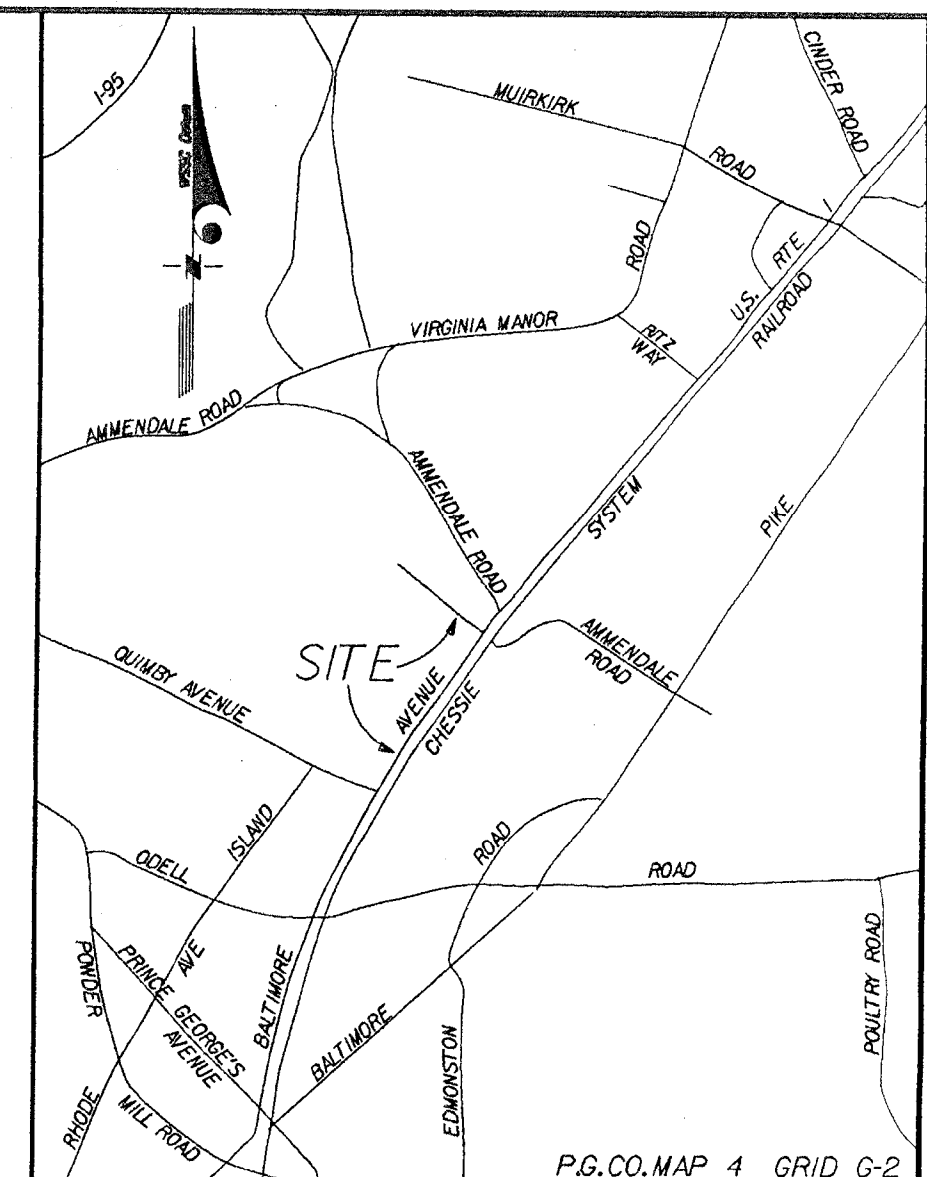


LEGEND

- PRESERVATION AREA
- PRESERVATION AREA IN FLOODPLAIN (NOT INCLUDED IN FOREST CONSERVATION CALCULATIONS)
- AFFORESTATION AREA
- AFFORESTATION IN FLOODPLAIN
- SPECIMEN TREE TO SAVE
- DRIPLINE OF SPECIMEN TREE
- ENVIRONMENTAL SETTING



VICINITY MAP
SCALE: 1"=2000'

LANDSCAPE MANUAL SCHEDULE (A) SECTION 4.2

- INDUSTRIAL LANDSCAPE STRIP
- LINEAR FEET OF STREET FRONTAGE: 37 FT
 - OPTION SELECTED: 2
 - NUMBER OF PLANTS REQUIRED: 5
 - NUMBER OF PLANTS PROVIDED: 5

LANDSCAPE MANUAL SCHEDULE (B) SECTION 4.2

- INDUSTRIAL LANDSCAPE STRIP
- LINEAR FEET OF STREET FRONTAGE: 86 FT
 - OPTION SELECTED: 2
 - NUMBER OF PLANTS REQUIRED: 10
 - NUMBER OF PLANTS PROVIDED: 10

