

Woodland Conservation Notes

Zone: 05
Gross Tract: 2.59
Floodplain: 0.0
Dedicated Land: 0.0
Net Tract: 2.59

Owner: Samuel A. Mustafa
Address: 3935 Clay Place NE
Phone: 202-397-4685
Parcel #: 1547E-27E-62

Subdivision/Block/Lot:
Woodland Conservation Required: 50.0 ± 1.30 acres
Woodland Conservation Provided: 50.0 ± 1.30 acres
Woodland Conservation is based on 10/1/79

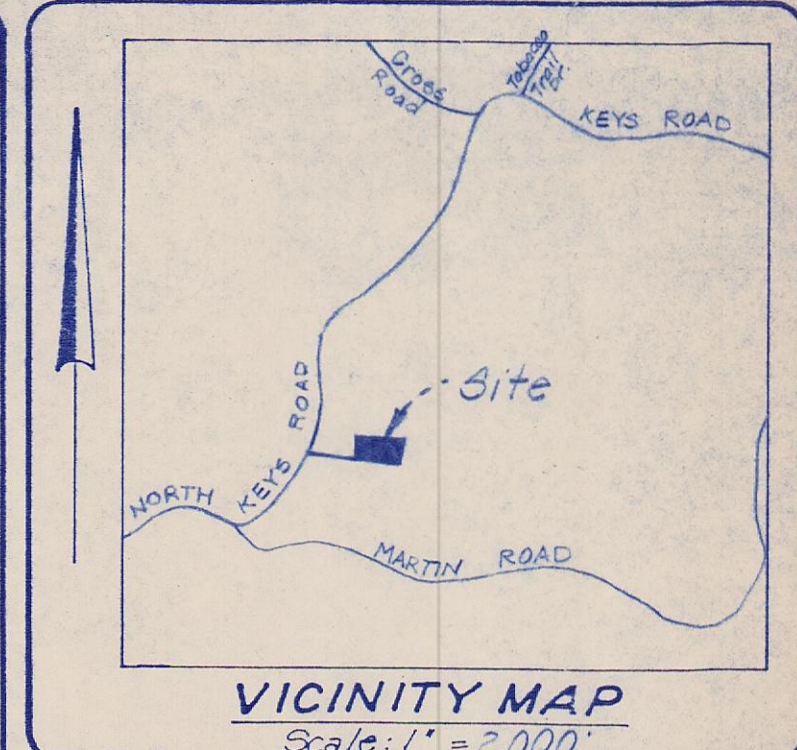
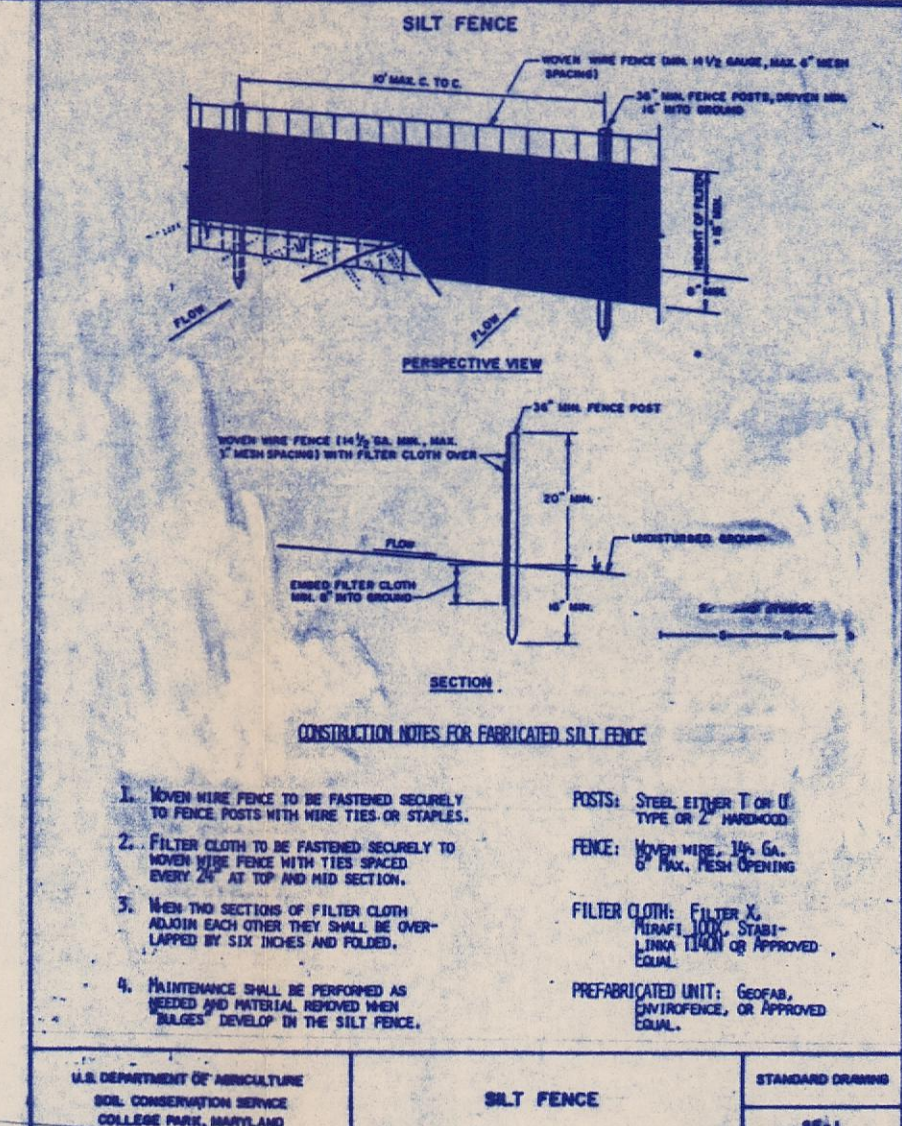
