

These standard symbols will be found in the drawing.

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- | | |
|-------------------|------------------------|
| X | EX. ELEVATIONS |
| + | PROP. ELEVATIONS |
| — □ — | EX. CONTOURS |
| — □ — | PROP. CONTOURS |
| — () — | EX. WOODLINE |
| — () — | SPECIFIC TREES |
| — — — — — | STREAM/CREEK |
| — — — — — | CONC. CURB |
| — — — — — | SEWER LINE |
| — — — — — | WATER LINE |
| — — — — — | TREE CONSERVATION |
| — () — | |
| ● | SEWER MANHOLE |
| ● | WATER VALVE |
| — () — | FIRE HYDRANT |
| — () — | UTILITY POLE |
| — () — | UTILITY POLE W/LGHT |
| — E — E — E — E — | ELEC. LINE |
| — () — | ED. ROAD |
| — — — | SPEC. FENCE |
| — TPD — | TREE PROTECTION DEVICE |
| — RP — | ROOT PRUNING |
| — CRZ — | CRITICAL ROOT ZONE |

1. This plan is submitted to fulfill the woodlands conservation requirements for "POPLAR HILLS ESTATES" for building/grading permits, If "POPLAR HILLS ESTATES" building/grading permits expires, this TCP2 also expires and is no longer valid.
2. Cutting or clearing of woodlands not in conformance with this plan or without the expressed written consent of the Planning Director or Designee shall be subject to a \$900 per square foot mitigation fee.
3. A pre- construction meeting is required prior to the issuance of grading permits. Department of Public Works and Transportation or Department of the Environment as appropriate, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodlands 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 any woodland conservation areas through the provision of a copy of this plan at the time of contract signing. Future property owners are also subject to this requirement.
5. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
6. The property is within the Developed Tier and is zoned R-E.
7. This property is adjacent to Holly Lane which is not designated (scenic, historic, parkway, or scenic byway) roadway.
8. The property is adjacent to Holly Lane which is not classified as a arterial or greater roadway.
9. This plan is not grandfathered under CB-27-2010, Section 25-117(g).
10. Tree Preservation and Retention Notes"
 - a. 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 TCP 2.
 - b. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
 - The Location of all temporary tree protection fencing (TPF's) shown shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installation of the TPFs may begin.
 - d. All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
 - . Woodland preservation areas shall be posted with signage as shown on the at time as the temporary TPF installation. These signs must remain in perpetuity.

NO.	BOTANIC NAME	COMMON NAME	SIZE	CONDITIONS	POSITION
1.	Liquidamber styraciflua	Sweetgum	35"	Good	Remain
2.	Liquidamber styraciflua	Sweetgum	35"	Good	Remain
3.	Liquidamber styraciflua	Sweetgum	32"	Good	Remain
4.	Liriodenron tulipifera	Yellow Poplar	33"	Good	Remain
5.	Liriodenron tulipifera	Yellow Poplar	36"	Good	Remain
6.	Ulmus americana	American Elm	41"	Good	Remain
7.	Liriodenron tulipifera	Yellow Poplar	30"	Good	Remain

Renee Gaffney
9604 Marilyn Ivy
Upper Marlboro, Md. 20772
443-252-6572

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

[illegible][illegible][illegible]

SECTION I-Establishing Site Information (Enter acres for each acreage)				
1 Zone:	N	0.00	0.00	0.00
2 Gross Tract:	0.97	0.00	0.00	0.00
3 Woodland:	0.99	0.00	0.00	0.00
4 Previously Dedicated Land:	0.00	0.00	0.00	0.00
5 Net Tract (NTA):	0.97	0.00	0.00	0.00

6 TCP Number		7 CP#2-062-2024	8 Revision #	9
7 Property Description or Subdivision Name:	POPULAR HILL			
8 Is this site subject to the 1989 or 1991 Ordinance	N			
9 Is this site subject to the 1991 Ordinance	N			
10 Subject to 2020 Ordinance and in PFA (Priority Funding Area)	Y			
11 Is this one (1) single family lot? (Y or N)	N			
12 Are there prior TCP approvals which include a	N			
13 combination of this lots? (Y or N)	N			
14 Is any portion of the property in a WVC Bank? (Y or N)	N			
15 Break-even Point (preservation):	0.28 acres			
16 Clearing permitted with reforestation:	0.20 acres			

SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT/ACT %	Column B Net Tract	Column C Floorplan (1:1)	Column D Columns D Off-Site Impacts (1:1)
17 Existing Woodland		0.49	0.00	
18 Woodland Conservation Threshold (WCT) =	25.00%	0.24		
19 Smaller of 17 or 18		0.24		
20 Woodland above WCT		0.25		
21 Woodland cleared		0.00		0.00
22 Woodland cleared above WCT (smaller of 18 or 19)		0.00		0.00
23 Clearing above WCT (0.25 - 1 replacement requirement)		0.00		0.00
24 Woodland cleared below WCT		0.00		0.00
25 Clearing below WCT (2:1 replacement requirement)		0.00		0.00
26 Off-site Required =	20.00%	0.00		0.00
27 Off-site WCA being provided on this property		0.00		0.00
28 Woodland Conservation Required		0.24		0.24 acres

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
29 Woodland Preservation		0.24		
30 Afforestation/Reforestation		0.00		
31 Natural Regeneration		0.00		
32 In-lieufee		0.00		
33 Specimen/Heritage 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 net in-lieu		0.00		
37 Off-site Woodland Conservation Credits Required		0.00		
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		0.24		0.24 acres
41 Area of woodland not cleared	0.48 acres			
42 Net tract woodland retained not part of requirements:	0.24 acres			
43 100-Floorplan woodland retained	0.00 acres			
44 On-site woodland conservation provided	0.24 acres			
45 On-site woodland conservation alternatives provided	0.00			
46 On-site woodland retained not credited	0.24 acres			
47 Prepared by: <i>Greg Benefield</i>	2-20-2024			
Checked:				
Date:				

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-E
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	TM = 126 / Grid B-3
Administrative	WSSC Grid (Sheet 200)	2148E - 07
Administrative	Planning Area (Plan Area)	81A
Administrative	Election District (ED)	Surrats (9th)
Administrative	Councilmanic District (CD)	9th
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy (2035)	Established Communities
Administrative	Police District	V

