

LEGEND

---150--- EXISTING CONTOUR
---150.00--- EXISTING TREE LINE
+150.00 EXISTING SPOT ELEVATION
+50.00 PROPOSED SPOT ELEVATION

CRITICAL ROOT ZONE (CRZ)

SOIL GROUPS

15% OR GREATER SLOPES

NON-TIDAL WETLANDS

FSD DATA POINT

FOREST STAND BOUNDARY

SPECIMEN TREE

PRIMARY MANAGEMENT AREA

FOREST INTERIOR DWELLING SPECIES 300' HABITAT BUFFER

PROPOSED WELL

LEGEND

WOODLAND PRESERVATION AREA (WPA)

WOODLAND RETAINED-NOT CREDITED (WR-NC)

15-25% SLOPES

SLOPES > 25%

TREE PROTECTION FENCING

LIMIT OF DISTURBANCE

TREE CONSERVATION SIGNAGE

PROPOSED TREELINE

EXISTING TREELINE

PROPOSED CONTOUR

EXISTING CONTOUR

PROPERTY LINE

SOILS DIVIDE

SOIL UNIT

PROPERTY OWNER'S AWARENESS CERTIFICATION

I, LARRY HOUSTON, HEREBY ACKNOWLEDGE THAT I AM AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT I UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.

OWNER OR OWNER'S REPRESENTATIVE

DATE

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND ENVIRONMENTAL TECHNICAL MANUAL.

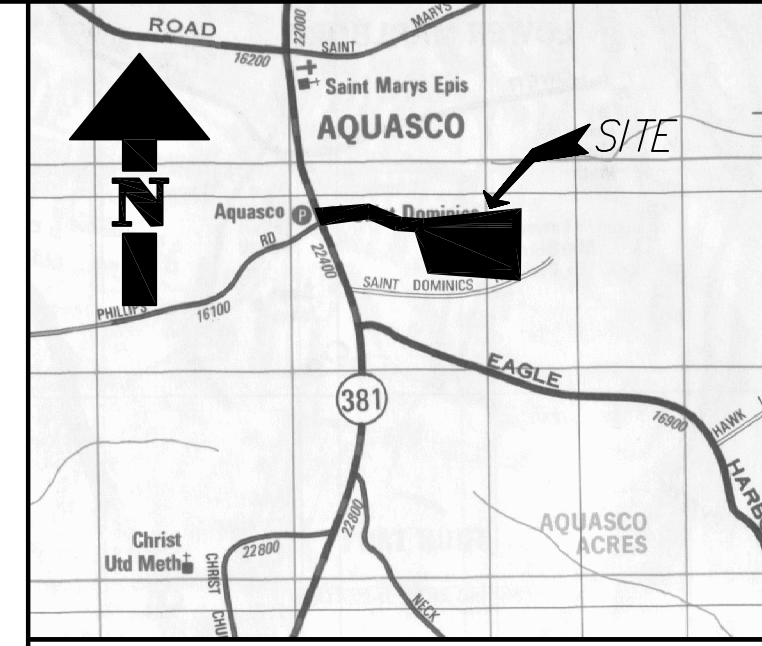
SIGNED: DATE: 1-19-22

JAMES A. REID, JR.
11012 RHODENDA PLACE
UPPER MARLBORO, MD 20772
301-440-1747

GENERAL NOTES

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR A GRADING AND BUILDING PERMIT.
- 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 PERMITS, INSPECTION AND ENFORCEMENT 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 ENVIRONMENTAL STRATEGY AREA 3 AND FORMERLY THE RURAL TIER AND IS ZONED OPEN SPACE (O-S).
- THE PROPERTY IS ADJACENT TO AQUASCO ROAD WHICH IS DESIGNATED AS A SCENIC AND HISTORIC ROADWAY.
- THE PROPERTY IS NOT ADJACENT TO ROADWAY WHICH IS CLASSIFIED AS AN ARTERIAL OR GREATER.
- THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-119 (G).
- WOODLANDS PRESERVED, PLANTED OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 47474 FOLIO 282. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

