

GENERAL NOTES

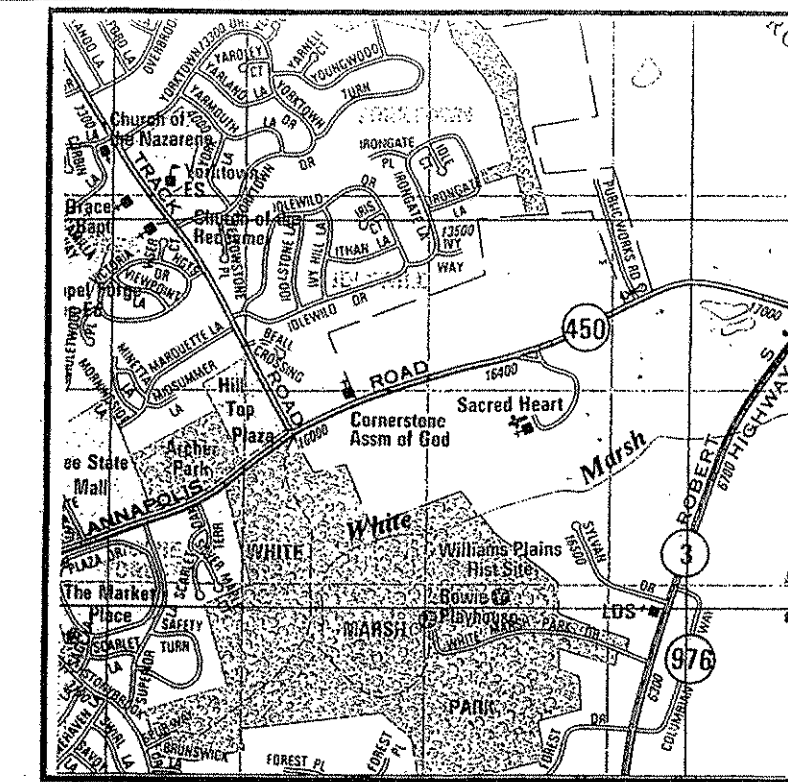
1. SITE ACREAGE: 177.67 ACRES
2. ZONING: OS
3. TAX ACCOUNT NUMBERS
PARCEL A : 0686337
PARCEL 65: 0686311
PARCEL 50: 0722157
4. TAX MAP: 38 GRID: D-4
5. P.G. COUNTY ADC MAP 10 GRIDS E-H - 13 & F-G -12
6. W.S.S.C. 200' SHEET NUMBER 208N8 14 & 20
7. SITE LIES WITHIN THE CITY LIMITS OF BOWIE.
8. REVISION 1 DISTURBED 0.25 ACRES (10,864 SF) OF WOODLAND
9. REVISION 2 DISTURBED 0 ACRES OF WOODLAND.
10. NO FURTHER REVISIONS TO THIS TCR II WILL BE APPROVED BEYOND REVISION 2 WITHOUT AN UPDATED FSD TO DETERMINE THE CORRECT EXISTING TREE LINE.

AFFORESTATION PLANTING SITE AREA DATA

REQUIREMENT PER ACRE	
SEEDLINGS/SAPLINGS.....	1,000
2.5" CALIPER TREES.....	200
2" CALIPER TREES.....	250
1" CALIPER TREES.....	500

AFFORESTATION REQUIREMENTS & MITIGATION - 01 REVISION
 FOREST TO BE CLEARED = 0.25 AC = 10,864
 AFFORESTATION REQUIRED = 0.25 AC = 10,864
 AFFORESTATION PROVIDED:
 1" CALIPER TREES = 0.125 AC x 500 = 63 TREES
 SEEDLINGS/SAPLINGS = 0.125 AC x 1000 = 125 S/S
 TOTAL.....0.25 AC

