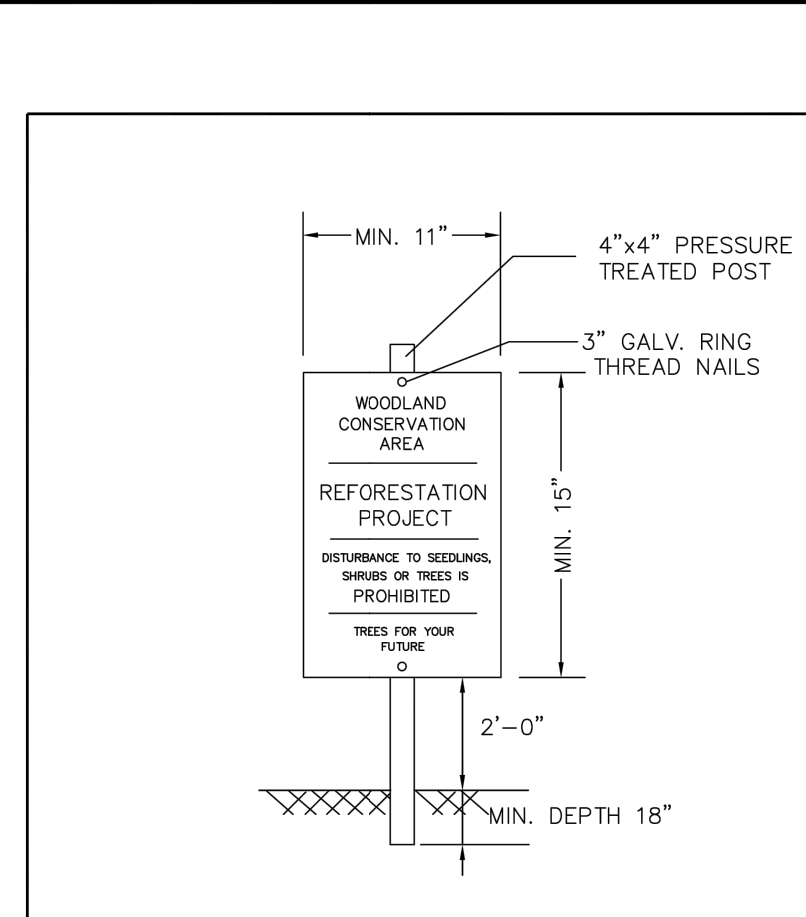
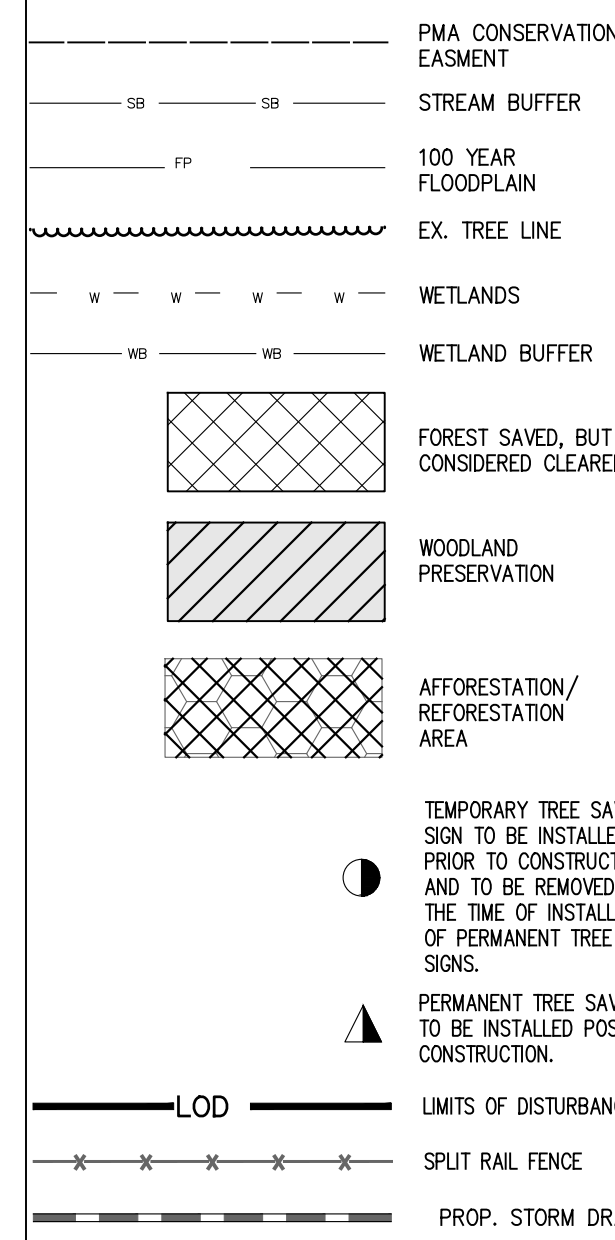
