

WOODMONT ESTATES

TCP TYPE-II PLAN

GENERAL NOTES

- OWNER: ENTERPRISE OFFICE PARK, LLC
2000 DEFENSE HWY.
CROFTON, MD 21114
PHONE: 301-261-6700
- APPLICANT: 10 BOWIE, LLC
C/O CARUSO HOMES, INC.
655 CROFTON BLVD SUITE 200
CROFTON, MD 21114
PHONE: 301-261-0277
- ENGINEER/SURVEYOR: TECH GROUP, INC.
1120 BENFIELD BLVD. SUITE C
MILLERSVILLE, MD 21108
PHONE: 410-897-3450
- BOUNDARY AND TOPOGRAPHY BY THE TECH GROUP, INC.
- ALL ELEVATIONS BASED ON W.S.S.C. DATUM.
- THERE ARE NO KNOWN HISTORIC RESOURCES OR CEMETERIES ON OR ADJACENT TO THIS PROPERTY.
- SOILS INFORMATION SHOWN WAS OBTAINED FROM THE PRINCE GEORGE'S COUNTY SOIL SURVEY.
- SOILS ARE WESTPHALIA FINE SANDY LOAM (Wb2 AND Wb3).
- A 10 FOOT WIDE PUBLIC UTILITY EASEMENT WILL BE PROVIDED ALONG ALL PUBLIC RIGHTS OF WAYS.
- FOREST STAND DELINEATION BY THE TECH GROUP, INC.
- THIS PROJECT IS SUBJECT TO TYPE II TREE CONSERVATION PLAN. TCP II/153/05
- THIS PROPERTY DOES NOT LIE WITHIN A WETLANDS AREA.
- THIS PROPERTY DOES NOT LIE WITHIN A FLOODPLAIN AREA.
- THIS PROPERTY DOES NOT LIE WITHIN AN AVIATION POLICY AREA.
- GRADING AND LIMITS OF DISTURBANCE ARE PRELIMINARY AND SUBJECT TO CHANGE.
- MAX. GRADING SLOPE: 1:3
- MIN. GRADING SLOPE: 2%
- ALL FILL BENEATH BUILDINGS TO BE CLASS I STRUCTURAL FILL (95% OF MAXIMUM DRY DENSITY (MODIFIED PROCTOR, ASTM-0-1557)). ALL FILL UNDER PAVEMENT TO BE CLASS II STRUCTURAL FILL (MINIMUM 90% COMPACTION).
- ALL LANDSCAPED AREAS TO BE CLASS III.
- ALL CURB & GUTTER TO BE PRINCE GEORGE'S COUNTY STANDARD # 300.01
- DRIVEWAY ENTRANCES SHALL BE PRINCE GEORGE'S COUNTY STANDARD # 200.08
- WATER AND SEWER CATEGORY: W-3 & S-3 (EXISTING AND PROPOSED)
- STORMWATER MANAGEMENT IS PROPOSED ON SITE. STORMWATER MANAGEMENT CONCEPT PLAN APPROVAL CSD # 27061-2005-00 APPROVED AUGUST 3, 2009. EXPIRES AUGUST 3, 2012.
- PRELIMINARY PLAN 4-93064 APPROVED 12/1/93
RESOLUTION PGCPB-93-306
TOP 1 3/7/93
- OTHER APPROVALS: DSP-05074 APPROVED 10/06/2005, DSP-05074-01 APPROVED 07/29/2009
- 200 SCALE MAP REFERENCE: 207 NE 12
- TAX MAP 46, GRID D3
- A PLAT OF CORRECTION WAS RECORDED FOR THIS SITE ON DECEMBER 4, 2009 IN PLAT BOOK 232 PLAT NO. 12
- THIS PROPERTY DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- NEAREST FIRE STATION: BOWIE VOL. FIRE DEPT. & RESCUE SQUAD, INC.
15454 ANNAPOLIS RD, BOWIE, MD. 20715
- NEAREST POLICE STATION: BOWIE POLICE DEPT., 2514 KENHILL DR., BOWIE, MD. 20715
- MASTER PLAN: PLANNING AREA 71A
- THIS SITE IS LOCATED IN THE DEVELOPING TIER
- IF HOUSE TYPES ARE CHANGED IN THE FUTURE FROM THOSE SHOWN ON THIS APPROVED PLAN, THE HOUSE FOOT PRINT SHALL NOT BE PLACED CLOSER THAN 40 FEET FROM THE WOODLANDS TO THE REAR AND 20 FEET FROM THE WOODLANDS TO THE SIDE.
- THE UNITS PROPOSED ON LOTS 13 AND 11 SHALL INCLUDE A FRONT PORCH AS A REQUIRED FEATURE.
- ALL FRONT ELEVATIONS WILL BE 100% BRICK ONLY.

