

- 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 If #7000-2021-00 expires, then this TCP2 also expires and is no longer valid.
- 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 square foot mitigation fee.
 - 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 builder 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 conservation plan to the prospective buyer.
 - 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 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 defined 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-1, typically outside the critical root zone of specified forest and specified individual trees to remain. It is to be accomplished by a vibratory plate 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 SIGNAGE

- 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 manager, at 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 quality 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 retention areas, and through the 2-year maintenance period for reforestation areas unless waived by county inspector.
- When all 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 in 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).
- Approved clearing will take place after all tree protection measures are completed and will occur outside 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 erosion, fertilization, watering of specimen trees when specified, and clearing of retention areas.
- Inspection and approval by regulatory agency for Prince George's County.
- Removal of temporary protection 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.

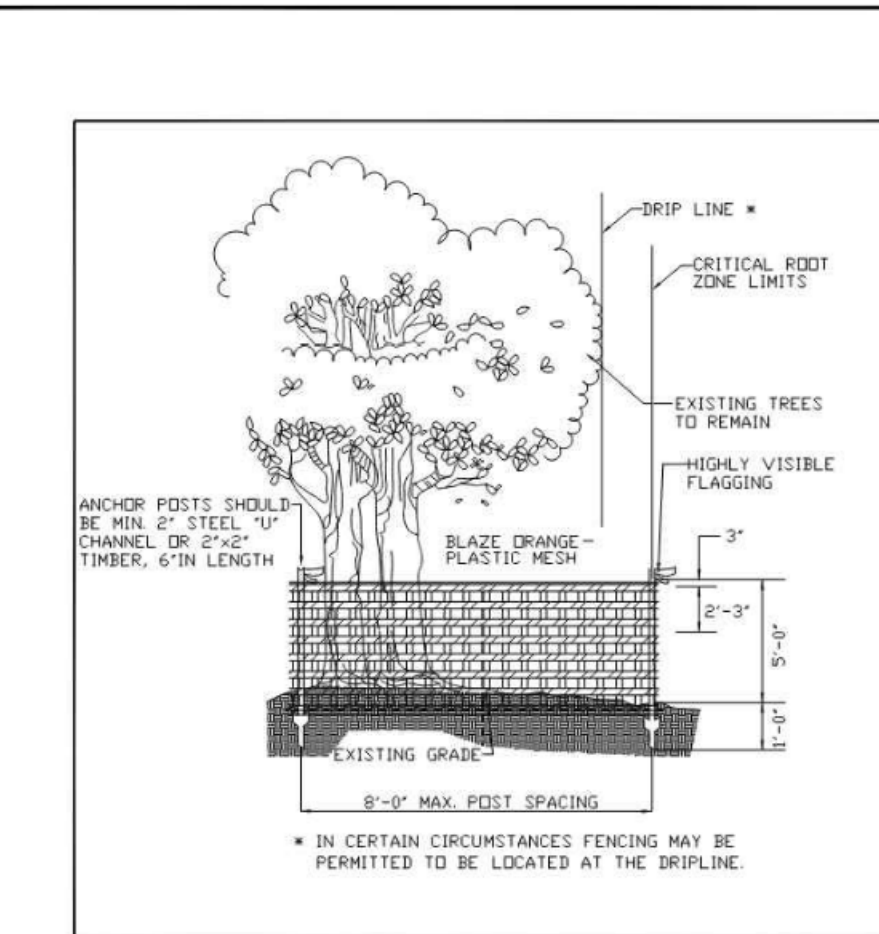
Phased Woodland Conservation Worksheet for Prince George's County									
SECTION I - Establishing Site Information (Enter acres for each zone)									
Zone:	R-A								Include acreages only in columns for which there is a corresponding zone.
Gross Tract:	394.68								
Floodplain:	41.43								
Previously Dedicated Land:	0.00								
Net Tract (NTA):	353.25	0.00	0.00						
TCP I or 2 Number:	2-032-03	Revision	33						
Property Description or Subdivision Name:	TCP1-068-95								
TCP1 Number:									
Is this site subject to the 1989 Ordinance? (Y/N):	N	2010 Ordinance? (Y/N):	N	PFA (Y/N):	Y				
Break-even Point (preservation acres) =	190.10								
Acres of Net Tract clearing permitted w/o reforestation:	53.89								
SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)									
Existing Woodland on Net Tract (acres)	243.99								
Existing Woodland in Floodplain (acres)	41.29								
Woodland Conservation Threshold (NTA) =	50.00%								
Smaller of 10 or 12	176.63								
Woodland above WCT	67.37								
Net Tract area in the application (acres)	1	2							
