HOLMEHURST ESTATES

(FORMERLY HENDERSON PROPERTY & HOLMEHUST CLUB)

TCP II PLAN

GENERAL NOTES

- . BOUNDARY AND TOPOGRAPHY COMPLETED BY THE TECH GROUP, INC.: AUGUST, 2003
- 2. TAX MAP 45 GRID E 3 3. DEED REFERENCE 20530/411 4. ADC MAP: PAGE 5412, GRID B7
- WSSC MAP: 207 NE 10.11 6. MIN SETBACK REQUIREMENTS:

- 7. TOTAL AREA: 7.23/AC. (INCLUDING 1.10 ACRES. LA PETITE ACADEMY, INC. DISTURBED AREA: 5.27 ACRES
- UNDISTURBED AREA: 1.96 ACRES EXISTING SEWER SERVICE CATEGORY IS SE
- UNDER PAVING AND WALKS: CLASS II SEEDING AND SODDING: CLASS III 11. FOOTINGS TO BE EXTENDED TO EXISTING GROUND WHERE NECESSARY 12. ROOF DRAINS AND SUMP PUMPS TO BE DISCHARGED ONTO SPLASH BLOCKS.
- 13. STORMWATER MANAGEMENT CONCEPT PLAN #34128-2003-01 APPROVED 4/11/07,
- 15. RECOMMENDED CONDITION: PRIOR TO THE ISSUANCE OF BUILDING PERMITS CERTIFICATION BY A PROFESSIONAL ENGINEER WITH COMPETENCY IN ACOUSTICAL ANALYSIS SHALL BE PROVIDED ON THE BUILDING PERMIT STATING THAT THE BUILDING SHELLS OF STRUCTURES WITHIN PRESCRIBED NOISE CORRIDORS HAVE BEEN DESIGNED TO ATTENUATE INTERIOR
- 16. THE CRITICAL ROOT ZONE OF ALL SPECIMEN TREES LOCATED WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE HAS BEEN NOTED ON THE LANDSCAPING & TCP II PLANS. ROOT 17. PREMOUS APPROVAL'S:
 - PRELIMINARY PLAN # 4-04124 ADOPTED 3/30/05 APPROVED TCP I/ 74/03 SPECIAL EXCEPTION (SE-3858) PRELIMINARY PLAN 4-89213 SUBMITTED 1989 (EXPIRED) VARIANCE 05052 TCP II / 160/05
- RECORD PLAT 5-07458 18. THERE ARE NO WETLANDS AND/OR STREAMS ON THIS SITE
- 19. MASTER PLAN SUBREGION: 3 P.A.70 20. NEAREST POLICE STATION: 4.94 MILES (PALMER PARK)
- . NEAREST FIRE STATION: 1.1 MILE (GLENDALE) 22. A 10 FOOT WIDE PUBLIC UTILITY EASEMENT WILL BE PROVIDED ALONG ALL PUBLIC RIGHT
- A 10' FASEMENT FOR CONSTRUCTION AND MAINTENANCE OF THE MOISE FENCE HAS BEEN HOA. ACCESS FROM PARALLEL ROAD TO THE REAR EASEMENT WILL BE PROVIDED BETWEEN LOTS 3 & 4 VIA 20' STORM DRAIN EASEMENT AND LOTS 5 & 6 VIA 20' WSSC RIGHT OF WAY FOR WATERLINE.
- 24. NO TWO UNITS LOCATED NEXT TO OR IMMEDIATELY ACROSS THE STREET FROM EACH OTHER SHOULD HAVE IDENTICAL FRONT ELEVATIONS.
- 25. A HOMEOWNERS ASSOCIATION (HOA) WITH APPROPRIATE COVENANTS WILL BE ESTABLISHED FOR MAINTENANCE OF THE VINYL NOISE WALL. THE WALL SHALL BE OF A TYPE SUBSTANTIALLY SIMILAR TO CAMBIUM VINYL FENCING, MANUFACTURED BY CRANE FENCING SOLUTIONS, WITH A SIMILAR TRANSFERABLE LIMITED LIFETIME WARRANTY. PRIOR TO FINAL TRANSFER OF THE WALL, FOR HOA MAINTENANCE, THE DEPARTMENT OF ENVIRONMENTAL RESOURCES SHALL CONDUCT A FULL INSPECTION. ALL DEFICIENCIES FOUND BY DER SHALL BE CORRECTED OR REPAIRED, BEFORE MAINTENANCE OF THE WALL IS ASSUMED BY THE
- 26. THE SITE WAS RECORDED ON OCTOBER 19, 2007 IN PLAT BOOK PM 233, PLAT NO. 76. 27. THE LA PETITE ACADEMY, ADDRESS 5004 ENTERPRISE ROAD, WAS APPROVED AS A SPECIAL
- EXCEPTION USE PER SE-3858. 28. PER APPROVED TCP II/160/05, THE TOTAL WOODLAND CONSERVATION REQUIREMENTS ARE 3.38 ACRES. 0.62 ACRES ARE PROVIDED ON SITE AND AN OFFSITE EASEMENT FOR 2.76 ACRES IS RECORDED IN THE PRINCE GEORGE'S LAND RECORDS LIBER 26583 FOLIO 668-676.
- 29. THE SITE IS SUBJECT TO A RECREATION FACILITIES AGREEMENT (RFA) RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS LIBER 28458 FOLIO 481-486. 30. THE SITE IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
- RECORDED IN LIBER 26217, FOLIO 300 IN THE PRINCE GEORGE'S COUNTY LAND RECORDS. 31. THERE ARE NO CEMETARIES ON/ OR CONTIGUOUS TO THE SITE. 32. THE MARIETTA MANSION HISTORIC SITE #07-020 IS LOCATED IN THE NW QUADRANT OF THE INTERSECTION OF ROUTE 450 / ROUTE 193 AT 5626 BELL STATION ROAD. THE BRANNON
- MAGRUDER HISTORIC HOUSE #70-030 IS ALSO LOCATED IN THE NW QUADRANT ON LOT 16 IN THE IVY CREEK SUBDIVISION. 33. THIS SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA OVERLAY.
- 34. ALL STORM DRAIN EASEMENTS SHOWN IN THIS SUBDIVISION WERE RECORDED AND CONVEYED TO PRINCE GEORGE'S COUNTY WITH THE RECORD PLAT. THE WSSC R/W WILL BE RECORDED PER A SEPARATE DOCUMENT.
- 35. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:
- a.) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERICAL (3:1); AND b.) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT