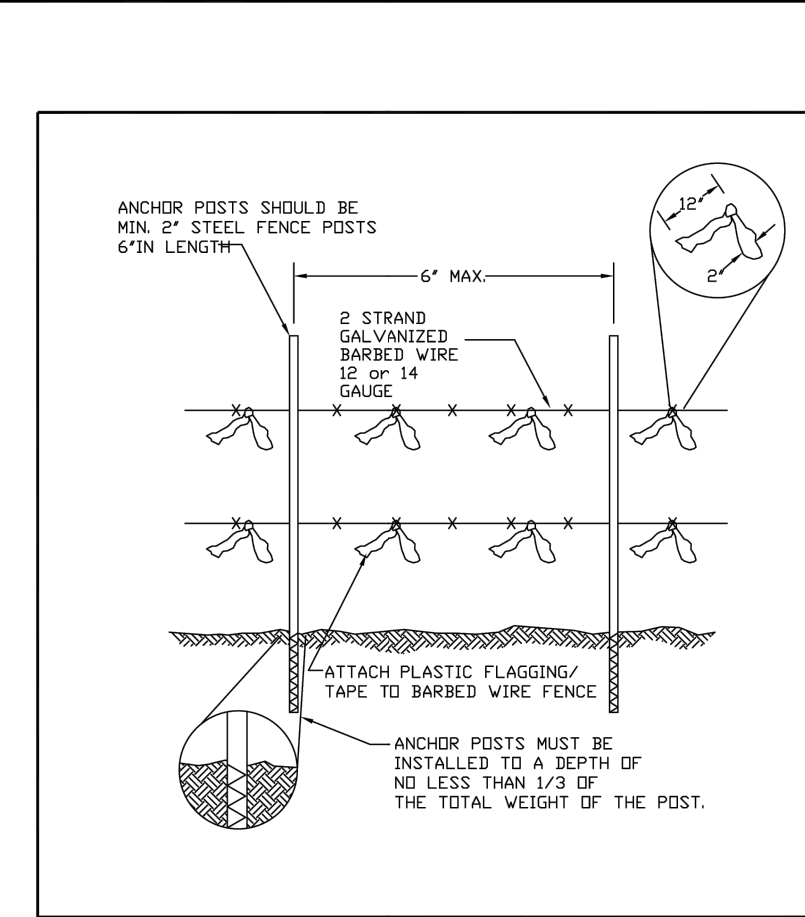