Plan Phase or Name:	PHASE 1	PHASE 2							
TCP2 Number for this Phase or Section	2-032-03	2-032-03							
Revision Number	25	33							
Approval Date	4/20/2024	PENDING							
Total area in this application (acres)	115.29	279.39							394.68
Floodplain area in this application (acres)	26.50	14.93							41.43
Net Tract area in the application (acres)	89.79	264.46							353.25
Woodland on the Net Tract for this phase (acres)	16.84	227.15							243.99
Woodland in the Floodplain for this phase	26.78	14.50							41.29
Woodland Cleared on Net Tract for this phase	2.76	90.47							93.23
Woodland Cleared in Floodplain for this phase	0.40	1.35							1.75
Off-site Woodland Clearing (1:1)	0.00	0.00							0.00
Off-site WCA being provided on this property (preservation)	0.00	0.00							0.00
Off-site WCA being provided on this property (afforestation)	0.00	0.00							0.00
Cumulative acres of Net Tract Woodland cleared	2.76	93.23							96.00
Cumulative acres of Floodplain woodland cleared	0.40	1.75							2.15
Smaller of 14 or 25	2.76	67.37							70.13
Woodland Clearing below WCT	0.00	25.87							25.87
Clearing below WCT (2:1 replacement requirement)	0.00	51.73							51.73
Replacement for clearing above the WCT (0.25:1)	0.69	16.84							17.53
Replacement for clearing below the WCT (2:1)	0.00	51.73							51.73
Afforestation Required Threshold (AFT) = 20.00%	0.00	51.73							51.73
Cumulative Woodland Conservation Required	177.72	221.08							398.80
Latest phase indicates cumulative requirement through that phase of work									
SECTION III - Meeting the Requirements									
Woodland Preservation	10.87	136.37							147.24
Afforestation/Reforestation	24.52	10.84							35.36
Natural Regeneration	0.00	0.00							0.00
Landscape Credits	0.00	0.00							0.00
Specimen & Historic Tree (CRZ area)	0.00	0.00							0.00
Specimen & Historic Tree Credit	0.00	0.00							0.00
Forest Enhancement Credits	0.00	0.00							0.00
Forest Enhancement Credit (25% of enhancement area)	0.00	0.00							0.00
Street Tree Credit (Existing or 10-year canopy)	0.00	0.00							0.00
Area approved for fee-in-lieu	0.00	1.74							1.74
Off-site Woodland Conservation Credits Required	30.91	0.00							30.91
Off-site WCA (preservation) being provided on this property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-site WCA (afforestation) being provided on this property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative Woodland Conservation Provided	66.30	221.27							227.57
Woodland saved on this phase but not counted	3.21	0.31							3.52
Existing Net Tract Woodland in later phases	227.15	0.00							227.15
Requirement Status per Phase									
Prepared by:	Andrew P. Funsch, PLA								
License Number:	MD #4207								
Signature	Andrew Funsch	Date	6/13/2024						

