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 19'
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 19'
1 HC VAN SPACE @ 8' W/ 8' ACCESS AISLE
NUMBER OF HANDICAPPED SPACES REQUIRED: 1
NUMBER OF HANDICAPPED SPACES PROPOSED: 1

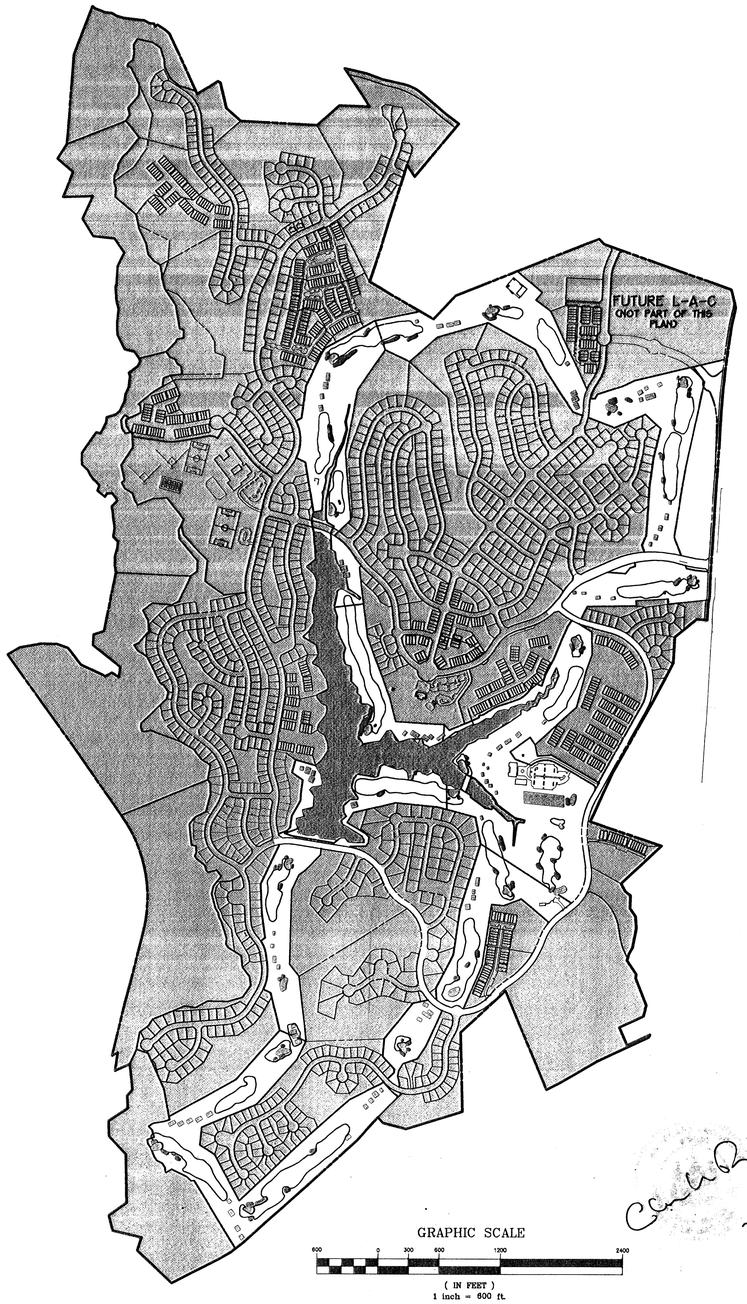
SUMMARY OF LOADING REQUIREMENTS (Sec. 27-582)
NUMBER OF LOADING SPACES REQUIRED: 1
NUMBER OF LOADING SPACES PROPOSED: 1 @ 33' x 12'

INTERIOR GREEN CALCULATIONS (Section 4.3.c)

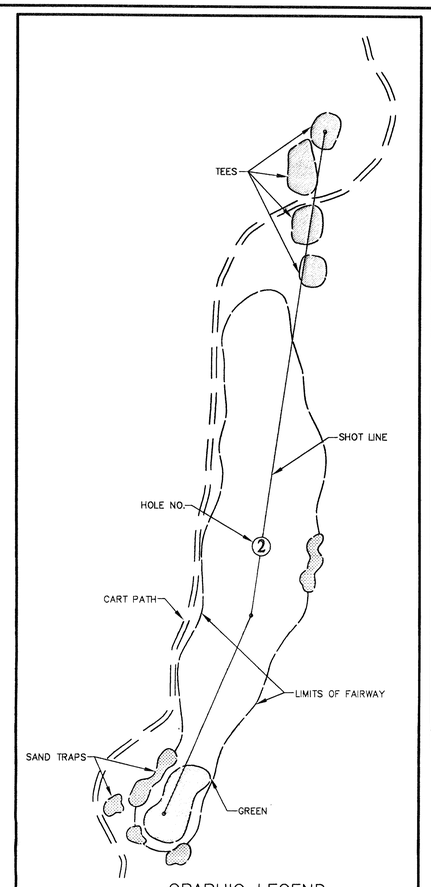
TOTAL AREA OF CLUBHOUSE PARKING LOT	71,128 S.F.
REQUIRED GREEN AREA (8%)	5,690 S.F.
PROVIDED GREEN AREA (12%)	8,536 S.F.
INTERIOR SHADE TREES REQUIRED	29
INTERIOR SHADE TREES PROVIDED	40

GENERAL NOTES

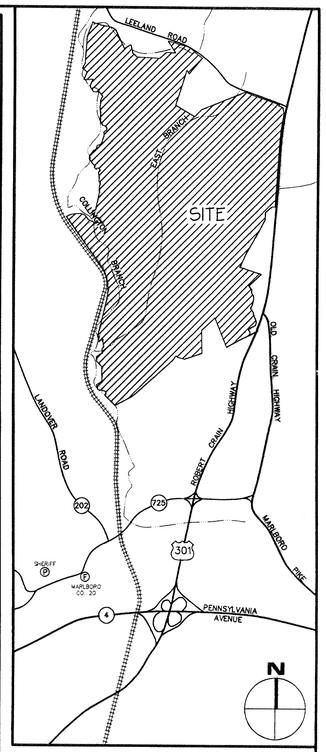
1. EXISTING ZONING: R-S
2. PROPOSED DEVELOPMENT: SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL
3. MASTER PLAN AREA: SUBREGION VI STUDY AREA, PLANNING AREA 79-UPPER MARLBORO
4. TAX MAP: PG Co. #34 GRIDS F 1-4, #35 GRIDS A 1-4, B 1-4, C 1-4, D 2, #92 GRIDS F 1&2, #93 GRIDS A 1&2, B 1&2, C 1
5. WSSC MAP: 202 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: 1215.06 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 #958009110, 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 8/27/00
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. 98.22.00098, 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.



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



VICINITY MAP
SCALE 1"=2000'

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- + 45$ PROPOSED SPOT ELEVATION
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING RESTRICTION LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- TH2 SPECIMEN TREE (located by McCarthy & Assoc.)
- 38" pine, 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 WITH TEMP. TREE PROTECTION DEVICE
- TREE PRESERVATION NOT COUNTED
- FORESTED FLOODPLAIN PRESERVED
- PROPOSED REFORESTATION WITH PERMANENT SPLIT RAIL FENCE

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'

APPROVED
PLAN
SD.-9803-06

MD STATE PLANE DATUM NAD 1983
SCALE 1"=600'

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

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

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-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP 2-012-12
Approved by R Finch Date 4/20/13

01			
02			
03			
04			
05			
06			

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
06	7/30/13	EPS	7/31/13

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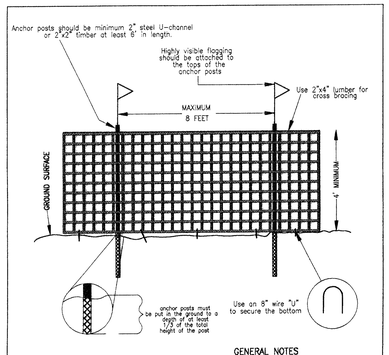
General Tree Conservation Notes:

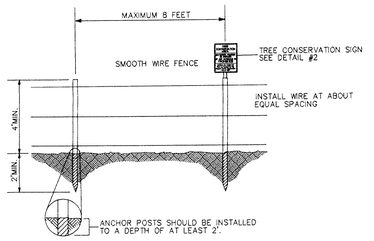
1. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a $1.50 per square foot mitigation fee.
2. The Department of Environmental Resources (DER) inspector must be contacted prior to the start 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

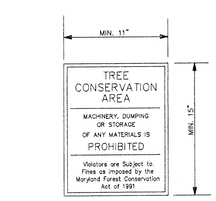
1. Limits of disturbance will be set as part of the review process for an approved TCP.
2. The boundaries of the limits of disturbance should be staked and flagged prior to erecting the protective device.
3. Anchor posts should be placed to avoid severing or damaging large tree roots.
4. Fencing material should be fastened securely to the anchor posts, cross bracing, and ground.

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



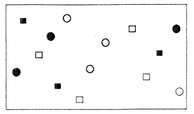
1. TREE PROTECTIVE DEVICE LOCATIONS WILL CORRESPOND TO THE LOCATIONS SHOWN ON THIS TREE CONSERVATION PLAN.
2. FENCE POSTS WILL BE A MINIMUM OF 1 3/4 " X 1" STEEL U-CHANNEL OR 2" X 2" LUMBER, SPACED NO MORE THAN 8 FEET APART. POSTS WILL BE INSTALLED AT LEAST 2 FEET DEEP.
3. SMOOTH WIRE SHOULD BE EVENLY 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
- ■ AMERICAN HOLLY
- ○ PIN OAK
- □ 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 Tee 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

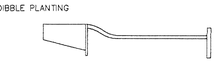
Correct — IN BUCKET WITH SUFFICIENT WATER TO COVER ROOTS

Incorrect — IN HAND; ROOT DRY OUT

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 cleaning 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

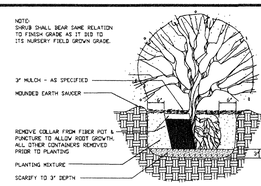
Removal of Hazardous Tree or Hazardous Limbs By Developers or Builders

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.

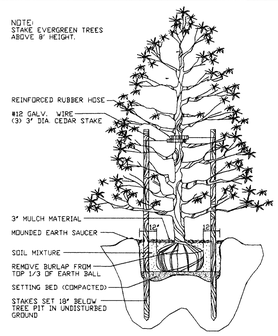
1. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area or other high use area and result in personal injury or property damage.
2. If a hazardous condition may be alleviated by corrective 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 neat 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.

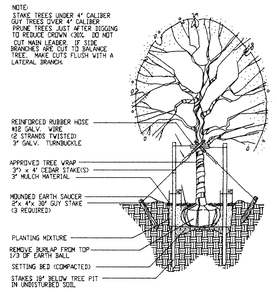
Seeding of the designated area shall be done at a rate of 1.5 LBS per 1,000 square feet of a woody forest seed mixture containing approved species per the Prince George's County approved species list.



3 TYP — PLANTING DETAIL/SHRUBS — NTS



4 TYP — PLANTING DETAIL/EVERGREEN TREES — NTS



5 TYP — PLANTING DETAIL/DECIDUOUS TREES — NTS

TREE CONSERVATON PLAN TYPE II – WORKSHEET

Protection of Reforestation and Afforestatation 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.

TCP1 with Previously Approved TCPII
Woodland Conservation Worksheet
for
Prince George's County

1	Zone	R-S			
2	Gross Tract	272.39			
3	Floodplain	38.22			
4	Previously Dedicated Land	0.00			
5	Net Tract (NTA)	234.17	0.00	0.00	
6	Property Description or Subdivision Name	TCP 2-012-12 Beechtree Golf Course			
7	Owner				
8	Address				
9	Phone				
10	Previous TCP1 Number	TCP1-049-98 Beechtree Golf Course			

	Woodland Conservation Calculations		Net Tract (acres)		Floodplain (acres)
11	Acreage of Existing Woodland		162.91		28.67
12	Woodland Conservation Required for Lot per TCPII	0.00%			0.00
13	Area of Woodland Cleared per overall TCP1				0.00
	Area of FP/PMA Cleared per overall TCP1				0.00
14	Area of Woodland Cleared per current TCP1		121.32		0.00
	Area of FP/PMA Cleared per current TCP1		39.66		0.00
15	Area of Woodland above WCT not cleared by TCP1		NA		
16	Additional Woodland Cleared by TCP1	*121.32			0.00
17	Does the TCP1 show 2:1 replacement	N			
18	Clearing above WCT	*121.32	Additional 1st 1/4 Replacement required =		25.33
19	Clearing below WCT	0.00	Additional 2:1 Replacement required =		0.00
20	Total Woodland Conservation Required for Golf Course		**25.33**		

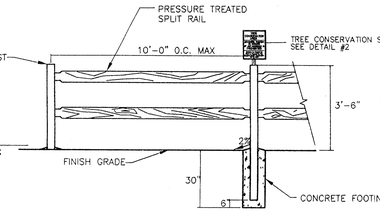
21	Woodland Conservation Provided	(acres)		
22	Woodland Preservation	45.75		
23	Reforestation / Afforestation	23.33		
24	Natural Regeneration	0.58		
25	Area approved for fee-in-lieu	0.00	*	$0.00
26	Credits Received for Offsite Mitigation on another property	0.00		
27	Offsite Mitigation provided on this property	0.00		
28	Total Woodland Conservation Provided	**69.71**		

29	Area of net tract woodland not cleared	134.90 acres
30	Woodland retained not part of requirements	20.42 acres

Prepared by: Greenman - Pedersen, Inc.
Address: 10977 Guilford Road
Annapolis Junction, MD 20701
Phone: 301-470-2772
License: 3066 RLA
Christopher M. Rizzi

See corrected worksheet MR 1/11/2013

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.)

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.

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

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.

