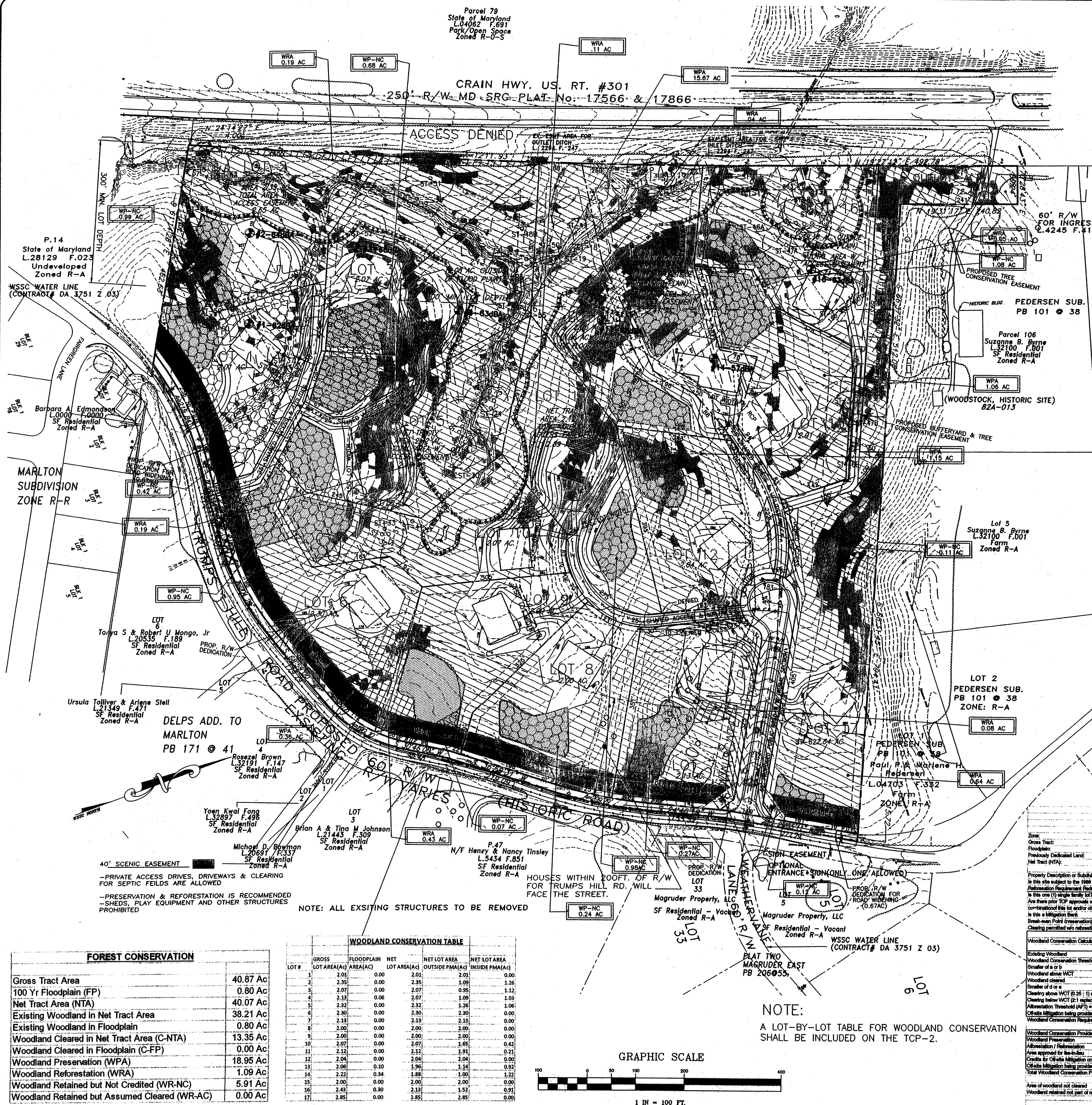
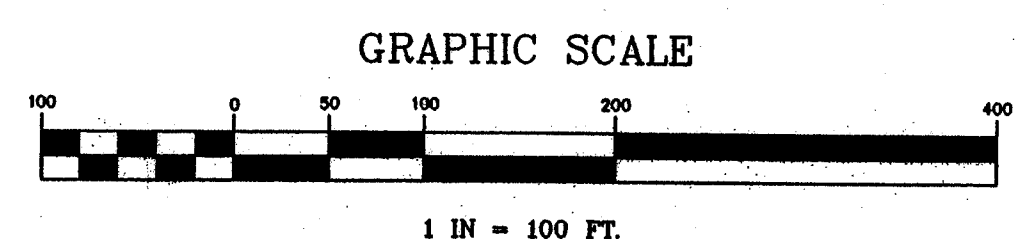


