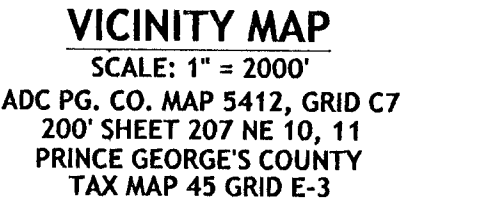


(FORMERLY HENDERSON PROPERTY & HOLMEHUST CLUB)



1. BOUNDARY AND TOPOGRAPHY COMPLETED BY THE TECH GROUP, INC.: AUGUST, 2003.
2. TAX MAP: 45 CRD 53 3
3. CROSS REFERENCE: 2030/411
4. ADC MAP: PAGE 5412, CRD 07
5. WSSC MAP: 207 NE 1011
6. MIN SETBACK REQUIREMENTS:
FRONT: 25'
SIDE: 8', TOTAL OF 2 SIDES - 17'
REAR: 20'
BRL: 100'
7. TOTAL AREA: 7.23 AC. (INCLUDING 1.10 ACRES. LA PETITE ACADEMY, INC.
IS UNDER PARCEL A.)
DISTURBED AREA: 5.27 ACRES
UNDISTURBED AREA: 1.96 ACRES
8. EXISTING WATER SERVICE CATEGORY IS W3.
9. EXISTING SEWER SERVICE CATEGORY IS S3.
10. MAX SLOPE 3:1; MIN SLOPE .5
11. FILL AREAS

1. BOUNDARY AND TOPOGRAPHY COMPLETED BY THE TECH GROUP, INC.: AUGUST, 2003
2. TAX MAP: 45 CRD 53 3
3. DEED REFERENCE: 2003/411
4. ADC MAP: PAGE 5412, CRD 87
5. WSSC MAP: 207 NE 1011
6. MIN SETBACK REQUIREMENTS:
FRONT: 25'
SIDE: 8', TOTAL OF 2 SIDES - 17'
REAR: 20'
BRL: 100'
7. TOTAL AREA: 7.23 AC. (INCLUDING 1.10 ACRES. LA PETITE ACADEMY, INC. IS UNDER PARCEL A.)
DISTURBED AREA: 5.27 ACRES
UNDISTURBED AREA: 1.96 ACRES
8. EXISTING WATER SERVICE CATEGORY IS W3.
9. EXISTING SEWER SERVICE CATEGORY IS S3.
10. MAX SLOPE 3:1; MIN SLOPE .5:1
11. FILL AREAS

1. EXISTING ZONING: RR
2. AREA: PARCEL 115 - 1.5672 F. L. PETITE ACADAMY, INC. IS UNDER PARCEL 115
3. PROPOSED USE: SINGLE FAMILY DEVELOPMENT
4. TIER: DEVELOPING TIER
5. DEVELOPMENT TYPE: CONVENTIONAL
6. DENSITY ALLOWED: (217 DU/NET AREA) (217/66.0) = 13 UNITS
7. DENSITY SHOWN: (1 SINGLE FAMILY UNIT AREA) 1 EXISTING DAY CARE
8. PARK: 1.0000 ACRES (0.26 ACRES) 15,681 SF. OR FEE IN L
9. PARK DEDICATION PROVIDED: 6,597 SF. 0.15 ACRES
10. TOTAL SITE AREA: 314,765.00 SF OR 7.23 ACRES
11. TOTAL RESIDENTIAL LOT AREA: 232,332 SF OR 5.33 ACRES
12. LAPETITE PRESERVE (PARK) LOT AREA: 1,000 SF OR 0.02 ACRES
13. LAPETITE PRESERVE (PARK) BTR: 6,597 SF. OR 0.15 DEDICATED TO MWPCP
14. DISTURBED AREA: 226,401 SF. OR 5.19 ACRES
15. WOODLAND PRESERVED AREA: 1,000 SF OR 0.02 ACRES
16. WOODLAND PRESERVED AREA NOT COUNTED: 33,792 SF. OR 0.76 ACRES

1. EXISTING ZONING: RR
2. AREA: PARCEL 115 - 1.5672 F. L. PETITE ACADAMY, INC. IS UNDER PARCEL 115
3. PROPOSED USE: SINGLE FAMILY DEVELOPMENT
4. TER: DEVELOPING TER
5. DEVELOPMENT TYPE: CONVENTIONAL
6. DENSITY ALLOWED: (217 DU/NET AREA) (217/66) = 13 UNITS
7. DENSITY SHOWN: (1 SINGLE FAMILY UNIT AREA) 1 EXISTING DAY CARE
8. PARK: 1.5672 ACRES (0.26 ACRES) 15,681 SF. OR FEE IN L
9. PARK DEDICATION PROVIDED: 6,597 SF. 0.15 ACRES
10. TOTAL SITE AREA: 314,765.00 SF OR 7.23 ACRES
11. TOTAL RESIDENTIAL LOT AREA: 232,332 SF OR 5.33 ACRES
12. LAPETITE PRESERVE (PARK) LOT AREA: 108,100 SF OR 2.46 ACRES
13. TOTAL LOT AREA: 340,432 SF OR 7.79 ACRES
14. PARCEL "B": 6,597 SF. OR 0.15 DEDICATED TO MWPCP
15. DISTURBED AREA: 226,401 SF. OR 5.19 ACRES
16. WOODLAND PRESERVED AREA: 108,100 SF OR 2.46 ACRES
17. WOODLAND PRESERVED AREA NOT COUNTED: 33,792 SF. OR 0.76 ACRES

