


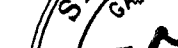
1. TAX MAP/GRID: 80/02
2. ADC: 18E8
3. 200 SHEET NO: 203SE04
4. PLAT REF: "LOTS 41-58, AND PARCEL B, BLOCK N";
"BRADBURY SUBDIVISION"; P.B.CEC91, P.NO.42.
5. BOUNDARY BASED ON RECORDED PLAT, DETERMINED BY C.D.D.I.
6. AREA:(SURVEY) 111,057 S.F. OR 2.5495 A.C.
(PLAT) 111,363 S.F. OR 2.5500 A.C.
NET TRACT AREA= 111,057 S.F.-11,340 S.F.(100YR F.P.)= 99,717 S.F. OR 2.29 A.C.
7. EXISTING & PROPOSED SEWER/WATER CATEGORIES: S-3/W-3
8. ZONING: R-T
PROPOSED USE OF PROPERTY: RESIDENTIAL (ONE FAMILY SEMI-DETACHED)
9. NO KNOWN HISTORICAL SITES.
10. WEI TLANDS, IF ANY, SHOWN HEREON.
11. 2 FEET TOPOGRAPHY: AERIAL BY McKenzie Snyder.
12. WATER OF U.S. BY C.D.D.I.
13. 100 YEAR FLOODPLAIN DELINEATION BY C.D.D.I.
AREA OF EXISTING 100 YR. FP. = 11,340 S.F.
14. NO CEMETERIES FOUND ON SITE.
15. SWM CONCEPT PLAN APPROVAL NO: 9810-2004--00
16. FIRE: #17, BOULEVARD HEIGHTS--0.67 MILE
17. POLICE: OXON HILL DISTRICT 4--4.64 MILES
18. A FEE-IN-LEU OF \$19,100 SHALL BE PAID, FOR PARKS AND RECREATION FACILITIES.
19. OWNER INFORMATION:
BRIGGS 4 LLC
2721 BRIGGS CHANEY ROAD
SILVER SPRING, MARYLAND 20905
20. R-T REGULATIONS
MIN. AREA FOR DEV.: 2 AC.
NET LOT AREA: 1,500 S.F.(MIN.)
MAX BLDG. HEIGHT: 40'
LOT COVERAGE:
REQUIRED: 35% MAX. BUILDING COVERAGE OF OVERALL NET TRACT
PROPOSED: 13% = 12,960 S.F., 0.29 A.C.
LOT WIDTH AT FRONT BLDG LINE: 100 FT. FOR ENTIRE TRACT
LOT WIDTH AT FRONT STREET LINE: 100 FT. FOR ENTIRE TRACT
VARIATIONS IN SETBACKS: 2 FT. MIN.
800 S.F. MIN. FOR FRONT, SIDE & REAR (500 S.F. MIN.; OPEN AREA)
DENSITY: 8.00 MAX. (ONE FAMILY SEMI-DETACHED)
8.00 x 2.29= 18 UNITS PERMITTED
18 UNITS PROPOSED
21. PARKING:
2.04 SPACES PER DWELLING UNIT: 18 x 2.04= 37 SPACES
37 REQUIRED
42 PROPOSED (INCLUDING TWO HANDICAPPED SPACES)
22. INTERIOR USABLE SPACE FOR EACH DWELLING UNIT: 2,080 S.F.
1ST FLOOR 680 S.F. (INCLUDES GARAGE (220S.F.)
2ND FLOOR 680 S.F.
3RD FLOOR 720 S.F.
TOTAL: 2,080 S.F.
23. THE PROPOSED DWELLING UNITS ARE FOR SINGLE FAMILY SEMI-DETACHED
24. NO AVIATION POLICY HAS BEEN ASSIGNED TO THIS SITE.
25. 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHT-OF-WAY.
26. THERE ARE NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
27. THIS SITE IS NOT WITH IN THE CHESAPEAKE BAY CRITICAL AREA OVERLAY ZONE.
28. TRASH RECEPTACLE IS NOT SUBJECT TO SECTION 4.4 OF THE LANDSCAPE MANUAL
BASED ON THE TYPE OF RECEPTACLE.
29. PER SECTION 27-433 (d) (?) "A MINIMUM OF 60% PERCENT OF ALL UNITS IN THE
DEVELOPMENT SHALL HAVE A FULL FRONT FACADE EXCLUDING GABLES, BAY
WINDOWS, TRIM, AND DOORS) OF BRICK, STONE, OR STUCCO."
30. UNITS 47 AND 48 ARE ACCESSIBLE THROUGH BARRIER-FREE DESIGN CONSTRUCTION AS
STIPULATED IN SECTION 27-433 (K) (2) (A).
31. THE REQUIRED MATERIAL FOR THE DRIVEWAYS TO BE ASPHALT.
32. DRIVEWAYS SHALL BE 9.5' WIDE.
33. PER SECTION 27-422(e), FOR ONE-FAMILY SEMI DETACHED DWELLINGS SPECIFIC
INDIVIDUAL YARDS ARE NOT REQUIRED.
34. EXISTING 12-FOOT-WIDE HIKER/BIKER INGRESS/EGRESS EASEMENT IS TO BE REMOVED.
35. ARCHITECTURAL ELEVATION SHALL PROVIDE AT LEAST A MINIMUM OF THREE FULL-SIZE
ARCHITECTURAL FEATURES ON ALL ENDWALLS AND A MINIMUM OF FOUR FULL-SIZE
WINDOWS WITH SHUTTERS ON THE ENDWALL AND A MINIMUM OF FOUR FULL-SIZE
WINDOWS WITH SHUTTERS ON THE ENDWALLS OF LOTS 48, 55, 56, AND 58.
36. BUILDINGS WITH EACH ATTACHED GROUP SHALL HAVE DIFFERENT FRONT ELEVATIONS.
37. ALL ABOVE GRADE FOUNDATION WALLS SHALL HAVE EITHER BE CLAD WITH FINISH
MATERIALS COMPATIBLE WITH PRIMARY FACADE DESIGN, OR SHALL BE TEXTURED OR
FORMED TO STIMULATE A CLAD FINISHED MATERIAL SUCH AS BRICK, DECORATIVE
BLOCK, OR STUCCO.
38. "IT IS RECOMMENDED THAT ALL ASH TREES BE IDENTIFIED AND REMOVED AS PART OF
CLEARING OPERATIONS"


