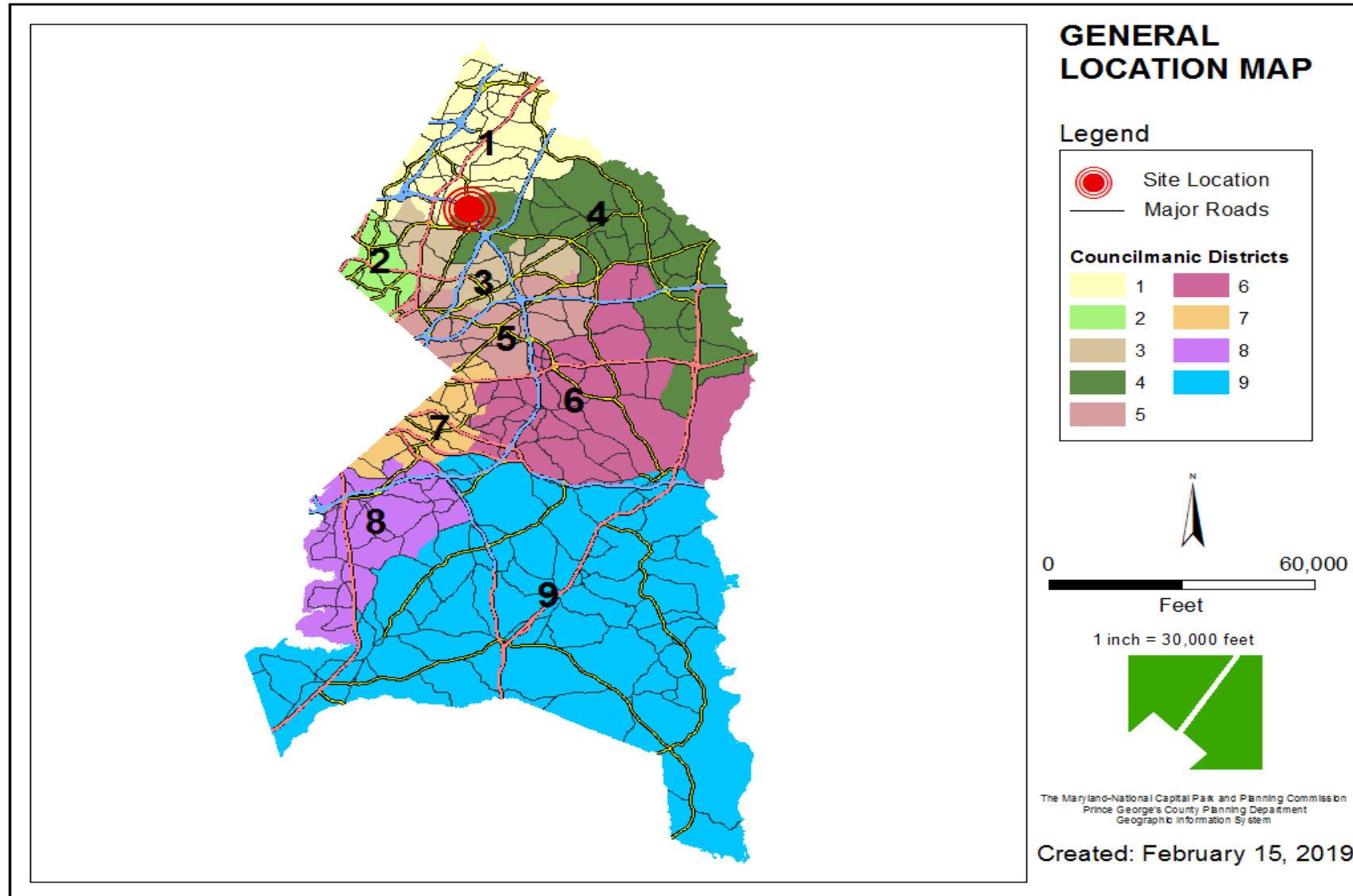


ITEM: 6
CASE: 4-19010

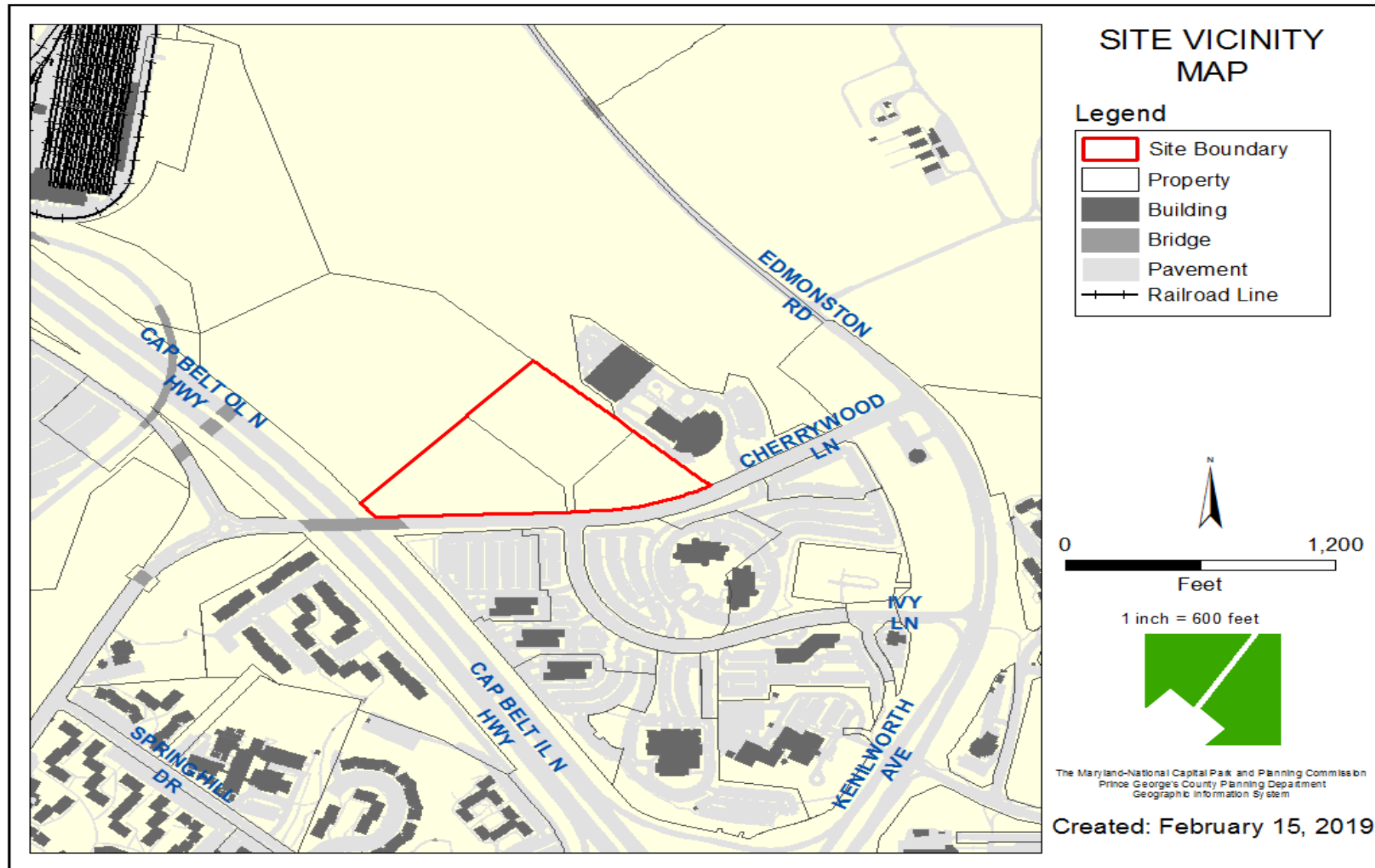
GREENBELT METRO

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

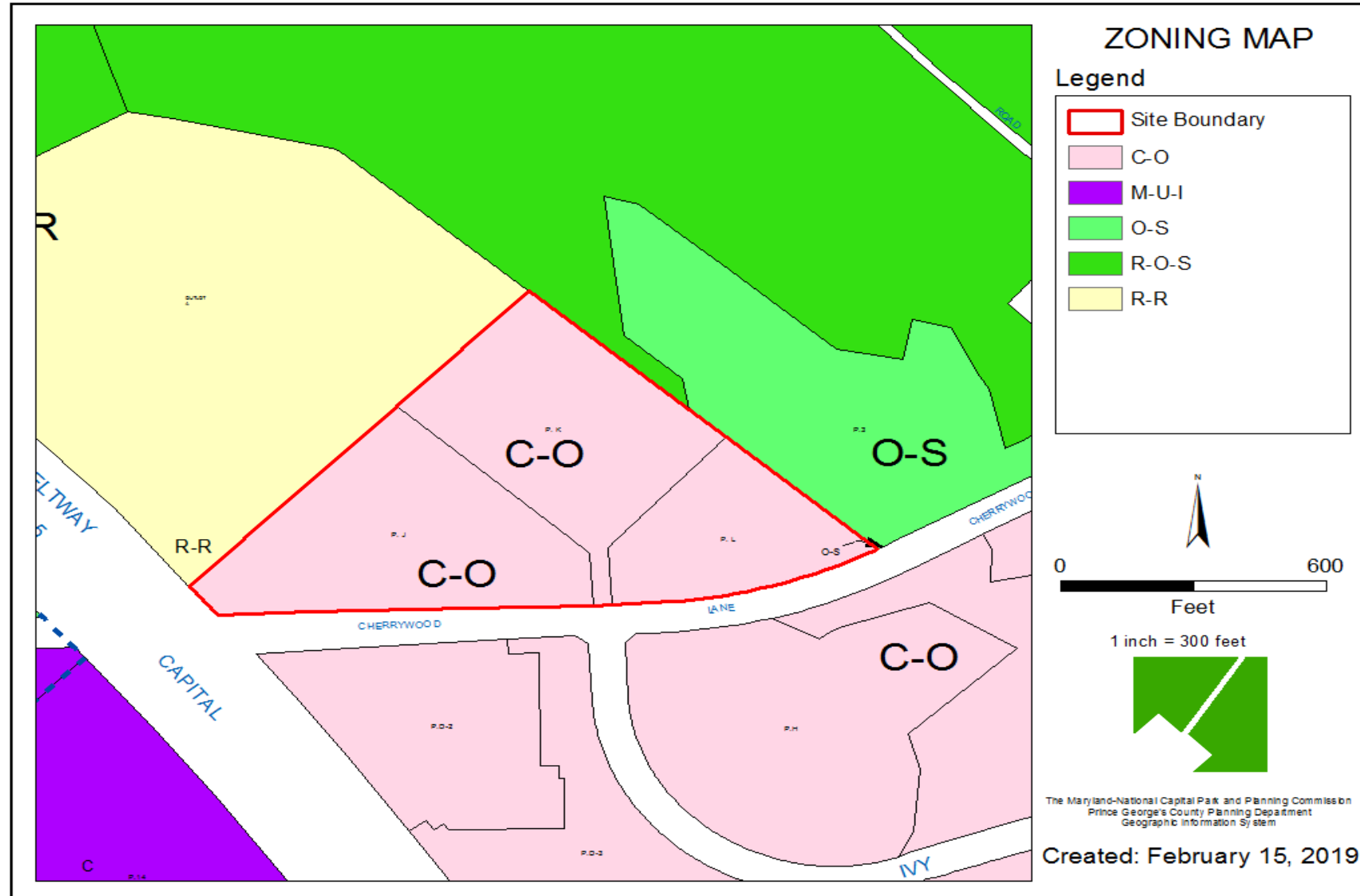
GENERAL LOCATION MAP



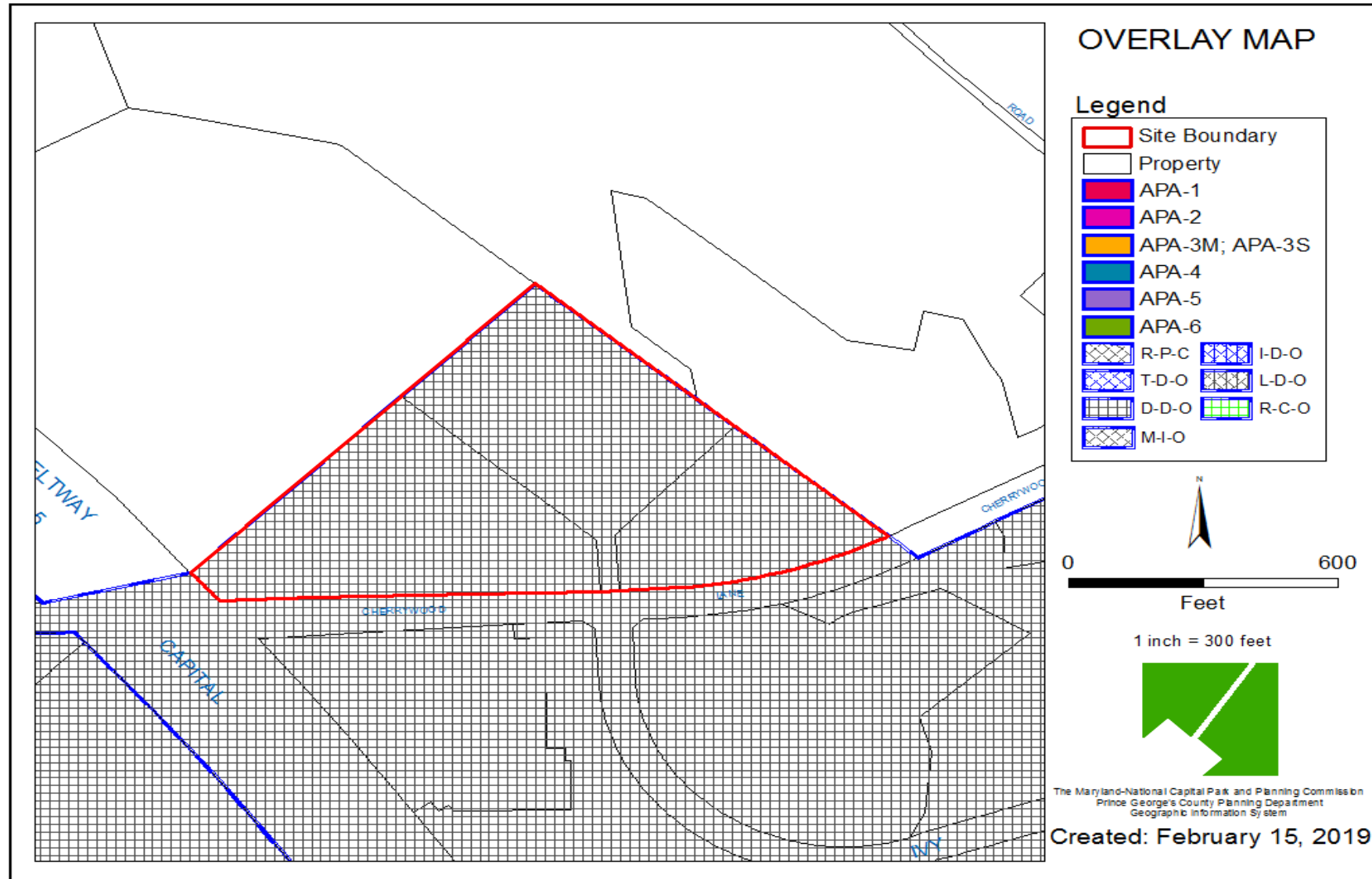
SITE VICINITY



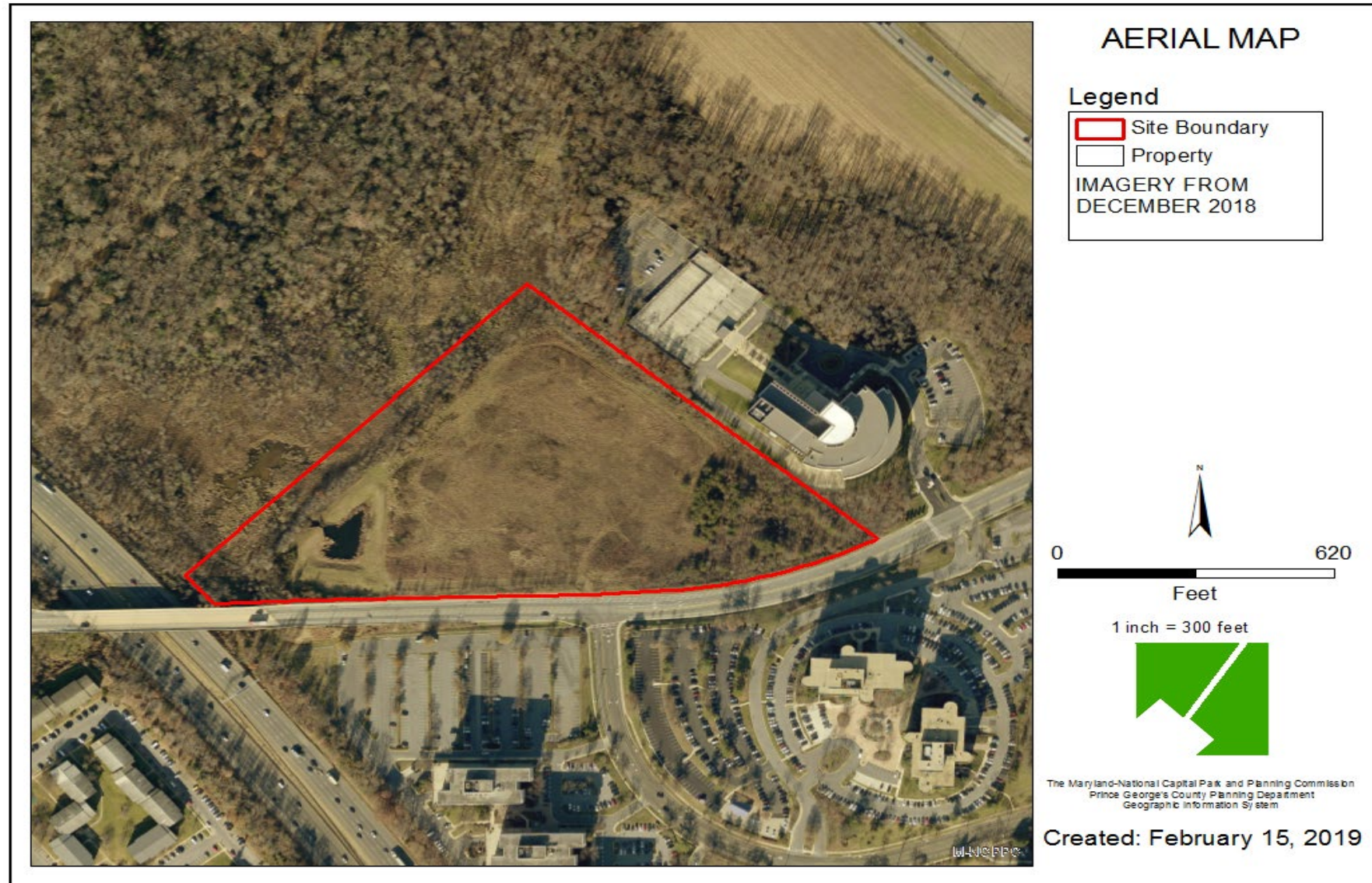
ZONING MAP



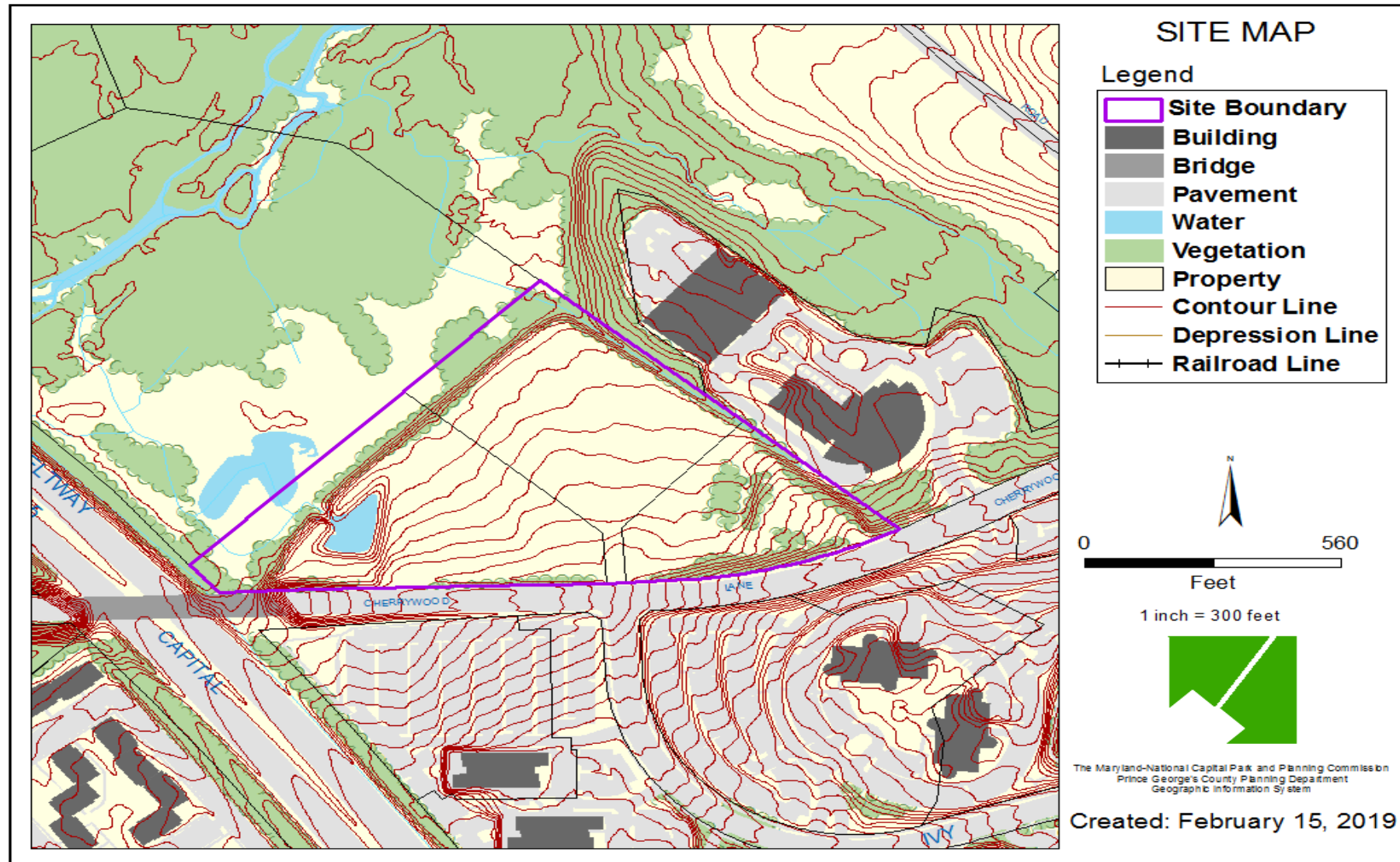
OVERLAY MAP



