

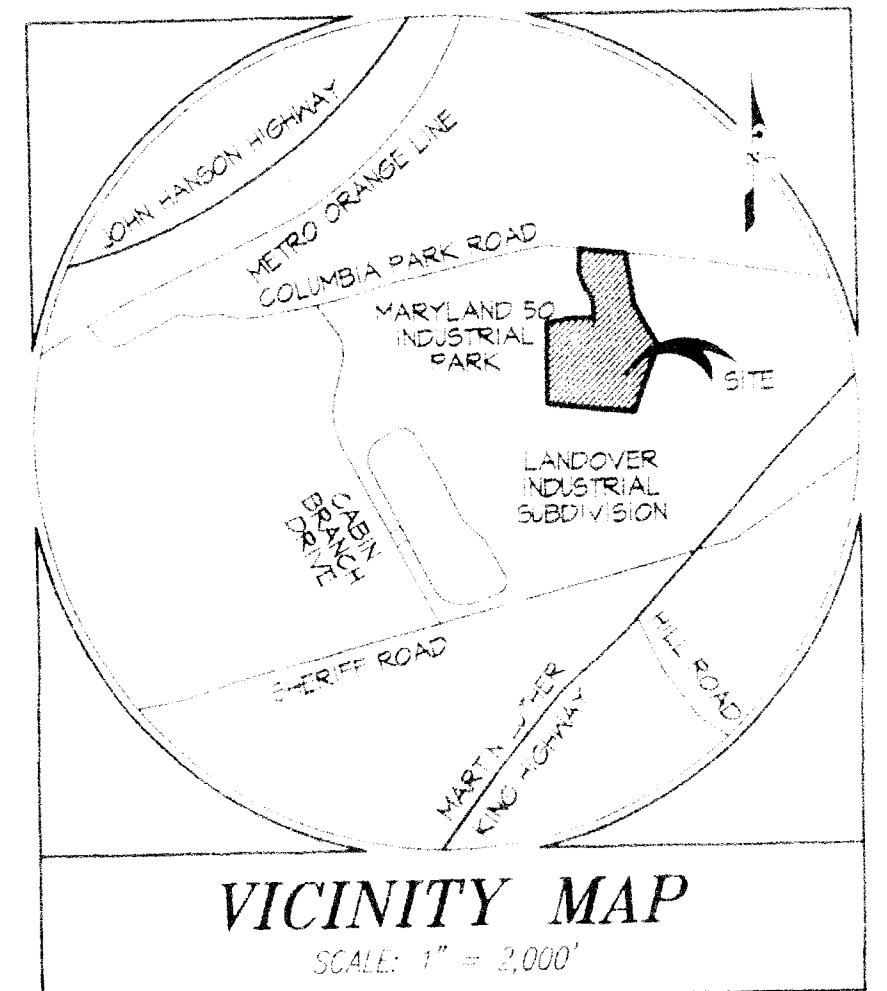
Before You Dig
Call
"MISS UTILITY"
Service Protection Center

