The Honorable G. Rick Wilson, Chair
Dennis Grant Vice Chairman
John R. Kish
Council President Smith, Ex Officio Member
Bill Wellford
Vacancy
Roy Smith, Alternate

Stephanie Anderson, City Solicitor

Jay Meashey, Director
Department of Economic and Community Development

CITY OF LAUREL PLANNING COMMISSION

8103 Sandy Spring Road • Laurel, MD 20707 • 301-725-5300

Commission usually meets Second Tuesday of each Month

SIX HUNDRED-TWENTY FOURTH MEETING – REGULAR
TUESDAY, JULY 14, 2026 – 6:00 P.M.
AGENDA

**This meeting will be conducted in person in the Council Chambers. To sign up to speak, please pre-register here by 3pm the day of the meeting: https://cityoflaurel.org/register-to-speak or use the Speaker Sign-In Sheet at the entrance of the meeting room. There will be a three (3) minute limit for each speaker. If you cannot attend but wish to submit comments for the record, please email them to ecd@laurel.md.us*

1. **Roll Call**

2. **Approval of Minutes** from the **June 9, 2026 meeting**

3. **Forest Conservation Plan** and **Resolution No. 26-11-PC,** Bear Branch Phase III Stream Restoration- **304881 Van Dusen Road,** filed by **Century Engineering, LLC, a Kleinfelder Company (Century)** on behalf of Prince George's County Department of the Environment

   Public Hearing on Application

   Final Action by Planning Commission

4. **Plat of Consolidation** and **Resolution No. 26-08-PC, 26 C Street** filed by **Urban Atlantic Development, LLC.**

   Public Hearing on Application

   Final Action by Planning Commission

5. **Forest Conservation Plan Application** and **Resolution No. 26-05-PC,** Islamic Community Center of Laurel - **7306 Contee Road**, filed by North American Islamic Trust Inc.

   Public Hearing on Application

Final Action by Planning Commission

6. **Adjourn**

The Honorable G. Rick Wilson, Chair
Dennis Grant Vice Chairman
John R. Kish
Council President Smith, Ex Officio Member
Bill Wellford
Stanley Spalding
Roy Smith, Alternate

Stephanie Anderson, City Solicitor

Jay Meashey, Director
Department of Economic and Community Development

CITY OF LAUREL PLANNING COMMISSION

8103 Sandy Spring Road • Laurel, MD 20707
301-725-5300 • www.cityoflaurel.org
Commission meets the Second Tuesday of each Month

SIX HUNDRED-TWENTY THIRD MEETING – REGULAR
CITY OF LAUREL PLANNING COMMISSION
TUESDAY, JUNE 9, 2026
6:00 P.M.

The meeting was held virtually through Zoom. Chairman Wilson presiding. The roll was called with Mr. Wellford, Mr. Smith and Council President Smith. From the Department of Economic & Community Development, Mr. Jay Meashey, Director, and Ms. Brooke Herring, Community Development Coordinator, were in attendance. There were approximately zero (0) members of the public in attendance.

The minutes from the May 12, 2026, meeting were approved as written, on motion by Mr. Wellford, seconded by Mr. Smith carried on a roll call vote of all members present.

The next item on the agenda was for the Annual Report for Calendar year 2025. Economic & Community Development Director, Mr. Meashey provided a summary of the long report and stated local planning departments are required to submit an annual report to the Maryland Department of Planning for the previous calendar year by July 1st of the current year.

The Commission, on motion by Mr. Wellford, seconded by Mr. Smith, and carried on a roll call vote of all members present, voted to **approve** the Annual Report for Calendar year 2025 and Resolution No. 26-10-PC as presented in the Technical Staff Report.

Next, Mr. Meashey, discussed preliminary proposed regulations for Accessory Dwelling Units (ADUs). He stated the Maryland General Assembly passed a 2025 law requiring jurisdictions with their own zoning authority to allow ADUs on lots with single-family detached homes and the City of Laurel must adopt a local ordinance by October 1, 2025, to comply. He then shared a presentation that included where ADUs would be allowed by right (on single-family detached

lots in R-5 and R-55 zones) outside the historic district, then where ADUs would be allowed through a Special Exception (in R-20 and other residential zones), property owners would need approval through the Planning Commission and Board of Appeals process. Townhouses, duplexes, multifamily and mixed-use properties would generally not be eligible unless they contain a single-family detached dwelling. Various ADU configurations and their requirements were explained. The proposal recognizes three (3) forms: interior ADUs such as basement apartments or converted portions of existing homes, attached ADUs such as additions to existing homes or converted attached garages and detached ADUs such as new standalone structures or converted detached garages or carriage houses. Commission members noted that detached ADUs are likely to generate the most neighborhood concerns.

Furthermore, there was discussion regarding size and design standards, the State law limits ADUs to 75% of the primary home's above-grade finished square footage. No minimum size is proposed, ADUs must remain visually subordinate to the main dwelling. Existing zoning rules govern height, lot coverage and setbacks. It was noted that the City of Laurel cannot impose ADU setbacks stricter than those already required for accessory structures. Regarding density and growth caps, State law specifically prohibits local governments from counting ADUs toward residential density limits, using growth caps to prevent ADU construction and using water/sewer capacity regulations as a barrier to ADUs. For the infrastructure and safety requirements, staff proposes on the utilities, that ADUs should connect to public water and sewer systems and even properties currently on wells or septic systems may be required to connect. With the building codes, ADUs must comply with the International Residential Code (IRC) and Fire Sprinklers, staff requested feedback on whether newly built ADUs should require residential sprinkler systems and converted structures should require sprinklers. Commissioners expressed support for sprinkler requirements, noting that Prince George's County already requires sprinklers in many new residential structures. A residential use-and-occupancy permit would be required before occupancy.

The subject of parking was raised during discussion, and it was explained that State law limits local parking requirements. To impose additional parking requirements, the City of Laurel would first need a citywide parking study. Staff currently leans toward not imposing additional parking requirements because of the cost and complexity of such a study. There was a major focus on rental rules preventing investor abuse. With the proposed requirements, the primary residence must be owner-occupied if the ADU is rented, rental licenses would be required, and Fire Marshal inspections would be required. Family-member occupancy would be treated more flexibly. When talking about short-term rentals, ADUs would be prohibited from operating as Airbnb rentals, tourist homes and other short-term rentals. The Commission discussed concerns about enforcement, particularly how the city would verify owner occupancy or family relationships.

Within the Historic District, staff proposes ADUs would be prohibited on properties listed on the National Register of Historic Places. Potentially prohibited ADUs on properties eligible for National Register listing. Any ADU in the Historic District would require Historic District Commission review and compliance with historic design standards. Commissioners indicated they would like more legal review and public input on this issue.

Every ADU would receive its own address designation (such as Unit 1 and Unit 2). This was requested by the police department and emergency responders. Existing legal ADUs would be recognized as conforming uses. HOA restrictions questions remain about whether Maryland's new law will override HOA restrictions. Staff expects future court decisions may clarify this issue.

Chairman Wilson discussed whether ADUs should pay school impact fees, public safety fees and other development-related charges. Staff agreed this issue requires further study. Commissioner Wellford asked whether prefabricated or modular structures could qualify as ADUs. Staff responded, potentially yes, however, they would still need to meet building code requirements and be permanently connected to utilities. RVs and trailers would not qualify. Commissioner Smith raised concerns about: Enforcing owner-occupancy requirements. Verifying family-member exemptions. Staff acknowledged enforcement challenges and said they would work further with code enforcement and permitting officials.

Mr. Meashey noted that staff will gather comments from Commissioners and Council members regarding these concerns. Furthermore, a draft ordinance is expected to be presented to the Planning Commission in July. The City Council is expected to consider the ordinance in September. The ordinance must be adopted by October 1, 2025, to comply with state law. In closing, the goal is to align with Maryland's new ADU's law, increased housing opportunities and affordability, protection of neighborhood character, public safety requirements and prevention of speculative investor activity.

There being no further business, the meeting was adjourned at 7:04 p.m.

Approved: Date:

MAYOR AND CITY COUNCIL OF LAUREL
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

8103 Sandy Spring Road • Laurel, Maryland 20707 • (301) 725-5300
Web: http://www.cityoflaurel.org E-mail: ecd@laurel.md.us

DATE July 8, 2026

AGENDA ITEM NO. 3

TECHNICAL STAFF REPORT

TO: City of Laurel Planning Commission

FROM: Raven Nee, Deputy Director

CASE: **Bear Branch Phase III Stream Restoration**

GENERAL INFORMATION

APPLICANT: Frank L. Galosi, Prince George's County Department of the Environment
1801 McCormick Drive
Suite 500
Largo, MD 20774

OWNER: Laurel Mayor & City Council
8103 Sandy Spring Road
Laurel, MD 20707

LOCATION: 3048881 Van Dusen Road, Laurel, MD 20707
Tax Identification No.: District – 10 Account Identifier - 3048881

ZONE: P-I (Public Institutional)

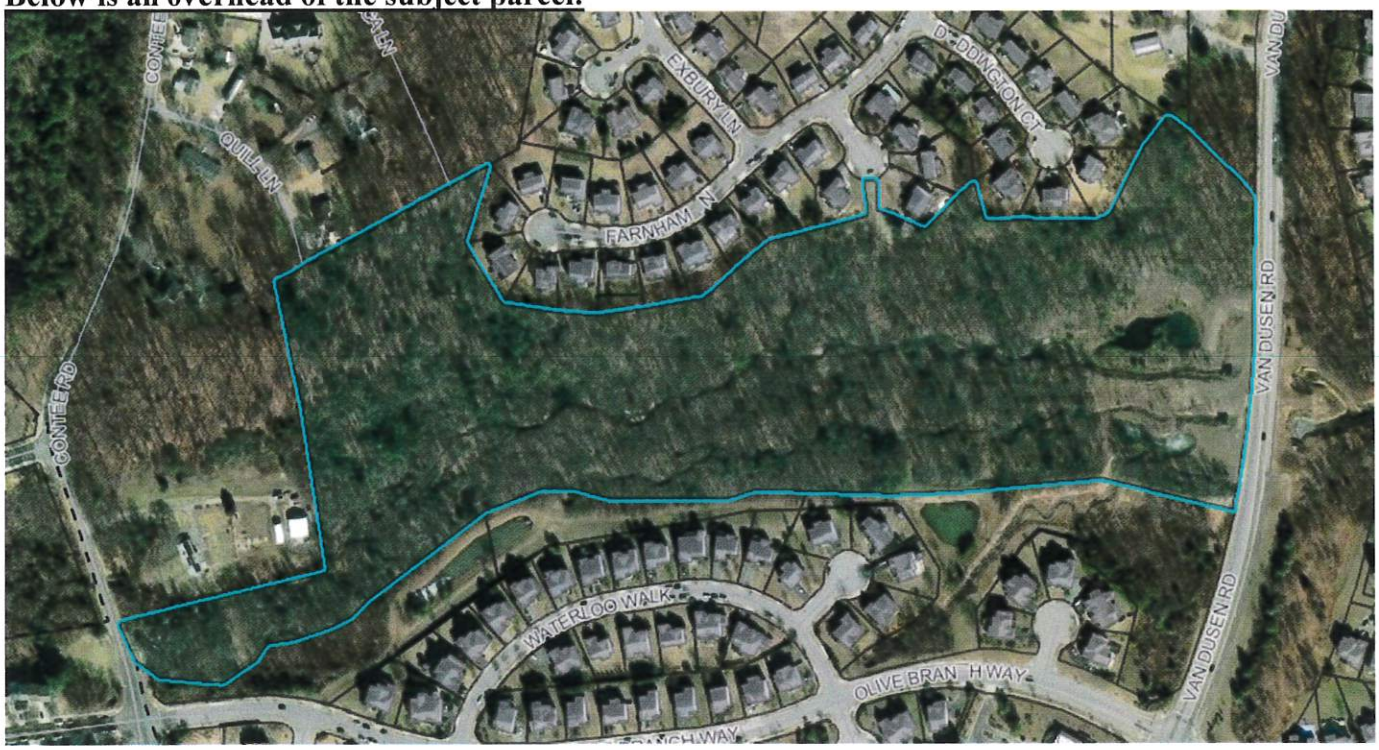
REQUESTED ACTION: Approval of Forest Conservation Plan FCP20260102

BACKGROUND INFORMATION:

Prince George's County Department of the Environment (DOE) is currently in the process of restoring Bear Branch Stream between Van Dusen Road and Contee Road. The parcel is owned by the City of Laurel, and it is an open space parcel functioning as a county floodplain easement. The wetlands in the upstream project extent will be protected and restored. This project will ultimately stabilize the bank and eroding channel; improving

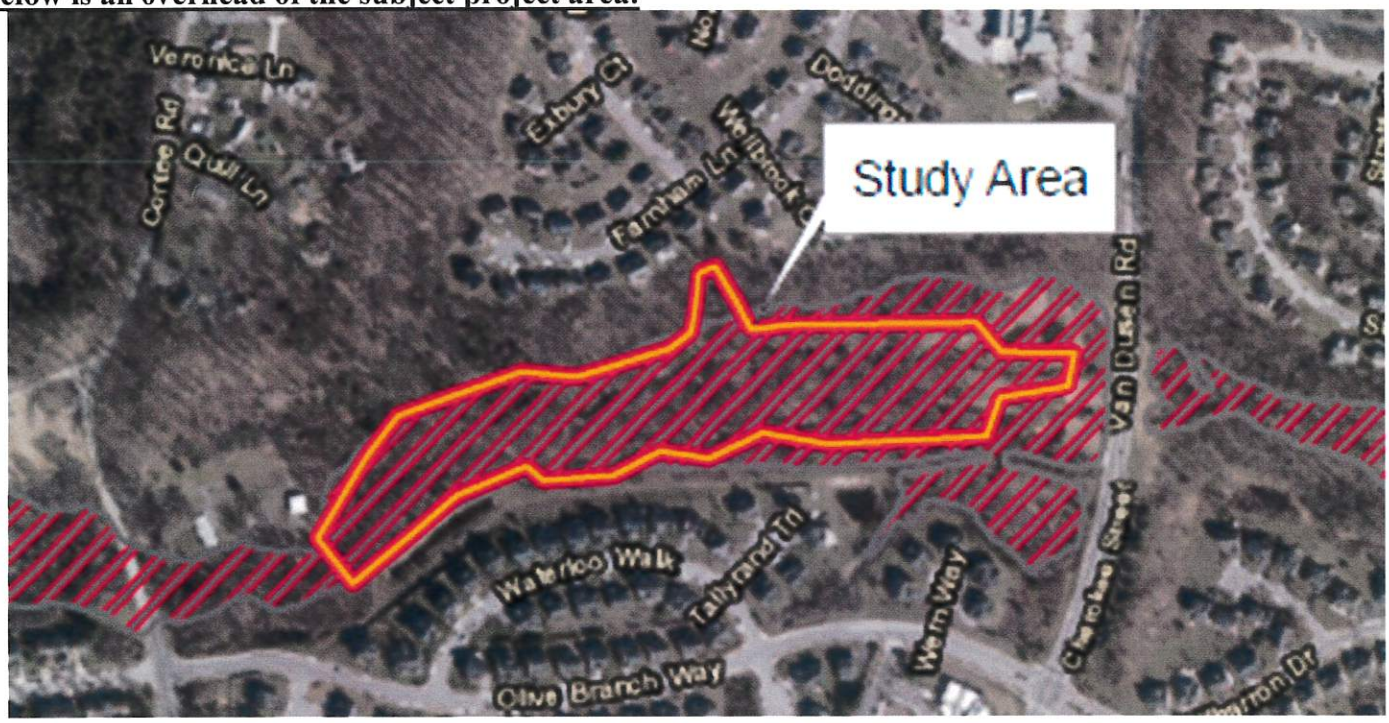
overall water quality and promoting a healthier ecosystem complete with supportive conditions for forest restoration.