1. MIN. LOT AREA: 20,000 SF
2. LOT WIDTH AT BUILDING LINE: 80'
3. LOT FRONTAGE ALONG STREET LINE: 70'
4. LOT FRONTAGE ALONG CUL-DE-SAC: 60'
5. LOTS ADJACENT TO ARTERIAL ROAD TO HAVE A MINIMUM DEPTH OF 150'
6. 50' WIDE BUFFER OF EXISTING NATURAL VEGETATION ALONG ANNAPOLIS ROAD AND ENTERPRISE ROAD (PER THE LANDSCAPE MANUAL)
7. MAX. LOT COVERAGE: 25%
8. LANDSCAPE BUFFER BETWEEN SFD AND DAY CARE CENTER TYPE B - 20'

1. MIN. LOT AREA: 20,000 SF
2. LOT WIDTH AT BUILDING LINE: 80'
3. LOT FRONTAGE ALONG STREET LINE: 70'
4. LOT FRONTAGE ALONG CUL-DE-SAC: 60'
5. LOTS ADJACENT TO ARTERIAL ROAD TO HAVE A MINIMUM DEPTH OF 150'
6. 50' WIDE BUFFER OF EXISTING NATURAL VEGETATION ALONG ANNAPOLIS ROAD AND ENTERPRISE ROAD (PER THE LANDSCAPE MANUAL)
7. MAX. LOT COVERAGE: 25%
8. LANDSCAPE BUFFER BETWEEN SFD AND DAY CARE CENTER TYPE B - 20'

GRANTOR: PIMB, INC.
GRANTEE: CHARLESTON AT HOLMEHURST CLUB, L.L.C.
DATE OF CONVEYANCE: 9/27/2005
DEED REFERENCE: 23512/266

- GRANTOR: PIMB, INC.
GRANTEE: CHARLESTON AT HOLMEHURST CLUB, L.L.C.
DATE OF CONVEYANCE: 9/27/2005
DEED REFERENCE: 23512/266

	BOUNDARY		EX. 8" W		EX. WATER
	RIGHT-OF-WAY		EX. 8" S		EX. SEWER
	LOTS		EX. SD		EX. STORM DRAIN
	BRL				EX. TREE LINE
	PUE				UNMITIGATED NOISE CONTOUR - 65 dBA UPPER
	EASEMENTS				UNMITIGATED NOISE CONTOUR - 65 dBA UPPER
	EX. 2' CONTOUR				MITIGATED NOISE CONTOUR - 65 dBA UPPER
	EX. 10' CONTOUR				MITIGATED NOISE CONTOUR - 65 dBA UPPER
	PROP. 2' CONTOUR				MITIGATED NOISE CONTOUR - 65 dBA Lgh GROUND
	PROP. 10' CONTOUR				EX. STRUCTURES
	EX. SIDEWALK				EX. ROAD
	PROP. STORM DRAIN				CENTERLINE
	SOILS				CLASS I FILL
	PROP. LIMIT OF DISTURBANCE				ROOFTOP DISCONNECT CREDIT
	PROP. PAVING				FOREST PRESERVATION AREA
	BENCHMARK				WOODLAND PRESERVED AREA NOT COUNTED
	SPECIMEN TREE SIGN				TREE PRESERVATION DEVICE
	FOREST RETENTION SIGN				CRITICAL ROOT ZONE
	FOREST RETENTION SIGN				ROOT PRUNING
	FOREST RETENTION SIGN				

