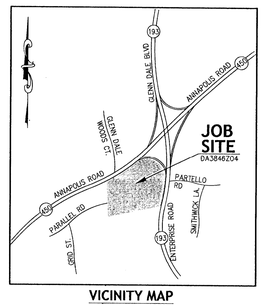
HOLMEHURST ESTATES

(FORMERLY HENDERSON PROPERTY & HOLMEHUST CLUB)

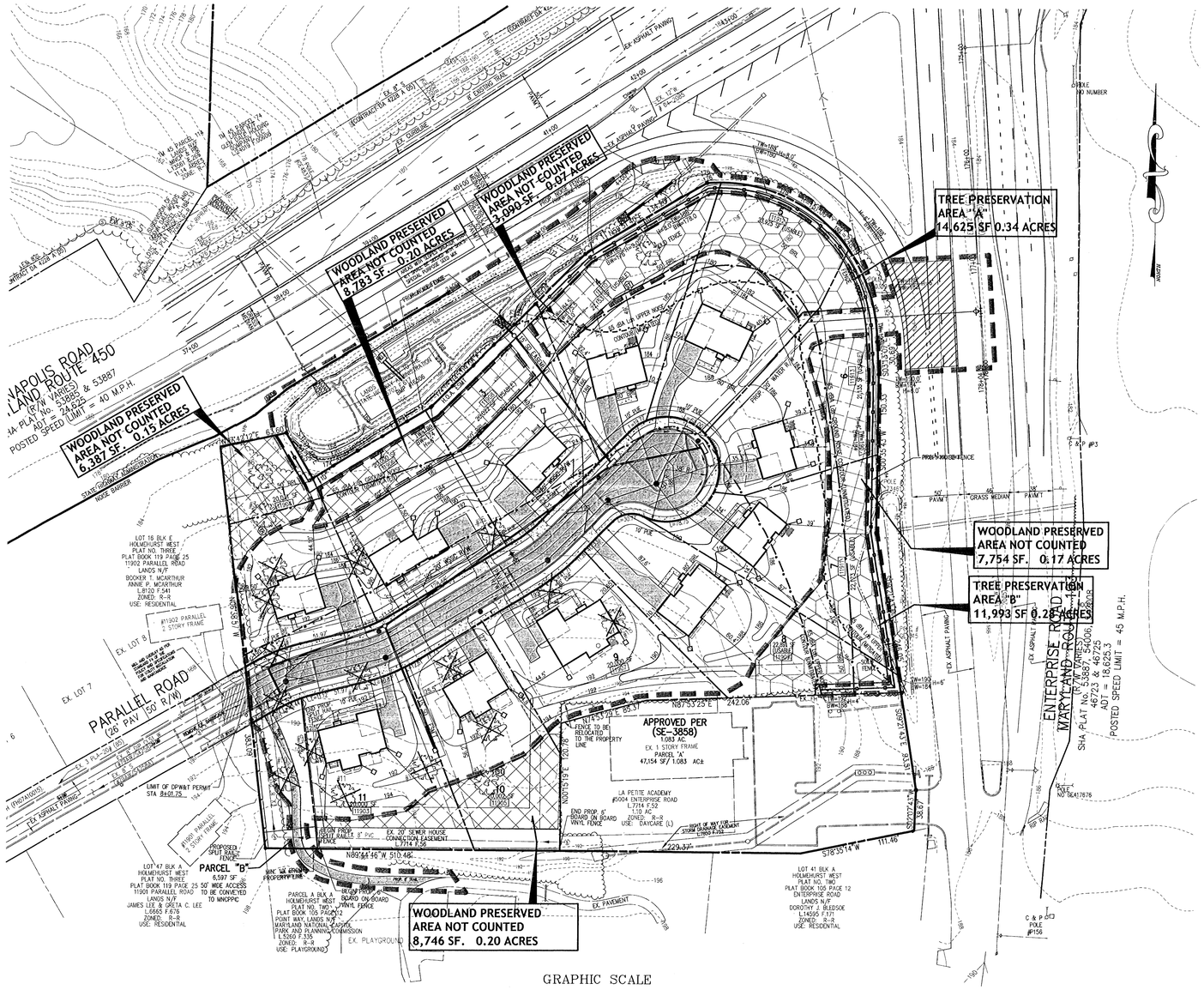
TCP II PLAN



VICINITY MAP
SCALE: 1" = 2000'
ADC PG. CO. MAP 5412, GRID C7
200' SHEET 207 NE 10, 11
PRINCE GEORGE'S COUNTY
TAX MAP 45 GRID E-3

