

### VICINITY MAP

1" = 2,000'

- Project Study Area
- LOD
- LOD
- Parent Parcel Boundary
- Adjoining Parcel Boundaries
- Existing Elevation Contours
- Steep Slopes (15-25%)
- Steep Slopes (>25%)
- Soils Boundary
- Delineated Wetland
- Preliminary 25-ft MDE Nontidal Wetland Buffer
- Previously Delineated Stream
- 100-ft Stream Buffer (Outside T.O.C.)
- 100-Year Floodplain
- Primary Management Area
- Wetland Data Sample Point
- Forest Stand Boundary
- Treeline
- FSD Data Sample Point
- FIDS
- FIDS Habitat Buffer
- Previously Dedicated Conservation Easment (7.01 AC)
- Previously Dedicated Conservation Easment in Floodplain (0.62 AC)

This TCP2 is for the Palmer Corner Telecom Tower Replacement Project. No woodland or tree clearing is proposed with this application. All existing features and regulated environmental features shown on the TCP2 are from TCP2-042-02-02.

- General Notes
- This plan is submitted to fulfill the woodland conservation requirements for the Pepco Palmers Corner project.
  - 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 \$9.00 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 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. The portion of the site which contains an electrical substation is zoned IE (Industrial, Employment). Remaining portions of the site are zoned RE (Residential Estate).
  - The site is not adjacent to a roadway designated as scenic, historic, a parkway, or a scenic byway.
  - The site is not adjacent to a roadway classified as arterial or greater.
  - This plan is not grandfathered under CB-27-2010, Section 25-117(g).
  - All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
  - The locations of the previously dedicated conservation easements depicted herein are approximate and were established as part of TCP2-042-02-02, prepared by Greenhorne & O'Mara, Inc, approved May 1, 2006. The previous TCP2 provided 7.01 AC of woodland preservation beyond the previously established floodplain within the parcel. An additional 0.62 AC of woodland preservation were dedicated within the previously established floodplain. The previous TCP2 provided an additional 1.94 AC of credits via an offsite mitigation easement.
  - ECS only delineated features within the study area depicted herein. Any stream/wetland features, floodplains, and easements which are depicted beyond the limits of the ECS study area are based on the above-referenced TCP2-042-02-02.
  - The proposed development will not impact any wooded areas or previously dedicated conservation easements.
  - Areas designated as "woodlands not part of any requirements" under the previous TCP2 are not shown on this map.

This Forest Stand Delineation has been prepared in accordance with all State and local ordinances which were in effect as of the date shown below. The undersigned is a qualified professional in accordance with COMAR 08.19.06.01.

Michael Bacon  
November 10, 2025

Property Owners Awareness Certificate

1/ We \_\_\_\_\_ 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 \_\_\_\_\_

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Contract Purchaser \_\_\_\_\_ Date \_\_\_\_\_

General Information Table		
Layer Category	Layer Name	Value
Zoning (Zone)	Zoning (Zone)	IE, RE
Zoning	Aviation Policy Area (APA)	-
Administrative	Tax Grid (TMG)	114-F1
Administrative	WSSC Grid	211SE03
Administrative	Planning Area (Plan Area)	76B (Henson Creek)
Administrative	Election District (ED)	5
Administrative	Councilmanic District (CD)	8
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1360
Administrative	Traffic Analysis Zone (PG County) (TAZ-PG)	1360

Prince George's County Planning Department, MSCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL HISTORY							
TCP 2 No.	Revision No.	Approved by	EPS Signature Approval Date	DRD No.	Project Name	Associated TCP1 No.	Reason for Revision
TCP2-042-02		J. Staz	5/21/2002				
TCP2-042-02	1	J. Staz	8/9/2005				
TCP2-042-02	2	J. Staz	5/1/2006				
TCP2-2025-0046	3	ACS	11/20/2025				

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ECS - MID-ATLANTIC LLC  
1340 CHARWOOD ROAD  
SUITE B  
HANOVER, MD 21076  
1-800-822-3489  
410-859-3300  
(FAX) 703-834-5827

