

NOTE:
THE TREE CANOPY COVERAGE REQUIREMENT ON THIS SITE
HAS BEEN MET USING WOODLAND CONSERVATION ON-SITE
AS FOLLOWS:
TREE CANOPY COVERAGE REQUIRES 0.46 Ac. OR 20,037 Sq. Ft.
(4.55563 x 10%)

MAPPED SOILS					
MAP UNIT SYMBOL	MAP UNIT NAME	K-FACTOR (WHOLE SOIL)	HYDRIC RATING	HYDROLOGIC SOIL GROUP	DRAINAGE CLASS
CwD	CROOM-MARR COMPLEX 10-15% SLOPES	0.15	NON-HYDRIC	C	WELL DRAINED
CwE	CROOM-MARR COMPLEX 15-25% SLOPES	0.15	NON-HYDRIC	C	WELL DRAINED
CwG	CROOM-MARR COMPLEX 25-60% SLOPES	0.15	NON-HYDRIC	C	WELL DRAINED
DfC	DODON FINE SANDY LOAM 0-5% SLOPES	0.24	NON-HYDRIC	C	MODERATELY WELL DRAINED
GgB	GROSSTOWN GRAVELLY SILT LOAM 2-5% SLOPES	0.24	NON-HYDRIC	A	WELL DRAINED
Px	POTOBAC-ISSUE COMPLES FREQUENTLY FLOODED	0.28	HYDRIC	B/D	POORLY DRAINED
UdgB	UDORTHTENTS, RECLAIMED GRAVEL PITS 0-5% SLOPES	0.15	NON-HYDRIC	C	WELL DRAINED

TABLE B-1. GENERAL INFORMATION TABLE	
LAYER NAME	VALUE
Zoning (Zone)	I-1
Aviation Policy Area (APA)	1 N/A
Tax Grid (TMG)	73B3
WSSC Grid (Sheet 20)	202SE05
Planning Area (Plan Area)	75A-Suitland-District Heights
Election District (ED)	18
Councilmanic District (CD)	7
General Plan 2002 Tier (tier)	Developed
Traffic Analysis Zone (COG)	
Traffic Analysis Zone (PG)	
	1 If the site is within an APA, enter the name if the airport. If the site is not within APA, enter "N/A"

Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information- (Enter acres for each zone)				
1 Zone:	I-1			
2 Gross Tract:	4.86			
3 Floodplain:	0.06			
4 Previously Dedicated Land:	1.00			
5 Net Tract (NTA):	4.49	0.00	0.00	
6 TCP Number:		Revision #	0	
7 Property Description or Subdivision Name:				
8 Is this site subject to the 1989 Ordinance?(Y/N)	N			
9 Is this one (1) single family lot? (Y/N)	N			
10 Are there prior TCP approvals which include a combination of this lot's? (Y/N)	N			
12 Is any portion of the property in a WC Bank?	N			
13 Break-even Point (preservation) =	1.34 acres			
14 Clearing permitted w/o reforestation =	2.89 acres			

SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
15 Existing Woodland		4.86		
16 Woodland Conservation Threshold (WCT) =	15.00%	0.67	0.06	
17 Smaller of 13 or 14		0.67		
18 Woodland above WCT		3.36		
19 Woodland cleared		2.89	0.00	0.00
20 Woodland cleared above WCT (smaller of 16 or 17)		2.89		
21 Clearing above WCT (0.25 : 1) replacement requirement		0.65		
22 Woodland cleared below WCT		0.00		
23 Clearing below WCT (2:1 replacement requirement)		0.00		
24 Afforestation Required Threshold (AFT) =	15.00%	0.00		
25 Off-site WCA (afforestation) being provided on this property		0.00		
26 Woodland Conservation Required		1.33		

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
27 Woodland Preservation		1.33		
28 Afforestation / Reforestation		0.00		
29 Natural Regeneration		0.00		
30 Landscape Credits		0.00		
31 Specimen/Historic Tree Credit (CRZ area * 2.0)		0.00		
32 Forest Enhancement Credit (Area * .25)		0.00		
33 Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
34 Area approved for fee-in-lieu/PFA		0.00		
35 Area approved for fee-in-lieu/PFA		0.00		
36 Off-site Woodland Conservation Credits Required		0.00		
37 Off-site WCA (preservation) being provided on this property		0.00		
38 Off-site WCA (afforestation) being provided on this property		0.00		
39 Woodland Conservation Provided		1.33		
39 Area of woodland not cleared		1.43 acres		
40 Net tract woodland retained not part of requirements:		0.06 acres		
41 100-floodplain woodland retained		0.06 acres		
42 On-site woodland conservation provided		1.37 acres		
43 On-site woodland retained not credited		0.12 acres		

