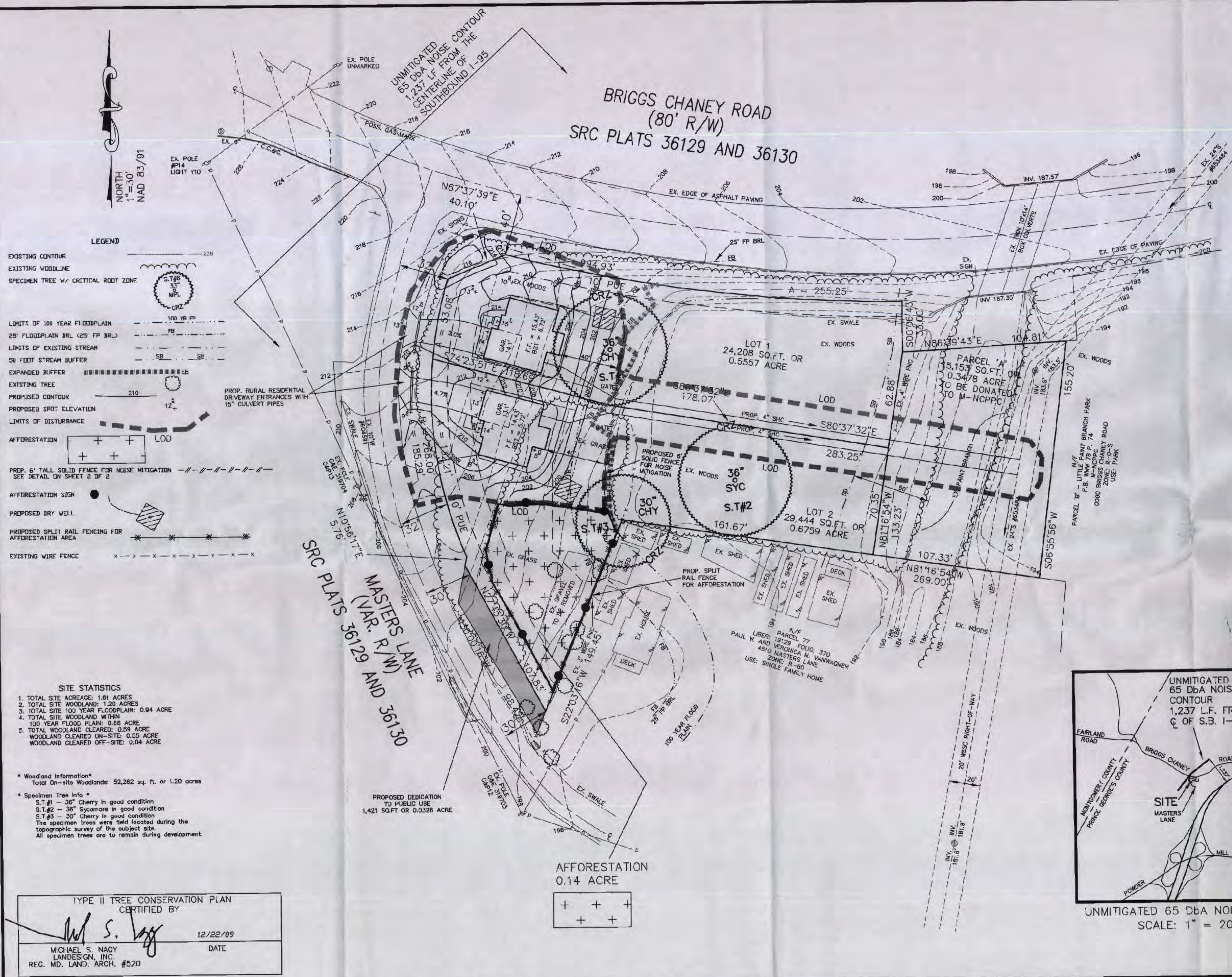
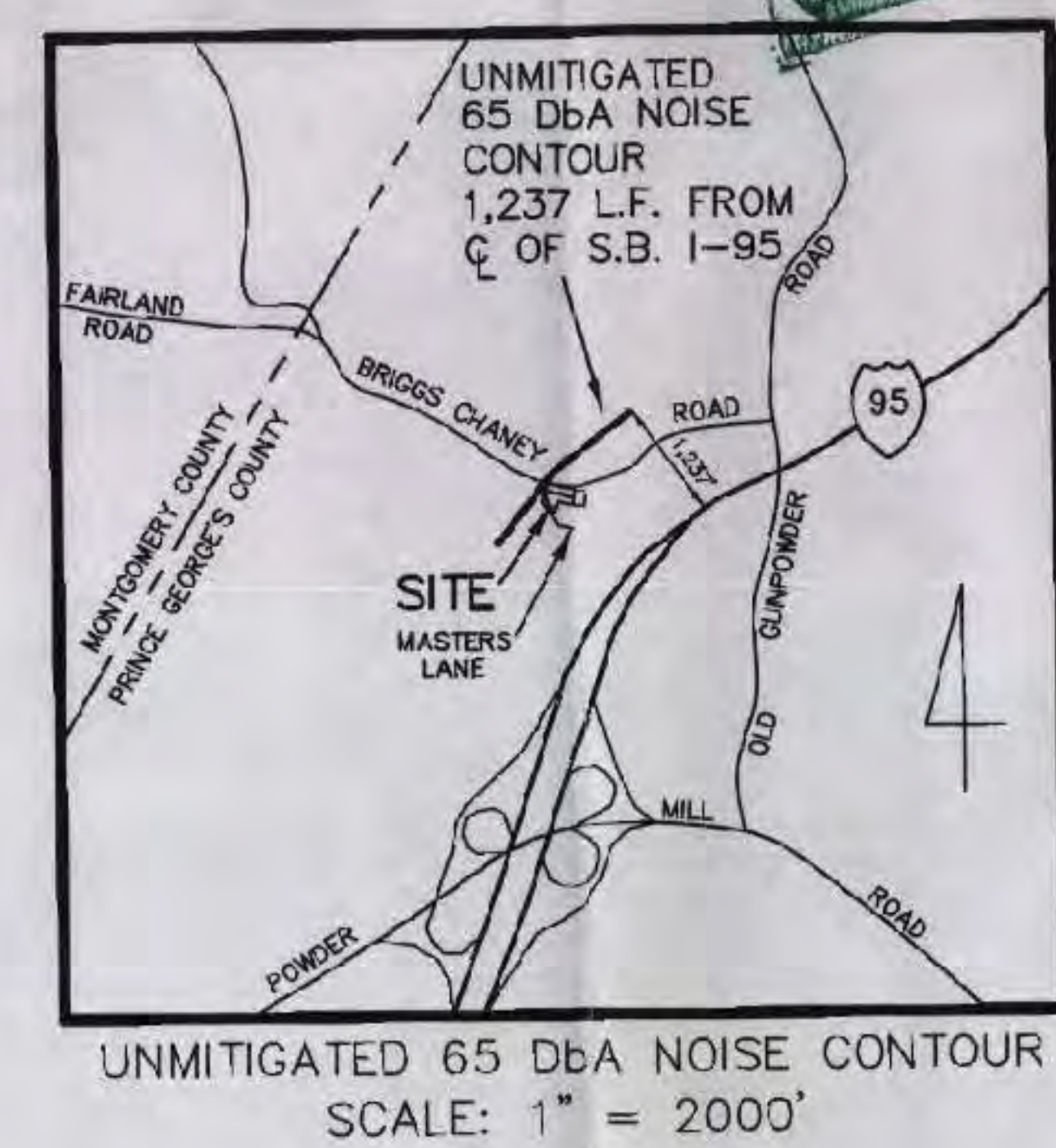