SETTING THE STANDARD FOR SERVICE™

**PEPCO PALMERS CORNER**  
**3001 TUCKER ROAD**  
**PRINCE GEORGE'S COUNTY, MARYLAND**

**TYPE 2**  
**TREE CONSERVATION PLAN**  
**CNC CIVIL SERVICES**

ECS REVISIONS

TJW - 01 AUG 2025

TJW - 02 OCT 2025

TJW - 10 NOV 2025

TJW - 20 NOV 2025

ENGINEER  
JMH

DRAFTING  
TJW

SCALE

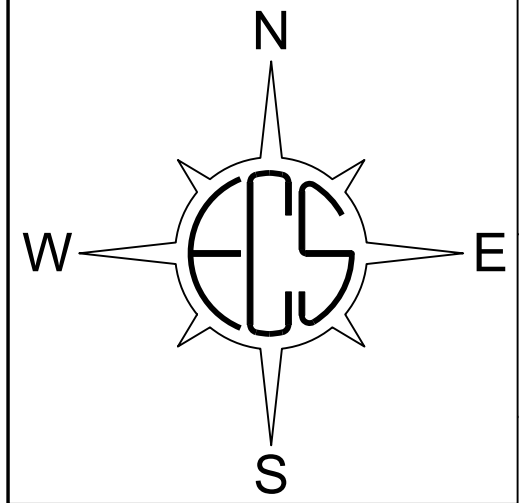
1" = 60'

PROJECT NO.  
47:19712

SHEET  
1 OF 2

DATE  
23 JUN 2025





0.25 ACRES CONSERVATION IN FLOODPLAIN  
(TCP II/42/02)

SHEET 1  
SHEET 2

5.61 ACRES CONSERVATION  
(TCP II/42/02)

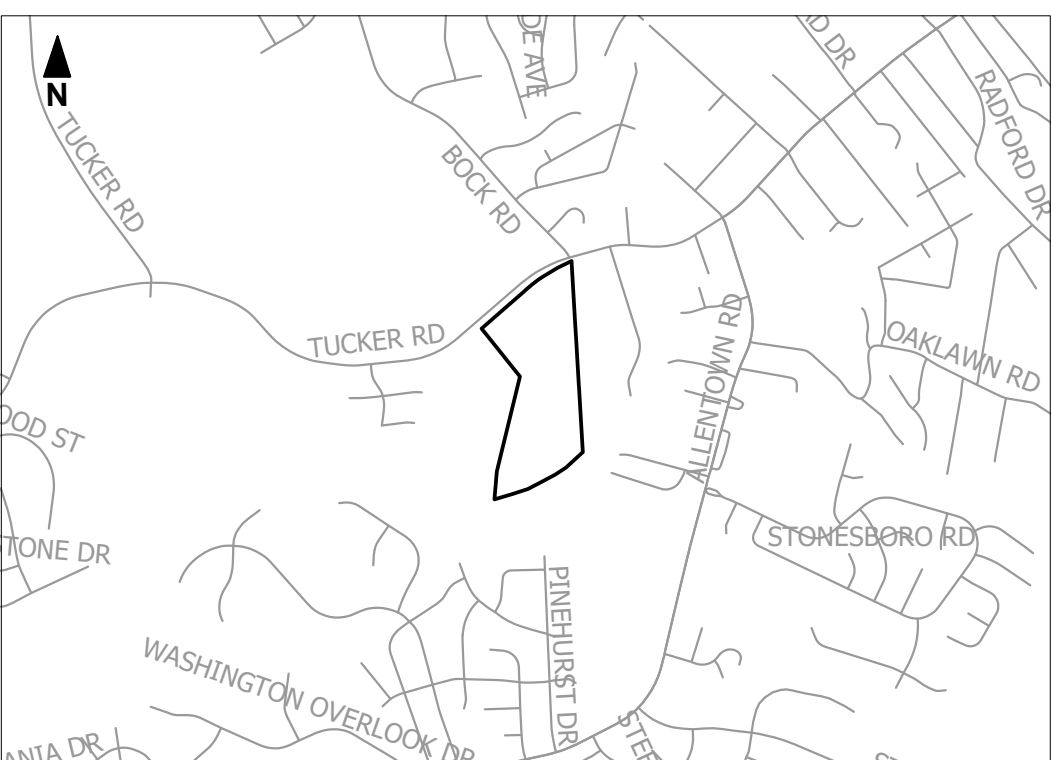
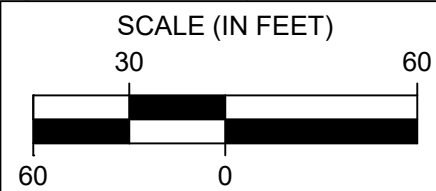
0.04 ACRES CONSERVATION  
IN FLOODPLAIN  
(TCP II/42/02)