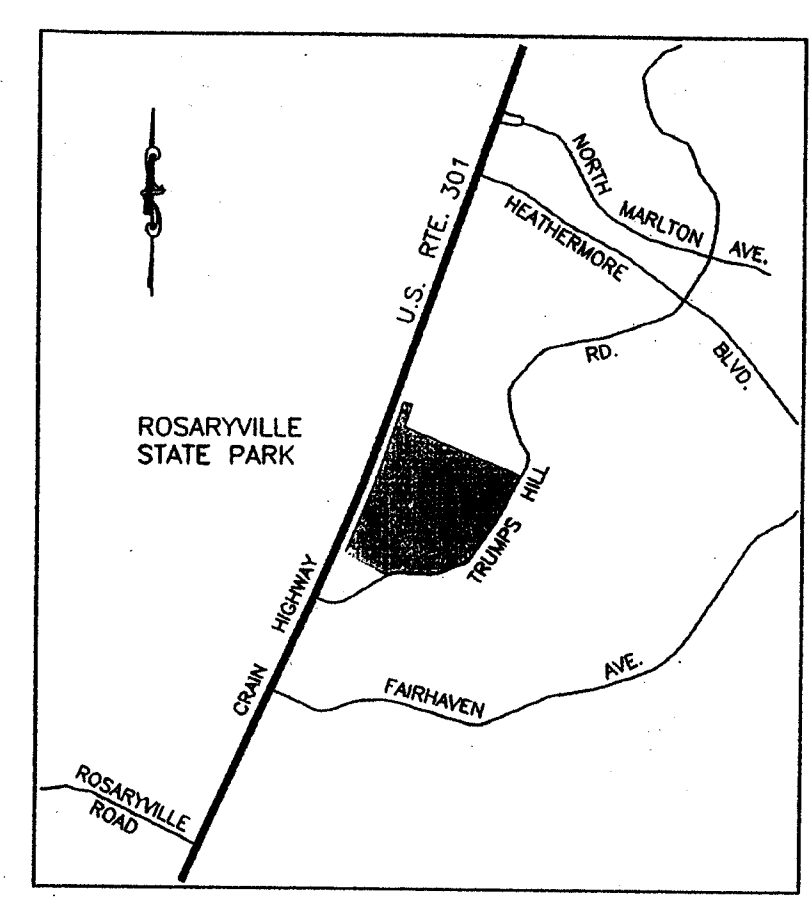


<u>FOREST CONSERVATION</u>	
Gross Tract Area	40.87 Ac
100 Yr Floodplain (FP)	0.80 Ac
Net Tract Area (NTA)	40.07 Ac
Existing Woodland in Net Tract Area	38.21 Ac
Existing Woodland in Floodplain	0.80 Ac
Woodland Cleared in Net Tract Area (C-NTA)	13.35 Ac
Woodland Cleared in Floodplain (C-FP)	0.00 Ac
Woodland Preservation (WPA)	18.95 Ac
Woodland Reforestation (WRA)	1.09 Ac
Woodland Retained but Not Credited (WR-NC)	5.91 Ac
Woodland Retained but Assumed Cleared (WR-AC)	0.00 Ac

