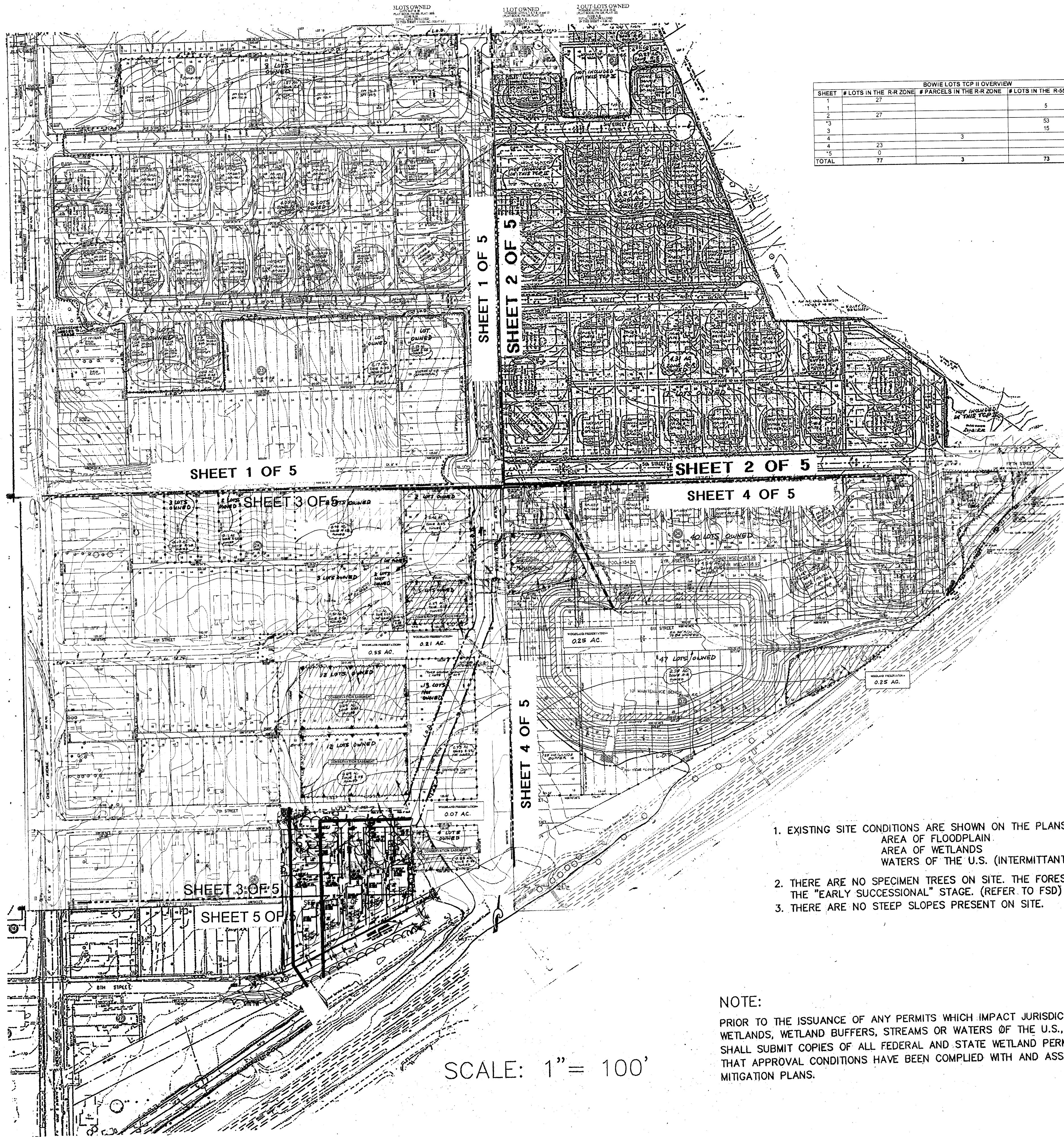
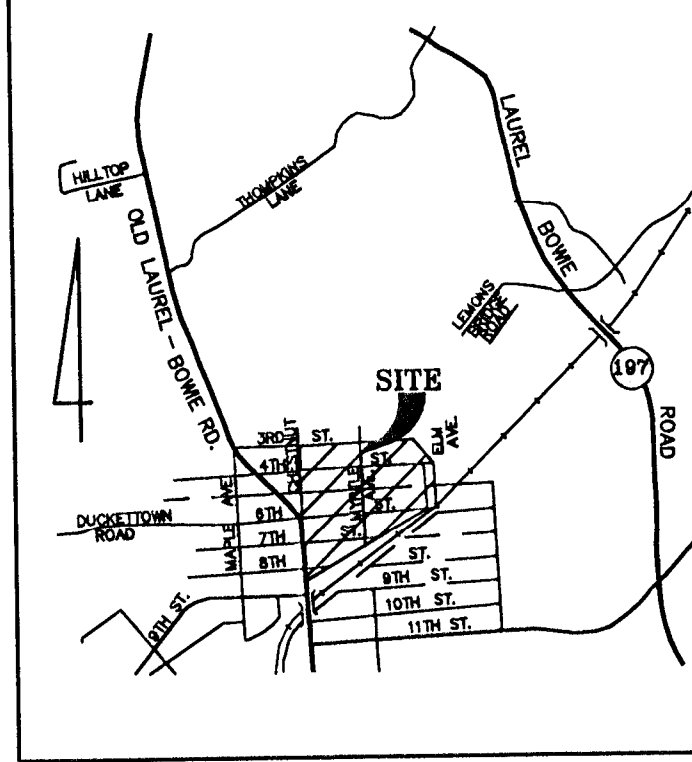




OWNER/BUILDER
HUNT VALLEY DEVELOPERS, LLC.
2200 DEFENCE HIGHWAY
CROFTON, MD 21114
PH: 301-261-6700
FAX: 301-858-0612



BOWIE LOTS TCP II OVERVIEW									
SHEET	# LOTS IN THE R-R ZONE	# PARCELS IN THE R-R ZONE	# LOTS IN THE R-55 ZONE	R-R AREA (AC.)	R-55 AREA (AC.)	OWNERSHIP	# LOT SITED	100 YR. FP.	
1	27		5	5.94	0.92	OWNED	24		
2	27			7.37		OWNED	28		
3			15		4.25	OWNED	6	0.4	
4	23	3		4.92	0.95	NOT OWNED	0		
5	0			3.21		OWNED	12	0.65	
TOTAL	77	3	73	21.77	6.93	OWNED	73	1.05	



VICINITY MAP
SCALE: 1"=2000'

