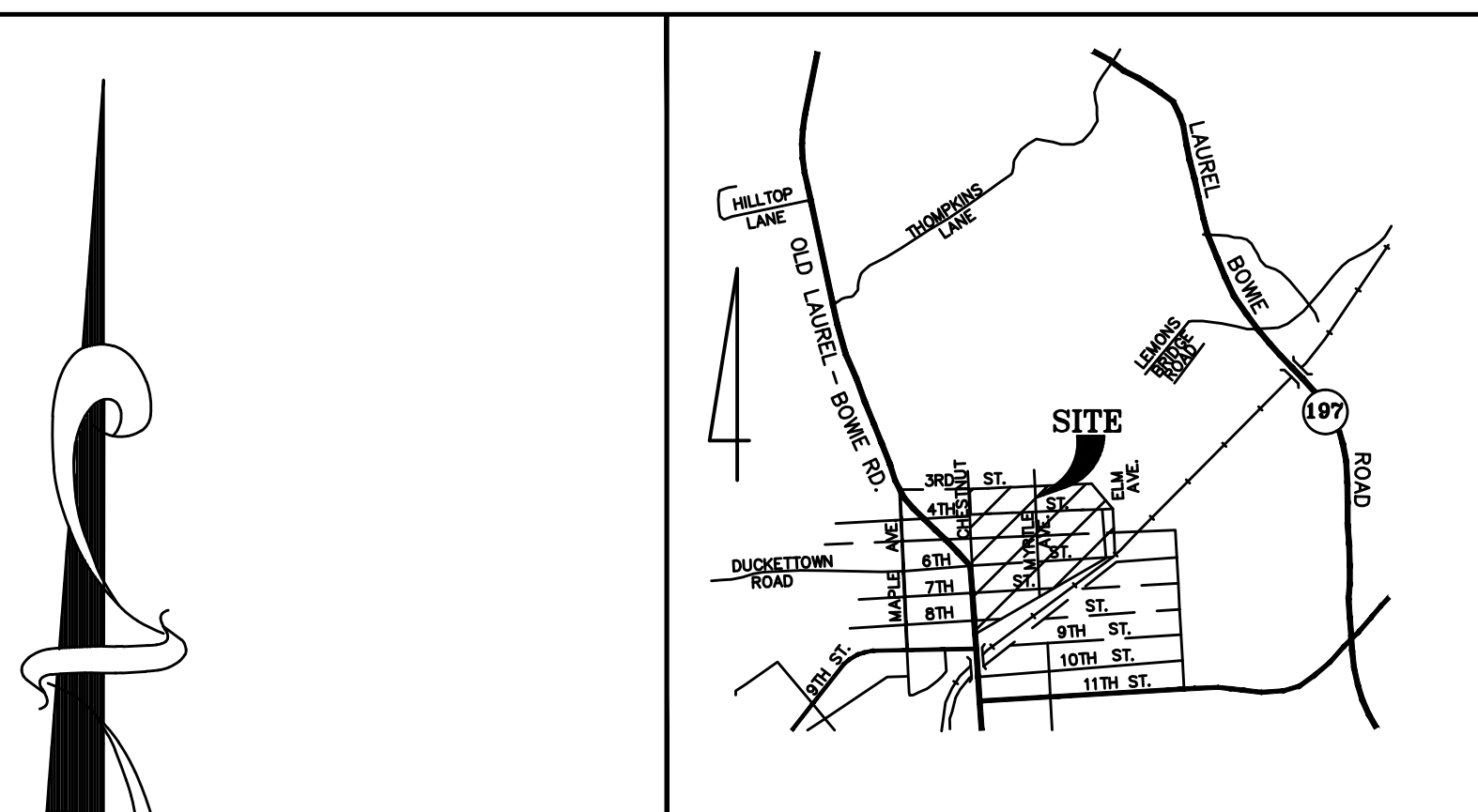
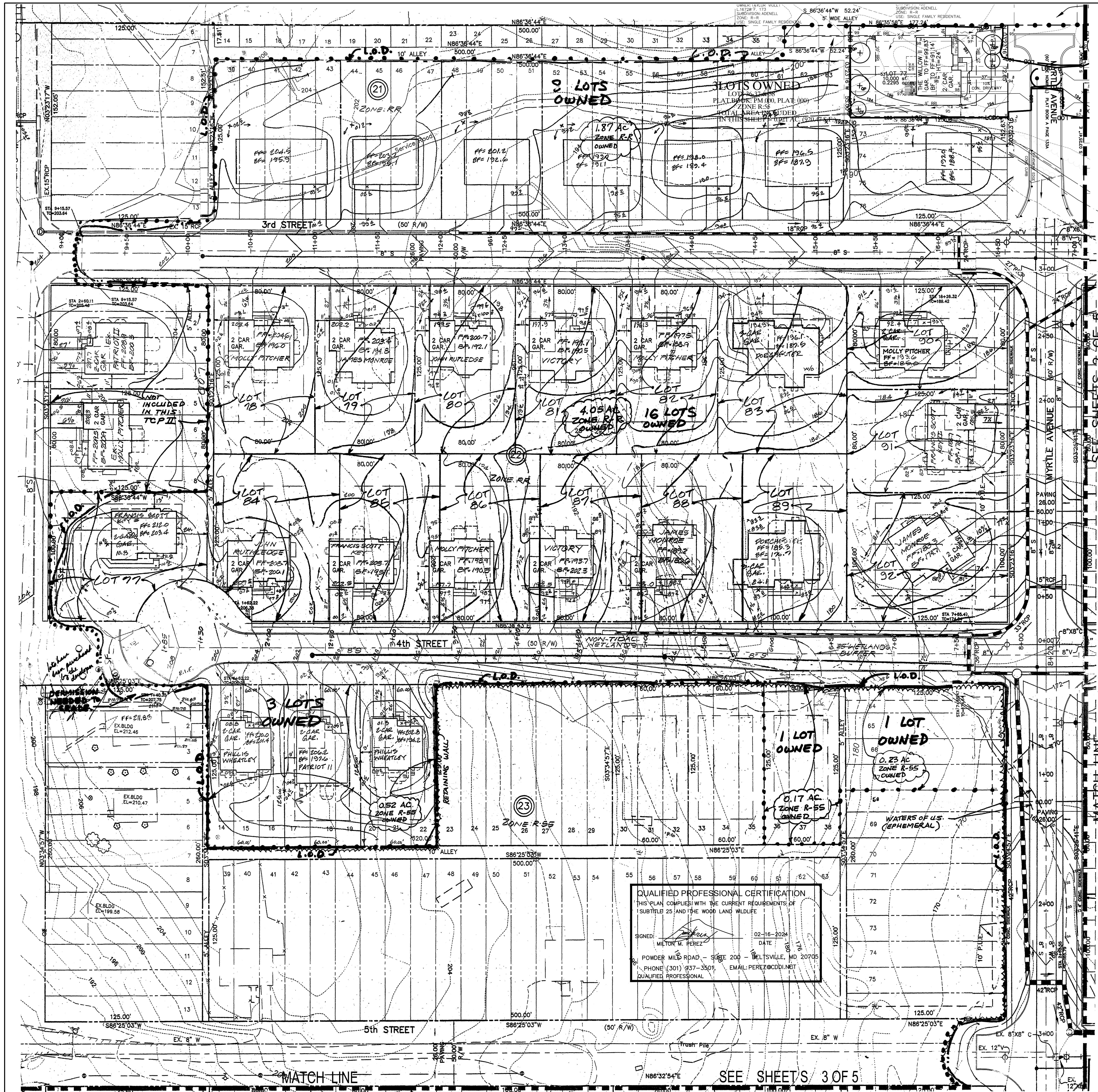
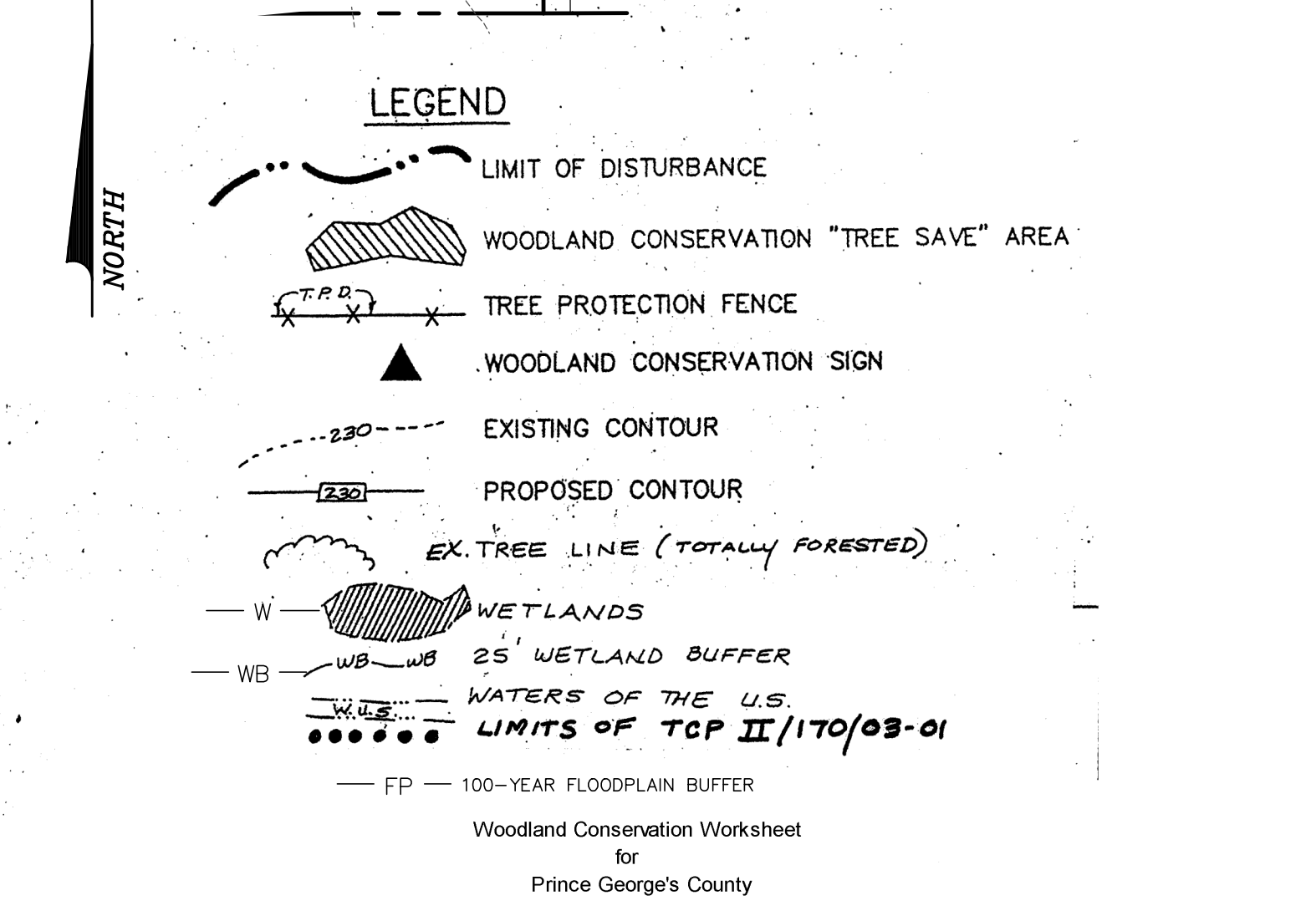




