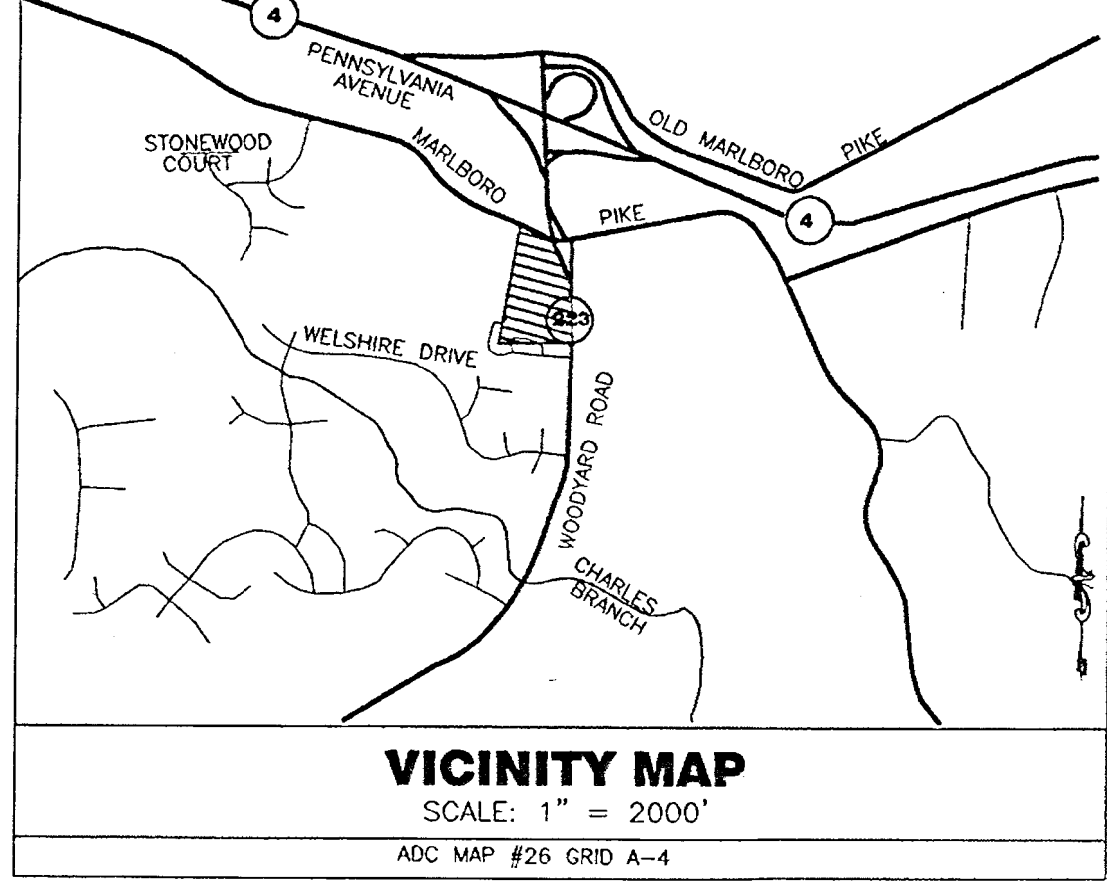




SITE INFORMATION		
Type	Area	(acres)
Gross Tract Area	27.50	
100-year Floodplain	0.00	
Forest on Gross Tract	0.93	
Forest in 100-year Floodplain	0.00	



LEGEND	
	EXISTING MINOR CONTOURS
	EXISTING MAJOR CONTOURS
	EXISTING PROPERTY BOUNDARY
	ADJACENT PROPERTY
	WETLAND BUFFER
	EXISTING WETLAND
	EXISTING ROAD
	65 dBA NOISE CONTOUR
	EXISTING WATER
	EXISTING GAS LINE
	EXISTING WATER EASEMENT
	EXISTING UTILITY EASEMENT
	EXISTING 6' WOOD FENCE
	EXISTING 6' CHAIN LINK FENCE
	EXISTING SEWER
	EXISTING STORM DRAIN
	EXISTING TREE LINE
	PROPOSED MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	PROPOSED LOT LINE
	PROPOSED RIGHT OF WAY LINE
	LIMIT OF DISTURBANCE
	PROPOSED CURB
	RETAINING WALL
	SPILL GUTTER
	PROPOSED STORM DRAIN
	PHASE LINE
	OVERFLOW PATH
	STRUCTURE NUMBER

