

General Site Notes :

- Property Description:
 Lot: 3 Block: E
 Cabin Branch Acres
 Tax I.D. # 1726033
 3002 Richlie Marlboro Road Upper Marlboro, Maryland 20772
 Zoning: R-E
- Adjacent Zoning: As Shown
- M.N.C.P. & P.C. Record File No. Not Available
- Total Number of Lots to be Developed: 1
- All elevations are in Maryland State Plane Datum
- Topography shown hereon is based upon information provided by plans prepared by Near Shore Engineering, August 2017 and PG Atlas
- Proposed utility information shown hereon is for information purposes only, refer to appropriate utility plans for specific information.
- Site Development Concept Plan Approval: Pending
- Zoning Information: RE
 Front Yard Setback: 25' Minimum
 Rear Yard Setback: 25' Minimum
 Side Yard Setback: 17' Min with 35' Total
 Maximum Building Height Permitted: 35' Maximum
 Maximum Building Height Proposed: *****
 Maximum Lot Coverage Permitted: 20% Maximum
 Maximum Lot Coverage Proposed: 8.96%

$$\frac{4,160 \text{ S.F. (House Footprint)}}{2,995 \text{ S.F. (On-Site Driveway)}} = 7.155 \text{ S.F. or } 7,155' / 64,129 \text{ S.F.} = 8.96\%$$

Existing Soils Types :

CwE: Croom-Marr complex - 15 to 25 percent slopes
 HZC: Howell and Dodson soils - 15 to 25 percent slopes
 MNC: Marr-Dodon complex - 5 to 10 percent slopes

Per P.G. Co Soil Map Web Soil Survey.

NOTE:
Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a 'Woodland and Wildlife Habitat Conservation Easement' recorded in the Prince George's County Land Records at Book 41093 Page 396. Revisions to the TCP2 may require a revision to the recorded easement.

Note: See Sheet TCP-2 for Details & Specifications.

<p>Prince George's County Planning Department, M-NCP&PC</p> <p>Environmental Planning Section</p> <p>TREE CONSERVATION PLAN APPROVAL</p> <p>TCP 2- 003-18</p>				
	Approved By:	Date:	DRD#	Reason for Revision
Original	T. Burke	7/4/18	n/a	n/a
01 Revision				
02 Revision				
03 Revision				
04 Revision				

Type Two Tree Conservation Plan
Lot 3, Block "E"
Cabin Branch Acres
Plat Book: 125 @ Plat No: 99
Thorn Residence
Election District Number 6
Prince George's County, Maryland


General Note

1) All environmental information depicted on this plan was taken from the Natural Resource Inventory Plan (#173-14) which was approved by the Environmental Planning Section on January 12, 2015.

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Plan Prepared By:

Mr. Kenneth R. Wallis
Qualified Professional
CoMar 08.19.06.01

	REVISIONS:	 <div>JOYCE ENGINEERING CORPORATION</div> <div>CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT</div> <div>10100 BAYVIEW BLVD. #111 STE. 100 WILLOW PARK, MD 20787</div> <div>TEL: (301) 355-4551 FAX: (301) 355-4550 WEB: WWW.JOYCE-ENG.COM</div> <div>© 2003 JOYCE ENGINEERING CORPORATION</div>	Type Two TCP										
	03.27.2016: Revised per MNCPPC review comments dated 03.26.2016		<div>TCP-1</div> <div>Sheet 1 of 2</div>										
	<table><tr><td>DESIGN: WAJ</td><td>DATE: August 2017</td><td>JOB No.: 017031</td><td>TCP No.: 2/003/2018</td></tr><tr><td>DRAFT: HAL</td><td>COMP: JEC</td><td>SCALE: 1"=30'</td><td>SCD No.: 114-18</td></tr><tr><td>CHECK: JEC</td><td>SURVEY: CW-JR-MM</td><td>SHEET: 1 OF 2</td><td>SDCP No.: 41249-2013-00</td></tr></table>	DESIGN: WAJ	DATE: August 2017	JOB No.: 017031	TCP No.: 2/003/2018	DRAFT: HAL	COMP: JEC	SCALE: 1"=30'	SCD No.: 114-18	CHECK: JEC	SURVEY: CW-JR-MM	SHEET: 1 OF 2	SDCP No.: 41249-2013-00
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Drawing name: C:\Users\tylesm\appdata\local\temp\AcPublish_9128\017031_TCP-2-2.dwg
Plotted: Aug 30, 2018 - 1:57pm