

**VICINITY MAP**  
SCALE: 1"= 2000'

Vicinity Map © ADC - Kappa Map Group LLC/GIS  
Integrated Solutions LLC 2014

PRINCE GEORGE'S COUNTY  
ROAD ATLAS  
MAP 5766 GRID F8-9 & G8-9

**LEGEND**

---	EXISTING CONTOURS
---	PROPERTY BOUNDARY
---	2007 PROPERTY BOUNDARY
---	INTERIOR BOUNDARY LINE
---	ADJACENT PROPERTY BOUNDARY
---	PROPOSED CONTOURS
---	PROPOSED LIMIT OF DISTURBANCE
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING TREE LINE
---	EXISTING BRUSH LINE
---	CRITICAL ROOT ZONE
---	WOODLAND PRESERVATION AREA
---	WOODLANDS PRESERVED-NOT CREDITED
---	FOREST CONSERVATION SIGN
---	TREE PROTECTION FENCE
---	NOISE CONTOUR

**SITE DATA**

SUBDIVISION NAME	SURRATT NORTH PROPERTY
ZONE	R-80 & C-S-C
METHOD OF SEWAGE DISPOSAL	PUBLIC SYSTEM
SYSTEM AREA DESIGNATION FOR SEWER	S-3
SYSTEM AREA DESIGNATION FOR WATER	W-3
PROPOSED USE OF PROPERTY	SINGLE FAMILY DETACHED UNITS
TITLE INFORMATION	L03771/F.812; L.23944/F.763
TAX MAP NUMBER	116
TAX GRID NUMBER	C3 & C4
HISTORIC RESOURCES	NO HISTORIC RESOURCES KNOWN TO EXIST ON SITE
NO CEMETARIES KNOWN TO EXIST ON SITE	
EXISTING PARCEL NUMBERS	LOT 2 & PARCEL 83
WETLANDS	MCCARTHY AND ASSOCIATES, JUNE 2007
PLANNING AREA	81A
POLICY ANALYSIS ZONE	269A
ELECTION DISTRICT	9
WATERSHED	PISCATAWAY CREEK
2007 MAP REFERENCE	212SE06 & 213SE06
TOPOGRAPHY	M-NCPPC GIS DATA
MASTER PLAN AREA	CLINTON & VICINITY
GENERAL TIER	DEVELOPING
MARLBORO CLAY	NO MARLBORO CLAY KNOWN TO EXIST ON SITE
EXISTING STRUCTURES ON SITE	TO BE REMOVED
FLOODPLAIN	PISCATAWAY CREEK
SOIL MAP	41
FEMA MAP	245208 0080D

Woodland Conservation Worksheet  
for  
Prince George's County

Zone:	C-S-C	R-80
Gross Tract:	10.94	9.07
Floodplain:	0.00	0.00
Previously Dedicated Land:	0.18	0.00
Net Tract (NTA):	10.76	9.07

Property Description or Subdivision Name: SURRATT NORTH PROPERTY

Reforestation Requirement Reduction Questions	
Is this one (1) single family lot? (y,n)	N
Are there prior TOP approvals which include a combination of this lot and/or other lots. (y,n)	N
Is this a Mitigation Bank	N
Break-even Point (preservation) =	5.4444 acres
Clearing permitted w/o reforestation =	8.0656 acres

Woodland Conservation Calculations:	Net Tract	Floodplain Impacts	Off-site
	(acres)	(acres)	(acres)
Existing Woodland	13.51	0.00	
Woodland Conservation Threshold (NTA) =	17.29%		
Smaller of a or b	3.428		
Woodland above WCT	10.082		
Woodland cleared	5.38	0.00	
Smaller of d or e	1.35		
Clearing above WCT (0.25 : 1) replacement requirement	0.00		
Clearing below WCT (2:1 replacement requirement)	0.00		
Aforestation Threshold (AFT) =	18.00%		
Woodland Conservation Required	4.77		

Woodland Conservation Provided:	(acres)	
Woodland Preservation	4.77	
Reforestation / Replacement	0.00	
Aforestation	0.00	
Area approved for fee-in-lieu	0.00	\$0.00
Credits for Off-site Mitigation on another property	0.00	
Off-site Mitigation provided on this property	0.00	
Total Woodland Conservation Provided	4.77	

Area of woodland not cleared: 8.13 acres  
Woodland retained not part of requirements: 3.36 acres

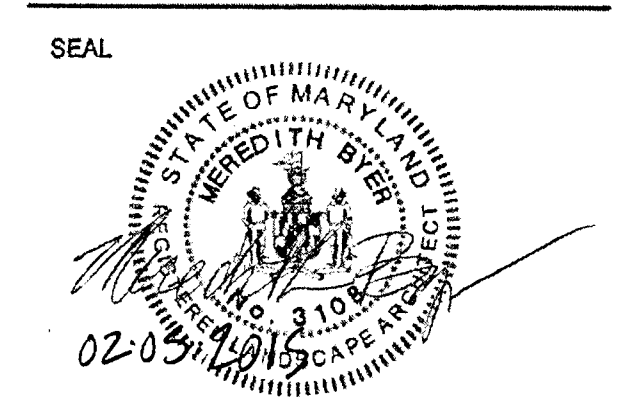
Prepared by: *[Signature]* Date: 02-05-2015

