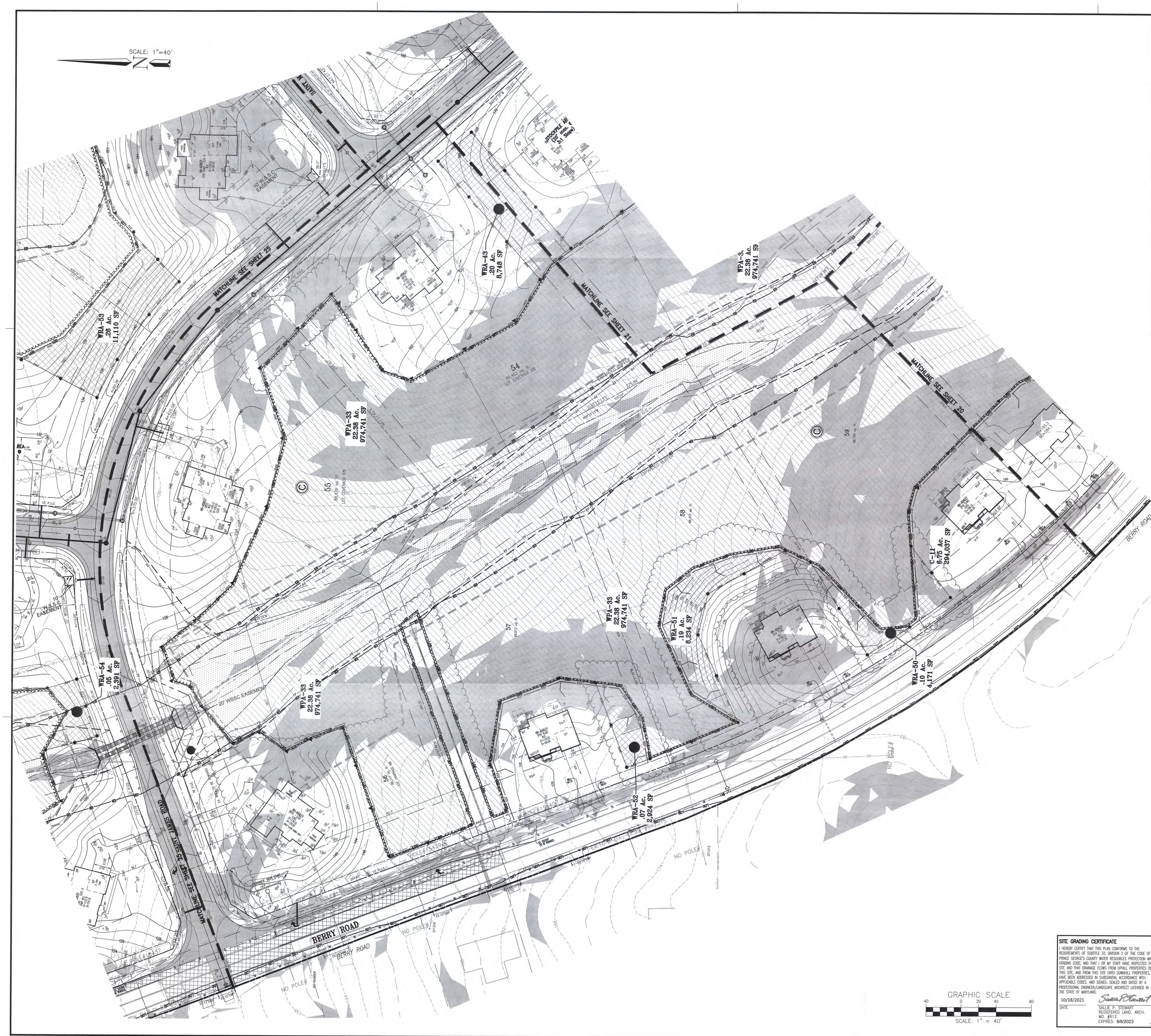
SCALE: 1"=40'
MATCHLINE SEE SHEET 25
MATCHLINE SEE SHEET 21
MATCHLINE SEE SHEET 20
MATCHLINE SEE SHEET 25 SAINT JAMES ROAD
SAINT JAMES ROAD
STOCKPILE AREA
10' W.S.S.C. EASEMENT
WRA-53 .26 Ac. 11,110 SF
WRA-43 .20 Ac. 8,748 SF
WPA-3 22.38 Ac. 974,741 SF
WPA-33 22.38 Ac. 974,741 SF
WRA-51 .19 Ac. 8,234 SF
WRA-50 .10 Ac. 4,171 SF
WRA-52 .07 Ac. 2,924 SF
WRA-54 .05 Ac. 2,391 SF
C-11 6.75 Ac. 294,037 SF
54
55
56
57
58
59
20' WSSC EASEMENT
W.S.S.C. EASEMENT
EXPANDED BUFFER
BERRY ROAD
NO POLE
GRAPHIC SCALE
40 0 20 40 80
SCALE: 1" = 40'

TCP-2 LEGEND

—— SSF ——	SUPER SILT FENCE
102 —— 100	PROPOSED CONTOUR
102 - - - 100	EXISTING CONTOUR
$+26^{0}$	PROPOSED SPOT ELEVATION
▨	STEEP SLOPES, 15–25%
▨	STEEP SLOPES, >25%
—— - - ——	EXISTING PROPERTY LINE
▬ ▬ ▬	SOIL BOUNDARY
MnB2	SOIL CLASSIFICATIONS
⌒⌒⌒	EXISTING TREE LINE
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①	SPECIMEN TREE
—— W ——	NON-TIDAL WETLANDS
————	25' WETLAND BUFFER
- · · - · · -	WATERS OF THE U.S.
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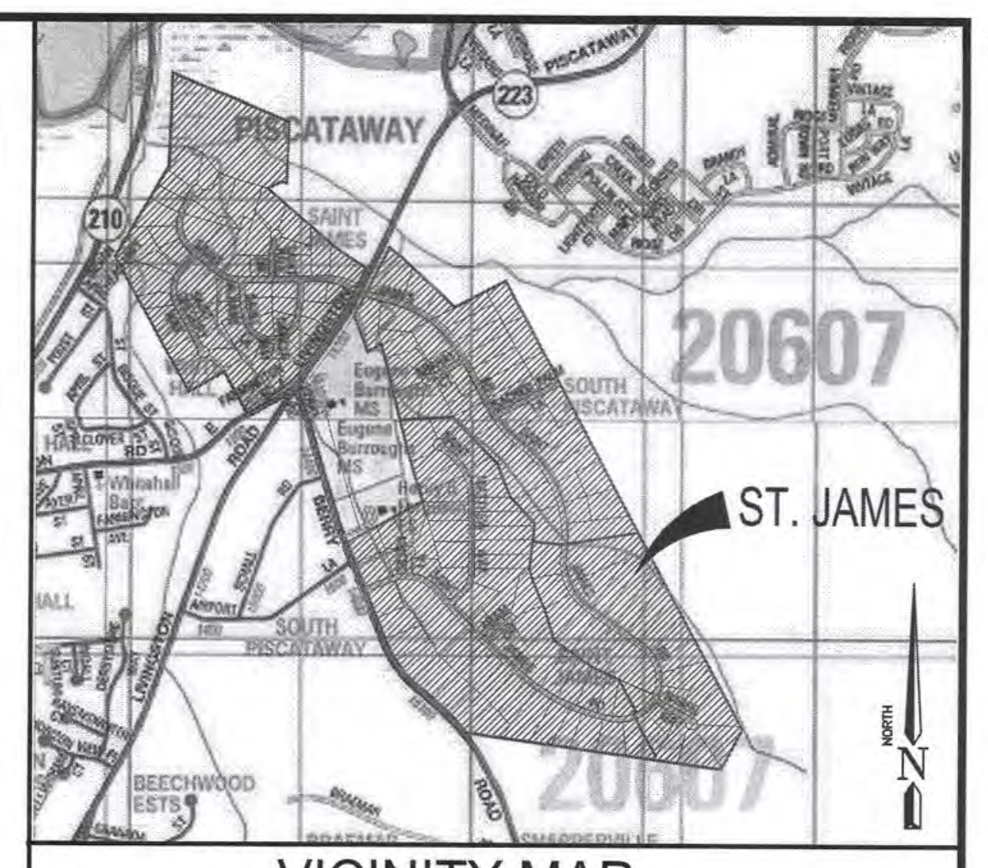
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VICINITY MAP

SCALE: 1"=2000'
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.
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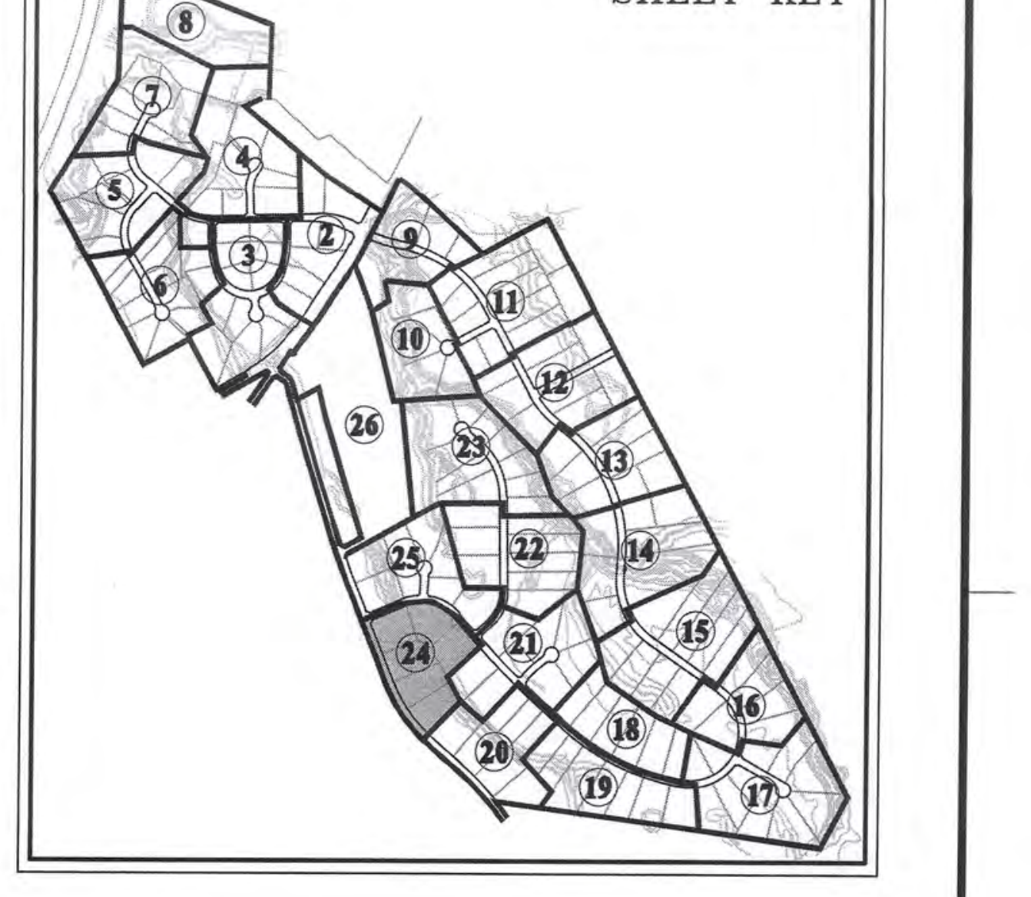
SHEET KEY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EXPIRES: 9/8/2023