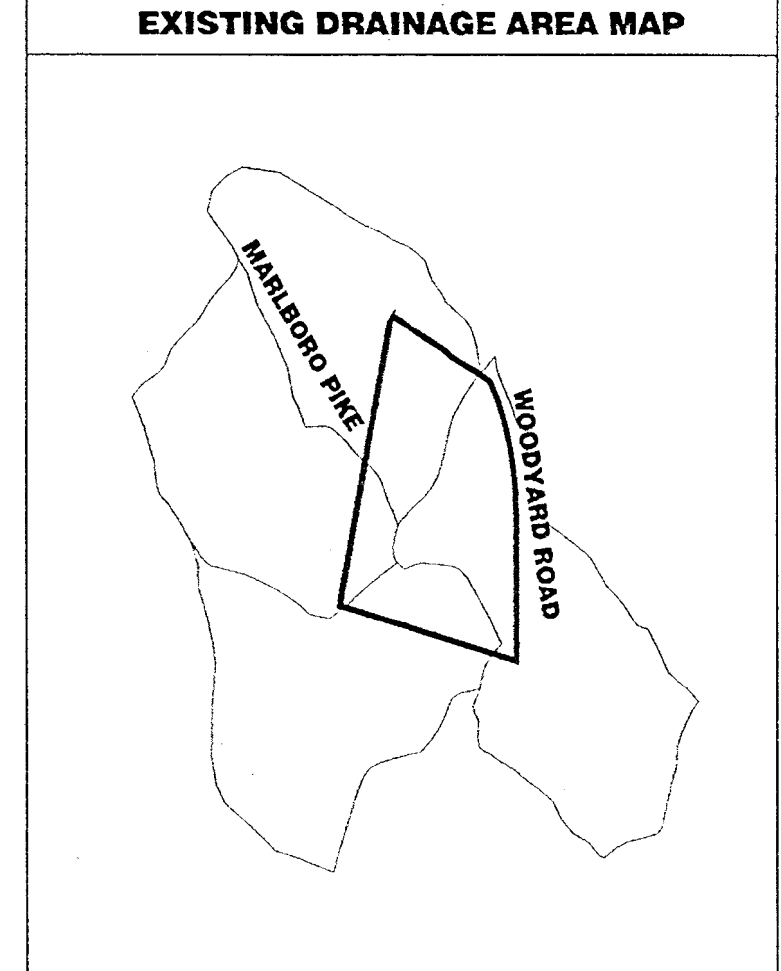
NOTE: TREE COVERAGE IS REFLECTED ON THE TREE CANOPY COVERAGE.

SITE DATA	
Subdivision Name	Norbourne Property
Zoning	R-T
Method of Sewage Disposal	Community System
Water Category	Existing S-4, Proposed S-3
Title Information	Existing W-3, Proposed W-3
Tax Map Number	100/A3
Parcel	5
Historic Resources	No Known Historic Resources
Cemeteries	No Known Cemeteries
Mandatory Dedication of Parkland	To Be Dedicated 1.23ac
Wetland	McCarthy & Associates, Inc.
Topography	Aerial Topography by Air Survey, Dec. 2009
Existing Structures	Supplemental Field Topography by Dewberry & Davis, LLC, Feb. 2011