LOTS	GROSS TRACT AREA	100-YR FLOODPLAIN	NET TRACT AREA	EX WOODLAND (NET TRACT AREA)	WOODLAND CLEARED (NTA)	WOODLAND PRESERV. AREA	WOODLAND REFOREST. AREA	WOODLAND RET. NOT COUNTED	WOODLAND RET. ASSUMED CLEARED
1	0.46 AC	_____	0.46 AC	_____	_____	_____	_____	0.13 AC	_____
2	0.46 AC	_____	0.46 AC	_____	_____	_____	_____	0.07 AC	_____
3	0.46 AC	_____	0.46 AC	_____	_____	_____	_____	0.07 AC	_____
4	0.51 AC	_____	0.51 AC	_____	_____	0.16 AC	_____	0.04 AC	_____
5	0.55 AC	_____	0.55 AC	_____	_____	0.16 AC	_____	_____	_____
6	0.49 AC	_____	0.49 AC	_____	0.02 AC	_____	_____	0.09 AC	_____
7	0.51 AC	_____	0.51 AC	_____	0.14 AC	_____	_____	0.03 AC	_____
8	0.53 AC	_____	0.53 AC	_____	0.14 AC	_____	_____	_____	_____
9	0.46 AC	_____	0.46 AC	_____	_____	_____	_____	_____	_____
10	0.46 AC	_____	0.46 AC	_____	_____	_____	_____	0.11 AC	_____
11	0.46 AC	_____	0.46 AC	_____	_____	_____	_____	0.04 AC	_____
TOTAL	5.35 AC	_____	5.35 AC	_____	_____	0.62 AC	_____	0.58 AC	_____

LOTS	GROSS TRACT AREA	100-YR FLOODPLAIN	NET TRACT AREA	EX WOODLAND (NET TRACT AREA)	WOODLAND CLEARED (NTA)	WOODLAND PRESERV. AREA	WOODLAND REFOREST. AREA	WOODLAND RET. NOT COUNTED	WOODLAND RET. ASSUMED CLEARED
1	0.46 AC.	_____	0.46 AC.	_____	_____	_____	_____	0.13 AC.	_____
2	0.46 AC.	_____	0.46 AC.	_____	_____	_____	_____	0.07 AC.	_____
3	0.46 AC.	_____	0.46 AC.	_____	_____	_____	_____	0.07 AC.	_____
4	0.51 AC.	_____	0.51 AC.	_____	_____	0.16 AC.	_____	0.04 AC.	_____
5	0.55 AC.	_____	0.55 AC.	_____	_____	0.16 AC.	_____	_____	_____
6	0.49 AC.	_____	0.49 AC.	_____	0.02 AC.	_____	_____	0.09 AC.	_____
7	0.51 AC.	_____	0.51 AC.	_____	0.14 AC.	_____	_____	0.03 AC.	_____
8	0.53 AC.	_____	0.53 AC.	_____	0.14 AC.	_____	_____	_____	_____
9	0.46 AC.	_____	0.46 AC.	_____	_____	_____	_____	_____	_____
10	0.46 AC.	_____	0.46 AC.	_____	_____	_____	_____	0.11 AC.	_____
11	0.46 AC.	_____	0.46 AC.	_____	_____	_____	_____	0.04 AC.	_____
TOTAL	5.35 AC.	_____	5.35 AC.	_____	_____	0.62 AC.	_____	0.58 AC.	_____

TELEPHONE: 1-800-257-7777 FOR U
LOCATIONS AT LEAST 48 HOURS BEFO
BEGINNING CONSTRUCTION.

NOTE:
SPLIT RAIL AND BOARD-ON-BOARD VINYL FENCE SHALL
BE INSTALLED ON PRIVATE PROPERTY ALONG LOTS 10 &
11 AND MUST REMAIN IN PERPETUITY AND BE
MAINTAINED BY INDIVIDUAL HOMEOWNERS.

DESIGNED		05/02/17	05/03/2017	REVISED			
		DATE	DATE	BY	DESCRIPTIONS		
DRAWN	JLC/FA/MRS	01/13	12/05	TTG	REVISED PER COUNTY COMMENTS		
CHECKED	KML	01/13	05/06	TTG	REVISED PER S.H.A. COMMENTS	12/30	MAM REVISED TEMPLATE SHEETS PER PLANNING BOARD RESOLUTION
		DATE	08/06	TTG	REVISED PER COUNTY COMMENTS	12/12	MAM UPDATED PLAN PER NEW ARCHITECTURE
APPROVED	DBH	05/07	05/07	TTG	REVISED PER COUNTY CONDITIONS	07/07	TTG REV. PER M-NCPPC/ENVIRONMENTAL REVIEW COMMENTS
		DATE	06/07	CGW	REVISED B' TRAIL		

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DESIGNED		DATE	BY		DESCRIPTIONS
DRAWN	JLC/FA/MRS	01/13	12/05	TTG	REVISED PER COUNTY COMMENTS
CHECKED	KML	01/13	05/06	TTG	REVISED PER S.H.A. COMMENTS
		DATE	08/06	TTG	REVISED PER COUNTY COMMENTS
APPROVED	DBH	05/07	05/07	TTG	REVISED PER COUNTY CONDITIONS
		DATE	06/07	CGW	REVISED B' TRAIL
Copyright © 2012 by The Tech Group, Inc.					