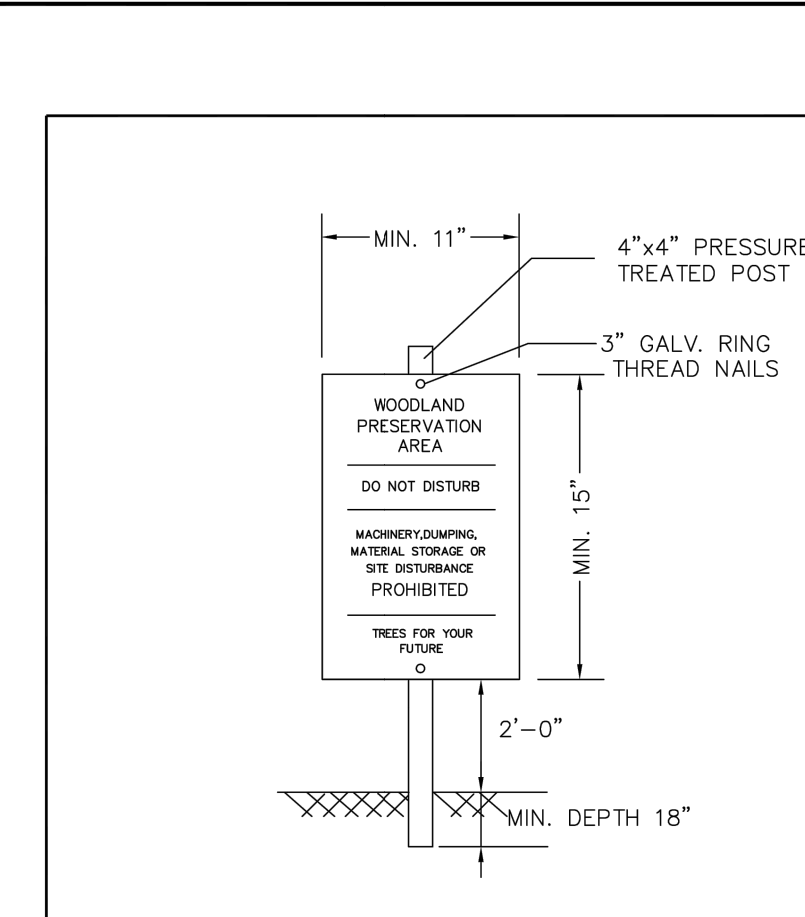
TCP-2 LEGEND



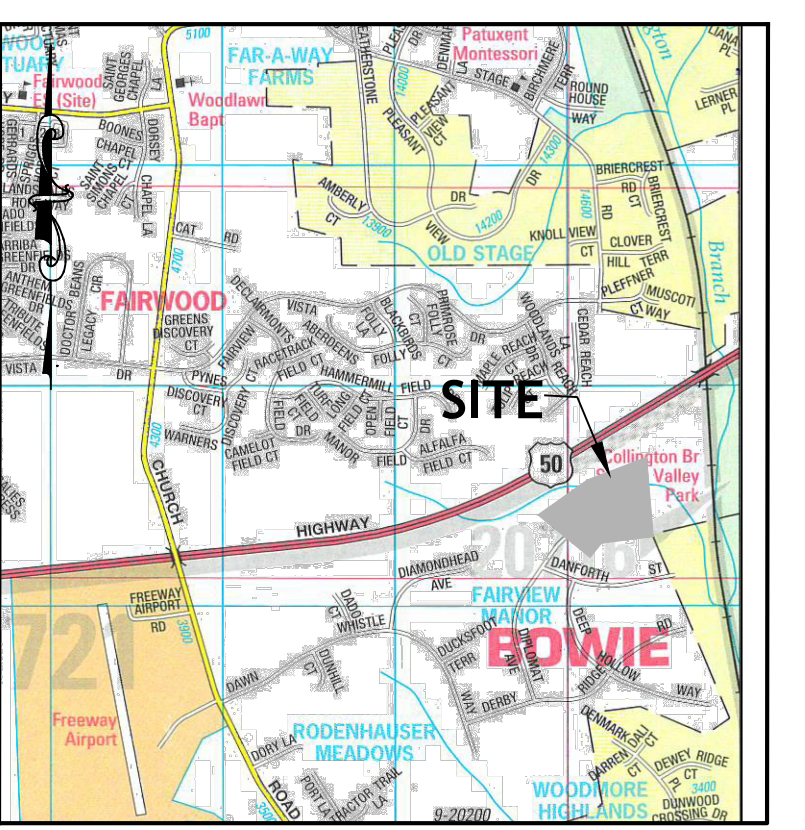
NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. SIGNS SHOULD BE PLACED IN PLACES WHERE THEY WILL BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
4. SIGNS SHOULD BE PLACED AT THE SAME TIME AS TREE PROTECTION DEVICES.
5. SIGNS SHOULD BE PLACED AT THE SAME TIME AS TREE PROTECTION DEVICES.
6. SIGNS SHOULD BE PLACED AT THE SAME TIME AS TREE PROTECTION DEVICES.
7. SIGNS SHOULD BE PLACED AT THE SAME TIME AS TREE PROTECTION DEVICES.