TOP LEGEND	
	FOREST CLEARED AREA
	CRITICAL ROOT ZONE
	SPECIMEN TREE TO BE REMOVED

- GENERAL NOTES
1. Prior to the existing structures being razed, a state permit must be approved by DER (see Health Department memo).
 2. Mandatory dedication of parkland: 1.23 acres (Parcel N) to be dedicated.
 3. No rare, threatened, or endangered species are found to occur on site.
 4. All community lighting shall use full on-off optics and be directed downward to reduce glare and light spill-over.
 5. There are 165 proposed single family attached units (see Site Tabulation table below) and 20 proposed parcels (see Parcels table below) on this dedicated Site Plan.
 6. 2009 tax map reference: 2008SE09
 7. There is no Aviation Policy Area associated with this property.
 8. SWM Concept Number: 4060-2007-00, Approved January 3, 2008
 9. Wetlands on the property: Yes
 10. Property within Chesapeake Bay Critical Area: No
 11. Property is or adjacent to an easement held by the Maryland Preservation Foundation, or any land trust or organization: No
 12. Source of topography: Aerial topography by Air Survey, Dec. 2009
 13. Owner and Applicant: Woodford Land, LLC, 2200 Defense Highway, Suite 101, Crofton, MD 21114
 14. Proposed Use: Residential, 165 single family attached units.
 15. There is no 100 year floodplain or streams on this property.
 16. Total area to be dedicated to HOA is 14.32 ac.

PARCELS				
PARCEL	AREA (sf)	AREA (acres)	PROPOSED USE	CONVEYED/ DEDICATED TO
A	209,626	4.81	OPEN SPACE	HOA
B	111,212	2.55	OPEN SPACE	HOA
C	2,051	0.05	OPEN SPACE	HOA
D	1,211	0.03	OPEN SPACE	HOA
E	1,241	0.03	OPEN SPACE	HOA
F	4,047	0.10	OPEN SPACE	HOA
G	1,670	0.04	OPEN SPACE	HOA
H	1,200	0.03	OPEN SPACE	HOA
I	1,200	0.03	OPEN SPACE	HOA
J	1,200	0.03	OPEN SPACE	HOA
K	4,596	0.11	OPEN SPACE	HOA
L	1,200	0.03	OPEN SPACE	HOA
M	1,581	0.04	OPEN SPACE	HOA
N	53,820	1.23	OPEN SPACE	MNCPPC
O	49,666	1.14	OPEN SPACE	HOA
P	8,523	0.20	PRIVATE ROAD	HOA
Q	23,679	0.54	PRIVATE ROAD	HOA
R	5,894	0.14	OPEN SPACE	HOA
S	11,629	0.27	OPEN SPACE	HOA
T	180,674	4.15	PRIVATE ROAD	HOA
-	-	-	-	-



MNCPPC APPROVALS	
PROJECT NAME	Norbourne Property
PROJECT NUMBER	058-08035
APPROVED BY	DO 2-21-12 ERS A-M-D

MD NAT'L CAP. PK. & W. M. COUNCIL	
PROJECT NAME	Norbourne Property
PROJECT NUMBER	058-08035
APPROVED BY	DO 2-21-12 ERS A-M-D

MNCPPC	
Prince George's County Planning Department	Environmental Planning Section
APPROVAL	APPROVAL
TREE CONSERVATION PLAN	TCP 11050609
Approved by	Date
01	2/26/12
02	
03	
04	
05	

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AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

