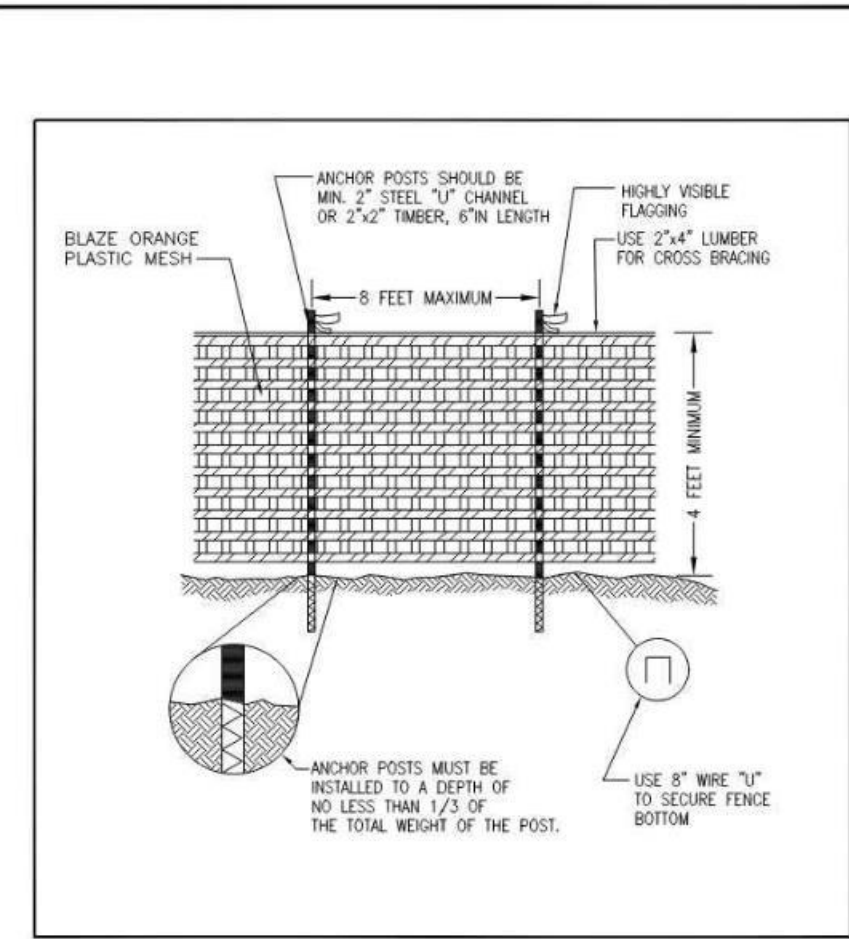


- NOTES: (MUST BE INCLUDED WITH DETAIL)
1. FOREST PROTECTION DETAIL ONLY.
  2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
  3. BOUNDARIES OF RETENTION AREA SHOULD BE SHOWN AND FLAGGED PRIOR TO INSTALLING DEVICES.
  4. ANCHOR POSTS SHOULD BE PLACED AND FLAGGED PRIOR TO INSTALLING DEVICES.
  5. DEVICES SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
  6. PROTECTIVE DAMAGE IS ALSO REQUIRED.