SITE DATA

- DEED REFERENCE: ENTERPRISE OFFICE PARK, INC., LIBER 22282 FOLIO 750
- EXISTING ZONING: R-R
- NUMBER OF LOTS: 5
- SETBACKS REQUIRED:
FRONT BLD: 35'
SIDE BLD: 8' 7 1/2'
REAR BLD: 20'
BRL - 80'
- PROPOSED USE: SINGLE FAMILY DEVELOPMENT
- AREA RESIN COURT: 17,813 SF OR 0.4 ACRES
- TOTAL LOT AREA: 133,230 SF OR 3.05 ACRES
- DISTURBED AREA: 115,014.4 SF OR 2.6 AC.

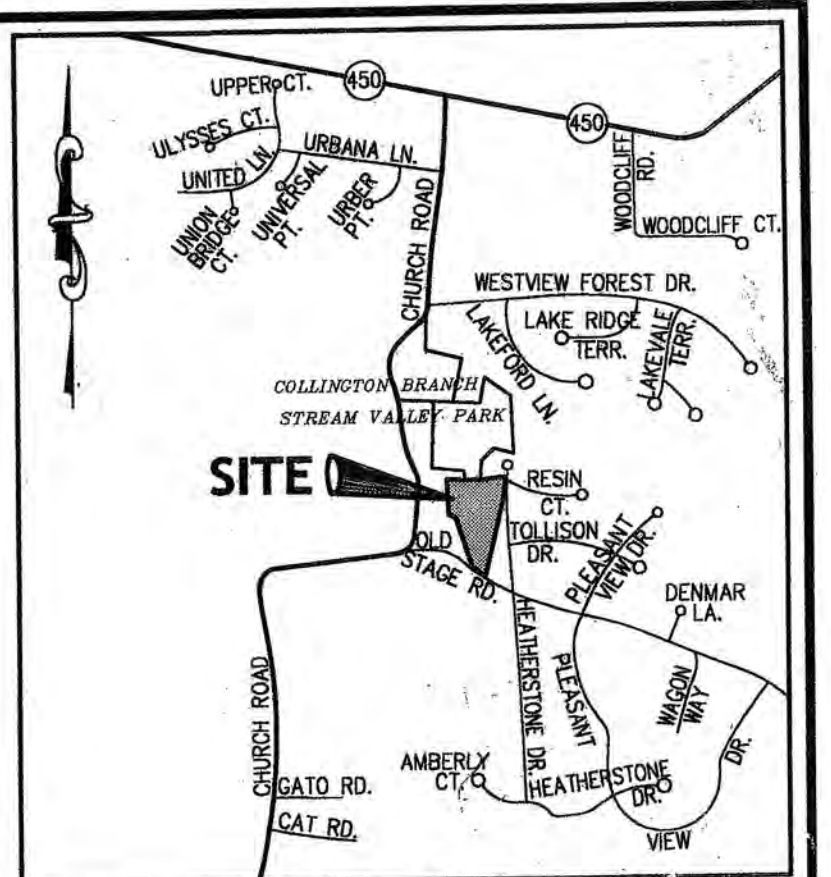
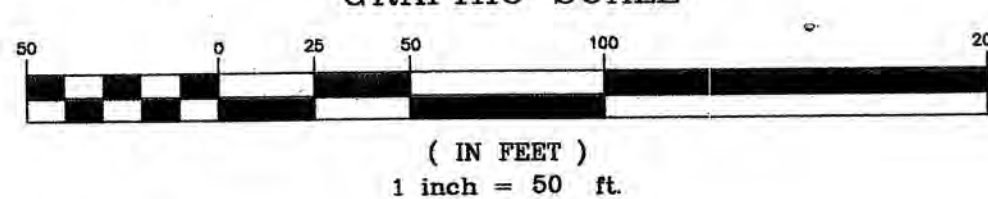
LEGEND

BOUNDARY	EX. WATER
RIGHT-OF-WAY	EX. WATER HOUSE CONNECTION
LOTS	EX. SEWER
BRL	EX. SEWER HOUSE CONNECTION
PUE	EX. STORM DRAIN
EASEMENTS	EX. TREE LINE
EX. 2' CONTOUR	EX. STRUCTURES
EX. 10' CONTOUR	EX. GAS MAIN
PROP. 2' CONTOUR	EX. OVERHEAD ELECTRIC LINE
PROP. 10' CONTOUR	EX. UNDERGROUND CABLE
LOD	EX. UNDERGROUND ELECTRIC
PROP. LIMIT OF DISTURBANCE	EX. UNDERGROUND TELEPHONE
PROP. STORM DRAIN	EX. ROAD
SOILS	CENTERLINE
COMPACTED FILL	EX. SIDEWALK
>25% SLOPES w/ 25' BUFFER	EX. WSSC RIGHT-OF-WAYS OR EASEMENT

