

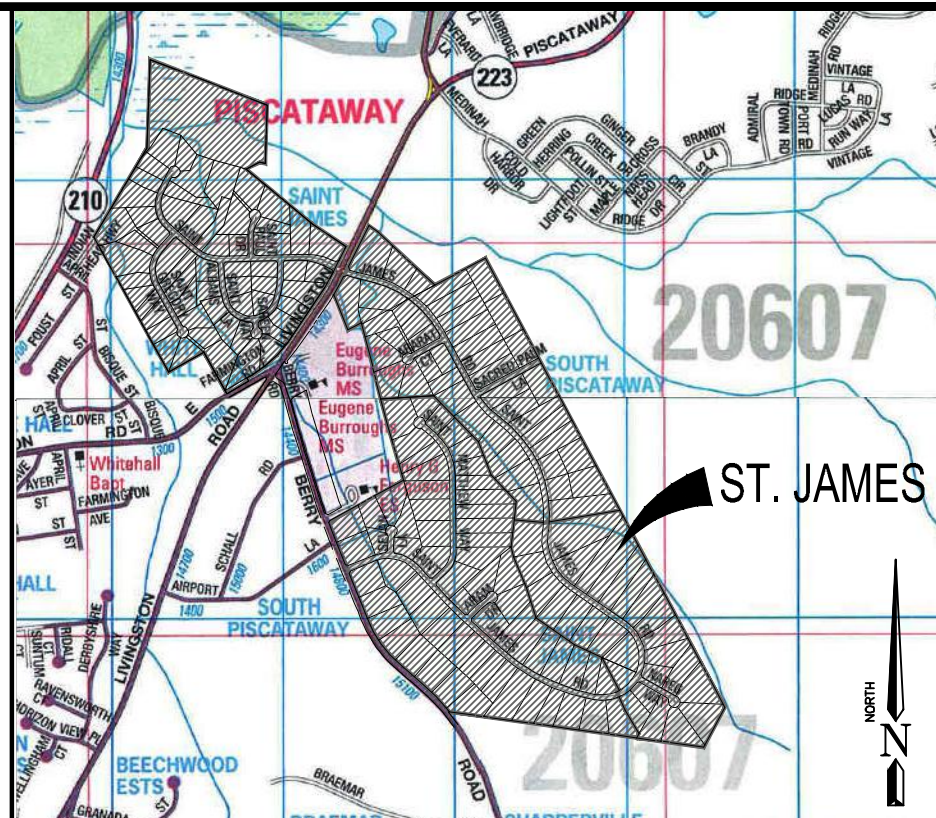
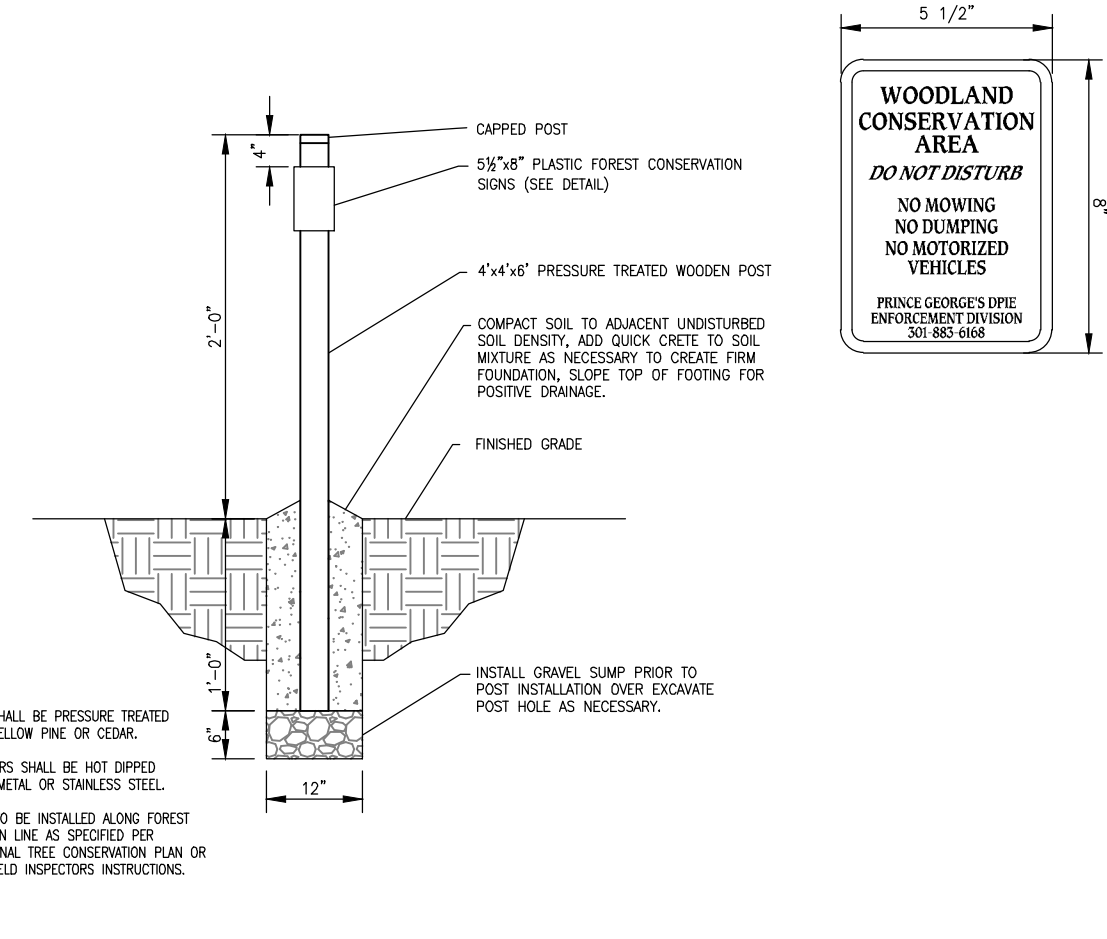
1. SIGNS & FENCE TO BE PROPERLY MAINTAINED.
2. SIGNS TO BE ATTACHED TO FENCE POSTS ±50' AC & AT CORNERS.
3. TEMPORARY TREE PROTECTION FENCE TO BE INSTALLED IN LEU OF PERMANENT DURING CONSTRUCTION. PERMANENT TO BE INSTALLED UPON COMPLETION OF FINAL GRADING, PRIOR TO FINAL GRADING INSPECTION.
4. THE SMALLER POST-TYPE WOODLAND CONSERVATION SIGNAGE (5'x8") MAY BE SUBSTITUTED FOR THE LARGER PLASTIC WOODLAND CONSERVATION SIGN SHOWN ON THE ABOVE DETAIL.
5. THE PERMANENT PROTECTION FENCING DETAIL IS TO BE USED TO PROTECT THE VULNERABLE EDGES OF WOODLAND CONSERVATION AREAS DURING THE REQUIRED MAINTENANCE PERIOD. AFTER THE MAINTENANCE PERIOD HAS BEEN SATISFACTORILY FULFILLED, THE PERMANENT PROTECTION FENCE MAY BE REMOVED & REPLACED WITH POST-TYPE TREE PROTECTION SIGNAGE.