LOTS INCLUDED IN TCP II/170/04					
SHEET	BLOCK	ZONE	OWNED	NOT OWNED	
SHEET 1	LOTS 39-63	21	R-R	X	
	LOTS 69-76	21	R-R	X	
	LOTS 36-38	21	R-R	X	
	LOTS 9-76	22	R-R	X	
	LOTS 14-22	23	R-R	X	
	LOTS 36-38	23	R-R	X	
SHEET 2	LOTS 64-67	23	R-R	X	
	LOTS 79	33	R-R	X	
	LOTS 10-13	33	R-R	X	
	OUT LOTS 1-2	33	R-R	X	
	LOTS 45-48	33	R-R	X	
	LOTS 5-13	34	R-R	X	
SHEET 3	LOTS 14-28	34	R-R	X	
	LOTS 39-54	34	R-R	X	
	LOTS 1-13	35	R-R	X	
	LOTS 14-63	35	R-R	X	
	LOTS 65-76	35	R-R	X	
	LOTS 17-19	24	R-55	X	
SHEET 4	LOTS 22-23	24	R-55	X	
	LOTS 29-36	24	R-55	X	
	LOTS 64-76	24	R-55	X	
	LOTS 54-60	24	R-55	X	
	LOTS 61-62	24	R-55	X	
	LOTS 63	24	R-55	X	
SHEET 5	LOTS 27-38	25	R-55	X	
	LOTS 52-63	25	R-55	X	
	LOTS 64-75	25	R-55	X	
	LOTS 62-67	26	R-55	X	
	LOTS 57-60	26	R-55	X	
	LOTS 77-84	36	R-R	X	

- EXISTING SITE CONDITIONS ARE SHOWN ON THE PLANS TO INCLUDE:
AREA OF FLOODPLAIN.
AREA OF WETLANDS
WATERS OF THE U.S. (INTERMITTANT)
- THERE ARE NO SPECIMEN TREES ON SITE. THE FOREST IS IN THE "EARLY SUCCESSIONAL" STAGE. (REFER TO FSD)
- THERE ARE NO STEEP SLOPES PRESENT ON SITE.

NOTE:
PRIOR TO THE ISSUANCE OF ANY PERMITS WHICH IMPACT JURISDICTIONAL WETLANDS, WETLAND BUFFERS, STREAMS OR WATERS OF THE U.S., THE APPLICANT SHALL SUBMIT COPIES OF ALL FEDERAL AND STATE WETLAND PERMITS, EVIDENCE THAT APPROVAL CONDITIONS HAVE BEEN COMPLIED WITH AND ASSOCIATED MITIGATION PLANS.

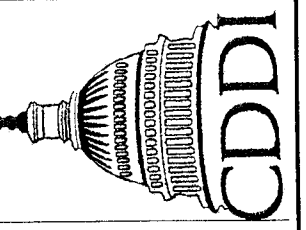
A 15.22 AC. OFF-SITE MITIGATION EASEMENT IS BEING PROVIDED ON THE "RICHARDSON PROPERTY" ON APPROVED TCP II/130/03.

TCP II CERTIFIED BY:

GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53
01/15/2015
DATE

M.N.C.P.P.C.
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/170/03
Approved by
LORI SHIRLEY 2/3/04
LORI SHIRLEY 10/04/06
01 K.S. 04/12/10
02 K.S. 1/20/15
03
04
05
06

REVISIONS
*01/07/10 REV. TO
TO SHOW RE-SUB.
OF LOTS 27-38 &
52-56 BLOCK 26.
12/13/13 REV.
TO SHOW REVISIONS
*3, *4, AND *5.
MP.
DATE: JAN., 2015
DWN. CHECKED
MMP GB
SCALE: AS SHOWN
PROJECT/FILE NO.
01012
SHEET NO.
1 OF 1



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

COVER SHEET
TCP II

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 \$150 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 Area (Tree Save Area, Reforestation Area, Afforestation Area, or Selective Clearing Area) located on their lot or parcel of land and the associated fees for unauthorized disturbances to these areas. Upon the sale of the property the owner/developer or owner 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 retained as surety by the Building Official until all required activities have been satisfied.
5. The location of all Tree Protection Devices (TPDs) 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 TPDs 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 a 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 (Tree, Shrub, 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 placed 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-NGPPC, Environmental Planning Section located on the 4th floor of the County Administration Building located at 14741 Governor Glen 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-NGPPC 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 tiled 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

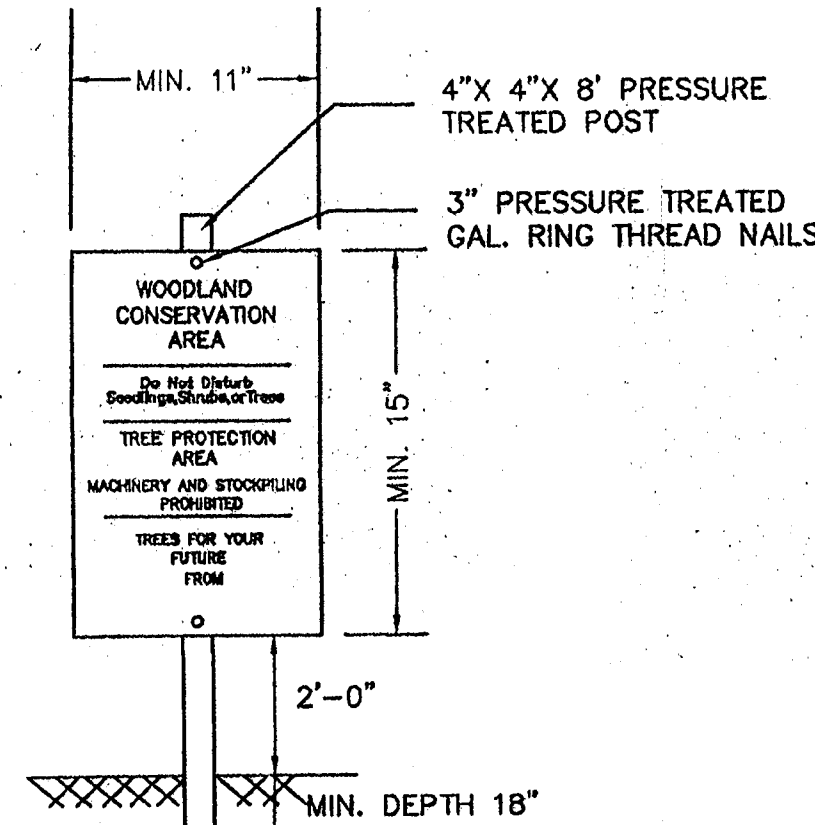
TOP PRUNING

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.