I CERTIFY THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE ONTO THIS SITE FROM OTHER UPGRADE PROPERTIES, AND FROM THIS SITE ONTO OTHER DOWNGRADE PROPERTIES HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES. I HEREBY CERTIFY THAT THE GRADING SHOWN ON THIS PLAN CONFORMS WITH SUBTITLE 32, DIVISION 2 OF THE PRINCE GEORGE'S COUNTY CODE.

I CERTIFY THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE ONTO THIS SITE FROM OTHER UPGRADE PROPERTIES, AND FROM THIS SITE ONTO OTHER DOWNGRADE PROPERTIES HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES. I HEREBY CERTIFY THAT THE GRADING SHOWN ON THIS PLAN CONFORMS WITH SUBTITLE 32, DIVISION 2 OF THE PRINCE GEORGE'S COUNTY CODE.

Mr. A. H. H. 1-13-14

MICHAEL A. MITCHELL
REGISTERED LANDSCAPE ARCHITECT
MARYLAND No. 3111

I HEREBY CERTIFY THAT THE EXISTING AND/OR PROPOSED UNDERGROUND UTILITY INFORMATION SHOWN HEREON HAS BEEN CORRECTLY DUPLICATED FROM UTILITY COMPANY RECORDS. FURTHER THAT THIS PROJECT HAS BEEN CAREFULLY COORDINATED WITH EACH UTILITY COMPANY, AND ALL AVAILABLE UNDERGROUND UTILITY INFORMATION RELATIVE TO THIS PLACE HAS BEEN

I HEREBY CERTIFY THAT THE EXISTING AND/OR PROPOSED UNDERGROUND UTILITY INFORMATION SHOWN HEREON HAS BEEN CORRECTLY DUPLICATED FROM UTILITY COMPANY RECORDS. FURTHER THAT THIS PROJECT HAS BEEN CAREFULLY COORDINATED WITH EACH UTILITY COMPANY, AND ALL AVAILABLE UNDERGROUND UTILITY INFORMATION RELATIVE TO THIS PLACE HAS BEEN

Mr. A. A. A. A. 143-14

MICHAEL A. MITCHELL
REGISTERED LANDSCAPE ARCHITECT, MD. #3111

Michael A. Mitchell
Registered Landscape Architect

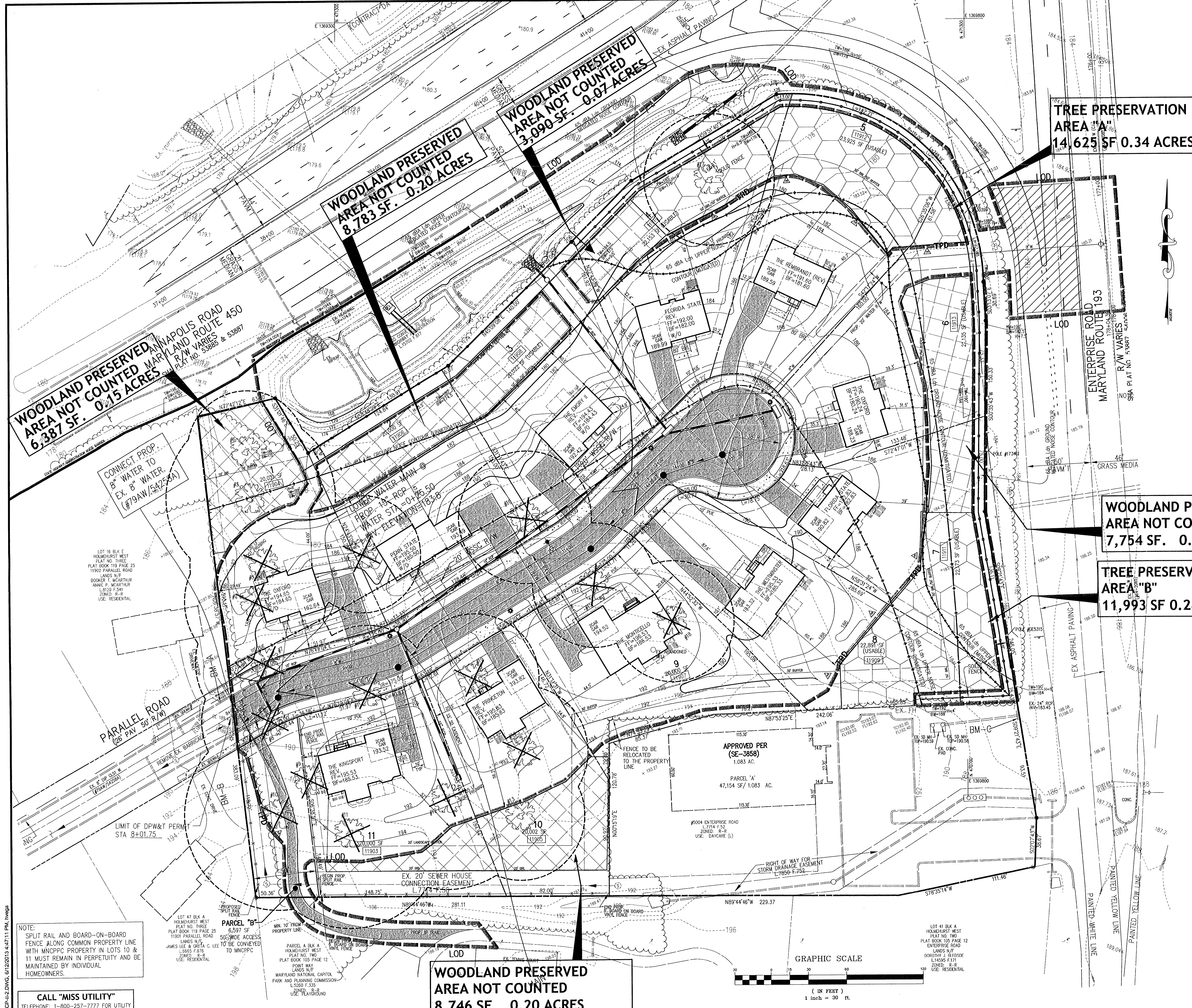
OWNER
CHARLESTON • HOLMEHURST CLUB, LLC
 2126 ESPEY COURT
 SUITE D
 CROFTON, MD. 21114
 TEL. (301)-261-0277 EXT. 215
 EMAIL: MSOMERVILLE@CARUSHOMES.COM

