

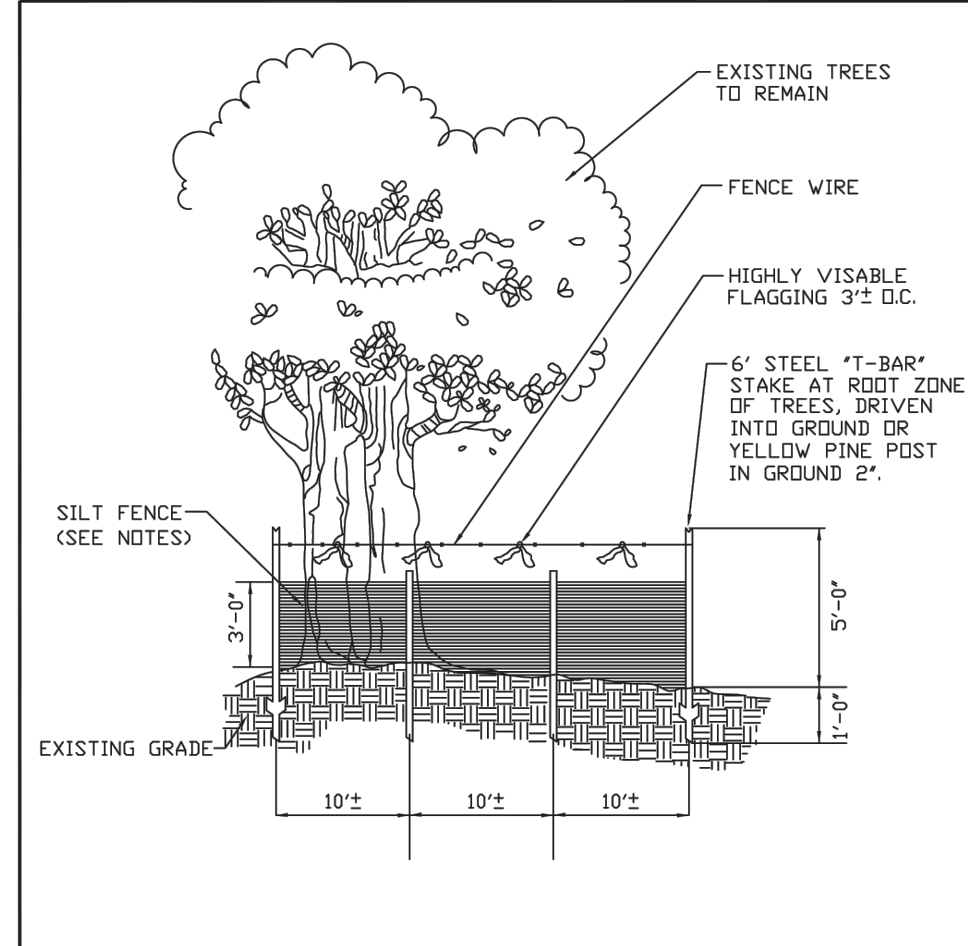
LEGEND:

- LOD LIMITS OF DISTURBANCE
- TPF TEMPORARY TREE PROTECTION
- RP ROOT PRUNING
- EXISTING TREE
- EXISTING TREE CANOPY
- PROPOSED TREE CANOPY
- PROPERTY LINE
- WOODLAND PRESERVED NOT CREDITED (WP-NC)

TCP2 NOTES

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR A GRADING PERMIT. IF THIS GRADING PERMIT EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.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 \$9.00 PER SQUARE FOOT MITIGATION FEE.
- 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 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 AND IS ZONED R-R.
- THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
- THIS PROPERTY IS ADJACENT TO LAUREL BOWIE ROAD WHICH IS CLASSIFIED AS AN ARTERIAL ROADWAY.
- THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (G).