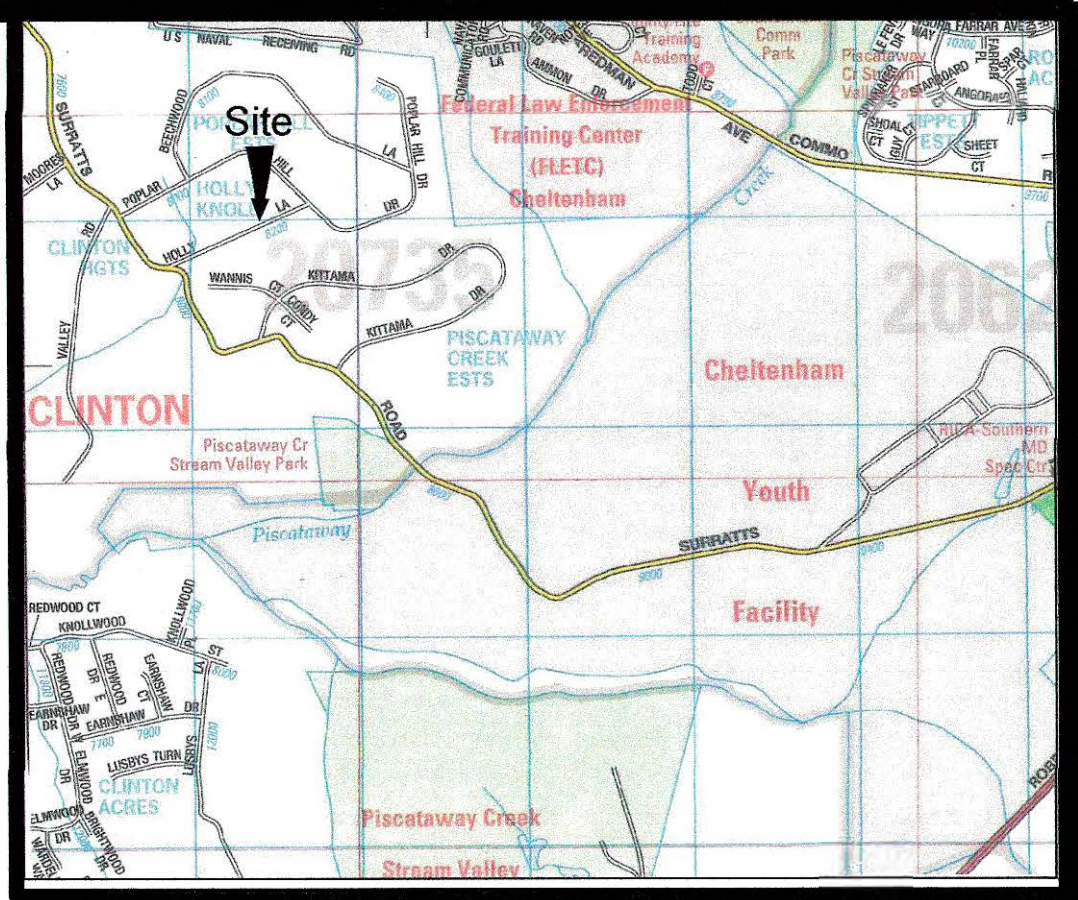
SITE STATISTICS TABLE

Site Statistics	Total
Gross tract area	0.97 ac.
Existing 100 year floodplain	0.00
Net tract area	0.97 ac.
Existing woodland in the floodplain	0.00
Existing woodland net tract	0.49 ac.
Existing woodland total	0.49 ac.
Existing PMA	0.00
Regulated streams (linear feet if centerline)	0.00
Riparian (wooded) buffer up to 300' wide	0.00

Renee Gaffney 5-20-2024
Renee Gaffney Date
9604 Marilyn Ivy
Upper Marlboro, Md. 20772

TCP2-002-2024

	Approved by	Date	DRD #	Reason for Revision
00		5/22/2024		
01				
02				
03				
04				
05				
06				



SCALE: 1"=2000'

SCALE: 1"=2000'

COPYRIGHT: A.D.C., "THE MAP PEOPLE" PERMITTED USE No 20492158

1. Tax Account No. 0910414
2. Property Zoned: R-E
3. Total Area of site. 0.968 acres or 42.115 sf.
4. Total Lot Coverage = N/A
5. Height of Proposed dwelling N/A
6. Site Located on ADC Map Page 18 Grid E-8
7. Property on Tax Map 126 Grid B-3
8. W.S.S.C. 200' Sheet No. 2145E-07
9. Property is not located in the 100 year floodplain as per FEMA/FIRM Map N/A
10. This plan was prepared without the benefit of a title report
11. Aviation Policy Area N/A
12. Policy Analysis Zone 248B75A
13. Planning Area Subregion 5, No. 81A
14. Councilmanic District 9
15. General Plan 2002 Tier Developing
16. Traffic Analysis Zone (COG) (TAZ) 1321
17. PG. Traffic Analysis Zone (TAZ-PG) 1321
18. Approved Natural Resource Inventory Plan NRI-111-2023
19. Legal Description: PB. WW200738E P.50
20. Woodland Preservation Easement: Letter 49782 @ Fazio 589

This Plan complies with the current requirements of Subtitle 25 and the Woodlands and Wildlife Conservation Technical Manual.

Signed: Gregory C. Benefiel Date 5-13-2024
Gregory C. Benefiel, Qualified Professional COMAR 08.19.06.01
350 Main Street Laurel, Md. 20707. Ph: 301-776-0561 surveysincl@verizon.net.