VICINITY MAP
SCALE: 1"=2000'



Zone: R-55
Gross Tract: 5.94
Floodplain: 0.00
Previously Dedicated Land: 0.00
Net Tract (NTA): 5.94

Property Description or Subdivision Name: BOWIE LOTS SHEET 1 ONLY

Is this site subject to the 1989 Ordinance? N

Is this one (1) single family lot? (y/n) N

Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n) Y

Is this a Mitigation Bank? N

Break-even Point (preservation) = 2.47 acres
Clearing permitted w/o reforestation = 4.30 acres

Woodland Conservation Calculations:

	Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland	6.86	0.00	
Woodland Conservation Threshold (NTA) =	20.00%	1.37	
Smaller of a or b	1.37		
Woodland above WCT	5.49		
Woodland cleared	6.46	0.00	0.00
Smaller of d or e	5.49		
Clearing above WCT (0.25 : 1) replacement requirement	1.37		
Clearing below WCT (2:1 replacement requirement)	0.97		
Afforestation Threshold (AFT) =	15.00%	0.00	
Off-site Mitigation being provided on this property	0.00		
Woodland Conservation Required	3.72		

Woodland Conservation Provided:

	(acres)
Woodland Preservation	0.00
Afforestation / Reforestation	0.00
Area approved for fee-in-lieu	0.00
Credits for Off-site Mitigation on another property	3.72
Off-site Mitigation being provided on this property	0.00
Total Woodland Conservation Provided	3.72

Area of woodland not cleared: 0.40 acres
Woodland retained not part of requirements: 0.40 acres

Prepared by: [Signature]
Signed: [Signature] Date: [Date]

LOTS OWNED: R-55 ZONE=24 R-55 ZONE=5
TOTAL OWNED=29 TOTAL LOTS THIS SHEET=29

* 8/23/05 THIS SHEET WAS REVISED TO INCLUDE 1 ADDITIONAL BUILDING LOT, NOT PREVIOUSLY INCLUDED IN THE OVERALL CALCULATIONS FOR THIS SHEET. ALSO, THE 29 SINGLE LOTS WHICH WERE INCLUDED IN THE PREVIOUSLY APPROVED PLAN DATED 2/20/04, BUT NOT OWNED AT THAT TIME (INCLUDED FOR GRADING PURPOSES ONLY) ARE NOW OWNED AS 7 BUILDABLE LOTS. THE TOTAL NEW BUILDABLE LOTS FOR THIS REVISION = 8. IN ADDITION TO THESE 8, 1 BUILDABLE LOT, PREVIOUSLY SITED, IS NO LONGER PLANNED FOR BUILDING DUE TO WULS ISSUE. THE AMOUNT OF CLEARING HAS BEEN REDUCED FOR THIS AND THE SITE HOUSE HAS BEEN REMOVED.

TOTAL NUMBER OF LOTS REVISED FOR 8-23-05 REVISION=9

* 01 REVISION FOR SHEETS: COMPOSITE 1, 1, 3, 4 & 56. IF ANY LOTS SHOWN WITHOUT HOUSE FOOTPRINTS IN THIS REVISION WILL BE DEVELOPED, THE SPECIFIC SHEET MUST BE REVISED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

* 2/12/13 THIS REVISION INCORPORATES THE RESUBDIVISION OF FORMER LOTS: 69, 70, 71, 72 BLOCK 21 AND LOTS 36, 37, 39 BLOCK 21 FOR LOT 77 (PLAT: RECORDATION IN PROCESS, BOOK PM: RECORDATION IN PROCESS). THIS SHEET FULFILLED THE WOODLAND CONSERVATION REQUIREMENTS OF SHEET 5 OF 5.

* 04/6/10 THIS 0.021 AC. ADDITIONAL AREA COMES FROM LOTS 36, 37, 38 AND AND 5' ALLEY.