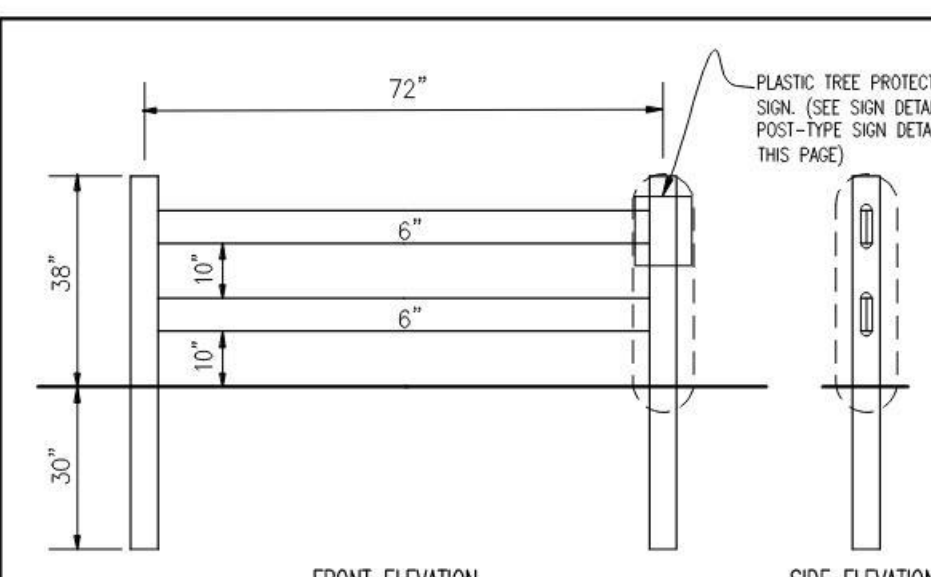
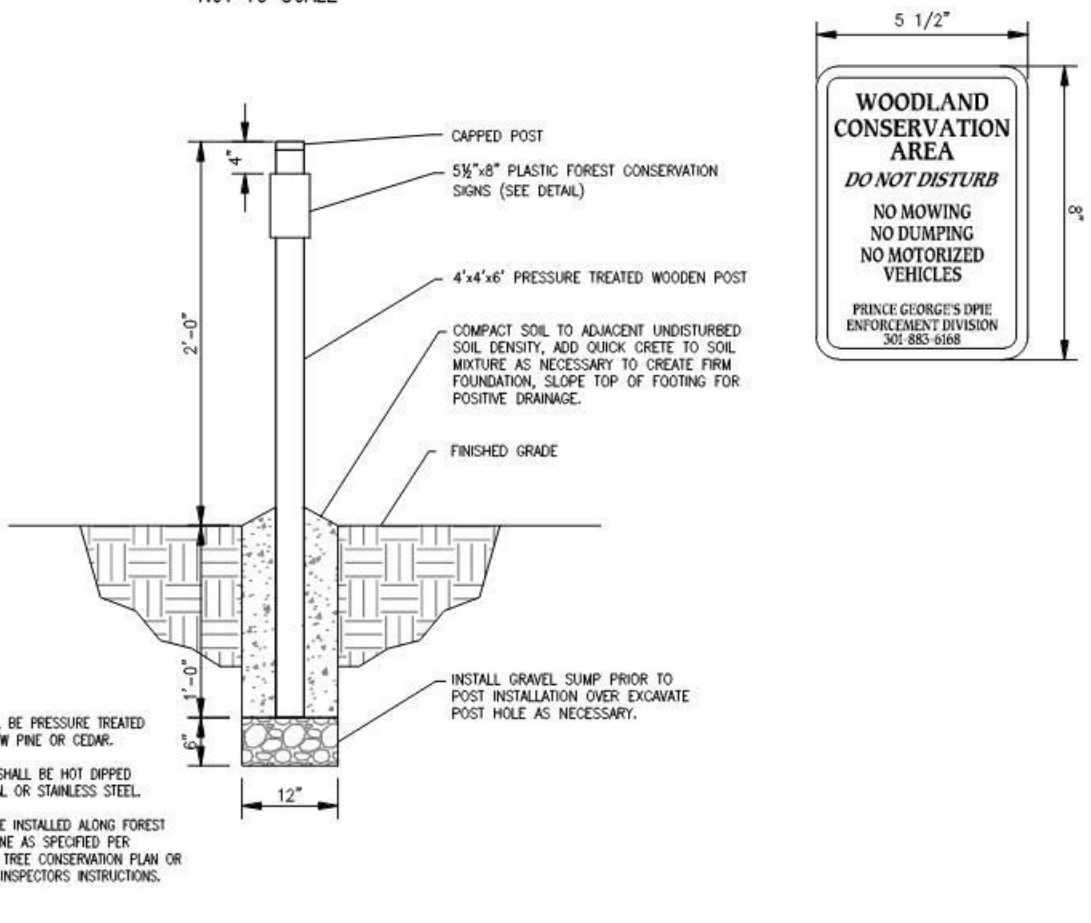
TEMPORARY FENCE PROTECTION DETAIL FOR WOODLAND PRESERVATION AREAS



- NOTES: (MUST BE INCLUDED WITH DETAIL)
1. FOREST PROTECTION DETAIL ONLY.
  2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
  3. BOUNDARIES OF RETENTION AREA SHOULD BE SHOWN AND FLAGGED PRIOR TO INSTALLING DEVICES.
  4. ANCHOR POSTS SHOULD BE PLACED AND FLAGGED PRIOR TO INSTALLING DEVICES.
  5. DEVICES SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
  6. PROTECTIVE DAMAGE IS ALSO REQUIRED.