NOTES:
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VICINITY MAP
SCALE: 1" = 2000'
WSSC 2007 SHEET: 205NE13, 206NE12 & 13
PRINCE GEORGE'S COUNTY
ADD MAP PAGE: 5412, 5413, 5419
LOCATION: 205 NE 12



GENERAL NOTES

- THIS PLAN IS SUBMITTED TO REVISE THE WOODLAND CONSERVATION REQUIREMENTS FOR LOT 60 BLOCK D BY REMOVING 0.21 ACRES OF WOODLAND PLANTED ON-SITE (AFFORESTATION/REFORESTATION) AND PROVIDING FEE-IN-LIEU.
- 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 \$5.00 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 THE TIME OF CONTRACT SIGNED. 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 AND IS ZONED R-E.
- 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.

TREE PROTECTION MEASURES

TREE PROTECTION DEVICES 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 SOILBANK 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 EDGES AND SPECIFIED INDIVIDUAL TREES TO REMAIN. IT IS TO BE ACCOMPANIED BY A REDUCTION/TREE PROTECTION MEASURES FOR INDIVIDUAL TREES SHOULD BE IMPLEMENTED AT THIS TIME.

TREE PROTECTION SEQUENCE

- PRE-CONSTRUCTION MEETING: AFTER THE BOUNDARIES OF THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND PLACED, BUT BEFORE ANY DISTURBANCE HAS TAKEN PLACE ON-SITE, A PRE-CONSTRUCTION MEETING OF THE CONTRACTOR, SITE SUPERVISOR, 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. INTERCOMMITTEE STAFF WILL ALSO DISCUSS THE VALUE AND IMPORTANCE OF THE PRESERVATION AREAS, OUTLINE RESPONSIBILITIES AND DISCUSS WOODLAND REMOVAL AND RECONSTRUCTION. A PRE-CONSTRUCTION MEETING SHALL 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 SPLIT FENCE IS SPECIFIED, IT SHOULD BE POSTED OUTSIDE OF THE TREE PROTECTION FENCE. IN AREAS WHERE SPLIT FENCE AND TREE PROTECTION FENCE ARE TO BE USED, A "COMBINATION TREE PROTECTION FENCE" CAN BE USED INSTEAD. THIS DETERMINATION CAN BE MADE AT THE PRE-CONSTRUCTION MEETING (SEE ALTERNATE FENCE DETAIL THIS PAGE).
- APPROVED CLEARING WILL TAKE PLACE AFTER 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 DYING LIMBS, SOIL REPAIR, FERTILIZATION, WATERING OF SPECIMEN TREES WHEN SPECIFIED, AND CLEANUP OF RETENTION AREAS.
- REMOVAL OF TEMPORARY PROTECTIVE MEASURES, SUCH AS TREE PROTECTION FENCE AND SIGNS.

Property Owners Awareness Certificate

I, We, Florencia Titinova, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements set forth in this TCP2.

