BEECH TREE

GOLF COURSE • CLUBHOUSE MAINTENANCE FACILITIES

PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION PLAN II

(SDP-9803 - TCP 2-012-12)

SUMMARY OF PARKING REQUIREMENTS

REQUIREMENTS
GOLF COURSE
8.0 per hole
+1.0 per employee
+50% of spaces normally required for accessory uses
DRIVING RANGE
1.0 per tee
+1.0 per employee
PRO SHOP
1.0 per 500 s.f. of GFA
EATING OR DRINKING ESTABLISHMENT
1.0 space per seat
MAINTENANCE FACILITY (low parking generation group)
1.0 per 500 s.f. of GFA
GOLF TRAINING FACILITY (low parking generation group)
1.0 per 500 s.f. of GFA

PROPOSED USES
1. GOLF COURSE & CLUBHOUSE
GOLF COURSE
18 holes (144 spaces)
5 employees (5 spaces)
Subtotal: 149 spaces
DRIVING RANGE
25 tees (25 spaces)
1 employee (1 space)
Subtotal: 13 spaces (26x50%)
PRO SHOP
1,500 s.f. (3 spaces)
Subtotal: 1.5 spaces (3x50%)
RESTAURANT
1,200 s.f. w/ 80 seats (27 spaces)
Subtotal: 13.5 spaces (27x50%)
TOTAL NUMBER OF SPACES REQUIRED: 177
TOTAL NUMBER OF SPACES PROPOSED: 183
176 SPACES @ 9.5' x 19'
4 HC SPACES @ 8' W/ 5' ACCESS AISLES
3 HC VAN SPACES @ 8' W/ 8' ACCESS AISLES
NUMBER OF HANDICAPPED SPACES REQUIRED: 7
NUMBER OF HANDICAPPED SPACES PROPOSED: 7

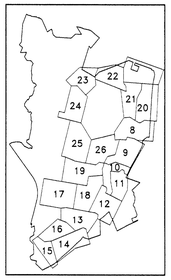
2. MAINTENANCE FACILITY
5,000 s.f. (10 spaces)
Subtotal: 10 spaces
TOTAL NUMBER OF SPACES REQUIRED: 10
TOTAL NUMBER OF SPACES PROPOSED: 19
18 SPACES @ 9.5' x 18'
1 HC VAN SPACE @ 8' W/ 8' ACCESS AISLE
NUMBER OF HANDICAPPED SPACES REQUIRED: 1
NUMBER OF HANDICAPPED SPACES PROPOSED: 1

3. GOLF TRAINING FACILITY
1,440 s.f. (3 spaces)
Subtotal: 3 spaces
TOTAL NUMBER OF SPACES REQUIRED: 3
TOTAL NUMBER OF SPACES PROPOSED: 4
3 SPACES @ 9.5' x 18'
1 HC VAN SPACE @ 8' W/ 8' ACCESS AISLE
NUMBER OF HANDICAPPED SPACES REQUIRED: 1
NUMBER OF HANDICAPPED SPACES PROPOSED: 1

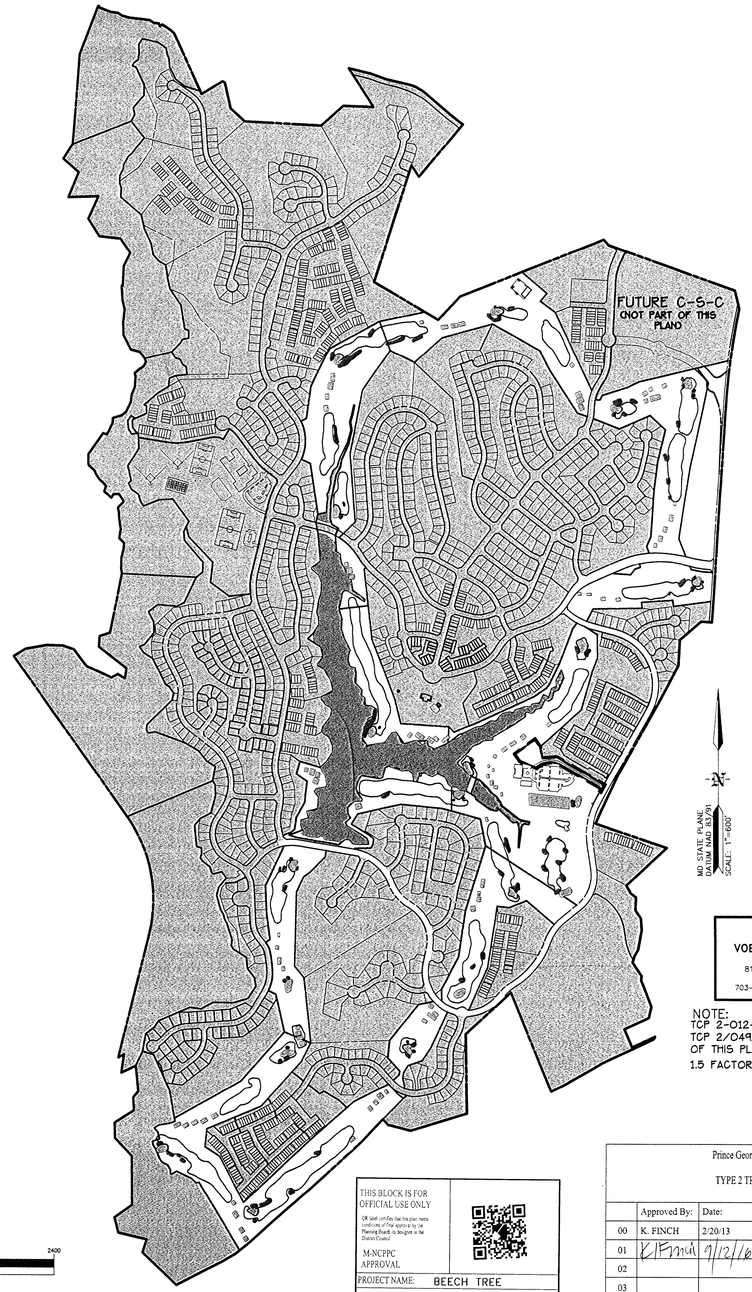
SUMMARY OF LOADING REQUIREMENTS (Sec. 27-582)
NUMBER OF LOADING SPACES REQUIRED: 1
NUMBER OF LOADING SPACES PROPOSED: 1 @ 33' x 12'

INTERIOR GREEN CALCULATIONS (Section 4.3.c)

TOTAL AREA OF CLUBHOUSE PARKING LOT	71,128 S.F.
REQUIRED GREEN AREA (8%)	5,690 S.F.
PROVIDED GREEN AREA (12%)	8,536 S.F.
INTERIOR SHADE TREES REQUIRED	29
INTERIOR SHADE TREES PROVIDED	40



KEY MAP

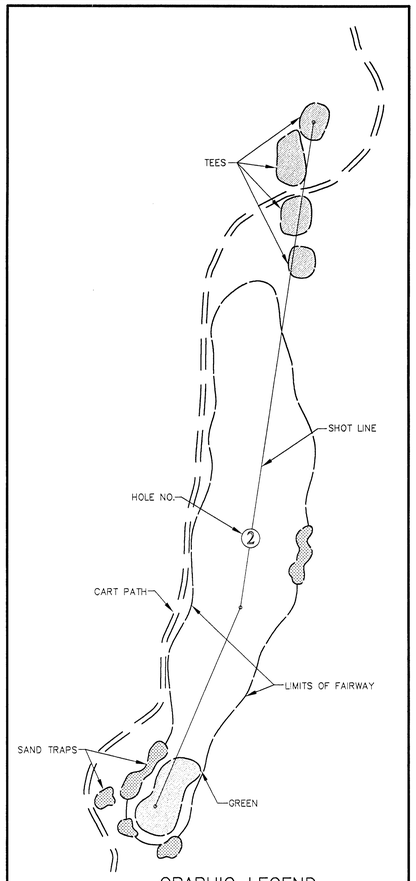


GENERAL NOTES

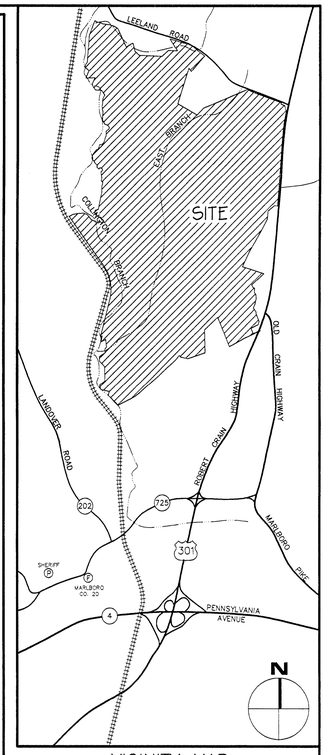
1. EXISTING ZONING: R-S, C-O.
2. PROPOSED DEVELOPMENT: SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL
3. MASTER PLAN AREA: SUBREGION VI STUDY AREA, PLANNING AREA 79-UPPER MARLBORO
4. TAX MAP: PG Co. #34 GRIDS F 1-4, #35 GRIDS A 1-4, B 1-4, C 1-4, D 2, # 92 GRIDS F 1&2, # 93 GRIDS A 1&2, B 1&2, C 1
5. WSSC MAP: 202 SE 13, 203 SE 13 & 14, 204 SE 13 & 14, 205 SE 13 & 14
6. ADC MAP: P.G. Co. # 21 GRIDS B 10, C 6-13, D 7-13, E 7-12, F 8-12
7. WATER CATEGORY: 3
8. SEWER CATEGORY: 3
9. OWNER/DEVELOPER: VOB LIMITED PARTNERSHIP, 8245 BOONE BOULEVARD, SUITE 550, VIENNA, VA 22182, 703-288-4200 FAX: 703-288-4218
10. ENGINEER: GREENMAN-PEDERSEN, INC., 10977 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD 20701, (301) 470-2772
11. GROSS TRACT AREA: 1212.06 ACRES, R-S ZONE: 1208.31 ACRES, C-O ZONE 1.68 ACRES
GROSS TRACT AREA THIS SUBMITTAL: 272.39 ACRES
12. 10' PUBLIC UTILITY EASEMENT RUNS ALONG ALL PUBLIC RIGHT OF WAY.
13. BOUNDARY PROVIDED BY GREENMAN-PEDERSEN, INC.
14. TOPOGRAPHY INFORMATION PROVIDED BY WINGS AERIAL MAPPING, INC.
15. CONCEPTUAL STORM DRAIN APPROVAL NUMBER: CSD #95809110, APPROVED JUNE 12, 1995 (ENTIRE SITE & LAKE)
16. ALL STRUCTURES SHALL BE FULLY SPRINKLERED IN ACCORDANCE WITH ARTICLE 13 OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND ALL OTHER APPLICABLE LAWS.
17. EXISTING 100 YEAR FLOODPLAIN STUDY: FPS 890192, APPROVED SEPTEMBER 11,1989.
18. BASIC PLAN, A-9763-C, APPROVED 10-9-89 (Z.O. 61-1989)
19. COMPREHENSIVE DESIGN PLAN: CDP-9708, APPROVED 2-26-98 (PGCPB Res. 98-50)
20. TREE CONSERVATION PLAN TYPE I: TCP 1/73/97 TCP II /49/98 APPROVED 4/28/05
21. PRELIMINARY PLAT: 4-00010 APPROVED 10-14-99 (M.N.C.P.&P.C.)
22. STORMWATER MANAGEMENT CONCEPT PLAN: 008004950, APPROVED 6/27/00
23. THERE ARE THREE (3) CEMETERIES LOCATED WITHIN THE SUBJECT PROPERTY:
HILLEARY FAMILY CEMETERY
SUSAN HODGES CEMETERY
SMITH FAMILY CEMETERY
24. THERE ARE TWO (2) HISTORIC SITES LOCATED WITHIN THE SUBJECT PROPERTY:
BEECHWOOD, #79-60
PENTLAND HILLS, #79-38
25. INFORMATION CONCERNING IMPROVEMENTS TO LEELAND ROAD AND THE INTERSECTION OF MD ROUTE 301 AND LEELAND ROAD WAS OBTAINED FROM AVAILABLE RECORDS.
DPW&T PERMIT NO. 98.22.00096, BEN DYER ASSOCIATES, INC. (6-25-98)
26. FILL AREAS:
A. CLASS I FILL TO BE PLACED BELOW ALL BUILDINGS.
B. CLASS II FILL TO BE PLACED BELOW ALL PAVED AREAS INCLUDING PARKING LOTS, DRIVES, AND SIDEWALKS.
C. CLASS III FILL TO BE PLACED IN AREAS THAT WILL REMAIN "GREEN".
27. FOOTINGS TO BE EXTENDED TO EXISTING GROUND WHERE NESSECARY.
28. ROOF AND FOOTING DRAINAGE TO BE DISCHARGED TO SPLASH BLOCKS.
29. MAX. SLOPE: 3:1 MIN. SLOPE: 2.5% GRASSED, 1% PAVED.
30. CONCRETE CURB AND GUTTER SHALL BE IN ACCORDANCE WITH PRINCE GEORGE'S COUNTY STANDARD DETAIL 300.01.
31. SPILL GUTTERS ON ALL HIGH SIDE CURB AND GUTTER.
32. WATER AND SEWER SERVICE FOR THIS SITE WILL BE PROVIDED BY CONNECTING TO THE EXISTING PUBLIC WATER AND SEWER SYSTEM.
33. HANDICAPPED RAMPS SHALL BE IN ACCORDANCE WITH PRINCE GEORGE'S COUNTY STANDARD DETAIL 300.05 & 300.07.
34. A 42" RAILING/FENCE IS REQUIRED FOR ALL RETAINING WALLS OVER 18".
35. REFER TO THE PREVIOUSLY APPROVED OVERALL SDP-0001 AND SDP-0315 FOR ARCHITECTURE TYPICALS.
36. TREE CONSERVATION PLAN TCP II APPROVAL: TCP 2-49-98 & TCP 2/012/12

GRAPHIC SCALE
600 0 300 600 1200 2400
(IN FEET)
1 inch = 600 ft.

MD STATE PLANE GRID NORTH
SCALE: 1"=600'



GRAPHIC LEGEND
FOR TYPICAL HOLE
SCALE: 1"=100'



VICINITY MAP
SCALE 1"=2000'

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- + 45.5 PROPOSED SPOT ELEVATION
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING RESTRICTION LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- 42 SPECIMEN TREE (located by McCarthy & Assoc.)
- 30" OAK / 30" pine SPECIMEN TREE (located by GPI)
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LIMIT OF DISTURBANCE
- LIMIT OF CLEARING
- P.M.A. PRIMARY MANAGEMENT AREA
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EX. 10" WATER EXISTING WATER LINE
- 8" WATER PROPOSED WATER LINE
- EX. 10" SEWER EXISTING SEWER LINE
- 8" SEWER PROPOSED SEWER LINE
- LIMITS OF SELECTIVE CLEARING
- GOLF COURSE GREEN OR TEE
- FOREST WETLAND MITIGATION AREA
- EMERGENT WETLAND MITIGATION AREA
- TREE PRESERVATION AREA WITH TEMP. TREE PROTECTION DEVICE
- TREE PRESERVATION NOT COUNTED
- FORESTED FLOODPLAIN PRESERVED
- PROPOSED REFORESTATION WITH PERMANENT SPLIT RAIL FENCE
- AREA NOT INCLUDED IN THIS TCP II

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	TCP DETAILS
3	KEY MAPS, 200' SCALE & 50' SCALE
4-7	SPECIFIC DESIGN PLANS: 1"=200'
8	SPECIFIC DESIGN PLANS, ENTRANCE & 11th HOLE: 1"=50'
9	SPECIFIC DESIGN PLANS, 10th HOLE: 1"=50'
10	SPECIFIC DESIGN PLANS, CLUBHOUSE & 1st HOLE: 1"=50'
11	SPECIFIC DESIGN PLANS, DRIVING RANGE: 1"=50'
12	SPECIFIC DESIGN PLANS, 2nd HOLE: 1"=50'
13	SPECIFIC DESIGN PLANS, 3rd HOLE & 7th HOLE: 1"=50'
14	SPECIFIC DESIGN PLANS, 4th HOLE: 1"=50'
15	SPECIFIC DESIGN PLANS, 5th HOLE: 1"=50'
16	SPECIFIC DESIGN PLANS, 6th HOLE: 1"=50'
17	SPECIFIC DESIGN PLANS, 8th HOLE: 1"=50'
18	SPECIFIC DESIGN PLANS, SWM ACCESS ROAD: 1"=50'
19	SPECIFIC DESIGN PLANS, 9th HOLE: 1"=50'
20	SPECIFIC DESIGN PLANS, 12th HOLE & ROUTE 301: 1"=50'
21	SPECIFIC DESIGN PLANS, 13th HOLE: 1"=50'
22	SPECIFIC DESIGN PLANS, 14th HOLE & MAINT. FAC.: 1"=50'
23	SPECIFIC DESIGN PLANS, 15th HOLE: 1"=50'
24	SPECIFIC DESIGN PLANS, 16th HOLE: 1"=50'
25	SPECIFIC DESIGN PLANS, 17th HOLE: 1"=50'
26	SPECIFIC DESIGN PLANS, 18th HOLE: 1"=50'

OWNER/DEVELOPER:
VOB LIMITED PARTNERSHIP
TYSONS OFFICE CENTER
8133 LEESBURG PIKE, SUITE 300
VIENNA, VA 22182
703-288-4200 FAX:703-288-4218

NOTE:
TCP 2-012-12 WAS SEPARATED FROM TCP 2/049/98 WITH THE APPROVAL OF THIS PLAN.
1.5 FACTOR OF SAFETY AS SHOWN

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label confirms that this plan name, conditions of final approval by the Planning Board is designed in the District Council
M-NCPPC APPROVAL
PROJECT NAME: BEECH TREE
PROJECT NUMBER: SDP-9803-10
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included on the Project Number

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP 2 - 012 - 12

	Approved By:	Date:	DRD:	Reason for Rvision:
00	K. FINCH	2/20/13	SDP-9803	N/A
01	K Finch	9/12/16	SDP-9803-10	REVISED GRADING DUE TO MARLBORO CLAY IN B'S, SDP-0315-06 (SHEET 2,8,9,10 & 26)
02				
03				
04				
05				

M.N.C.P.P.C. APPROVALS
PROJECT NAME: BEECH TREE
PROJECT NUMBER: SDP-9803
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
	3/23/98		
01	3/27/00	L.S.	3/27/00
02	7/21/00	L.Srinivas	7/24/00
03	6/29/06	H.Z.	7/3/06
04	5/27/10	J.K.	6/7/10
05	3/30/11	J.K.	3/30/11

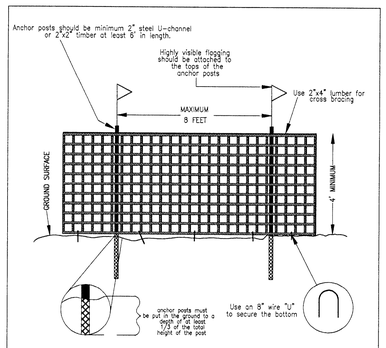
STATE OF MARYLAND — DAVID W. SWEENEY — 21921 — REGISTERED LANDSCAPE ARCHITECT

ENGINEER:
GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

N:\1997\97179\DWG\SDP\GOLF COURSE 2011\TC01PUTT.DWG

General Tree Conservation Notes:

1. 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 $1.50 per square foot mitigation fee.
2. The Department of Environmental Resources (DER) Inspector must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
3. 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.
4. The location of all Tree Protection Devices (TPDs) for areas of preservation shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Inspector from DER. Upon approval of the flagged or staked TPD locations by the DER Inspector, installation of the TPDs may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
5. Since work on this project will be initiated in several phases all TPDs required for a given phase shall be installed prior to any disturbance within that phase of work.
6. Woodland Conservation – Tree Save Areas shall be posted as shown at the same time as Tree Protective Device installation. The signs shall remain in place in perpetuity.
7. Roots of all trees within 20 feet of the limits of disturbance shall be cut along the limits of disturbance to a depth of at least 18 inches using a vibratory plow (cable laying machine) or toothed chain trencher, prior to installation of Tree Protective Devices or start of grading.
8. Contractor is liable for any damages he causes during construction to any preservation areas, fences, roads, paved paths, utilities, or other improvements on private or public property.
9. Approved Sediment and Erosion Control Measures may be substituted in lieu of Tree Protective Devices (TPDs) shown on this plan. In-field location and substitutions must be approved by the DER Inspector.
10. Tree Protection Device shown below (Detail 1) is to be used for both preservation and reforestation areas.



