

- LEGEND**
- EX. CONTOUR
  - EX. TREELINE
  - PROPOSED TREELINE
  - MATERS OF THE U.S.
  - EX. FLOODPLAIN
  - PROP. CONTOUR
  - SED. CONT. CONTOUR
  - PROP. STORM DRAIN
  - SEDIMENT TRAP
  - LIMIT OF DISTURBANCE
  - LIMIT OF DISTURBANCE & TREE PROTECTION FENCE
  - TREE PROTECTION FENCE
  - SUPER SILT FENCE
  - COMBINATION SILT FENCE/ TREE PROTECTION DEVICE
  - COMBINATION EARTH DIKE/ TREE PROTECTION DEVICE
  - PRESERVATION AREA (23.16 AC.)
  - REFORESTATION AREA (44.08 AC.)
  - REGENERATION AREA (0.15 AC.)
  - TREE PROTECTION SIGNAGE

**Wetland Conservation Worksheet**  
Size: Non-Conservation Projects

Zones: SE  
Owner: West-Palmer Enterprises  
Gross Tract: 102.89 Acres  
Address: 8415 Lottford Rd, Suite 200  
Landover, Maryland 20785  
Floodplain: 6.50 Acres  
Phone: 301-425-5600  
Prev. Dedicated Land: 0.00 Acres  
Net Tract: 102.89  
Subdivision/Block/Lot: Panorama  
Wetland Conservation Calculations:

	Net Tract (acres)	Floodplain (acres)
Existing Wetland	a. 59.44	k. 5.51
MCT (25% x Net Tract) <sup>2</sup>	b. 25.72	
Smaller of a. or b.	c. 25.72	
Wetland above MCT (a-b), 0 if < 0	d. 21.45	
Wetland Cleared	e. 26.65	l. 1.54 <sup>3</sup>
Smaller of d. or e.	f. 26.65	
Clearing below MCT (e-f), 0 if < 0	g. 0.00	
Replacements: (f x 0.25)	h. 6.66	
(g x 2.0)	i. 0.00	
Afforestation: (if applicable)	j. 0.00	
(Net tract x 2-a) or (net tract x 35-a), 0 if < 0		
Wetland Conservation Required: (a+h+i+j-g) = m. 34.16		

**Wetland Conservation Provided:**

Wetland Preservation	23.16
Wetland Restoration/Replacement	10.92
Afforestation	0.00
Area approved for fee-in-lieu	0.00 (60.50/49560)=42
Off-site Credits	0.00
Off-site Mitigation Provided	0.00
Wetland Conservation Provided (must equal or exceed item "m" above)	34.16 and #2

Additional Wetland retained but not part of any requirements: 0.00 acres  
Break-even point: (d)(0.2)(h) = 31.45 Acres

Plan Certified by: Name: Kevin E. Hedges  
Address: 11721 Woodmore Road, Suite 200  
Bethesda, MD 20814  
License: Qualified Professional

<sup>1</sup>MCT is the Wetland Conservation Threshold as shown in Part 5 of the Prince George's County Wetland Conservation and Tree Preservation Policy Document.  
<sup>2</sup>All entries in parentheses are mathematical formulas.  
<sup>3</sup>Does not include clearing within existing Washington Gas Light Easement.

PRESERVATION AREAS (PA)		REFORESTATION AREAS (RA)		REGENERATION AREAS (RG)	
PA #	AC.	RA #	AC.	RG #	AC.
PA #1	0.10 AC.	RA #1	24.85 AC.	RG #1	0.15 AC.
PA #2	0.19 AC.	RA #2	1.10 AC.	TOTAL	0.15 AC.
PA #3	0.30 AC.	RA #3	8.58 AC.		
PA #4	0.50 AC.	RA #4	2.08 AC.		
PA #5	5.45 AC.	RA #5	1.54 AC.		
PA #6	15.14 AC.	RA #6	2.01 AC.		
PA #7	0.51 AC.	RA #7	1.46 AC.		
PA #8	0.41 AC.	RA #8	0.26 AC.		
PA #9	0.24 AC.	RA #9	1.33 AC.		
PA #10	0.12 AC.	RA #10	0.12 AC.		
PA #11	0.16 AC.	TOTAL	44.08 AC.		
TOTAL	23.16 AC.				

**TCP II NOTES**

1. This plan supercedes and replaces TCP II/13/94 Last Approved on 9/10/98.

2. This plan shows the addition of the Mander Property 5.38 Acres to the north. It also takes into account incidental floodplain clearing on and off-site.

3. 23.16 Acres of preservation and 10.92 Acres\* of Reforestation meet on-site requirements. All extra reforestation (38.25 Acres) is intended to be used as part of a tree bank area.