Below is an overhead of the subject parcel:



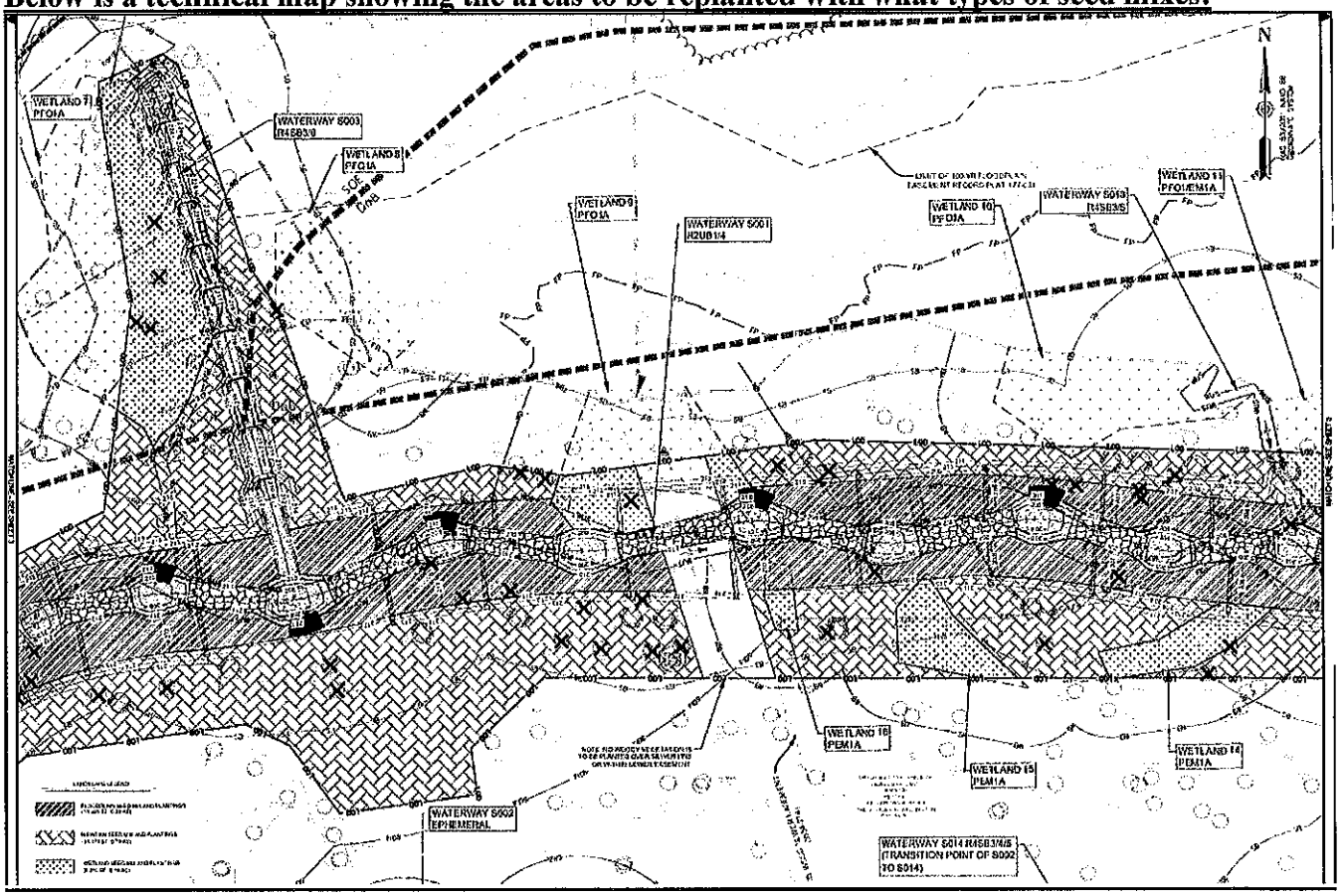
- The blue teal line outlines the parcel which holds the stream

Below is an overhead of the subject project area:



- The bold orange and red line outlines the project area
- The red diagonal stripes indicate the 100-year floodplain

Below is a technical map showing the areas to be replanted with what types of seed mixes:



- The entire site will be rehabilitated and replanted with 3 different types of seed categories:
  - Floodplain seed mix and plantings
  - Riparian seed mix and plantings
  - Wetland seed mix and plantings

ANAYLSIS:

The applicant received Forest Stand Delineation approval from staff on July 7,2026 and submitted a Forest Conservation Plan, which is required for any project on land forty thousand (40,000) square feet or greater. The Forest Conservation Worksheet has determined the following:

Forest Conservation Worksheet

Bear Branch Stream Restoration

Net Tract Area

A	Total Tract Area		A= 4.65 ac.
B	Area within 100-year Floodplain & Easements		B= 4.49 ac.
C	Area to Remain in Agricultural Production		C= 0.00 ac.
D	Net Tract Area (D=(A-B-C))		D= 0.16 ac.

Land Use Category : Medium Density Residential

E	Afforestation Threshold	(D x 20%)	E= 0.03 ac.
F.	Conservation Threshold	(D x 25%)	F= 0.04 ac.

Existing Forest Cover

G	Existing Forest Cover (excluding floodplain)	G= 0.12 ac.
H.	Area of Forest Above Afforestation Threshold	H= 0.09 ac.
	(1) If G<=E then H=0 and I=0, go to L	
	(2) If G>E then H=G-E, go to I	
I	Area of Forest Above Conservation Threshold	I= 0.08 ac.
	(1) If G<=F then I=0, go to L	
	(2) If G>F then I=G-F, go to J	

Break Even Point

J.	Forest Retention Above Threshold with no Mitigation	J= 0.06 ac.
	(1) If I>0 then J=(0.2 xI)+F, go to K	
	(2) If I=0, J=0, go to L	
K.	Clearing Permitted Without Mitigation (K=G-J)	K= 0.06 ac.

Proposed Forest Clearing

L	Total Area of Forest to be Cleared	L= 3.24 ac.
M	Total Area of Forest to be Retained (M=G-L)	M= 0.00 ac.

Planting Requirements

N	Reforestation for Clearing Above the Conservation Threshold	N= 0.02 ac.
	(1) If L=K then N=0, P=0, Q=0, R=0, S=0, go to T	
	(2) If M>F then N=L x 0.25, P=0, go to Q	
	(3) If M<=F then N=L x .025, go to P	
P	Reforestation for Clearing Below the Conservation Threshold	P= 0.08 ac.
	(1) If G>F and M>F then P=0, Q=0, go to R	
	(2) If G>F and M<=F then P=2.0 x (F-M), Q=0, go to R	
	(3) If G<=F then P=2.0 x L, Q=0, go to R	
Q	Credit for Retention Above the Conservation Threshold	Q= 0.00 ac.
	(1) If M>F then Q=M-F, go to R	
	(2) If M<=F then Q=0, go to R	
R.	Total Reforestation Required	R= 0.10 ac.
	(1) If Q>N and M>E then R=0, S=0, go to T	
	(2) If Q<=N and M>E then R=(N+P)-Q, S=0, go to T	
	(3) If Q<=N and M<=E then R=N+P, go to S	
S.	Total Afforestation Required	S= 0.00 ac.
	(1) If G<E and M<E then S=E-G, go to T	
	(2) If G<E and M=E then S=0, go to T	
T.	Total Reforestation and Afforestation Requirement T=(R+S)	T= 0.10 ac.

Note: Use 0 for all negative numbers that result from the calculations.

*Proposed plantings include 3.82 acres of reforestation plantings.

The applicant is proposing to clear 3.24 acres on Tax I.D. lot 3048881. Note that this is a County Funded restoration project, so the total replanting planned is for 3.82 acres of reforestation plantings. Per Section 20-41.8 of the Unified Land Development Code (ULDC) the applicant is required to replant a total of 0.10 acres, which will be met by the much higher target of 3.82 acres.

RECOMMENDATION:

Staff recommends that the Planning Commission **APPROVE** the Forest Conservation Plan FCP20260102.

ATTACHMENTS:

1. Forest Conservation Site Plan
2. Application

Reviewed & Approved:

Jay Meashey
Director

MAYOR AND CITY COUNCIL OF LAUREL
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

8103 Sandy Spring Road • Laurel, Maryland 20707 • (301) 725-5300
Internet Address http://www.cityoflaurel.org • E-mail: ecd@laurel.md.us

Date Filed: _____
Incode No.: _____
Planner: _____
Zoning Sign: _____
PC Hearing: _____
PC Decision: _____
Resolution No.: _____

FOREST CONSERVATION PLAN APPLICATION

APPLICATION MUST BE FILLED OUT IN ITS ENTIRETY. APPLICATION WILL NOT BE PROCESSED UNLESS ALL ITEMS IN THE CHECKLISTS ARE ADDRESSED.

The Maryland Conservation Act of 1991 requires that prior to the approval of any public or private subdivision, project plan, grading permit on a unit of land 40,000 square feet or greater, applicants shall submit a Forest Stand Delineation (FSD) and a Forest Construction Plan (FCP).

1. PROJECT

Project Name: Bear Branch Phase III Stream Restoration

Location: Laurel, Prince George's County, Maryland

Total Acreage: 4.65 AC Wooded Acreage: 3.24 AC

Tax Identification No.: 17-10-3048881

2. APPLICANT

Name: Frank L. Galosi, Prince George's County Department of the Environment

Street Address: 1801 McCormick Drive Suite No.: 500

City: Largo State: MD Zip Code: 20774

Work Phone: 301-883-5810 Home Phone: 301-883-5810

Email: FLGalosi@co.pg.md.us

3. PROPERTY OWNER (IF DIFFERENT FROM APPLICANT)

Name: Laurel Mayor & City Council

Street Address: 8103 Sandy Spring Rd Suite No.: -

City: Laurel State: MD Zip Code: 20707

Work Phone: 301-725-5300 Home Phone: 301-883-5810

Email: _____

4. FORESTER/LANDSCAPE ARCHITECT

Name: Kincade Stirek

Street Address: 10710 Gilroy Rd Suite No.: _____

City: Hunt Valley State: MD Zip Code: 21031

Work Phone: 443-589-2400 Home Phone: 702-755-9287

Email: kstirek@kleinfelder.com

5. FOREST CONSERVATION WORKSHEET

The following worksheet must be submitted with the Forest Conservation Plan Application

NET TRACT AREA	
Total Tract Area:	4.65 AC
Deductions:	4.49 AC
Net Tract Area:	0.16 AC
LAND USE CATEGORY:	Medium Density Residential
Afforestation Threshold:	0.03 AC
Conservation Threshold:	0.04 AC
EXISTING FOREST COVER	
Forest Cover within Net Tract Area:	0.12 AC
Area of Forest Above Conservation Threshold:	0.08 AC
BREAKEVEN POINT	
Breakeven Point:	0.06 AC
Forest Clearing Permitted without Mitigation:	0.06 AC
PROPOSED FOREST CLEARING	
Total Area to be Cleared:	3.24 AC
Total Area to be Retained:	0.00 AC
PLANTING REQUIREMENTS	
REFORESTATION	
Clearing Above the Conservation Threshold:	0.02 AC
Clearing Below the Conservation Threshold:	0.08 AC
Credit for Retention Above Conservation Threshold:	0.00 AC
Total Reforestation Required:	0.10 AC
AFFORESTATION	
Area of Forest Above Afforestation Threshold:	0.00 AC
To Meet Afforestation Minimum:	0.00 AC
For Clearing Below Afforestation Threshold:	0.00 AC
Total Afforestation Required:	0.00 AC
TOTAL PLANTING REQUIRED:	0.00 AC

Planting and Clearing Notes

1. All tree clearing and reforestation planting occurs on City of Laurel property. Proposed plantings include 3.82 acres of reforestation plantings.
2. The majority of the forest to be cleared is within 100-yr floodplain of Bear Branch.

6. FOREST CONSERVATION PLAN SUBMISSION REQUIREMENTS

Forest Conservation Plans MUST be submitted with or include on the plan(s) the following: (Provide 15 copies of plan. Plans must be 24"X36" and be folded.

(1) Preliminary subdivision or site plan;
(2) approved Forest Stand Delineation;
(3) table showing in square feet the Net Tract Area, the Area of Forest Conservation required, and the Area of Forest Conservation proposed both on-site and off-site;
(4) proposed afforestation or reforestation areas;
(5) clear graphic indication of on-site Forest Conservation areas;
(6) proposed construction timetable showing sequence of Forest Conservations actions;
(7) proposed limits of disturbance (LOD);
(8) proposed stockpile areas;
(9) a proposed 2-year Maintenance Agreement to ensure protection and satisfactory establishment of Forest Areas; and
(10) any other information as required in the Forest Conservation Technical Manual.

An electronic copy of the plan on CD in AutoCAD format showing all property lines and building footprints is also required.

Two (2) mylar originals for final approval signatures.

Signature Blocks for final plans.

City of Laurel Planning Commission

Approved: _____

Date

_____ _____

Chairman **Secretary**

The fee-in-lieu for off-site reforestation is *$1.00 per square foot* of required planting per Sec.20-41.12 (a) (2) of the Unified Land Development Code.

7. FOREST CONSERVATION PLAN CRITERIA
Sec. 20-41.6 of the Unified Land Development Code contains the full criteria against which Forest Conservation Plans are reviewed.

(1) All Forest Conservation Plans shall be subject to approval by the Planning Commission. In developing a Forest Conservation Plan, the applicant shall give priority to techniques for retaining existing forest on the site.

(2) If existing forest on the site, subject to a Forest Conservation Plan, cannot be retained, the applicant shall demonstrate to the satisfaction of the Planning Commission:

a. How techniques for forest retention have been exhausted;

b. Why the priority forests and priority areas specified in Sec. 20-41.7(b) Unified Land Development Code (ULDC), cannot be left in an undisturbed condition;

c. If priority forests and priority areas cannot be left undisturbed, how the sequence for afforestation or reforestation will be followed in compliance with Sec. 20-41.9(a)(1) and (2) ULDC; and

d. Where on the site in priority areas afforestation or reforestation will occur in compliance with Sec. 20-41.9(a)(3) ULDC.

(3) The applicant shall demonstrate to the satisfaction of the Planning Commission that the requirements for afforestation or reforestation on site or off site cannot be reasonably accomplished if the applicant purposes to make a payment into the local Forest Conservation Fund instead of afforestation or reforestation.

(4) Nontidal wetlands. A regulated activity within the net tract area that occurs wholly or partly in areas regulated as nontidal wetlands pursuant to the Environment Article Title 9, Annotated Code of Maryland, is subject to both the nontidal wetlands regulatory requirements and the requirements of this chapter subject to the following:

a. Any area of forest in the net tract area, including forest in nontidal wetlands that is retained, shall be counted towards forest conservation requirements under this subtitle;

b. For the purpose of calculating reforestation mitigation under this chapter, a forested nontidal wetland permitted to be cut or cleared and required to be mitigated under Environmental Article Title 9, Annotated Code of Maryland , shall be shown on the Forest Conservation Plan and subtracted on an acre-for-acre basis from the total amount of forest to be cut or cleared as part of a regulated activity;

c. Nontidal wetlands shall be considered to be priority areas for retention and replacement;

d. Forested nontidal wetland identification and delineation should be included at the earliest stage of planning to assist the applicant in avoidance and reduction of impacts to the nontidal wetlands and to avoid delay in the approval process.

I DO SOLEMNLY DECLARE AND AFFIRM UNDER PENALTIES OF PERJURY THAT THE CONTENTS OF THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPLICANT

Signature: Frank L.Galosi **Date:** 4/6/2026

Print Name Frank L.Galosi, Acting as Agent for Prince George's County Govt

Fees (see fee schedule)	**Amount**	**Account**
Filing Fee		10-43105
Zoning Sign	$30.00	10-43105
Total:		

Revised 01/06/2017-SG

CENTURY ENGINEERING

10710 Gilroy Road
Hunt Valley, MD 21031
t 443.589.2400 f 443.589.2401 centuryeng.com

May 18, 2026
Ms. Christian Pulley, Director
City of Laurel
Department of Economic and Community Development
8103 Sandy Spring Road
Laurel, Maryland 20707

RE: Prince George's County Department of the Environment
Bear Branch Phase III Stream Restoration Project
Laurel, Prince George's County, Maryland

SUBJ: Forest Conservation Plan

Dear Ms. Pulley:

Century Engineering, LLC, a Kleinfelder Company (Century) is currently assisting the Prince George's County Department of the Environment (DOE) with the design and permitting for the Bear Branch Phase III Stream Restoration project. The project is located west of Van Dusen Road on a City of Laurel owned open space parcel and county floodplain easement. This project is the third phase of the Bear Branch restoration in Laurel, Maryland and includes stabilizing portions of a project previously completed in 2010 known as Phase I (designed by others). In addition, wetlands in the upstream project extent will be protected and restored and an eroding outfall channel will be stabilized. Phase II of the Bear Branch restoration was completed in 2022 and extended from Van Dusen Road to Laurel Lake #1.

The primary goals of this project are to restore the stream channel to a stable condition, reduce sediment and nutrient inputs to receiving waterways including Laurel Lake, and provide water quality improvements in fulfillment of the County's MS4 permit requirements. Additional goals include enhancement of the riparian area and existing wetland features, and improvements to aquatic and terrestrial habitat along the project corridor. The project is currently at the 70% design stage.

Century has prepared the enclosed Forest Conservation Plan (FCP) in accordance with the City's Unified Land Development Code. The proposed restoration project will result in 3.24 acres of clearing within the project limits of disturbance, the majority of which will occur within a county floodplain easement (3.12 acres). A portion of this area falls within WSSC easements which will not be reforested due to utility right-of-way and associated woody vegetation restrictions. A total of 3.82 acres will be reforested on City of Laurel property following construction. In accordance with guidance received on the previous Bear Branch Phase II FCP, these plantings have been included on the Forest Conservation Worksheet as "Total Area of Forest to be Retained".

The increase of forested areas (0.58 acres) is a result of plantings within areas designated as non-forested. All plantings will be inspected annually as part of a 2-year maintenance and replacement warranty.

A detailed survey of the existing trees within the project area was completed to document the species, size, and health. While some tree impacts are unavoidable the majority of the grading footprint for the restoration remains within the existing, over widened channel footprint to minimize impacts. Removal of healthy and large trees was avoided with most trees to be removed designated as fair, poor, or dying condition. After the project is staked out, prior to construction, a meeting will be held with the design engineer, DOE, and the contractor to verify all trees to be removed. Access, grading tie-outs, and stockpile areas will be adjusted based on this meeting to save additional trees where possible.

We thank you in advance for your assistance in this matter. Should you have any questions concerning the proposed project or require additional information during your review please do not hesitate to contact me at (443) 589-2400 or via email at kstirek@kleinfelder.com.