WOODLAND CONSERVATION TABLE					
LOT #	GROSS LOT AREA(Ac)	FLOODPLAIN AREA(AC)	NET LOT AREA(Ac)	NET LOT AREA OUTSIDE PMA(AC)	NET LOT AREA INSIDE PMA(AC)
1	2.01	0.00	2.01	2.01	0.00
2	2.15	0.00	2.15	1.99	1.26
3	2.07	0.00	2.07	0.95	1.13
4	2.13	0.06	2.07	1.09	1.03
5	2.32	0.00	2.32	1.26	1.06
6	2.30	0.00	2.30	2.30	0.00
7	2.13	0.00	2.13	2.13	0.00
8	2.00	0.00	2.00	2.00	0.00
9	2.00	0.00	2.00	2.00	0.00
10	2.07	0.00	2.07	1.65	0.42
11	2.12	0.00	2.12	1.91	0.21
12	2.04	0.00	2.04	2.04	0.00
13	2.06	0.10	1.96	1.14	0.92
14	2.22	0.34	1.88	1.00	1.72
15	2.00	0.00	2.00	2.00	0.00
16	2.43	0.30	2.13	1.52	0.91
17	2.85	0.00	2.85	2.85	0.00



- # LEGEND:
- | | |
|---|--|
| PROPERTY BOUNDARY LINE | |
| PROPOSED LOT LINE | |
| EXISTING TOPOGRAPHY | |
| PROPOSED TOPOGRAPHY | |
| EXISTING TREELINE | |
| PROPOSED WATER LINE | |
| STREAM CHANNEL | |
| 75' STREAM BUFFER | |
| FLOOD PLAIN | |
| 25' FLOOD PLAIN SETBACK | |
| NON-TIDAL WETLANDS | |
| 25' WETLAND BUFFER | |
| PATUXENT RIVER PMA | |
| LIMIT OF DISTURBANCE | |
| SLOPES OVER 15% | |
| WOOD RETAINED—NOT CREDITED | |
| WOODLAND REFORESTATION | |
| WOODLAND PRESERVATION AREA | |
| SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE | |
| SPECIMEN, CHAMPION, HISTORIC TREE TO BE REMOVED | |
| SEPTIC RECOVERY AREA (SRA) | |
| 40' SCENIC EASEMENT | |
| NOISE RECEPTORS | |
- MAGRUDER WEST**



