LEGEND

- EXISTING TREELINE
- 232 EXISTING CONTOURS
- PROPERTY BOUNDARY
- LOD LOD LIMITS OF DISTURBANCE (LOD)
- FIELD SURVEYED SPECIMEN TREE AND CRITICAL ROOT ZONE (CRZ) [Removed]
- FIELD SURVEYED SPECIMEN TREE AND CRITICAL ROOT ZONE (CRZ) [Save]
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- AREA OF SWM QUALITY AREA

OWNER/DEVELOPER/APPLICANT:

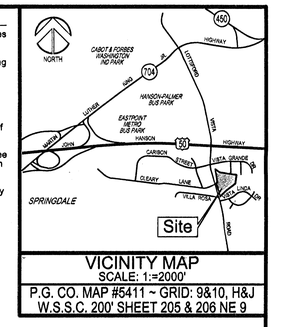
Presidential Care, LLC
c/o Mr. Steve Nash
1818 Newton Street, N.W.
Washington, D.C. 20010-1091
Phone: 301-918-9441

MD STATE PLANE

NORTH
PLAN SCALE: 1"=40'
40 0 40 80
GRAPHIC SCALE

Standard Type 1 Tree Conservation Notes

1. This plan is conceptual in nature and is submitted to fulfill the woodland conservation requirements for 4-12020. If 4-12020 expires, then this TCP1 also expires and is no longer valid.
2. The TCP1 will be modified by a Type 2 Tree Conservation Plan in conjunction with the approval of a Detailed Site Plan, a specific design plan, and/or a grading permit application, whichever comes first.
3. The Type 2 Tree Conservation Plan will provide specific details on the type and location of protection devices, signs, reforestation, afforestation, and other details necessary for the implementation of the requirements on this site. The details and limits of disturbance shown on the TCP2 shall be consistent with all other plans for the site, including the Stormwater Management Plan and the Erosion and Sediment Control Plan.
4. Changes to the type, location, or extent of the Woodland Conservation reflected on this plan are subject to the conformance provisions of Section 25-119(c) of the Woodland Conservation Ordinance.
5. Cutting, clearing, or damaging woodlands contrary to this plan, as modified by a Type 2 Tree Conservation Plan, or in the absence of an approved Type 2 Tree Conservation Plan, without the expressed written consent of the Prince George's County Planning Board or designee shall be subject to appropriate mitigation which may include restoration of the disturbed area and a fine not to exceed $9.00 per square foot of woodland disturbed.
6. The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of the approved TCP2 at time of contract signing. Future owners of the property are also subject to this requirement.
7. The property is within the Developing Tier and is zoned RR
8. The property is adjacent to Lottsford Vista Road which is a designated historic roadway.
9. The site is not adjacent to a roadway classified as arterial or greater.
10. This plan is not grandfathered by CB-27-2010, Section 25-119(g).
11. Plans for stormwater management are contained in Conceptual Stormwater Management Plan #46822-2005-03. The proposed Stormwater Management Facilities shown on this TCP1 are in conformance with the Concept Plan Approval. The TCP2 shall show the final design for Storm Water Management in conformance with the approved Final Stormwater Management Plan.



VICINITY MAP
SCALE: 1:=2000'
P.G. CO. MAP #5411 ~ GRID: 9&10, H&J
W.S.S.C. 200' SHEET 205 & 206 NE 9

Specimen, Champion and Historic Trees on the Sycamore Hill Property

Number	Common Name	Species Name	DBH (Inches)	Condition	Condition Rating Score	Disposition	Preservation Comments
1	silver maple	Acer saccharium	44	Good	81	Removal	
2	silver maple	Acer saccharium	56	Good	81	Removal	
3	yellow poplar	Liriodendron tulipifera	42	Poor	69	Removal	
4	white oak	Quercus alba	36	Excellent	94	Save	Root Prune & Fertilize
5	yellow poplar	Liriodendron tulipifera	37	Fair	78	Removal	Stump to remain
6	yellow poplar	Liriodendron tulipifera	30	Poor	69	Removal	
7	southern red oak	Quercus falcata	30	Excellent	94	Removal	

Note: Specimen Trees were Field Located by Beltway Surveys, Inc.

0.36 ACRES WPA Preservation

1.24 ACRES WRA Reforestation/Afforestation

0.43 ACRES WRA Reforestation/Afforestation

100 YEAR FLOODPLAIN EASEMENT P.B.: NLP 145 @ P.N.: 36

Limits of Grading & Disturbance

PROPOSED 4 STORY SENIOR CITIZEN HOUSING & ADULT DAY CARE FACILITY
UPPER LEVEL=248,000 S.F.
MAIN LEVEL=48,000 S.F.
LOWER LEVEL=124,500 S.F.
TOTAL=420,500 S.F.
HEIGHT=58'±

PROPOSED DEDICATION 16,553 S.F./0.380 ACRES

Proposed 30' Storm Drain Right of Way

Existing Utility & Equipment Screening Shed #Be Approved HDU 148-05

LOTTSFORD VISTA ROAD
VARIABLE RIGHT OF WAY WIDTH

CLEARY LANE
60' R/W

VISTA GRANDE DR.

