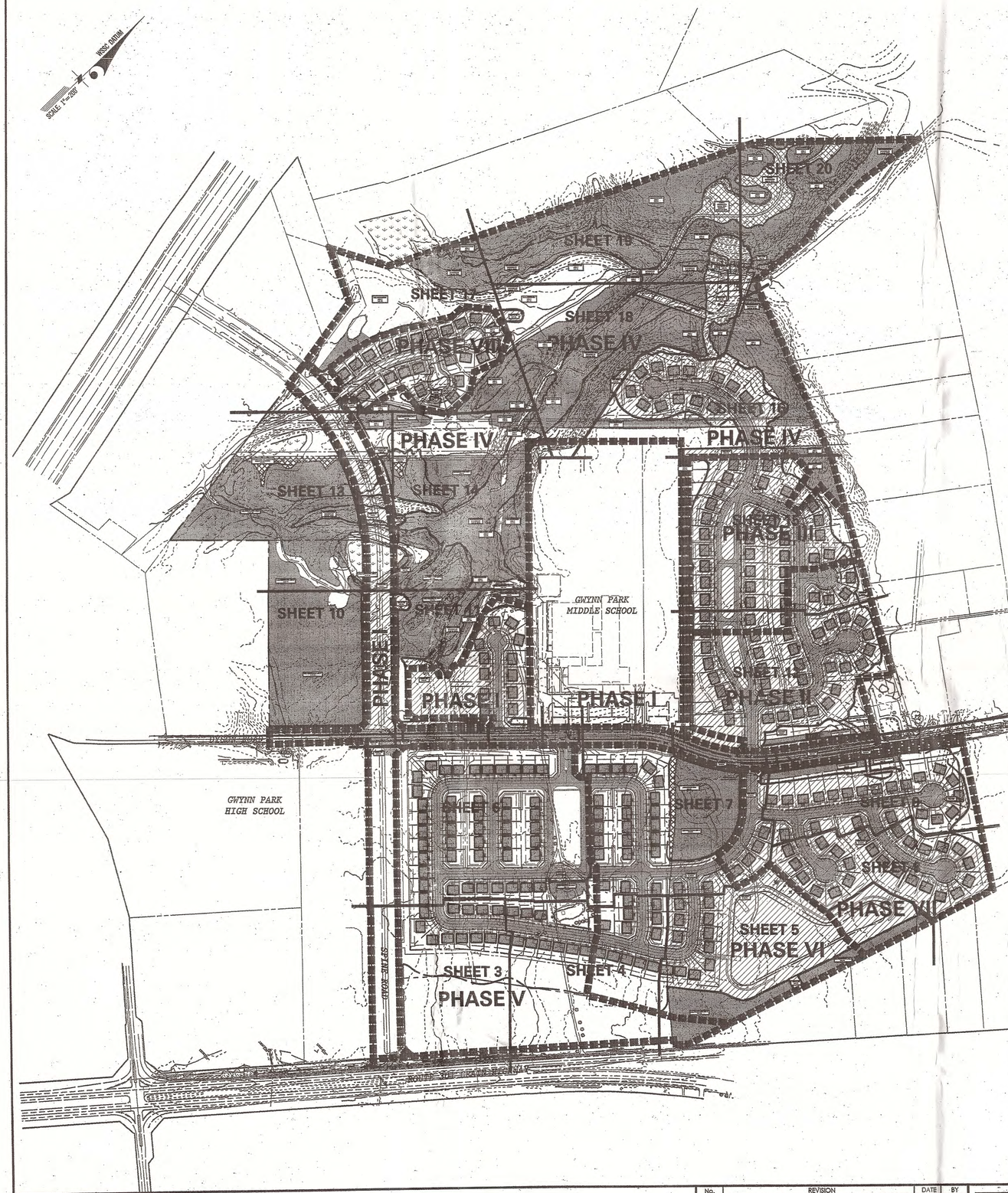


GENERAL NOTES

1. Existing Zone: R-S
2. Proposed development: SFD dwelling units
3. Gross Tract Area: 189.32 ± acres (per COP resolution)
4. Area within 100 year floodplain: 9.75 acres ±
   Existing 100 year floodplain delineated by Loiderman Associates, Inc.
   FPS Approval Sept. 25,1995
5. Net Tract Area: 179.57 acres ±
6. Number of Lots permitted: 460 approved Basic Plan maximum density
   PGCPB No. 94-345 295 base density (1.6 D.U. X 184.46)
7. Number of lots proposed: 284 Single Family Detached
8. Lot Standards
   - Maximum Lot Coverage: 35%
   - Minimum Building Separation: 10'
   - Maximum Height (stories): 3
   - Minimum Lot Width at Building Line: 50'
   - Minimum Lot Width at Streetline: 40'
   - Minimum Lot Width at Streetline for Cul-de-sac: 25'
   - Minimum Sideyard Setback: 0'
   - Minimum Front Yard: 15'
   - Minimum Rear Yard*: 20'

   *Setback does not apply to accessory structures, walks, patios, or decks (decks shall be a minimum of five feet from the rear property line).
9. Boundary prepared by Greenhorne & O'Mara, Inc. Topography prepared prior to 5/31/94 by PDS.
10. Existing water and sewer category 4C. Method of water and sewer, public.
11. Parcel A - to be dedicated to HOA- 1.07 acres
    Parcel B - to be dedicated to HOA- 14.19 acres
    Parcel C - to be dedicated to HOA- 3.69 acres
    Parcel D - to be dedicated to HOA- 1.12 acres
    Parcel E - to be dedicated to HOA- 0.49 acres
    Parcel F - to be dedicated to HOA- 0.47 acres
    Parcel G - to be dedicated to HOA- 0.34 acres
    Parcel H - to be dedicated to HOA- 0.34 acres
    Parcel I - to be dedicated to HOA- 0.11 acres
    Parcel J - to be dedicated to HOA- 69.16 acres
    Parcel K - to be dedicated to HOA- 7.70 acres
    Parcel L - to be retained by owner- 8.36 acres

    Outlot A - to be dedicated to M.S.H.A- 7.60 acres
12. The predominate soil types:
    - LaA - Leonardtown Silt Loam - Type D soil
    - BlA, BlB2,BeB2 - Beltsville Silt Loam - Type C soil
    - Bo - Bibb Silt Loam - Type C soil
    - SgB2,ShA - Sassafras Gravelly Loam and Sandy Loam - Type B soil
13. Perennial streams do exist on site.
14. Wetland delineation completed by Greenhorne & O'Mara, Inc.
15. Conceptual stormwater management application number CSD 9SB012050, approved 11/09/99.
16. No cemetaries within or adjacent to the proposed subdivision. This property contains a historic site -"Gwynn Park"- and its environmental setting (PG No. 85A-13); listed in the historic sites and districts plan- 1981 & 1992, as identified as lot 14 on this plan.
17. Approved Comprehensive Design Plan No. CDP 9403(TCPI/29/94)
18. A Conservation Easement shall be established around all 3 vernal pools, the adjacent 25' buffer and any adjacent woodland area at the time of final plat.
19. A Conservation Easement shall be established to include the stream buffer at the time of final plat.
20. A 50' tree conservation area shall be maintained along the west side of Dyson Road. The eight-foot hiker/biker trail may be located in this buffer. The trail shall be field located by a Landscape Architect or Engineer and a member of the M-NCPPC Urban Design, DNR or Trails staff.
21. Any work within the "environmental setting" (lot 14) is subject to the historic area work permit process.
22. Driveways shown are a graphic representation only and are to be constructed per Prince George's County DPW&T standard details.
23. All sidewalks shall be ramped for compliance with Federal, State and Prince George's County regulations.
24. Variations:
    1. Wetland impact drainage swail from Parcel A to vernal pool.
    2. Wetland impact along Dyson Road.
    3. Wetland impact, SWM pond #2 embankment.
    4. Wetland impact, sewer and plunge pool construction.
    5. Wetland impact along Spine Road.
    6. Reduction from 300' to 200' lot depth from Route 301 right-of-way.
25. Previous plan approvals:

Basic Plan	A-9853	05/22/92
Comprehensive Site Plan	CDP-9403	11/03/95
Preliminary Plan	4-95032	09/08/95
	9SB012050	11/09/99
CSD		1/29/94, 11/24/96
TCP		9910 03/20/00
SDP		9910/01 05/17/01

LEGEND

- EXISTING 2' TOPOGRAPHY
- PROPOSED BUILDING
- EXISTING TREE LINES
- PROPOSED TREE LINES
- SOILS
- STEEP SLOPES (~ 25%)
- TREE SAVE AREAS
- TREE CLEAR AREAS
- TREE PRESERVATION AREAS WITHIN FLOODPLAIN
- NATURAL REGENERATION AREAS
- TREE PROTECTION FENCING DURING CONSTRUCTION
- PROPOSED LIMIT OF DISTURBANCE

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPI/39/96

	Approved by	Date
01		
02	KIF	11/29/01
03	KIF	03/21/02
04	KIF	09/24/02
05	KIF	12/11/02
06	JLSTASZ	10/26/04
07	[signature]	11/22/04
08		

Revision -04
Sheets 2, 16, 17, 18, 19 and 20 have been revised to the final design of SWM Pond #2

Revision -07
Sheets 1, 2, and 12 have been revised to reflect clearing necessary to provide proper drainage of stormwater

200 100 0 200 400
SCALE: 1"=200'

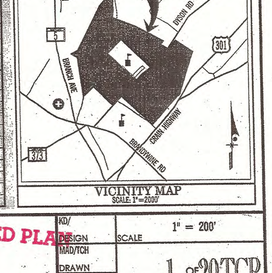
I hereby certify that this Forest Conservation Plan has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Prince George's County Woodland Conservation Technical Manual, effective May 1997.

[signature] 11-21-2006
Preparer's signature Date
Wetland Scientist, Qualified Professional No. 173

BEFORE BEGINNING CONSTRUCTION CONTACT
"MISS UTILITY"
AT
1-800-257-7777
AT LEAST 48 HOURS PRIOR TO EXCAVATION

M.N.C.P.P.C. APPROVALS
PROJECT NAME: HAMPTON
PROJECT NUMBER: SDP-9910
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. THE REVISIONS LISTED BELOW APPLIED THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	M-NCPPC REVIEWER'S SIGNATURE	CERTIFICATION DATE
	3/20/00	G.W. (G.W.)	8/16/01
01	5/17/01	G.W. (G.W.)	8/16/01
02	11-14-01	(G.W.)	12-14-02
03	11-29-01	(G.W.)	11-29-01
05	6-27-04	(G.W.)	11-5-04
08	12-28-07	KE	1-10-08



VICINITY MAP
SCALE: 1"=2000'

OWNER/APPLICANT:
CAPITOL PROPERTIES, INC.
310 BROADVIEW AVE., SUITE 203
WARRENTON, VA 20186
PHONE: 540-341-3454
CONTACT: MR. STEPHEN ATHEY
AGENT: MR. PATRICK BYRNE

BUILDER:
RYAN HOMES
4780 CORRIDOR PLACE., SUITE B
BELTSVILLE, MD 20705
PHONE: 301-937-9761
CONTACT: PETE ROBERTSON

No.	REVISION	DATE	BY
1	Changes per County's Comments for Acceptance & Rafferal Prints	02/07/00	KHO
2	Changes per MNCPPC comments	03/16/00	KJB/CSB
3	Changes per MNCPPC comments	12/05/00	CSB
4	REVISED PER CHANGES IN LOT CONFIGURATION AND GRADING	09/06/01	CSB/AKJ
5	Revised per MNCPPC comments for SDP 9910/03	11/01/01	CSB
6	Revised to solve ponding in Tree Preservation Area R	10/03/06	AMA

GENERAL CIVIL
TRANSPORTATION
ENVIRONMENTAL
GEOGRAPHIC SCIENCES
GREENHORNE & O'MARA, INC. 20410 CENTURY BOULEVARD., SUITE 200, GERMANTOWN, MARYLAND 20874
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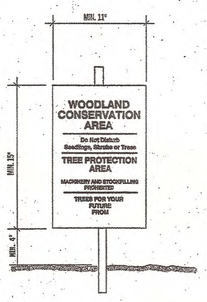
TYPE II TREE CONSERVATION PLAN APPROVED PLAN
HAMPTON PROPERTY
SDP-9910/08
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DESIGN KD/	SCALE 1" = 200'
DRAWN MAD/TCH	SHEET 1 OF 20 TCP
CHECKED	
DATE MAY 2001	PROJ No. 7046-000 FILE No. R-3896-W

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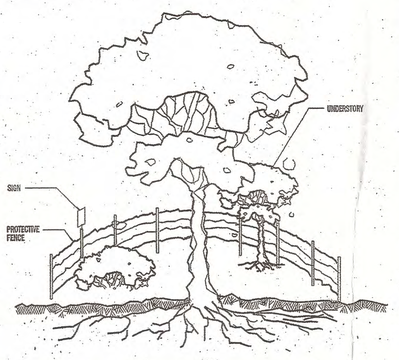
SIGNAGE



NOTE:
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 fron all directions.

SOURCE: Prince George's County, Maryland: WOODLAND CONSERVATION MANUAL adapted from the Maryland State FOREST CONSERVATION MANUAL

PROTECTING TREES DURING CONSTRUCTION



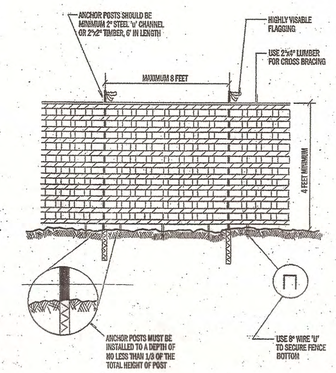
PREVENT THE FOLLOWING IMPACTS:

CROWN	TRUNK	CRITICAL ROOT ZONE
. Broken or damaged limbs	. Sun scald	. Tearing/Removal/Crushing/Burial
. Wounds to bark	. Wounds to bark	. Soil compaction
. Disease/insect infestation	. Disease/insect infestation	. Flooding
. Upper crown dieback	. Weed-thrower	. Desiccation
		. Tanks
		. Changes in soil pH
		. Removal of understory

SOURCE: Prince George's County, Maryland: WOODLAND CONSERVATION MANUAL adapted from the Maryland State FOREST CONSERVATION MANUAL

TREE PROTECTION FENCING(2)

BLAZE ORANGE PLASTIC MESH



NOTES:
1. Forest protection device only.
2. Retention Area will be set as part of the review process.
3. Boundaries of retention Area should be staked and flagged prior to installing device.
4. Root damage should be avoided.
5. Protective signage is required.
6. Device should be maintained throughout construction.

SOURCE: Prince George's County, Maryland: WOODLAND CONSERVATION MANUAL adapted from the Maryland State FOREST CONSERVATION MANUAL

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPI/34/96

	Approved by	Date
		3/23/2000
01		4/26/2001
02	KIF	11/29/01
03	KIF	03/21/02
04	KIF	09/24/02
05	KIF	12/11/02
06	JLSTASZ	10/26/04
07	JL Stasz	11/20/06
08		

Revision -04
Sheets 2, 16, 17, 18, 19 and 20 have been revised to the final design of SWM Pond #2

Revision -07
Sheets 1, 2, and 12 have been revised to reflect clearing necessary to provide proper drainage of stormwater

I hereby certify that this Forest Conservation Plan has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Prince George's County Woodland Conservation Technical Manual, effective May 1990.

Signature: Marwan F. Mustafa 11-21-2001

Marwan F. Mustafa, Qualified Professional MD FCA

WOODLAND CONSERVATION WORKSHEET FOR NON-GOVERNMENTAL PROJECTS

Zone: R-S
Gross Tract: 189.32
Floodplain: 14.03
Previously Dedicated Land: 0
Net Tract: 175.29
Subdivision/Block/Lot: Hampton Property

Owner: Capitol Properties
Address: 310 Broadview Ave., Suite 203 Warrenton, VA 20186
Phone: 504-341-3454
Tax Map:
Permit #:

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)
Existing Woodland	a. 125.63	k. 14.03
WCT1 (20 % x Net tract)	b. 35.06	
Smaller or a. or b.	c. 35.06	
Woodland above WCT (a - b); 0 if <0	d. 90.57	
Woodland Cleared *	e. 60.24	l. 0.82 *
Smaller of d. or e.	f. 60.24	
Clearing below WCT (e - f); 0 if <0	g. 0	
Replacement (f x 0.25)	h. 15.06	
(g x 2.0)	i. 0	
Afforestation: (if applicable) (net tract x .2 - a), or (net tract x .15 - a); 0 of <0	j. 0	
Woodland Conservation Required: (c+h+i+j+l-g)	m. 50.94	
Woodland Conservation Provided:	(acres)	
Woodland Preservation	47.64	
Reforestation/Replacement/Regeneration	2.20	
Afforestation	0.25	
Area approved for fee-in-lieu	0 $0.30 * 43560 = $0	
Off-site Credits	1.04 *	
Woodland Conservation Provided (must equal or exceed item "m" above)	51.13 and $0	

Additional woodland retained but not part of any requirements: 2.95 acres

Plan Certified by:
Name: Marwan F. Mustafa /Greenhorne & O'Mara, Inc.
Address: 20410 Century Blvd., Suite 200 Germantown, MD 20874
License: MD FCA Qualified Professional

TREE CONSERVATION AREAS

A	0.26
B	5.49
C	9.04
D	6.07
E	3.25
F	0.16
G	0.9
H	0.00
I	2.43
J	0.57
K	11.81
L	1.19
M	0.03
N	1.04
O	2.77
P	0.38
Q	0.23
R	0.43
S	0.25
T	0.85
U	2.49
V	0.24
W	1.68
X	0.39
Y	0.76
Z	2.21
AA	0.07
BB	0.04
TOTAL	47.64 ACRES

Revision -03 3/21/2002 KIF

* 1.04 ACRES OF MITIGATION WILL BE PROVIDED OFF-SITE TO REPLACE IMPACTED TREE CONSERVATION AREAS. FOREST CONSERVATION PLAN SDP-14 APPROVED BY THE MD-DNR IDENTIFIES THE REQUIRED MITIGATION WHICH IS RECORDED IN EASEMENT AT L. 12220 F. 499.