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
06	7/30/13	EDS 7/31/13

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

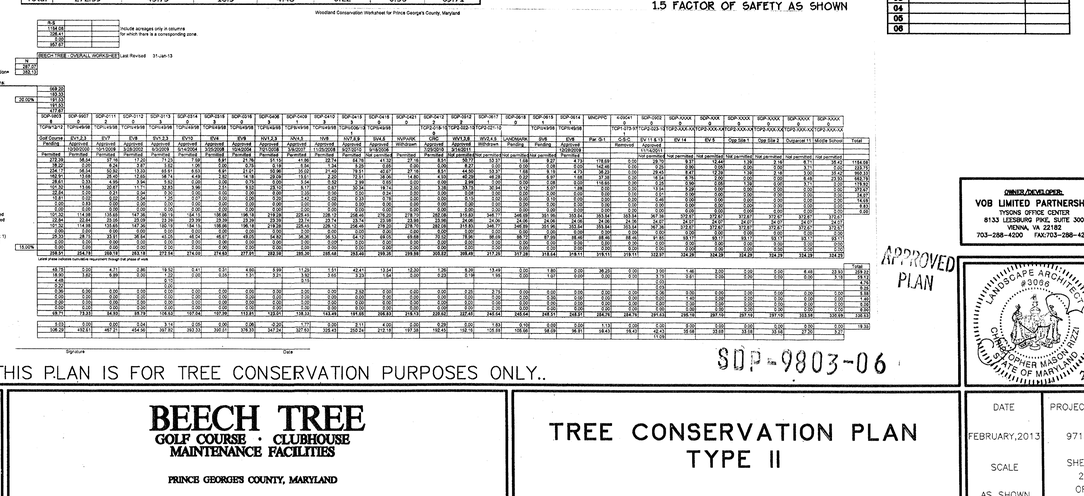
	Approved by	Date
01	[illegible]	2/22/13
02		
03		
04		
05		
06		

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

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	13.99	3.74	0.12	0.2	0	0	4.06
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	1.59	1.65	0	0	0	3.24
13	10.66	3.12	0.55	0	0.05	0	3.72
14	14.94	4.6	0.19	0.03	0	0	4.82
15	8.65	2.02	0.47	0.06	0	0	2.55
16	9.89	3.61	0.39	0.09	0	0	4.09
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	7.61	1.24	0.1	0.01	0	0	1.35
Total	272.39	45.75	18.9	4.48	0.22	0.36	69.71

Woodland Conservation Worksheet for Prince George's County, Maryland



THIS PLAN IS FOR TREE CONSERVATION PURPOSES ONLY..

PROJ. MGR.					
D.J.					
DESIGNED					
G.P.I.					
DRAWN	2/14/13	Revised as per MNCP&PC comments			
L.S.G.	10/12/12	ADDED SHEET TOTALS, REGEN. AND ROPE FENCE NOTES	MAH		
CHECKED	2/22/10	ADDRESSED COMMENTS	SMD		
C.A.S.	1/25/10	CREATED TCP II PLANS for NV, 7, 8 & 9	SMD		
	DATE	REVISIONS	BY	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
©latest date hereon

BEECH TREE
GOLF COURSE · CLUBHOUSE
MAINTENANCE FACILITIES

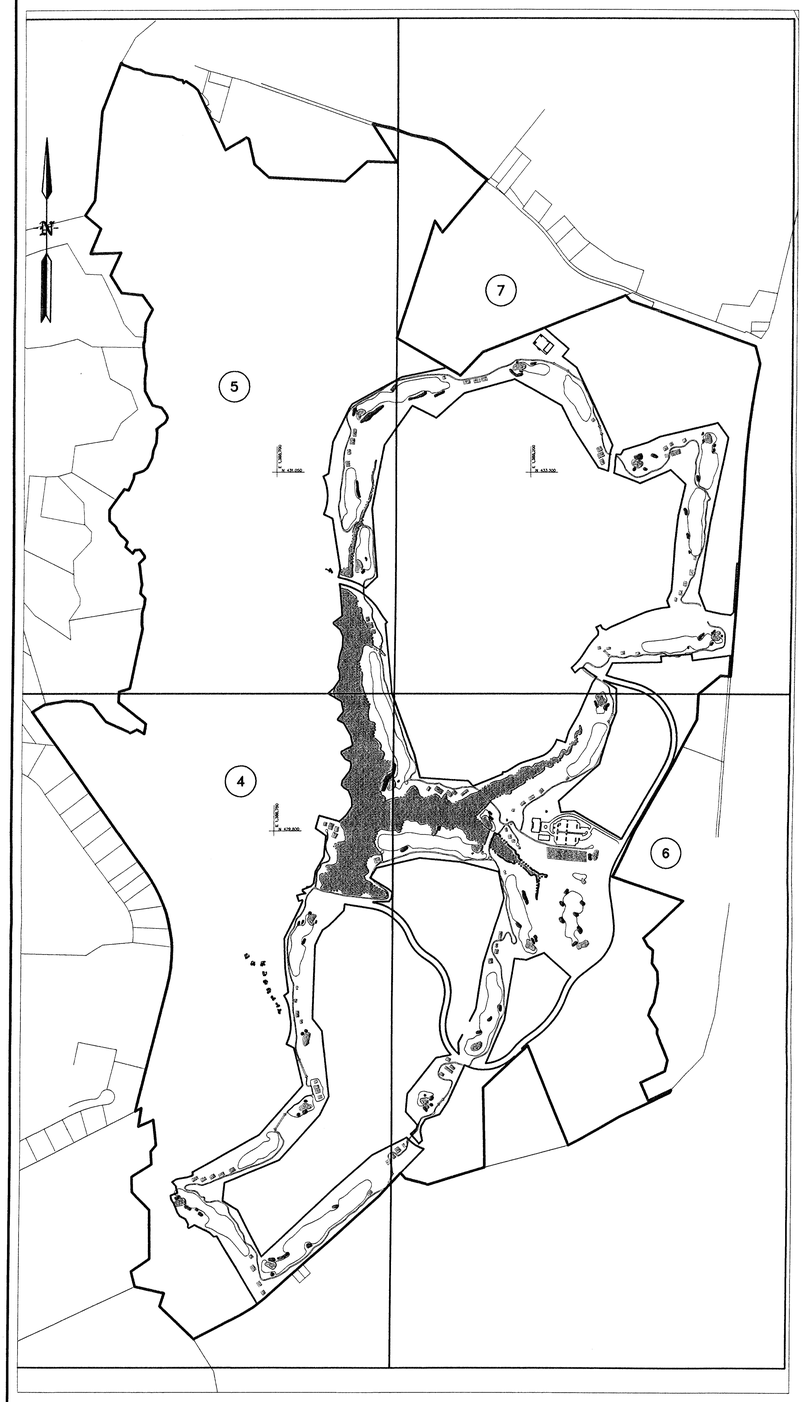
PRINCE GEORGES COUNTY, MARYLAND

P.A. 79 UPPER MARLBORO & VICINITY — MARLBORO (07) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

DATE	PROJECT No.
FEBRUARY, 2013	97179
SCALE	SHEET
AS SHOWN	2 OF 26

N:\1997\97179\DWG\SDP\GOLF COURSE 2011\TCO2PUTT.dwg



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
	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
06	7/30/13	EPS	7/31/13

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

	Approved by	Date
01		
02		
03		
04		
05		
06		

SDP-9803-06 APPROVED PLAN

LANDSCAPE ARCHITECT #3066 CHRISTOPHER MASON RIZZI STATE OF MARYLAND 2-13

PROJ. MGR. M.T.						
DESIGNED L.N.B.						
DRAWN L.N.B.						
CHECKED M.T.						
2/14/13 DATE	Revised as per MNCP&PC comments REVISIONS	BY	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

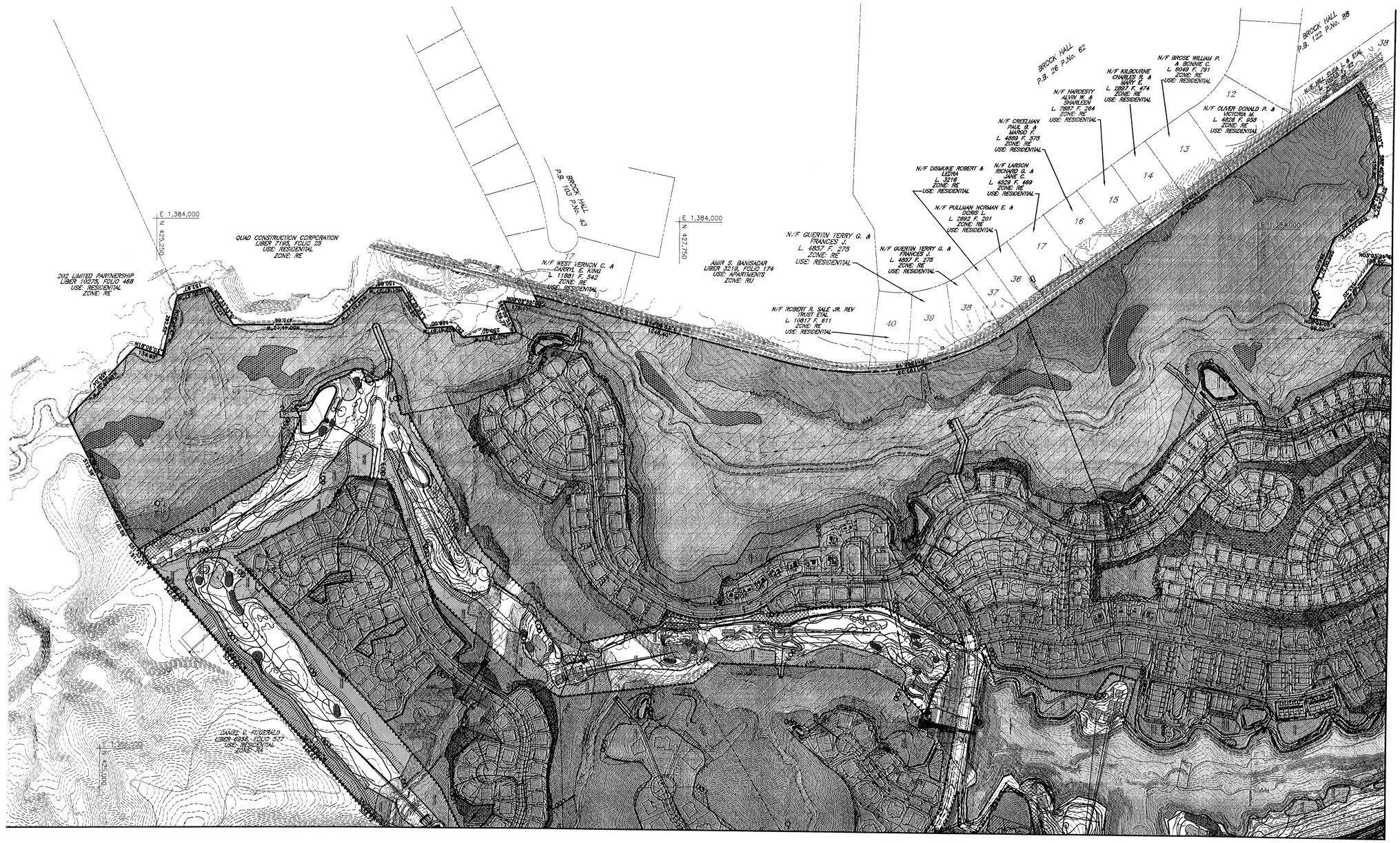
P.A. 79 UPPER MARLBORO & VICINITY MARLBORO (3rd) ELECTION DISTRICT

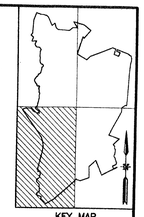
TREE CONSERVATION PLAN TYPE II

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

MD STATE PLANE DATUM NAD 83/91

SCALE: 1"=200'





CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	25.69	5555.10

LINE TABLE		
LINE	LENGTH	BEARING
L1	75.00	N63°51'39"W
L2	9.54	S74°55'40"E
L3	10.74	S08°45'11"W
L4	75.42	S82°31'20"E
L5	52.50	S58°15'24"E
L6	71.20	S78°00'06"E
L7	52.20	S61°11'53"E
L8	50.16	S82°28'18"E
L9	28.22	S19°38'40"E
L10	28.39	N55°58'34"E
L11	94.83	S57°38'52"E
L12	51.77	S48°44'06"E
L13	27.72	S62°31'40"E
L14	36.02	N18°14'51"E
L15	89.29	S28°56'35"E
L16	63.88	S53°18'38"E
L17	93.63	S35°01'07"E
L18	71.28	S30°19'13"W
L19	64.15	S18°31'27"W
L20	40.00	S06°03'24"W
L21	74.25	N43°07'20"W
L22	77.78	N41°18'03"E
L23	64.37	S83°10'04"W
L24	71.70	N84°27'03"E
L25	82.60	S80°36'57"E
L26	45.68	N09°45'42"W
L27	83.24	N16°15'15"E
L28	61.79	N06°37'55"E
L29	33.36	N44°25'35"W
L30	33.03	N47°01'44"W
L31	45.87	N08°37'45"E
L32	41.60	N11°20'45"E
L33	64.53	N05°11'15"W
L34	42.68	N11°11'14"W
L35	74.47	N46°38'35"E
L36	23.83	N08°45'15"W
L37	69.19	N36°56'15"W
L38	52.19	S89°14'25"W
L39	40.56	S30°50'55"W
L40	95.34	N42°32'55"W
L41	54.53	N19°43'55"E
L42	48.15	N41°58'24"W
L43	38.61	N51°11'44"W
L44	67.14	N34°46'25"W
L45	35.11	N22°20'05"W
L46	52.57	N46°48'55"W
L47	35.25	N04°00'05"W
L48	74.96	N00°53'15"E
L49	43.76	S78°25'55"E
L50	48.39	N04°11'45"E
L51	95.84	N72°58'26"E
L52	48.95	N50°27'35"E
L53	80.70	N08°57'15"E
L54	74.79	N24°59'16"E
L55	35.97	N13°26'25"W
L56	65.28	N52°18'25"E
L57	45.41	N54°37'05"E
L58	48.72	N25°42'45"E
L59	33.74	N18°32'45"W
L60	80.63	N36°49'55"W
L61	93.82	N75°40'15"W
L62	18.68	N05°37'05"E
L63	8.23	N89°07'45"E