Sincerely,

Kincade Stirek

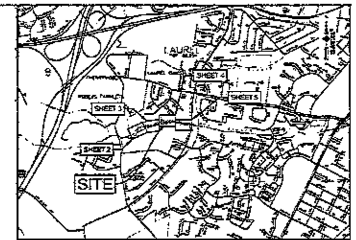
Kincade Stirek, PWS, QP
Environmental Scientist III
Environmental Permitting and Planning Department

Enclosures

CC: Michael Gidey / Prince George's County Department of the Environment, Project Manager
Scott Healy / Century Engineering, LLC, Project Manager

PRINCE GEORGE'S COUNTY, MARYLAND
1801 McCORMICK DRIVE, SUITE 500
LARGO, MARYLAND 20774
FOREST CONSERVATION PLAN FOR
BEAR BRANCH PHASE III STREAM RESTORATION PROJECT
LAUREL, MARYLAND
COUNTY COUNCIL DISTRICT 1
COUNTY COUNCIL PERSON: THOMAS E. DERNOGA

PRINCE GEORGE'S COUNTY MARYLAND



VICINITY MAP
1" = 2000'
TAX MAP PAGE 5 GRID F3
WSSC 200' SHEET NO. 219NE06 / 219NE07

TABLE 1: SOILS

SOIL SYMBOL	SOIL UNIT NAME	% SLOPE	K VALUE	HYDROLOGIC GROUP	DRAINAGE CLASS
DoB	Downer-Hammonton complex	2-5%	0.20	A	Well drained
SOE	Sassafras and Croom soils	15-25%	0.35	C	Well drained
ZS	Zekiah and Issue soils	N/A	0.37	B/D	Poorly drained

TABLE 2: FOREST SUMMARY TABLE

FOREST SUMMARY TABLE

STAND	AREA (AC) WITHIN SURVEY AREA	STRUCTURE (OUT OF 20)	CONDITION (OUT OF 20)	LOCATION (OUT OF 20)	TOTAL (OUT OF 60)	PRIORITY FOR PRESERVATION (H,M OR L)	PRIORITY FOR RESTORATION (H,M, OR L)
1	0.49	12	16	20	48	H	H
2	2.75	11	15	20	46	H	H

TABLE 3: FOREST CLEARING SUMMARY

STAND	FORESTCLEARING-FLOODPLAIN SF	FORESTCLEARING-FLOODPLAIN AC	FORESTCLEARING-NTA SF	FORESTCLEARING-NTA AC
1	20,634	0.48	519	0.01
2	115,026	2.64	4,801	0.11
TOTAL	135,660	3.12	5,320	0.12

TABLE 4: DELINEATED RESOURCES

DELINEATED RESOURCES

RESOURCE TYPE	RESOURCE NAME	CLASSIFICATION	AREA SF/AC	LENGTH (LF)
Waterway	S001	R2UB1/4	26,354 / 0.61	2,343
Waterway	S003	R4SB3/G	1,469 / 0.04	209
Waterway	S004	R4SB3/6	50 / 0.001	17
Waterway	S006	R4SB3/5	1,027 / 0.02	137
Waterway	S007	R4SB3/5	240 / 0.02	110
Waterway	S008	R4SB3/5	142 / 0.003	37
Waterway	S009	R4SB3/5	113 / 0.002	29
Waterway	S010	R4SB3/5	126 / 0.003	75
Waterway	S011	R4SB3/5	439 / 0.01	80
Waterway	S022	R4SB3/5	201 / 0.004	40
Waterway	S023	R4SB3/5	338 / 0.01	80
Wetland	Wetland 1	PSS1C/SS1/FO1A	13,684 / 0.31	-
Wetland	Wetland 2	PFO1A	1,162 / 0.03	
Wetland	Wetland 3	PFO1A	149 / 0.003	-
Wetland	Wetland 5	PFO1A	844 / 0.02	
Wetland	Wetland 6	PFO1A	363 / 0.008	
Wetland	Wetland 7	PFO1A	4,201 / 0.10	-
Wetland	Wetland 9	PFO1A	1,222 / 0.03	-
Wetland	Wetland 10	PFO1A	38 / 0.001	
Wetland	Wetland 11	PFO1/PEM1A	5,240 / 0.12	-
Wetland	Wetland 13	PEM1A	2,776 / 0.06	-
Wetland	Wetland 14	PEM1A	1,305 / 0.03	
Wetland	Wetland 15	PEM1A	1,197 / 0.03	-
Wetland	Wetland 16	PEM1A	324 / 0.01	-

All resource areas were calculated within the Limit of Disturbance

TABLE 5: FOREST CONSERVATION WORKSHEET

Forest Conservation Worksheet
Bear Branch Stream Restoration

Net Tract Area

A	Total Tract Area	A=	4.00 ac
B	Area in 100-year Floodplain & Easements	B=	4.45 ac
C	Area to Remain in Agricultural Production	C=	0.00 ac
D	Net Tract Area (D=A-B-C)	D=	0.25 ac

Land Use Category: Medium Density Residential

E	Afforestation Threshold	(D x 20%)	E=	0.05 ac
F	Conservation Threshold	(D x 25%)	F=	0.04 ac

Existing Forest Cover

G	Existing Forest Cover (excluding floodplain)	G= 0.12 ac
H	Area of Forest Above Afforestation Threshold (1) If G>E then H=G-E, go to I (2) If G<E then H=0, go to I	H= 0.00 ac
I	Area of Forest Above Conservation Threshold (1) If G<F then I=0, go to L (2) If G>F then I=G-F, go to J	I= 0.05 ac

Break Even Point

J	Forest Retention Above Threshold with no Mitigation (1) If I>0 then J=(0.2 x I)+F, go to K (2) If I=0, J=0, go to L	J= 0.05 ac
K	Clearing Permitted Without Mitigation (K=G-J)	K= 0.08 ac

Proposed Forest Clearing

L	Total Area of Forest to be Cleared	L= 3.24 ac
M	Total Area of Forest to be Retained (M=G-L)	M= 0.00 ac

Planting Requirements

N	Reforestation for Clearing Above the Conservation Threshold (1) If L<=K, then N=0, P=0, Q=0, R=0, S=0, go to T (2) If M>F then N=L x 0.25, P=0, go to O (3) If M<F then N=I x .25, go to P	N= 0.02 ac
P	Reforestation for Clearing Below the Conservation Threshold (1) If G>F and M>F then P=0, Q=0, go to R (2) If G>F and M<F then P=2.0 x (F-M) + Q=0, go to R (3) If G<=F then P=2.0 x L, Q=0, go to R	P= 0.08 ac
Q	Credit for Retention Above the Conservation Threshold (1) If M>F then Q=M-F, go to R (2) If M<=F then Q=0, go to R	Q= 0.00 ac
R	Total Reforestation Required (1) If Q>N and M>E then R=0, S=0, go to T (2) If Q<=N and M>E then R=N+P-Q, S=0, go to T (3) If Q<=N and M<=E then R=N+P, go to S	R= 0.10 ac
S	Total Afforestation Required (1) If G<E and M<E then S=E-G, go to T (2) If G>E and M>E then S=0, go to T	S= 0.00 ac
T	Total Reforestation and Afforestation Requirement T=(R+S)	T= 0.12 ac

Note: Use 0 for all negative numbers that result from the calculations
*Proposed plantings include 3.62 acres of reforestation plantings

LEGEND

- LOD — LIMIT OF DISTURBANCE (LOD)
- SURVEY AREA BOUNDARY
- NONTIDAL WETLAND
- WB — 25' WETLAND BUFFER
- WUS — WATERS OF THE U.S
- SB — 50' STREAM BUFFER
- FOREST STAND DELINEATION BOUNDARY
- FOREST STAND 1 — FOREST STAND BREAK
- FIDS — FOREST INTERIOR DWELLING SPECIES (FIDS)
- CaD ZS — SSURGO SOIL BOUNDARY
- FP — EX. 100-YEAR FEMA FLOODPLAIN
- EX. STORMWATER POND BOUNDARY
- EDGE OF PAVEMENT
- PROPERTY LINE
- EX. 5' MAJOR TOPOGRAPHIC CONTOUR
- EX. 1' MINOR TOPOGRAPHIC CONTOUR
- 31+00 — PROPOSED STREAM CENTERLINE
- STABILITY MIX
- CLASS I CHANNEL BED MATERIAL
- EX. EASEMENT BOUNDARY
- EX. SANITARY LINE
- EX. SANITARY MANHOLE
- EX. STORM DRAIN
- EX. STORM DRAIN MANHOLE
- BUILDING
- EX. GAS LINE
- EX. FENCE/RAIL
- EX. ROAD BARRIER
- EX. UNDERGROUND ELECTRIC LINE
- EX. COMMUNICATION LINE
- EX. TREE (>12"DBH) TO BE REMOVED
- ST-1 CRZ — EX. SPECIMEN TREE WITH CRITICAL ROOT ZONE
- TPP — TREE PROTECTION PLANKING (TREE TO BE SAVED)
- FOREST SAMPLE PLOT
- WET1 — WETLAND/UPLAND SAMPLE PLOT
- ROCK STEP STRUCTURE
- OUTFALL STEP STRUCTURE
- CLAY CHANNEL BLOCK
- GRADE CONTROL LOG STRUCTURE
- WOODY HABITAT FEATURE
- HABITAT ROUGHNESS FEATURE

NOTES

1. THIS SITE IS ZONED PUBLIC INSTITUTIONAL (PI) AND IS SURROUNDED BY PLANNED UNIT DEVELOPMENT EXITING (PUD-E), BOTH OF WHICH ARE RESIDENTIAL ZONING CLASSES IN THE CITY OF LAUREL. TO THE WEST OF THE SITE, PRINCE GEORGE'S COUNTY ZONING IS NOTED AS RESIDENTIAL, RURAL (RR).
2. THE SOURCE OF THE PROPERTY BOUNDARIES ON THIS PLAN WERE FIELD SURVEYED BY CENTURY ENGINEERING, LLC, A KLEINFELDER COMPANY (CENTURY) DURING AUGUST AND SEPTEMBER 2023 AND HAS BEEN SUPPLEMENTED WITH PRINCE GEORGE'S COUNTY GIS DATA BEYOND THE LIMITS OF SURVEY.
3. THE TOPOGRAPHY SHOWN ON THIS PLAN IS FROM FIELD RUN SURVEY USING TOTAL STATION SUB-FOOT SURVEY BY CENTURY DURING AUGUST 2023. FIELD RUN TOPOGRAPHIC SURVEY HAS BEEN SUPPLEMENTED WITH PRINCE GEORGES COUNTY GIS TOPOGRAPHIC DATA.
4. THE SOURCE OF THE SOILS INFORMATION ON THIS PLAN IS FROM THE USDA NRCS SSURGO SOIL BOUNDARIES FOR PRINCE GEORGES COUNTY, MARYLAND ACCESSED AUGUST 2, 2023.
5. THE EXISTING 100-YEAR FLOODPLAIN INFORMATION ON THIS PLAN ASSOCIATED WITH BEAR BRANCH IS FEMA DESIGNATED (PANEL NO. 24033C0034E).
6. THE WETLAND AND STREAM INFORMATION ON THIS PLAN IS FROM A STUDY PREPARED BY CENTURY ENGINEERING, LLC, A KLEINFELDER COMPANY, DURING AUGUST 2023. ALL WETLAND AND STREAM SYSTEMS LOCATED DURING THIS STUDY WERE FIELD SURVEYED BY CENTURY DURING AUGUST AND SEPTEMBER 2023.
7. THIS SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 26.23.06.01
8. THIS SITE DOES NOT CONTAIN A TIER II WATERBODY AS DEFINED IN COMAR 26.08.02.04. THIS SITE IS LOCATED WITHIN THE TIER II CATCHMENT AREA OF PATUXENT RIVER 1
9. THIS SITE IS NOT LOCATED WITHIN A STRONGHOLD WATERSHED AS ESTABLISHED BY THE MD DNR.

   MDE 8 DIGIT NAME: PATUXENT RIVER UPPER
   MDE 8 DIGIT NUMBER: 02-13-11-04
   DNR 12 DIGIT NUMBER: 02-13-11-04-09-40
10. THE ENTIRE SITE IS LOCATED WITHIN A SENSITIVE SPECIES PROTECTIVE REVIEW AREA BASED ON A REVIEW OF THE SSPRA GIS LAYER PREPARED BY THE HERITAGE AND WILDLIFE SERVICE, MARYLAND DEPARTMENT OF NATURAL RESOURCES. IN ADDITION, ON JANUARY 9, 2024 THE WILDLIFE AND HERITAGE SERVICE DETERMINED THAT THIS PROJECT SITE ENCOMPASSES BEAR BRANCH BOG WHICH IS ONE OF A FEW REMAINING EXAMPLES OF A FALL-LINE TERRACE GRAVEL MAGNOLIA BOG, MORE ACCURATELY DESCRIBED AS A FEN. OCCUPYING GRAVELLY SOILS FED BY SPRING WATER. IN THIS TYPE OF WETLAND THE GROUNDWATER MOVES ACROSS THAT SOIL LAYER TO EMERGE AT THE SURFACE AS A SPRING OF CLEAR, COOL, ACIDIC WATER THAT FLOWS YEAR ROUND. FALL-LINE TERRACE GRAVEL BOGS TYPICALLY LACK THE THICK ACCUMULATION OF PEAT DERIVED FROM DECAYING PLANTS THAT IS CHARACTERISTIC OF BOGS. THERE IS A RECORD FOR AN OCCURRENCE OF STATE-LISTED THREATENED LONG-STALK GREENBRIER (SMILAX PSEUDOCHINA) DOCUMENTED IN BEAR BRANCH BOG. ALSO, REMOTE ANALYSIS SUGGESTS THAT THE FORESTED AREA ON THIS PROPERTY CONTAINS FOREST INTERIOR DWELLING SPECIES (FIDS) HABITAT, ESPECIALLY FOR BIRDS.
11. PER MD DNR'S MERLIN WEBSITE AND PRINCE GEORGE'S COUNTY PG ATLAS WEBSITE, THE SITE INCLUDES 102,885 SF / 2.36 AC OF FOREST INTERIOR DWELLING SPECIES (FIDS) HABITAT. IN A LETTER FROM THE WILDLIFE & HERITAGE (WHS), IT WAS DETERMINED THAT THE SITE DOES CONTAIN FIDS HABITAT, ESPECIALLY FOR BIRDS.
12. NO SPECIMEN TREES ARE LOCATED WITHIN THE LIMIT OF DISTURBANCE. DEPICTED SPECIMEN TREES BEYOND THE LIMIT OF DISTURBANCE WILL INCUR MINIMAL TO NO IMPACTS TO CRITICAL ROOTS ZONES.
13. BASED ON A RESPONSE FROM THE MARYLAND HISTORIC TRUST DATE OCTOBER 27, 2023, THE PROJECT WILL HAVE NO EFFECT ON HISTORIC PROPERTIES ON THE NATIONAL REGISTER OF HISTORIC PLACES OR THE MARYLAND INVENTORY OF HISTORIC PROPERTIES.
14. THERE ARE NO KNOWN ARCHAEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY; HOWEVER, THE SUBJECT PROPERTY HAS NOT BEEN SURVEYED FOR ARCHAEOLOGICAL RESOURCES AND A PHASE 1 ARCHAEOLOGICAL REPORT MAY BE REQUIRED DURING SUBSEQUENT DEVELOPMENT REVIEW PROCESSES.
15. THE SITE IS NOT LOCATED WITHIN AN AVIATION POLICY AREA (APA).
16. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
17. THE FOREST STAND DELINEATION IN THIS PLAN WAS APPROVED BY PRINCE GEORGE'S DEPARTMENT OF THE ENVIRONMENT IN A LETTER DATED MARCH 29, 2024.
18. ALL TREES WITHIN THE LIMIT OF DISTURBANCE ARE ASSUMED TO BE CLEARED UNLESS OTHERWISE SHOWN.

PROPERTY OWNER INFORMATION

LAUREL MAYOR & CITY COUNCIL
PARCEL 0; LIBER 30405/FOLIO 536; LOT N/A, BLOCK N/A

INDEX

DWG NO.	DESCRIPTION
1	TITLE SHEET
2-5	FCP PLAN SHEETS
6	FCP NOTES

SOCIETY OF WETLAND SCIENTISTS - PROFESSIONAL WETLAND SCIENTIST
A WETLAND DELINEATION WAS COMPLETED IN ACCORDANCE WITH THE USACE METHODOLOGY.
CENTURY ENGINEERING, LLC, A KLEINFELDER COMPANY 443-589-2400
KINCADE STIREK
SIGNATURE 5/18/2025 DATE

MARYLAND DEPARTMENT OF NATURAL RESOURCES, QUALIFIED PROFESSIONAL
CENTURY ENGINEERING, LLC, A KLEINFELDER COMPANY 443-589-2400
KINCADE STIREK
SIGNATURE 5/18/2026 DATE

DATE	REVISIONS

CENTURY ENGINEERING
A KLEINFELDER COMPANY
10710 GILROY ROAD, HUNT VALLEY, MD 21031
PHONE: 443-589-2400

A.D. MARBLE
environmental-cultural-engineering
3913 HARTZDALE DRIVE, SUITE 1302
CAMP HILL, PA 17011