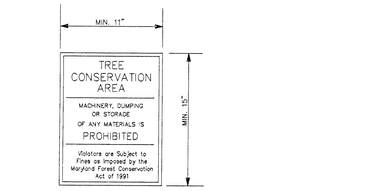
GENERAL NOTES

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.

1 TYP | **TREE PROTECTION DEVICE** — BLAZE ORANGE PLASTIC MESH | **TPD-G OPTION 3**

1. TREE PROTECTIVE DEVICE LOCATIONS WILL CORRESPOND TO THE LOCATIONS SHOWN ON THIS TREE CONSERVATION PLAN.
2. FENCE POSTS WILL BE A MINIMUM OF 1 3/4" X 1" STEEL U-CHANNEL OR 2" X 2" LUMBER, SPACED NO MORE THAN 8 FEET APART. POSTS WILL BE INSTALLED AT LEAST 2 FEET DEEP.
3. SMOOTH WIRE SHOULD BE EVENLY SPACED ALONG THE HEIGHT OF THE POSTS, AND FASTENED SECURELY TO THE POSTS. MINIMUM ACCEPTABLE WIRE IS "LIGHT GUAGE, CLASS 1", GALVANIZED.
4. TREE CONSERVATION AREA SIGNS WILL BE SECURELY ATTACHED TO AT LEAST EVERY FIFTH POST AND SHALL REMAIN IN PLACE IN PERPETUITY.
5. SEDIMENT AND EROSION CONTROL MEASURES WILL COMPLY WITH THE SEDIMENT CONTROL PLAN AS APPROVED BY THE PRINCE GEORGE'S COUNTY SOIL CONSERVATION DISTRICT, AND MAY INCLUDE COMBINATIONS OF SEDIMENT CONTROL FENCING WITH TREE CONSERVATION AREA PROTECTIVE DEVICE FENCING, IF SO NOTED ON THIS PLAN.
6. TREE PROTECTIVE DEVICES WILL BE ERECTED IMMEDIATELY AFTER TREE AND SHRUB PLANTING IS COMPLETED, AND REMOVED AFTER THE FINAL (5 YEAR) SURVIVAL CHECK. THE CONTRACTOR WILL ADVISE THE OWNER IN WRITING WHEN THIS WORK IS COMPLETED.

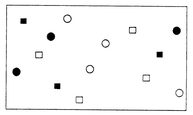
6 TYP — TREE PROTECTION DEVICE – TYPE 2 — SMOOTH WIRE FENCE — NTS



NOTES:

1. SIGN TO BE LAMINATED CARDBOARD OR PLASTIC WHITE WITH RED PRINT.
2. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
3. TREE CONSERVATION AREA SIGNS WILL BE SECURELY ATTACHED TO AT LEAST EVERY FIFTH POST AND SHALL REMAIN IN PLACE IN PERPETUITY.

2 TYP — TREE CONSERVATION SIGN — NTS



REFORESTATION DETAIL

LEGEND

- ● RED MAPLE
- ○ PIN OAK
- ■ AMERICAN HOLLY
- □ SWEETGUM

REFORESTATION PLANT SCHEDULE

SPECIES	CONDITION	QUANTITY/ACRE
ACER RUBRUM – RED MAPLE	WHIP	100 (20%)
QUERCUS PALUSTRIS – PIN OAK	WHIP	150 (30%)
LIQUIDAMBER STYRACIFLUA – SWEETGUM	WHIP	150 (30%)
ILEX OPACA – AMERICAN HOLLY	WHIP	100 (20%)
		500

1,000 Seedling Equivalents per Acre, and that a Whip is the Equivalent to Two Seedlings, so that 500 Whips per Acre Satisfies the Requirement.

Reforestation Notes:

1. Seedlings will be hand planted using random distribution of species and locations, at an average of 500 inch calipers per acre, utilizing the "Dibble Planting Method".
2. Seedlings will be graded for quality, especially root systems, before planting, and come from local sources.
3. Contractor will provide for proper care of seedlings, including during transport, in storage, and handling in the field.
4. Any tree shown by inspection within 30 days of planting to be improperly planted will be replaced and properly planted with new trees of the same type and specifications. If 20% or more of seedlings are improperly planted, the entire stand may be required to be replaced with new trees properly planted, or the total cost of the trees and replanting repaid to the owner, at the owner s option.
5. The planting contractor shall guarantee a minimum of 75% survival of the plants for 5 years from date of planting. Plants will be field checked at least three times during the first year, with watering if needed and control of undesirable vegetation if needed. Plants will be field checked two times during the second and third years with reinforcement planting if needed and control of undesirable vegetation if needed. Plants will be field checked one time during the fourth and fifth years with reinforcement planting if needed. Records of survival to be maintained during the field checks. Field data forms will be sent to the client after each visit. (See Tree Condition Check Sheet on plan.) Dead plants will be replaced to maintain at least 75% survival. Perimeter fencing and signage will be removed after year 5 based on the date planted.
6. Contractor will locate all existing utilities prior to start of operations.
7. Contractor to adjust plant locations to avoid existing utilities and maintain existing easements. New plant locations to be approved by the County and/or Urban Forester.
8. Contractor is liable for damages caused to any utilities, including any repairs, at no additional cost to the owner.
9. Contractor is liable for damages he causes during planting to any fences, roads, paved paths, other improvements on private or public property.
10. Twenty-five percent (25%) of Afforestation requirements met through the use of landscape plant materials in Afforestation areas.
11. All reforestation/afforestation areas adjacent to lots, and split rail fencing along the outer edge of all reforestation/afforestation areas shall be installed prior to issuance of use and occupancy permits for the adjacent lots.

HANDLING AND PLANTING OF SEEDLING(2)

HANDLING SEEDLINGS IN THE FIELD

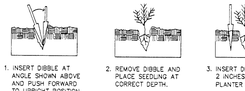


NOTE:
Seedlings dry out very quickly and, once dry, often are not usable even after moistening.

SEEDLING PLANTING METHODS

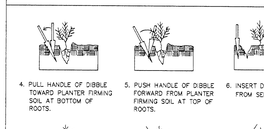
A. DIBBLE PLANTING



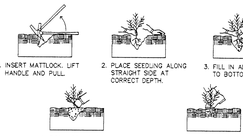


SOURCE: adopted from the Maryland State FOREST CONSERVATION MANUAL

HANDLING AND PLANTING OF SEEDLING(3)



B. MATTOCK PLANTING



SOURCE: adopted from the Maryland State FOREST CONSERVATION MANUAL

SPECIFICATIONS FOR PLANTING

Plant Identification: All plants shall be properly marked for identification.

List of Plant Material

The Contractor will verify the plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Landscape Architect. The Contractor shall furnish and plant all plants required to complete the work shown on the drawings. Substitution shall not be made without the written approval of the Landscape Architect. This Contract will be based on the bidder having verified prior to bidding, the availability of the required plant material as specified on the Plant Materials List.

Plant Quality

All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been sheared regularly, and shall be sound, free of plant disease or insect eggs and shall have a healthy normal root system. Plants shall be freshly dug and not heeled-in stock, nor from cold storage. All plants shall be nursery grown (except as noted below). Plants shall not be pruned prior to delivery. The shape of the plant shall in general conform to its natural growth proportions unless otherwise specified. Trees shall conform to the branching, caliper, and height specifications of the American Association of Nurserymen, and shall have a well-shaped, heavy branch structure for the species. Evergreen trees are to have an internode no greater than 18" and shall be uniformly well shaped. All plant sizes shall average at least the middle of the range given in the plant list.

Soil Mix

Soil mix will be 2/3 existing soil, 1/3 leafmold or equal organic material, thoroughly mixed and homogenized.

Excavation

Holes for all plants shall be 18" larger in diameter than size of ball or container and shall have vertical sides. Hedges shall be planted in a trench 12" wider; beds for mass planting shall be entirely rototilled to a depth of 8" and shall be 18" beyond the average outside edge of plant balls.

Planting

Backfilling shall be done with soil mix, reasonably free of stones, subsoil, clay lumps, stumps, roots, weeds, bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth, or hinder grading, planting, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise, such as faulty soil drainage or chemical residues, they should be called to the attention of the Landscape Architect and Owner for adjustment before planting. The plant shall be set plumb and straight, and shall be staked at the time of planting. Backfill shall be well worked about the roots and settled by watering. Plants will be planted higher than surrounding grade. Shrubs will be 1" higher and trees will be 3" higher.

Cultivation

All trenches and shrub beds shall be cultivated, edged and mulched to a depth of 3" with fine shredded hardwood bark. The area around isolated plants shall be mulched to at least a 6' greater diameter than that of the hole. Plant beds adjacent to buildings shall be mulched to the building wall.

Maintenance

The Contractor shall be responsible during the contract and up to the time of acceptance, for keeping the planting and work incidental thereto in good conditions, by replanting, plant replacement, watering, weeding, cultivating, pruning and spraying, restaking and straightening up and by performing all other necessary operations of care for promotion of good plant growth so that all work is in satisfactory condition at time of acceptance, at no additional cost to the Owner.

Fertilizer

Fertilizer shall be a slow release type contained in polyethylene perforated bags with microporo holes For controlled feeding such as Easy Grow as manufactured by Specialty Fertilizer, Inc. Box 355, Suffern, New York 10901 or approved equal. The bags shall contain 1 ounce of soluble fertilizer analysis 16-18-18 per units to last for three years and shall be applied during planting as recommended by the manufacturer. If fertilizer packets are not used the Contractor shall apply granular fertilizer to the soil mix with 10-6-4 analysis at the following rates: Tree Pits, 2-3 lbs. per caliper inch; Shrub Beds, 3-5 lbs. per 100 square Foot; Ground cover, 2-3 lbs. per 100 square Foot.

Ground Cover

All areas of ground cover shall be rototilled to a depth of 6". Apply 2" of organic material and rototill until thoroughly mixed. Apply fertilizer as stated above.

Guarantee and Replacement

All materials shall be unconditionally guaranteed for one year. The Contractor is not responsible for losses or damages caused by mechanical injury or vandalism. Guarantee shall cover both labor and materials. Earth saucers and stakes and guys shall be removed and trees, shrubs, and whips mulched to 3" maximum depth with shredded bark just prior to expiration of the one-year guarantee. The owner shall be notified in writing when this work is to occur.

Plant Spacing

Plant spacing is generally to scale on plan. Shrub spacing is noted in the plant list. No plants except viney ground covers or espaliered material shall be closer than 30" to building, walks or curbs.

WOODLAND CONSERVATION AREA EDGE MANAGEMENT NOTES

Prepared by the Environmental Planning Section, Planning Department, M-NCPPC
Revised 4/23/2003

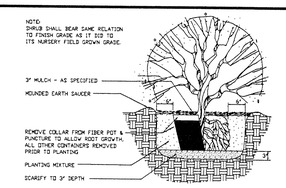
Removal of Hazardous Tree or Hazardous Limbs By Developers or Builders

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.

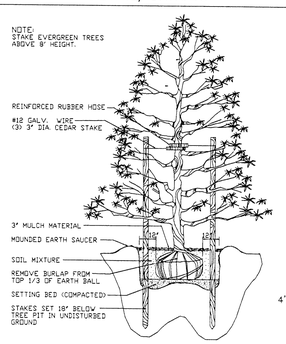
1. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area or other high use area and result in personal injury or property damage.
2. If a hazardous condition may be alleviated by corective pruning, the Licensed Arborist or the 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 of 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 the materials shall be placed into brush piles that will serve as wildlife habitat.

Forest Regeneration Seeding Specification:
Areas designated as Forest Regeneration shall be aerated and gilled by use of a 6' Befco Aerator and a 6' Befco Pulverizer Gill driven by a Kubota M5040 Tractor or similar equipment. Aerator is to be fitted with solid 1/2" tines spaced at 3" apart.

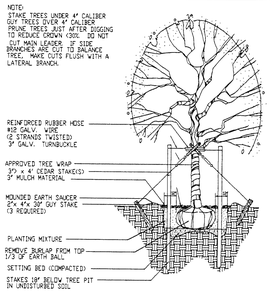
Seeding of the designated area shall be done at a rate of 1.5 LBS per 1,000 square feet of a woody forest seed mixture containing approved species per the Prince George's County approved species list.



3 TYP — PLANTING DETAIL/SHRUBS — NTS



4 TYP — PLANTING DETAIL/EVERGREEN TREES — NTS



5 TYP — PLANTING DETAIL/DECIDUOUS TREES — NTS

Sheet totals								
Sheet	Sheet Area	Preservation	AF/Ref	PMA AF/Ref.	Regen	PMA Regen	Sheet Total
8	17.96	1.81	1.56	0	0	0	3.37
9	13.86	2.68	0.18	0.20	0	0	3.06
10	17.43	2.11	0.04	0.21	0	0.05	2.41
11	19.49	3.79	0.73	0.44	0	0.11	5.07
12	11.82	1.49	1.67	0	0	0	3.16
13	10.66	3.12	0.55	0	0.05	0	3.72
14	14.94	5.83	0.19	0.01	0	0	6.03
15	8.65	2.02	0.47	0.06	0	0	2.55
16	9.89	3.71	0.33	0.09	0	0	4.13
17	8.71	1.66	0.35	0	0	0	2.01
18	1.89	0.15	0.02	0	0	0	0.17
19	28.74	2.18	1.26	0.13	0	0	3.57
20	23.78	5.28	7.17	0	0	0	12.45
21	5.70	0.57	1.31	0	0	0	1.88
22	20.87	4.23	0.65	0	0	0	4.88
23	9.10	0.28	0.45	1.65	0	0	2.38
24	16.35	1.73	1.04	1.61	0.17	0.2	4.75
25	24.78	2.04	0.85	0.05	0	0	2.94
26	7.28	0.98	0.16	0.01	0	0	1.15
Total	271.93	45.66	18.98	4.46	0.22	0.36	69.68

TREE CONSERVATON PLAN TYPE II – WORKSHEET

TCPII with Previously Approved TCPII
Woodland Conservation Worksheet
for
Prince George's County

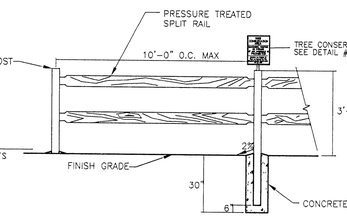
1	Zone:		R-S		
2	Gross Tract:		271.93		
3	Floodplain:		38.32		
4	Previously Dedicated Land:		0.00		
5	Net Tract (NTA):		233.71	0.00	0.00
6	Property Description or Subdivision Name:		TCPII-012-12-02 Beech Tree, Golf Course		
7	Owner:				
8	Address:				
9	Phone:				
10	Previous TCPII Number:		TCPII-049-98 Beechtree (Overall)		

	Woodland Conservation Calculations:		Net Tract (acres)		Floodplain (acres)
11	Acreage of Existing Woodland		162.91		28.61
12	Woodland Conservation Required for Lot per TCPII	29.81%	69.68		
13	Area of Woodland Cleared per overall TCPII		101.88		0.00
	Area of PMA Cleared per overall TCPII		10.81		
14	Area of Woodland Cleared per current TCPII		101.88		0.00
	Area of FP/PMA Cleared per current TCPII		33.65		
15	Area of Woodland above WCT not cleared by TCPII		NA		
16	Additional Woodland Cleared by TCPII	0.00			0.00
17	Does the TCPII show 2:1 replacement	N			
18	Clearing above WCT	0.00	Additional 1/4:1Replacement required =		0.00
19	Clearing below WCT	0.00	Additional 2:1Replacement required =		0.00
20	Total Woodland Conservation Required for this Lot:		69.68		

		(acres)
21	Woodland Conservation Provided:	
22	Woodland Preservation	45.66
23	Reforestation / Afforestation	23.44
24	Natural Regeneration	0.58
25	Area approved for fee-in-lieu	0.00 * 50.00
26	Credits Received for Off-site Mitigation on another property	0.00
27	Off-site Mitigation provided on this property	0.00
28	Total Woodland Conservation Provided	69.68

29	Area of net tract woodland not cleared	50.24	acres
30	Woodland retained not part of requirements:	4.58	acres

NOTE: TREE CONSERVATION AREA SIGNS WILL BE SECURELY ATTACHED TO AT LEAST EVERY FIFTH POST AND SHALL REMAIN IN PLACE IN PERPETUITY.



SPLIT RAIL FENCE (NTS)

SPLIT RAIL FENCE TO BE LOCATED AROUND ALL AREAS OF AFORESTATION

ROPE FENCES FOR PROTECTING REGENERATING UNDERSTORY:
Rope fences for cart path barriers shall be manufactured by Standard Golf – Recycled Plastic Rope Stakes and Traffic Control Rope (Green & White) (or equivalent.)

Protection of Reforestation and Afforestation Areas by Individual Homeowners

1. *Reforestation* Fencing and signage shall remain in place in accordance with the approved Type II Tree Conservation Plan or until the trees have grown sufficiently to have crown closure.
2. *Reforestation* areas shall not to be mowed, however, the management of competing vegetation around individual trees is acceptable.

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 (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building 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 treesa less than two (2) inches in 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 overseeding 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.*

Habitat Management Plan Notes:

1. No disturbance of woodland is permitted on the site until it is confirmed that it is consistent with the Habitat Management Plan for the Stripeback Darter approved by the Wildlife and Heritage Division of DNR.
2. Prior to the issuance of any grading permit for the site, the Type II TCP shall be revised to incorporate the recommendations of the approved Habitat Management Plan for the Stripeback Darter.
3. No grading, cutting, clearing of woodland, or removal of trees is permitted on the site until the recommendations of the Habitat Management Plan have been incorporated into the TCPII.

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label confirms that this plan meets conditions of final approval by the Planning Board, its designee or the District Council
M-NCPPC APPROVAL
PROJECT NAME: BEECH TREE
PROJECT NUMBER: SDP-9803-10
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

NOTE: THE SDP-9803 AND ASSOCIATED TCP2 SHEETS SHALL BE REVISED TO REFLECT WOODLAND CONSERVATION PROVIDED IN ACCORDANCE WITH THIS TABLE PRIOR TO CERTIFICATION OF ANY SDP OR REVISION AFFECTING OVERALL WOODLAND CONSERVATION PROVIDED.