LEGEND

FOREST CONSERVATION SIGN	FC
REFORESTATION AREA SIGN	RA
TREE PRESERVATION AREA	TP-1
TREE PRESERVATION AREA NOT COUNTED	
REFORESTATION AREA	
TREE PROTECTION FENCE	TP-1

GRAPHIC SCALE



VICINITY MAP
SCALE: 1" = 2000'
200' SHEET 207 NE 12
36th ED. ADC PRINCE GEORGE'S COUNTY,
STREET MAP BOOK
MAP 14, GRID K-2



SHEET INDEX

- COVER SHEET
- TCP II PLAN
- TCP II NOTES & DETAILS

APPROVED PLAN
DSP-05074-2

M.N.C.P. & P.C. APPROVALS			
PROJECT NAME: WOODMONT ESTATES			
PROJECT NUMBER: DSP-05074-01			
For conditions of Approval see Site Plan Cover Sheet or Approved Sheet			
The Revisions Listed Below Apply to this Sheet			
Approval or Revision	Approval Date	Reviewer's Signature	Certification Date
01	5-8-06	N.R.	9-19-06
02	5-24-12	EPS	7-11-12

M-NCPPC	
Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II /153/05	
APPROVED BY	DATE
LORI SHIRLEY	09/26/06
K. SHOULAR	05/06/10
Megan K. Reiser	7/11/12
01	
02	
03	
04	
05	

DESIGNED			REVISIONS		DATE	BY	DESCRIPTIONS
DM	03/12		DATE				
DRAWN			10/05	TTG			UPDATED TO NEW ROAD DEDICATION.
			12/09	TTG			UPDATED PER MNCPPC REFERRAL
			02/10	TTG			COMMENTS DATED 11/09
			02/10	TTG			REV. THE LANDSCAPE AND TCP II PLANS AS PER MNCPPC COMMENTS
			1/06	TTG			REV. THE LANDSCAPE PLAN PER PGCPB COMMENTS 1/06
			2/06	TTG			REV. THE GRADING AND HOUSE LOCATION LOT 13 (OLD LOT 8)
			2/06	TTG			CERTIFICATION SET
			05/06	TTG			REV. THE LANDSCAPE AND TCP II PLANS AS PER MNCPPC COMMENTS
			08/06	TTG			UPDATED TO SHOW WILLIAMSBURG HOUSE TYPES.
			04/09	TTG			
APPROVED			03/12				
			DATE				



1120 Benfield Blvd.
Suite C
Millersville, Maryland 21108
Ph. (410) 987-3450
Fax (410) 987-3457



**BUILDER/
CONTRACT PURCHASER**
10 BOWIE, LLC.
C/O CARUSO HOMES, INC.
655 CROFTON BLVD. SUITE 200
CROFTON, MARYLAND 21114
TEL. (301) 261-0277

OWNER / DEVELOPER
ENTERPRISE OFFICE PARK, LLC.
2200 DEFENSE HIGHWAY, SUITE 101
CROFTON, MARYLAND 21114
TEL. (301) 261-6700

TCP II PLAN COVER SHEET
WOODMONT ESTATES
LOTS 11-15 - OLD LOTS 8 - 12, BLOCK "A"
PRINCE GEORGE'S COUNTY MARYLAND
7th ELECTION DISTRICT
TAX MAP: 46 GRID: D3

SCALE: 1" = 50' DATE: MARCH 2012 TTG PROJECT No. 505019 SHEET 1 OF 3

LEGEND

BOUNDARY	EX. WATER
RIGHT-OF-WAY	EX. WATER HOUSE CONNECTION
LOTS	EX. SEWER
BRL	EX. SEWER HOUSE CONNECTION
PUE	EX. STORM DRAIN
EASEMENTS	EX. TREE LINE
EX. 2' CONTOUR	EX. STRUCTURES
EX. 10' CONTOUR	GAS
PROP. 2' CONTOUR	OH
PROP. 10' CONTOUR	UC
PROP. LIMIT OF DISTURBANCE	UE
PROP. STORM DRAIN	UT
SOILS	EX. UNDERGROUND TELEPHONE
COMPACTED FILL	EX. ROAD
>25% SLOPES w/ 25' BUFFER	CENTERLINE
	EX. SIDEWALK
	EX. WSSC RIGHT-OF-WAYS OR EASEMENT

