

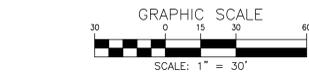
**TCP-2 LEGEND**

Proposed Contour	25' Wetland Buffer
Existing Contour	Waters of the U.S.
Proposed Spot Elevation	100-Year Floodplain
Steep Slopes, 15-25%	Limits of Disturbance
Steep Slopes, >25%	Expanded Buffer
Existing Property Line	Tree Protection Fence (Temporary)
Soil Boundary	Tree Protection Fence (Permanent)
Soil Classifications	Woodland Preservation Sign
Existing Tree Line	Reforestation/Afforestation Sign
Existing Shrubline	Natural Regeneration Area (NRA)
Proposed Tree Line	Woodland Regeneration/Afforestation Area (WRA)
Specimen Tree	Woodland Preservation Area (WPA)
NDN-Tidal Wetlands	Forested Flood Plain Preserved
Lots Impacted in Rev-25	

**Prince George's County Planning Department, M-NCPPC**  
Environmental Planning Section

**TYPE 2 TREE CONSERVATION PLAN APPROVAL**  
TCP1 - 032-03

Approved by	Date	DRD #	Reason for Revision
00	J.L. Stasz	4/29/2003	4-02003
01	J.L. Stasz	1/01/2006	4-02003
02	J.L. Stasz	4/23/2008	4-02003
03	J.L. Stasz	8/29/2009	4-02003
04	P.V.	7/09/2010	4-02003 Lot 29B
05	P.V.	7/09/2010	4-02003 Lot 2A
06	P.V.	6/27/2010	4-02003 Lot 44B
07	P.V.	7/23/2010	4-02003 Lot 5A
08	P.V.	8/19/2010	4-02003 Lot 12B
09	P.V.	8/29/2010	4-02003 Lot 11B
10	P.V.	8/9/2010	4-02003 Lot 1A
11	P.V.	8/17/2010	4-02003 Lot 4A
12	P.V.	8/27/2010	4-02003 Lot 14B
13	K. Finch	3/18/2013	4-02003 Henry Ferguson School Entry
14	K. Finch	3/18/2013	4-02003 Lot 24B
15	K. Finch	4/08/2013	4-02003 Lot 7B
16	K. Finch	12/6/2013	4-02003 Lot 30B
17	K. Finch	12/6/2013	4-02003 Lot 6B
18	K. Finch	4/16/2013	4-02003 Lot 24B
19	K. Finch	8/13/2014	4-02003 Revised to add Phases 2A and 2B
20	M. Juba	2/03/2017	4-02003 Lot 59D
21	C. Schneider	12/22/17	4-02003 Revised WC on lot 15B
22	C. Schneider	4/03/18	4-02003 Lots 9,17,18,22,23B,64C & 50-52D
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	4/02/20	4-02003 Revised Phase 2 LOD and revised TCO2 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	C. Schneider	11/16/21	N/A Revisions to Phase 2 LOD and revised TCP2 Worksheet
29	C. Schneider	5/13/2022	N/A Revision WC on lot 55D & added 42 Ac. Fee-In-Lieu



This plan is submitted to fulfill the woodland conservation requirements for TOP2-032-03. If TOP2-032-03 expires, then this TOP2 also expires and is no longer valid.

- 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 \$100 per acre penalty.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
- The developer or holder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within the Developing Tier and is zoned R-A.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is not grandfathered under CB-27-2010, Section 25-111 (g).

**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 tree and the root pruning line (if present) and will be smooth edge 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 TOP-11, 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**

- 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 of the construction site shall be held. The developer, contractor, or project manager, 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.
- Tree protection measures and devices shall be implemented after the pre-construction meeting and prior to any disturbance or clearing activity including erosion control devices.
- If pruning is specified, do so before installing fence to avoid damage to fencing.
- Root prune all designated areas.
- Install tree protection fence and signs (see detail this page). To be maintained at least through the construction period for reforestation area, and through the 2-year maintenance period for reforestation areas unless waived by county inspector.
- When site fence is specified, it should be positioned outside of the tree protection fence. In areas where site fence and tree protection fence are to be used, "Combination tree protection all fence" can be used instead. This determination can be made at the pre-construction meeting (see alternative fence detail this page).