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:	1.43								
Floodplain:	0.00								
Previously Dedicated Land:	0.00								
Net Tract (NTA):	1.43	0.00	0.00						
Property Description or Subdivision Name:	St. James Lot 13D								
Current TCP Number:	TCP2-032-03	Rev #	33						
Previous TCP Number:	TCP2-032-03	Rev #	32						
Site subject to the 2010 Ordinance (Y or N):	N								
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									
Woodland Conservation Required for per TCP1 or TCP2	65.03%	0.93							0.00
Area of Woodland Cleared per previous TCP1 or TCP2	0.50								0.00
Area of Woodland above WCT not cleared by previous TCP1 or TCP2	0.80								0.00
Additional Woodland Cleared by current TCP2	0.10								0.00
Does the TCP show 2:1 replacement?	N								
Clearing below WCT (14:1 Replacement)	0.00								0.00
Clearing below WCT (2:1 Replacement)	0.10								0.20
Total Woodland Conservation Required:		1.03							
SECTION III - Meeting the Requirement (Enter acres in corresponding column)									
Woodland Conservation Provided:									
Woodland Preservation		0.84							0.84
Reforestation / Afforestation		0.00							0.00
Natural Regeneration		0.00							0.00
Landscape Credits		0.00							0.00
Area approved for fee-in-lieu		0.20							0.20
Credits Received for Off-Site Mitigation on another property		0.00							0.00
Off-Site Mitigation provided on this property		0.00							0.00
Total Woodland Conservation Provided		1.04							1.04
Area of net tract woodland not cleared	0.83								0.83
Woodland retained not part of requirements:	-0.01								-0.01
Prepared by:	Andrew P. Funsch, PLA								
Qualifications:	MD #4207								
Date:	6/13/2024								