BUILDER
CARUSO BOWIE 11, LLC.
1655 CROFTON BLVD., SUITE 200
CROFTON, MD. 21114
CONTACT: MARK SOMERVILLE
TEL. (301)-261-0277 EXT. 215
E-MAIL: MSOMERVILLE@CARUSOHOMES.COM

HOLMEHURST ESTATES
(FORMERLY HENDERSON PROPERTY & HOLMEHURST CLUB)
PRINCE GEORGE'S COUNTY MARYLAND

13th ELECTION DISTRICT
TAX ID #

SCALE: 1" = 50' DATE: DECEMBER 2013 TTG PROJECT No. 503053 SHEET 1 OF 3



LEGEND

BOUNDARY	EX. 8" W	EX. WATER
RIGHT-OF-WAY	EX. 8" S	EX. SEWER
LOTS	EX. SD	EX. STORM DRAIN
BRL		EX. TREE LINE
PUE		UNMITIGATED NOISE CONTOUR - 65 dBA GROUND
EASEMENTS		UNMITIGATED NOISE CONTOUR - 65 dBA UPPER
EX. 2" CONTOUR		MITIGATED NOISE CONTOUR - 65 dBA GROUND
EX. 10" CONTOUR		MITIGATED NOISE CONTOUR - 65 dBA Ldn GROUND
PROP. 2" CONTOUR		EX. STRUCTURES
PROP. 10" CONTOUR		EX. ROAD
EX. SIDEWALK		CENTERLINE
PROP. STORM DRAIN		CLASS 1 FILL
SOILS		ROOFTOP DISCONNECT CREDIT
LOD		FOREST PRESERVATION AREA
PROP. LIMIT OF DISTURBANCE		WOODLAND PRESERVED AREA NOT COUNTED
BM		TPD
ST		Critical Root Zone
Forest Retention Sign		Root Pruning
Specimen Tree Save		
Specimen Tree to be Removed		

FOREST PRESERVATION TABULATION

PRESERVATION AREA "A"	= 0.34 AC.
PRESERVATION AREA "B"	= 0.28 AC.
TOTAL	= 0.62 AC.

LIST OF SPECIMEN TREES

NUMBER	SPECIES	INCHES	CONDITION	DISPOSITION
1	TULIP POPLAR	35	GOOD	REMOVE
2	TULIP POPLAR	37.5	GOOD	REMOVE
3	TULIP POPLAR	45	GOOD	SAVE
4	TULIP POPLAR	31	GOOD	REMOVE
5	TULIP POPLAR	33	GOOD	REMOVE
6	TULIP POPLAR	31.5	GOOD	SAVE
7	TULIP POPLAR	37.5	GOOD	REMOVE
8	TULIP POPLAR	36.5	GOOD	REMOVE
9	TULIP POPLAR	30	GOOD	REMOVE
10	TULIP POPLAR	51	GOOD	REMOVE
11	TULIP POPLAR	49.9	GOOD	REMOVE
12	TULIP POPLAR	48	GOOD	REMOVE
13	TULIP POPLAR	34	GOOD	SAVE
14	TULIP POPLAR	35	GOOD	REMOVE
15	TULIP POPLAR	33	GOOD	REMOVE
16	TULIP POPLAR	35	GOOD	REMOVE
17	TULIP POPLAR	34.5	GOOD	SAVE
18	TULIP POPLAR	32	GOOD	REMOVE
19	TULIP POPLAR	34	GOOD	REMOVE

* TREES WERE FIELD LOCATED WITH GPS LOCATING EQUIPMENT.