- GENERAL NOTES**
- Subject Site Description: Parcel 10 - Cross Creek Club; Plat Book REP 194 Plat 03; 4500 Masters Lane; Beltsville, Md. 20705; Parcel 78; Liber: 28707 Folio 203; 4500 Masters Lane; Beltsville, Md. 20705.
  - Parcel 10 Area: 10,888 sq. ft. or 0.2498 acres; Parcel 78 Area: 39,346 sq. ft. or 1.3624 acres; Total Site Area: 70,226 sq. ft. or 1.6122 acres.
  - Existing Site Use: undeveloped.
  - Proposed Site Use: 2 single family homes.
  - Property Zoned: R-80.
  - Property located on Prince George's County Tax Map 12 Grid E-1.
  - Property located on Prince George's County Street Map 3288 Grid B-1.
  - Property located on Prince George's County Soils Survey Map 2.
  - Soils Types: 40% - KOC2 - Keokuk silt loam, 5-15% slopes, moderately eroded; 30% - SFB2 - Sassafras gravelly loam, 2-5% slopes, moderately eroded; 30% - Ha - Holborn silt loam.
  - Property located on Prince George's County 200' scale topography 216 NE 34.
  - Property located on U.S.G.S. Map: Beltsville Quadrangle.
  - Electric service: PECO.
  - Telephone service: Verizon.
  - Sewage disposal: Public Sewer.
  - Water supply: Public Water.
  - Existing Water and Sewer Categories: W-3 and S-3.
  - Proposed Water and Sewer Categories: W-3 and S-3.
  - Vertical Datum: V.S.S.C.
  - Horizontal Datum: NAD 83/91.
  - Topographic Survey performed by Landesign, Inc. (June, 2009).
  - Boundary Survey performed by Landesign, Inc. (June, 2009).
  - Subdivision Name: Lots 1, 2 and Parcel 'A' Valorian's Addition to Cross Creek.
  - Proposed Areas: Lot 1: 24,208 sq. ft. or 0.5557 acre; Lot 2: 29,444 sq. ft. or 0.6759 acre; Parcel 'A': 15,153 sq. ft. or 0.3478 acre; Dedication: 1,421 sq. ft. or 0.0326 acre.
  - Aviation Policy Area: no features found on PGATLAS.
  - Stormwater Management Concept Number: 23.
  - A 10' R.U.E. has been shown along all right-of-ways.
  - Mandatory Park Dedication is not required.
  - There are no cemeteries on or contiguous to the subject property.
  - There are no historic sites on or in the vicinity of the subject property.
  - There are no non-tidal wetlands located on the subject property.
  - There is 100 year floodplain located on the subject property.
  - The subject site is not within the Chesapeake Bay Critical Area.
  - The subject property is in or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation or any land trust or organization.
  - The source of topography is a topographic survey of the subject property by Landesign in June, 2009. The datum is VSSC NGVD 29.
  - Applicant: Doug Hodges (agent) c/o Landesign.
  - The Type II Tree Conservation Plan shall provide the details for the proposed noise barrier on-site. The barrier shall be of solid construction, at least four inches thick and be at least six feet in height.
  - Applications for building permits shall contain a certification, to be submitted to M-NCPPC, prepared by a professional engineer with competency in acoustical analysis using the certification template. This certification shall state that the interior noise levels have been reduced to 45 dBA Ldn or less.