NOTE:
TCP 2-012-12 WAS SEPARATED FROM TCP 2/049/98 WITH THE APPROVAL OF THIS PLAN.
1.5 FACTOR OF SAFETY AS SHOWN

M.N.C.P.P.C. APPROVALS

PROJECT NAME: **BEECH TREE**
PROJECT NUMBER: **SDP-9803**
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
	3/23/98	-	-
01	3/27/00	L.S.	3/27/00
02	7/21/00	L. Srinivas	7/24/00
03	6/29/06	H.Z.	7/3/06
04	5/27/10	J.K.	6/7/10
05	3/30/11	J.K.	3/30/11

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP 2 - 012 - 12

	Approved By:	Date:	DRD:	Reason for Rvision:
00	K. FINCH	2/20/13	SDP-9803	N/A
01	K. Finch	9/12/16	SDP-9803-10	REVISED GRADING DUE TO MARLBORO CLAY IN EV5, SDP-0315-06 (SHEET 2,8,9,10 & 26)
02				
03				
04				
05				

Woodland Conservation Worksheet for Prince George's County, Maryland

	R-S	O-S	Total
Gross Tract:	1192.40	1.60	1194.00 Include acreages only in columns
Floodplain:	328.41	0.00	328.41 for which there is a corresponding zone
Previously Dedicated Land:	0.00	0.00	0.00
Net Tract (NTA):	855.99	1.60	857.67

Property Description or Subdivision Name:	[SELECT TREE - OVERALL HIGHLIGHT]
Is this site subject to the 1989 Ordinance?	N
Break-even Point (preservation acres)	297.00
Acres of Net Tract clearing permitted w/o reforestation	382.20

Woodland Conservation Requirement Calculations																													
Existing Woodland on Net Tract (acres)	668.20																												
Existing Woodland on Floodplain (acres)	183.93																												
Woodland Conservation Threshold (NTA) = 15.00%	151.43																												
Smaller of a or c	151.43																												
Woodland above WCT	419.77																												
Plan Number (This must be completed for each phase)	SDP-9803	SDP-9907	SDP-0111	SDP-0212	SDP-0313	SDP-0314	SDP-0315	SDP-0316	SDP-0406	SDP-0408	SDP-0410	SDP-0418	SDP-0419	SDP-0421	SDP-0422	SDP-0512	SDP-0513	SDP-0617	SDP-0618	SDP-0815	SDP-0814	MNCPPC	4-99041	SDP-0002	SDP-0601	SDP-XXXX	SDP-XXXX		
TCPII #	TCP2-012-12	TCP#9498	TCP#9498	TCP#9498	TCP#9498	TCP#9498	TCP2-031-13	TCP#9498	TCP#9498	TCP#9498	TCP#9498	TCP#9498	TCP-090-13	TCP-030-06	TCP-029-06	TCP-018-13	TCP-032-13	TCP-031-12	TCP-032-12	TCP-033-12	TCP#9498		TCP-029-99	TCP-023-13	TCP-024-12	TCP-XXX-XX	TCP-XXX-XX		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27		
Golf Course	EV1,2,3	EV7	EV5	EV1,2,3	Ev12	EV4&6	EV9	NV3,2,3	NV4,5	NV8	107,8,9	EV4,5	WVMARK	Qtr	WV1,3,6	WV2,4,5	LANDMARK	EV8	EV6	Par 35-1	EV3,C	EV,11 & 13	EV14	Outparcel 11	Middle School	Total			
Date	9/30/13	10/00/000	12/12/08	3/28/2022	8/30/09	6/14/2004	9/25/2008	12/4/2004	7/4/2008	3/9/2007	11/25/2008	9/25/2013	3/7/2013		10/9/2012	9/4/2013													
	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Proposed	Removed	Pending	Approved				
Total area in this application (acres)	21.29	36.54	37.19	7.21	7.49	23.35	41.78	31.15	41.99	22.74	64.76	41.30	27.18	8.51	10.77	33.51	1.68	9.23	4.79	113.69	0.00	29.70	9.31	10.41	10.42	1184.67			
Floodplain area in this application (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	328.41			
Net Tract area in the application (acres)	21.29	36.54	37.19	7.21	7.49	23.35	41.78	31.15	41.99	22.74	64.76	41.30	27.18	8.51	10.77	33.51	1.68	9.23	4.79	113.69	0.00	29.70	9.31	10.41	10.42	1184.67			
Woodland on the Net Tract for this phase (acres)	16.21	13.08	15.40	12.05	36.74	4.49	4.80	14.19	20.98	13.05	21.40	19.51	10.57	2.15	4.51	44.80	33.31	1.08	8.19	4.79	36.23	0.00	28.45	8.41	3.03	20.42	338.93		
Woodland in the Floodplain for this phase	24.61	4.90	4.83	3.94	0.00	0.00	0.00	2.78	2.59	0.00	2.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.24	0.00	0.00	0.00	44.75		
Woodland Cleared on Net Tract for this phase	121.96	10.43	41.43	11.65	32.80	3.51	2.88	9.94	42.63	8.77	3.97	30.94	26.61	1.79	3.28	32.73	19.23	0.19	4.58	0.00	114.69	0.00	29.70	9.31	3.71	0.00	518.83		
Woodland Cleared in Floodplain this phase	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Woodland Cleared in PMA outside of FP (1.1)	0.00	0.00	0.00	0.04	1.00	0.00	0.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.91			



KEY MAP
200 Scale Sheets



KEY MAP
50 Scale Sheets

GRAPHIC SCALE

600 0 300 600 1200 2400

(IN FEET)
1 inch = 600 ft.

OWNER/DEVELOPER:
VOB LIMITED PARTNERSHIP
TYSONS OFFICE CENTER
8133 LEESBURG PIKE, SUITE 300
VIENNA, VA 22182
703-288-4200 FAX:703-288-4218

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: BEECH TREE			
PROJECT NUMBER: SDP-9803			
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
	10/28/98	S. Adams	6/11/99
01	3/27/00	L.S.	3/27/00
02	7/21/00	L. Srinivas	7/24/00
03	6/29/06	H.Z.	7/3/06
04	5/27/10	J.K.	6/7/10
05	3/30/11	J.K.	3/30/11

NOTE:
TCP 2-012-12 WAS SEPARATED FROM TCP 2/049/98 WITH THE APPROVAL OF THIS PLAN.
1.5 FACTOR OF SAFETY AS SHOWN

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M-NCPPC APPROVAL
PROJECT NAME: BEECH TREE
PROJECT NUMBER: SDP-9803-10
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP 2 - 012 - 12

	Approved By:	Date:	DRD:	Reason for Revision:
00	K. FINCH	2/20/13	SDP-9803	N/A
01	K Finch	9/12/16	SDP-9803-10	REVISED GRADING DUE TO MARLBORO CLAY IN EV3, SDP-0315-06 (SHEET 2,8,9,10 & 26)
02				
03				
04				
05				

STATE OF MARYLAND 9/12/16 THOMAS DAVID WALKER 3192 LANDSCAPE ARCHITECT

PROJ. MGR.						
M.T.						
DESIGNED						
L.N.B.						
DRAWN						
L.N.B.						
CHECKED						
M.T.						
	8/16/16	ADDED THE NEW TCP 2 BLOCK	SMD			
	2/14/13	Revised per MNCPPC comments	MH			
	DATE	REVISIONS	BY	DATE	REVISIONS	BY

GREENMAN-PEDERSEN, INC.
GPI ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

BEECH TREE
GOLF COURSE · CLUBHOUSE MAINTENANCE FACILITIES

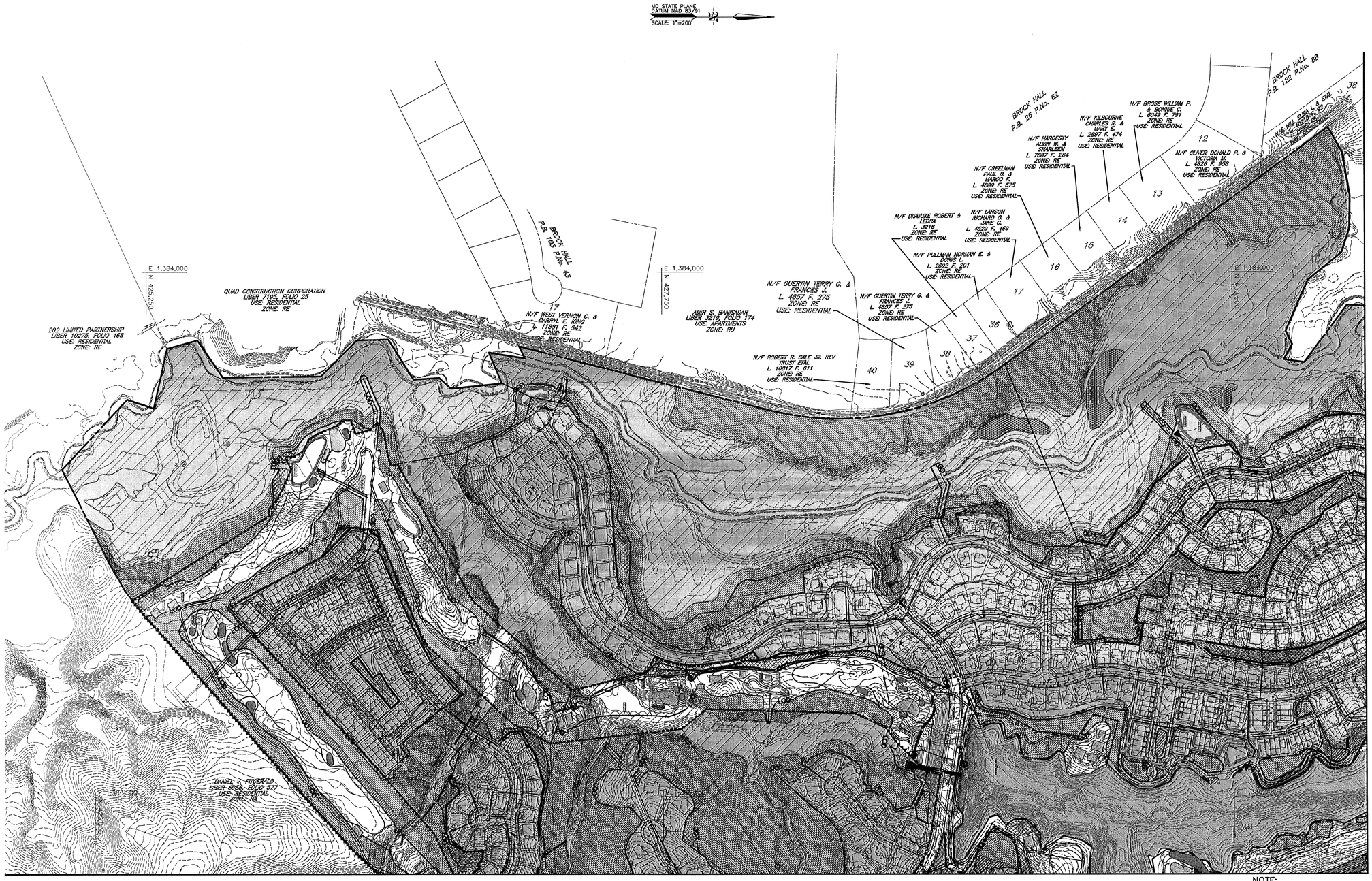
PRINCE GEORGE'S COUNTY, MARYLAND

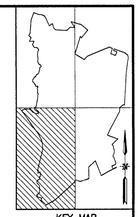
P.A. 79 UPPER MARLBORO & VICINITY MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

DATE	PROJECT No.
FEB., 2013	97179.01
SCALE	SHEET
1"=600'	3 OF 26

N:\1997\97179\DWG\SDP\GOLF COURSE 2011\TC03PUTT.DWG





GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

OWNER/DEVELOPER:
VOB LIMITED PARTNERSHIP
TYSONS OFFICE CENTER
8133 LEESBURG PIKE, SUITE 300
VIENNA, VA 22182
703-288-4200 FAX:703-288-4218

NOTE:
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1.5 FACTOR OF SAFETY AS SHOWN

THIS BLOCK IS FOR OFFICIAL USE ONLY
(A letter confirming that the plan meets conditions of Plat approval by the Planning Board, its designee or the District Council)
M-NCPPC APPROVAL
PROJECT NAME: BEECH TREE
PROJECT NUMBER: SDP-9803-10
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

M.N.C.P.P.C. APPROVALS

PROJECT NAME: **BEECH TREE**
PROJECT NUMBER: **SDP-9803**
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01	3/27/00	L.S.	3/27/00
02	7/21/00	L. Srinivas	7/24/00
03	6/29/06	H.Z.	7/3/06
04	5/27/10	J.K.	6/7/10
05	3/30/11	J.K.	5/30/11

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP 2 - 012 - 12

	Approved By:	Date:	DRD:	Reason for Rvision:
00	K. FINCH	2/20/13	SDP-9803	N/A
01	K Finch	9/12/16	SDP-9803-10	REVISED GRADING DUE TO MARLBORO CLAY IN EV5, SDP-0315-06 (SHEET 2,8,9,10 & 26)
02				
03				
04				
05				

STATE OF MARYLAND — THOMAS DAVID WARNER — 3792 — LANDSCAPE ARCHITECT — 9/12/16

DATE	REVISIONS	BY
9/16/16	ADDED THE NEW TCP 2 BLOCK	SMD
2/14/13	Revised per MNCPPC comments	MH
1-20-2000	REVISED GOLF COURSE, STREET R/W, & L.O.D. ADDED PARCEL LINES.	MT

PROJ. MGR. M.T.
DESIGNED L.N.B.
DRAWN L.N.B.
CHECKED M.T.

GREENMAN-PEDERSEN, INC.
GPI ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

BEECH TREE
GOLF COURSE · CLUBHOUSE
MAINTENANCE FACILITIES

PRINCE GEORGE'S COUNTY, MARYLAND

P.A. 79 UPPER MARLBORO & VICINITY — MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

DATE	PROJECT No.
FEB., 2012	97179.01
SCALE 1"=200'	SHEET 4 OF 26

N:\1997\97179\DWG\SDP\GOLF COURSE 2011\TC04-07PUTT.DWG

MD STATE PLANE
DATUM NAD 83/91
SCALE: 1"=200'



SEE SHEET 4

SEE SHEET 7

KEY MAP

THIS BLOCK IS FOR OFFICIAL USE ONLY

All notes on this sheet shall be complied with prior to signature by the Planning Board or designee of the Prince George's County Maryland National Capital Park and Planning Commission

M-NCPPC APPROVAL

PROJECT NAME: BEECH TREE

PROJECT NUMBER: SDP-9803-10

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M.N.C.P.P.C. APPROVALS

PROJECT NAME: **BEECH TREE**

PROJECT NUMBER: **SDP-9803**

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
	10/28/98	S. Adams	5/11/99
01	3/27/00	L.S.	3/27/00
02	7/21/00	L. Srinivas	7/24/00
03	6/29/06	H.Z.	7/3/06
04	5/27/10	J.K.	9/7/10
05	3/30/11	J.K.	3/30/11

NOTE:
TCP 2-012-12 WAS SEPARATED FROM TCP 2/049/98 WITH THE APPROVAL OF THIS PLAN.
1.5 FACTOR OF SAFETY AS SHOWN

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

OWNER/DEVELOPER:
VOB LIMITED PARTNERSHIP
TYSONS OFFICE CENTER
8133 LEESBURG PIKE, SUITE 300
VIENNA, VA 22182
703-288-4200 FAX:703-288-4218

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP 2 - 012 - 12

	Approved By:	Date:	DRD:	Reason for Rvision:
00	K. FINCH	2/20/13	SDP-9803	N/A
01	K Finch	9/12/16	SDP-9803-10	REVISED GRADING DUE TO MARLBORO CLAY IN EVS, SDP-0315-06 (SHEET 2,8,9,10 & 26)
02				
03				
04				
05				

DATE	REVISIONS	BY
8/16/16	ADDED THE NEW TCP 2 BLOCK	SMD
2/14/13	Revised per MNCPPC comments	MH
1-22-2000	REVISED GOLF COURSE, STREET R/W, & L.O.D. ADDED PARCEL LINES.	MT

PROJ. MGR. M.T.
DESIGNED L.N.B.
DRAWN L.N.B.
CHECKED M.T.

GREENMAN-PEDERSEN, INC.
GPI
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

BEECH TREE
GOLF COURSE · CLUBHOUSE
MAINTENANCE FACILITIES

PRINCE GEORGE'S COUNTY, MARYLAND

P.A. 79 UPPER MARLBORO & VICINITY — MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

DATE	PROJECT No.
FEB, 2013	97179.01
SCALE	SHEET
1"=200'	5 OF 26

N:\1997\97179\DWG\SDP\GOLF COURSE 2011\TC04-07PUTT.DWG

MD STATE PLANE DATUM NAD 83/91

SCALE: 1"=200'

KEY MAP

SEE SHEET 4

SEE SHEET 7



OWNER/DEVELOPER:
VOB LIMITED PARTNERSHIP
TYSONS OFFICE CENTER
8133 LEESBURG PIKE, SUITE 300
VIENNA, VA 22182
703-288-4200 FAX:703-288-4218

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label certifies that this plan meets conditions of Plat approved by the Planning Board, its designee or the District Council

M-NCPPC APPROVAL

PROJECT NAME: BEECH TREE

PROJECT NUMBER: SDP-9803-10

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

NOTE:
TCP 2-012-12 WAS SEPARATED FROM TCP 2/049/98 WITH THE APPROVAL OF THIS PLAN.
1.5 FACTOR OF SAFETY AS SHOWN

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP 2 - 012 - 12

	Approved By:	Date:	DRD:	Reason for Rvision:
00	K. FINCH	2/20/13	SDP-9803	N/A
01	K. Finch	7/12/16	SDP-9803-10	REVISED GRADING DUE TO MARLBORO CLAY IN B'S, SDP-0315-06 (SHEET 2,8,9,10 & 28)
02				
03				
04				
05				

M.N.C.P.P.C. APPROVALS

PROJECT NAME: BEECH TREE

PROJECT NUMBER: SDP-9803

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
	10/28/98	S. Adams	6/11/99
01	3/27/00	L.S.	3/27/00
02	7/21/00	L. Srinivas	7/24/00
03	6/29/06	H.Z.	7/3/06
04	5/27/10	J.K.	6/7/10
05	3/30/11	J.K.	3/30/11

PROJ. MGR. M.T.					
DESIGNED L.N.B.					
DRAWN L.N.B.			8/16/16	ADDED THE NEW TCP 2 BLOCK	SMD
CHECKED M.T.			2/14/13	Revised per MNCPPC comments	MH
			1-20-2000	REVISED GOLF COURSE, STREET R/W, & L.O.D. ADDED PARCEL LINES.	MT
	DATE	REVISIONS BY	DATE	REVISIONS	BY

GREENMAN-PEDERSEN, INC.
GPI ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
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WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

BEECH TREE
GOLF COURSE · CLUBHOUSE MAINTENANCE FACILITIES

PRINCE GEORGE'S COUNTY, MARYLAND

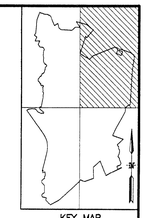
P.A. 79 UPPER MARLBORO & VICINITY MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

DATE	PROJECT No.
FEB., 2013	97179.01
SCALE	SHEET
1"=200'	6 OF 26

N:\1997\97179\DWG\SDP\GOLF COURSE 2011\TC04-07PUTT.DWG

MD STATE PLANE
DATUM NAD 83/91
SCALE: 1"=200'


KEY MAP

SEE SHEET 5

SEE SHEET 6



GRAPHIC SCALE
200 0 100 200 400 600
(IN FEET)
1 inch = 200 ft.