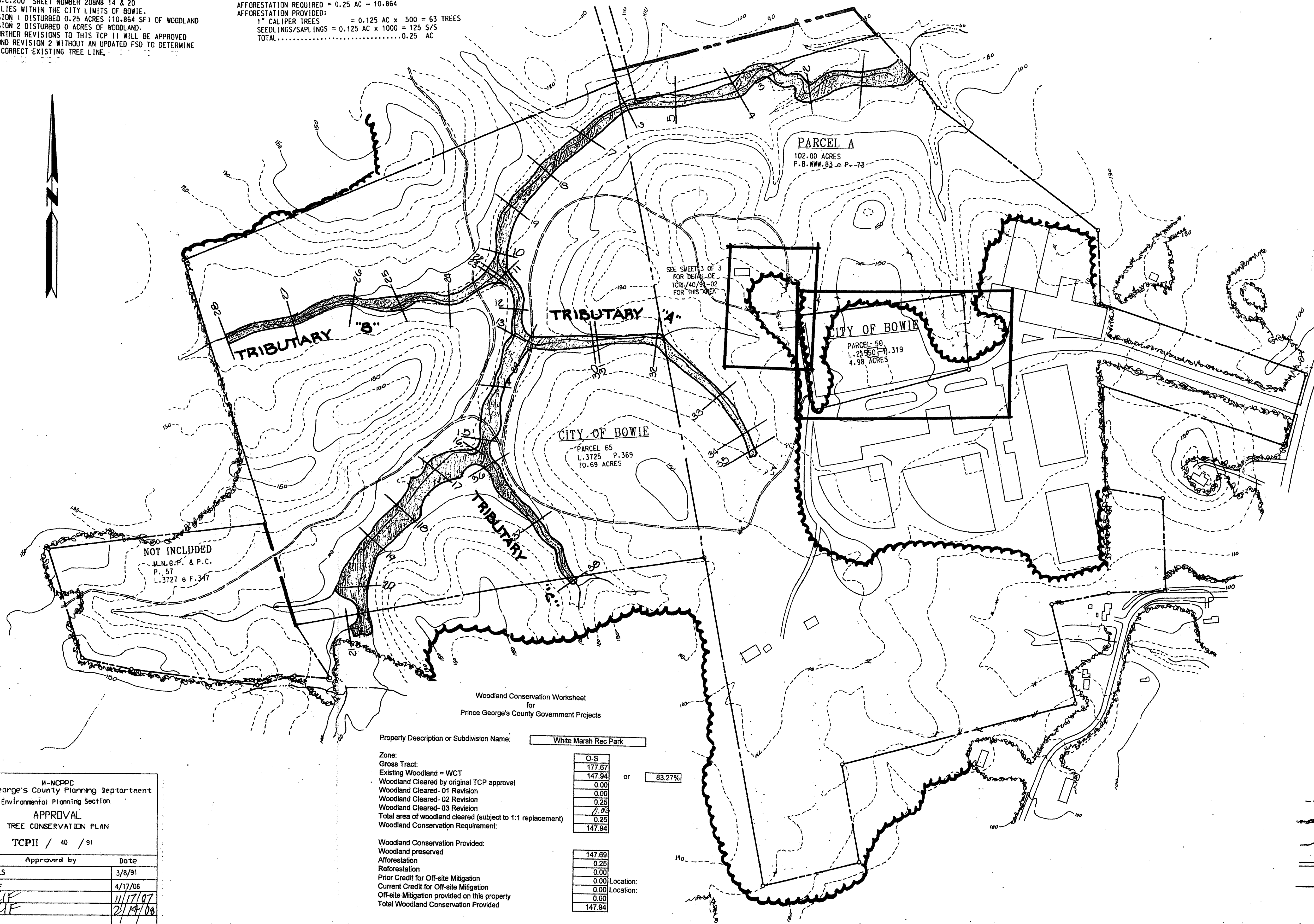
1. PARCEL "A" = 102.00 ACRES
2. PARCEL 65 = 70.68 ACRES
3. PARCEL 50 = 4.98 ACRES
- TOTAL AREA = 177.66 ACRES



VICINITY MAP
1"=2000'

TYPE II TREE CONSERVATION PLAN 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 PUBLIC WORKS AND TRANSPORTATION (DPW&T) SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO ADDRESS IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN.
3. PROPERTY OWNERS SHALL BE NOTIFIED BY THE DEVELOPER OR CONTRACTOR OF ANY WOODLAND CONSERVATION AREAS (TREE SAVE AREAS, REFORESTATION AREA, AFFORESTATION AREAS, OR SELECTIVE CLEARING AREAS) LOCATED ON THEIR LOT OR PARCEL OF LAND AND THE ASSOCIATED FINES FOR UNAUTHORIZED DISTURBANCES TO THESE AREAS. UPON THE SALE OF THE PROPERTY THE OWNER/DEVELOPER OR OWNERS REPRESENTATIVE SHALL NOTIFY THE PURCHASER OF THE PROPERTY OF ANY WOODLAND CONSERVATION AREAS.
4. ALL APPROPRIATE BONDS SHALL BE POSTED WITH THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY BY THE BUILDING OFFICIAL UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED.
5. ALL REQUIRED OFF-SITE MITIGATION SHALL BE IDENTIFIED ON AN APPROVED TCR II FOR THE OFF-SITE LOCATION AND SHALL BE RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY PRIOR TO ISSUANCE OF ANY PERMITS FOR THE SUBJECT PROPERTY.
6. 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-CONSTRUCTION MEETING WITH THE SEDIMENT AND EROSION CONTROL INSPECTOR FROM DPW&T. 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 INSTALLATION OF INITIAL SEDIMENT CONTROLS. NO CUTTING OR CLEARING OF TREES MAY BEGIN BEFORE FINAL APPROVAL OF TPD INSTALLATION.
7. WOODLAND CONSERVATION - TREE SAVE AREAS AND/OR REFORESTATION AREAS SHALL BE POSTED AS SHOWN AT THE SAME TIME AS TREE PROTECTIVE DEVICE INSTALLATION AND/OR START OF REFORESTATION ACTIVITIES. THESE SIGNS SHALL REMAIN IN PLACE.



Woodland Conservation Worksheet
for
Prince George's County Government Projects

Property Description or Subdivision Name: White Marsh Rec Park

Zone:
 Gross Tract: 177.67
 Existing Woodland = WCT 147.94
 Woodland Cleared by original TCR approval 0.00
 Woodland Cleared- 01 Revision 0.00
 Woodland Cleared- 02 Revision 0.25
 Woodland Cleared- 03 Revision 2.03
 Total area of woodland cleared (subject to 1:1 replacement) 2.28
 Woodland Conservation Requirement: 0.25
 Woodland Conservation Provided: 147.94

O-S	177.67
Existing Woodland = WCT	147.94
Woodland Cleared by original TCR approval	0.00
Woodland Cleared- 01 Revision	0.00
Woodland Cleared- 02 Revision	0.25
Woodland Cleared- 03 Revision	2.03
Total area of woodland cleared (subject to 1:1 replacement)	2.28
Woodland Conservation Requirement:	0.25
Woodland Conservation Provided:	147.94