CALL TOLL FREE
1-800-257-7777

Maryland 50 Industrial Park

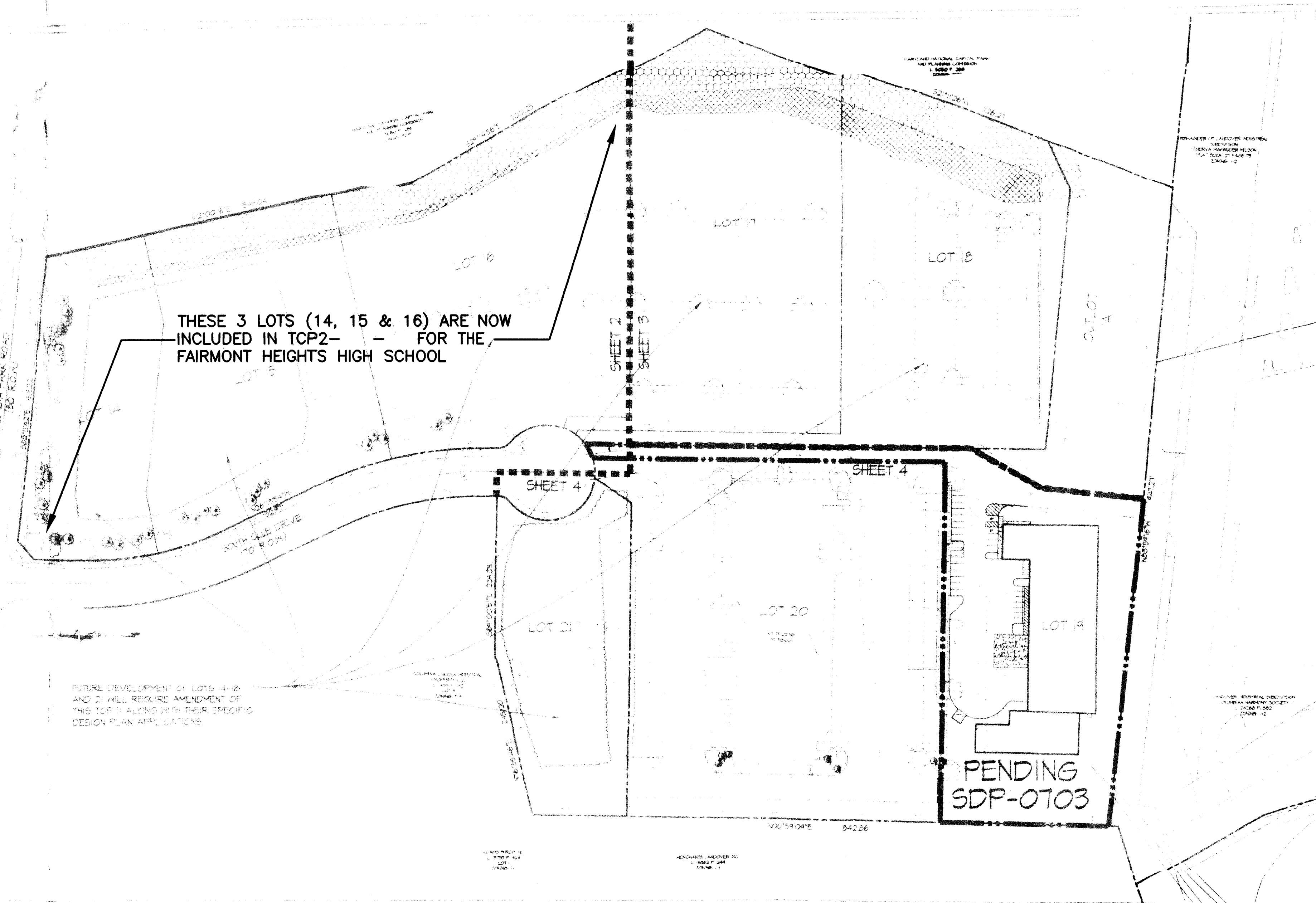
TYPE II TREE CONSERVATION PLAN

LOTS 14-21 & OUTLOT A



EXISTING UTILITIES NOTES:

1. ALL INFORMATION SHOWN HEREON WAS OBTAINED FROM AVAILABLE RECORDS. THE EXACT LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN IS NOT GUARANTEED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL HAND DIG TEST PIT AT EACH PROPOSED LOT TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
3. FOR MARKING LOCATIONS OF EXISTING UTILITIES NOTIFY MISS UTILITY AT 1-800-257-7777 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
4. FOR FIELD LOCATION OF GAS AND SERVICES PLEASE NOTIFY AMERICAN GAS LIGHT CO. 703-757-0000 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
5. MISSING AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. GUTSCHICK LITTLE & WEBER, P.A. SHALL BE NOTIFIED IMMEDIATELY OF ANY AND ALL UTILITY INFORMATION, MISSING AND/OR ADDITIONS FOUND BY ANY CONTRACTOR.
6. DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES AND ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSONS, TRUCKS, TRAILERS OR EQUIPMENT USED ON OR ADJACENT TO THE SITE.

