

1. Subject Site Label Description: Parcel 44 --- Liber 15801 Folio 184
Parcel 44 --- Liber 15801 Folio 700

2. Total Site Area:
Parcel 44 --- 3,724,961 sq.ft. or 85,113.93 ac.
Parcel 44 --- 1,192,642 sq.ft. or 27,381.3 ac.
Total: 4,917,602 sq.ft. or 112,594.97 ac.

3. Existing Site Use: Single Family Residential / Farm
4. Proposed Site Use: Single Family Residential Subdivision

5. Property Zoned: C-4
6. Properties: 1. P.G. Co. Tax Map: 180 Grid: B-4, C-4, B-4
7. Property located on WSSC 200 street: 228 SE 13, 4 / 229 SE 13, 4
8. Property located on P.G. Co. Street Map: PG 14 D-6, E-6, F-6
9. Property located on P.G. Co. Street Survey Map: 62

10. Soil Types:
78% --- Medium sandy loam, 2-25% slopes, K factor = 0.32 (mod),
Hydrus Class "C"
20% --- Medium alluvial loam, 2-25% slopes K factor = 0.37 (high),
Hydrus Class "C"
2% --- Coarse gravelly sandy loam, 2-25% slopes, K factor = 0.43 (high),
Hydrus Class "C".

11. Property located on P.G. Co. 200' scale topography: 228 SE 13, 4
229 SE 13, 4

12. Property located on U.S.G.S. Map: Benedict
13. Electric service: Pepco
14. Telephone service: Verizon
15. Sewage disposal: Septic
16. Water supply: Well
17. WSSC water and sewer category #6 per pgatons.com on 04/22/04

18. Vertical datum per: W.S.S.C.
19. Horizontal datum per: Liber 6810 Folio: 711
Liber 6810 Folio: 700
Liber 6810 Folio: 184

Calculation Formula

- 1) Total number of lots permitted = gross acreage/5
- 2) 118,847 ac. / 5 = 23,769 lots, use 22 lots
- 3) Total number of lots proposed must be at least 5.0 acres in size, and at least 20 lots; 20 x 0.6 = 12 lots minimum required. We are proposing 13 lots that are at least 5.0 acres or larger in size.
- 4) Total number of lots proposed must be at least 20 lots; 118,847 / 5.0 acres = 23 lots containing 2.0 acres are allowed.
- 5) We are proposing 13 = 13 lots
- 6) L1 = 104,789 acres x 2.40586 acres
- 7) The remaining 6 lots may be 3.0 acre (minimum) or larger in size.
- 8) We are proposing 6 = 3 lots
- 9) L2 = 162,474 acres x 3.7289 acres
- 10) L3 = 146,073 acres x 3.7289 acres
- 11) L4 = 170,871 acres x 3.2340 acres
- 12) L5 = 141,906 acres x 3.2378 acres
- 13) L6 = 137,251 acres x 3.1508 acres
- 14) L7 = 185,197 acres x 3.1508 acres

In addition to these requirements, the Zoning Ordinance requires that:

- 1) All lots created below the minimum lot size permitted in general be subdivided for residential or agricultural purposes.
- 2) No portion of the subdivided tract be subdivided unless one of the following is met:
 - a) The land be rezoned to another zone.
 - b) The entire tract be resubdivided into 5 acre lots in the O-S Zone, or 2 acre lots in the R-A Zone (the minimum permitted lot sizes in general).

30. A Water Appropriation Permit must be obtained prior to Record Plat approval.

31. Environmental notes:

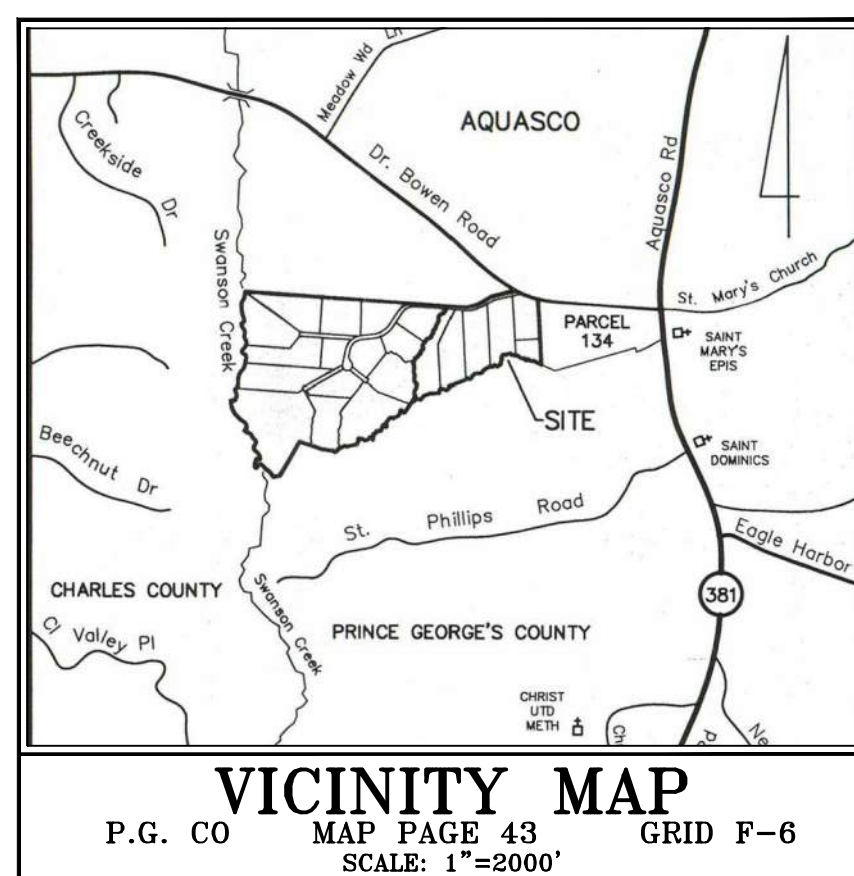
- a. A detailed Wetland investigation was performed by McCarthy and Associates and the limits of the Non-tidal Wetlands are shown hereon this plan.
- b. There are no encroachments or threatened species located on this site.
- c. There is a historic site located adjacent to Parcel 4A. (Parcel 134: 87B-036-21 Sundyne Stone House)
- d. Any existing wells found within the confines of the existing property that are abandoned or non-functional shall be plugged in accordance with COMAR 26.04.04 by a licensed well driller and witnessed by a licensed geologist.
- e. Any hazardous material located in the structure must be removed or back filled in place prior to demolition.
- f. Any existing tank to be removed must be pumped up by a licensed scavenger and either removed or back filled in place prior to demolition.
- g. Any structures to be razed on site, will require a raze permit, through the Department of Environmental Resources, prior to the removal of the Structure. Any hazardous material located in the structure must be removed and properly stored or discarded prior to demolition.

