

	Original Approval	Revision Number (-01)	Revision Number (-02)	Cumulative Change
Net Tract (Acres)	0.23	0.23		0.00
Existing Woodland (Acres)	0.23	0.04		0.19
Woodland Cleared (Acres)	0.19	0.04		0.23
Woodland Retained On-Site (Acres)	0.04	0.00		0.04
Woodland Planted On-Site (Acres)	0.00	0.00		0.00
On-Site Woodland Easement/Preservation and Planting (Acres)	0.04	0.00		0.04
On-site Wooded Floodplain in Easement (Acres)	0.00	0.00		0.00
Bond Amount	0.00	0.00		0.00
Fee-In-Lieu Amount	0.00	0.08		0.08
		\$1,045.44		\$1,045.44
50' Stream Buffers Conserved (Preservation) Linear Length	0.00	0.00		0.00
50' Stream Buffers Conserved (Preservation) - Acreage	0.00	0.00		0.00
50' Stream Buffers Newly Established (Afforestation) Linear Length	0'	0'		0'
50' Stream Buffers Newly Established (Afforestation) Acreage	0.00	0.00		0.00
Off-Site Woodland Conservation Credits Required (Acres)	0.00	0.00		0.00
Off-Site Woodland Conservation Credits Provided (Acres)	0.00	0.00		0.00

1 Include exhibit showing 50-foot Stream Buffer labeled as "COMAR 50-foot Stream Buffer"

1. This plan is submitted to fulfill the woodland conservation requirements for 7615 Sharshire Drive. If this TCP2 plan expires, then this TCP2 also expires and is no longer valid.
2. Cutting or clearing woodlands not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$50.00 per square foot mitigation fee.
3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permitting, Inspections and Enforcement (DPIE), as appropriate, shall be contacted prior to the start of any work on the site to coordinate the timing of the meeting when the implementation of woodland conservation measures shown on this plan will be discussed in detail.
4. The developer or builder of the lots or parcels shown on this plan shall notify future buyers of the 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.
5. The owners of the property subject to this plan shall ensure that the plan is solely responsible for conformance to the requirements contained herein.
6. The property is within the Developed Tier and is zoned R-80.
7. The site is not adjacent to a roadway designated as Section 55119(a), a parkway or a scenic byway. The site is not adjacent to a roadway designated as Section 55119(a) or greater.
8. This plan is grandfathered by CB27-2010, Section 25.119(c).

**When the use of fee-in-lieu is proposed:**

All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit shall be provided prior to issuance of any permits related to this TCP2 unless the project is a phased project. In a phased project, the fee-in-lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee-in-lieu breakdown on this TCP2.

**QUALIFIED PROFESSIONAL CERTIFICATION**  
This complies with the current requirements of Subtitle 25 and  
the Environmental Technical Manual

Signed: John P. Markovich Date: 8/27/2024

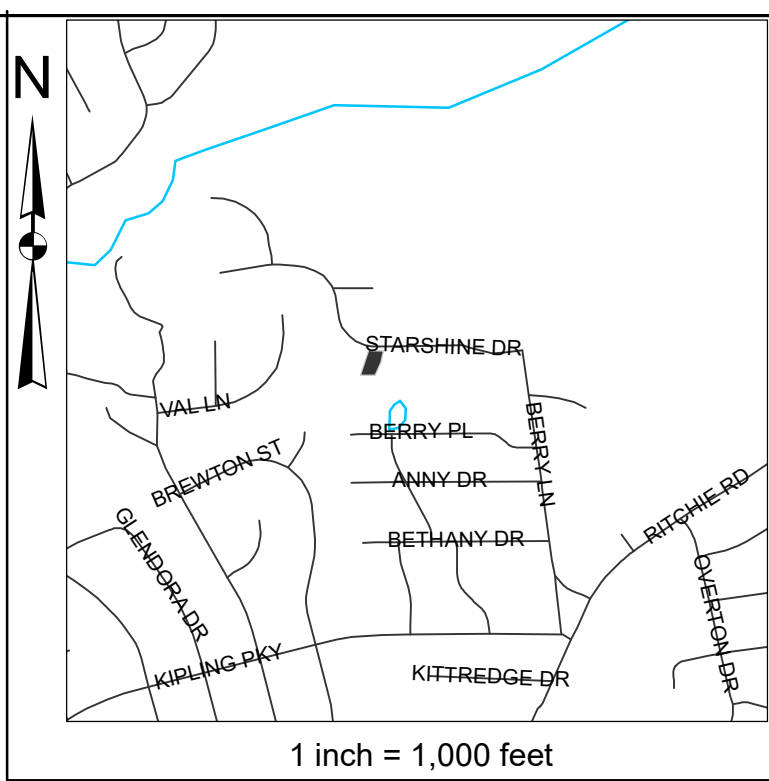
John P. Markovich  
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Waldorf, MD 20601  
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the site is within an APA, enter the name of the airport

<sup>2</sup> Acreage of the onsite woodland up to 300 feet measured from the stream centerline or from

Parcel "A" which abuts this property includes WPA, 100-year floodplain easements, WSSC easements and PMA. It is important to note that the PMA was not shown as extending onto Lot 4 with the original TCP2 approval. All of the regulated areas shown on this plan are consistent with those shown on TCP2-039-04 as originally approved.



6th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS	
DWN Scale	Checked JPM JPM
<b>1" = 20'</b>	
Project No. <b>24-012</b>	
Sheet No. <b>1 of 1</b>	