LEGEND

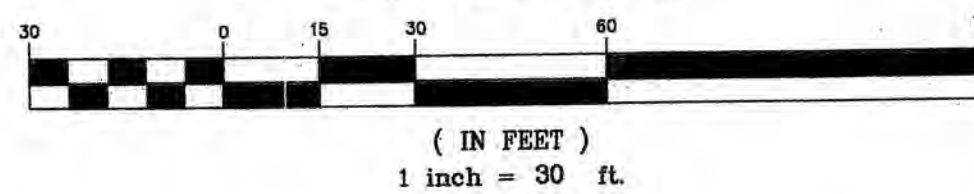
FOREST CONSERVATION SIGN	FC
REFORESTATION AREA SIGN	RA
TREE PRESERVATION AREA	
TREE PRESERVATION AREA NOT COUNTED	
REFORESTATION AREA	
TREE PROTECTION FENCE	TP-I

TREE PRESERVATION AREA
0.44 ACRES

TREE REFORESTATION AREA "A"
0.19 ACRES

WOODLAND AREA PRESERVED
NOT COUNTED
0.09 ACRES

GRAPHIC SCALE



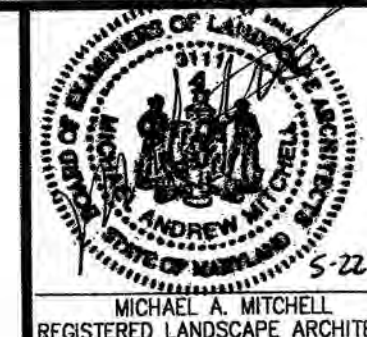
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3-18-10	C.V.		7-28-10
01	02-24-12	E.P.S.	7-11-12

M-NCPPC	
Prince George's County Planning Department	
Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II /153/05	
APPROVED BY	DATE
LORI SHIRLEY	09/28/06
K. SHOULAR	05/06/10
01 Megan K. Reza	7/11/12
02	
03	
04	
05	

DESIGNED		DM	03/12
DATE			
DRAWN		HV	03/12
DATE			
CHECKED		KLM	03/12
DATE			
APPROVED		MAM	03/12
DATE			

THE TECH GROUP INC.
ENGINEERS & PLANNERS SURVEYORS
GEOTECHNICAL & ENVIRONMENTAL
MATERIALS CONSULTANTS & FACILITIES

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TCP TYPE II PLAN
WOODMONT ESTATES
LOTS 11-15 - OLD LOTS 8-12, BLOCK "A"
PRINCE GEORGE'S COUNTY, MARYLAND
7th ELECTION DISTRICT
TAX MAP: 46 GRID: D3

SCALE: 1" = 30' DATE: MARCH 2012 TTG PROJECT No. 505019 SHEET 2 OF 3

Woodland Conservation Worksheet for Prince George's County

Zone: Gross Tract: 3.05, Floodplain: 0.00, Previously Dedicated Land: 0.00, Net Tract (NTA): 3.05

Property Description or Subdivision Name: WOODMONT ESTATES TCP II/153/05

Reforestation Requirement Reduction Questions: Is this one (1) single family lot? (y/n), Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n), Is this a Mitigation Bank, Break-even Point (preservation) = 0.93 acres, Clearing permitted w/o reforestation = 1.30 acres

