

Woodland Conservation Worksheet for Non-Governmental Projects

Zone: OS Gross Tract: 8.2466 ac. Address: 4205 70th Ave. Landover Hills, MD 20784

Subdivision/Block/Lot: NICHOLSON PLAT TWO LOT 4

Woodland Conservation Calculations:

	Net Tract (acres)	Floodplain (acres)
Existing Woodland	0.0000	0.0000
Net Tract	8.2466	0.0000
Clearing below MCI (e-f); if < 0 enter 0	0.0000	0.0000
Replacement (f x 2.25)	0.0000	0.0000
Afforestation (net tract x .2 - a), or (net tract x .15 - a) if < 0 enter 0	0.0000	0.0000
Woodland Conservation Required: (c + j + m - g)	0.0000	0.0000

Woodland Conservation Provided:

	Total (acres)	On-site (acres)	Off-site (acres)	Fee-in-lieu Approved
Woodland Preservation	0.0000	0.0000	0.0000	0.0000
Woodland Replacement Credit (a - b)	0.0000	0.0000	0.0000	0.0000
Woodland Replacement (m - p)	0.0000	0.0000	0.0000	0.0000
Area approved for fee-in-lieu	0.0000	0.0000	0.0000	0.0000
Total Woodland Conservation Provided (a + q + r - s)	0.0000	0.0000	0.0000	0.0000

Additional woodland retained but not part of any requirements: 0.0000 acres

Free Conservation Plan Certified by: Name: LANDSCAPE INC. - WILLIAM J. BURROWS Address: 2905 MITCHELLVILLE RD. BOWIE, MARYLAND 20715 License: # 17263

TCP GENERAL SITE INFORMATION

EXISTING ZONING: OS

GROSS TRACT AREA: 8.2466

NET TRACT AREA: 8.2466

WOODLAND CONSERVATION REQUIRED: 0.0000

WOODLAND CONSERVATION PROVIDED: 0.0000

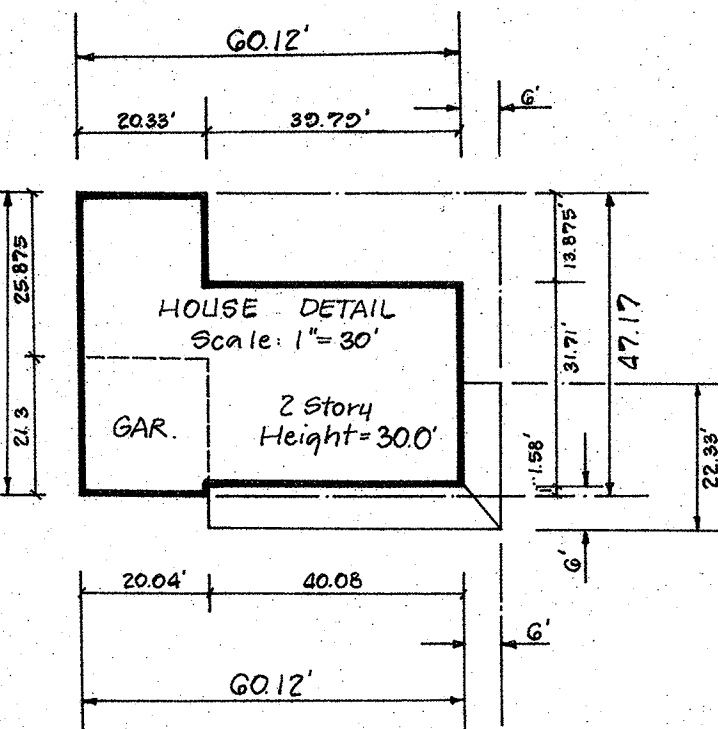
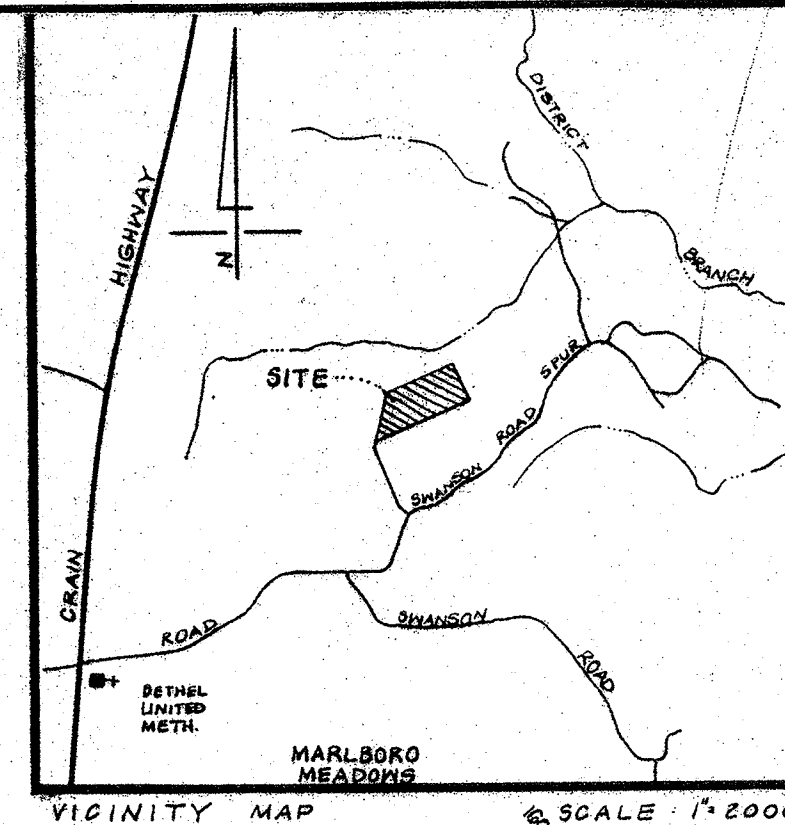
NOTE: Previously Approved Tree Conservation Plan TCP II / 105 / 94