LOT BY LOT TABULATION

LOTS	GROSS TRACT AREA	100-YR FLOODPLAIN	NET TRACT AREA	EX. WOODLAND (NET TRACT AREA)	CLEARED	WOODLAND PRESERV. AREA	WOODLAND REFOREST. AREA		WOODLAND RET. ASSUMED CLEARED
1	0.46 AC.		0.46 AC.					0.13 AC.	
2	0.46 AC.		0.46 AC.					0.07 AC.	
3	0.46 AC.	***************************************	0.46 AC.					0.07 AC.	
4	0.51 AC.		0.51 AC.			0.16 AC.		0.04 AC.	
5	0.55 AC.	Market and the second	0.55 AC.			0.16 AC.			
6	0.49 AC.		0.49 AC.			0.02 AC.		0.09 AC.	
7	0.51 AC.		0.51 AC.			0.14 AC.		0.03 AC.	
8	0.53 AC.		0.53 AC.			0.14 AC.			
9	0.46 AC.		0.46 AC.						
10	0.46 AC.		0.46 AC.				Automorphism	0.11 AC.	
11	0.46 AC.		0.46 AC.					0.04 AC.	
TOTAL	5.35 AC.		5.35 ÆC.			0.62 AC.		0.58 AC.	

CALL "MISS UTILITY" TELEPHONE: 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

SPLIT RAIL AND BOARD-ON-BOARD VINYL FENCE SHALL BE INSTALLED ON PRIVATE PROPERTY ALONG LOTS 10 & 11 AND MUST REMAIN IN PERPETUITY AND BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.

PROPERTIES HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES. I HEREBY CERTIFY THAT THE GRADING SHOWN ON THIS PLAN CONFORMS WITH SUBTITLE 32, DIVISION 2 OF THE PRINICE GEORGE'S COUNTY CODE. MICHAEL A. MITCHELL REGISTERED LANDSCAPE ARCHITECT MARYLAND No. 3111

Michael A. Mitchell Registered Landscape Architect MD No 3111

DRAINAGE AND GRADING CERTIFICATE

I CERTIFY THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE ONTO THIS SITE

FROM OTHER UPGRADE PROPERTIES, AND FROM THIS SITE ONTO OTHER DOWNGRADE

CHARLESTON @ HOLMEHURST CLUB. LLC SUITE D CROFTON, MD. 21114 TEL. (301)-261-0277 EXT. 215 EMAIL: MSOMERVILLE@CARUSOHOMES.COM

BUILDER CARUSO BOWNE 11, LLC. 1655 CROFTON BLVD., SUITE 200 CROFTON, MD. 21114 CONTACT: MARK SOMERVILLE TEL. (301)-261-0277 EXT. 215 EMAIL: MSOMERVILLE@CARUSOHOMES.COM

REGISTERED LANDSCAPE ARCHITECT, MD. #3111

MICHAEL A. MITCHELL

UTILITY CERTIFICATION

I HEREBY CERTIFY THAT THE EXISTING AND/OR PROPOSED UNDERGROUND

UTILITY INFORMATION SHOWN HEREON HAS BEEN CORRECTLY DUPLICATED

UNDERGROUND UTILITY INFORMATION RELATIVE TO THIS PLACE HAS BEEN SOLICITED FROM THEM.