Prince George's County Planning Department, M-NCPPC

Environmental Planning Section

TREE CONSERVATION PLAN APPROVAL

TCP-170-03

Approved by	Date	DRD #	Reason for Revision
00 LORI SHIRLEY	2/3/04		
01 LORI SHIRLEY	10/04/05		
02 K.S.	04/13/10		
03 KIM FINCH	01/28/15		
04 KIM FINCH	10/14/21		
05 KIM FINCH	3/30/2024		Block 28, Lots 62-67, 57-60
06 Kim Finch	5/10/2024		Block 24, Lots 64-68

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber... Folio...
Revisions to this TCP may require a revision to the recorded easement.

NOTE: THIS WORKSHEET WAS PREPARED USING LOT AREAS ONLY. IF CLEARING IS SHOWN IN AN ALLEYWAY, THE AREA OF THE ALLEYWAY WAS ADDED TO THE GROSS AREA AS WELL AS THE CALCULATIONS FOR CLEARING. STREET RIGHT-OF-WAY AREAS HAVE NOT BEEN INCLUDED. THESE AREAS WERE PREVIOUSLY DEDICATED.

OWNER/BUILDER
HUNT VALLEY DEVELOPERS, LLC.
2200 DEFENCE HIGHWAY
CROFTON, MD 21114
PH: 301-261-6700
FAX: 301-858-0612

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND WILDLIFE

SIGNED: [Signature] DATE: 02-16-2024
MILTON M. PEREZ
POWDER MILLS ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE: (301) 937-3501 EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

CDDI
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

BOWIE LOTS
BLOCKS 21, 22 & 23
HUNTINGTON CITY P.B.A., P. NO. 133,
BOWIE (4th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