Owner or Owners Representative: [Signature] Date: 8/12/2025

CALL "MISS UTILITY"
TELEPHONE: 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

DESIGNED	DCM	11/2025	DATE		
DRAWN	FA/ERW	11/2025	DATE		
CHECKED	KLM	11/2025	DATE		
APPROVED	DS	11/2025	DATE		
DATE			DATE		
BY			BY		
DESCRIPTIONS			DESCRIPTIONS		



201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph. (443) 274-3332
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

QUALIFIED PROFESSIONAL CERTIFICATION
This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Technical Manual

Prepared by:
Deborah M Schwab, RLA MD No. 0759
Typed name
409 Washington Street
Annapolis, MD 21403
PH: (410) 268-5291
e-mail address: dschwab@comcast.net

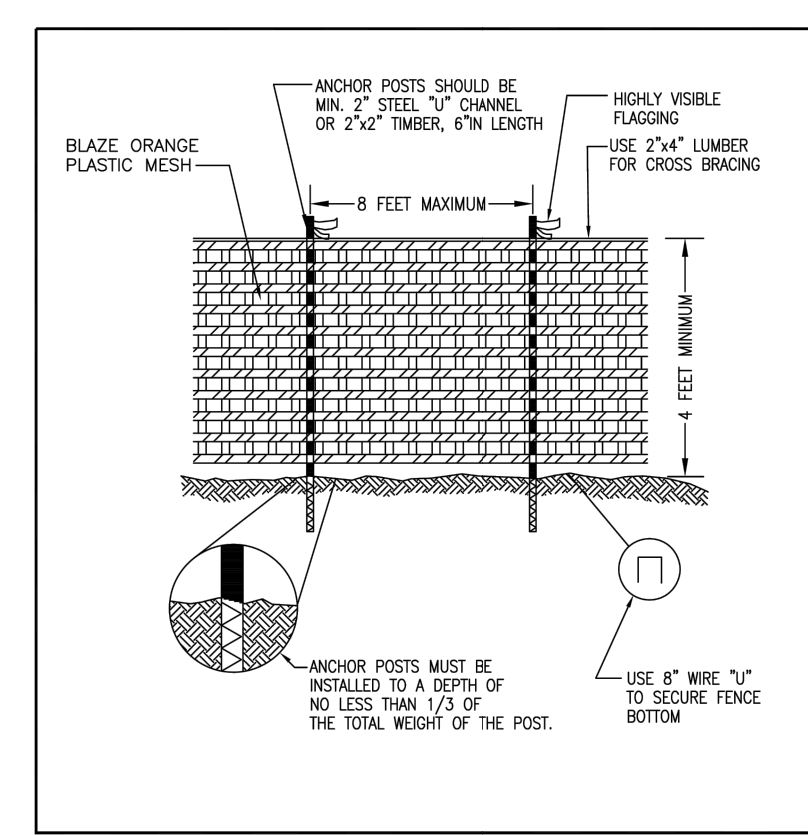
OWNER/DEVELOPER
FLORENCIA & FREDY TITANOVA
14504 DANFORTH STREET
BOWIE, MD 20721
PHONE: 443-825-5973
EMAIL: ongef@qyahooc.com