THIS BLOCK IS FOR OFFICIAL USE ONLY	
OK'ed conforms that this plan meets conditions of Final approval by the Planning Board, its designee or the District Council	
M-NCPPC APPROVAL	
PROJECT NAME:	BEECH TREE
PROJECT NUMBER:	SDP-9803-10
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.	

M.N.C.P.P.C. APPROVALS

PROJECT NAME: **BEECH TREE**

PROJECT NUMBER: **SDP-9803**

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
	10/28/98	S. Adams	6/11/99
01	3/27/00	L.S.	3/27/00
02	7/21/00	L. Srinivas	7/24/00
03	6/29/06	H.Z.	7/3/06
04	5/27/10	J.K.	6/7/10
05	3/30/11	J.K.	3/30/11

NOTE:
TCP 2-012-12 WAS SEPARATED FROM TCP 2/049/98 WITH THE APPROVAL OF THIS PLAN.
1.5 FACTOR OF SAFETY AS SHOWN

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP 2 - 012 - 12

	Approved By:	Date:	DRD:	Reason for Rvision:
00	K. FINCH	2/20/13	SDP-9803	N/A
01	K Finch	9/12/13	SDP-9803-10	REVISED GRADING DUE TO MARLBORO CLAY IN EV5, SDP-0315-06 (SHEET 2,8,9,10 & 26)
02				
03				
04				
05				

OWNER/DEVELOPER:
VOB LIMITED PARTNERSHIP
TYSONS OFFICE CENTER
8133 LEESBURG PIKE, SUITE 300
VIENNA, VA 22182
703-288-4200 FAX:703-288-4218

STATE OF MARYLAND
THOMAS S. SCHOPPE
21122
LANDSCAPE ARCHITECT

PROJ. MGR.						
M.T.						
DESIGNED						
L.N.B.						
DRAWN						
L.N.B.						
CHECKED						
M.T.						
	DATE	REVISIONS	BY	DATE	REVISIONS	BY
				8/16/16	ADDED THE NEW TCP 2 BLOCK	SMD
				2/14/13	Revised per MNCPPC comments	MH
				1-20-2000	REVISED GOLF COURSE, STREET R/W, & L.O.D. ADDED PARCEL LINES.	MT

GPI GREENMAN-PEDERSEN, INC.
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BEECH TREE
GOLF COURSE : CLUBHOUSE MAINTENANCE FACILITIES

PRINCE GEORGE'S COUNTY, MARYLAND

P.A. 79 UPPER MARLBORO & VICINITY — MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

DATE	PROJECT No.
FEB., 2013	97179.01
SCALE	SHEET
1"=200'	7 OF 26

N:\1997\97179\DWG\SDP\GOLF COURSE 2011\TC04-07PUTT.DWG

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- + 45.2 — PROPOSED SPOT ELEVATION
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING RESTRICTION LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- 42 — SPECIMEN TREE (located by McCarthy & Assoc.)
- 30" DBH, 18" OAK — SPECIMEN TREE (located by GPI)
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LIMIT OF DISTURBANCE
- LIMIT OF CLEARING
- P.M.A. — PRIMARY MANAGEMENT AREA
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EX. 10" WATER — EXISTING WATER LINE
- 8" WATER — PROPOSED WATER LINE
- EX. 10" SEWER — EXISTING SEWER LINE
- 8" SEWER — PROPOSED SEWER LINE
- AREA NOT INCLUDED IN THIS TCP II

SEE SHEET 21

SEE SHEET 20

SEE SHEET 26

SEE SHEET 9

BEECH TREE PARKWAY
(RIGHT-OF-WAY VARIES) (Beech Tree Parkway)

PRESIDENTIAL GOLF CLUB DRIVE

ACCESS DENIED
*SEE PLAT NINETEEN BEECH TREE

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP 2 - 012 - 12

	Approved By:	Date:	DRD:	Reason for Rvision:
00	K. FINCH	2/20/13	SDP-9803	N/A
01	K Finch	9/2/16	SDP-9803-10	REVISED GRADING DUE TO MARLBORO CLAY IN EV5, SDP-0315-06 (SHEET 2,8,9,10 & 26)
02				
03				
04				
05				

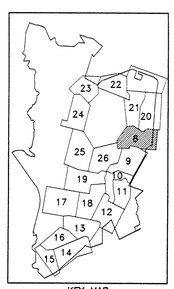
M.N.C.P.P.C. APPROVALS

PROJECT NAME: BEECH TREE

PROJECT NUMBER: SDP-9803

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
	10/28/98	S. Adams	6/11/99
01	3/27/00	L.S.	3/27/00
02	7/21/00	L. Srinivas	7/24/00
03	6/29/06	H.Z.	7/3/06
04	5/27/10	J.K.	6/7/10
05	3/30/11	J.K.	3/30/11
06	7/30/13	E.P.S.	7/31/13



KEY MAP

LEGEND CONTINUED

- LIMITS OF SELECTIVE CLEARING
- GOLF COURSE GREEN OR TEE
- FORESTED WETLAND MITIGATION AREA
- EMERGENT WETLAND MITIGATION AREA
- TREE PRESERVATION AREA
- TREE PRESERVATION NOT COUNTED
- FORESTED FLOODPLAIN PRESERVED
- PROPOSED REFORESTATION
- TEMP. TREE PROTECTION DEVICE
- PERMANENT SPLIT RAIL FENCE
- ROPE FENCE

NOTE:
TCP 2-012-12 WAS SEPARATED FROM TCP 2-049-98 WITH THE APPROVAL OF THIS PLAN.
1.5 FACTOR OF SAFETY AS SHOWN

CART PATH AND BRIDGES WILL BE FIELD LOCATED TO MINIMIZE THE DISTURBANCE TO EXISTING NATURAL FEATURES.

TREE TABLE

1. TOTAL AREA FOR SHEET 8 = 17.96 AC.
2. TREE PRESERVATION AREA = 1.81 AC.
3. AFFORESTATION & REFORESTATION AREAS = 1.56 AC.
4. REGENERATION AREAS = 0.00 AC.

TOTAL THIS SHEET = 3.37 AC.

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, Lt. Designee or the Council
M-NCPPC APPROVAL
PROJECT NAME: BEECH TREE
PROJECT NUMBER: SDP-9803-10
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

OWNER/DEVELOPER:
VOB LIMITED PARTNERSHIP
TYSONS OFFICE CENTER
8133 LEESBURG PIKE, SUITE 300
VIENNA, VA 22182
703-288-4200 FAX:703-288-4218

DATE	REVISIONS	BY
8/16/16	Added: New TCP 2 Block	SMD
8/2/16	Added:"Access Denied" Note & SDP Area Not Include to Legend	SMD
2/14/13	Revised per MNCPPC Comments	MAH
10/12/12	REMOVED PORTIONS OF SPLIT RAIL FENCE, ADDED PARCEL X-1	MAH
9/21/11	RENAMED PARCELS AND REVISED AREAS	MAH
1-20-2000	REVISED GOLF COURSE, STREET R/W, & L.O.D. ADDED PARCEL LINES.	MT

PROJ. MGR. M.T.
DESIGNED L.N.B.
DRAWN L.N.B.
CHECKED M.T.

GPI GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD. 20701
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FAX: (301) 490-2649 www.gpinet.com

BEECH TREE
GOLF COURSE · CLUBHOUSE MAINTENANCE FACILITIES

PRINCE GEORGE'S COUNTY, MARYLAND

P.A. 79 UPPER MARLBORO & VICINITY — MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

DATE	PROJECT No.
NOV., 2013	97179.01
SCALE	SHEET
1"=50'	8 OF 26

N:\1997\97179\DWG\SDP\GOLF COURSE 2011\TC08-26PUTT.DWG

CART PATH AND BRIDGES WILL BE FIELD LOCATED TO MINIMIZE THE DISTURBANCE TO EXISTING NATURAL FEATURES.

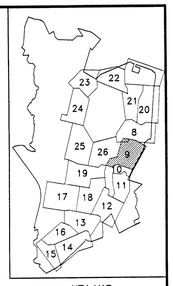
BUFFER YARD (SECTION 4.7)
MINIMUM 20' WIDE BUFFERYARD
SEE SDP-9803 SHEET 31A OF 31

SEE SHEET 10

SEE SHEET 26

SEE SHEET 8

SEE SHEET 8



KEY MAP

MD STATE PLANE DATUM NAD 83/91
SCALE: 1"=200'

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- + 45.5 PROPOSED SPOT ELEVATION
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING RESTRICTION LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- SPECIMEN TREE (located by McCarthy & Assoc.)
- SPECIMEN TREE (located by GPI)
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LIMIT OF DISTURBANCE
- LIMIT OF CLEARING
- P.M.A. PRIMARY MANAGEMENT AREA
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EX. 10" WATER EXISTING WATER LINE
- 8" WATER PROPOSED WATER LINE
- EX. 10" SEWER EXISTING SEWER LINE
- 8" SEWER PROPOSED SEWER LINE
- LIMITS OF SELECTIVE CLEARING
- GOLF COURSE GREEN OR TEE
- FORESTED WETLAND MITIGATION AREA
- EMERGENT WETLAND MITIGATION AREA
- TREE PRESERVATION AREA
- TREE PRESERVATION NOT COUNTED
- FORESTED FLOODPLAIN PRESERVED
- PROPOSED REFORESTATION
- TEMP. TREE PROTECTION DEVICE
- PERMANENT SPLIT RAIL FENCE
- ROPE FENCE
- AREA NOT INCLUDED IN THIS TCP II

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP 2 - 012 - 12				
	Approved By:	Date:	DRD:	Reason for Revision:
00	K. FINCH	2/20/13	SDP-9803	N/A
01	K Finch	9/15/16	SDP-9803-10	REVISED GRADING DUE TO MARLBORO CLAY IN EV3, SDP-0315-06 (SHEET 2,8,9,10 & 26)
02				
03				
04				
05				

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: BEECH TREE			
PROJECT NUMBER: SDP-9803			
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
	10/28/98	S. Adams	6/11/99
01	3/27/00	L.S.	3/27/00
02	7/21/00	L. Srinivas	7/24/00
03	6/29/06	H.Z.	7/3/06
04	5/27/10	J.K.	6/7/10
05	3/30/11	J.K.	3/30/11
06	7/30/13	E.P.S.	7/31/13

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label can be the final plan meets conditions of the approval by the Planning Board, it is signed or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: BEECH TREE

PROJECT NUMBER: SDP-9803-10

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

NOTE:
TCP 2-012-12 WAS SEPARATED FROM TCP 2-049-98 WITH THE APPROVAL OF THIS PLAN.
1.5 FACTOR OF SAFETY AS SHOWN

OWNER/DEVELOPER:
VOB LIMITED PARTNERSHIP
TYSONS OFFICE CENTER
8133 LEESBURG PIKE, SUITE 300
VIENNA, VA 22182
703-288-4200 FAX:703-288-4218

TREE TABLE

1. TOTAL AREA FOR SHEET 9 = 13.86 AC.
2. TREE PRESERVATION AREA = 2.68 AC.
3. AFFORESTATION & REFORESTATION AREAS = 0.38 AC.
4. REGENERATION AREAS = 0.00 AC.
TOTAL THIS SHEET = 3.06 AC.

STATE OF MARYLAND — DAVID L. NEWTON — No. 21324 — PROFESSIONAL ENGINEER

PROJ. MGR.	M.T.
DESIGNED	L.N.B.
DRAWN	L.N.B.
CHECKED	M.T.

DATE	REVISIONS	BY

DATE	REVISIONS	BY
8/18/15	Added: New TCP 2 Block	SMD
3/28/15	Revised grading at sheet 28 matchline	MAH
1/15	Revise grade behind EV13 (95-101) lots	GPI
6/4/14	Revised areas due to adjacent grading and cart path location	MAH
3/28/14	Added area to be conveyed to SDP-0315, adjust landmark parcel area	MAH
2/14/13	Revised per MNCPPC Comments	MAH
5-31-2000	ADD LAKE BASIN GRADING.	MT
1-20-2000	REVISED GOLF COURSE, STREET R/W, & L.O.D. ADDED PARCEL LINES.	MT

GPI GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
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FAX: (301) 490-2649 www.gpinet.com

BEECH TREE
GOLF COURSE · CLUBHOUSE MAINTENANCE FACILITIES

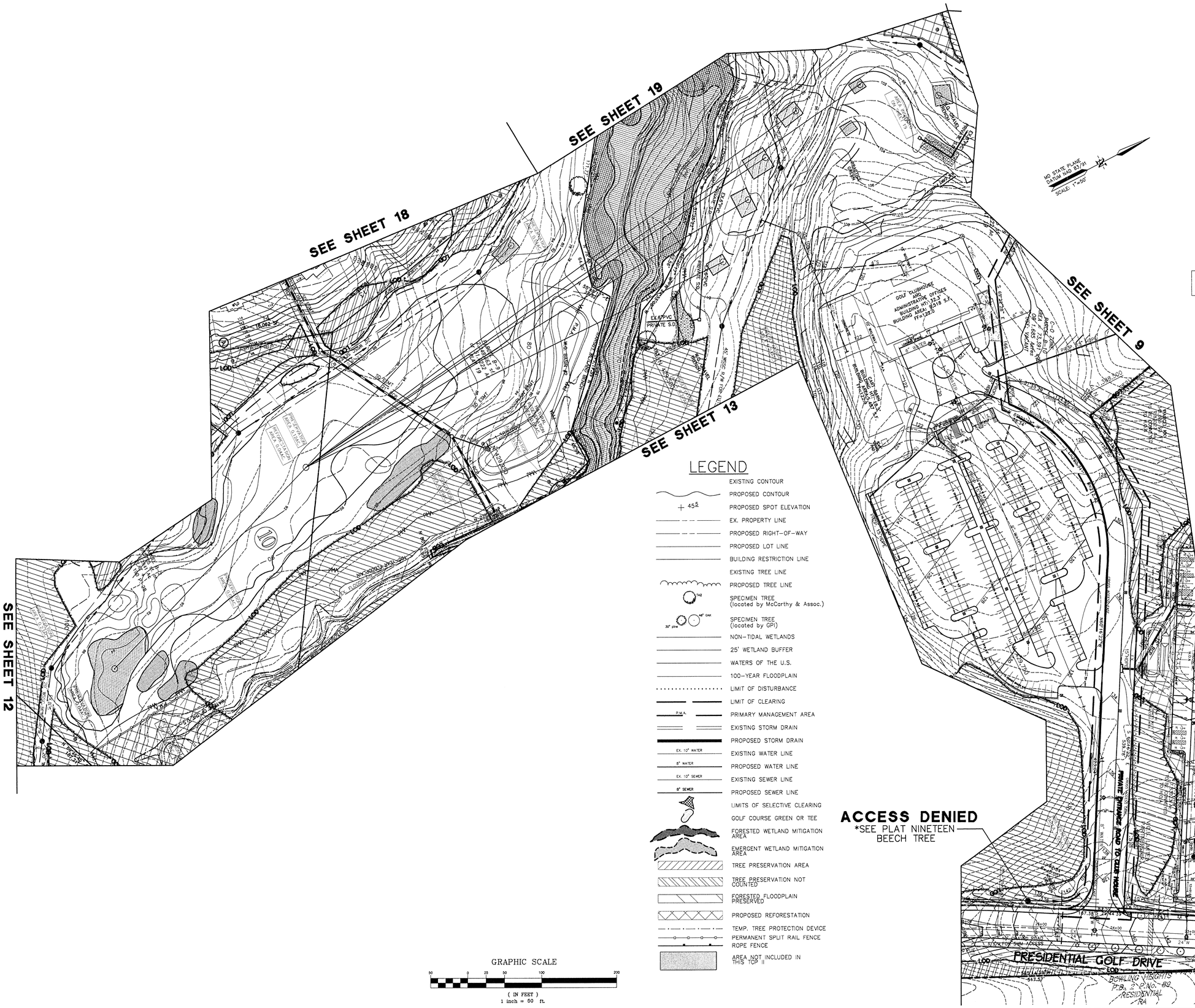
PRINCE GEORGE'S COUNTY, MARYLAND

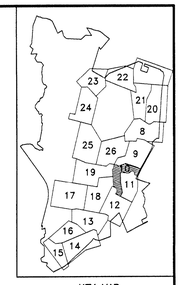
P.A. 79 UPPER MARLBORO & VICINITY — MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

DATE	PROJECT No.
NOV., 2013	97179.01
SCALE	SHEET
1"=50'	9 OF 26

N:\1997\97179\DWG\SDP\GOLF COURSE 2011\TC08-26PUTT.DWG





KEY MAP

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label confirms that site plan meets conditions of final approval by the Planning Board, in Zoning or the District Council

M-NCPPC APPROVAL

PROJECT NAME: BEECH TREE

PROJECT NUMBER: SDP-9803-10

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

NOTE:
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1.5 FACTOR OF SAFETY AS SHOWN

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP 2 - 012 - 12

	Approved By:	Date:	DRD:	Reason for Rvision:
00	K. FINCH	2/20/13	SDP-9803	N/A
01	K.Finch	9/12/16	SDP-9803-10	REVISED GRADING DUE TO MARLBORO CLAY IN EV5, SDP-0315-06 (SHEET 2,8,9,10 & 26)
02				
03				
04				
05				

M.N.C.P.P.C. APPROVALS

PROJECT NAME: BEECH TREE

PROJECT NUMBER: SDP-9803

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
	10/28/98	S. Adams	6/11/99
01	3/27/00	L.S.	3/27/00
02	7/21/00	L. Srinivas	7/24/00
03	6/29/06	H.Z.	7/3/06
04	5/27/10	J.K.	6/7/10
05	3/30/11	J.K.	3/30/11
06	7/30/13	E.P.S.	7/31/13
08			
09	10/22/15	S.L.	10/23/15
10			

OWNER/DEVELOPER:
VOB LIMITED PARTNERSHIP
8245 BOONE BLVD.
SUITE 550
VIENNA, VA 22182
703-288-4200 FAX:703-288-4218

TREE TABLE

1. TOTAL AREA FOR SHEET 10 = 17.43 AC.
2. TREE PRESERVATION AREA = 2.11 AC.
3. AFFORESTATION & REFORESTATION AREAS = 0.25 AC.
4. REGENERATION AREAS = 0.05 AC.

TOTAL THIS SHEET = 2.41 AC.