LANDSCAPE MANUAL SCHEDULE - PARKING AREA (C) SECTION 4.3.C

- PARKING AREA INTERIOR PLANTING
- AREA OF PARKING COMPOUND: 5,380.79 SQ. FT.
 - INTERIOR PLANTING AREA REQUIRED: 5% / 269.04 SQ. FT.
 - INTERIOR PLANTING AREA PROVIDED: 7.8% / 419.34 SQ. FT.
 - NUMBER OF SHADE TREES REQUIRED: 4
 - NUMBER OF SHADE TREES PROVIDED: 4

LANDSCAPE MANUAL SCHEDULE - PARKING AREA (D) SECTION 4.3.C

- PARKING AREA INTERIOR PLANTING
- AREA OF PARKING COMPOUND: 42,624.73 SQ. FT.
 - INTERIOR PLANTING AREA REQUIRED: 5% / 2,131.24 SQ. FT.
 - INTERIOR PLANTING AREA PROVIDED: 8% / 3,410.26 SQ. FT.
 - NUMBER OF SHADE TREES REQUIRED: 1
 - NUMBER OF SHADE TREES PROVIDED: 1

LANDSCAPE MANUAL SCHEDULE - PARKING AREA (E) SECTION 4.3.C

- PARKING AREA INTERIOR PLANTING
- AREA OF PARKING COMPOUND: 42,624.73 SQ. FT.
 - INTERIOR PLANTING AREA REQUIRED: 5% / 2,131.24 SQ. FT.
 - INTERIOR PLANTING AREA PROVIDED: 7.0% / 2,983.73 SQ. FT.
 - NUMBER OF SHADE TREES REQUIRED: 1
 - NUMBER OF SHADE TREES PROVIDED: 1

WOODLAND CONSERVATION SCHEDULE

ZONE: EIA
GROSS TRACT: 45.24 AC
FLOODPLAIN: 10.54 AC
PREVIOUSLY DEDICATED LAND: NONE
NET TRACT: 34.70 AC
SUBDIVISION/LOT/BLOCK: AMMENDALE FEDEX, LOTS 1-3

WOODLAND CONSERVATION CALCULATIONS

EXISTING WOODLANDS	WOODLAND CONSERVATION THRESHOLD: 15%	WOODLAND ABOVE CONSERVATION THRESHOLD	WOODLAND CLEARED	CLEARING BELOW CONSERVATION THRESHOLD	REPLACEMENT 2:1	CLEARING ABOVE CONSERVATION THRESHOLD	REPLACEMENT 25:1	WOODLAND AFFORESTATION THRESHOLD: 15%	TOTAL WOODLAND CONSERVATION PROVIDED
9.24 AC	5.21 AC	4.03 AC	6.72 AC	2.63 AC	5.38 AC	4.03 AC	1.01 AC	0	9.05 AC
2.21 AC	2.38 AC	0.81 AC	0.81 AC	0	0	0	0	0	2.21 AC
2.21 AC	2.38 AC	0.81 AC	0.81 AC	0	0	0	0	0	2.21 AC
2.21 AC	2.38 AC	0.81 AC	0.81 AC	0	0	0	0	0	2.21 AC
2.21 AC	2.38 AC	0.81 AC	0.81 AC	0	0	0	0	0	2.21 AC
2.21 AC	2.38 AC	0.81 AC	0.81 AC	0	0	0	0	0	2.21 AC
2.21 AC	2.38 AC	0.81 AC	0.81 AC	0	0	0	0	0	2.21 AC
2.21 AC	2.38 AC	0.81 AC	0.81 AC	0	0	0	0	0	2.21 AC
2.21 AC	2.38 AC	0.81 AC	0.81 AC	0	0	0	0	0	2.21 AC
2.21 AC	2.38 AC	0.81 AC	0.81 AC	0	0	0	0	0	2.21 AC

