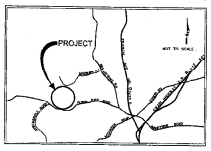
TREE CONSERVATION PLAN TYPE II

PISCATAWAY HEIGHTS

BRANDYWINE/11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



VICINITY MAP

1. COVER SHEET
2. TREE CONSERVATION PLAN TYPE II
3. TREE CONSERVATION PLAN TYPE II
4. TREE CONSERVATION PLAN TYPE II
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6. TREE CONSERVATION PLAN TYPE II
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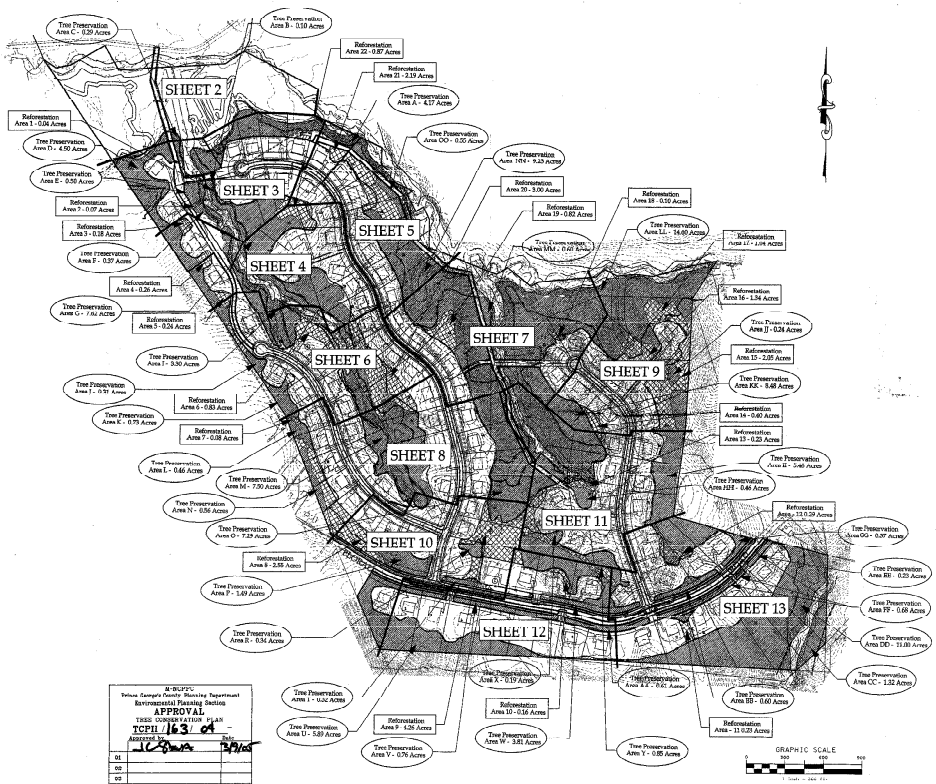
9. TREE CONSERVATION PLAN TYPE II
10. TREE CONSERVATION PLAN TYPE II
11. TREE CONSERVATION PLAN TYPE II
12. TREE CONSERVATION PLAN TYPE II
13. NOTES AND DETAILS

LEGEND

- PARCEL BOUNDARY
- 102 — PROPOSED CONTOUR
- 102 — EXISTING CONTOUR
- LOT LINE
- EB (EXPANDED BUFFER)
- WL — WETLAND LIMITS
- WB — WETLAND BUFFER
- FP — FLOODPLAIN
- PERENNIAL STREAM
- SB — STREAM BUFFER
- LOD — LIMIT OF DISTURBANCE (LOD)
- EXISTING TREELINE
- PROPOSED TREELINE
- 15-25% STEEP SLOPES ON ERODIBLE SOILS ADJACENT TO PERENNIAL STREAMS
- 25+ STEEP SLOPES ADJACENT TO PERENNIAL STREAMS
- WOODLAND PRESERVATION AREA
- REFORESTATION AREA
- WOODLAND SAVED BUT CONSIDERED CLEARED (PROPOSED PUBLIC UTILITY EASEMENTS OUTSIDE THE LIMITS OF DISTURBANCE)
- ST-12 — SPECIMEN TREE
- TPG — TREE PROTECTION FENCE
- TREE PRESERVATION AREA SIGN
- SF — SILT FENCE
- SSF — SUPER SILT FENCE
- EARTH DIKE
- PERIMETER DIKE/SWALE
- POST AND RAIL FENCE