SPECIMEN TREES				
NUMBER	COMMON NAME	BOTANICAL COMMON NAME	DIAM. INCHES	CONDITION RATING
01	WHITE OAK	QUERCUS ALBA	30	DEAD
				TO REMAIN

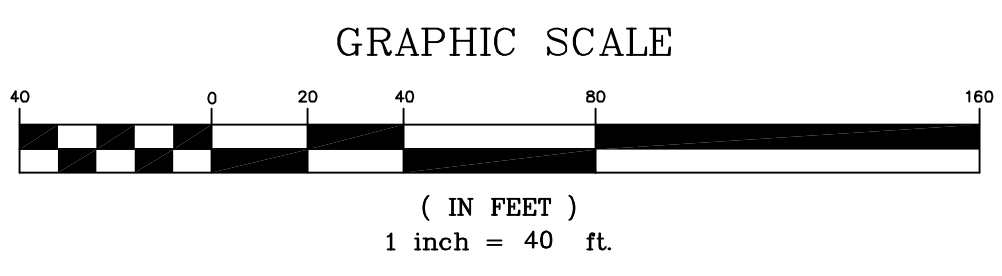
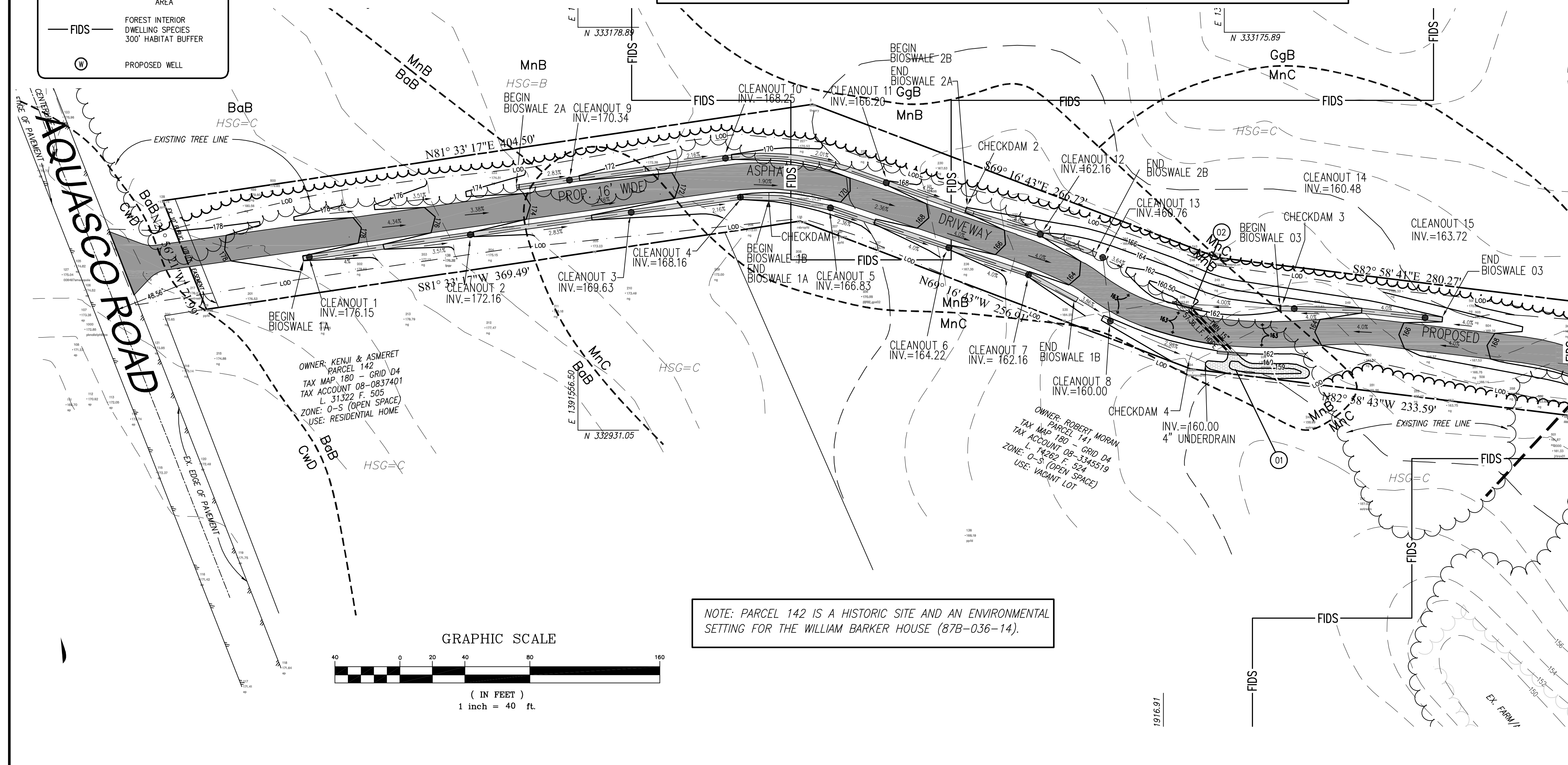