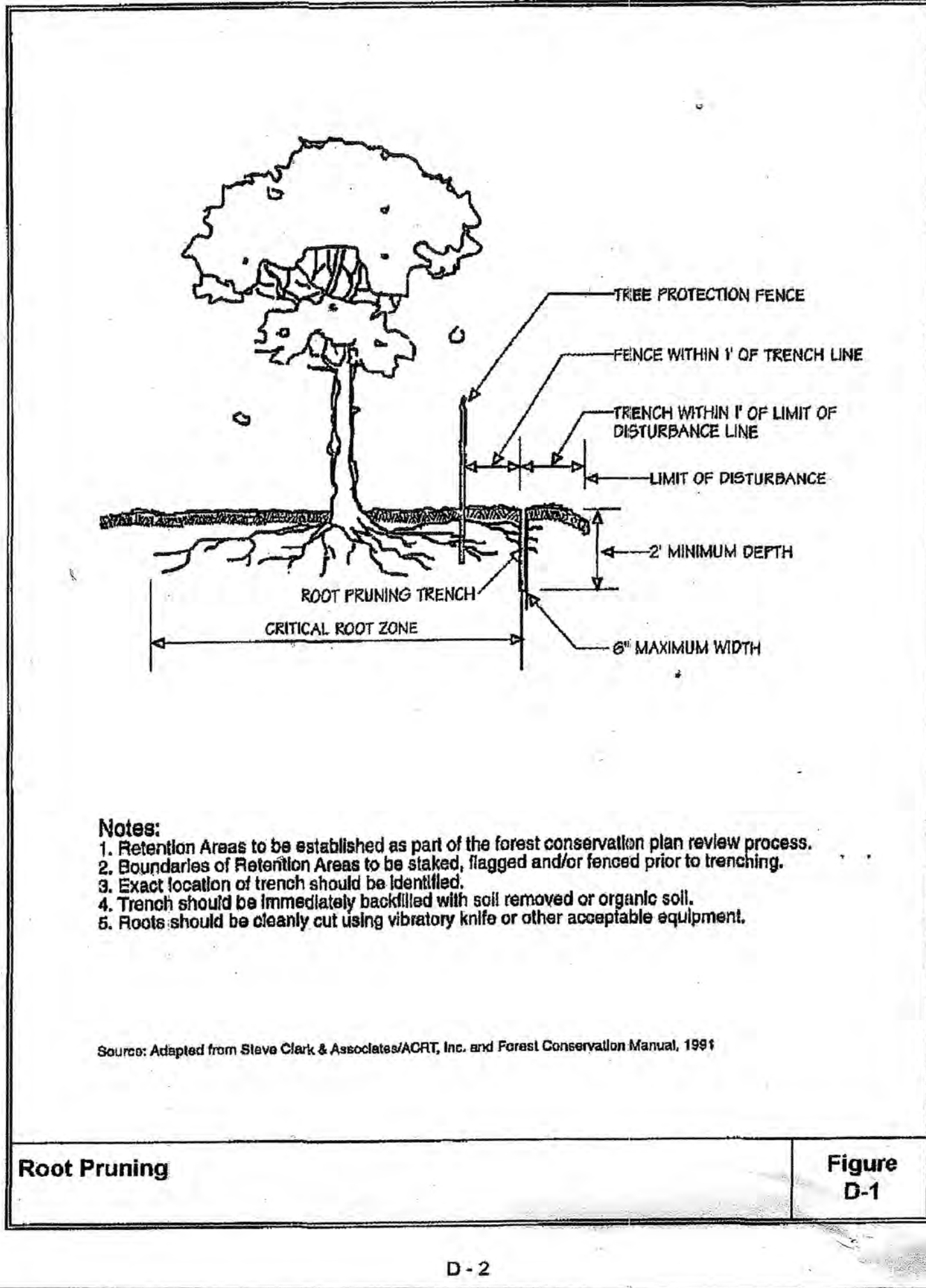
Woodland Conservation Calculations: Existing Woodland, Woodland Conservation Threshold (NTA) = 20.00%, Woodland above WCT, Woodland cleared, Smaller of d or e, Clearing above WCT (0.25:1) replacement requirement, Clearing below WCT (2:1 replacement requirement), Afforestation Threshold (AFT) = 15.00%, Off-site Mitigation being provided on this property, Woodland Conservation Required

Woodland Conservation Provided: Woodland Preservation, Afforestation / Reforestation, Area approved for fee-in-lieu, Credits for Off-site Mitigation on another property, Off-site Mitigation (preservation) being provided on this property, Off-site Mitigation (afforestation) being provided on this property, Total Woodland Conservation Provided

Area of woodland not cleared, Woodland retained not part of requirements: 0.53 acres, 0.09 acres

Prepared by: [Signature], Date: 5-22-12

Revised 7/1/06



WOODLAND CONSERVATION AREA MANAGEMENT NOTES

REMOVAL OF HAZARDOUS TREES OR HAZARDOUS LIMBS BY DEVELOPERS OR BUILDERS

THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE DEPARTMENT OF ENVIRONMENTAL RESOURCES AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.

- A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS TO A LICENSED ARBORIST OR A LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREE HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
- IF A HAZARDOUS CONDITION MAY BE ALLEVIATED BY CORRECTIVE PRUNING, THE LICENSED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A-300 PRUNING STANDARDS ("TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES").
- CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE BUILDING OR GRADING INSPECTOR IF THERE IS A VALID GRADING OR BUILDING PERMIT FOR THE SUBJECT LOTS OR PARCELS ON WHICH THE TREES ARE LOCATED. ONLY AFTER APPROVAL OF THE APPROPRIATE INSPECTOR MAY THE TREE BE CUT BY A CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP MAY NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
- DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.