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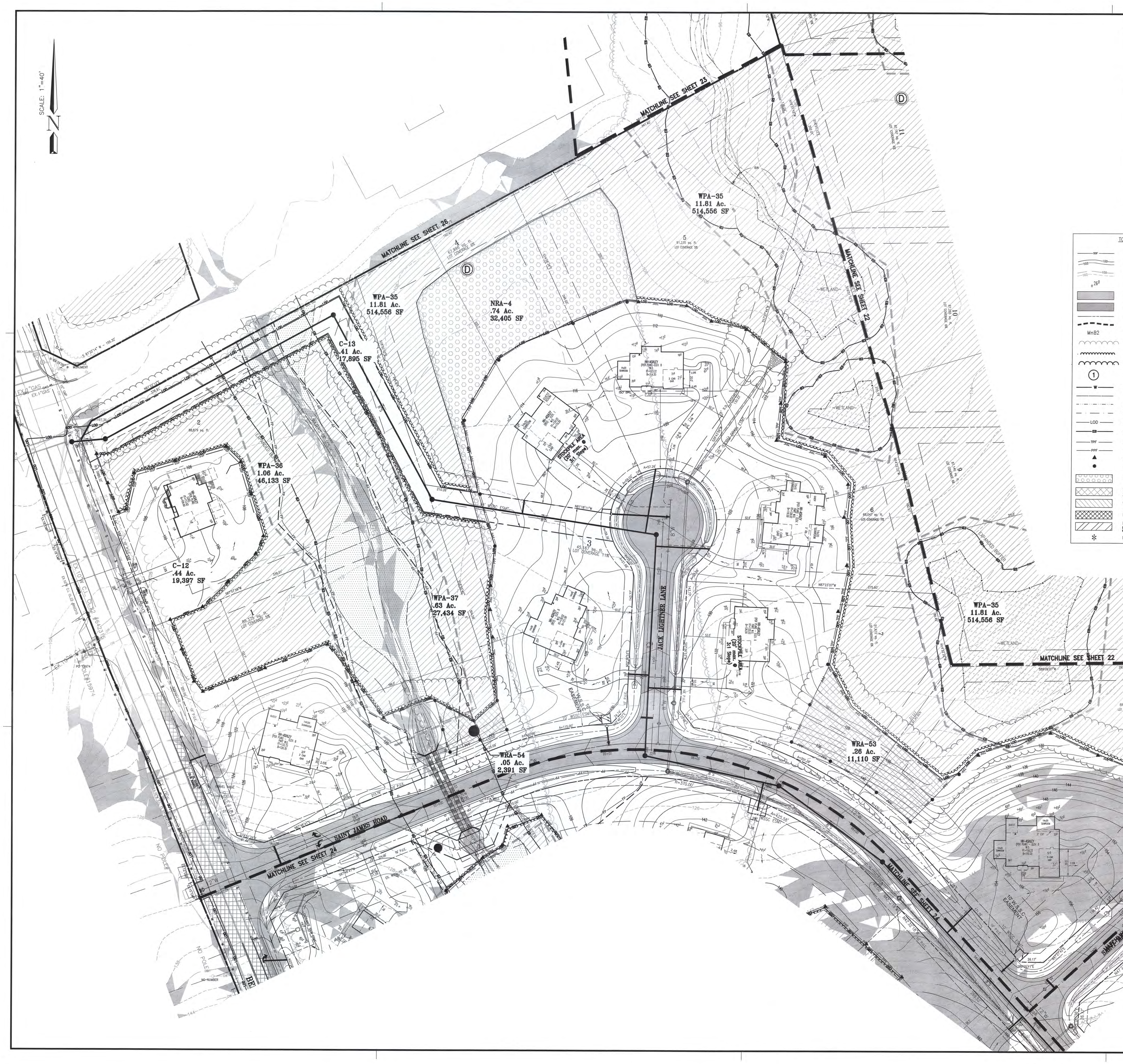
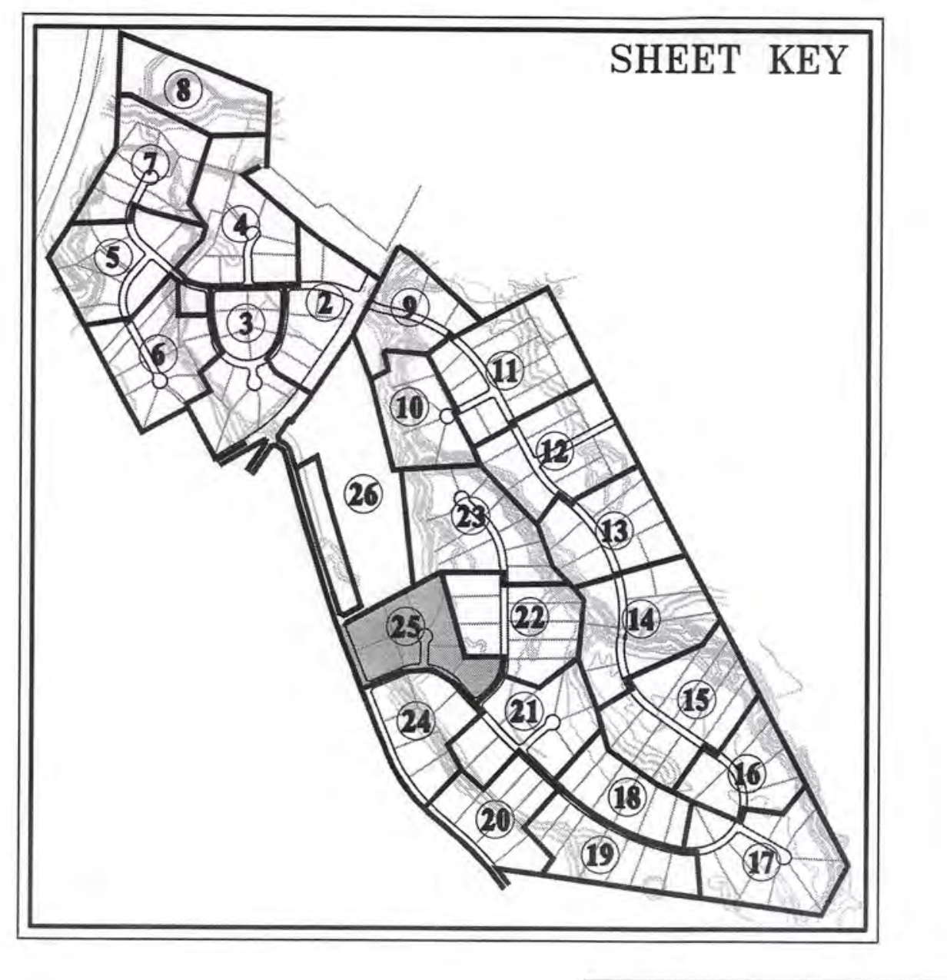
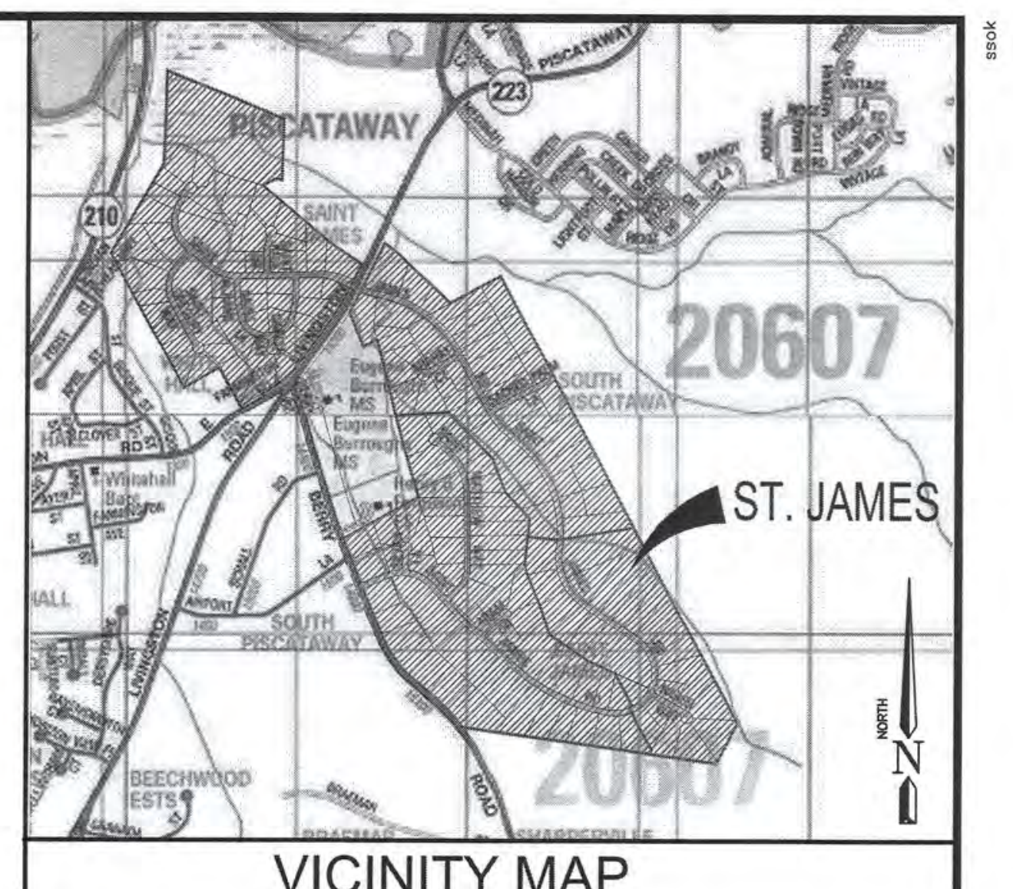
	DESIGN SPS	SHEET 24	OF 28	
	DRAFT HWD			
COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.	DATE MARCH 2019	FILE NO: 2018-1456-22 D		
	SCALE 1" = 40'			

Attached Xrefs:94-TOPO/21-099/44-099/46-099/94-ENV/_TB30x42 – PLANNING/TB30x42/90-VICMAP/22-099/17-099/94-Slopes/23-099/54-ENV







VICINITY MAP

SCALE: 1"=2000'
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▬ ▬ ▬	SOIL BOUNDARY
MnB2	SOIL CLASSIFICATIONS
⌒⌒⌒	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
—LOD—	LIMITS OF DISTURBANCE
—EB—	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 PRESERVED
▨	NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY >20' WIDE, AREA TOO NARROW, OR sf TOO SMALL)
*	LOTS IMPACTED IN REV-25

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII- ~~XXX-XX~~ 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	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	4/2/20	4-02003	Revised Phase 2 LOD and revised TCP2 Worksheet
26	C. Schneider	7/31/20	4-02003	Revised WC lot 3C (removed afforest - add FIL 0.33 ac)
27	C. Schneider	4/2/21	4-02003	Revised WC lot 18B (removed afforest - add FIL 0.26 ac)
28	, 10/18/21			Revisions to 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.

Gregory S. Balian 07/21/2021

Owner or Owners Representative By: Gregory S. Balian, 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 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 UPHILL 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.