DEPARTMENT OF THE ENVIRONMENT
STORMWATER MANAGEMENT DIVISION
PRINCE GEORGE'S COUNTY, MARYLAND

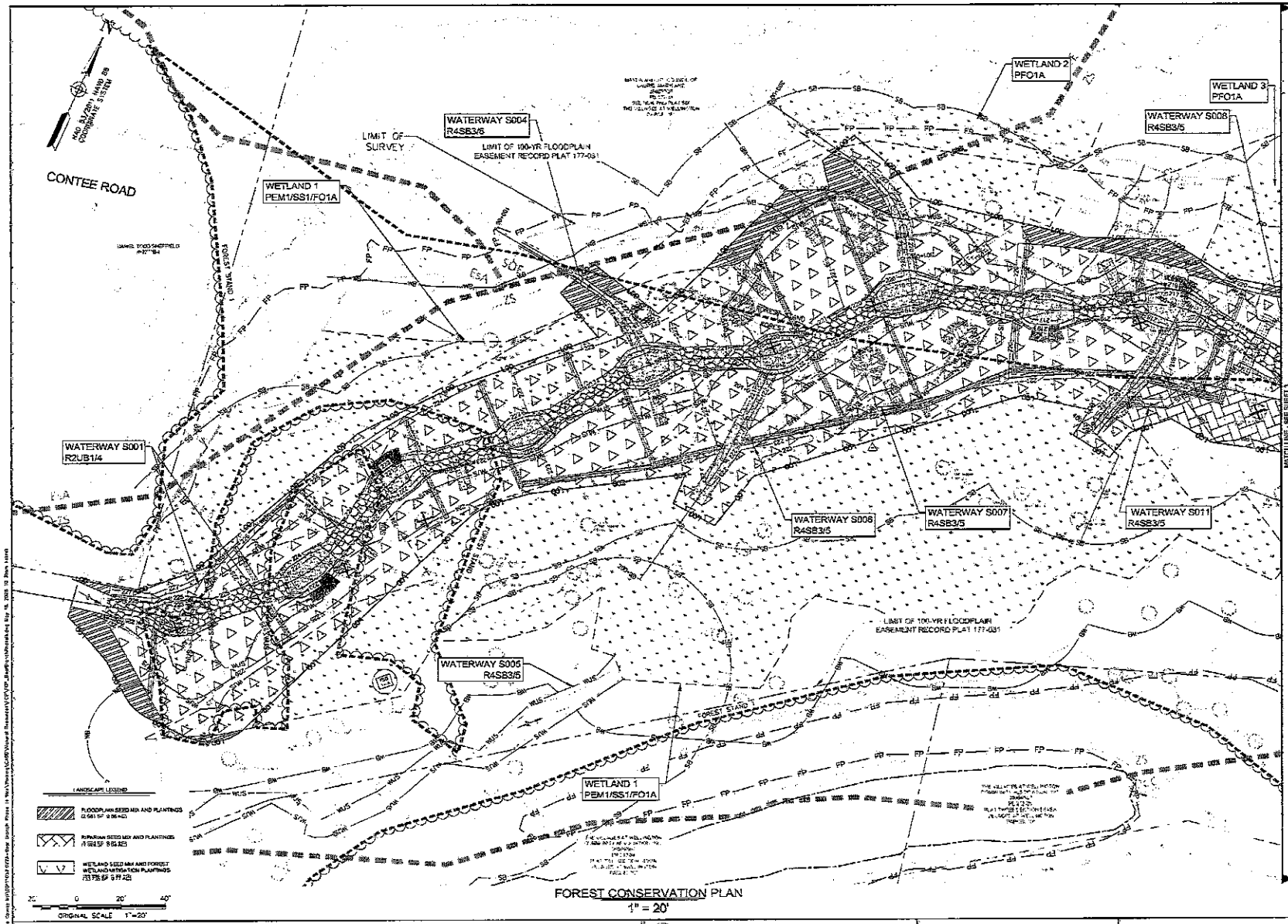
ASSOCIATE DIRECTOR ____ DATE
SCALE: AS SHOWN DWG. 1 OF 6
APPROVED ____ SECTION HEAD ____ DATE
DESIGNED S.E.H.
DRAWN A.S.
CHECKED BY K.S.
FRANK GALOS, PROJECT MANAGER
CIP
CONTRACT NO

DEPARTMENT OF THE ENVIRONMENT

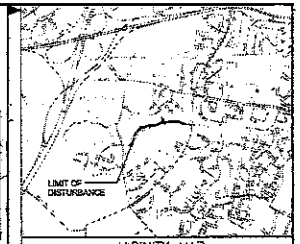
CAPITAL PROJECTS SECTION
STORMWATER MANAGEMENT DIVISION

BEAR BRANCH PHASE II
STREAM RESTORATION
PRINCE GEORGE'S COUNTY, MARYLAND

FOREST CONSERVATION PLAN
TITLE SHEET



FOREST CONSERVATION PLAN
1" = 20'



VICINITY MAP
1" = 2000'
TAX MAP PAGE 5 GRID F3
WSCC 200' SHEET NO 219NE08 / 219NE07

FOREST CLEARING

FLOODPLAIN CLEARING
SHEET 2 - 31,574 SF # 0.72 AC
SHEET 3 - 39,000 SF # 0.90 AC
SHEET 4 - 56,329 SF # 1.29 AC
SHEET 5 - 8,957 SF # 0.21 AC
TOTAL - 135,860 # 2.12 AC

NTA CLEARING
SHEET 2 - 519 SF # 0.01 AC
SHEET 3 - 137 SF # 0.003 AC
SHEET 4 - 4,864 SF # 0.11 AC
TOTAL - 5,520 SF # 0.123 AC

CENTURY
ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10210 GUILDY ROAD
HUNT VALLEY, MD 21030

DATE	REVISIONS

DEPARTMENT OF THE ENVIRONMENT
PRINCE GEORGE'S COUNTY, MARYLAND

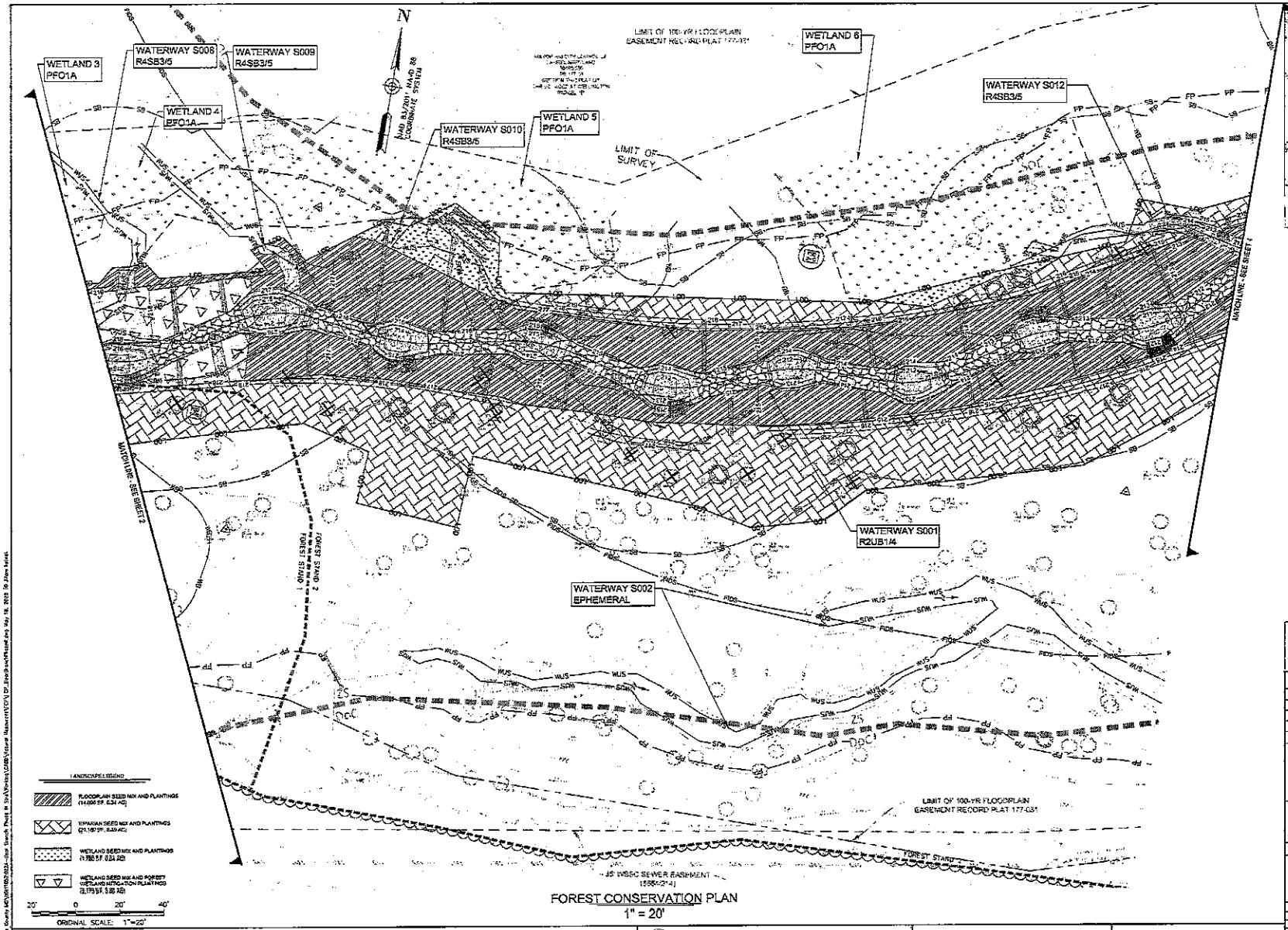
ASSOCIATE DIRECTOR _____ DATE
SCALE: 1" = 20' DWG 2 OF 6
APPROVED _____ SECTION HEAD DESIGN _____ DATE
APPROVED _____ SECTION HEAD CONSTRUCTION _____ DATE
DESIGNED S.E.H.
DRAWN A.K.
CHECKED BY S.E.
PROJECT MANAGER
SEE NOTES ON CONTRACTS

DEPARTMENT OF THE ENVIRONMENT

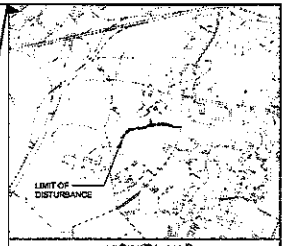
CAPITOL PROJECTS SECTION
SUSTAINABILITY SERVICES DIVISION

BEAR BRANCH PHASE II
STREAM RESTORATION
PRINCE GEORGE'S COUNTY, MARYLAND

FOREST CONSERVATION PLAN
SHEET 2



FOREST CONSERVATION PLAN
1" = 20'



VICINITY MAP
1" = 2000'
TAX MAP PAGE 5 GRID F3
WSSC 200' SHEET NO 218NE08 / 219NE07

FOREST CLEARING

FLOODPLAIN CLEARING
SHEET 2 - 31,574 SF // 0.72 AC
SHEET 3 - 39,000 SF // 0.90 AC
SHEET 4 - 56,325 SF // 1.29 AC
SHEET 5 - 8,557 SF // 0.21 AC
TOTAL - 135,800 // 3.12 AC

NTA CLEARING
SHEET 2 - 519 SF // 0.01 AC
SHEET 3 - 137 SF // 0.003 AC
SHEET 4 - 4,964 SF // 0.11 AC
TOTAL - 5,320 SF // 0.123 AC

CENTURY ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10570 GERVY ROAD
HUNT VALLEY, MD 21030

DATE	REVISIONS

DEPARTMENT OF THE ENVIRONMENT
PRINCE GEORGE'S COUNTY, MARYLAND

ASSOCIATE DIRECTOR _____ DATE
SCALE: 1" = 20' DWG. 3 OF 6
APPROVED _____ SECTION HEAD DESIGN _____ DATE
APPROVED _____ SECTION HEAD CONSTRUCTION _____ DATE
DESIGNED S.E.K.
DRAWN A.K.
CHECKED BY K.S.
PROJECT MANAGER _____ CIP
CONTRACT NO

DEPARTMENT OF THE ENVIRONMENT

CAPITOL PROJECTS SECTION
SUSTAINABILITY SERVICES DIVISION

BEAR BRANCH PHASE III
STREAM RESTORATION
PRINCE GEORGE'S COUNTY, MARYLAND

FOREST CONSERVATION PLAN
SHEET 3

WETLAND 7
PFO1A

WATERWAY S003
R4SB3/6

WETLAND 8
PFO1A

WETLAND 9
PFO1A

WATERWAY S001
R2UB1/4

LIMIT OF 100-YR FLOODPLAIN
EASEMENT RECORD PLAT 177-031

WETLAND 10
PFO1A

WATERWAY S013
R4SB3/5

WETLAND 11
PFO1/EM1A

NAD 83/2001 STATE PLANE COORDINATE SYSTEM

MATCH LINE - SEE SHEET 5

NOTE: NO WOODY VEGETATION IS TO BE PLANTED OVER SEWER LINE OR WITHIN SEWER EASEMENT

WETLAND 16
PEM1A

WETLAND 15
PEM1A

WETLAND 14
PEM1A

WATERWAY S002
EPHEMERAL

WATERWAY S014 R4SB3/4/5
(TRANSITION POINT OF S002 TO S014)

LANDSCAPE LEGEND

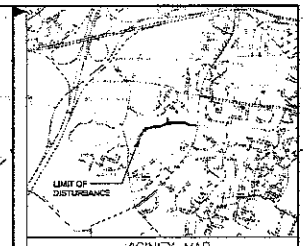
FLOODPLAIN SEED MIX AND PLANTINGS
(15,329 SF # 0.35 AC)

RIPARIAN SEED MIX AND PLANTINGS
(5,324 SF # 0.12 AC)

WETLAND SEED MIX AND PLANTINGS
(8,945 SF # 0.19 AC)

20' 0 20' 40'
ORIGINAL SCALE 1"=20'

FOREST CONSERVATION PLAN
1" = 20'



VICINITY MAP
1" = 2000'
TAX MAP PAGE 5 GRID F3
WSCC 200' SHEET NO. 219NE06 / 219NE07

FOREST CLEARING

FLOODPLAIN CLEARING
SHEET 2 - 31,574 SF # 0.72 AC
SHEET 3 - 39,000 SF # 0.90 AC
SHEET 4 - 56,329 SF # 1.29 AC
SHEET 5 - 8,967 SF # 0.21 AC
TOTAL - 135,860 # 3.12 AC

NTA CLEARING
SHEET 2 - 819 SF # 0.01 AC
SHEET 3 - 137 SF # 0.003 AC
SHEET 4 - 4,964 SF # 0.11 AC
TOTAL - 5,320 SF # 0.123 AC

CENTURY ENGINEERING
CONSULTING ENGINEERS – PLANNERS
10272 GERRY ROAD
HUNT VALLEY, MD 21031

DATE	REVISIONS

DEPARTMENT OF THE ENVIRONMENT
PRINCE GEORGE'S COUNTY, MARYLAND

ASSOCIATE DIRECTOR — DATE
SCALE 1" = 20' — DWG. 4 OF 8
APPROVED — SECTION HEAD DESIGN — DATE
APPROVED — SECTION HEAD CONSTRUCTION — DATE
DESIGNED
DRAWN
CHECKED
PROJECT MANAGER — CONTRACTING

DEPARTMENT OF THE ENVIRONMENT

CAPITOL PROJECTS SECTION
SUSTAINABILITY SERVICES DIVISION

BEAR BRANCH PHASE II
STREAM RESTORATION
PRINCE GEORGE'S COUNTY, MARYLAND

FOREST CONSERVATION PLAN
SHEET 4

WATERWAY S013
R4SB3/5

WETLAND 11
PFO1/EM1A

WATERWAY S001
R2UB1/4

LIMIT OF SURVEY

WETLAND 12
PEM1A

WETLAND 13
PEM1A

WATERWAY S014
R4SB3/4/5

35' WSSC SEWER EASEMENT
(6554/214)

LIMIT OF 100-YR FLOODPLAIN
EASEMENT RECORD PLAT 177-051

MATCHLINE SEE SHEET 4

N

NAD 83/2011 NAD 83
MARYLAND STATE PLANE
COORDINATE SYSTEM

LANDSCAPE LEGEND

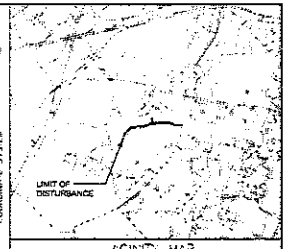
FLOODPLAIN SEED MIX AND PLANTINGS
(4,566 SF, 0.11 AC)

RIPARIAN SEED MIX AND PLANTINGS
(21,787 SF, 0.50 AC)

WETLAND SEED MIX AND PLANTINGS
(2,488 SF, 0.06 AC)

20' 0 20' 40'
ORIGINAL SCALE: 1"=20'

FOREST CONSERVATION PLAN
1" = 20'



VICINITY MAP
1" = 2000'
TAX MAP PAGE 5 GRID F3
WSSC 200' SHEET NO. 219NE06 / 219NE07

FOREST CLEARING

FLOODPLAIN CLEARING
SHEET 2 - 31,874 SF / 0.73 AC
SHEET 3 - 39,000 SF / 0.90 AC
SHEET 4 - 56,329 SF / 1.29 AC
SHEET 5 - 9,067 SF / 0.21 AC
TOTAL - 135,060 / 3.12 AC

NTA CLEARING
SHEET 2 - 519 SF / 0.01 AC
SHEET 3 - 137 SF / 0.003 AC
SHEET 4 - 4,564 SF / 0.11 AC
TOTAL - 5,220 SF / 0.123 AC

CENTURY ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10570 GILROY ROAD
HUNT VALLEY, MD 21030

DATE	REVISIONS

DEPARTMENT OF THE ENVIRONMENT
PRINCE GEORGE'S COUNTY, MARYLAND

ASSOCIATE DIRECTOR _____ DATE
SCALE: 1" = 20' DWG. 5 OF 5
APPROVED _____ SECTION HEAD DESIGN _____ DATE
APPROVED _____ SECTION HEAD CONSTRUCTION _____ DATE
DESIGNED SBN
DRAWN AK
CHECKED BY KS
CTF
PROJECT MANAGER _____ DATE
CONTRACT NO

DEPARTMENT OF THE ENVIRONMENT

CAPITOL PROJECTS SECTION
SUSTAINABILITY SERVICES DIVISION

BEAR BRANCH PHASE III
STREAM RESTORATION
PRINCE GEORGE'S COUNTY, MARYLAND

FOREST CONSERVATION PLAN
SHEET 5

LANDSCAPING NOTES:

GENERAL NOTES -

1 NURSERY GROWN PLANT MATERIAL SHOULD MEET OR EXCEED THE REQUIREMENTS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATIONS' (A.N.L.A.) LATEST EDITION OF "AMERICAN STANDARD NURSERY STOCK" (ANSI Z60.1) SPECIFICATIONS, PARTICULARLY REGARDING THE SIZE, GROWTH, SIZE OF THE ROOT BALL, AND DENSITY OF BRANCH STRUCTURE.