REMOVAL OF HAZARDOUS TREES, HAZARDOUS LIMBS, NOXIOUS PLANTS, INVASIVE PLANTS, OR NON-NATIVE PLANTS IN THE WOODLAND CONSERVATION AREAS OWNED BY INDIVIDUAL HOMEOWNERS

- IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY THE HOME OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM THE LICENSED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. THE TREE MAY THEN BE REMOVED BY THE ARBORIST OR TREE EXPERT. THE STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. THE REMOVAL OR GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED.
- THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM THE WOODLAND CONSERVATION AREAS MAY BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY SUCH AS PRUNERS OR A CHAIN SAW. THESE PLANTS MAY BE CUT NEAR THE GROUND AND THE MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.
- THE USE OF BROADCAST SPRAYING OR HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING THE CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDES SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.

NOTE: THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY DEVELOPERS AND BUILDERS

- REFORESTATION AND AFFORESTATION AREAS SHALL BE PLANTED PRIOR TO THE OCCUPANCY OF THE NEAREST BUILDING OR RESIDENCE. IF PLANTING CANNOT OCCUR DUE TO PLANTING CONDITIONS, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL THE FENCING AND SIGNAGE IN ACCORDANCE WITH THE APPROVED TYPE II TREE CONSERVATION PLAN. PLANTING SHALL THEN BE COMPLETED DURING THE NEXT PLANTING SEASON. IF PLANTING IS DELAYED BEYOND THE TRANSFER OF THE PROPERTY TITLE, TO THE HOMEOWNER, THE DEVELOPER SHALL OBTAIN A SIGNED STATEMENT FROM THE PURCHASER INDICATING THAT THEY UNDERSTAND THAT THE REFORESTATION AREA IS LOCATED ON THEIR PROPERTY AND THAT REFORESTATION WILL OCCUR DURING THE NEXT PLANTING SEASON. A COPY OF THAT DOCUMENT SHALL BE PRESENTED TO THE GRADING INSPECTOR AND THE ENVIRONMENTAL PLANNING SECTION.
- REFORESTATION AREAS SHALL NOT BE MOVED, HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

WOODLAND AREAS NOT COUNTED AS PART OF THE WOODLAND CONSERVATION REQUIREMENTS

- A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING ANY WOODLAND AREA WHICH IS NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE MOST RECENTLY APPROVED TYPE II TREE CONSERVATION (TOP) ON FILE IN THE OFFICE OF THE M-NCPPC ENVIRONMENTAL PLANNING SECTION LOCATED ON THE 4TH FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 14741 GORVOR ODEEN DRIVE, UPPER MARLBORO, MARYLAND 20772, PHONE 301-952-3650. ADDITIONAL MITIGATION WILL BE REQUIRED FOR THE CLEARING OF ALL WOODLANDS BEYOND THAT REFLECTED ON THE APPROVED PLANS. ALTHOUGH CLEARING MAY BE ALLOWED, IT MAY BE SUBJECT TO ADDITIONAL REPLACEMENT REQUIREMENTS, MITIGATION, AND FEES WHICH MUST BE REFLECTED ON TOP REVISIONS APPROVED BY THE M-NCPPC ENVIRONMENTAL SECTION.
- HOMEOWNERS OR PROPERTY OWNERS MAY REMOVE TREES LESS THAN TWO (2) INCHES DIAMETER, SHRUBS, AND VINES IN WOODLAND AREAS WHICH AREA SAVED BUT NOT PART OF THE WOODLAND CONSERVATION REQUIREMENTS AFTER ALL PERMITS HAVE BEEN RELEASED FOR THE SUBJECT PROPERTY. THIS AREA MAY NOT BE TILLED OR HAVE OTHER GROUND DISTURBANCES WHICH WOULD RESULT IN DAMAGE TO THE TREE ROOTS. RAKING THE LEAVES AND OVERSEEDING WITH NATIVE GRASSES, NATIVE FLOWERS OR NATIVE GROUND COVERS IS ACCEPTABLE. SEEDING WITH INVASIVE GRASSES INCLUDING ANY VARIETY OF KENTUCKY 31 FESCUE IS NOT ACCEPTABLE.