GENERAL NOTES

1. 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
5. WSSC MAP: 207 NE 10,11
6. MIN SETBACK REQUIREMENTS:
   FRONT: 25'
   SIDE: 8', TOTAL OF 2 SIDES – 17'
   REAR: 20'
   BRL: 100'
7. TOTAL AREA: 7.23 AC (INCLUDING 1.10 ACRES. LA PETITE ACADEMY, INC. IS UNDER PARCEL A)
   DISTURBED AREA: 5.27 ACRES
   UNDISTURBED AREA: 1.96 ACRES
8. EXISTING WATER SERVICE CATEGORY IS W3.
   EXISTING SEWER SERVICE CATEGORY IS S3.
9. MAX SLOPE 3:1; MIN SLOPE 5%
10. FILL AREAS
    UNDER BUILDINGS: CLASS I
    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, EXPIRES 4/11/10.
14. THERE IS NO 100-YEAR FLOOD PLAIN ON LOTS.
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 NOISE LEVELS TO 45dBA(Ldn) OR LESS.
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 PRUNING AREAS ARE ALSO SHOWN.
17. PREVIOUS 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)
    DETAILED SITE PLAN 05052
    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)
21. NEAREST FIRE STATION: 1.1 MILE (GLENDALE)
22. A 10 FOOT WIDE PUBLIC UTILITY EASEMENT WILL BE PROVIDED ALONG ALL PUBLIC RIGHT OF WAYS.
23. A 10' EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF THE NOISE FENCE HAS BEEN PROVIDED ALONG THE REAR OF LOTS 1-8. THE NOISE FENCE TO BE MAINTAINED BY THE 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 CAMBRIUM 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 HOA.
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 I/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 MARSHUER 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 SITE NOT UNDER ACTIVE GRADING.



SITE DATA

1. EXISTING ZONING: RR
2. AREA: PARCEL 115 – L. 5672 F. 158 = 7.226 ACRES (INCLUDING 1.10 AC LA PETITE ACADEMY, INC. IS UNDER PARCEL A
3. PROPOSED USE: SINGLE FAMILY DEVELOPMENT
4. TIER: DEVELOPING TIER
5. DEVELOPMENT TYPE: CONVENTIONAL
6. DENSITY ALLOWED: (2.17 DU/NET AREA) (2.17)(6.06) = 13 UNITS
7. DENSITY 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
   PARCEL "B": 6,597 SF. OR 0.15 DEDICATED TO MNCPPC.
10. DISTURBED AREA: 226,401 SF. OR 5.19 ACRES
11. WOODLAND PRESERVATION: 26,518 SF. OR 0.62 ACRES
12. WOODLAND PRESERVED AREA NOT COUNTED: 33,792 SF. OR 0.76 ACRES

SHEET INDEX

1. COVER SHEET
2. TCP TYPE II PLAN
3. TCP TYPE-II DETAILS AND NOTES

DEVELOPMENT STANDARDS

1. MIN. LOT AREA: 20,000 SF
2. LOT WIDTH AT BUILDING LINE: 80'
3. 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'
6. 50' WIDE BUFFER OF EXISTING NATURAL VEGETATION ALONG ANNAPOLIS ROAD AND ENTERPRISE ROAD (PER THE LANDSCAPE MANUAL)
7. MAX. LOT COVERAGE: 25%
8. LANDSCAPE BUFFER BETWEEN SFD AND DAY CARE CENTER TYPE B – 20'

DEED INFORMATION

GRANTOR: PMB, INC.
GRANTEE: CHARLESTON AT HOLMEHURST CLUB, L.L.C.
DATE OF CONVEYANCE: 9/27/2005
DEED REFERENCE: 23512/266