FROM UTILITY COMPANY RECORDS. FURTHER THAT THIS PROJECT HAS BEEN CAREFULLY COORDINATED WITH EACH UTILITY COMPANY, AND ALL AVAILABLE

TCP TYPE II PLAN COVER SHEET

DATE

DATE: DECEMBER 2013

HOLMEHURST ESTATES (FORMERLY HENDERSON PROPERTY & HOLMEHURST CLUB) PRINCE GEORGE'S COUNTY MARYLAND 13th ELECTION DISTRICT

ADC PG. CO. MAP 5412, GRID C7 PRINCE GEORGE'S COUNTY NO NUMBER SITE DATA 2. AREA: PARCEL 115 - L. 5672 F. 158 = 7.226 ACRES (INCLUDING 1.10 AC LA PETITE ACADEMY, INC. IS UNDER PARCEL A 4. TIER: DEVELOPING TIER 5. DEVELOPMENT TYPE: CONVENTIONAL 5. DENSITY ALLOWED: (2.17 DU/NET AREA) (2.17)(6.06) = 13 UNITSDENSITY SHOWN: 11 SINGLE FAMILY UNITS, 1 EXISTING DAY CARE 8. PARK DEDICATION REQUIRED = 5% (0.36 ACRES) 15,681 SF. OR FEE IN LIEU PARK DEDICATION PROVIDED: 6,597 SF. OR 0.15 ACRES 9. TOTAL SITE AREA: 314,765.00 SF. OR 7.23 ACRES TOTAL RESIDENTIAL LOT AREA: 232,332 SF. OR 5.33 ACRES LAPETITE ACADEMY (PARCEL A): 47,154 SF. OR 1.08 ACRES 4 625 SF 0.34 ACRES PARCEL "B": 6,597 SF. OR 0.15 DEDICATED TO MNCPPC. 10. DISTURBED AREA: 226,401 SF. OR 5.19 ACRES SHEET INDEX 11. WOODLAND PRESERVATION: 26,618 SF. OR 0.62 ACRES 12. WOODLAND PRESERVED AREA NOT COUNTED: 33,792 SF. OR 0.76 ACRES COVER SHEET 2. TCP TYPE II PLAN DEVELOPMENT STANDARDS MIN. LOT AREA: 20,000 SF LOT WIDTH AT BUILDING LINE: 80' LOT FRONTAGE ALONG STREET LINE: 70' 4. LOT FRONTAGE ALONG CUL-DE-SAC: 60' 5. LOTS ADJACENT TO ARTERIAL ROAD TO HAVE A MINIMUM DEPTH OF 150' 50' WIDE BUFFER OF EXISTING NATURAL VEGETATION ALONG ANNAPOLIS ROAD AND ENTERPRISE ROAD (PER THE LANDSCAPE MANUAL) MAX. LOT COVERAGE: 25% 8. LANDSCAPE BUFFER BETWEEN SFD AND DAY CARE CENTER TYPE B - 20' DEED INFORMATION GRANTOR: PIMB, INC. GRANTEE: CHARLESTON AT HOLMEHURST CLUB, L.L.C. DATE OF CONVEYANCE: 9/27/2005 DEED REFERENCE: 23512/266 **LEGEND** _____EX. 8" W _____ EX. WATER _____EX. 8" S _____ EX. SEWER LOTS EX. STORM DRAIN WOODLAND PRESERVED BRL EX. TREE LINE AREA NOT COUNTER UNMITIGATED NOISE CONTOUR — 65 dba GROUND PLAT BOOK 119 PAGE 25 7,754 SF. | 0.17 ACRES 11902 PARALLEL READ LANDS N/F UNMITIGATED NOISE CONTOUR - 65 dba UPPER BOOKER T. MCARTHUR ANNIE P. MCARTHUR TREE PRESERVATION MITIGATED NOISE CONTOUR - 65 dba UPPER L.8120 F.541 ZONED: R-R MITIGATED NOISE CONTOUR USE: RESIDENTIAL 11,993 SF @.28 ACRES 65 dBA Ldn GROUND EX. STRUCTURES EX. ROAD ROOFTOP DISCONNECT CREDIT PROP. PAVING FOREST PRESERVATION AREA EX. 1 STORY FRAME WOODLAND PRESERVED AREA NOT COUNTED 47,154 SF/ 1.083 AC± ST > SPECIMEN TREE SIGN TREE PRESERVATION DEVICE 000 == LIMIT OF DPW&T PERMIT -CRITICAL ROOT ZONE FOREST RETENTION SIGN #5004 ENTERPRISE ROAD / PARCEL "B"/ HOLMEHURST WEST PLAT NO. THREE HOLMEHURST WEST 6,597 SF < PLAT BOOK 119 PAGE 25 50' WIDE ACCIESS 11901 PARALLEL ROAD TO BE CONVEYED DOROTHY J. BLEDSOE Prince George's County Planning Department WOODLAND PRESERVED Environmental Planning Section AREA NOT COUNTED APPROVAL TREE CONSERVATION PLAN 8,746 SF. 0.20 ACRES GRAPHIC SCALE