SDP-9803-06

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

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

	Approved by	Date
01	[signature]	2/22/13
02		
03		
04		
05		
06		

APPROVED PLAN

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
06	7/30/13	EPS	7/31/13

LANDSCAPE ARCHITECT #3086 CHRISTOPHER MASON RIZZI STATE OF MARYLAND 2-13

PROJ. MGR. M.T.						
DESIGNED L.N.B.						
DRAWN L.N.B.						
CHECKED M.T.						
2/14/13 DATE	Revised as per MNCP&PC comments REVISIONS	BY	1-20-2000 DATE	REVISED GOLF COURSE, STREET R/W, & L.O.D. ADDED PARCEL LINES. REVISIONS	MT BY	

GPI
GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
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BEECH TREE
GOLF COURSE · CLUBHOUSE
MAINTENANCE FACILITIES

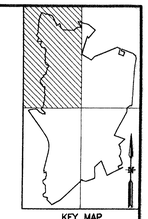
PRINCE GEORGE'S COUNTY, MARYLAND

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

TREE CONSERVATION PLAN TYPE II

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

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



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	28.69	5668.10

LINE TABLE		
LINE	LENGTH	BEARING
L1	75.00	N43°51'39"W
L2	9.54	S74°55'40"E
L3	10.74	S08°48'11"W
L4	75.42	S82°31'20"E
L5	52.50	S88°15'24"E
L6	71.20	S78°00'05"E
L7	52.80	S81°11'53"E
L8	50.16	S82°28'18"E
L9	28.22	S19°38'40"E
L10	28.39	N55°56'34"E
L11	94.83	S57°36'52"E
L12	51.77	S48°44'06"E
L13	27.72	S62°31'40"E
L14	36.02	N18°14'51"E
L15	89.29	S28°56'35"E
L16	63.88	S53°19'38"E
L17	93.53	S35°31'07"E
L18	71.28	S30°19'13"W
L19	64.15	S16°31'27"W
L20	40.00	S08°03'24"W
L21	74.25	N42°07'20"W
L22	77.78	N41°18'03"E
L23	64.37	S83°10'04"W
L24	71.70	N64°27'03"E
L25	62.60	S80°36'57"E
L26	45.58	N09°45'42"W
L27	83.24	N16°15'15"E
L28	61.79	N05°37'50"E
L29	33.35	N44°25'35"W
L30	33.03	N47°01'44"W
L31	45.67	N08°37'45"E
L32	41.60	N11°20'45"E
L33	84.83	N05°11'15"W
L34	42.68	N11°11'14"W
L35	74.47	N46°38'35"E
L36	23.83	N08°48'15"W
L37	69.19	N36°59'15"W
L38	52.19	S89°14'25"W
L39	40.56	S30°50'55"W
L40	55.34	N49°32'25"W
L41	54.53	N19°43'55"E
L42	48.15	N41°58'24"W
L43	38.81	N51°11'44"W
L44	97.14	N34°46'25"W
L45	35.11	N22°20'05"W
L46	82.87	N46°48'55"W
L47	35.25	N04°00'05"W
L48	74.96	N00°53'15"E
L49	43.78	S78°22'55"E
L50	48.39	N04°11'45"E
L51	95.84	N72°59'28"E
L52	48.95	N50°27'35"E
L53	80.70	N08°57'15"E
L54	74.79	N22°55'15"E
L55	35.97	N13°25'25"W
L56	65.28	N52°18'25"E
L57	48.41	N54°23'05"E
L58	48.72	N25°42'45"E
L59	33.74	N18°32'45"W
L60	80.63	N36°49'55"W
L61	93.82	N75°40'15"W
L62	18.68	N05°37'08"E
L63	8.23	N89°07'45"E

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

SDP-9803-06

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

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP 2-012-12
Approved by /Date/
2/28/13

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
06	7/30/12	EPS	7/31/12

APPROVED PLAN

LANDSCAPE ARCHITECT #3088 CHRISTOPHER MASON RIZZI STATE OF MARYLAND 2-13

PROJ. MGR. M.T.						
DESIGNED L.N.B.						
DRAWN L.N.B.						
CHECKED M.T.						
2/14/13 DATE	Revised as per MNCP&PC comments REVISIONS	BY	1-20-2000 DATE	REVISED GOLF COURSE, STREET R/W, & L.O.D. ADDED PARCEL LINES. REVISIONS		MT 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

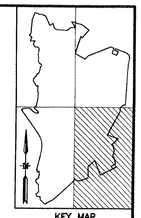
DATE	PROJECT No.
FEB. 2013	97179.01
SCALE	SHEET
1"=200'	5 OF 26

N:\1997\971791\DWG\SDP\GOLF COURSE_2011\7004_971TCP.DWG

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

SEE SHEET 4

SEE SHEET 7



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	25.69	5555.10

LINE TABLE		
LINE	LENGTH	BEARING
L1	75.00	N43°51'39"W
L2	9.54	S74°53'45"E
L3	10.74	S08°45'11"W
L4	75.42	S82°31'20"E
L5	52.90	S58°10'24"E
L6	71.20	S78°00'05"E
L7	52.20	S81°11'53"E
L8	50.16	S82°28'16"E
L9	28.22	S18°38'40"E
L10	28.39	N55°58'34"E
L11	94.83	S57°38'52"E
L12	51.77	S48°41'08"E
L13	27.72	S62°31'40"E
L14	36.02	N19°14'51"E
L15	89.29	S28°56'36"E
L16	53.88	S53°13'38"E
L17	93.63	S35°31'07"E
L18	71.28	S30°19'13"W
L19	64.15	S18°31'27"W
L20	40.00	S06°03'24"W
L21	74.25	N42°07'20"W
L22	77.78	N41°18'03"E
L23	64.37	S83°10'04"W
L24	71.70	N84°27'03"E
L25	82.50	S80°36'57"E
L26	45.58	N09°45'42"W
L27	83.24	N16°15'15"E
L28	61.79	N05°37'55"E
L29	33.35	N44°28'35"W
L30	33.03	N47°01'44"W
L31	45.67	N08°37'45"E
L32	41.80	N11°20'45"E
L33	64.63	N05°11'15"W
L34	42.88	N11°11'14"W
L35	74.47	N46°38'55"E
L36	23.83	N09°45'15"W
L37	69.19	N36°59'15"W
L38	52.19	S89°14'25"W
L39	40.56	S30°56'55"W
L40	95.34	N49°32'56"W
L41	54.53	N19°43'55"E
L42	48.15	N41°58'24"W
L43	38.61	N51°11'44"W
L44	87.14	N34°48'25"W
L45	35.11	N22°20'05"W
L46	82.67	N46°48'55"W
L47	35.25	N04°00'05"W
L48	74.96	N00°53'15"E
L49	43.76	S78°22'55"E
L50	48.39	N04°11'45"E
L51	95.84	N72°59'28"E
L52	48.95	N50°27'35"E
L53	80.70	N08°57'15"E
L54	74.79	N22°55'15"E
L55	35.97	N13°25'25"W
L56	55.28	N52°19'25"E
L57	45.41	N54°37'05"E
L58	48.72	N23°47'45"E
L59	33.74	N18°32'45"W
L60	80.83	N36°49'55"W
L61	53.92	N75°40'15"W
L62	18.68	N05°37'05"E
L63	8.23	N89°07'45"E

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

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

SDP-9803-06

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
06	7/30/13	EPS	7/31/13

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

	Approved by	Date
01		
02		
03		
04		
05		
06		

APPROVED PLAN

LANDSCAPE ARCHITECT #3066 CHRISTOPHER MARSON STATE OF MARYLAND 2-13

PROJ. MGR. M.T.						
DESIGNED L.N.B.						
DRAWN L.N.B.						
CHECKED M.T.						
2/14/13 DATE	Revised as per MNCP&PC comments REVISIONS	BY	1-20-2000 DATE	REVISED GOLF COURSE, STREET R/W, & L.O.D. ADDED PARCEL LINES. REVISIONS	MT 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

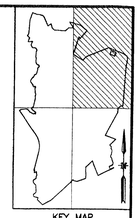
DATE	PROJECT No.
FEB., 2013	97179.01
SCALE 1"=200'	SHEET 6 OF 26

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

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

SEE SHEET 5

SEE SHEET 6



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	25.69	5555.10

LINE TABLE		
LINE	LENGTH	BEARING
L1	75.00	N43°51'59"W
L2	9.54	S74°55'40"E
L3	10.74	S08°45'11"W
L4	75.42	S82°31'20"E
L5	52.50	S58°15'24"E
L6	71.20	S76°00'05"E
L7	50.20	S81°11'53"E
L8	50.16	S82°28'16"E
L9	28.22	S19°38'40"E
L10	28.39	N50°56'34"E
L11	94.83	S67°36'52"E
L12	51.77	S48°44'06"E
L13	27.72	S82°31'40"E
L14	36.02	N19°14'51"E
L15	89.29	S28°56'35"E
L16	63.88	S53°19'58"E
L17	93.53	S30°31'02"E
L18	71.28	S30°19'13"W
L19	64.15	S16°31'27"W
L20	40.00	S08°03'24"W
L21	74.25	N42°07'20"W
L22	77.78	N41°18'03"E
L23	64.37	S83°10'04"W
L24	71.70	N84°27'03"E
L25	82.90	S86°08'57"E
L26	45.68	N09°45'42"W
L27	83.24	N18°18'15"E
L28	81.79	N00°37'56"E
L29	33.35	N44°26'38"W
L30	33.03	N47°01'44"W
L31	45.67	N08°37'45"E
L32	41.60	N11°20'46"E
L33	64.63	N05°11'15"W
L34	42.98	N11°11'14"W
L35	74.47	N49°38'39"E
L36	23.83	N08°45'15"W
L37	69.19	N36°59'15"W
L38	52.19	S86°14'25"W
L39	40.56	S30°50'56"W
L40	95.34	N49°32'55"W
L41	54.53	N19°43'55"E
L42	48.15	N41°58'24"W
L43	38.61	N51°11'44"W
L44	87.14	N34°46'25"W
L45	35.11	N22°20'05"W
L46	82.87	N46°48'55"W
L47	35.25	N04°00'05"W
L48	74.96	N00°53'15"E
L49	43.78	S78°22'35"E
L50	48.39	N04°11'45"E
L51	95.84	N72°59'26"E
L52	48.95	N50°27'35"E
L53	80.70	N08°37'15"E
L54	74.79	N22°55'16"E
L55	35.97	N13°25'25"W
L56	65.28	N52°19'25"E
L57	45.41	N54°23'05"E
L58	48.72	N25°42'45"E
L59	33.74	N18°32'45"W
L60	80.63	N38°49'55"W
L61	93.82	N75°40'15"W
L62	18.68	N05°37'06"E
L63	8.23	N89°07'45"E

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

SD.-9803-06

GRAPHIC SCALE
200 0 100 200 400 600
(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

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP 2-012-12
Approved by — Date 2/20/13

01			
02			
03			
04			
05			
06			

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
06	2/20/13	EPS	2/21/13

APPROVED PLAN

LANDSCAPE ARCHITECT #3058 STATE OF MARYLAND 2-13

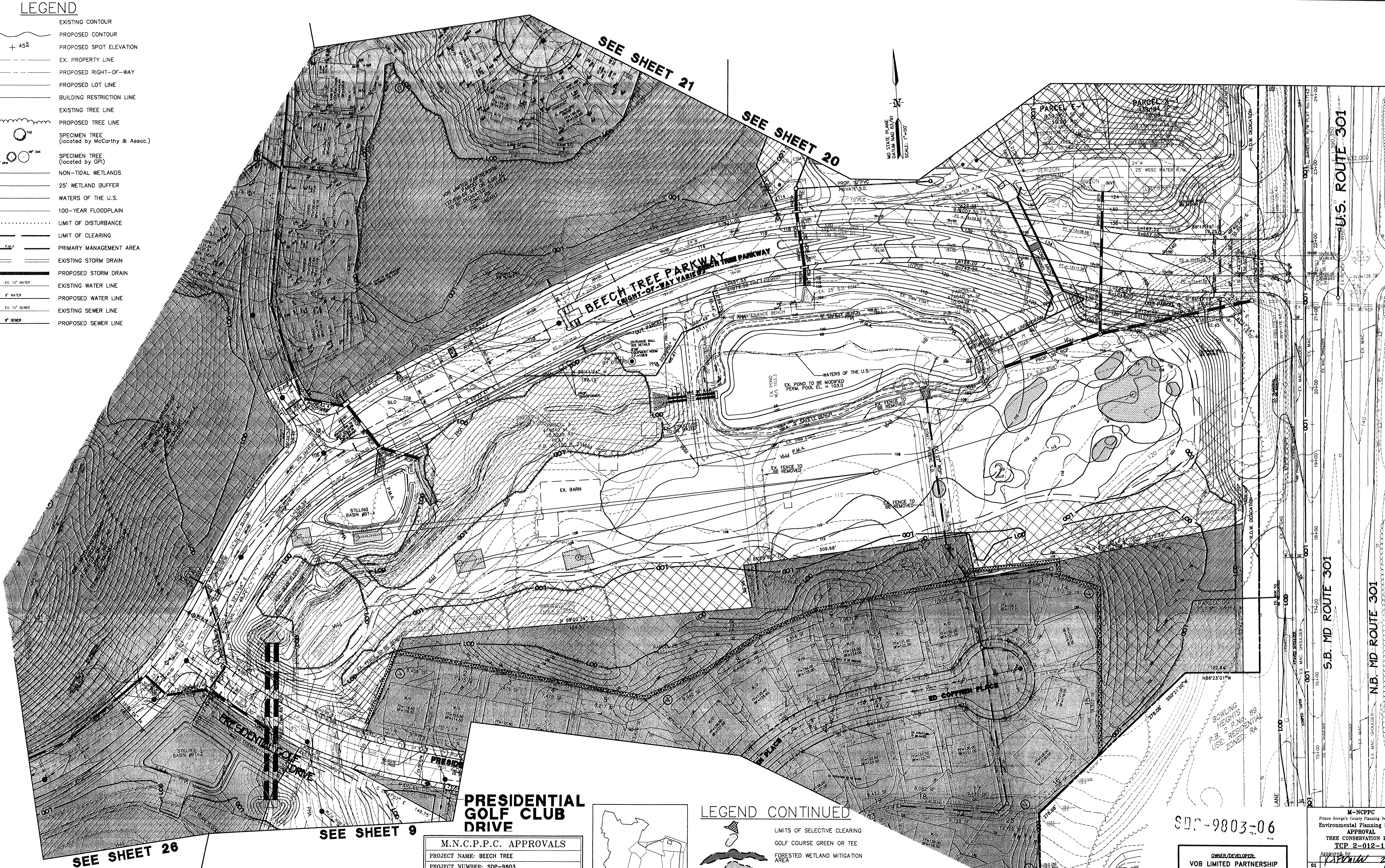
PROJ. MGR.						
M.T.						
DESIGNED						
L.N.B.						
DRAWN						
L.N.B.						
CHECKED						
M.T.						
2/21/13	Revised as per MNCP&PC comments		1-20-2000	REVISED GOLF COURSE, STREET R/W, & L.O.D. ADDED PARCEL LINES.		MT
DATE	REVISIONS	BY	DATE	REVISIONS		BY

GPI Greenman-Pedersen, Inc.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
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'	7 OF 26



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

PRESIDENTIAL GOLF CLUB DRIVE

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.