Property Owners Awareness Certificate

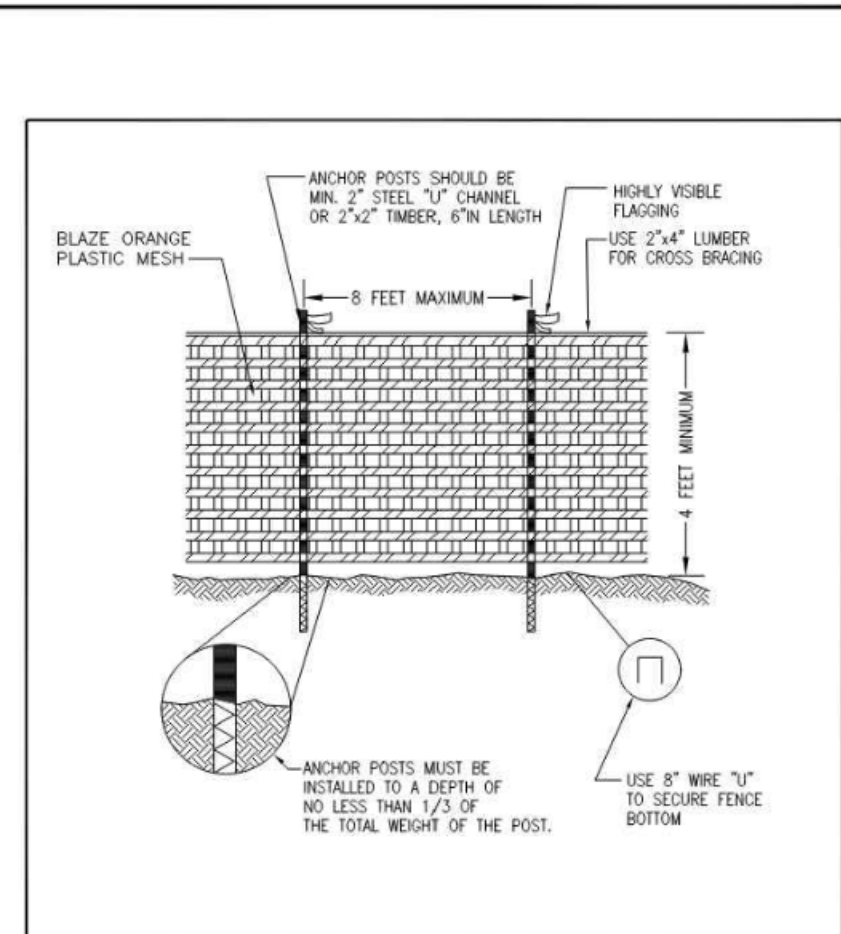
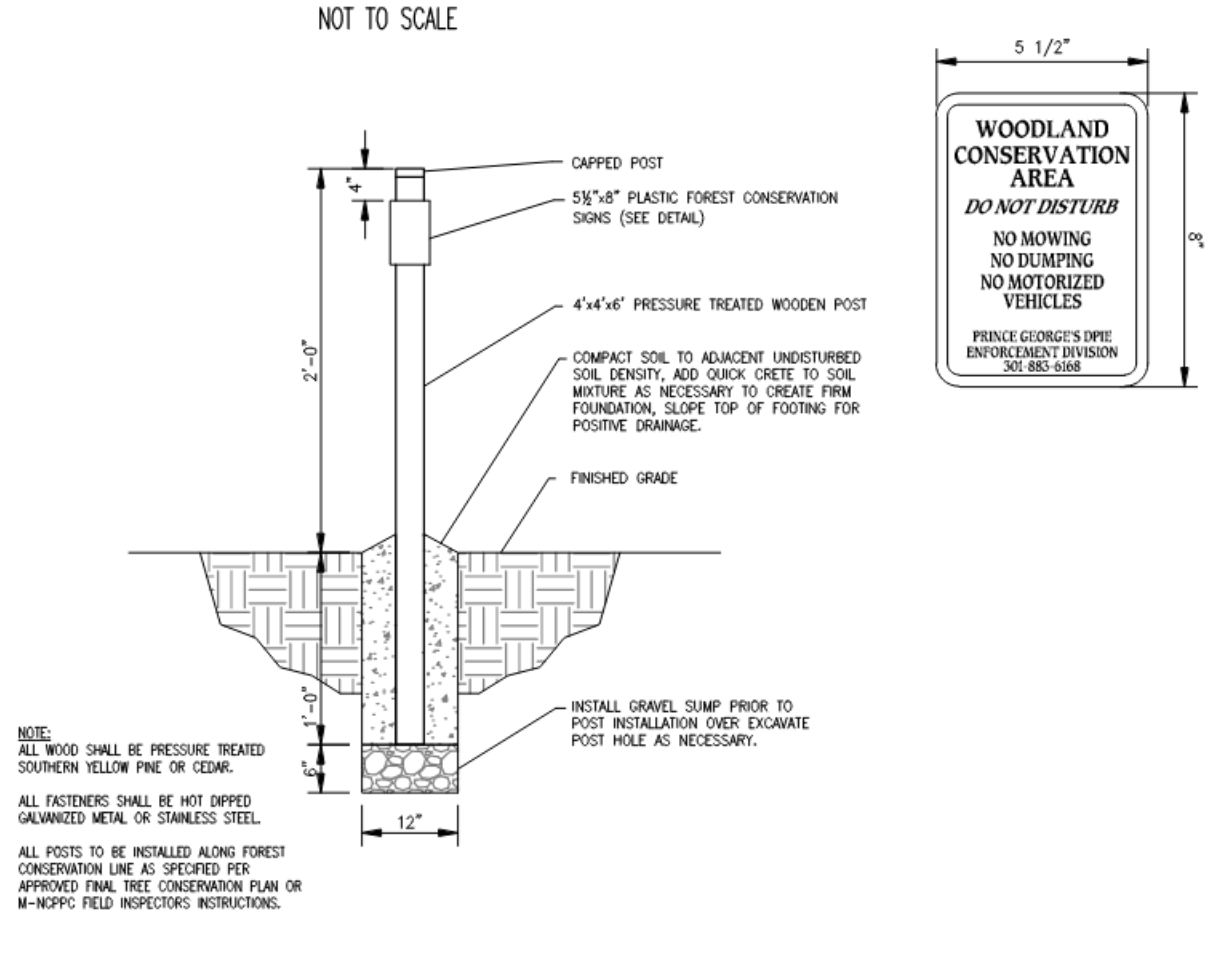
I, we Nashwanke and Jessica Graham hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Nashwanke and Jessica Graham 4/1/24
Owner or Owners Representative Date