M.N.C.P. & P.C. APPROVALS PROJECT NAME: HOLMEHURST PROPERTY
PROJECT NUMBER: DSP - 05052 VD-05052

For conditions of Approval see Site Plan Cover Sheet or Approval Shee The Revisions Listed Below Apply to this Sheet pproval or Approval Reviewer's Signature 01 11.413 JK

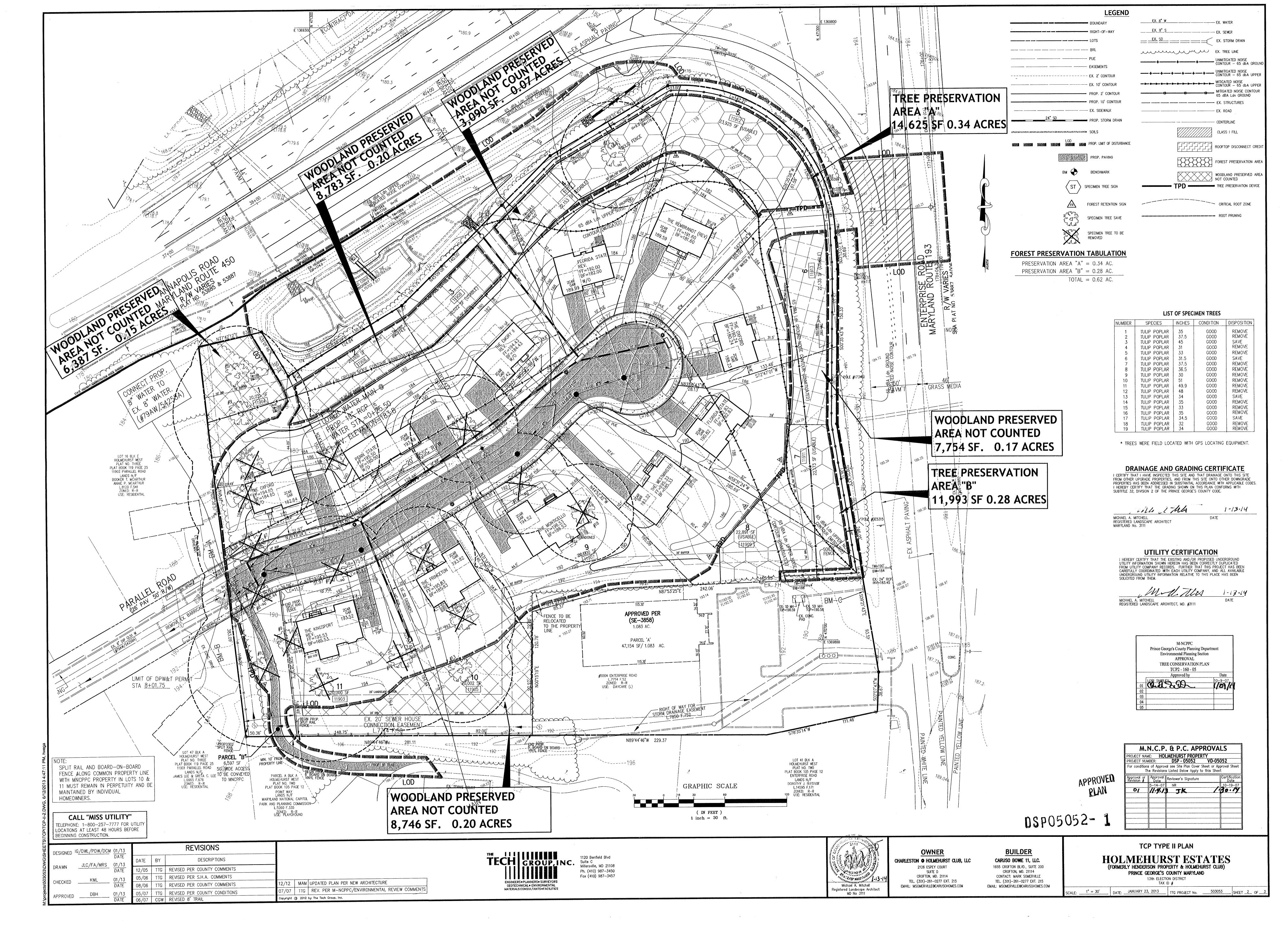
_ TTG PROJECT No. ________SHEET _1 OF.