REQUIRED TYPE II TREE CONSERVATION PLAN NOTES

(NOTES TO INCLUDE WITH ALL PLANS):

- 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.
- THE DEPARTMENT OF ENVIRONMENTAL RESOURCES (DER) SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO ADDRESS IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN.
- PROPERTY OWNERS SHALL BE NOTIFIED BY THE DEVELOPER OR CONTRACTOR OF ANY WOODLAND CONSERVATION AREAS (TREE SAVE AREAS, REFORESTATION AREAS, 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 REPRESENTATIVES SHALL NOTIFY THE PURCHASER OF THE PROPERTY OF ANY WOODLAND CONSERVATION AREAS.
- 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.
- ALL REQUIRED OFF-SITE MITIGATION SHALL BE IDENTIFIED ON AN APPROVED TOP-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 PERMIT FOR THE SUBJECT PROPERTY.

OPTIONAL NOTES

THE FOLLOWING NOTES SHALL ONLY BE INCLUDED WHEN APPROPRIATE:

- 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 DER. 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.
- WOODLAND CONSERVATION - TREE SAVE AREAS AND/OR REFORESTATION AREAS SHALL BE PLANTED AS SHOWN AT THE SAME TIME AS TREE PROTECTIVE DEVICE INSTALLATION AND/OR START OF REFORESTATION ACTIVITIES. THESE SIGNS SHALL REMAIN IN PLACE.
- ALL TREE PLANTING FOR WOODLAND REPLACEMENT, REFORESTATION OR AFFORESTATION WILL BE COMPLETED PRIOR TO USE AND OCCUPANCY PERMIT. FAILURE TO ESTABLISH THE WOODLAND REPLACEMENT, REFORESTATION OR AFFORESTATION WITHIN THE PRESCRIBED TIME FRAME WILL RESULT IN THE FORFEITURE OF THE BOND AND/OR A VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED \$1.50 PER SQUARE FOOT PENALTY UNLESS A WRITTEN EXTENSION IS APPROVED BY DER INSPECTOR.
- THE DER INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
- RESULTS OF SURVIVAL CHECKS FOR ALL TREE PLANTINGS SHALL BE REPORTED TO THE DER INSPECTOR FOR THE SITE AND M-NCPPC ENVIRONMENTAL PLANNING SECTION.
- PRIOR TO THE ISSUANCE ON ANY PERMITS THE CONTRACTOR RESPONSIBLE FOR SOIL PREPARATION, SITE PREPARATION, TREE PLANTING AND TREE MAINTENANCE MUST BE IDENTIFIED.

NAME:
BUSINESS NAME
ADDRESS
PHONE NUMBER

Reforestation Area "A" - Plant List

Woodmont Estates

KEY	QUAN	BOTANICAL / COMMON NAME	SIZE	SPACING	ROOT	SEEDLING EQUIVALENT
REFORESTATION AREA "A" - PLANT LIST						
REFORESTATION AREA: 0.20 Acres						
0.20 ACRES X 1000/Seedlings per acre = 200 (Total Existing and Proposed)						
1. Old Stage Road (collector road) Buffer Area = 0.16 ac						
0.16 ACRES X 1000/Seedlings per acre = 160						
Length: 118 ft.						
DECIDUOUS TREES						
AR	5	Acer rubrum 1 Red Maple	1" Cal	15' o.c.	7 gal. cont.	10
CF	5	Cornus florida 1 White Flowering Dogwood	1" Cal	15' o.c.	7 gal. cont.	10
LS	10	Liquidambar styraciflua 1 Sweetgum	1" Cal	15' o.c.	7 gal. cont.	20
OR	5	Quercus rubra 1 Red Oak	1" Cal	15' o.c.	7 gal. cont.	10
OS	3	Quercus palustris 1 Pin Oak	2 1/2-3" Cal	As Shown	B&B	15
QP	3	Quercus phellos 1 Willow Oak	2 1/2-3" Cal	As Shown	B&B	15
EVERGREENS						
IO	9	Ilex opaca 1 American Holly	6-8" HT	As Shown	B&B	27
JV	13	Juniperus virginiana 1 Eastern Red Cedar	6-8" HT	As Shown	B&B	39
SHRUBS						
IV	11	Ilex verticillata 1 Winterberry Holly	18-24" HT	As Shown	B&B	11
RA	18	Rhododendron atlanticum 1 Dwarf Azalea	18-24" HT	As Shown	B&B	18
VD	9	Viburnum dentatum 1 Southern Arrowwood	18-24" HT	8' o.c.	3 gal. cont.	9
VR	16	Viburnum racemifolium 1 Smooth Arrowwood	18-24" HT	As Shown	B&B	16
Total						200
2. Existing Forest Area = 0.04 ac						
No planting required.						
Total						0