VISTA LINDA DRIVE

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)				
Zone:	R-R			
Gross Tract:	7.91			
Floodplain:	0.00			
Previously Dedicated Land:	0.00			
Net Tract (NTA):	7.91			
TCP Number		Revision #	3	
Property Description or Subdivision Name:	Project name Sycamore Hill Assisted Living			
Is this site subject to the 1989 Ordinance?(y/n)	N			
Is this one (1) single family lot? (y/n)	N			
Are there prior TCP approvals which include a combination of this lot?(y/n)	Y			
Is any portion of the property in a WC Bank?	N			
Break-even Point (preservation) =	1.16	acres		
Clearing permitted w/o reforestation=	0.79	acres		

SECTION II-Determining Requirements (Enter acres for each corresponding column)	Column A (WCTA/FT %)	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
Existing Woodland		2.57	0.00	
Woodland Conservation Threshold (WCT) =	20.00%	1.58		
Smaller of 13 or 14		1.58		
Woodland above WCT		0.99		
Woodland cleared		2.21	0.00	0.00
Woodland cleared above WCT (smaller of 16 or 17)		0.99		
Clearing above WCT (0.25 : 1) replacement requirement		0.25		
Woodland cleared below WCT		1.22		
Clearing below WCT (2:1 replacement requirement)		2.44		
Afforestation Threshold (AFT) =	15.00%	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		3.66	acres	

SECTION III-Meeting the Requirements			
Woodland Preservation		0.36	
Afforestation /Reforestation		1.67	
Natural Regeneration		0.00	
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00	
Forest Enhancement Credit (Area * .25)	0.00	0.00	
Area approved for fee-in-lieu/PFA		0.00	0.00
Area approved for fee-in-lieu/non-PFA		0.00	0.00
Credits for Off-site Conservation on another property		1.62	
Off-site WCA (preservation) being provided on this property		0.00	
Off-site WCA (afforestation) being provided on this property		0.00	
Total Woodland Conservation Provided		3.65	acres
Area of woodland not cleared		0.36	acres
Net tract woodland retained not part of requirements:		0.00	acres
100-floodplain woodland retained		0.00	acres
On-site woodland retained provided		2.03	acres
On-site woodland retained not credited		0.00	acres

Prepared by: Signed 9/25/13 Date

Last Revised: January 30, 2012

APPROVED PLAN

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP1-010-10		
	Approved By: Megan B. Reiser	Date: 11/5/13
01		
02		
03		
04		
05		
06		

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: Gary J. Rubino R.L.A. 9/25/2013
2309 Twin Valley Lane
Silver Spring, Maryland 20906
Phone: 301-873-3109
E-mail: gjrubino@gmail.com

STATE OF MARYLAND GARY J. RUBINO No. 810 REGISTERED LANDSCAPE ARCHITECT

MNCPPC COUNTYWIDE PLANNING DIVISION ENVIRONMENTAL PLANNING SECTION NOV 05 2013

TCP 1 13020

APPROVED PLAN

TREE CONSERVATION PLAN TYPE 1
FOR
PROPOSED LOT "1"
SYCAMORE HILL ASSISTED LIVING
ALSO KNOWN AS
PRESIDENTIAL ESTATES AT SYCAMORE HILL ASSISTED LIVING & DAY CARE FACILITY
FORMERLY PARCEL 45
LIBER: 14936 @ FOLIO: 725
KENT ELECTION DISTRICT NUMBER 13
PRINCE GEORGE'S COUNTY, MARYLAND

Rubino Design & Consulting, LLC
Planning
Landscape Architecture
Development Engineering
Environmental & Survey Services
Gary J. Rubino R.L.A.
Owner
Phone: 301-873-8109
Fax: 301-924-7377
E-mail: gjrubino@gmail.com
2309 Twin Valley Lane, Silver Spring, MD 20906

REVISIONS:
ADD TYP REFERENCED TO WEST TECH SHALL PARKS, SHOW PAR 1/2 BEYOND PL, REMOVED PROPOSED TREELINE, REMOVED STEEP SLOPES PER SRC COMMENTS

JOYCE ENGINEERING CORPORATION
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
10704 SOUTHCHASE AVENUE, BELTSVILLE, MARYLAND 20705
TEL: (301) 595-4355 FAX: (301) 595-4360 WEB: www.joyceeng.com
© 2003 JOYCE ENGINEERING CORPORATION

Type 1 TCP
TCP-1
Sheet 1 of 1

DESIGN: WAJ	DATE: SEPT 2012	JOB No.: 012019	TCP No.: 1-010-10		
DRAFT: HAL	COMP: OTHERS	SCALE: 1"=40'	SCD No.: 272-09		
CHECK: JEC ☐	SURVEY: CW-JR	SHEET: 1 OF 1	CSD No.: 46822-2005-03		

Drawing name: R:\Land Projects\012019 - Sycamore Hills [Rubino]\dwg\012019 TCP1-1.dwg
Plotted: Oct 02, 2013 - 2:04pm