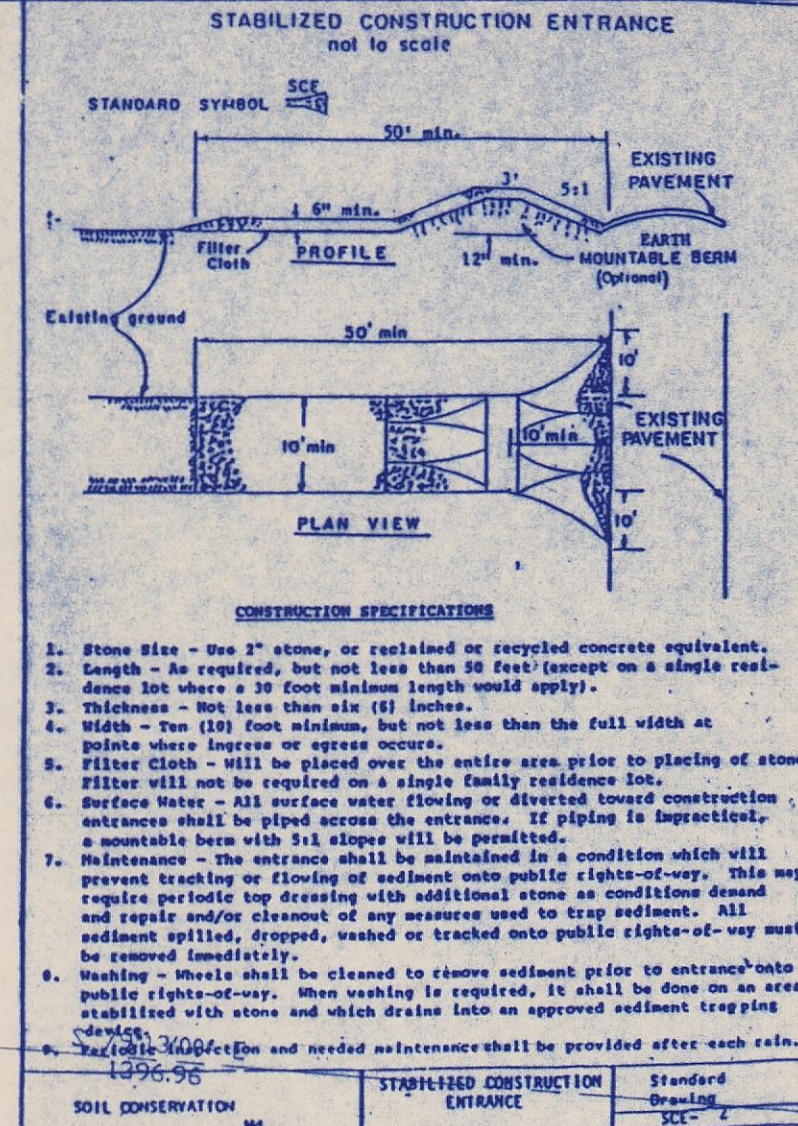
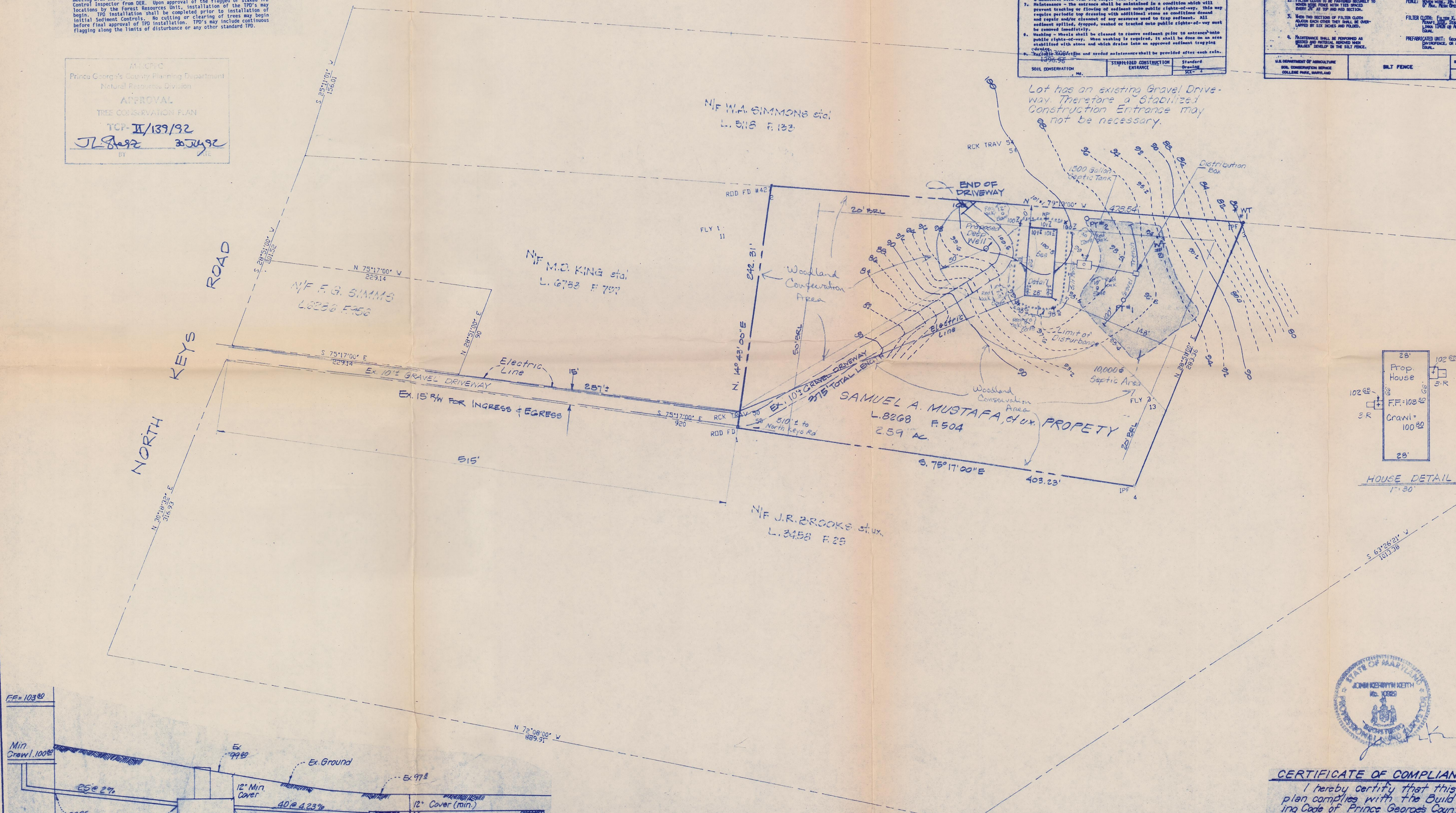
Existing Conditions
Woodland in Floodplain: 0.0 acres
Woodland outside Floodplain: 2.59 acres
Woodland Cleared: 0.0 acres
Tree Planting Provided: 0.0 acres