DRAINAGE AND GRADING CERTIFICATE
I HEREBY CERTIFY THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE ONTO THIS SITE FROM OTHER ADJACENT PROPERTIES, AND FROM THIS SITE ONTO OTHER ADJACENT PROPERTIES HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES. I HEREBY CERTIFY THAT THE GRADING SHOWN ON THIS PLAN CONFORMS WITH SUBTITLE 32, DIVISION 2 OF THE PRINCE GEORGE'S COUNTY CODE.

Michael A. Mitchell 1-13-14
MICHAEL A. MITCHELL
REGISTERED LANDSCAPE ARCHITECT
MARYLAND NO. 3111

UTILITY CERTIFICATION
I HEREBY CERTIFY THAT THE EXISTING AND/OR PROPOSED UNDERGROUND UTILITY INFORMATION SHOWN HEREON HAS BEEN CORRECTLY DUPLICATED FROM UTILITY COMPANY RECORDS. FURTHER THAT THIS PROJECT HAS BEEN CAREFULLY COORDINATED WITH EACH UTILITY COMPANY, AND ALL AVAILABLE UNDERGROUND UTILITY INFORMATION RELATIVE TO THIS PROJECT HAS BEEN OBTAINED FROM THEM.

Michael A. Mitchell 1-13-14
MICHAEL A. MITCHELL
REGISTERED LANDSCAPE ARCHITECT, MD. #3111

M.N.C.P.C. & P.C. APPROVALS

PROJECT NAME	PROJECT NUMBER
Princo George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP2-160-05	DSP-05052 VO-05052

APPROVED BY	DATE
01 <i>Michael A. Mitchell</i>	1/13/14
02	
03	
04	
05	

M.N.C.P. & P.C. APPROVALS

APPROVED BY	DATE
01 <i>Michael A. Mitchell</i>	1/13/14
02	
03	
04	
05	

NOTE:
SPLIT RAIL AND BOARD-ON-BOARD FENCE ALONG COMMON PROPERTY LINE WITH MNCPPC PROPERTY IN LOTS 10 & 11 MUST REMAIN IN PERPETUITY AND BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.

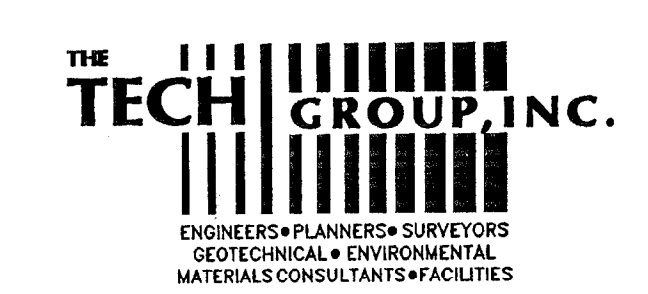
CALL "MISS UTILITY"
TELEPHONE: 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

DESIGNED	IG/DML/PDW/DCM	01/13
DRAWN	JLC/FA/MRS	01/13
CHECKED	KML	01/13
APPROVED	DBH	01/13

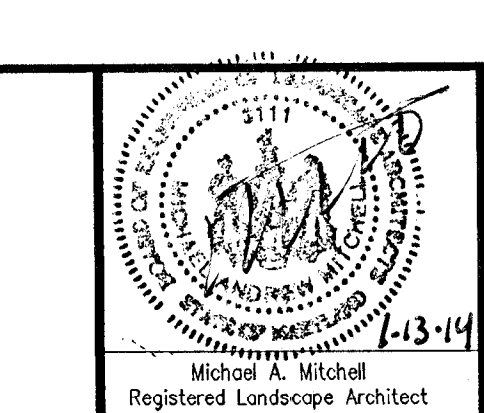
REVISIONS	
DATE	DESCRIPTIONS
12/05	TIG REVISED PER COUNTY COMMENTS
05/06	TIG REVISED PER S.H.A. COMMENTS
08/06	TIG REVISED PER COUNTY COMMENTS
05/07	TIG REVISED PER COUNTY CONDITIONS
06/07	CGW REVISED "B" TRAIL

12/12	MAM	UPDATED PLAN PER NEW ARCHITECTURE
07/07	TIG	REV. PER M-NCPCC/ENVIRONMENTAL REVIEW COMMENTS

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Suite C
Milverville, MD 21108
Ph: (410) 987-3450
Fax: (410) 987-3457



OWNER
CHARLESTON HOLMEHURST CLUB, LLC
2108 ESEY COURT
SUITE D
CROFTON, MD 21114
TEL: (301)-261-0277 EXT. 215
EMAIL: MSOMERVILLE@CARUSHOMES.COM