4. See Wetland Conservation Easements Composite Plat (Drawing #54.008-Z) for tree bank details and area available.

MD-NPPC  
Prince George's County Planning Department  
Natural Resources Division

**APPROVAL**  
TREE CONSERVATION PLAN  
TCP II / 13 / 94

Approved by: \_\_\_\_\_ DATE: 4/25/99

01	JM	10/26/99
02	JM	11/10/99
03	JM	10/12/2001
04	JFM	10/12/02
05	KJ Finch	8/17/07
06		

MD, NATL. CAP. PK. & PE. CORP.  
PRINCE GEORGE'S COUNTY

**TREE CONSERVATION PLAN - TYPE II**  
**PANORAMA**  
PISCATAWAY DISTRICT No.5  
PRINCE GEORGE'S COUNTY, MARYLAND

21/22

GRAPHIC SCALE 1"=100'

TCP SHEET 1 OF 6 (For sheet 2-6 see BDN Dwg 54.007-Z 46.004-R1 thru 6.005.50-Y)

NSSC 2001 SHEET SERIES 211 SE-2  
ADC MAP BK LOCATION 28-J-11

OWNER/APPLICANT  
West-Palmer Enterprises, Inc.  
11721 Woodmore Road, Suite 200  
Bethesda, Maryland 20814  
Attn: Mr. Ralph Goldin  
Phone: 301-425-4600

DATE: 11-2-11

8/17/01 Revised to update signature and approval blocks.  
6/21/02 Revised plan per EPP Comments  
6/1/02 Revised plan to add prop. & account for slope failure

PCN  
KH  
KH

11721 WOODMORE ROAD, SUITE 200  
BETHESDA, MARYLAND 20814  
BEN DYER ASSOCIATES, INC.  
Engineers / Surveyors / Planners  
TELEPHONE (301) 430-2000

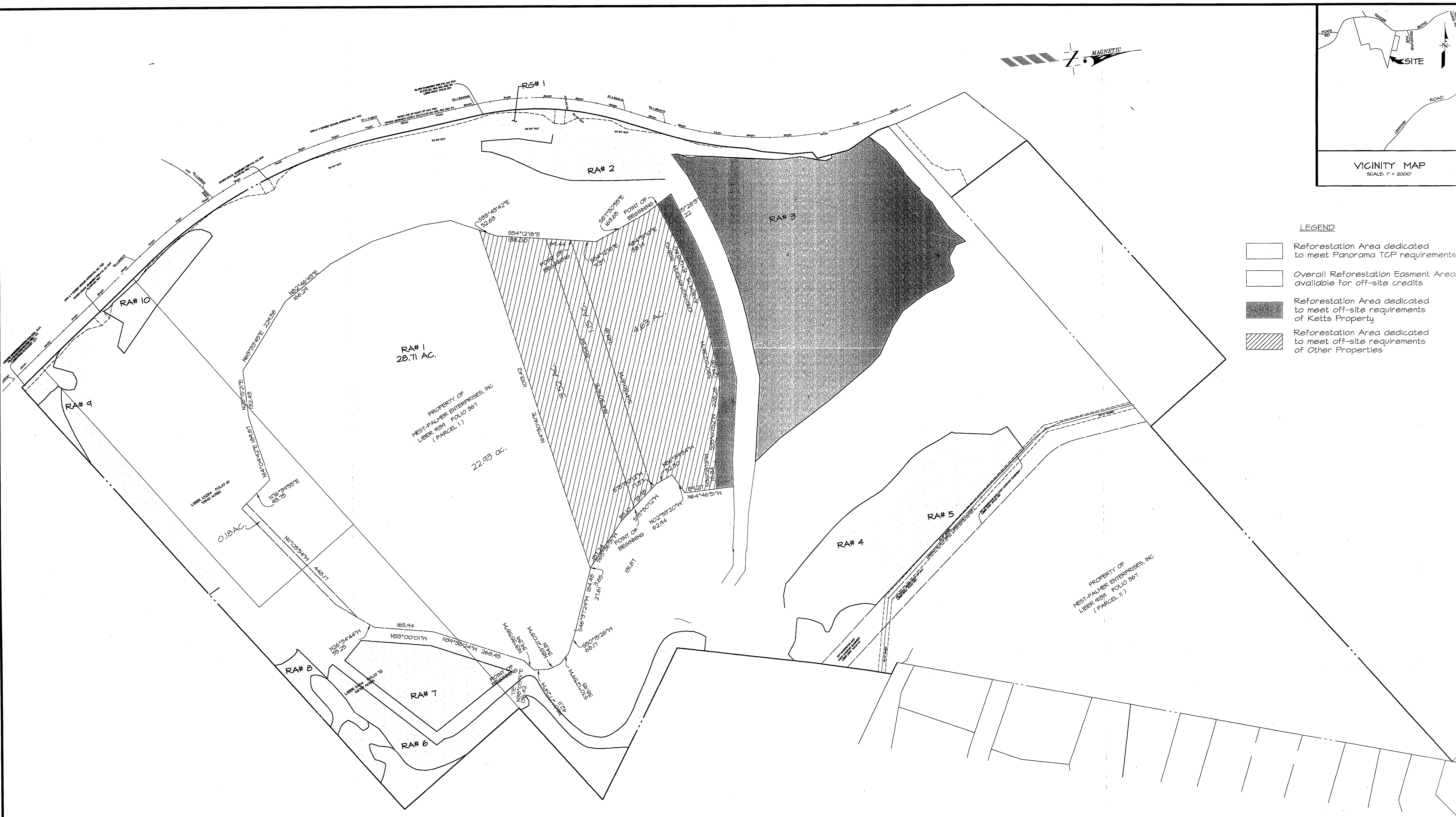
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DRAWN BY: MS CHECKED BY: KH  
SCALE: 1"=100'  
DATE: MAY 2002