**NOTE**  
FOR LOCATION OF UTILITIES CALL MD 81-1 OR 1-800-257-7777  
OR LOG ON TO [www.call811.com](http://www.call811.com)  
<http://www.missutility.net>  
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION

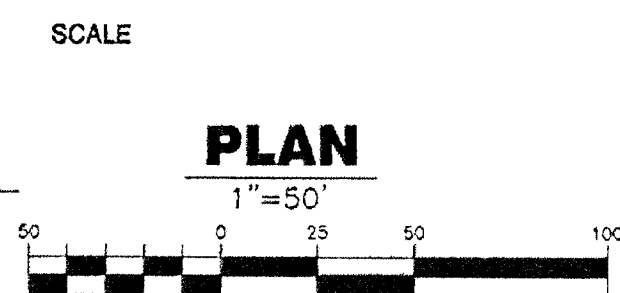
**RECEIVED**  
FEB 5 2015  
PRINCE GEORGE'S COUNTY  
PLANNING DIVISION

M-NCPPC  
Prince George's County Planning Division  
Environmental Planning Section  
APPROVAL  
TREE CONSERVATION PLAN  
TCP2-015-14

Approved by: *[Signature]* Date: 2/5/15



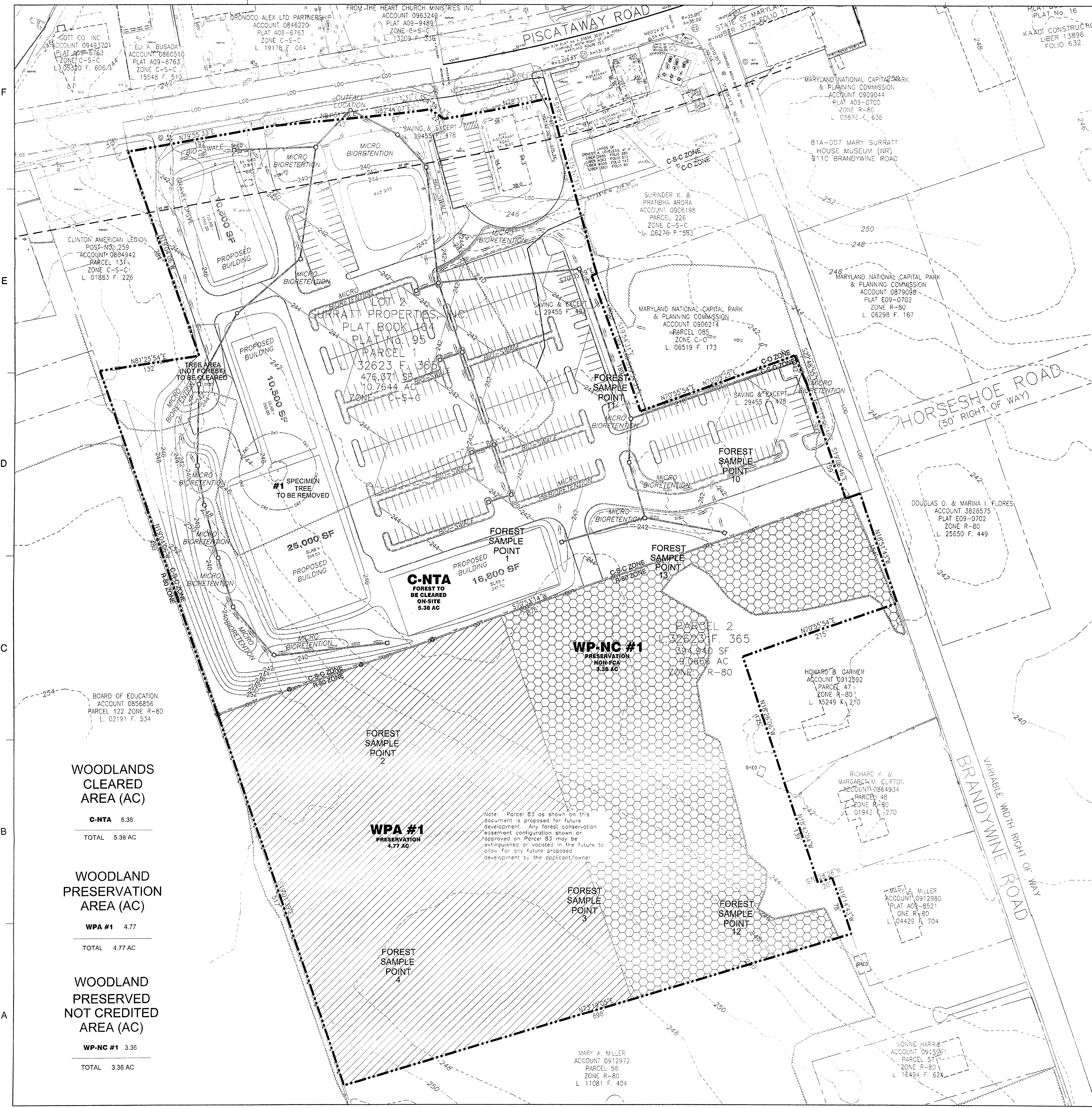
**PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A QUALIFIED LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 02-051915. EXPIRATION DATE: OCTOBER 31, 2015.



