

TRIBECA @ CAMP SPRINGS
(AUTH & OLD SOPER ROAD)
PROPERTY ASSEMBLAGE - PARCEL 1
6TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD
THE HEIGHTS & VICINITY (PLANNING AREA 76A)

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TYPE == TCP
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APPROVED
PLAN

VIKA REVISIONS

DATE DEC. 15, 2005	
DES.	DWN.
MM	CAD
SCALE: 1"=30'	
PROJECT/FILE NO. 1224	
SHEET NO. 1 OF 1	

STANDARD TYPE II TREE CONSERVATION PLAN NOTES

NOTES TO INCLUDE WITH ALL PLANS:

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 (301-883-6033) MUST BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO ADDRESS IMPLEMENTATION OF TREE CONSERVATION MEASURES SHOWN ON 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 CLARING 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.

Woodland Conservation Worksheet
for
Prince George's County

Zone:	C-S-C		
Gross Tract:	7.51		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	7.51	0.00	0.00

*Include acreage in the corresponding columns for each zone.

Property Description or Subdivision Name: Is this site subject to the 1989 Ordinance? Reforestation Requirement Reduction Questions Is this one (1) single family lot? (y/n) Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n) Is this a Mitigation Bank Break-even Point (preservation) = Clearing permitted w/o reforestation =	TRIBECA	CAMP SPRINGS	
	N		
	N		
	N		
	1.26 acres		
	0.55 acres		

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland	1.81	0.00	
Woodland Conservation Threshold (NTA) = Smaller of a or b	1.13		
Woodland above WCT	0.68		
Woodland cleared	1.81	0.00	0.00
Smaller of d or e	0.68		
Clearing above WCT (0.25 : 1) replacement requirement	0.17		
Clearing below WCT (2:1 replacement requirement)	1.13		
Afforestation Threshold (AFT) =	15.00%	0.00	
Off-site Mitigation being provided on this property		0.00	
Woodland Conservation Required		2.42	

Woodland Conservation Provided:	(acres)	
Woodland Preservation	0.00	
Afforestation / Reforestation	0.00	
Acre approved for fee-in-lieu	0.00	\$0.00
Credits for Off-site Mitigation on another property	2.42	
Off-site Mitigation being provided on this property	0.00	
Total Woodland Conservation Provided	2.42	

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII / 100 / 05		
Approved by	Date	
<u>Robert C. Matheu</u>	<u>11/3/06</u>	
01		
02		
03		
04		
05		

DS P - 05018

M.N.C.P.P.C. APPROVALS

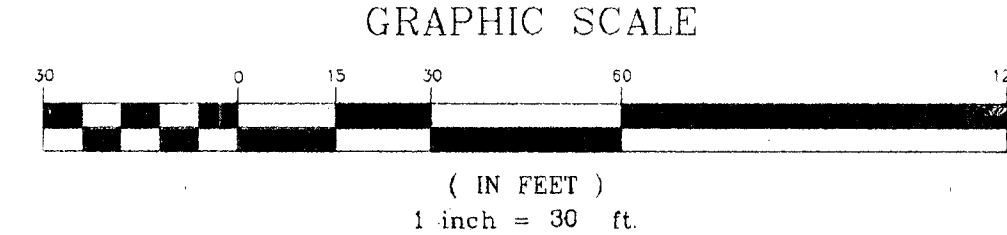
PROJECT NAME: TRIBECA @ CAMP SPRINGS
PROJECT NUMBER: DSP-05018

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
	11-28-05	S.L.	1-13-06

PLAN LEGEND:

PROPOSED LIMITS OF DISTURBANCE



APPROVED
PLAN