M-NCPPC APPROVALS

PROJECT NAME: HAMPTON PROPERTY (ARCHITECTURE)

PROJECT NUMBER: SDP-9910

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revisions Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
02	11/1501	L.S.	12/12/02
05	10.27.04	G.W.	11-5-04
09	12.28-07	RG	1.10.08

GENERAL FOREST CONSERVATION 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) must be contacted prior to the start of any work on the site to address implementation of Tree 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,and selective clearing areas)located on their lot or parcel of land and the associated fines for unautorized disturbances to these areas. Upon the sale of the property of any woodland conservation areas, the Owner/Developer or owner's representative shall notify the purchaser of the property of any woodland conservation areas.
4. All appropriate bonds will 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. The location of all Tree Protective Devices (TPD's) shown on this plan shall be flagged or staked in the field prior to the pre-contruction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPD's may begin. TPD installation shall be completed prior to the installation of initial Sediment Controls. No cutting of clearing of trees may begin befor final approval of the TPD installation.
6. Since work on this project will be initiated in several phases all TPD's required for a given phase shall be installed prior to any disturbance within that phase of work.
7. Woodland Conservation- Tree Save Areas and/or Reforestation Areas shall be posted as shown at the sahe time as Tree Protective Device installation and /or start of reforestation activities. These signs shall remain in place for a minimum of 3 (three) years.
8. All tree planting for woodland replacement, reforestation or afforestation will be completed prior to release of grading bonds. Failure to Establish the woodland replacement, reforestation of afforestation within the prescribed time frame will result in the forfiture of the Reforestation Bond and/or a violation of this plan including the associated $1.50 per square foot penalty unless a written extension is approved by DER Inspector.
9. Areas of natural regeneration will be protected by tree protection devices and exotic and invasive species will be removed prior to project completion.
10. The DER Inspector shall be notified prior to soil preparation of initiation of any tree planting on this site.
11. Results of survival checks for all tree plantings shall be reported to the DER Inspector for the site.
12. Prior to the issuance of any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

NAME:

BUSINESS NAME:

ADDRESS:

PHONE NUMBER:

OWNER/APPLICANT:
CAPITOL PROPERTIES,INC.
310 BROADVIEW AVE., SUITE 203
WARRENTON, VA 20186
PHONE: 504-341-3454
CONTACT: MR. STEPHEN ATHEY
AGENT: PAT BYRNE

No.	REVISION	DATE	BY
1	Changes per County's Comments for Acceptance & Refferal Prints	02/07/00	MJD
2	Changes per MNCPPC comments	03/16/00	MJB/CSB
3	Changes per MNCPPC comments	12/05/00	CSB
4	REVISED PER CHANGES IN LOT CONFIGURATION AND GRADING	9/06/01	CSB/AKJ
5	Revised per MNCPPC comments for SDP 9910/03	11/01/01	CSB
6	REV. TO REFLECT WSSC SAS PIPELINE IMPACTS	1/24/02	AK-11
7	REV. FOR FINAL SWM POND DESIGN	9/12/02	CSB
8	ADD TO SAVE FENCING IN TREE PRESERVATION AREAS	10/29/04	KMD

GENERAL CIVIL
TRANSPORTATION
ENVIRONMENTAL
GEOGRAPHIC SCIENCES
GREENHORNE & O'MARA, INC. 20410 CENTURY BOULEVARD., SUITE 200, GERMANTOWN, MARYLAND 20874
PHONE: (301) 444-8282 FAX: (301) 444-8161
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©LATEST DATE HEREON

TYPE II TREE CONSERVATION PLAN

APPROVED PLAN

HAMPTON PROPERTY

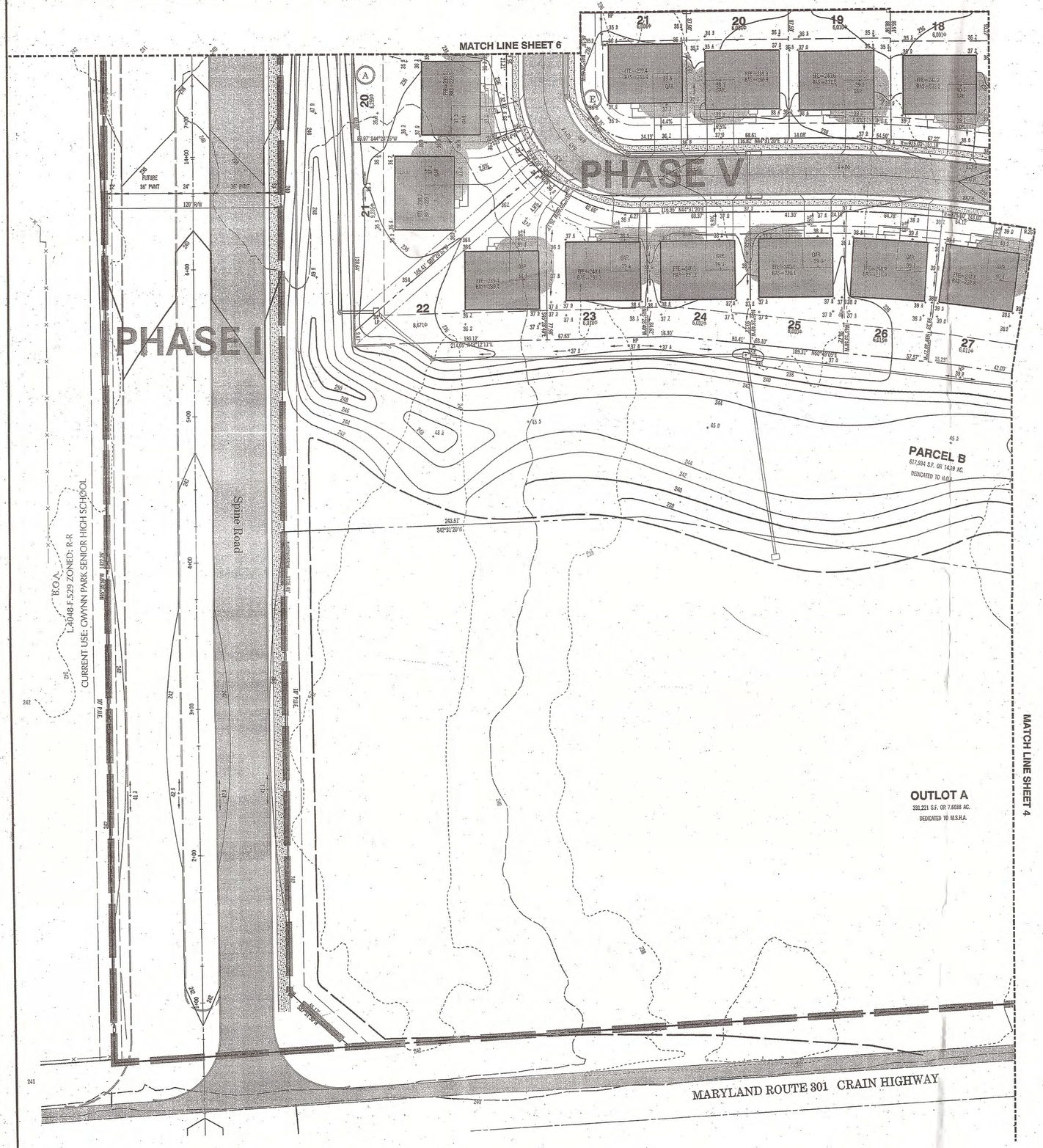
SDP-9910/08

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

KMD	SCALE	1" = 100'
DESIGN - KMD		
DRAWN	SHEET	2 OF 20 TCP
CHECKED		
MAY 2001	7046-000	R-3936-W
DATE	PROJ No.	FILE No.

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DGN-j:\7046000\704600002.fcp-(1-63) SHT-(1-63)



WOODLAND CONSERVATION SUMMARY CHART					
SHT.	EXISTING WOODLANDS	WOODLAND CLEARING	WOODLAND PRESERVATION	PRESERVATION IN FLOODPLAIN	AFFORESTATION
3	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC

NSSO DATUM

SCALE 1"=30'

LEGEND

- TREE SAVE AREAS
- TREE CLEAR AREAS
- AFFORESTATION AREAS
- TREE PRESERVATION AREAS WITHIN FLOODPLAIN
- NATURAL REGENERATION AREAS
- TREE PROTECTION FENCING DURING CONSTRUCTION
- PROPOSED LIMIT OF DISTURBANCE
- TREE PROTECTION SIGNAGE

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 34 / 96

	Approved by	Date
01		
02	KIM FINCH	11/29/2001
03	KIM FINCH	3/21/2002
04	KIM FINCH	9/24/2002
05	KIM FINCH	12/11/2002
06	JIM STASZ	10/26/2004
8		
9		
10		

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII/ 34 / 96

	Approved by	Date
01		
02		
03		
04		
05	KIF w/SDP-9910/02	12/11/02
06	J Staszak	10/26/04

I hereby certify that this Forest Conservation Plan has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Prince George's County Woodland Conservation Technical Manual, effective May 1990.

Signature: 11-21-2001

Marwan F. Mustafa, Qualified Professional MD FCA

30 20 10 0 30 60

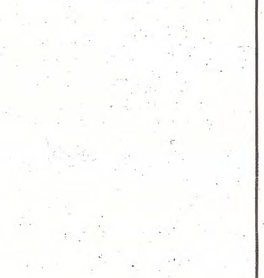
SCALE: 1"=30'

M-NCP-PC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATIONPLAN
TCP= II/34/96 -02
BY
11/29/2001
DATE

BEFORE BEGINNING CONSTRUCTION CONTACT
"MISS UTILITY"
AT
1-800-257-7777
AT LEAST 48 HOURS PRIOR TO EXCAVATION

M.N.C.P.P.C. APPROVALS
PROJECT NAME: HAMPTON
PROJECT NUMBER: SDP-9910
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. THE REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S SIGNATURE	CERTIFICATION DATE
	3/20/00	G.W.	8/16/01
01	5/17/01	G.W.	8/16/01
02	11.16.01	L.S.	12.12.02
03	11-29-01	G.W.	11-29-01
05	10.27.04	G.W.	11-5-04
08	12-28-07	RG	1-10-08



KEY MAP
SCALE 1"=1200'

OWNER/APPLICANT:
CAPITOL PROPERTIES,INC.
310 BROADVIEW AVE., SUITE 203
WARRENTON, VA 20186
PHONE: 504-341-3454
CONTACT: MR. STEPHEN ATHEY
AGENT: PAT BYRNE

No.	REVISION	DATE	BY
1	Changes per County's Comments for Acceptance & Refferal Prints	02/07/00	KND
2	Changes per MNCPPC comments	03/16/00	MJB/CSB
3	Changes per MNCPPC comments	12/05/00	CSB
4	REVISED PER CHANGES IN LOT CONFIGURATION AND GRADING	9/06/01	CSB/AKJ
5	Revised per MNCPPC comments for SDP 9910/03	11/01/01	CSB

GENERAL CIVIL
TRANSPORTATION
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©LATEST DATE HEREON

TYPE II TREE CONSERVATION PLAN

APPROVED PLAN SDP-9910/08

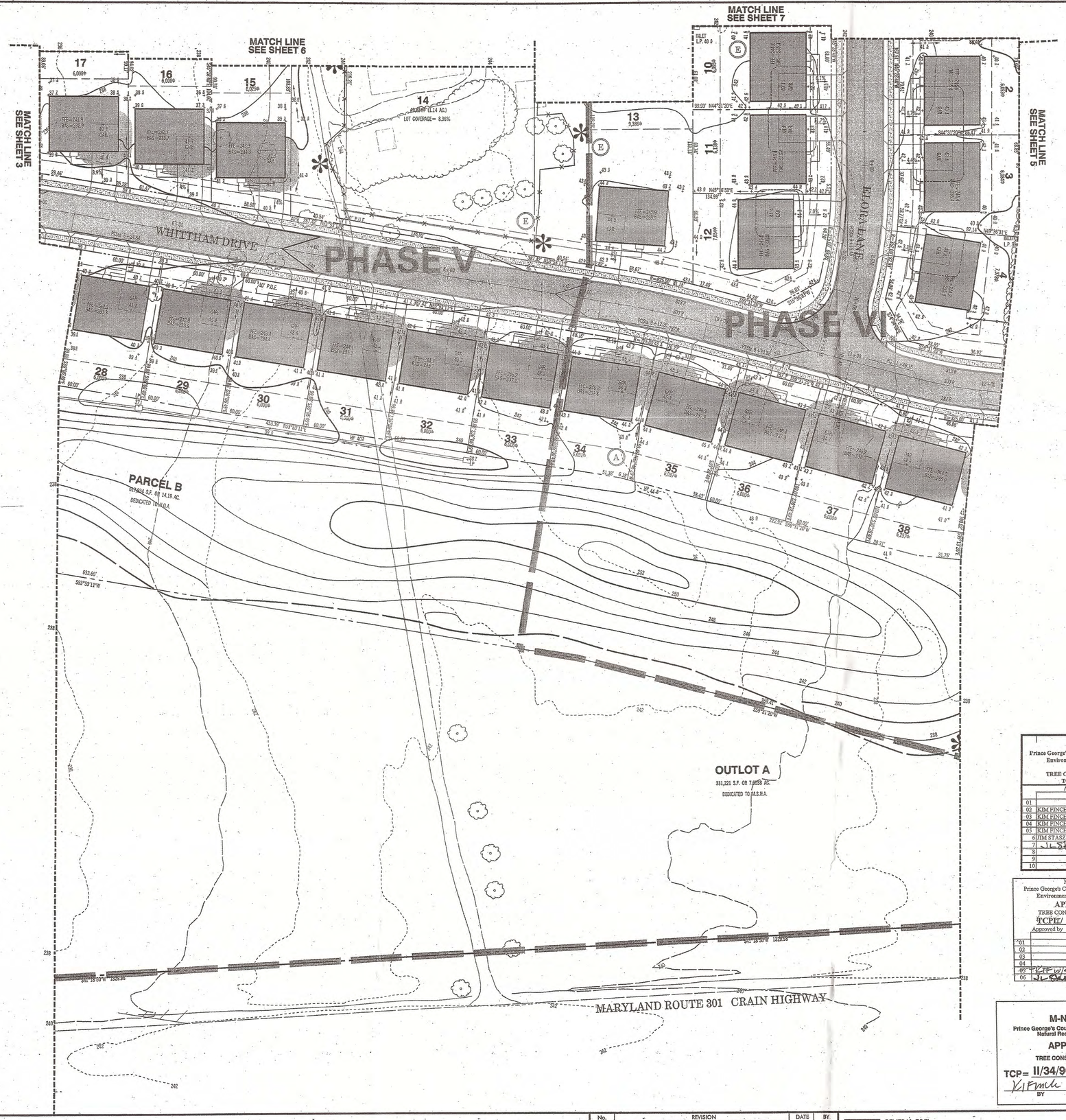
HAMPTON PROPERTY

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DESIGN KD/ MARTON	SCALE 1" = 30'
DRAWN	SHEET 3 OF 20 TCP
CHECKED	
DATE MAY 2001	PROJ No. 7046-000
	FILE No. R-3936-W

DGN: j:\7046000\704600003.FCP-(1-63) SHT-(1-63)

DATE=11/20/01 DGN=j:\7046000\704600003.FCP PRF=QUEUES\650C\FILM\7046000FCP03.prf TBL=P:\PLOT\PENTABLES\MARYLAND\PRINCE_GEORGES\FCP.TBL SCALE=30 ROT=0



WOODLAND CONSERVATION SUMMARY CHART

SHT.	EXISTING WOODLANDS	WOODLAND CLEARING	WOODLAND PRESERVATION	PRESERVATION IN FLOODPLAIN	AFFORESTATION
4	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC

WSSC DATUM

SCALE: 1"=50'

LEGEND

- TREE SAVE AREAS
- TREE CLEAR AREAS
- AFFORESTATION AREAS
- TREE PRESERVATION AREAS WITHIN FLOODPLAIN
- NATURAL REGENERATION AREAS
- TREE PROTECTION FENCING DURING CONSTRUCTION
- PROPOSED LIMIT OF DISTURBANCE
- TREE PROTECTION SIGNAGE

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPI /34/96

	Approved by	Date
01		
02	KIM FINCH	11/29/2001
03	KIM FINCH	3/21/2002
04	KIM FINCH	9/24/2002
05	KIM FINCH	12/11/2002
6	JIM STASZ	10/26/2004
7	JL Staszak	11/29/06
8		
9		
10		

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPI/ 34 / 96

	Approved by	Date
01		
02		
03		
04		
05	KIM FINCH SDP-9910/02	12/11/02
06	JL Staszak	10/26/04

80 20 10 0 30 60

SCALE: 1"=30'

I hereby certify that this Forest Conservation Plan has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Prince George's County Woodland Conservation Technical Manual, effective May 1990.