SURVEYORS ENGINEERS LAND PLANNERS

PERMIT SERVICES

350 MAIN STREET

LAUREL, MARYLAND, 20707

PHONE 301-778-0561 E-MAIL SURVEYSINC@VERIZON NET

DATE	REVISION

8115 Holly Lane

Lot 2 Block C

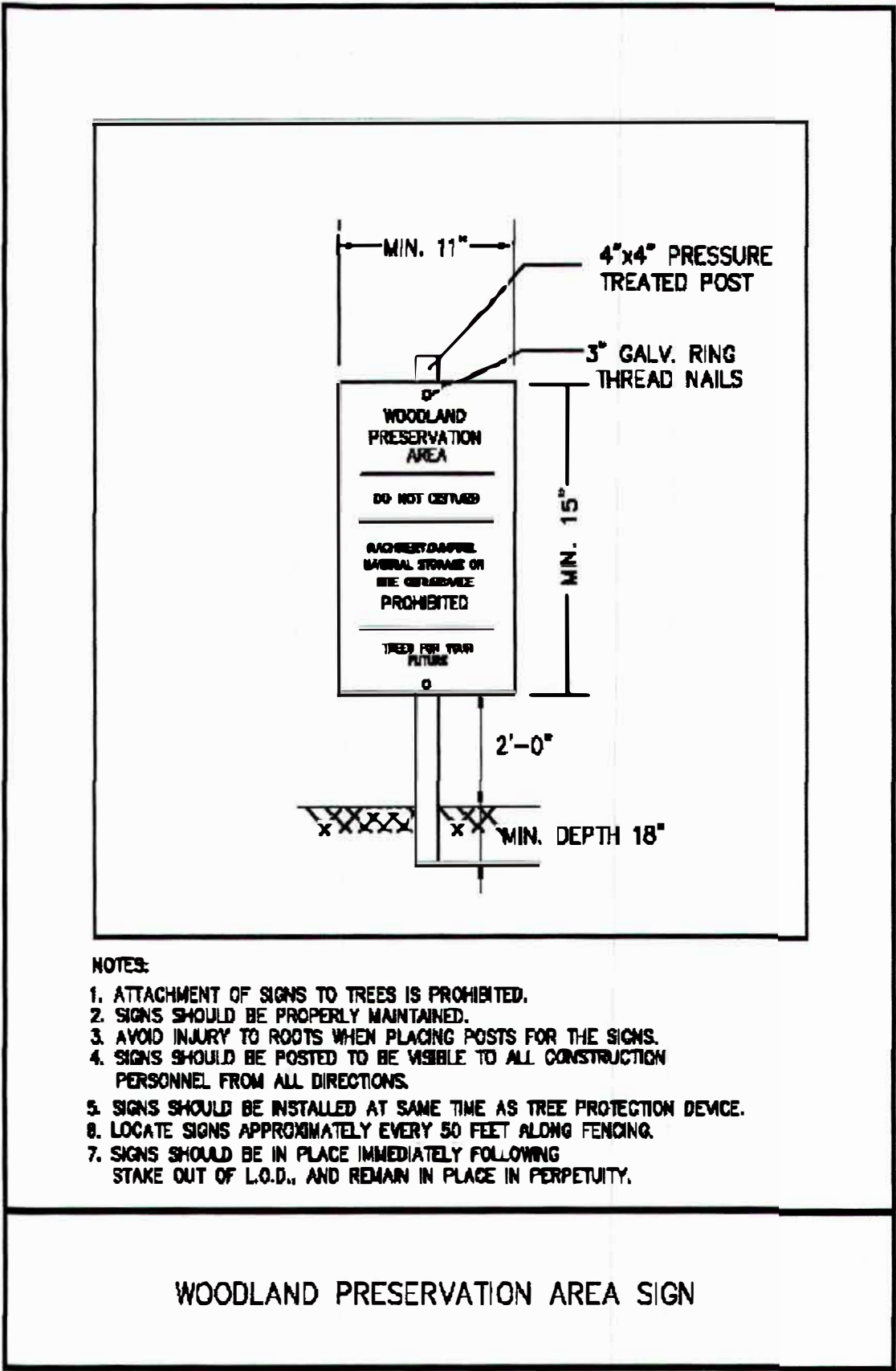
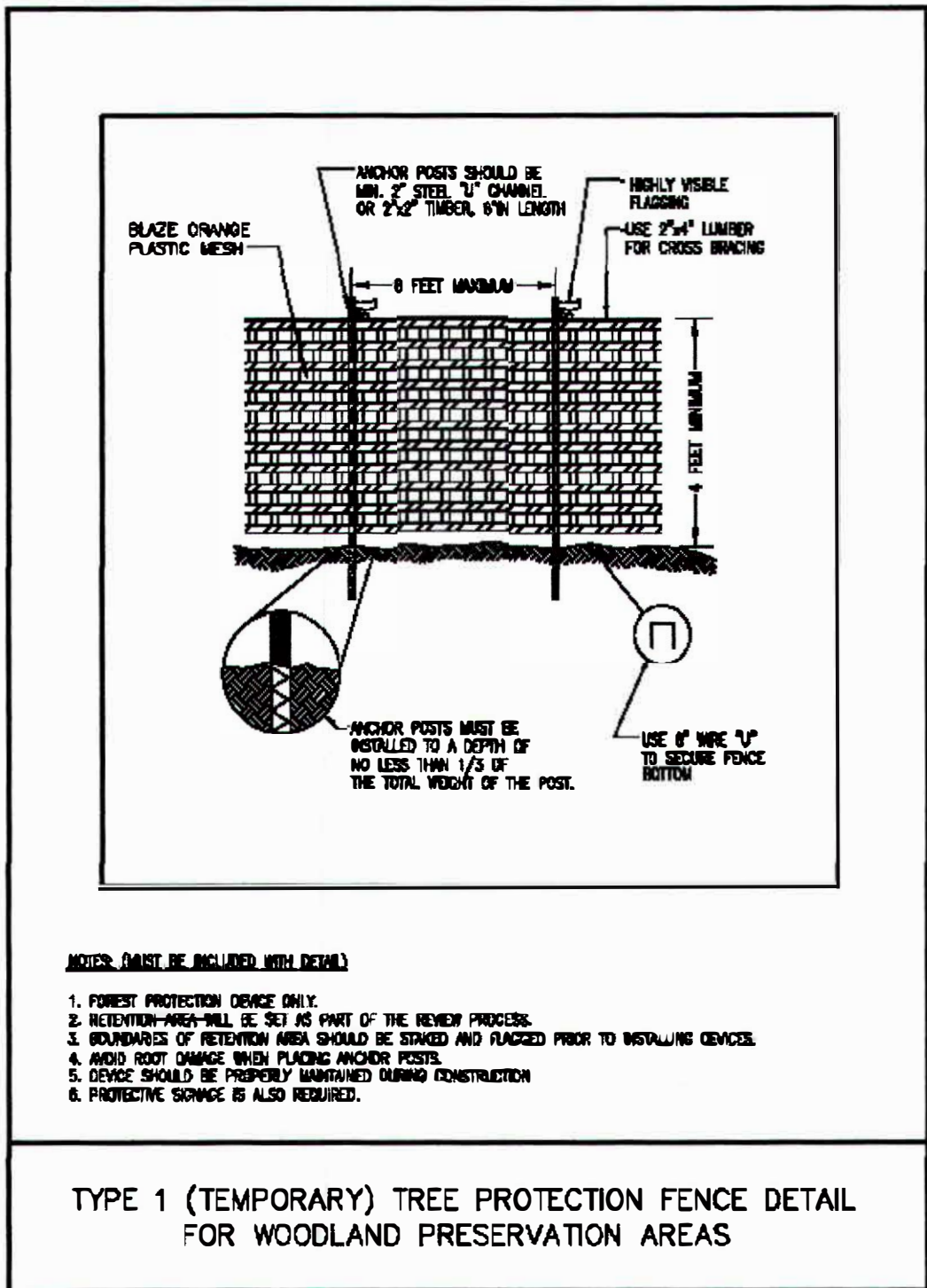
Surratts (9th) Election District
Prince George's, Maryland