Dewberry

Dewberry & Davis LLC

10001 DEREKWOOD LANE
SUITE 200
LARGO, MD 20776
301.231.5551
301.231.1188 FAX
www.dewberry.com

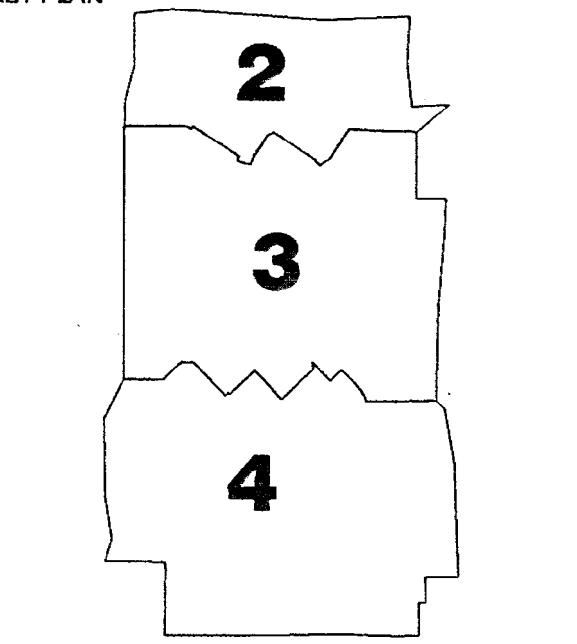
OWNER/APPLICANT
WOODYARD LAND, LLC
2200 DEFENSE HIGHWAY, SUITE 101
CROFTON, MD 21114

CONTACT:
J. RUSSELL BAKER
P: 301-261-6700 F: 301-858-0722

NORBOURNE PROPERTY
15TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
MARYLAND
TAXMAP 100 GRID A3 PARCELS 5
WSSC GRID 200SE09

SEAL

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3111, EXPIRATION DATE: NOVEMBER 21, 2013.



SCALE

AS SHOWN

No.	DATE	BY	Description
1	10/02/10	ST	FOR APPROVAL
2	12/11/09	ST	FOR APPROVAL
3	10/02/10	ST	FOR APPROVAL
4	10/02/10	ST	FOR APPROVAL

REVISIONS	
DRAWN BY	ST
APPROVED BY	AM
CHECKED BY	CS
DATE	OCTOBER 2010

TITLE

TREE CONSERVATION PLAN, TYPE II COVER SHEET

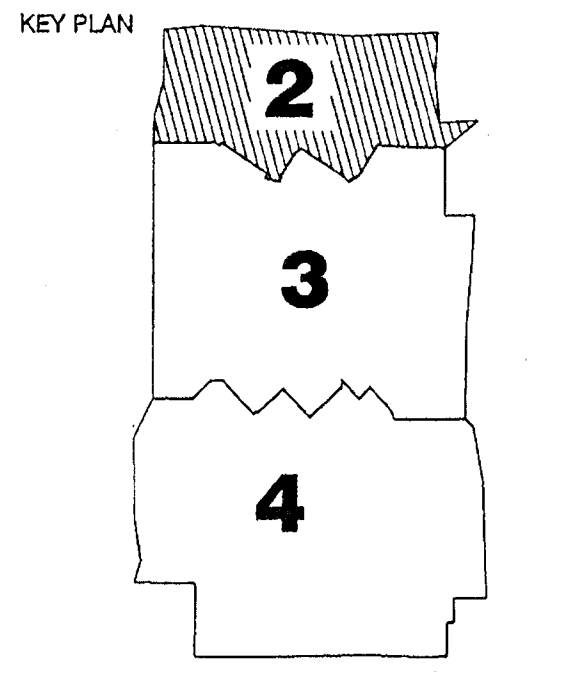
PROJECT NO. 50004091

1

SHEET NO. 1 of 5



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SCALE: 1" = 30'