LEGEND

BOUNDARY
RIGHT-OF-WAY
LOTS
BRL
PUE
EASEMENTS
EX. 2' CONTOUR
EX. 10' CONTOUR
PROP. 2' CONTOUR
PROP. 10' CONTOUR
EX. SIDEWALK
24" SD — PROP. STORM DRAIN
SOILS
LOD — PROP. LIMIT OF DISTURBANCE
PROP. PAVING
BM — BENCHMARK
ST — SPECIMEN TREE SIGN
FOREST RETENTION SIGN
SPECIMEN TREE SAVE
SPECIMEN TREE TO BE REMOVED
EX. 8" W — EX. WATER
EX. 8" S — EX. SEWER
EX. SD — EX. STORM DRAIN
EX. TREE LINE
UNMITIGATED NOISE CONTOUR – 65 dbA GROUND
UNMITIGATED NOISE CONTOUR – 65 dbA UPPER
MITIGATED NOISE CONTOUR – 65 dbA UPPER
MITIGATED NOISE CONTOUR 65 dBA Ldn GROUND
EX. STRUCTURES
EX. ROAD
CENTERLINE
CLASS I FILL
ROOFTOP DISCONNECT CREDIT
FOREST PRESERVATION AREA
WOODLAND PRESERVED AREA NOT COUNTED
TPD — TREE PRESERVATION DEVICE
CRITICAL ROOT ZONE
ROOT PRUNING

LOT BY LOT TABULATION

LOTS	GROSS TRACT AREA	100-YR FLOODPLAIN	NET TRACT AREA	EX. WOODLAND (NET TRACT AREA)	WOODLAND CLEARED (NTA)	WOODLAND PRESERV. AREA	WOODLAND REFOREST. AREA	WOODLAND RET. NOT COUNTED	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.	——	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.		——	——	——	0.11 AC.	——
11	0.46 AC.	——	0.46 AC.		——	——	——	0.04 AC.	——
TOTAL	5.35 AC.	——	5.35 AC.		——	0.62 AC.	——	0.58 AC.	——

NOTE:
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.

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

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2 - 160 - 05

	Approved by	Date
01	LORI SHIRLEY	10-9-07
02		1/29/14
03		
04		
05		

DSP05052- 1

APPROVED PLAN

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 Sheet
The Revisions Listed Below Apply to this Sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
	5-14-07	NR	10-19-07
01	1/29/14	JK	1.30.14

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 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 PRINCE GEORGE'S COUNTY CODE.

MICHAEL A. MITCHELL
REGISTERED LANDSCAPE ARCHITECT
MARYLAND No. 3111

1-13-14
DATE

UTILITY CERTIFICATION

I HEREBY CERTIFY THAT THE EXISTING AND/OR PROPOSED UNDERGROUND UTILITY INFORMATION SHOWN HEREON HAS BEEN CORRECTLY DUPLICATED FROM UTILITY COMPANY RECORDS. FURTHER THAT THIS PROJECT HAS BEEN CAREFULLY COORDINATED WITH EACH UTILITY COMPANY, AND ALL AVAILABLE UNDERGROUND UTILITY INFORMATION RELATIVE TO THIS PLACE HAS BEEN SOUGHT FROM THEM.

MICHAEL A. MITCHELL
REGISTERED LANDSCAPE ARCHITECT, MD. #3111

1-13-14
DATE

DESIGNED	IG/DWL/PDW/DCM	01/13 DATE
DRAWN	JLC/FA/MRS	01/13 DATE
CHECKED	KML	01/13 DATE
APPROVED	DBH	01/13 DATE

REVISIONS

DATE	BY	DESCRIPTIONS
12/05	TTG	REVISED PER COUNTY COMMENTS
05/06	TTG	REVISED PER S.H.A. COMMENTS
08/06	TTG	REVISED PER COUNTY COMMENTS
05/07	TTG	REVISED PER COUNTY CONDITIONS
06/07	CGW	REVISED 8' TRAIL
12/30	MAM	REVISED TEMPLATE SHEETS PER PLANNING BOARD RESOLUTION
12/12	MAM	UPDATED PLAN PER NEW ARCHITECTURE
07/07	TTG	REV. PER M-NCPPC/ENVIRONMENTAL REVIEW COMMENTS