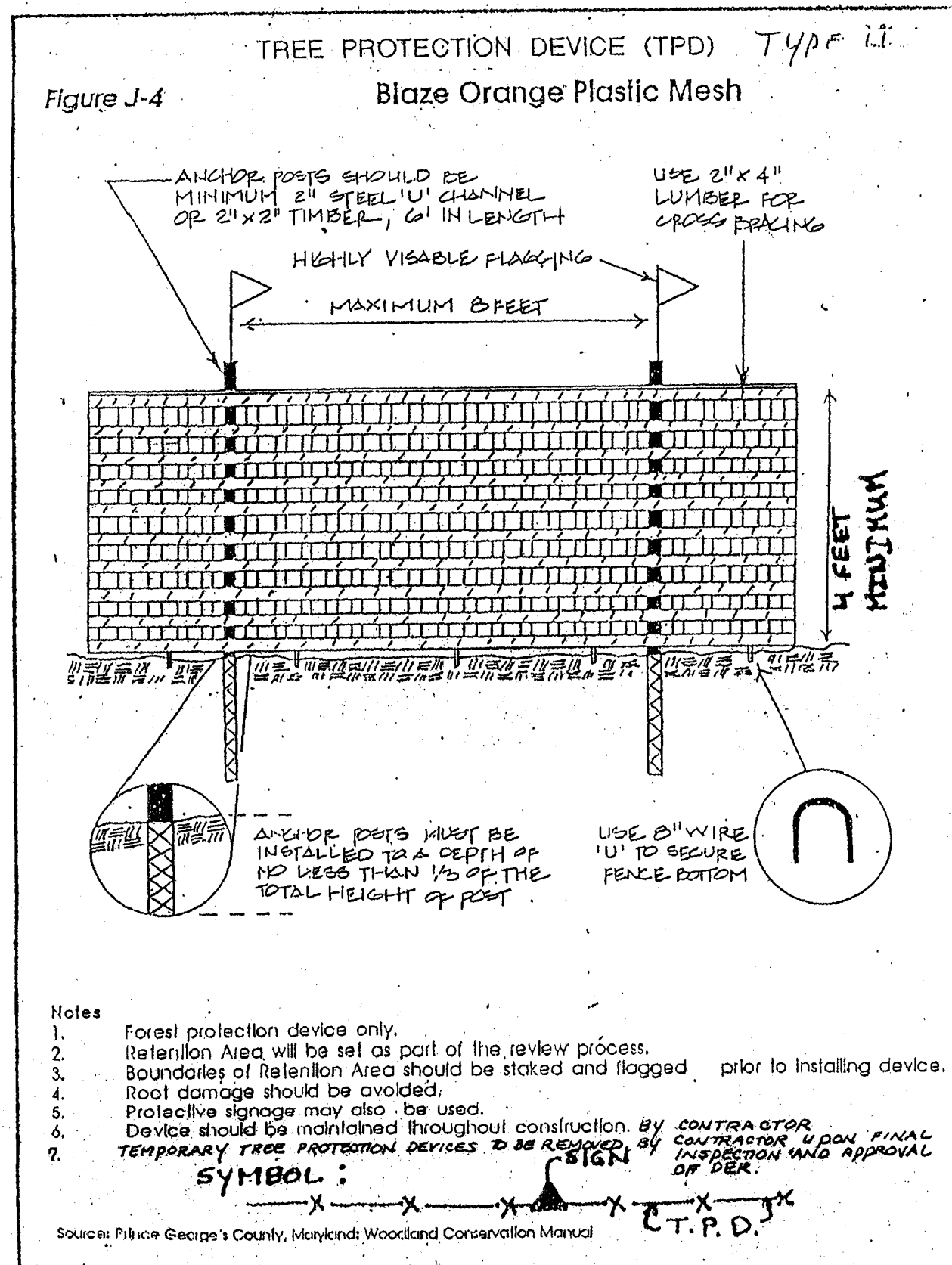
New edges will be mulched 15 to 20 feet in along edge. The mulch should be 1 inch (1") thick on the inside edge, to a depth of three (3") to four(4") inches on the outside edge to help retain moisture in the soil and provide moisture and nutrients to the feeder roots.



SIGNAGE ▲ (SPACING @ 30' O.C.)

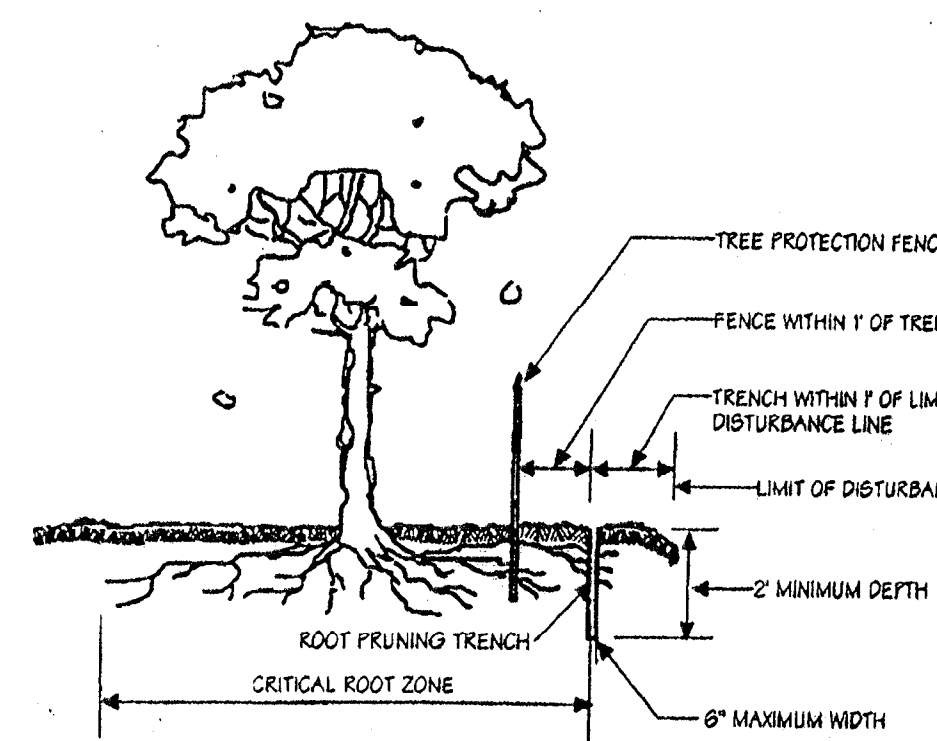
NOTES:

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 @ 30' 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 monitored throughout construction. BY CONTRACTOR FOR FINAL INSPECTION AND APPROVAL OF DER.
 7. TEMPORARY TREE PROTECTION DEVICES TO BE REMOVED BY CONTRACTOR FOR FINAL INSPECTION AND APPROVAL OF DER.

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 installing.
 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

TCPII CERTIFIED BY:

CARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53

01/22/2014
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.

*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:	21.79	6.03	
Floodplain:	1.06	0.00	
Previously Dedicated Land:	0.00	0.00	
Net Tract (NTA):	20.74	6.03	0.00
*Include acreage in the corresponding columns for each zone			
Property Description or Subdivision Name:	BOWIE LOTS TCPII-170-03-03 Overall		
Is this site subject to the 1989 Ordinance?	N		
Reforestation Requirement Reduction Questions	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)	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)	Off-site Floodplain 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		21.37	0.12
Smaller of d or e		21.37	0.00
Clearing above WCT (0.25 : 1) replacement requirement		5.34	
Clearing below WCT (2.1 replacement requirement)		0.00	
Afforestation Threshold (AFT) =	15.00%	0.00	
Off-site Mitigation being provided on this property		0.00	
Woodland Conservation Required		10.82	

Woodland Conservation Provided:		(acres)
Woodland Preservation		1.88
Afforestation / Reforestation		0.20
Area approved for fee-in-lieu		0.89
Credits for Off-site Mitigation on another property		\$11,630.52
Off-site Mitigation being provided on this property		\$7.85
Total Woodland Conservation Provided		0.00
		10.82

Area of woodland not cleared: 5.38 acres
Woodland retained not part of requirements: 3.50 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 TCPII-157-04-02N (BANK).