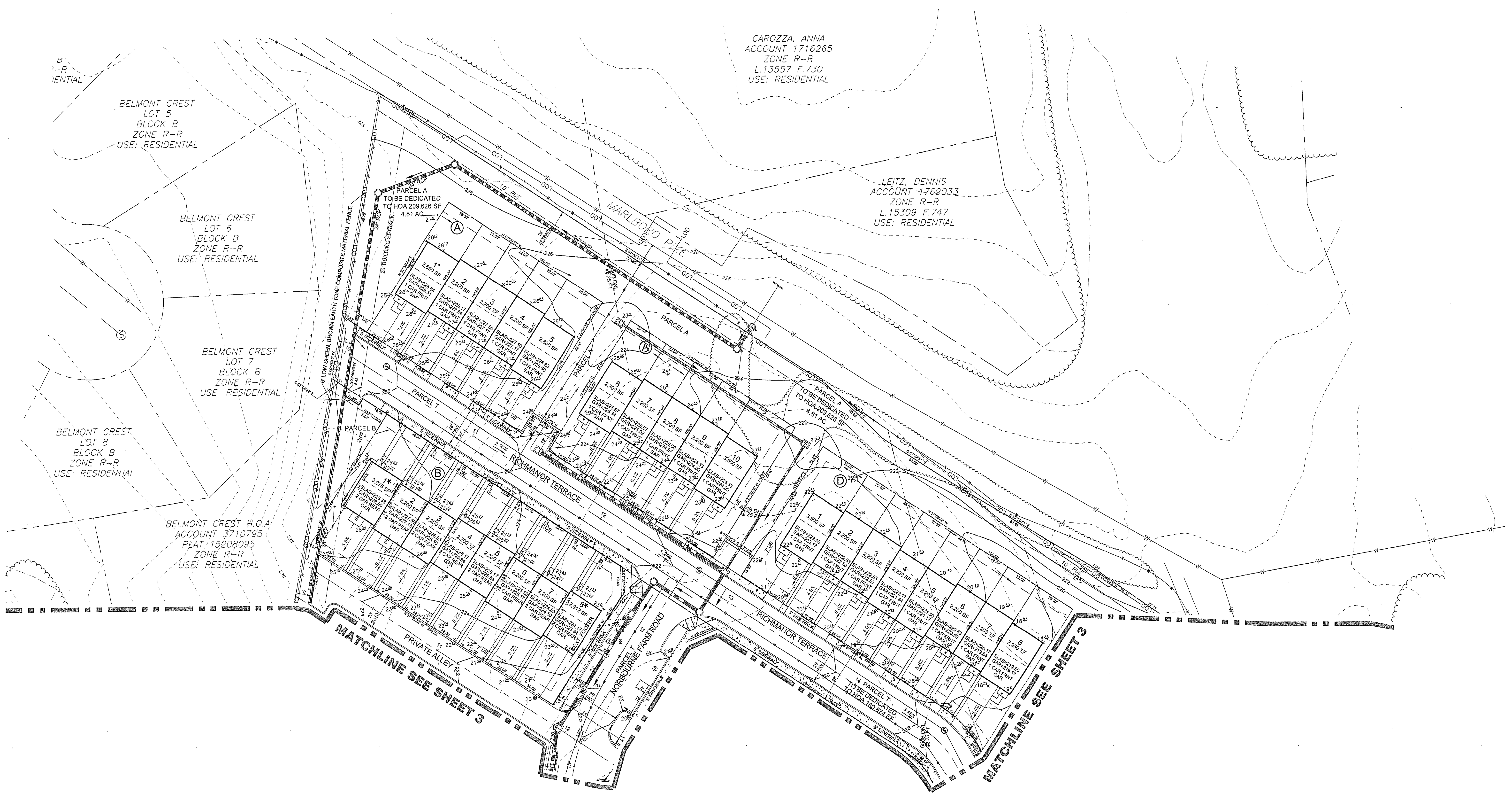
No.	DATE	BY	Description
3.	10/07/10	FMR	FOR APPROVAL
2.	12/11/09	FMR	SRC Comments
1.	04/21/08	AM	SRC Comments

REVISIONS
DRAWN BY: ST
APPROVED BY: JM
CHECKED BY: CS
DATE: OCTOBER 2010

TREE CONSERVATION PLAN, TYPE II

PROJECT NO. 50004091

F
E
D
C
B
A



LEGEND

TCP LEGEND

FOREST CLEARED AREA

CRITICAL ROOT ZONE

SPECIMEN TREE TO BE REMOVED

- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING PROPERTY BOUNDARY
- ADJACENT PROPERTY
- WETLAND BUFFER
- EXISTING WETLAND
- 65 dBA NOISE CONTOUR
- EXISTING WATER
- EXISTING GAS LINE
- EXISTING WATER EASEMENT
- EXISTING UTILITY EASEMENT
- EXISTING 6" WOOD FENCE
- EXISTING 8" CHAIN LINK FENCE
- EXISTING SEWER
- EXISTING STORM DRAIN
- EXISTING TREE LINE
- PROPOSED MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY LINE
- LIMIT OF DISTURBANCE
- PROPOSED CURB
- RETAINING WALL
- SPILL GUTTER
- PROPOSED STORM DRAIN
- PHASE LINE
- OVERFLOW PATH
- STRUCTURE NUMBER