SITE VICINITY MAP
(SCALE: 1" = 2000')

P.G. CO. ADC MAP NO. P6119E08
WSSC GRID 229 SE 14
TAX MAP 018 - GRID D4

SITE DEVELOPMENT DATA

- OWNER/APPLICANT:
LARRY AND ELEASE HOUSTON
2316 NICOL DRIVE
MITCHELLVILLE, MD 20721
PHONE: (301) 526-2422
- ZONING: OS
- PROPERTY STREET ADDRESS:
22500 AQUASCO ROAD
AQUASCO, MD 20608
TAX ACCOUNT NO.: 0837419
TAX MAP 180, GRID D4 - PARCEL 60
- TOTAL LOT AREA = 482,108 S.F.
= 11.06 AC.
- TOPOGRAPHY SHOWN ON THIS PLAN
WAS TAKEN BY A FIELD SURVEY
PREPARED BY CIVTECH DESIGNS INC.



NOTE: PARCEL 142 IS A HISTORIC SITE AND AN ENVIRONMENTAL SETTING FOR THE WILLIAM BARKER HOUSE (87B-036-14).

Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information- (Enter acres for each zone)				
Zone:	O-S			
Gross Tract:	11.06			
Floodplain:	0.00			
Previously Dedicated Land:	0.00			
Net Tract (NTA):	11.06	0.00	0.00	
TCP Number: TCP2-031-2021 Revision # 0				
Property Description or Subdivision Name: Houston Residence				
Is this site subject to the 1989 or 1991 Ordinance				
Is this site subject to the 1991 Ordinance				
Subject to 2010 Ordinance and in PFA (Priority Funding Area				
Is this one (1) single family lot? (Y or N)				
Are there prior TCP approvals which include a combination of this lot/s? (Y or N)				
Is any portion of the property in a WC Bank? (Y or N)				
Break-even Point (preservation) =				
Clearing permitted w/o reforestation =				
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)
Existing Woodland		9.57	0.00	
Woodland Conservation Threshold (WCT) =	50.00%	5.53		
Smaller of 17 or 18		5.53		
Woodland above WCT		4.04		
Woodland cleared		1.80	0.00	0.00
Woodland cleared above WCT (smaller of 16 or 17)		1.80		
Clearing above WCT (0.25: 1) replacement requirement		0.45		
Woodland cleared below WCT		0.00		
Clearing below WCT (2:1 replacement requirement)		0.00		
Afforestation Required Threshold (AFT) =	20.00%	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		5.98		
SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
Woodland Preservation		6.23		
Afforestation / Reforestation		0.00		
Natural Regeneration		0.00		
Landscape Credits		0.00		
Specimen/Historic Tree Credit (CRZ area * 2.0)		0.00		
Forest Enhancement Credit (Area * 25)		0.00		
Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
Area approved for fee-in-lieu		0.00		
Off-site Woodland Conservation Credits Required		0.00		
Off-site WCA (preservation) being provided on this property		0.00		
Off-site WCA (afforestation) being provided on this property		0.00		
Woodland Conservation Provided		6.23		
Area of woodland not cleared		7.77		
Net tract woodland retained not part of requirements:		1.54		
100-foot floodplain woodland retained		0.00		
On-site woodland conservation provided		6.23		
On-site woodland conservation alternatives provided		0.00		
On-site woodland retained not credited		1.54		
Prepared by: James A. Reid, Jr., P.E. 9/20/2021				
Signed: Date:				

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP 2 / 031/ 2021

Approved by: Date: 4/27/2022

01
02
03
04
05
06

PROFESSIONAL CERTIFICATION

JAMES A. REID, JR., P.E.
MD. LICENSE NO. 26555
1/19/22

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 26555, Expiration Date: 8/17/2023

Civtech Designs Inc.