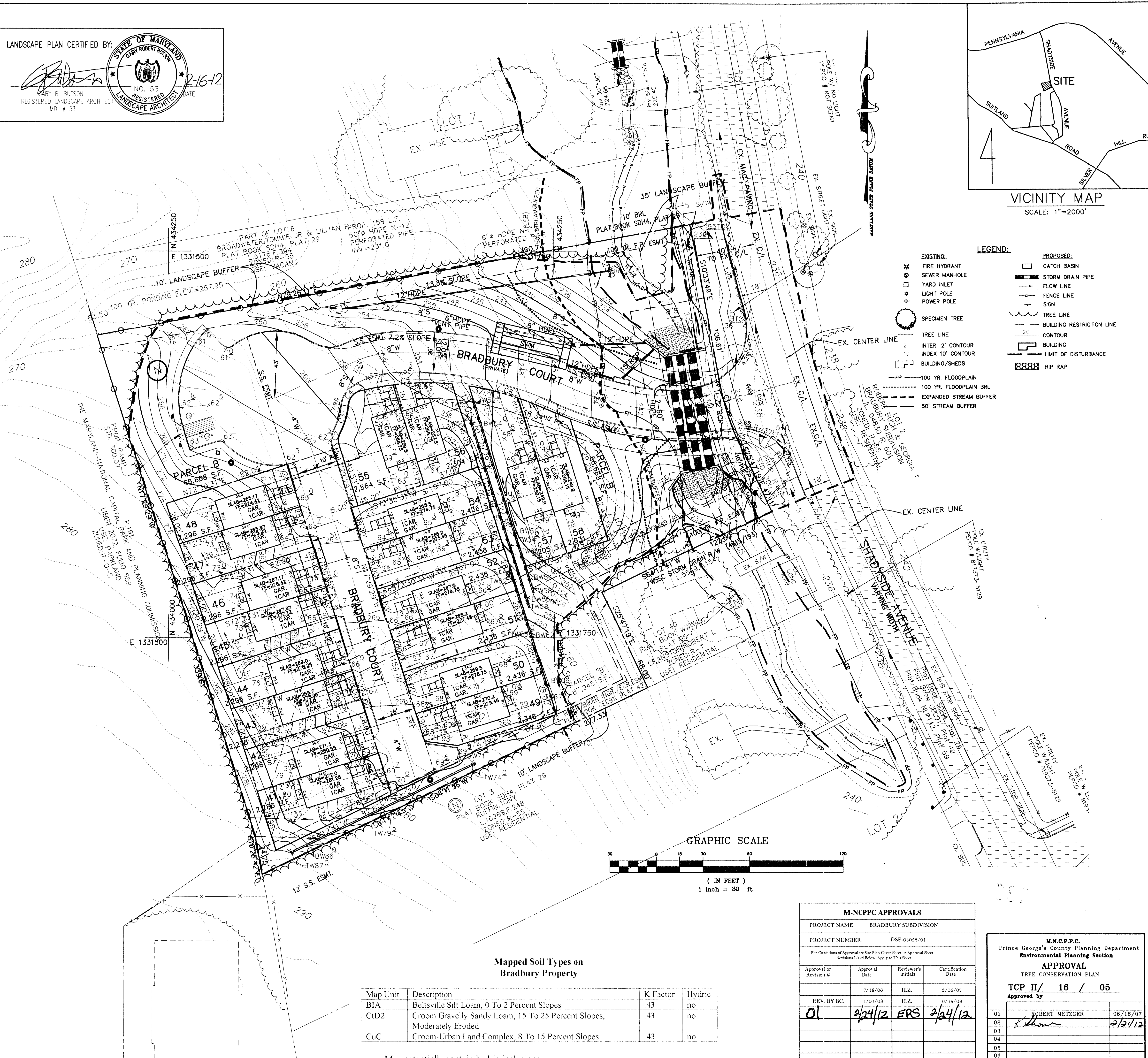
Tree #	Common Name	Scientific Name	DBH (in)	Condition	Disposition
T1	Tulip	<i>Liriodendron tulipifera</i>	36	Poor	Save
T2	Black Oak	<i>Quercus velutina</i>	33	Poor	Remove
T3	Black Oak	<i>Quercus velutina</i>	31	Poor	Remove
T4	Chestnut Oak	<i>Quercus prinus</i>	36	Fair	Save
T5	Red Oak	<i>Quercus borealis</i>	34	Fair	Save
T6	Black Oak	<i>Quercus velutina</i>	34	Fair	Save
T7	Black Oak	<i>Quercus velutina</i>	40	Fair	Remove
T8	Black Oak	<i>Quercus velutina</i>	38	Fair	Remove
T9	White Oak	<i>Quercus alba</i>	40	Poor	Remove
T10	White Oak	<i>Quercus alba</i>	32	Fair	Remove