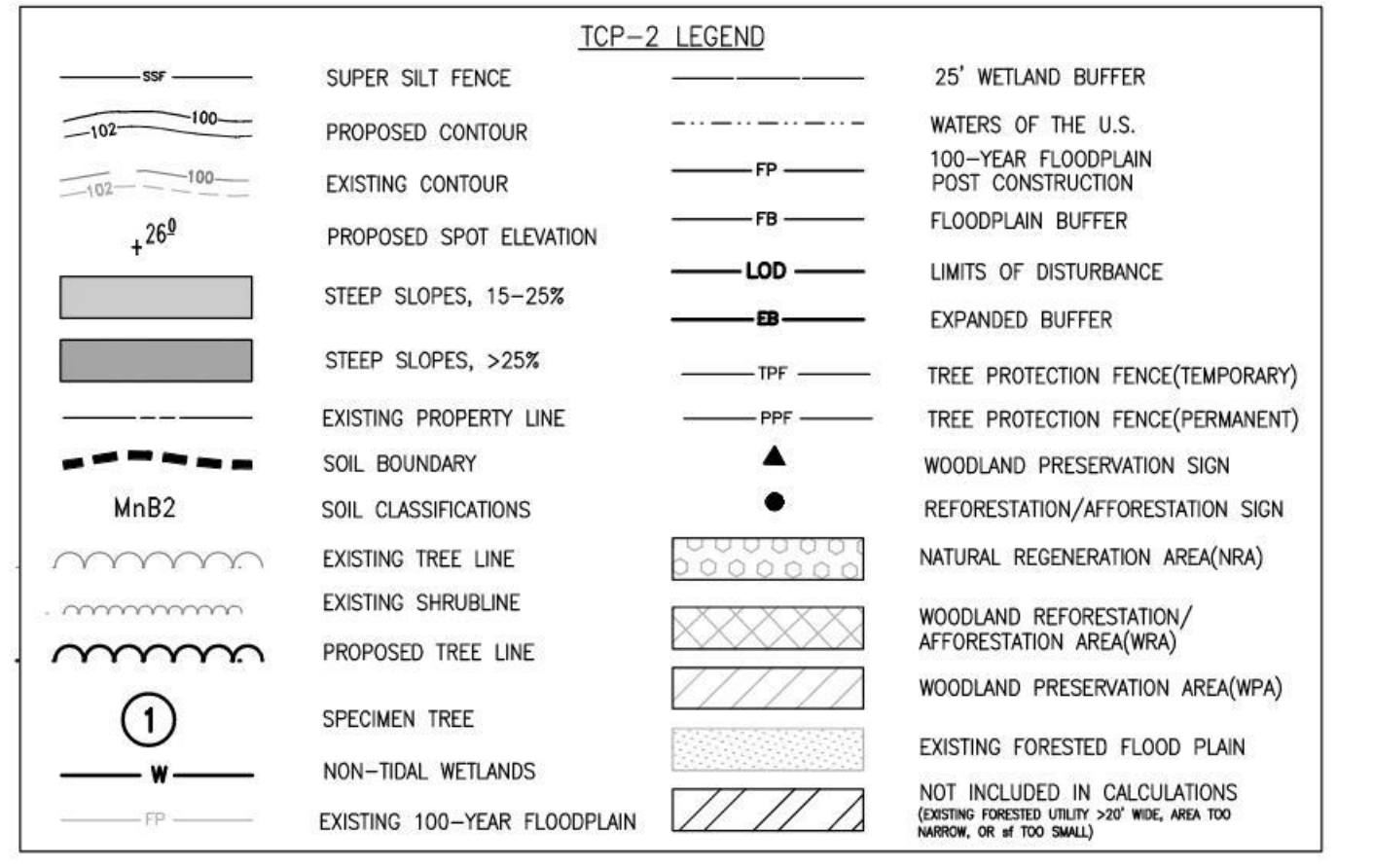
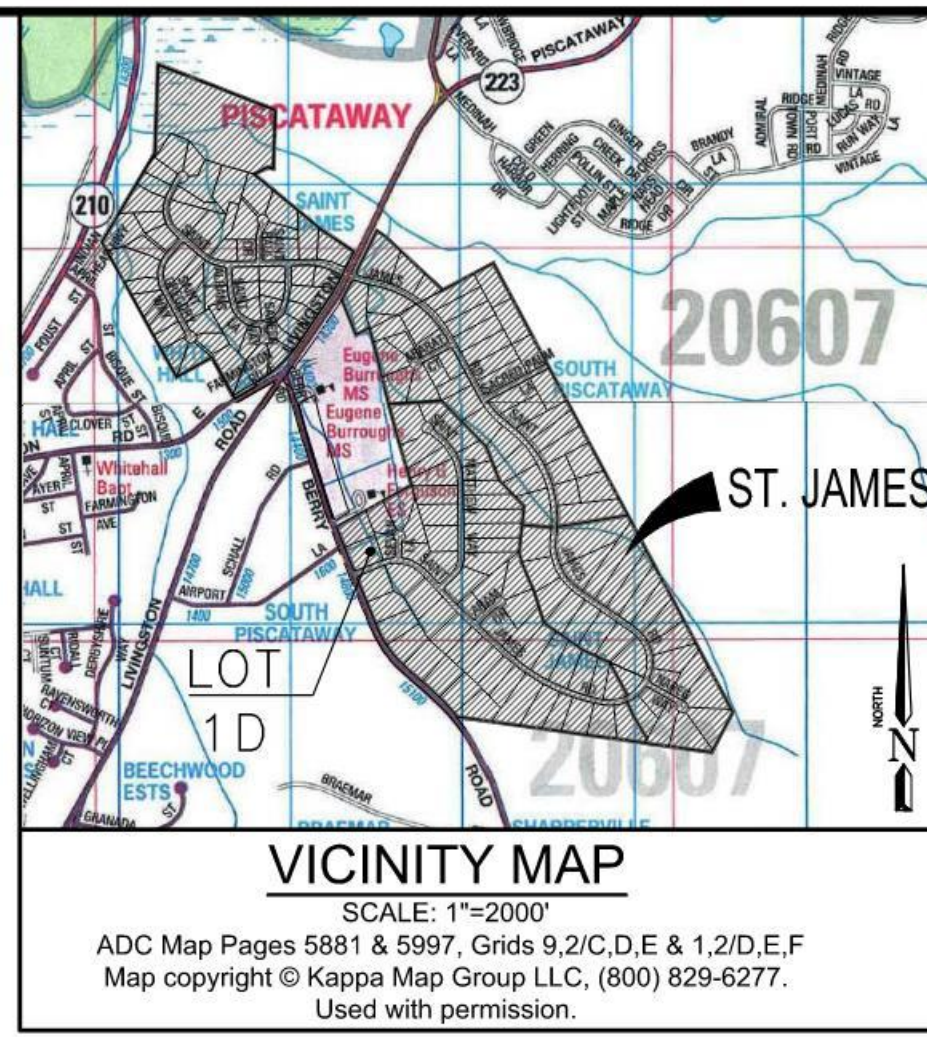
TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS

POST-TYPE TREE PROTECTION SIGNAGE - PERMANENT



1. SIGNS & FENCE TO BE PROPERLY MAINTAINED.
2. SIGNS TO BE ATTACHED TO FENCE POSTS 450' AC & AT CORNERS.
3. TEMPORARY TREE PROTECTION FENCE TO BE INSTALLED IN LIEU 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'x4'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



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP1-032-03				
Approved by	Date	DD	DD	Reason for Revision
01 J. Sizaz	04/29/03	4-02003		
02 J. Sizaz	07/01/06	4-02003		
03 J. Sizaz	04/23/08	4-02003		
02 J. Sizaz	08/29/08	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 and added .36 AC. Fee-In-Lieu	
24 C. Schneider	10/08/19	4-02003	Revised WC on lot 4C and added .36 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 0.36 ac)	
28 C. Schneider	11/16/21	N/A	Revisions to Phase 2 LOD and revised TCP2 Worksheet	
29 C. Schneider	5/13/22	N/A	Revised WC on Lot 55D & added .42 AC. Fee-In-Lieu	
30 C. Schneider	9/9/22	N/A	Revised WC on Lot 100 & added 0.17 AC. Fee-In-Lieu	
31 C. Schneider	5/4/23	N/A	Revised WC on Lot 22D & added 0.03 AC. Fee-In-Lieu	
32 C. Schneider	5/8/2024	N/A	Revised WC on Lot 1D & added 0.68 AC. Fee-In-Lieu	

