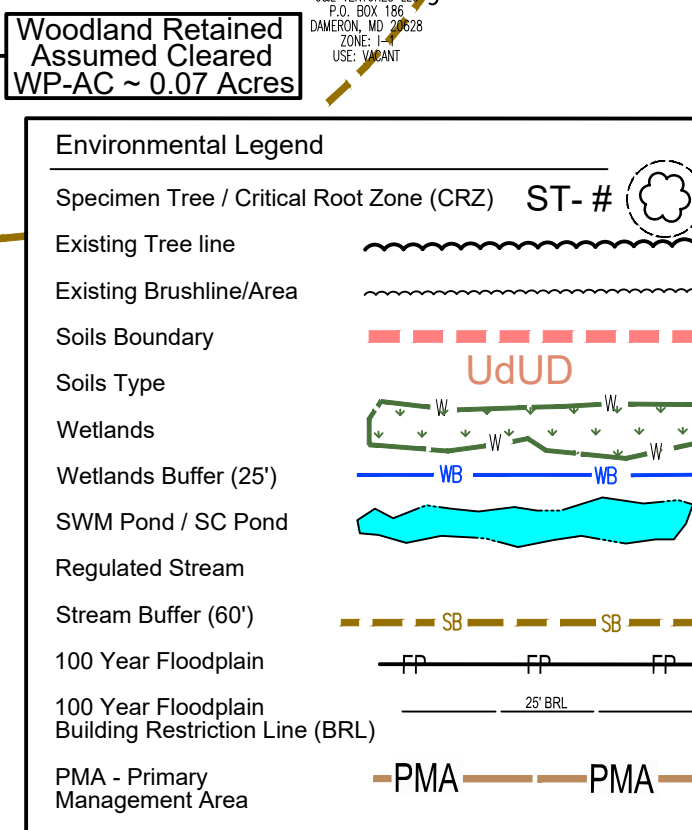
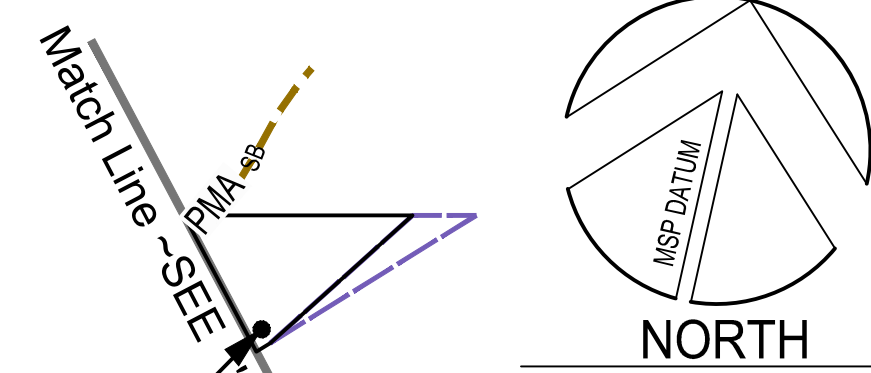


Disposition
To Remain - Root
To Remain - Undis
To Remain - Undis

Woodland Preservation
Signage (Typ.), See TCP-2-2

General Information Table		
Layer Category	Layer Name	Value
Zone	Zone1 (Zone)	R-T
Zone	Aviation Policy Area (APA) ¹	N/A
Administrative	Task Grid (TMG)	73 B-4
Administrative	WSSC Grid (Sheet 20)	20350E5
Administrative	Policy Analysis Zone (PAZ)	247F
Administrative	Planning Area (Plan Area)	6
Administrative	Election District (ED)	18
Administrative	Councilmanic District (CD)	7
Administrative	General Plan 2002 Tier (CGP)	Developed
Administrative	Traffic Analysis Zone (CAZ)	1070
Administrative	Traffic Analysis Zone (TAZ-COG)	1070

¹ If the site is within an APA, enter the name of the APA. If the site is not within an APA, enter "N/A"



Qualified Professional Certification
This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.