The location of all utilities shown hereon is from field investigation and available records and cannot be guaranteed. Contractor should dig test pits by hand at all utility crossings to verify exact locations.

It is the applicant's responsibility to obtain any state permits, if required, for any construction activity covered by this plan which impacts a State regulated wetland. Any changes to plans for this development whether required by the State or initiated by the applicant to meet State requirements, must be approved by PGSCD.

- GENERAL NOTES
- Total Site Area: 359,222 sq. ft. or 8.2466 acres.
  - Proposed Site Use: Single Family Residential.
  - Property Zoned: OS
  - Property located on P.G. Co. Tax Map: 85 Grid, B-2
  - Property located on W.S.C. 200 sheet: 203 88 15
  - Property located on P.G. Co. Street Map: page 17
  - Property located on P.G. Co. Soils Survey Map: 28
  - Soil Types:
    - 40% = WaC2 = Westphalia fine sandy loam, 6 to 12% slopes, moderately eroded.
    - 35% = SaE = Sandy loam, steep.
    - 15% = AdB2 = Adelphi fine sandy loam, 2 to 5% slopes, moderately eroded.
    - 10% = WaD3 = Westphalia fine sandy loam, 12 to 20% slopes, severely eroded.
  - Property located on P.G. Co. 200' topography: 484 P
  - Electric service provided by: B.G. & E.
  - Telephone service provided by: C&P
  - Sewage disposal: individual septic system.
  - Water supply: individual well.
  - MSDC water and sewer category: #6.
  - Vertical datum per: NCEPC 200 scale topography.
  - Horizontal datum per: NCEPC datum per F.B. V164 Plat No. 29