Woodland Conservation Provided:
 Woodland preserved 147.69
 Afforestation 0.25
 Reforestation 0.00
 Prior Credit for Off-site Mitigation 0.00
 Current Credit for Off-site Mitigation 0.00
 Off-site Mitigation provided on this property 0.00
 Total Woodland Conservation Provided 147.94

Prepared by:
License Number:

Signed: _____ Date: _____

M-NCPDC
 Prince George's County Planning Department
 Environmental Planning Section
APPROVAL
 TREE CONSERVATION PLAN
 TCR II / 40 / 91

Approved by	Date
JLS	3/8/91
01 KIF	4/17/06
02 KIF	11/17/07
03 KIF	2/14/08
04	
05	

LEGEND

- 100 --- CONTOUR
- WOODS LINE
- STREAM/EDGE WATER
- ROAD
- CROSS-SECTION

"I HAVE SEEN THE FINAL PLAN AND UNDERSTAND THE REQUIREMENTS CONTAINED WITHIN."

David Dauter 12/21/07
 CITY MANAGER
 CITY OF BOWIE, MARYLAND

Jennifer R. Wilson 12/21/07
 JENNIFER R. WILSON
 DNR QUALIFIED PROFESSIONAL

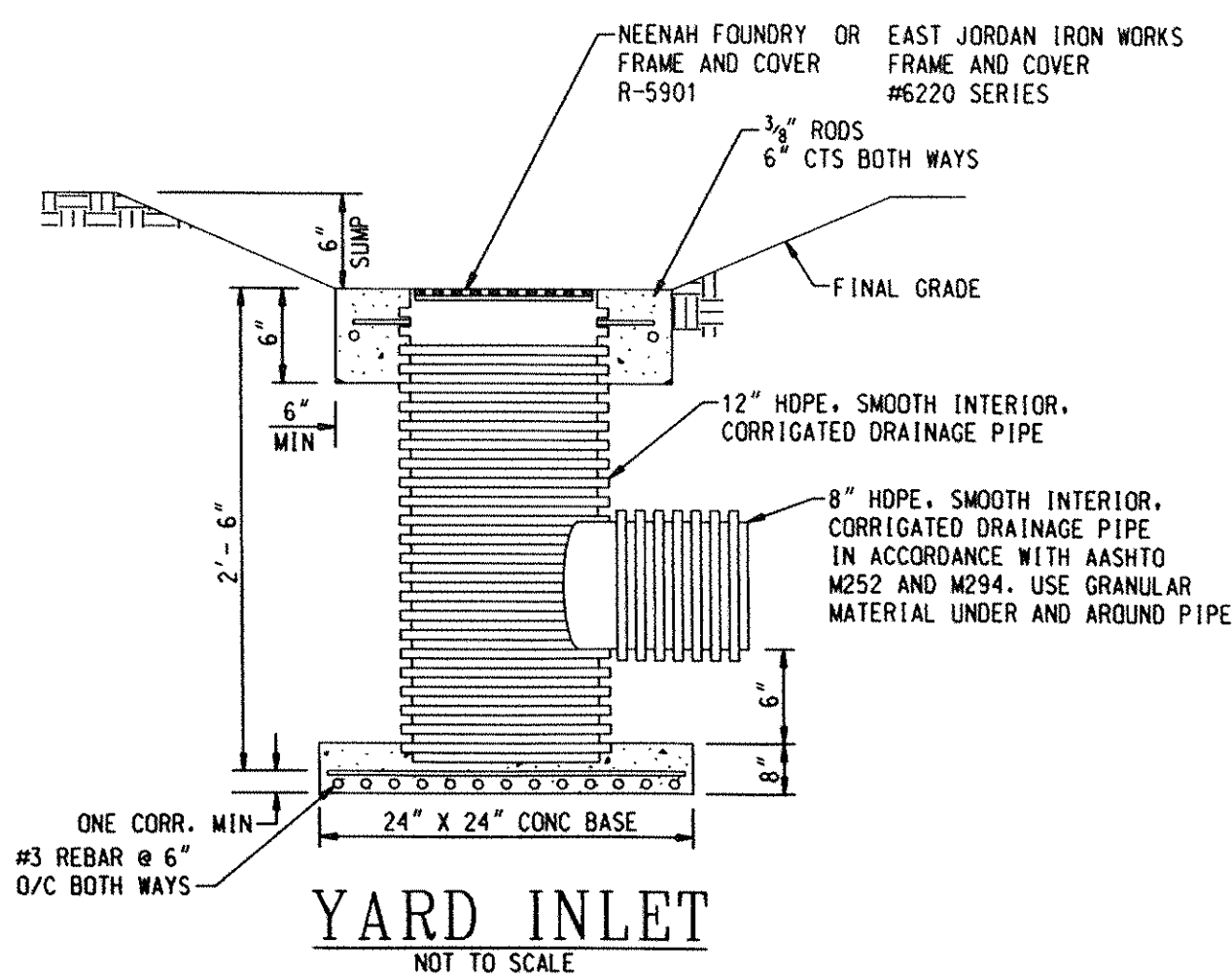
FREDERICK WARD ASSOCIATES INC.
 ENGINEERS • ARCHITECTS • SURVEYORS
 5 SOUTH MAIN STREET
 BEL AIR, MARYLAND

REVISIONS	DATE

WOODLAND CONSERVATION PLAN
WHITE MARSH PARK
 CITY OF BOWIE
 PRINCE GEORGE'S COUNTY MARYLAND

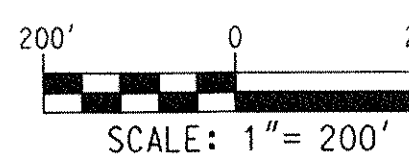
DATE	DRAWING NO.
12/21/07	5
DESIGNED BY JB	SHEET 5 OF 6
DRAWN BY KS	89198-00