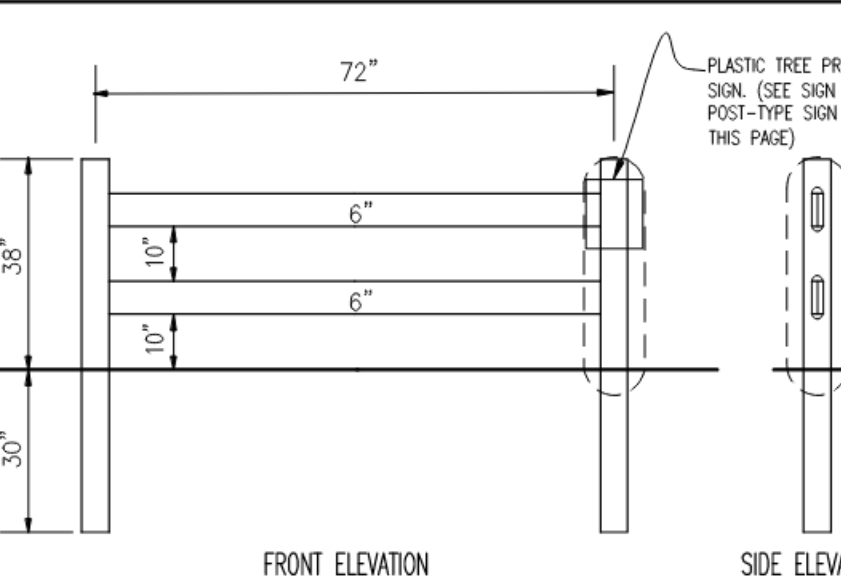


TEMPORARY FENCE PROTECTION DETAIL
FOR WOODLAND PRESERVATION AREAS

POST-TYPE TREE PROTECTION SIGNAGE - PERMANENT



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



TREE PROTECTION FENCE - PERMANENT FENCE
NOT TO SCALE

Forest Conservation Act Reporting Information (Change Table)				
	Revision Number (31)	Revision Number (32)	Revision Number (33)	Change Since Last Approval
Gross Tract (Acres)	394.68	NO CHANGE	NO CHANGE	NO CHANGE
Existing Woodland (Acres)	226.98 AC.	NO CHANGE	NO CHANGE	NO CHANGE
Woodland Cleared (Acres)	90.06 AC.	90.37 AC.	90.47 AC.	0.1
Woodland Retained On-Site (Acres)	137.09 AC.	136.78 AC.	136.68 AC.	-0.1
Woodland Planted On-Site (Acres)	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
On-Site Woodland Easement/ Preservation and Planting (Acres)	136.68 AC.	136.37 AC.	136.27 AC.	-0.1
On-Site Wooded Floodplain in Easement (Acres)	14.50 AC.	NO CHANGE	NO CHANGE	NO CHANGE
Bond Amount	\$540,753.84	\$541,407.24	NO CHANGE	NO CHANGE
Fee-In-Lieu Amount	\$11,499.84	\$20,124.72	\$22,738.32	\$2,613.60
50' Stream Buffers Conserved (Preservation) - Linear Length	46,623 FT.	NO CHANGE	NO CHANGE	NO CHANGE
50' Stream Buffers Conserved (Preservation) - Acreage	8.83 AC.	NO CHANGE	NO CHANGE	NO CHANGE
50' Stream Buffers Newly Established (Afforestation) - Linear Length	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
50' Stream Buffers Newly Established (Afforestation) - Acreage	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
Off-Site Woodland Conservation Credits Required (Acres)	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
Off-Site Woodland Conservation Credits Provided (Acres)	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE

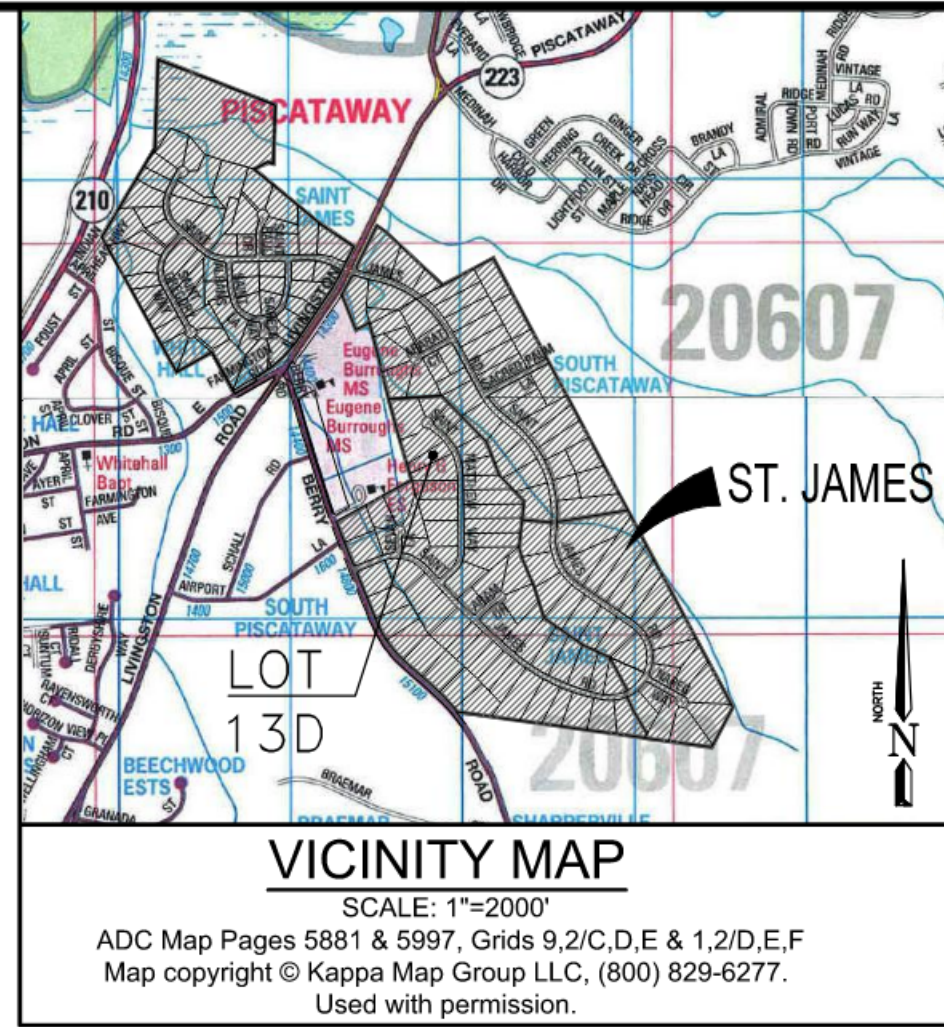
GENERAL INFORMATION TABLE		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	AR (prev. R-A)
Zone	Aviation Policy Area (APA) 1	N/A
Administrative	Tax Grid (TMG)	152-D2
Administrative	WSSC Grid (Sheet 20)	219SE02
Administrative	Planning Area (Plan Area)	84-5
Administrative	Election District (ED)	5
Administrative	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 Statistics		Total (ac.)
Cross tract area		1.43
Existing 100-year floodplain		0
Net tract area		1.43
Existing woodland in the floodplain		0
Existing woodland in the net tract		1.43
Existing woodland total		1.43
Existing PMA		0
Regulated streams (linear feet of centerline)		0
Riparian (wooded) buffer up to 300 feet wide		1.43