TOTAL WOODLAND CONSERVATION PROVIDED: 9.05 AC

ADDITIONAL CONSERVATION NOT PART OF ANY REQUIREMENT: 4.75 AC

WOODLAND CONSERVATION CERTIFICATION

PLAN CERTIFIED BY: GARY D. WIMBERLY
ADDRESS: 3821 EDMONSTON RD.
GREENBELT, MD 20878
LICENSE: MD LAND, ARCH. NO. 763

Ammendale Existing Plant Legend

Tree Number	Species	DBH Inches	Drillpipe Radius-Ft	Condition
1	White Ash	24	30	good
2	White Ash	18	29	good
3	White Ash	17	35	good
4	White Ash	14	35	good
5	White Ash	14	31	good
6	Linden	16	22	good
7	Pin	34	19	poor
8	Norway Spruce	16	20	good
9	White Oak	28	30	good
10	Ash	17	23	nominal
11	Sugar Maple	20	25	poor
12	Sugar Maple	24	26	poor
13	Sugar Maple	24	29	poor
14	Sugar Maple	28	33	poor
15	Sugar Maple	32	28	poor
16	Sugar Maple	16	21	poor
17	Sugar Maple	16	22	poor
18	Cherry	14	21	poor
19	Silver Maple	8	21	nominal
20	Red Maple	12	15	good
21	Silver Maple	12	15	poor
22	Sugar Maple	16	21	good
23	Red Maple	13	25	good
24	Red Maple	13	21	good
25	Red Maple	16	17	good
26	Red Maple	16	25	good
27	Norway Spruce	20	22	good
28	Red Cedar	15	15	good
29	Red Cedar	15	15	good
30	Red Cedar	15	15	good
31	Black Walnut	16	21	nominal
32	Twin Red Oak	36	30	good
33	Black Walnut	6	10	good
34	Red Cedar	12	15	good
35	Black Walnut	17	17	good
36	Black Walnut	18	22	nominal
37	Black Walnut	17	17	nominal
38	Black Walnut	10	15	nominal
39	Black Walnut	17	20	good
40	Black Walnut	20	22	good
41	Black Walnut	12	15	nominal

OPTIONAL PRESERVATION A REMOVED

EXISTING WOODLANDS	WOODLAND CONSERVATION THRESHOLD: 15%	WOODLAND ABOVE CONSERVATION THRESHOLD	WOODLAND CLEARED	CLEARING BELOW CONSERVATION THRESHOLD	REPLACEMENT 2:1	CLEARING ABOVE CONSERVATION THRESHOLD	REPLACEMENT 25:1	WOODLAND AFFORESTATION THRESHOLD: 15%	TOTAL WOODLAND CONSERVATION PROVIDED
9.24 AC	5.21 AC	4.03 AC	6.72 AC	2.63 AC	5.38 AC	4.03 AC	1.01 AC	0	9.05 AC
2.21 AC	2.38 AC	0.81 AC	0.81 AC	0	0	0	0	0	2.21 AC
2.21 AC	2.38 AC	0.81 AC	0.81 AC	0	0	0	0	0	2.21 AC
2.21 AC	2.38 AC	0.81 AC	0.81 AC	0	0	0	0	0	2.21 AC
2.21 AC	2.38 AC	0.81 AC	0.81 AC	0	0	0	0	0	2.21 AC
2.21 AC	2.38 AC	0.81 AC	0.81 AC	0	0	0	0	0	2.21 AC
2.21 AC	2.38 AC	0.81 AC	0.81 AC	0	0	0	0	0	2.21 AC
2.21 AC	2.38 AC	0.81 AC	0.81 AC	0	0	0	0	0	2.21 AC
2.21 AC	2.38 AC	0.81 AC	0.81 AC	0	0	0	0	0	2.21 AC
2.21 AC	2.38 AC	0.81 AC	0.81 AC	0	0	0	0	0	2.21 AC

TOTAL WOODLAND CONSERVATION PROVIDED: 9.05 AC

ADDITIONAL CONSERVATION NOT PART OF ANY REQUIREMENT: 4.75 AC

WOODLAND CONSERVATION CERTIFICATION

PLAN CERTIFIED BY: GARY D. WIMBERLY
ADDRESS: 3821 EDMONSTON RD.
GREENBELT, MD 20878
LICENSE: MD LAND, ARCH. NO. 763

2,18' OAKS & 1,24' OAK

(Temporary Specimen Tree Save)

APPROVED PLAN

SCALE: 1"=100'

M. N. C. P. C. APPROVALS			
Approval or Revision	Approval Date	Reviewer's Signature	Certification Date
9707	7-27-97	SL	11-26-97
01	8-17-97	SL	8-19-97
05	6-10-04	SL	6-30-04

M-NCP-PC
Prince George's County Planning Department
Natural Resource Division
APPROVAL
TCP: 11/17/97-06
J. M. Spink

CALL "MISS UTILITY"
TELEPHONE 1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

REVISION	DATE	BY
1	4/27/97	BCB
2	5/5/97	BCB
3	10/5/97	BCB
4	1/20/98	CAS
5	8/20/04	MML

JOYCE ENGINEERING CORPORATION
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
10300 BUCKINGHAM PARKWAY GREENBELT, MARYLAND 20878
TEL: (301) 255-4333 FAX: (301) 255-4333 WEB: www.joyceeng.com
© 2002 JOYCE ENGINEERING CORPORATION
NOTE: ALL CHANGES MADE UNDER TCP DIVISION NO. HAVE BEEN PREPARED BY JOYCE ENGINEERING CORPORATION. THE PURPOSE OF REVISION SDP 9707 AND NO. 15 IS FOR THE DEVELOPMENT OF A CONSOLIDATED STORAGE FACILITY ON LOT 2. DATE: 09-07-2002
JOB NO. 02-040

NOTE: SEE SHEET 9 FOR LOT 2 LANDSCAPE, LANDSCAPE DETAILS AND NOTES.