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FIRE HYDRANT LOCATION

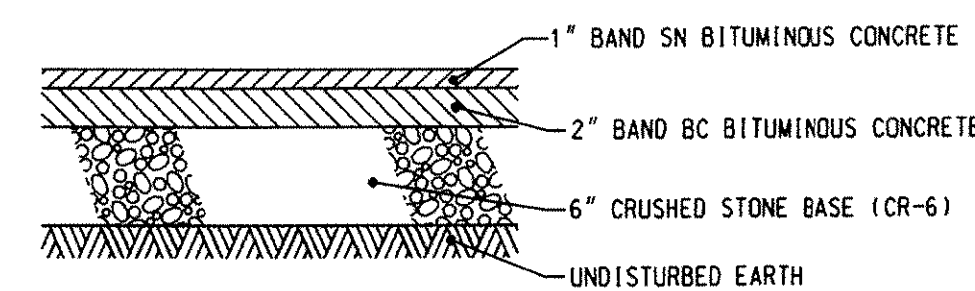
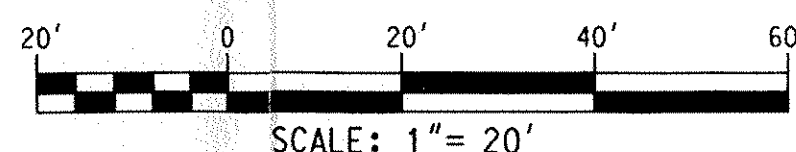
DAVID J. & JEANNE C. DANIELSKI
LIBER 6944 / FOLIO 861
4.982 AC



SITE DEVELOPMENT DATA

- SITE AREA: 109 AC.(±)
- ZONING: R-O-S (RESERVED OPEN SPACE)
FRONT YARD: 50'
SIDE YARD: 20' MIN. (40' BOTH SIDES)
REAR YARD: 20'
- BUILDING HEIGHT: 35' MAX PERMITTED
40' EXISTING
12' PROPOSED ADDITION
- TOTAL BLDG. SQUARE FOOTAGE: 4121 SF(±)
EXISTING 3501 SF(±)
PROPOSED 620 SF(±)
- EXISTING SITE USAGE: RECREATIONAL
PROPOSED SITE USAGE: RECREATIONAL
- IMPERVIOUSNESS (SITE FOOTPRINT):
IMPERVIOUS SURFACE AREA = 4121 SQ. FT.(±) (EXISTING PAVING)
4121 SQ. FT.(±) (EXISTING & PROPOSED BUILDING)
2116 SQ. FT.(±) (NEW PAVING)
TOTAL : 227,802 SQ. FT.(±) (4.8% OF SITE)
- PARKING SPACE ALLOTMENT:
REQUIRED SPACES THEATER: 156 SEATS / 4 SEATS PER SPACE = 39 SPACES.
PARKING IS PROVIDED IN EXISTING SPACES FOR GENERAL PARK USE.
(SEE APPROVED SITE AND LANDSCAPE PLANS UNDER PERMIT 8637-99-CGU AND AC-00057.)
FOUR EXISTING HANDICAP SPACES ARE PROVIDED AT THEATER ARE TO REMAIN BUT BE RE-STRIPED.
- WATER SERVICE: EXISTING PUBLIC WATER SUPPLY PROVIDED BY CITY OF BOWIE
SEWER SERVICE: EXISTING PRIVATE ON-SITE DISPOSAL SYSTEM (SOILS : COLLINGTON FINE SANDY LOAM- Cm82)
- STORMWATER MANAGEMENT: QUANTITY CONTROL - NONE PROVIDED
QUALITY CONTROL - NONE PROVIDED
- TOPOGRAPHIC AND BOUNDARY SURVEY : NOT PERFORMED. SITE FEATURES LOCATED BY FIELD MEASUREMENT, AND COUNTY G.I.S. MAPS
- THE PROPOSED CONSTRUCTION SHOWN IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS DEPICTED ON THE FEMA "FLOOD INSURANCE RATE MAP".
- SITE ACCESSING: 1-EXISTING MAIN ENTRANCE ON CRAIN HIGHWAY (MD 301)
- SITE SIGNAGE: NONE PROPOSED
- SITE LIGHTING: NONE PROPOSED
- PROTECTION OF BURIED UTILITIES: ONCE PERMITTED CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY MISS UTILITY NO LESS THAN 48 HOURS PRIOR TO STARTING WORK.
- FIELD ADJUSTMENTS MAY BE NECESSARY FOR THE PROPOSED WORK WITH ANY SIGNIFICANT DISCREPANCY(IES), CONTACT ENGINEER FOR APPROPRIATE ACTION.
- EXISTING UTILITIES AND OTHER PHYSICAL FEATURES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR AND ARE NOT WARRANTED COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME TO HIS OWN SATISFACTION.
- CONTRACTOR SHALL EXERCISE EVERY PRECAUTION TO PRECLUDE DAMAGE TO EXISTING UTILITIES. COST OF REPAIRS TO ANY UTILITY DAMAGE AS A RESULT OF CONTRACTOR'S OPERATIONS SHALL BE ASSUMED ENTIRELY BY THE CONTRACTOR.
- ALL EXISTING PAVING, RUBBLE, OTHER DEMOLITION DEBRIS AND UNSUITABLE MATERIAL WITHIN THE LIMITS OF CONSTRUCTION, AS SHOWN ON THE DRAWINGS, SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE. EXISTING PAVING SHALL BE SAW CUT TO FULL DEPTH AND TACK COAT APPLIED PRIOR TO NEW PAVING REPAIR.
- SUITABLE MATERIAL SHALL BE USED AS FILL AND SHALL BE COMPACTED TO 95% OF THE DRY UNIT WEIGHT AS SPECIFIED BY AASHTO T-180 STANDARDS USING T-99 PROCTOR.
- IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN A GRADING PERMIT PRIOR TO ANY GRADING OPERATION ON THIS PROJECT.
- WHERE REQUIRED BY ENCOUNTERED SPRINGS OR OTHER SEEPAGE CONDITIONS, UNDERDRAIN LINES SHALL BE INSTALLED USING 6-INCH DIAMETER PERFORATED UNDERDRAIN PIPE MEETING STATE AND LOCAL STANDARD SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ALL CURBS, PAVING, SIDEWALK, UTILITIES AND LAWN AREAS DISTURBED DURING CONSTRUCTION. PAVING REPAIR THICKNESS SHALL MATCH EXISTING PAVING THICKNESS, BAND SN.
- ALL PAVING AND PARKING AREAS ARE OWNED AND MAINTAINED BY THE CITY OF BOWIE.
- ANY DAMAGE TO OFF-SITE RIGHT-OF-WAYS, PUBLIC ROADS, OR ADJACENT PROPERTIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE AND UNDER THE DIRECTION OF THE CITY OF BOWIE.
- THIS PLAN IS PART OF TCP11/40/91 AND WILL REQUIRE THE REMOVAL OF 0 (ZERO) SF OF WOODLAND.
- PLAN IS EXEMPT FROM STORMWATER MANAGEMENT ORDINANCE (LESS THAN 5000 SF OF DISTURBANCE).
- PLAN IS EXEMPT FROM EROSION AND SEDIMENT CONTROL MEASURES (LESS THAN 5000 SF OF DISTURBANCE).
- PARKING SPACE NEEDS ARE NOT BEING INCREASED BY BUILDING EXPANSION. EXPANSION INCLUDES LOBBY AND BATHROOM AREA ONLY.
- TREE PROTECTION DEVICES SHALL BE INSTALLED TO PROTECT ALL TREES WITHIN 50 FT OF WORK ZONE.

