

Scale 1" = 60'

## GENERAL NOTES

3. ZONE:	R-18 (14.81 AC) R-20 (0.83 AC)	13. THIS PLAN IS A SUBDIVISION OF THE LAND CONSISTING OF OWNERS: <b>OWNER / PARCEL</b> BOWIE HOD, LLC, PARCEL 55, PART 1 BOWIE HOD, LLC, PARCEL 56, PART 2 CITY OF BOWIE, PARCEL 84 CITY OF BOWIE, PARCEL 84 CITY OF BOWIE, PARCEL 85 CITY OF BOWIE, P/O PARCEL C'	<b>DESCRIPTION</b> LIBER 25417 FOLD 005 LIBER 25417 FOLD 005 LIBER 12370 FOLD 629 LIBER 12370 FOLD 629 LIBER 12370 FOLD 634 LIBER 12370 FOLD 634	<b>ACRE / ZONE</b> 1.24 ACRES (R-18) 15.08 ACRES (R-18) 0.39 ACRES +/- (R-18) 0.08 ACRES +/- (R-20) 0.10 ACRES +/- (R-18) 0.55 ACRES +/- (R-20)
2. METHOD OF DEVELOPMENT:	STANDARD			
3. GROSS TRACT AREA:	13.08 AC (R-18) PARCEL B 1.24 AC (R-18) PARCEL C 0.49 AC (R-18) + 0.83 AC (R-20) TOTAL (PARCEL A,B,C): 15.44 AC (672,582 SF)			
NET TRACT AREA:	15.44 AC (672,582 SF)			
4. AREA WITHIN DRAINAGE EASEMENT:	1.53 AC			
5. AREA OF SLOPES 25% AND GREATER:	0.25 AC			
6. THERE ARE NO HISTORICAL FEATURES ON SITE.				
7. THERE ARE NO CEMETERIES OR ENDANGERED SPECIES ON SITE.				
8. THERE IS A STREAM AND WETLANDS (0.83 AC) ON THIS SITE.				
9. NUMBER OF PARCELS PROPOSED	3 PARCELS			
10. SUBJECT PARCEL APPEARS ON TAX MAP GRID: 055A.1, WSSC GRID: 208N13.				
11. NO PUBLIC UTILITY EASEMENT TO BE ESTABLISHED ADJACENT TO ALL PUBLIC ROAD RIGHTS OF WAY.				
12. STORMWATER MANAGEMENT CONCEPT HAS BEEN APPROVED BY THE CITY OF BOWIE. APPROVAL NO. 10-0687-208 NE 13				
		14. DISTANCES TO SERVICES: FIRE SERVICE: BOWIE CO.38: COUNTY POLICE SERVICE: DISTRICT 2: STATE POLICE SERVICE: FORESTVILLE, BARRACK L: CITY OF BOWIE POLICE		2.75 MI. 1.50 MI. 10.0 MI. 0.5 MI.
		15. THE PROPOSED USE OF THIS PROPERTY IS: MULTIFAMILY RESIDENTIAL (RENTAL APARTMENTS)		
		16. PROPOSED UNITS:		
		<b>BUILDING</b> #1 #2 TOTAL UNITS: 286 UNITS	<b>UNITS</b> 247 UNITS 39 UNITS R-18	<b>ZONE</b> R-18 R-18
		17. ELEVATORS WILL BE PROVIDED IN BOTH BUILDINGS.		
		18. MANDATORY DEDICATION OF PARKLAND IS BEING FULFILLED BY PRIVATE ON-SITE RECREATIONAL FACILITIES.		
		19. PROPERTY IS NOT SUBJECT TO TO HOMEOWNERS ASSOCIATION (HOA)		
		20. PROPERTY IS NOT SUBJECT TO ANY ROADWAY DEDICATIONS OR RIGHTS-OF-WAY.		
		21. A JURISDICTIONAL DETERMINATION LETTER FOR WETLANDS WAS ISSUED BY THE BALTIMORE DISTRICT OF U.S. ARMY CORPS OF ENGINEERS IN SEPTEMBER 2005 (CEMAB-OP-RMS-05-0251-115). A REVISED JURISDICTION DETERMINATION LETTER WAS ISSUED ON AUGUST 30, 2007, BY THE BALTIMORE DISTRICT, U.S. ARMY CORPS OF ENGINEERS.		
		22. THERE SHALL BE NO DIRECT ACCESS TO MD RTE. 197.		