REVISIONS DESCRIPTION









- LEGEND**
- ☐ Reforestation Area dedicated to meet Panorama TCP requirements
  - ☐ Overall Reforestation Easement Area available for off-site credits
  - ▨ Reforestation Area dedicated to meet off-site requirements of Ketts Property
  - ▨ Reforestation Area dedicated to meet off-site requirements of Other Properties

TREE CONSERVATION PLAN REFERENCE	EASEMENT AREA REFERENCE	RECORDED DOCUMENT	TOTAL AREA IN M.P.A.	REMAINING AREA AVAILABLE	REVIEWER	APPROVAL DATE
TCP II / 34 / 98 (KETTS PROP.)	RA #1 (0.96 AC.) RA #3 (8.58 AC.)	L. 15090 F. 342 (old) L. 16641 F. 172 (new)	9.44 AC.	28.71 AC.	JPM	10/2/02
TCP II / 97 / 05 (Frontgate Farms)	RA #1 (4.63 AC.)	L. 24443 F. 685	4.63 AC.	24.08 AC.	KIF	3/28/06
TCP II / 30 / 98 (The Shops at Silver Hill)	RA #1 (1.15 AC.)	L. 24994 F. 689	1.15 AC.	22.93 AC.	KIF	5/30/06

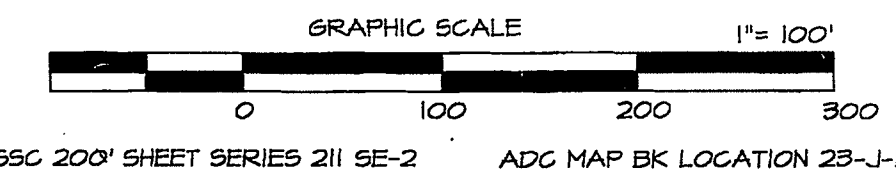
TREE CONSERVATION PLAN REFERENCE	TRANSFER AREA REFERENCE	RECORDED DOCUMENT	TOTAL AREA	REMAINING AREA AVAILABLE	REVIEWER	APPROVAL DATE
OVERALL EASEMENT	N/A	L. 28865 F. 462	22.93 AC.	22.93	KI Finch	6/1/07
TCP II / 174 / 03 (Post Park)	RA #1 (3.52 AC.)	L. 26456 F. 068	3.52 AC.	19.41 AC.	KIF	10/9/07

**NOTES:**  
Regeneration Area #1, Part of Reforestation Area #1 (0.18 AC.) and Reforestation Areas #2 & #4-10 are designated to meet on-site requirements of Panorama. 0.16 AC. of Reforestation Area #1 and Reforestation Area #9 are designated to meet off-site requirements of the Ketts Property (see table at left). The remaining area, 28.71 AC. of Reforestation Area #1 is available for off-site mitigation credits.

All woodland conservation credits transferred were in afforestation/reforestation and all remaining available woodland conservation credits are in afforestation/reforestation.

M-NORPC  
Prince George's County Planning Department  
Natural Resources Division  
APPROVAL  
TREE CONSERVATION PLAN  
TCP II / 13 / 94  
Approved by: \_\_\_\_\_ DATE: 4/28/04  
01 JM 10/28/01  
02 JM 4/10/04  
03 JM 10/12/01  
04 JPM 10/2/02  
05 KI Finch 6/1/07  
06 JPM 11/08/11

**WOODLAND CONSERVATION EASEMENTS  
COMPOSITE PLAT  
FOR  
PANORAMA  
PISCATAWAY DISTRICT No.5  
PRINCE GEORGE'S COUNTY, MARYLAND**



**CHANGES / APPLICANT**  
West-Palmer Enterprises, Inc.  
1/6 Panorama of Maryland  
4475 Latford Road Suite 200  
Landover, Maryland 20785  
Attn: Mr. Robin Gordin  
Phone: 301-425-4600

**DATE** 11-2-11  
**DATE** 5/14/07  
**DATE** 5/1/07  
**DATE** 5/30/06  
**DATE** 2/22/06  
**DATE** 6/27/02

**REVISIONS DESCRIPTION**  
Revised plan for L/F for Post Park Property Transfer Certificate  
Revised plan for the Post Park property Transfer Certificate  
Revised plan for the remaining bank area  
Revised plan for the Frontgate Farms and the Shops at Silver Hill Easements  
Revised plan for the addition of Conservation Easement areas and related L. revised to 100 scale  
Revised plan per EPS Comments

**BY** MR. BEN DYER ASSOCIATES, INC.  
MR. BEN DYER ASSOCIATES, INC.  
ENGINEERS / SURVEYORS / PLANNERS  
TELEPHONE (801) 430-2000  
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DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
SCALE 1"=100'  
DATE MAY 2002  
DRAFT NO. J-85016  
RECORD NO. 54.011-2