10/18/2021
DATE

Sallie P Stewart
SALLIE P. STEWART
REGISTERED LAND. ARCH.
MD. #612
EXPIRES: 9/8/2023

SALLIE PHILLIPS STEWART 612

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
07/25/06 REVISED LOD LT
~~02/06/20 REVISED TCP2 PER MNCPPC REVIEW COMMENTS~~ MJL
07/09/21 REVISED TCP2 FOR UPDATED LOD IN PHASE 2 SSS

GRAPHIC SCALE
40 0 20 40 80
SCALE: 1" = 40'

TCP II-032-03

ST. JAMES PROPERTY

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

Charles P. Johnson & Associates, Inc.
CPJ Associates
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
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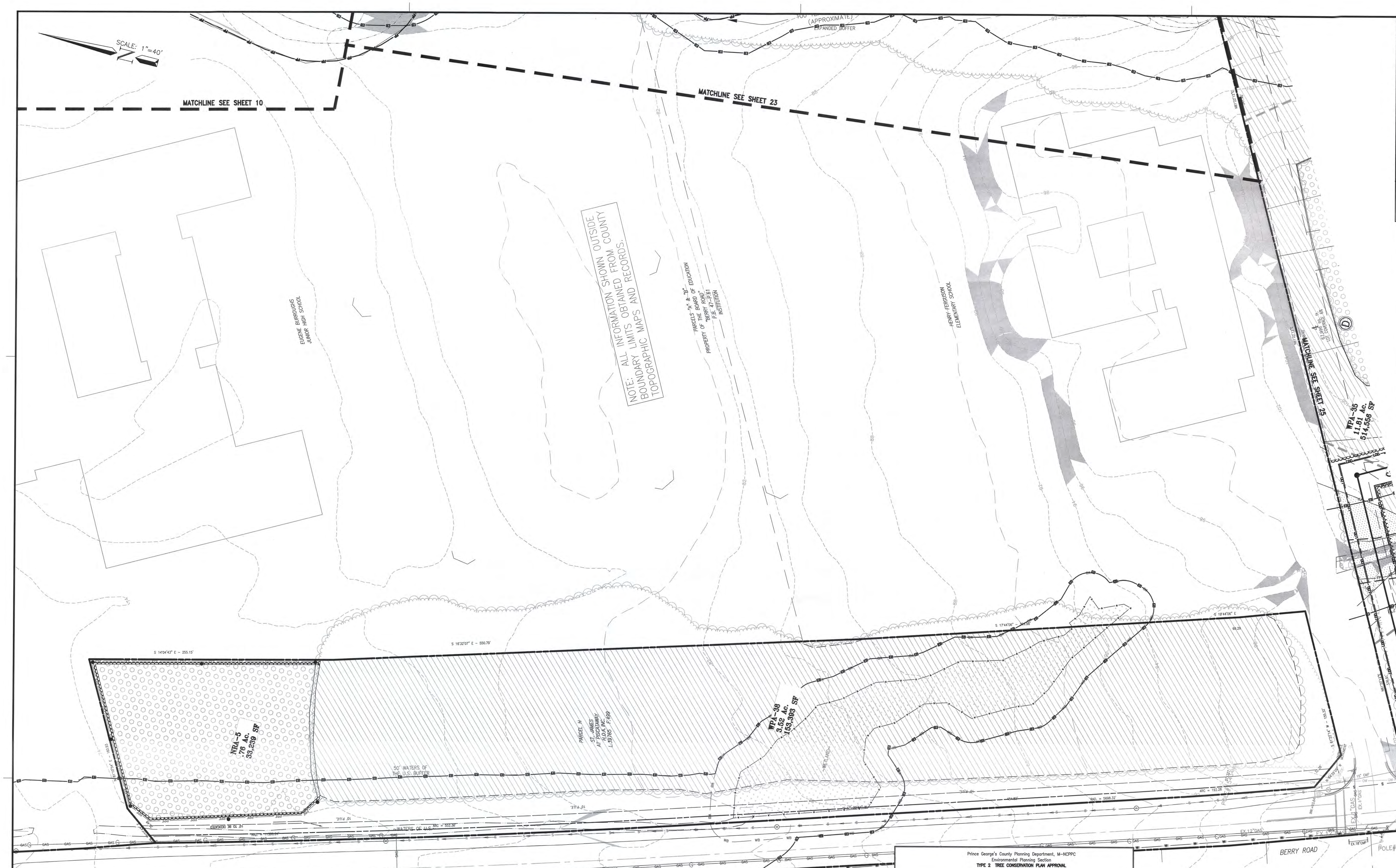
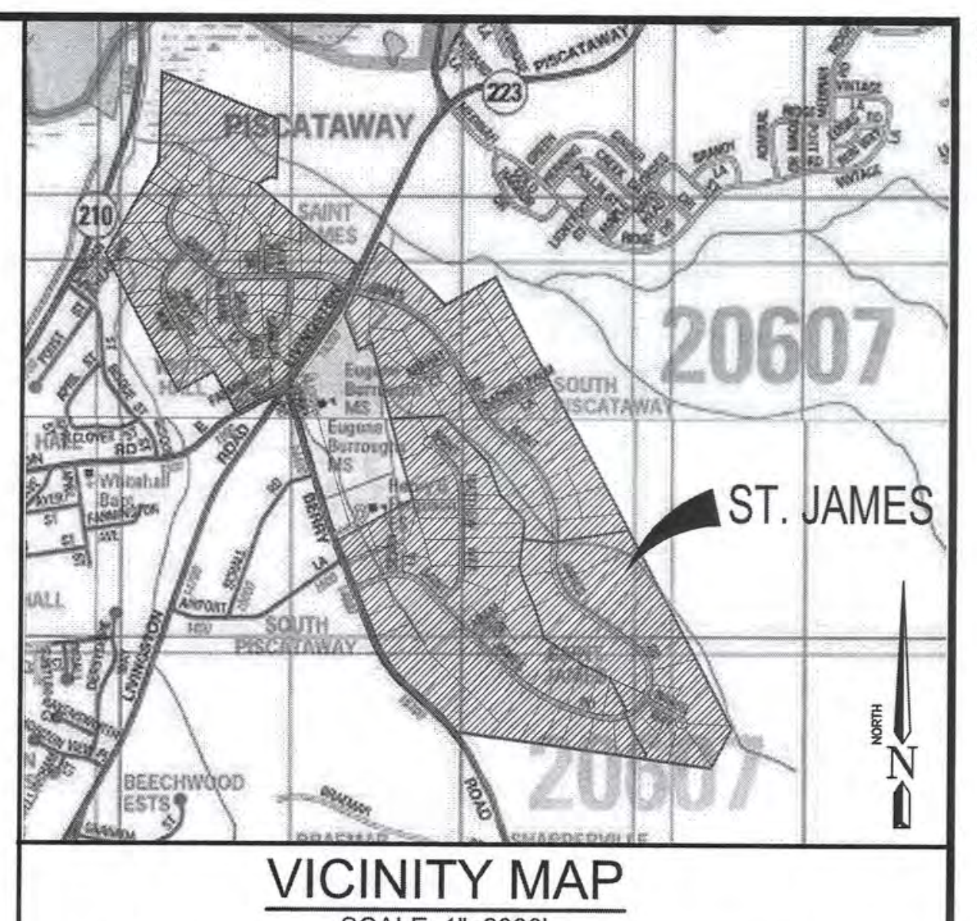
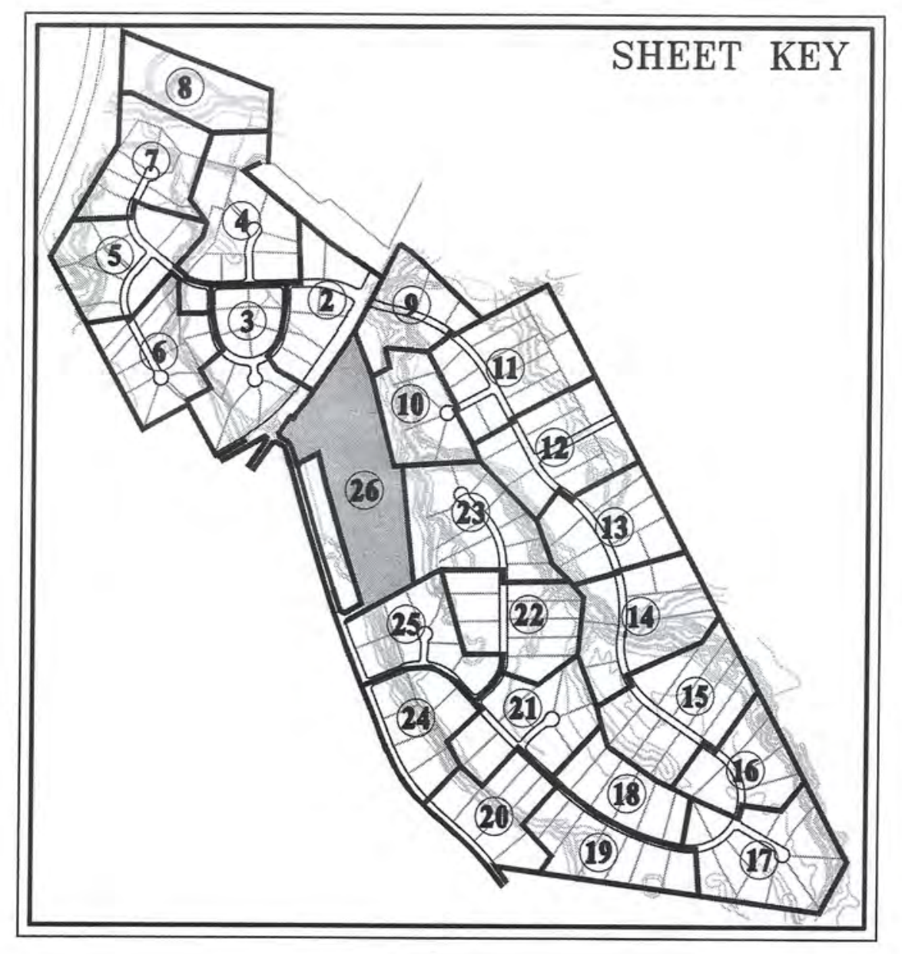
CLIENT: ST. JAMES/HAVERFORD
CONSTRUCTION PARTNERS, INC.
6110 EXECUTIVE BLVD. SUITE 430
ROCKVILLE, MD 20832
301-864-6500

WSSC GRID:		TAX MAP:	
DESIGN SPS		SHEET 25	OF 28
DRAFT HWD			
DATE MARCH 2019		FILE NO: 2018-1456-22 D	
SCALE 1" = 40'			


SCALE: 1"=40'
N
MATCHLINE SEE SHEET 10
MATCHLINE SEE SHEET 23
MATCHLINE SEE SHEET 25
100' (APPROXIMATE) EXPANDED BUFFER
NOTE: ALL INFORMATION SHOWN OUTSIDE BOUNDARY LIMITS OBTAINED FROM COUNTY TOPOGRAPHIC MAPS AND RECORDS.
EUGENE BURROUGHS JUNIOR HIGH SCHOOL
PARCELS "A" & "B" PROPERTY OF THE BOARD OF EDUCATION "BERRY ROAD" P.B. 47-P.61 INSTITUTION
HENRY FERGUSON ELEMENTARY SCHOOL
4 67,996 sq. ft. LOT COVERAGE 6%
D
N61°22'12"E
WPA-35 11.81 Ac. 514,556 SF
S 14°04'43" E - 255.15'
S 16°32'07" E - 550.79'
S 17°44'06"
NRA-5 .76 Ac. 33,239 SF
PARCEL H ST. JAMES AT PISCATAWAY H.O.A. INC. L.39765 F.499
WPA-38 3.52 Ac. 153,393 SF
~WETLAND~
50' WATERS OF THE U.S. BUFFER
10' P.U.E.
10' TO BE DEDICATED
~WATERS OF U.S.~
ARC = 552.36'
RAD. = 11380.84'
BERRY ROAD
POLE#154355
EX.18"CMP
GAS


PISCATAWAY
223
210
SAINT JAMES
20607
SOUTH PISCATAWAY
ST. JAMES
BEECHWOOD ESTS
N

VICINITY MAP
SCALE: 1"=2000'
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.


SHEET KEY
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Property Owners Awareness Certificate (for Phase 2 Only)

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

TCP–2 LEGEND

—SSF—	SUPER SILT FENCE	— — —	25' WETLAND BUFFER
—102— —100—	PROPOSED CONTOUR	— · · — · · —	WATERS OF THE U.S.
—102— —100—	EXISTING CONTOUR	— · — · —	100–YEAR FLOODPLAIN
+26⁸	PROPOSED SPOT ELEVATION	—LOD—	LIMITS OF DISTURBANCE
▨	STEEP SLOPES, 15–25%	—EB—	EXPANDED BUFFER
▨	STEEP SLOPES, >25%	—TPF—	TREE PROTECTION FENCE(TEMPORARY)
— — —	EXISTING PROPERTY LINE	—PPF—	TREE PROTECTION FENCE(PERMANENT)
▬ ▬ ▬	SOIL BOUNDARY	▲	WOODLAND PRESERVATION SIGN
MnB2	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)
①	SPECIMEN TREE	▨	FORESTED FLOOD PLAIN PRESERVED
—W—	NON–TIDAL WETLANDS	▨	NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY >20' WIDE, AREA TOO NARROW, OR ≠ TOO SMALL)
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Prince George's County Planning Department, M–NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII– ~~XXX–XX~~ 032–03

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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	4–02003	Revised WC on lot 5C & added .26 Ac. Fee–In–Lieu
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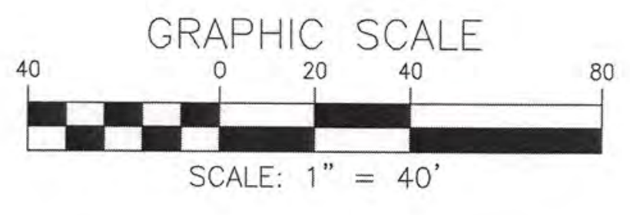
10/18/2021
DATE

Sallie P. Stewart
SALLIE P. STEWART
REGISTERED LAND. ARCH.
MD. #612
EXPIRES: 9/8/2023

Seal not valid without signature


GRAPHIC SCALE
40
0
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40
80

SCALE: 1" = 40'

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
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

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CLIENT: ST. JAMES/HAVERFORD
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6110 EXECUTIVE BLVD. SUITE 430
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WSSC GRID:		TAX MAP:	
DESIGN	SPS	SHEET 26	OF 28
DRAFT	HWD		
DATE	MARCH 2019	FILE NO: 2018-1456-22 D	
SCALE	1" = 40'		

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
19	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.
19	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

0.91 acres at 350 1-3 gal. cont. trees/acre = 91 trees

Qty.	Common Name	Scientific Name	Size	Spacing
9	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.
9	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.
9	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.
9	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.
9	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.
9	Red Oak	Quercus rubra	3/4" - 1" cal. Cont.	20' o.c.
19	American Holly	Ilex opaca	6' - 8'	8' o.c.
19	Loblolly Pine	Pinus taeda	6' - 8'	8' o.c.