Signature: 11-21-2001

Marwan F. Mustafa, Qualified Professional MD FCA

M-NCP-PC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATIONPLAN
TCP= II/34/96 -02

11/28/2001
BY DATE

BEFORE BEGINNING CONSTRUCTION CONTACT
"MISS UTILITY"
AT
1-800-257-7777
AT LEAST 48 HOURS PRIOR TO EXCAVATION

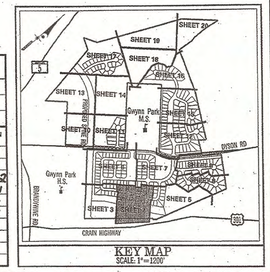
M.N.C.P.P.C. APPROVALS

PROJECT NAME: HAMPTON

PROJECT NUMBER: SDP-9910

FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. THE REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S SIGNATURE	CERTIFICATION DATE
	3/20/00	G.W.	8/16/01
01	5/17/01	G.W.	8/16/01
02	11-15-01	G.W.	12-17-02
03	11-29-01	G.W.	11-29-01
03	10-29-04	G.W.	11-5-04
04	12-28-07	RG	1-10-08



KEY MAP
SCALE 1"=1200'

OWNER/APPLICANT:
CAPITOL PROPERTIES,INC.
310 BROADVIEW AVE., SUITE 203
WARRENTON, VA 20186
PHONE: 504-341-9454
CONTACT: MR. STEPHEN ATHEY
AGENT: PAT BYRNE

No.	REVISION	DATE	BY
1	Changes per County's Comments for Acceptance & Refferal Prints	02/07/00	KMD
2	Changes per MNCPPC comments	03/16/00	MJB/CSB
3	Changes per MNCPPC comments	12/05/00	CSB
4	REVISED PER CHANGES IN LOT CONFIGURATION AND GRADING	9/06/01	CSB/AKJ
5	Revised per MNCPPC comments for SDP 9910/03	11/01/01	CSB

GENERAL CIVIL
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GREENHORNE & O'MARA, INC. 20410 CENTURY BOULEVARD., SUITE 200, GERMANTOWN, MARYLAND 20874
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©LATEST DATE HEREON

TYPE II TREE CONSERVATION PLAN

HAMPTON PROPERTY

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAT
SDP-9910/08

KD/ DESIGN	1" = 30' SCALE
MAD/TCH DRAWN	4 OF 20 TCP SHEET
CHECKED	
MAY 2001 DATE	7046-000 PROJ No.
	R-3936-W FILE No.

DATE=11/20/01 DGN=J:\7046000\704600004.FCP PRF=QUEUES\650C\FILM\7046000FCP04.prf TBL=P:\PLOT\PENTABLES\MARYLAND\PRINCE_GEORGES\FCP.TBL SCALE=30. ROT=0

DGN=J:\7046000\704600004.FCP-(1-63) SHT-(1-63)

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 4

TREE CLEAR 21.37 AC.

PHASE VI

PARCEL B
517,934 S.F. OR 11.89 AC.
DEDICATED TO H.O.A.

PHASE VII

TREE PRESERVATION AREA X
0.35 AC.

TREE CLEAR
0.06 AC.

TREE PRESERVATION AREA W
1.68 AC.

PHASE V

WALTER V. & CARLA V. KELK
L.6505 F.438
ZONED: R-R
CURRENT USE: S.F.R.

GEORGE N. & SARA C. SEMAN
L.5014 F.847
ZONED: R-R
CURRENT USE: S.F.R.

WALTER V. & CARLA V. KELK
L.6505 F.438
ZONED: R-R
CURRENT USE: S.F.R.

75'

SCALE: 1"=30'

LEGEND

- TREE SAVE AREAS
- TREE CLEAR AREAS
- AFFORESTATION AREAS
- TREE PRESERVATION AREAS WITHIN FLOODPLAIN
- NATURAL REGENERATION AREAS
- TREE PROTECTION FENCING DURING CONSTRUCTION
- PROPOSED LIMIT OF DISTURBANCE
- TREE PROTECTION SIGNAGE

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII /34/96

	Approved by	Date
01		
02	KIM FINCH	11/29/2001
03	KIM FINCH	3/21/2002
04	KIM FINCH	9/24/2002
05	KIM FINCH	12/11/2002
6	JIM STASZ	10/26/2004
7	JLS/MQ	11/20/06
8		
9		
10		

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII/ 34 / 96

	Approved by	Date
01		
02		
03		
04		
05	KIM FINCH/SDP-9910/02	12/11/02
06	JLS/MQ	11/20/06

WOODLAND CONSERVATION SUMMARY CHART

SHT.	EXISTING WOODLANDS	WOODLAND CLEARING	WOODLAND PRESERVATION	PRESERVATION IN FLOODPLAIN	AFFORESTATION
5	11.15 AC	8.73 AC	2.42 AC	0.00 AC	0.00 AC

M-NCP-PC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATIONPLAN
TCP= II/34/96 - 02
K.I.Finch 11/29/2001
BY DATE

BEFORE BEGINNING CONSTRUCTION CONTACT
"MISS UTILITY"
AT
1-800-257-7777
AT LEAST 48 HOURS PRIOR TO EXCAVATION

I hereby certify that this Forest Conservation Plan has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Prince George's County Woodland Conservation Technical Manual, effective May 1990.

Signature: 11-21-2001
Marwan F. Mustafa, Qualified Professional MD FCA

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

PROJECT NAME: HAMPTON
PROJECT NUMBER: SDP-9910
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. THE REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S SIGNATURE	CERTIFICATION DATE
	3/20/00	G.W.	8/16/01
01	5/17/01	G.W.	8/16/01
02	11-16-01	C.S.	12-10-02
03	11-28-01	G.W.	11-29-01
04	12-27-02	C.W.	11-5-04
05	12-28-07	RG	1-10-07

KEY MAP
SCALE: 1"=1200'

OWNER/APPLICANT:
CAPITOL PROPERTIES,INC.
310 BROADVIEW AVE., SUITE 203
WARRENTON, VA 20186
PHONE: 504-341-3454
CONTACT: MR. STEPHEN ATHEY
AGENT: PAT BYRNE

No.	REVISION	DATE	BY
1	Changes per County's Comments for Acceptance & Refferal Prints	02/07/00	KHD
2	Changes per MNCPPC comments	03/16/00	HJB/CSB
3	Changes per MNCPPC comments	12/05/00	CSB
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5	Revised per MNCPPC comments for SDP 9910/03	11/01/01	CSB

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©LATEST DATE HEREON

TYPE II TREE CONSERVATION PLAN APPROVED PLAN
HAMPTON PROPERTY
SDP-9910/08
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

MJB/KD	SCALE	1" = 30'
DESIGN		
MAD/TCH	SHEET	5 OF 20TCP
DRAWN		
CHECKED		
MAY 2001	7046-000	R-3936-W
DATE	PROJ No.	FILE No.

DATE=11/20/01 DGN=j:\7046000\704600005.FCP PRF=QUEUES\650C\FILM\7046000FCP05.prf TBL=P:\PLOT\PENTABLES\MARYLAND\PRINCE_GEORGES\FCP.TBL SCALE=30 ROT=0

DGN=j:\7046000\704600005.FCP-(1-63) SHT-(1-63)

I hereby certify that this Forest Conservation Plan has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Prince George's County Woodland Conservation Technical Manual, effective May 1990.

Signature: Marwan F. Mustafa (11-21-2001)

Marwan F. Mustafa, Qualified Professional MD FCA

Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 34 / 96

	Approved by	Date
01		
02	KIM FINCH	11/29/2001
03	KIM FINCH	3/21/2002
04	KIM FINCH	9/24/2002
05	KIM FINCH	12/11/2002
6	JIM STASZ	10/26/2004
7	J. Staszak	11/20/06
8		
9		
10		

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII/ 34 / 96

	Approved by	Date
01		
02		
03		
04		
05	K Finch w/SDP-9910/02	12/11/02
06	J. Staszak	10/26/04

WSSC GRID

SCALE: 1"=80'

WOODLAND CONSERVATION SUMMARY CHART

SHT.	EXISTING WOODLANDS	WOODLAND CLEARING	WOODLAND PRESERVATION	PRESERVATION IN FLOODPLAIN	AFFORESTATION
6	0.45 AC	0.21 AC	0.24 AC	0.00 AC	0.00 AC

LEGEND

- TREE SAVE AREAS
- TREE CLEAR AREAS
- AFFORESTATION AREAS
- TREE PRESERVATION AREAS WITHIN FLOODPLAIN
- NATURAL REGENERATION AREAS
- TREE PROTECTION FENCING DURING CONSTRUCTION
- PROPOSED LIMIT OF DISTURBANCE
- TREE PROTECTION SIGNAGE

M-NCP-PC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATIONPLAN
TCP= II/34/96 - 02
K J Finch BY 11/29/2001 DATE

30 20 10 0 30 60
SCALE: 1"=80'

BEFORE BEGINNING CONSTRUCTION CONTACT
"MISS UTILITY"
AT
1-800-257-7777
AT LEAST 48 HOURS PRIOR TO EXCAVATION

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

PROJECT NAME: HAMPTON
PROJECT NUMBER: SDP-9910
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. THE REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S SIGNATURE	CERTIFICATION DATE
	3/20/00	G.W.	8/16/01
01	5/17/01	G.W.	8/16/01
02	11-16-01	L.S.	11-19-02
03	11-28-01	G.W.	11-29-01
04	02-21-01	G.W.	11-5-04
08	12-20-07	JG	1-10-08

KEY MAP
SCALE: 1"=1200'

TREE CLEAR 0.14 AC.

TREE CLEAR 0.22 AC.

TREE PRESERVATION AREA V 0.24 AC.

PARCEL A
46,598 S.F. OR 1.07 AC.
DEDICATED TO H.O.A.

PARCEL B
617,504 S.F. OR 14.19 AC.
DEDICATED TO H.O.A.

PARCEL C
DEDICATED TO H.O.A.

PHASE I

PHASE V

Existing Dyson Rd.

HAMPTON VILLAGE WAY

HAMPTON VILLAGE WAY (One Way)

GRAYDEN LANE

KINNSHILL ROAD

STONEY CREEK LANE

WHITEHAM DRIVE

SIDNEY ROAD

MATCH LINE SHEET 10

MATCH LINE SHEET 11

MATCH LINE SHEET 3

MATCH LINE SHEET 4

MATCH LINE SHEET 7

B.O.A.
L.4048 F.529 ZONED: R-R
CURRENT USE: GWYNN PARK SENIOR HIGH SCHOOL

OWNER/APPLICANT:
CAPITOL PROPERTIES,INC.
310 BROADVIEW AVE., SUITE 203
WARRENTON, VA 20186
PHONE: 504-341-3454
CONTACT: MR. STEPHEN ATHEY
AGENT: PAT BYRNE

No.	REVISION	DATE	BY.
1	Changes per County's Comments for Acceptance & Refferal Prints	02/07/00	KMD
2	Changes per MNCPPC comments	03/16/00	MJB/CSB
3	Changes per MNCPPC comments	12/05/00	CSB
4	REVISED PER CHANGES IN LOT CONFIGURATION AND GRADING	9/06/01	CSB/AKJ
5	Revised per MNCPPC comments for SDP 9910/03	11/01/01	CSB

GENERAL CIVIL
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GREENHORNE & O'MARA, INC. 20410 CENTURY BOULEVARD., SUITE 200, GERMANTOWN, MARYLAND 20874
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©LATEST DATE HEREON

TYPE II TREE CONSERVATION PLAN
HAMPTON PROPERTY
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN
SDP-9910/08

MJB/KD	
DESIGN	SCALE 1" = 30'
MAD/TCH	6 OF 20 TCP
DRAWN	
CHECKED	SHEET
MAY 2001 DATE	7046-000 PROJ No. / R-3936-W FILE No.

DATE=11/20/01 DGN=j:\7046000\704600006.FCP PRF=QUEUES\650C\FILM\7046000FCP06.prf TBL=P:\PLOT\PENTABLES\MARYLAND\PRINCE_GEORGES\FCP.TBL SCALE=30 ROT=0

DGN=j:\7046000\704600006.FCP-(1-83) SHT-(1-63)

PHASE I

PHASE VI

PHASE VII

Existing Dyson Rd.

ELORA LANE

STONEY CREEK LANE

MATCH LINE SHEET 12

MATCH LINE SHEET 9

MATCH LINE SHEET 6

MATCH LINE SHEET 4

MATCH LINE SHEET 5

MATCH LINE SHEET 8

REFER TO SHEET 9
FOR PRESERVATION AREA

PARCEL C
1901222 S.F. 104.3 AC.
DEDICATED TO M.N.C.P.P.C.

AFFORESTATION AREA
0.25 AC.

VERNAL POOL
#1

3-RAIL FENCE
SEE DETAIL THIS SHEET

TREE PRESERVATION AREA U
2.49 AC.

TREE CLEAR
21.37 AC.

TREE CLEAR
21.37 AC.

PRESSURE TREATED SPLIT RAIL

4"x4" POST

10'-0" O.C. MAX.

3'-6"

FINISHED GRADE

2%

30"

6"

SPLIT RAIL FENCE DETAIL
NTS

WOODLAND CONSERVATION SUMMARY CHART

SHT.	EXISTING WOODLANDS	WOODLAND CLEARING	WOODLAND PRESERVATION	PRESERVATION IN FLOODPLAIN	AFFORESTATION
7	5.28 AC	2.77 AC	2.51 AC	0.00 AC	0.25 AC

NGVD DATUM

SCALE: 1"=30'

LEGEND

- TREE SAVE AREAS
- TREE CLEAR AREAS
- AFFORESTATION AREAS
- TREE PRESERVATION AREAS WITHIN FLOODPLAIN
- NATURAL REGENERATION AREAS
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M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII /34/96

	Approved by	Date
01		
02	KIM FINCH	11/29/2001
03	KIM FINCH	3/21/2002
04	KIM FINCH	9/24/2002
05	KIM FINCH	12/11/2002
06	JIM STASZ	10/26/2004
07	[illegible]	4/2006
08		
09		
10		

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII/ 34 / 96

	Approved by	Date
01		
02		
03		
04		
05	KIM FINCH SDP-9910/02	12/11/02
06	[illegible]	10/26/04

I hereby certify that this Forest Conservation Plan has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Prince George's County Woodland Conservation Technical Manual, effective May 1990.