THE TECH GROUP, INC.
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Michael A. Mitchell
Registered Landscape Architect
MD No 3111
1-13-14

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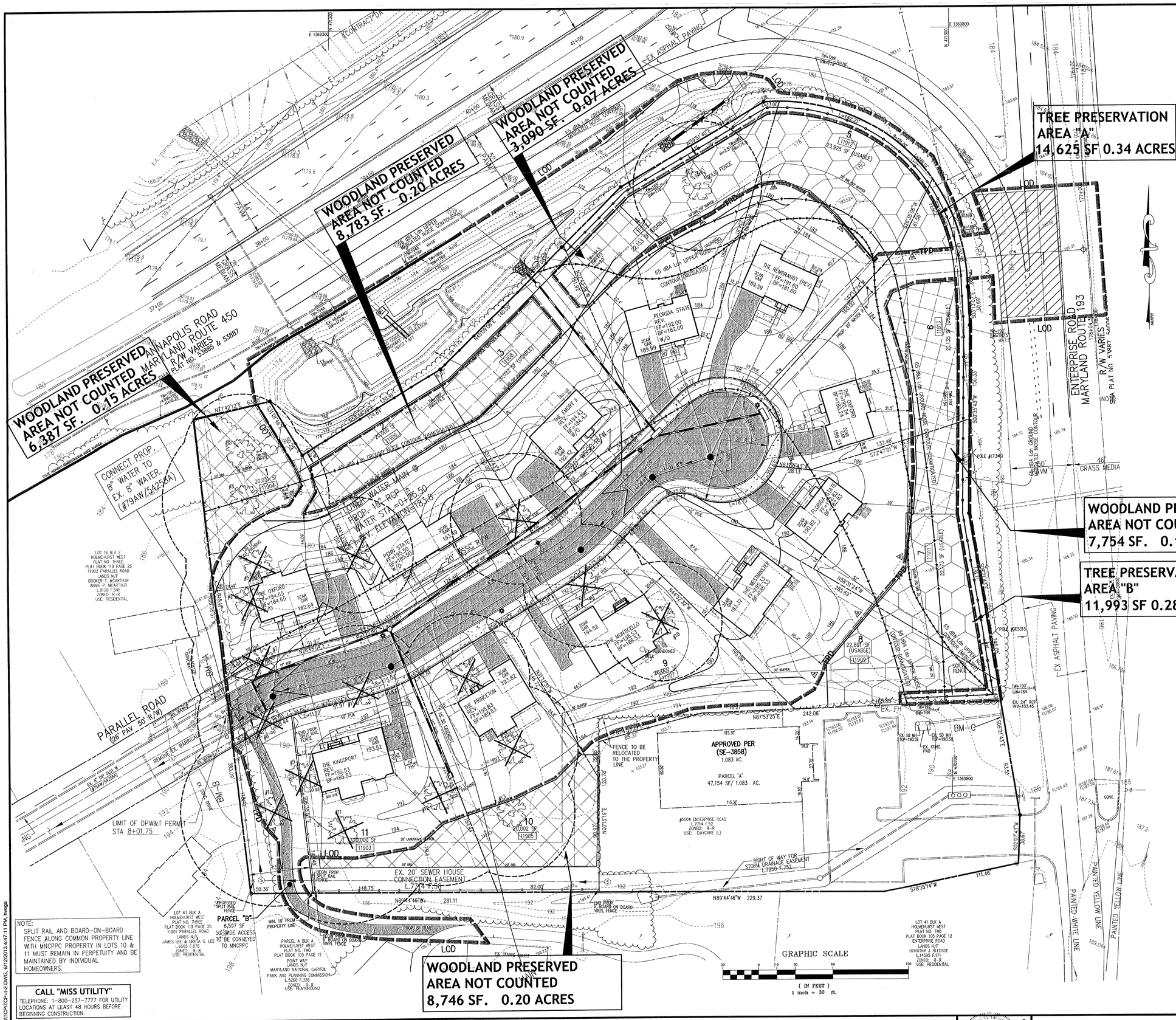
EMAIL: MSOMERVILLE@CARUSOHOMES.COM