WRA-24: Sheets 16 & 17

0.40 acres at 350 1-3 gal. cont. trees/acre = 140 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.
28	American Holly	Ilex opaca	6' - 8'	8' o.c.
28	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

0.25 acres at 350 1-3 gal. cont. trees/acre = 88 trees

Qty.	Common Name	Scientific Name	Size	Spacing
9	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.
9	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.
9	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.
9	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.
9	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.
9	Red Oak	Quercus rubra	3/4" - 1" cal. Cont.	20' o.c.
17	American Holly	Ilex opaca	6' - 8'	8' o.c.
17	Loblolly Pine	Pinus taeda	6' - 8'	8' o.c.

WRA-27: Sheets 18 & 21

1.50 acres at 350 1-3 gal. cont. trees/acre = 525 trees

Qty.	Common Name	Scientific Name	Size	Spacing
53	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.
53	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.
53	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.
53	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.
53	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.
53	Red Oak	Quercus rubra	3/4" - 1" cal. Cont.	20' o.c.
104	American Holly	Ilex opaca	6' - 8'	8' o.c.
104	Loblolly Pine	Pinus taeda	6' - 8'	8' o.c.

WRA-28: Sheets 20 & 21

0.45 acres at 350 1-3 gal. cont. trees/acre = 158 trees

Qty.	Common Name	Scientific Name	Size	Spacing
16	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.
16	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.
16	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.
16	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.
16	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.
16	Red Oak	Quercus rubra	3/4" - 1" cal. Cont.	20' o.c.
31	American Holly	Ilex opaca	6' - 8'	8' o.c.
31	Loblolly Pine	Pinus taeda	6' - 8'	8' o.c.

WRA-29: Sheet 14

0.26 acres at 350 1-3 gal. cont. trees/acre = 91 trees

Qty.	Common Name	Scientific Name	Size	Spacing
9	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.
9	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.
9	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.
9	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.
9	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.
9	Red Oak	Quercus rubra	3/4" - 1" cal. Cont.	20' o.c.
19	American Holly	Ilex opaca	6' - 8'	8' o.c.
19	Loblolly Pine	Pinus taeda	6' - 8'	8' o.c.

WRA-30: Sheet 18

0.65 acres at 350 1-3 gal. cont. trees/acre = 228 trees

Qty.	Common Name	Scientific Name	Size	Spacing
23	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.
23	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.
23	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.
23	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.
23	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.
23	Red Oak	Quercus rubra	3/4" - 1" cal. Cont.	20' o.c.
45	American Holly	Ilex opaca	6' - 8'	8' o.c.
45	Loblolly Pine	Pinus taeda	6' - 8'	8' o.c.

WRA-31: Sheet 18

0.06 acres at 350 1-3 gal. cont. trees/acre = 21 trees

Qty.	Common Name	Scientific Name	Size	Spacing
2	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.
2	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.
2	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.
2	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.
2	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.
2	Red Oak	Quercus rubra	3/4" - 1" cal. Cont.	20' o.c.
5	American Holly	Ilex opaca	6' - 8'	8' o.c.
5	Loblolly Pine	Pinus taeda	6' - 8'	8' o.c.

WRA-32: Sheet 14

0.34 acres at 350 1-3 gal. cont. trees/acre = 119 trees

Qty.	Common Name	Scientific Name	Size	Spacing
12	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.
12	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.
12	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.
12	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.
12	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.
12	Red Oak	Quercus rubra	3/4" - 1" cal. Cont.	20' o.c.
24	American Holly	Ilex opaca	6' - 8'	8' o.c.
24	Loblolly Pine	Pinus taeda	6' - 8'	8' o.c.

WRA-33: Sheet 15

0.21 acres at 350 1-3 gal. cont. trees/acre = 74 trees

Qty.	Common Name	Scientific Name	Size	Spacing
8	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.
8	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.
8	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.
8	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.
8	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.
8	Red Oak	Quercus rubra	3/4" - 1" cal. Cont.	20' o.c.
13	American Holly	Ilex opaca	6' - 8'	8' o.c.
13	Loblolly Pine	Pinus taeda	6' - 8'	8' o.c.

WRA-34: Sheets 14 & 15

0.43 acres at 350 1-3 gal. cont. trees/acre = 151 trees

Qty.	Common Name	Scientific Name	Size	Spacing
15	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.
15	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.
15	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.
15	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.
15	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.
15	Red Oak	Quercus rubra	3/4" - 1" cal. Cont.	20' o.c.
31	American Holly	Ilex opaca	6' - 8'	8' o.c.
31	Loblolly Pine	Pinus taeda	6' - 8'	8' o.c.

WRA-35: Sheet 15

0.11 acres at 350 1-3 gal. cont. trees/acre = 39 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.
8	American Holly	Ilex opaca	6' - 8'	8' o.c.
8	Loblolly Pine	Pinus taeda	6' - 8'	8' o.c.

WRA-36: Sheet 15

0.16 acres at 350 1-3 gal. cont. trees/acre = 56 trees

Qty.	Common Name	Scientific Name	Size	Spacing
6	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.
6	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.
6	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.
6	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.
6	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.
6	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.

WRA-37: Sheet 16

0.19 acres at 350 1-3 gal. cont. trees/acre = 67 trees

Qty.	Common Name	Scientific Name	Size	Spacing
7	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.
7	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.
7	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.
7	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.
7	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.
7	Red Oak	Quercus rubra	3/4" - 1" cal. Cont.	20' o.c.
13	American Holly	Ilex opaca	6' - 8'	8' o.c.
13	Loblolly Pine	Pinus taeda	6' - 8'	8' o.c.

WRA-38: Sheet 17

0.19 acres at 350 1-3 gal. cont. trees/acre = 67 trees

Qty.	Common Name	Scientific Name	Size	Spacing
7	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.
7	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.
7	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.
7	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.
7	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.
7	Red Oak	Quercus rubra	3/4" - 1" cal. Cont.	20' o.c.
13	American Holly	Ilex opaca	6' - 8'	8' o.c.
13	Loblolly Pine	Pinus taeda	6' - 8'	8' o.c.

WRA-39: Sheet 19

0.11 acres at 350 1-3 gal. cont. trees/acre = 39 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.
8	American Holly	Ilex opaca	6' - 8'	8' o.c.
8	Loblolly Pine	Pinus taeda	6' - 8'	8' o.c.

WRA-40: Sheet 20

0.04 acres at 350 1-3 gal. cont. trees/acre = 14 trees

Qty.	Common Name	Scientific Name	Size	Spacing
1	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.
1	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.
1	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.
1	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.
1	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.
1	Red Oak	Quercus rubra	3/4" - 1" cal. Cont.	20' o.c.
4	American Holly	Ilex opaca	6' - 8'	8' o.c.
4	Loblolly Pine	Pinus taeda	6' - 8'	8' o.c.

WRA-41: Sheet 20

0.12 acres at 350 1-3 gal. cont. trees/acre = 42 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.
9	American Holly	Ilex opaca	6' - 8'	8' o.c.
9	Loblolly Pine	Pinus taeda	6' - 8'	8' o.c.

WRA-42: Sheet 20

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.

WRA-43: Sheets 21 & 24

0.20 acres at 350 1-3 gal. cont. trees/acre = 70 trees

Qty.	Common Name	Scientific Name	Size	Spacing
7	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.
7	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.
7	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.
7	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.
7	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.
7	Red Oak	Quercus rubra	3/4" - 1" cal. Cont.	20' o.c.
14	American Holly	Ilex opaca	6' - 8'	8' o.c.
14	Loblolly Pine	Pinus taeda	6' - 8'	8' o.c.

WRA-44: Sheet 21

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.

WRA-45: Sheet 22

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.

WRA-46: Sheet 23

0.16 acres at 350 1-3 gal. cont. trees/acre = 56 trees

Qty.	Common Name	Scientific Name	Size	Spacing
6	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.
6	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.
6	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.
6	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.
6	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.
6	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.

WRA-47: Sheet 23

0.13 acres at 350 1-3 gal. cont. trees/acre = 46 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.
8	American Holly	Ilex opaca	6' - 8'	8' o.c.
8	Loblolly Pine	Pinus taeda	6' - 8'	8' o.c.

WRA-48: Sheet 23

0.46 acres at 350 1-3 gal. cont. trees/acre = 161 trees

Qty.	Common Name	Scientific Name	Size	Spacing
16	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.
16	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.
16	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.
16	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.
16	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.
16	Red Oak	Quercus rubra	3/4" - 1" cal. Cont.	20' o.c.
33	American Holly	Ilex opaca	6' - 8'	8' o.c.
33	Loblolly Pine	Pinus taeda	6' - 8'	8' o.c.

WRA-49: Sheet 23

0.09 acres at 350 1-3 gal. cont. trees/acre = 32 trees

Qty.	Common Name	Scientific Name	Size	Spacing
3	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.
3	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.
3	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.
3	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.
3	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.
3	Red Oak	Quercus rubra	3/4" - 1" cal. Cont.	20' o.c.
7	American Holly	Ilex opaca	6' - 8'	8' o.c.
7	Loblolly Pine	Pinus taeda	6' - 8'	8' o.c.

WRA-50: Sheet 24

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-51: Sheet 24

0.19 acres at 350 1-3 gal. cont. trees/acre = 67 trees

Qty.	Common Name	Scientific Name	Size	Spacing
7	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.
7	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.
7	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.
7	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.
7	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.
7	Red Oak	Quercus rubra	3/4" - 1" cal. Cont.	20' o.c.
13	American Holly	Ilex opaca	6' - 8'	8' o.c.
13	Loblolly Pine	Pinus taeda	6' - 8'	8' o.c.

WRA-52: Sheet 24

0.07 acres at 350 1-3 gal. cont. trees/acre = 25 trees

Qty.	Common Name	Scientific Name	Size	Spacing
3	Red Maple	Acer rubrum	3/4" - 1" cal. Cont.	20' o.c.
3	Bitternut Hickory	Carya cordiformis	3/4" - 1" cal. Cont.	20' o.c.
3	Sweetgum	Liquidambar styraciflua	3/4" - 1" cal. Cont.	20' o.c.
3	Tulip Poplar	Liriodendron tulipifera	3/4" - 1" cal. Cont.	20' o.c.
3	American Sycamore	Platanus occidentalis	3/4" - 1" cal. Cont.	20' o.c.
3	Red Oak	Quercus rubra	3/4" - 1" cal. Cont.	20' o.c.
4	American Holly	Ilex opaca	6' - 8'	8' o.c.
4	Loblolly Pine	Pinus taeda	6' - 8'	8' o.c.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII- ~~XXX-XX~~ 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	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	4/2/20	4-02003	Revised Phase 2 LOD and revised TCP2 Worksheet
26	C. Schneider	7/31/20	4-02003	Revised WC lot 3C (removed afforest - add FIL 0.33 ac)
27	C. Schneider	4/2/21	4-02003	Revised WC lot 18B (removed afforest - add FIL 0.26 ac)
28		10/14/21		Revisions to 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.