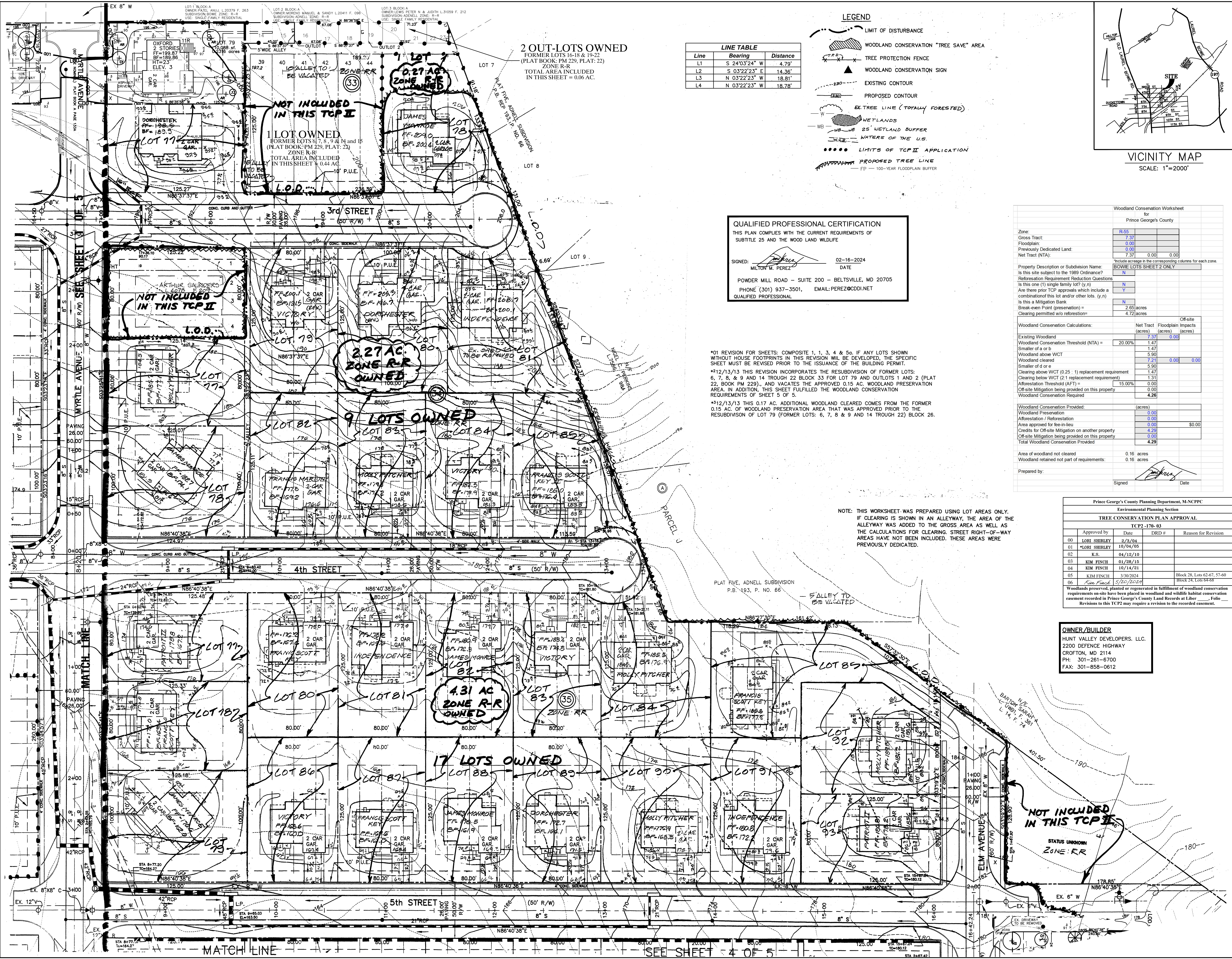
REVISIONS

DATE:	FEB, 2024
DWN:	MMP
CHECKED:	GB

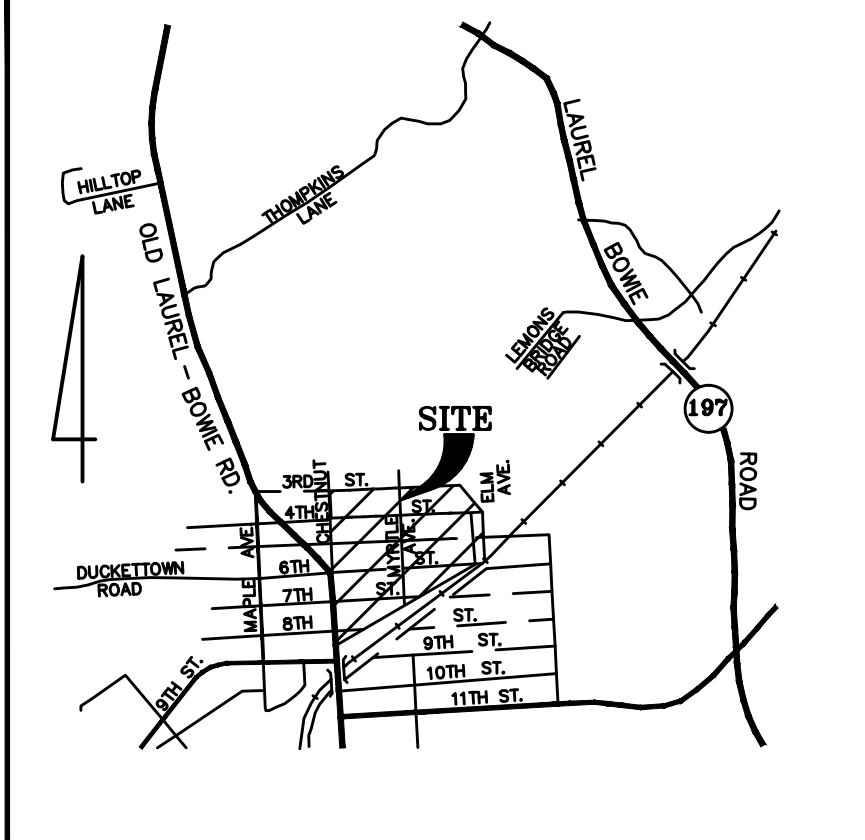
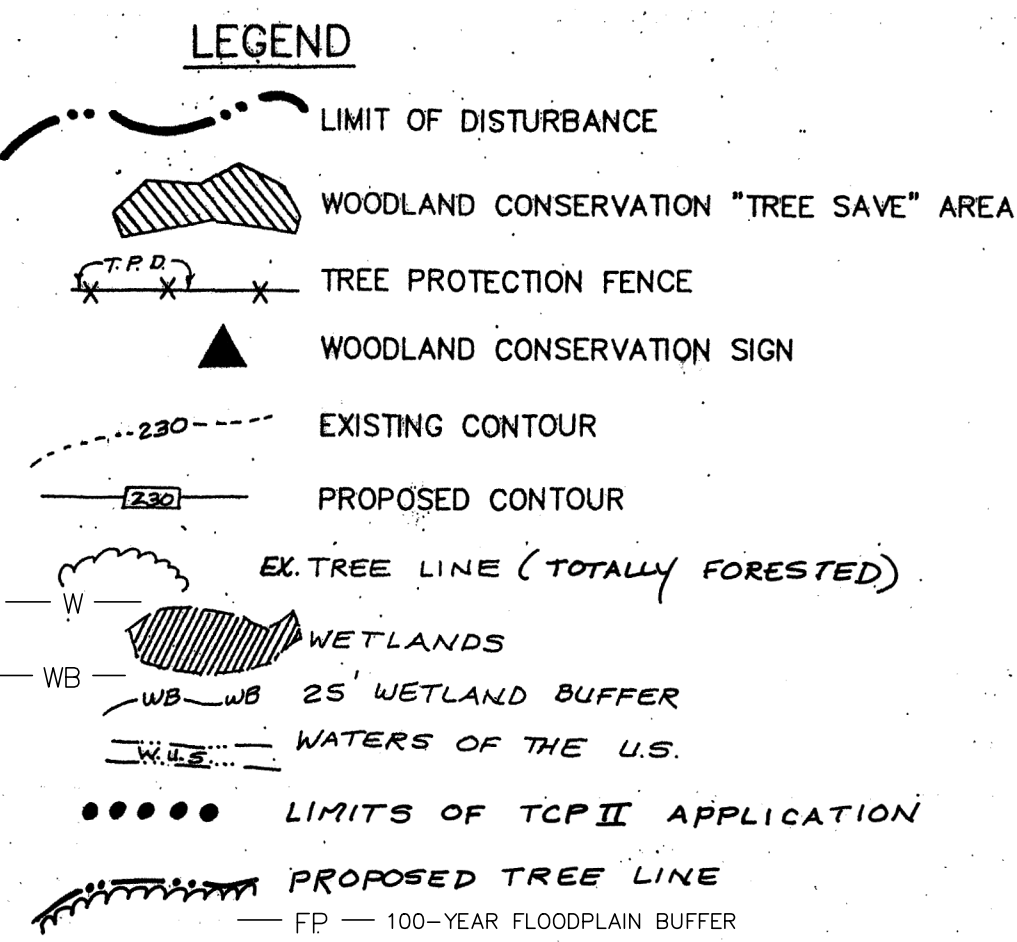
SCALE: 1" = 30'

PROJECT/FILE NO.
01012

SHEET NO.
1 OF 5



LINE TABLE		
Line	Bearing	Distance
L1	S 24°03'24" W	4.79'
L2	S 03°22'23" E	14.36'
L3	N 03°22'23" W	18.81'
L4	N 03°22'23" W	18.78'



QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED:  02-16-2024
DATE
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

*01 REVISION FOR SHEETS: COMPOSITE 1, 1, 3, 4 & 5a. IF ANY LOTS SHOWN WITHOUT HOUSE FOOTPRINTS IN THIS REVISION WILL BE DEVELOPED, THE SPECIFIC SHEET MUST BE REVISED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
*212/13/13 THIS REVISION INCORPORATES THE RESUBDIVISION OF FORMER LOTS: 6, 7, 8, & 9 AND 14 TROUGH 22 BLOCK 33 FOR LOT 79 AND OUTLOTS 1 AND 2 (PLAT 22, BOOK PM 229), AND VACATES THE APPROVED 0.15 AC. WOODLAND PRESERVATION AREA. IN ADDITION, THIS SHEET FULFILLED THE WOODLAND CONSERVATION REQUIREMENTS OF SHEET 5 OF 5.
*312/13/13 THIS 0.17 AC. ADDITIONAL WOODLAND CLEARED COMES FROM THE FORMER 0.15 AC. OF WOODLAND PRESERVATION AREA THAT WAS APPROVED PRIOR TO THE RESUBDIVISION OF LOT 79 (FORMER LOTS: 6, 7, 8 & 9 AND 14 TROUGH 22) BLOCK 26.

NOTE: THIS WORKSHEET WAS PREPARED USING LOT AREAS ONLY. IF CLEARING IS SHOWN IN AN ALLEYWAY, THE AREA OF THE ALLEYWAY WAS ADDED TO THE GROSS AREA AS WELL AS THE CALCULATIONS FOR CLEARING. STREET RIGHT-OF-WAY AREAS HAVE NOT BEEN INCLUDED. THESE AREAS WERE PREVIOUSLY DEDICATED.

Woodland Conservation Worksheet for Prince George's County			
Zone:	R-55		
Gross Tract:	7.37		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	7.37	0.00	0.00
*Include acreage in the corresponding columns for each zone.			
BOWIE LOTS SHEET 2 ONLY			
Property Description or Subdivision Name:	N		
Is this site subject to the 1989 Ordinance?	N		
Retrieval Requirement Reduction Questions			
Is this one (1) single family lot? (y/n)	N		
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n)	N		
Is this a Mitigation Bank	N		
Break-even Point (preservation) =	2.65	acres	
Clearing permitted w/o reforestation =	4.72	acres	
Woodland Conservation Calculations:			
Existing Woodland	7.37	acres	0.00
Woodland Conservation Threshold (NTA) =	20.00%	1.47	
Smaller of a or b		1.47	
Woodland above WCT		5.90	
Woodland cleared		7.37	
Smaller of d or e		5.90	
Clearing above WCT (0.25 : 1 replacement requirement)		1.47	
Clearing below WCT (2.1 replacement requirement)		1.31	
Alloftest Threshold (AFT) =	15.00%	0.00	
Off-site Mitigation being provided on this property		0.00	
Woodland Conservation Required		4.26	
Woodland Conservation Provided:			
Woodland Preservation		0.00	
Afforestation / Reforestation		0.00	
Area approved for fee-in-lieu		0.00	\$0.00
Credits for Off-site Mitigation on another property		4.29	
Off-site Mitigation being provided on this property		0.00	
Total Woodland Conservation Provided		4.29	
Area of woodland not cleared		0.16	acres
Woodland retained not part of requirements:		0.16	acres
Prepared by:			
Signed:		Date:	

Prince George's County Planning Department, M-NCPPC			
Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2-178-03			
Approved by	Date	DRD #	Reason for Revision
00 LOEL SHIRLEY	2/3/04		
01 *LOEL SHIRLEY	10/04/05		
02 E.S.	04/15/10		
03 KIM FINCH	01/28/15		
04 KIM FINCH	10/14/21		
05 KIM FINCH	3/30/2024		Block 28, Lots 62-67, 57-60
06 Kim Finch	5/10/2024		Block 24, Lots 64-68
Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber... Folio... Revisions to this TCP2 may require a revision to the recorded easement.			