TREE PROTECTION FENCE--PERMANENT FENCE

NOT TO SCALE

POST-TYPE TREE PROTECTION SIGNAGE - PERMANENT

NOT TO SCALE



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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TCP-2 LEGEND	
	SUPER SILT FENCE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	STEEP SLOPES, 15-25%
	STEEP SLOPES, >25%
	EXISTING PROPERTY LINE
	SOIL CLASSIFICATIONS
	EXISTING TREE LINE
	EXISTING SHRUBLINE
	PROPOSED TREE LINE
	SPECIMEN TREE
	NON-TIDAL WETLANDS
	LOTS IMPACTED IN REV-25
	25' WETLAND BUFFER
	WATERS OF THE U.S.
	100-YEAR FLOODPLAIN
	LIMITS OF DISTURBANCE
	EXPANDED BUFFER
	TREE PROTECTION FENCE (TEMPORARY)
	TREE PROTECTION FENCE (PERMANENT)
	WOODLAND PRESERVATION SIGN
	REFORESTATION/AFFORESTATION SIGN
	NATURAL REGENERATION AREA (NRA)
	WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
	WOODLAND PRESERVATION AREA (WPA)
	FORESTED FLOOD PLAIN PRESERVED
	NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED W/ 10' WIDE AREA 100' WIDE, OR 4' WIDE)

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 298
05	P.V.	7/09/2010	4-02003	Lot 2A
06	P.V.	6/27/2010	4-02003	Lot 448
07	P.V.	7/23/2010	4-02003	Lot 5A
08	P.V.	8/19/2010	4-02003	Lot 128
09	P.V.	8/29/2010	4-02003	Lot 118
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 148
13	K. Finch	3/13/2013	4-02003	Henry Ferguson School Entry
14	K. Finch	3/18/2013	4-02003	Lot 248
15	K. Finch	4/08/2013	4-02003	Lot 78
16	K. Finch	12/6/2013	4-02003	Lot 308
17	K. Finch	12/6/2013	4-02003	Lot 68
18	K. Finch	4/16/2013	4-02003	Lot 248
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 9,17,18,22,23&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