Signature: [signature] 11-21-2001

Marwan F. Mustafa, Qualified Professional MD FCA

30 20 10 0 30 60

SCALE: 1"=30'

M-NCP-PC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATIONPLAN
TCP= II/34/96-02
[signature] 11/29/2001
BY DATE

BEFORE BEGINNING CONSTRUCTION CONTACT
"MISS UTILITY"
AT
1-800-257-7777
AT LEAST 48 HOURS PRIOR TO EXCAVATION

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

PROJECT NAME: HAMPTON

PROJECT NUMBER: SDP-9910

FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. THE REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S SIGNATURE	CERTIFICATION DATE
	3/20/00	G.W.	8/16/01
01	5/17/01	G.W.	8/16/01
02	11-15-01	I.S.	12-12-02
03	11-29-01	G.W.	11-29-01
04	10-27-04	G.W.	11-5-04
05	12-21-05	RG	1-10-06

SHEET 20 SHEET 19 SHEET 18 SHEET 17 SHEET 16 SHEET 15 SHEET 14 SHEET 13 SHEET 12 SHEET 11 SHEET 10 SHEET 9 SHEET 8 SHEET 7 SHEET 6 SHEET 5 SHEET 4 SHEET 3 SHEET 2 SHEET 1 Gwynn Park H.S. Gwynn Park M.S. ELORA LANE STONEY CREEK LANE DYSON RD CRAIN HIGHWAY

KEY MAP
SCALE: 1"=1200'

OWNER/APPLICANT:
CAPITOL PROPERTIES,INC.
310 BROADVIEW AVE., SUITE 203
WARRENTON, VA 20186
PHONE: 504-341-3454
CONTACT: MR. STEPHEN ATHEY
AGENT: PAT BYRNE

No.	REVISION	DATE	BY
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2	Changes per MNCPPC comments	03/16/00	MJR/CSB
3	Changes per MNCPPC comments.	12/05/00	CSB
4	REVISED PER CHANGES IN LOT CONFIGURATION AND GRADING	9/06/01	CSB/AKJ
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©LATEST DATE HEREON

TYPE II TREE CONSERVATION PLAN

HAMPTON PROPERTY

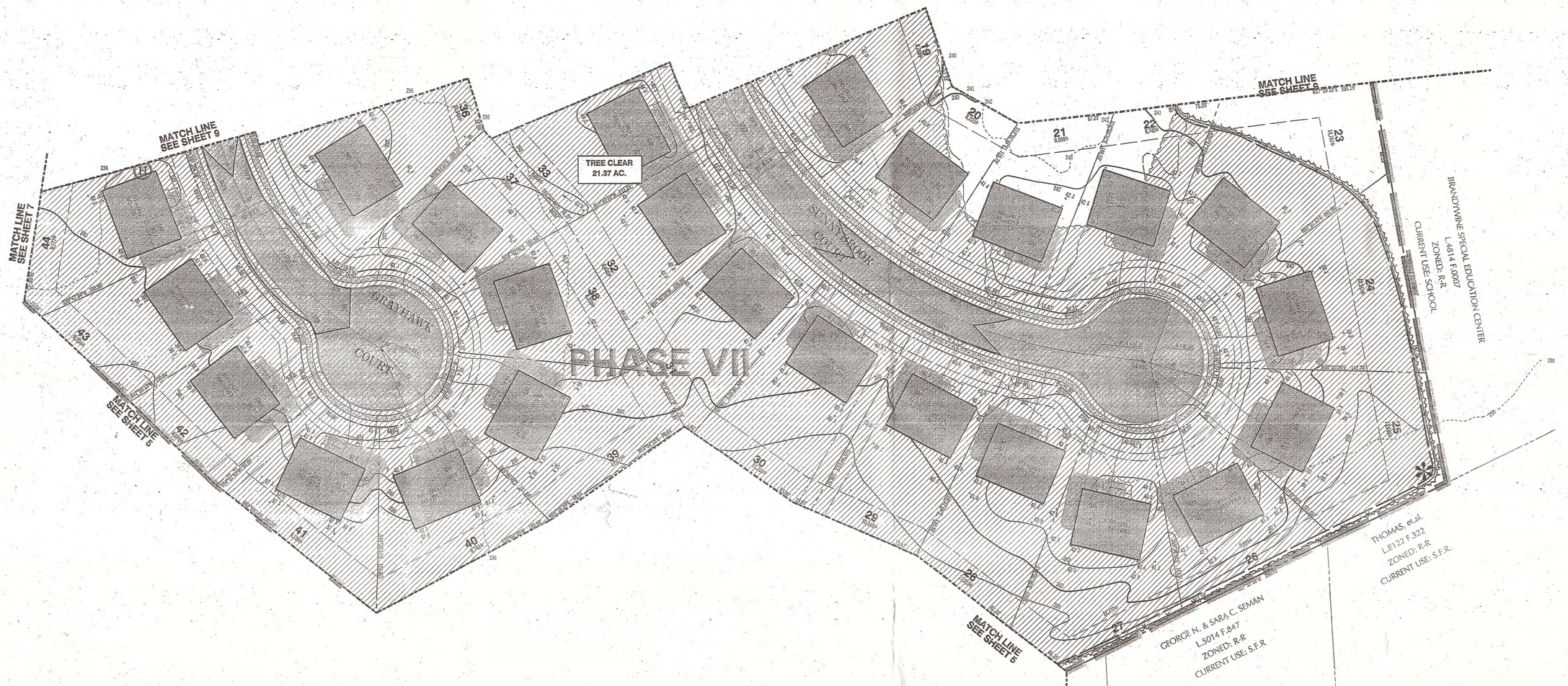
APPROVED PLAN
SDP-9910/08

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

KD/MJB DESIGN	1" = 30' SCALE
KD/MJB DRAWN	7 OF 20 TCP SHEET
CHECKED	
MAY 2001 DATE	7046-000 PROJ No.
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DATE=11/20/01 DGN=j:\7046000\704600007.FCP PRF=QUEUES\650C\FILM\7046000FCP07.prf TBL=P:\PLOT\PENTABLES\MARYLAND\PRINCE_GEORGES\FCP.TBL SCALE=30 ROT=0

DGN=j:\7046000\704600007.FCP-(1-63) SHT-(1-63)



LEGEND

- TREE SAVE AREAS
- TREE CLEAR AREAS
- AFFORESTATION AREAS
- TREE PRESERVATION AREAS WITHIN FLOODPLAIN
- NATURAL REGENERATION AREAS
- TREE PROTECTION FENCING DURING CONSTRUCTION
- PROPOSED LIMIT OF DISTURBANCE
- TREE PROTECTION SIGNAGE

WOODLAND CONSERVATION SUMMARY CHART

SHT.	EXISTING WOODLANDS	WOODLAND CLEARING	WOODLAND PRESERVATION	PRESERVATION IN FLOODPLAIN	AFFORESTATION
8	6.19 AC	6.00 AC	0.00 AC	0.00 AC	0.00 AC

I hereby certify that this Forest Conservation Plan has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Prince George's County Woodland Conservation Technical Manual, effective May 1990.

Signature: _____ 11-21-2001

Marwan F. Mustafa, Qualified Professional MD FCA

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
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TCPII /34/96

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TREE CONSERVATION PLAN
TCPII 34 / 96

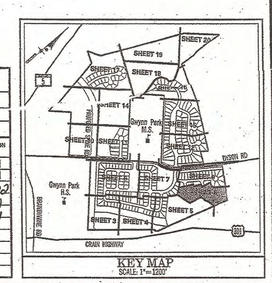
	Approved by	Date
01		
02		
03		
04		
05	- RF w/SDP-9910(R)	12/11/02
06		

M-NCP-PC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATIONPLAN
TCP= II/34/96 - 02
BY _____ 11/29/2001 DATE

BEFORE BEGINNING CONSTRUCTION CONTACT
"MISS UTILITY"
AT
1-800-257-7777
AT LEAST 48 HOURS PRIOR TO EXCAVATION

M.N.C.P.P.C. APPROVALS
PROJECT NAME: HAMPTON
PROJECT NUMBER: SDP-9910
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. THE REVISIONS LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S SIGNATURE	CERTIFICATION DATE
	3/20/00	G.W.	8/16/01
01	5/17/01	G.W.	8/16/01
02	11-18-01	L.S.	12-12-02
03	11-29-01	G.W.	11-29-01
05	10-29-04	G.W.	11-5-04
09	12-28-07	RG	1-10-08



KEY MAP
SCALE: 1"= 1200'

OWNER/APPLICANT:
CAPITOL PROPERTIES,INC.
310 BROADVIEW AVE., SUITE 203
WARRENTON, VA 20186
PHONE: 504-341-3454
CONTACT: MR. STEPHEN ATHEY
AGENT: PAT BYRNE

No.	REVISION	DATE	BY
1	Changes per County's Comments for Acceptance & Refferal Prints	02/07/00	KMD
2	Changes per MNCPPC comments	03/16/00	KMD/CSB
3	Changes per MNCPPC comments	12/05/00	CSB
4	REVISED PER CHANGES IN LOT CONFIGURATION AND GRADING	9/05/01	CSB/AKJ
5	Revised per MNCPPC comments for SDP 9910/03	11/01/01	CSB

GENERAL CIVIL
TRANSPORTATION
ENVIRONMENTAL
GEOGRAPHIC SCIENCES
©LATEST DATE HEREON
GREENHORNE & O'MARA, INC. 20410 CENTURY BOULEVARD., SUITE 200, GERMANTOWN, MARYLAND 20874
PHONE: (301) 444-8282 FAX: (301) 444-8181
www.g-and-o.com
FLORIDA • GEORGIA • MARYLAND • NORTH CAROLINA • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

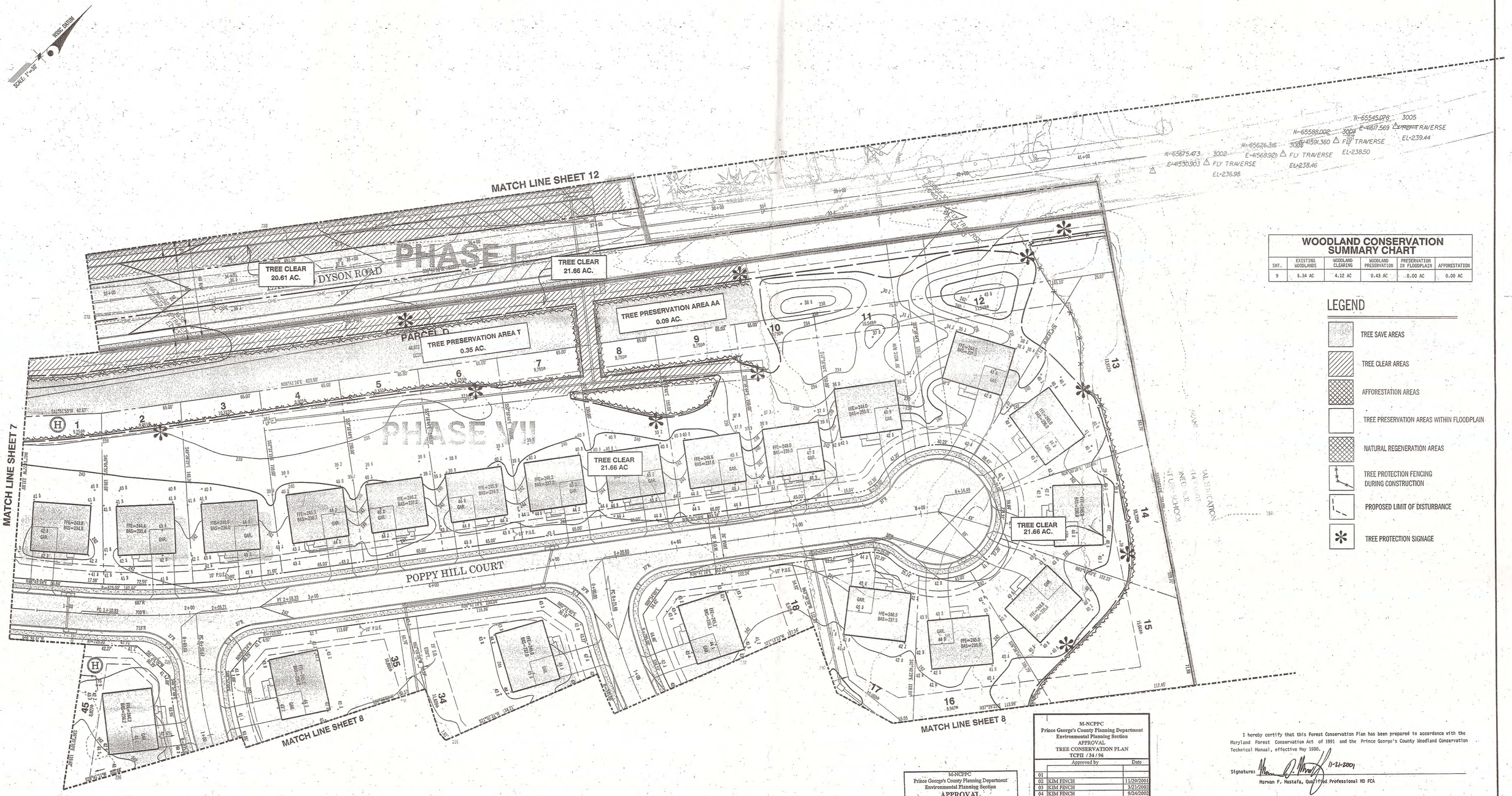
TYPE II TREE CONSERVATION PLAN
HAMPTON PROPERTY
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN
SDP-9910/08

DRAWN	KMD/MJB	1" = 30'
DESIGN	KMD/MJB	SCALE
CHECKED		8 OF 20 TCP
DATE	MAY 2001	SHEET
PROJ No.	7046-600	FILE No. R-3939-W

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DGN=j:\7046000\704600008.FCP-(1-63) SHT-(1-63)



WOODLAND CONSERVATION SUMMARY CHART

SHT.	EXISTING WOODLANDS	WOODLAND CLEARING	WOODLAND PRESERVATION	PRESERVATION IN FLOODPLAIN	AFFORESTATION
9	5.34 AC	4.12 AC	0.43 AC	.0.00 AC	0.00 AC

LEGEND

- TREE SAVE AREAS
- TREE CLEAR AREAS
- AFFORESTATION AREAS
- TREE PRESERVATION AREAS WITHIN FLOODPLAIN
- NATURAL REGENERATION AREAS
- TREE PROTECTION FENCING DURING CONSTRUCTION
- PROPOSED LIMIT OF DISTURBANCE
- TREE PROTECTION SIGNAGE

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII/34/96

	Approved by	Date
01		
02	KIM FINCH	11/29/2001
03	KIM FINCH	3/21/2002
04	KIM FINCH	9/24/2002
05	KIM FINCH	12/11/2002
06	JIM STASZ	10/26/2004
07	[illegible]	11/28/06
08		
09		
10		

30 20 10 0 30 60
SCALE: 1"=30'

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII/34/96

	Approved by	Date
01		
02		
03		
04		
05	VIP w/SDP-9910/02	12/11/02
06	[illegible]	10/26/04

M-NCP-PC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATIONPLAN
TCP= II/34/96-02
K. FINCH — BY
11/29/2001 — DATE

BEFORE BEGINNING CONSTRUCTION CONTACT
"MISS UTILITY"
AT
1-800-257-7777
AT LEAST 48 HOURS PRIOR TO EXCAVATION

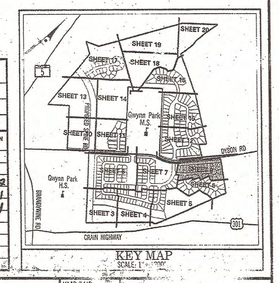
I hereby certify that this Forest Conservation Plan has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Prince George's County Woodland Conservation Technical Manual, effective May 1990.

Signatures: [signature] 11-21-2001
Marwan F. Mustafa, Qualified Professional MD FCA

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

PROJECT NAME: HAMPTON
PROJECT NUMBER: SDP-9910
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. THE REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S SIGNATURE	CERTIFICATION DATE
-	3/20/00	G.W.	8/16/01
01	5/17/01	G.W.	8/16/01
02	11-16-01	C.S.	12-12-02
03	11-28-01	G.W.	11-29-01
04	10-29-04	G.W.	11-5-04
05	12-28-07	RG	1-10-08



KEY MAP
SCALE: 1" = 1000'

OWNER/APPLICANT:
CAPITOL PROPERTIES, INC.
310 BROADVIEW AVE., SUITE 203
WARRENTON, VA 20186
PHONE: 540-341-3454
CONTACT: MR. STEPHEN ATHEY
AGENT: MR. PATRICK BYRNE

BUILDER:
RYAN HOMES
4780 CORRIDOR PLACE., SUITE B
BELTSVILLE, MD 20705
PHONE: 301-937-9761
CONTACT: PETE ROBERTSON

No.	REVISION	DATE	BY
1	Changes per County's Comments for Acceptance & Refferal Prints	02/07/00	KHD
2	Changes per MNCPPC comments	03/16/00	MJB/CSB
3	Changes per MNCPPC comments	12/05/00	CSB
4	REVISED PER CHANGES IN LOT CONFIGURATION AND GRADING	9/06/01	CSB/AKJ
5	Revised per MNCPPC comments for SDP 9910/03	11/01/01	CSB
6	REVISED PER NEW UTILITY LAYOUT	3/17/04	MAH

GENERAL CIVIL
TRANSPORTATION
ENVIRONMENTAL
GEOGRAPHIC SCIENCES
GREENHORNE & O'MARA, INC. 20410 CENTURY BOULEVARD., SUITE 200, GERMANTOWN, MARYLAND 20874
PHONE: (301) 444-8282 · FAX: (301) 444-8181
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FLORIDA • GEORGIA • MARYLAND • NORTH CAROLINA • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA
©LATEST DATE HEREON

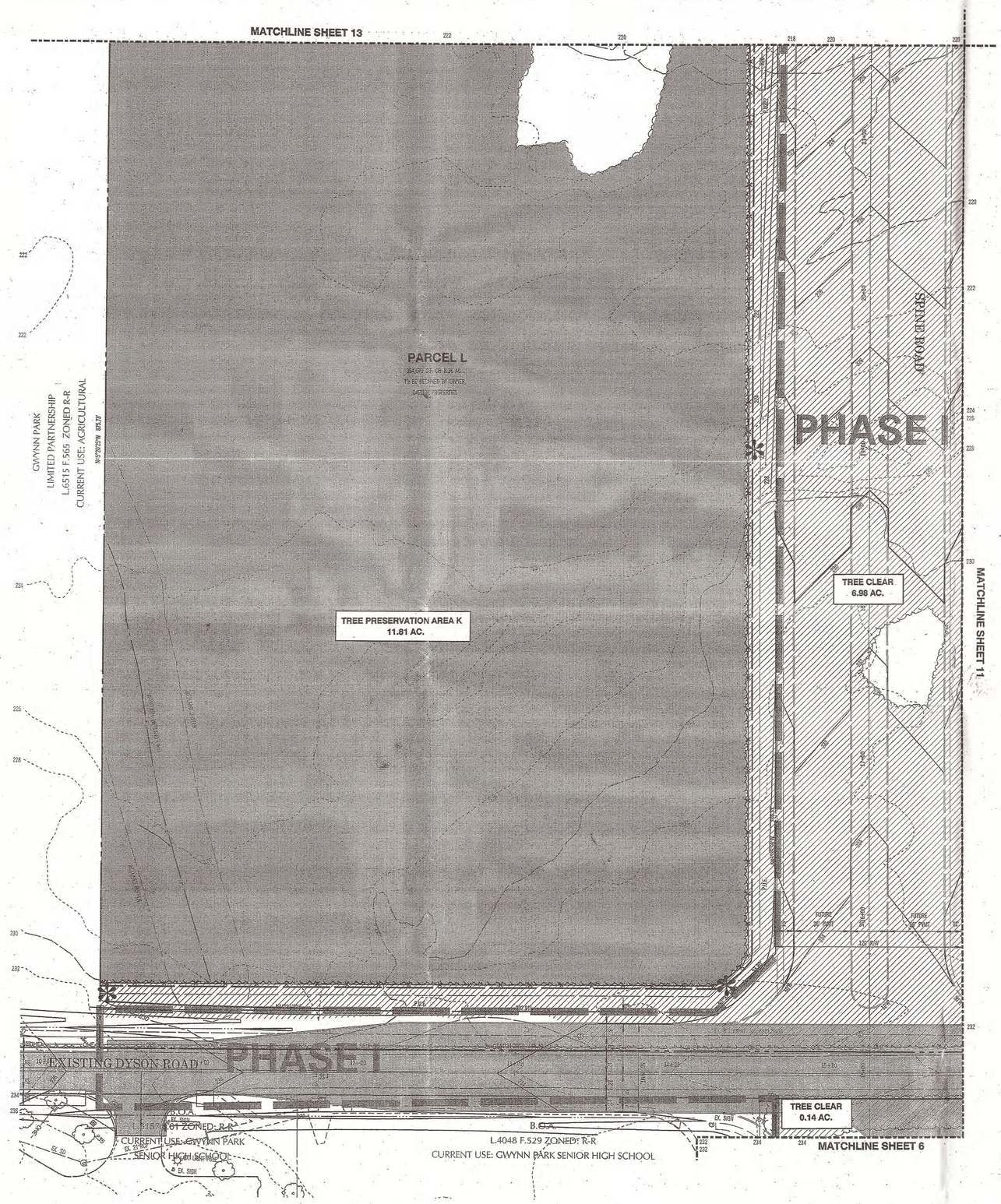
TYPE II TREE CONSERVATION PLAN
HAMPTON PROPERTY
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN
SDP-9910/08

KMD/MJB		1" = 30'
DESIGN	SCALE	
DMD/MJB		9 OF 20 TCP
DRAWN	SHEET	
CHECKED		
MAY 2001	7046-000	R-3936-W
DATE	PROJ No.	FILE No.

