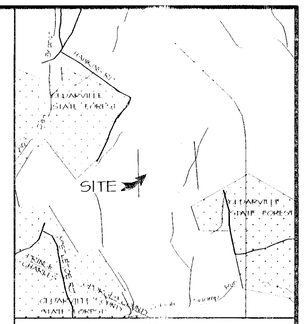
PRESERVATION AREAS (PA)	
NO.	AREA (AC)
1	36.07
2	5.48
TOTAL	41.55



VICINITY MAP
SCALE: 1" = 2000'

Floodland Conservation Worksheet
for
Prince George's County

Zone: O-S
Gross Tract: 50.00 Acres
Floodplain: 4.88 Acres
Prior Dedicated Land: 0.00 Acres
Net Tract (NTA): 45.13 Acres

Owner: Bevard Family Limited Partnership
Address: 20624 Lois Lane
Laurel, MD 20601
Phone: 301-982-1400
Tax Map: 166/A2
*Subdivision Name & Lot: Parcel 4

Is this site subject to the FDM Ordinance? N

Reforestation Requirement Reduction Questions:

Is this one (1) single family lot? N

Are there prior TCP approvals which includes a portion of these lots and/or other lots? N

Is this a mitigation bank? N

Break even Point (preservation) 4.03 Acres

Clearing permitted w/o reforestation 3.60 Acres

Floodland Conservation calculations:

	Net Tract (acres)	Floodplain (acres)	Off site Impacts (acres)
Existing Floodland	a. 45.13	b. 4.88	
Floodland Conservation Threshold (FCT)* 0.30%	b. 0.00		
Smaller of a or b	c. 0.00		
Floodland cleared PRE-1	d. 45.13		
Floodland cleared	e. 0.00	f. 0.00	g. 0.00
Smaller of d or e	h. 0.00		
Clearing above FCT (d-h) (2:1 replacement requirement)	i. 0.00		
Clearing below FCT (2-1 replacement requirement)	j. 0.00		
Afforestation Threshold (AFT) 20.00%	k. 0.00		
Off site Mitigation being provided on this property	l. 45.13		
Floodland Conservation Required	45.13		

Floodland Conservation Provided:

	(acres)	
Floodland Preservation	0.00	
Afforestation / Reforestation	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 being provided on this property	45.13	
Floodland Conservation Required	45.13	

Area of floodland not cleared 45.13 acres

Floodland retained but not part of requirements 45.13 acres

Plan Certified by
Name: Megan Reiser
Address: 1721 Woodmore Road, Suite 200
Mitchellville, MD 20721
License: Qualified Professional

*FCT is the Floodland Conservation Threshold as shown in Part 5 of the Prince George's County Floodland Conservation and Tree Preservation Policy Document.

LEGEND

PROPERTY BOUNDARY	
EX. CONTOUR	100
EX. TREELINE	
100 YEAR FLOODPLAIN	
NONTIDAL WETLAND	
WATERS OF THE U.S.	
EX. WETLAND BUFFER (25')	
FOREST STAND IDENTIFICATION	STAND "A"
FOREST STAND BOUNDARY	
FOREST STAND SAMPLE POINT	SP #1
PRESERVATION AREA	
SOIL TYPE & DELINEATION	Kw

MD. NAT'L CAP. PK & PL. COMM
PRINCE GEORGE'S COUNTY
RECEIVED
JAN 26 2007
DEVELOPMENT PLANNING DIVISION
ENVIRONMENTAL PLANNING SECTION

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP II / 69 / 06

	Approved by	DATE
01	Kim Finch	1/29/07
02	KIFinch	
03		
04		
05		
06		

SITE SPECIFIC NOTES

1. The topography shown on this plan is from an aerial survey performed by Air Survey Corporation on 2/5/92.

2. The wetland information shown on this plan is from a 2/98 Jurisdictional Determination (USACE Permit #200060416).

3. The floodplain information on this plan is from Prince George's County flood plain study FIS200364 dated May 19, 2006.

4. The tree line shown on this plan was field verified by Megan Reiser of Ben Dyer Associates, Inc., on 4/21/06.

SIMPLIFIED FOREST STAND DELINEATION
and
TREE CONSERVATION PLAN (TCP II)
LANDS OF BEVARD
AT THE
CEDARVILLE PIT
PARCEL 4
AQUASCO ELECTION DISTRICT No. 8
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1" = 100'
0 100 200 400

(1992-112)

1992-2000 GRID COORDS: 222 & 223 & 10 & 11 ADC MAP TIE LOCATION 401 B & 1 1 & 8

1/25/07 DATE			1721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
Megan Reiser Megan Reiser Qualified Professional COMAR 08.19.06.01	1/29/07 6/21/06 DATE	Revised to add the Individual comment for a portion of the Cedarville at Deerfield TCP II/06/04 requirement. Revised per M-NCPPC-EPS comments dated 5/30/06. DESCRIPTION REVISIONS	MR MR BY
			DRAWN BY MR SCALE 1" = 100' DATE MAY 2006
			DESIGNED BY MR DRAWN BY MR CHKD BY MR DWG. NO. 4 7 10 12 JOB NO. 54.016-T

1. THE PROJECT CONSISTS OF 10 SHEETS, TCPII PLANS 1 TO 5 ARE THE LATEST REVISIONS.