REVISIONS DESIGNED IG/DWL/PDW/DCM 01/13 DESCRIPTIONS ITG | REVISED PER COUNTY COMMENTS REVISED PER S.H.A. COMMENTS /30 | MAM | REVISED TEMPLATE SHEETS PER PLANNING BOARD RESOLUTION ITG | REVISED PER COUNTY COMMENTS MAM UPDATED PLAN PER NEW ARCHITECTURE TTG | REV. PER M-NCPPC/ENVIRONMENTAL REVIEW COMMENTS TTG | REVISED PER COUNTY CONDITIONS

CGW REVISED 8' TRAIL



Millersville, MD 21108 Ph. (410) 987-3450 Fax (410) 987-3457 1 inch =50' ft.



STANDARD TYPE II TREE CONSERVATION PLAN NOTES

- 1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DSP-05052. IF DSP-05052 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
- 2. 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 \$9.00 PER SQUARE FOOT MITIGATION FEE.
- 3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND
- CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL. 4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY

OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT

- 5. THE OWNERS OF THE PROPERTY SHUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLEY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
- 6. THE PROPERTY IS WITHIN THE DEVELOPING TIER AND IS ZONED R-R
- 7. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A
- 8. THE PROPERTY IS ADJACENT TO ENTERPRISE ROAD (ROUTE 193) WHICH IS CLASSIFIED AS AN ARTERIAL ROADWAY. THE PROPERTY IS ALSO ADJACENT TO ANNAPOLIS ROAD (MD. ROUTE 450) WHICH IS CLASSIFIED AS AN ARTERIAL ROADWAY.
- 9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (g).

TO THIS REQUIREMENT.

TREE PRESERVATION AND RETENTION NOTES

- 10. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOOLDNAD AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARIN WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTITIFED TO BE CLEARED ON THE APPROVED TCP2.
- 11. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
- 12. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFs) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFs MAY
- 13. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2
- 14. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPF INSTALLATION. THESE SIGNS MUST REMAIN IN

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

- 15. 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 COUNTY AS DEAD, DYING OR HAZARDOUS MAY BE REMOVED.
- 16. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR 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.
- 17. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE COVERED WITH SOIL, MULCH, OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
- 18. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITEE, PRIOR TO REMOVAL A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

IF CORRECTIVE PRUNING MAY ALLEMATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI-A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

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 A WILDLIFE

TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF THE NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

POST DEVELOPMENT NOTES

1. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR POIRTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS". THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. 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

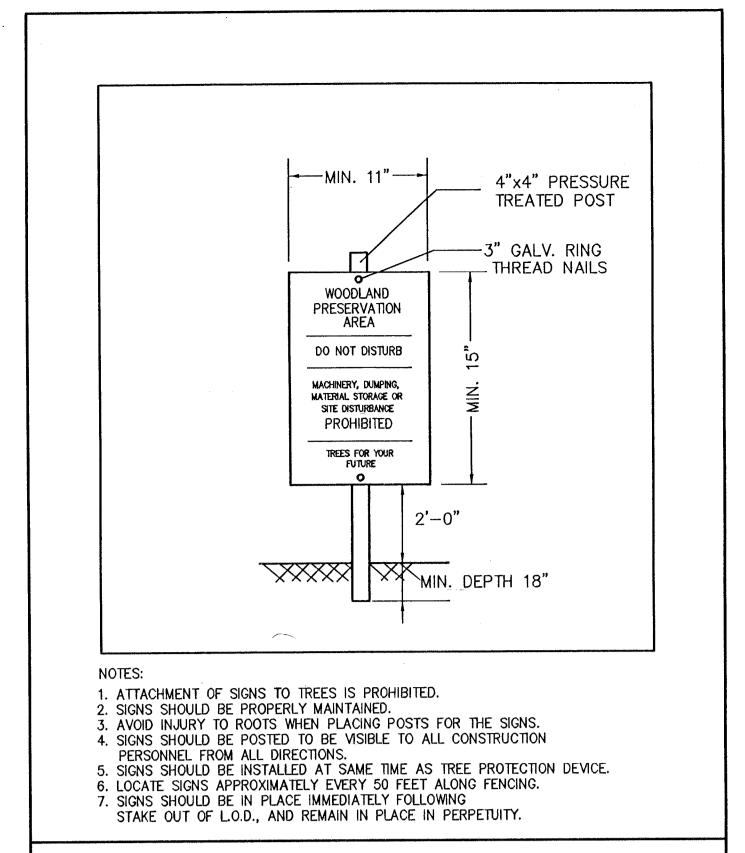
IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

- THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAINSAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES IN 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
- 3. THE USE OF BROADCAST SPRAYING OF 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 CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
- 4. 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.

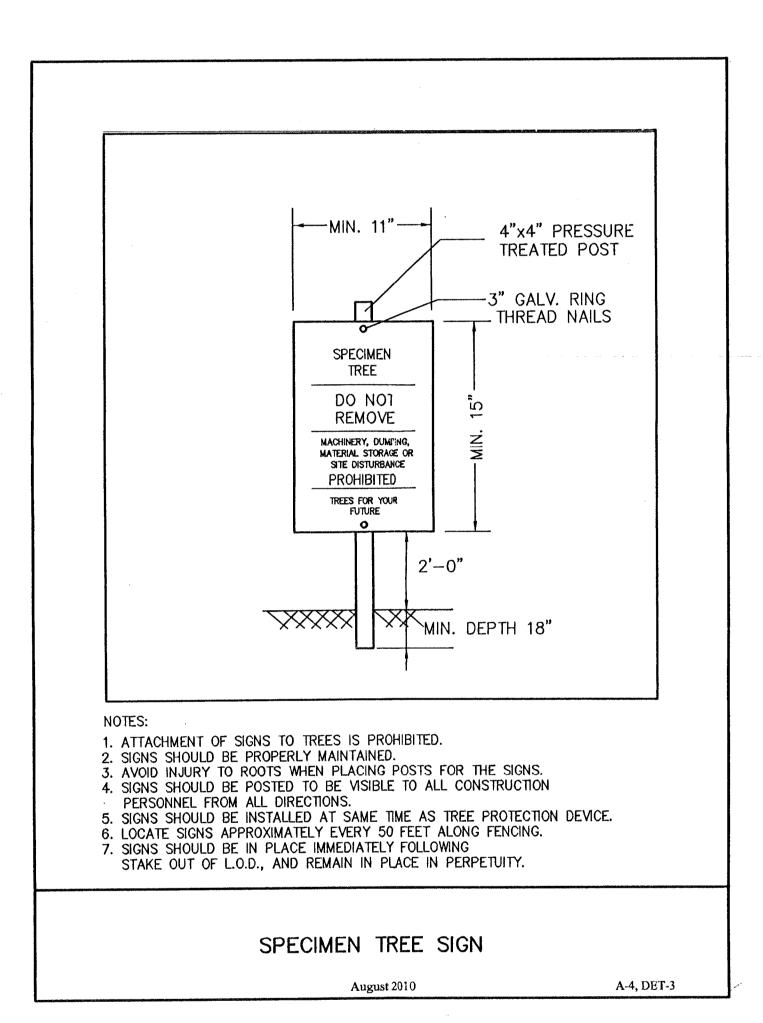
OFFSITE WOODLAND CONSERVATION

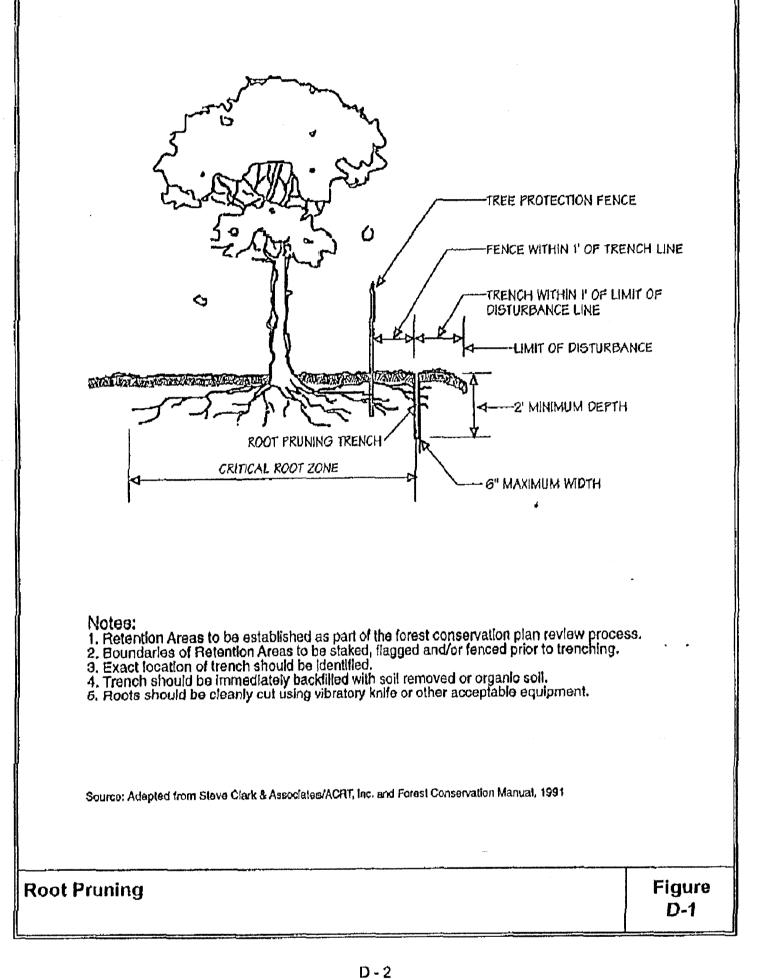
PRIOR TO THE ISSUANCE OF THE FIRST PERMIT FOR THE DEVELOPMENT_SHOWN ON THIS TCP2, ALL OFF SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TCP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECORDATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC, PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