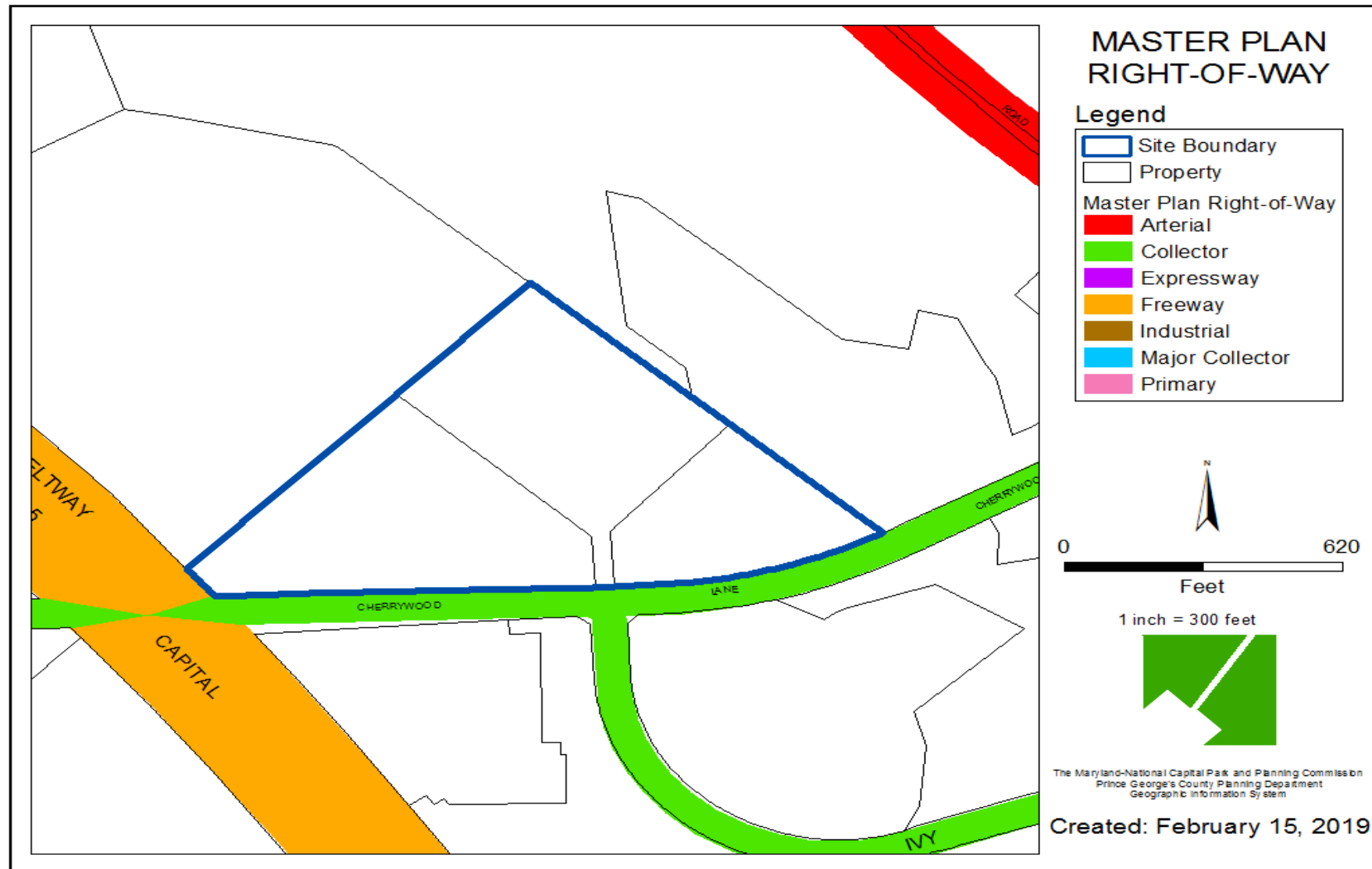
AERIAL MAP



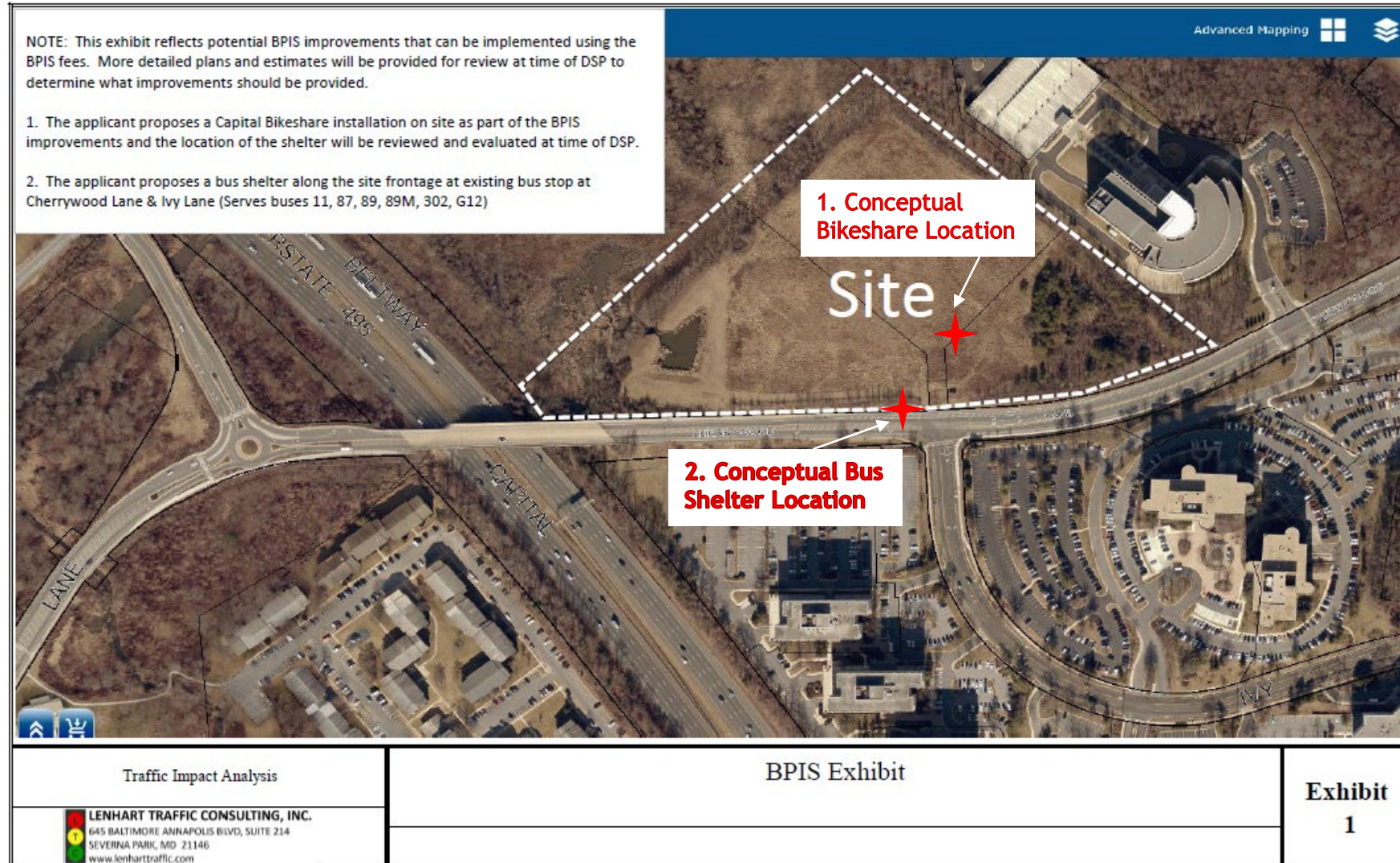
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



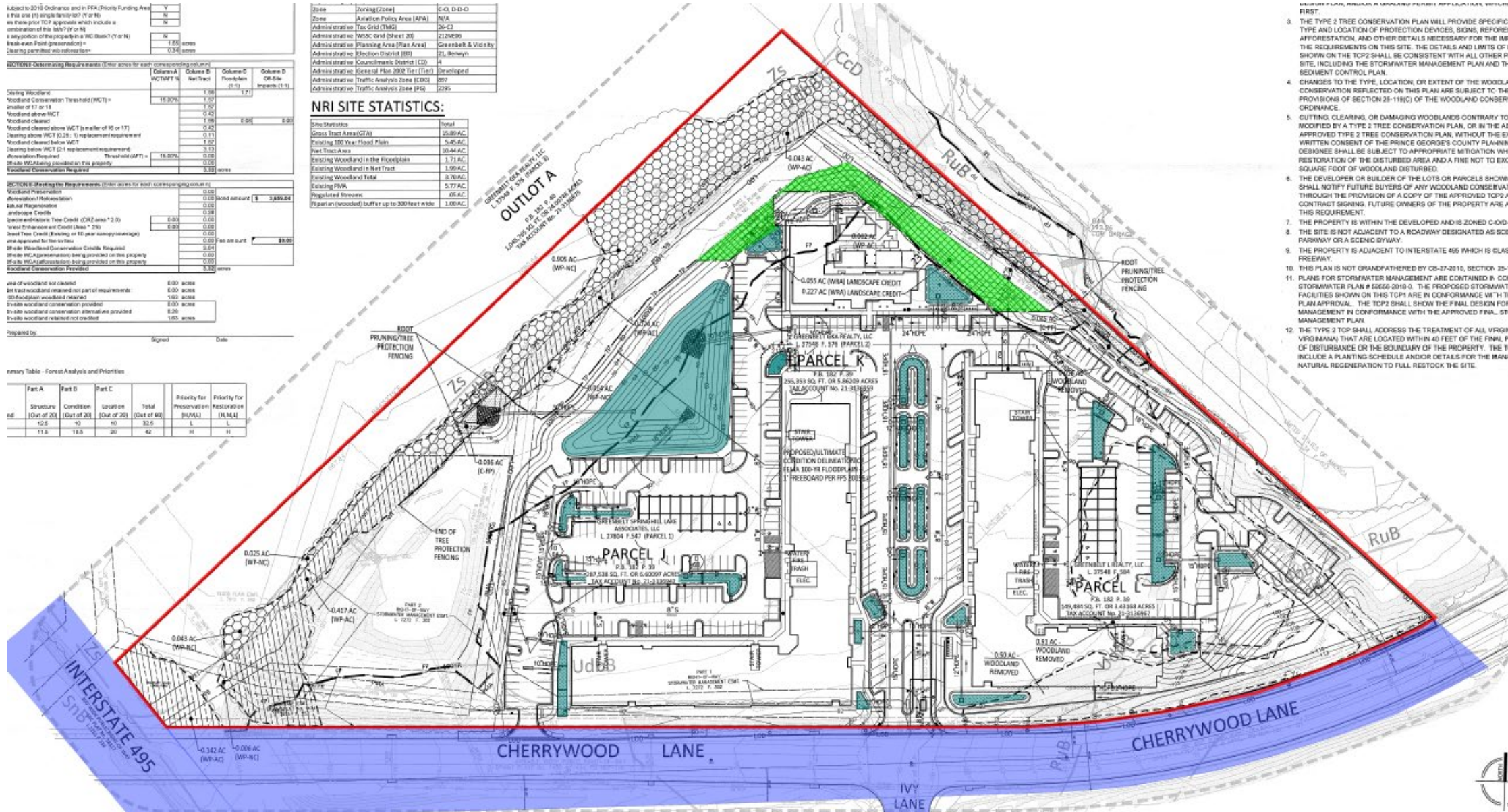
APPLICANT'S BPIS EXHIBIT





	Part A	Part B	Part C			Priority for Preservation (JULI)	Priority for Restoration (H, M, L)
ref	Structure (Out of 20)	Condition (Out of 20)	Location (Out of 20)	Total (Out of 60)			