Kenneth R. Wallis
Atwell, LLC
2661 Riva Road, Building 800
Annapolis, MD 21401
Ph: (410) 897-9290
Email: kwallis@atwell-group.com

<p>THIS BLOCK IS FOR OFFICIAL USE ONLY</p> <p>QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.</p> <p>M-NCPPC APPROVAL</p>	
PROJECT NAME:	HOLLY SPRINGS
PROJECT NUMBER:	DSP-89078-03
<p>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number</p>	

Natural Resources Inventory Site Statistics Table	
Site Statistics	Total ¹ (acres)
Gross tract area	13.74
Existing 100-year floodplain	0.27
Net tract area	13.47
Existing woodland in the floodplain	0.25
Existing woodland net tract	6.40
Existing woodland total	6.65
Existing PMA	3.83
Regulated streams (linear feet of centerline)	209 LF
Riparian (wooded) buffer up to 300 feet wide ²	2.45

NOTE: Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a 'Woodland and Wildlife Habitat Conservation Easement' recorded in the Prince George's County Land Records at Book: 40835 Page: 249. Revisions to the TCP2 may require a revision to the recorded easement.

REVISONS:	
01.11.2018:	Revised per MNCPCC-EPS comments received on 01.11.2018
01.23.2018:	Revised per MNCPCC-EPS comments received on 01.22.2018 (Sheet 2)
03.18.2019:	Revised plan for change in Unit Types with Garages and Parking Lot layout and Retaining Wall Length & Elevation per owner.
02.21.2024:	Revised to reflect site plan changes
03.20.2024:	Revised to reflect site plan changes
05.15.2024:	Revised to reflect site plan changes
07.19.2024:	Revised per MNCPCC-EPS comments received on 06.30.2024

 **JOYCE ENGINEERING CORPORATION**
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
10766 BALTIMORE AVENUE • BELTSVILLE, MARYLAND 20705
TEL: (301) 595-4353 FAX: (301) 595-4650 WEB: www.joyceeng.com
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
TYPE-2 TCP

DESIGN: NSB	DATE: July, 2024	JOB No.: 006030	TCP No.: TCP2-039-17
DRAFT:	COMP: JEC	SCALE: 1"=50'	SCD No: 102-09
CHECK: KRW	SURVEY: OTHERS	SHEET: 1 OF 3	SDCP No: 2370-2017-00










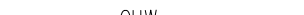






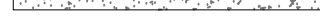










SVD Holly Springs, LLC
1054 31st Street N.W. Suite 290
Washington, DC 20007
Attn: Mr Don Lee
Managing Member
Phone: 202-380-9000

48 Hours
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Service Protection Center

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LEGEND

	FIRE HYDRANT		EXISTING METAL FENCE
	WATER VALVE		EXISTING TREE LINE
	SEWER MANHOLE		PROPERTY CORNER
	STORM DRAIN MANHOLE		BOUNDARY LINE
	LIGHT POLE		OVERHEAD WIRES
	CAMERA POLE		EXISTING CONTOUR (10 FOOT)
	WIRE FENCE		EXISTING CONTOUR (2 FOOT)
	CONCRETE PAVEMENT		EXISTING TREE W/ TREE SIZE
	BITUMINOUS PAVEMENT		PROPOSED MASTER PLAN TRAIL
	GRAVEL PAVEMENT		
	DIRT SURFACE		
	ASPHALT CURB		
	RETAINING WALL		
	CONCRETE CURB		
	WATER LINE		
	SEWER MAIN		
	STORM DRAIN		
	SIGN		

SECTION I-Establishing Site Information- (Enter acres for each zone)				
1	Zone:	R-T		
2	Gross Tract:	13.74	0.00	0.00
3	Floodplain:	0.27	0.00	0.00
4	Previously Dedicated Land:	0.00	0.00	0.00
5	Net Tract (NTA):	13.47	0.00	0.00

