

PREDOMINANT SOIL TYPES:

Map Unit	Description	K Factor	Hydric	Hydrologic group	Drainage Class
MpA	Marietta silt loam, 0% to 2% slopes	0.06-0.57 in/hr	No	C	Well drained
MpB	Marietta silt loam, 2% to 5% slopes	0.06-0.57 in/hr	No	C	Well drained
BaB	Beltville silt loam, 2% to 5% slopes	0.00-0.06 in/hr	No	C	Moderately well drained

LEGEND

Limit Of Disturbance: LOD

Ex 02' Contour: ---

Ex 10' Contour: ---

Proposed Contour: 64

Existing Treeline: ---

Proposed Treeline: ---

Stream Top of Bank: T.O.B.

100' Riparian Buffer: SB SB SB SB

PMA (Primary Management Area): PMA PMA PMA

Property Boundary: ---

Tree Protection Device: TPF TPF

Steep Slopes (15% or greater): ---

Specimen Trees w/ Critical Root Zone: ST-100, ST-103

Specimen Tree Proposed for removal: ---

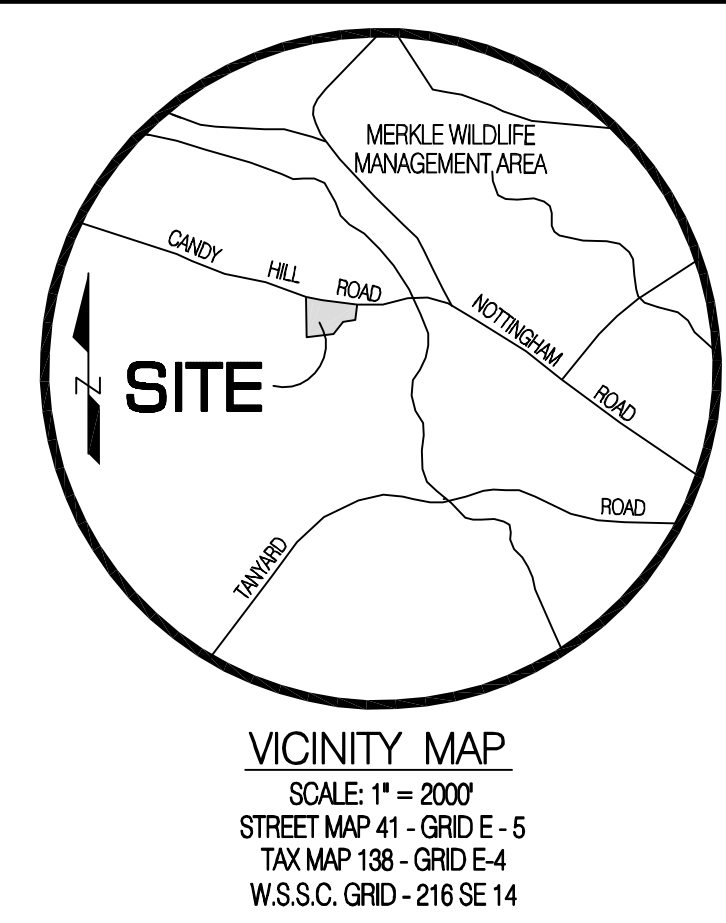
Woodland Preservation Sign: ---

Septic Recovery Area: ---

Woodland retained - Assumed Cleared (WP-AC): ---

Woodland Preserved (WPA): ---

Woodland Preserved - Not Credited (WP-NC): ---



SITE ANALYSIS

- Zoning: AG
Property Street Address: Candy Hill Road
Upper Marlboro, MD 20772
Tax Account No. Parcel 47 04-0256889
- Minimum Building Restriction Lines:
Front B.R.L.: 50'
Side B.R.L.: 20'
Rear B.R.L.: 20'
- Tax Map 138, Grid E4
- Proposed Use: Single-family dwelling
- Record References: Liber 45133 @ Folio 193
- Parcel 47: 2.35 Ac.
Parcel 157: 1.28 Ac.
Total Lot Area: 158,294 sq. ft. or 3.63 Ac.
- Total Disturbed Area: 21,332 sq. ft. or 0.49 Ac.
- Boundary and topographical information shown hereon was taken from existing records. No field report furnished.
- This site is not within an Aviation Policy Area.
- This site is not located within the Chesapeake Bay Critical Area.
- OWNER: Albert Abney
2120 Baldwin Avenue
Crofton, MD, 21114