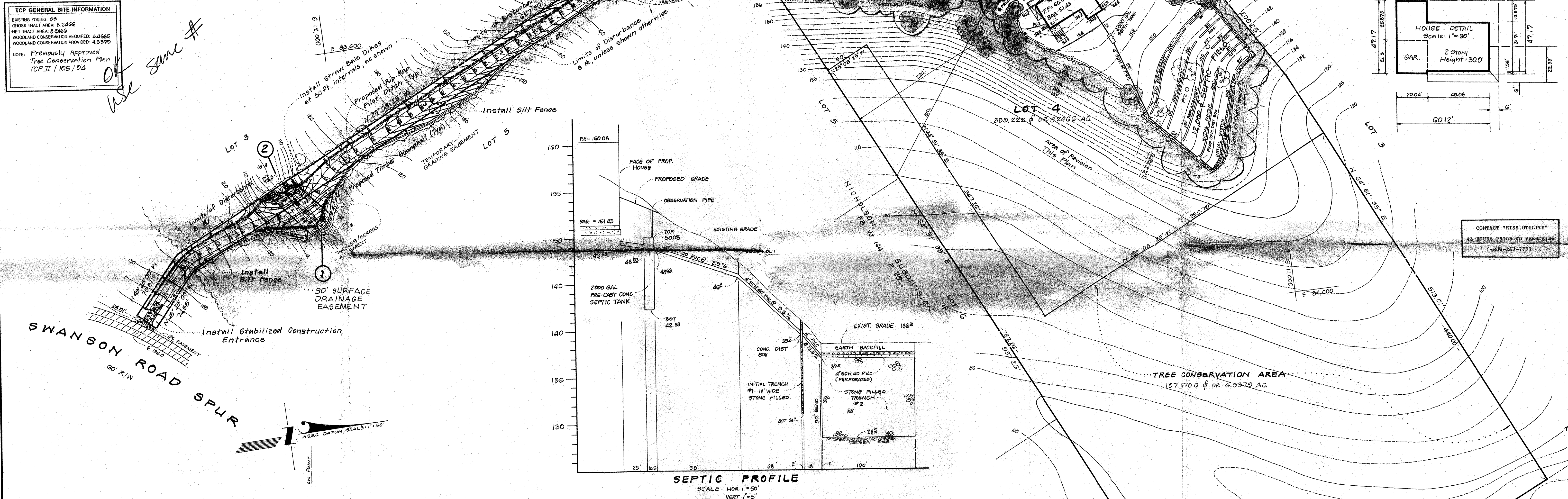
- Property located in Planning Area: 79
- Property located in Councilmanic District No. 6 (JoAnn Bell)
- Boundary survey performed by: Landesign, Inc. Sept. 1994
- Topographic survey performed by: Landesign, Inc. Sept. 1994
- Footings are to be extended to virgin soil.
- Fill under building slabs to be Class No. 1.
- Fill under driveways, sidewalks to be Class No. 2.
- All remaining fill areas to be Class No. 3.
- Foundation drains shall outlet into existing storm drains or at a point remote from property lines and buildings.
- Other and downspouts shall outlet onto undisturbed ground.
- Area Statement:
  - Total Site Area = 359,222 sq. ft. or 8.2466 acres.
  - Disturbed Area = 320,152 sq. ft. or 7.3800 acres.
  - Undisturbed Area = 29,070 sq. ft. or 0.6666 acres.
- Proposed use:
  - a. Minimum lot size: 217,800 sq. ft. or 5.0 acres.
  - b. Minimum lot coverage: 5%
  - c. Minimum lot width at front building restriction line: 300'
  - d. Minimum lot width at front street line: 25'
  - e. Minimum building set back at front property line: 50'
  - f. Minimum building set back at side property line: 20' total 40'
  - g. Minimum building set back at rear property line: 20'
- Maximum building height: 35'
- Proposed lot coverage: 14/30 sq. ft. or 3.0%
- MSDC GRID TIC'S WERE TRANSLATED FROM MNCPPC 200 SCALE TOPO



CONTACT "MISS UTILITY"

48 HOURS PRIOR TO TRENCHING

1-800-257-1777



Approved for Soils, Grading and Drainage

By: \_\_\_\_\_ Date: \_\_\_\_\_

DRAINAGE CERTIFICATE

I 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.

3-29-96 Date William J. Burrows Reg. Prof. Engineer, Md.No.17263

ENGINEER'S CERTIFICATE

I hereby certify that the plan shown hereon conforms to the requirements of Subtitle 4, Division 3 of the Prince George's County Building Code, except for specific modifications and/or waivers, if any, as listed below.

3-29-96 Date William J. Burrows Reg. Prof. Engineer, Md.No.17263

M-NCPPC Prince George's County Planning Department Natural Resources Division

APPROVAL

TREE CONSERVATION PLAN

TCP- 115/105/94

3-29-96 Date William J. Burrows Reg. Prof. Engineer, Md.No.17263

Prince George's Soil Conservation District

APPROVAL

SEDIMENT CONTROL POND

SC: \_\_\_\_\_ P: \_\_\_\_\_

SUPERVISOR DATE

M-NCPPC Prince George's County Planning Department Environmental Planning Section

