PARCEL "A"
PLAT BOOK 74 PLAT 5
PARCEL "J"
PLAT BOOK 91 PLAT 47
SKYE-TMB INC.
LIBER 10360 FOLIO 511
PARCEL "Q"
PLAT BOOK 102 PLAT 69
PARCEL "S-1"
PLAT BOOK 110 PLAT 4
PARCEL "R"
PLAT BOOK 123 PLAT 74
N82°54'20"E
701.60'
DENSE TREES 255.00'
S07°05'40"E
18th or S07°05'40"E 330.00' Deed Line
330.00'
19th DEED LINE
N82°54'20"E
101.24'
261.00'
159.76'
S26°13'55"W 17.93'
N73°56'18"E
9.44'
100-YR. FLOODPLAIN EASEMENT
RESIDUE = 44,614 S.F.
1.02 ACRES
S07°05'40"E
77.76'
N73°04'07"E
390.78'
RESIDUE = 13,232 S.F.
0.30 ACRES
S07°41'52"E
55.79'
S09°35'31"W
41.89'
S34°35'54"E
47.48'
S13°24'09"E
S21°23'14"E
238.28'
N68°36'46"E
S69°57'48"E 23.65'
N78°08'11"E
93.11'
N21°23'14"W
48.88'
N66°09'06"E
45.03'
N81°49'14"W
87.12'
RFA #1
346.26'
7,435 S.F. (0.17 ACRES)
(FOR HAMPTON TCPII)
N68°36'46"E
152.94'
N21°25'44"E
34.08'
R=1874.10' A=149.96'
CHD=S23°40'46"E 149.92'
W.P.A. AREA 3
2230,941 S.F. OR 5.3017 ACRES
TIE = S32°12'54"W 500.64'
N12°44'59"W
242.35'
S83°46'11"W
113.31'
N10°26'07"W 22.76'
N71°30'11"E
70.88'
N20°12'26"E
30.94'
N81°14'36"W
63.65'
N31°14'00"W
70.18'
S81°58'46"W
207.46'
S76°48'38"W
309.88'
S77°56'17"W
48.82'
S05°18'17"E 13.98'
S11°38'23"W
48.98'
S53°32'31"E
227.35'
N53°34'09"W
91.83'
N36°41'50"W
135.11'
W.P.A. AREA 4
62,741 S.F. or
1.44 ACRE
N69°34'17"W 25.42'
N23°46'59"W
71.04'
N67°44'55"W
47.40'
S69°41'34"W
14.24'
S69°41'34"W
44.17'
N67°09'43"W
65.63'
S65°34'55"W
38.12'
16,199 S.F. (0.37 ACRES)
(FOR REQUIREMENTS OF HAMPTON BUSINESS PK. TCP)
S23°20'30"E
341.69'
S21°23'14"E
314.52'
525.44'
RFA #2
HAMPTON PARK BOULEVARD
POINT OF BEGINNING
N68°36'46"E
13th Deed Line
N21°23'14"W
12th Deed Line
267.81
R=1413.10
CHD=N15°37'
W.P.A. AREA 2
50,284 S.F. OR 1.1544 ACRE
N79°51'55"E
229.47'
S10°50'28"E
132.51'
N08°21'32"W
208.22'
320.56'
86.48'
N82°12'15"E
248.79'
POB
W.P.A. AREA 1
28,749 S.F. OR 0.6600 ACRE
Previously Recorded under
L.13098 F.652
S17°27'45"E
112.34'
198.82'
112.34'
S81°51'45"W
266.56'
LIMITS OF WOODLAND PRESERVATION AREA (TYPICAL)
N
SITE
BRIGHTSEAT RD
CAPITAL
HARRY S TRUMAN
LARGO CENTRE WEST
214
CENTRAL AVENUE
NORTHAMPTON BUSINESS PARK
RITCHIE ROAD
HAMPTON PARK BLVD
ASHWOOD DR
BELTWAY
EDGEWORTH DRIVE
95
495
WOODLAND BANK AREA
VICINITY MAP
SCALE: 1" = 2000'
LOCATION MAP
SCALE: 1" = 500'
MD. NATL. CAP. PK. & PL. COMM.
PRINCE GEORGE'S CO.
RECEIVED
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ENVIRONMENTAL PLANNING SECTION