Note: This site is not adjacent to or in the vicinity of any roadways designed or Master Planned as arterial per Part B, Section 4.1.1 Environmental Technical Manual.

PROPERTY OWNERS AWARENESS CERTIFICATE

I/we, Albert Abney, 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.

Albert Abney 2/8/22
Owner or owners representative Date

Table B-1. General Information Table

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	AG
Zone	Aviation Policy Area (APA)	None
Administrative	Tax Grid (TMG)	138 E4
Administrative	WSSC Grid (Sheet 20)	216SE14
Administrative	Planning Area (Plan Area)	82B
Administrative	Election District (ED)	4th
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Rural
Administrative	General Plan Growth Policy (2035)	Rural and Agricultural Areas
Administrative	Police District	5

If the site is within an APA, enter the name of the airport.
If the site is not within an APA, enter "N/A".

Table B-2. Natural Resources Inventory Statistics Table

Site Statistics	Total ¹
Gross tract area	3.63
Existing 100-year floodplain	0.00
Net tract area	3.63
Existing woodland in the floodplain	0.00
Existing woodland net tract	3.63
Existing woodland total	3.63
Existing PMA	1.04
Regulated streams (linear feet of centerline)	124'
Riparian (wooded) buffer up to 300 feet wide ²	0.99

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

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual

Michael Rivera 7/28/2023
Date
Michael Rivera, QP
DNR Qualified Professional
EnviroProjects, LLC

Site Design
9500 Medical Center Drive, Suite 480
Largo, Maryland 20774
(301) 952-8200
info@enviropj.com
County@engsitech

TYPE 2 TREE CONSERVATION (TCP2) PLAN APPROVAL BLOCK

Prince George's County Planning Section, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 009 - 05

Approved by	Date	DRD#	Reason for Revision
00 Kim Finch	6/22/2005	N/A	N/A
01 Christian M... ..	2/8/2024	N/A	Previous TCP2 not implemented
02			
03			
04			
05			

OWNER/APPLICANT:
Albert Abney
2120 Baldwin Avenue
Crofton, MD, 21114
Phone: (240) 825-9802

"MISS UTILITY"
FOR LOCATION OF UTILITIES CALL
1-800-257-7777 48 HOURS IN ADVANCE
OF ANY WORK IN THIS VICINITY.

WARNING: UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND WERE TAKEN FROM AVAILABLE SURFACE OBSERVATION, CONSTRUCTION DRAWINGS AND RECORDS. FOR MORE PRECISE LOCATION OF UNDERGROUND UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS IN ADVANCE OF ANY WORK OR PRECISE DESIGN NEED IN THIS VICINITY. ADDITIONAL UTILITIES THAN THOSE SHOWN HEREON MAY EXIST.

Site Design Inc.
LAND PLANNING • LAND SURVEYING • ENGINEERING
5407 WATER ST. UNIT 206 - UPPER MARLBORO, MARYLAND 20772
PRINCE FREDERICK
UPPER MARLBORO
(301) 627-3100
(301) 952-8200
(301) 535-8600

REVISIONS
Revised per comments dated 1/30/2023. JBB
Revised per comments dated 8/16/2023. JBB

JOB NO. W-885
SCALE: 1" = 50'
DRAWN BY: JBB
CHECKED BY: AMK
DATE: November, 2022

TYPE 2 TREE CONSERVATION PLAN
PARCEL 47
CANDY HILL ROAD
NOTTINGHAM (4th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

TCP2 - 009 - 05

SHEET 1 of 2