2 ANY PLANTINGS WITHIN A FOREST RETENTION AREA, AS DESIGNATED ON THE TREE CONSERVATION PLAN AND SHOWN ON THIS PLAN MUST BE DONE TO AVOID ANY ADVERSE IMPACT ON THE ROOTS OF EXISTING TREES.

3 ALL PLANT MATERIAL WILL BE REINSPECTED FOR SURVIVAL BY THE PLANNING AND CODE ADMINISTRATION ONE YEAR FOLLOWING INSTALLATION. A 15 PERCENT MAINTENANCE BOND WILL BE RETAINED DURING THIS TIME PERIOD.

4 SOIL CONDITIONS MUST BE TESTED, VERIFIED, AND ADJUSTED BY THE LANDSCAPE CONTRACTOR TO INSURE THAT APPROPRIATE SOILS COMPOSITION AND PH LEVELS ARE SUITABLE FOR PLANT MATERIALS SPECIFIED FOR THAT SPECIFIC LOCATION.

PLANT MATERIAL SELECTION -

1 THE CONTRACTOR SHALL FURNISH PLANT MATERIALS IN SIZES AND QUANTITIES SPECIFIED IN THE PLANT SCHEDULES.

2 NURSERY GROWN PLANT MATERIAL SHOULD MEET OR EXCEED THE REQUIREMENTS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATIONS' (A.N.L.A.) LATEST EDITION OF "AMERICAN STANDARD NURSERY STOCK" (ANSI Z60.1) SPECIFICATIONS, PARTICULARLY REGARDING THE SIZE, GROWTH, SIZE OF THE ROOT BALL, AND DENSITY OF BRANCH STRUCTURE.

3 ALL PLANTING MATERIAL SHALL BE SOURCED FROM WITHIN 100 MILES OF THE SITE.

4 NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER AND/OR LANDSCAPE ARCHITECT.

5 THE LANDSCAPE ARCHITECT OR OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIALS WHICH, IN HIS OR HER OPINION, DOES NOT MEET THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS. ALL REJECTED MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

PLANT MATERIAL TRANSPORT, APPROVAL, & STORAGE -

1 PLANT MATERIAL SHALL BE PROTECTED TO PREVENT SUN SCALD, DESICCATION, AND STRUCTURAL DAMAGE DURING TRANSPORT TO THE SITE. ROOT STOCK OF THE PLANT MATERIAL SHALL BE KEPT MOIST DURING TRANSPORT FROM THE SOURCE TO THE JOB SITE AND UNTIL PLANTED.

2 PLANT MATERIAL SHALL BE INSPECTED TO BE FREE OF DISEASE, DAMAGE, INSECT INFESTATION, AND VIGOR UPON DELIVERY TO THE SITE. ALL PLANTS SHOULD BE HEALTHY AND WELL STRUCTURED. NO HEELED-COLD STORAGE OR COLLECTED STOCK WILL BE ACCEPTED. PLANTS IN POOR CONDITION SHALL BE REJECTED, REMOVED FROM THE SITE AND REPLACED WITH ACCEPTABLE MATERIALS.

3 PLANT MATERIAL SHALL BE STORED IN A COOL, SHADED AREA ON THE SITE AND KEPT MOIST TO PREVENT DESICCATION UNTIL READY FOR PLANTING. PLANTING SHALL BEGIN WITHIN 24 HOURS OF PLANT DELIVERY TO THE SITE. PLANT MATERIAL THAT REMAINS UNPLANTED BEYOND 24 HOURS SHALL BE PROTECTED FROM DIRECT SUN, AND WEATHER AND KEPT MOIST. PLANT MATERIALS SHALL NOT BE LEFT UNPLANTED FOR MORE THAN 2 WEEKS.

4 THE CONTRACTOR IS REQUIRED TO OBTAIN CLEAN FRESH WATER FOR USE DURING PLANTING OPERATIONS AND THE SUBSEQUENT MAINTENANCE PERIOD.

SITE PREPARATION AND PLANTING -

1 THE SITE AND AREAS IMMEDIATELY ABUTTING (WITHIN 25 OF) THE LOD SHALL BE TREATED FOR INVASIVE SPECIES PRIOR TO THE START OF CONSTRUCTION.

2 TREE PROTECTION FENCING DETAIL CAN BE FOUND WITHIN THE E&S NOTES AND DETAILS PLAN SHEETS.

3 ALL TREE PROTECTION MEASURES MUST BE IN PLACE AT THE TIME OF THE SEDIMENT & EROSION CONTROL INSPECTION, PRIOR TO THE COMMENCEMENT OF DEMOLITION, SITE CLEARING, GRADING, OR CONSTRUCTION. TREE PROTECTION DEVICES SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION. NO EQUIPMENT, TRUCKS, MATERIALS, OR DEBRIS MAY BE STORED WITHIN THE TREE PROTECTION AREAS DURING THE ENTIRE CONSTRUCTION PROJECT.

4. ALL TREES TO BE REMOVED MUST BE REMOVED IN A MANNER THAT WILL NOT DAMAGE THE REMAINING TREES. THE CONTRACTOR SHALL DISPOSE OF STUMPS AND MAJOR ROOTS OF ALL PLANTS TO BE REMOVED. ANY DEPRESSIONS CAUSED BY REMOVAL OPERATIONS SHALL BE REFILLED WITH FERTILE, FRIABLE, SOIL PLACED AND COMPACTED SO AS TO REESTABLISH PROPER GRADE FOR NEW PLANTING AND/OR LAWN AREAS.

5. ANY TREES THAT ARE TO REMAIN THAT ARE DAMAGED DURING THE CLEARING OPERATION MUST BE REPAIRED OR REMOVED AND REPLACED IN AN APPROVED MANNER BY AN MDLTE/ISA CERTIFIED ARBORIST PRINCE GEORGE'S COUNTY OR A CITY OF LAUREL REPRESENTATIVE AS SOON AS FINAL CLEARING HAS BEEN COMPLETED.

6 ROOT PRUNING MAY BE NECESSARY WHERE THE CRITICAL ROOT ZONE IS IMPACTED, AS DETERMINED BY THE PLAN PREPARER OR AN MDLTE/ISA CERTIFIED ARBORIST. PRUNING SHALL BE ALONG THE LOD ADJACENT TO TREE PROTECTION FENCING. A CERTIFIED ARBORIST SHALL SUPERVISE OR CONDUCT ROOT PRUNING.

7. REFER TO THE MDSHA STANDARDS AND SPECIFICATIONS SECTION 710.03.01 PLANTING SEASONS TABLE FOR ACCEPTABLE PLANTING PERIOD. PLANTING SHALL NOT BE COMPLETED IN SUB-FREEZING TEMPERATURES, WHEN THE GROUND IS FROZEN, WHEN WEATHER CONDITIONS WILL ADVERSELY AFFECT PLANT MATERIALS, OR WHEN THE SOIL IS TOO WET OR OTHERWISE IN A CONDITION NOT ACCEPTABLE FOR PLANTING.

8 MOW PLANTING AREA CLOSE TO THE GROUND ONE WEEK (OR LESS) PRIOR TO CONTAINER PLANTING DATE.

9 THE CONTRACTOR IS RESPONSIBLE FOR TESTING PROJECT SOILS. THE CONTRACTOR IS TO PROVIDE A CERTIFIED SOILS REPORT TO THE OWNER. THE CONTRACTOR SHALL VERIFY THAT THE SOILS ON SITE ARE ACCEPTABLE FOR THE PROPER GROWTH OF THE PROPOSED PLANT MATERIAL. SHOULD THE CONTRACTOR FIND POOR SOIL CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE SOIL AMENDMENTS AS NECESSARY. THESE AMENDMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO FERTILIZERS, LIME, AND TOPSOIL. PROPER PLANTING SOILS MUST BE VERIFIED PRIOR TO WHEN PLANTING MATERIALS ARE INSTALLED.

10 TO ENSURE TREE SURVIVABILITY ALONG STEEP SLOPES THE FOLLOWING MEASURES WILL BE TAKEN:

- THE ROOT COLLAR SHALL BE PLACED SLIGHTLY ABOVE GRADE TO PREVENT ROOTS FROM CIRCLING.
- EARTHGROW OR A SIMILAR COMPOST SHALL BE USED WITHIN PLANTING PITS TO ENHANCE ORGANIC MATTER CONTENT WITHIN THE PLANTING PIT. PREPARE PLANTING PITS PER DETAILS AS SHOWN MDSHA STANDARDS AND SPECIFICATIONS SECTION 710.03.04.
- A SMALL PLANT SHELF SHALL BE CREATED FOR EACH INSTALLATION TO PREVENT UPHILL ROOTS FROM BEING PLANTED TOO DEEP. THE SLOPE SHALL BE CUT BACK TO CREATE A FLAT AREA UPSLOPE OF THE PLANTING PIT. THE EXCESS SOIL SHALL BE PLACED DOWNSLOPE OF THE PLANTING PIT TO EXTEND THE SHELF TO ENSURE DOWNSLOPE ROOTS WILL REMAIN BURIED. A SMALL BERM SHOULD BE FORMED AT THE DOWNSLOPE PORTION OF THIS NEWLY FORMED TERRACE TO RETAIN WATER FOR THE PLAN AND TO PREVENT EROSION.
- STAKING SHALL BE INSTALLED ON EVERY TREE WITHIN THE STEEP SLOPES PLANTING ZONE PER THE DETAIL ON THIS SHEET.

11 ALL WOODY LANDSCAPE MATERIAL (INCLUDING SHRUBS) SHALL ADHERE TO THE FOLLOWING MINIMUM OFFSETS:

- 5 FEET FROM INLET, OUTFALL, OR MANHOLE
- 5 FEET FROM PLACE STONE (IMBRICATED, RIP RAP, ETC.)
- 5 FEET FROM EXISTING ASPHALT PATHWAY
- 10 FEET FROM UNDERGROUND ELECTRIC
- 10 FEET FROM GAS LINE
- 10 FEET FROM FIRE HYDRANT
- 10 FEET FROM SANITARY SEWER
- 10 FEET FROM WATER LINE
- 10 FEET FROM EXISTING TREE
- 15 FEET FROM LIGHT POLE OR LIGHT FIXTURE

12 INSTALL PLANT MATERIALS PER MDSHA STANDARDS AND SPECIFICATIONS 710.03.08.

13 UPON COMPLETION OF ALL LANDSCAPING, AN ACCEPTANCE OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE OWNER FOR SCHEDULING OF THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.

14 AFTER INSTALLATION OF PLANTS, THE CONTRACTOR SHALL MONITOR THE SOIL MOISTURE AND WATER NEEDS OF PLANTS AND SEED AS NECESSARY TO ENSURE SURVIVABILITY. WATERING PLANTING PITS AND SEEDED AREAS SHOULD OCCUR AS SPECIFIED IN MDSHA STANDARDS AND SPECIFICATIONS SECTION 710.03.04(E).

15 A BIODEGRADABLE TREE SHELTER IS TO BE INSTALLED AS SHOWN IN THE BIODEGRADABLE TREE SHELTER DETAIL AROUND EVERY PLANTED DECIDUOUS TREE.

16 INSTALL REFORESTATION AREA SIGNS PER DETAIL ON THIS SHEET.

MAINTENANCE -

17 UPON COMPLETION OF INSTALLATION, THE PLANTING AREA IS TO BE MAINTAINED FOR A 2 YEAR PERIOD. AN 85% SURVIVAL RATE MUST BE ACHIEVED FROM THE DATE OF ACCEPTANCE TO THE TERMINATION OF THE MAINTENANCE PERIOD. MAINTENANCE SHALL BE AS FOLLOWS:

a ANY PLANT MATERIAL SHOWING SIGNS OF DISTRESS ARE TO BE REPLACED IMMEDIATELY BY THE CONTRACTOR.

b NATIVE VOLUNTEER SEEDLINGS SHALL BE REMOVED ONLY IF THEY ARE ADVERSELY IMPACTING THE GROWTH OF THE PLANTED MATERIAL. NON-NATIVE AND INVASIVE SPECIES ARE TO BE TREATED WITHIN THE ENTIRE PLANTING AREA THROUGH SELECTED AND APPROVED MEANS.

c ALL MAN-MADE MATERIALS SHALL BE REMOVED FROM THE SITE WHICH WOULD IMPACT THE ESTABLISHMENT OF THE PLANTED MATERIALS.

d THOROUGHLY WATER PLANTED MATERIAL ONCE WEEKLY OR AS NEEDED DURING THE GROWING SEASON.

e PLANTED MATERIAL IS TO BE MONITORED FOR SIGNS OF DAMAGE AND APPROPRIATE ACTIONS SHALL BE TAKEN TO PREVENT FURTHER DAMAGE. THIS MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: PEST DAMAGE OR INFESTATION, DISEASE OR BROWSING. ANY DEAD OR DECIMATED MATERIAL SHALL BE REPLACED WITH THE IDENTICAL SPECIES OR AN APPROVED REPLACEMENT.

f AT THE END OF THE 2 YEAR MAINTENANCE PERIOD, THE SITE SHALL BE INSPECTED FOR THE 85% SURVIVAL RATE AS REQUIRED BY PRINCE GEORGE'S COUNTY AND CITY OF LAUREL.

Riparian Seed Mix* (80,329 SF / 1.84 AC)

Botanical Name	Common Name	Percent of Mix	Application Rate (lbs/AC)	Quantity (lbs)
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Lolium multiflorum	Annual Ryegrass	[illegible]	12.00	[illegible]
Andropogon gerardii	Big Bluestem	[illegible]	[illegible]	[illegible]
Elymus virginicus	Virginia wildrye	[illegible]	[illegible]	[illegible]
Elymus canadensis	Canada wildrye	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Panicum virgatum	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Echinacea purpurea	Purple coneflower	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Rudbeckia hirta	Blackeyed Susan	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Solidago [illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Aster [illegible]	[illegible]	[illegible]	[illegible]	[illegible]
			Total	[illegible]

*Ernst Seed Native Steep Slope Mix (ERNMX-181) or similar
Total Application Rate of 60 lbs/AC

Floodplain Seed Mix* (42,466 SF / 0.97 AC)

Botanical Name	Common Name	Percent of Mix	Application Rate (lbs/AC)	Quantity (lbs)
Elymus riparius	Riverbank wildrye	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	Deertongue	[illegible]	[illegible]	[illegible]
Carex vulpinoidea	Fox sedge	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
			Total	[illegible]

*Ernst Seed Floodplain Riparian Mix (ERNMX-[illegible]) or similar
Total Application Rate of 40 lbs/AC

Wetland Seed Mix* (47,428 SF / 2.09 AC)

Botanical Name	Common Name	Percent of Mix	Application Rate (lbs/AC)	Quantity (lbs)
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
			Total	[illegible]

*Ernst Seed [illegible] or similar
Total Application Rate of 40 lbs/AC

Riparian Forest Planting (79,019 SF / 1.81 AC)

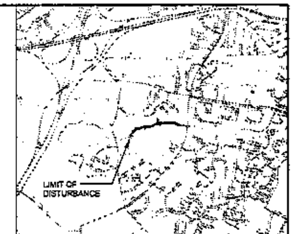
Species	Common Name	Layer	Size	Type	Spacing	Quantity
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
					Total	[illegible]

Floodplain/Wetland Forest Planting (51,851 SF / 1.19 AC)

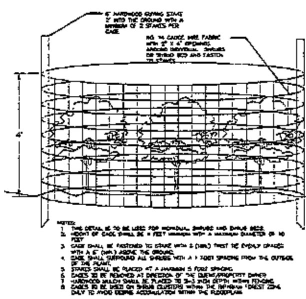
Species	Common Name	Layer	Size	Type	Spacing	Quantity
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
					Total	[illegible]

Forested Wetland Mitigation Plantings (35,909 SF / 0.82 AC)

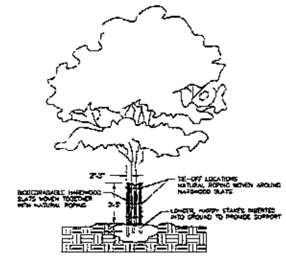
Species	Common Name	Layer	Size	Type	Spacing	Quantity
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
					Total	[illegible]



VICINITY MAP
1" = 2000'
TAX MAP PAGE 5 GRID F3
WSCC 200' SHEET NO 219NE06 / 219NE07

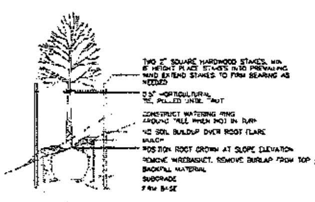


DEER PROTECTION
Not To Scale

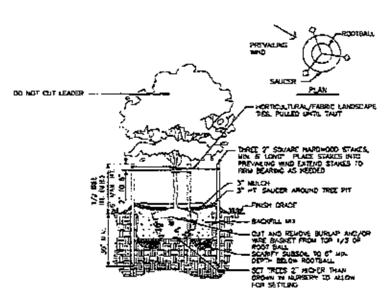


BIODEGRADABLE TREE SHELTER
Not To Scale

NOTES
1. TO BE USED ON ALL SINGLE STEM TREES
2. HEIGHT OF SHELTER TO BE ADJUSTED TO PREVENT CANOPY AND BRANCH DAMAGE.
3. BIODEGRADABLE TREES SHELTERS ARE TO BE CONSIDERED INCIDENTAL TO THE UNIT PRICE PER TREE INSTALLED.



STEEP SLOPES DECIDUOUS TREE PLANTING
Not To Scale



NOTES
1. FOR RIPARIAN FOREST PLANTING ZONES.
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING STAKES.
3. WATER THOROUGHLY AFTER INSTALLATION.
4. REMOVE ALL TIES, WIRES, AND STAKES AT THE END OF MAINTENANCE PERIOD.