STATE OF MARYLAND — LANCE N. TOMLINSON — 21436 — REGISTERED LANDSCAPE ARCHITECT — 9/12/16

PROJ. MGR. M.T.					
DESIGNED L.N.B.					
DRAWN L.N.B.					
CHECKED M.T.					
DATE	REVISIONS	BY	DATE	REVISIONS	BY
			8/16/16	Added New TCP 2 Block	SMD
			8/3/16	Added: "Access Denied" Note & Removed C-O Shading	SMD
			7/20/16	Revised: P&P App. Block & Owner Address	SMD
			3/28/14	Adjusted Parcel B-10 lines and area	MAH
			2/14/13	Revised per MNCPPC Comments	MAH
			1-31-2000	ADD LAKE BASIN GRADING.	MT
			1-20-2000	REVISED GOLF COURSE, STREET R/W, & L.O.D. ADDED PARCEL LINES.	MT

GPI
GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD. 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

BEECH TREE
GOLF COURSE · CLUBHOUSE MAINTENANCE FACILITIES

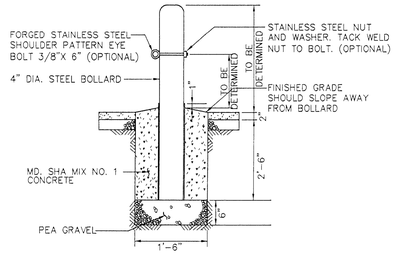
PRINCE GEORGE'S COUNTY, MARYLAND

P.A. 79 UPPER MARLBORO & VICINITY — MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

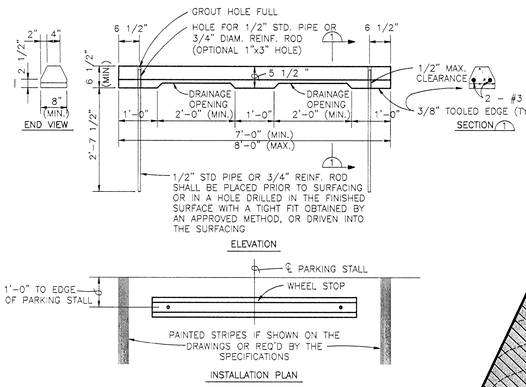
DATE	PROJECT No.
NOV., 2013	97179.01
SCALE	SHEET
1"=50'	10 OF 26

N:\1997\97179\DWG\SDP\GOLF COURSE 2011\TC08-26PUTT.DWG



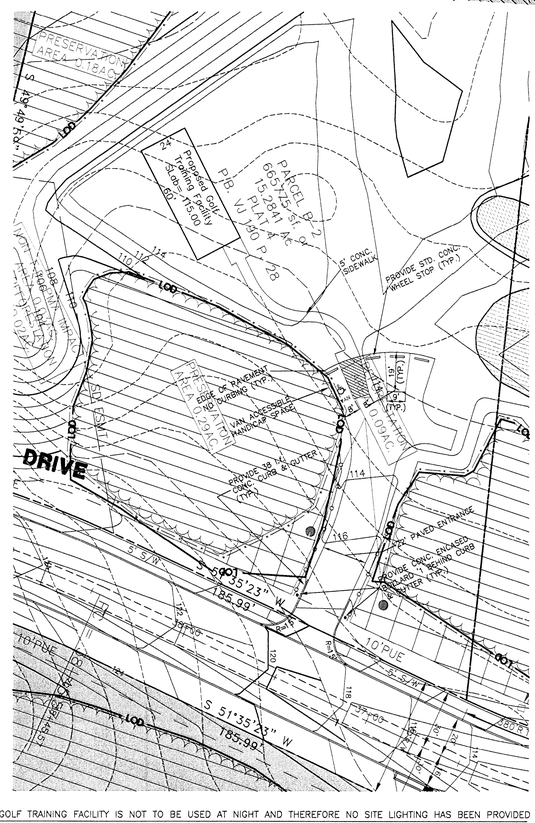
CONCRETE ENCASED BOLLARD DETAIL

N.T.S.



PRECAST CONCRETE WHEEL STOP DETAIL

N.T.S.



GOLF TRAINING FACILITY IS NOT TO BE USED AT NIGHT AND THEREFORE NO SITE LIGHTING HAS BEEN PROVIDED

DETAIL 'A'

SCALE: 1"=30'

CART PATH AND BRIDGES WILL BE FIELD LOCATED TO MINIMIZE THE DISTURBANCE TO EXISTING NATURAL FEATURES.


SEE SHEET 10
SEE SHEET 12
SEE SHEET 10
FOR CLARITY PURPOSES, SEE DETAIL 'A' BELOW.
CENTRAL GOLF DRIVE
PRESIDENTIAL GOLF DRIVE
PRESIDENTIAL GOLF DRIVE
WATERS OF THE U.S.
100-YEAR FLOODPLAIN
25' WETLAND BUFFER
LOD
PMA
E 1,388,500
N 429,000
N 1,169,000
PARCEL B-2 665-7125 SF or 15.2841 AC PLAT 4 PLAT VJ 140 P 78
PARCEL B-1 2,248,665 SF or 51.6222 AC PLAT 19
PARCEL 300 PLAT 4 PLAT VJ 140 P 78 665-7125 SF or 15.2841 AC
PARCEL A-1 PLAT 19 2,248,665 SF or 51.6222 AC
BOWLING HEIGHTS P.B. 2 P.No. 89 USE: RESIDENTIAL
EX. TRANSFORMER
EX. ELECTRIC LINE
EX. TELEPHONE LINE
EX. FIRE HYDRANT
EX. WATER LINE
EX. SEWER LINE
EX. GAS LINE
EX. STORM DRAIN
EX. CONTOUR
EX. SPOT ELEVATION
EX. TREE LINE
EX. BUILDING
EX. PROPERTY LINE
EX. RIGHT-OF-WAY
EX. LOT LINE
EX. BUILDING RESTRICTION LINE
EX. EASEMENT
EX. ROAD
EX. CURB
EX. SIDEWALK
EX. DRIVEWAY
EX. FENCE
EX. GUARD RAIL
EX. UTILITY POLE
EX. MANHOLE
EX. INLET
EX. CLEANOUT
EX. GAS VALVE
EX. WATER VALVE
EX. FIRE HYDRANT
EX. SIGN
EX. MAILBOX
EX. TRANSFORMER
EX. LIGHT
EX. TELEPHONE PEDESTAL
EX. TELEPHONE MANHOLE
EX. ELECTRIC MANHOLE
EX. ELECTRIC METER
EX. ELECTRIC BOX
EX. TELEPHONE BOX
EX. GAS METER
EX. GAS MANHOLE
EX. GAS BOX
EX. GAS VENT
EX. GAS LINE MARKER
EX. GAS LINE VALVE
EX. GAS LINE

SEE SHEET 18

SEE SHEET 13

SEE SHEET 10

SEE SHEET 11



NOTE:
TCP 2-012-12 WAS SEPARATED FROM TCP 2-049-98 WITH THE APPROVAL OF THIS PLAN.
1.5 FACTOR OF SAFETY AS SHOWN

THIS BLOCK IS FOR OFFICIAL USE ONLY	
QR label confirms that the plan meets conditions of final approval by the Planning Board, its designee or the District Council.	
M-NCPPC APPROVAL	
PROJECT NAME:	BEECH TREE
PROJECT NUMBER:	SDP-9803-10
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number	

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP 2 - 012 - 12

	Approved By:	Date:	DRD:	Reason for Rvision:
00	K. FINCH	2/20/13	SDP-9803	N/A
01	K Finch	9/12/16	SDP-9803-10	REVISED GRADING DUE TO MARLBORO CLAY IN RV3, SDP-0315-06 (SHEET 2,8,9,10 & 26)
02				
03				
04				
05				

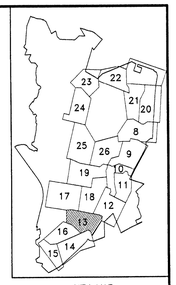
M.N.C.P.P.C. APPROVALS

PROJECT NAME: BEECH TREE

PROJECT NUMBER: SDP-9803

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
	10/28/98	S. Adams	6/11/99
01	3/27/00	L.S.	3/27/00
02	7/21/00	L. Srinivas	7/24/00
03	6/29/06	H.Z.	7/3/06
04	5/27/10	J.K.	6/7/10
05	3/30/11	J.K.	3/30/11
06	7/30/13	E.P.S.	7/31/13



KEY MAP

SEE SHEET 18

SEE SHEET 12

SEE SHEET 16

SEE SHEET 14

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING RESTRICTION LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- SPECIMEN TREE (located by McCarthy & Assoc.)
- SPECIMEN TREE (located by GPI)
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LIMIT OF DISTURBANCE
- LIMIT OF CLEARING
- P.M.A. PRIMARY MANAGEMENT AREA
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EX. 10" WATER EXISTING WATER LINE
- 8" WATER PROPOSED WATER LINE
- EX. 10" SEWER EXISTING SEWER LINE
- 8" SEWER PROPOSED SEWER LINE
- LIMITS OF SELECTIVE CLEARING
- GOLF COURSE GREEN OR TEE
- FORESTED WETLAND MITIGATION AREA
- EMERGENT WETLAND MITIGATION AREA
- TREE PRESERVATION AREA
- TREE PRESERVATION NOT COUNTED
- FORESTED FLOODPLAIN PRESERVED
- PROPOSED REFORESTATION
- TEMP. TREE PROTECTION DEVICE
- PERMANENT SPLIT RAIL FENCE
- ROPE FENCE

TREE TABLE

1. TOTAL AREA FOR SHEET 13 = 10.66 AC.
2. TREE PRESERVATION AREA = 3.12 AC.
3. AFFORESTATION & REFORESTATION AREAS = 0.55 AC.
4. REGENERATION AREAS = 0.05 AC.

TOTAL THIS SHEET = 3.72 AC.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CART PATH AND BRIDGES WILL BE FIELD LOCATED TO MINIMIZE THE DISTURBANCE TO EXISTING NATURAL FEATURES.

NAD 83/91 SCALE 1"=50'

OWNER/DEVELOPER:
VOB LIMITED PARTNERSHIP
TYSONS OFFICE CENTER
8133 LEESBURG PIKE, SUITE 300
VIENNA, VA 22182
703-288-4200 FAX:703-288-4218

PROJ. MGR.	M.T.
DESIGNED	L.N.B.
DRAWN	L.N.B.
CHECKED	M.T.

DATE	REVISIONS	BY
8/16/16	ADDED THE NEW TCP 2 BLOCK	SMD
2/14/13	Revised per MNCPPC Comments	MAR

DATE	REVISIONS	BY

GPI GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD. 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

BEECH TREE
GOLF COURSE · CLUBHOUSE
MAINTENANCE FACILITIES

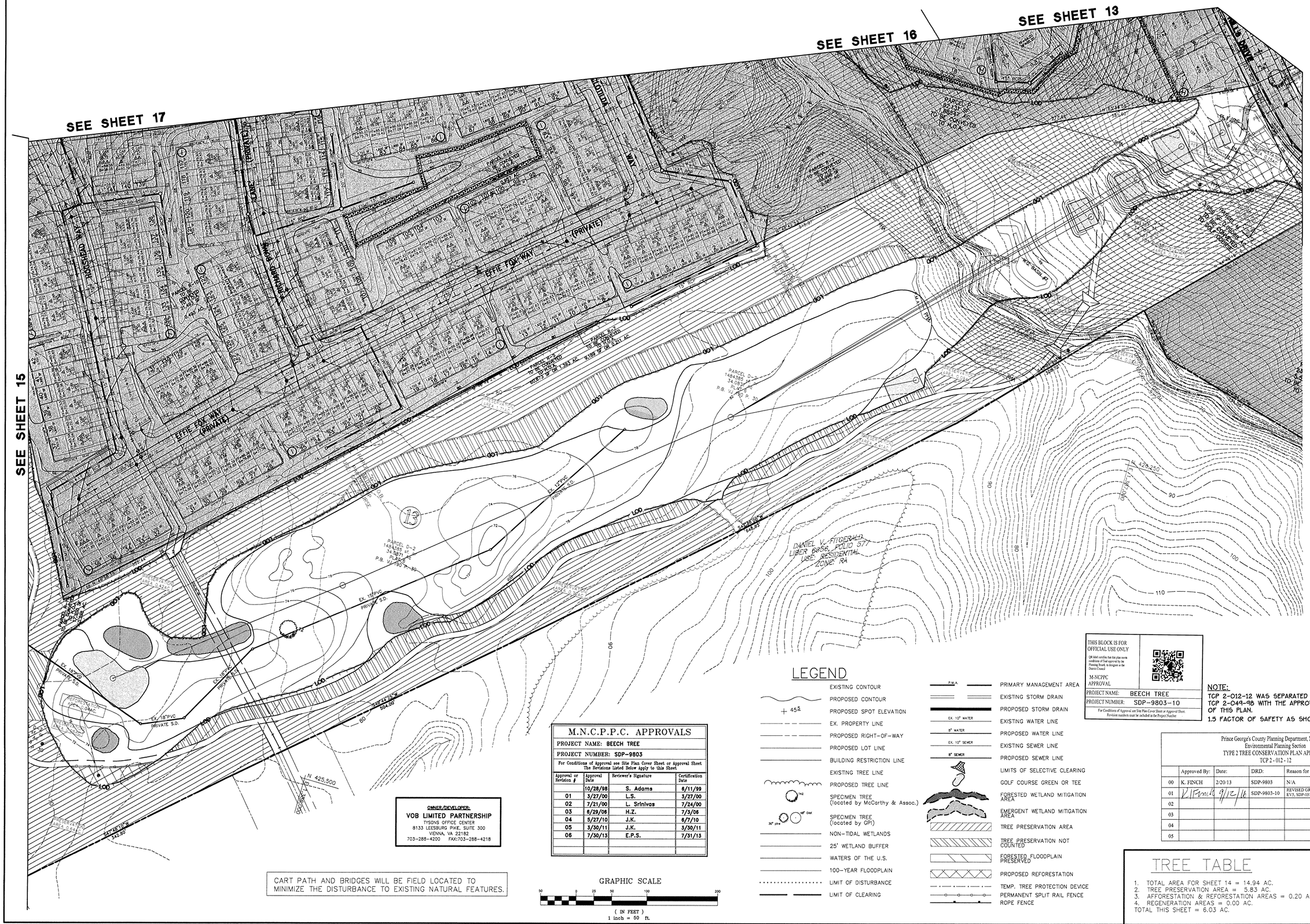
PRINCE GEORGE'S COUNTY, MARYLAND

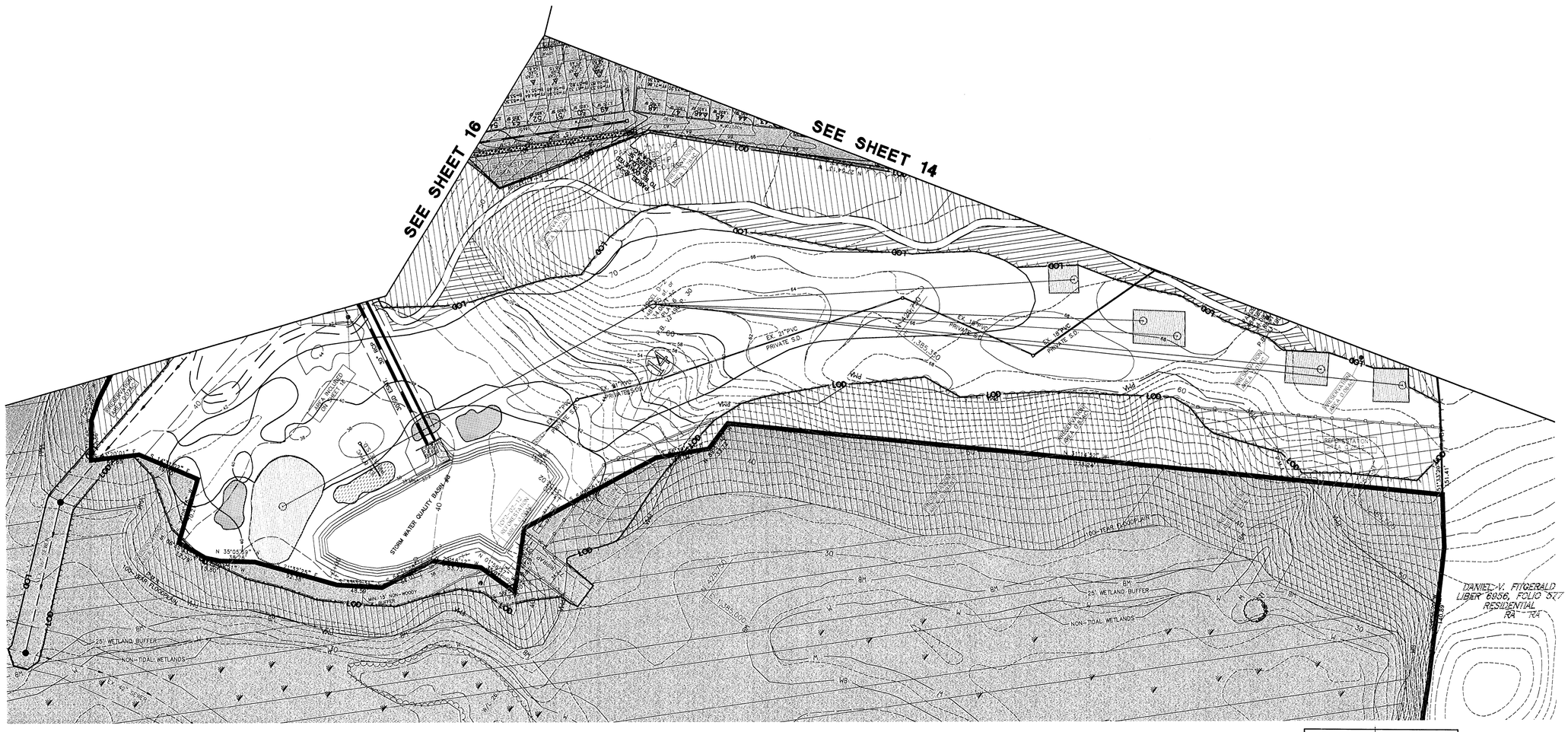
P.A. 79 UPPER MARLBORO & VICINITY MARLBORO (3rd) ELECTION DISTRICT

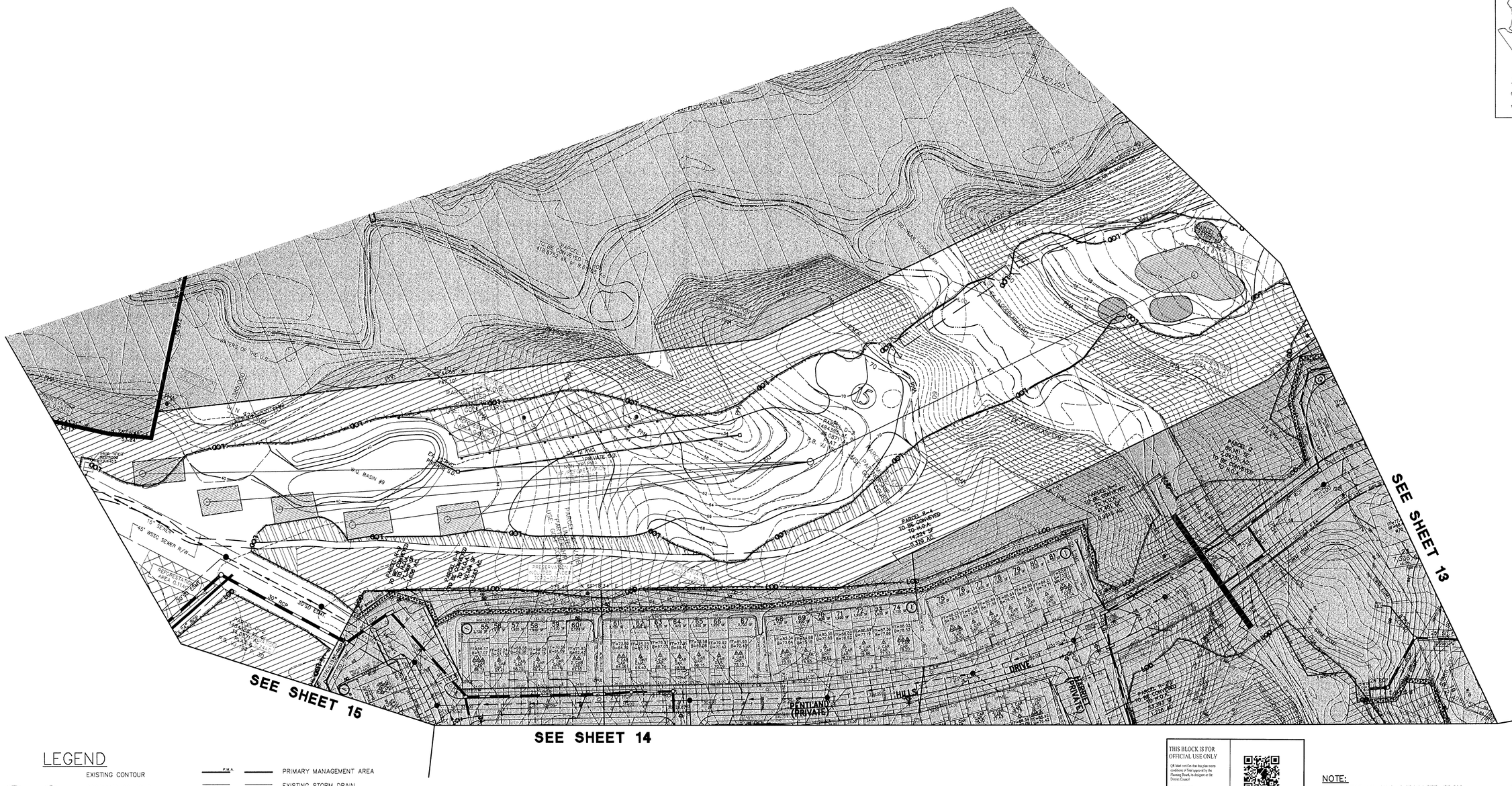
TREE CONSERVATION PLAN TYPE II

DATE	PROJECT No.
NOV., 2013	97179.01
SCALE	SHEET
1"=50'	13 OF 26

N:\1997\97179\DWG\SDP\GOLF COURSE 2011\TC08-26PUTT.DWG


SEE SHEET 13
SEE SHEET 16
SEE SHEET 17
SEE SHEET 15
L-5 DRIVE
EFFIE FOX WAY (PRIVATE)
JAN ROBINSON
ANGIE GARRISON
CLAIRE
KEVIN
PARCEL A-1 10,000 SQ. FT. 0.230 AC.
PARCEL A-2 10,000 SQ. FT. 0.230 AC.
PARCEL A-3 10,000 SQ. FT. 0.230 AC.
PARCEL A-4 10,000 SQ. FT. 0.230 AC.
PARCEL A-5 10,000 SQ. FT. 0.230 AC.
PARCEL