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		
08/25/09	REVISED AFFORESTATION PER FIELD INFO.		
05/02/14	REVISED GPI		
06/16/14	REVISED PHASED WORKSHEET, REVISED PRESERVATION AREAS	SMD	
UPDATES/REVISIONS:			
07/18/14	ADDED NEW APPROVAL BLOCK	GPI	
09/20/15	REMOVED S&W, NOT COUNTED LOT 55D	MAH	
07/17/17	REVISED LOD AT LOTS 9C, 22C, 23C, 64C AND 50D		
11/09/17	REVISED SMD		
07/30/18	REVISED LOT 55C, 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.	MIL	
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	ADDED GENERAL INFORMATION TABLE		
08/03/22	REVISED LOD 10D, -0.17 REFORESTATION	APF	
UPDATES/REVISIONS:			
03/07/23	REVISED LOT 22D, REMOVE 0.03 AC. PRESERVATION	FGY	
04/09/24	REVISED LOT 1D, REMOVED 0.31 AC. PRESERVATION	APF	

TCP11 - 032-03  
LOT 1D  
2111 Saint James Road  
Accokeek, MD 20607  
**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  
johnson@cpia.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: MR. MARIO ORTIZ  
2111 SAINT JAMES ROAD  
ACCOKEEK, MD 20607

DATE: 4/15/2024  
ANDREW P. FUNSCH, P.L.A.  
MD #4207 EXP. 05/30/2025  
1751 ELTON ROAD, SUITE 300  
SILVER SPRING, MD 20903  
(301) 434-7000 AFUNSCH@CPIA.COM

DATE: 03/13/24  
Owner or Owners Representative

DATE: 2024.04.15  
16:59:05-0400  
Signature: Andrew Funsch  
Date: 4/15/2024  
License Number: MD #4207

DATE: 2024.04.15  
16:59:05-0400  
Signature: Andrew Funsch  
Date: 4/15/2024  
License Number: MD #4207

Phased Woodland Conservation Worksheet for Prince George's County				
SECTION I - Establishing Site Information (Enter acres for each zone)				
1 Zone	2.06			
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	TCP1-065-95			
9 Is this site subject to the 1989 Ordinance? (Y/N)	N	2010 Ordinance? (Y/N)	N	PFA(Y/N)
10 Break-even Point (preservation acres) =	190.10			
11 Acres of Net Tract clearing permitted w/o reforest	53.89			
SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)				
12 Existing Woodland on Net Tract (acres)	243.88			
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				
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	25	32		
22 Status	4020200	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 the application (acres)	68.79	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	90.37		93.13
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 (afforestation)	0.00	0.00		0.00
34 Cumulative acres of Net Tract Woodland cleared	2.76	92.96		95.72
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	25.60		25.60
38 Clearing below WCT (2:1 replacement requirement)	0.00	51.19		51.19
39 Replacement for clearing above the WCT (0.25: 1)	0.69	18.84		19.53
40 Replacement for clearing below the WCT (2:1)	0.00	51.19		51.19
41 Afforestation Required	0.00	0.00		0.00
42 Cumulative Woodland Conservation Required	177.72	220.81		398.53
Latest phase indicates cumulative requirement through that phase of work				
SECTION III - Meeting the Requirements				
43 Woodland Preservation	10.87	136.37		147.24
44 Afforestation/Reforestation	24.52	10.84		35.36
45 Natural Regeneration	0.00	0.00		0.00
46 Landscape Credits	0.00	0.00		0.00
47 Specimen & Historic Tree (CRZ area)	0.00	0.00		0.00
48 Specimen & Historic Tree Credit	0.00	0.00		0.00
49 Forest Enhancement Areas	0.00	0.00		0.00
50 Street Tree Credit (Existing or 10-year canopy)	0.00	0.00		0.00
51 Area approved for fee-in-lieu	0.00	1.56		1.56
52 Off-site Woodland Conservation Credits Required	30.91	0.00		30.91
53 Off-site WCA (preservation) being provided on this property	0.00	0.00	0.00	0.00
54 Off-site WCA (afforestation) being provided on this property	0.00	0.00	0.00	0.00
55 Cumulative Woodland Conservation Provided	66.30	221.09		227.39
56 Woodland saved on this phase but not counted	3.21	0.41		3.62
57 Existing Net Tract Woodland in later phases	227.15	0.17		227.32
58 Requirement Status per Phase				
Prepared by: Andrew P. Funsch, P.L.A.				
License Number: MD #4207				