DETAIL OF TREE CONSERVATION PLAN



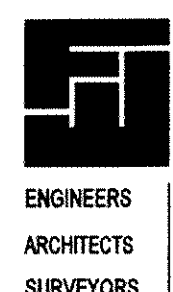
PAVING DETAIL

NOT TO SCALE

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

CITY OF BOWIE
LIBER 3669 / FOLIO 403

OWNER/DEVELOPER
CITY OF BOWIE
2614 KENHILL DRIVE
BOWIE, MARYLAND 20715
CONTACT: LAWRENCE PIERCE
PHONE: (301) 809-3004



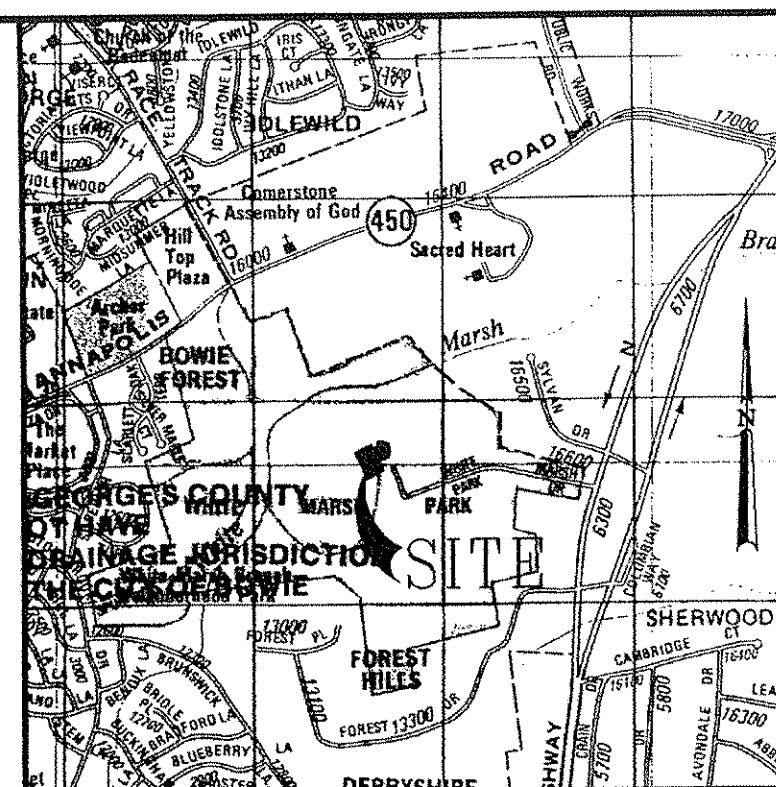
FREDERICK WARD ASSOCIATES, INC.
ENGINEERS
ARCHITECTS
SURVEYORS
P.O. Box 727, 5 South Main Street Bel Air, Maryland 21014-0727
Phone: 410-879-2090 or 410-838-7900 Fax: 410-893-1243
Warrenton, Virginia