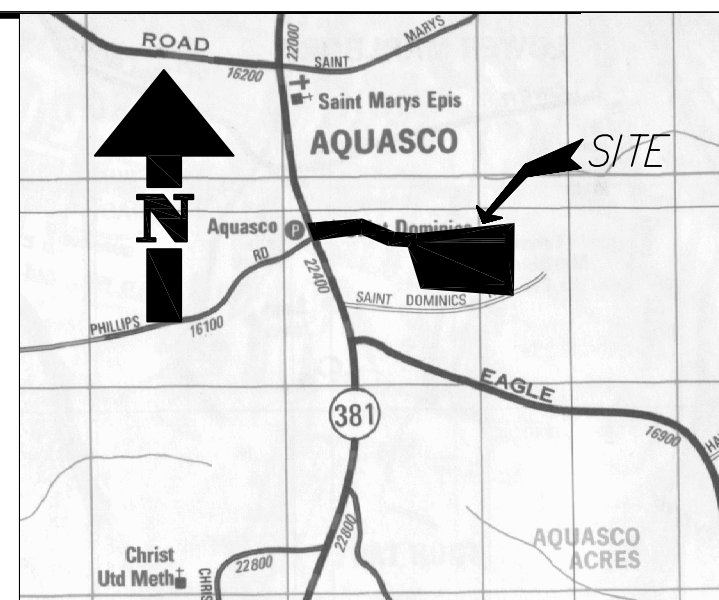
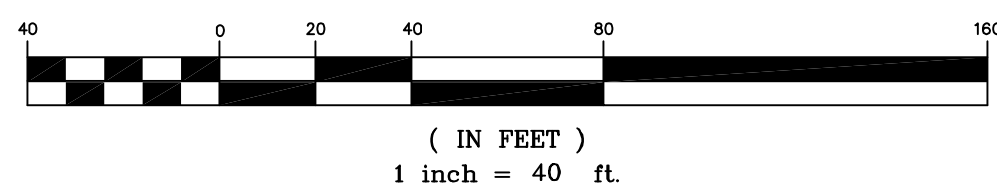
11012 RHODENDA PLACE UPPER MARLBORO, MD 20772
TEL: (301) 440-1747
WWW.CIVTECHDESIGNS.COM

HOUSTON PROPERTY
22500 AQUASCO ROAD
AQUASCO, MD 20608
AQUASCO ELECTION DISTRICT No. 8
PRINCE GEORGE'S COUNTY, MARYLAND

TYPE -2
TREE CONSERVATION
PLAN

REVISIONS

DATE: 1-19-22
DWN. JAR DESIGNED JAR
CHECKED JAR SCALE: 1"=40'
PROJECT NO. 2020-134
SHEET NO. 1 OF 3



1. OWNER/APPLICANT:
LARRY AND ELISEA HOUSTON
2316 NICOL DRIVE
MITCHELLVILLE, MD 20721
PHONE: (301) 526-2422

2. ZONING: OS

3. PROPERTY STREET ADDRESS:
22506 AQUASCO ROAD
AQUASCO, MD 20608
TAX ACCOUNT NO.: 0837419
TAX MAP 180, GRID D4 - PARCEL 60

4. TOTAL LOT AREA = 482,108 S.F.
= 11.06 AC.

5. TOPOGRAPHY SHOWN ON THIS PLAN
WAS TAKEN BY A FIELD SURVEY
PREPARED BY CIVTECH DESIGNS INC.



TYPE-2
TREE CONSERVATION
PLAN

[illegible]

SHEET NO. 2 OF 3

	Approved by	Date
01	<i>Suzanne F. Nickla</i>	4/27/2021
02		
03		
04		
05		
06		