SEE SHEET 16
SEE SHEET 14
EX. 21"PVC PRIVATE S.D.
EX. 18"PVC PRIVATE S.D.
EX. 12"PVC PRIVATE S.D.
EX. 8"PVC PRIVATE S.D.
PROPOSED 18" RCP
PROPOSED 24" RCP
PROPOSED 30" RCP
PROPOSED 36" RCP
PROPOSED 42" RCP
PROPOSED 48" RCP
PROPOSED 54" RCP
PROPOSED 60" RCP
PROPOSED 66" RCP
PROPOSED 72" RCP
PROPOSED 78" RCP
PROPOSED 84" RCP
PROPOSED 90" RCP
PROPOSED


SEE SHEET 13
SEE SHEET 15
SEE SHEET 14
PENTLAND HILLS DRIVE
PARCEL R-4
10.86 CONVEYED TO M-NCPPC
14,324 SF
0.328 AC
PARCEL A-4
10.86 CONVEYED TO M-NCPPC
47,361 SF
1.087 AC
PARCEL A-5
10.86 CONVEYED TO M-NCPPC
43,383 SF
0.996 AC
PARCEL A-6
10.86 CONVEYED TO M-NCPPC
43,383 SF
0.996 AC
PARCEL A-7
10.86 CONVEYED TO M-NCPPC
43,383 SF
0.996 AC
PARCEL A-8
10.86 CONVEYED TO M-NCPPC
43,383 SF
0.996 AC
PARCEL

SEE SHEET 19

SEE SHEET 18

SEE SHEET 13

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING RESTRICTION LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- SPECIMEN TREE (located by McCarthy & Assoc.)
- SPECIMEN TREE (located by GPI)
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LIMIT OF DISTURBANCE
- LIMIT OF CLEARING
- PRIMARY MANAGEMENT AREA
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- LIMITS OF SELECTIVE CLEARING
- GOLF COURSE GREEN OR TEE
- FORESTED WETLAND MITIGATION AREA
- EMERGENT WETLAND MITIGATION AREA
- TREE PRESERVATION AREA
- TREE PRESERVATION NOT COUNTED
- FORESTED FLOODPLAIN PRESERVED
- PROPOSED REFORESTATION
- TEMP. TREE PROTECTION DEVICE
- PERMANENT SPLIT RAIL FENCE
- ROPE FENCE

KEY MAP

MD STATE PLANE ZONE NAD 83/91 SCALE 1"=50'

OWNER/DEVELOPER:
VOB LIMITED PARTNERSHIP
TYSONS OFFICE CENTER
8133 LEESBURG PIKE, SUITE 300
VIENNA, VA 22182
703-288-4200 FAX:703-288-4218

M.N.C.P.P.C. APPROVALS

PROJECT NAME: **BEECH TREE**

PROJECT NUMBER: **SDP-9803**

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
	10/28/98	S. Adams	6/11/99
01	3/27/00	L.S.	3/27/00
02	7/21/00	L. Srinivas	7/24/00
03	6/29/06	H.Z.	7/3/06
04	5/27/10	J.K.	6/7/10
05	3/30/11	J.K.	3/30/11
06	7/30/13	E.P.S.	7/31/13

TREE TABLE

1. TOTAL AREA FOR SHEET 17 = 8.71 AC.
2. TREE PRESERVATION AREA = 1.66 AC.
3. AFFORESTATION & REFORESTATION AREAS = 0.35 AC.
4. REGENERATION AREAS = 0.00 AC.

TOTAL THIS SHEET = 2.01 AC.

NOTE:
TCP 2-012-12 WAS SEPARATED FROM TCP 2-041-98 WITH THE APPROVAL OF THIS PLAN.
1.5 FACTOR OF SAFETY AS SHOWN

THIS BLOCK IS FOR OFFICIAL USE ONLY
(At later certification this plan meets conditions of the approval by the Planning Board or designee or the District Council)
M-NCPPC APPROVAL
PROJECT NAME: BEECH TREE
PROJECT NUMBER: SDP-9803-10
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP 2 - 012 - 12

	Approved By:	Date:	DRD:	Reason for Rvision:
00	K. FINCH	2/20/13	SDP-9803	N/A
01	[signature]	9/12/14	SDP-9803-10	REVISED GRADING DUE TO MARLBORO CLAY IN EY5, SDP-0315-06 (SHEET 2,8,9,10 & 26)
02				
03				
04				
05				

CART PATH AND BRIDGES WILL BE FIELD LOCATED TO MINIMIZE THE DISTURBANCE TO EXISTING NATURAL FEATURES.

STATE OF MARYLAND — LAND SURVEYOR — 08.11.16

DATE	REVISIONS	BY
8/16/16	ADDED THE NEW TCP 2 BLOCK	SMD
3/31/16	added preservation, not counted	MAH
2/14/13	revised per MNCPPC Comments	MAH
1-20-2000	REVISED GOLF COURSE, STREET R/W, & L.O.D. ADDED PARCEL LINES.	MT

PROJ. MGR. M.T.
DESIGNED L.N.B.
DRAWN L.N.B.
CHECKED M.T.

GPI Greenman-Pedersen, Inc.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD. 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

BEECH TREE
GOLF COURSE · CLUBHOUSE MAINTENANCE FACILITIES

PRINCE GEORGE'S COUNTY, MARYLAND

P.A. 79 UPPER MARLBORO & VICINITY — MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

DATE: NOV., 2013
PROJECT No.: 97179.01
SCALE: 1"=50'
SHEET 17 OF 26

N:\1997\97179\DWG\SDP\GOLF COURSE 2011\TC08-26PUTT.DWG

SEE SHEET 17

SEE SHEET 13

SEE SHEET 19

SEE SHEET 12

SEE SHEET 10

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING RESTRICTION LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- SPECIMEN TREE (located by McCarthy & Assoc.)
- SPECIMEN TREE (located by GPI)
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LIMIT OF DISTURBANCE
- LIMIT OF CLEARING
- P.M.A. PRIMARY MANAGEMENT AREA
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EX. 10" WATER EXISTING WATER LINE
- 8" WATER PROPOSED WATER LINE
- EX. 10" SEWER EXISTING SEWER LINE
- 8" SEWER PROPOSED SEWER LINE
- LIMITS OF SELECTIVE CLEARING
- GOLF COURSE GREEN OR TEE
- FORESTED WETLAND MITIGATION AREA
- EMERGENT WETLAND MITIGATION AREA
- TREE PRESERVATION AREA
- TREE PRESERVATION NOT COUNTED
- FORESTED FLOODPLAIN PRESERVED
- PROPOSED REFORESTATION
- TEMP. TREE PROTECTION DEVICE
- PERMANENT SPLIT RAIL FENCE
- ROPE FENCE

KEY MAP

MD STATE PLANE DATUM NAD 83/91
SCALE: 1"=50'

NOTE:
TCP 2-012-12 WAS SEPARATED FROM TCP 2-049-98 WITH THE APPROVAL OF THIS PLAN.
1.5 FACTOR OF SAFETY AS SHOWN

M.N.C.P.P.C. APPROVALS

PROJECT NAME: BEECH TREE
PROJECT NUMBER: SDP-9803
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
	10/28/98	S. Adams	6/11/99
01	3/27/00	L.S.	3/27/00
02	7/21/00	L. Srinivas	7/24/00
03	6/29/06	H.Z.	7/3/06
04	5/27/10	J.K.	6/7/10
05	3/30/11	J.K.	3/30/11
06	7/30/13	E.P.S.	7/31/13

CART PATH AND BRIDGES WILL BE FIELD LOCATED TO MINIMIZE THE DISTURBANCE TO EXISTING NATURAL FEATURES.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP 2 - 012 - 12

	Approved By:	Date:	DRD:	Reason for Revision:
00	K. FINCH	2/20/13	SDP-9803	N/A
01	K Finch	9/12/16	SDP-9803-10	REVISED GRADING DUE TO MARLBORO CLAY IN EV3, SDP-0315-06 (SHEET 2,8,9,10 & 26)
02				
03				
04				
05				

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label confirms the site plan meets conditions of final approval by the Planning Board, its designee or the District Council
M-NCPPC APPROVAL
PROJECT NAME: BEECH TREE
PROJECT NUMBER: SDP-9803-10
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

TREE TABLE

1. TOTAL AREA FOR SHEET 18 = 1.89 AC.
2. TREE PRESERVATION AREA = 0.15 AC.
3. AFFORESTATION & REFORESTATION AREAS = 0.02 AC.
4. REGENERATION AREAS = 0.00 AC.

TOTAL THIS SHEET = 0.17 AC.

OWNER/DEVELOPER:
VOB LIMITED PARTNERSHIP
TYSONS OFFICE CENTER
8133 LEESBURG PIKE, SUITE 300
VIENNA, VA 22182
703-288-4200 FAX:703-288-4218

PROJ. MGR. M.T.						
DESIGNED L.N.B.						
DRAWN L.N.B.						
CHECKED M.T.						
DATE	REVISIONS	BY	DATE	REVISIONS	BY	
			8/16/16	ADDED THE NEW TCP 2 BLOCK	SMD	
			1-20-2000	REVISED GOLF COURSE, STREET R/W, & L.O.D. ADDED PARCEL LINES.	MT	

GPI GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
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FAX: (301) 490-2649 www.gpinet.com

BEECH TREE
GOLF COURSE · CLUBHOUSE
MAINTENANCE FACILITIES

PRINCE GEORGE'S COUNTY, MARYLAND

P.A. 79 UPPER MARLBORO & VICINITY MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

DATE	PROJECT No.
NOV., 2013	97179.01
SCALE	SHEET
1"=50'	18 OF 26

N:\1997\97179\DWG\SDP\GOLF COURSE 2011\TC08-26PUTT.DWG

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING RESTRICTION LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- SPECIMEN TREE (located by McCarthy & Assoc.)
- SPECIMEN TREE (located by GPI)
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LIMIT OF DISTURBANCE
- LIMIT OF CLEARING
- PRIMARY MANAGEMENT AREA
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- LIMITS OF SELECTIVE CLEARING
- GOLF COURSE GREEN OR TEE
- FORESTED WETLAND MITIGATION AREA
- EMERGENT WETLAND MITIGATION AREA
- TREE PRESERVATION AREA
- TREE PRESERVATION NOT COUNTED
- FORESTED FLOODPLAIN PRESERVED
- PROPOSED REFORESTATION
- TEMP. TREE PROTECTION DEVICE
- PERMANENT SPLIT RAIL FENCE
- ROPE FENCE

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

MD STATE PLANE DATUM NAD 1927
SCALE: 1"=50'

SEE SHEET 25

SEE SHEET 26

SEE SHEET 10

SEE SHEET 18

SEE SHEET 17

PRESIDENTIAL GOLF CLUB DRIVE

LAKE FOREST DRIVE

KEY MAP

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label verifies that the plan meets conditions of final approval by the Planning Board, to designee or the District Council
M-NCPPC APPROVAL
PROJECT NAME: BEECH TREE
PROJECT NUMBER: SDP-9803-10
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

CART PATH AND BRIDGES WILL BE FIELD LOCATED TO MINIMIZE THE DISTURBANCE TO EXISTING NATURAL FEATURES.

NOTE:
TCP 2-012-12 WAS SEPARATED FROM TCP 2-049-98 WITH THE APPROVAL OF THIS PLAN.
1.5 FACTOR OF SAFETY AS SHOWN

M.N.C.P.P.C. APPROVALS

PROJECT NAME: **BEECH TREE**
PROJECT NUMBER: **SDP-9803**
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
	10/28/98	S. Adams	6/11/99
01	3/27/00	L.S.	3/27/00
02	7/21/00	L. Srinivas	7/24/00
03	6/29/06	H.Z.	7/3/06
04	5/27/10	J.K.	6/7/10
05	5/30/11	J.K.	5/30/11
06	7/30/13	E.P.S.	7/31/13

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP 2 - 012 - 12

	Approved By:	Date:	DRD:	Reason for Rvision:
00	K. FINCH	2/20/13	SDP-9803	N/A
01	K.Finch	9/12/16	SDP-9803-10	REVISED GRADING DUE TO MARLBORO CLAY IN EVS, SDP-0315-06 (SHEET 2,8,9,10 & 20)
02				
03				
04				
05				

OWNER/DEVELOPER:
VOB LIMITED PARTNERSHIP
TYSONS OFFICE CENTER
8133 LEESBURG PIKE, SUITE 300
VIENNA, VA 22182
703-288-4200 FAX:703-288-4218

TREE TABLE

1. TOTAL AREA FOR SHEET 19 = 28.74 AC.
2. TREE PRESERVATION AREA = 2.18 AC.
3. AFFORESTATION & REFORESTATION AREAS = 1.39 AC.
4. REGENERATION AREAS = 0.00 AC.

TOTAL THIS SHEET = 3.57 AC.

STATE OF MARYLAND — ANDREW C. PRINCE — 21912 — LANDSCAPE ARCHITECT — 9/12/16

DATE	REVISIONS	BY
9/16/16	ADDED THE NEW TCP 2 BLOCK	SMD
9-29-06	REVISED BEARING AND DISTANCE PER RECORD PLAT 13	ZK
3-31-2000	ADD LAKE BASIN GRADING.	MT
1-20-2000	REVISED GOLF COURSE, STREET R/W, & L.O.D. ADDED PARCEL LINES.	MT

PROJ. MGR M.T. | DESIGNED L.N.B. | DRAWN L.N.B. | CHECKED M.T.

GPI GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD. 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

BEECH TREE
GOLF COURSE · CLUBHOUSE MAINTENANCE FACILITIES

PRINCE GEORGE'S COUNTY, MARYLAND

P.A. 79 UPPER MARLBORO & VICINITY — MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

DATE	PROJECT No.
NOV., 2013	97179.01
SCALE	SHEET
1"=50'	19 OF 26

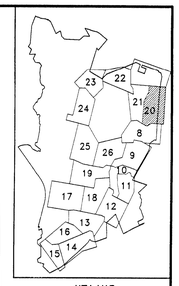
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SEE SHEET 8

SEE SHEET 21

MD STATE PLANE
DATUM NAD 83/91

SCALE: 1"=50'



KEY MAP

THIS BLOCK IS FOR OFFICIAL USE ONLY	
QR label certifies that this plan meets conditions of Final approval by the Planning Board, to designate as the District Council	
M-NCPPC APPROVAL	
PROJECT NAME:	BEECH TREE
PROJECT NUMBER:	SDP-9803-10
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number	

PARCEL E-1
AREA 350.50 AC.±
PARCEL E

PARCEL E-1
AREA 350.50 AC.±
PARCEL E

PARCEL E-1
AREA 350.50 AC.±
PARCEL E

PARCEL X-1
AREA 350.50 AC.±
PARCEL E

PARCEL X-2
221,130 SF OR
PARCEL X

FUTURE CSC
LELAND, INC.
NOT PART OF THIS SUBMISSION

EFFIE BOWIE DRIVE
80' R/W

Dedication to MDSHA
56,983 SF±
1.31 AC.±

R/W DEDICATION LINE

R.O.W. DEDICATION

EX. MAC. SHOULDER

EX. MAC.

EX. 12" ASG

EX. 18"CMP

EX. 15"PVC
PRIVATE S.D.

PRIVATE S.D. FROM GOLF COURSE

EX. 10"WS

EX. 36"CMP

EX. 30"CMP

EX. 24"CMP

EX. 18"CMP

EX. 12"CMP

EX. 8"WS

EX. 6"WS

EX. 4"WS

EX. 1"WS

EX. 1"GAS

EX. 4"GAS

EX. 6"GAS

EX. 8"GAS

EX. 12"GAS

EX. 1"UGE

EX. 4"UGE

EX. 6"UGE

EX. 8"UGE

EX. 12"UGE

EX. 1"OHP

EX. 4"OHP

EX. 6"OHP

EX. 8"OHP

EX. 12"OHP

EX. 1"TEL

EX. 4"TEL

EX. 6"TEL

EX. 8"TEL

EX. 12"TEL

EX. 1"CATV

EX. 4"CATV

EX. 6"CATV

EX. 8"CATV

EX. 12"CATV

EX. 1"FO

EX. 4"FO

EX. 6"FO

EX. 8"FO

EX. 12"FO

EX. 1"SS

EX. 4"SS

EX. 6"SS

EX. 8"SS

EX. 12"SS

EX. 1"STM

EX. 4"STM

EX. 6"STM

EX. 8"STM

EX. 12"STM

EX. 1"SD

EX. 4"SD

EX. 6"SD

EX. 8"SD

EX. 12"SD

EX. 1"W

EX. 4"W

EX. 6"W

EX. 8"W

EX. 12"W

EX. 1"G

EX. 4"G

EX. 6"G

EX. 8"G

EX. 12"G

EX. 1"E

EX. 4"E

EX. 6"E

EX. 8"E

EX. 12"E

EX. 1"C

EX. 4"C

EX. 6"C

EX. 8"C

EX. 12"C

EX. 1"T

EX. 4"T

EX. 6"T

EX. 8"T

EX. 12"T

EX. 1"O

EX. 4"O

EX. 6"O

EX. 8"O

EX. 12"O

EX. 1"P

EX. 4"P

EX. 6"P

EX. 8"P

EX. 12"P

EX. 1"S

EX. 4"S

EX. 6"S

EX. 8"S

EX. 12"S

EX. 1"M

EX. 4"M

EX. 6"M

EX. 8"M

EX. 12"M

EX. 1"L

EX. 4"L

EX. 6"L

EX. 8"L

EX. 12"L

EX. 1"K

EX. 4"K

EX. 6"K

EX. 8"K

EX. 12"K

EX. 1"J

EX. 4"J

EX. 6"J

EX. 8"J

EX. 12"J

EX. 1"H

EX. 4"H

EX. 6"H

EX. 8"H

EX. 12"H

EX. 1"G

EX. 4"G

EX. 6"G

EX. 8"G

EX. 12"G

EX. 1"F

EX. 4"F

EX. 6"F

EX. 8"F

EX. 12"F

EX. 1"E

EX. 4"E

EX. 6"E

EX. 8"E

EX. 12"E

EX. 1"D

EX. 4"D

EX. 6"D

EX. 8"D

EX. 12"D

EX. 1"C

EX. 4"C

EX. 6"C

EX. 8"C

EX. 12"C

EX. 1"B

EX. 4"B

EX. 6"B

EX. 8"B

EX. 12"B

EX. 1"A

EX. 4"A

EX. 6"A

EX. 8"A

EX. 12"A

S.B. MD ROUTE 301

N.B. MD ROUTE 301

S.B. MD ROUTE 301

N.B. MD ROUTE 301

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION (+ 45.5)
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING RESTRICTION LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- SPECIMEN TREE (located by McCarthy & Assoc.)
- SPECIMEN TREE (located by GPI)
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LIMIT OF DISTURBANCE
- LIMIT OF CLEARING
- PRIMARY MANAGEMENT AREA
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- LIMITS OF SELECTIVE CLEARING
- GOLF COURSE GREEN OR TEE
- FORESTED WETLAND MITIGATION AREA
- EMERGENT WETLAND MITIGATION AREA
- TREE PRESERVATION AREA
- TREE PRESERVATION NOT COUNTED
- FORESTED FLOODPLAIN PRESERVED
- PROPOSED REFORESTATION
- TEMP. TREE PROTECTION DEVICE
- PERMANENT SPLIT RAIL FENCE
- ROPE FENCE

CART PATH AND BRIDGES WILL BE FIELD LOCATED TO MINIMIZE THE DISTURBANCE TO EXISTING NATURAL FEATURES.