COUNTY WIDE PLANNING DIVISION
ENVIRONMENTAL PLANNING SECTION

SPECIMEN TREE LIST - MAGADUER WOODS		SPECIES NAME		DBH	CONDITION	DISPOSITION
1 Could not be located. Either an error on original FSD map or tree has been destroyed.						
2 Yellow poplar is not on current FSD map.						
2	Yellow poplar	Liriodendron tulipifera		34.5 Fair		REMOVE
3	Yellow poplar	Liriodendron tulipifera		34.7 Fair		REMOVE
4	Yellow poplar	Liriodendron tulipifera		37.7 Good		REMOVE
5	Yellow poplar	Liriodendron tulipifera		38.0 Fair		REMOVE
6	American sycamore	Platanus occidentalis		39 Poor		SAVE
7	Yellow poplar	Liriodendron tulipifera		33.9 Fair		REMOVE
(Double stemmed tree. Only one stem is specimen size)						
8	Yellow poplar	Liriodendron tulipifera		34.6 Fair		SAVE
9	Yellow poplar	Liriodendron tulipifera		38.7 Fair		SAVE
10	Yellow poplar	Liriodendron tulipifera		38.7 Fair		SAVE
11	Yellow poplar	Liriodendron tulipifera		39.7 Fair		SAVE
12	Yellow poplar	Liriodendron tulipifera		39.7 Fair		SAVE
13	Yellow poplar	Liriodendron tulipifera		60.2 Poor		SAVE
14	Yellow poplar	Liriodendron tulipifera		59.9 Good		SAVE
15	Yellow poplar	Liriodendron tulipifera		37.4 Good		SAVE
16	Red Maple	Liriodendron tulipifera		39 Good		SAVE
17	Yellow poplar	Acer		32.8 Fair		SAVE
18	Yellow poplar	Liriodendron tulipifera		39.8 Fair		SAVE
19	Yellow poplar	Liriodendron tulipifera		35.7 Fair		SAVE
20	Yellow poplar	Liriodendron tulipifera		35.4 Fair		SAVE
21	Yellow poplar	Liriodendron tulipifera		45.7 Poor		SAVE
22	Yellow poplar	Liriodendron tulipifera		39.1 Fair		SAVE
23	Yellow poplar	Liriodendron tulipifera		39.1 Fair		SAVE
24	American sycamore	Platanus occidentalis		31.5 Fair		SAVE
25	Yellow poplar	Liriodendron tulipifera		32.3 Good		SAVE
26	Yellow poplar	Liriodendron tulipifera		32.3 Good		SAVE
27	Yellow poplar	Liriodendron tulipifera		42.8 Good		SAVE
28	American sycamore	Platanus occidentalis		47.3 Poor		SAVE
29	American sycamore	Platanus occidentalis		38.5 Fair		SAVE
30	American sycamore	Platanus occidentalis		48.4 Fair		SAVE
31	American sycamore	Platanus occidentalis		32.9 Poor		SAVE
32	American sycamore	Platanus occidentalis		34.5 Fair		SAVE
33	American sycamore	Platanus occidentalis		34 Fair		SAVE
34	American sycamore	Platanus occidentalis		33 Fair		SAVE
35	Swet gum	Liquidambar styraciflua		39.2 Fair		REMOVE
36	Yellow poplar	Liriodendron tulipifera		38.5 Fair		REMOVE
37	Yellow poplar	Liriodendron tulipifera		38.5 Fair		REMOVE
38	Yellow poplar	Liriodendron tulipifera		44.1 Poor		REMOVE
39	American sycamore	Platanus occidentalis		32.6 Fair		SAVE
40	SW. WIND THROWN - No longer in place	Liriodendron tulipifera		35.9 Fair		SAVE
41	Yellow poplar	Liriodendron tulipifera		32.5 Fair		SAVE
42 DOES NOT EXIST - Must have been a type or error on original FSD Plan.						
43 DOES NOT EXIST - Must have been a type or error on original FSD Plan.						
44 DOES NOT EXIST - Must have been a type or error on original FSD Plan.						
45	Yellow poplar	Liriodendron tulipifera		36.9 Fair		SAVE
46A	American sycamore	Platanus occidentalis		46.7 Poor		SAVE
(Works with 2 stems at 4 1/2' tall (est.))						
46B	Yellow poplar	Liriodendron tulipifera		30.7 Good		REMOVE
47	Yellow poplar	Liriodendron tulipifera		32.3 Fair		REMOVE
47B	Red Maple	Acer		38.2 Poor		REMOVE
May be just off of property)						
48A	Yellow poplar	Liriodendron tulipifera		33.2 Fair		REMOVE
48B	Yellow poplar	Liriodendron tulipifera		33.2 Fair		REMOVE
49	Yellow poplar	Liriodendron tulipifera		34.4 Fair		SAVE
50	Yellow poplar	Liriodendron tulipifera		34.3 Fair		SAVE
51	Red Maple	Acer rubrum		34.4 Fair		SAVE
52	Yellow poplar	Liriodendron tulipifera		32.8 Fair		SAVE
53	Yellow poplar	Liriodendron tulipifera		35.4 Fair		SAVE
54	Red Maple	Acer		34.5 Poor		SAVE
55	Sycamore	Platanus occidentalis		37.2 Good		SAVE
56	Yellow - C.J.R.	Liriodendron tulipifera		31.4 Good		SAVE
57	Yellow poplar	Liriodendron tulipifera		33.5 Fair		SAVE
58	Yellow poplar	Liriodendron tulipifera		33.5 Fair		REMOVE
59	Yellow poplar	Liriodendron tulipifera		31.5 Poor		SAVE
60	Yellow poplar	Liriodendron tulipifera		34.5 Good		SAVE
61	Yellow poplar	Liriodendron tulipifera		34.5 Poor		REMOVE
62	Swet gum	Liquidambar styraciflua		31.5 Poor		REMOVE