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DGN-j:\7046000\704600009.FCP-(1-63) SHT-(1-63)



WOODLAND CONSERVATION SUMMARY CHART

SHT.	EXISTING WOODLANDS	WOODLAND CLEARING	WOODLAND PRESERVATION	PRESERVATION IN FLOODPLAIN	AFFORESTATION
10	7.75 AC	2.21 AC	5.54 AC	0.00 AC	0.00 AC

LEGEND

- TREE SAVE AREAS
- TREE CLEAR AREAS
- AFFORESTATION AREAS
- TREE PRESERVATION AREAS WITHIN FLOODPLAIN
- NATURAL REGENERATION AREAS
- TREE PROTECTION FENCING DURING CONSTRUCTION
- PROPOSED LIMIT OF DISTURBANCE
- TREE PROTECTION SIGNAGE

NOTE: NSSC DATUM

SCALE: 1"=30'

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII /34/96

	Approved by	Date
01		
02	KIM FINCH	11/29/2001
03	KIM FINCH	3/21/2002
04	KIM FINCH	9/24/2002
05	KIM FINCH	12/11/2002
6	JIM STASZ	10/26/2004
7	[illegible]	11/20/06
8		
9		
10		

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII 34 / 96

	Approved by	Date
01		
02		
03		
04		
05	KSP W/SDP-9910/02	12/11/02
06	[illegible]	[illegible]

30 20 10 0 30 60

SCALE: 1"=30'

M-NCP-PC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATIONPLAN
TCP= II/34/96 -02
K Finch BY
11/29/2001 DATE

BEFORE BEGINNING CONSTRUCTION CONTACT
"MISS UTILITY"
AT
1-800-257-7777
AT LEAST 48 HOURS PRIOR TO EXCAVATION

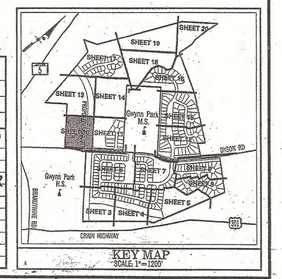
I hereby certify that this Forest Conservation Plan has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Prince George's County Woodland Conservation Technical Manual, effective May 1990.

Signature: [signature] 11-21-2001

Marwan F. Mustafa, Qualified Professional MD FCA

M.N.C.P.P.C. APPROVALS
PROJECT NAME: HAMPTON
PROJECT NUMBER: SDP-9910
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. THE REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S SIGNATURE	CERTIFICATION DATE
	3/20/00	G.W.	8/16/01
01	8/17/01	G.W.	8/16/01
02	11-16-01	K.S.	12-12-02
03	11-26-01	G.W.	11-20-01
05	11-7-04	G.W.	11-5-04
08	12-15-07	JCG	1-10-08



KEY MAP
SCALE: 1"=1200'

OWNER/APPLICANT:
CAPITOL PROPERTIES,INC.
310 BROADVIEW AVE., SUITE 203
WARRENTON, VA 20186
PHONE: 504-341-3454
CONTACT: MR. STEPHEN ATHEY
AGENT: PAT BYRNE

No.	REVISION	DATE	BY
1	Changes per County's Comments for Acceptance & Refferal Prints	02/07/00	KMD
2	Changes per MNCPPC comments	03/16/00	KJH/CSB
3	Changes per MNCPPC comments	12/05/00	CSB
4	REVISED PER CHANGES IN LOT CONFIGURATION AND GRADING	9/06/01	CSB/AKJ
5	Revised per MNCPPC comments for SDP 9910/03	11/01/01	CSB

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GEOGRAPHIC SCIENCES
GREENHORNE & O'MARA, INC. 20410 CENTURY BOULEVARD., SUITE 200, GERMANTOWN, MARYLAND 20874
PHONE: (301) 444-8202 FAX: (301) 444-8181
www.g-and-o.com
FLORIDA • GEORGIA • MARYLAND • NORTH CAROLINA • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

©LATEST DATE HEREON

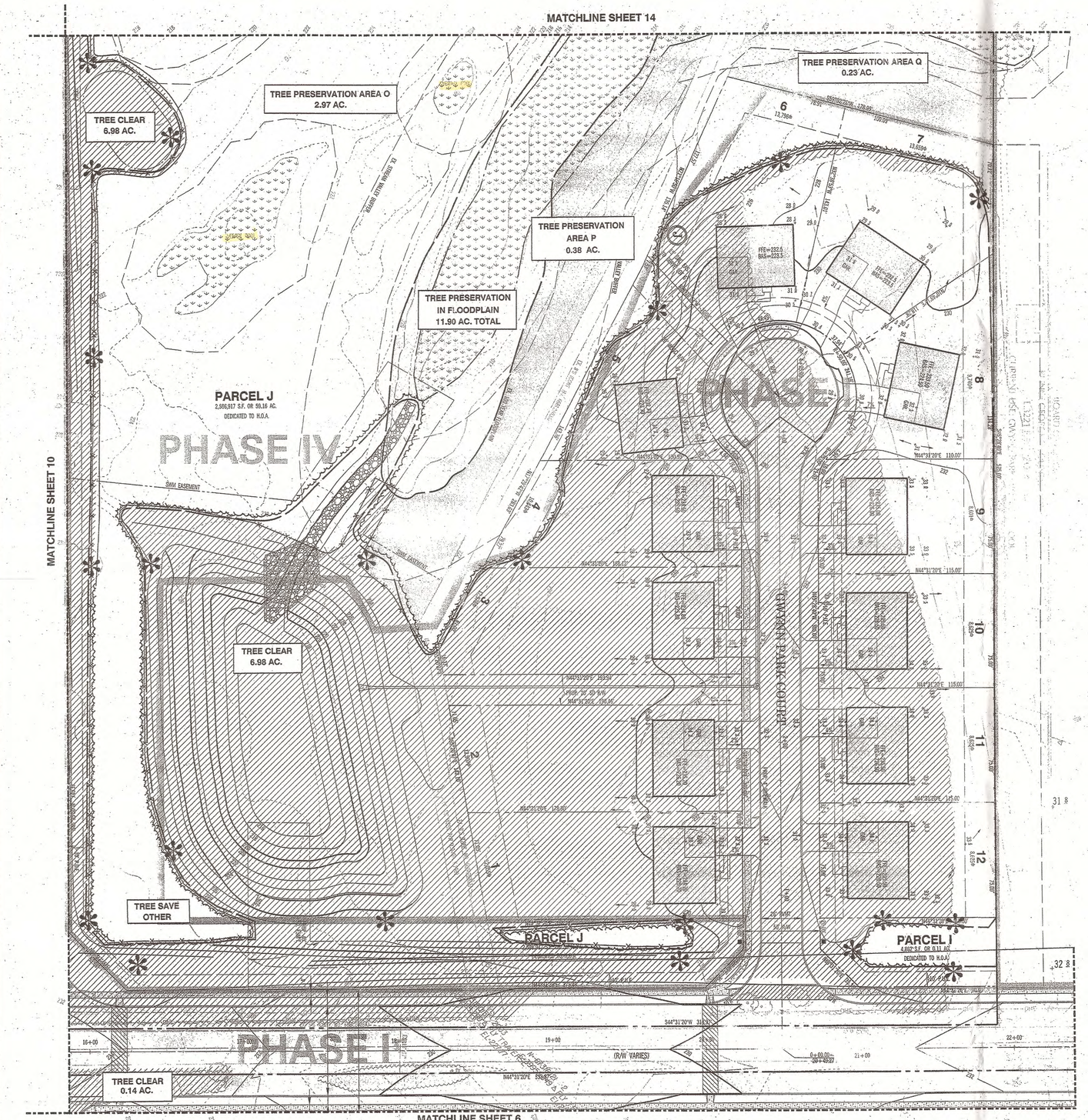
APPROVED PLAN

TYPE II TREE CONSERVATION PLAN
HAMPTON PROPERTY
SDP-9910/08
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

KMD/MJB	1" = 30'
DESIGN	SCALE
KMD/MJB	10 OF 20TCP
DRAWN	SHEET
CHECKED	
MAY 2001	7046-000 / R-3936-W
DATE	PROJ No. / FILE No.

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DGN=j:\7046000\7046000l0.FCP-(1-63) SHT-(1-63)


MATCHLINE SHEET 14
MATCHLINE SHEET 10
MATCHLINE SHEET 6
TREE CLEAR 6.98 AC.
TREE PRESERVATION AREA O 2.97 AC.
TREE PRESERVATION AREA Q 0.23 AC.
TREE PRESERVATION AREA P 0.38 AC.
TREE PRESERVATION IN FLOODPLAIN 11.90 AC. TOTAL
TREE CLEAR 6.98 AC.
TREE SAVE OTHER
TREE CLEAR 0.14 AC.
PARCEL J
2,586,917 S.F. OR 59.16 AC.
DEDICATED TO H.O.A.
PARCEL I
4,692 S.F. OR 0.11 AC.
DEDICATED TO H.O.A.
PHASE IV
PHASE II
PHASE I
5MM EASEMENT
50' WIDE
(R/W VARIES)
N44°31'20"E 330.00'
S44°31'20"W 330.00'
N44°31'20"E 110.00'
N44°31'20"E 115.00'
N44°31'20"E 170.00'
S44°31'20"W 330.00'
N44°31'20"E 330.00'
16+00
19+00
21+00
22+40
0+00.00
20+40.92
FFE=222.5
BAS=223.3
FFE=222.5
BAS=223.3
FFE=222.5
BAS=223.3

MATCHLINE SHEET 15

PHASE IV

PHASE III

PHASE II

PHASE I

BOARD OF EDUCATION OF
PRINCE GEORGES COUNTY, MARYLAND
L.4948 F.529, ZONED:R-R
CURRENT USE: GWYNN PARK MIDDLE SCHOOL

HAMPTON FARM LANE

DORCHESTER LANE

TORREY PINES COURT

WILBERT E. & LUCY B. HAWKINS
L.2111 F.423
ZONED:R-R
CURRENT USE: S.F.R.

WILBERT E. HAWKINS L.810 F.441
ZONED: R-R CURRENT USE: S.F.R.

WILLIAM & THELMA A. HENSON L.1787 F.104
ZONED: R-R CURRENT USE: S.F.R.

TREE CLEAR
20.77 AC.

TREE CLEAR
21.66 AC.

TREE PRESERVATION
AREA R
0.83 AC.

TREE SAVE
OTHER

TREE PRESERVATION AREA BB
0.04 AC.

TREE PRESERVATION AREA S
0.29 AC.

100 YR WSL
(233.8)

PARCEL J
2,886,317 S.F. OR 66.25 AC.
ZONED: R-R

PARCEL E

MATCH LINE SHEET 7

MATCH LINE SHEET 9

Note: Documentation of State permission to grade in area of vernal pool and buffers prior to issuance of grading permit for Lots 46 and 47.

46 9,284± | 47 8,022 | 48 8,017± | 49 10,589± | 50 10,588± | 51 10,588± | 52 10,884± | 53 8,021± | 54 8,026± | 55 10,884± | 56 12,899± | 57 13,860± | 58 10,514± | 59 10,344± | 60 11,816±

SCALE: 1"=30'

WOODLAND CONSERVATION SUMMARY CHART

SHT.	EXISTING WOODLANDS	WOODLAND CLEARING	WOODLAND PRESERVATION	PRESERVATION IN FLOODPLAIN	AFFORESTATION
12	11.99 AC	10.30 AC	0.89 AC	0.00 AC	0.00 AC

LEGEND

- TREE SAVE AREAS
- TREE CLEAR AREAS
- AFFORESTATION AREAS
- TREE PRESERVATION AREAS WITHIN FLOODPLAIN
- NATURAL REGENERATION AREAS
- TREE PROTECTION FENCING DURING CONSTRUCTION
- PROPOSED LIMIT OF DISTURBANCE
- TREE PROTECTION SIGNAGE

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPI/34/96

	Approved by	Date
01		
02	KIF	11/29/01
03	KIF	03/21/02
04	KIF	09/24/02
05	KIF	12/11/02
06	JLSTASZ	10/26/04
07	[signature]	11/20/06

Revision -04
Sheets 2, 16, 17, 18, 19 and 20 have been revised to the final design of SWM Pond #2

Revision -07
Sheets 1, 2, and 12 have been revised to reflect clearing necessary to provide proper drainage of stormwater

I hereby certify that this Forest Conservation Plan has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Prince George's County Woodland Conservation Technical Manual, effective May 1990.