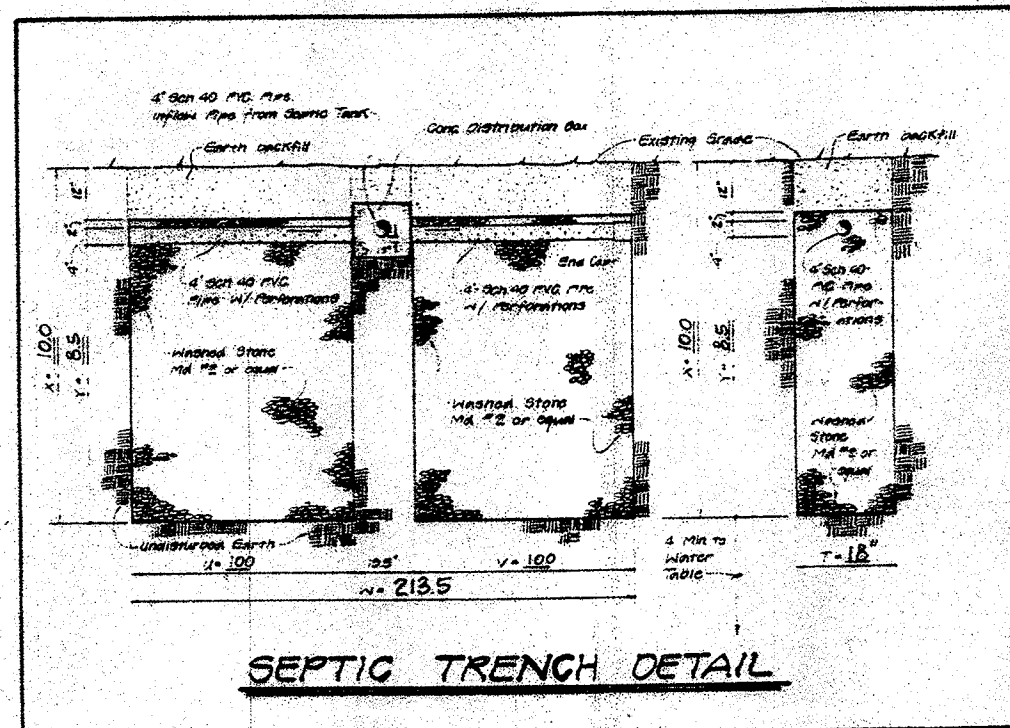
APPROVAL

TREE CONSERVATION PLAN

TCP2-105-94

Approved by: \_\_\_\_\_ Date: 10/21/1994

10/21/1994



Date	Revision
12-9-94	Add Storm Drain Approval Block, and misc storm drain detail, info.
12-28-94	Add additional details

William J. Burrows

**Landesign**

ENGINEERS • SURVEYORS • PLANNERS

2905 MITCHELLVILLE ROAD SUITE NO. III BOWIE, MARYLAND 20716 (301) 249-8802

OWNER, DEVELOPER, APPLICANT

MR. ANDREW P. GRAVATT  
4205 70th AVENUE  
LANDOVER HILLS, MD. 20784  
(301) 572-8440 H  
(301) 464-8300 W

**SITE DEVELOPEMENT PLAN**  
**TYPE II TREE CONSERVATION PLAN**  
**SEDIMENT CONTROL PLAN**

SC# -

FOR GRADING, UTILITY INSTALLATION  
PAVING AND BUILDING CONSTRUCTION

**LOT 4 PLAT TWO**  
**NICHOLSON SUBDIVISION**

PLAT BOOK VJ 164 PLAT NO. 25  
MARLBORO ELECTION DISTRICT NO. 3  
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: March, 1996	SCALE: AS NOTED
DESIGN BY: J.C.	DRAWN BY: J.C.
CHECKED BY: B.B.	SHEET NO.: 1 OF 2
PERMIT NO.:	JOB NO.: 94-032