OWNER/DEVELOPER
BCR LLC
2721 BRIGGS CHANEY ROAD
SILVER SPRING, MD 20905
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FAX (301) 982-1994

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GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53


2-16-12



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS – PLANNERS – SURVEYOR'S
4600 POWDER MILL ROAD – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 937-3501
FAX (301) 937-3507

BRADBURY SUBDIVISION
SPAULDINGS 6TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

03/13/07 REVISE PER
COUNTY COMMENTS
M.P
07/12/11 REVISE PER
COUNTY COMMENTS
M.P
02/17/12 REVISE PER
COUNTY COMMENTS
M.P

DATE: FEB., 2012	
DWN. DS	CHECKED GB
SCALE: 1"=30'	
PROJECT/FILE NO. 04-020	
SHEET NO. 1 OF 2	

M-NCPPC APPROVALS			
PROJECT NAME:		BRADBURY SUBDIVISION	
PROJECT NUMBER:		DSP-96062/01	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet (Horizontal Lines Below Apply to This Sheet)			
Approval or Revisions #	Approval Date	Reviewer's Initials	Certification Date
	7/18/06	H.Z.	8/06/07
REV. BY BC	1/07/08	H.Z.	6/19/08
01	2/24/12	ERS	2/24/12

M.N.C.P.P.C.
Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN

TCP II / 16 / 05

Approved by

01	ROBERT METZGER	06/16/05
02	<i>Robert Metzger</i>	2/2/11
03		
04		
05		
06		

- May potentially contain hydric inclusions

TCP-II NOTES

1. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$1.50 per square foot mitigation fee.
2. The Department of Environmental Resources (DER) shall be contacted prior to the start of any work on the site to address implementation of woodland conservation measures shown on this plan.
3. Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner / developer or owner representative shall notify the purchaser of the property of any Woodland Conservation Areas.
4. All appropriate bonds shall be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.
5. All required off-site mitigation shall be identified on an approved TCP-II for the offsite location and shall be recorded as an off-site easement in the land records of Prince George's County prior to issuance of any permits for the subject property.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

1. A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation Plan (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building located at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-952-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.
2. Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and overseeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fescue is not acceptable.