Approved clearing will take place after all tree protection measures are completed and will occur within the tree protection fence.

- 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 trees when specified, and cleanup of reforestation areas.
- Inspection and approval by regulatory agency for Prince Georges County.
- Removal of temporary protective measures, such as tree protection fence and signs.
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**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.

**Phased Woodland Conservation Worksheet for Prince Georges County**

SECTION I - Establishing Site Information (Enter acres for each zone)			
1 Zone:	R-A		
2 Gross Tract:	384.68		
3 Floodplain:	41.43		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	353.25	0.00	0.00
6 TCP1 or 2 Number:	0-032-03	Revision:	28
7 Property Description or Subdivision Name:	ST. JAMES PROPERTY		
8 TCP1 Number:	TCP1-068-95		
9 Is this site subject to the 1988 Ordinance? (Y/N):	N	2010 Ordinance? (Y/N):	N
10 Break-even Point (preservation acres):	190.10	Within PFA (Y/N):	Y
11 Acres of Net Tract clearing permitted w/o reforestation:	53.89		
SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)			
12 Existing Woodland on Net Tract (acres)	243.30		
13 Existing Woodland in Floodplain (acres)	41.29		
14 Woodland Conservation Threshold (NTA) =	60.00%	176.63	
15 Smaller of 10 or 12		176.63	
16 Woodland above WCT		87.37	
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:			
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 this application (acres)	88.79	264.46	353.25
27 Woodland on the Net Tract for this phase (acres)	16.84	227.16	243.99
28 Woodland in the Floodplain for this phase	26.78	14.50	41.29
29 Woodland Cleared on Net Tract for this phase	2.76	89.86	92.62
30 Woodland Cleared in Floodplain for this phase	0.40	1.58	1.98
31 Off-site Woodland Clearing (1-11)	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 Net Tract for this property (afforestation)	0.00	0.00	0.00
34 Cumulative acres of Net Tract Woodland cleared	2.76	92.62	95.38
35 Cumulative acres of Floodplain woodland cleared	0.40	1.75	2.15
36 Smaller of 14 or 26	2.76	67.37	70.13
37 Woodland Clearing below WCT	0.00	25.26	25.26
38 Clearing below WCT (2:1 Replacement requirement)	0.00	50.51	50.51
39 Replacement for clearing above the WCT (2:1)	0.89	16.84	17.73
40 Replacement Required - Threshold (4:1)	0.00	0.00	0.00
41 Cumulative Woodland Conservation Required	17.72	220.47	238.19
Latest phase indicates cumulative requirement through that phase of work			
SECTION III - Meeting the Requirements			
42 Woodland Preservation	10.87	136.86	147.73
43 Afforestation/Reforestation	24.62	10.84	35.46
44 Natural Regeneration	0.00	6.00	6.00
45 Landscape Credits	0.00	0.00	0.00
46 Specimen & Historic Tree (CR2 area)	0.00	0.00	0.00
47 Forest Enhancement Credit	0.00	0.00	0.00
48 Street Tree Credit (Existing or 10-year canopy)	0.00	0.00	0.00
49 Area approved for fee-in-lieu	0.00	0.65	0.65
50 Off-site Woodland Conservation Credits Required	0.00	0.00	0.00
51 Off-site WCA (preservation) being provided on this property	0.00	0.00	0.00
52 Off-site WCA (afforestation) being provided on this property	0.00	0.00	0.00
53 Cumulative Woodland Conservation Provided	66.30	220.69	226.99
54 Woodland saved on this phase but not counted	3.21	0.41	3.62
55 Existing Net Tract Woodland in later phases	227.15	0.00	227.15
56 Requirement Status per Phase			
Prepared by:	Sallie P Stewart	Signature	4/11/2022
License Number:	MD LA 8612	Date	

**St. James Property - Lot 55D**  
Individual TCP2 with Previously Approved TCP1 or TCP2  
Woodland Conservation Worksheet for Prince Georges County