BUILDER
CARUSO BOWE 11, LLC
1655 CROFTON BLVD., SUITE 200
CROFTON, MD 21114
CONTACT: MARK SOMERVILLE
TEL: (301)-261-0277 EXT. 215
EMAIL: MSOMERVILLE@CARUSHOMES.COM

TCP TYPE II PLAN
HOLMEHURST ESTATES
(FORMERLY HENDERSON PROPERTY & HOLMEHURST CLUB)
PRINCE GEORGE'S COUNTY MARYLAND
13th ELECTION DISTRICT
TAX ID #
SCALE: 1" = 30' DATE: JANUARY 23, 2013 TIG PROJECT NO.: 503053 SHEET 2 OF 3

THIS PLAN IS SUBMITTED TO FULFILL THE WOOLAND CONSERVATION REQUIREMENTS FOR ZON-05062, P-ZON-05062 EXPIRES, THEN THIS TOPZ ALSO EXPIRES AND IS NO LONGER VALID.

CUTTING OR CLEARING OF WOOLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DEPARTMENT OR DESIGNER SHALL BE SUBJECT TO \$5.00 PER SQUARE FOOT WITHIN FIVE FEET.

A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF HIGHWAYS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON LOT OR PARCELS TO BE PROTECTED. THE MEETING WILL HAVE REPRESENTATION OF WOOLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.

THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOOLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THE PROVISIONS OF THIS PLAN.

THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.

THE PROPERTY IS WITHIN THE DEVELOPING TRAIL AND IS ZONED R-R

THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC DRIVEWAY.

THE PROPERTY IS ADJACENT TO ENTERPRISE ROAD (ROUTE 190) WHICH IS CLASSIFIED AS AN ARTERIAL ROADWAY. THE PROPERTY IS ALSO ADJACENT TO ANNAPOLIS ROAD (MD. ROUTE 405) WHICH IS CLASSIFIED AS AN ARTERIAL ROADWAY.

THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (g).

11. ALL WOODLAND DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY AND SUBCANOPY OF THE TREES. A SITE-SPECIFIC CONSERVATION PLAN SHALL BE REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY DESIGNATED TO BE CLEARED ON THE APPROVED T1P2.
12. TREE AND WOODLAND CONSERVATION MEASURES SUCH AS ROOT PRUNING SHALL BE CONDUCTED NOTED ON THIS PLAN.
13. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (T1P3) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE POST-CONSTRUCTION MEETING. APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE T1P3 MAY BEGIN.
14. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO REMOVAL OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS T1P2.
15. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AND SHALL REMAIN AS THE TEMPORARY T1P1 INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

15. THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING OR HAZARDOUS MAY BE REMOVED.
16. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE SURVEYOR TO BELIEVE THAT THE TREE OR A PORTION OF THE TREE HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
17. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, THE COUNTY ENGINEER SHALL BE NOTIFIED IMMEDIATELY. ANY LEANS INTO THE DISTURBED AREA, THE PERMITTEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE THE TREE TO BE CUT BY OR UNDER THE CLOSE SUPERVISION OF A LICENSED TREE SURVEYOR. AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER THE TREE HAS BEEN REMOVED MAY THE STUMP BE COVERED WITH SOIL, MULCH, OR OTHER MATERIALS THAT WOULD INHIBIT SPRING.

18. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER CAUSES NOT RESULTING FROM AN ACTION BY THE PERMITEE, PRIOR TO REMOVAL A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREES OF THE PORTION OF THE PROJECT UNDER QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE

SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI-SOP PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS A WILDLIFE HABITAT.

TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF THE NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

IF THE DEVELOPER OR LANDOWNER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL FIRST NOTIFY THE DISTRICT OF COLUMBIA DEPARTMENT OF THE ENVIRONMENT BY TELEPHONE AND IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK COMPLETED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT ATTACHED TO THIS FORM, THE DISTRICT WILL BE NOTIFIED BY MAIL. IF THE TREE IS IN A "CONSERVATION AREA," THE ARBOREST OR TREE EXPERT MAY THEN REMOVE THE TREE. THE STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. THE REMOVAL OR GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED.

IF A TREE OR PORTIONS THEREOF ARE IN MANNER DANGEROUS OF STRIKING A STRUCTURE, PARKING LOT, DRIVEWAY, HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE, THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHY PRIOR TO THE REMOVAL OF THE TREE(S). THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

2. THE REMOVAL OF NOODUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE BY THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAINSAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO (2) INCHES DIAMETER MAY BE LEFT TO DECOMPOSE. THE REMOVAL OF APPROPRIATELY IDENTIFIED MATERIAL FROM THESE NOODUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE DONE TO ALLOW CONTACT WITH THE GROUND, THIS ENCOURAGING DECOMPOSITION.
3. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER THE USE OF HERBICIDES FOR RESURGE RE-SPROUTING OF INVASIVE, NOODUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
4. THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH UNTRAINED PERSONNEL. THE USE OF CHAINSAW EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES.