A 15.22 AC. OFF-SITE MITIGATION EASEMENT IS BEING PROVIDED ON THE "RICHARDSON PROPERTY" ON APPROVED TCPII/139/03.

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

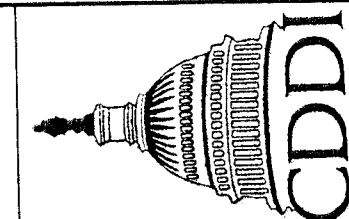
NOTE: THIS WORKSHEET WAS PREPARED USING LOT AREAS ONLY. IF CLEARING IS SHOWN IN AN ALLEYWAY, THE AREA OF THE ALLEYWAY WAS ADDED TO THE GROSS AREA AS WELL AS THE CALCULATIONS FOR CLEARING. STREET RIGHT-OF-WAY AREAS HAVE NOT BEEN INCLUDED. THESE AREAS WERE PREVIOUSLY DEDICATED.

*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: RECORDATION IN PROCESS, BOOK PM: RECORDATION 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 RIGHT 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.

M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section			
APPROVAL TREE CONSERVATION PLAN TCP II/170/03			
Approved by		2/3/04	
LORI SHIRLEY		10/04/05	
*LORI SHIRLEY		04/12/10	
K.S.		11/28/15	
D.P. Mendi			
01			
02			
03			
04			
05			
06			



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501

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

TCP II DETAILS

REVISIONS

*01/07/10 REV.
WOODLAND CONSER.
WORKSHEET
02/05/10 REV.
PER COUNTY COMM.
MP.
12/13/13 REV.
TO SHOW REVISIONS
*3, *4, AND *5.
MP.