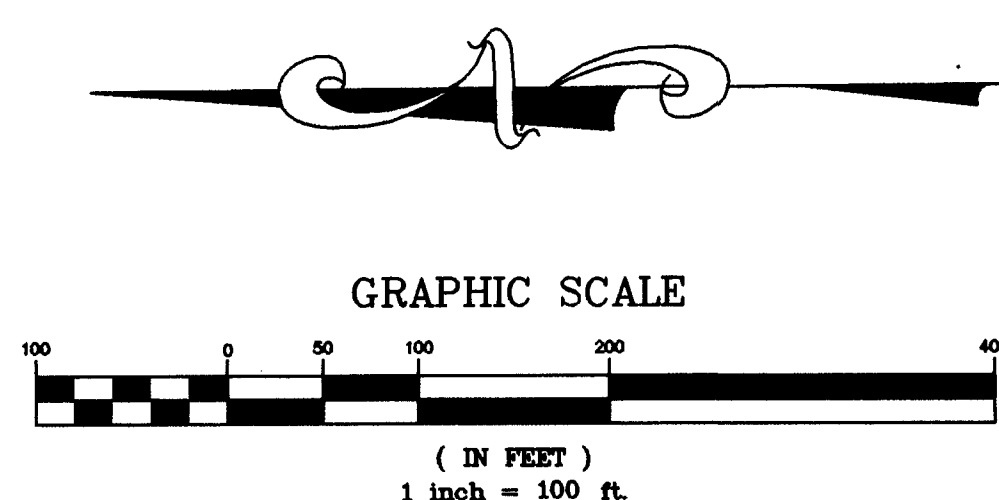
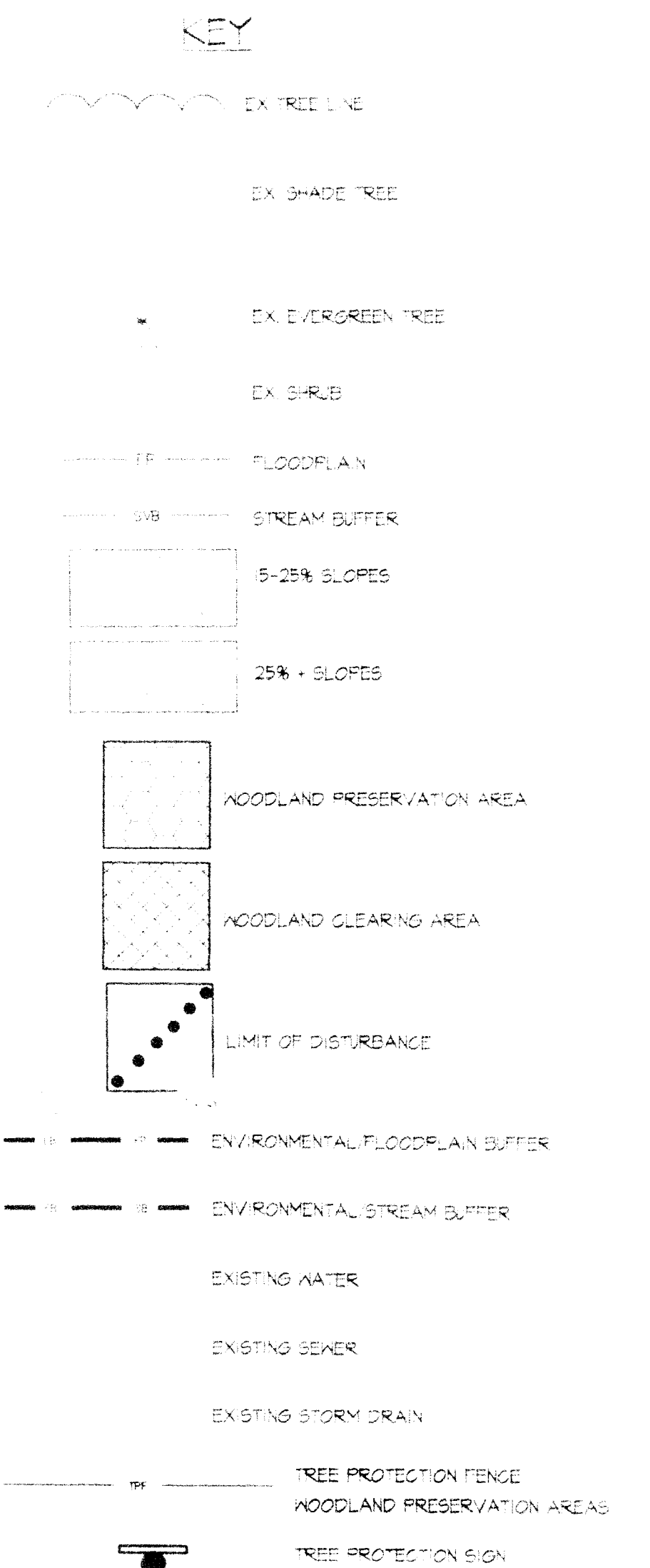