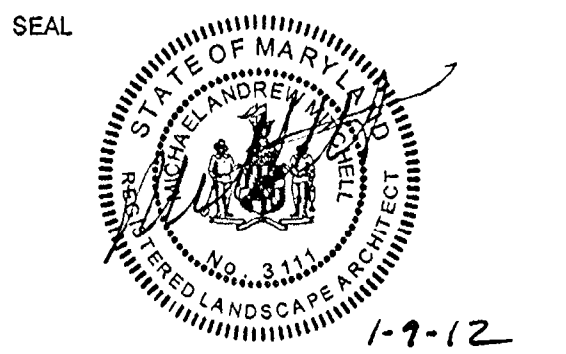
M-NCPPC APPROVALS

PROJECT NAME	PROJECT NUMBER	APPROVED BY	DATE
Norborne Property	004-0000	[Signature]	10/07/10

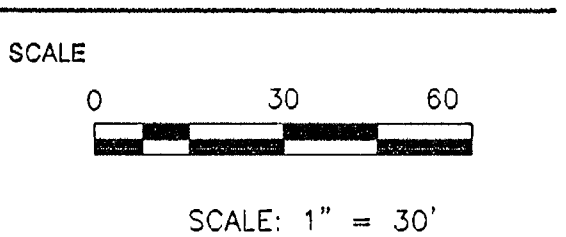
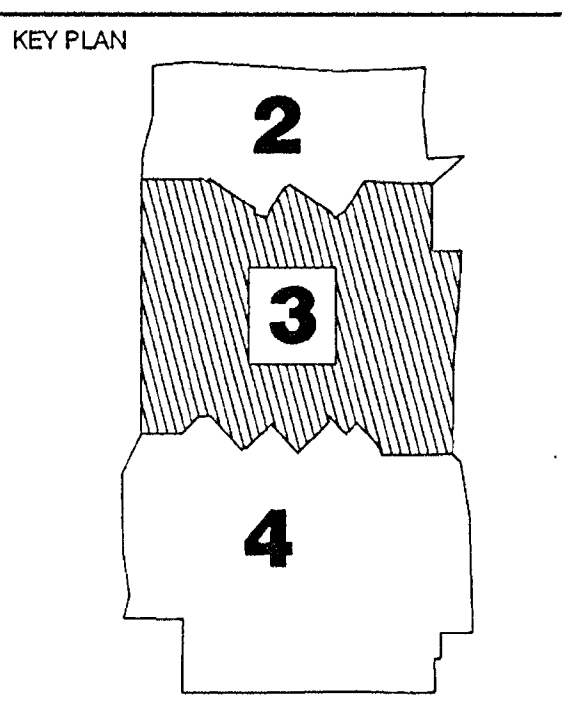
M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP 110338/09

APPROVED BY	DATE
[Signature]	10/07/10

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THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 1712, EXPIRATION DATE:
NOVEMBER 21, 2015



NO.	DATE	BY	DESCRIPTION
1	10/07/10	FVR	FOR APPROVAL
2	12/11/09	FVR	SRC Comments
3	04/21/08	AM	SRC Comments

REVISIONS

DRAWN BY: ST

APPROVED BY: JM

CHECKED BY: CS

DATE: OCTOBER 2010

TITLE

TREE CONSERVATION PLAN, TYPE II

PROJECT NO. 50004091

LEGEND

- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING PROPERTY BOUNDARY
- ADJACENT PROPERTY
- WETLAND BUFFER
- EXISTING WETLAND
- EXISTING ROAD
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- OVERFLOW PATH
- STRUCTURE NUMBER