TCP TYPE II PLAN COVER SHEET

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

SCALE: 1" = 50' | DATE: DECEMBER 2013 | TTG PROJECT No. 503053 | SHEET 1 OF 3



LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- LOTS
- BRL
- PUE
- EASEMENTS
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- EX. SIDEWALK
- PROP. STORM DRAIN
- SOILS
- LOD — PROP. LIMIT OF DISTURBANCE
- PROP. PAVING
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- EX. ROAD
- CENTERLINE
- CLASS I FILL
- ROOFTOP DISCONNECT CREDIT
- FOREST PRESERVATION AREA
- WOODLAND PRESERVED AREA NOT COUNTED
- TPD — TREE PRESERVATION DEVICE
- CRITICAL ROOT ZONE
- ROOT PRUNING

FOREST PRESERVATION TABULATION

PRESERVATION AREA "A" = 0.34 AC.
PRESERVATION AREA "B" = 0.28 AC.
TOTAL = 0.62 AC.

LIST OF SPECIMEN TREES

NUMBER	SPECIES	INCHES	CONDITION	DISPOSITION
1	TULIP POPLAR	35	GOOD	REMOVE
2	TULIP POPLAR	37.5	GOOD	REMOVE
3	TULIP POPLAR	45	GOOD	SAVE
4	TULIP POPLAR	31	GOOD	REMOVE
5	TULIP POPLAR	33	GOOD	REMOVE
6	TULIP POPLAR	31.5	GOOD	SAVE
7	TULIP POPLAR	37.5	GOOD	REMOVE
8	TULIP POPLAR	36.5	GOOD	REMOVE
9	TULIP POPLAR	30	GOOD	REMOVE
10	TULIP POPLAR	51	GOOD	REMOVE
11	TULIP POPLAR	49.9	GOOD	REMOVE
12	TULIP POPLAR	48	GOOD	REMOVE
13	TULIP POPLAR	34	GOOD	SAVE
14	TULIP POPLAR	35	GOOD	REMOVE
15	TULIP POPLAR	33	GOOD	REMOVE
16	TULIP POPLAR	35	GOOD	REMOVE
17	TULIP POPLAR	34.5	GOOD	SAVE
18	TULIP POPLAR	32	GOOD	REMOVE
19	TULIP POPLAR	34	GOOD	REMOVE

* TREES WERE FIELD LOCATED WITH GPS LOCATING EQUIPMENT.

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 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 PRINCE GEORGE'S COUNTY CODE.

MICHAEL A. MITCHELL, REGISTERED LANDSCAPE ARCHITECT MARYLAND No. 3111 — DATE 1-13-14

UTILITY CERTIFICATION

I HEREBY CERTIFY THAT THE EXISTING AND/OR PROPOSED UNDERGROUND UTILITY INFORMATION SHOWN HEREON HAS BEEN CORRECTLY DUPLICATED FROM UTILITY COMPANY RECORDS. FURTHER THAT THIS PROJECT HAS BEEN CAREFULLY COORDINATED WITH EACH UTILITY COMPANY, AND ALL AVAILABLE UNDERGROUND UTILITY INFORMATION RELATIVE TO THIS PLACE HAS BEEN SOLICITED FROM THEM.

MICHAEL A. MITCHELL, REGISTERED LANDSCAPE ARCHITECT, MD. #3111 — DATE 1-13-14

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2 - 160 - 05

Approved by		Date
	LOD SHEETS	10-9-07
01		1/09/14
02		
03		
04		
05		

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

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 Sheet. The Revisions Listed Below Apply to this Sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
	5-14-07	NR	10-19-07
01	11-8-13	JK	1-30-14

APPROVED PLAN

DSP05052- 1

DESIGNED	IG/DML/PDW/DCM	01/13 DATE
DRAWN	JLC/FA/MRS	01/13 DATE
CHECKED	KML	01/13 DATE
APPROVED	DBH	01/13 DATE

REVISIONS

DATE	BY	DESCRIPTIONS
12/05	TTG	REVISED PER COUNTY COMMENTS
05/06	TTG	REVISED PER S.H.A. COMMENTS
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Michael A. Mitchell
Registered Landscape Architect
MD No 3111
1-13-14

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TCP TYPE II PLAN

HOLMEHURST ESTATES

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

SCALE: 1" = 30' | DATE: JANUARY 23, 2013 | TTG PROJECT No. 503053 | SHEET 2 OF 3

M:\projects\503053\DWG\SHEETS\TCP\TCP-II-2.DWG, 6/12/2013 4:47:11 PM, hwiggs

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 TO THIS REQUIREMENT.
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 SCENIC BYWAY.
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).