Signature: [signature] 11-21-2001
Marwan F. Mustafa, Qualified Professional MD FCA

BEFORE BEGINNING CONSTRUCTION CONTACT
"MISS UTILITY"
AT
1-800-257-7777
AT LEAST 48 HOURS PRIOR TO EXCAVATION

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

PROJECT NAME: HAMPTON
PROJECT NUMBER: SDP-9910
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. TCPII REVIEWED LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S SIGNATURE	CERTIFICATION DATE
	3/20/00	G.W.	8/16/01
01	5/17/01	G.W.	8/16/01
02	11-16-01	LS	12-12-02
03	11-29-01	G.W.	11-29-01
04	12-21-02	LS	1-10-03

KEY MAP
SCALE: 1"=1000'

APPROVED PLAN
SDP-9910/08

OWNER/APPLICANT:
CAPITOL PROPERTIES, INC.
310 BROADVIEW AVE., SUITE 209
WARRENTON, VA 20186
PHONE: 540-341-9454
CONTACT: MR. STEPHEN ATHEY
AGENT: MR. PATRICK BYRNE

BUILDER:
RYAN HOMES
4780 CORRIDOR PLACE, SUITE B
BELTSVILLE, MD 20705
PHONE: 301-937-5761
CONTACT: PETE ROBERTSON

No.	REVISION	DATE	BY
1	Changes per County's Comments for Acceptance & Rafferal Prints	02/07/00	KHD
2	Changes per MNCPPC comments	03/16/00	MJB/CSB
3	Changes per MNCPPC comments	12/05/00	CSB
4	REVISED PER CHANGES IN LOT CONFIGURATION AND GRADING	9/06/01	CSB/ARD
5	Revised per MNCPPC comments for SDP 9910/03	11/01/01	CSB
6	REVISED PER MSH UTILITY LAYOUT & THE ADDITION OF UNITS 49-51	9/17/02	MAH
7	REVISED TO SOLVE PONDING PROBLEM IN TREE PRESERVATION AREA R	10/03/05	AMA

GENERAL CIVIL
TRANSPORTATION
ENVIRONMENTAL
GEOGRAPHIC SCIENCES

GREENHORNE & O'MARA, INC. 20410 CENTURY BOULEVARD,, SUITE 200, GERMANTOWN, MARYLAND 20874
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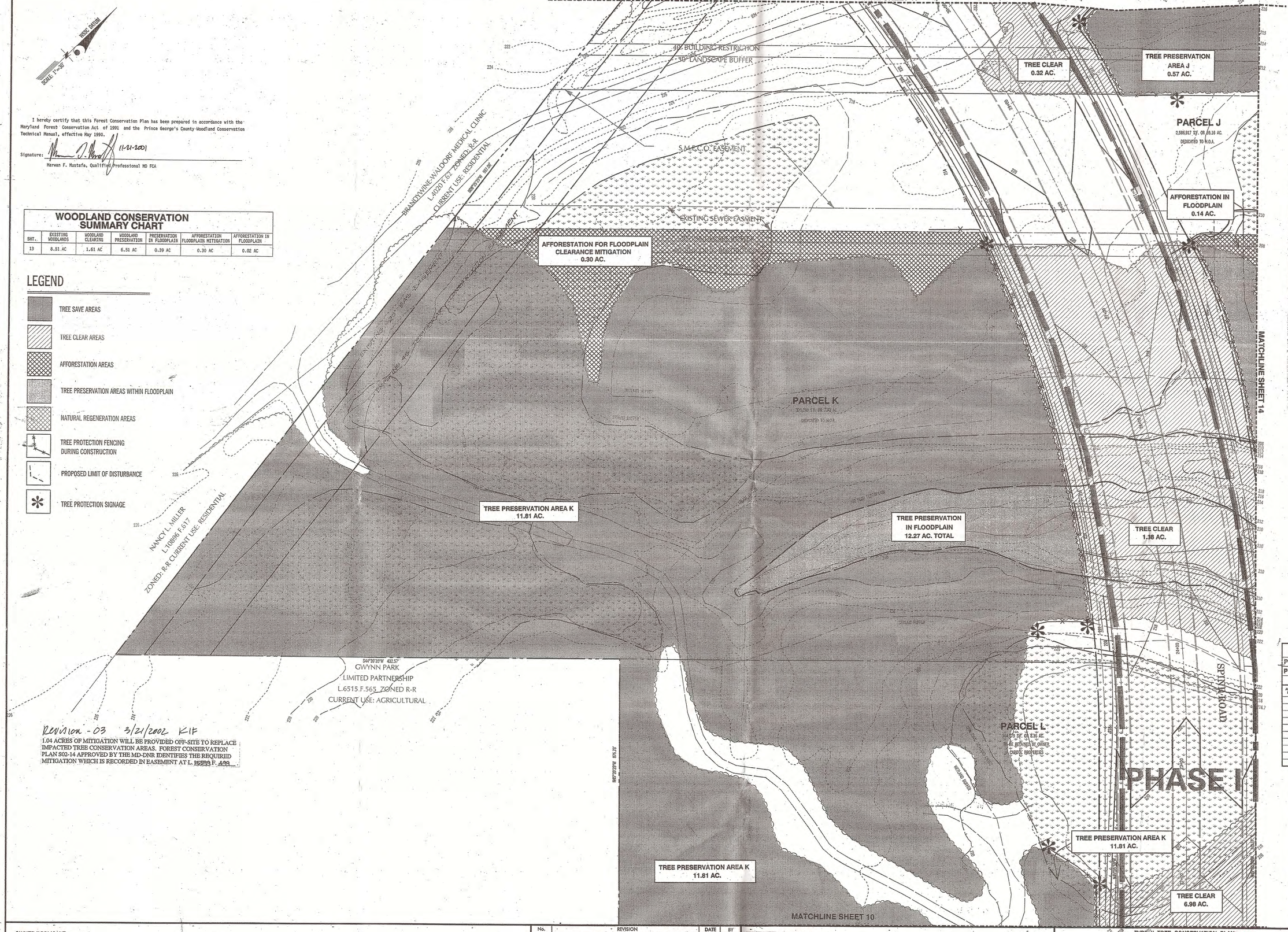
©LATEST DATE HEREON

TYPE II TREE CONSERVATION PLAN
HAMPTON PROPERTY
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DRAWN	KHD/MJB
DESIGN	KHD/MJB
CHECKED	
DATE	MAY 2001
SCALE	1" = 30'
SHEET	12 OF 20TCP
PROJ No.	7046-000
FILE No.	R2339-19

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DGN=j:\7046000\704600012.FCP-(1-63) SHT-(1-63)



I hereby certify that this Forest Conservation Plan has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Prince George's County Woodland Conservation Technical Manual, effective May 1990.

Signature: (12-21-00)

Marwan F. Mustafa, Qualified Professional MD FCA

WOODLAND CONSERVATION SUMMARY CHART

SHT.	EXISTING WOODLANDS	WOODLAND CLEARING	WOODLAND PRESERVATION	PRESERVATION IN FLOODPLAIN	AFFORESTATION FLOODPLAIN MITIGATION	AFFORESTATION IN FLOODPLAIN
13	8.51 AC	1.61 AC	6.51 AC	0.39 AC	0.30 AC	0.02 AC

LEGEND

- TREE SAVE AREAS
- TREE CLEAR AREAS
- AFFORESTATION AREAS
- TREE PRESERVATION AREAS WITHIN FLOODPLAIN
- NATURAL REGENERATION AREAS
- TREE PROTECTION FENCING DURING CONSTRUCTION
- PROPOSED LIMIT OF DISTURBANCE
- TREE PROTECTION SIGNAGE

Revision - 03 3/21/2002 KIF

1.04 ACRES OF MITIGATION WILL BE PROVIDED OFF-SITE TO REPLACE IMPACTED TREE CONSERVATION AREAS. FOREST CONSERVATION PLAN S02-14 APPROVED BY THE MD-DNR IDENTIFIES THE REQUIRED MITIGATION WHICH IS RECORDED IN EASEMENT AT L. 15533 F. 499.

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII /34/96

	Approved by	Date
01		
02	KIM FINCH	11/29/2001
03	KIM FINCH	3/21/2002
04	KIM FINCH	9/24/2002
05	KIM FINCH	12/11/2002
6	JIM STASZ	10/26/2004
7		11/22/05
8		
9		
10		

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII/34/96

	Approved by	Date
01		
02		
03		
04		
05	KIF W/SDP-9910	12/11/2002
06	JSK	12/11/04

Revision -03 3/21/2002 KIF

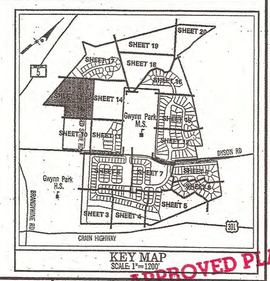
M-NCP-PC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATIONPLAN
TCP= II/34/96 - 02
KIF BY 11/20/2001 DATE

30 20 10 0 30 60
SCALE: 1"=80'

BEFORE BEGINNING CONSTRUCTION CONTACT
"MISS UTILITY"
AT
1-800-257-7777
AT LEAST 48 HOURS PRIOR TO EXCAVATION

M.N.C.P.P.C. APPROVALS
PROJECT NAME: HAMPTON
PROJECT NUMBER: SDP-9910
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. THE REVISIONS LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S SIGNATURE	CERTIFICATION DATE
	3/20/00	G.W.	8/16/01
01	5/17/01	G.W.	8/16/01
02	11-15-01	L.S.	11-27-01
03	11-28-01	G.W.	11-29-01
05	10/27/04	G.W.	11-5-04
08	12-28-07	RG	1/10-08



KEY MAP
SCALE 1"=1200'

OWNER/APPLICANT:
CAPITOL PROPERTIES,INC.
310 BROADVIEW AVE., SUITE 203
WARRENTON, VA 20186
PHONE: 504-341-3454
CONTACT: MR. STEPHEN ATHEY
AGENT: PAT BYRNE

No.	REVISION	DATE	BY
1	Changes per County's Comments for Acceptance & Refferal Prints	02/07/00	KMD
2	Changes per MNCPPC comments	03/16/00	MJB/CSB
3	Changes per MNCPPC comments	12/05/00	CSB
4	REVISED PER CHANGES IN LOT CONFIGURATION AND GRADING	9/06/01	CSB/AKJ
5	Revised per MNCPPC comments for SDP 9910/03	11/01/01	CSB
6	REV. TO REFLECT WASH. GAS PIPELINE IMPACTS	11/26/02	AM-I

GENERAL CIVIL
TRANSPORTATION
ENVIRONMENTAL
GEOGRAPHIC SCIENCES
©LATEST DATE HEREON
GREENHORNE & O'MARA, INC. 20410 CENTURY BOULEVARD., SUITE 200, GERMANTOWN, MARYLAND 20874
PHONE: (301) 444-8282 FAX: (301) 444-8181
www.g-and-o.com
FLORIDA • GEORGIA • MARYLAND • NORTH CAROLINA • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

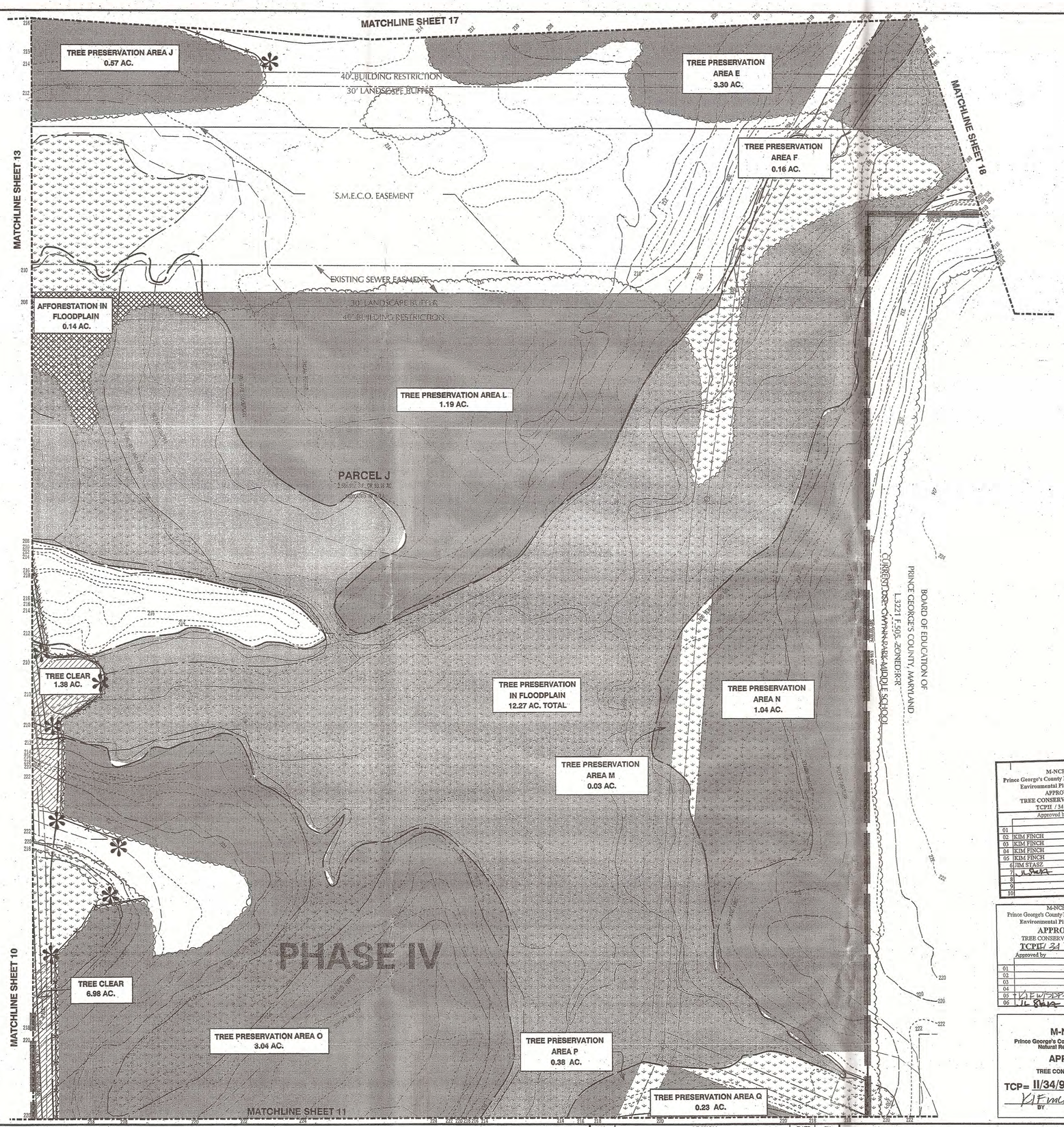
TYPE II TREE CONSERVATION PLAN
HAMPTON PROPERTY
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN
SDP-9910
SDP-9910/08

KMD/KJB	SCALE 1" = 30'
DESIGN KMD/KJB	
DRAWN	SHEET 13 OF 20TCP
CHECKED	
MAY 2001 DATE	7046-000 PROJ No. / R-3936-W FILE No.

DATE=11/20/01 DGN=j:\7046000\704600013.FCP PRF=QUEUES\650C\FILM\7046000FCP13.prf TBL=P:\PLOT\PENTABLES\MARYLAND\PRINCE_GEORGES\FCP.TBL SCALE=30 ROT=0

DGN=j:\7046000\704600013.FCP-(1-63) SHT-(1-63)



WOODLAND CONSERVATION SUMMARY CHART

SHT.	EXISTING WOODLANDS	WOODLAND CLEARING	WOODLAND PRESERVATION	PRESERVATION IN FLOODPLAIN	AFFORESTATION IN FLOODPLAIN
14	8.27 AC	0.13 AC	4.43 AC	3.71 AC	0.12 AC

NGSF DATUM

SCALE: 1"=30'

LEGEND

- TREE SAVE AREAS
- TREE CLEAR AREAS
- AFFORESTATION AREAS
- TREE PRESERVATION AREAS WITHIN FLOODPLAIN
- NATURAL REGENERATION AREAS
- TREE PROTECTION FENCING DURING CONSTRUCTION
- PROPOSED LIMIT OF DISTURBANCE
- TREE PROTECTION SIGNAGE

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 34 / 96

	Approved by	Date
01		
02	KIM FINCH	11/29/2001
03	KIM FINCH	3/21/2002
04	KIM FINCH	9/24/2002
05	KIM FINCH	12/11/2002
06	JIM STASZ	10/26/2004
07		11/26/06
08		
09		
10		

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII/ 34 / 96

	Approved by	Date
01		
02		
03		
04		
05	REVIEWED SDP-9910/02	12/11/02
06		11/26/06

30 20 10 0 30 60
SCALE: 1"=30'

M-NCP-PC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATIONPLAN
TCP= II/34/96 - 02
BY 11/29/2001 DATE

BEFORE BEGINNING CONSTRUCTION CONTACT
"MISS UTILITY"
AT
1-800-257-7777
AT LEAST 48 HOURS PRIOR TO EXCAVATION

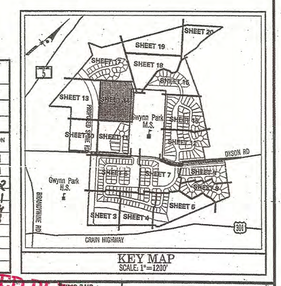
I hereby certify that this Forest Conservation Plan has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Prince George's County Woodland Conservation Technical Manual, effective May 1990.

Signature: 11-21-2001
Marwan F. Mustafa, Qualified Professional MD FCA

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

PROJECT NAME: HAMPTON
PROJECT NUMBER: SDP-9910
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. THE REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S SIGNATURE	CERTIFICATION DATE
	3/20/00	G.W.	8/16/01
01	5/17/01	G.W.	8/16/01
02	11-16-01	G.W.	12-12-02
03	11-29-01	G.W.	11-20-01
05	12/11/02	G.W.	11-5-04
08	12-28-07	EG	1/18-08


SHEET 20
SHEET 19
SHEET 17
SHEET 18
SHEET 16
SHEET 13
SHEET 12
SHEET 14
SHEET 15
SHEET 7
SHEET 8
SHEET 9
SHEET 5
SHEET 6
SHEET 3
SHEET 4
Gwynn Park M.S.
Gwynn Park E.S.
GWYNN PARK DRIVE
GWYNN PARK DR
GWYNN PARK DR
GWYNN PARK DR

MATCHLINE SHEET 16

MATCHLINE SHEET 12

PHASE IV

PHASE III

PHASE II

TREE PRESERVATION AREA R 0.99 AC.

TREE PRESERVATION AREA Y 0.79 AC.

TREE CLEAR 20.59 AC.

TREE SAVE OTHER

PARCEL J
18,941 S.F. OR 0.434 AC.
DEDICATED TO H.O.A.

PARCEL H
29,971 S.F. OR 0.69 AC.
DEDICATED TO H.O.A.

PARCEL G
14,160 S.F. OR 0.34 AC.
DEDICATED TO H.O.A.