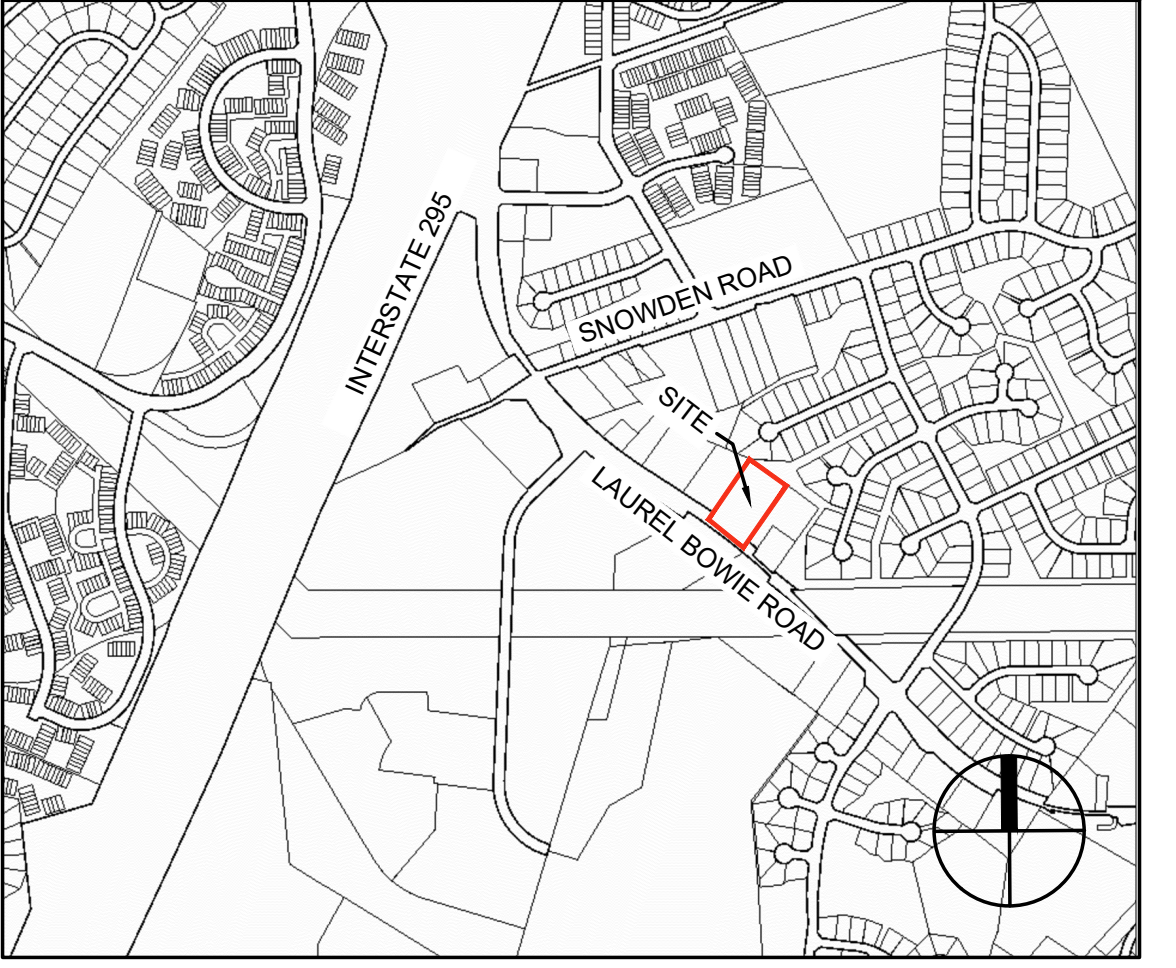
Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information (Enter acres for each zone)				
1 Zone:	RR			
2 Gross Tract:	2.28	0.00	0.00	
3 Floodplain:	0.00	0.00	0.00	
4 Previously Dedicated Land:	0.22	0.00	0.00	
5 Net Tract (NTA):	2.04	0.00	0.00	
SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17 Existing Woodland		1.86	0.00	
18 Woodland Conservation Threshold (WCT) =	20.00%	0.41		
19 Smaller of 17 or 18		0.41		
20 Woodland above WCT		1.45		
21 Woodland cleared		1.52	0.00	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		1.45		
23 Clearing above WCT (0.25 : 1) replacement requirement		0.36		
24 Woodland cleared below WCT		0.07		
25 Clearing below WCT (2:1 replacement requirement)		0.14		
26 Afforestation Required Threshold (AFT) =	15.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		0.84		
SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
29 Woodland Preservation		0.00		
30 Afforestation / Reforestation		0.00		
31 Natural Regeneration		0.00		
32 Landscape Credits		0.00		
33 Specimen/Historic Tree Credit (CRZ area * 2.0)		0.00		
34 Forest Enhancement Credit (Area * 25)		0.00		
35 Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
36 Area approved for fee-in-lieu		0.00		
37 Off-site Woodland Conservation Credits Required		0.84		
38 Off-site WCA (preservation) being provided on this property		0.00		
39 Off-site WCA (afforestation) being provided on this property		0.00		
40 Woodland Conservation Provided		0.84		
41 Area of woodland not cleared		0.34		
42 Net tract woodland retained not part of requirements:		0.34		
43 100-floodplain woodland retained		0.00		
44 On-site woodland conservation provided		0.00		
45 On-site woodland conservation alternatives provided		0.00		
46 On-site woodland retained not credited		0.34		
47 Prepared by:	Wm. O'Kelly Russell	Signed	4/11/2024	Date



- NOTES:
- SILT FENCE TO BE HEDED INTO SOIL.
  - WIRE, SNOW FENCE, ETC. FOR TREE PROTECTION ONLY.
  - BOUNDARIES OF RETENTION AREA WILL BE ESTABLISHED AS PART OF THE TREE CONSERVATION PLAN REVIEW PROCESS.
  - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
  - AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
  - DEVICE SHOULD BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
  - PROTECTION SIGNS ARE ALSO REQUIRED.
  - LOCATE FENCE OUTSIDE THE CRITICAL ROOT ZONE.