OWNER/BUILDER
HUNT VALLEY DEVELOPERS, LLC.
2200 DEFENCE HIGHWAY
GROFTON, MD 21114
PH: 301-261-6700
FAX: 301-858-0612

REVISIONS	
52-56 BLOCK 26.	
02/04/10 REV. TO PER COUNTY COMM.	
MP.	
04/06/10 REV. TO PER COUNTY COMM.	
MP.	
04/06/10 REV. LOT 79, BLK. 33	
MP.	
03/16/21 REV. LOT 79, BLK. 33 LOD.	
MP.	

DATE: FEB., 2024
DWN. MPP
CHECKED GB

SCALE: 1" = 30'

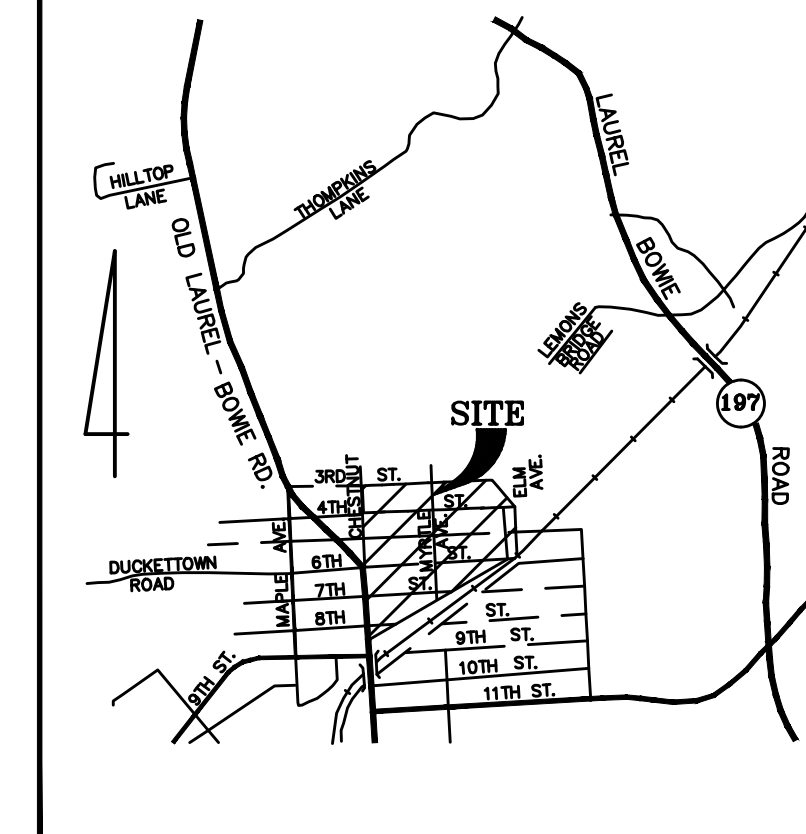
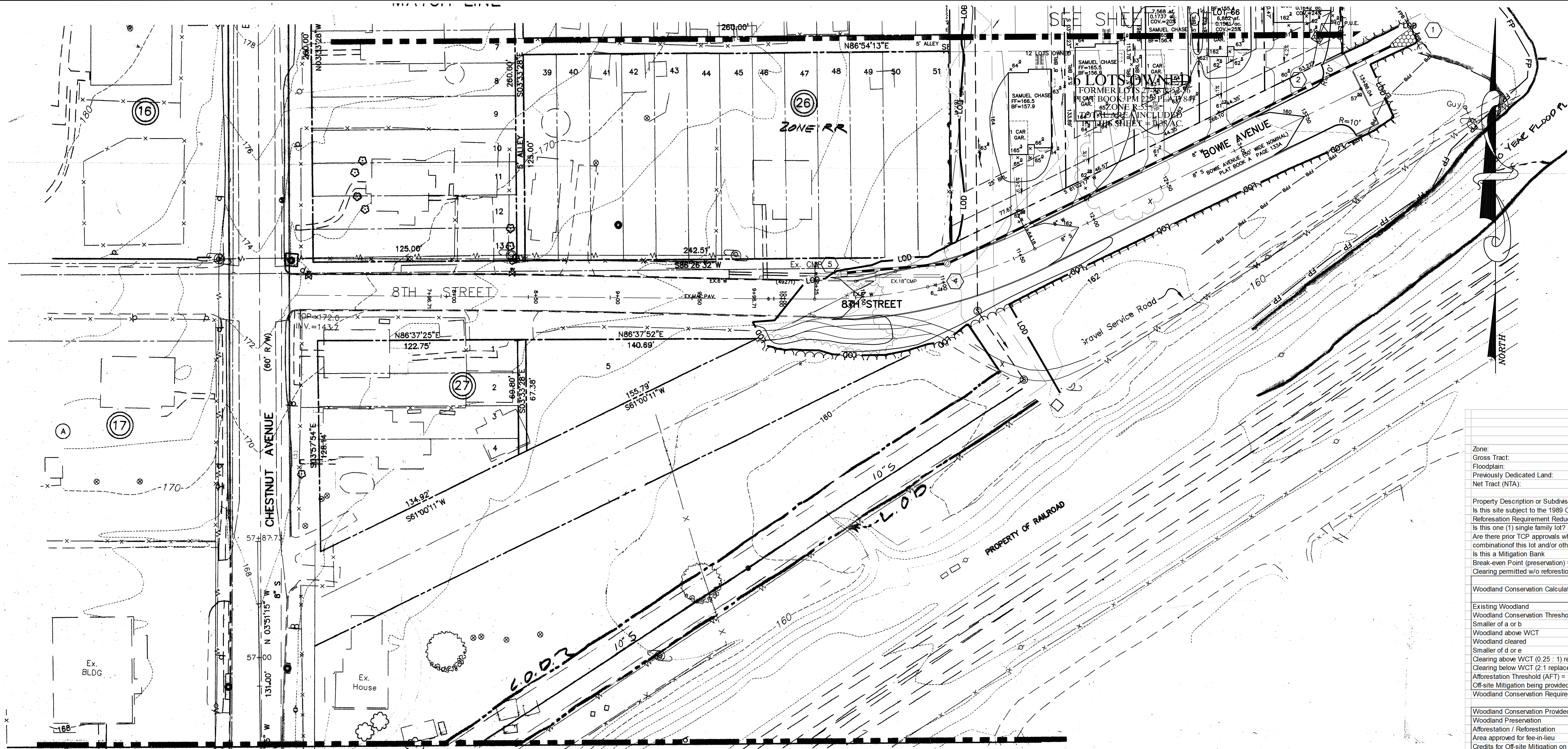
PROJECT/FILE NO. 01012

SHEET NO. 2 OF 5

BOWIE LOTS
BLOCKS 33, 34 & 35
HUNTINGTON CITY P.B.A., P. NO. 133, & 84
BOWIE (4th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

CDDI
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507



VICINITY MAP
SCALE: 1"=2000'

Woodland Conservation Worksheet			
for Prince George's County			
Zone:	R.R.		
Gross Tract:	0.33		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	0.33	0.00	0.00
*Include acreage in the corresponding columns for each zone.			
Property Description or Subdivision Name:	BOWIE LOTS SHEET 5 ONLY		
Is this site subject to the 1989 Ordinance?	N		
Reforestation Requirement Reduction Questions			
Is this one (1) single family lot? (y/n)	N		
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n)	Y		
Is this a Mitigation Bank?	N		
Break-even Point (preservation) =	0.12 acres		
Clearing permitted w/o reforestation =	0.21 acres		
Woodland Conservation Calculations:			
	Net Tract	Floodplain	Off-site
	(acres)	(acres)	(acres)
Existing Woodland	0.33	0.00	
Woodland Conservation Threshold (NTA) =	20.00%	0.07	
Smaller of a or b		0.07	
Woodland above WCT		0.26	
Woodland cleared	**0.33	0.00	0.00
Smaller of d or e		0.26	
Clearing above WCT (0.25 : 1) replacement requirement		0.07	
Clearing below WCT (2:1 replacement requirement)		0.07	
Afforestation Threshold (AFT) =	0.00		
Off-site Mitigation being provided on this property	15.00%	0.00	
Woodland Conservation Required	0.20		
Woodland Conservation Provided:			
	(acres)		
Woodland Preservation	0.00		
Afforestation / Reforestation	**0.20		
Area approved for fee-in-lieu	0.00		\$0.00
Credits for Off-site Mitigation on another property	0.00		
Off-site Mitigation being provided on this property	0.00		
Total Woodland Conservation Provided	0.20		
Area of woodland not cleared	0.00 acres		
Woodland retained not part of requirements:	0.00 acres		
Prepared by:	[Signature]		
Signed:		Date:	