44 Prepared by: _____ Signed: _____ Date: _____

Last Revised: January 20, 2012

ON AND OFF-SITE SIGNIFICANT/SPECIMEN TREE LIST

NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH (inches)	CONDITION RATING	SPECIMEN TREE	OFF SITE TREE	PERCENT CRZ DISTURBED	DISPOSITION/PRESERVATION COMMENTS
4	TULIP POPLAR	LIRODENDRON TULIPIFERA	36	FAIR, EX. FILL OVER 1/2 CRZ	X		100%	REMOVE
7	HICKORY	CARYA TOMENTOSA	32	GOOD	X		100%	REMOVE
8	HICKORY	CARYA TOMENTOSA	42, 20	TWIN, GOOD	X		100%	REMOVE
10	TULIP POPLAR	LIRODENDRON TULIPIFERA	30	GOOD	X		100%	REMOVE
11	TULIP POPLAR	LIRODENDRON TULIPIFERA	30	GOOD	X		100%	REMOVE
12	TULIP POPLAR	LIRODENDRON TULIPIFERA	38	GOOD	X		53%	REMOVE
13	TULIP POPLAR	LIRODENDRON TULIPIFERA	40	GOOD	X	X	27%	SAVE, ROOT PRUNE
19	TULIP POPLAR	LIRODENDRON TULIPIFERA	40	FAIR, IVY COVERED	X		23%	REMOVE
20	TULIP POPLAR	LIRODENDRON TULIPIFERA	36	GOOD	X		18%	SAVE, ROOT PRUNE
21	TULIP POPLAR	LIRODENDRON TULIPIFERA	32	GOOD	X		53%	REMOVE
24	TULIP POPLAR	LIRODENDRON TULIPIFERA	33	GOOD	X		0%	SAVE
25	TULIP POPLAR	LIRODENDRON TULIPIFERA	33,16	GOOD, TWIN	X		0%	SAVE
28	TULIP POPLAR	LIRODENDRON TULIPIFERA	32	GOOD, SAMPLE PLOT #2	X		1%	SAVE, ROOT PRUNE
30	TULIP POPLAR	LIRODENDRON TULIPIFERA	37	GOOD	X	X	0%	SAVE
37	TULIP POPLAR	LIRODENDRON TULIPIFERA	32	FAIR	X		100%	REMOVE
40	TULIP POPLAR	LIRODENDRON TULIPIFERA	30	GOOD	X		0%	SAVE
42	SYCAMORE	PLATANUS OCCIDENTALIS	30	GOOD	X	X	0%	SAVE
44	TULIP POPLAR	LIRODENDRON TULIPIFERA	42	GOOD	X		0%	SAVE
45	TULIP POPLAR	LIRODENDRON TULIPIFERA	40	GOOD	X		0%	SAVE
46	TULIP POPLAR	LIRODENDRON TULIPIFERA	30	GOOD	X		0%	SAVE

LEGEND	
TAG 13	SPECIMEN TREE & CRZ (<30" DBH, FIELD SURVEYED) TO REMAIN
TAG 10	SPECIMEN TREE & CRZ (<30" DBH, FIELD SURVEYED) TO BE REMOVED
W	WETLANDS
WB	25' WETLANDS BUFFER
DIC	MAPPED SOIL TYPES
CwE	
PMA	PRIMARY MANAGEMENT AREA
406	EXISTING CONTOUR
	CANOPY LIMITS
	FOREST LIMITS
	PROPERTY LINE
	PARCEL LINE
	ADJACENT PROPERTY LINE
BRL	BUILDING RESTRICTION LINE PER PLAT
	EASEMENT
	NONREGULATED STREAM (EPHEMERAL)
	REGULATED STREAM (CENTERLINE)
	STREAM BUFFER
	100 YEAR FLOODPLAIN ESMT
	PROPOSED STORM DRAIN
	ROOT PRUNE
	LIMIT OF DISTURBANCE
SSF	SUPER SILT & TREE SAVE FENCE
TSF	TREE SAVE FENCE
	WOODLAND PRESERVATION SIGN
	WOODLAND PRESERVATION
	WOODLAND CLEARED
	WOODLAND IN FLOODPLAIN TO REMAIN
	PROP. GRAVEL

OWNER
RIVERS CONSTRUCTION GROUP LTD
8594 OLD DORSEY RUN
JESSUP, MD 20794
ATT: BRIAN HAGHTALAB
301-942-3439

Kim Engineering, Inc.

MBE/DBE/SWaM
19634 Club House Road, Suite 310
Gaithersburg, Maryland 20886
301-337-6734
Baltimore, MD - Beltsville, MD - Gaithersburg, MD
Civil Engineering - Land Surveying - Geotechnical Engineering - Structural Engineering

DATE
FEBRUARY 2017

JOB NO.
1034

DESIGNED
KVC

TECHNICIAN
HN

CHECKED
ECW

GRAPHIC SCALE 1"=40'



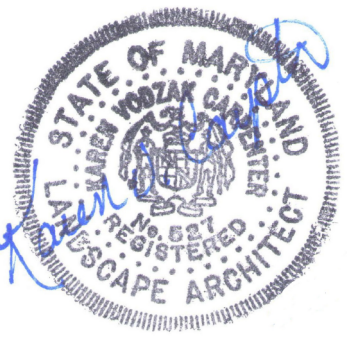
WSSC GRID: 202SE05

TAX MAP: 73 B3

ADC MAP: 31- C&D 6

1034/ENG/ENV/TCP 2

3/16/17



QUALIFIED PROFESSIONAL CERTIFICATION
This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.
Signed: *Karen V. Carpenter* Date: November 13, 2017
Karen V. Carpenter MD RLA 527
Kim Engineering
301-331-6734

PROPERTY OWNER'S AWARENESS CERTIFICATE
I/we *Brian Haghtalab* hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.
Signed: *Brian Haghtalab* Date: 03/22/2017
Owner or Owners Representative

Prince George's County Planning Department, M-NCPPC Environmental Planning Section			
TREE 2 CONSERVATION PLAN APPROVAL			
TCP2 - 017 - 17			
Approved by	Date	DRD #	Reason for Revision
01 <i>Brian Haghtalab</i>	4/20/2018		
02			
03			
04			
05			

TREE CONSERVATION PLAN - TYPE 2
1250 ROLLINS AVENUE
LOT 3
NARANJIT ESTATES
18TH. ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET
1 OF
2

SCALE
1"=40'

TOTAL SHEETS IN THIS SET 2