BOARD OF EDUCATION OF PRINCE GEORGE'S COUNTY, MARYLAND
L.4048 F.529 ZONED:R-R
CURRENT USE: GWYNN PARK MIDDLE SCHOOL

WILBERT C. SR. & WILBERT C. HAWKINS
L.7837 F.450
ZONED: R-R
CURRENT USE: VACANT (ASSUMED)

GREGORY K. & BRENDA M. HAYWARD
L.4121 F.353
ZONED: R-R
CURRENT USE: VACANT (ASSUMED)

HAMPTON FARM LANE

DORADO TERRACE

DORADO COURT

WOODLAND CONSERVATION SUMMARY CHART

SHT.	EXISTING WOODLANDS	WOODLAND CLEARING	WOODLAND PRESERVATION	PRESERVATION IN FLOODPLAIN	AFFORESTATION
15	11.78 AC	9.61 AC	1.04 AC	0.00 AC	0.00 AC

LEGEND

- TREE SAVE AREAS
- TREE CLEAR AREAS
- AFFORESTATION AREAS
- TREE PRESERVATION AREAS WITHIN FLOODPLAIN
- NATURAL REGENERATION AREAS
- TREE PROTECTION FENCING DURING CONSTRUCTION
- PROPOSED LIMIT OF DISTURBANCE
- TREE PROTECTION SIGNAGE

NORTH

SCALE: 1"=30'

80 20 10 0 30 60

SCALE: 1"=30'

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII /34/96

	Approved by	Date
01		
02	KIM FINCH	11/29/2001
03	KIM FINCH	3/21/2002
04	KIM FINCH	9/24/2002
05	KIM FINCH	12/11/2002
6	JIM STASZ	10/26/2004
7		11/20/08
8		
9		
10		

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII 34/96

	Approved by	Date
01		
02		
03		
04		
05	KIF w/SDP-9910/02	12/11/02
06		

I hereby certify that this Forest Conservation Plan has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Prince George's County Woodland Conservation Technical Manual, effective May 1990.

Signature: 11-22-2001

Marwan F. Mustafa, Qualified Professional MD FCA

M-NCP-PC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATIONPLAN
TCP= II/34/96 - 02
K I Finch 11/29/2001
BY DATE

BEFORE BEGINNING CONSTRUCTION CONTACT
"MISS UTILITY"
AT
1-800-257-7777
AT LEAST 48 HOURS PRIOR TO EXCAVATION

M.N.C.P.P.C. APPROVALS
PROJECT NAME: HAMPTON
PROJECT NUMBER: SDP-9910
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. THE REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S SIGNATURE	CERTIFICATION DATE
	3/20/00	G.W.	8/16/01
01	8/17/01	G.W.	8/16/01
02	11-15-01	C.S.	11-13-02
03	11-28-01	G.W.	11-29-01
05	10-27-04	G.W.	11-5-04
08	12-28-07	GW	1-10-08

KEY MAP
SCALE 1"=1200'

APPROVED PLAN

OWNER/APPLICANT:
CAPITOL PROPERTIES,INC.
310 BROADVIEW AVE., SUITE 203
WARRENTON, VA 20186
PHONE: 504-341-3454
CONTACT: MR. STEPHEN ATHEY
AGENT: PAT BYRNE

No.	REVISION	DATE	BY
1	Changes per County's Comments for Acceptance & Refferal Prints	02/07/00	KMD
2	Changes per MNCPPC comments	03/16/00	MJB/CSB
3	Changes per MNCPPC comments	12/05/00	CSB
4	REVISED PER CHANGES IN LOT CONFIGURATION AND GRADING	9/06/01	CSB/AKJ
5	Revised per MNCPPC comments for SDP 9910/03	11/01/01	CSB

GENERAL CIVIL
TRANSPORTATION
ENVIRONMENTAL
GEOGRAPHIC SCIENCES

©LATEST DATE HEREON

GREENHORNE & O'MARA, INC. 20410 CENTURY BOULEVARD., SUITE 200, GERMANTOWN, MARYLAND 20874
PHONE: (301) 444-8262 · FAX: (301) 444-8181
www.g-and-o.com
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TYPE II TREE CONSERVATION PLAN

HAMPTON PROPERTY

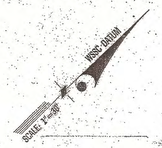
SDP-9910/08

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

KMD/MJB	1" = 30'
DESIGN	SCALE
MJB/MJB	15 OF 20TCP
DRAWN	
CHECKED	SHEET
MAY 2001	7046-000 / R-3936-W
DATE	PROJ No. / FILE No.

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DGN:J:\7046000\704600015.FCP-(1-63) SHT-(1-63)



I hereby certify that this Forest Conservation Plan has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Prince George's County Woodland Conservation Technical Manual, effective May 1990.

Signature: _____

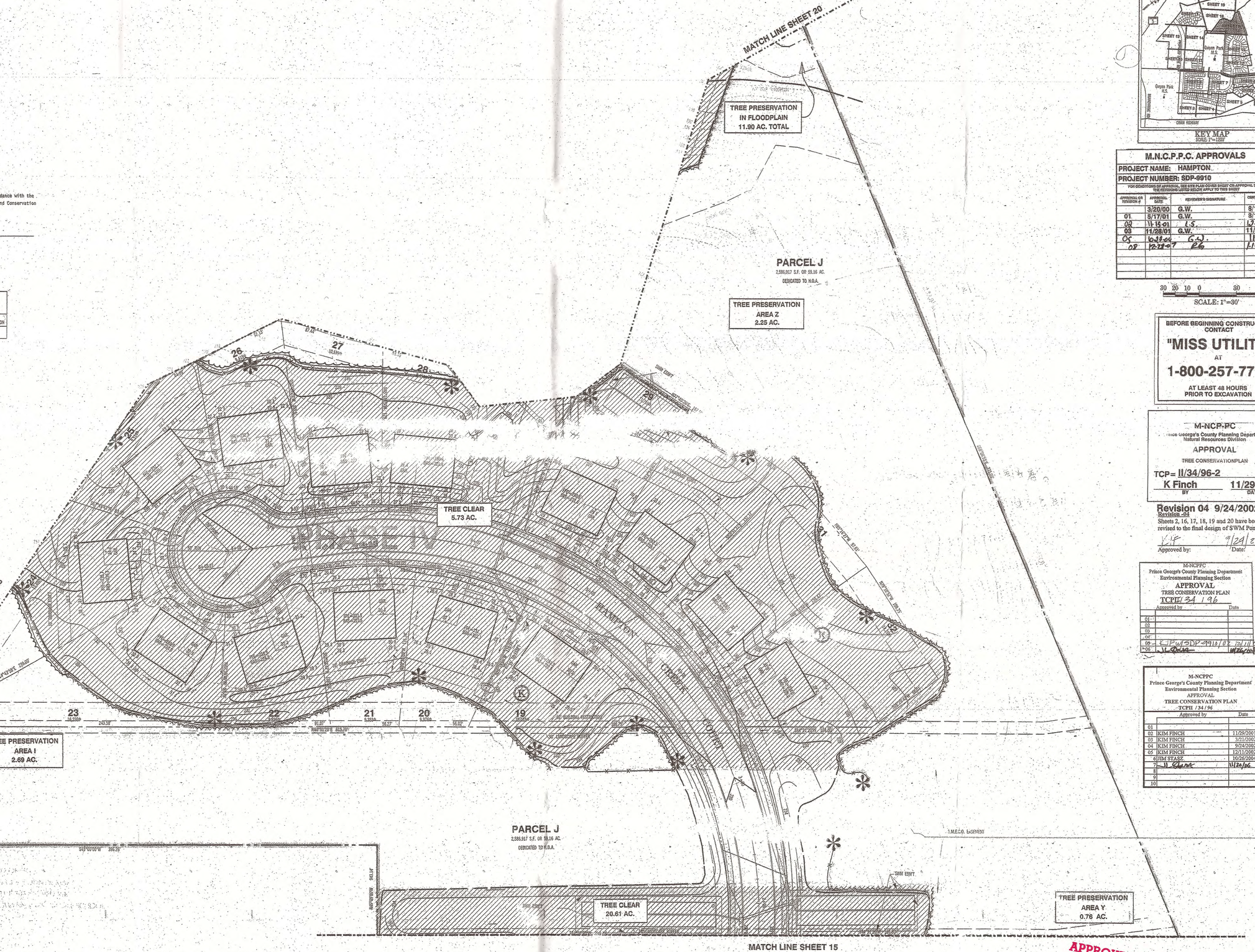
Marwan F. Mustafa, Qualified Professional MD FCA

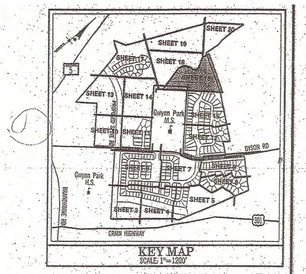
WOODLAND CONSERVATION SUMMARY CHART

SHT.	EXISTING WOODLANDS	WOODLAND CLEARING	WOODLAND PRESERVATION	PRESERVATION IN FLOODPLAIN	AFFORESTATION
16	7.78 AC	4.53 AC	2.70 AC	0.55 AC	0.00 AC

LEGEND

- TREE SAVE AREAS
- TREE CLEAR AREAS
- AFFORESTATION AREAS
- TREE PRESERVATION AREAS WITHIN FLOODPLAIN
- NATURAL REGENERATION AREAS
- TREE PROTECTION FENCING DURING CONSTRUCTION
- PROPOSED LIMIT OF DISTURBANCE
- TREE PROTECTION SIGNAGE





KEY MAP
SCALE 1"=1200'

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

PROJECT NAME: HAMPTON

PROJECT NUMBER: SDP-9910

FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. THE REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S SIGNATURE	CERTIFICATION DATE
	3/20/00	G.W.	8/16/01
01	5/17/01	G.W.	8/16/01
02	11-15-01	L.S.	11-15-01
03	11/28/01	G.W.	11/28/01
04	6-14-04	G.W.	11-Nov 1.10.05
05	12-22-04	G.W.	

30 20 10 0 30 60
SCALE: 1"=30'

BEFORE BEGINNING CONSTRUCTION CONTACT
"MISS UTILITY"
AT
1-800-257-7777
AT LEAST 48 HOURS PRIOR TO EXCAVATION

M-NCP-PC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATIONPLAN
TCP= II/34/96-2
K Finch — BY
11/29/2001 — DATE

Revision 04 9/24/2002
Revision -04
Sheets 2, 16, 17, 18, 19 and 20 have been revised to the final design of SWM Pond #2
Approved by: _____ Date: 9/24/2002

MNCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII/34/96

	Approved by	Date
01		
02		
03		
04		
05	K Finch	11/26/2004

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII/34/96

	Approved by	Date
01		
02	KIM FINCH	11/29/2001
03	KIM FINCH	3/21/2002
04	KIM FINCH	9/24/2002
05	KIM FINCH	12/11/2002
6	JIM STASZ	10/26/2004
7	K Finch	11/22/06
8		
9		
10		

APPROVED PLAN

OWNER/APPLICANT:
CAPITOL PROPERTIES, INC.
310 BROADVIEW AVE., SUITE 203
WARRENTON, VA 20186
PHONE: 540-341-3454
CONTACT: MR. STEPHEN ATHEY
AGENT: MR. PATRICK BYRNE

BUILDER:
RYAN HOMES
4780 CORRIDOR PLACE, SUITE B
BELTSVILLE, MD 20705
PHONE: 301-937-9761
CONTACT: PETE ROBERTSON

No.	REVISION	DATE	BY
1	Changes per County's Comments for Acceptance & Refferal Prints	02/07/00	VJD
2	Changes per MNCPPC comments	03/14/00	MJH/CSB
3	Changes per MNCPPC comments	12/05/00	CSB
4	REVISED PER CHANGES IN LOT CONFIGURATION AND GRADING	9/06/01	CSB/AKJ
5	Revised per MNCPPC comments for SDP 9910/03	11/01/01	CSB
6	Revised for SWM pond final design	9/13/02	CSB
7	Revised per new utility layout.	3/17/04	MAH

GENERAL CIVIL
TRANSPORTATION
ENVIRONMENTAL
GEOGRAPHIC SCIENCES
C-LATEST DATE HEREON

GREENHORNE & O'MARA, INC. 20410 CENTURY BOULEVARD, SUITE 200, GERMANTOWN, MARYLAND 20874
PHONE: (301) 444-8282 FAX: (301) 444-8181
www.g-and-o.com
FLORIDA • GEORGIA • MARYLAND • NORTH CAROLINA • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

TYPE II TREE CONSERVATION PLAN

HAMPTON PROPERTY
SDP-9910/08

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DMP MJB	1" = 30'
DESIGN	SCALE
KMD/MJB	
DRAWN	16 OF 20TCP
CHECKED	SHEET
MAY 2001	7046-000 / R-3936-W
DATE	PROJ No. / FILE No.

DATE=10/22/2004 DGN=I:\7046000\7046000016.FCP PRF=C:\TMP\7046000FCP16.prf TBL=P:\PLOT\PENTABLES\MARYLAND\PRINCE_GEORGES\FCP.TBL SCALE=3D ROT=0

DGN=I:\7046000\7046000016.FCP=(1-63) SHT=(1-63)

WSSC DATUM

SCALE: 1"=30'

M-NCP-PC
Prince George's County Planning Department
Natural Resources Division

APPROVAL

TREE CONSERVATIONPLAN

TCP= II/34/96 - 02

K.I.Finch 11/29/2001
BY DATE

Revision -03 KIF 3/21/2002

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII 34/96

	Approved by	Date
01		
02		
03		
04		
05	KIF w/SDP-9910	12/11/02
06	J.Stasz	10/26/04

Revision -04
Sheets 2, 16, 17, 18, 19 and 20 have been revised to the final design of SWM Pond #2

K.I.F. 9/24/2002
Approved by: Date:

I hereby certify that this Forest Conservation Plan has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Prince George's County Woodland Conservation Technical Manual, effective May 1990.

Signature: 11-21-2001
Marwen F. Mustafa, Qualified Professional MD FCA

Revision -03 3/21/2002 KIF
1.04 ACRES OF MITIGATION WILL BE PROVIDED OFF-SITE TO REPLACE IMPACTED TREE CONSERVATION AREAS. FOREST CONSERVATION PLAN S02-14 APPROVED BY THE MD-DNR IDENTIFIES THE REQUIRED MITIGATION WHICH IS RECORDED IN EASEMENT AT L. 15599 F. 499

WOODLAND CONSERVATION SUMMARY CHART

SHT.	EXISTING WOODLANDS	WOODLAND CLEARING	WOODLAND PRESERVATION	PRESERVATION IN FLOODPLAIN	AFFORESTATION
17	9.96 AC	3.29 AC	5.66 AC	0.99 AC	0.00 AC

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII /34/96

	Approved by	Date
01		
02	KIM FINCH	11/29/2001
03	KIM FINCH	3/21/2002
04	KIM FINCH	9/24/2002
05	KIM FINCH	12/11/2002
6	JIM STASZ	10/26/2004
7	J.STASZ	11/20/06
8		
9		
10		

LEGEND

- TREE SAVE AREAS
- TREE CLEAR AREAS
- AFFORESTATION AREAS
- TREE PRESERVATION AREAS WITHIN FLOODPLAIN
- NATURAL REGENERATION AREAS
- TREE PROTECTION FENCING DURING CONSTRUCTION
- PROPOSED LIMIT OF DISTURBANCE
- TREE PROTECTION SIGNAGE

POTOMAC ELECTRIC POWER COMPANY
L.4425 F.635 ZONED: R-R
CURRENT USE: PUBLIC UTILITY (ASSUMED)

POTOMAC ELECTRIC POWER COMPANY
L.4376 F.226 ZONED: R-R
CURRENT USE: RESIDENTIAL

POTOMAC ELECTRIC POWER COMPANY
L.4376 F.226 ZONED: R-R
CURRENT USE: RESIDENTIAL

NANCY L. MILLER
L. 10896 F.617
ZONED: R-R CURRENT USE: RESIDENTIAL

BRANDYWINE-WALDORF MEDICAL CLINIC
L.4420 F.62 ZONED: R-R
CURRENT USE: RESIDENTIAL

TREE PRESERVATION AREA B
5.49 AC.

TREE PRESERVATION IN FLOODPLAIN
12.27 AC. TOTAL

TREE PRESERVATION AREA D
5.26 AC.

TREE PRESERVATION AREA D
6.07 AC.

TREE PRESERVATION AREA E
3.30 AC.

TREE PRESERVATION AREA F
0.16 AC.

TREE PRESERVATION AREA J
0.57 AC.

TREE CLEAR
2.94 AC.

TREE CLEAR
0.42 AC.

TREE CLEAR
0.32 AC.

PHASE I

PHASE IV

PHASE VIII

PHASE IV

PARCEL J
2,586,917 S.F. OR 59.35 AC.
DEDICATED TO H.O.A.

PARCEL J
2,586,917 S.F. OR 59.35 AC.
DEDICATED TO H.O.A.

PARCEL J
2,586,917 S.F. OR 59.35 AC.
DEDICATED TO H.O.A.

