

WOODLAND CONSERVATION WORKSHEET FOR NON-GOVERNMENTAL PROJECTS

Zone: R-R
Gross Tract: 1.60
Floodplain: 0.00
Previously: 0.00
Dedicated Land: 0.00
Net Tract: 1.60
Subdivision/Block/Lot: PARCEL 74

Owner: STEVEN COLEMAN
Address: 11623 PROSPECT HILL ROAD
GLEN DALE, MD 20769
Phone: (301) 587-5972
Tax Map: # 9, GRID E-10
Permit: N/A

Woodland Conservation Calculations:

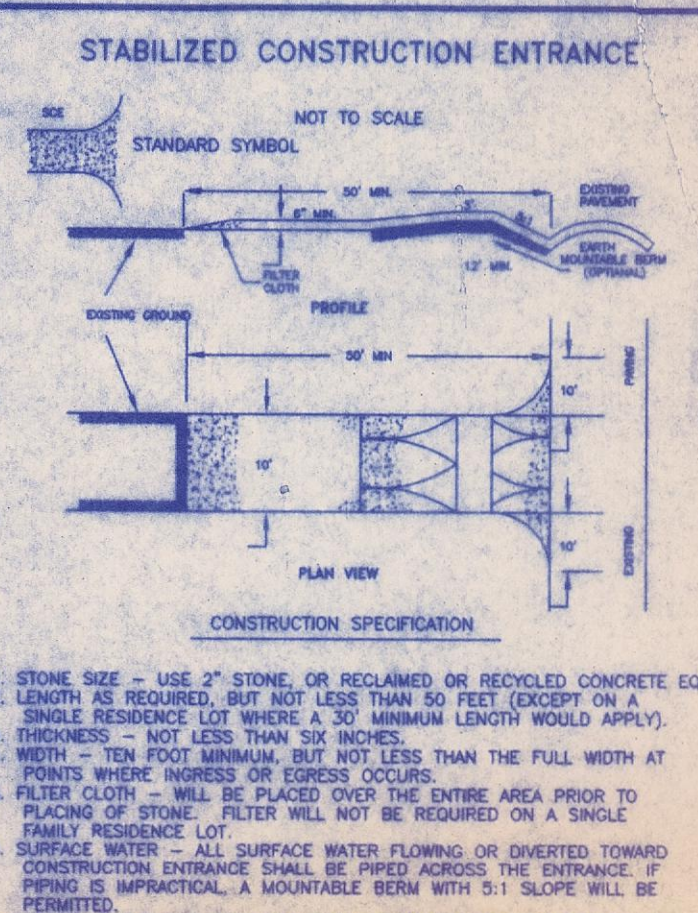
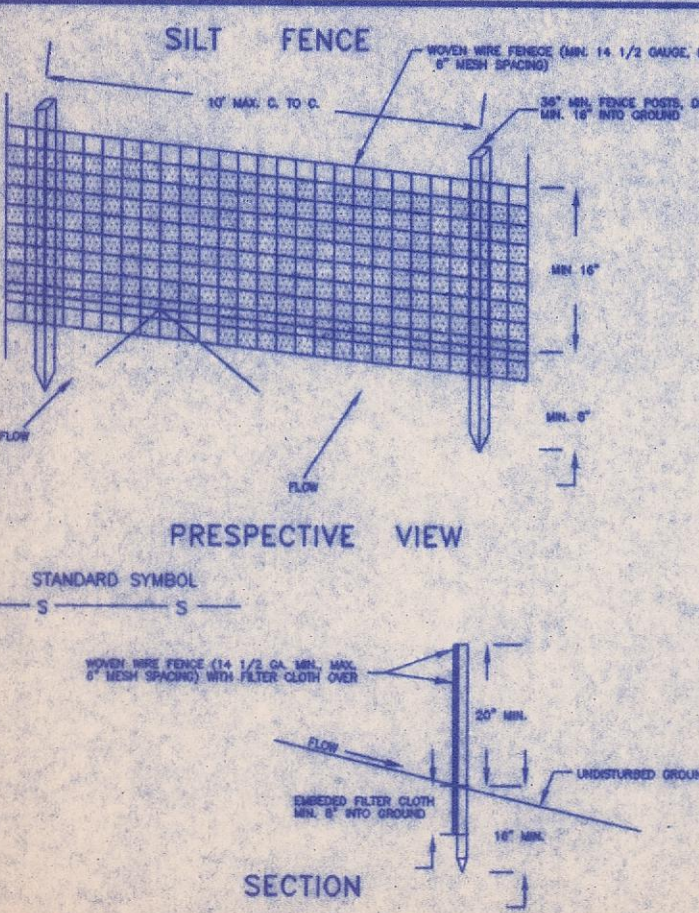
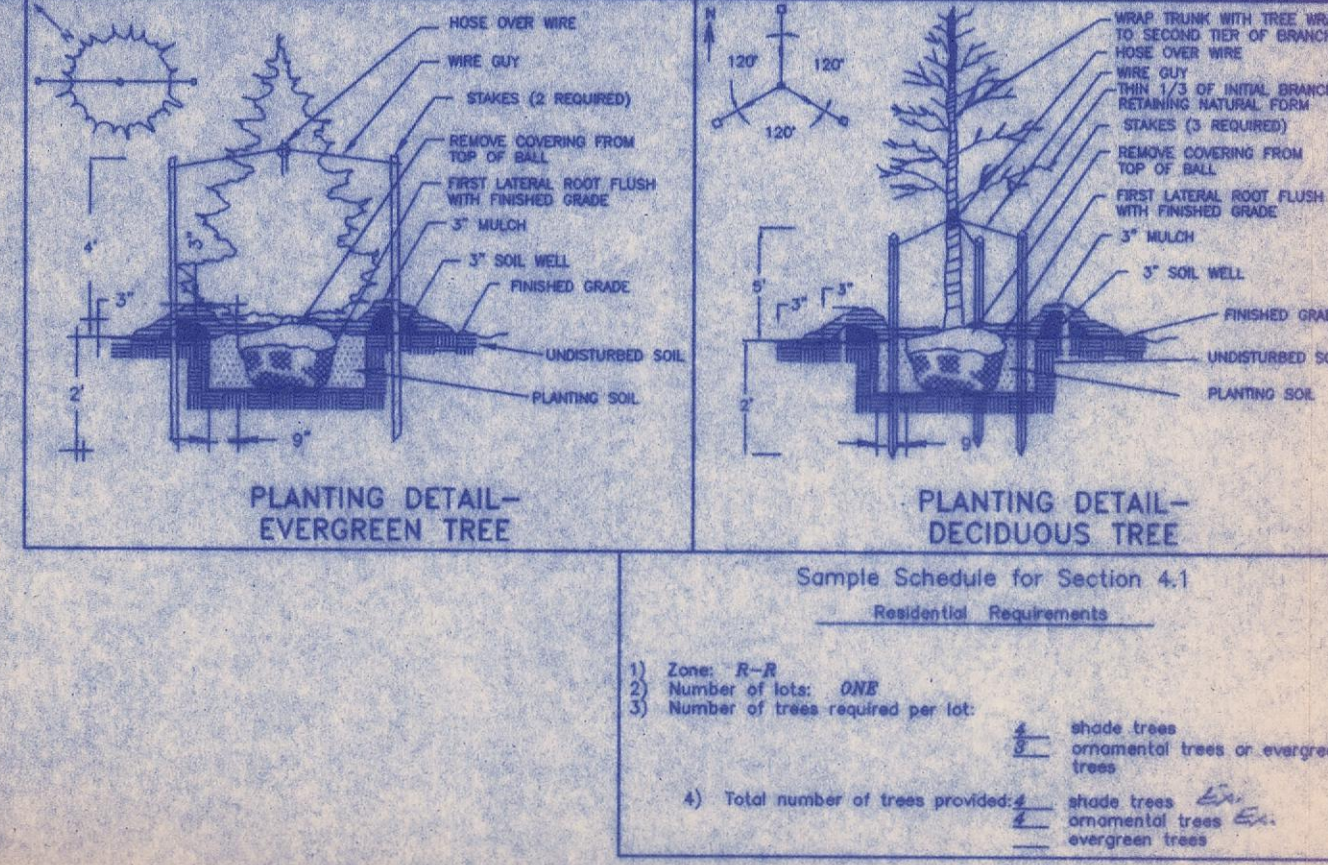
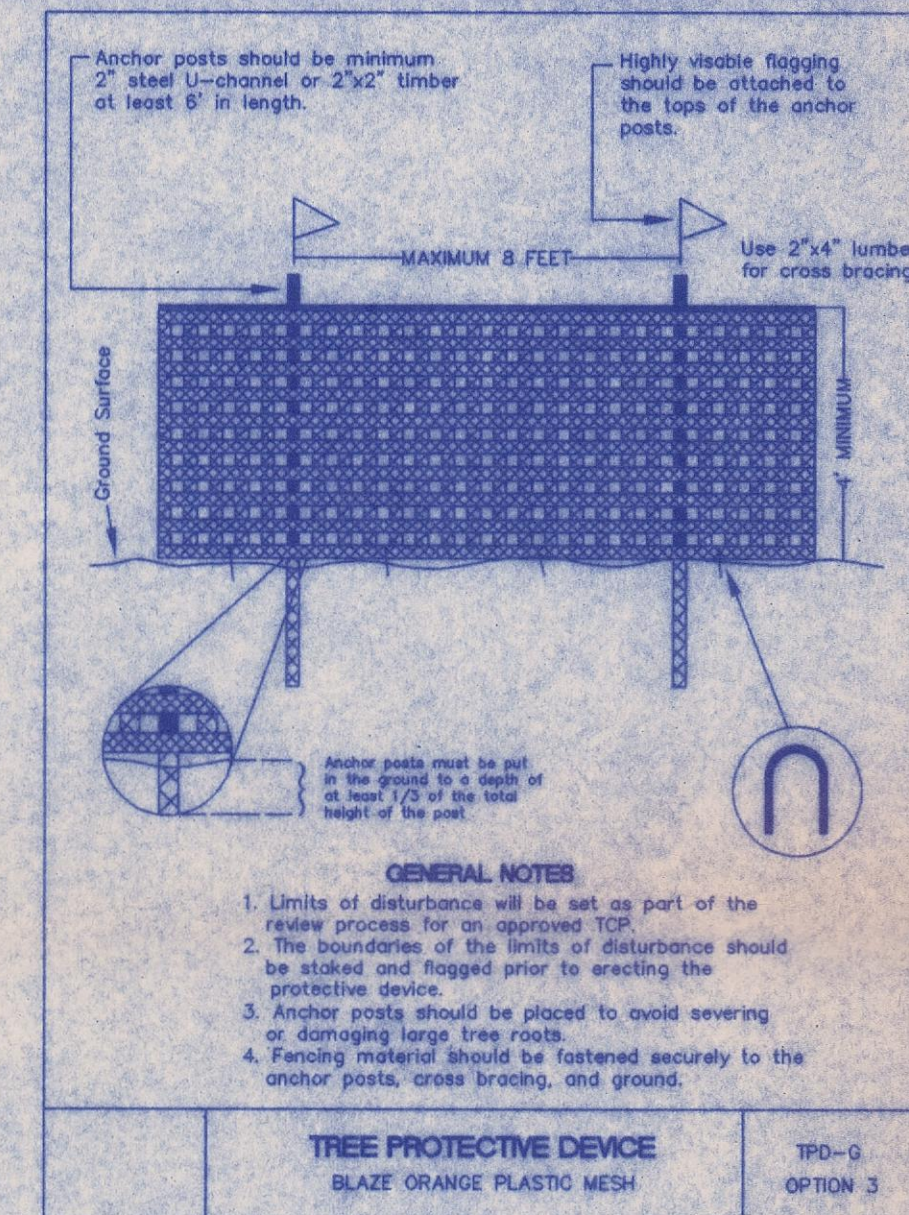
	Net Tract (acres)	Floodplain (acres)
Existing Woodland	a. 1.60	k. 0.00
WCT (20% x Net tract)	b. 0.32	
Smaller of a or b	c. 0.32	
Woodland above WCT (a-b): 0 if <0	d. 1.28	
Woodland cleared	e. 0.65	l. 0.00
Smaller of d or e	f. 0.65	
Clearing below WCT (e-f): 0 if <0	g. 0.00	
Replacement (f x 0.25)	h. 0.16	
Afforestation: (if applicable)	i. 0.00	
(net tract x 0.2 - a), or	j. 0.00	
(net tract x 1.5 - a): 0 if <0	k. 0.00	
Woodland Conservation Required: (e+h+i+j+k)	m. 0.52	