Buffer Plant List - Old Stage Road

Woodmont Estates

KEY	QUAN	BOTANICAL / COMMON NAME	SIZE	SPACING	ROOT
1. Old Stage Road (collector road) Planted Buffer Length = 118 ft.					
DECIDUOUS TREES					
OS	3	Quercus palustris 1 Pin Oak	2 1/2-3" Cal	As Shown	B&B
QP	3	Quercus phellos 1 Willow Oak	2 1/2-3" Cal	As Shown	B&B
EVERGREENS					
IO	9	Ilex opaca 1 American Holly	6-8" HT	As Shown	B&B
JV	13	Juniperus virginiana 1 Eastern Red Cedar	6-8" HT	As Shown	B&B
SHRUBS					
IV	11	Ilex verticillata 1 Winterberry Holly	18-24" HT	As Shown	B&B
RA	16	Rhododendron atlanticum 1 Dwarf Azalea	18-24" HT	As Shown	B&B
VR	18	Viburnum racemifolium 1 Smooth Arrowwood	18-24" HT	As Shown	B&B
Total					
2. Existing Forest Area Length = 96 ft. (No planting required)					

M.N.C.P. & P.C. APPROVALS

PROJECT NAME: WOODMONT ESTATES
PROJECT NUMBER: DSP-05074-01
For conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this Sheet

Approval / Revision #	Approval Date	Reviewer's Signature	Certification Date
01	5-8-06	N.R.	5-19-06
02	5-22-12	EAS	7-1-12

APPROVED PLAN

DSP-05074-2

M-NCPPC

Prince George's County Planning Department
Environmental Planning Section

**APPROVAL
TREE CONSERVATION PLAN**

TCP II /153/05

APPROVED BY	DATE
LORI SHIRLEY	09/28/06
K. SHOULAR	05/06/10
Megan K. Koser	7/1/12
03	
04	

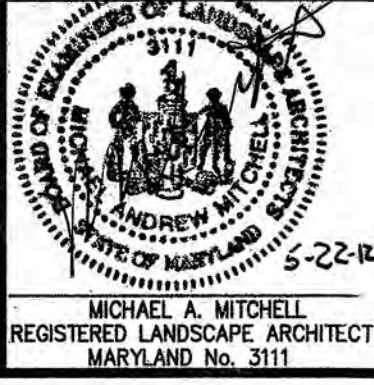
DESIGNED			DATE		
DM	03/12				
DRAWN			DATE		
HV	03/12				
CHECKED			DATE		
KLM	03/12				
APPROVED			DATE		
MAM	03/12				

REVISIONS			DATE		
DATE	BY	DESCRIPTIONS	DATE	BY	DESCRIPTIONS
08/09	TTG	UPDATED TO NEW ROAD DEDICATION.	12/08	TTG	UPDATED PER MNCPPC REFERRAL.
02/10	TTG	REVISED THE SWM CONCEPT PER PG COUNTY COMMENTS 08/05	02/10	TTG	COMMENTS DATED 11/05
1/06	TTG	REV. THE LANDSCAPE AND TOPIC PLANS AS PER MNCPPC COMMENTS	4/10	TTG	UPDATED SQ. FT. AREAS TO MATCH ARCHITECT SQ. FOOTAGE SHEET.
2/06	TTG	REV. THE LANDSCAPE PLAN PER PCOP COMMENTS 1/06	3/12	TTG	PLANS REVISED FOR MNCPPC CERTIFICATION
2/06	TTG	REV. THE GRADING AND HOUSE LOCATION LOT 13 (OLD LOT 8)			11MES ARCHITECTURE
05/06	TTG	CERTIFICATION SET			
08/06	TTG	REV. THE LANDSCAPE AND TOPIC PLANS AS PER MNCPPC COMMENTS			
04/09	TTG	UPDATED TO SHOW WILLIAMSBURG HOUSE TYPES.			

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**BUILDER/
CONTRACT PURCHASER**

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C/O CARUSO HOMES, INC.
655 CROFTON BLVD. SUITE 200
CROFTON, MARYLAND 21114
TEL. (301) 261-0277

OWNER / DEVELOPER

ENTERPRISE OFFICE PARK, LLC.
2200 DEFENSE HIGHWAY, SUITE 101
CROFTON, MARYLAND 21114
TEL. (301) 261-6700

TCP TYPE II DETAILS AND NOTES PLAN

WOODMONT ESTATES
LOTS 11-15 - OLD LOTS 8 - 12, BLOCK "A"
PRINCE GEORGE'S COUNTY MARYLAND

7th ELECTION DISTRICT
TAX MAP: 46 GRD: D3