23. AT THE TIME OF FINAL PLAT, A CONSERVATION EASEMENT SHALL BE DESCRIBED BY BEARINGS AND DISTANCES. THE CONSERVATION EASEMENT SHALL CONTAIN THE PATIENT RIVER PRIMARY MANAGEMENT PRESERVATION AREA AND ALL WOODLAND CONSERVATION AREAS, EXCEPT FOR AREAS OF APPROVED IMPACTS AND SHALL BE REVIEWED BY THE ENVIRONMENTAL PLANNING SECTION PRIOR TO APPROVAL OF THE FINAL PLAT. THE FOLLOWING NOTE SHALL BE PLACED ON THE PLAT:  
  
"CONSERVATION EASEMENTS DESCRIBED ON THIS PLAT ARE AREAS WHERE THE INSTALLATION OF STRUCTURES AND ROADS AND THE REMOVAL OF VEGETATION ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM THE M-INCPCC PLANNING DIRECTOR OR DESIGNEE. THE REMOVAL OF HAZARDOUS TREES, LIMBS, BRANCHES OR TRUNKS IS ALLOWED."
24. PRIOR TO THE ISSUANCE OF ANY PERMITS WHICH IMPACT JURISDICTIONAL WETLAND BUFFERS, STREAMS, OR WATERS OF THE U.S., THE APPLICANT SHALL SUBMIT COPIES OF ALL FEDERAL AND STATE WETLAND PERMITS, EVIDENCE THAT APPROVAL CONDITIONS HAVE BEEN COMPLIED WITH, AND AN ASSOCIATED MITIGATION PLAN.
25. THE TPOH SHALL SHOW THE PROVISION OF CHAIN-LINK FENCING, SIX FEET IN HEIGHT, AROUND ALL WOODLAND PRESERVATION AREAS IN ORDER TO KEEP ANY ROAD OR OTHER STRUCTURE ON THE NORTH SIDE OF HEALTH CENTER DRIVE, OTHER TREE PROTECTION DEVICES SHALL BE PROVIDE FOR ALL OTHER PRESERVATION AREAS. ALL TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE ROAD PERMIT AND SHALL REMAIN IN PLACE UNTIL THE FIRST USE AND OCCUPANCY PERMIT HAS BEEN ISSUED OR UNTIL SIGNING OFF FOR FENCE REMOVAL HAS BEEN OBTAINED FROM THE DPW&T INSPECTOR AND M-INCPCC'S ENVIRONMENTAL PLANNING SECTION. AT THE TIME OF THE SIGNING OFF, ANY REMAINING FENCE BE REMOVED FOR ANY REASON, ANY IMPACTS TO WOODLAND PRESERVATION AREAS SHALL BE MITIGATED AT A RATIO OF 2 TO 1.
26. THE TPOH SHALL SHOW THE LOCATIONS AND DETAILS FOR THE ADDITIONAL SIGNAGE TO EXPLAIN THE PURPOSE AND MAINTENANCE OF THE BORETENTION AREAS AND THE AFForestation AREAS. AFForestation AREAS SHALL BE PLANTED WITH TREES ONE INCH IN CALIPER AND GREATER.
27. THE SITE'S WOODLAND CONSERVATION THRESHOLD IS 0.309 ACRES AND THE WOODLAND CONSERVATION REQUIREMENT IS 1.61 ACRES. THE WOODLAND CONSERVATION REQUIREMENT IS PROPOSED TO BE MET WITH 2.58 ACRES OF WOODLAND PRESERVATION AND 0.90 ACRES OF AFForestation. THE AFForestation REQUIREMENT FOR AFForestation PRESERVATION AREAS IS AFForestation PRESERVATION AREAS ARE PROPOSED TO BE MET BY UTILIZING A PORTION OF THE 1.12 ACRES OF THE CITY OF BOWIE PARK. THE REMAINDER OF THE WOODLAND CONSERVATION REQUIREMENT PORTION TO BE MET WILL BE MET BY AFForestation PRESERVATION AREAS. THE EVENT CITY OF BOWIE PARK IS NOT AVAILABLE FOR WOODLAND PRESERVATION AND AFForestation/AFForestation USE, THE FOLLOWING SHALL APPLY:  
  