No.	DATE	BY	Description
REVISIONS			
		LNG	
		MB	
		MB	
	APRIL 2014		

**TYPE 2  
TREE  
CONSERVATION  
PLAN**

PROJECT NO. 50065839



**WOODLANDS  
CLEARED  
AREA (AC)**

C-NTA	5.38
TOTAL	5.38 AC

**WOODLAND  
PRESERVATION  
AREA (AC)**

WPA #1	4.77
TOTAL	4.77 AC

**WOODLAND  
PRESERVED  
NOT CREDITED  
AREA (AC)**

WP-NC #1	3.36
TOTAL	3.36 AC

Note: Parcel 83 as shown on this document is proposed for future development. Any forest conservation easement configuration shown or approved on Parcel 83 may be extinguished or vacated in the future to allow for any future proposed development by the applicant/owner.





3. SUBDIVISION NAME: SURRATT NORTH PROPERTIES, LOT 2
2. TOTAL ACREAGE:  
GROSS ACREAGE: 20.01 ACRES  
FLOOD PLAIN ACREAGE: 0.0 ACRES  
NET ACREAGE: 20.01 ACRES
3. EXISTING ZONING: C-S-CIR-80
4. PROPOSED USE: COMMERCIAL
5. PROPERTY INFORMATION: LOT 2 & PARCEL 83
6. BREAKDOWN OF PROPOSED DWELLING UNITS BY TYPE:
  - a. PROPOSED: 62,800 SF COMMERCIAL
  - b. EXISTING: EXISTING BANK
7. 200 FOOT MAP REFERENCE NUMBER (WSSC): 212SE09/213SE08
8. TAX MAP NUMBER AND GRID: TAX MAP 166, GRIDS C3 & C4
9. AVIATION POLICY AREA # AND AIRPORT NAME: NO AVIATION POLICY AREAS KNOWN TO EXIST ON SITE
10. WATER/SEWER CATEGORY DESIGNATION: W-3 AND S-3
11. PROPOSED WATER AND SEWER CATEGORY: W-3 AND S-3
12. STORMWATER MANAGEMENT CONCEPT NUMBER: 15564-2013-00
13. MANDATORY PARK DEDICATION: NONE
14. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
15. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: ADJACENT TO SURRATT HOUSE (ID# 81A-007)
16. STREAMS AND WETLANDS: NO KNOWN STREAMS AND WETLANDS ON SUBJECT PROPERTY
17. THIS SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 28.23.06.01.
18. 100 YEAR FLOODPLAIN : NO
19. CHESAPEAKE BAY CRITICAL AREA OVERLAY: NO
20. SOURCE OF TOPOGRAPHY: MNCPPC GIS TOPOGRAPHY
21. BOUNDARY: LIBER 03771, FOLIO 812 AND LIBER 23944, FOLIO 763.
22. APPLICANT:  
ICOTA CEDAR COVE, LLC  
482 N. ROSEMEAD BLVD.  
PASADENA, CA 91107  
CONTACT: BRIAN JACKSON
23. THIS PLAN IS FOR ENTITLEMENT PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.



SHEET NO. \_\_\_\_\_

2

SHEET NO. 2 OF 2

18. All afforestation and reforestation bonds, based on square footage, shall be posted with the county prior to the issuance of any permits. These bonds will be retained as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.

26. Failure to establish the afforestation or reforestation within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including the associated \$9.00 per square foot penalty unless the county inspector approves a written extension.

NOTE:

1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR SIGNS.
4. SIGNS SHOULD BE PLACED AT A MAX. INTERVAL OF 100' ALONG ALL LOD'S AND/OR STREAM BUFFERS IN AREAS OF REFORESTATION. THIS IS TO MINIMIZE OVERUSE OF SIGNAGE
5. THERE SHOULD BE A MINIMUM OF 1 SIGN PER LOT.

**NOTE:**

1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED WHEN INSTALLING DEVICE.
5. PROTECTIVE SIGNAGE IS REQUIRED: 100' MAX. SPACING ALONG ALL L.O.D.'s AND/OR STREAM BUFFERS.
6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

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