TREE PRESERVATION AREAS		REFORESTATION AREAS	
A	4.17 Ac.	1	0.04 Ac.
B	0.10 Ac.	2	0.87 Ac.
C	0.29 Ac.	3	0.18 Ac.
D	4.50 Ac.	4	0.26 Ac.
E	0.50 Ac.	5	0.24 Ac.
F	0.37 Ac.	6	0.83 Ac.
G	7.62 Ac.	7	0.08 Ac.
I	3.30 Ac.	8	2.55 Ac.
J	0.91 Ac.	9	4.26 Ac.
K	0.73 Ac.	10	0.16 Ac.
L	0.46 Ac.	11	0.23 Ac.
M	7.30 Ac.	12	0.39 Ac.
N	0.56 Ac.	13	0.23 Ac.
O	7.23 Ac.	14	0.40 Ac.
P	1.49 Ac.	15	2.05 Ac.
R	0.34 Ac.	16	1.34 Ac.
T	0.22 Ac.	17	1.04 Ac.
U	5.89 Ac.	18	0.10 Ac.
V	0.76 Ac.	19	0.82 Ac.
W	3.81 Ac.	20	3.00 Ac.
X	0.19 Ac.	21	2.19 Ac.
Y	0.85 Ac.	22	0.87 Ac.
AA	0.61 Ac.		
BB	0.60 Ac.	TOTAL	21.73 Ac.
CC	1.32 Ac.		
DD	11.00 Ac.		
EE	0.23 Ac.		
FF	0.68 Ac.		
GG	0.37 Ac.		
HH	0.46 Ac.		
II	5.40 Ac.		
JJ	0.24 Ac.		
KK	5.48 Ac.		
LL	14.60 Ac.		
MM	0.60 Ac.		
NN	9.23 Ac.		
OO	0.55 Ac.		
TOTAL	105.80 Ac.		

Woodland Conservation Worksheet
for
Prince George's County

Zone:	RA		
Gross Tract:	127.00		
Floodplain:	33.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	94.00	0.00	
	*Field screen to the corresponding criteria for each zone.		
Property Description or Subdivision Name:	PISCATAWAY HEIGHTS		

Reforestation Requirement Reduction Questions:		
Is this zone O1 (High density IM)? (y/n)	N	
Are there any Reforestation areas which include a Preservation area from other lots. (y/n)	N	
Is this a Mitigation Bank	N	
Break-even Point (preservation) =	150.442 acres	
Clearing permitted w/o reforestation=	74.788 acres	

Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)	Offsite (acres)
Existing Woodland		99.00	32.00	
Woodland Conservation Threshold (WCT) =	20.00%	131.748		
Clearing above WCT (Clear - WCT)		31.252		
Woodland above WCT		31.400		
Preservation of Woodland		0.000	0.000	0.00
Reuse of Cleared		60.00		
Clearing above WCT (0.25 - 1) replacement requirement		23.80		
Clearing below WCT (2:1 replacement requirement)		0.00		
Afforestation Threshold (AFT) =	20.00%	6.00		
Woodland Conservation Required		165.54		

Woodland Conservation Provided:		(acres)	
Woodland Preservation		105.80	
Reforestation / regeneration:		14.04	
Afforestation:		0.00	
Area approved for fee-in-lieu:		0.00	60.00
Credits for Off-site Mitigation on another property		26.00	
Offsite Mitigation credits on this property		0.00	
Total Woodland Conservation Provided		165.84	
Area of woodland not cleared		142.00 acres	
Woodland retained not part of requirements:		35.25 acres	In area dedicated to M-NCPPC

Prepared by: Nicholas P. Lund 7/8/05

Revised 1/1995

100 YEAR FLOODPLAIN ELEVATION APPROVED AS FPS# 200359

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN -
TCPII / 163/ 04
Approved by: [signature] Date: 7/8/05

01			
02			
03			
04			
05			

OWNER/DEVELOPER
FLORAL PARK, LLC
14145 BRANDYWINE RD.
BRANDYWINE, MD 20613-3003
CONTACT: SEVAC MALIAN
301-864-6500

11976-2006-01

Loiederman Soltesz Associates, Inc.
Engineering Planning Surveying Environmental Sciences
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656
www.LSAassociates.net
Rockville Leesburg Frederick Waldorf Lexington Park Chantilly

NO.	REVISIONS	BY	DATE
1	REVISIONS PER ADJUSTMENTS TO SITE PLAN AND LOD	JMS	02/02/06

Date: Designed: CWJ Technician: CWJ Checked: NML
CAD Standards Version:

Copyright 2004 The Mid Atlantic Provided for Review 8-5-15
Map Name: MAP 141 GRID A-B 1-3 Grid Coordinates: 217 SE 05 218 SE 05
MAPPED GRID Sheet: 217 SE 05 218 SE 05
RA

TREE CONSERVATION PLAN - TYPE II

MISS UTILITY NOTE

INFORMATION REGARDING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BEFORE ATTEMPTING ANY UNDERGROUND INSTALLATION. CALL "MISS UTILITY" AT 1-800-257-7777 AND 48 HOURS PRIOR TO THE START OF CONSTRUCTION. IF UTILITIES ARE SHOWN ON ANY PART OF THIS PLAN OR THIS SHEET, WHICHEVER IS MORE CONSERVATIVE, THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. FAILURE TO DO SO COULD CAUSE THEM NOTICE MAY REQUIRE REVISIONS TO THIS PLAN.

PISCATAWAY HEIGHTS
BRANDYWINE/11TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

Scale 1" = 300' | Sheet 1 of 14 | Project No. 7161000