DECIDUOUS TREE STAKING DETAIL
Not To Scale

CENTURY ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 GILROY ROAD
HUNT VALLEY, MD 21031

DATE	REVISIONS

DEPARTMENT OF THE ENVIRONMENT
PRINCE GEORGE'S COUNTY, MARYLAND

ASSOCIATE DIRECTOR ______ DATE
SCALE N/A DWG. 6 OF 6
APPROVED ______ SECTION HEAD DESIGN ______ DATE
APPROVED ______ SECTION HEAD CONSTRUCTION ______ DATE
DESIGNED S.F.H.
DRAWN AA
CHECKED BY AS
PROJECT MANAGER
CIP
DER DWG XXXX
CONTRACT NO.

DEPARTMENT OF THE ENVIRONMENT

CAPITOL PROJECTS SECTION
SUSTAINABILITY SERVICES DIVISION

BEAR BRANCH PHASE III
STREAM RESTORATION
PRINCE GEORGE'S COUNTY, MARYLAND

FOREST CONSERVATION PLAN
NOTES

MAYOR AND CITY COUNCIL OF LAUREL
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

8103 Sandy Spring Road • Laurel, Maryland 20707 • (301) 725-5300
Internet Address: http://www.cityoflaurel.org • E-mail: ecd@laurel.md.us

July 7, 2026

AGENDA ITEM NO. 4

TECHNICAL STAFF REPORT

To: City of Laurel Planning Commission

From: Connor Johnson, Planner III

Case: **Plat of Consolidation No. 983**
26 C Street
Laurel, Maryland 20707

GENERAL INFORMATION

APPLICANT	Urban Atlantic Development LLC
PROPERTY LOCATION	26 C Street Laurel, Maryland 20707
PROPERTY OWNER	Laurel Legacy LLC
BUSINESS NAME	Urban Atlantic Development LLC
BUSINESS OWNER	Urban Atlantic Development LLC 7735 Old Georgetown Road Bethesda, MD 20814
ZONE CLASS	C-V – Commercial Village
REQUESTED ACTION	Approval of Record Plat of Consolidation

BACKGROUND INFORMATION

Applicant is seeking Record Plat of Consolidation approval to combine lots 1-4 and 20-23, Block 40 and an abandoned alley to form one (1) new lot at the property located at 26 C Street, Laurel, Maryland 20707.

The adjacent zoning designations are as follows:

- **North: C-V – Commercial Village**
- **South: C-V – Commercial Village**
- **East: R-20 - One-Family Semi-Detached, Two-Family Detached, and One-Family Triple Attached Zone**
- **West: C-V – Commercial Village**

There is currently one **residential building** on the property that has been vacant since 2018.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission APPROVE Plat of Consolidation Application No. 983, with the following conditions:

1. The Applicant shall ensure that the Plat is properly recorded
2. The Applicant shall ensure that the Plat is filed in the land records of Prince George's County, Maryland
3. The Applicant shall update titles, tax records, deeds, and mortgage lenders as necessary

Attachments:

1. Application
2. Subject Plans

REVIEWED & APPROVED

Jay Meashey
Director

MAYOR AND CITY COUNCIL OF LAUREL
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

8103 Sandy Spring Road • Laurel, Maryland 20707 • (301) 725-5300
Internet Address http://www.cityoflaurel.org • E-mail: ecd@laurel.md.us

Application No. _____
Date Filed _____
PC Meeting _____
Decision _____
Date of Decision _____
Planner Assigned _____
Zoning Sign Issued _____
EnerGov No. _____

RECORD PLAT APPLICATION

- [x] PLAT OF CONSOLIDATION
- [ ] PLAT OF CORRECTION
- [ ] PLAT OF SUBDIVISION
- [ ] COMMERCIAL/INDUSTRIAL
- [ ] RESIDENTIAL

*Check all that apply.

1. SUBJECT PROPERTY

Project/Subdivision Name: "Fairall & Travers Subdivision", Lot ##, Block 40

Street Address/Location: 26 C St Laurel, MD 20707

Acreage: 1.4644 Acres # of Lots: 1 Zoning: C-V

Tax Identification No.: 10-1089168, 10-0991281, 10-1022904, 10-5552454, 10-1110915, 10-1099084 (see back for details)

2. APPLICANT

Name: Urban Atlantic Development LLC ATTN: Matthew Sanchez

Street Address: 7735 Old Georgetown Road Suite No.: 600

City: Bethesda State: MD Zip Code: 20814

Work Phone: 443-204-4046 Home Phone: n/a

Email: msanchez@urban-atlantic.com

3. PROPERTY OWNER (IF DIFFERENT FROM APPLICANT) If more than one property owner, list additional owners on a separate page.

Name: Laurel Legacy, LLC c/o Daniel Eichner

Street Address: 14 Ridge Square NW Suite No.: 300

City: Washington, D.C. State: - Zip Code: 20016

Work Phone: 301-941-1166 Home Phone: n/a

Email: _____

4. ENGINEER/SURVEYOR

Name: Gutschick, Little & Weber, P.A. ATTN: William E. Grueninger III, Prof. LS

Street Address: 3909 National Drive Suite No.: 250

City: Burtonsville State: MD Zip Code: 20866

Work Phone: 301-421-4024 Home Phone: _____

Email: bgrueninger@glwpa.com

5. **PROPERTY DESCRIPTION(S)**
Describe the type of plat change (consolidation, subdivision, etc.) as well as the subdivision name, lot number, block, and tax account number of the original parcel(s) and the number and size of the new lot(s).

This proposes a Plat of Consolidation, "Fairall & Travers Subdivision", Lot No. TBD, Block 40.

Existing Lots 1 - 4, & 20-23, Block 40 and an abandoned 20' Alley will be consolidated to form ONE new lot.

Tax ID #'s are as follows:

Lots 1 & 2: 10-1089168
Lots 3 & 4: 10-0991281
Lot 20: 10-1099084
p-o Lots 21 & 22: 10-1022904
p-o Lots 21 & 22, Lot 23: 10-1110915
Alley (Tax p.249): 10-5552454

The proposed consolidated lot area = 63,790 square feet or 1.4644 Acres.

6. **RECORD PLAT CHECKLIST**
The submitted record plat MUST contain the following items. Sec. 20-33.2 of the Unified Land Development Code contains a detailed listing of the pertinent informational items required for review. Three (3) copies of the record plat need to be submitted with the application. Required plan size is: 24"X36" must be folded to 8½" X 11".

Two (2) mylars originals with the following Signature Blocks:

City of Laurel Planning Commission

Approved: _____
Date

_____ _____
Chairman **Secretary**

City of Laurel DPW

DATE RECEIVED BY DPW: _____ DATE RETURNED TO ECD: _____

DPW REVIEWER: _____ DATE: _____

DPW DIRECTOR (OR DESIGNEE): _____ DATE: _____

APPROVED: _____ APPROVED W/COMMENTS: _____ REVIEWED: _____ REJECTED: _____

An electronic copy of the plat in AutoCAD showing all property lines and building footprints is also required.

- ✓ subdivision name
- ✓ minimum scale of 1" = 100'
- ✓ name(s) and address(es) of record owner, subdivider, and surveyor
- ✓ location of all easements, reservations and right-of-ways provided for public services and utilities
- ✓ name and location of all adjoining property including lot and block numbers, plat references, and liber/folio
- ✓ date, north arrow, and site location map
- ✓ deed and/or legal description of boundary
- ✓ lot lines with dimensions, lot and block numbers, and land area of each lot
- ✓ delineation of any areas reserved for common use or mandatory dedication
- ✓ location, width, and name of all existing or proposed right-of-ways located in the subdivision/development

7.	PLAT RECORDATION
	Plat corrections and consolidations approved by the City of Laurel Planning Commission must be officially recorded with Prince George's County Land Records Office. Once the plat is recorded with the Land Record Office, the applicant must provide 15 copies of the plat containing the date recorded, plat book and plat number to the City of Laurel Department of Economic and Community Development for distribution to state, local, and federal agencies.

I DO SOLEMNLY DECLARE AND AFFIRM UNDER PENALTIES OF PERJURY THAT THE CONTENTS OF THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPLICANT:

Signature: Managing Partner **Date:** 5/4/26

Print Name Lois S Fried

PROPERTY OWNER (if different than applicant)

Signature: **Date:** 5 MAY 2026

Print Name: RONALD EKANER

Fees (please fill out)	Amount	Account #
Filing Fee	$630.00	10-43105
Total:	$630.00	

*check fee schedule

Revised 9/9/22 bq

OWNER'S DEDICATION

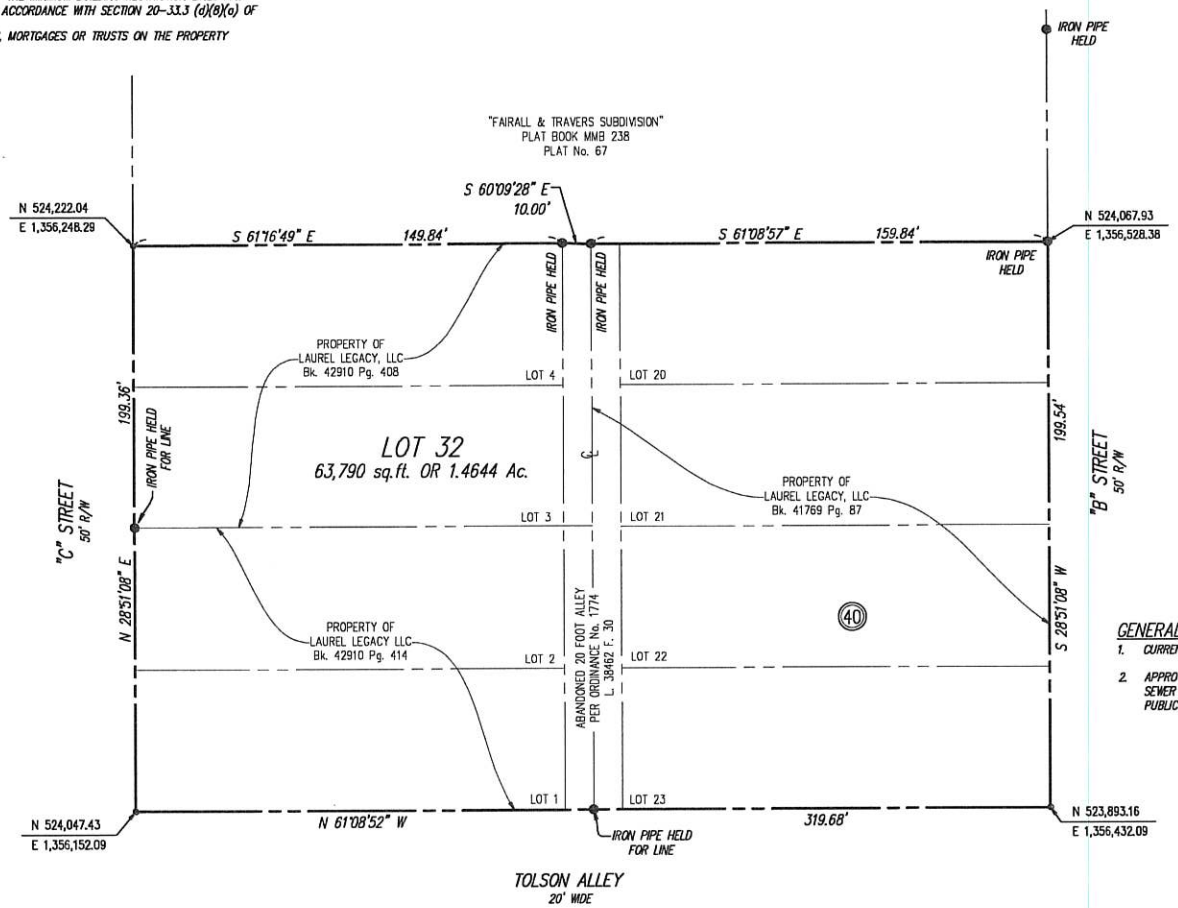
LAUREL LEGACY, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPTS THIS PLAT OF CONSOLIDATION, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND CERTIFIES THAT REFERENCE MONUMENTS WILL BE PLACED IN ACCORDANCE WITH SECTION 20-33.3 (d)(8)(a) OF THE CITY OF LAUREL UNIFIED LAND DEVELOPMENT CODE.

THERE ARE NO SUITS, ACTIONS OF LAW, LIENS, LEASES, MORTGAGES OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

FOR: LAUREL LEGACY, LLC:

RONALD EICHNER — DATE

WITNESS — DATE



VICINITY MAP
SCALE: 1" = 2,000' WSSC GRID: 220NE08

GENERAL NOTES

1. CURRENT ZONING IS C-V (COMMERCIAL VILLAGE) AT THE TIME OF THIS PLAT.
2. APPROVAL OF THIS PLAT WILL HAVE NO IMPACT ON THE EXISTING PUBLIC WATER AND SEWER SYSTEMS. THE APPROVAL OF FUTURE BUILDING PERMITS WILL BE BASED UPON PUBLIC WATER AND SEWER CAPACITIES BEING AVAILABLE PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A CONSOLIDATION OF THE LAND CONVEYED BY CITY OF LAUREL COMMUNITY REDEVELOPMENT AUTHORITY, A DEPARTMENT OF MAYOR AND CITY COUNCIL OF LAUREL TO LAUREL LEGACY, LLC, BY A DEED DATED NOVEMBER 15, 2018 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN BOOK 41769 AT PAGE 87; AND THE LAND CONVEYED BY A.M. KROOP AND SONS, INC. TO LAUREL LEGACY, LLC BY A DEED DATED OCTOBER 31, 2018 AND RECORDED AMONG SAID LAND RECORDS IN BOOK 42910 AT PAGE 408; AND THE LAND CONVEYED BY WILLIAM L. MILES AND RUTH A. MILES TO LAUREL LEGACY, LLC BY A DEED DATED OCTOBER 31, 2018 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN BOOK 42910 AT PAGE 414.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 63,790 SQUARE FEET OR 1.4644 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE BY THIS PLAT.

FOR: GUTSCHICK, LITTLE & WEBER, P.A. — DATE
WILLIAM E. GRUENINGER III
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 21542 (EXPIRATION/RENEWAL DATE 12/21/2027)

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE LOTS 1 THROUGH 4, BLOCK 40, LOTS 20 THROUGH 23, BLOCK 40, & PART OF AN ABANDONED 20' ALLEY, ALL AS SHOWN ON AN UNRECORDED SUBDIVISION PLAT ENTITLED "FAIRALL & TRAVERS SUBDIVISION"

FOR PUBLIC WATER AND SEWER

City of Laurel DPW

DATE RECEIVED BY DPW: _____ DATE RETURNED TO ECD: _____

DPW REVIEWER: _____ DATE: _____

DPW DIRECTOR (OR DESIGNEE): _____ DATE: _____

APPROVED: ____ APPROVED W/ COMMENTS: ____ REVIEWED: ____ REJECTED: ____

CITY OF LAUREL PLANNING COMMISSION

APPROVED: _____ Date

Chairman — Secretary

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED _____ DATE — DIRECTOR OR DESIGNEE

RECORDED: _____
PLAT BOOK: _____
PLAT No.: _____

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft.

CONSOLIDATION PLAT
"FAIRALL & TRAVERS SUBDIVISION"
LOT 32, BLOCK 40

CITY OF LAUREL ELECTION DISTRICT No. 10
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE 1" = 30' MARCH, 2026

GLW PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

S:\Survey Drawings\25105\PLATS\25105 PL01.dwg
PLOTTED:5/12/2026 3:09 PM, LAST SAVED:5/12/2026 3:08 PM, PLOTTED BY: Adam Rook

© GLW 2026

CITY OF LAUREL PLANNING COMMISSION
RESOLUTION NO. 26-08-PC

A RESOLUTION OF THE CITY OF LAUREL PLANNING COMMISSION APPROVING A FINAL RECORD PLAT OF CONSOLIDATION FOR 26 C STREET, LAUREL, MARYLAND 20707;

WHEREAS, on May 18, 2026, Urban Atlantic Development LLC (the Applicant) submitted an application for Final Record Plat of Consolidation for approval to make adjustments to the property lines at 26 C Street, Laurel, Maryland 20707; and

WHEREAS, letters advising of the public hearing before the City of Laurel Planning Commission were sent to all contiguous property owners by first class mail; and

WHEREAS, a sign was posted on the Property, advising the public of the hearing of the City of Laurel Planning Commission; and

WHEREAS, a hearing was held on July 14, 2026, by the City of Laurel Planning Commission, at which time public testimony was heard; and

WHEREAS, in consideration of the evidence presented at a public hearing on July 14, 2026 regarding the Final Record Plat of Consolidation application for 26 C Street, Laurel, Maryland 20707, the Planning Commission finds:

FINDINGS OF FACT & ANAYLSIS:

The Applicant is proposing to make adjustments to the property lines at 26 C Street, Laurel, Maryland 20707 to combine the lots of Block 40. The Applicant is proposing to combine lots 1-4 and 20-23, Block 40 and an abandoned alley to form one (1) new lot.

The lot conditions that would be created by the boundary adjustments meet the standards required for the C-V zone, as stated in *SECTION 20-7. - COMMERCIAL ZONES.*

AND BE IT FURTHER RESOLVED, that this Resolution shall take effect from the date of its passage.

