



- SURVEY:
- HORIZONTAL DATUM BASED ON NAD83(2011)
 - VERTICAL DATUM BASED ON NAVD83
 - TOPOGRAPHY BASED ON FIELD RUN TOPO PERFORMED BY CPJ ON 12-22-2020 & SUPPLEMENTED WITH AVAILABLE GIS INFORMATION.
 - TOPO AT 2' CONTOUR INTERVALS
 - NO 100YR FLOODPLAIN/WETLANDS LOCATED WITHIN THE SITE.
 - NO HISTORIC SITE LOCATED WITHIN/ADJACENT TO THE SITE.
 - NRI EQUIVALENCY LETTER NRI-043-2021.
 - THIS LOT IS ASSOCIATED WITH TCP2-037-2021.

- Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCR2-037-2021

PROPERTY OWNERS AWARENESS CERTIFICATE

I/ We _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we

Contract Purchaser _____ Date _____

TREE CONSERVATION PLAN CERTIFIED BY:

plan is true and accurate and meets the minimum submittal standards provided in the Prince George's County Environmental Technical Manual. I hereby certify that I have either personally prepared the plans or reviewed the work of others for accuracy and completeness.

10/26/22 Salim Petrait





MD Registered Landscape Architect #612
Exp. Date: 09/08/2023

UPDATES/REVISIONS:

TCP2-037-2021

MERKEL FARMS ROAD
TAX MAP 29, GRID F1, TAX PARCEL 344

MERKEL FARMS ROAD P. 344
BOWIE (14th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPI Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
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www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: RENIA AKRONG 636 WHITE OAK LANE	WSSC GRID:	TAX MAP:
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DESIGN	RPI	SHEET	OF
		1	7

COPYRIGHT © LATEST DATE HEREON CHARLES P.	DRAFT RPI	1	9
	DATE		

FOR OFFICIAL USE ONLY UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.	DATE: 2021	FILE NO:
	SCALE AS NOTED	2020-1470-22

Plot Date: 10/26/2022 1:15 PM Sheet N:\2020-1470\DWG\90-TCP2-COLOR EXH

Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information- (Enter acres for each zone)				
1 Zone:	R-A			
2 Gross Tract:	1.98			
3 Floodplain:	0.00			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	1.98	0.00		0.00

6	TCP Number	TCP-2037-2021	Revision #	0
7	Property Description or Subdivision Name	Name of Project		
8	Is this site subject to the 1989 or 1991 Ordinance	Market Farms Road P344		
9	Is this site subject to the 1991 Ordinance	N		
10	Subject to 2010 Ordinance and in PFA (Priority Funding Area)	N		
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 WC Bank? (Y or N)	N		
15	Break-even Point (preservation) =	-0.09 acres		
16	Clearing permitted w/o reforestation =	-0.96 acres		

SECTION II - Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1%)	Column D Off-Site Impacts (1%)
17 Existing Woodland		0.83	0.00	
18 Woodland Conservation Threshold (WCT) =	50.00%	0.89		
19 Smaller of 17 or 18		0.89		
20 Woodland above WCT		0.00		
21 Woodland cleared		0.22	0.00	0.00
22 Woodland cleared above WCT (smaller of 20 or 21)		0.00		
23 Clearing above WCT (0.25 : 1 replacement requirement)		0.00		
24 Woodland cleared below WCT		0.22		
25 Clearing below WCT (2:1 replacement requirement)		0.44		
26 Afforestation Required Threshold (AFT) =	20.00%	0.00		
27 Off-site WCA being provided on this property				
28 Woodland Conservation Required		1.75	acres	

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)			
20	Woodland Preservation	0.71	
30	Afforestation / Reforestation	0.32	Bond amount \$ 4,181.76
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	Fee amount \$0.00
37	Off-site Woodland Conservation Credits Required	0.12	
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	1.15	acres

41	Area of woodland not cleared	0.71	acres
42	Net tract woodland retained not part of requirements:	0.00	acres
43	100-floodplain woodland retained	0.00	acres
44	On-site woodland conservation provided	1.03	acres
45	On-site woodland conservation alternatives provided	0.00	
46	On-site woodland retained not credited	0.00	acres

47 Prepared by: Sallie P Stewart, PLA ASLA *Sallie Stewart* 10/26/22

ALL AFFORESTATION AND ASSOCIATED FENCING SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE ADJACENT BUILDING PERMITS. A CERTIFICATION PREPARED BY A QUALIFIED PROFESSIONAL MAY BE USED TO PROVIDE VERIFICATION THAT THE AFFORESTATION HAS BEEN COMPLETED. IT MUST INCLUDE, AT A MINIMUM, PHOTOS OF THE AFFORESTATION AREAS AND THE ASSOCIATED FENCING FOR EACH LOT WITH LABELS ON THE PHOTOS IDENTIFYING THE LOCATIONS AND A PLAN SHOWING THE LOCATIONS WHERE THE PHOTOS WERE TAKEN.