Proposed Conditions
Woodland in Floodplain: 0.0 acres
Woodland outside Floodplain: 2.59 acres
Woodland Cleared: 0.0 acres
Tree Planting Provided: 0.0 acres

- TREE CONSERVATION PLAN PREPARED BY THE NATURAL RESOURCES DIVISION OF M-NCPPC AND THE PROPERTY OWNER.
- 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 \$1.20 per square foot mitigation fee.
 - The Department of Environmental Resources, Forest Resources Unit must be contacted at (301) 925-5820 prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
 - Property owners shall be notified by the Developer or Contractor of any Afforestation Areas, or Selective Clearing Areas located on their lot or adjacent to the site for unauthorized disturbance to the woodland.
 - Upon the sale of the property the owner / developer or these areas. Upon the sale of the property the owner / developer or these areas. Upon the sale of the property the owner / developer or these areas.

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

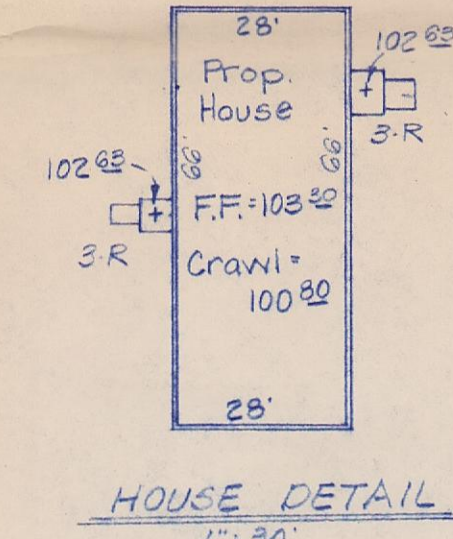
APPROVAL
TREE CONSERVATION PLAN
TCP-II/137/92
JL 8/92 3/92



- NOTES:
- Gross Floor Area = 1,848 sq ft
 - Total Lot Coverage = 5.0 %
 - Height of Dwelling at Peak = 17.5 ft
 - Dimensions hereon depicted from land record data
 - Topography by L.E.A.
 - Not in Flood Plain as per F.E.M.A. #245208-1050.
 - Elevations based on assumed datum.
 - Previous approved Health Dept. Application #700096.
 - Tax Map #146, Grid F-2, Parcel 62.
 - Zone 05

Table I	= 217,800 sq ft
Table II	= 5% Lot Coverage*
Table III	= 300' B.R.L.
Table IV	= Front B.R.L. 50'
	Side B.R.L. 40/20'
	Rear B.R.L. 20'

* LOT COVERAGE:
HOUSE 66'x28' = 1848
DRIVEWAY 10'x375' = 3750
5598
LOT AREA: 112,820 SQ. FT. = 4.96%



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LEA
• ENGINEERS
• PLANNERS
• SURVEYORS

Light, Elliott, & Associates Inc.
8508 ADELPHI ROAD • ADELPHI, MARYLAND 20783-1799
PHONE 422-6880

DATE	REVISION
7-30-92	Electric Line
7-17-92	DEWY LENS: 1/2 OF LOT COV. DEWY END
6-8-92	Added Trees

SITE DEVELOPMENT PLAN
North Keys Road
SAMUEL A. MUSTAFA
PROPERTY
4th (Nottingham) Election District
Prince George's County, Maryland
P.O. L2875 E174

SCALE	DESIGNER	APPROVED
1" = 50'	K.E.C.	
DATE	DRAWER	
5-27-92	Ge	242-15

JOB NO	FILE NO
M-1965	LSP2404

CERTIFICATE OF COMPLIANCE
I hereby certify that this plan complies with the Building Code of Prince Georges County, Maryland.
Total Area Disturbed 4,500 sq ft

Residential Requirements
1) Zone: 0-5
2) Number of lots: One
3) Number of trees required per lot: 4 shade trees 2 ornamental trees or evergreen trees
4) Total number of trees provided: 5 shade trees (Existing) 2 ornamental trees 2 evergreen trees

Developer
Samuel A. Mustafa &
Ziyadah Hana Mustafa
3935 Clay Place NE
Washington, D.C. 20019
202-397-4685

SEPTIC SYSTEM PROFILE
No Scale