*01 REVISION FOR SHEETS: COMPOSITE 1, 1, 3, 4 & 5a. IF ANY LOTS SHOWN WITHOUT HOUSE FOOTPRINTS IN THIS REVISION WILL BE DEVELOPED, THE SPECIFIC SHEET MUST BE REVISED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

*01/06/10 THIS REVISION INCORPORATES THE RESUBDIVISION OF FORMER LOTS: 27-38 AND 52-56 BLOCK 26 FOR LOTS 62-67 BLOCK 26 (PLAT 84, BOOK PM 229), AND VACATES THE APPROVED 0.55 AC. WOODLAND PRESERVATION AREA ON SHEET 3 OF 5. *03/10/10 IN ADDITION, THE 0.20 AC. REQUIRED FOR WOODLAND CONSERVATION ON THIS SHEET ARE FULFILLED WITH THE 0.23 AC. CONSERVATION EXCESS ON SHEET 3 OF 5.

*04/06/10 THIS 0.26 AC. ADDITIONAL WOODLAND CLEARED COMES FROM THE FORMER 0.33 AC. OF EXISTING WOODLAND AREA PRIOR TO THE RESUBDIVISION OF LOTS 62-67 (FORMER LOTS: 27-38 & 52-56) BLOCK 26.

NOTE: THIS WORKSHEET WAS PREPARED USING LOT AREAS ONLY. IF CLEARING IS SHOWN IN AN ALLEYWAY, THE AREA OF THE ALLEYWAY WAS ADDED TO THE GROSS AREA AS WELL AS THE CALCULATIONS FOR CLEARING. STREET RIGHT-OF-WAY AREAS HAVE NOT BEEN INCLUDED. THESE AREAS WERE PREVIOUSLY DEDICATED.

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED: [Signature] 02-14-2024
MILTON M. PEREZ DATE
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-176-03				
	Approved by	Date	DRD #	Reason for Revision
00	LORI SHIRLEY	2/3/04		
01	*LORI SHIRLEY	10/04/05		
02	K.S.	04/12/10		
03	KIM FINCH	01/28/15		
04	KIM FINCH	10/14/21		
05	KIM FINCH	3/30/2024		Block 28, Lots 62-68, 57-68
06	<i>Kim Finch</i>	<i>5/10/2024</i>		Block 24, Lots 64-68
Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber _____, Folio _____				
Revisions to this TCP2 may require a revision to the recorded easement.				

- LEGEND
- LIMIT OF DISTURBANCE
 - WOODLAND CONSERVATION "TREE SAVE" AREA
 - TREE PROTECTION FENCE
 - WOODLAND CONSERVATION SIGN
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EX. TRAIL LINE
 - WETLANDS
 - W.B. 25 WETLAND BUFFER
 - WATERS OF THE U.S.
 - PROPOSED TREE LINE
 - LIMITS OF TCP II APPLICATION

OWNER/DEVELOPER:
HUNT VALLEY DEVELOPERS, LLC
2200 DEFENSE HIGHWAY
CROFTON, MD 21114
PH: 301-261-6700
FAX: 301-858-0612

TCP NOTES

1. Cutting or clearing of woodland not in conformance with this plan or without the express written consent of the Planning Director or designee shall be subject to a \$1.50 per square foot mitigation fee.
2. The Department of Environmental Resources shall be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this plan.
3. 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 representative shall notify the purchaser of the property of any Woodland Conservation Areas.
4. All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be released as surety by the Building Official until all required activities have been satisfied.
5. The location of all Tree Protection Devices (TPD's) shown on this plan shall be flagged or staked 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 the installation of initial sediment controls. No cutting or clearing of trees may begin before final approval of TPD installation.
6. All required off-site mitigation shall be identified via an approved TCPH for that site and recorded as an off-site easement in the Land records of Prince George's County.
7. Woodland Conservation- Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time as Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place.

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.

1. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or Licensed Tree Expert to believe that the tree or 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.
2. 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 (Trees, Shrubs, and Other Woody Plant Maintenance-Standard Practices).
3. 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 by the appropriate inspector may the tree be cut by 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.
4. 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 piled into brush piles that will serve as wildlife habitat.

Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, or Non- Native Plants in Woodland Conservation Areas Owned by Individual Homeowners

1. 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 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.
 2. 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.
 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 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.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

1. 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 Plan (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building located at 14741 Governor Oden Bowie 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 TCP revisions approved by the M-NCPPC Environmental Planning Section.
2. Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are 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 over seeding 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.

FOREST RETENTION AREA EDGE MANAGEMENT

When the Limit of Disturbance (L.O.D.) is staked and areas of retention have been established, a review of those trees proposed along the new edge of forest will be performed by a tree expert or qualified professional to determine what practice best suits unavoidable root loss during construction. Critical root zones will be established and one or more of the following may take place:

ROOT PRUNING

TOP PRUNING

FERTILIZATION

IRRIGATION

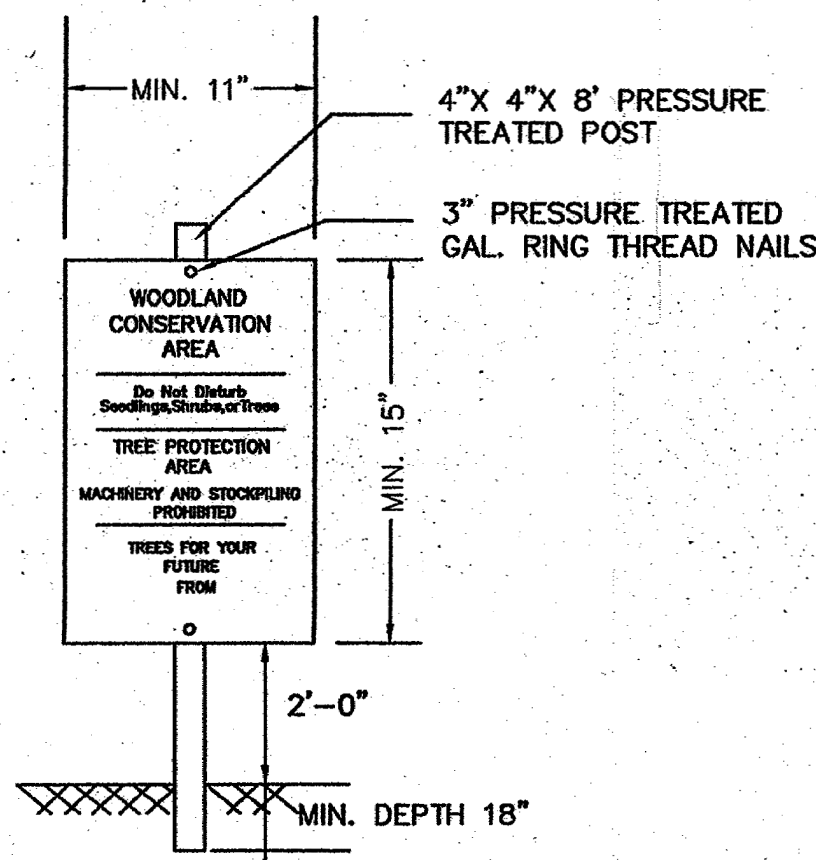
Trees that present an immediate or future safety hazard should be removed from edges. This selective removal should be authorized by M.N.C.P.&P.C., Environmental Planning Section, Upper Marlboro, MD, Ph: 301-952-3650.