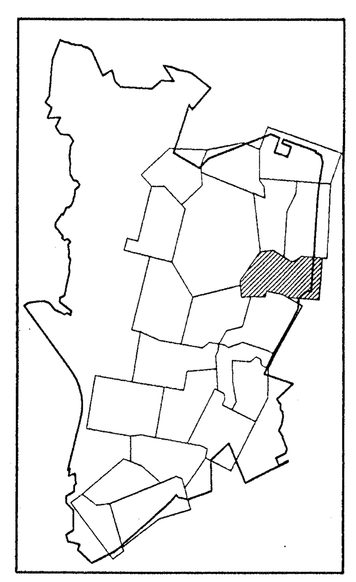
M.N.C.P.P.C. APPROVALS

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
	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
06	7/30/13	EPS	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

SDP-9803-06

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

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

	Approved by	Date
01	[signature]	2/20/13
02		
03		
04		
05		
06		

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.

APPROVED PLAN

LANDSCAPE ARCHITECT #3066 CHRISTOPHER MASON RIZZI STATE OF MARYLAND 2.13

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

DATE	REVISIONS	BY
2/14/13	Revised as per MNCP&PC comments	

DATE	REVISIONS	BY
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

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

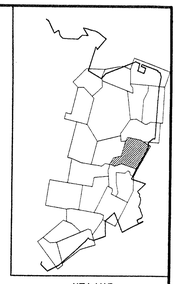
P.A. 79 UPPER MARLBORO & VICINITY — MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

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

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.



KEY MAP

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NO STATE PLANE DATUM NAD '83/91
SCALE: 1"=50'

SEE SHEET 26

SEE SHEET 8

SEE SHEET 10

SEE SHEET 8

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
- 742 SPECIMEN TREE (located by McCarthy & Assoc.)
- 30" pine, 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. 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

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
06	7/30/13	ERS	7/31/13

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

SDP-9803-06

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

Approved by [signature] Date 7/30/13

01	
02	
03	
04	
05	
06	

TREE TABLE APPROVED PLAN

1. TOTAL AREA FOR SHEET 9 = 13.99 AC.
2. TREE PRESERVATION AREA = 3.74 AC.
3. AFFORESTATION & REFORESTATION AREAS = 0.32 AC.
4. REGENERATION AREAS = 0.00 AC.

TOTAL THIS SHEET = 4.06 AC.

LANDSCAPE ARCHITECT #3066 CHRISTOPHER MASON HATZEL STATE OF MARYLAND 7-1-13

PROJ. MGR. M.T.						
DESIGNED L.N.B.						
DRAWN L.N.B.						
CHECKED M.T.			3-31-2000	ADD LAKE BASIN GRADING.		MAH
5/14/13	Revised as per MNCP&PC comments		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
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

BEECH TREE
GOLF COURSE · CLUBHOUSE
MAINTENANCE FACILITIES

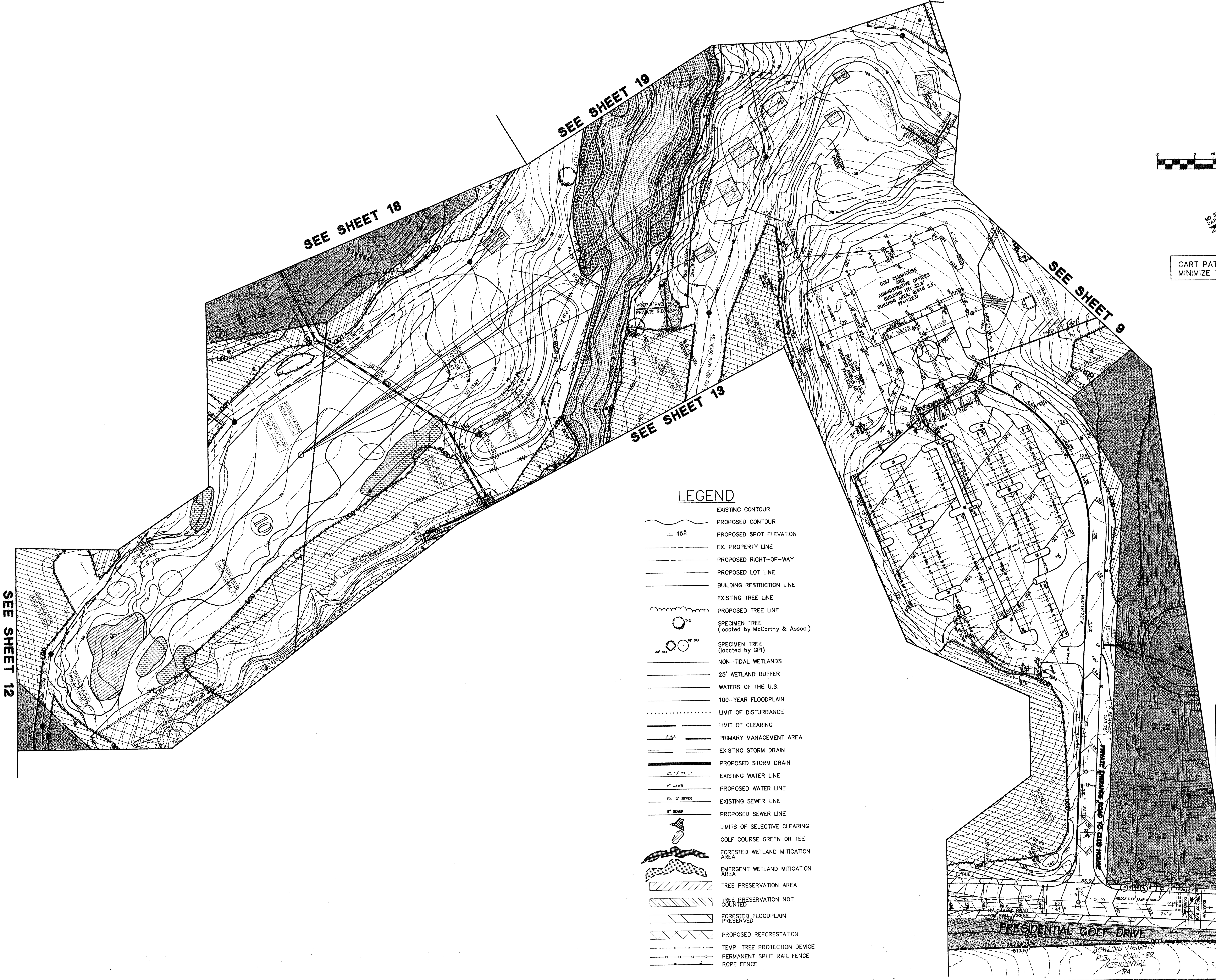
PRINCE GEORGE'S COUNTY, MARYLAND

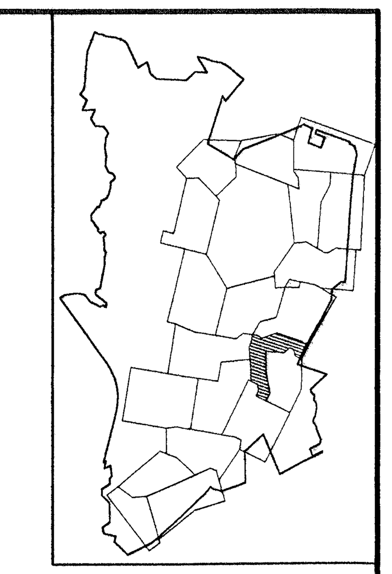
P.A. 79 UPPER MARLBORO & VICINITY — MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

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

N:\1997\97179\DWG\SDP\GOLF COURSE_2011\TCP2-26PLOT.DWG





KEY MAP

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

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
- T42 SPECIMEN TREE (located by McCarthy & Assoc.)
- 30" pine, 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

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
06	7/30/13	EPS	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

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.

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

Approved by	Date
[signature]	2/20/13
01	
02	
03	
04	
05	
06	

SDP-9803-06
APPROVED PLAN

LANDSCAPE ARCHITECT #3066 CHRISTOPHER MASON RIZZI STATE OF MARYLAND 2.13

PROJ. MGR. M.T.			
DESIGNED L.N.B.			
DRAWN L.N.B.			
	3-31-2000	ADD LAKE BASIN GRADING.	MT
CHECKED M.T.	1-20-2000	REVISED GOLF COURSE, STREET R/W, & L.O.D. ADDED PARCEL LINES.	MT
2/14/13		Revised as per MNCP&PC comments	
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

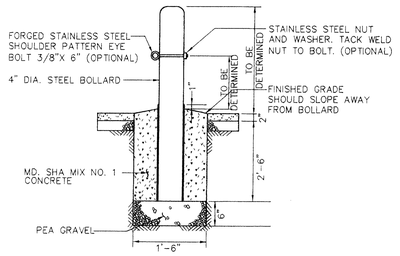
PRINCE GEORGE'S COUNTY, MARYLAND

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

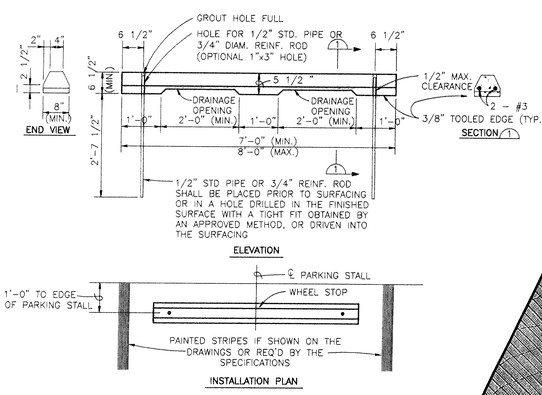
TREE CONSERVATION PLAN TYPE II

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

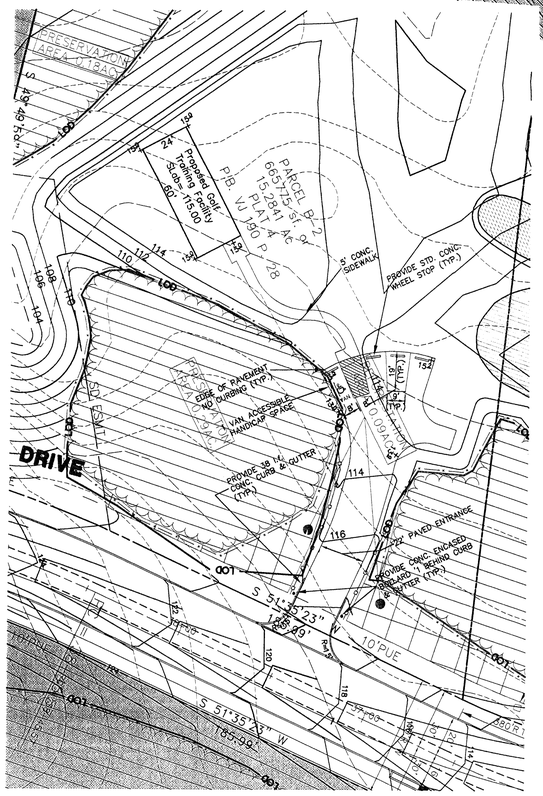
N:\1997\97179\DWG\SDP\GOLF COURSE 2011\TC08-26PUTT.DWG



CONCRETE ENCASED BOLLARD DETAIL
N.T.S.