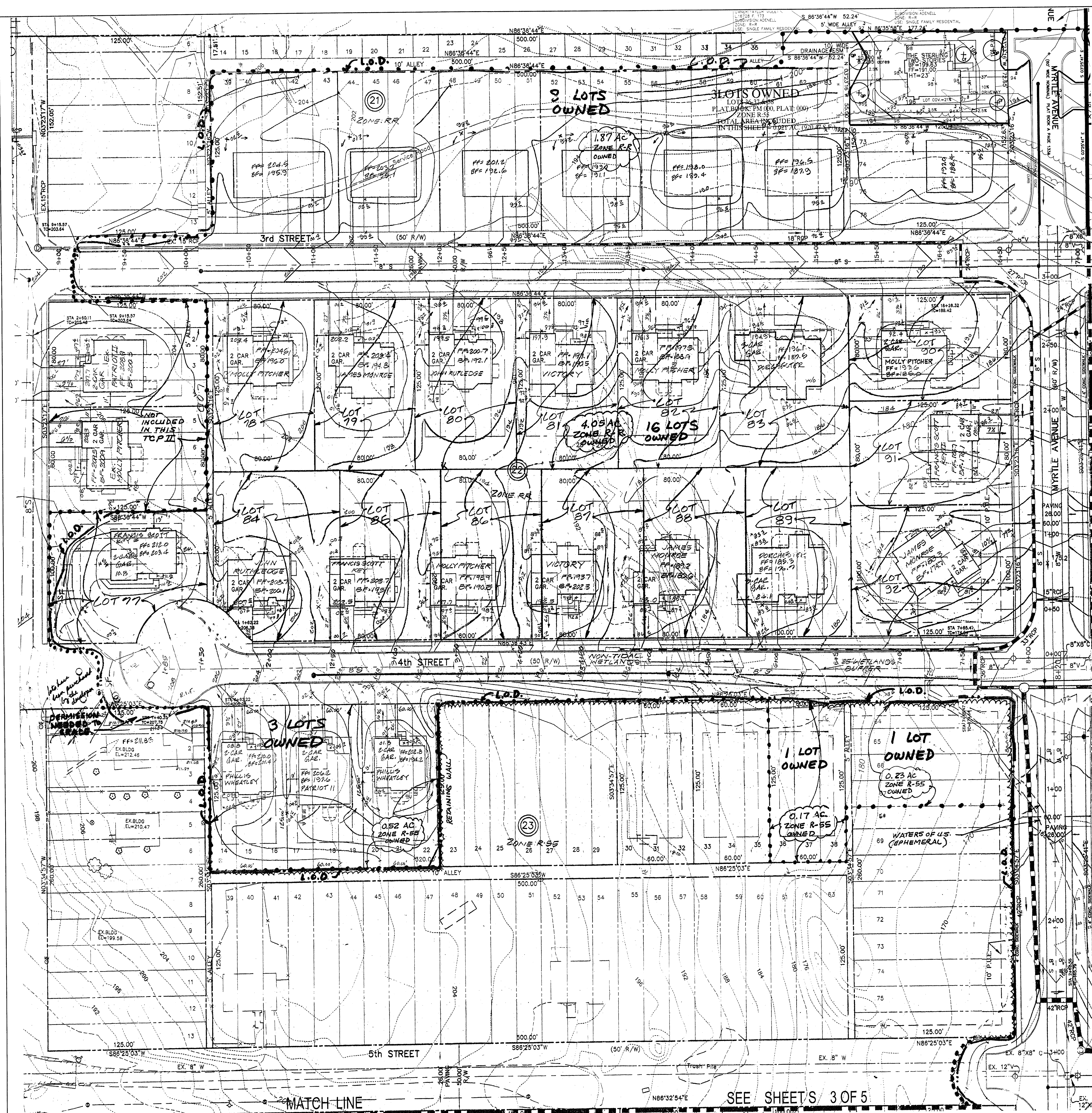
DATE: JAN, 2015
DWN. MMP CHECKED GB

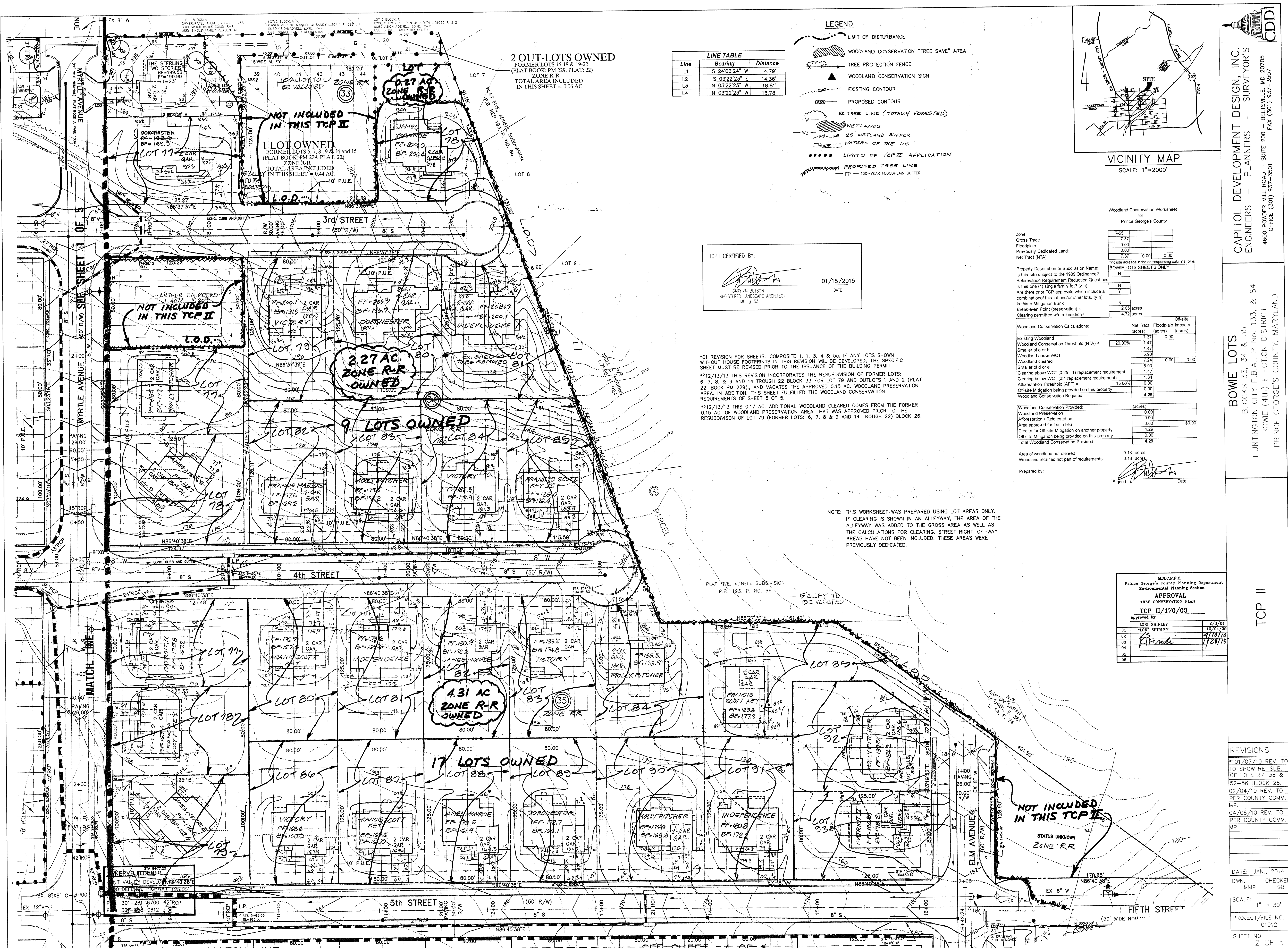
SCALE: AS SHOWN

PROJECT/FILE NO. 01012

SHEET NO. 5a OF 5

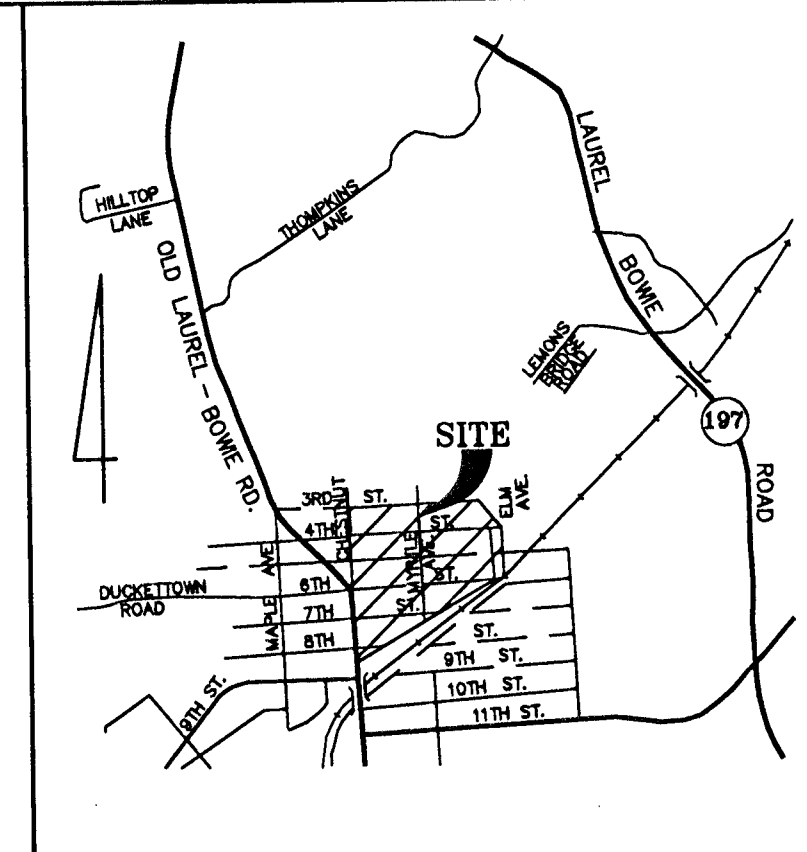
NOTE: THERE IS NO AFFORESTATION/REFORESTATION ON THESE PLANS.
DETAILS FOR WOODLAND PRESERVATION ONLY ARE PROVIDED HERE.





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'

- LEGEND**
- LIMIT OF DISTURBANCE
 - TREE PROTECTION FENCE
 - WOODLAND CONSERVATION SIGN
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EX. TREE LINE (TOTALLY FORESTED)
 - WETLANDS
 - 25' WETLAND BUFFER
 - WATERS OF THE U.S.
 - LIMITS OF TCP II APPLICATION
 - PROPOSED TREE LINE
 - 100-YEAR FLOODPLAIN BUFFER



TCP II CERTIFIED BY:
GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
NO. 53
01/15/2015
DATE

*01 REVISION FOR SHEETS: COMPOSITE 1, 1, 3, 4 & 5. 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.
*12/13/13 THIS REVISION INCORPORATES THE RESUBDIVISION OF FORMER LOTS: 6, 7, 8, & 9 AND 14 THROUGH 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.
*12/13/13 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 THROUGH 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:			
BOWIE LOTS SHEET 2 ONLY			
Property Description or Subdivision Name:	N		
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) =	2.65	acres	
Clearing permitted w/o reforestation =	4.72	acres	
Woodland Conservation Calculations:			
	Net Tract	Floodplain Impacts	Off-site
	(acres)	(acres)	(acres)
Existing Woodland	7.37	0.00	
Woodland Conservation Threshold (NTA) =	20.00%	1.47	
Smaller of a or b		1.47	
Woodland above WCT	5.90		
Woodland cleared	7.24	0.00	0.00
Smaller of d or e	5.90		
Clearing above WCT (0.25 : 1) replacement requirement			
Clearing below WCT (2:1 replacement requirement)			
Afforestation Threshold (AFT) =	15.00%	0.00	
Off-site Mitigation being provided on this property	0.00		
Woodland Conservation Required	4.29		
Woodland Conservation Provided:			
	(acres)		
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	0.13	acres	
Woodland retained not part of requirements:	0.13	acres	
Prepared by:		Date:	