TYPE 2 - TREE CONSERVATION PLAN LOT 60, BLOCK D COLLINGBROOK SUBDIVISION

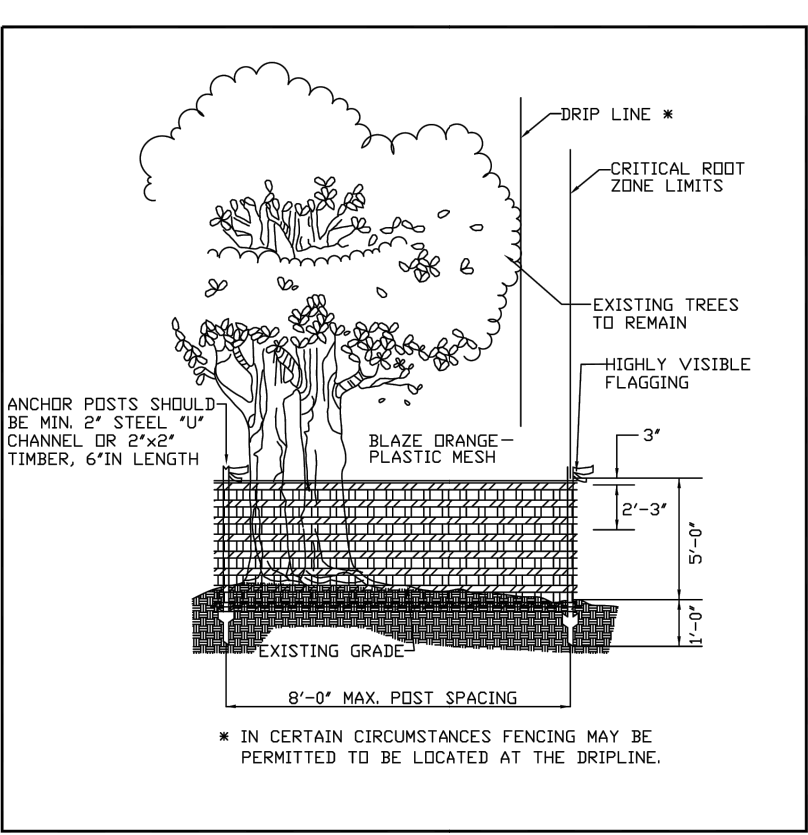
PHASE 3, LOTS 57-72 BLOCK A, LOTS 7-11 BLOCK E, LOTS 44-68 BLOCK D
DANFORTH STREET & DUNMART AVENUE
BOWIE, MARYLAND 20721
7TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY
SAY MAP 0504, SUBDIVISION - 800