TREE CONSERVATION PLAN CERTIFICATION

THIS PLAN COMPLETES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

Date: 6/13/2024
Signature: Andrew Funsch
Title: PLA
Address: 1751 ELTON ROAD, SUITE 300, SILVER SPRING, MD 20903
Phone: (301) 434-7000
Email: AFUNSCH@CPJIA.COM



TCP-2 LEGEND	
PROPOSED CONTOUR	25' WETLAND BUFFER
EXISTING CONTOUR	WATERS OF THE U.S.
PROPOSED SLOPE ELEVATION	100-YEAR FLOODPLAIN
STEEP SLOPES, 15-25%	FLOODPLAIN BUFFER
STEEP SLOPES, >25%	LIMITS OF DISTURBANCE
EXISTING PROPERTY LINE	EXPANDED BUFFER
SOIL CLASSIFICATIONS	TREE PROTECTION FENCE (TEMPORARY)
EXISTING TREE LINE	TREE PROTECTION FENCE (PERMANENT)
EXISTING SHRUBLINE	WOODLAND PRESERVATION SIGN
PROPOSED TREE LINE	WOODLAND REGENERATION AREA (WRA)
SPECIMEN TREE	WOODLAND PRESERVATION AREA (WPA)
NON-TIDAL WETLANDS	EXISTING FORESTED FLOOD PLAN
EXISTING 100-YEAR FLOODPLAIN	NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED FLOOD PLAN, AREA 100, AREA 100, AREA 100, AREA 100)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP#1: 032-03			
Approved by	Date	DRD #	Reason for Revision
00 J. Sizaz	04/29/03	4-02003	
01 J. Sizaz	01/01/06	4-02003	
02 J. Sizaz	04/23/06	4-02003	
03 J. Sizaz	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 and 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 on lot 3C (removed afforest - added FIL 0.33 ac)
27 C. Schneider	4/2/21	4-02003	Revised WC lot 18B (removed afforest - added FIL 0.26 ac)
28 C. Schneider	11/16/21	N/A	Revisions to Phase 2 and revised TCP2 Worksheet
29 C. Schneider	5/15/22	N/A	Revision WC on Lot 55D to added 42 AC. Fee-In-Lieu
30 C. Schneider	9/9/22	N/A	Revision WC on Lot 10D & added 0.17 AC. Fee-In-Lieu
31 C. Schneider	5/4/23	N/A	Revision WC on Lot 22D & added 0.03 AC. Fee-In-Lieu
32 C. Schneider	5/8/24	N/A	Revision WC on Lot 1D & added 0.66 AC. Fee-In-Lieu
33 C. Schneider	5/8/2024	N/A	Revision WC on Lot 13D & added 0.00 AC. Fee-In-Lieu