NOTE: SEE SHEET 2 OF 9 FOR AFFORESTATION NOTES & DETAILS

THIS PLAN IS FOR LANDSCAPING, LIGHTING, & TREE PRESERVATION ONLY

No.	REVISION	DATE	BY
1	AS SUBMITTED	4/27/97	BCB
2	REVISED PER COUNTY COMMENTS	5/5/97	BCB
3	REVISED PER COUNTY COMMENTS	10/5/97	BCB
4	REVISED PARKING AREA E	1/20/98	CAS
5	REVISED FOR THE DEVELOPMENT OF LOT 2 - UNDER APPROVAL N.E. SDP 9707-05	8/20/04	MML



ENGINEERING-PLANNING-EARTH SCIENCES-SURVEYING
GREENHORNE & O'MARA, INC.
900 EDMONSTON ROAD, GREENBELT, MARYLAND 20770
(301) 982-2800 © Latest Date Hereon
ANNAPOLIS, MD-ATLANTA, GA-TAMPA, FL-DENVER, CO-FAIRFAX, VA-WEST PALM BEACH, FL
ROCKVILLE, MD-RALEIGH, NC-FREDERICKSBURG, VA-MECHANICSBURG, PA-ST. PETERSBURG, FL

TCP TYPE II & LANDSCAPE PLAN
FOR LOTS 2 & 3

AMMENDALE SOUTH

VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

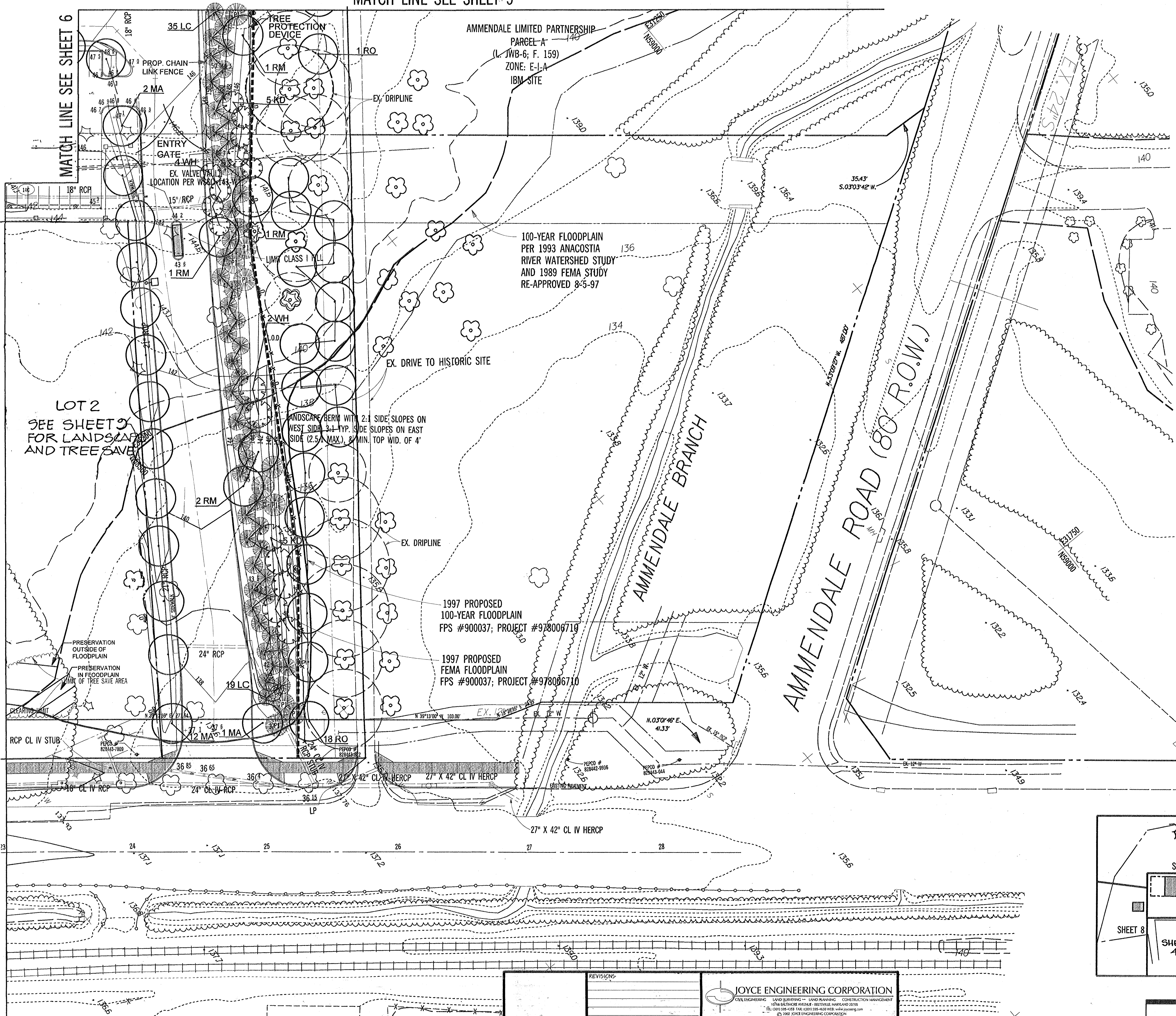
GDW DESIGN	SCALE	1"=100'
BCB DRAWN		
CHECKED	SHEET	1 OF 9
DATE	JOB NO.	W-9235
8-28-97	0205-000-441	
	FILE NO.	