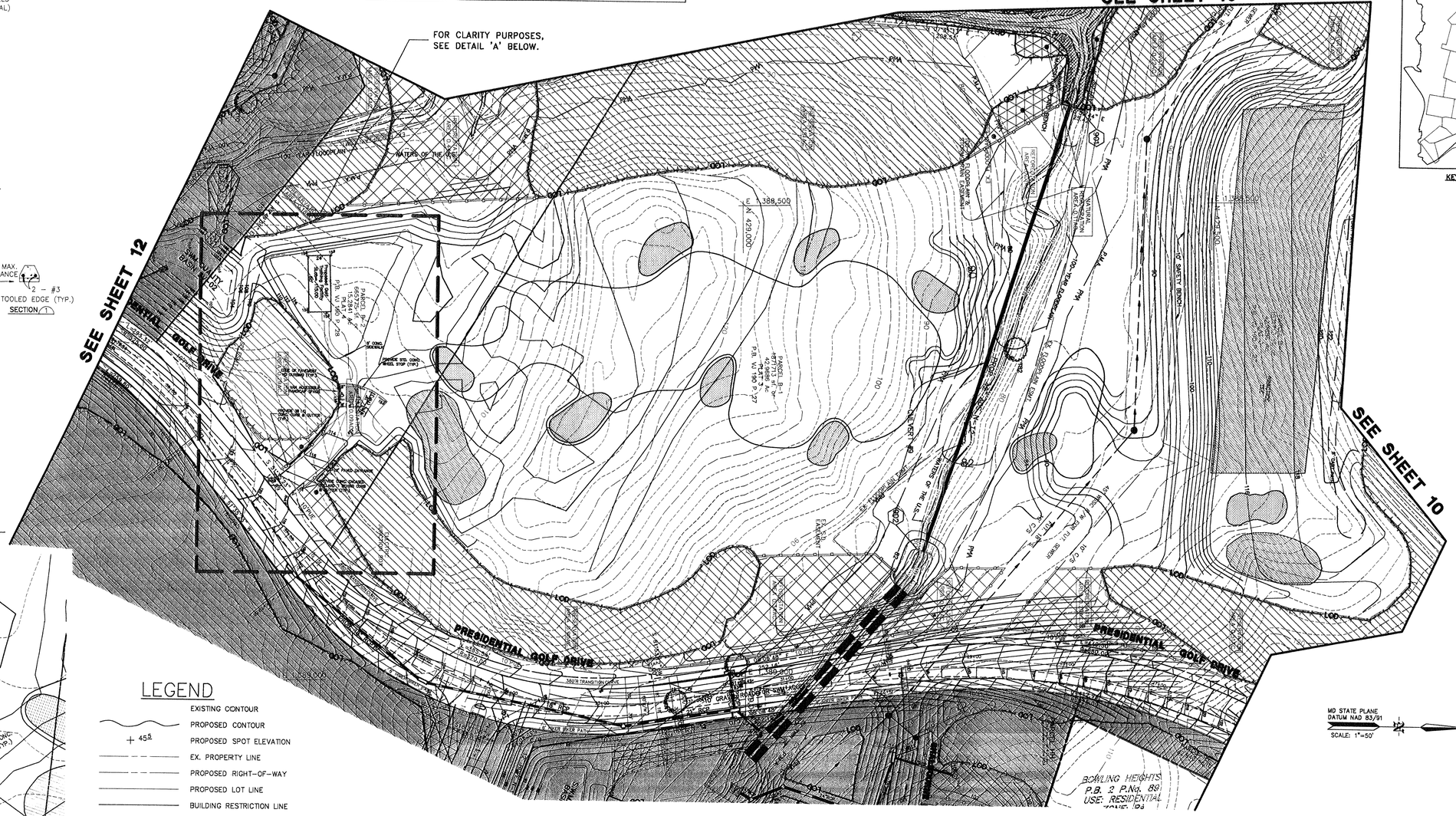
PRECAST CONCRETE WHEEL STOP DETAIL
N.T.S.

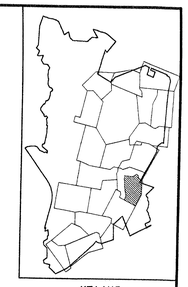


GOLF TRAINING FACILITY IS NOT TO BE USED AT NIGHT AND THEREFORE NO SITE LIGHTING HAS BEEN PROVIDED

DETAIL 'A'
SCALE: 1"=30'

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





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

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

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
06	7/30/13	EPS	7/31/13

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

Approved by	Date
	2/27/13
01	
02	
03	
04	
05	
06	

SDP-9803-06

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

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

TREE TABLE
APPROVED PLAN

1. TOTAL AREA FOR SHEET 11 = 19.49 AC.
2. TREE PRESERVATION AREA = 3.79 AC.
3. AFFORESTATION & REFORESTATION AREAS = 1.17 AC.
4. REGENERATION AREAS = 0.11 AC.

TOTAL THIS SHEET = 5.07 AC.

LANDSCAPE ARCHITECT #3066 CHRISTOPHER MASON REZEI STATE OF MARYLAND 2.19

PROJ. MGR.	DJ
DESIGNED	GPI
DRAWN	EAE
CHECKED	GPI

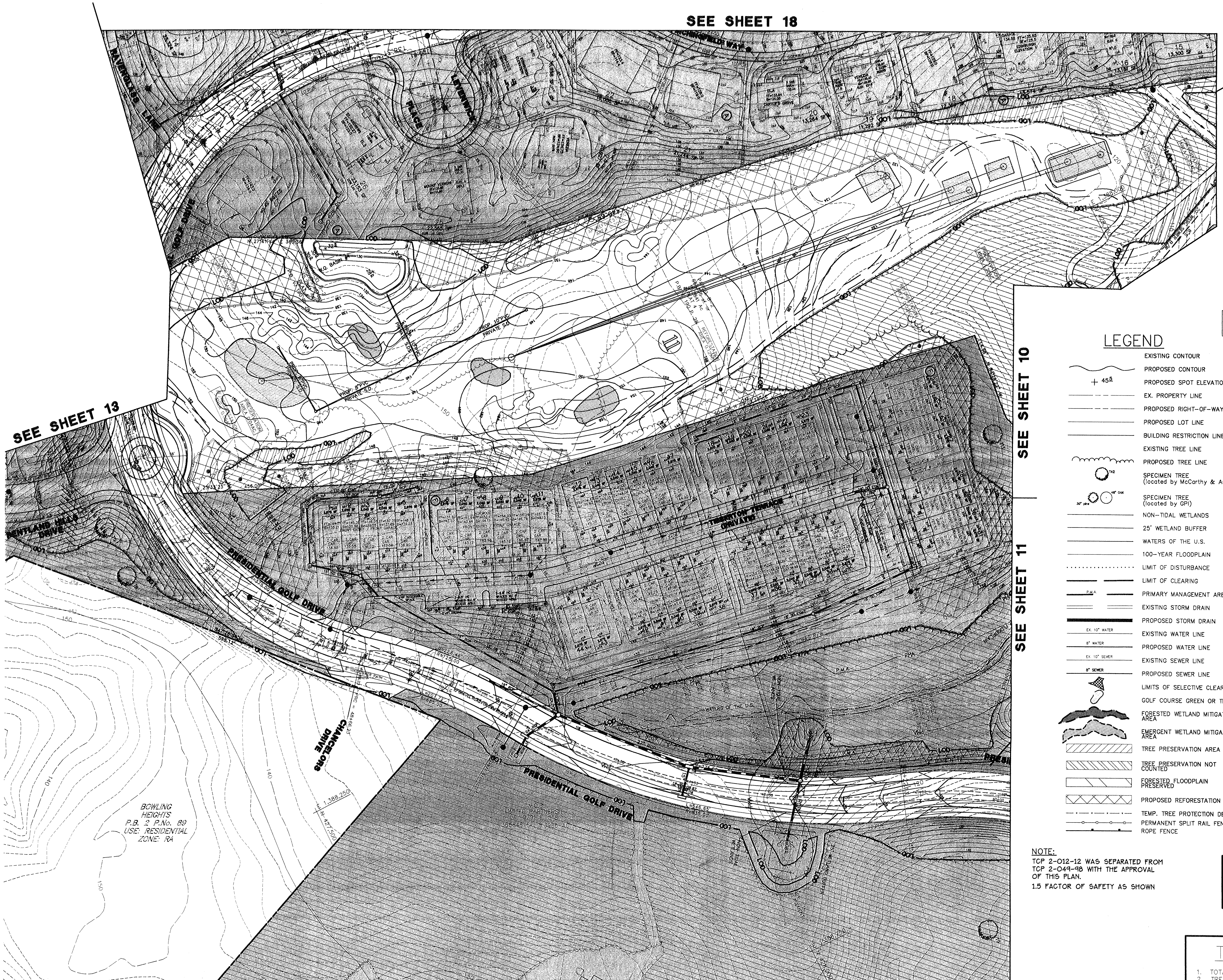
DATE	REVISIONS	BY	DATE	REVISIONS	BY
2/27/13	Revised as per MNCP&PC comments	SMD			
1/20/10	Added Training Facility for Submission	SMD			

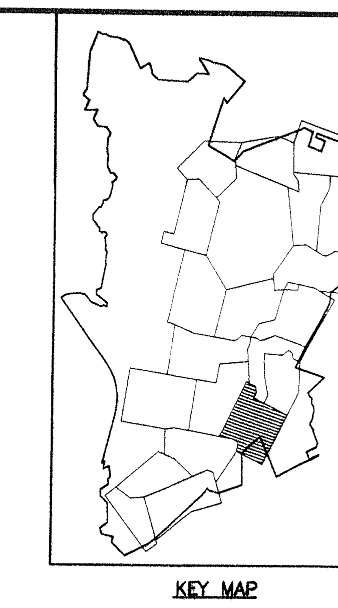
GPI GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD. 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

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.
FEB., 2013	97179
SCALE	SHEET
1" = 50'	11 OF 26





KEY MAP

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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

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

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
- T42 SPECIMEN TREE (located by McCarthy & Assoc.)
- 30" pine, 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
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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

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

SD. -9803-06

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
	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
06	7/30/13	EPS	7/31/13

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

	Approved by	Date
	[signature]	2/20/13
01		
02		
03		
04		
05		
06		

TREE TABLE

APPROVED PLAN

1. TOTAL AREA FOR SHEET 12 = 11.82 AC.
2. TREE PRESERVATION AREA = 1.59 AC.
3. AFFORESTATION & REFORESTATION AREAS = 1.65 AC.
4. REGENERATION AREAS = 0.00 AC.

TOTAL THIS SHEET = 3.24 AC.

LANDSCAPE ARCHITECT #3066 CHRISTOPHER MASON RIZZI STATE OF MARYLAND 2-13

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

DATE	REVISIONS	BY	DATE	REVISIONS	BY
2/14/13	Revised as per MNCP&PC comments		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.
FEB., 2013	97179.01
SCALE	SHEET 12 OF 26
1"=50'	

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

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

Approved by _____ Date 7/29/13

01		
02		
03		
04		
05		
06		

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
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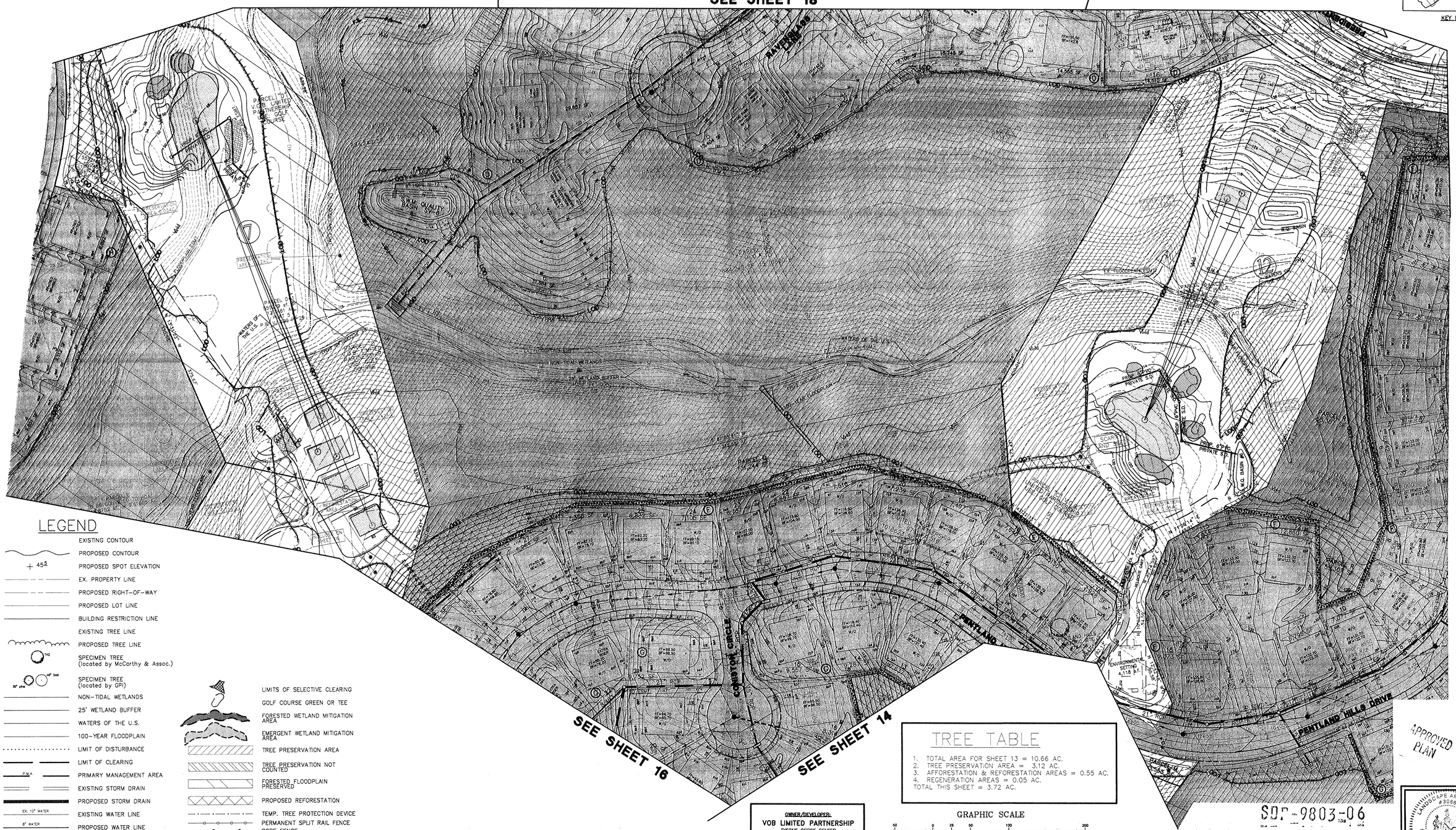
02	7/21/00	L.Srinivas	7/24/00
03	6/29/06	H.Z.	7/3/06
04	5/27/10	J.K.	6/7/10
05	3/30/11	J.K.	3/30/11
06	7/30/13	EB	7/31/13

KEY MAP

SEE SHEET 18



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
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- 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.