Phased Woodland Conservation Worksheet for Prince George's County				
SECTION I - Establishing Site Information (Enter acres for each zone)				
1 Zone:	R-A			
2 Gross Tract:	394.68			
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:	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):
10 Break-even Point (preservation acres):	190.10			
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)	243.59			
13 Existing Woodland in Floodplain (acres)	41.28			
14 Woodland Conservation Threshold (NTA) =	50.00%			
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:	PHASE 1	PHASE 2		
19 Plan Phase or Name:	2-032-03	2-032-03		
20 TCP2 Number for this Phase or Section	24	24		
21 Revision Number:	PENDING	PENDING		
22 Status:				
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	227.15		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	0.00	89.86		89.86
30 Woodland Cleared in Floodplain for this phase	0.00	0.00		0.00
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 (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 28	2.76	67.37		67.37
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 (0.25:1)	0.00	16.84		16.84
40 Replacement for clearing below the WCT (2:1)	0.00	50.51		50.51
41 Afforestation Required Threshold (4:1)	20.00%			
42 Cumulative Woodland Conservation Required	177.72	220.47		398.19
Latest phase indicates cumulative requirement through that phase of work				
SECTION III - Meeting the Requirements				
43 Woodland Preservation	10.87	136.86		147.73
44 Afforestation/Reforestation	24.62	10.84		35.46
45 Natural Regeneration	0.00	6.02		6.02
46 Landscape Credits	0.00	0.00		0.00
47 Specimen & Historic Tree Credit	0.00	0.00		0.00
48 Forest Enhancement Credits	0.00	0.00		0.00
49 Street Tree Credit (Existing or 10-year canopy)	0.00	0.00		0.00
50 Area approved for fee-in-lieu	0.00	0.65		0.65
51 Off-site Woodland Conservation Credits Required	30.91	0.00		30.91
52 Off-site WCA (preservation) being provided on this property	0.00	0.00	0.00	0.00
53 Off-site WCA (afforestation) being provided on this property	0.00	0.00	0.00	0.00
54 Cumulative Woodland Conservation Provided	66.30	220.69		226.99
55 Woodland saved on this phase but not counted	3.21	0.41		3.62
56 Existing Net Tract Woodland in later phases	227.15	0.00		227.15
57 Requirement Status per Phase				
Bond amount: \$540,753.84				
Fee amount: \$8,494.20				
Prepared by: Sallie P Stewart				
License Number: MD LA 1612				
Signature: Sallie P Stewart				
Date: 4/11/2022				

St. James Property, Lot 55D Individual TCP2 with Previously Approved TCP1 or TCP2 Woodland Conservation Worksheet for Prince George's County				
SECTION I - Establishing Site Information (Enter acres for each zone)				
Zone:	R-A			
Gross Tract:	1.15			
Floodplain:	0.00			
Previously Dedicated Land:	0.00			
Net Tract (NTA):	1.15	0.00	0.00	
Property Description or Subdivision Name:	Lot 55D	St. James Property		
Current TCP Number:	TCP2-032-03	Rev #	29	
Previous TCP Number:	TCP2-032-03	Rev #	28	
Site subject to the 2010 Ordinance (Y or N):	N			
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	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 previous TCP1 or TCP2	0.00	0.00		
Area of Woodland Cleared per current TCP1 or TCP2	0.00	0.42		
Area of Woodland above WCT not cleared by previous TCP1 or TCP2	0.00	0.00		
Additional Woodland Cleared by current TCP2	0.42			
Does the TCP1 show 2:1 replacement?	N			
Clearing above WCT (1/4:1 Replacement)	0.00	Replacement required =	0.00	
Clearing below WCT (2:1 Replacement)	0.42	Replacement required =	0.84	
Total Woodland Conservation Required:	0.42			
SECTION III-Meeting the Requirement (Enter acres in corresponding column)				
Woodland Conservation Provided:	(acres)			
Woodland Preservation	0.00			
Reforestation / Afforestation	0.00	Bond amount: \$	-	
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			
Total Woodland Conservation Provided	0.42			
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 1612				

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

Date

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 FROM THIS SITE AND FROM THE PROPERTIES, HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES AND SIGNED, SEALED AND DATED BY A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.

5/9/2022

DATE

Sallie P Stewart

REGISTERED LAND ARCH.

MD #612

EXPIRES: 9/8/2023

Seal not valid without signature

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 Analysis Zone (TAZ-PG)	2634

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 PER FIELD INFO.
03/02/14 REVISED SPA
06/16/14 REVISED PHASE WORKSHEET, REVISED PRESERVATION AREAS SMD

UPDATES/REVISIONS:
07/18/14 ADDED NEW APPROVAL BLOCK GPI
09/26/16 REMOVED SAVE, NOT COUNTED LOT 59D MAH
07/17/17 REVISED LOD AT LOTS 9C, 22C, 23C, 64C AND 50D
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
02/09/20 REVISED TCP2 PER MNCPPC REVIEW COMMENTS MAIL
07/09/21 REVISED TCP2 FOR UPDATED LOD IN PHASE 2 SSS
03/29/22 REVISED LOT 55D, -0.42 REFORESTATION GRM
04/14/22 ADD GENERAL INFORMATION TABLE

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

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

CLIENT: ST. JAMES/HAYKORF

CONSTRUCTION PARTNERS, INC. 610 EXECUTIVE BLVD. SUITE 430

ROCKVILLE, MD 20852

301-864-6500

PROJECT: YSSC GRID

TAX MAP:

DESIGN SPS

SHEET 1 OF 1

DRAFT GRM

DATE: MARCH 2022

SCALE: 1"=30'

FILE NO.: 2018-1456-22 D

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.