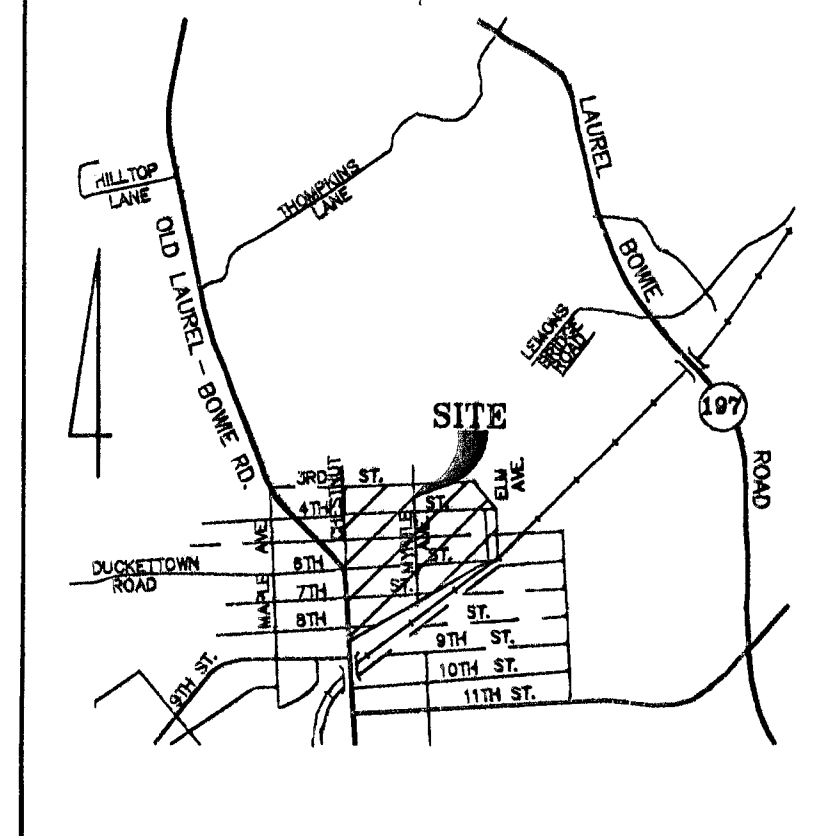
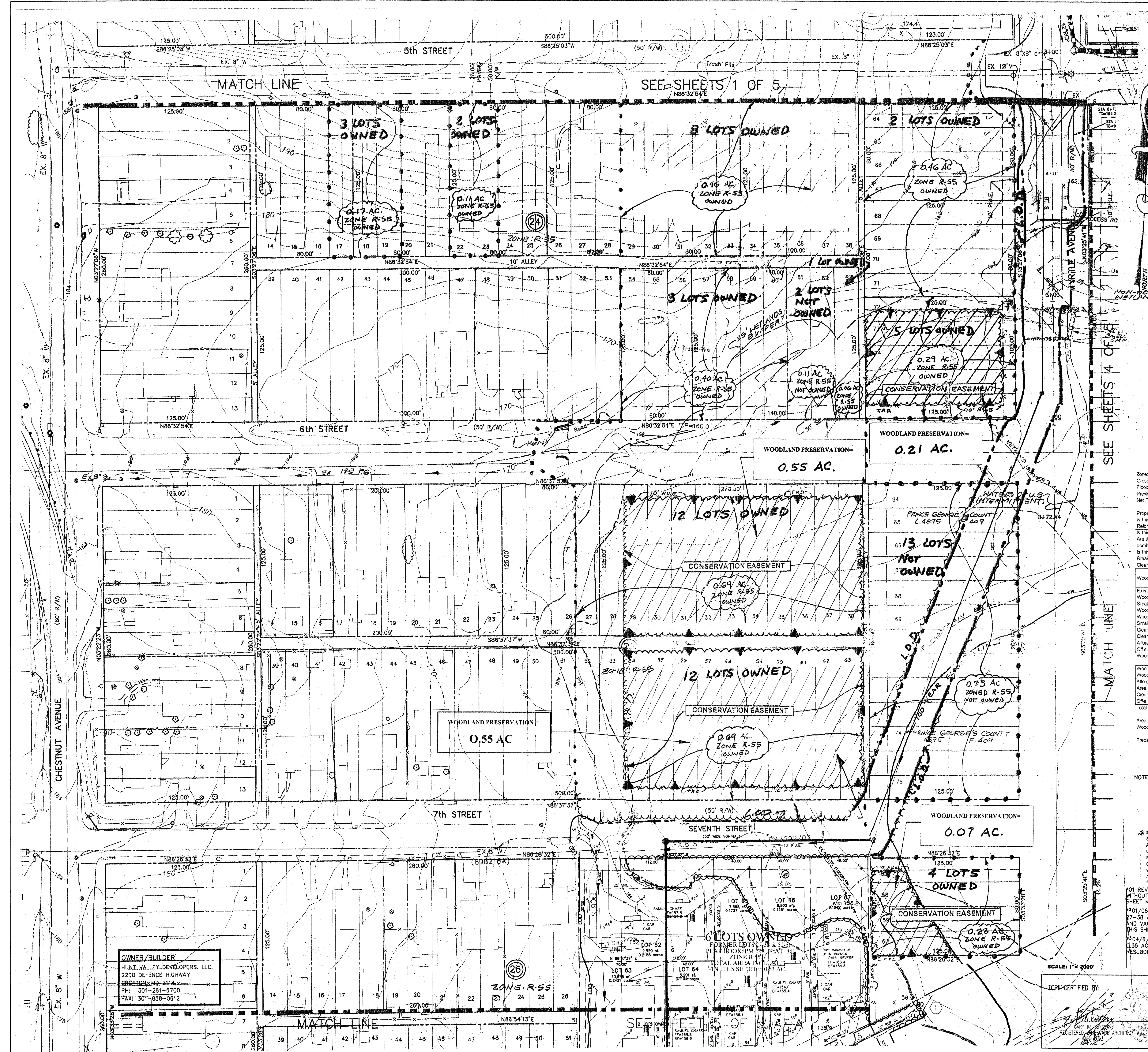
MNCPPC Prince George's County Planning Department Environmental Planning Section		
APPROVAL TREE CONSERVATION PLAN TCP II/170/03		
Approved by:		
01 LORI SHIRLEY	2/3/04	
02 LORI SHIRLEY	10/07/03	
03	11/01/03	
04	12/11/03	
05		
06		

REVISIONS	
*01/07/10 REV. TO	TO SHOW RE-SUB.
OF LOTS 27-38 &	52-56 BLOCK 26.
02/04/10 REV. TO	PER COUNTY COMM.
MP.	
04/06/10 REV. TO	PER COUNTY COMM.
MP.	
DATE: JAN., 2014	
DWN: MMP	CHECKED: GB
SCALE: 1" = 30'	
PROJECT/FILE NO.	01012
SHEET NO.	2 OF 5

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

TCP II



VICINITY MAP
SCALE: 1"=2000'