6	TPC Number	Revision #	2
7	Property Description or Subdivision Name: Holly Springs - Parcel A		
8	Is this site subject to the 1989 or 1991 Ordinance	N	
9	Is this site subject to the 1991 Ordinance	N	
10	Subject to 2010 Ordinance and in PFA (Priority Funding Area)	Y	
11	Is this one (1) single family lot? (Y or N)	N	
12	Are there prior TCP approvals which include a combination of this lot? (Y or N)	N	
13	Is any portion of the property in a WC Bank? (Y or N)	N	
14	Break-even point (preservation) =	3.44	acres
15	Preservation permitted with reforestation =	2.66	acres

SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1.1)	Column D Off-Site Impacts (1.1)
17 Existing Woodland		6.40	0.25	
18 Woodland Conservation Threshold (WCT) =	20.00%	2.69		
19 Smaller of 17 or 18		2.69		
20 Woodland above WCT		3.71		
21 Woodland cleared		4.70	0.09	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		3.71		
23 Clearing above WCT (0.25 : 1 replacement requirement)		0.93		
24 Woodland cleared below WCT		0.99		
25 Clearing below WCT (2.1 replacement requirement)		1.93		
26 Afforestation Required	Threshold (AFT) =	15.00%	0.00	
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Threshold		0.00		
				Acres

SECTION II-Meeting the Requirements (Enter acres for each corresponding column)			
20	Woodland Preservation	1.70	
21	Afforestation / Reforestation	0.00	Bond amount: \$
22	Natural Regeneration	0.00	
23	Landscaping Credits		
24	Specimen/Historic Tree Credit (CR2 area * 2.0)	0.00	
25	Forest Enhancement Credit (Area * .25)	0.00	
26	Street Tree Credit (Existing or 10-year canopy coverage)	0.00	
27	Areas approved for fee-in-lieu		Fee amount: \$0.00
28	Off-site Woodland Conservation Credits Required	3.00	
29	Off-site WACA (preservation) being provided on this property	0.00	
30	Off-site WACA (afforestation) being provided on this property	0.00	

41	Area of woodland not cleared	1.70	acres
42	Net tract woodland retained not part of requirements:	0.00	acres
43	100-floodplain woodland retained	0.16	acres
44	On-site woodland conservation provided	1.70	acres
45	On-site woodland conservation alternatives provided	0.00	
46	On-site woodland retained not credited	0.16	acres