TCP LEGEND

- FOREST CLEARED AREA
- CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED

M-NCPPC APPROVALS

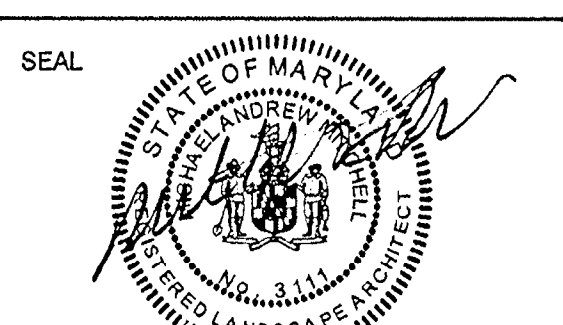
PROJECT NAME	Norborne Property
PROJECT NUMBER	DSP-08035
DATE	2-24-12
BY	ELB
DATE	2-24-12
BY	ELB

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP 1105802

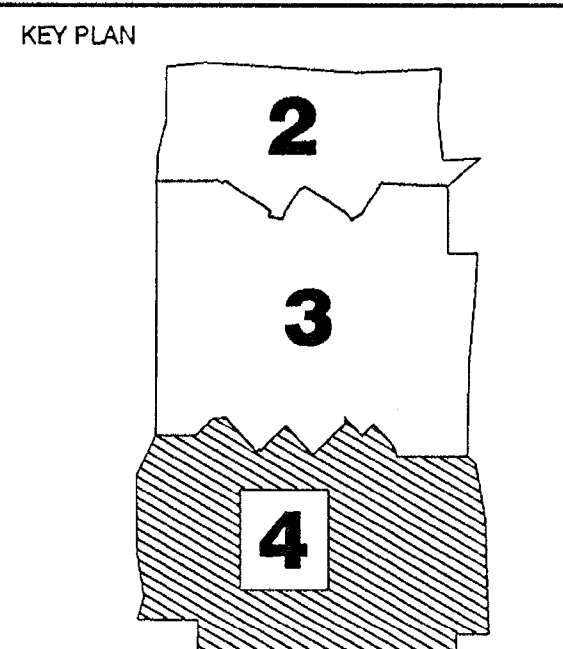
Approved by	Date
01	
02	
03	
04	
05	

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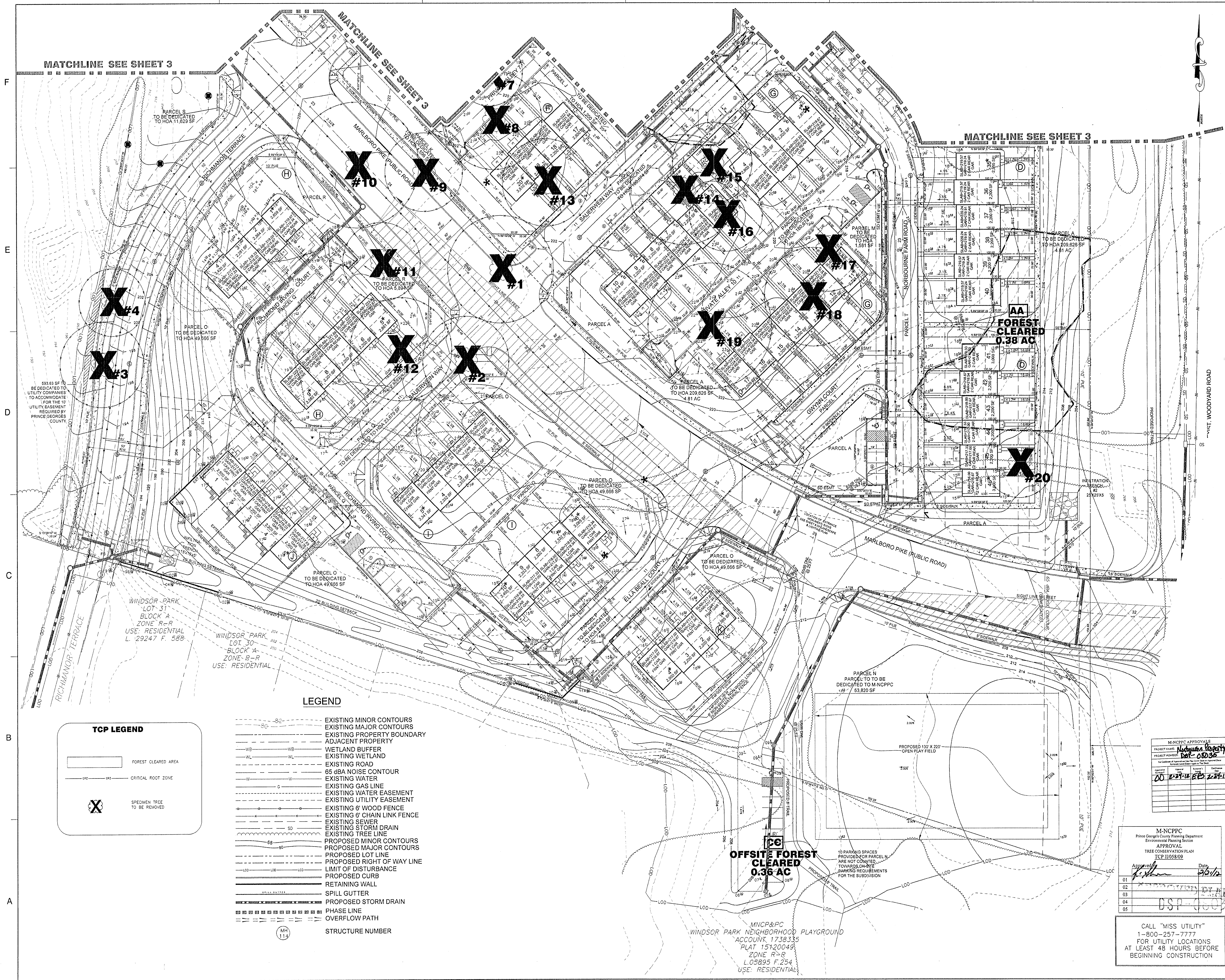
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SCALE: 1" = 30'

NO.	DATE	BY	DESCRIPTION
1	04/21/08	AM	SRC Comments
2	12/11/09	FMR	SRC Comments
3	10/07/10	FMR	FOR APPROVAL

REVISIONS
DRAWN BY ST
APPROVED BY JM
CHECKED BY CS
DATE OCTOBER 2010
TITLE

TREE CONSERVATION PLAN, TYPE II

PROJECT NO. 50004091



- LEGEND**
- EXISTING MINOR CONTOURS
 - EXISTING MAJOR CONTOURS
 - EXISTING PROPERTY BOUNDARY
 - ADJACENT PROPERTY
 - WETLAND BUFFER
 - EXISTING WETLAND
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 - STRUCTURE NUMBER

TCP LEGEND

- FOREST CLEARED AREA
- CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED

M-NCPPC APPROVALS			
PROJECT NAME	NORBOURNE PROPERTY		
PROJECT NUMBER	DWP-08035		
APPROVED BY	DATE	BY	DATE
CS	02/21/10	EB	2/24/10

M-NCPPC Princo Georges County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP II 08035			
APPROVED BY	DATE	BY	DATE
CS	02/21/10	EB	2/24/10

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OFFSITE FOREST CLEARED 0.36 AC

AA FOREST CLEARED 0.38 AC

MNCP&PC
WINDSOR PARK NEIGHBORHOOD PLAYGROUND
ACCOUNT 1738335
PLAT 15120049
ZONE R-R
L05895 F.254
USE: RESIDENTIAL