GENERAL NOTES

1. OWNER: FRED LANDOVER DEVELOPERS VII, VII & X, LLC
C/O PREFERRED REAL ESTATE INVESTMENTS, INC.
001 E. HECTOR STREET, SUITE 100
CONSHOHOCKEN, PA 19428-2395
2. DEVELOPER: FRED LANDOVER DEVELOPERS VII, VII & X, LLC
C/O PREFERRED REAL ESTATE INVESTMENTS, INC.
001 E. HECTOR STREET, SUITE 100
CONSHOHOCKEN, PA 19428-2395
3. BOUNDARY SURVEY BY GUTSCHICK LITTLE & WEBER, P.A. 2006.
4. FIELD TOPOGRAPHY BY GUTSCHICK LITTLE & WEBER, P.A. 2006.
5. THERE ARE NO KNOWN HISTORIC RESOURCES OR CEMETERIES ON THIS PROPERTY.
6. THERE ARE NO RARE, THREATENED OR ENDANGERED SPECIES ON THIS PROPERTY.
7. SOILS INFORMATION SHOWN WAS OBTAINED FROM THE PRINCE GEORGES COUNTY SOIL SURVEY.
8. NATURAL RESOURCES INVENTORY SIMPLIFIED FOREST STAND DELINEATION BY GUTSCHICK LITTLE & WEBER, P.A. IN 1984/06 APPROVED MARCH 21, 2007.
9. THERE ARE NO WETLANDS ON THIS SITE.
10. GRADING AND LIMITS OF DISTURBANCE ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
11. EXISTING WATER & SEWER SERVICE CATEGORIES 3-3 AND W-3.
12. 200 FOOT MAP REFERENCE: 203 NE-06
13. TAX MAP & PARCEL NUMBER: 39 (G-3)
14. 100 YEAR FLOODPLAIN STUDY PROVIDED BY PRINCE GEORGES DEPARTMENT OF ENVIRONMENTAL RESOURCES, OCTOBER 10, 1984.

SITE DATA

Zone	E-1-A
Watershed	ANACOSTIA RIVER WATERSHED
Site Area	21.18 ACRES
Total Forested Area	2.88 Acres
100 Year Floodplain	2.88 Acres
Forest Within 100 Year Floodplain	2.88 Acres



KEY MAP
SCALE: 1" = 1,000'

SHEET SCHEDULE

SHEET NO.	TITLE
1	COVER SHEET
2-4	TOP PLANS
5	DETAIL SHEET

THIS LOT LOT 19 IS THE ONLY SITE WITH PROPOSED DEVELOPMENT. ALL OTHER SITES MUST HAVE AN SDP SUBMITTED TO MATCH THIS TOP. OR WILL REQUIRE A TOP REVISION.

M-NCPPC APPROVALS			
PROJECT NAME	MD 50 Industrial Park		
PROJECT NUMBER	SDP-0703		
APPROVED	DATE	BY	DATE
12/4/08	12/4/08	12/4/08	12/4/08

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION MANUAL.

SIGNED: *[Signature]* DATE: 4/24/2014
MICHAEL A. NORTON
17830 NEW HAMPSHIRE AVENUE, SUITE 101
ASHTON, MD 20861
240.342.2329
michael.norton@nortonlanddesign.com

NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
17830 NEW HAMPSHIRE AVENUE, SUITE 101
ASHTON, MD 20861
P. 240.342.2329 F. 240.342.2632
WWW.NORTONLANDDESIGN.COM

I hereby certify that this Tree Conservation Plan (TCP) has been prepared in accordance with the Maryland Forest Conservation Act, and the Prince George's County Woodlands Conservation Technical Manual, effective September 1995.

Signature: *[Signature]* DATE: 3/8/08
MICHAEL A. NORTON
LANDSCAPE ARCHITECT
17830 NEW HAMPSHIRE AVENUE, SUITE 101
ASHTON, MD 20861
240.342.2329
michael.norton@nortonlanddesign.com

Prince George's County Planning Department, M-NCPPC			
Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP#-049-92			
Approved by	Date	DRD#	Revision for Revision
00 Robert Metzger	10/29/1998	SDP-9107	
01 Katina Shoulers	3/25/2008	SDP-0703	
02 <i>[Signature]</i>	12/2/14	NA	Separation of 3 lots for Fairmont HS
03			
04			
05			
06			