2.07 AC - ON-SITE WOODLAND PRESERVATION  
0.91 AC - TOTAL ON-SITE AFForestation/AFForestation  
2.58 AC - TOTAL ON-SITE WOODLAND CONSERVATION  
  
2.58 AC - TOTAL ON-SITE WOODLAND CONSERVATION  
0.91 AC - OFF-SITE MITIGATION  
1.61 AC - TOTAL WOODLAND CONSERVATION REQUIREMENT

**OWNER/APPLICANT:**  
**HARMONY PLACE ASSOCIATES LLC**  
124 SLADE AVENUE  
SUITE 200  
BALTIMORE, MARYLAND 21208  
CONTACT: MR. JOHN B. COLVIN  
PHONE: (410) 486-1234  
EMAIL: RUTHIE@QUESTAR.NET

M-NCPPC  
Prince George's Planning Department  
Environmental Planning Section  
Type II Tree Conservation Plan

APPROVAL  
TCP II/021/08

Staff Signature		Date
Initial Approval	<i>[Signature]</i>	7/1/14
01 revision		
02 revision		

[illegible]

**Overall TCP II Plan**  
**Harmony Place**  
**PARCELS A & B**  
LIBER 25417 @ FOLIO 005  
GREEN ANNES ELECTION DISTRICT NUMBER 7  
PRINCE GEORGE'S COUNTY, MARYLAND

**BURGESS & NIPLÉ**  
3204 TOWER OAKS BLVD. SUITE 200, ROCKVILLE, MARYLAND 20852  
PH. (301) 468-9400 FAX (301) 468-9689

		REVISION PER M-INOPC APPROVED RESOLUTION	06/03/11
		REVISION PER DSP RESOLUTION	05/20/08
		REVISED PER AGENCY COMMENTS	03/25/08
		REVISED PER AGENCY COMMENTS	02/06/08
		REVISED PER AGENCY COMMENTS	01/16/08

DATE: DEC 17, 2007	
SCALE: 1"=60'	
DESIGN: CLW	DRAW
CHECK: MW	CHECK
JOB NO.: 44088	
P.R. NO.: ----	
SHEET 1 OF 5	
FILE NO.: TCPII-1	

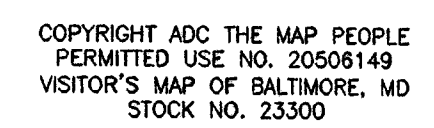


**BORGESS & NIPLE**  
3304 TOWER OAKS BLVD. SUITE 200, ROCKVILLE, MARYLAND 20852  
PH. (301) 468-9400 FAX (301) 468-9669

\*Off-site trees are in vicinity of the common property line

LIBER 25417 @ FOLIO 005  
QUEEN ANNES ELECTION DISTRICT NUMBER 7  
PRINCE GEORGE'S COUNTY MARYLAND





3204 TOWER OAKS BLVD. SUITE 200, ROCKVILLE, MARYLAND 20852  
PH. (301) 468-9400 FAX (301) 468-9669

REVISION PER M-HOPCC APPROVED RESOLUTION		DATE
REVISION PER DSP RESOLUTION		06/03/11
REVISED PER AGENCY COMMENTS		05/20/08
REVISED PER AGENCY COMMENTS		03/25/08
REVISED PER AGENCY COMMENTS		02/06/08
REVISED PER AGENCY COMMENTS		01/16/08