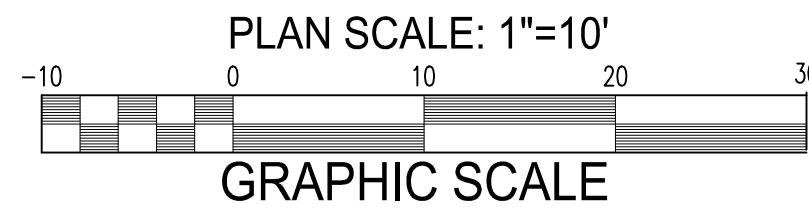
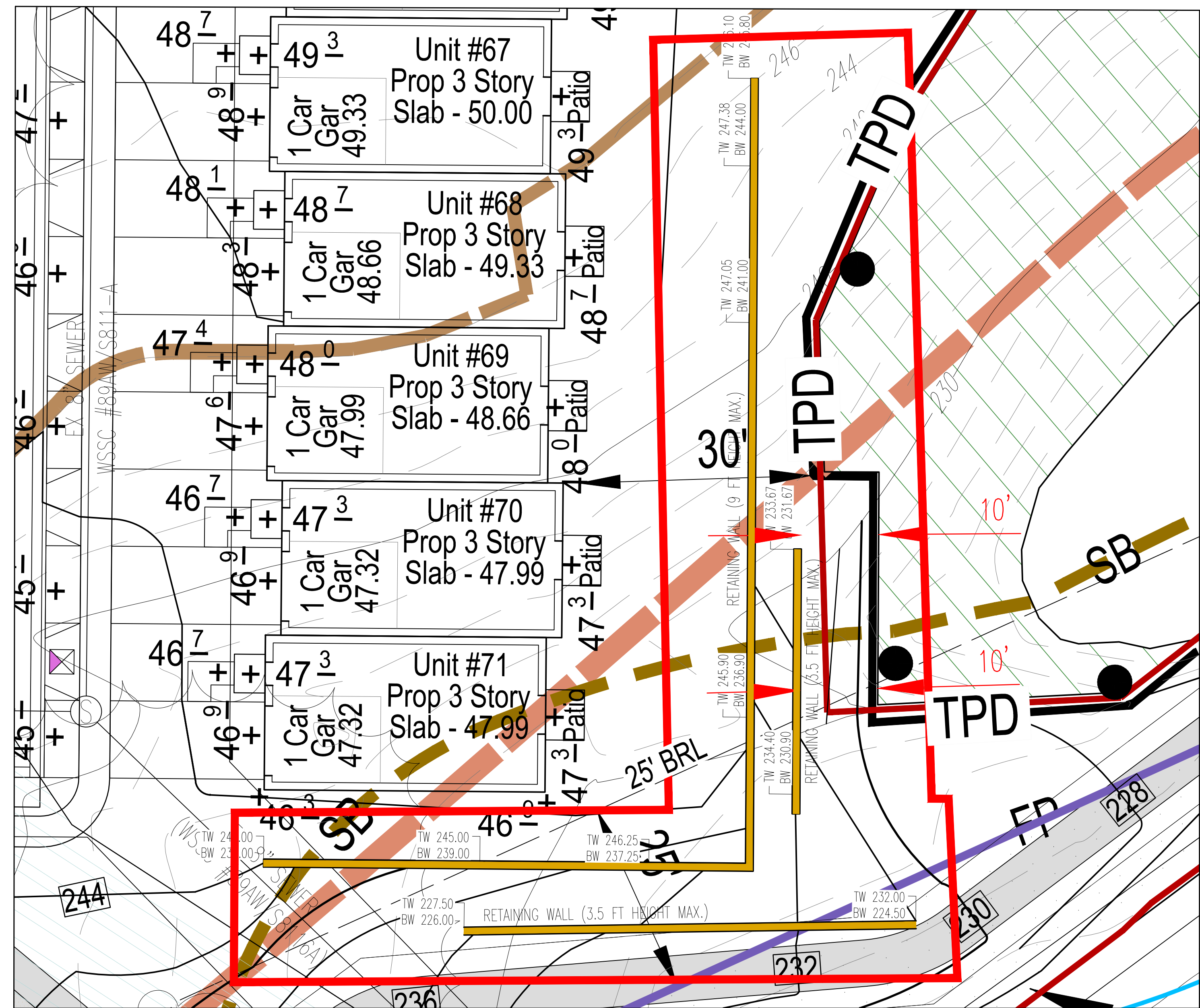
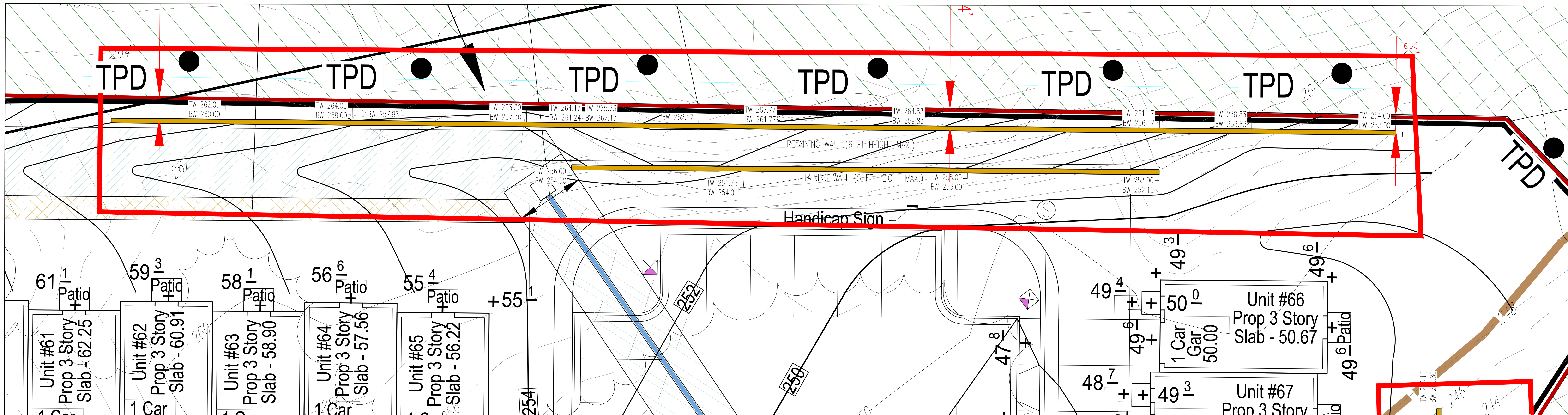
Stephane River