SCALE: 1" = 50' DATE: NOVEMBER 2025 TTG PROJECT No. 520201/525012 SHEET 1 OF 1

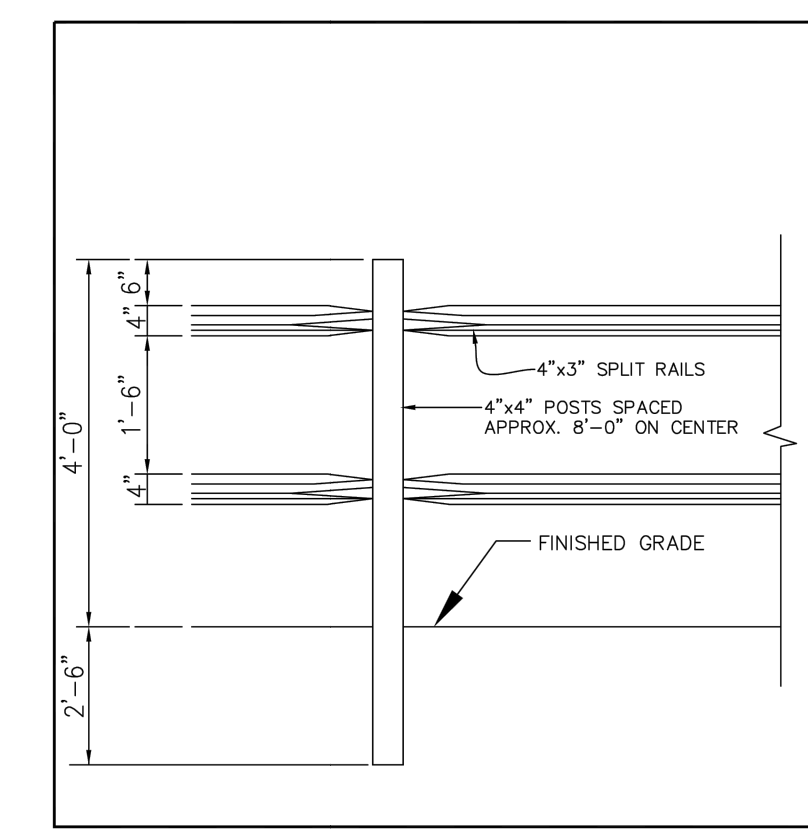
Individual TCP2 with Previously Approved TCP1 or TCP2 Woodland Conservation Worksheet for Prince George's County				
SECTION I - Establishing Site Information (Enter acres for each zone)				
1 Zone:	R-E			
2 Gross Tract:	0.91			
3 Floodplain:	0.00			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	0.91	0.00	0.00	
6 Property Description or Subdivision Name: Collingbrook Lot 60D				
7 Current TCP Number:	TCP2-2025-0063	Rev#	2-10-23	
8 Previous TCP Number:				
9 Site subject to the 2010 Ordinance (Y or N)				
Is this a priority funding area? (Y or N)	N			
SECTION II - Determining Woodland Conservation Requirements (Enter acres in corresponding column)				
9 Woodland Conservation Calculations:				Floodplain
11 Acreage of Existing Woodland	0.47			0.00
12 Woodland Conservation Required for per TCP1 or TCP2	28.55%			0.00
13 Area of Woodland Cleared per previous TCP1 or TCP2	0.00			0.00
14 Area of Woodland Cleared per current TCP2	0.21			0.00
15 Area of Woodland above WCT not cleared by previous TCP1 or TCP2	0.00			0.00
16 Additional Woodland Cleared by current TCP2	0.21			0.00
17 Does the TCP show 2.1 replacement?	N			0.00
18 (Cleared above WCT (14.1 Replacement))	0.00	Replacement required =		0.42
19 Clearing above WCT (2.1 Replacement)	0.21	Replacement required =		0.42
20 Total Woodland Conservation Required:	0.47			
SECTION III - Meeting the Requirement (Enter acres in corresponding column)				
21 Woodland Conservation Provided:				
22 Woodland Preservation	0.28			
23 Reforestation / Afforestation	0.00	Bond amount \$		
24 Natural Regeneration	0.00			
25 Landscape Credits	0.00			
26 Area approved for fee-in-lieu	0.21	Fee amount:	\$2,744.28	
27 Credits Received for Off-site Mitigation on another property	0.00			
28 Off-site Mitigation provided on this property	0.00			
29 Total Woodland Conservation Provided	0.47			
29 Area of net tract woodland not cleared	0.26	acres		
30 Woodland retained not part of requirements:	0.00	acres		
31 Prepared by: DEBORAH M. SCHWAB		Date: 11/14/2025		
32 Qualifications: MD RLA #0759				



NOTES: (MUST BE INCLUDED WITH DETAIL)
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NOTES:
1. POSTS SHALL STAND PLUMB.
2. RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING.
3. REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET.
4. TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
5. SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.



TYPE 2 TREE CONSERVATION PLAN APPROVAL

TCP2-2025-0063

EPS SIGNATURE APPROVAL DATE: 12/22/2025

TCP2 EXPIRATION DATE: 12/22/2030

Rea, Mary Authorized Signature

Forest Conservation Act Reporting Information (Change Table)				
TCP2-2025-0063	Lot 60D	Original Approval	Revision Number (-01)	Change Since Last Approval
Gross Tract (Acres)	0.91			
Existing Woodland (Acres)	0.47			
Woodland Cleared (Acres)	0.21			
Woodland Retained On-Site (Acres)	0.26			
Woodland Planted On-Site (Acres)	0			
On-Site Woodland Easement/Preservation and Planting (Acres)	0			
On-Site Wooded Floodplain in Easement (Acres)	0			
Bond Amount	N/A			
Fee-In-Lieu Amount	\$2,744.28			
50' Stream Buffers Conserved (Preservation) - Linear Length	N/A			
50' Stream Buffers Conserved (Preservation) - Acreage	N/A			
50' Stream Buffers Newly Established (Afforestation) - Linear Length	N/A			
50' Stream Buffers Newly Established (Afforestation) - Acreage	N/A			
Off-Site Woodland Conservation Credits Acquired (Acres)	N/A			
Off-Site Woodland Conservation Credits Provided (Acres)	N/A			