New edges will be mulched 15 to 20 feet in along edge. The mulch should be 1 inch (1") thick on the inside edge, to a depth of three (3") to four(4") inches on the outside edge to help retain moisture in the soil and provide moisture and nutrients to the feeder roots.

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED:  02-16-2024
DATE
MILTON M. PEREZ

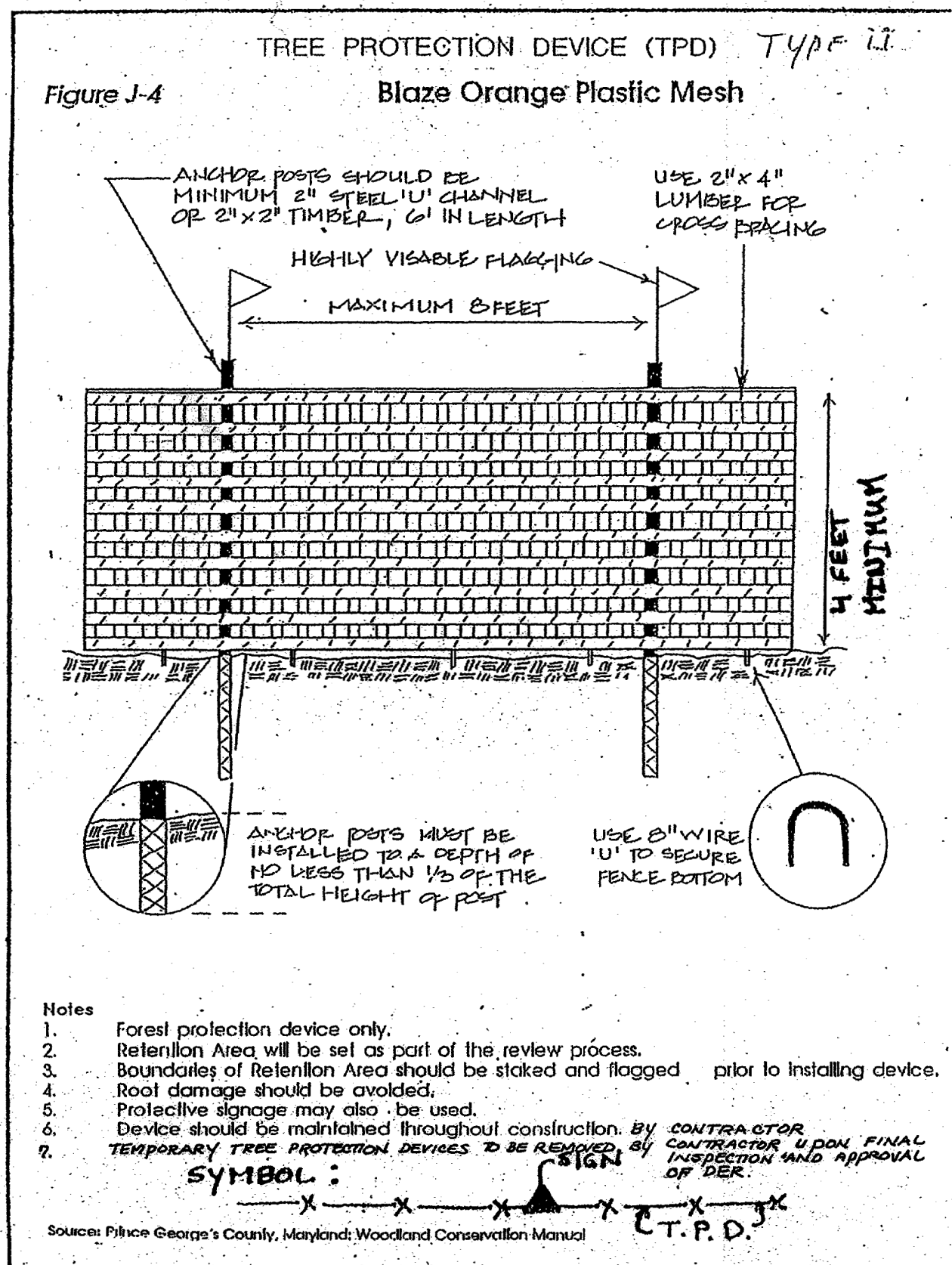
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL



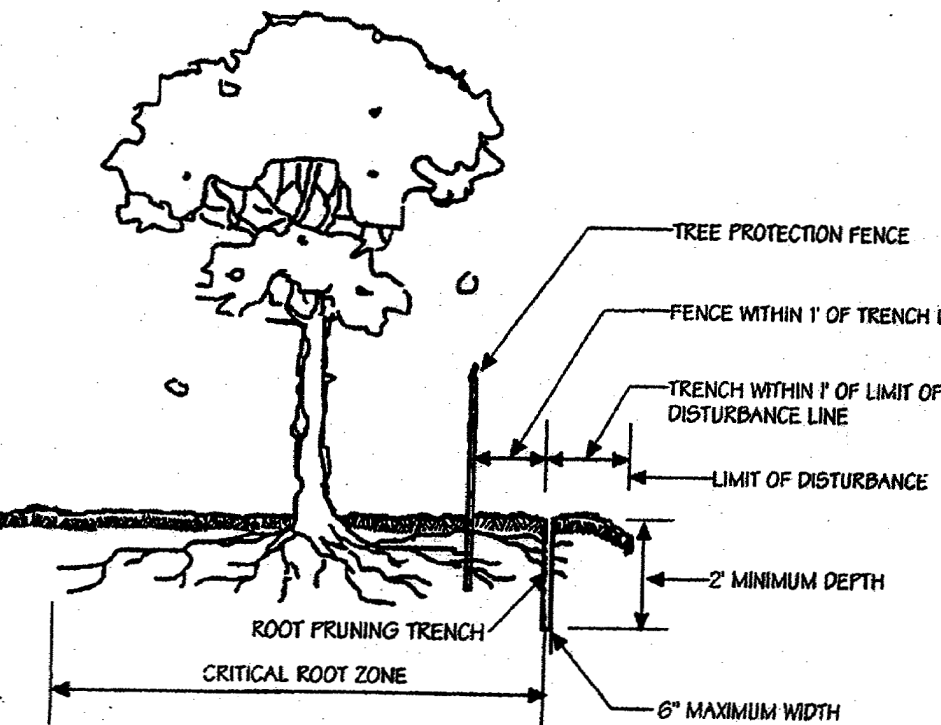
SIGNAGE ▲ (SPACING @ 50' O.C.)

NOTES:

1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED. BY CONTRACTOR THROUGHOUT CONSTRUCTION.
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 WHERE SHOWN.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.
8. SPACE @ 50' ON CENTER
9. LONG TERM MAINTENANCE OF SIGNS (POST DEVELOPMENT) WILL BE BY HUNT VALLEY DEVELOPERS LLC



- Notes:
1. Forest protection device only.
 2. Retention Area will be set as part of the review process.
 3. Boundaries of Retention Area should be staked and flagged prior to installing device.
 4. Root damage should be avoided.
 5. Protective signage may also be used.
 6. Device should be maintained throughout construction. BY CONTRACTOR
 7. TEMPORARY TREE PROTECTION DEVICES TO BE REMOVED BY CONTRACTOR UPON FINAL INSPECTION AND APPROVAL OF DER
- SYMBOL: 
- Source: Prince George's County, Maryland; Woodland Conservation Manual



- 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

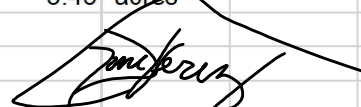
Figure D-1

OWNER/DEVELOPER:
HUNT VALLEY DEVELOPERS, LLC
2200 DEFENSE HIGHWAY
CROFTON, MD 21114
PH: 301-261-6700
FAX: 301-858-0612

Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-170-03				
	Approved by	Date	DRD #	Reason for Revision
00	LORI SHIRLEY	2/3/04		
01	*LORI SHIRLEY	10/04/05		
02	K.S.	04/12/10		
03	KIM FINCH	01/28/15		
04	KIM FINCH	10/14/21		
05	KIM FINCH	3/30/2024		Block 28, Lots 62-27,57-60
06	Kim Finch	5/20/2024		Block 24, Lots 64-68
Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber _____, Folio _____				
Revisions to this TCP2 may require a revision to the recorded easement.				