**M-NCPPC**  
Prince George's County Planning Department  
Environmental Planning Section  
**APPROVAL**  
TREE CONSERVATION PLAN  
TCPII / 002 / 10

| Initial Approval | Staff Signature | Date   |
|------------------|-----------------|--------|
| 01 Revision      | P. V...         | 2-9-10 |
| 02 Revision      |                 |        |

| DATE     | REVISION                | OWNER/DEVELOPER                                                      | TYPE II TREE CONSERVATION PLAN | LOTS 1, 2 AND PARCEL 'A'                                                                                                                                                                                    | DATE: DEC. 2009  | SCALE: 1"=30'    |
|----------|-------------------------|----------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|
| 02/15/10 | Address review comments | GERALD WALDMAN<br>2700 VIRGINIA AVENUE N.W.<br>WASHINGTON D.C. 20037 | TYPE II TREE CONSERVATION PLAN | WALDMAN'S ADDITION TO CROSS CREEK<br>PARCEL 10 CROSS CREEK CLUB - P.B.: REP 194 P.: 03<br>PART OF PARCEL 78 - LIBER: 28707 FOLIO: 203<br>VANVILLE 1ST ELECTION DISTRICT<br>PRINCE GEORGE'S COUNTY, MARYLAND | DESIGN BY: J.C.  | DRAWN BY: D.H.   |
|          |                         |                                                                      |                                |                                                                                                                                                                                                             | CHECKED BY: M.N. | SHEET No: 1 of 2 |
|          |                         |                                                                      |                                |                                                                                                                                                                                                             | FIELD BOOK: 158  | JOB No: 09-013   |
|          |                         |                                                                      |                                |                                                                                                                                                                                                             | COMPUTER: C      |                  |

Approved PLAN