

LOCATION MAP
COPYRIGHT 2007 THE MAP PEOPLE
PERMIT USE NO. 2002153-5
SCALE: 1"=200'

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I: Establishing Site Information (Enter acres for each zone)				
1. Zone	R-10			
2. Gross Tract	10.33			
3. Floodplain	0.00			
4. Previously Dedicated Land	0.00			
5. Net Tract (NTA)	10.33	0.00	0.00	

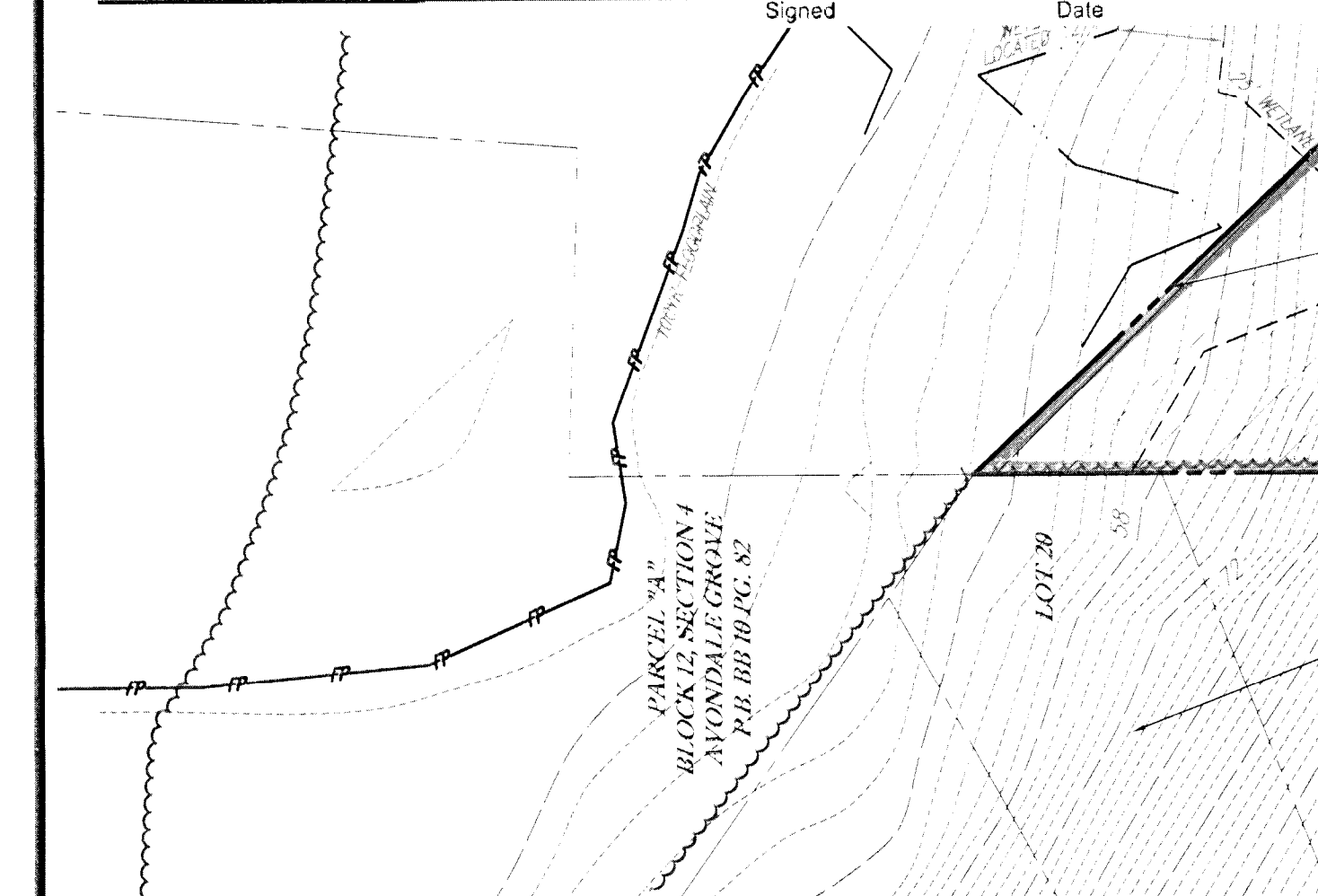
SECTION II: Determining Requirements (Enter acres for each corresponding column)				
6. TCP Number	TCP1-124-06	Revision #		
7. Property Description or Subdivision Name	Avondale Townhomes			
8. Is this site subject to the 1989 Ordinance (Y/N)	N			
9. Is this one (1) single family lot? (Y/N)	N			
10. Are there prior TCP approvals which include a				
11. combination of this lots? (Y/N)	N			
12. Is any portion of the property in a WC Bank?				
13. Break-even Point (Preservation) *	2.91 acres			
14. Clearing permitted w/o reforestation *	3.37 acres			

SECTION III: Meeting the Requirements (Enter acres for each corresponding column)				
15. Existing Woodland	Column A	Column B	Column C	Column D
16. Woodland Conservation Threshold (WCT) *	WCT/AFT *	Net Tract	Floodplain (1.1)	Off-Site Impacts (1.1)
17. Smaller of 13 or 14	20.00%	8.28	0.00	
18. Woodland above WCT		2.07		
19. Woodland cleared		4.29	0.00	0.00
20. Woodland cleared below WCT (smaller of 16 or 17)		4.29		
21. Clearing above WCT (2.1) replacement requirement		1.09		
22. Woodland cleared below WCT		0.09		
23. Clearing below WCT (2.1 replacement requirement)		0.13		
24. Reforestation Required		1.23		
25. Off-site WCA being provided on this property	15.00%	0.00		
26. Woodland Conservation Required		3.20 acres		