	12.5	10	10	32.5		L	L
	11.8	18.5	20	42		H	H

Site Statistics	Total
Gross Tract Area (GRA)	35.89 AC
Existing 100 Year Flood Plain	5.45 AC
Net Tract Area	30.44 AC
Existing Woodland in the Floodplain	1.71 AC
Existing Woodland in Net Tract	1.99 AC
Existing Woodland Total	2.70 AC
Existing PWA	5.77 AC
Regulated Streams	0.6 AC
Polygon (wooded) buffer up to 300 feet wide	1.00 AC



3. THE TYPE 2 TREE CONSERVATION PLAN WILL PROVIDE SPECIFIC TYPE AND LOCATION OF PROTECTION DEVICES, SIGNS, REFERENCE AFFORRESTATION, AND OTHER DETAILS NECESSARY FOR THE MEET THE REQUIREMENTS ON THIS SITE. THE DETAILS AND LIMITS OF SHOW ON THE TOPSOIL SHALL BE CONSISTENT WITH ALL OTHER PLANS, SPECIFICATIONS AND THE STORMWATER MANAGEMENT PLAN AND SEDIMENT CONTROL PLAN.
4. CHANGES TO THE TYPE, LOCATION, OR EXTENT OF THE WOODLAND CONSERVATION REFLECTED ON THIS PLAN ARE SUBJECT TO THE PROVISIONS OF SECTION 25-119(C) OF THE WOODLAND CONSERVATION ORDINANCE.
5. CUTTING, CULMIVATING, OR DAMAGING WOODLANDS CONTRARY TO MODIFIED BY A TYPE 2 TREE CONSERVATION PLAN, OR IN THE APPROVED TYPE 2 TREE CONSERVATION PLAN, WITHOUT THE WRITTEN CONSENT OF THE HONORABLE GEORGE COUNTY PLANNING DEPARTMENT SHALL BE SUBJECT TO A FINE OF THE APPROVED TOPSOIL RESTORATION OF THE