QUEEN ANNES ELECTION DISTRICT NUMBER 7  
PRINCE GEORGE'S COUNTY, MARYLAND

QUEEN ANNES ELECTION DISTRICT NUMBER 7  
PRINCE GEORGE'S COUNTY, MARYLAND



**EXISTING LEGEND**

----- PROPERTY LINE  
 102 --- MINOR CONTOUR LINE  
 100 --- MAJOR CONTOUR LINE

M-NCPPC  
Prince George's Planning Department  
Environmental Planning Section  
Type II Tree Conservation Plan  
  
APPROVAL  
TCP II/021/08

	Staff Signature	Date
Initial Approval	<i>[Signature]</i>	7/14/11
O1 revision		
O2 revision		

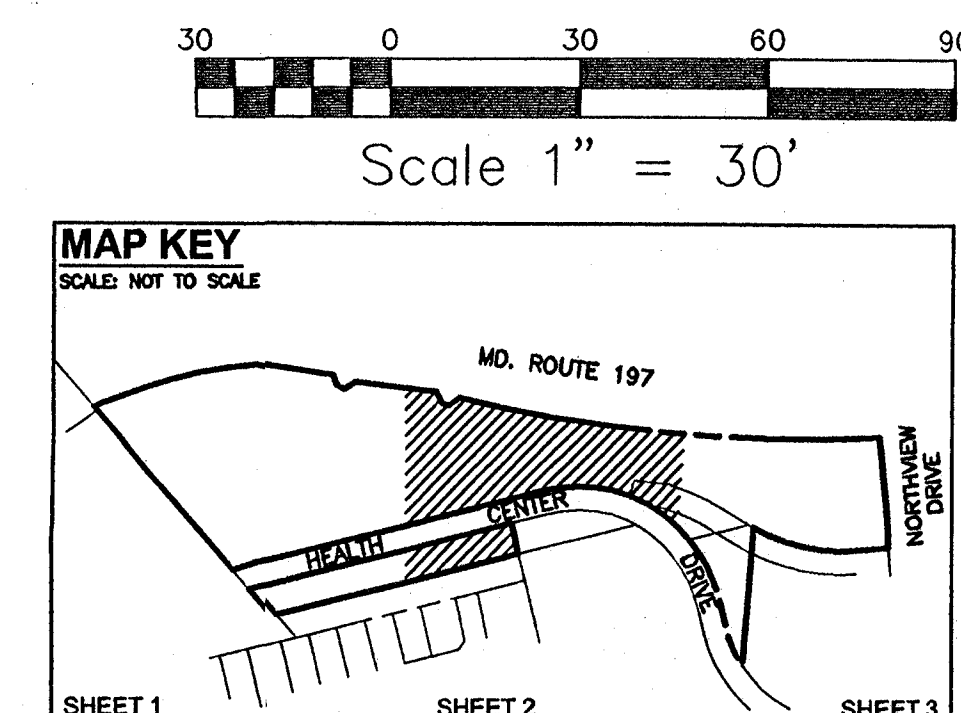
**OWNER/APPLICANT:**  
**HARMONY PLACE ASSOCIATES LLC**  
124 SLADE AVENUE  
SUITE 200  
BALTIMORE, MARYLAND 21208  
CONTACT: MR. JOHN B. COLVIN  
PHONE: (410) 486-1234  
EMAIL: RUTHIE@QUESTAR.NET

DSP07066  
APPROVED PLAN

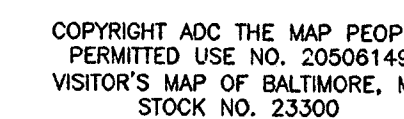
[illegible]