TREE CONSERVATION PLAN - TYPE II BOWIE PLAYHOUSE

REVISION TO WHITE MARSH RECREATIONAL AREA

QUEEN ANNE'S ELECTION DISTRICT

PRINCE GEORGES COUNTY, MARYLAND



VICINITY MAP

1"=2000'

SHEET INDEX

C1 - EXISTING CONDITIONS, SITE DEMOLITION,
AND PROPOSED CONDITIONS PLAN

LEGEND

	PROPOSED SIDEWALK
	EXISTING RIGHT-OF-WAY LINE
	EXISTING PROPERTY LINE
	EXISTING EDGE OF PAVING
	EXISTING CURB AND GUTTER
	EXISTING CONTOURS
	EXISTING BUILDING W/ PROPOSED ADDITIONS
	EXISTING TREES/TREELINE
	EXISTING FENCE
	EXISTING SIGN
	EXISTING LIGHT STANDARD
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	EXISTING WATER
	PROPOSED EDGE OF PAVING
	TREE PROTECTION DEVICE
	PROP PAVING

M-NCPPC
Prince George's County Planning Department
ENVIRONMENTAL PLANNING SECTION

APPROVAL TREE CONSERVATION PLAN

TCP11 / 40 / 91

Approved by		Date
	JLS	3/8/91
01	KIF	4/17/06
02	GF	11/16/07
03	GF	2/14/08
04		
05		

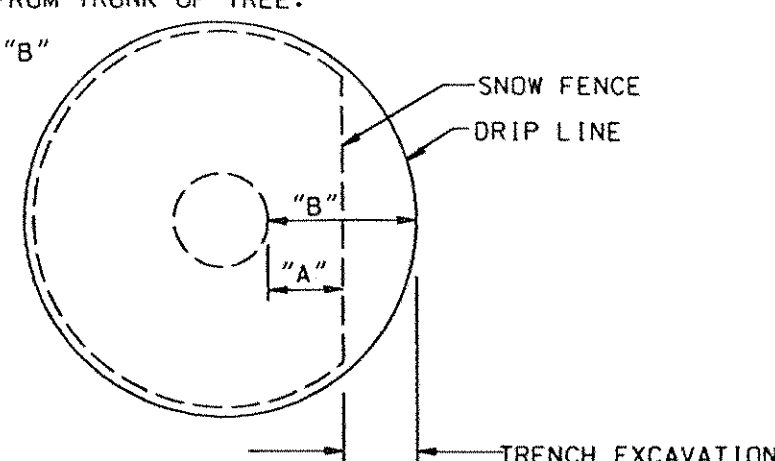
DATE	NO	REVISION
12/12/07	4	REVISIONS PER COMMENTS FROM M-NCPPC
10/23/07	3	REVISIONS PER COMMENTS FROM M-NCPPC
12/1/06	2	REVISIONS PER COMMENTS FROM M-NCPPC

CITY OF BOWIE, MARYLAND

"I HAVE SEEN THE FINAL PLAN AND APPROVED FOR GENERAL CONFORMANCE WITH PROVISIONS OF THE CITY CODE. APPROVAL THEREOF DOES NOT RELIEVE THE DEVELOPER OF ANY REQUIRED PROVISIONS OF THE CODE OR STANDARDS CONTAINED WITHIN."

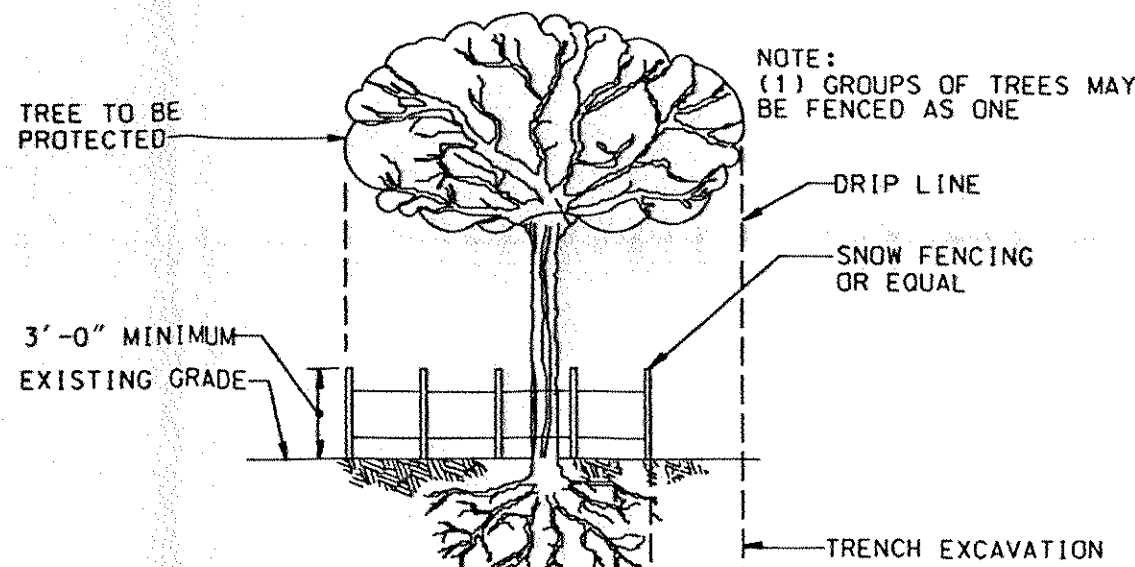
<i>Dan Deutsch</i> 12/21/07		CITY MANAGER		PUBLIC WORKS DIRECTOR	
CITY MANAGER		DATE		PLANNING DIRECTOR	
CITY OF BOWIE, MARYLAND				CITY ENGINEER	
		COMMUNITY SERVICES DIRECTOR			
		OWNER / DEVELOPER		CITY OF BOWIE	
				2614 KENHILL DRIVE	
				BOWIE, MD. 20715	
<i>Jennifer R. Wilson</i> 12/21/07		TAX MAP		38	
JENNIFER R. WILSON		DATE		SDP NO.	
ONE QUALIFIED PROFESSIONAL		PARCEL NO.		8150	
				ZONED:	
				OS	