TREE PRESERVATION AND RETENTION NOTES

10. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND 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 IDENTITIED 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 BEGIN.
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 PERPETUITY.

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 ALLEVIATE 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 HABITAT.

    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

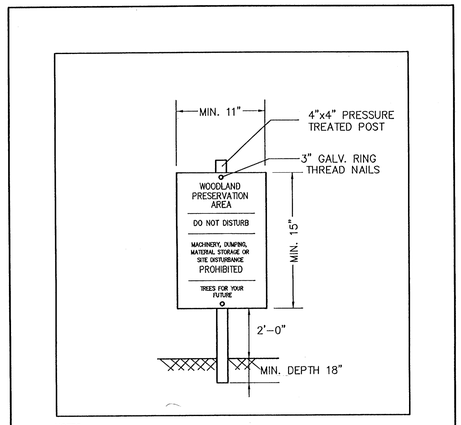
1. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE 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 PERMITTED.

    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.
2. 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 DECOMPOSITION.
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

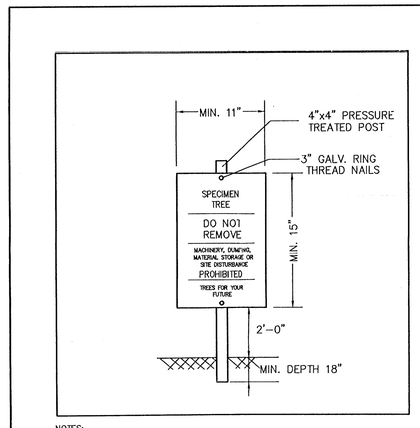
PRIOR TO THE ISSUIANCE OF THE FIRST PERMIT FOR THE DEVELOPMENT.SHOWN ON THIS TCP2, ALL OFF SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TCP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECORDATION OF THE OFF-SITE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



NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

August 2010 A-4, DET-1



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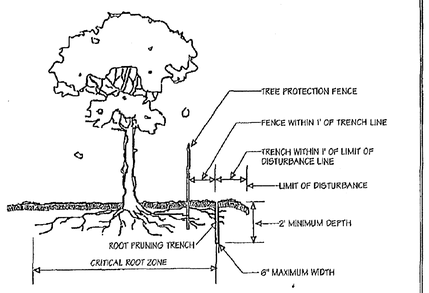
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

SPECIMEN TREE SIGN

August 2010 A-4, DET-3

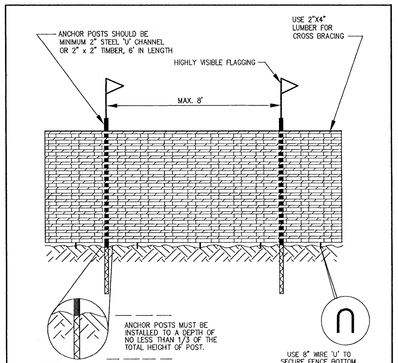


Notes:
1. Retention Areas to be established as part of the forest conservation plan review process.
2. Boundaries of Retention Areas to be staked, flagged and/or fenced prior to trenching.
3. Exact location of trench should be identified.
4. Trench should be immediately backfilled with soil removed or organic soil.
5. Roots should be cleanly cut using vibratory knife or other acceptable equipment.