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: BEECH TREE			
PROJECT NUMBER: SDP-9803			
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
	10/28/98	S. Adams	6/11/99
01	3/27/00	L.S.	3/27/00
02	7/21/00	L. Srinivas	7/24/00
03	6/29/06	H.Z.	7/3/06
04	5/27/10	J.K.	6/7/10
05	3/30/11	J.K.	3/30/11
06	7/30/13	E.P.S.	7/31/13

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP 2 - 012 - 12

	Approved By:	Date:	DRD:	Reason for Rvision:
00	K. FINCH	2/20/13	SDP-9803	N/A
01	K Finch	9/12/16	SDP-9803-10	REVISED GRADING DUE TO MARLBORO CLAY IN EVS, SDP-0315-06 (SHEET 2,8,9,10 & 26)
02				
03				
04				
05				

NOTE:
TCP 2-012-12 WAS SEPARATED FROM TCP 2-049-98 WITH THE APPROVAL OF THIS PLAN.
1.5 FACTOR OF SAFETY AS SHOWN

OWNER/DEVELOPER:
VOB LIMITED PARTNERSHIP
TYSONS OFFICE CENTER
8133 LEESBURG PIKE, SUITE 300
VIENNA, VA 22182
703-288-4200 FAX:703-288-4218

TREE TABLE

1. TOTAL AREA FOR SHEET 20 = 23.78 AC.
2. TREE PRESERVATION AREA = 5.28 AC.
3. AFFORESTATION & REFORESTATION AREAS = 7.17 AC.
4. REGENERATION AREAS = 0.00 AC.

TOTAL THIS SHEET = 12.45 AC.

STATE OF MARYLAND
LAWRENCE N. STASKO
No. 2102
LANDSCAPE ARCHITECT

PROJ. MGR. M.T.					
DESIGNED L.N.B.					
DRAWN L.N.B.			8/16/16	ADDED THE NEW TCP 2 BLOCK	SMD
CHECKED M.T.			10/12/12	REMOVED PORTIONS OF SPLIT RAIL FENCE. ADDED PARCEL X	MAH
			10/12/12	ADDED EFFIE BOWIE DRIVE	MAH
			9/21/11	RENAMED PARCELS, REVISED AREAS AND ADDED SHA DEDICATION	MAH
			1-20-2000	REVISED GOLF COURSE, STREET R/W, & L.O.D. ADDED PARCEL LINES.	MT
DATE	REVISIONS	BY	DATE	REVISIONS	BY

GPI
GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD. 20701
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FAX: (301) 490-2649 www.gpinet.com

BEECH TREE
GOLF COURSE · CLUBHOUSE
MAINTENANCE FACILITIES

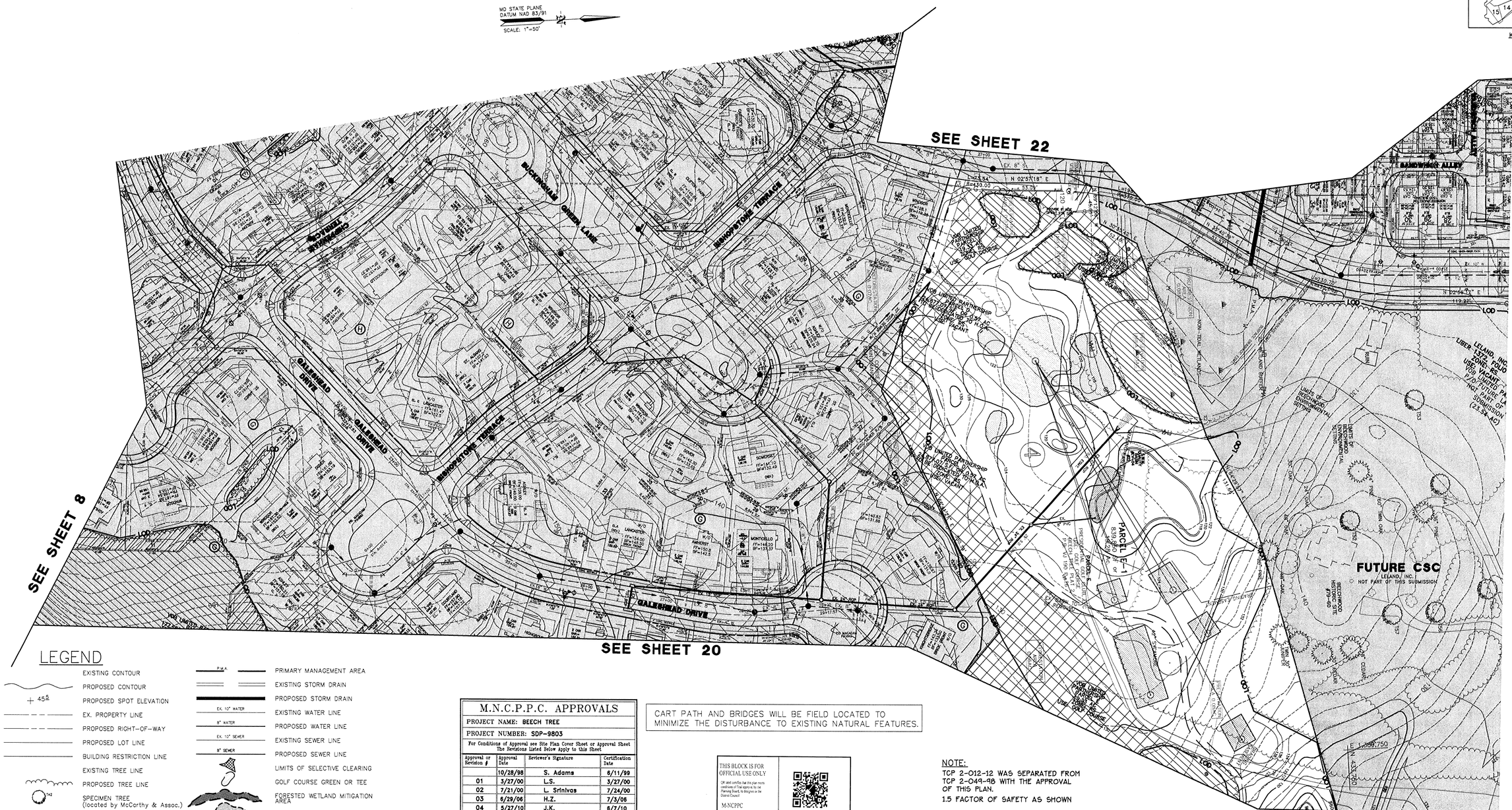
PRINCE GEORGE'S COUNTY, MARYLAND

P.A. 79 UPPER MARLBORO & VICINITY MARLBORO (3rd) ELECTION DISTRICT

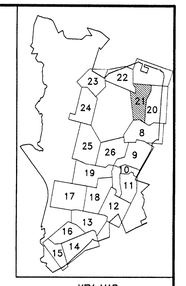
TREE CONSERVATION PLAN TYPE II

DATE	PROJECT No.
NOV., 2013	97179.01
SCALE	SHEET
1"=50'	20 OF 26

N:\1997\97179\DWG\SDP\GOLF COURSE 2011\TC08-26PUTT.DWG



KEY MAP



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION (45.2)
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING RESTRICTION LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- SPECIMEN TREE (located by McCarthy & Assoc.) (TA2)
- SPECIMEN TREE (located by GPI) (30" OAK)
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LIMIT OF DISTURBANCE
- LIMIT OF CLEARING
- P.M.A. PRIMARY MANAGEMENT AREA
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EX. 10" WATER — EXISTING WATER LINE
- 8" WATER — PROPOSED WATER LINE
- EX. 10" SEWER — EXISTING SEWER LINE
- 8" SEWER — PROPOSED SEWER LINE
- LIMITS OF SELECTIVE CLEARING
- GOLF COURSE GREEN OR TEE
- FORESTED WETLAND MITIGATION AREA
- EMERGENT WETLAND MITIGATION AREA
- TREE PRESERVATION AREA
- TREE PRESERVATION NOT COUNTED
- FORESTED FLOODPLAIN PRESERVED
- PROPOSED REFORESTATION
- TEMP. TREE PROTECTION DEVICE
- PERMANENT SPLIT RAIL FENCE
- ROPE FENCE

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: BEECH TREE			
PROJECT NUMBER: SDP-9803			
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
	10/28/98	S. Adams	6/11/99
01	3/27/00	L.S.	3/27/00
02	7/21/00	L. Srinivas	7/24/00
03	6/29/06	H.Z.	7/3/06
04	5/27/10	J.K.	6/7/10
05	3/30/11	J.K.	5/30/11
06	7/30/13	E.P.S.	7/31/13

CART PATH AND BRIDGES WILL BE FIELD LOCATED TO MINIMIZE THE DISTURBANCE TO EXISTING NATURAL FEATURES.

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label contSix that the plan meets conditions of Trial approval by the Planning Board, its designee or the District Council

M-NCPPC APPROVAL

PROJECT NAME: BEECH TREE

PROJECT NUMBER: SDP-9803-10

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

NOTE:
TCP 2-012-12 WAS SEPARATED FROM TCP 2-049-98 WITH THE APPROVAL OF THIS PLAN.
1.5 FACTOR OF SAFETY AS SHOWN

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

OWNER/DEVELOPER:
VOB LIMITED PARTNERSHIP
TYSONS OFFICE CENTER
8133 LEESBURG PIKE, SUITE 300
VIENNA, VA 22182
703-288-4200 FAX:703-288-4218

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP 2 - 012 - 12

	Approved By:	Date:	DRD:	Reason for Rvision:
00	K. FINCH	2/20/13	SDP-9803	N/A
01	K Finch	9/12/16	SDP-9803-10	REVISED GRADING DUE TO MARLBORO CLAY IN EV5, SDP-0315-06 (SHEET 2,8,9,10 & 26)
02				
03				
04				
05				

TREE TABLE

1. TOTAL AREA FOR SHEET 21 = 5.70 AC.
2. TREE PRESERVATION AREA = 0.57 AC.
3. AFFORESTATION & REFORESTATION AREAS = 1.31 AC.
4. REGENERATION AREAS = 0.00 AC.

TOTAL THIS SHEET = 1.88 AC.

DATE	REVISIONS	BY
8/16/16	ADDED THE NEW TCP 2 BLOCK	SMD
10/12/12	REMOVED PORTIONS OF SPLIT RAIL FENCE.	MAH
9/21/11	RENAMED PARCEL E TO E-1 AND REVISED AREA	MAH
1-20-2000	REVISED GOLF COURSE, STREET R/W, & L.O.D. ADDED PARCEL LINES.	MT

PROJ. MGR. M.T.
DESIGNED L.N.B.
DRAWN L.N.B.
CHECKED M.T.

GPI
GREENMAN-PEDERSEN, INC.
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BEECH TREE
GOLF COURSE · CLUBHOUSE
MAINTENANCE FACILITIES

PRINCE GEORGE'S COUNTY, MARYLAND

P.A. 79 UPPER MARLBORO & VICINITY — MARLBORO (3rd) ELECTION DISTRICT

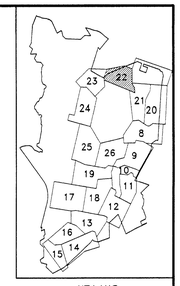
TREE CONSERVATION PLAN TYPE II

DATE	PROJECT No.
NOV., 2013	97179.01
SCALE	SHEET
1"=50'	21 OF 26

N:\1997\97179\DWG\SDP\GOLF COURSE 2011\TC08-26PUTT.DWG

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING RESTRICTION LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- SPECIMEN TREE (located by McCarthy & Assoc.)
- SPECIMEN TREE (located by GPI)
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LIMIT OF DISTURBANCE
- LIMIT OF CLEARING
- PRIMARY MANAGEMENT AREA
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING WATER LINE
- PROPOSED WATER LINE
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- GOLF COURSE GREEN OR TEE
- FORESTED WETLAND MITIGATION AREA
- EMERGENT WETLAND MITIGATION AREA
- TREE PRESERVATION AREA
- TREE PRESERVATION NOT COUNTED
- FORESTED FLOODPLAIN PRESERVED
- PROPOSED REFORESTATION
- TEMP. TREE PROTECTION DEVICE
- PERMANENT SPLIT RAIL FENCE
- ROPE FENCE



KEY MAP

SEE SHEET 23

SEE SHEET 21

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CART PATH AND BRIDGES WILL BE FIELD LOCATED TO MINIMIZE THE DISTURBANCE TO EXISTING NATURAL FEATURES.

NOTE:
TCP 2-012-12 WAS SEPARATED FROM TCP 2-049-98 WITH THE APPROVAL OF THIS PLAN.
1.5 FACTOR OF SAFETY AS SHOWN

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP 2 - 012 - 12

	Approved By:	Date:	DRD:	Reason for Revision:
00	K. FINCH	2/20/13	SDP-9803	N/A
01	K Finch	9/12/18	SDP-9803-10	REVISED GRADING DUE TO MARLBORO CLAY IN E/S, SDP-0315-06 (SHEET 2,8,9,10 & 26)
02				
03				
04				
05				

TREE TABLE

1. TOTAL AREA FOR SHEET 22 = 20.87 AC.
2. TREE PRESERVATION AREA = 4.23 AC.
3. AFFORESTATION & REFORESTATION AREAS = 0.65 AC.
4. REGENERATION AREAS = 0.0 AC.

TOTAL THIS SHEET = 4.88 AC.

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: BEECH TREE			
PROJECT NUMBER: SDP-9803			
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
	10/28/98	S. Adams	6/11/99
01	3/27/00	L.S.	3/27/00
02	7/21/00	L. Srinivas	7/24/00
03	6/29/06	H.Z.	7/3/06
04	5/27/10	J.K.	6/7/10
05	3/30/11	J.K.	3/30/11
06	7/30/13	E.P.S.	7/31/13

OWNER/DEVELOPER:
VOB LIMITED PARTNERSHIP
TYSONS OFFICE CENTER
8133 LEESBURG PIKE, SUITE 300
VIENNA, VA 22182
703-288-4200 FAX:703-288-4218

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label confirms that this plan meets conditions of final approval by the Planning Board, its designee or the District Council

M-NCPPC APPROVAL

PROJECT NAME: BEECH TREE

PROJECT NUMBER: SDP-9803-10

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

STATE OF MARYLAND — TIMOTHY MAHONEY — 31721 — LANDSCAPE ARCHITECT

PROJ. MGR.						
M.T.						
DESIGNED						
L.N.B.						
DRAWN						
L.N.B.						
CHECKED						
M.T.						
DATE	REVISIONS	BY	DATE	REVISIONS	BY	
			8/18/16	ADDED NEW TCP 2 BLOCK	SMD	
			10/12/12	REMOVED PORTIONS OF SPLIT RAIL FENCE.	MH	
			1-20-2000	REVISED GOLF COURSE, STREET R/W, & L.O.D. ADDED PARCEL LINES.	MT	

GPI GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD. 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

BEECH TREE
GOLF COURSE · CLUBHOUSE MAINTENANCE FACILITIES

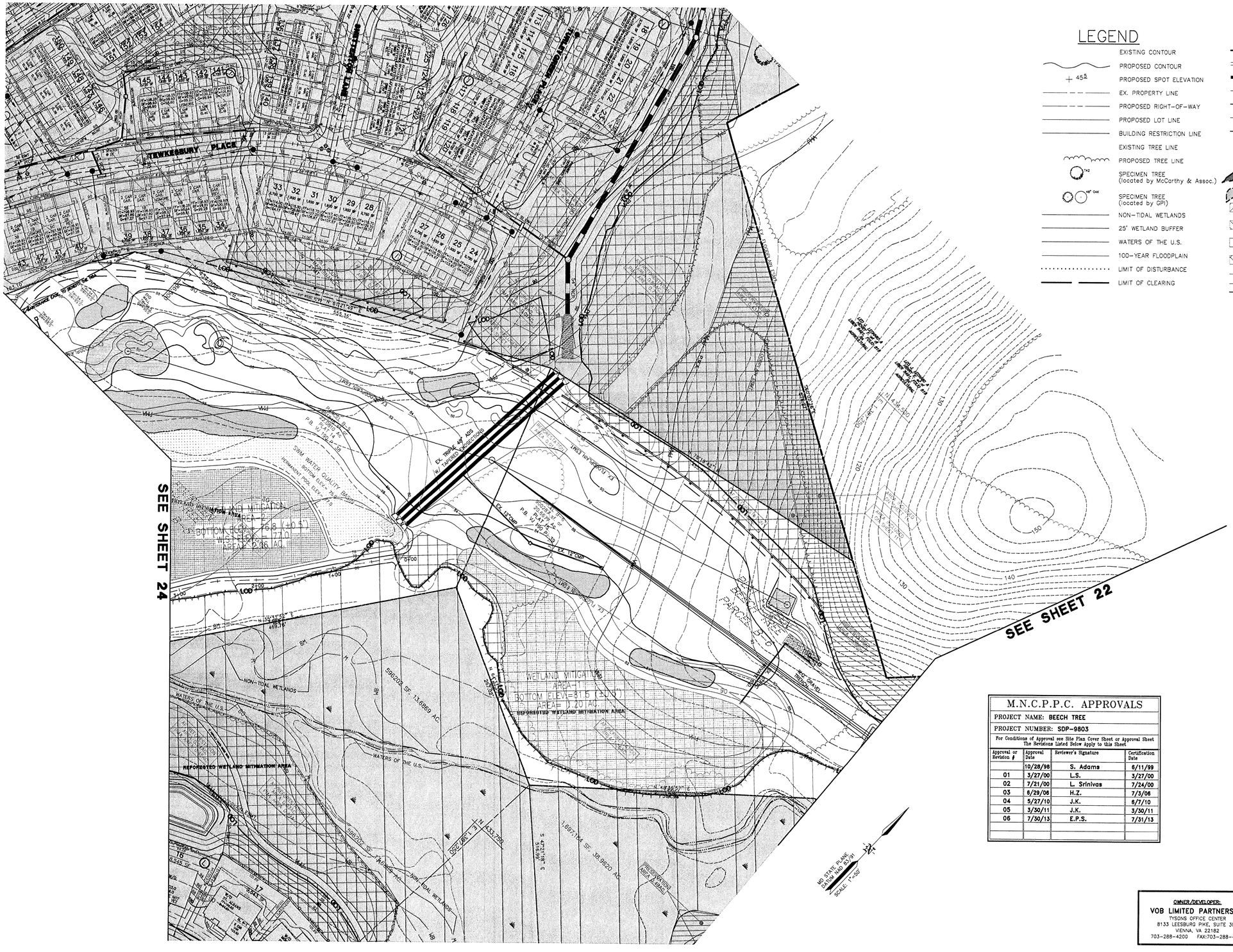
PRINCE GEORGE'S COUNTY, MARYLAND

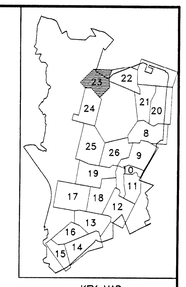
P.A. 79 UPPER MARLBORO & VICINITY — MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

