

TREE CONSERVATION PLAN TYPE III

MONTPELIER HILLS

LAUREL(10th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

Tag #	Common Name	Scientific Name	DBH (inches)	Remarks / Condition	Disposition
1	Willow oak	<i>Quercus</i>	35	Good	Removed
2	Willow oak	<i>Phellus</i>			
3	Willow oak	<i>Quercus</i>	31	Good	Removed
3	Pine oak	<i>Phellus</i>			
3	Pine oak	<i>Parishii</i>	31	Fair	Removed
4	White oak	<i>Quercus alba</i>	32	Fair	Removed
5	Willow oak	<i>Phellus</i>	31	Fair, double lead	Removed

TREE PRESERVATION AREA

TREE PRESERVATION AREA #1 - 0.26 AC.

TREE PRESERVATION AREA #2 - 0.16 AC.

TREE PRESERVATION AREA #3 - 0.20 AC.

TREE PRESERVATION AREA #4 - 0.26 AC.

TREE PRESERVATION AREA #5 - 0.14 AC.

TREE PRESERVATION AREA #6 - 0.68 AC.

TREE PRESERVATION AREA #7 - 0.49 AC.

TREE PRESERVATION AREA #8 - 020 AC

TRFF PRESERVATION AREA #9 - 0.46 AC.

TREE PRESERVATION AREA #10 - 021 AC

TREE PRESERVATION AREA #11-024 AC

TOTAL - 3.30 AC.

TCPII WORKSHEET

Woodland Conservation Worksheet					
for Pine County's County					
Zone:					
Tract:					
Floodplain:					
Previously Dedicated Land:					
Net Tract (NTA):					
Property Description or Subdivision Name:					
Reforestation Requirement Calculations:					
Total Acreage Available for WCT (Y)	N				
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n)	N				
Is this a Mitigation Bank	N				
Break-even Point (preservation) =	9.6216 acres				
Clearing permitted w/o reforestation=	12.7184 acres				
Woodland Conservation Calculations:					
Existing Woodland	22.34				
Woodland Conservation Threshold (NTA) =	20.00%				
Smaller of a or b	6.442				
Woodland above WCT	15.898				
Woodland cleared	18.26				
Smaller of d or e	15.90				
Clearing above WCT (0.95 : 1) replacement requirement	15.90				
WCT (2% replacement requirement)	2.36				
Afforestation Threshold (AFT) =	0.00				
Woodland Conservation Required	15.00%				
Off-site Reforestation Impacts (acres)	22.34				
Net Tract Floodplain Impacts (acres)	0.01				
Woodland Conservation Provided:					
Woodland Preservation	3.30				
Reforestation / Replacement	0.00				
Afforestation	0.00				
Credits for fee-in-lieu	0.00				
Credits for Off-site Mitigation on another property	9.50				
Off-site Mitigation provided on this property	0.00				
Total Woodland Conservation Provided	12.80				
Area of woodland not cleared	4.08 acres				
Woodland retained not part of requirements:	0.78 acres				
Prepared by:					
Signed					Date

OWNER / DEVELOPER
BERMAN ENTERPRISES
BECO Building West
5410 Edison Lane Suite 220
Rockville, MD 20852
Contact: Brian E. Berman
(301) 818-1555

 **Loiderdman
Sotasz Associates, Inc.**

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NO.	REVISIONS	BY	DATE
1	ADD Electrical Schedule		
2	Technical ARD		
3	W8 - 2000		
4	W8 - 2000		
5	W8 - 2000		
6	W8 - 2000		
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8	W8 - 2000		
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100	W8 - 2000		

COVER SHEET

MISS UTILITY NOTE

TREE CONSERVATION PLAN TYPE II

MONTPELIER HILLS

LAUREL(10th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO.
1622-00-00[illegible]

GENERAL NOTES

[illegible]

SITE DEVELOPMENT NOTES

SITE ACREAGE:	
GROSS TRACT	32.34 ACRES
FLOODPLAIN AREA	0.13 ACRES
NET TRACT	32.21 ACRES
EXISTING ZONE	R-U
TOTAL PROPOSED TOWNHOUSE UNITS	211
PROPOSED SITE RESIDENTIAL DENSITY - 211 UNITS/32.21 AC.	6.55 UNITS/ACRE

PARCEL 5.

PARCEL "A" - 2.50 ACRES
PARCEL "B-1" - 5.11 ACRES
PARCEL "B-2" - 4.80 ACRES
PARCEL "E" - 3.76 ACRES
PARCEL "K-3" - 3.42 ACRES
PARCEL "L" - 3.78 ACRES
PARCEL "S" - 3.71 ACRES
PARCELS "J" & "K" PLUS 5.10 ACRES
PARCELS "K-1" - 0.16 ACRES

PARKING CALCULATIONS

PARKING REQUIRED: 211 UNITS x 2.04 SPACES PER UNIT = 431 SPACES
PARKING PROVIDED: 559 SPACES

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SHEET INDEX	
SHEET 1	COVER SHEET
SHEET 2	PLAN VIEW
SHEET 3	PLAN VIEW
SHEET 4	PLAN VIEW
SHEET 5	PLAN VIEW
SHEET 6	PLAN VIEW
SHEET 7	PLAN VIEW
SHEET 8	PLAN VIEW
SHEET 9	DETAIL SHEET

SHEET INDEX

LEGEND

- DOTTED TREELINE
- PROPOSED TREELINE
- SITE PROPERTY BOUNDARY
- EXISTING PROPERTY BOUNDARY
- PROPOSED FENCE LINES
- LIMIT OF DISTURBANCE
- SPECIMEN TREE
- AREA OF TREE PRESERVATION
- LOD

M-NCPPC APPROVALS		M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII / / APPROVED BY DATE	
PROJECT NAME:			
PROJECT NUMBER:			
FOR CONDITIONS OF APPROVAL SEE TREE CAN COVER SHEET OR APPROVAL SHEET IF REQUIRED DELIVERY TO THE BUREAU			
PERSONAL OR BUSINESS USE	APPROVAL DATE	CERTIFICATION DATE	
			01
			02
			03
			04
			05



TREE CONSERVATION PLAN TYPE II MONTPELIER HILLS LAUREL(10th) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND		1" = 200'
SHEET 1 OF 9		PROJECT NO. 1622-00-00