PRIOR TO THE ISSUANCE OF THE FIRST PERMIT FOR THE DEVELOPMENT SHOWN ON THIS TOP2, ALL OFF SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TOP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECORDATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC, PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

NOTES:

1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

August 2010 A-4, DET-1

NOTES:

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August 2010 A-4, DET-3



BLAZE ORANGE PLASTIC MESH FENCING

Zone:	R-R		
Gross Tract:	7.23	0.00	
Floodplain:	0.00		
Previously Dedicated Land:	0.00	0.00	
Net Tract (NTA):	7.23	0.00	0.00

*Include acreage in the corresponding columns for each zone

Property Description or Subdivision Name:
 Holmshurst Estates (formerly Henderson Property)
 Owner/Developer: Caruso Bowie 11, LLC
 Address: 1605 Crofton Blvd., Suite 200
 Crofton, MD 21114

TCPI#16005

Contact: Mark Somerville
Phone: (301)261-0277 Ext. 215
Email: MSOMERVILLE@CARUSOHOMES.COM

Reforestation Requirement Reduction Questions

Is this one (1) single family lot? (y.n)	N
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y.n)	N

Break-even Point (preservation) =	2.3328	acres
Clearing permitted w/o reforestation=	3.5472	acres

Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland		5.88	0.00	
Woodland Conservation Threshold (NTA) =	20.00%	1.146		
Smaller of a or b		1.146		
Woodland above WCT		4.424		
Woodland cleared		5.26	0.00	0.00
Smaller of c or d		4.424		
Clearing above WCT (0.25 - 1) replacement requirement		1.11		
Clearing below WCT (2) replacement requirement		0.88		
Offsetation Threshold (ATF) =	15.00%	0.10		
Woodland Conservation Required		0.33		

Woodland Conservation Provided:	(acres)	
Woodland Preservation	0.62	
Reforestation / Replacement	0.00	
Reforestation	0.00	
Area approved for fee-in-lieu	0.00	\$0.00
Credits for Off-site Mitigation on another property	2.76	
Off-site Mitigation provided on this property	0.00	
Total Woodland Conservation Provided	3.38	

Prepared by: ML, mlb 1-13-14
Signed: _____ Date: _____

M-NCPPC		
Prince George's County Planning Department		
Environmental Planning Section		
APPROVAL		
TREE CONSERVATION PLAN		
TCP2 - 160 - 05		
Approved by		Date
LOBI SHIRLEY		10-9-07
01	<i>[Signature]</i>	1/29/11
02		
03		
04		
05		

[illegible]

APPROVED
PLAN

DSP05052- 1

CALL "MISS UTILITY"
TELEPHONE: 1-800-257-7777 FOR UTILITY
LOCATIONS AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION.

DESIGNED	IG/DWL/PCD/MC	01/13	REVISIONS			
		DATE	BY	DESCRIPTIONS		
DRAWN	JLC/JFA/MRS	01/13				
		DATE	12/05	TTG	REVISED PER COUNTY COMMENTS	
CHECKED	KML	01/13	05/06	TTG	REVISED PER S.H.A. COMMENTS	
		DATE	08/06	TTG	REVISED PER COUNTY COMMENTS	
APPROVED	DBH	01/13	05/07	TTG	REVISED PER COUNTY CONDITIONS	12/12
		DATE	06/07	CGW	REVISED 8' TRAIL	MAM
						UPDATED PLAN PER NEW ARCHITECTURE
						07/07
						TTG
						REV. PER M-NCPPC/ENVIRONMENTAL REVIEW COMMENTS
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GEOTECHNICAL • ENVIRONMENTAL
MATERIALS CONSULTANTS • FACILITIES

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CHARLESTON • HOLMEHURST CLUB, LLC
 2126 ESPEY COURT
 SUITE D
 CROFTON, MD. 21114
 TEL. (301)-261-0277 EXT. 215
 EMAIL: MSCOFERVILLE@CARUSHOMES.COM

BUILDER
CARUSO BOWE 11, LLC.
1655 CROFTON BLVD., SUITE 200
CROFTON, MD. 21114
CONTACT: MARK SOMERVILLE
TEL. (301)-261-0277 EXT. 215
EMAIL: MSOMERVILLE@CARUSOHOMES.COM

TCP TYPE II DETAILED AND NOTES PLAN
HOLMEHURST ESTATES
 (FORMERLY HENDERSON PROPERTY & HOLMEHURST CLUB)
 PRINCE GEORGE'S COUNTY MARYLAND
 13th ELECTION DISTRICT
 TAX ID #

SCALE: AS SHOWN	DATE: JANUARY 23, 2013	ITG PROJECT No. 503053	SHEET 3 OF 3
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