- LEGEND**
- LIMIT OF DISTURBANCE
 - WOODLAND CONSERVATION "TREE SAVE" AREA
 - TREE PROTECTION FENCE
 - WOODLAND CONSERVATION SIGN (6" 50' 0.0')
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EX. TREE LINE
 - W. WETLANDS
 - W.B. 25' WETLAND BUFFER
 - W. WATERS OF THE U.S.
 - LIMITS OF TCP II APPLICATION
 - PROPOSED TREE LINE
 - 100'-YEAR FLOODPLAIN BUFFER

Woodland Conservation Worksheet
for
Prince George's County

Zone	R-55		
Gross Tract:	5.11		
Floodplain:	0.40		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	4.71	0.00	0.00

Property Description or Subdivision Name:
Is this site subject to the 1989 Ordinance?
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) =
Clearing permitted w/o reforestation =

N			
Y			
N			
Y			
N			
Y			
N			
Y			
N			
Y			

Woodland Conservation Calculations:

	Net Tract	Floodplain	Off-site
	(acres)	(acres)	(acres)
Existing Woodland	4.71	0.40	
Woodland Conservation Threshold (NTA) =	20.00%	0.94	
Smaller of a or b		0.94	
Woodland above WCT	3.77		
Woodland cleared	+0.56	0.04	0.00
Smaller of a or b		0.88	
Clearing above WCT (0.25 : 1) replacement requirement	0.17		
Clearing below WCT (2:1 replacement requirement)	0.00		
Reforestation Threshold (APT) =	15.00%	0.00	
Off-site Mitigation being provided on this property	0.00		
Woodland Conservation Required	1.15		

Woodland Conservation Provided:

	(acres)
Woodland Preservation	1.38
Reforestation / Reforestation	0.00
Area approved for fee-in-lieu	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	1.38

Area of woodland not cleared: 4.05 acres
Woodland retained not part of requirements: 2.87 acres

Prepared by: *[Signature]* Date: *[Date]*

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.

* 8/23/05: THIS SHEET WAS REVISED TO REMOVE 4 SITED LOTS SHOWN ON THE PREVIOUSLY APPROVED PLAN DATED 2/3/04. A REVISION TO THE SEWER LAYOUT WAS ALSO DONE. THIS REVISION TO THE SEWER LAYOUT WAS ALSO DONE. THIS CONSISTED OF ADDING 13 SINGLE LOTS, NOT OWNED (P.G. CITY L-4988 F. 409) SO THAT THE NEW SEWER CONNECTION COULD BE MADE. THE TOTAL AREA OF THESE LOTS (0.78 AC.) WAS ADDED TO THE GROSS TRACT AREA OF THE WORKSHEET. 0.25 AC. OF THE 0.78 TOTAL OF THESE LOTS IS EXISTING FLOODPLAIN AND HAS BEEN ADDED TO THE FLOODPLAIN COLUMN.
TOTAL NUMBER OF LOTS REVISED FOR 8/23/05 REVISION=25
* 01/06/10 THIS REVISION INCORPORATES THE RESUBDIVISION OF FORMER LOTS: 27-38 AND 52-56 BLOCK 26 FOR LOTS 62-87 BLOCK 26 (PLAT 84, BOOK PM 229), AND VACATES THE APPROVED 0.55 AC. WOODLAND PRESERVATION AREA. IN ADDITION, THIS SHEET FULFILLED THE WOODLAND CONSERVATION REQUIREMENTS OF SHEET 5 OF 5.
* 04/06/10 THIS 0.38 AC. ADDITIONAL WOODLAND CLEARED COMES FROM THE FORMER 0.55 AC. OF WOODLAND PRESERVATION AREA THAT WAS APPROVED PRIOR TO THE RESUBDIVISION OF LOTS 62-87 (FORMER LOTS: 27-38 & 52-56) BLOCK 26.

SCALE: 1"=2000'

TCP II-CERTIFIED BY:

[Signature]
REGISTERED PROFESSIONAL ARCHITECT
DATE: *[Date]*

Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN
TCP II/170/03

Approved by:

01	LORI SHIRLEY	8/9/04
02	LORI SHIRLEY	10/04/05
03	<i>[Signature]</i>	4/16/10
04		
05		
06		

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
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OFFICE (301) 937-3501