DATE	PROJECT No.
NOV., 2013	97179.01
SCALE	SHEET
1"=50'	22 OF 26

N:\1997\97179\DWG\SDP\GOLF COURSE 2011\TC08-26PUTT.DWG





LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING RESTRICTION LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- SPECIMEN TREE (located by McCarthy & Assoc.)
- SPECIMEN TREE (located by GPI)
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LIMIT OF DISTURBANCE
- LIMIT OF CLEARING
- PRIMARY MANAGEMENT AREA
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- LIMITS OF SELECTIVE CLEARING
- GOLF COURSE GREEN OR TEE
- FORESTED WETLAND MITIGATION AREA
- EMERGENT WETLAND MITIGATION AREA
- TREE PRESERVATION AREA
- TREE PRESERVATION NOT COUNTED
- FORESTED FLOODPLAIN PRESERVED
- PROPOSED REFORESTATION
- TEMP. TREE PROTECTION DEVICE
- PERMANENT SPLIT RAIL FENCE
- ROPE FENCE

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: BEECH TREE			
PROJECT NUMBER: SDP-9803			
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
	10/28/98	S. Adams	6/11/99
01	3/27/00	L.S.	3/27/00
02	7/21/00	L. Srinivas	7/24/00
03	6/29/06	H.Z.	7/3/06
04	5/27/10	J.K.	6/7/10
05	3/30/11	J.K.	3/30/11
06	7/30/13	E.P.S.	7/31/13

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QR label confirms that the plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: BEECH TREE

PROJECT NUMBER: SDP-9803-10

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

NOTE:
TCP 2-012-12 WAS SEPARATED FROM TCP 2-049-98 WITH THE APPROVAL OF THIS PLAN.
1.5 FACTOR OF SAFETY AS SHOWN

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP 2 - 012 - 12

	Approved By:	Date:	DRD:	Reason for Rvision:
00	K. FINCH	2/20/13	SDP-9803	N/A
01	K.Finch	9/12/16	SDP-9803-10	REVISED GRADING DUE TO MARLBORO CLAY IN EVS, SDP-0315-06 (SHEET 2,8,9,10 & 26)
02				
03				
04				
05				

OWNER/DEVELOPER:
VOB LIMITED PARTNERSHIP
TYSONS OFFICE CENTER
8133 LEESBURG PIKE, SUITE 300
VIENNA, VA 22182
703-288-4200 FAX:703-288-4218

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

CART PATH AND BRIDGES WILL BE FIELD LOCATED TO MINIMIZE THE DISTURBANCE TO EXISTING NATURAL FEATURES.

TREE TABLE

1. TOTAL AREA FOR SHEET 23 = 9.10 AC.
2. TREE PRESERVATION AREA = 0.28 AC.
3. AFFORESTATION & REFORESTATION AREAS = 2.10 AC.
4. REGENERATION AREAS = 0.00 AC.

TOTAL THIS SHEET = 2.38 AC.

PROJ. MGR. M.T.					
DESIGNED L.N.B.					
DRAWN L.N.B.			8/16/16	ADDED THE NEW TCP2 BLOCK	SMD
CHECKED M.T.			10/12/12	REMOVED PORTIONS OF SPLIT RAIL FENCE.	MH
			7-19-2000	REV. SWM POND & WETLAND MITIGATION AREAS	SMD
			1-20-2000	REVISED GOLF COURSE, STREET R/W, & L.O.D. ADDED PARCEL LINES.	MT
	DATE	REVISIONS	BY	DATE REVISIONS	BY

GPI GREENMAN-PEDERSEN, INC.
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FAX: (301) 490-2649 www.gpinet.com

BEECH TREE
GOLF COURSE · CLUBHOUSE
MAINTENANCE FACILITIES

PRINCE GEORGE'S COUNTY, MARYLAND

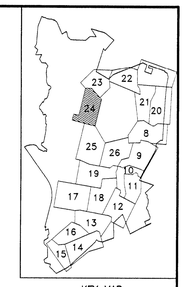
P.A. 79 UPPER MARLBORO & VICINITY MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

DATE	PROJECT No.
NOV., 2013	97179.01
SCALE	SHEET
1"=50'	23 OF 26

N:\1997\97179\DWG\SDP\GOLF COURSE 2011\TC08-26PUTT.DWG





KEY MAP

M.N.C.P.P.C. APPROVALS

PROJECT NAME: BEECH TREE

PROJECT NUMBER: SDP-9803

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
	10/28/98	S. Adams	6/11/99
01	3/27/00	L.S.	3/27/00
02	7/21/00	L. Srinivas	7/24/00
03	6/29/06	H.Z.	7/3/06
04	5/27/10	J.K.	6/7/10
05	3/30/11	J.K.	3/30/11
06	7/30/13	E.P.S.	7/31/13

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M-NCPPC APPROVAL

PROJECT NAME: BEECH TREE

PROJECT NUMBER: SDP-9803-10

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

NOTE:
TCP 2-012-12 WAS SEPARATED FROM TCP 2-049-98 WITH THE APPROVAL OF THIS PLAN.
1.5 FACTOR OF SAFETY AS SHOWN

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP 2 - 012 - 12

	Approved By:	Date:	DRD:	Reason for Rvision:
00	K. FINCH	2/20/13	SDP-9803	N/A
01	K Finch	9/12/16	SDP-9803-10	REVISED GRADING DUE TO MARLBORO CLAY IN EVS, SDP-0315-06 (SHEET 2,5,8,10 & 25)
02				
03				
04				
05				

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING RESTRICTION LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- SPECIMEN TREE (located by McCarthy & Assoc.)
- SPECIMEN TREE (located by GPI)
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LIMIT OF DISTURBANCE
- LIMIT OF CLEARING
- PRIMARY MANAGEMENT AREA
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- LIMITS OF SELECTIVE CLEARING
- GOLF COURSE GREEN OR TEE
- FORESTED WETLAND MITIGATION AREA
- EMERGENT WETLAND MITIGATION AREA
- TREE PRESERVATION AREA
- TREE PRESERVATION NOT COUNTED
- FORESTED FLOODPLAIN PRESERVED
- PROPOSED REFORESTATION
- TEMP. TREE PROTECTION DEVICE
- PERMANENT SPLIT RAIL FENCE ROPE FENCE

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

CART PATH AND BRIDGES WILL BE FIELD LOCATED TO MINIMIZE THE DISTURBANCE TO EXISTING NATURAL FEATURES.

OWNER/DEVELOPER:
VOB LIMITED PARTNERSHIP
TYSONS OFFICE CENTER
8133 LEESBURG PIKE, SUITE 300
VIENNA, VA 22182
703-288-4200 FAX:703-288-4218

TREE TABLE

1. TOTAL AREA FOR SHEET 24 = 16.35 AC.
2. TREE PRESERVATION AREA = 1.73 AC.
3. AFFORESTATION & REFORESTATION AREAS = 2.65 AC.
4. REGENERATION AREAS = 0.37 AC.
TOTAL THIS SHEET = 4.75 AC.

STATE OF MARYLAND — PETER E. SHEWCZYK — 3121 — LANDSCAPE ARCHITECT — EXPIRES: 7/31/15

DATE	REVISIONS	BY
8/16/16	ADDED THE NEW TCP2 BLOCK	SMD
10/12/12	REMOVED PORTIONS OF SPLIT RAIL FENCE.	MH
7-19-2000	REV. SWM & WETLAND MITIGATION AREAS	SMD
5-31-2000	ADD LAKE BASIN GRADING.	MT
1-20-2000	REVISED GOLF COURSE, STREET R/W, & L.O.D. ADDED PARCEL LINES.	MT

PROJ. MGR. M.T.
DESIGNED L.N.B.
DRAWN L.N.B.
CHECKED M.T.

GPI GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
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FAX: (301) 490-2649 www.gpinet.com

BEECH TREE
GOLF COURSE · CLUBHOUSE MAINTENANCE FACILITIES

PRINCE GEORGE'S COUNTY, MARYLAND

P.A. 79 UPPER MARLBORO & VICINITY — MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

DATE	PROJECT No.
NOV., 2013	97179.01
SCALE	SHEET
1"=50'	24 OF 26

N:\1997\97179\DWG\SDP\GOLF COURSE 2011\TC08-26PUTT.DWG

SEE SHEET 24

SEE SHEET 19

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CART PATH AND BRIDGES WILL BE FIELD LOCATED TO MINIMIZE THE DISTURBANCE TO EXISTING NATURAL FEATURES.

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

NOTE:
TCP 2-012-12 WAS SEPARATED FROM TCP 2-049-98 WITH THE APPROVAL OF THIS PLAN.
1.5 FACTOR OF SAFETY AS SHOWN

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label confirms that this plan meets conditions of Plat approval by the Planning Board, is the given in the District Council

M-NCPPC APPROVAL

PROJECT NAME: BEECH TREE

PROJECT NUMBER: SDP-9803-10

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

MD STATE PLANE DATUM NAD 83/91

SCALE: 1"=50'

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP 2 - 012 - 12

	Approved By:	Date:	DRD:	Reason for Rvision:
00	K. FINCH	2/20/13	SDP-9803	N/A
01	K Finch	9/12/16	SDP-9803-10	REVISED GRADING DUE TO MARLBORO CLAY IN EV3, SDP-0315-06 (SHEET 2,8,9,10 & 26)
02				
03				
04				
05				

M.N.C.P.P.C. APPROVALS

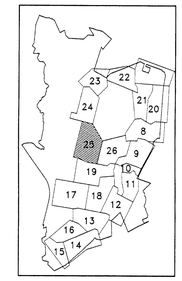
PROJECT NAME: BEECH TREE

PROJECT NUMBER: SDP-9803

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
	10/28/98	S. Adams	6/11/99
01	3/27/00	L.S.	3/27/00
02	7/21/00	L. Srinivas	7/24/00
03	6/29/06	H.Z.	7/3/06
04	5/27/10	J.K.	6/7/10
05	3/30/11	J.K.	3/30/11
06	7/30/13	E.P.S.	7/31/13

KEY MAP



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- + 45.2 — PROPOSED SPOT ELEVATION
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING RESTRICTION LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- 42 — SPECIMEN TREE (located by McCarthy & Assoc.)
- 48" OAK — SPECIMEN TREE (located by GPI)
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LIMIT OF DISTURBANCE
- LIMIT OF CLEARING
- P.M.A. — PRIMARY MANAGEMENT AREA
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EX. 10" WATER — EXISTING WATER LINE
- 8" WATER — PROPOSED WATER LINE
- EX. 10" SEWER — EXISTING SEWER LINE
- 8" SEWER — PROPOSED SEWER LINE
- LIMITS OF SELECTIVE CLEARING
- GOLF COURSE GREEN OR TEE
- FORESTED WETLAND MITIGATION AREA
- EMERGENT WETLAND MITIGATION AREA
- TREE PRESERVATION AREA
- TREE PRESERVATION NOT COUNTED
- FORESTED FLOODPLAIN PRESERVED
- PROPOSED REFORESTATION
- TEMP. TREE PROTECTION DEVICE
- PERMANENT SPLIT RAIL FENCE
- ROPE FENCE

TREE TABLE

1. TOTAL AREA FOR SHEET 25 = 24.78 AC.
2. TREE PRESERVATION AREA = 2.04 AC.
3. AFFORESTATION & REFORESTATION AREAS = 0.90 AC.
4. REGENERATION AREAS = 0.00 AC.

TOTAL THIS SHEET = 2.94 AC.

STATE OF MARYLAND — DANIEL J. SCHMIDT — 21319 — LANDSCAPE ARCHITECT

OWNER/DEVELOPER:
VOB LIMITED PARTNERSHIP
TYSONS OFFICE CENTER
8133 LEESBURG PIKE, SUITE 300
VIENNA, VA 22182
703-288-4200 FAX:703-288-4218

PROJ. MGR.							
DESIGNED							
DRAWN							
CHECKED							
8/16/16	ADDED NEW TCP2 BLOCK	SMD					
DATE	REVISIONS	BY	DATE	REVISIONS			BY

GPI GREENMAN-PEDERSEN, INC.
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BEECH TREE

GOLF COURSE CLUBHOUSE MAINTENANCE FACILITIES
PRINCE GEORGE'S COUNTY, MARYLAND

P.A. 79 UPPER MARLBORO & VICINITY — MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

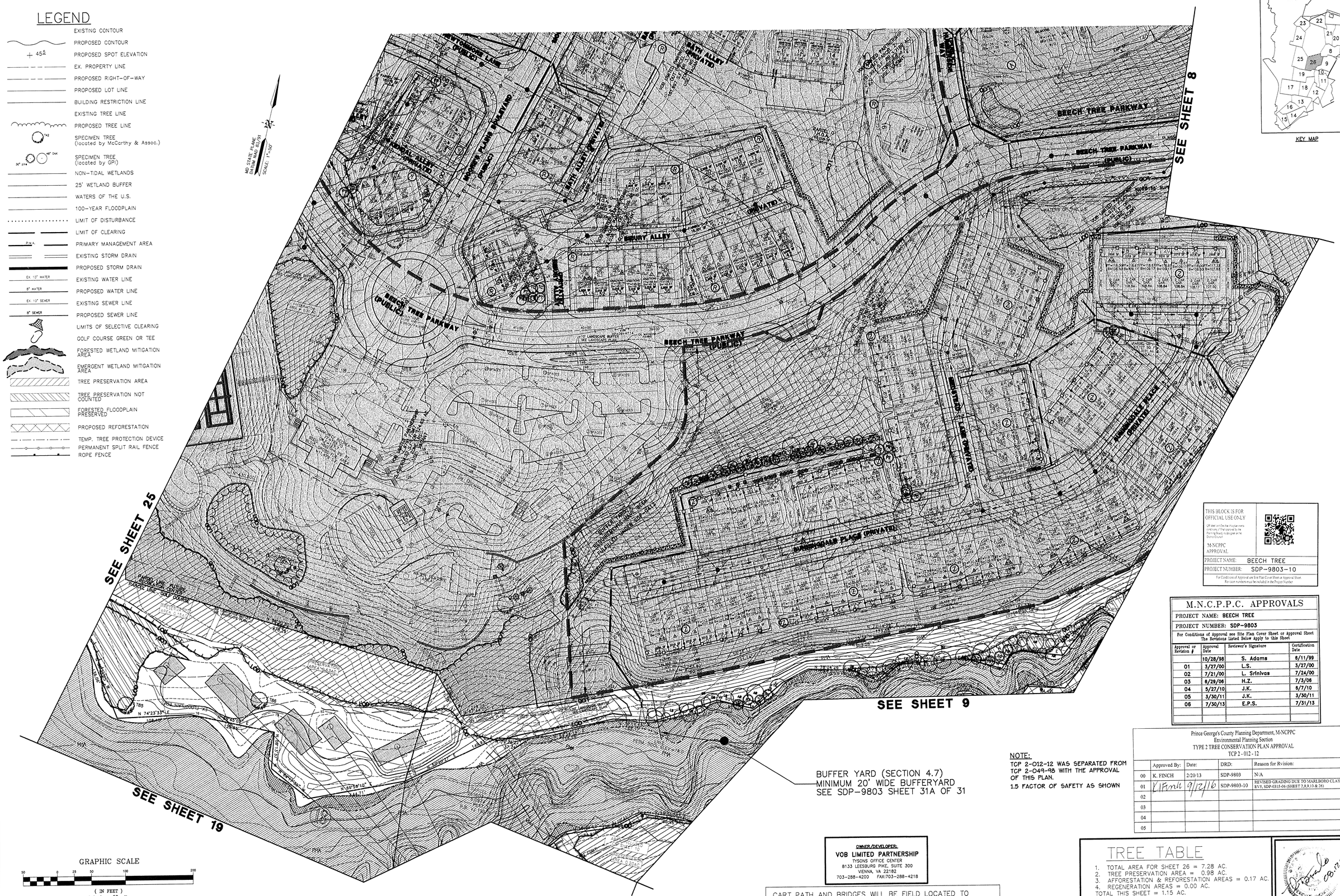
DATE	PROJECT No.
NOV., 2013	97179.01
SCALE	SHEET
1" = 50'	25 OF 26

N:\1997\97179\DWG\SDP\GOLF COURSE 2011\TC08-26PUTT.DWG

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING RESTRICTION LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- SPECIMEN TREE (located by McCarthy & Assoc.)
- SPECIMEN TREE (located by GPI)
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LIMIT OF DISTURBANCE
- LIMIT OF CLEARING
- P.M.A. PRIMARY MANAGEMENT AREA
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EX. 12" WATER — EXISTING WATER LINE
- 8" WATER — PROPOSED WATER LINE
- EX. 12" SEWER — EXISTING SEWER LINE
- 8" SEWER — PROPOSED SEWER LINE
- LIMITS OF SELECTIVE CLEARING
- GOLF COURSE GREEN OR TEE
- FORESTED WETLAND MITIGATION AREA
- EMERGENT WETLAND MITIGATION AREA
- TREE PRESERVATION AREA
- TREE PRESERVATION NOT COUNTED
- FORESTED FLOODPLAIN PRESERVED
- PROPOSED REFORESTATION
- TEMP. TREE PROTECTION DEVICE
- PERMANENT SPLIT RAIL FENCE
- ROPE FENCE

MD. STATE PLANE DATUM NAD 1983
SCALE: 1"=50'


SEE SHEET 8
SEE SHEET 25
SEE SHEET 9
SEE SHEET 19
BEECH TREE PARKWAY (PUBLIC)
BEECH TREE PARKWAY
BEECH TREE PARKWAY (PUBLIC)
BUTTERCUP LANE (PRIVATE)
HUMMINGBIRD PLACE (PRIVATE)
DAIRY ALLEY
BATH ALLEY (PRIVATE)
WINDSOR PLACE (PUBLIC)
WINDSOR PLACE (PRIVATE)
WINDSOR PLACE (PUBLIC)
WINDSOR PLACE
WINDSOR PLACE (PRIVATE)
WINDSOR PLACE (PUBLIC)