Woodland Conservation Worksheet

for Prince George's County

Zone:

Gross Tract:

Floodplain:

Previously Dedicated Land:

Net Tract (NTA):

Include acreage in the corresponding columns for each zone.

Mapsheet TWM1 (712-08) ☐

3a (A)

3a (B)

3a (C)

3a (D)

Property Description or Subdivision Name: is this site subject to the 1989 Ordinance?

☐ Substantiation Required (Substantiation Required Questions)

☐ Substantiation Not Required (Substantiation Not Required Questions)

Are there any prior TCP approvals which include a combination of this tract and/or other lots, (y/n)

Is this a mitigation field?

Break-even Point (conservation) =

Clearing permitted w/o restoration =

23.07 acres

14.54 acres

Off-site

On-site

Woodland Conservation Calculations:

Existing Woodland

Woodland Conservation Threshold (NTA) =

Smaller of a or b

Woodland above WCT

Woodland cleared

Smaller of d or e

Clearing above WCT (0.55 : 1) replacement requirement

Clearing below WCT (0 : 1) replacement requirement

Altération Threshold (ATF) =

Off-site Mitigation being provided on this property

Woodland Conservation Required

Net Tract

(acres)

20.04

80.00%

0.00

18.18

18.18

18.18

3.34

0.00

20.00%

0.00

23.07

Floodplain Impacts

(acres)

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

NOTE: THIS PLAN IS IN ACCORDANCE WITH THE FOLLOWING VARIANCE(S) FROM THE STRICT REQUIREMENTS OF SUBTITLE 25 APPROVED BY THE PLANNING BOARD ON (2/28/2013):

(1) THE REMOVAL OF 15 SPECIMEN TREES (SECTION 25-122(b)(1)(G)) NUMBERED: ST-2,3,4,5,34,35,36,37,38,46B,47B,48A,58,61 AND 62

14-12018 IMPROVED PLAN

M-NCPPC
 Prince George's County Planning Department
 Environmental Planning Section
 APPROVAL
 TREE CONSERVATION PLAN
 TCPI-12-06

	Approved by	Date
01	<i>[Signature]</i>	7/18/13
02		
03		
04		
05		

6-4-13

PROJECT NO. 01061A
DATE: 9/17/12
DESIGNER: RJA
DRAWN BY: RMA

2	REVIEW PER STAFF COMMENTS	DATE
2	SERVICES PER COMMENTS	DATE
1	REVISED PER STAFF COMMENTS	DATE
NO	REVISIONS	DATE

Sheet Title TREE CONSERVATION PLAN-TYPE 1

Owner/Applicant: MACRUDER PROPERTY, LLC
24012 FREDERICK ROAD
CLARKS-TUGG, MARYLAND 20871
(301) 459-0800

MAGRUDER WEST
4 - 12018
15th. ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



Phoenix Land Design

LANDSCAPE ARCHITECTURE • URBAN DESIGN
 14114 R.J. MILL ROAD • SUITE 201 • UPPER MABLEDORF, MD 20772
 Phone (301) 627-2281 Fax (301) 627-3583

SHEET
1
of 1