Woodland Conservation Provided:

	(acres)
Woodland Preservation	0.52
Woodland Reforestation	0.00
Afforestation	0.00
Area approved for fee-in-lieu	0.00
Off-site Credits	0.00
Woodland Conservation Provided (must equal or exceed item "m" above)	0.52

Additional Woodland retained but not part of any requirements: 0.63 acres

Plan Certified by: Name: RAYMOND STRALKA
Address: APPLIED CIVIL ENGINEERING
Licenses: PROFESSIONAL ENGINEER # 145

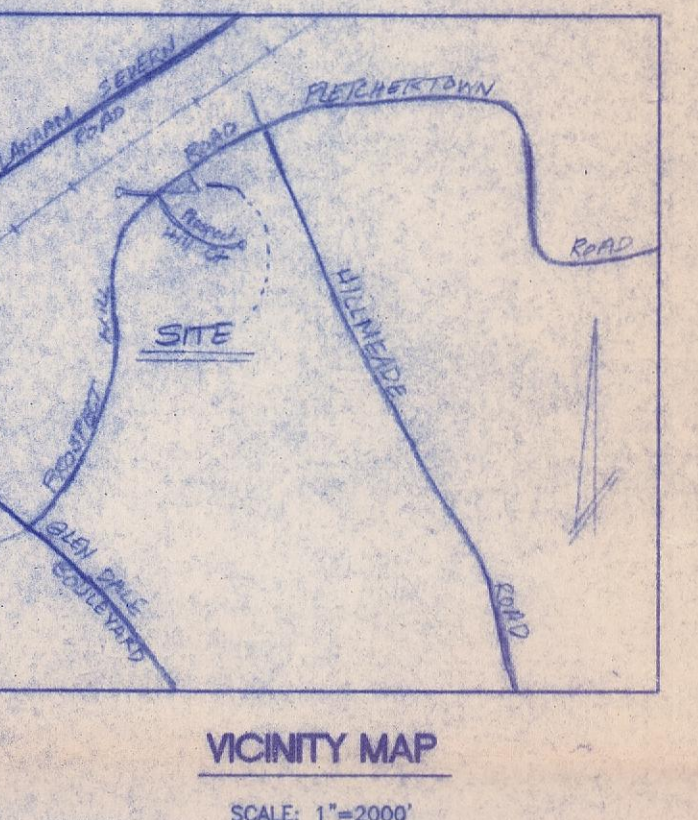


TCPI II NOTES

1. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$1.50 per square foot mitigation fee.
2. The Department of Environmental Resources (DER) Inspection and Code Compliance Section must be contacted at (301) 885-8033 prior to the start of any work on the site to address implementation of Tree Conservation measures shown in this plan.
3. Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner/developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
4. All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.
5. The location of all Tree Protection Devices (TPDs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting with the Forest Resources Unit of DER and the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Forest Resources Unit, installation of the Sediment Controls. No cutting or clearing of trees may begin before the final approval of TPD installation.

GENERAL NOTES

1. Property metes and bounds depicted hereon, computed and computed from land record data.
2. Not in flood plain area as per FEMA, Community Panel #245208 - 0035-C
3. No title report furnished at the time of this plan
4. All footing must extend to virgin ground.
5. PG Map # 9, Grid E-10.
6. Tax Map # 36, Grid E-1.
7. 200 Sheet # 210 NE 10
8. Tax Account # 1652676 (New) # 3807700 (Old)
9. Boundary information taken from a plat prepared by John Mallema Sr., Inc., Dated 3-26-01.
10. Topographic information taken from a plan done by W.L.Meekins, Inc. Dated 2-20-02.



M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPI/ 26 103
Approved by: R. Stralka
Date: 8/3/05

SITE ANALYSIS

1. Gross area of site= 69,844 SF
2. Net area of site= 69,844 SF
3. Gross floor area= 4,589 Sf
4. Total lot coverage= ± 14%

Height of Dwelling at its Peak ±27'

"I hereby certify that I have inspected this site and that drainage onto this site from other upgrade properties, and from this site onto other downgrade properties has been addressed in substantial accordance with applicable codes."

CERTIFICATE OF COMPLIANCE

I hereby certify that this plan conforms to Subtitle 4, Division 3 of the Building Code of Prince George's County, Maryland.

TOTAL AREA BEING DISTURBED = ± 28,500 SF

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP-
BY: [Signature]
DATE: [Date]

PRINCE GEORGE'S SOIL CONSERVATION DISTRICT
APPROVAL
SEDIMENT CONTROL, GRADING, SOIL & DRAINAGE
SC # 324 -03
POND X
DISTRICT SIGNATURE: [Signature]
DATE: [Date]

OWNER'S TREE CONSERVATION CERTIFICATE
I HAVE REVIEWED THIS PLAN AND BEEN MADE AWARE OF THE WOODLAND CONSERVATION REQUIREMENTS. I UNDERSTAND THAT ANY ADDITIONAL WOODLAND CLEARING BEYOND THAT SHOWN ON THIS PLAN, WILL REQUIRE A REVISED PLAN AND APPROVAL BY M-NCPPC.
OWNER'S NAME: Steven Coleman
SIGNATURE: [Signature]
DATE: 8/20/05

E.F. NAME:		REVISIONS		
DESIGNED:	ZMS DATE: FEB 03	DATE	BY	
DRAWN:	ZMS DATE: FEB 03			
CHECKED:	DATE:			
APPROVED:	DATE:			

APPLIED CIVIL ENGINEERING INC.
ENGINEERING * PLANNING * SURVEYING * LAND DEVELOPMENT & PERMIT PROCESSING
9470 ANNAPOLIS ROAD, SUITE 414
LANHAM, MARYLAND 20706
TEL. (301) 459-5932



OWNER/APPLICANT/DEVELOPER
Steven Coleman
9039 Sligo Creek Pkwy., Apt 1014
Silver Spring, MD 20901
(301) 587-5972

SITE DEVELOPMENT PLAN
11623 Prospect Hill Road
Parcel # 74
COLEMAN PROPERTY
14 th Election District
PRINCE GEORGE'S COUNTY, MARYLAND