Gregory S. Balian 07/21/2021

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

UPDATES/REVISIONS :
~~02/06/20 REVISED TCP2 PER MNCPPC REVIEW COMMENTS. MJL~~
07/09/21 REVISED TCP2 FOR UPDATED LOD IN PHASE 2. SSS

TCP II - 032-03
DETAILS SHEET

ST. JAMES PROPERTY

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

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 UPHILL 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.

10/18/2021
DATE

Sallie P Stewart
SALLIE P. STEWART
REGISTERED LAND. ARCH.
MD. #612
EXPIRES: 9/8/2023

Sallie Phillips Stewart 612

Seal not valid without signature

Charles P. Johnson & Associates, Inc.
CPJ Associates
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
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CLIENT: ST. JAMES/HAVERFORD
CONSTRUCTION PARTNERS, INC.
6110 EXECUTIVE BLVD. SUITE 430
ROCKVILLE, MD 20832
301-864-6500

WSSC GRID:	
TAX MAP:	
DESIGN	SPS
DRAFT	HWD
DATE	FEB., 2018
SCALE	1" = 30'
SHEET	27A
OF	28
FILE NO :	2018-1456

Attached Xrefs: _TB30x42-Planning/TB30x42/_TB30x42 - PLANNING/22-099/21-099/94-TOPO/94-ENV/90-VICMAP

PLANTING PROCEDURES FOR REFORESTATION AREAS (LANDSCAPE AND SEEDLING STOCK)

All tree planting for woodland replacement, 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 replacement, reforestation or afforestation for the golf course within the described time frame will result in a failure to receive a Use Permit for the golf course and/or a violation of this Plan including the associated $1.50 per square foot penalty unless a written extension is approved the DER.

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

Results of survival checks for all tree planting 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 ______________________

Address ______________________

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").

* Seeding size to be 1/4" to 1/2" caliper with roots not less than 8' long. Landscape stock to 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 infestations of invasive species are present. Tree shelters increase native cavity nesting bird mortality and inhibit plants' ability to establish root systems.

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

* Each landscape tree should be mulched with 2-3" of composted shredded hardwood mulch unless they are in a planting 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) Soils shall be free of contaminants (oil products, concentrated soluble salts, ferrous iron, soluble aluminum and soluble manganese).

3) Apply soil amendments, if specified, 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 hydroseeder for sites larger than one half acre. Dry seed with a manual centrifugal spreader for sites less than one half acre or that are inaccessible to hydroseeding equipment (see seeding specifications to follow for either method used). Fertilizer is to be incorporated into the hydroseed mix if 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 written permission from Environmental Planning. There will be no use of herbicides within the PMA.

PLANT INSTALLATION METHODS

* Auger planting method is preferred for level areas, as it creates better soil porosity by drilling a hole much larger than the root system and producing tilled 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 climatic conditions similar to those in the locality of the project. Plant names shall be those given in the edition of Standard Plant Names, American Joint committee on Horticultural 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 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 not 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. Trunks and branches shall be free of cuts and abrasions over one inch (1") in any dimension.

* Container-grown plants shall not have roots that encircle the rootball.

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

SPECIFICATIONS FOR HYDROSEEDING ALL REFORESTATION AREAS WITH A STABILIZATION SEED MIX (SWM POND 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-turf building ground cover.
I. State certified weed free seed (labeled) graded.
II. Rate - 50 lbs/acre (for disturbed, exposed or newly graded soils and overseeding existing vegetation with less than 60% cover).

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

III. Apply seed uniformly with a hydroseeder. The slurry includes seed, fertilizer, mulch binder (where applicable) on a firm, moist seedbed. Note: The seed and fertilizer will be mixed on site and the seeding shall be immediate without interruption.

* Mulch Binder (for 20% or greater exposed soils only).
Utilize only wood cellulose fiber mulch as manufactured by Conwed, or an approved equal. Mulch at the rate of 35 pounds per 1000 square feet. Do not use on sites which have more than 80% existing ground cover as seed will adhere to the vegetation causing it to dry out. On sites where exposed soils and existing ground cover exists, apply mulch binder to exposed soils only after seed has been applied to the entire site.

* Fertilizer
Type, analysis and application rates previously listed as specified by University of Maryland Cooperative Extension Service and/or a qualified ecologist based on the soil test results.

* Gel
As necessary provide a water absorbing co-polymer which can absorb up to 400 times its own weight to aid in fluffing the surface soil during application and to provide a lubricant coating to protect the plant when passing through the hydroseeder nozzle.

* Irrigation
If soil moisture is deficient, supply new seeding with adequate water for plant growth until they are firmly established. This is especially true when seeding is made in abnormally dry or hot seasons, or on adverse sites.

REFORESTATION MANAGEMENT PLAN

* REFORESTATION SHOULD BE COMPLETED WITHIN ONE (1) YEAR OF FINAL GRADING.

* The Contractor implementing the reforestation plan is subject to a binding maintenance agreement for the length of 5 years. IPM practices will be employed as needed to control diseased, insects and weeds. The contractor is responsible for the following:

I. Field check the planting area according to the following schedule:

Year 1: 3 times (March-April), (July-August), (October-November)

Year 2-3: Twice annually (April-May), (September-October).

Years 4-5: Once annually (May-September). If appropriate, remove temporary tree protection fencing at this time.

Field Data Forms (Condition check sheets) will be sent to the client after each visit.

II. Watering is dependent on rainfall and the mount and frequency will vary. Plants will be watered as needed, during years 1-3, depending on rainfall, time of season, and installation timing.

III. Control of invasive species will be achieved by annually mulching individual trees with composted wood chips or shredded hardwood mulch, re-flagging them as needed and spot applications of herbicide applied directly to target species competing with reforestation plants. Be careful not to spray herbicide onto or inside the critical root zone of desirable plants.

IV. Fertilizing within the first 3 years of the maintenance period may not be necessary and will be based on the soil test results and the UMCP Ext. Service Recommendations.

V. Pest control is to be accomplished by identifying insect and disease, problems and applying appropriate integrated pest management practices as needed.

VI. Perimeter fencing and signage will be removed after five years based on the planting date.

VII. The Warranty service obligations are such that at the end of the 5-year period, at (1,000) seedlings per acre or (500) 1" caliper trees per acre plant survivability must be above 75% and at (200) 2 1/2" caliper trees per acre, survivability must be 100%. The applicant will be charged with a mitigation fee to restock the area and it will be levied based on the square footage of the affected area.

LONG TERM PROTECTION

Protection of forest areas, as established through the forest conservation process, relies upon adherence to protection and maintenance standards during construction and preservation of these areas as undisturbed open space after construction to ensure their long-term survival. In order to provide for identification of these measures and ensure that they are carried out, refer to this Type II Tree Conservation Plan.

TREE PROTECTION MEASURES

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

TREE PROTECTION SEQUENCE

1. Pre-construction meeting: After the boundaries of the limits of disturbance have been staked and flagged, but before any disturbance has taken place on-site, a pre-construction meeting at the construction site shall be held. The developer, contractor, or project manage, all construction personnel, contracted tree professional and appropriate local inspectors shall attend. The purpose of the meeting will be to field verify the limits of clearing as specified on the plan and make any necessary adjustments. They will authorize installation of protection devices and determine location and quantity of necessary signage.
   Enforcement staff will also discuss the value and importance of the preservation areas, outline responsibilities and discuss violation penalties. An additional inspection may be required after installation of the protection devices before construction is authorized to begin.
2. Tree protection measures and devices shall be implemented after the pre-construcion meeting and prior to any disturbance or clearing activity including erosion control devices.
3. If pruning is specified, do so before installing fence to avoid damage to fencing.
4. Root prune all designated areas.
5. Install tree protection fence and signs (see detail this page). To be maintained at least through the construction period for retention areas, and through the 2-year maintenance period for reforestation areas unless waived by county inspector.
6. When silt fence is specified, it should be positioned outside of the tree protection fence. In areas where silt fence and tree protection fence are to be used a "combination tree protection silt fence" can be used instead. This determination can be made at the pre-construction meeting (see alternative fence detail this page).
7. Approved clearing will take place after all tree protection measures are completed and will occur outside the tree protection fence.
8. Upon completion of construction, corrective measures may include: Removal of dead or dying trees, pruning of dead or declining limbs, soil aeration, fertilization, watering of specimen tress when specified, and cleanup of retention areas.
9. Inspection and approval by regulatory agency for Prince George's County.
10. Removal of temporary protective measures, such as tree protection fence and signs.

NOTE:

ALL UNDISTURBED AREAS MUST BE FIELD INSPECTED WITH MNCPPC 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 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 approved plan to remain undisturbed. Only trees or parts thereof designated by the Department of Environmental Resources as dead, or hazardous may be removed.

1. 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").
2. 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")
3. 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 lost or parcels which the trees are located. Only after approval of the appropriate inspector may the tree be cut by chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
4. 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.

1. 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 then 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 grinding of the stumps in the woodland conservation areas is not permitted.
2. The removal of noxious, invasive, and non-natives 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 less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
3. The broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

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

1. Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. If planting 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 developer 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 and the Environmental Planning Section.
2. Reforestation areas shall not to be mowed, however, the management of competing vegetation around individual trees is acceptable.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

1. 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 crown closure.
2. Reforestation areas shall not to be mowed, however, the management of competing vegetation around individual trees is acceptable.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

1. A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th flood of the County Administration Building at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-952-3650. 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 fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.
2. 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 tilled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and overseeding with native grasses, native flowers or native groundcover is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fescue is not acceptable.

REFORESTATION INSPECTION AND PLANTING NARRATIVE

1. REFORESTATION INSPECTION SCHEDULE: There shall be five inspections for forest conservation.

A. 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 MCDEP will meet to walk the proposed limits of disturbance and determine the final locations of sediment control devices and tree protection devices.

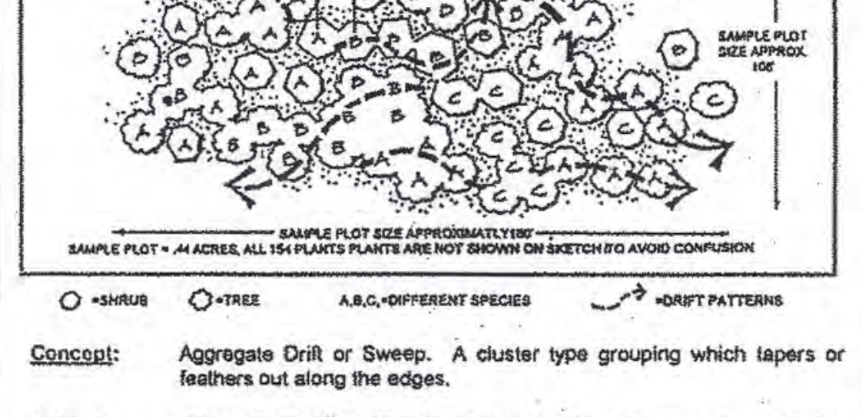
B. The second inspection shall occur after placement of sediment control devices and tree protection devices and prior to clearing and grading. This inspection is to determine the completion and adequacy of protective measures.

C. The third inspection shall occur prior to planting in reforestation areas. The pre-planting inspection is to make final decisions regarding the best implementation of the Planting Plan, including, 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 unit after this inspection, since a determination may be made in the field to alter the choice of plant material.