MATCH LINE SEE SHEET 5

LEGEND

- 100 YEAR FLOODPLAIN FROM 1997 STUDY
- CHAIN LINK FENCE
- AFFORESTATION
- AFFORESTATION IN FLOODPLAIN
- PRESERVATION
- PRESERVATION IN FLOODPLAIN
- DRIFLINE OF TREE
- EX. TREE TO REMAIN
- ENVIRONMENTAL SETTING

MATCH LINE SEE SHEET 4



M-NCP-PC
Prince George's County Planning Department
Natural Resources Division

APPROVAL
TREE CONSERVATION PLAN
TCP# 11/17/97-01
DATE 11/17/97
BY Tom Shirley

M. N. C. P. C. APPROVALS			
PROJECT NAME: AMMENDALE SOUTH, LOTS 2 & 3			
PROJECT NUMBER: SDP-9101			
For Conditions of Approval see Site Plan Cover Sheet of Approval Sheet			
Approval or Revision	Approval Date	Reviewer's Signature	Certification Date
9701	7-24-97	SL	11-26-97
01	3-17-99	SL	3-19-99
05	6-10-04	SL	8-30-04

CALL "MISS UTILITY"
TELEPHONE 1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

THIS PLAN IS FOR LANDSCAPING, LIGHTING, & TREE PRESERVATION ONLY

NO.	REVISION	DATE	BY
1	AS SUBMITTED	4/27/97	BCB
2	REVISED PER COUNTY COMMENTS	9/5/97	BCB
3	REVISED PER COUNTY COMMENTS	10/15/97	BCB
4	REVISED LANDSCAPE PER COUNTY COMMENTS	10/12/98	CAS
5	REVISED PARKING LOT 4 LANDSCAPE	11/16/98	CAS
6	REVISED FOR THE DEVELOPMENT ON LOT 2 UNDER APPROVAL NO. 9701/05	8/30/04	MNL

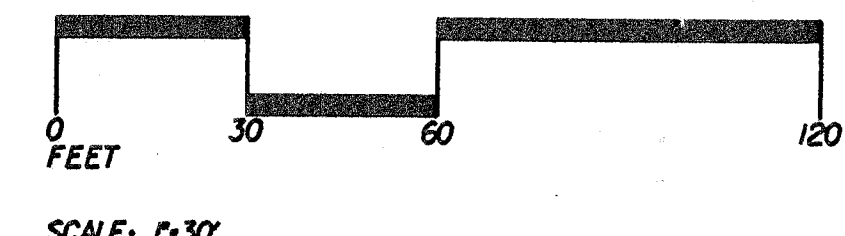
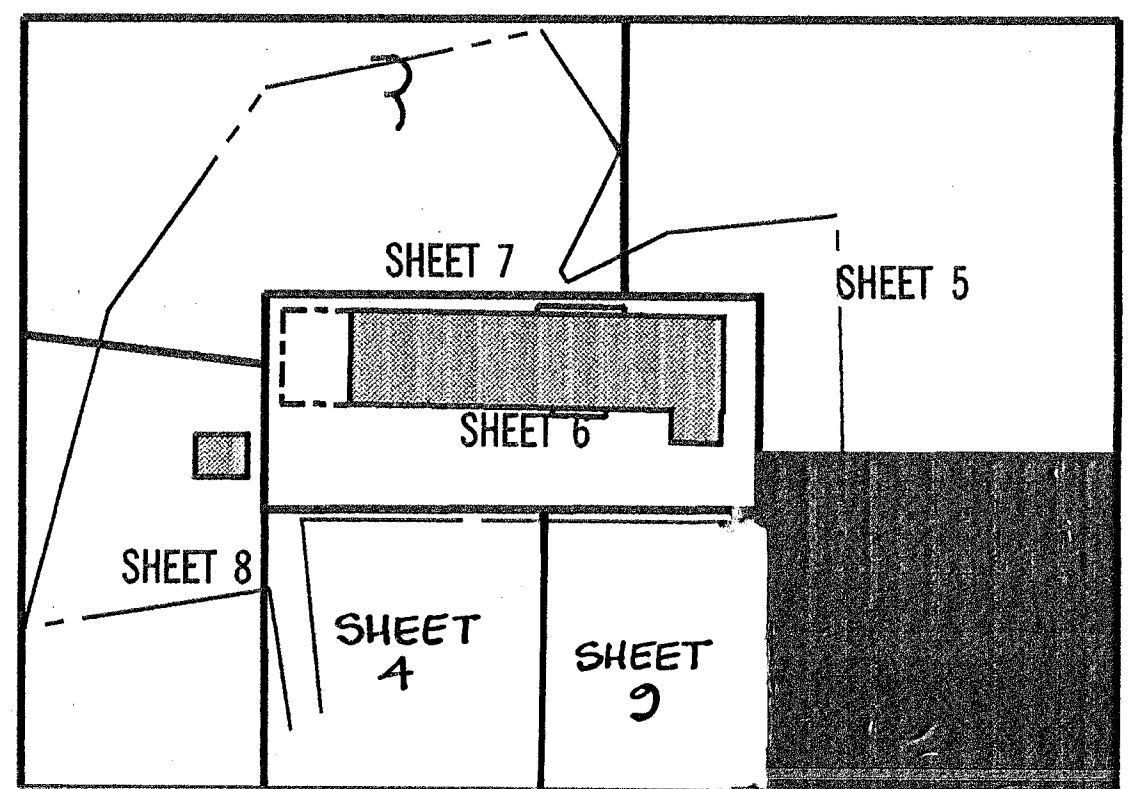
JOYCE ENGINEERING CORPORATION
CIVIL ENGINEERING LAND SURVEYING - CIVIL ENGINEERING CONSTRUCTION MANAGEMENT
1050 BALTIMORE AVENUE, BELTSVILLE, MARYLAND 20705
(301) 982-2800 FAX (301) 982-2801 WWW.JOYCE-ENG.COM
© 2002 JOYCE ENGINEERING CORPORATION