32. This plan was prepared in accordance with Section 24-128 (b)(1) of the Subdivision Regulation of Prince George's County Code (Prince George's County Code, subject to the Subdivision Regulations of the Department of Record Plat of Subdivision.

33. An archeological investigation was performed on the subject property by J. Edgar and Associates (Dr. Jim Gagliardi). Two sites of concern were found: Phase I, II and III investigations were performed. The results of the investigation are contained within the "Findings Report," as submitted with this application.

37. A Traffic Study for the subject site is not required, due to the number of Lots proposed. Regardless, traffic counts were performed by Street Traffic Studies, Ltd. and are submitted with this Preliminary Plan application.
38. The proposed Streets shall be built per Standards and Specifications approved by Prince George's County Department of Public Works and Transportation. (22' wide paving section with grass shoulders)
39. There are no cemeteries or groves located on this site.
40. Direct access to Dr. Bowen Road from Lot No. 1 is denied.

GARRETT'S CHANCE				
	Forest Conservation Act Reporting Information (Change Table)			
	Revision Number (-06)	Revision Number (-06)	Revision Number (-06)	Change
Net Tract (Acres)	95.49 Acres	95.49 Acres	95.49 Acres	
Existing Woodland (Acres)	33.91 Acres	33.91 Acres	33.91 Acres	
Woodland Cleared (Acres)	11.40 Acres	11.44 Acres	11.44 Acres	
Woodland Retained (On-Site) (Acres)	41.35 Acres	41.31 Acres	41.31 Acres	
Woodland Retained (Off-Site) (Acres)	12.74 Acres	12.74 Acres	12.74 Acres	
On-Site Woodland Easement/ Preservation and Planting (Acres)	54.59 Acres	54.55 Acres	54.55 Acres	
On-Site Wooded Floodplain (In Easement) (Acres)	15.92 Acres	15.92 Acres	15.92 Acres	
Off-Site Wooded Floodplain (In Easement) (Acres)	\$166.67	\$166.67	\$166.67	\$0.00
Fee-In-Lieu Amount	\$0.00	\$6,926.04	\$6,926.04	\$0.00
50 Stream Buffers Conserved (Preservation) - Linear Length	20.115	20.115	20.115	
50 Stream Buffers Conserved (Preservation) - Acreage	37.48 Acres	37.48 Acres	37.48 Acres	
50 Stream Buffer Newly Established (Afforestation) - Linear Length				
50 Stream Buffer Newly Established (Afforestation) - Acreage				
50 Stream Buffer Woodland Creation Credits Required (Acres)	0	0	0	
Off-Site Woodland Plantation Credits Provided (Acres)	None	None	None	



Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TYPE 2 TREE CONSERVATION PLAN APPROVAL				
TCP2-59-05				
	Approved by	Date	DRD #	Reason for Revision
00	K. FINCH	7/5/2005		
01	K. FINCH	9/28/2005		
02	K. FINCH	2/5/2016		
03	S. NICKLE	1/6/2022	DSP-51017	DSP approval for Lot 20
04	S. NICKLE	1/28/2022	NONE	Revise plan to reflect natural regeneration
05	S. NICKLE	7/25/2022	NONE	Remove 0.04 ac. WCD area from Lot 19
06	<i>Veronica R. Pugh</i>	7-29-2022	DSP-22012	DSP approval for Lots 1 and 2

UPDATES/REVISIONS:	
05/20/05	ADJUST WOODLAND PRESERVATION LOTS 1/2
06/28/05	REVISE PLAN PER E.P.S.
01/03/18	REVISED LOTS 4 & 5 HOUSE TYPE & GRADING PER OWNER BY JOYCE ENG. CORP.
01/18/22	REVISE PLAN PER P&P REVIEW COMMENTS
07/18/22	REVISE PLAN PER P&P COMMENTS & SUBMIT COLORED PLAN

CP2D-059-05-06 TYPED TPC2 PLAN GARRETT'S CHANCE AQUASCO ELECTION DISTRICT No. 8 PRINCE GEORGE'S COUNTY, MARYLAND