DISTURBED AREA AND A FINE NOT TO EXCEED FIVE HUNDRED DOLLARS PER ACRE.
6. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION PLAN AND PROVIDE A COPY OF A PRINTED OF THE APPROVED TOPSOIL CONTRACT SIGNING. FUTURE OWNERS OF THE PROPERTY ARE SUBJECT TO THIS REQUIREMENT.
7. THE PROPERTY IS WITHIN THE DEVELOPED AND IS ZONED C-2.
8. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SIDEWALK OR A SIDEWALK DRIVEWAY.
9. THE PROPERTY IS ADJACENT TO INTERSTATE 465 WHICH IS CLASSIFIED AS A FREEWAY.
10. THEIR PLAN IS NOT GRANDPARENTED BY CB-27-2010, SECTION 25-119.
11. PLANS FOR STORMWATER MANAGEMENT ARE CONTAINED IN GEORGE COUNTY WATER PLAN A 16666-2010 ARE IN CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN. THE PROPOSED STORMWATER FACILITIES SHOWN ON THIS TOPSOIL ARE IN CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN. THE STORMWATER MANAGEMENT PLAN IS IN CONFORMANCE WITH THE APPROVED TOPSOIL MANAGEMENT PLAN.
12. THE TYPE 2 TOPSOIL SHALL ADDRESS THE TREATMENT OF ALL VISIBLE WOODLANDS THAT ARE LOCATED WITHIN 40 FEET OF THE VISIBLE BOUNDARY OR THE BOUNDARY OF THE PROPERTY. THE PLAN SHALL INCLUDE A PLANTING SCHEDULE AND OTHER DETAILS FOR THE MANUALLY REGENERATION TO FULL RESTOCK THE SITE.

GENERAL NOTES:

