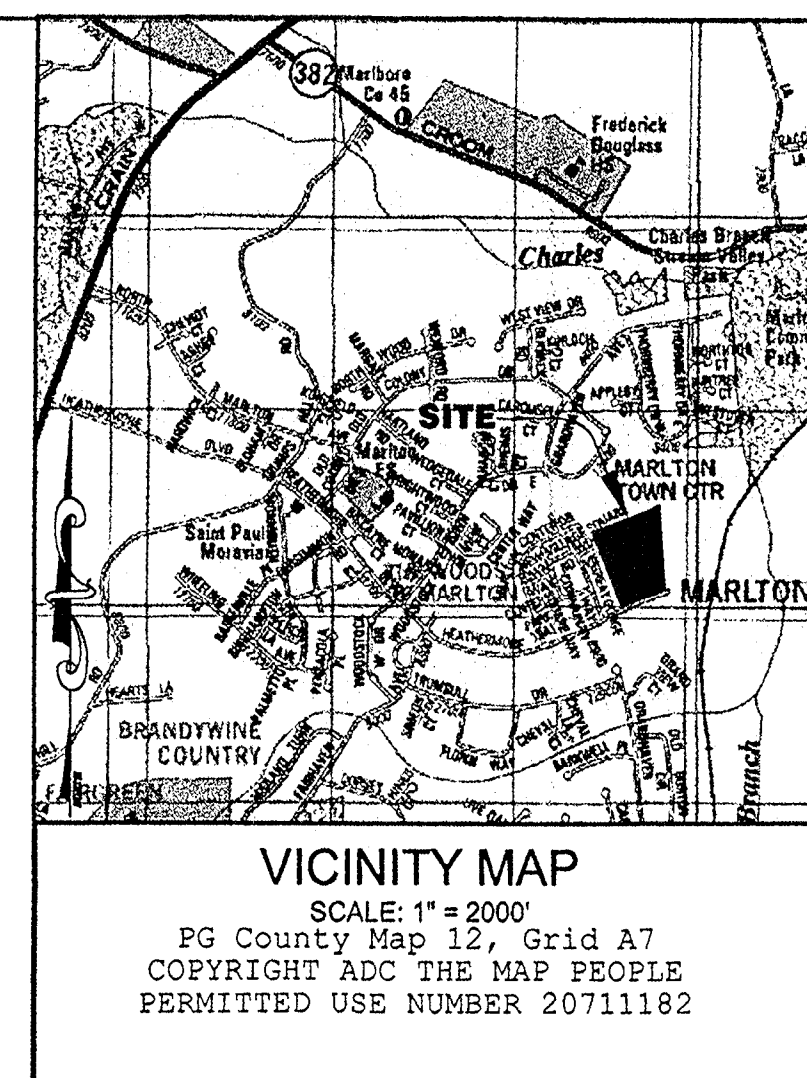


HEATHERMORE



SHEET INDEX

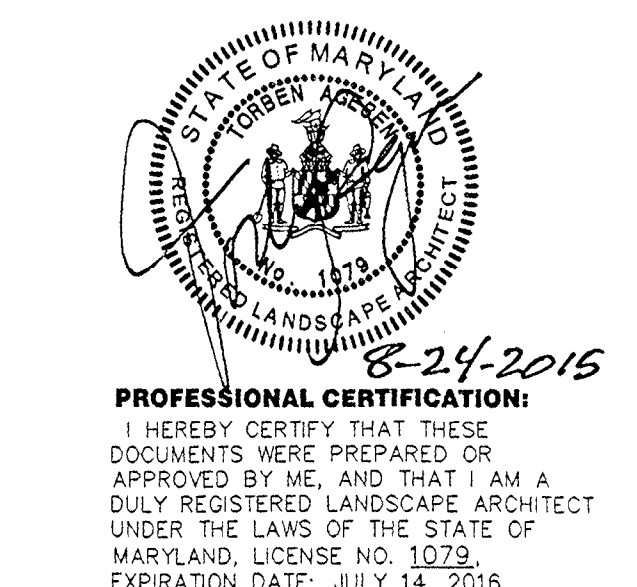
- 1 COVER SHEET
- 2 TCPII PLAN
- 3 TCPII PLAN
- 4 NOTES & DETAIL SHEET



NOTE: WOODLANDS PRESERVED, PLANTED OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 3018 FOLIO 315. REVISIONS TO THIS TCPII MAY REQUIRE A REVISION TO THE RECORDED EASEMENT, AS DETERMINED BY THE PLANNING DIRECTOR.

Woodland Conservation Worksheet for Prince George's County			
Zone:	R-30		
Gross Tract:	12.26		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	12.26	0.00	0.00
Include acreage in the corresponding columns for each zone.			
Property Description or Subdivision Name:	Heathermore		
Is this site subject to the 1989 Ordinance?	N		
Reforestation Requirement Reduction Questions			
Is this one (1) single family lot? (y/n)	N		
Are there prior TCP 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) =	4.13	acres	
Clearing permitted w/o reforestation =	6.72	acres	
Woodland Conservation Calculations:		Net Tract	Off-site
		(acres)	(acres)
Existing Woodland		10.85	
Woodland Conservation Threshold (NTA) =	20.00%	2.45	
Smaller of a or b		2.45	
Woodland above WCT		8.40	
Woodland cleared		9.70	0.00
Smaller of d or e		8.40	
Clearing above WCT (0.25 : 1) replacement requirement		2.10	
Clearing below WCT (2:1 replacement requirement)		1.30	
Afforestation Threshold (AFT) =	15.00%	0.00	
Off-site Mitigation being provided on this property		0.00	
Woodland Conservation Required		5.85	
Woodland Conservation Provided:		(acres)	
Woodland Preservation		1.05	
Afforestation / Reforestation		0.77	
Area approved for Re-in-lieu		0.00	\$0.00
Credits for Off-site Mitigation on another property		4.03	
Off-site Mitigation Afforestation provided on this property		0.00	
Off-site Mitigation Preservation provided on this property		0.00	
Total Woodland Conservation Provided		5.85	
Area of woodland not cleared		1.15	acres
Woodland retained not part of requirements:		0.10	acres

SEAL



SCALE 1"=50'