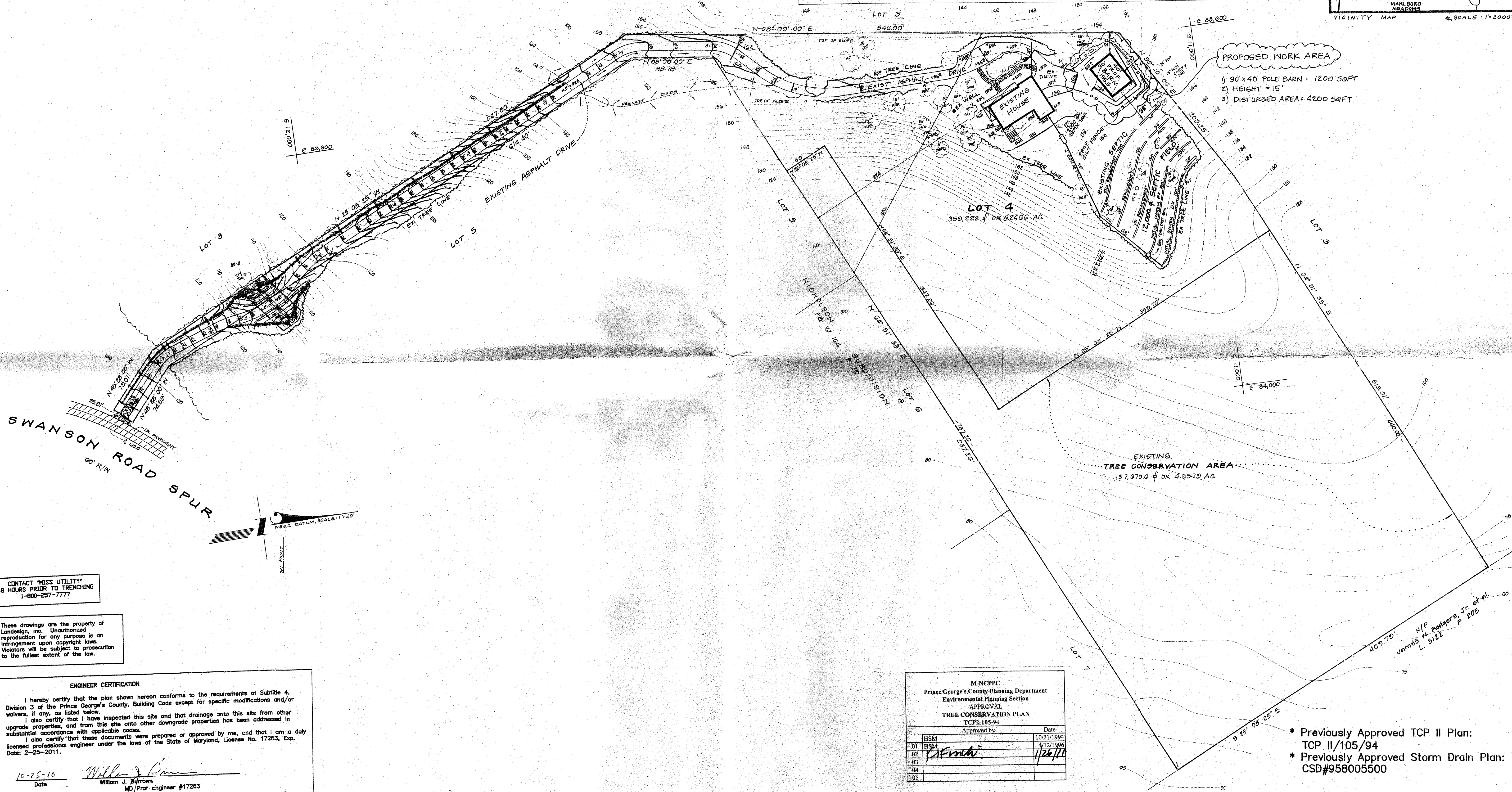
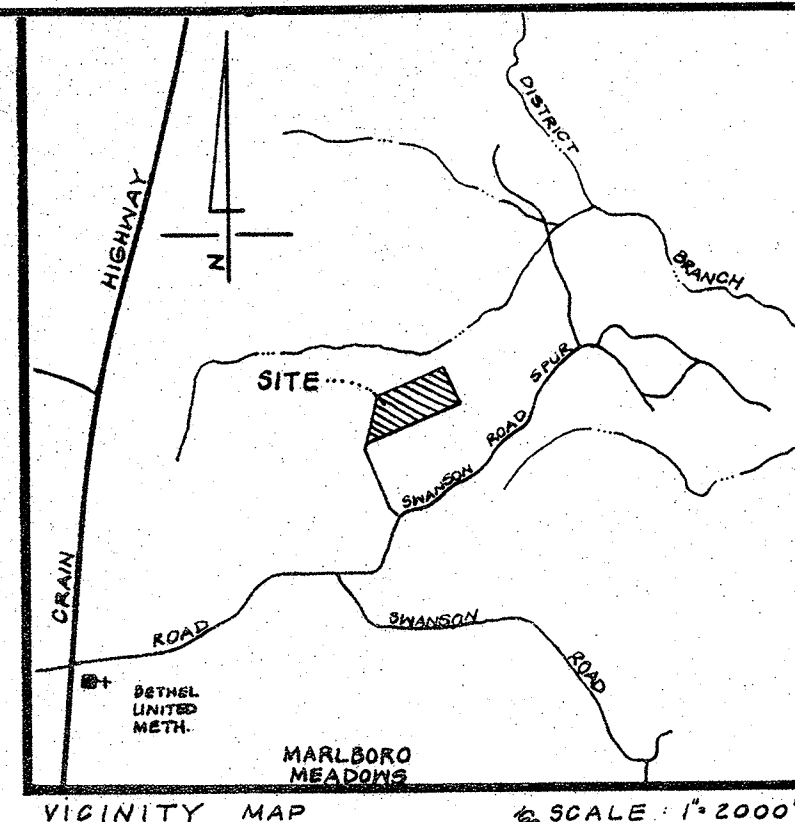




The location of all utilities shown hereon is from field investigation and available records and cannot be guaranteed. Contractor should dig test pits by hand at all utility crossings to verify exact locations.