"B" = DISTANCE OF DRIP LINE
EDGE FROM TRUNK OF TREE.
"A" = 1/2 OF "B"



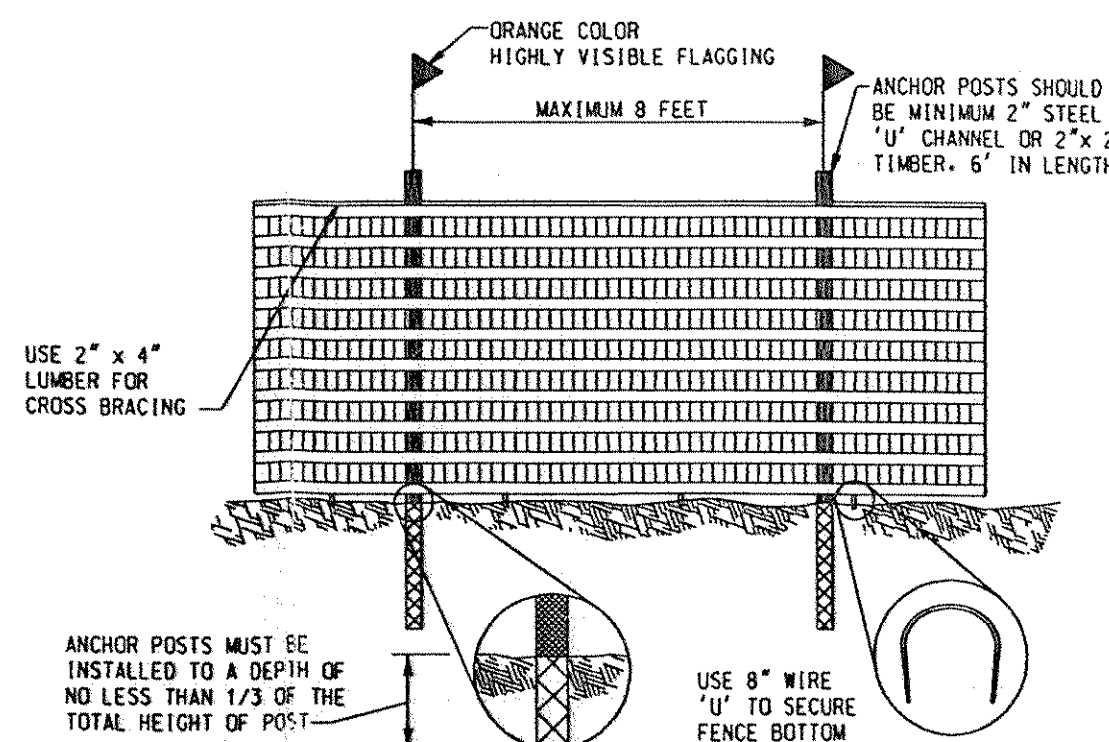
TEMPORARY TREE PROTECTION (PLAN)

NOTE:
FENCING SHALL BE PLACED AT THE DRIP LINE OF THE TREES
TO BE PROTECTED DURING CONSTRUCTION EXCEPT ON THE SIDE
OF THE UTILITY TRENCHING. FENCING SHALL NOT BE PLACED
CLOSER TO THE TREE THAN 1/2 THE TOTAL DISTANCE FROM THE
TREE TO THE LIMITS OF THE TREE'S DRIP LINE.
THIS MODIFICATION SHALL BE ALLOWED TO ACCOMMODATE
TRENCHING ONLY AND NOT TO ALLOW ADDITIONAL WORKING SPACE.



TEMPORARY TREE PROTECTION (DETAIL)

TO BE USED DURING CONSTRUCTION

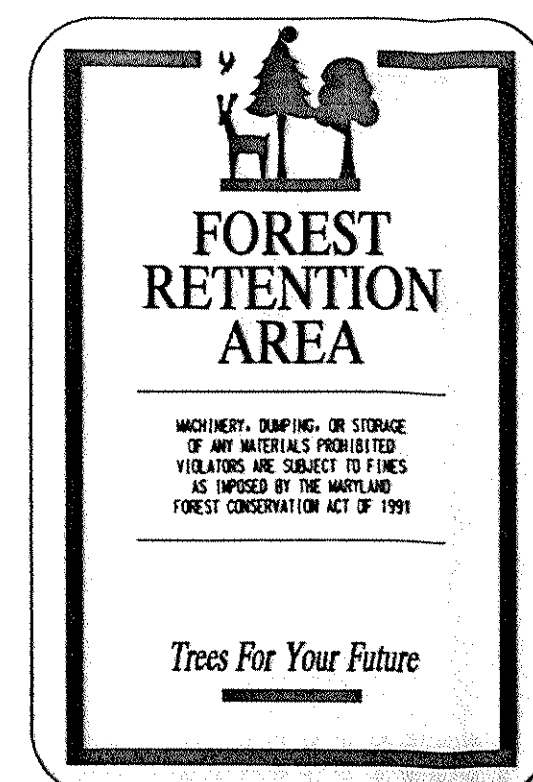


- NOTES:
1. FOREST PROTECTION DEVICE ONLY.
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 4. ROOT DAMAGE SHOULD BE AVOIDED.
 5. PROTECTIVE SIGNAGE MAY ALSO BE USED.
 6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