NOTE: ALL CHANGES MADE UNDER SDP REVISION NO. 1 HAVE BEEN PREPARED BY JOYCE ENGINEERING CORPORATION. THE PURPOSE OF REVISION SDP 9701, NO. 1 IS FOR THE DEVELOPMENT OF A CONSOLIDATED STORAGE FACILITY ON LOT 3. DATE: 09-07-2002

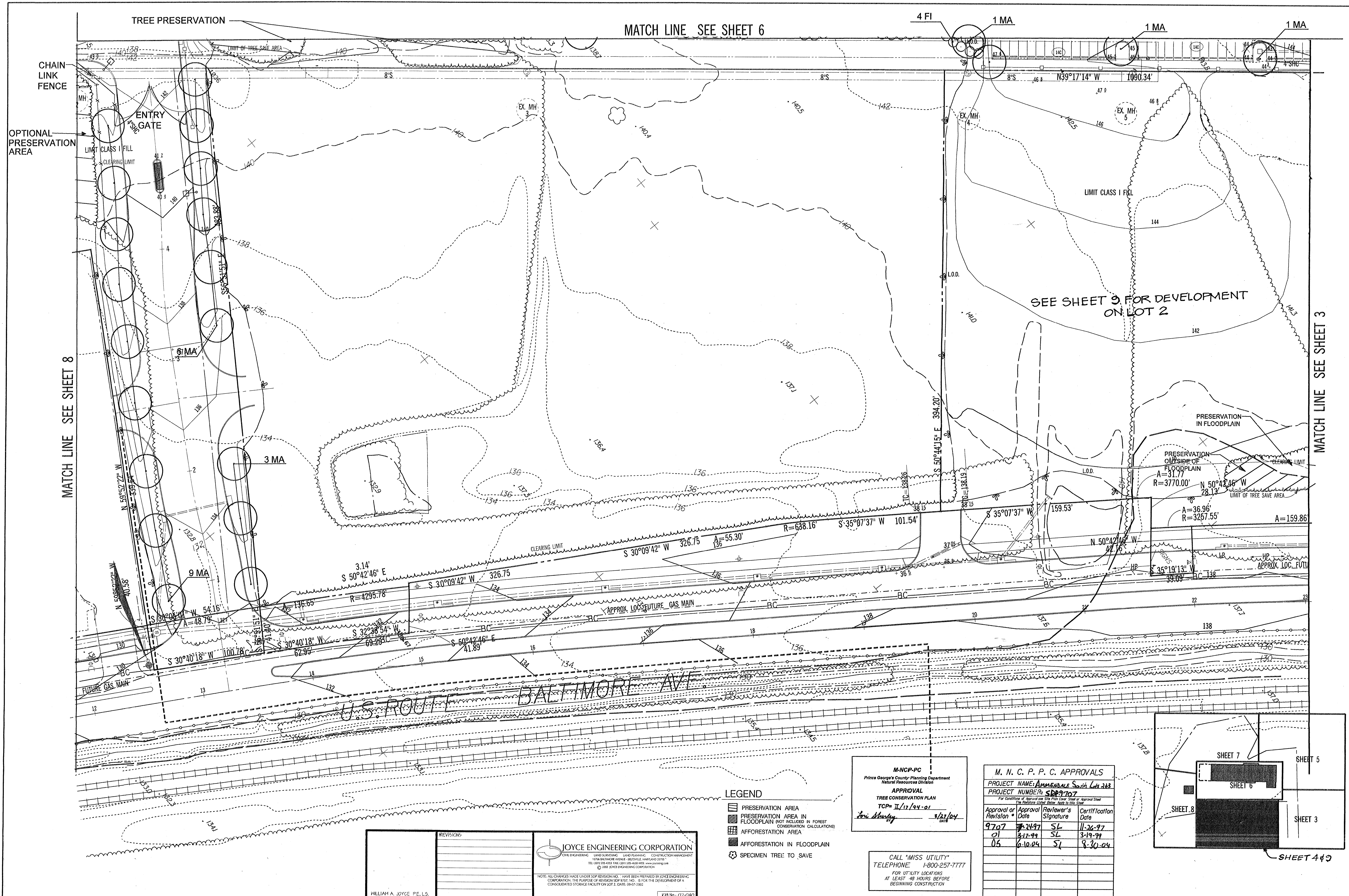
WILLIAM A. JOYCE, P.E., L.S.