W.P.A. = WOODLAND PRESERVATION AREA

TOTAL AREA OF WOODLAND BANK = 9.88 ACRES

TREE CONSERVATION PLAN REFERENCE	EASEMENT AREA REFERENCE	RECORDED DOCUMENT	TOTAL AREA IN W.P.A.
TCP II / 8 / 99	W.P.A. # 1	L.13098 F.652	0.6600 ACRE
TCP II / 181 / 90 #	W.P.A. # 2, 3 & 4	L. F.	7.8961 ACRES

# NOTE:

All woodland preservation provided at Parcel 8, recorded in the Liber 7239 at Folio 510, on Old Fort Road in Prince George's County Maryland, under approved TCP II/181/90 is now provided on Part of the lands of the Hampton Business Park in Prince George's County Maryland, under approved TCP II/132/98. By virtue of this plan, and associated Declaration of Conservation Easement and Covenants for Woodland Preservation Areas, all deeds described below are abandoned and no longer encumber Parcel 8 (Liber 7239 at Folio 510).

TCP II No.	AREA	LIBER	FOLIO	DATE
136/95	1.05 Ac.	2418	313	9/27/96
46/96	0.76 Ac.	11040	282	10/2/96
70/95	4.61 Ac.	10679	335	10/10/96
86/96	0.76 Ac.	11123	661	11/19/96
26/97	0.71 Ac.	7239	510	4/28/99

⬚	TREEBANK AREA PREVIOUSLY SOLD
▩	TREEBANK AREA AVAILABLE FOR SALE 1.32 Acres

NOTES:

This plan is for informational purposes only. The plan will show and reference a chronology of woodland preservation areas and their associated tree conservation plans. Individual easements will be recorded separately as Attachment "A" among the Land Records of Prince George's County, Maryland.

This plan refers to TCP II 132/98, BDAI Drawings 6.00.275,6.00276, 6.00278, 6.00.279 and 54.011-Z.

OWNER
RICHARD H. BRYANT, ET. AL.
8901 EDGEWORTH DRIVE
CAPITOL HEIGHTS, MARYLAND 20743

DEVELOPER
HAMPTON BUSINESS PARK
8901 EDGEWORTH DRIVE
CAPITOL HEIGHTS, MARYLAND 20743
Attn: MARCO A. DECESARIS
301-336-3600

PLAN DESIGN PROVIDED BY:
ENVIRONMENTAL CONSULTANT -
BEN DYER ASSOCIATES
KEVIN HEDGE
COMAR QUALIFIED PROFESSIONAL
301-430-2000

WOODLAND CONSERVATION EASEMENTS

COMPOSITE PLAT
PART OF THE LANDS OF

HAMPTON BUSINESS PARK

KENT DISTRICT NO. 13

PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"= 50'
0 50 100 150

SHEET 1 OF 1

MD. NATL. CAP. PK. & PL. COMM.
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ENVIRONMENTAL PLANNING SECTION

67
74

DATE	DESCRIPTION	BY
7/2/02	ADDED RFA #1 & 2 FOR TCPII REVISIONS	KH
10/22/99	ADDED W.P.A. #2, 3, 4	KH
	REVISIONS	

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

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DRAWN BY KH	CHECKED BY PW	RECORD NO. J-69214
SCALE 1" = 50'		DRWG. NO. 54.006-Z
DATE FEBRUARY 1999		

SDSKPROJ\69214\DWG\TREEBANK.dwg Wed Jul 31 10:28:17 2002 BEN46