DETAIL - FOREST PROTECTION OPTION:

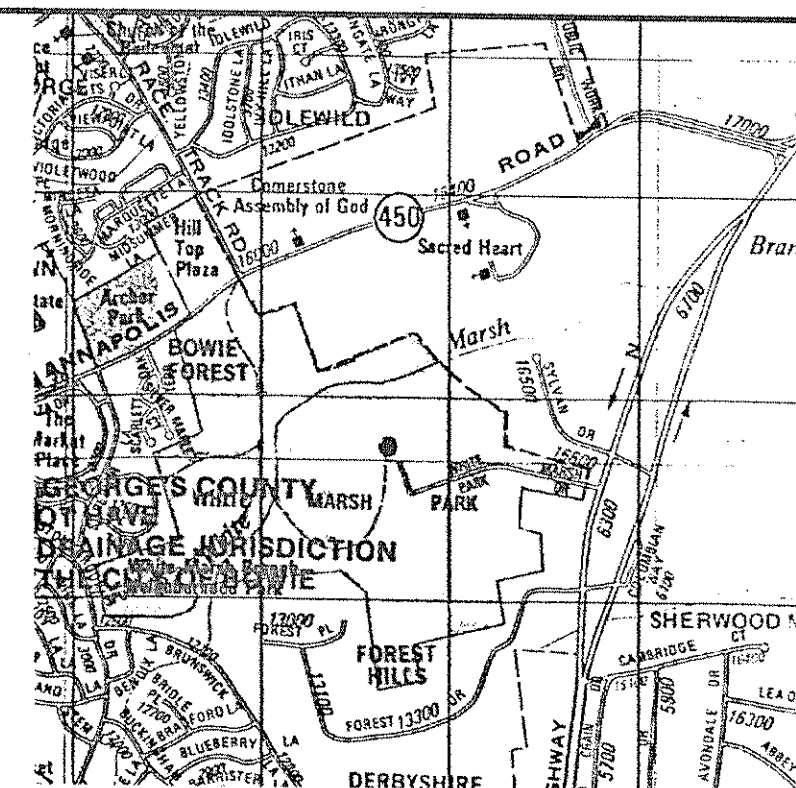
PLASTIC MESH FENCING

NOT TO SCALE



TYPICAL FOREST RETENTION SIGN

SIGNS TO BE PLACED ON POSTS EVERY 50 FEET ALONG
TPD FENCE. ATTACHING SIGNS TO TREES IS NOT ALLOWED



M-NCPPC
Prince George's County Planning Department
ENVIRONMENTAL PLANNING SECTION

APPROVAL TREE CONSERVATION PLAN

TCPII / 40 / 91

Approved by Date

	JLS	3/8/91
01	KIF	4/17/06
02	GF	11/17/07
03	KIF	2/19/08
04		
05		

CITY OF BOWIE, MARYLAND

CITY MANAGER PUBLIC WORKS DIRECTOR

PLANNING DIRECTOR CITY ENGINEER

COMMUNITY SERVICES DIRECTOR

OWNER / DEVELOPER CITY OF BOWIE
2614 KENHILL DRIVE
BOWIE, MD. 20715

TAX MAP 38 SDP NO. N/A
PARCEL NO. 8150 ZONED: OS

ENGINEER'S SEAL

DATE 01/03/08

SCALE AS SHOWN

DESIGNED BY BTB

DRAWN BY JHS/MIC

SHEET OF FWA JOB NUMBER 2011091.00

"I HAVE SEEN THE FINAL PLAN AND
UNDERSTAND THE REQUIREMENTS
CONTAINED WITHIN."

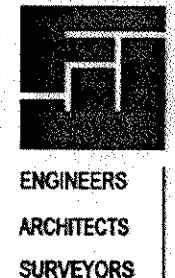
J. Deutel 2/1/08
CITY MANAGER
CITY OF BOWIE, MARYLAND

JENNIFER R. WILSON 2/1/08
DNR QUALIFIED PROFESSIONAL

THIS PLAN HAS BEEN REVIEWED AND APPROVED FOR GENERAL CONFORMANCE
WITH PROVISIONS OF THE CITY CODE. APPROVAL THEREOF DOES NOT RELIEVE
THE DEVELOPER OF ANY REQUIRED PROVISIONS OF THE CODE OR STANDARDS.

BEFORE BEGINNING CONSTRUCTION
CONTACT
"MISS UTILITY"
AT
1-800-257-7777
AT LEAST 48 HOURS
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OWNER/DEVELOPER
CITY OF BOWIE
2614 KENHILL DRIVE
BOWIE, MARYLAND 20715
CONTACT: LAWRENCE PIERCE
PHONE: (301) 809-3004



FREDERICK WARD ASSOCIATES, INC.

P.O. Box 727, 5 South Main Street, Bel Air, Maryland 21014-0727
Phone: 410-879-2090 or 410-838-7900 Fax: 410-893-1243
Columbia, Maryland

Warrenton, Virginia

TREE CONSERVATION PLAN - TYPE II- DETAILS BOWIE PLAYHOUSE

6314 CRAIN HIGHWAY

REVISION TO WHITE MARSH RECREATIONAL AREA

QUEEN ANNE'S ELECTION DISTRICT

PRINCE GEORGES COUNTY, MARYLAND