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

Removal of Hazardous Trees or Hazardous Limbs By Developers or Builders

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 Department of Environmental Resources as dead, dying, or hazardous may be removed.

1. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or Licensed Tree Expert to believe that the tree or 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.
2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards(Tree, Shrub, and Other Woody Plant Maintenance-Standard Practices")
3. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval by the appropriate inspector may the tree be cut by chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch, or other materials that would inhibit sprouting.
4. 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 wildlife habitat.

Woodland Conservation Worksheet
for
Prince George's County

Zone:	R-T		
Gross Tract:	2.55		
Floodplain:	0.35		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	2.20	0.00	0.00

*Include acreage in the corresponding columns for each zone

Property Description or Subdivision Name: Bradbury Subdivision

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) = 0.792 acres
Clearing permitted w/o reforestation= 1.408 acres

Woodland Conservation Calculations:	Net Tract (acres)	Off-site Floodplain Impacts (acres)
Existing Woodland	2.20	0.35
Woodland Conservation Threshold (NTA) =	20.00%	0.44
Smaller of a or b		0.44
Woodland above WCT		1.76
Woodland cleared	2.04	0.23
Smaller of a or b		1.76
Clearing above WCT (0.25 : 1) replacement requirement		0.44
Clearing below WCT (2.1 replacement requirement)		0.28
Afforestation Threshold (AFT) =	15.00%	0.00
Woodland Conservation Required		1.39

Woodland Conservation Provided:	(acres)	
Woodland Preservation	0.00	
Reforestation / Replacement	0.00	
Afforestation	0.00	
Area approved for fee-in-lieu	0.00	\$0.00
Credits for Off-site Mitigation on another property	1.39	
Off-site Mitigation provided on this property	0.00	
Total Woodland Conservation Provided	1.39	

Area of woodland not cleared 0.16 acres
Woodland retained not part of requirements 0.16 acres

Prepared by:

Signed: [Signature] Date: 02/16/2012

104-020wptmp as of 2012B

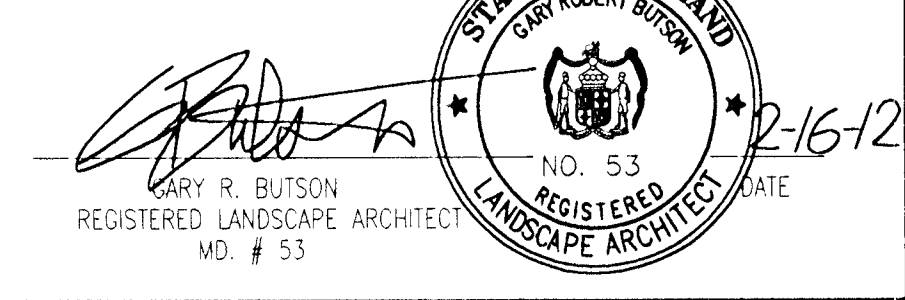
OFF-SITE MITIGATION:

THE OFF-SITE MITIGATION REQUIREMENTS WILL BE PROVIDED USING THE FOLLOWING OFF-SITE BANK:
TCP2/077/06 BROOKWOOD II WC BANK = 2.78 ACRES

OWNER/DEVELOPER
BCR LLC
2721 BRIGGS CHANEY ROAD
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LANDSCAPE PLAN CERTIFIED BY:



M-NCPPC APPROVALS			
PROJECT NAME: BRADBURY SUBDIVISION			
PROJECT NUMBER: DSP-04006/01			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet			
Approval/ Revision #	Approval Date	Reviewer's Initials	Certification Date
	7/18/08	H.Z.	4/06/07
REV. BY BC	1/07/09	H.Z.	6/19/08
01	2/24/12	ERS	2/24/12
02			
03			
04			
05			
06			

M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL TREE CONSERVATION PLAN	
TCP II/ 16 / 05	
Approved by	
01	ROBERT METZGER 08/16/07
02	[Signature] 2/21/12
03	
04	
05	
06	

REVISIONS	
05/18/10-REVISED FOR MITIGATION FEE-IN-LIEU.	G.B.
11/10/11 REVISE PER COUNTY COMMENTS	M.P.
02/16/12 REVISE PER COUNTY COMMENTS	M.P.

DATE: FEB., 2012

DWN. DS CHECKED GB

SCALE: 1"=30'

PROJECT/FILE NO. 04-020

SHEET NO. 2 OF 2



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SPAUDINGS 6TH ELECTION DISTRICT
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TCP II
NOTES & DETAILS