SECTION I - Establishing Site Information (Enter acres for each zone)			
1 Zone:	R-A		
2 Gross Tract:	1.15		
3 Floodplain:	0.00		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	1.15	0.00	0.00
6 TCP1 or 2 Number:			
7 Property Description or Subdivision Name:	Lot 55D St. James Property		
8 Current TCP Number:	TCP2-032-03	Rev #	29
9 Previous TCP Number:	TCP2-032-03	Rev #	28
10 Site subject to the 2010 Ordinance (Y or N):	N		
11 Is this a priority funding area? (Y or N):	Y		
SECTION II - Determining Woodland Conservation Requirements (Enter acres in corresponding column)			
Woodland Conservation Calculations:	Net Tract 1	Floodplain	
Acres of Existing Woodland	0.00	0.00	
Woodland Conservation Required for per TCP1 or TCP2	36.52%	0.42	
Area of Woodland Cleared per current TCP2	0.00	0.00	0.00
Area of Woodland above WCT not cleared by previous TCP1 or TCP2	0.00	0.42	0.00
Additional Woodland Cleared by current TCP2	0.42	0.00	0.00
Does the TCP1 show 2:1 replacement?	N		
Clearing above WCT (14:1 Replacement)	0.00	Replacement required =	0.00
Clearing below WCT (2:1 Replacement)	0.42	Replacement required =	0.84
<b>Total Woodland Conservation Required:</b>			<b>0.42</b>
SECTION III - Meeting the Requirement (Enter acres in corresponding column)			
Woodland Conservation Provided:	(acres)		
Woodland Preservation	0.00	Bond amount:	\$ -
Reforestation / Afforestation	0.00		
Natural Regeneration	0.00		
Landscape Credits	0.00		
Area approved for fee-in-lieu	0.00	Fee amount:	\$5,488.56
Credits Received for Off-site Mitigation on another property	0.00		
Off-site Mitigation provided on this property	0.00		
<b>Total Woodland Conservation Provided</b>	<b>0.42</b>		
Area of net tract woodland not cleared	-0.42	acres	
Woodland retained not part of requirements:	-0.42	acres	
Prepared by:	Sallie P Stewart	Date:	5/9/22
Qualifications:	MD LA 8612		

**Property Owners Awareness Certificate**

I/ We Sherita Holden hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative: Sherita Holden Date: 04/04/2022

**GENERAL INFORMATION TABLE**

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-A
Zone	Aviation Policy Area (APA) 1	N/A
Administrative	Tax Grid (Sheet)	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 Analysis Zone (TAZ-PG)	2634

**SITE GRADING CERTIFICATE**

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

DATE: 5/9/2022  
SIGNED: Sallie P Stewart  
EXPIRES: 9/8/2023

**UPDATES/REVISIONS:**

04/18/03	REVISED PER COUNTY COMMENTS (04/17/03)	N/A
01/28/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG
07/25/06	REVISED LOD	LT
08/25/09	REVISED AFFORESTATION PER FIELD INFO.	
03/02/14	REVISED SP	SMD
06/16/14	REVISED PHASE WORKSHEET, REVISED PRESERVATION AREAS	SMD
07/17/17	REVISED LOD AT LOTS 9C, 22C, 23C, 64C AND 50D	
11/09/17	REVISED LOD	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

**TCP II - 032-03**  
**LOT 55D**  
**ST. JAMES PROPERTY**  
FIFTH (5th) ELECTION DISTRICT  
PRINCE GEORGES COUNTY, MD

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

1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394  
SALLE P. STEWART  
REGISTERED LAND ARCH.  
MD #612

CLIENT: ST. JAMES PROPERTY  
CONSTRUCTION PARTNERS, INC.  
610 EXECUTIVE BLVD SUITE 430  
ROCKVILLE, MD 20852  
301-884-6500

DATE: 5/9/2022  
EXPIRES: 9/8/2023

ISSUE: 1 OF 1  
DATE: MARCH 2022  
SCALE: 1"=30'

FILE NO.: 2018-1456-22 D