47 Prepared by: STEPHANIE J. TOBERY 07-19-202
Signed Date

I hereby certify that these documents were prepared and submitted by me, John A. Markovich, a fully licensed professional engineer in the State of Maryland.

Jim Forestry Services Inc.
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-645-4977
E-mail: jmarkovich@comcast.net

Signature _____
 License No. _____ Exp. Date _____



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QR label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.

**M-NCPPC
APPROVAL**

PROJECT NAME:	HOLLY SPRINGS
PROJECT NUMBER:	DSP-89078-03

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 039 - 2017				
	Approved by	Date	DRD #	Reason for Revision
00	Megan Reiser	05.10.2018	DSP-89078-01	N/A
01	Megan K. Reiser	03.20.2019	DSP-89078-02	
02	Alexander Korchhof	08.23.2024	DSP-89078-03	Modifications to Retaining Walls
03				
04				
05				

Retaining Wall Exhibits
Type 2 Tree Conservation Plan
PARCEL "A"
HOLLY SPRINGS
Condominium Units 1 thru 102
Plat Book: NLP 155 at Plat No: 27
Seat Pleasant Election District No. 18
Prince George's County, Maryland

Engineer's Certificate:

I hereby certify that, to the best of my knowledge, and belief this plan was prepared in accordance with the minimum standards of Subtitle 32, Division 2, of the Prince George's County Code, and further certify that I have inspected this site and that drainage onto this site from other upgrade properties, and from this site onto downgrade properties has been addressed in substantial accordance with applicable codes.

Stephanie J. Tobery

Stephanie Tobery, P.E.
MD Registration No.: 36334
Expiration Date: 10.12.2024

Date

07/19/2024

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland.

Stephanie J. Tobery

Signature: 36334
License No: 10.12.2024
Exp Date

REVISIONS:

DESIGN:	DATE:	JOB No.:
NSB	July, 2024	006030
DRAFT:	COMP:	SCALE:
JEC	JEC	1"=10'
CHECK:	SURVEY:	SHEET:
KRW	OTHERS	2 OF 3

iCIVIL, Inc.
PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS
LAND PLANNING & CONSTRUCTION MANAGEMENT
10766 BALTIMORE AVENUE - TWIN CHIMNEYS OFFICE PARK
BELTSVILLE, MARYLAND 20705
TEL: (301) 595-4353 FAX: (301) 595-4650
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DESIGN:	DATE:	JOB No.:
NSB	July, 2024	006030
DRAFT:	COMP:	SCALE:
JEC	JEC	1"=10'
CHECK:	SURVEY:	SHEET:
KRW	OTHERS	2 OF 3

**TYPE-2
TCP**

TCP No.:	TCP2-039-17
SCD No.:	102-09
SDCP No.:	2370-2017-00

GENERAL NOTE

- | |
|----------------------|
| TCP No.: TCP2-039-17 |
| SCD No: 102-09 |
| SDCP No:2370-2017-00 |

**Type 2 Tree Conservation
Detail's and Specification's Plan
PARCEL "A"
HOLLY SPRINGS
Plat Book: NLP 155 at Plat No: 27
Seat Pleasant Election District No. 18
Prince George's County, Maryland**

Qualified Professional Certification

This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

Signed: [Signature] Date: 7-16-24

Kenneth R. Wallis

Atwell, LLC

2661 Riva Road, Building 800

Annapolis, MD 21401

Ph: (410) 897-9290

Email: kwallis@atwell-group.com