D. 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.

E. 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.

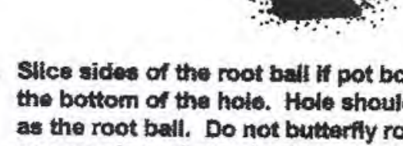
PLANTING LAYOUT
(AGGREGATE DISTRIBUTION DRIFT THEORY)


DISTANCES BETWEEN PLANTS TO AVERAGE 12'
SAMPLE PLOT SIZE APPROX. 105'
SAMPLE PLOT SIZE APPROXIMATLY180'
SAMPLE PLOT = .44 ACRES, ALL 154 PLANTS PLANTS ARE NOT SHOWN ON SKETCH TO AVOID CONFUSION
○ =SHRUB
○ =TREE
A,B,C,=DIFFERENT SPECIES
=DRIFT PATTERNS

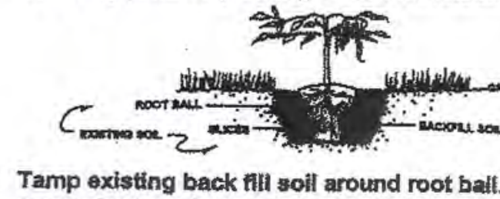
Concept:	Aggregate Drift or Sweep. A cluster type grouping which tapers or feathers out along the edges.
Example:	Aggregate massing or drifts are one of the most common vegetation distribution patterns occurring in nature. Principle seed bearers are at the central core of the cluster with seed dispersal outwards, often windblown with densities thinning out along the fringes or extremities. Groupings blend through and into other groupings. Imagine the fallout of windblown milkweed seeds. They often appear as aggregate drifts, elongated and tear drop in shape.
Application:	This does not mean that plants must be in a grid pattern, that drifts of shrubs cannot blend into groupings of trees or that groupings of same species cannot occur together. It simply means that the installer should meet the aforementioned forest conservation act criteria at the same time replicating natures aggregate drift patterns (see detail). When using this theory to lay out a planting plan the size of the drifts - will depend on the quantity of plants allocated, the scale of the site, and the careful consideration of the installer.

PLANTING METHOD
(1-3 gallon container grown stock)

1. **Begin planting upon the completion of site preparation (see planting specifications for site specific preparation information).**
2. **Dig hole twice the width and no deeper than the actual size of the root ball. Scarify the sides of the hole to prevent glazing and to encourage root penetration.**



3. **Slice sides of the root ball if pot bound, and place onto the bottom of the hole. Hole should be the same depth as the root ball. Do not butterfly root ball, as this method causes air pockets. Backfill with the existing native soil. A polymer gel soil moisture enhancer mixed into backfill soil is optional depending on site conditions.**



4. **Tamp existing back fill soil around root ball. Avoid excessive tamping and other soil compacting activities.**
5. **No fertilizer is necessary at the time of planting because site specific fertilizer determined by soil test results was applied during site preparation.**
6. **Mulch with 3" of shredded hardwood mulch, shredded pinebark mulch or composted woodchips.**
7. **Water all plants at the time of initial planting.**

Standard Type II Tree Conservation Plan Notes

1. 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 / square foot mitigation fee.
2. 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.
3. Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas, (Tree Save Areas, Reforestation Areas, Aforestation 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.
4. 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.
5. 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.
6. Since work on this project will be initiated in several phase, all TPDs required for a given phase shall be installed prior to any disturbance within that phase of work.
7. Woodland conservation – Tree Save areas and/or Reforestation Areas shall be posted as shown at the same time as Tree Protective Device installation and/or start of reforestation activities.
8. The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
9. Results of survival checks for all tree plantings shall be reported to the DER Inspector for that site.
10. Prior to issuance of any permits, the Contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

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ADDITIONAL NOTES (FOR ALL SHEETS IN THIS SET):

1. 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.
2. The Site Development Inspector must be contacted at (301) 731-8790 prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
3. 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.
4. All appropriate bonds will be posted with M-NCPPC prior to the issuance of any permits. These bonds will be retained as surety by M-NCPPC until all required activities have been satisfied.
5. All existing trash and impervious 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 will be added if none exists after the impervious area is removed.
6. All plant installation shall follow the latest edition of the M-NCPPC publication "A Technical Manual for Woodland Conservation Development in Prince George's County".
7. Plants shall be inspected by the contractor, and any material that is either damaged or which has root ball compaction, j-rooted or kinked root systems will be replaced. No plants will be stored on site. Plants will be planted immediately once received from the nursery.
8. Stock will be planted in random order to reflect natural growth of the forest. (See planting layout detail this sheet)
9. Planting hole should be limited to 2.5 X root ball diameter. 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 as needed.
10. The need for deer protection and specific measures necessary to be determined as part of the pre-construction meeting.
11. 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.
12. The number of trees planted may be adjusted, depending on the size of stock used, during later stages of the FCP approval process.

FOREST MAINTENANCE SCHEDULE:

1. Forest planting to commence at the initial stages of development. Forest planting areas are 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 live and vigorous. Thereafter, maintenance measures will continue until completion of the inspections at the end of the 3rd, 4th, and 5th years, beyond the bonding period.
2. 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 is unavoidable, contact M-NCPPC, Environmental Planning Div. at 301-952-3650 for approval prior to application of chemicals.
3. 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.

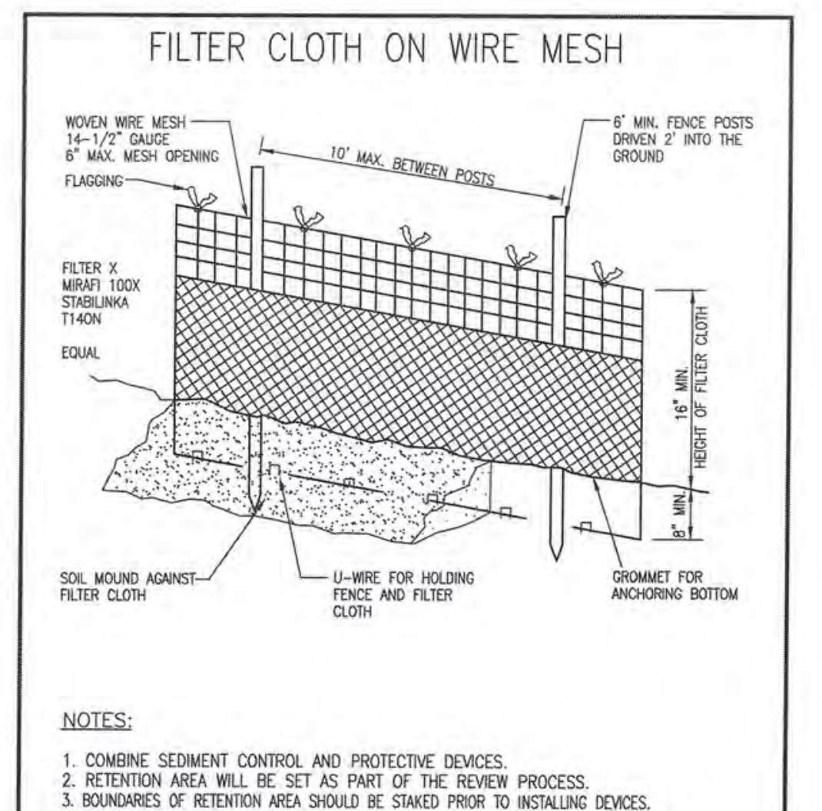
2. PRE-PLANTING CONSIDERATIONS

A. In areas with substantial growth of invasive groundcover species, measures shall be taken to remove and control invasives. The infested area should be mown prior to commencement of planting. Necessary weed control measure should be determined during the pre-planting inspection, including, but not limited to mulching, periodic mowing around the reforestation plantings, and fabric coverings. The use of chemical weed controls will be limited to extreme cases, and only with prior written approval by MNCPPC staff. Where periodic mowing will occur as a weed control measure, the typical tree planting distribution pattern should be modified so as to allow access by mowing equipment without damage to plantings.

B. A soils analysis will be conducted prior to commencement of reforestation on land where extensive agricultural use has occurred in the past. Test pits will be dug in areas of undisturbed soil to determine if a gragipan layer is present. If fragipan is present, it should be pierced by auguring and planting. Holes should be dug to twice the normal diameter for the material planted.

C. Soils should be treated by incorporating natural mulch within the top 12 inches or mulch or leaf mold compost are preferred.

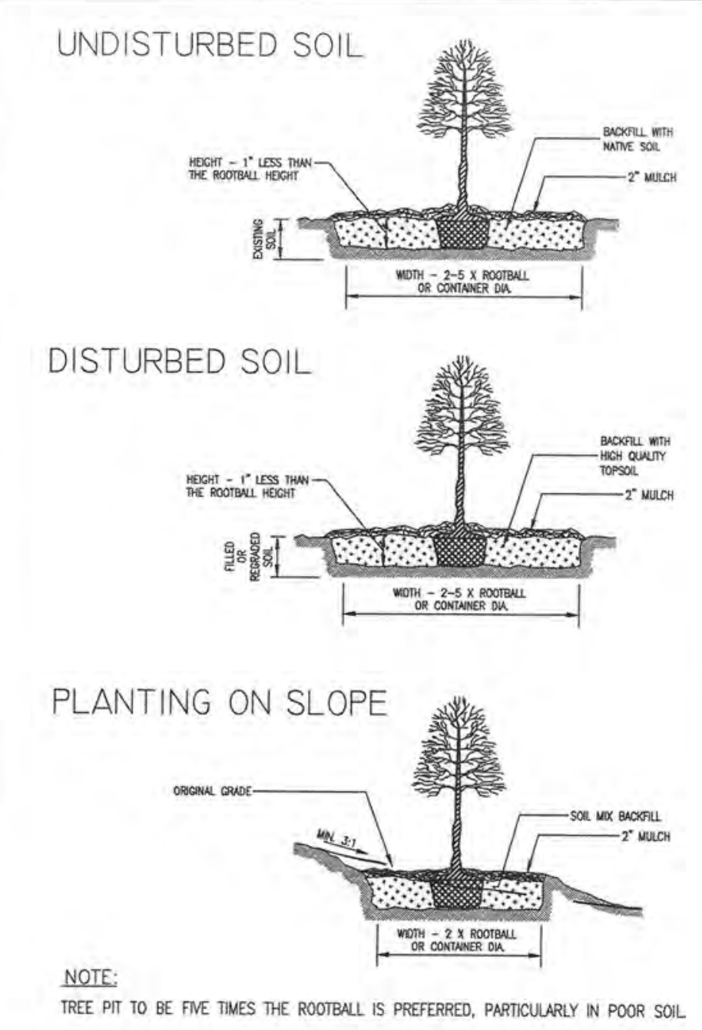
D. If fill material is used at the planting site, it should be clean fill with 12 inches of native soil. Stockpiling of native top soils must be done in such a way that the height of the pile does not damage the seed bank.


FILTER CLOTH ON WIRE MESH
WOVEN WIRE MESH 14-1/2" GAUGE 6" MAX. MESH OPENING
FLAGGING
10' MAX. BETWEEN POSTS
6' MIN. FENCE POSTS DRIVEN 2' INTO THE GROUND
FILTER X MIRAFI 100X STABILINKA T140N EQUAL
16" MIN. HEIGHT OF FILTER CLOTH
8" MIN.
SOIL MOUND AGAINST FILTER CLOTH
U-WIRE FOR HOLDING FENCE AND FILTER CLOTH
GROMMET FOR ANCHORING BOTTOM

NOTES:
1. COMBINE SEDIMENT CONTROL AND PROTECTIVE DEVICES.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE.
5. MOUND SOIL ONLY WITHIN THE LIMITS OF DISTURBANCE.
6. PROTECTIVE SIGNAGE IS REQUIRED.
7. ALL STANDARD MAINTENANCE FOR SEDIMENT CONTROL DEVICES APPLY TO THESE DETAILS.