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

APPROVED PLAN

NAD 83 STATE PLANE COORDINATE SYSTEM

SCALE 1" = 100'

SDP-9803-06

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

LANDSCAPE ARCHITECT #3086 CHRISTOPHER MASCARO RICE STATE OF MARYLAND 2/13

PROJ. MGR. M.T.							
DESIGNED L.N.B.							
DRAWN L.N.B.							
CHECKED M.T.							
7/29/13 DATE	Revised as per MNCP&PC comments REVISIONS		BY	DATE	REVISIONS		BY

GPI Greenman-Pedersen, Inc.
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

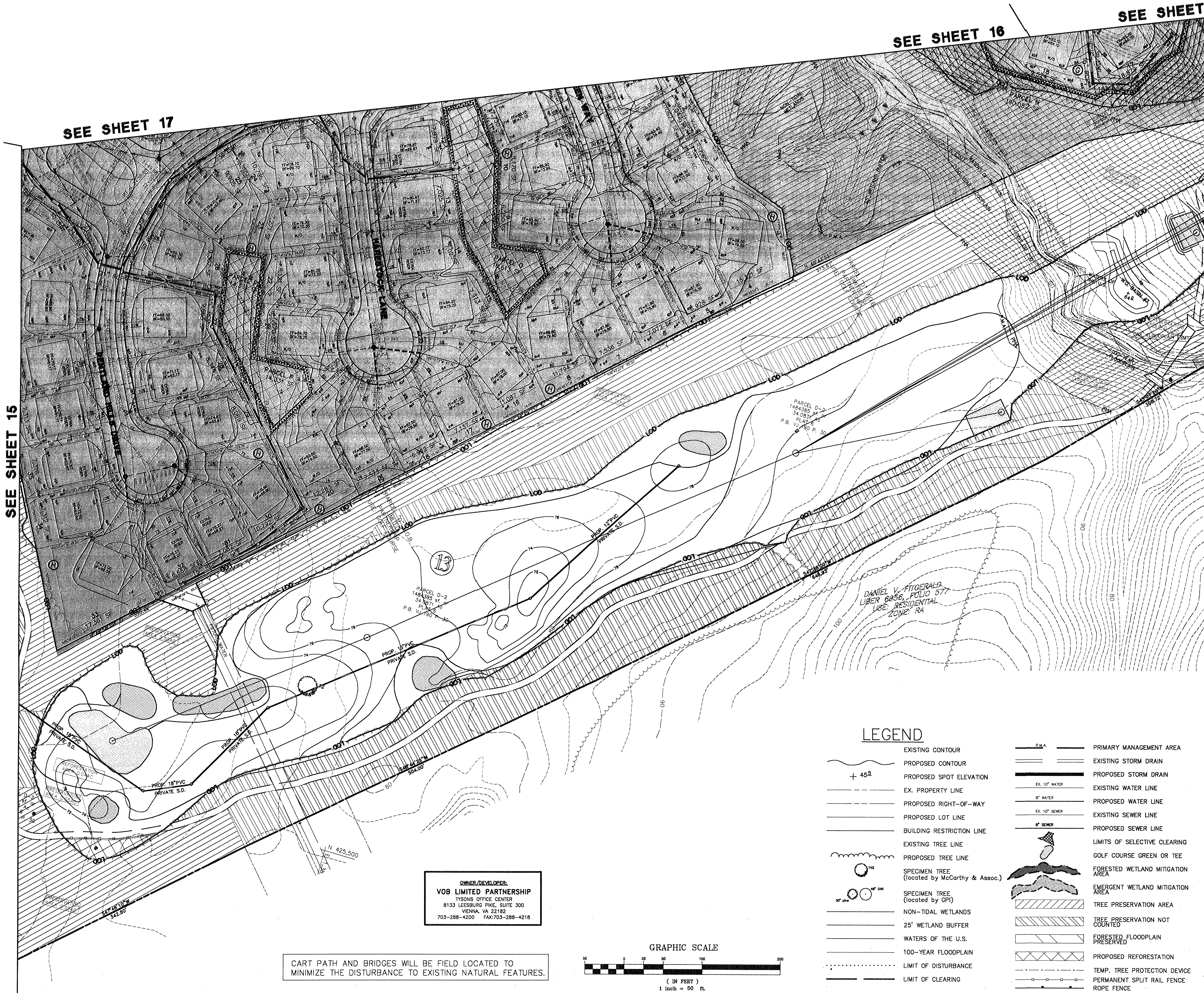
PRINCE GEORGE'S COUNTY, MARYLAND

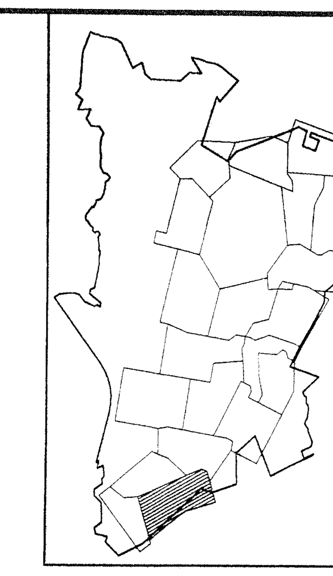
P.A. 79 UPPER MARLBORO & VICINITY — MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

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

N:\1997\97179\DWG\SDP\GOLF_COURSE_2011\TCP2-26PLITT.DWG





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

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

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
- T42 SPECIMEN TREE (located by McCarthy & Assoc.)
- 30" pine / 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

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

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
	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
06	7/30/13	EPS	7/31/13

SDP-9803-06

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

	Approved by	Date
01	[signature]	2/20/13
02		
03		
04		
05		
06		

TREE TABLE

APPROVED PLAN

1. TOTAL AREA FOR SHEET 14 = 14.94 AC.
2. TREE PRESERVATION AREA = 4.60 AC.
3. AFFORESTATION & REFORESTATION AREAS = 0.22 AC.
4. REGENERATION AREAS = 0.00 AC.

TOTAL THIS SHEET = 4.82 AC.

LANDSCAPE ARCHITECT #3066 CHRISTOPHER MASON RIZZI STATE OF MARYLAND 2-13

PROJ. MGR. M.T.						
DESIGNED L.N.B.						
DRAWN L.N.B.						
CHECKED M.T.	2/14/13	Revised as per MNCP&PC comments		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
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

BEECH TREE
GOLF COURSE · CLUBHOUSE MAINTENANCE FACILITIES

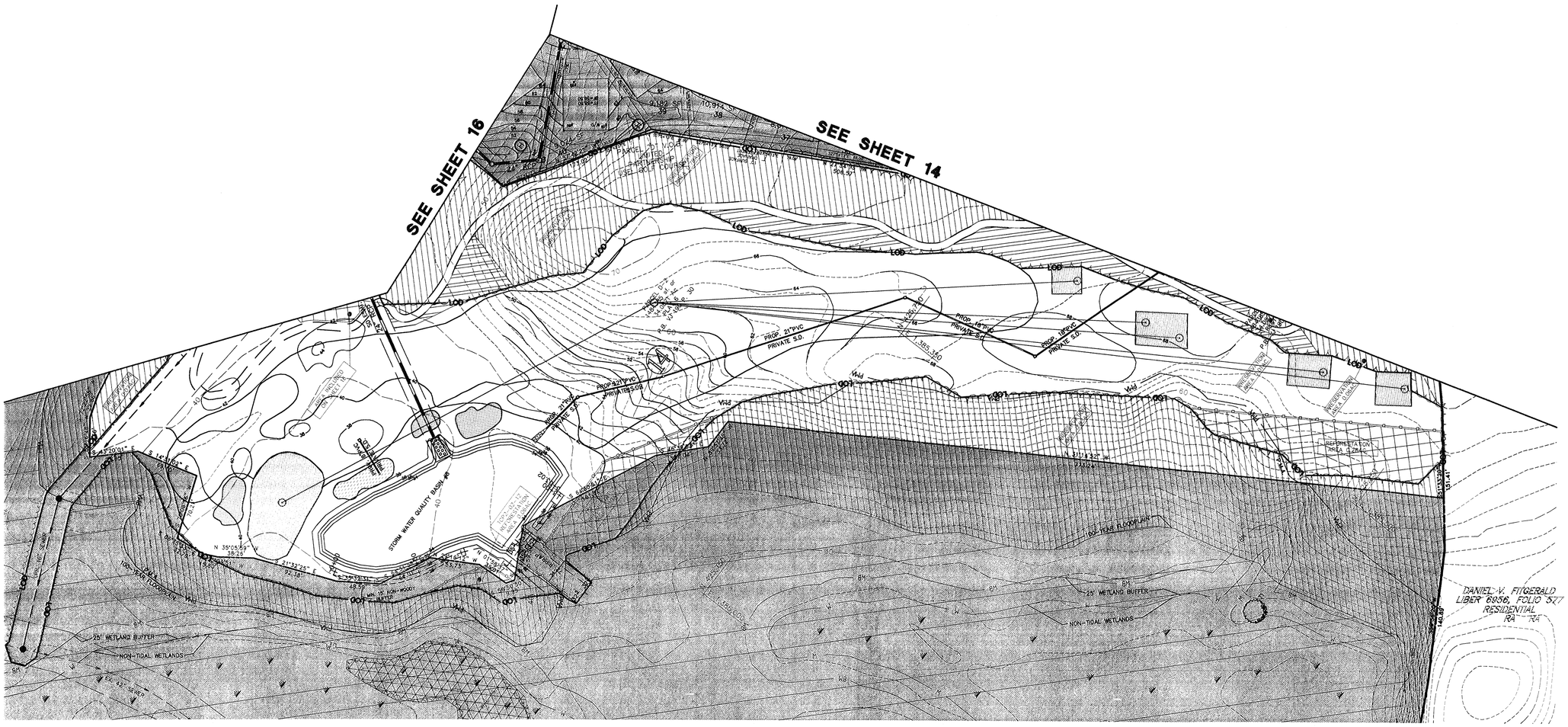
PRINCE GEORGE'S COUNTY, MARYLAND

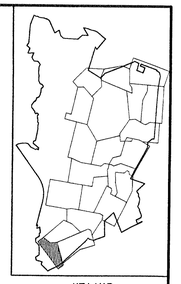
P.A. 79 UPPER MARLBORO & VICINITY MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

DATE	PROJECT No.
FEB., 2013	.97179.01
SCALE	SHEET 14 OF 26
1"=50'	

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





KEY MAP

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

SCALE 1"=50'

NO SCALE DRAWING ON THIS SHEET

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

SDP-9803-06

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

Approved by		Date
01	[illegible]	2/22/13
02		
03		
04		
05		
06		

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
06	7/30/13	EPS	7/31/13

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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

APPROVED PLAN

1. TOTAL AREA FOR SHEET 15 = 8.65 AC.
2. TREE PRESERVATION AREA = 2.02 AC.
3. AFFORESTATION & REFORESTATION AREAS = 0.53 AC.
4. REGENERATION AREAS = 0.00 AC.

TOTAL THIS SHEET = 2.55 AC.

LANDSCAPE ARCHITECT #3088 CHRISTOPHER MASON RIZZI STATE OF MARYLAND 2-13

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

DATE	REVISIONS	BY
2/4/13	Revised as per MNCP&PC comments	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