Source: Adapted from Steve Clark & Associates/ACRT, Inc. and Forest Conservation Manual, 1991

Root Pruning — **Figure D-1**

D - 2



NOTES
1. LIMITS OF DISTURBANCE WILL BE SET AS PART OF THE REVIEW PROCESS FOR AN APPROVED TCP.
2. THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHOULD BE STAKED AND FLAGGED PRIOR TO ERECTING THE PROTECTIVE DEVICE.
3. ANCHOR POSTS SHOULD BE PLACED TO AVOID SEVERING OR DAMAGING LARGE TREE ROOTS.
4. FENCING MATERIAL SHOULD BE FASTENED SECURELY TO THE ANCHOR POSTS, CROSS BRACING, AND GROUND.

BLAZE ORANGE PLASTIC MESH FENCING

Woodland Conservation Worksheet
for
Prince George's County

Zone:	R-R		
Gross Tract:	7.23	0.00	
Floodplain:	0.00		
Previously Dedicated Land:	0.00	0.00	
Net Tract (NTA):	7.23	0.00	0.00

Property Description or Subdivision Name: Holmehurst Estates (formerly Henderson Property)
*Include acreage in the corresponding columns for each zone.
TCP#/160/05

Owner/Developer: Caruso Bowie 11, LLC
Address: 1655 Crofton Blvd., Suite 200
Crofton, Md. 21114
Contact: Mark Somerville
Phone: (301)261-0277 Ext. 215
Email: MSOMERVILLE@CARUSOHOMES.COM

Reforestation Requirement Reduction Questions

Is this one (1) single family lot? (y/n)	N
Are there prior TCP approvals which include a combinationof this lot and/or other lots. (y/n)	N

Break-even Point (preservation) =	2.3328	acres
Clearing permitted w/o reforestion=	3.5472	acres

Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland		5.88	0.00	
Woodland Conservation Threshold (NTA) =	20.00%	1.446		
Smaller of a or b		1.446		
Woodland above WCT		4.434		
Woodland cleared		5.26	0.00	0.00
Smaller of d or e		4.434		
Clearing above WCT (0.25 : 1) replacement requirement		1.11		
Clearing below WCT (2:1 replacement requirement)		0.83		
Afforestation Threshold (AFT) =	15.00%	0.00		
Woodland Conservation Required		3.38		

Woodland Conservation Provided:	(acres)	
Woodland Preservation	0.62	
Reforestation / Replacement	0.00	
Afforestation	0.00	
Area approved for fee-in-lieu	0.00	$0.00
Credits for Off-site Mitigation on another property	2.76	
Off-site Mitigation provided on this property	0.00	
Total Woodland Conservation Provided	3.38	

Area of woodland not cleared 0.62 acres
Woodland retained not part of requirements: 0.79 acres

Prepared by:
Signed — Date 1-13-14

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2 - 160 - 05

	Approved by	Date
	LORI SHIRLEY	10-9-07
01		1/31/14
02		
03		
04		
05		

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 Sheet
The Revisions Listed Below Apply to this Sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
	5-14-07	NR	10-19-07
01	11-4-13	JK	1-30-14

APPROVED PLAN

DSP05052- 1

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

DESIGNED	IG/DWL/PDW/DCM	01/13 DATE
DRAWN	JLC/FA/MRS	01/13 DATE
CHECKED	KML	01/13 DATE
APPROVED	DBH	01/13 DATE

REVISIONS

DATE	BY	DESCRIPTIONS
12/05	TTG	REVISED PER COUNTY COMMENTS
05/06	TTG	REVISED PER S.H.A. COMMENTS
08/06	TTG	REVISED PER COUNTY COMMENTS
05/07	TTG	REVISED PER COUNTY CONDITIONS
06/07	CGW	REVISED 8' TRAIL
12/12	MAM	UPDATED PLAN PER NEW ARCHITECTURE
07/07	TTG	REV. PER M-NCPPC/ENVIRONMENTAL REVIEW COMMENTS

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Michael A. Mitchell
Registered Landscape Architect
MD No 3111

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CROFTON, MD. 21114
TEL. (301)-261-0277 EXT. 215
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EMAIL: MSOMERVILLE@CARUSOHOMES.COM

TCP TYPE II DETAILED AND NOTES PLAN

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

SCALE: AS SHOWN DATE: JANUARY 23, 2013 TTG PROJECT No. 503053 SHEET 3 OF 3

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