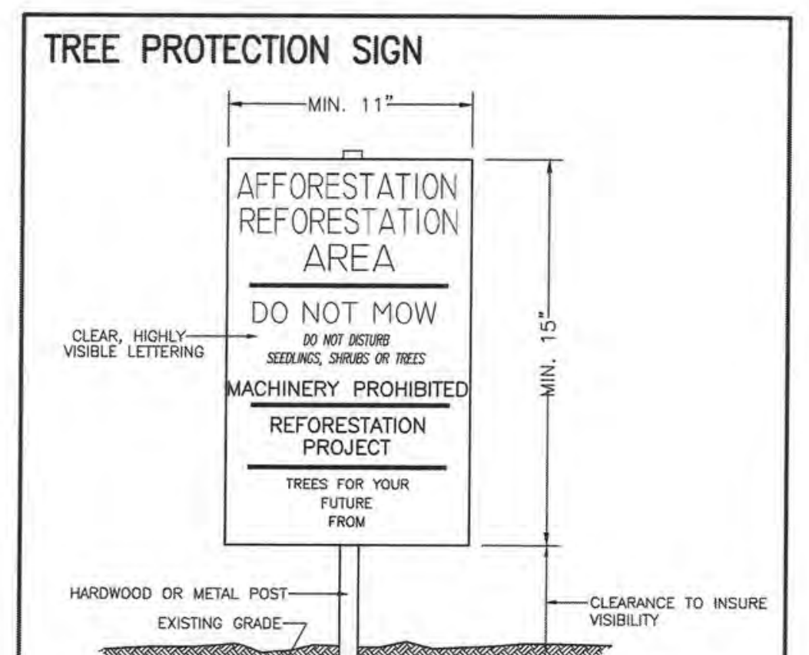
SOURCE: PRINCE GEORGE'S COUNTY, MARYLAND: WOODLAND CONSERVATION MANUAL
ADAPTED FROM MARYLAND STATE FOREST CONSERVATION MANUAL

TREE PROTECTION AND SEDIMENT CONTROL


UNDISTURBED SOIL
HEIGHT - 1" LESS THAN THE ROOTBALL HEIGHT
BACKFILL WITH NATIVE SOIL
2" MULCH
EXISTING SOIL
WIDTH - 2-5 X ROOTBALL OR CONTAINER DIA.
DISTURBED SOIL
HEIGHT - 1" LESS THAN THE ROOTBALL HEIGHT
BACKFILL WITH HIGH QUALITY TOPSOIL
2" MULCH
FILLED OR REGRADED SOIL
WIDTH - 2-5 X ROOTBALL OR CONTAINER DIA.
PLANTING ON SLOPE
ORIGINAL GRADE
MIN. 3:1
SOIL MIX BACKFILL
2" MULCH
WIDTH - 2 X ROOTBALL OR CONTAINER DIA.

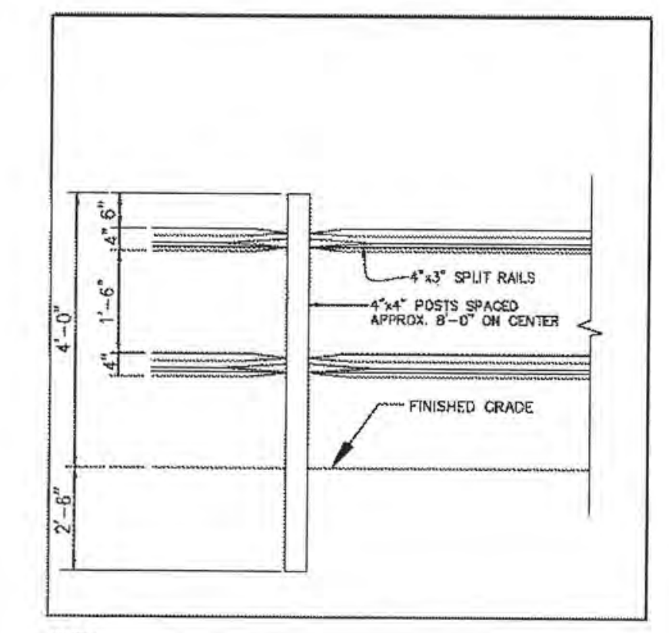
NOTE:
TREE PIT TO BE FIVE TIMES THE ROOTBALL IS PREFERRED, PARTICULARLY IN POOR SOIL.

TREE PROTECTION SIGN


MIN. 11"
AFFORESTATION REFORESTATION AREA
DO NOT MOW
DO NOT DISTURB SEEDLINGS, SHRUBS OR TREES
MACHINERY PROHIBITED
REFORESTATION PROJECT
TREES FOR YOUR FUTURE FROM
MIN. 15"
CLEAR, HIGHLY VISIBLE LETTERING
HARDWOOD OR METAL POST
EXISTING GRADE
CLEARANCE TO INSURE VISIBILITY
18" MIN. DEPTH TO INSURE STABILITY

NOTES:
1. ATTACHMENT OF SIGN TO TREES PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE PLACED AT OR NEAR APPROXIMATE EDGE OF CRITICAL ROOT ZONE WHEN EVER POSSIBLE, AT OR NEAR TREE PROTECTION FENCE.
5. SIGNS SHOULD BE PLACED AS TO BE VISIBLE TO ALL CONSTRUCTION PERSONAL AND FROM ALL DIRECTIONS.
6. AT A MINIMUM, THE INFORMATION INDICATED FOR EACH TYPE OF SIGN ABOVE SHALL BE SHOWN FOR EACH AREA BEING PROTECTED.
7. SEE PAGE J9 IN STATE F.C.A. MANUAL FOR OTHER SIGN INFORMATION.

AFF/REFORESTATION SIGNAGE



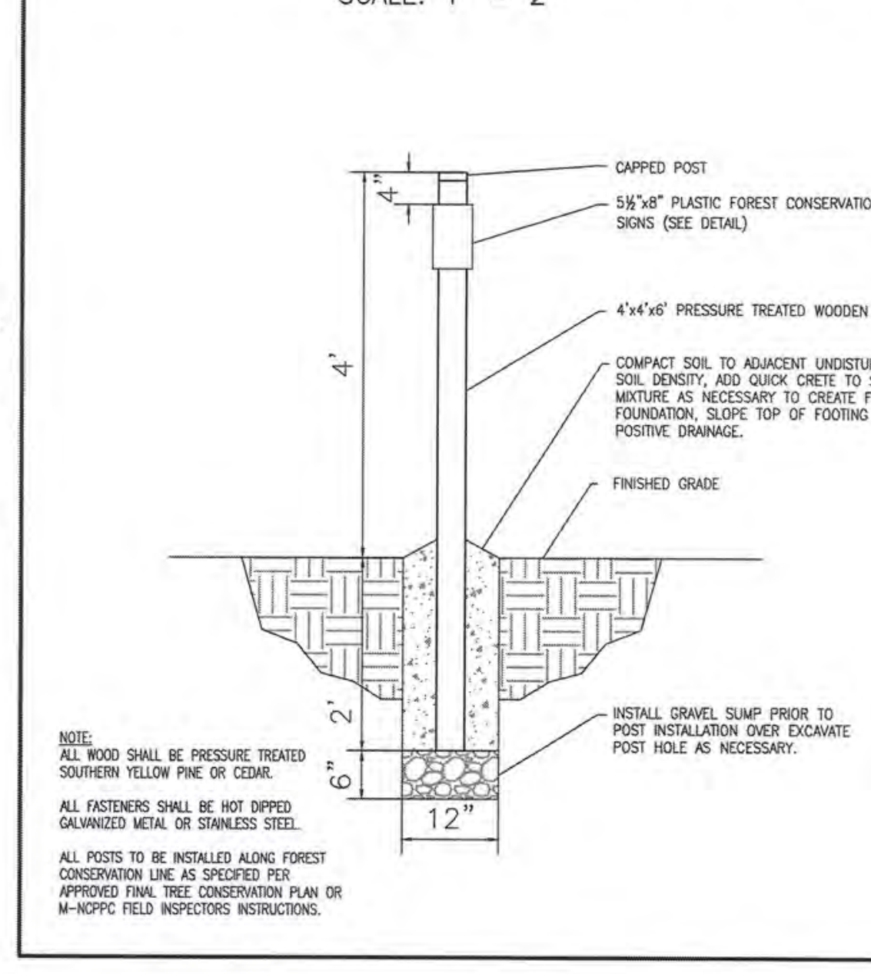
NOTES:
1. POSTS SHALL STAND PLUMB.
2. RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING.
3. REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET..
4. TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
5. SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

PERMANENT (SPLIT RAIL)TREE PROTECTION FENCE FOR REFORESTATION AREAS

August 2010 A-4, DET-9

POST–TYPE TREE PROTECTION SIGNAGE

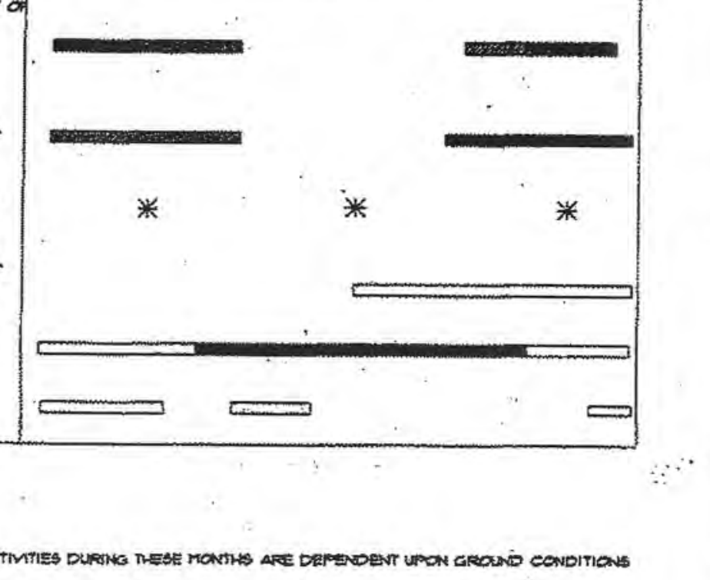
SCALE: 1" = 2'


5 1/2"
WOODLAND CONSERVATION AREA
DO NOT DISTURB
NO MOWING
NO DUMPING
NO MOTORIZED VEHICLES
PRINCE GEORGE'S DPIE ENFORCEMENT DIVISION 301-883-6168
8"
CAPPED POST
18"x8" PLASTIC FOREST CONSERVATION SIGNS (SEE DETAIL)
4"x4" PRESSURE TREATED WOODEN POST
COMPACT SOIL TO ADJACENT UNDISTURBED SOIL DENSITY. ADD QUICK CRETE TO SOIL MIXTURE AS NECESSARY TO CREATE FIRM FOUNDATION. SLOPE TOP OF FOOTING FOR POSITIVE DRAINAGE.
FINISHED GRADE
4'
6"
12"
INSTALL GRAVEL SUMP PRIOR TO POST INSTALLATION OVER EXCAVATE POST HOLE AS NECESSARY.

NOTE:
ALL WOOD SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE OR CEDAR.

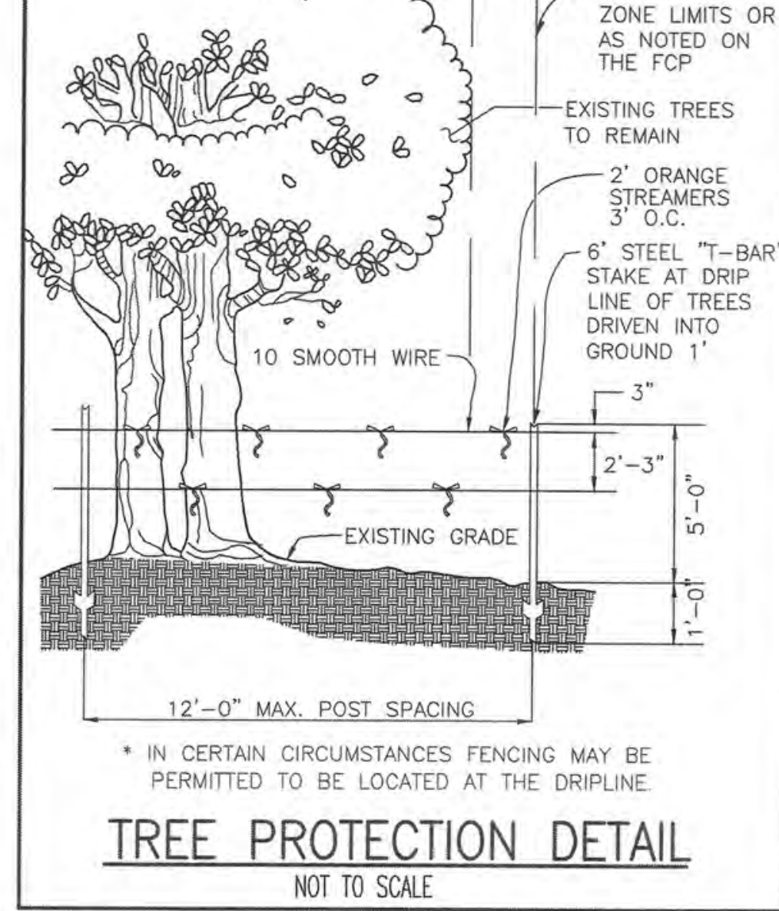
ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED METAL OR STAINLESS STEEL.