Individual TCP2 with Previously Approved TCP1 or TCP2 Woodland Conservation Worksheet for Prince George's County				
SECTION I - Establishing Site Information (Enter acres for each zone)				
1 Zone	R-A			
2 Gross Tract	2.06			
3 Floodplain	0.51			
4 Previously Dedicated Land	0.00			
5 Net Tract (NTA)	1.54	0.00	0.00	
6 TCP1 or 2 Number				
7 Property Description or Subdivision Name	St. James	Lot 1D		
8 TCP1 Number	TCP2-032-03	Rev #	32	
9 Previous TCP Number	TCP2-032-03	Rev #	31	
10 Site subject to the 2010 Ordinance (Y or N)	N			
11 Is this a priority funding area? (Y or N)	N			
SECTION II - Determining Woodland Conservation Requirements (Enter acres in corresponding column)				
Woodland Conservation Calculations:				
Acres of Existing Woodland	Net tract	1.48		0.51
Woodland Conservation Required for per TCP1 or TCP2		69.48%	1.07	
Area of Woodland Cleared per previous TCP1 or TCP2		0.87		0.07
Area of Woodland Cleared per current TCP2		1.18		0.07
Area of Woodland above WCT not cleared by previous TCP1 or TCP2		0.00		
Additional Woodland Cleared by current TCP2		0.31		0.00
Does the TCP1 show 2:1 replacement?	N			
Clearing below WCT (14:1 Replacement)		0.00	Replacement required =	0.00
Clearing below WCT (2:1 Replacement)		0.31	Replacement required =	0.62
Total Woodland Conservation Required				1.38
SECTION III - Meeting the Requirement (Enter acres in corresponding column)				
Woodland Conservation Provided:				
Woodland Preservation	(acres)	0.70		
Reforestation / Afforestation		0.00	Bond amount: \$	-
Natural Regeneration		0.00		
Landscape Credits		0.00		
Area approved for fee-in-lieu		0.00		
Credits Received for Off-site Mitigation on another property		0.00	Fee amount:	\$8,820.90
Off-site Mitigation provided on this property		0.00		
Total Woodland Conservation Provided		1.38		
Area of net tract woodland not required		0.30	acres	
Woodland retained not part of requirements		0.40	acres	
Prepared by: Andrew P. Funsch, P.L.A.			Date:	15-Apr-24
Qualifications: MD#4207				

Property Owners Awareness Certificate

I, We FATH A. ORTIZ hereby acknowledge that we are aware of this Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Date: 03/13/24

Owner or Owners Representative

GRAPHIC SCALE  
SCALE: 1" = 40'

This plan is submitted to fulfill the woodland conservation requirements for Grading Permit #7000-2021-00. If #7000-2021-00 expires, then this TCP2 also expires and is no longer valid.

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 \$50,000 per acre fine for each violation.

2. 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.

3. 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.

4. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.

5. The property is within the Developing Tier and is zoned R-A.

6. The site is not adjacent to a roadway classified as arterial or greater.

7. This plan is grandfathered under CP-27-2010, Section 25-117 (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 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 adjacent 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-11, typically outside the critical root zone of specified forest edges and specified individual trees to remain. It is to be accomplished by a vineyard plan with a serrated cutting edge or a root collar with a 3/8" wheel to a depth of 3". Other stress reduction/tree protection measures for individual trees should be implemented at this time.

TREE PROTECTION SCHEDULE

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 of the construction 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 area, 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-construction 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 area, and through the 2-year maintenance period for reforestation areas unless waived by county inspector.

6. When all fence is specified, it should be positioned outside of the tree protection fence. In areas where sill fence and tree protection fence are to be used a "combination tree protection sill fence" can be used instead. This determination can be made at the pre-construction meeting (see alternative 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 trees 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.

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.