ENGINEERING-PLANNING-EARTH SCIENCES-SURVEYING
GREENHORNE & O'MARA, INC.
9001 EDMONSTON ROAD, GREENBELT, MARYLAND 20770
(301) 982-2800 © Latest Date Hereon
ANNAPOLIS, MD - ATLANTA, GA - TAMPA, FL - DENVER, CO - FAIRFAX, VA - WEST PALM BEACH, FL
ROCKVILLE, MD - RALEIGH, NC - FREDERICKSBURG, VA - MECHANICSBURG, PA - ST. PETERSBURG, FL

**TCP TYPE II & LANDSCAPE PLAN
FOR LOTS 2 & 3
AMMENDALE SOUTH**
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



GDW/BCB DESIGN	SCALE	1" = 30'
BCB DRAWN	3 OF 9	
DMD CHECKED	SHEET	
8-28-97 DATE	0205-000-441 JOB No.	W-8235 FILE No.



THIS PLAN IS FOR LANDSCAPING, LIGHTING, & TREE PRESERVATION ONLY

No.	REVISION	DATE	BY
1	AS SUBMITTED	4/27/97	BCB
2	REVISED PER COUNTY COMMENTS	9/5/97	BCB
3	REVISED PER COUNTY COMMENTS	10/15/97	BCB
4	REVISED PARKING LOT AND LANDSCAPE	11/98	CAS
5	REVISED FOR THE DEVELOPMENT ON LOT 2 UNDER APPROVAL NO. 9DP 9707-05	3/26/04	WNL

JOYCE ENGINEERING CORPORATION
Civil Engineering, Land Surveying, Land Planning, Construction Management
10704 BALTIMORE AVENUE, BELTSVILLE, MARYLAND 20705
TEL: (301) 585-4545 FAX: (301) 585-4545 WWW.JOYCE-ENG.COM
© 2002 JOYCE ENGINEERING CORPORATION

NOTE: ALL CHANGES MADE UNDER SUPERVISION NO. 1, HAVE BEEN PREPARED BY JOYCE ENGINEERING CORPORATION. THE PURPOSE OF REVISION SUPERVISION NO. 1 IS FOR THE DEVELOPMENT OF A CONSOLIDATED STORAGE FACILITY ON LOT 2, DATE 09/07/02.

WILLIAM A. JOYCE, P.E., L.S.

LEGEND

- PRESERVATION AREA
- PRESERVATION AREA IN FLOODPLAIN (NOT INCLUDED IN FOREST CONSERVATION CALCULATIONS)
- AFFORESTATION AREA
- AFFORESTATION IN FLOODPLAIN
- SPECIMEN TREE: TO SAVE

M-NCP-PC
Prince George's County Planning Department
Natural Resources Division

APPROVAL
TREE CONSERVATION PLAN
TCP= II/17/24-01
Teri Shady 3/27/04

CALL "MISS UTILITY"
TELEPHONE: 1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

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

PROJECT NAME	AMMENDALE SOUTH LOTS 2-9		
PROJECT NUMBER	SDP 9707		
Approval or Revision	Date	Signature	Certification Date
9707	3-24-97	SL	11-26-97
01	3-17-99	SL	3-19-99
05	6-10-04	SL	8-30-04

GREENHORNE & O'MARA, INC.
900 EDMONSTON ROAD, GREENBELT, MARYLAND 20770
(301) 982-2800 © Latest Date Hereon

ANNAPOLIS, MD-ATLANTA, GA-TAMPA, FL-DENVER, CO-FAIRFAX, VA-WEST PALM BEACH, FL
ROCKVILLE, MD-RALEIGH, NC-FREDERICKSBURG, VA-MECHANICSBURG, PA-ST. PETERSBURG, FL

