THE RIDGES
PLAT BOOK VJ 172
PLAT NO. 23

N81°55'08"E 224.21'

S89°13'53"E 342.88'

S23°11'43"E 347.18'

N86°20'18"E 271.36'

THE RIDGES OF BRANDYWINE, LLC
LIBER 12498 FOLIO 282

KHM WINDSOR LLC.
LIBER 26642 FOLIO 514
14.21± ACRES

LOT 29
EAST PISCATAWAY
PLAT BOOK BB 6
PLAT NO. 37

MARK STEVEN HENDERSON, ET UX.
LIBER 9377 FOLIO 726

N02°09'58"E 1145.45'

POTOMAC ELECTRIC POWER COMPANY
LIBER 4361 FOLIO 780

POTOMAC ELECTRIC POWER COMPANY
LIBER 4615 FOLIO 544

S44°49'39"W 1506.88'

DANVILLE ROAD
50' R/W
PRINCE GEORGE'S COUNTY R/W PLAT NO. 238

A=22.78'
R=23.00'
CH=N54°43'43"W
22.27'

Does not show master planned ROW for E-53/ 80' R/W
9/19/07 6345 05

PA-1
BB2
CaC2
STAND 'A'
SP-1
SP-2
SP-3
SP-4

N

Woodland Conservation Worksheet for Prince George's County

Zone: R-A
Gross Tract: 14.21 Acres
Floodplain: 0.00 Acres
Prev. Dedicated Land: 0.00 Acres
Net Tract (NTA): 14.21 Acres

Owner: KHM Windsor, LLC
Address: 4640 Forbes Boulevard, Suite 300
Lanham, MD 20706
Phone: 301-918-2900
Tax Map: 143
Subdivision/Block/Lot:

Is this site subject to the 1989 Ordinance? N

Reforestation Requirement Reduction Questions

Is this one (1) single family lot? N
Are there prior TCP approvals which includes a combo of these lots and/or other lots? Y
Is this a mitigation bank? Y
Break-even Point (preservation) = 2.84 Acres
Clearing permitted w/o reforestation = 11.37 Acres

Woodland Conservation Calculations:

	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland	a. 14.21	k. 0.00	
Woodland Conservation Threshold (NTA)[1] = 0.00%	b. 0.00		
Smaller of a or b	c. 0.00		
Woodland above MCT	d. 14.21		
Woodland cleared	e. 0.00	l. 0.00	0.00
Smaller of d or e	f. 0.00		
Clearing above MCT (0.25 : 1) replacement requirement	g. 0.00		
Clearing below MCT (2:1 replacement requirement)	h. 0.00		
Afforestation Threshold (AFT) = 0.00%	i. 0.00		
Off-site Mitigation being provided on this property	j.* 14.21		
Woodland Conservation Required	14.21		

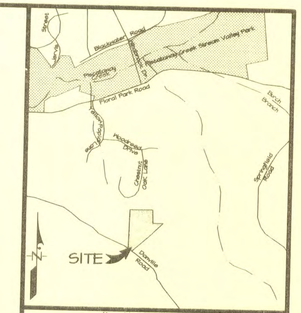
Woodland Conservation Provided:

	(acres)	
Woodland 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 (preservation) being provided on this property	14.21	
Off-site Mitigation (afforestation) being provided on this property	0.00	
Woodland Conservation Required	14.21	
Area of woodland not cleared	14.21 acres	
Woodland retained but not part of requirements:	14.21 acres	

Plan Certified by:
Name: Megan Reiser
Address: 11721 Woodmore Road, Suite 200
Mitchellville, MD 20721
License: Qualified Professional

[1] MCT is the Woodland Conservation Threshold as shown in Part 5 of the Prince George's County Woodland Conservation and Tree Preservation Policy Document.

PRESERVATION AREAS (PA)	
No.	AREA (AC.)
1	14.21
TOTAL	14.21



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

PROPERTY BOUNDARY
EX. CONTOUR
EX. TREELINE
FOREST STAND IDENTIFICATION — STAND 'A'
FOREST STAND BOUNDARY
SOIL TYPE & DELINEATION — Ky
FSD SAMPLE POINT — SP-1
PRESERVATION AREA (PA)

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP II / 168 / 06

	Approved by	DATE
01	Tom Trash	1/22/07
02		9/19/07
03		
04		
05		
06		

SITE SPECIFIC NOTES

1. The topography shown on this plan is from 2001 Prince George's County GIS Sheet 208 SE 04.

SIMPLIFIED FOREST STAND DELINEATION AND TREE CONSERVATION PLAN - TYPE II
DANVILLE ESTATES
PISCATAWAY DISTRICT No. 5
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1" = 60'
0 60 120 180

SHEET 1 OF 2
MSSC 200' SHEET SERIES 218 SE 04 ADC MAP 18C LOCATION J1 D-12

8/8/07
DATE

Megan Reiser
Megan Reiser
Qualified Professional
COMAR 08.19.06.01

DATE	DESCRIPTION	BY
8/21/07	Revised to show recorded L. F. for Ritchie Station Marketplace Transfer Certificate	MR
7/10/07	Revised to show area and metes & bounds description from L. 26642 F.514	MR
1/04/07	Revised per M-NCPPC Env. Section comments dated 12/12/06	GD

REVISIONS

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

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DRAWN BY: GD | DESIGNED BY: GD | CHECKED BY: PAT | RECORD NO.
SCALE 1" = 60' | J-06042
DATE November, 2006 | DRWG. NO. 54.001-Y

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