TYPE 4 (TEMPORARY) TREE PROTECTION FENCE  
COMBINATION SILT FENCE & TREE PROTECTION

QUALIFIED PROFESSIONAL CERTIFICATION  
This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.  
Signed: *Wm. O'Kelly Russell* Date: 4/11/24  
Wm. O'Kelly Russell 17485 Tripoli Blvd., Dumfries, VA 22026 (703) 297-0455 wmo\_kellyrussell@hotmail.com



VICINITY MAP  
SCALE: 1" = 1000'

GENERAL INFORMATION TABLE

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	RR
Zone	Aviation Policy Area (APA) *	N/A
Administrative	Tax Grid (TMG)	014F3
Administrative	WSSC Grid (Sheet 20)	215NE09
Administrative	Planning Area (Plan Area)	Sub Region 5
Administrative	Electon District (ED)	10
Administrative	Councilmanic District (CD)	1
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy (2035)	Established Community
Administrative	Police District	District II
Administrative	Joint Base Andrews Land Use Control Area (JBA LUC Area USAF)	N/A

Table B-2. Natural Resources Inventory Statistics Table

Site Statistics	Total <sup>1</sup>
Gross tract area	2.26 Ac.
Existing 100-year floodplain	0 Ac.
Net tract area	2.26 Ac.
Existing woodland in the floodplain	0 Ac.
Existing woodland net tract	0.61 Ac.
Existing woodland total	0.61 Ac.
Existing PMA	0 Ac.
Regulated streams (linear feet of centerline)	0 LF
Riparian (wooded) buffer up to 300 feet wide <sup>2</sup>	0 Ac.

<sup>1</sup>Figures are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.  
<sup>2</sup>Acres of onsite woodland up to 300 feet measured from the stream centerline or from the top of bank on both sides of all regulated streams

NATURAL RESOURCES INVENTORY STATISTICS TABLE 2012 (PRIOR TO CLEARING)

Site Statistics	Total <sup>1</sup>
Gross tract area	2.26 Ac.
Existing 100-year floodplain	0 Ac.
Net tract area	2.26 Ac.
Existing woodland in the floodplain	0 Ac.
Existing woodland net tract	2.06 Ac.
Existing woodland total	2.06 Ac.
Existing PMA	0 Ac.
Regulated streams (linear feet of centerline)	0 LF
Riparian (wooded) buffer up to 300 feet wide <sup>2</sup>	0 Ac.

<sup>1</sup>Figures are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.  
<sup>2</sup>Acres of onsite woodland up to 300 feet measured from the stream centerline or from the top of bank on both sides of all regulated streams

Property Owners Awareness Certificate

I/ We Jeffrey L. Wilson 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.  
/s/ Jeffrey L. Wilson April 11, 2024  
Owner or Owners Representative Date  
I/ 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.  
Contract Purchaser Date

Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
TYPE 2 TREE CONSERVATION PLAN APPROVAL  
TCP2 - 001 - 2024

Approved by	Date	DRD #	Reason for Revision
00 <i>Christian Meek</i>	4/16/2024	N/A	N/A
01			
02			
03			
04			
05			

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE
1	1/10/23	REVISED PER COUNTY COMMENTS			
2	6/6/23	REVISED PER COUNTY COMMENTS			
3	7/24/23	REVISED PER COUNTY COMMENTS			
4	8/1/23	REVISED PER COUNTY COMMENTS			
5	12/22/23	REVISED PER COUNTY COMMENTS			
6	1/10/24	REVISED PER COUNTY COMMENTS			
7	2/14/24	REVISED PER COUNTY COMMENTS			
8	4/11/24	REVISED PER COUNTY COMMENTS			
REVISION APPROVED BY DIVISION OF DESIGN REVIEW					

PLAN DATE  
1/10/23  
6/6/23  
7/24/23  
8/1/23  
12/22/23  
1/10/24  
2/14/24  
4/11/24  
OWNER/DEVELOPER:  
JEFFREY L. WILSON  
9213 MONTPELLIER DRIVE  
LAUREL MD 20708  
PHONE: (301) 672-443  
CONTACT: HAMID TEHRANI

TYPE 2 TREE  
CONSERVATION  
PLAN (TCP2)



Wm. O'Kelly Russell, RLA  
Planning • Landscape Architecture Arboriculture  
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wmo\_kellyrussell@hotmail.com

TAX ACC#: 1063890 - DISTRICT 10  
LIBER: 31347 FOLIO: 390  
11701 LAUREL BOWIE ROAD RESIDENCE  
11701 LAUREL BOWIE RD. - LAUREL MD 20708  
PARCEL 32 -  
PRINCE GEORGES COUNTY, MARYLAND

SCALE: 1" = 30'  
JOB NO.:  
DATE: 10/5/22  
INDEX: -  
SHEET: 1 OF 1