ALL POSTS TO BE INSTALLED ALONG FOREST CONSERVATION LINE AS SPECIFIED PER APPROVED FINAL TREE CONSERVATION PLAN OR M-NCPPC FIELD INSPECTORS INSTRUCTIONS.



KEY
- ✳ ACTIVITIES DURING THESE MONTHS ARE DEPENDENT UPON GROUND CONDITIONS
- ■ GREATLY RECOMMENDED
- ▨ RECOMMENDED WITH ADDITIONAL CARE
- ☐ RECOMMENDED
- + DEPENDANT UPON SITE CONDITIONS
- ++ DEPENDANT UPON SITE CONDITIONS: WEEKLY WATERING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEEKLY RAINFALL EQUALS 1"

NOTE:
The planting and care of trees is most successful when coordinated with the local climatic conditions. This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.

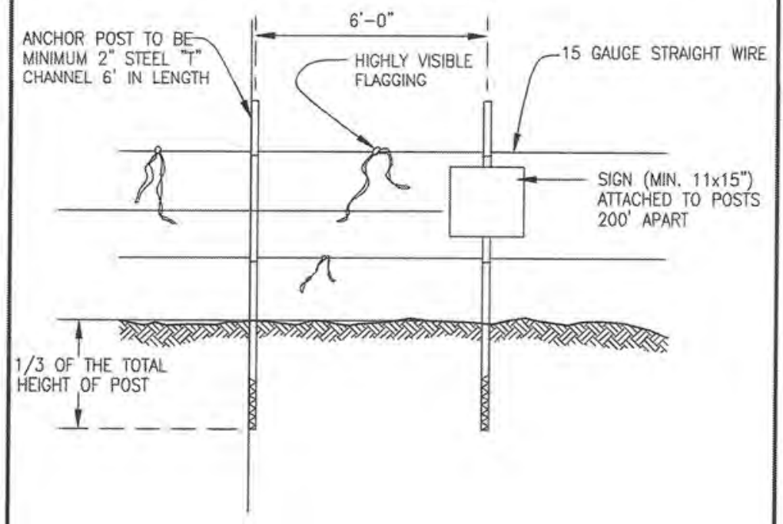

DRIP LINE
CRITICAL ROOT ZONE LIMITS OR AS NOTED ON THE FCP
EXISTING TREES TO REMAIN
2' ORANGE STREAMERS 3' O.C.
6' STEEL "T-BAR" STAKE AT DRIP LINE OF TREES DRIVEN INTO GROUND 1'
10 SMOOTH WIRE
3"
2'-3"
5'-0"
1'-0"
EXISTING GRADE
12'-0" MAX. POST SPACING

* IN CERTAIN CIRCUMSTANCES FENCING MAY BE PERMITTED TO BE LOCATED AT THE DRIPLINE.

TREE PROTECTION DETAIL

NOT TO SCALE

TREE PROTECTION/REFORESTATION FENCE
TEMPORARY


6'-0"
ANCHOR POST TO BE MINIMUM 2" STEEL "T" CHANNEL 6' IN LENGTH
HIGHLY VISIBLE FLAGGING
15 GAUGE STRAIGHT WIRE
SIGN (MIN. 11x15") ATTACHED TO POSTS 200' APART
1/3 OF THE TOTAL HEIGHT OF POST

NOTES:
1. TREE PROTECTION DEVICE ONLY.
2. RETENTION/REFORESTATION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. WIRE SHOULD BE SECURELY ATTACHED TO POSTS.
6. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
7. PROTECTIVE SIGNAGE IS ALSO RECOMMENDED.

Prince George's County Planning Department, M–NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII– ~~XXX–XX~~ 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	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	4/2/20	4–02003	Revised Phase 2 LOD and revised TCP2 Worksheet
26	C. Schneider	7/31/20	4–02003	Revised WC lot 3C (removed afforest – add FIL 0.33 ac)
27	C. Schneider	4/2/21	4–02003	Revised WC lot 18B (removed afforest – add FIL 0.26 ac)
28		10/12/21		Revisions to 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.

Gregory S. Balian 03 / 05 / 2020

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

UPDATES/REVISIONS :
02/06/20 REVISED TCP2 PER MNCPPC REVIEW COMMENTS. MJL
07/09/21 REVISED TCP2 FOR UPDATED LOD IN PHASE 2 SSS

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 UPHILL 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.

10/18/2021 Sallie P. Stewart
DATE
SALLIE P. STEWART
REGISTERED LAND. ARCH.
MD. #612
EXPIRES: 9/8/2023
Seal not valid without signature

SALLIE PHILLIPS STEWART 612

TCP II - 032-03
DETAILS SHEET

ST. JAMES PROPERTY

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

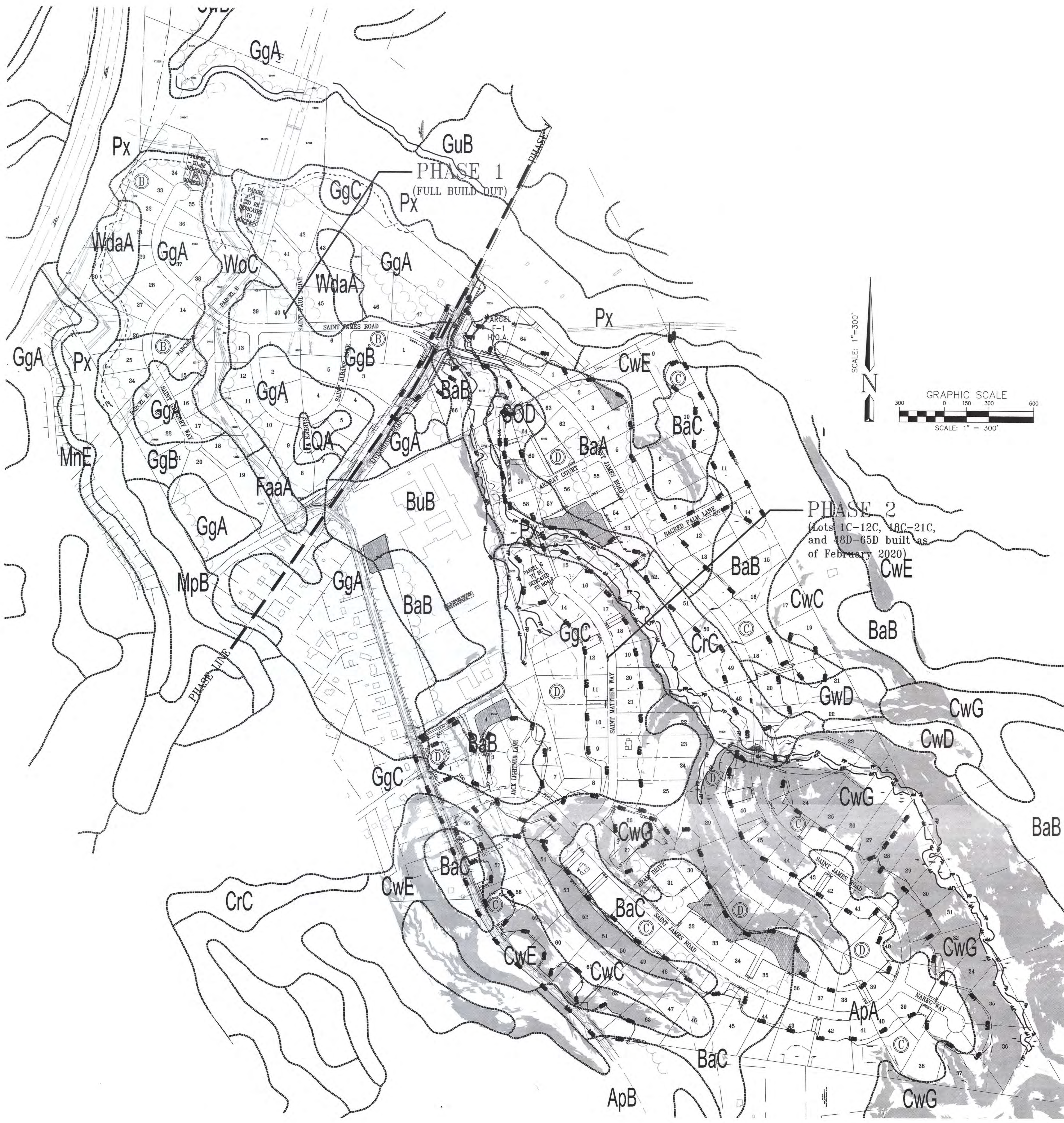
CPJ Associates **Charles P. Johnson & Associates, Inc.**
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD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

CLIENT: ST. JAMES/HAVERFORD CONSTRUCTION PARTNERS, INC. 6110 EXECUTIVE BLVD. SUITE 430 ROCKVILLE, MD 20832 301-864-6500	WSSC GRID:	TAX MAP:	
	DESIGN SPS	SHEET 27	OF 28
	DRAFT HWD		
	DATE FEB., 2018	FILE NO: 2018-1456	
	SCALE 1" = 30'		

Attached Xrefs: _TB30x42–Planning/TB30x42/_TB30x42 – PLANNING/22–099/21–099/94–TOPO/94–ENV/90–VICMAP

Last Saved 7/21/2021 Last Plotted 10/17/2021 2:53 PM Sheet N:\2018–1456\DWG\22–COVER

SOIL TYPE		
Symbol	Soil Name	Rating
ApA	Aquasco silt loam, 0 to 2 percent slopes	D
ApB	Aquasco silt loam, 2 to 5 percent slopes	D
BaA	Beltsville silt loam. 0 to 2 percent slopes	C
BaB	Beltsville silt loam, 2 to 5 percent slopes	C
BaC	Beltsville silt loam, 5 to 10 percent slopes	C
BuB	Beltsville Urban land complex, 0 to 5 percent slopes	C
CrC	Croom gravelly sandy loam, 5 to 10 percent slopes	C
CsF	Croom-Howell-Collington complex, 25 to 40 percent slopes	C
CwC	Croom-Marr complex, 5 to 10 percent slopes	C
CwD	Croom-Marr complex, 10 to 15 percent slopes	C
CwE	Croom-Marr complex, 15 to 25 percent slopes	C
CwG	Croom-Marr complex, 25 to 60 percent slopes	C
FaaA	Fallsington sandy loams, 0 to 2 percent slopes, northern coastal plain	C/D
GgA	Grosstown gravelly silt loam, 0 to 2 percent slopes	A
GgB	Grosstown gravelly silt loam, 2 to 5 percent slopes	A
GgC	Grosstown gravelly silt loam, 5 to 10 percent slopes	A
GuB	Grosstown-Urban land complex, 0 to 5 percent slopes	A
GwD	Grosstown-Woodstown-Beltsville complex, 5 to 15 percent slopes	A
LQA	Lenni and Quindocqua soils, 0 to 2 percnt slopes	C/D
MnE	Marr-Dodon complex, 15 to 25 percent slopes	B
MpB	Metapeake silt loam, 2 to 5 percent slopes	C
Px	Potobac-Issue complex, frewuently flooded	B/D
SOD	Sassafras and Croom soils, 10 to 15 percent slopes	A
WdaA	Woodstown sandy loam, 0 to 2 percent slopes, Northern Coastal Plain	C
WE	Widewater and Issue soils, frequently flooded	C/D
WoC	Woodstown sandy loam, 5 to 10 percent slopes	C



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Gregory S. Balian 03/05/2020

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

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

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

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10/18/2021
DATE

Sallie P Stewart
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EXPIRES: 9/8/2023

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Seal not valid without signature

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CLIENT: ST. JAMES/HAVERFORD
CONSTRUCTION PARTNERS, INC.
6110 EXECUTIVE BLVD. SUITE 430
ROCKVILLE, MD 20832
301-864-6500

WSSC GRID:
TAX MAP:
DESIGN SPS
DRAFT HWD
DATE MARCH 2019
SCALE 1" = 300'
SHEET 28 OF 28
FILE NO : 2018-1456