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- GENERAL NOTES
1. Total Site Area: 359,222 sq. ft. or 8.2466 acres.
  2. EXISTING Site Use: Single Family Residential.
  3. Property Zoned: OS
  4. Property located on P.G. Co. Tax Map: 85 Grid, E-2
  5. Property located on W.S.S.C. 200 sheet: 203 SE 15
  6. Property located on P.G. Co. Street Map: page 17 Grids D-12, E-12
  7. Property located on P.G. Co. Soils Survey Map: 28
  8. Soil Types:
    - 40% = WaC2 = Westphalia fine sandy loam, 6 to 12% slopes, moderately eroded.
    - 35% = SaE = Sandy loam, steep.
    - 15% = ABE2 = Adelphi fine sandy loam, 2 to 5% slopes, moderately eroded.
    - 10% = WaD3 = Westphalia fine sandy loam, 12 to 20% slopes, severely eroded.
  9. Property located on P.G. Co. 200 Topography: 484 P
  10. Property located on U.S.G.S. Map: Bristol Quadrangle
  11. Electric service provided by: P.G. & E.
  12. Telephone service provided by: C&P
  13. Sewage disposal: individual septic system.
  14. Water supply: individual well.
  15. WSSC water and sewer category #6.
  16. Vertical datum per: MNCPPC 200 scale topography.
  17. Horizontal datum per: WSSC datum per P.B. Vol 64 Plat No. 29
  18. Property located in Planning Area: 79
  19. Property located in Councilmanic District No. 6
  20. Boundary survey performed by: Landesign, Inc. Sept. 1994
  21. Topographic survey performed by: Landesign, Inc. Sept. 1994
  22. Footings are to be extended to virgin soil.
  23. Fill under building slabs to be Class No. 1.
  24. Foundation drains shall outlet into existing storm drains or at a point remote from property lines and buildings. Gutter and downspouts shall outlet onto undisturbed ground.
  25. Area Statement:
    - Total Site Area = 359,222 sq. ft. or 8.2466 acres.
    - Disturbed Area = 4200 sq. ft. or 0.0444 acres.
    - Undisturbed Area = 355,022 sq. ft. or 8.1502 acres.
  26. Building Restrictions: (B-5 Zone)
    - a. Proposed use:
    - b. Minimum lot size: 217,800 sq. ft. or 5.0 acres.
    - c. Maximum lot coverage: 5%
    - d. Minimum lot width at front building restriction line: 300'
    - e. Minimum lot width at front street line: 25'
    - f. Minimum building set back at front property line: 50'
    - g. Minimum building set back at side property line: 20'
    - h. Minimum building set back at rear property line: 20'
    - i. Maximum building height: 35'
    - j. Proposed lot coverage: 15.330 sq. ft. or 4.2%
  27. WSSC GRID TICS WERE TRANSLATED FROM MNCPPC 200 SCALE TOPO.



DATE	REVISION



**Landesign**  
ENGINEERS · SURVEYORS · PLANNERS  
2905 MITCHELLVILLE ROAD SUITE NO. III  
BOWIE, MARYLAND 20716  
(301) 249-8802

OWNER, DEVELOPER, APPLICANT:  
Andrew Gravatt  
16702 Swanson Road Spur  
Upper Marlboro, MD 20774  
(301) 574-1988

**SITE DEVELOPMENT PLAN  
CONSTRUCTION OF POLE BARN**

**LOT 4 PLAT TWO  
NICHOLSON SUBDIVISION**  
PLAT BOOK VJ 104 PLAT NO. 25  
MARLBORO ELECTION DISTRICT NO. 3  
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: OCT. 2010	SCALE: 1" = 50'
DESIGN BY: J.C.	DRAWN BY: CM
CHECKED BY: W.B.	SHEET NO.: 1 OF
BUILDING PERMIT *	JOB NO.: 94-032