0.33 ACRES CONSERVATION IN FLOODPLAIN  
(TCP II/42/02)

BIRDLAWN LLC  
2604 CRICKLEWOOD DR  
ACCOUNT NO. 17053734597

CRAMLICH JOSEPH L & ROSEN, JOSE J ET  
GRANT/CH HENRY  
ACCOUNT NO. 17050318337

BROWN JEFFREY C  
9001 ALLENTOWN RD  
ACCOUNT NO. 17050284190



### VICINITY MAP

1" = 2,000'

- Project Study Area
- LOD Proposed Limits of Disturbance (LOD)
- Parent Parcel Boundary
- Adjoining Parcel Boundaries
- Existing Elevation Contours
- Steep Slopes (15-25%)
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### WOODLAND CONSERVATION SCHEDULE

Zones: R-E, IE  
Gross Tract: 37.01 AC (31.71 AC in R-E, 5.30 AC in IE)  
Floodplain: 1.81 AC (1.81 AC in R-E, 0.00 AC in IE)  
Previously Dedicated Land: 7.63 AC (7.63 AC in R-E, 0.00 AC in IE)  
Net Tract: 27.57 AC (22.27 AC in R-E, 5.30 AC in IE)  
Subdivision/Lot/Block: Parcel A

Owner: PEPCO  
Address: 3001 Tucker Road,  
Fort Washington, MD 20744  
Tax Map: 114, Grid F1

### WOODLAND CONSERVATION CALCULATIONS

	Net Tract (AC)	Floodplain (AC)
Existing Woodlands	a. 5.39	k. 0.15
WCT (25% x Net Tract)	b. 6.89	
Smaller of A or B	c. 5.39	
Woodland Above WCT (A-B); 0 if <0	d. 0.00	
Woodland Cleared	e. 0.00	l. 0
Smaller of D or E	f. 0.00	
Clearing Below WCT (E-F); 0 if <0	g. 0.00	
Replacement (F x 0.25)	h. 0.00	
(G x 2.0)	i. 0.00	
Afforestation (if applicable) (net tract x 0.2-A), OR (net tract x 0.15-A); 0 if <0	j.	
Woodland Conservation Required (C+H+I+J+L-G)	m. 5.39	
Woodland Conservation Provided		
Woodland Preservation	5.39	
Reforestation/Replacement	0.00	
Afforestation	0.00	
Area Approved for Fee-In-Lieu	0.00	
Offsite Credits	0.00	
Total Woodland Conservation Provided	5.39	

No clearing is proposed with this plan and worksheet.

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Contract Purchaser _____	Date _____



### TYPE 2 TREE CONSERVATION PLAN APPROVAL

TCP2-2025-0046

### EPS SIGNATURE APPROVAL DATE:

11/20/2025

### TCP2 EXPIRATION DATE:

11/20/2030

Schneider, Alwin  
Digitally signed by Schneider, Alwin  
Date: 2025.11.20 10:04:53 -0500  
AUTHORIZED SIGNATURE

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