No.	DATE	BY	Description
1	2/26/15	NB	REV.
2	08/04/15	ADM	FOR CERTIFICATION
3	08/07/15	ADM	FOR CERTIFICATION

DRAWN BY	SGT
APPROVED BY	TA
CHECKED BY	ELD
DATE	01/19/2015

TYPE 2 TREE CONSERVATION PLAN

PROJECT NO. 50043643

1

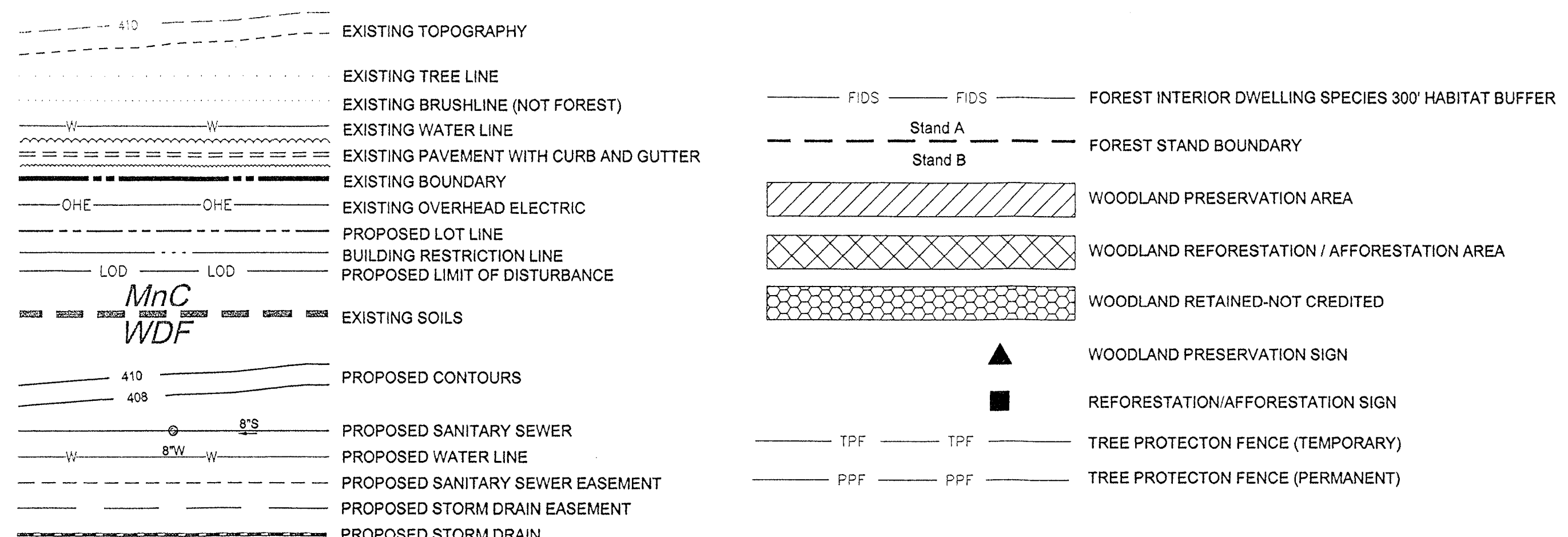
SHEET NO. 1 OF 4

SITE STATISTICS	
GROSS TRACT AREA	12.26 AC
EXISTING 100-YEAR FLOODPLAIN	0.00 AC
NET TRACT AREA	12.26 AC
EXISTING WOODLAND IN THE FLOODPLAIN	0.00 AC
EXISTING WOODLAND NET TRACT	10.85 AC
EXISTING PMA	0.00 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	0.00 LF

SOILS CHART			
SOIL	SOIL SERIES	K-FACTOR	HYDROLOGIC GROUP
SaE	Sandy land, steep	0.20	A
WaB2	Westphalia fine sandy loam, 2-6% slopes, moderately eroded	0.43	B
WaC2	Westphalia fine sandy loam, 6-12% slopes, moderately eroded	0.43	B
WaD3	Westphalia - Evesboro complex, 12-20% slopes, severely eroded	0.43	B

Table A-6A. Woodland Conservation Summary Table													
Sheet	Gross Tract Area	100-Year Floodplain Area (FP)	Net Tract Area (TA)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared (C-NTA)	Woodland Cleared (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserv. Area (WPA)	Woodland Reforest. Area (WRA)	Woodland Retained-Not Credited (WR-NC)	Woodland Retained-Assumed Cleared (WR-AC)	
2	7.34	0.00	7.34	7.57	-	6.63	-	-	0.87	0.18	0.10	-	
3	4.32	0.00	4.32	3.28	-	3.07	-	-	0.18	0.59	0.00	-	
Total	12.26	0.00	12.26	10.85	-	9.70	-	-	1.05	0.77	0.10	-	

CALL "MISS UTILITY"
1-800-257-7777
www.missutility.net
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

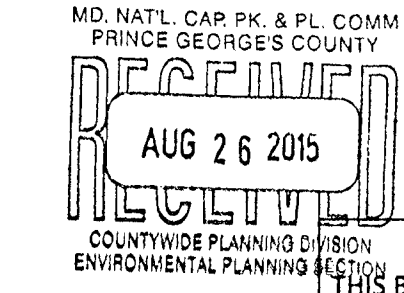


QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

SIGNED: *[Signature]* DATE: 8-24-2015
TORBEN AGENSEN, RLA

OWNERS CERTIFICATION
I/WE, *[Signature]* HEATHERMORE ASSOCIATES LP, 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.

OWNER OR OWNERS REPRESENTATIVE
DATE: 8/17/15



M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL TREE CONSERVATION PLAN TCPII-030-12	
Approved by	Date
00 K. FINCH	10/30/2014
01	
02	
03	
04	
05	
THIS BLOCK IS FOR OFFICIAL USE ONLY QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.	
M-NCPPC APPROVAL	
PROJECT NAME: HEATHERMORE	
PROJECT NUMBER: DSP-10046/01	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	