*01 REVISION FOR SHEETS: COMPOSITE 1, 1, 3, 4 & 5a. IF ANY LOTS SHOWN WITHOUT HOUSE FOOTPRINTS IN THIS REVISION WILL BE DEVELOPED, THE SPECIFIC SHEET MUST BE REVISED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

*02-01/06/10 THIS REVISION INCORPORATES THE RESUBDIVISION OF FORMER LOTS: 27-38 AND 52-56 BLOCK 26 FOR LOTS 62-67 BLOCK 26 (PLAT 84, BOOK PM 229).. AND VACATES THE APPROVED 0.55 AC. WOODLAND PRESERVATION AREA ON SHEET 3 OF 5. IN ADDITION, THE WOODLAND CONSERVATION REQUIREMENTS ON SHEET 5 OF 5 IS FULFILLED ON SHEET 3 OF 5 (PLEASE SEE WOODLAND CONSERVATION CHARTS ON EACH SHEET).

Woodland Conservation Worksheet				
for Prince George's County				
Zone:	R-R	R-55		
Gross Tract:	19.53	8.29		
Floodplain:	1.05	0.00		
Previously Dedicated Land:	0.00	0.00		
Net Tract (NTA):	18.48	8.29	0.00	
*Include acreage in the corresponding columns for each zone.				
Property Description or Subdivision Name:	BOWIE LOTS TCPH-170-03-03 Overall			
Is this site subject to the 1989 Ordinance?	N			
Reforestation Requirement Reduction Questions				
Is this one (1) single family lot? (y,n)	N			
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y,n)	N			
Is this a Mitigation Bank	N			
Break-even Point (preservation) =	9.63 acres			
Clearing permitted w/o reforestation=	17.12 acres			
Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)	
Existing Woodland	26.75	1.05		
Woodland Conservation Threshold (NTA) =	20.00%	5.35		
Smaller of a or b		5.35		
Woodland above WCT		21.40		
Woodland cleared		21.42	0.12	0.13
Smaller of d or e		21.40		
Clearing above WCT (0.25 : 1) replacement requirement		5.35		
Clearing below WCT (2.1 replacement requirement)		0.02		
Afforestation Threshold (AFT) =	15.00%	0.00		
Off-site Mitigation being provided on this property		0.00		
Woodland Conservation Required		10.98		
Woodland Conservation Provided:	(acres)			
Woodland Preservation	1.88			
Afforestation / Reforestation	0.20			
Area approved for fee-in-lieu previously	0.89			\$11,630.52
Area approved for fee-in-lieu w/05 rev.	0.20			\$2,613.60
Credits for Off-site Mitigation on another property	7.85			
Off-site Mitigation being provided on this property	0.00			
Total Woodland Conservation Provided	11.02			
Area of woodland not cleared	5.33 acres			
Woodland retained not part of requirements:	3.45 acres			
Prepared by:				
	Signed			Date
Revised 9/1/04				

**01/15/15 THE REQUIRED 0.24 AC. OF WOODLAND CONSERVATION HAS BEEN PROVIDED UNDER TYPE 2 TREE CONSERVATION PLAN TCPH-157-04-02N (BANK).

A 15.22 AC. OFF-SITE MITIGATION EASEMENT IS BEING PROVIDED ON THE "RICHARDSON PROPERTY" ON APPROVED TCPH/130/03.

COMBINED WORKSHEET- SHEETS 1 THRU 5
(SEE INDIVIDUAL WORKSHEETS SHOWN ON EACH SHEET)

NOTE: THIS WORKSHEET WAS PREPARED USING LOT AREAS ONLY. IF CLEARING IS SHOWN IN AN ALLEYWAY, THE AREA OF THE ALLEYWAY WAS ADDED TO THE GROSS AREA AS WELL AS THE CALCULATIONS FOR CLEARING. STREET RIGHT-OF-WAY AREAS HAVE NOT BEEN INCLUDED. THESE AREAS WERE PREVIOUSLY DEDICATED.

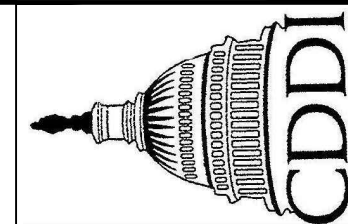
*03- 12/13/13 THIS REVISION INCORPORATES THE RESUBDIVISION OF FORMER LOTS: 69, 70, 71, 72 BLOCK 21 AND LOTS 36, 37, 39 BLOCK 21 FOR LOT 77 (PLAT: RECDORATION IN PROCESS, BOOK PM: RECDORATION IN PROCESS). THIS SHEET FULFILLED THE WOODLAND CONSERVATION REQUIREMENTS OF SHEET 5a OF 5.

*04- 12/13/13 THIS REVISION INCORPORATES THE RESUBDIVISION OF FORMER LOTS: 6, 7, 8, & 9 AND 14 TROUGH 22 BLOCK 33 FOR LOT 79 AND OUTLOTS 1 AND 2 (PLAT 22, BOOK PM 229).. AND VACATES THE APPROVED 0.15 AC. WOODLAND PRESERVATION AREA. IN ADDITION, THIS SHEET FULFILLED THE WOODLAND CONSERVATION REQUIREMENTS OF SHEET 5a OF 5.

*05- 12/13/13 THIS REVISION INCORPORATES THE RESUBDIVISION OF FORMER LOTS: 1-5 AND 5-47 BLOCK 36 FOR PARCEL C AND B, AND LOTS 1-76 BLOCK 36 FOR PARCEL A AND LOTS 77 THROUGH 84 (PLAT 84, BOOK PM 229).. ALSO IT REINCORPORATES THE STREET RIGH WAY AREA, WHICH WAS PREVIOUSLY DEDICATED AND NOT INCLUDED IN THE GROSS TRACK AREA. THIS SHEET FULFILLED THE WOODLAND CONSERVATION REQUIREMENTS OF SHEET 5a OF 5.

*06- 03/04/21 THIS REVISION INCORPORATES THE CHANGES TO THE LIMITS OF DISTURBANCES ON LOTS 1-12 BLK. 44 AND LOT 79 BLK. 33.

*07- 02/16/2024 REVISE LOTS OWNED 64 THROUGH 68 BLOCK 24 (SHEET 3 OF 5).



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS

BOWIE LOTS
HUNTINGTON CITY
BOWIE (4th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II DETAILS

REVISIONS

*01/07/10 REV.	WOODLAND CONSER.
02/05/10 REV.	WORKSHEET
PER COUNTY COMM.	
MP.	
12/13/13 REV.	
TO SHOW REVISIONS	
*3, *4, AND *5.	
MP.	
03/04/21	
REV. *6	
02/16/24	
REV. *7	

DATE: FEB, 2024
DWN. MMP
CHECKED MMP

SCALE: AS SHOWN

PROJECT/FILE NO. 01012

SHEET NO. 5a OF 5