CURVE DATA						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C2	3414.04'	119.32'	119.31'	S 42°37'02" E	02°00'09"	59.66'
C9	380.00'	225.06'	221.78'	N 51°47'08" W	3°35'01"	115.94'
C14	381.06'	140.01'	139.22'	S 15°52'6" E	21°3'4"	70.80'
C15	380.00'	55.60'	55.55'	S 30°39'50" E	08°22'58"	27.85'

LINE	BEARING	DISTANCE
L5	S 09°19'15" W	32.61
L6	S 41°05'27" E	21.01
L7	N 88°29'50" E	32.61
L12	N 23°47'17" W	7.42
L13	N 49°30'15" W	92.60
L14	S 55°08'41" W	39.94
L16	S 21°14'52" W	80.00

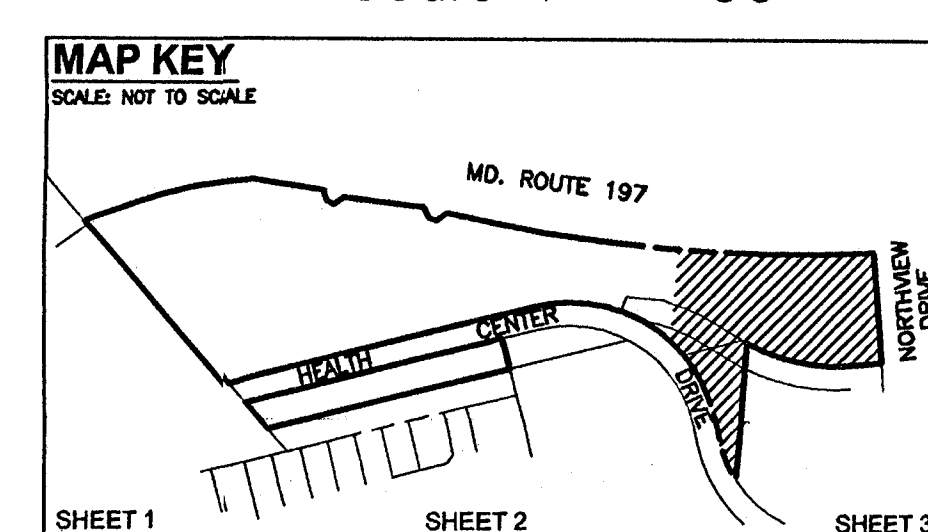
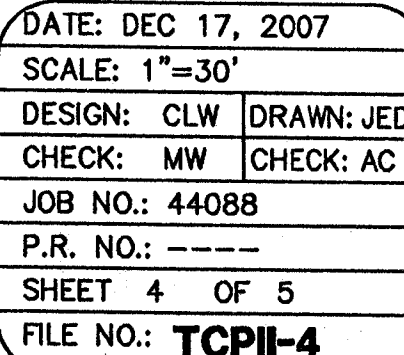






.		.	06/03/11
.		.	REVISION PER W-UCPPC APPROVED RESOLUTION
.		.	REVISION PER DSP RESOLUTION
.		.	REVISED PER AGENCY COMMENTS
.		.	REVISED PER AGENCY COMMENTS
.		.	REVISED PER AGENCY COMMENTS
.		.	05/20/08
.		.	03/25/08
.		.	02/06/08
.		.	01/16/08

LIBER 25417 @ FOLIO 005  
QUEEN ANNES ELECTION DISTRICT NUMBER 7  
PRINCE GEORGE'S COUNTY, MARYLAND



**OWNER/APPLICANT:**  
**HARMONY PLACE ASSOCIATES LLC**  
124 SLADE AVENUE  
SUITE 200  
BALTIMORE, MARYLAND 21208  
CONTACT: MR. JOHN B. COLVIN  
PHONE: (410) 486-1234  
EMAIL: RUTHIE@QUESTAR.NET

[illegible]