SCALE 1"=30'	DESIGNER GB	CHECKED BY GB
DATE 05/13/2024	DRAFTER TB	FIELD BOOK _____
JOB NUMBER 23-09	SHEET NUMBER 1 of 2	FILE NUMBER L - 604

Diagram illustrating the Root Pruning Process. A tree is shown with its root system. A trench is dug around the tree, labeled "ROOT PRUNING TRENCH" and "TRENCH DEPTH". The trench is filled with soil, labeled "SOIL BACKFILL". A "ROOT PRUNING FENCE" is shown around the tree, labeled "FENCE WITH 1 FOOT OF SOILS LAY" and "1 FOOT OF SOILS LAY". A "ROOT PRUNING FENCE" is also shown, labeled "ROOT PRUNING FENCE" and "ROOT PRUNING FENCE".

NOTES:

1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TREENCHING.
3. EXACT LOCATION OF TRENCHES SHOULD BE IDENTIFIED.
4. TRENCHES SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH DRAINING SOIL.
5. ROOTS SHOULD BE CLEANLY CUT USING HERBICARY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.




Renee Gaffney
9604 Marilyn Ivy
Upper Marlboro, Md. 20772


Date

QUALIFIED PROFESSIONAL CERTIFICATION

This Plan complies with the current requirements of Subtitle 25 and the Woodlands and Wildlife Conservation Technical Manual.

Signed: Gregory C. Benefiel **Date:** 5-13-2024

Gregory C. Benefiel, Qualified Professional COMAR 08 19.06.01

350 Main Street Laurel, Md. 20707. Ph: 301-776-0561 surveysinc@verizon.net.

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-002-2024				
	Approved by	Date	DRD #	Reason for Revision
00		5/22/2024		
01				
02				
03				
04				
05				
06				



S. SURVEYS, INC.

SURVEYORS ENGINEERS LAND PLANNERS

PERMIT SERVICES
350 MAIN STREET
LAUREL, MARYLAND, 20707

PHONE 301-776-0561 E-MAIL SURVEYSINC@VERIZON.NET

[illegible]

TREE CONSERVATION TYP-II PLAN
 8115 Holly Lane
 Lot 2 Block C
 POPLAR HILL ESTATES
 9th Election District
 Prince George's, Maryland

SCALE AS-SHOWN	DESIGNER GB	CHECKED BY GB
DATE 01/15/2024	DRAFTER TB	FIELD BOOK _____
JOB NUMBER 23-09	SHEET NUMBER 2 of 2	FILE NUMBER L - 604