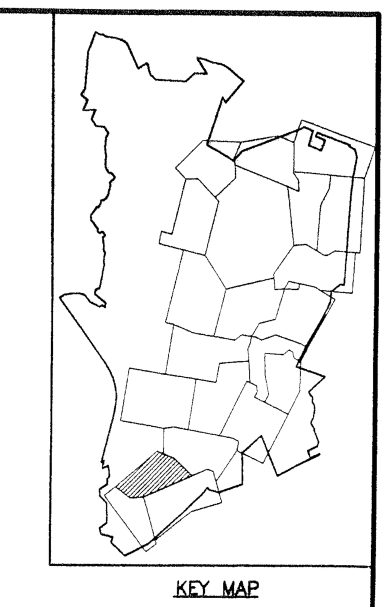
PRINCE GEORGE'S COUNTY, MARYLAND

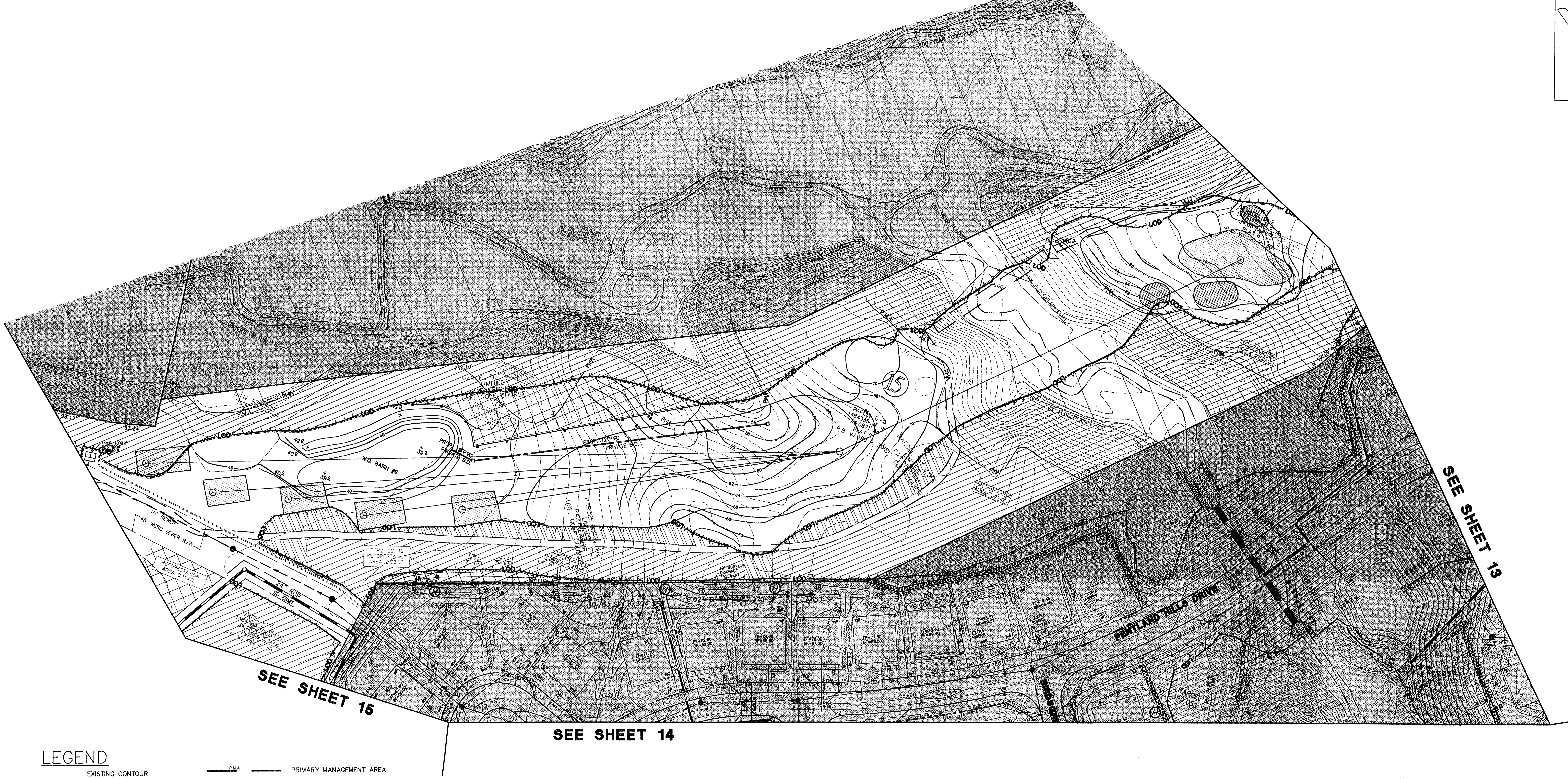
P.A. 79 UPPER MARLBORO & VICINITY — MARLBORO (3rd) ELECTION DISTRICT

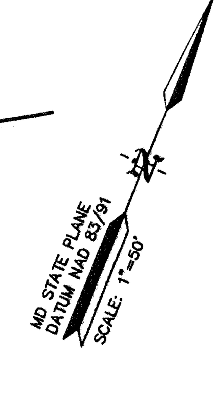
TREE CONSERVATION PLAN TYPE II

DATE	PROJECT No.
FEB., 2013	97179.01
SCALE	SHEET
1"=50'	15 OF 26

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







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

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
06	7/30/13	EPS	7/31/13

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SDP-9803-06

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

	Approved by	Date
01	[signature]	2/20/13
02		
03		
04		
05		
06		

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

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

TREE TABLE

APPROVED PLAN

1. TOTAL AREA FOR SHEET 16 = 9.89 AC.
2. TREE PRESERVATION AREA = 3.61 AC.
3. AFFORESTATION & REFORESTATION AREAS = 0.48 AC.
4. REGENERATION AREAS = 0.00 AC.

TOTAL THIS SHEET = 4.09 AC.

LANDSCAPE ARCHITECT #3066 CHRISTOPHER MASON RIZZI STATE OF MARYLAND 2.13

PROJ. MGR. M.T.			
DESIGNED L.N.B.			
DRAWN L.N.B.			
CHECKED M.T.	2/14/13	Revised as per MNCP&PC comments	
	DATE	REVISIONS	BY

DATE	REVISIONS	BY
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.
FEB., 2013	97179.01
SCALE	SHEET 16 OF 26
1"=50'	

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

SEE SHEET 19

SEE SHEET 18

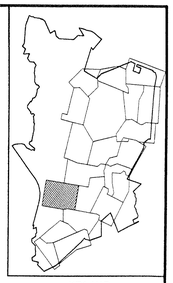
SEE SHEET 13

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.



KEY MAP

MD STATE PLANE DATUM NAD 1927

SCALE 1"=50'

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
- 742 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
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- 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

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
	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
06	7/30/13	ERS	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 2-044-98 WITH THE APPROVAL OF THIS PLAN.
1.5 FACTOR OF SAFETY AS SHOWN

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

Approved by	Date
[illegible]	7/30/13
01	
02	
03	
04	
05	
06	

SDP-9803-06

APPROVED PLAN

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

LANDSCAPE ARCHITECT #3068 STATE OF MARYLAND CHRISTOPHER MISSINO, RLA 2-13

PROJ. MGR.						
M.T.						
DESIGNED						
L.N.B.						
DRAWN						
L.N.B.						
CHECKED						
M.T.						
2-1-13 DATE	Revised as per MNCP&PC comments REVISIONS	BY	1-20-2000 DATE	REVISED GOLF COURSE, STREET R/W, & L.O.D. ADDED PARCEL LINES. REVISIONS	MT 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.
FEB., 2013	97179.01
SCALE 1"=50'	SHEET 17 OF 26

N:\1997\97179\DWG\SDP\GOLF COURSE 2011\TCO8-26PUTT.DWG

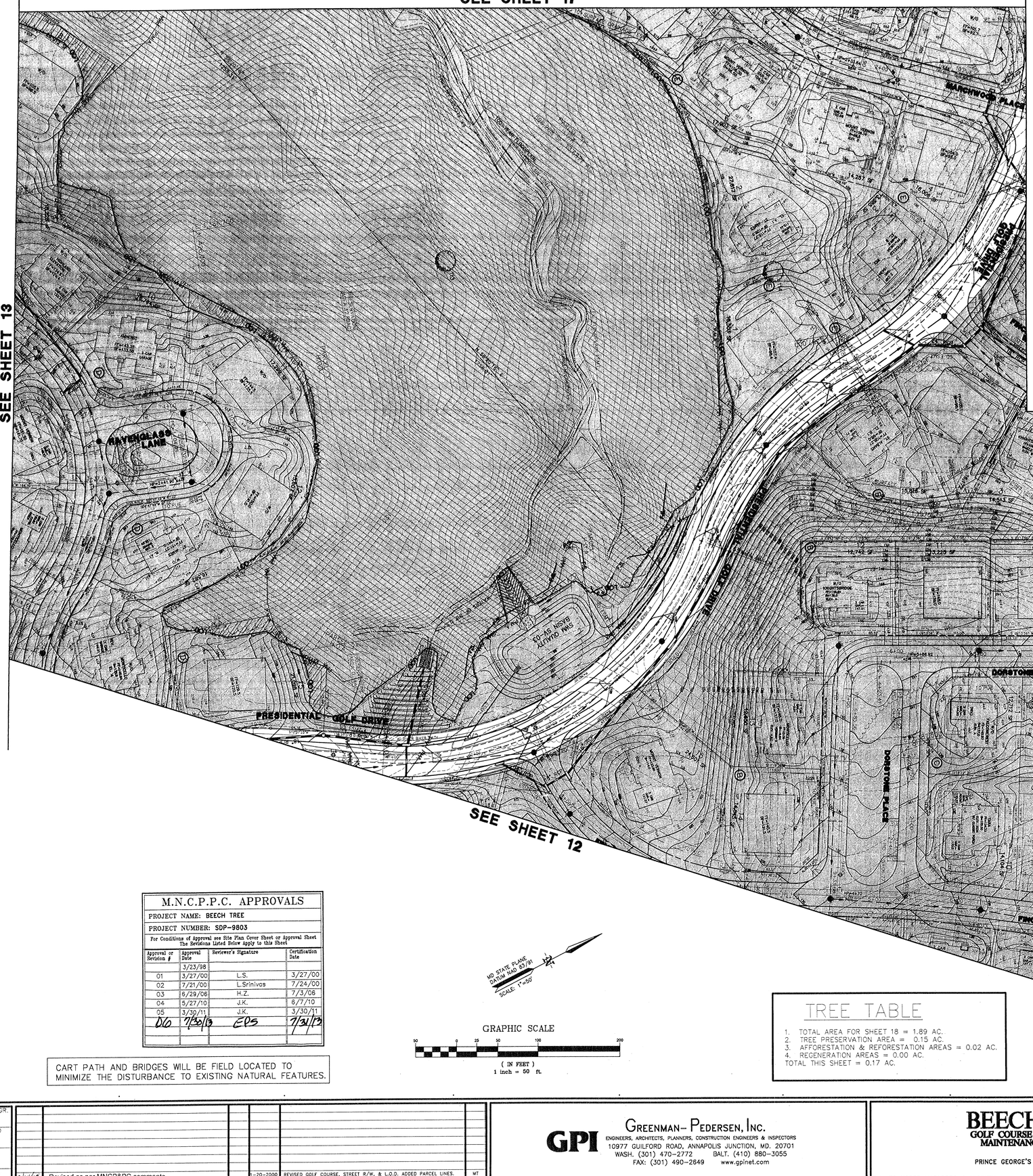
SEE SHEET 17

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
- PRIMARY MANAGEMENT AREA
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
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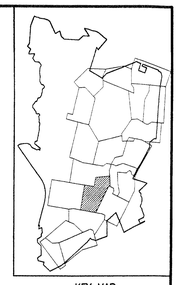
- ROPE FENCE



KEY MAP

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

Approved by	Date
CAPrice	2/20/13

01		
02		
03		
04		
05		
06		

SDP-9803

APPROVED PLAN

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
06	7/30/13	EDS	7/31/13

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

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

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

LANDSCAPE ARCHITECT #3096 CHRISTOPHER MASON RICE STATE OF MARYLAND 2-13

PROJ. MGR. M.T.						
DESIGNED L.N.B.						
DRAWN L.N.B.						
CHECKED M.T.						
2/11/13 DATE	Revised as per MNCP&PC comments REVISIONS	BY	1-20-2000 DATE	REVISED GOLF COURSE, STREET R/W, & L.O.D. ADDED PARCEL LINES. REVISIONS	MT 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.
FEB., 2013	97179.01
SCALE 1"=50'	SHEET 18 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.

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

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
	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
06	7/31/13	EPS	7/30/13

SEE SHEET 25

SEE SHEET 26

SEE SHEET 10

SEE SHEET 18

SEE SHEET 17

PRESIDENTIAL GOLF CLUB DRIVE

LAKE FOREST DRIVE

FINCHINGFIELD WAY

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.) (#42)
- SPECIMEN TREE (located by GPI) (#OAK)
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LIMIT OF DISTURBANCE
- LIMIT OF CLEARING
- PMA — 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

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

Approved by	Date
K Fenton	2/20/13
01	
02	
03	
04	
05	
06	

SDP-9803-06

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.

LANDSCAPE ARCHITECT #3088 CHRISTOPHER MASON RIZZI STATE OF MARYLAND 2-13

PROJ. MGR.					
M.T.					
DESIGNED					
L.N.B.					
DRAWN					
L.N.B.					
CHECKED					
M.T.					
2/11/13	Revised as per MNCP&PC comments		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
DATE	REVISIONS	BY	DATE	REVISIONS	BY

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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"=50'	19 OF 26

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

SEE SHEET 8

SEE SHEET 21

MD STATE PLANE
DATUM NAD 83/91

SCALE: 1"=50'

KEY MAP

FUTURE CSC
(LAND IN THIS SUBDIVISION
NOT PART OF THIS SUBDIVISION)

EFFIE BOWIE DRIVE
80' R/W

Dedication for MDSHA
56933 SF or 1.31 Ac.

PARCEL X-2
22,130 SF or
0.51 Ac.
VOB LIMITED PARTNERSHIP
PLAT 10 PG 100

PARCEL E-1
53,856 SF or
1.24 Ac.

PARCEL E-1
459,984 SF or
10.56 Ac.

PARCEL E-1
53,450 SF or
1.23 Ac.

PRESERVATION AREA 1.18AC±

PRESERVATION AREA 2.91AC±

REFORESTATION EASEMENT

R.O.W. DEDICATION

S.B. MD ROUTE 301

N.B. MD ROUTE 301

S.B. MD ROUTE 301
N.B. MD ROUTE 301

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.

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

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
06	7/30/13	EPS	7/3/13

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

SDP-9803-06

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

Approved by	Date
K.Smith	2/20/13

01		
02		
03		
04		
05		
06		

TREE TABLE

APPROVED PLAN

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.

LANDSCAPE ARCHITECT #3086 CHRISTOPHER MASON RICE STATE OF MARYLAND 2/13

PROJ. MGR.						
M.T.						
DESIGNED						
L.N.B.						
DRAWN				10/12/12	REMOVED PORTIONS OF SPLIT RAIL FENCE, ADDED PARCEL X	MAH
L.N.B.				10/12/12	ADDED EFFIE BOWIE DRIVE	MAH
CHECKED				9/21/11	RENAMED PARCELS, REVISED AREAS AND ADDED SHA DEDICATION	MAH
M.T.	2/14/13	Revised as per MNCP&PC comments		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

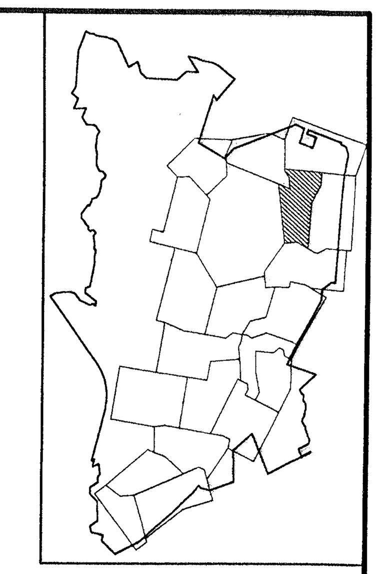
PRINCE GEORGE'S COUNTY, MARYLAND

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

TREE CONSERVATION PLAN TYPE II

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

N:\1997\97179\DWG\SDP\GOLF_COURSE_2011\TCP2REPUT.DWG



SDP-9803-06

APPROVED PLAN

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
	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
06	7/30/13	EPS	7/31/13

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

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

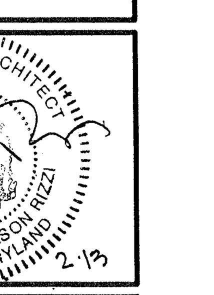
M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP 2-012-12

	Approved by	Date
	[signature]	2/20/13
01		
02		
03		
04		
05		
06		

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.