SECTION III: Meeting the Requirements (Enter acres for each corresponding column)				
27. Woodland Preservation	1.99			
28. Reforestation / Reforestation	0.10	Bond amount	\$	1,308.80
29. Natural Regeneration	0.00			
30. Landscape Credits	0.00			
31. Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00			
32. Forest Enhancement Credit (Area * 25)	0.00			
33. Street Tree Credit (Existing or 10 year canopy coverage)	0.00			
34. Area approved for fee-in-lieu PFA	0.00	Fee amount		\$0.00
35. Off-site Woodland Conservation Credits Required	1.23	Fee amount		\$0.00
36. Off-site WCA (reforestation) being provided on this property	0.00			
37. Off-site WCA (reforestation) being provided on this property	0.00			
38. Woodland Conservation Provided	3.33 acres			

39. Area of woodland not cleared	1.99 acres
40. Net tract woodland retained not part of requirements	0.01 acres
41. 100% woodland retained	0.00 acres
42. On-site woodland conservation provided	2.08 acres
43. On-site woodland retained not credited	0.01 acres

44. Prepared by: Bohler Engineering



SITE SPECIFIC LEGEND:

WOODLAND PRESERVATION SIGN				
TPF	TEMPORARY TREE PROTECTION FENCE			
PPF	PERMANENT TREE PROTECTION FENCE			
RP	ROOT PRUNING			
	SPECIMEN TREE			
	SPECIMEN TREE TO BE REMOVED			
	WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT			
	WOODLAND RESTORATION AREA			
	100% FLOODPLAIN			
	WETLANDS			
	WETLANDS BUFFER			
	PRIMARY MANAGEMENT AREA			
	LIMIT OF DISTURBANCE			
	CONSERVATION EASEMENT			
	UNSATURATED 65 DBA 1/10 NOISE CONTOUR			

NOTE: 65DBA 1/10 NOISE CONTOUR AS PER ACOUSTICAL ANALYSIS FOR AVONDALE OVERLOOK PREPARED BY WYLE INC. DATED 4/17/15. AND ACOUSTICAL ANALYSIS FOR HEPBURN MODEL PREPARED BY WYLE INC. DATED 7/15/15. 65DBA NOISE CONTOUR NOT DEPICTED AS THE NOISE LEVELS WOULD BE BELOW 45 DBA BY STANDARD BUILDING CONSTRUCTION MATERIALS.

1. LAND USE (EXISTING): LOT 1A IS VACANT AND UNIMPROVED. LOT 2A IS IMPROVED WITH AN EXISTING 12-STORY APARTMENT BUILDING WITH 247 UNITS.

2. LOT 1A LOCATION: 2350 QUEENS CHAPEL ROAD, HYATTSVILLE, MD 20782. TAX ACCOUNT NO. 175515035. TAX MAP: 49, GRID D-1. PROPERTY DEED: LIBER 17192 FOLIO 683. PROPERTY PLAT: LOT 1A PLAT OF AVONDALE OVERLOOK AT QUEENS CHAPEL PLAT 234 / 247. LOT 1A AREA: 277,982 S.F. = 6.382 AC. (EXISTING). LOT 1B AREA: 253,264 S.F. = 5.814 AC. (PROPOSED - AFTER LOT LINE REVISION).

3. ZONED (EX. PROP.): R-10 WITHIN RESIDENTIAL REVITALIZATION TAX CREDIT DISTRICT. REGULATIONS CONCERNING THE HEIGHT OF STRUCTURES, LOT SIZE AND COVERAGE, FRONTAGE, SETBACKS, DENSITY, BEDROOM PERCENTAGES AND OTHER REQUIREMENTS OF THE SPECIFIC ZONE DO NOT APPLY TO USES AND STRUCTURES IN A RESIDENTIAL REVITALIZATION PROJECT. THE DIMENSIONS AND PERCENTAGES SHOWN ON THE APPROVED DETAILED SITE PLAN SHALL CONSTITUTE THE DEVELOPMENT REGULATIONS.

4. DEVELOPER/APPLICANT: 2350 QUEENS CHAPEL LLC, C/O KETTLER INC, 1751 PINNACLE DRIVE, SUITE 700, MODERAN VA 22102, (703) 852-2708.

5. OWNER: 2350 QUEENS CHAPEL LLC, 8081 WOLFTRAP ROAD, SUITE 300, VIENNA VA 22182. AVONDALE OVERLOOK LP, 8081 WOLFTRAP ROAD, SUITE 300, VIENNA VA 22182.

6. OFFSITE TOPOGRAPHY IS A RESULT OF A FIELD SURVEY DONE BY V.K.A. INC. ENTITLED "FINAL PLAT OF SUBDIVISION 234-049 DATED 03-03-02." IT IS NOT A RESULT OF FIELD SURVEY COMPLETED BY BOHLER ENGINEERING.

TOTAL EXISTING & PROPOSED AREA: 6,382 + 5,848 = 12,230 AC.

LANDS OF SIX SAC SELF-STORAGE CORPORATION, LIBER 1277 FOLIO 145, TM 19 D1 440, ZONED M-X-1, T-D-O.

LANDS OF MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION, LIBER 1410 FOLIO 10, TM 19 D1 3, ZONED R-35.

WPA = 1.98 ± AC

WRA = 0.10 ± AC

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