GLW GUTSCHICK LITTLE & WEBER, P.A.
17830 NEW HAMPSHIRE AVENUE, SUITE 101
ASHTON, MD 20861
240.342.2329
www.glw.com

11.5.2012 REVISED PER THE SALE OF LOTS 14, 15 & 16

MES MAN

FRED LANDOVER DEVELOPERS VII, VII & X, LLC
C/O PREFERRED REAL ESTATE INVESTMENTS, INC.
001 E. HECTOR STREET, SUITE 100
CONSHOHOCKEN, PA 19428-2395

TYPE II TREE CONSERVATION PLAN
MARYLAND 50 INDUSTRIAL PARK
14-21 AND OUTLOT A

PRINCE GEORGES COUNTY, MARYLAND

SCALE	DATE	BY	DATE
1" = 100'	3/8/08	3/8/08	3/8/08
1" = 100'	3/8/08	3/8/08	3/8/08
1" = 100'	3/8/08	3/8/08	3/8/08

SHEET 2 OF 5

MARYLAND NATIONAL CAPITAL PARK
AND PLANNING COMMISSION
L. 5050 F. 288
ZONING: ROS

WOODLAND CLEARING AREA
0.79 AC

REMAINDER OF LANDOVER INDUSTRIAL
SUBDIVISION
MINERY MAGRUDER WILSON
PLAT BOOK 27 PAGE 73
ZONING: I-2

NON FORESTED AREA
SCRUB/SHRUB SCATTERED
WITH A FEW MATURE TREES

50' LANDSCAPE BUFFER AREA TO REMAIN
ON LOTS 17, 18 & OUTLOT 'A'

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND
THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

SIGNED:  DATE: 4/27/2014
MICHAEL A. NORTON
17830 NEW HAMPSHIRE AVENUE, SUITE 101
ASHTON, MD 20861
240.342.2329
michael.norton@nortonlanddesign.com

NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
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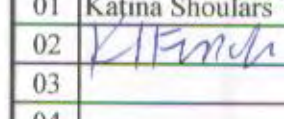
48 Hours
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Service Protection Center

MEMBER

ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
1-800-257-7777

M-NCPPC APPROVALS			
PROJECT NAME: MD 50 Industrial Park			
PROJECT NUMBER: SDR-0703			
For Conditions of Approval and Fee Plan (See Sheet or Approval Sheet) Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
1	1-24-08	R.G.	3-26-08

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCPIL-049-92			
Approved by	Date	DRID #	Reason for Revision
00 Robert Metzger	10/29/1998	SDP-9107	
01 Katrina Shoulters	3/25/2008	SDP-0703	
02 	12/23/14	NA	Separation of 3 lots for Fairmont HS
03			
04			
05			
06			

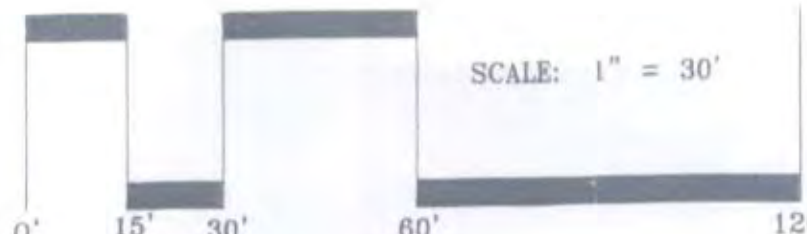
I hereby certify that this Tree Conservation Plan (TCP) was prepared
in accordance with the Maryland Forest Conservation Act, Prince George's
County Woodland Conservation Technical Manual, and the Prince George's
County Tree Conservation Plan (TCP) and the Maryland National Capital Park
and Planning Commission's Tree Conservation Plan (TCP).

Signature:  DATE: 7/1/14
Kevin A. Foster
Maryland Registered Landscape Architect

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20866

11.5.2012 REVISED PER THE SALE OF LOTS 14, 15 & 16

MES WAN
JRS KAF
BY APPR



PREPARED FOR:
PREFERRED REAL ESTATE DEVELOPMENTS, INC.
1001 E. HECTOR STREET, SUITE 100
CONSHOHOCKEN, PA 19428

TYPE II TREE CONSERVATION PLAN
MARYLAND 50 INDUSTRIAL PARK
14-21 AND OUTLOT 'A'
KENT ELECTION DISTRICT No. 13
PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1" = 30'
ZONING: E-I-A
G. L. W. FILE No.: 06008
DATE: JULY, 2007
TAX MAP - GRID: 59 & 66
SHEET: 3 OF 5