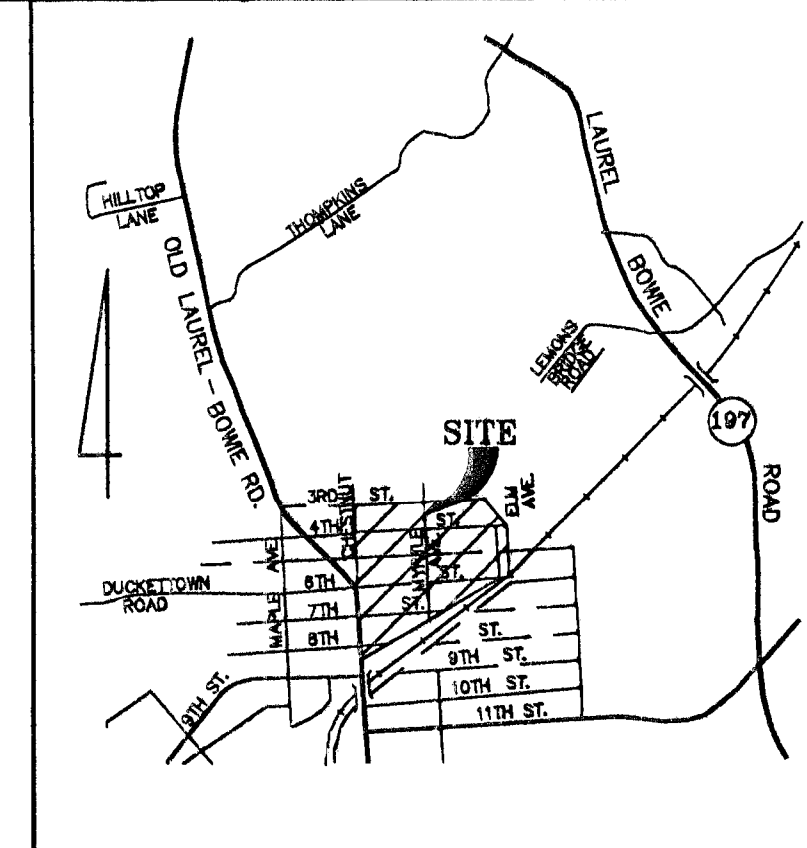
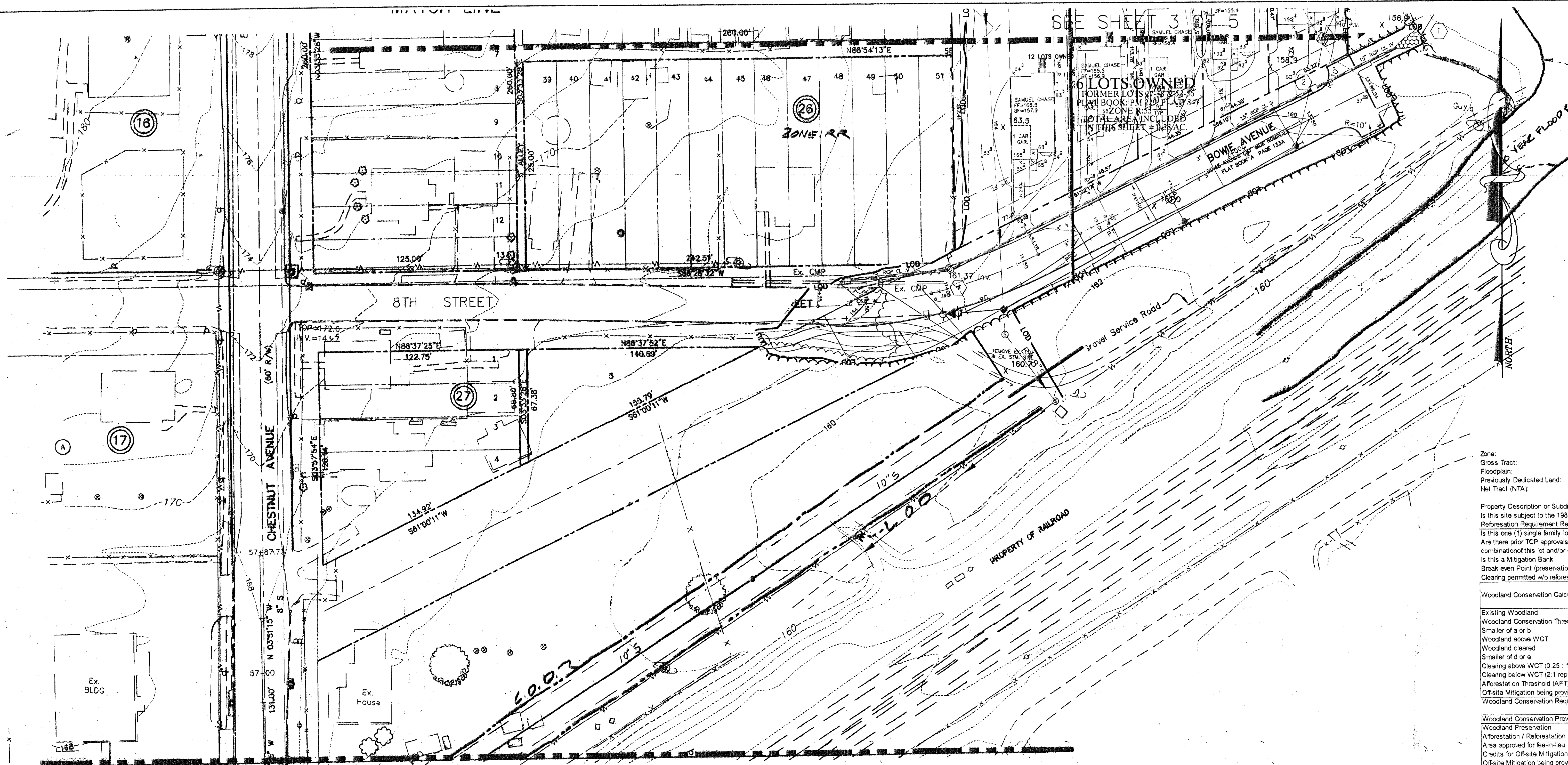
BOWIE LOTS
BLOCKS 24, 25 & 26
HUNTINGTON CITY P.B.A., P. NO. 133, & 84
BOWIE (4th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

REVISIONS

* 01/07/10 REV. TO
TO SHOW RE-SUB
OF LOTS 27-38 &
52-56 BLOCK 26.
02/04/10 REV. TO
PER COUNTY COMM.
MP.
04/06/10 REV. TO
PER COUNTY COMM.
MP.

DATE: APRIL, 2010
DWN. MPP CHECKED GB
SCALE: 1" = 30'
PROJECT/FILE NO. 01012
SHEET NO. 3 OF 5



VICINITY MAP
SCALE: 1"=2000'

Woodland Conservation Worksheet
for
Prince Georges County

Zone:	Net Tract (acres)	Off-site (acres)
RR	0.33	0.00
Gross Tract:	0.33	0.00
Floodplain:	0.00	0.00
Previously Dedicated Land:	0.00	0.00
Net Tract (NTA):	0.33	0.00

Property Description or Subdivision Name:
Is this site subject to the 1989 Ordinance?
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) =
Clearing permitted w/o reforestation =

Net Tract (acres)	Off-site (acres)
0.12	0.21

Woodland Conservation Calculations:

Net Tract (acres)	Floodplain Impacts (acres)
0.33	0.00
Existing Woodland:	0.07
Woodland Conservation Threshold (NTA) =	0.07
Smaller of a or b	0.26
Woodland above WCT	0.26
Woodland cleared	0.07
Smaller of d or e	0.07
Clearing above WCT (0.25 : 1) replacement requirement	0.07
Clearing below WCT (2:1 replacement requirement)	0.00
Afforestation Threshold (APT) =	0.00
Off-site Mitigation being provided on this property	0.00
Woodland Conservation Required	0.20

Woodland Conservation Provided:

Net Tract (acres)	Off-site (acres)
0.00	0.00
Woodland Preservation	0.00
Afforestation / Reforestation	0.00
Area approved for fee-in-lieu	\$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: *[Signature]* Date: *[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.

*02/06/10 THIS REVISION INCORPORATES THE RESUBDIVISION OF FORMER LOTS: 27-38 AND 52-56 BLOCK 26 FOR LOTS 62-67 BLOCK 26 (PLAT 84, BOOK PH 229), AND VACATES THE APPROVED 0.35 AC. WOODLAND PRESERVATION AREA ON SHEET 3 OF 5. 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 0.28 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.

- LEGEND
- LIMIT OF DISTURBANCE
 - WOODLAND CONSERVATION "TREE SAVE" AREA
 - TREE PROTECTION FENCE
 - ▲ WOODLAND CONSERVATION SIGN
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EX. TRAIL LINE
 - WETLANDS
 - 25' WETLAND BUFFER
 - WATERS OF THE US
 - PROPOSED TREE LINE
 - LIMITS OF TOP II APPLICATION

TOP II PLAN CERTIFIED BY:
[Signature]
GARY R. BUISON
REGISTERED LANDSCAPE ARCHITECT
MD # 53

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

M.C.P.P.C.
Prince Georges County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN
TCP II/170/03

Approved by:
[Signature] 3/03/04
4/2/10

NO.	DATE	REVISION
01		
02		
03		
04		
05		
06		

CAPITOL DEVELOPMENT DESIGN, INC.
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OFFICE (301) 937-3507

BOWTIE LOTS
BLOCKS 24, 25 & 26
HUNTINGTON CITY P.B.A., P. No. 133, & 84
BOWTIE (4th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

TCP II

REVISIONS

NO.	DATE	REVISION
01	07/10	REV. TO SHOW RE-SUB OF LOTS 27-38 & 52-56 BLOCK 26.
02	05/10	REV. TO PER COUNTY COMM. MS.
04	06/10	REV. TO PER COUNTY COMM. MP.

DATE: APRIL, 2010
DWN. MP CHECKED GB

SCALE: 1" = 30'

PROJECT/FILE NO. 01012

SHEET NO. 5 OF 5