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL HISTORY							
TCP2 No.	Revision No.	Approved by	EPS Signature Approval Date	DRD No.	Project Name	Associated TCP1 No.	Reason for Revision
TCP2-100-03	00	J.M.	6/23/2003				
TCP2-100-03	01	J.M.	5/18/2004				
TCP2-100-03	02	J.M.	7/28/2004				
TCP2-100-03	03	J.M.	12/8/2004				
TCP2-100-03	04	L.S.	6/3/2004				
TCP2-100-03	05	L.S.	2/23/2006				
TCP2-100-03	06	K.S.	5/6/2009				
TCP2-100-03	07	MEGAN K. REISER	2/13/2012				
TCP2-100-03	08	MEGAN K. REISER	4/10/2012				
TCP2-100-03	09	MEGAN K. REISER	4/10/2012				
TCP2-100-03	10	MEGAN K. REISER	7/31/2012				LOT 39D
TCP2-100-03	11	MEGAN K. REISER	1/9/2014				LOT 38D
TCP2-100-03	12	MEGAN K. REISER	3/15/2018				MOVED LOTS FROM 3D & 3E TO 3C AND FROM 3D TO 3E
TCP2-100-03	13	MARY REA	2/22/2022				REVIEW LOTS 39A-44, 40D-43D, 12E-19E
TCP2-100-03	14	CHRISTIAN MEOLI	2/22/2022				LOT 40D
TCP2-100-03	15	MARY REA	5/2/2023				REVIEW WOOD SIGN AND FENCE LOCATIONS
TCP2-100-03	16	MARY REA	6/14/2024				CHANGES TO TREE AREA LIMITS BETWEEN PHASE 3D AND 3E
TCP2-100-03	17	MARY REA	9/26/2024				REMOVE 0.2 AC WCO AREA FROM LOT 18E
TCP2-100-03	18	MARY REA	10/11/2024				REMOVE 0.2 AC WCO AREA FROM LOT 18E
TCP2-100-03	19	MARY REA	10/10/2025				PENDING
TCP2-100-03	20	MARY REA	5/5/2025				REMOVE 0.26 AC WCO AREA FROM LOT 37E FROM PHASE 3D
TCP2-100-03	21	MARY REA	5/12/2025				REMOVE 0.23 AC WCO AREA FROM LOT 18E FROM PHASE 3D
TCP2-100-03	22	MARY REA	5/12/2025				REMOVE 0.18 AC WCO AREA FROM LOT 18E FROM PHASE 3D
TCP2-100-03	23	MARY REA	5/12/2025				REMOVE 0.06 AC WCO AREA FROM LOT 17A FROM PHASE 3D
TCP2-2025-0034	24	MARY REA	9/18/2025				REMOVED LOT 40D PHASE 3D TO REMOVE 0.33 AC AFFORESTATION
TCP2-2025-0035	25	MARY REA	10/23/2025				REMOVED LOT 40D PHASE 3D TO REMOVE 0.23 AC AFFORESTATION
TCP2-2025-0039	26	MARY REA	10/23/2025				REMOVED LOT 40D PHASE 3D TO REMOVE 0.06 AC AFFORESTATION
TCP2-2025-0027	27	MARY REA	11/6/2025				REMOVED LOT 40D PHASE 3D TO REMOVE 0.06 AC AFFORESTATION
TCP2-2025-0063	28						REMOVED LOT 40D PHASE 3D TO REMOVE 0.21 AC AFFORESTATION
TCP2-2025-0064	29						REMOVED LOT 40D PHASE 3D TO REMOVE 0.02 AC AFFORESTATION

TCP2-100-03