SPECIMEN, HISTORIC AND CHAMPION TREES (30" or greater)				
TAG	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION
1	Tulip Poplar	<i>Liriodendron tulipifera</i>	33.0"	Excellent

SOIL TABLE					
MAP UNIT SYMBOL	MAP UNIT NAME	K-FACTOR	HYDRIC RATING	HYDROLOGIC SOIL GROUP	DRAINAGE CLASS
EsB	Elsinboro sandy loam, 2 to 5 percent	0.20	0	B	Well drained
SOE	Sassafras and Croom soils, 15 to 25 percent slopes	0.15	5	B	Well drained

Forest Conservation Report (Information Cumulative Change Table)				
	Original Approval	Revised Number (05)	Revision Number (05)	Cumulative Change
Net Tract (Acres)	0.96	0.96		
Existing Woodland (Acres)	0.93			
Woodland Cleared (Acres)	0.12			
Woodland Retained On-Site (Acres)	0.71			
Woodland Planted On-Site (Acres)	0.32			
On-Site Woodland (Existing) Preservation and Planting (Acres)	3.029			
On-Site Wooded Floodplain in an Easement (Acres)	0			
Bond Amount	439.76			
Free-In-Lieu Amount	0			
50' Stream Buffers Conserved - Linear Length	385			
50' Stream Buffers Conserved - Acreage	0.41			
50' Stream Buffers Newly Established - Linear Length	0			
50' Stream Buffers Newly Established - Acreage	0			
Off-Site Woodland Credit (Acres)	0			

GENERAL INFORMATION TABLE		
LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zoning (Zone)	R-4 (RESIDENTIAL-AGRICULTURAL)
Zone	Adoption Policy Area (APA)	N/A
Administrative	Tax Grid (TAG)	029-F1
Administrative	WSSC Grid (Sheet 20)	212NE13
Administrative	Policy Analysis Zone (PAZ)	N/A
Administrative	Planning Area (Plan Area)	7
Administrative	Ward/District (ED)	4 - BOWIE
Administrative	Councilman District (CD)	14
Administrative	General Timez (TZ) (IBR)	RURAL
Administrative	Traffc Analysis Zone (TAZ) (TAG-COD)	1168
Administrative	PG Traffic Analysis Zone (TAZ-PO)	1168

<u>SITE STATISTICS TABLE</u>			
SITE STATISTICS		TOTAL	
GROSS TRACT AREA		1.88 AC. / 86,211 S.Q. FT.	
EXISTING 100-YEAR FLOODPLAIN		0.00 AC. / 0 S.Q. FT.	
NET TRACT AREA		1.88 AC. / 86,211 S.Q. FT.	
EXISTING WOODLAND IN THE FLOODPLAIN		0.00 AC. / 0 S.Q. FT.	
EXISTING WOODLAND NET FLOODPLAIN		0.00 AC. / 46,570 S.Q. FT.	
EXISTING WOODLAND TOTAL FLOODPLAIN		0.00 AC. / 46,570 S.Q. FT.	
EXISTING PAV.		0.00 AC. / 3,711 S.Q. FT.	
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)		516.38 FT.	
BYPASSING (WOODED) BUFFER FOR 300 FEET WIDE		0.00 AC.	
<u>MURKEL FARMS ROAD - P. 344</u>			
FOREST SALE CALCULATIONS			
TOTAL	AREA (S.F.)	AREA (AC.)	SHEET #
S-1	30,769	0.71	1
TOTAL	30,769	0.71	

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation Guidance for Preparation and Recording of On-site Woodland Conservation Easements Environmental Planning Scheme, Prince George's County Planning Department Page 3 easement recorded in the Prince George's County Land Records at Liber 47669 folio 79. Revisions to this TCP2 may require a revision to the recorded easement."