EXISTING 20' GAS EASEMENT

PROPOSED 20' GAS EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

SPINE ROAD

BURCH BRANCH COURT

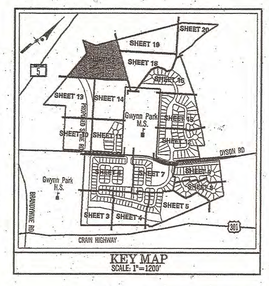
CURRANT COURT

MATCH LINE SHEET 19

MATCH LINE SHEET 18

MATCH LINE SHEET 13

MATCH LINE SHEET 14



KEY MAP
SCALE: 1"=1200'

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

PROJECT NAME: HAMPTON

PROJECT NUMBER: SDP-9910

FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. THE REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S SIGNATURE	CERTIFICATION DATE
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03	11-26-01	G.W.	11-20-01
05	10-24-02	G.W.	11-5-04
08	12-28-07	EG	1-10-08

30 20 10 0 30 60
SCALE: 1"=30'

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310 BROADVIEW AVE., SUITE 203
WARRENTON, VA 20186
PHONE: 504-341-3454
CONTACT: MR. STEPHEN ATHEY
AGENT: PAT BYRNE

No.	REVISION	DATE	BY
1	Changes per County's Comments for Acceptance & Refferal Prints	02/07/00	KNO
2	Changes per MNCPPC comments	03/16/00	MJS/CSB
3	Changes per MNCPPC comments	12/05/00	CSB
4	REVISED PER CHANGES IN LOT CONFIGURATION AND GRADING	9/06/01	CSB/AKG
5	Revised per MNCPPC comments for SDP 9910/03	11/01/01	CSB
6	REV. TO REFLECT WASH. GAS PIPELINE IMPACTS	11/20/02	AM1
7	REV. FOR SWM POND FINAL DESIGN	9/13/02	CSB

GENERAL CIVIL
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GREENHORNE & O'MARA, INC. 20410 CENTURY BOULEVARD., SUITE 200, GERMANTOWN, MARYLAND 20874
PHONE: (301) 444-8282 FAX: (301) 444-8161
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©LATEST DATE HEREON

TYPE II TREE CONSERVATION PLAN APPROVED PLAN

HAMPTON PROPERTY

SDP-9910/08

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

KMD/MJB	DESIGN	SCALE	1" = 30'
KMD/MJB	DRAWN	SHEET	17 OF 20TCP
	CHECKED		
MAY 2001	DATE	7046-000 PROJ No.	R-3936-W FILE No.

DATE=11/20/01 DGN=j:\7046000\704600017.FCP PRF=QUEUES\650C\FILM\7046000FCP17.prf TBL=P:\PLOT\PENTABLES\MARYLAND\PRINCE_GEORGES\FCP.TBL SCALE=30 ROT=0

DGN=j:\7046000\704600017.FCP-(1-63) SHT-(1-63)

MATCH LINE SHEET 19

TREE PRESERVATION IN FLOODPLAIN 11.90 AC. TOTAL

TREE PRESERVATION AREA D 6.07 AC.

MATCH LINE SHEET 17

TREE CLEAR 2.94 AC.

PHASE IV

TREE PRESERVATION AREA E 3.30 AC.

TREE PRESERVATION IN FLOODPLAIN 11.90 AC. TOTAL

PARCEL J
2,696,812 S.F. OR 61.90 AC.
DEDICATED TO H.O.A.

TREE PRESERVATION AREA I 2.63 AC.

TREE CLEAR 5.73 AC.

TREE PRESERVATION AREA Z 2.21 AC.

MATCH LINE SHEET 20

MATCH LINE SHEET 16

NO SCALE PLAN

SCALE: 1"=30'

TREE CLEAR 5.78 AC.

TREE PRESERVATION AREA F 0.16 AC.

MATCH LINE SHEET 15

MATCH LINE SHEET 14

30' BUILDING RESTRICTION LINE

PATUXENT RIVER PRIMARY MANAGEMENT AREA BUFFER

M.E.C.O. EASEMENT

BOARD OF EDUCATION OF PRINCE GEORGE'S COUNTY MARYLAND 3627-P.505

ZONED: R-R CURRENT USE: GWYNN PARK MIDDLE SCHOOL

LEGEND

- TREE SAVE AREAS
- TREE CLEAR AREAS
- AFFORESTATION AREAS
- TREE PRESERVATION AREAS WITHIN FLOODPLAIN
- NATURAL REGENERATION AREAS
- TREE PROTECTION FENCING DURING CONSTRUCTION
- PROPOSED LIMIT OF DISTURBANCE
- TREE PROTECTION SIGNAGE

WOODLAND CONSERVATION SUMMARY CHART

SHT.	EXISTING WOODLANDS	WOODLAND CLEARING	WOODLAND PRESERVATION	PRESERVATION IN FLOODPLAIN	AFFORESTATION
18	9.32 AC	0.91 AC	5.48 AC	2.93 AC	0.00 AC

I hereby certify that this Forest Conservation Plan has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Prince George's County Woodland Conservation Technical Manual, effective May 1990.

Signature: 9-16-2002

Marwan F. Mustafa, Qualified Professional MD FCA

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII /34/96

	Approved by	Date
01		
02	KIM FINCH	11/29/2001
03	KIM FINCH	3/21/2002
04	KIM FINCH	9/24/2002
05	KIM FINCH	12/11/2002
6	JIM STASZ	10/26/2004
7	[illegible]	11/29/05
8		
9		
10		

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII 34/96

	Approved by	Date
01		
02		
03		
04		
05	[illegible] SDP-9910	12/11/02
06	[illegible]	10/26/04

Revision -04
Sheets 2, 16, 17, 18, 19 and 20 have been revised to the final design of SWM Pond #2

K Finch — Approved by: — 09/23/2002 — Date:

M-NCP-PC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATIONPLAN
TCP= II/34/96-2
K Finch — BY — 11/29/2001 — DATE

BEFORE BEGINNING CONSTRUCTION CONTACT
"MISS UTILITY"
AT
1-800-257-7777
AT LEAST 48 HOURS PRIOR TO EXCAVATION

M.N.C.P.P.C. APPROVALS
PROJECT NAME: HAMPTON
PROJECT NUMBER: SDP-9910
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. THE REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVISION'S SIGNATURES	CERTIFICATION DATE
	3/20/00	G.W.	8/16/01
01	5/17/01	G.W.	8/16/01
02	11-14-01	G.S.	12-12-02
03	11/28/01	G.W.	11/29/01
05	10-27-04	C.W.	11-5-04
04	12-2107	EG	1-10-05

KEY MAP
SCALE: 1"=1200'

No.	REVISION	DATE	BY
1	Changes per County's Comments for Acceptance & Aafferal Prints	02/07/00	KMD
2	Changes per MNCPPC comments	03/16/00	KMB/CSB
3	Changes per MNCPPC comments	12/05/00	CSB
4	REVISED PER CHANGES IN LOT CONFIGURATION AND GRADING	9/06/01	CSB/AKJ
5	Revised per MNCPPC comments for SDP 9910/03	11/01/01	CSB
6	Revised for Sht.pond final design	9/13/02	CSB
7	Revised pre new utility layout	2/17/04	KMB
8	REV. LOD& TREE CLEAR"E"AREA PER FINAL SCP BEHIND LOT 29&1.	10/18/04	YAM/SFL

OWNER/APPLICANT:
CAPITOL PROPERTIES, INC.
310 BROADVIEW AVE., SUITE 203
WARRENTON, VA 20186
PHONE: 540-341-9454
CONTACT: MR. STEPHEN ATHEY
AGENT: MR. PATRICK BYRNE

BUILDER:
RYAN HOMES
4780 CORRIDOR PLACE, SUITE B
BELTSVILLE, MD 20705
PHONE: 301-837-8791
CONTACT: PETE ROBERTSON

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TYPE II TREE CONSERVATION PLAN
APPROVED PLAN
HAMPTON PROPERTY
SDP-9910/08
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DRAWN	KMD/MJB
DESIGN	KMD/MJB
CHECKED	
DATE	MAY 2001
SCALE	1" = 30'
SHEET	18 OF 20TCP
PROJ No.	7046-000
FILE No.	R-3936-W

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DGN:J:\7046000\7046000FCP.dgn SHT:18

NO SCALE FAXE

SCALE 1"=30'

WOODLAND CONSERVATION SUMMARY CHART

SHT.	EXISTING WOODLANDS	WOODLAND CLEARING	WOODLAND PRESERVATION	PRESERVATION IN FLOODPLAIN	AFFORESTATION	NATURAL REGENERATION	NATURAL REGENERATION IN FLOODPLAIN
19	9.49 AC	0.69 AC	6.18 AC	2.68 AC	0.00 AC	0.81 AC	0.14 AC

LEGEND

- TREE SAVE AREAS
- TREE CLEAR AREAS
- AFFORESTATION AREAS
- TREE PRESERVATION AREAS WITHIN FLOODPLAIN
- NATURAL REGENERATION AREAS
- TREE PROTECTION FENCING DURING CONSTRUCTION
- PROPOSED LIMIT OF DISTURBANCE
- TREE PROTECTION SIGNAGE

POTOMAC ELECTRIC POWER COMPANY
L.4376 F.226
ZONED: R-R
CURRENT USE: RESIDENTIAL

PARCEL J
5,131,217 S.F. OR 19.66 AC
DEDICATED TO H.O.A.

PHASE IV

TREE PRESERVATION AREA B 5.49 AC.

NATURAL REGENERATION 2.20 AC. TOTAL SEE NOTES SHEET 2 OF 19FCP

TREE PRESERVATION AREA C 3.04 AC.

TREE PRESERVATION IN FLOODPLAIN 12.27 AC. TOTAL

TREE PRESERVATION AREA D 5.26 AC.

NATURAL REGENERATION IN FLOODPLAIN 0.14 AC. TOTAL

TREE PRESERVATION AREA E 3.30 AC.

TREE PRESERVATION IN FLOODPLAIN 12.27 AC. TOTAL

TREE CLEAR 5.73 AC.

MATCH LINE SHEET 17

MATCH LINE SHEET 18

MATCH LINE SHEET 20

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 34 / 96

	Approved by	Date
01		
02	KIM FINCH	11/29/2001
03	KIM FINCH	3/21/2002
04	KIM FINCH	9/24/2002
05	KIM FINCH	12/11/2002
06	KIM FINCH	10/26/2004
7	JM STASZ	11/20/06
8		
9		
10		

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 34 / 96

	Approved by	Date
01		
02		
03		
04		
05	K.F.C.W. SDP-9918	10/2/11/2002
06	J. Staszz	10/26/06

I hereby certify that this Forest Conservation Plan has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Prince George's County Woodland Conservation Technical Manual, effective May 1990.

Signature: 7-16-2002

Marwan F. Mustafa, Qualified Professional MD FCA

Revision -04
Sheets 2, 16, 17, 18, 19 and 20 have been revised to the final design of SWM Pond #2

K Finch — Approved by: — Date:

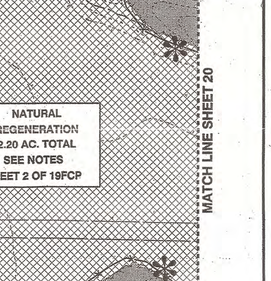
30 20 10 0 30 60
SCALE: 1"=30'

M-NCP-PC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATIONPLAN
TCP= II/34/96-2
K Finch — BY
11/29/2001 — DATE

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"MISS UTILITY"
AT
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AT LEAST 48 HOURS PRIOR TO EXCAVATION

M.N.C.P.P.C. APPROVALS
PROJECT NAME: HAMPTON
PROJECT NUMBER: SDP-9910
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. THE REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S SIGNATURE	CERTIFICATION DATE
	3/20/00	G.W.	8/16/01
01	5/17/01	G.W.	8/16/01
02	11-15-01	KF	11-27-02
03	11/28/01	G.W.	11/29/01
05	10-22-04	C.W.	11-5-04
06	12-28-06	RG	1-16-07



KEY MAP
SCALE: 1"=1200'

APPROVED PLAN
SDP-9910/08

No.	REVISION	DATE	BY
1	Changes per County's Comments for Acceptance & Refferal Prints	02/07/00	KMD
2	Changes per MNCPPC comments	03/16/00	MJB/CSB
3	Changes per MNCPPC comments	12/05/00	CSB
4	REVISED PER CHANGES IN LOT CONFIGURATION AND GRADING	9/06/01	CSB/AKJ
5	Revised per MNCPPC comments for SDP 9910/03	11/01/01	CSB
6	Revised for SWM pond final design	9/13/02	CSB

OWNER/APPLICANT:
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CONTACT: MR. STEPHEN ATHEY
AGENT: MR. PATRICK BYRNE

BUILDER:
RYAN HOMES
4780 CORRIDOR PLACE., SUITE-B
BELTSVILLE, MD 20705
PHONE: 301-937-9761
CONTACT: PETE ROBERTSON

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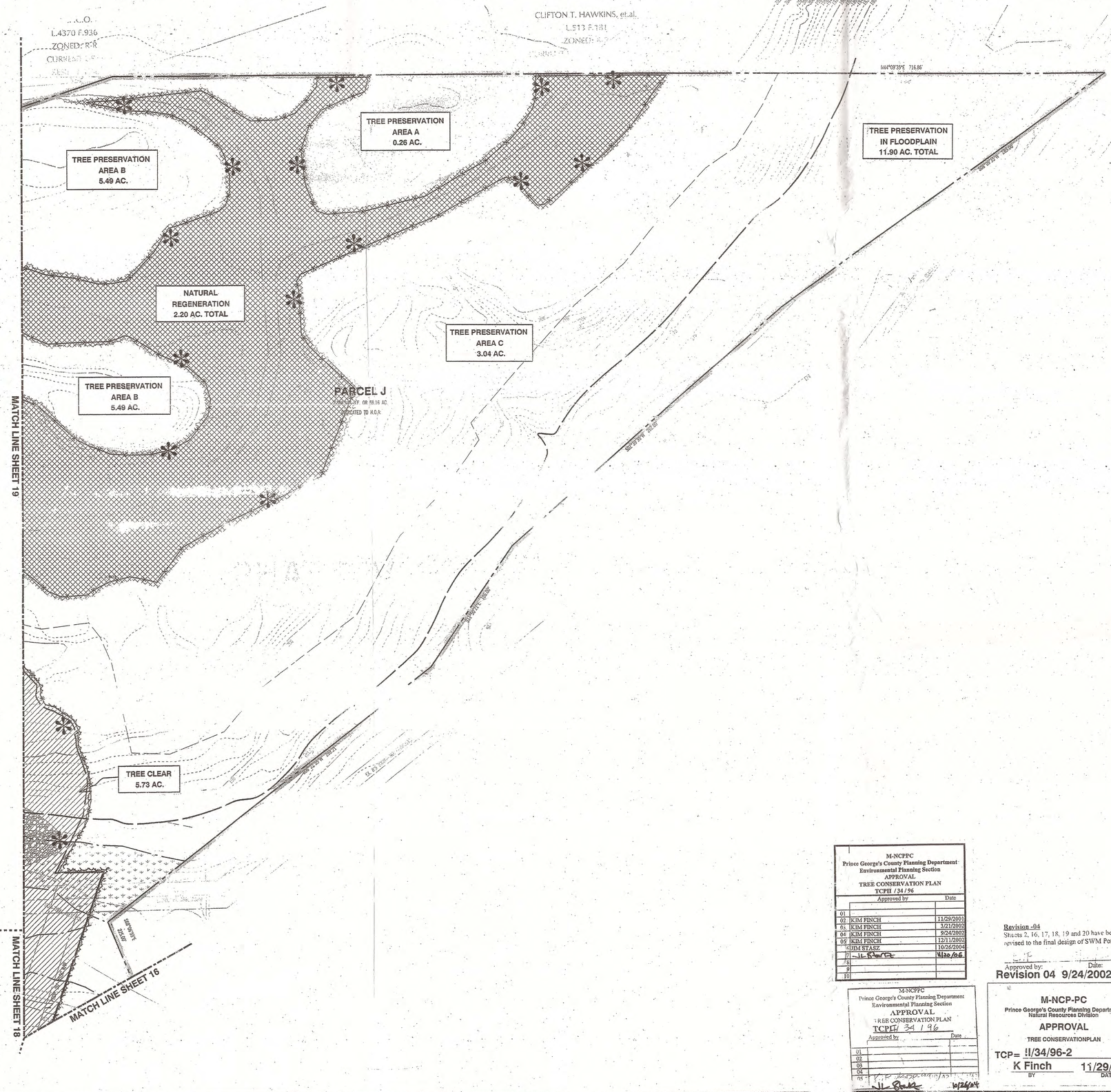
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TYPE II TREE CONSERVATION PLAN
HAMPTON PROPERTY
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

KMD/MJB	1" = 30'
DESIGN / SCALE	
DRAWN	19 OF 20TCP
CHECKED / SHEET	
MAY 2001 / 7046-000 / R-3936-W	
DATE / PROJ No. / FILE No.	

DATE=9/13/02 DGN=j:\7046000\7046000l9.FCP PRF=J:\7046000\PRF\FCP\7046000FCP19.prf TBL=C:\TMP\000/\FCP.TBL SCALE=30 ROT=0

DGN=j:\7046000\7046000l9.FCP-(1-63) SHT-(1-63)


CLIFTON T. HAWKINS, et.al.
L.513 F.181
ZONED: R-R
L.4370 F.936
ZONED: R-R
CURRENTLY
N44°09'39"E 716.86'
TREE PRESERVATION
AREA A
0.26 AC.
TREE PRESERVATION
AREA B
5.49 AC.
NATURAL
REGENERATION
2.20 AC. TOTAL
TREE PRESERVATION
AREA C
3.04 AC.
TREE PRESERVATION
IN FLOODPLAIN
11.90 AC. TOTAL
TREE PRESERVATION
AREA B
5.49 AC.
PARCEL J
OPEN SPACE
DEDICATED TO H.O.A.
TREE CLEAR
5.73 AC.
S62°59'54"W 283.00'
S62°59'54"W 283.00'
S62°59'54"W 283.00'