PASSED this 14th day of July, 2026

ATTEST:

Brooke Herring Secretary City of Laurel Planning Commission	Rick Wilson Chairman City of Laurel Planning Commission

MAYOR AND CITY COUNCIL OF LAUREL
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

8103 Sandy Spring Road • Laurel, Maryland 20707 • (301) 725-5300
Web: http://www.cityoflaurel.org E-mail: ecd@laurel.md.us

DATE July 8, 2026

AGENDA ITEM NO. 5

TECHNICAL STAFF REPORT

TO: City of Laurel Planning Commission

FROM: Raven Nee, Deputy Director

CASE: **Islamic Community Center of Laurel- Forest Conservation Plan**

GENERAL INFORMATION

APPLICANT: North American Islamic Trust. Inc.
Attn: Mr. Arshad Naseem
7306 Contee Road, Laurel, MD 20707

OWNER: North American Islamic Trust. Inc.
7306 Contee Road
Laurel, MD 20707

LOCATION: 7306 Contee Road, Laurel, MD 20707
Tax Identification No.: 5514776

ZONE: R-55 (One-Family Detached)

REQUESTED ACTION: Approval of Forest Conservation Plan FCP20260094

BACKGROUND INFORMATION:

The Applicant is requesting Forest Conservation Plan approval in support of their plan to expand the existing house of worship and parking lot. This requires removal of some existing trees and the applicant plans to plant new trees elsewhere on the property.

Overhead view of subject property

- The blue line marks the parcel where the mosque is currently located and where all construction shall take place.
- The green polygon marks the tree preservation area

Landscaping site plan

- The green circles show where new trees will be planted
- The smaller circles show where shrubs will be planted
- The pale green shaded area shows the forest preservation area where no trees will be disturbed

ANAYLSIS:

The Applicant received a Natural Resources Inventory/Forest Stand Delineation Equivalency Letter (NRI-EL) from then Department Director Monta Burrough on February 10, 2025, and that Letter of Exemption continues in force. They subsequently submitted a Forest Conservation Plan, which is required for any project on land forty thousand (40,000) square feet or greater. The Forest Conservation Worksheet, which has determined the following:

NET TRACT AREA	
Total Tract Area:	5.48
Deductions:	0
Net Tract Area:	5.48
LAND USE CATEGORY	
Afforestation Threshold:	0.82
Conservation Threshold:	1.1

EXISTING FOREST COVER	
Forest Cover within Net Tract Area:	1.3
Area of Forest Above Conservation Threshold:	0.2
BREAKEVEN POINT	
Breakeven Point:	1.14
Forest Clearing Permitted without Mitigation:	0.16
PROPOSED FOREST CLEARING	
Total Area to be Cleared:	0.11
Total Area to be Retained:	1.19
PLANTING REQUIREMENTS **REFORESTATION**	
Clearing Above the Conservation Threshold:	0
Clearing Below the Conservation Threshold:	0
Credit for Retention Above Conservation Threshold:	0
Total Reforestation Required:	0
AFFORESTATION	
Area of Forest Above Afforestation Threshold:	0
To Meet Afforestation Minimum:	0
For Clearing Below Afforestation Threshold:	0
Total Afforestation Required:	0
TOTAL PLANTING REQUIRED:	0

The applicant is proposing to clear 0.11 acres on Tax I.D. lot 5514776 and to plant compensatory trees on the portion of the lot as indicated in the overhead picture. Although the Forest Conservation Worksheet does not require any reforestation nor afforestation, the applicant intends to plant new trees as part of the landscaping which will total approximately 0.23 acres. These trees will form a permitter along the fenceline, with a couple of trees as part of the landscaping within the parking lot.

RECOMMENDATION:

It is recommended that the Planning Commission **APPROVE** the Forest Conservation Plan FCP20260094.

ATTACHMENTS:

1. 2026-04-29-ForestConservation Application.pdf
2. FCP-SHEET 1 OF 3.pdf
3. FCP-SHEET 2 OF 3.pdf
4. FCP-SHEET 3 OF 3.pdf
5. LANDSCAPE EXHIBIT.pdf
6. NRI_EQUIVALENCY_LETTER.pdf

Reviewed & Approved:

Jay Meashey
Director

MAYOR AND CITY COUNCIL OF LAUREL
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

8103 Sandy Spring Road • Laurel, Maryland 20707 • (301) 725-5300
Internet Address http://www.cityoflaurel.org • E-mail: ecd@laurel.md.us

Date Filed: _____
EnerGov No.: _____
Planner: _____
Zoning Sign: _____
PC Hearing: _____
PC Decision: _____
Resolution No.: _____

FOREST CONSERVATION PLAN APPLICATION

APPLICATION MUST BE FILLED OUT IN ITS ENTIRETY. APPLICATION WILL NOT BE PROCESSED UNLESS ALL ITEMS IN THE CHECKLISTS ARE ADDRESSED.

The Maryland Conservation Act of 1991 requires that prior to the approval of any public or private subdivision, project plan, grading permit on a unit of land 40,000 square feet or greater, applicants shall submit a Forest Stand Delineation (FSD) and a Forest Construction Plan (FCP).

1. PROJECT

Project Name: Islamic Community Center of Laurel
Location: 7306 Contee Road, Laurel, MD. 20707
Total Acreage: 5.48 Wooded Acreage: 1.30 AC.
Tax Identification No.: 5514776

2. APPLICANT

Name: North American Islamic Trst. Inc. (Attn. Mr. Arshad Naseem)
Street Address: 7306 Contee Road, Laurel, MD 20707 Suite No.: _____
City: Laurel State: MD Zip Code: 20707
Work Phone: 301-317-4584 Home Phone: _____
Email: chairman@icclmd.org

3. PROPERTY OWNER (IF DIFFERENT FROM APPLICANT)

Name: _____
Street Address: _____ Suite No.: _____
City: _____ State: _____ Zip Code: _____
Work Phone: _____ Home Phone: _____
Email: _____

4. FOREST/LANDSCAPE ARCHITECT

Name: Milton Perez
Street Address: 4600 Powder Mill Road Suite No.: 200
City: Beltsville State: MD Zip Code: 20705
Work Phone: 301-937-3501 Home Phone: _____
Email: perez@cddi.net

6. FOREST CONSERVATION WORKSHEET

The following worksheet must be submitted with the Forest Conservation Plan Application.

NET TRACT AREA	
Total Tract Area:	5.48
Deductions:	0.00
Net Tract Area:	5.48
LAND USE CATEGORY:	Institutional Development Areas
Afforestation Threshold:	0.82
Conservation Threshold:	1.37
EXISTING FOREST COVER	
Forest Cover within Net Tract Area:	1.30
Area of Forest Above Conservation Threshold:	0.00
BREAKEVEN POINT	
Breakeven Point:	1.37
Forest Clearing Permitted without Mitigation:	0.16
PROPOSED FOREST CLEARING	
Total Area to be Cleared:	0.11
Total Area to be Retained:	0.19
PLANTING REQUIREMENTS	
REFORESTATION	
Clearing Above the Conservation Threshold:	0.00
Clearing Below the Conservation Threshold:	0.11
Credit for Retention Above Conservation Threshold:	0.00
Total Reforestation Required:	0.22
AFFORESTATION	
Area of Forest Above Afforestation Threshold:	0.00
To Meet Afforestation Minimum:	0.00
For Clearing Below Afforestation Threshold:	0.00
Total Afforestation Required:	0.00
TOTAL PLANTING REQUIRED:	0.22

6. FOREST CONSERVATION PLAN SUBMISSION REQUIREMENTS

Forest Conservation Plans MUST be submitted with or include on the plan(s) the following: (Provide 15 copies of plan. Plans must be 24"X36" and be folded.

(1) Preliminary subdivision or site plan;
(2) approved Forest Stand Delineation;
(3) table showing in square feet the Net Tract Area, the Area of Forest Conservation required, and the Area of Forest Conservation proposed both on-site and off-site;
(4) proposed afforestation or reforestation areas;
(5) clear graphic indication of on-site Forest Conservation areas;
(6) proposed construction timetable showing sequence of Forest Conservations actions;
(7) proposed limits of disturbance (LOD);
(8) proposed stockpile areas;
(9) a proposed 2-year Maintenance Agreement to ensure protection and satisfactory establishment of Forest Areas; and
(10) any other information as required in the Forest Conservation Technical Manual.

An electronic copy of the plan on CD in AutoCAD format showing all property lines and building footprints is also required.

Two (2) mylar originals for final approval signatures.

Signature Blocks for final plans.

City of Laurel Planning Commission

Approved: _____

Date

_____ _____

Chairman **Secretary**

The fee-in-lieu for off-site reforestation is *$1.00 per square foot* of required planting per Sec.20-41.12 (a) (2) of the Unified Land Development Code.

A. FOREST CONSERVATION PLAN CRITERIA

Sec. 20-41 of the Unified Land Development Code contains the criteria against which Forest Conservation Plans are reviewed.

(1) All Forest Conservation Plans shall be subject to approval by the Planning Commission. In developing a Forest Conservation Plan, the applicant shall give priority to techniques for retaining existing forest on the site.

(2) If existing forest on the site, subject to a Forest Conservation Plan, cannot be retained, the applicant shall demonstrate to the satisfaction of the Planning Commission:

a. How techniques for forest retention have been exhausted;

b. Why the priority forests and priority areas specified in Sec. 20-41.7(b) Unified Land Development Code (ULDC), cannot be left in an undisturbed condition;

c. If priority forests and priority areas cannot be left undisturbed, how the sequence for afforestation or reforestation will be followed in compliance with Sec. 20-41.9(a)(1) and (2) ULDC; and

d. Where on the site in priority areas afforestation or reforestation will occur in compliance with Sec. 20-41.9(a)(3) ULDC.

(3) The applicant shall demonstrate to the satisfaction of the Planning Commission that the requirements for afforestation or reforestation on site or off site cannot be reasonably accomplished if the applicant purposes to make a payment into the local Forest Conservation Fund instead of afforestation or reforestation.

(4) Nontidal wetlands. A regulated activity within the net tract area that occurs wholly or partly in areas regulated as nontidal wetlands pursuant to the Environment Article Title 9, Annotated Code of Maryland, is subject to both the nontidal wetlands regulatory requirements and the requirements of this chapter subject to the following:

a. Any area of forest in the net tract area, including forest in nontidal wetlands that is retained, shall be counted towards forest conservation requirements under this subtitle;

b. For the purpose of calculating reforestation mitigation under this chapter, a forested nontidal wetland permitted to be cut or cleared and required to be mitigated under Environmental Article Title 9, Annotated Code of Maryland , shall be shown on the Forest Conservation Plan and subtracted on an acre-for-acre basis from the total amount of forest to be cut or cleared as part of a regulated activity;

c. Nontidal wetlands shall be considered to be priority areas for retention and replacement;

d. Forested nontidal wetland identification and delineation should be included at the earliest stage of planning to assist the applicant in avoidance and reduction of impacts to the nontidal wetlands and to avoid delay in the approval process.

I DO SOLEMNLY DECLARE AND AFFIRM UNDER PENALTIES OF PERJURY THAT THE CONTENTS OF THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPLICANT

Signature: _____ **Date:** 04/29/2026

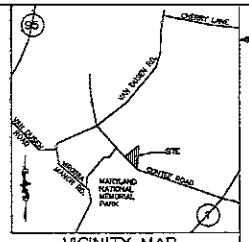
Print Name Arshad Naseem

Fees (see fee schedule)	**Amount**	**Account**
Filing Fee		10-43105
Zoning Sign	$30.00	10-43105
Total:		

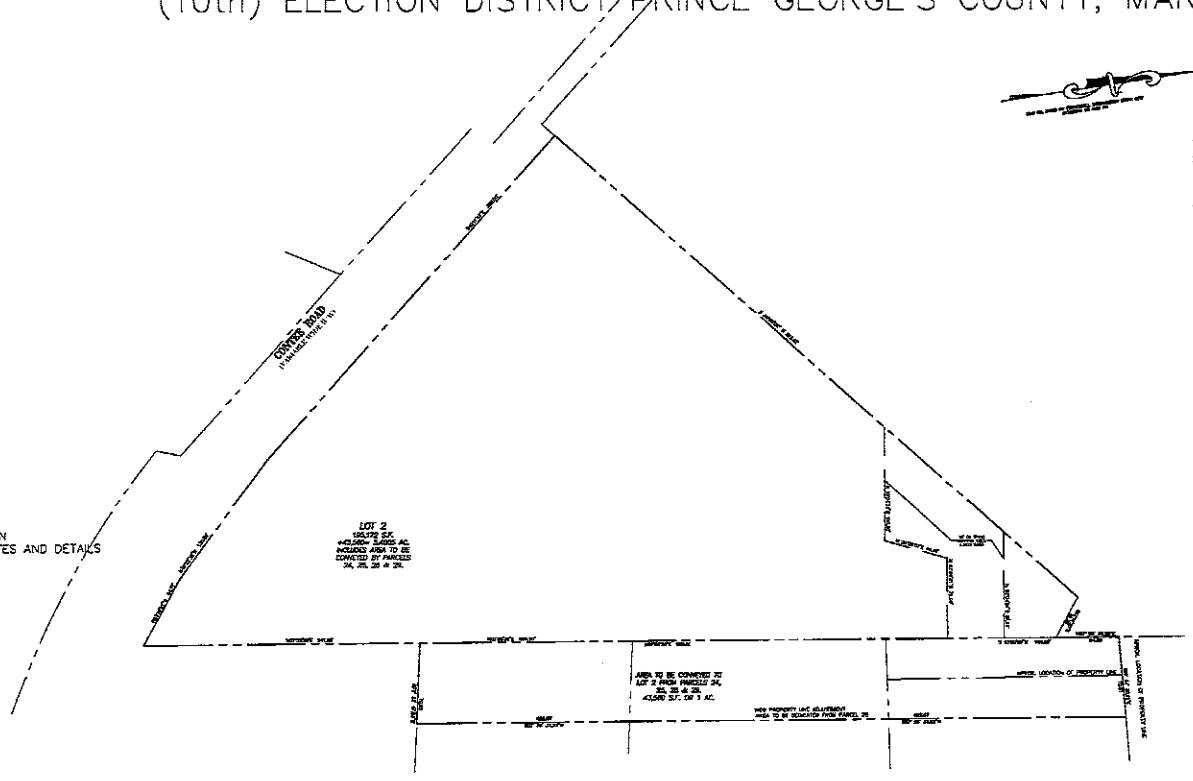
Revised 6/4/21-bq

FOREST CONSERVATION PLAN
ISLAMIC COMMUNITY CENTER OF LAUREL

(10th) ELECTION DISTRICT/PRINCE GEORGE'S COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2000'



SHEET INDEX

SHEET NO.	PLAN TYPE
1 OF 3	COVER SHEET
2 OF 3	FOREST CONSERVATION PLAN
3 OF 3	FOREST CONSERVATION NOTES AND DETAILS

GENERAL NOTES

PROJECT NAME:	ISLAMIC COMMUNITY CENTER OF MARYALAND
EXISTING ZONING:	R-5
EXISTING USE:	HOUSE OF WORSHIP (MOSQUE)
NUMBER OF LOT/PARCEL:	1
APPLICANT:	NORTH AMERICAN ISLAMIC TRST INC
PROPERTY LOCATION:	7306 CONTEE RD, LAUREL, MD 20707

DEVELOPMENT DATA

1. PROPOSED USE OF PROPERTY:	HOUSE OF WORSHIP – MOSQUE
2. MINIMUM LOT SIZE:	0.34 A.C. OR 15,000 S.F
3. MAXIMUM LOT COVERAGE: (INCLUDES BUILDING AND ACCESSORY BUILDING).	50%
4. MINIMUM GREEN AREA REQUIRED:	65%
5. MINIMUM SETBACK REQUIRED SECTION 20-813 (b):	
a. FRONT:	25'
b. SIDE:	25'
c. REAR:	25'
PROVIDED:	
a. FRONT:	60'
b. SIDE:	91'
c. REAR	12.3'
6. LOT WIDTH:	80'
a. PROPOSED WIDTH: 575.09'	
7. MAXIMUM BUILDING HEIGHT:	2½ STORIES
a. PROPOSED HEIGHT:	2 STORIES

UTILITY NOTES

5. SWM CONCEPT NUMBER:	TBD
6. WATER/SEWER SERVICE CATEGORY	W-3,S-3
7. PROPOSED WATER/SEWER SERVICE:	W-3,S-3

SITE INVENTORY INFORMATION

1. TAX MAP GRID:	009F2
2. 200 SHEET NO:	218NE07
3. AVIATION POLICY AREA:	N/A
4. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY:	N/A
5. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY:	N/A
6. CHESAPEAKE BAY CRITICAL AREA OVERLAY WITHIN THE SITE:	N/A
7. STREAMS AND WETLANDS WITHIN THE SITE:	YES
8. TOPOGRAPHY SURVEY PREPARED BY:	RICE ROVER

PARCEL AREA STATEMENT: LOT 2 AND AREAS TO BE CONVEYED TO LOT 2 FROM PARCELS 24, 25, 28 AND 29.

1. TOTAL AREA OF LOT 2 :	4.48 A.C. OR 195,172 S.F.
2. AREAS TO BE CONVEYED FROM PARCELS 24, 25, 28 AND 29	1.00 A.C. OR 43,560 S.F.
3. TOTAL AREA:	5.48 A.C. OR 238,732 S.F.
4. DISTURBED AREA:	2.56 AC.

LOT COVERAGE PROVIDED:

1. EXISTING BUILDING COVERAGE: (MOSQUE)	3,167 S.F.
2. ACCESSORY BUILDING COVERAGE: (BUILDING AND SHED)	1,450 S.F.
3. PROPOSED BUILDING COVERAGE:	22,855 S.F.
4. TOTAL AREA:	27,472 S.F.
5. PERCENT OF LOT COVERAGE:	12%

GREEN AREA PROVIDED:

1. PROPOSED BUILDING COVERAGE: (EXISTING AND PROPOSED)	27,472 S.F.
2. PARKING AREA COVERAGE: (EXISTING AND PROPOSED)	56,709 S.F.
3. GREEN AREA PROVIDED:	84,181 S.F.
4. PERCENTAGE OF GREEN AREA:	65%

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

City of Laurel DPW

DATE RECEIVED BY DPW: _____ DATE RETURNED TO DPW: _____
DPW REVIEWER: _____ DATE: _____
INSPECTOR FOR REVIEWER: _____ DATE: _____
SURVEYOR: ___ APPROVED W/COMMENTS: ___ REJECTED: ___ INSPECTOR: ___

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

Signature Blocks for final plans.
City of Laurel Planning Commission
Approved: _____
Date
_____ Chairman
_____ Secretary

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF CHAPTER 20, ARTICLE 5 FOREST CONSERVATION OF THE UNIFIED LAND DEVELOPMENT CODE.
SIGNED: MILTON M. PEREZ 04-28-2026 DATE
POWDER MILL ROAD – SUITE 200 – BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL APPROVED BY THE DNR FOREST SERVICE MD.