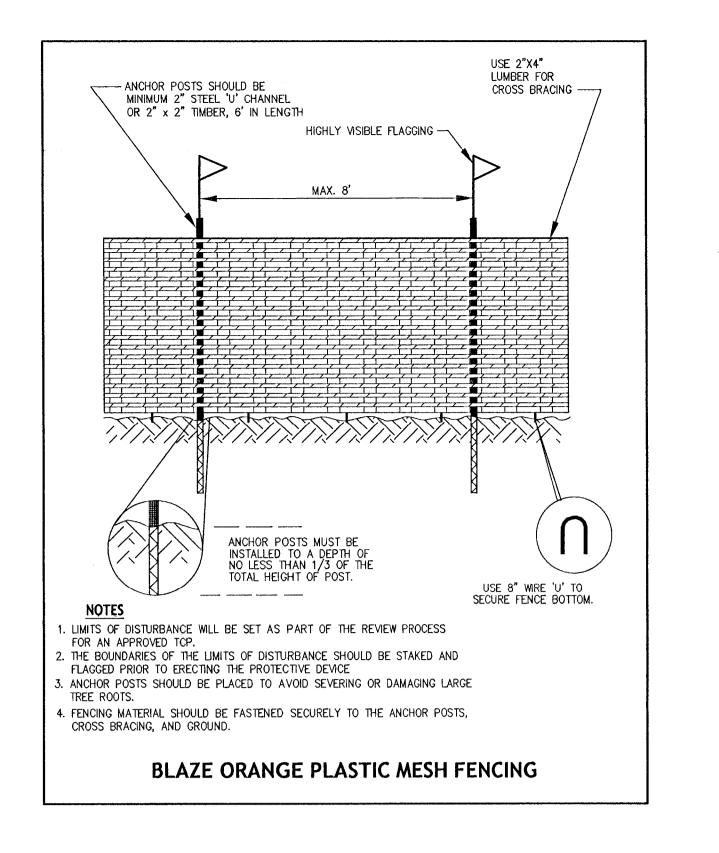


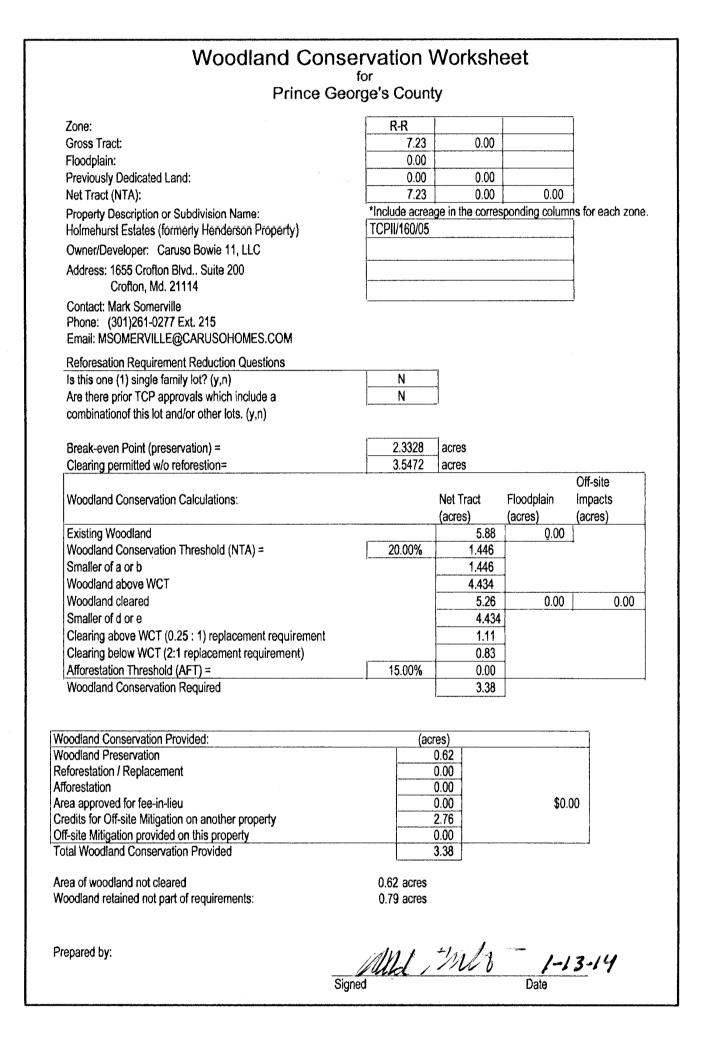
WOODLAND PRESERVATION AREA SIGN

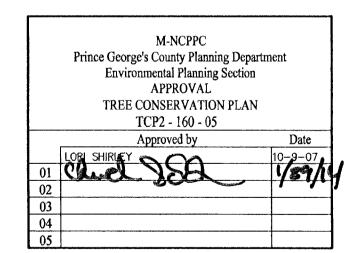
A-4, DET-1 August 2010

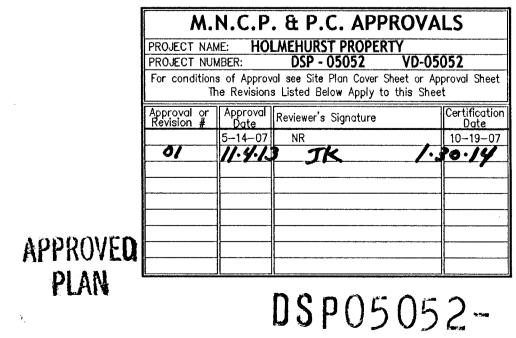








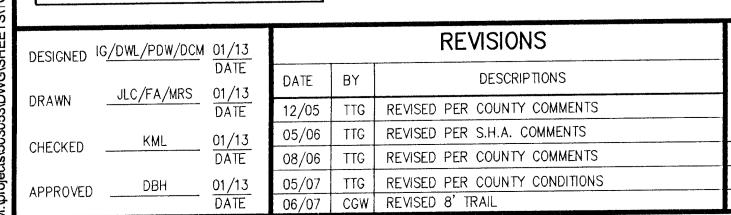


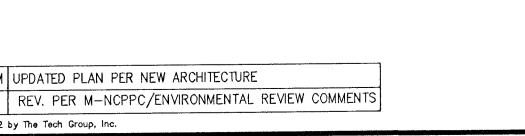


DSP05052-1

BUILDER CHARLESTON O HOLMEHURST CLUB, LLC CARUSO BOWNE 11, LLC. 1655 CROFTON BLVD., SUITE 200 2126 ESPEY COURT

CALL "MISS UTILITY" TELEPHONE: 1-800-257-7777 FOR UTILIT LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.





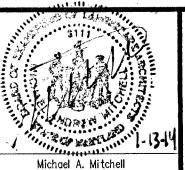
2/12 MAM UPDATED PLAN PER NEW ARCHITECTURE

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Ph. (410) 987-3450 Fax (410) 987-3457

GEOTECHNICAL . ENVIRONMENTAL

MATERIALS CONSULTANTS • FACILITIES



egistered Landscape Architect

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TCP TYPE II DETAILED AND NOTES PLAN **HOLMEHURST ESTATES** (FORMERLY HENDERSON PROPERTY & HOLMEHURST CLUB) PRINCE GEORGE'S COUNTY MARYLAND 13th ELECTION DISTRICT

DATE: JANUARY 23, 2013 TTG PROJECT No. 503053 SHEET 3 OF _