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

DATE	REVISIONS	BY
2/14/13	Revised as per MNCP&PC comments	

DATE	REVISIONS	BY
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

GPI GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
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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 21 OF 26
1"=50'	

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

KEY MAP

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.

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

APPROVED PLAN

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
06	7/30/13	EPB	7/31/13

SDP-9803-06

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

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

	Approved by	Date
01	K.Plonka	4/24/13
02		
03		
04		
05		
06		

MARYLAND LANDSCAPE ARCHITECT #3368 CHRISTOPHER MASON RINGER STATE OF MARYLAND 2-1-13

PROJ. MGR. M.T.					
DESIGNED L.N.B.					
DRAWN L.N.B.					
CHECKED M.T.			10/12/12	REMOVED PORTIONS OF SPLIT RAIL FENCE.	MH
2/4/13 DATE	Revised as per MNCP&PC comments REVISIONS	BY	1-20-2009	REVISED GOLF COURSE, STREET R/W, & L.O.D. ADDED PARCEL LINES.	MT
			DATE	REVISIONS	BY

GPI GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
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BEECH TREE
GOLF COURSE · CLUBHOUSE
MAINTENANCE FACILITIES

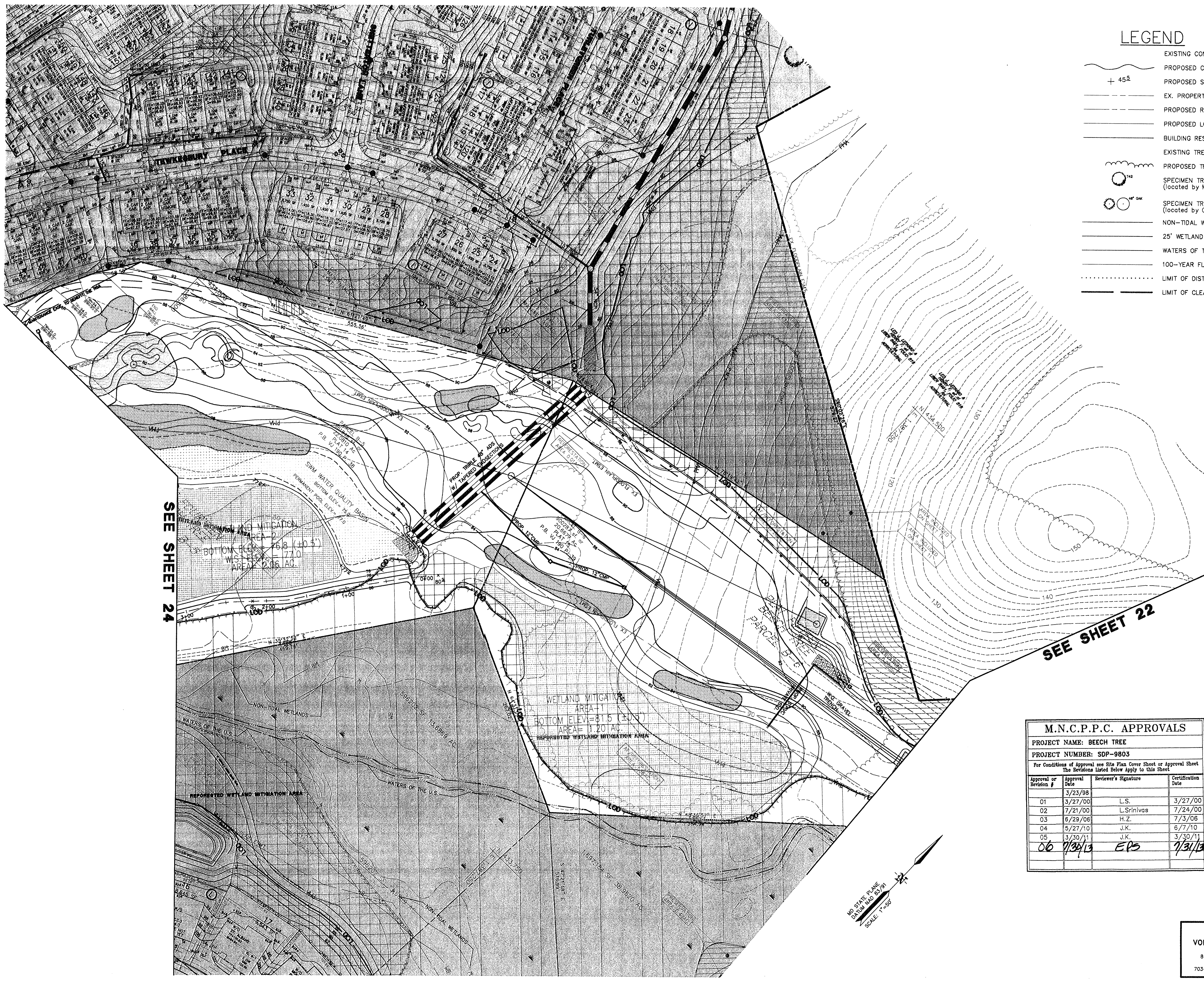
PRINCE GEORGE'S COUNTY, MARYLAND

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

TREE CONSERVATION PLAN TYPE II

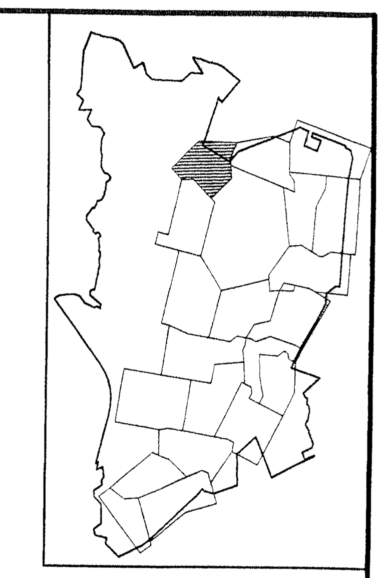
DATE	PROJECT No.
FEB., 2013	97179.01
SCALE	SHEET
1"=50'	22 OF 26

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



LEGEND

Symbol	Description
	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
T42	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



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

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05	3/30/11	J.K.	3/30/11
06	7/30/13	EPS	7/31/13

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

	Approved by	Date
01	K. Finch	2/20/13
02		
03		
04		
05		
06		

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

SDP-9803-06

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.

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.

LANDSCAPE ARCHITECT #3066 CHRISTOPHER MASON RIZZI STATE OF MARYLAND 2.13

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

DATE	REVISIONS	BY
2/14/13	Revised as per MNCP&PC comments	

DATE	REVISIONS	BY
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

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

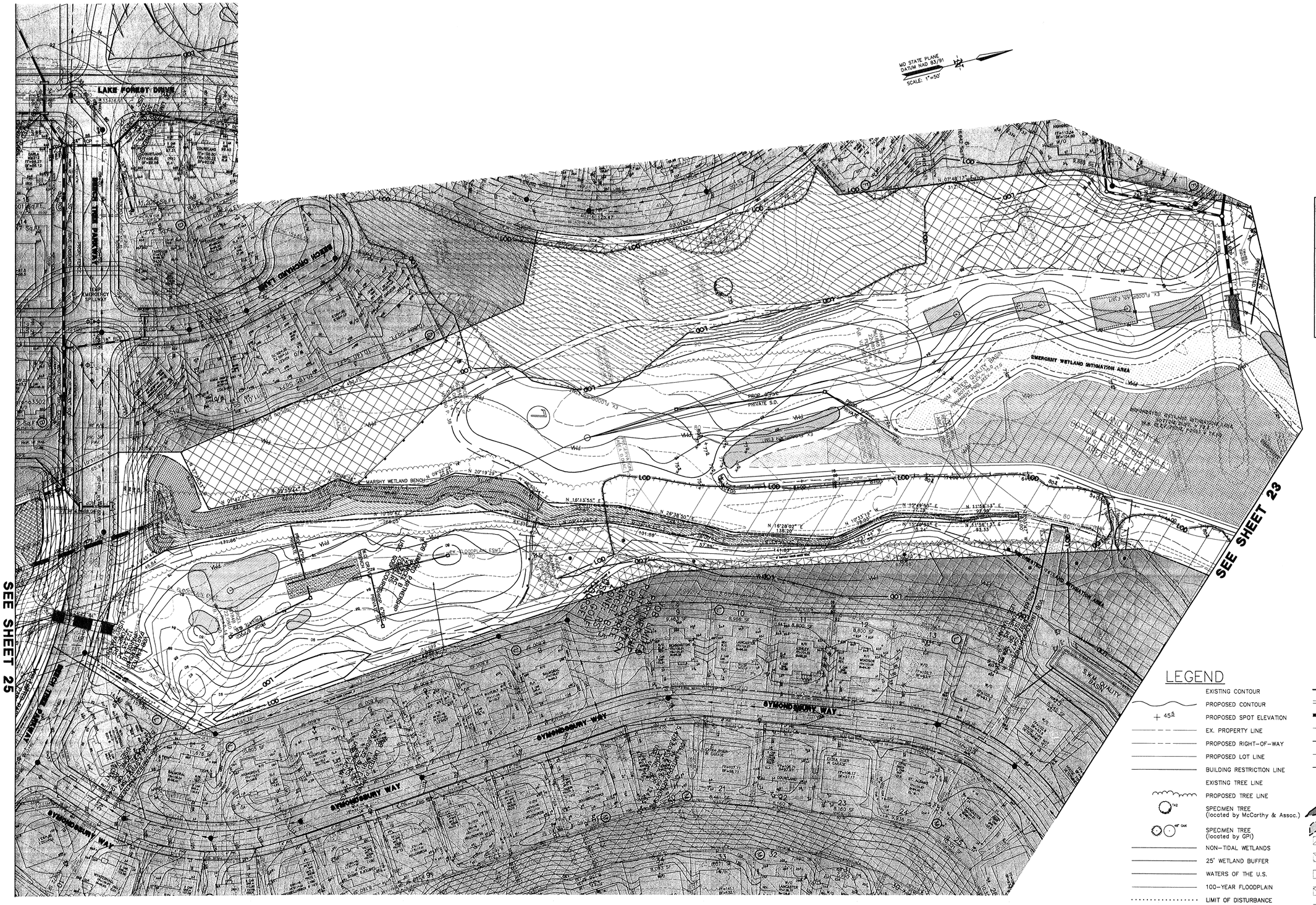
BEECH TREE
GOLF COURSE · CLUBHOUSE MAINTENANCE FACILITIES
PRINCE GEORGE'S COUNTY, MARYLAND
P.A. 79 UPPER MARLBORO & VICINITY — MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

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

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

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



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
	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
06	7/30/13	EPS	7/31/13

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

Approved by	Date
01	2/26/13
02	
03	
04	
05	
06	

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

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.

APPROVED PLAN

CHRISTOPHER MASON HUNT #3088 STATE OF MARYLAND LANDSCAPE ARCHITECT 2-19

PROJ. MGR. M.T.					
DESIGNED L.N.B.					
DRAWN L.N.B.			10/12/12	REMOVED PORTIONS OF SPLIT RAIL FENCE.	MH
CHECKED M.T.			7-19-2000	REV. SWM & WETLAND WITIGATION AREAS	SMD
			5-31-2000	ADD LAKE BASIN GRADING.	MT
	3/11/13 Revised as per MNCP&PC comments		1-20-2000	REVISED GOLF COURSE, STREET R/W, & L.O.D. ADDED PARCEL LINES.	MT
	DATE REVISIONS	BY	DATE	REVISIONS	BY

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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
SDP-9803-06

DATE	PROJECT No.
FEB., 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

KEY MAP

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

Approved by	Date
[illegible]	2/20/13

01		
02		
03		
04		
05		
06		

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
	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
06	7/26/13	EPS	7/31/13

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.

APPROVED PLAN

LANDSCAPE ARCHITECT #3066 CHRISTOPHER MASON RICCI STATE OF MARYLAND 2-13

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

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

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

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						
2/14/13	Revised as per MNCP&PC comments					
DATE	REVISIONS	BY	DATE	REVISIONS		BY

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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
SDP-9803-06

DATE	PROJECT No.
FEB., 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
- + 45.2 — PROPOSED SPOT ELEVATION
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING RESTRICTION LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- T42 — SPECIMEN TREE (located by McCarthy & Assoc.)
- 48" OAK, 30" 28♦ — 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 83/91
SCALE: 1"=100'

SEE SHEET 8

SEE SHEET 25

SEE SHEET 9

SEE SHEET 19

KEY MAP

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.

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

Approved by	Date
01	
02	
03	
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APPROVED PLAN

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
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VIENNA, VA 22182
703-288-4200 FAX:703-288-4218

TREE TABLE

1. TOTAL AREA FOR SHEET 26 = 7.61 AC.
2. TREE PRESERVATION AREA = 1.24 AC.
3. AFFORESTATION & REFORESTATION AREAS = 0.11 AC.
4. REGENERATION AREAS = 0.00 AC.

TOTAL THIS SHEET = 1.35 AC.

LANDSCAPE ARCHITECT #3098 CHRISTOPHER MASON RIZZI STATE OF MARYLAND 2-13

PROJ. MGR. M.T.						
DESIGNED L.N.B.						
DRAWN L.N.B.						
CHECKED M.T.			10/12/12	REMOVED PORTIONS OF SPLIT RAIL FENCE.		MH
			3-31-2000	ADD LAKE BASIN GRADING.		MT
	9/4/13	Revised as per MNCP&PC comments	1-20-2000	REVISED GOLF COURSE, STREET R/W, & L.O.D. ADDED PARCEL LINES.		MT
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TREE CONSERVATION PLAN TYPE II SDP-9803-06

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

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