OWNERS/APPLICANT:
CHAIRMAN: ARSHAD NASEEM
THE NORTH AMERICAN ISLAMIC TRUST, INC.
7306 CONTEE ROAD
LAUREL, MD 20707
301-317-4564

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS – PLANNERS – SURVEYOR'S
4600 POWDER MILL ROAD – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3657

ISLAMIC COMMUNITY CENTER OF LAUREL
LOT 2
7306 CONTEE RD, LAUREL, MD 20707
10TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY

COVER SHEET

REVISIONS

DATE: AUG. 2025	
DWN. RC	CHECKED MT
SCALE: 1"=30'	
PROJECT/FILE NO. 20-042	
SHEET NO. 1 OF 3	

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

OWNERS/APPLICANT:
CHAIRMAN: ARSHAD NASEEM
THE NORTH AMERICAN ISLAMIC TRUST, INC.
7306 CONTEE ROAD
LAUREL, MD 20707
301-317-4584

City of Laurel DPW

DATE RECEIVED BY DPW: _____ DATE RETURNED TO CDD: _____
DATE REVIEWED: _____ DATE: _____
DPW DIRECTOR OR DESIGNEE: _____ DATE: _____
APPROVED ___ APPROVED W/COMMENTS ___ DENIED ___ RESUBMIT ___

CONTEE ROAD
(VARIABLE WIDTH R/W)

SEWER MANHOLE RIM TO BE ADJUSTED AS NEEDED

RAMP

PROPOSED ISLAMIC COMMUNITY CENTER
FF ELEV.=259.00'
DIM ELEV.=256.00'
GROSS FLOOR AREA=85,508 S.F.

DEPRESSED CURB

PARCEL 19
GARY F JANOSKE &
DIANA S JANOSKE
ZONE R-S
USE RESIDENTIAL - SINGLE FAMILY
L.20050 F.2202

EXISTING GRAVEL PARKING TO BE REMOVED

POND ACCESS

5' WALKWAY

LOT 2
195,172 S.F.
+43,560= 5.4805 AC.
INCLUDES AREA TO BE CONVEYED BY PARCELS 24, 25, 28, & 29.

EX. GRAVEL TO BE REMOVED

EX. BUILDINGS TO REMAIN

PROPOSED FELLOWSHIP HALL
GROSS FLOOR AREA=1,072 S.F.

DUMPSTER

HDPE

SGWP

C/O 6" PERF. PVC

PARCEL 68
ISLAMIC COMMUNITY CENTER OF LAUREL INC
ZONE R-55
USE VACANT
L.17016 F.145

AREA TO BE CONVEYED TO LOT 2 FROM PARCELS 24, 25, 28 & 29.
43,560 S.F. OR 1 AC.

NEW PROPERTY LINE ADJUSTMENT
AREA TO BE DEDICATED FROM PARCEL 26

PARCEL 24
ISLAMIC COMMUNITY CENTER LAUREL INC

APPROX. LOCATION OF PROPERTY

FOREST COVER AREA:
0.22 AC

RESIDUE OF PARCEL 29
ISLAMIC COMMUNITY CENTER OF LAUREL, INC
ZONE R-55
USE VACANT
L.17016 F.145

RESIDUE OF PARCEL 28
ISLAMIC COMMUNITY CENTER OF LAUREL, INC
ZONE R-55
USE VACANT
L.17016 F.145

RESIDUE OF PARCEL 25
ISLAMIC COMMUNITY CENTER OF LAUREL, INC
ZONE R-55
USE VACANT
L.17016 F.145

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

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF CHAPTER 20, ARTICLE 5 FOREST CONSERVATION OF THE UNIFIED LAND DEVELOPMENT CODE.

SIGNED: _____ 04-21-2020
MILTON M. PEREZ DATE

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501. EMAIL PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL APPROVED BY D-E DNR FOREST SERVICE MD.

Signature Blocks for final plans.
City of Laurel Planning Commission
Approved: _____
Date
_____ Chairman _____ Secretary

LEGEND

- TREE LINE
- LIMIT OF DISTURBANCE
- WOODLAND PRESERVATION AREA
- WOODLAND AFFORESTATION AREA
- TPF — TEMPORARY PROTECTION FENCE
- PPF — PERMANENT PROTECTION FENCE
- AFFORESTATION SIGN
- WL — NON DAL. WETLAND
- WB — WETLAND BUFFER

VICINITY MAP
SCALE: 1"=2000'

95 · QUERRY LANE · VAN DUZER RD. · BALTIMORE AVENUE · MARYLAND NATIONAL MEMORIAL PARK · SITE · CONTEE ROAD

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
4500 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

ISLAMIC COMMUNITY CENTER OF LAUREL
LOT 2
7306 CONTEE RD, LAUREL, MD 20707
10TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY

FOREST CONSERVATION PLAN

REVISIONS

DATE NOV. 2020	
DWN. RC	CHECKED MT
SCALE: 1" = 30'	
PROJECT/FILE NO. 20-042	
SHEET NO. 2 OF 3	

Sequence of Events for Properties Required to Comply With Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans

[illegible]

Pre-Construction

1. [illegible]
2. [illegible]
3. A Maryland Licensed Tree Expert [illegible]
4. [illegible]
5. [illegible]
6. [illegible]

During Construction

7. [illegible]
8. [illegible]

Post-Construction

9. [illegible]
10. [illegible]
11. [illegible]

INSPECTIONS

[illegible]

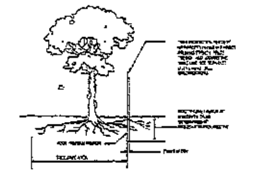
Reforestation/Afforestation Planting Requirements

1. [illegible]
2. [illegible]
3. [illegible]

Additional Requirements for Reforestation/Afforestation Requirements

[illegible]

OWNERS/APPLICANT:
CHAIRMAN: ARSHAD NASEEM
THE NORTH AMERICAN ISLAMIC TRUST, INC.
7306 CONTEE ROAD
LAUREL, MD 20707
301-317-4584

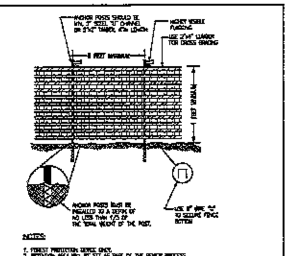


NOTES:

[illegible]

ROOT PRUNING DETAIL

NTS



NOTES:

[illegible]

BLAZE ORANGE PLASTIC MESH

TREE PROTECTION FENCING
FOR WOODLAND PRESERVATION AREAS

TEMPORARY TREE PROTECTION DEVICE (TPD)

A Four-Year Management Plan for Re/Afforestation shall be added to the plan as follows:
Four-Year Management Plan for Re/Afforestation Areas
Field check the re-afforestation area according to the following schedule:
Year 1: Site preparation and Tree Planting Survival Check once annually (September-November) see Note 1)
Watering as needed (2 x month)
Control of undesirable vegetation as needed (1 x in June and 1 x in September min.)
Year 2-3: Reinforcement planting as needed (See Note 2)
Survival check once annually (September-November)
Control of undesirable vegetation if needed (1 x in May and 1 x in August min.)
Year 4: Reinforcement planting if needed (See Note 2)
Survival check (September-November)

1. Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vigor. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
2. Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.
3. Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis.

POST DEVELOPMENT NOTES

When woodlands and/or specimen, historic or champion trees are to remain:

a. If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handout "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.

If a tree or portions thereof are in eminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

b. The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.

c. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage resprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

d. The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

FOREST CONSERVATION WORKSHEET

NET TRACT AREA	
Total Tract Area:	5.48
Dedications:	0.00
Net Tract Area:	5.48
LAND USE CATEGORY:	Institutional development areas
Afforestation Threshold:	0.82
Conservation Threshold:	1.37
EXISTING FOREST COVER	
Forest Cover within Net Tract Area:	1.30
Area of Forest Above Conservation Threshold:	0.00
BREAKEVEN POINT	
Breakeven Point:	1.37
Forest Clearing Permitted without Mitigation:	0.10
PROPOSED FOREST CLEARING	
Total Area to be Cleared:	0.11
Total Area to be Retained:	1.19
PLANTING REQUIREMENTS	
REFORESTATION	
Clearing Above the Conservation Threshold:	0.00
Clearing Below the Conservation Threshold:	0.11
Credit for Retention Above Conservation Threshold:	0.00
Total Reforestation Required:	0.22
AFFORESTATION	
Area of Forest Above Afforestation Threshold:	0.00
To Meet Afforestation Minimum:	0.00
For Clearing Below Afforestation Threshold:	0.00
Total Afforestation Required	0.00
TOTAL PLANTING REQUIRED:	0.22

FOREST CONSERVATION NOTE:
THE REFORESTATION REQUIREMENT OF 0.22 ACRES WILL BE FULFILLED BY A 0.22 ACRES OF PRESERVATION AREA.

City of Laurel DPW

DATE RECEIVED BY DPW: ____ DATE RETURNED TO DEV: ____
DPW PLANNER: ____ DATE: ____
DPW DIRECTOR (OR DESIGNEE): ____ DATE: ____
APPROVED: ____ APPROVED W/ COMMENTS: ____ REVISED: ____ REJECTED: ____

Signature Blocks for final plans.
City of Laurel Planning Commission
Approved: ____
Date
____ Chairman
____ Secretary

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF CHAPTER 20, ARTICLE 5 FOREST CONSERVATION OF THE UNIFIED LAND DEVELOPMENT CODE.
SIGNED: ____ MILTON M. PEREZ   04-28-2025 DATE
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501. EMAIL:PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL APPROVED BY THE DNR FOREST SERVICE MD.

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

ISLAMIC COMMUNITY CENTER OF LAUREL
LOT 2
7306 CONTEE RD, LAUREL, MD 20707
10TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY

FOREST CONSERVATION PLAN

REVISIONS

DATE: AUG., 2024
DWN. RC CHECKED MT
SCALE: 1" = 30'
PROJECT/FILE NO. 24-006
SHEET NO. 3 OF 3

MAYOR AND CITY COUNCIL OF LAUREL
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

8103 Sandy Spring Road • Laurel, Maryland 20707 • (301) 725-5300
Web: http://www.cityoflaurel.org E-mail: ecd@laurel.md.us

Natural Resource Inventory/Forest Stand Delineation Equivalency Letter (NRI-EL)

Property Owner: NORTH AMERICAN ISLAMIC TRST INC. 7306 Contee Rd, Laurel, MD 20707
Project Name: Islamic Community Center of Maryland
Street Address: 7306 Contee Rd, Laurel, MD 20707.
Total Area: 4.4805 acres.
Current Zone: R-5
Tax: Account Number: 5514776
Proposed Activity: INSTITUTIONAL CHURCH (MOSQUE)
WSSC Grid: 218NE07

This **APPROVAL for the above-referenced project and location** is based upon information using the proposed submitted site plan, current aerial imagery, PGAtlas.com GIS layers, and any additional information deemed necessary for review by the City of Laurel Environmental planner(s). If the scope of the proposed activity and/or limits of disturbance change significantly, a full NRI may be required. This letter is valid for five years from the date of issuance, or until a different development activity is proposed; whichever comes first.

- The site qualifies for a standard Letter of Exemption from the City of Laurel Forest Conservation Ordinance.
- The Site has a previously approved Type 2 Tree Conservation Plan 025/09
- The submitted proposed site plan dated 02/07/2025 and prepared by Capitol Development Desing Inc. demonstrates that there are regulated environmental features on site, and the approved woodland preservation will be disturbed; however, this woodland conservation area will be relocated to another area on the site.
- The site is not within the Chesapeake Bay Critical Area.

Should you have any questions regarding the content of this letter, please feel free to reach out to me at (301) 725-5300 ext. 2301 or via email at mburrough@laurel.md.us.

City of Laurel Staff Signature Approval:

Monta Burrough

Monta Burrough, Director of Economic and Community Development

Approval Date:

02/10/2025

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

OWNERS/APPLICANT:
CHAIRMAN: ARSHAD NASEEM
THE NORTH AMERICAN ISLAMIC TRUST, INC.
7306 CONTEE ROAD
LAUREL, MD 20707
301-317-4584

VICINITY MAP
SCALE: 1"=2000'

LEGEND:

EXISTING:	PROPOSED:
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER VALVE
WATER MANHOLE	YARD INLET
STORM DRAIN MANHOLE	STORM DRAIN PIPE
LIGHT POLE	FLOW LINE
POWER POLE	FENCE LINE
GAS VALVE	SIGN
FENCE LINE	TREE LINE
SIGN	BUILDING RESTRICTION LINE(TYP.)
TREE	CONTOUR
TREE LINE	LIMIT OF DISTURBANCE
OVER HEAD WIRES	6' BOARD ON BOARD FENCE
INTER. 2' CONTOUR	ELECTRIC VEHICLE CHARGING PARKING STALL
INDEX 10' CONTOUR	SHADE TREE
SEWER	ORNAMENTAL TREE
EX. GAS	SHRUBS/PERENNIALS
EX. WATER	PROPOSED BUILDING
EX. COMM. CABLE	
WETLAND BUFFER	
WETLAND	
EXISTING FOREST	

CONTEE ROAD (VARIABLE WIDE R/W)

LOT 2
195,172 S.F.
+43,560= 5.4805 AC.
INCLUDES AREA TO BE CONVEYED BY PARCELS 24, 25, 28 & 29.

PROPOSED ISLAMIC COMMUNITY CENTER:
FF ELEV.=269.00
BOW ELEV.=256.00
GROSS FLOOR AREA=68,586 S.F.

PROPOSED FELLOWSHIP HALL
GROSS FLOOR AREA=1,172 S.F.

AREA TO BE CONVEYED TO LOT 2 FROM PARCELS 24, 25, 28 & 29.
43,560 S.F. OR 1 AC.

PARCEL 19
GARY F JANOSKE & DIANA S JANOSKE
ZONE:R-5
USE:RESIDENTIAL - SINGLE FAMILY
L.06260 F.222

PARCEL 68
ISLAMIC COMMUNITY CENTER OF LAUREL INC
ZONE:R-55
USE:VACANT
L.47018 F.145

PARCEL 24
ISLAMIC COMMUNITY CENTER OF LAUREL INC

RESIDUE OF PARCEL 29
ISLAMIC COMMUNITY CENTER OF LAUREL INC
ZONE:R-55
USE:VACANT
L.47018 F.145

RESIDUE OF PARCEL 68
ISLAMIC COMMUNITY CENTER OF LAUREL INC
ZONE:R-55
USE:VACANT
L.47018 F.145

RESIDUE OF PARCEL 25
ISLAMIC COMMUNITY CENTER OF LAUREL INC
ZONE:R-55
USE:VACANT
L.47018 F.145

NEW PROPERTY LINE ADJUSTMENT
AREA TO BE DEDICATED FROM PARCEL 28

LANDSCAPE EDGE 1 -TYPE C
342.43 LINEAR FEET
SIDE YARD

LANDSCAPE EDGE 2 -TYPE C
85.82 LINEAR FEET
SIDE YARD

LANDSCAPE EDGE 3 -TYPE C
39.59 LINEAR FEET
SIDE YARD

LANDSCAPE EDGE 4 -TYPE C
622.67 LINEAR FEET
SIDE YARD

LANDSCAPE EDGE 5 -TYPE C
70.62 LINEAR FEET
SIDE YARD

LANDSCAPE EDGE 6 -TYPE C
365.61 LINEAR FEET
SIDE YARD

LANDSCAPE EDGE 7 -TYPE B
221 LINEAR FEET
SIDE YARD

LANDSCAPE EDGE 8 -TYPE E
135 LINEAR FEET
SIDE YARD

LANDSCAPE EDGE 9 -TYPE B
127 LINEAR FEET
SIDE YARD

LANDSCAPE EDGE 10 -TYPE E
35 LINEAR FEET
SIDE YARD

EX. 30' LANDSCAPE BUFFER

EXISTING GRAVEL PARKING TO BE REMOVED

EX. GRAVEL TO BE REMOVED

EX. BUILDINGS TO REMAIN

DUMPSTER

POND ACCESS

6' BOARD ON BOARD FENCE

5' WALKWAY

DEPRESSED CURB

SEWER MANHOLE RIM TO BE ADJUSTED AS NEEDED.

HC RAMP

SGWP

EX. WETLANDS

APROX. LOCATION OF PROPERTY LINE

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE INFORMATION SHOWN ON THIS PLAN IS FROM AVAILABLE RECORDS.

MARWAN F. MUSTAFA P.E. / L.S.
REG. PROFESSIONAL LAND SURVEYOR, MD # 20007
07-08-2026
DATE

STATE OF MARYLAND
MARWAN FAHMI MUSTAFA
NO. 20007
PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland. License No. 20007, Expiration Date: 09/25/2027."

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

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

ISLAMIC COMMUNITY CENTER OF LAUREL
LOT 2
7306 CONTEE RD, LAUREL, MD 20707
10TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY

LANDSCAPE PLAN EXHIBIT

REVISIONS

DATE: APRIL, 2026	
DWN. RC	CHECKED MT
SCALE: 1"=30'	
PROJECT/FILE NO. 20-042	
SHEET NO. 1 OF 1	