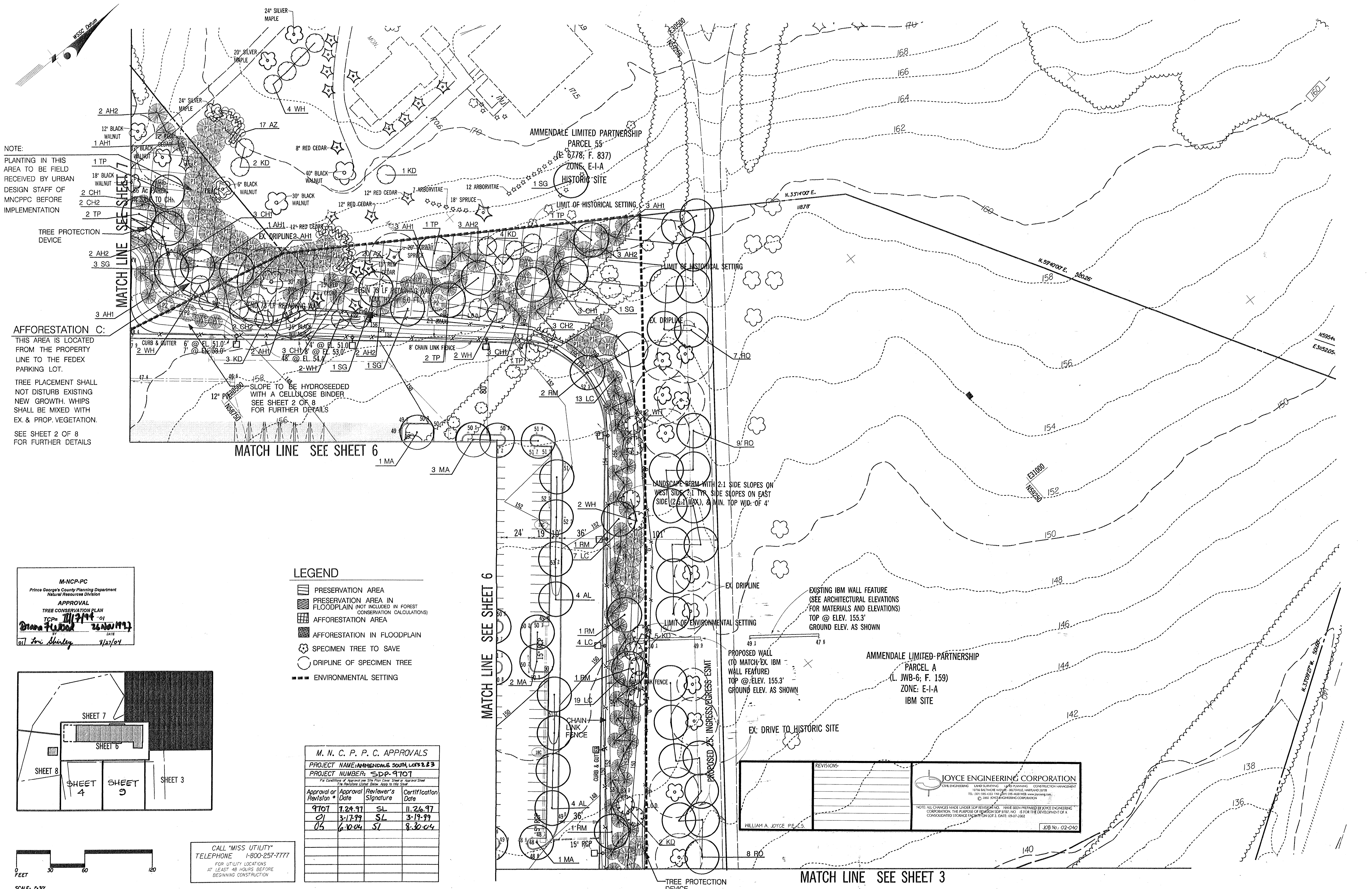
TCP TYPE II & LANDSCAPE PLAN
FOR LOTS 2 & 3
AMMENDALE SOUTH
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

GDW/BCB
DESIGN
BCB
DRAWN

SCALE 1" = 30'

4 OF 9

CHECKED SHEET
DATE 6-28-97 JOB No. 0205-000-441 W-6235
FILE No.



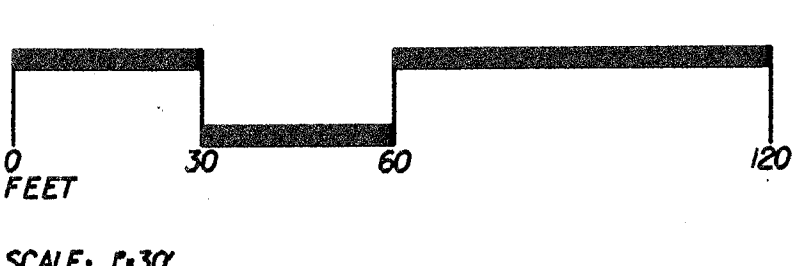
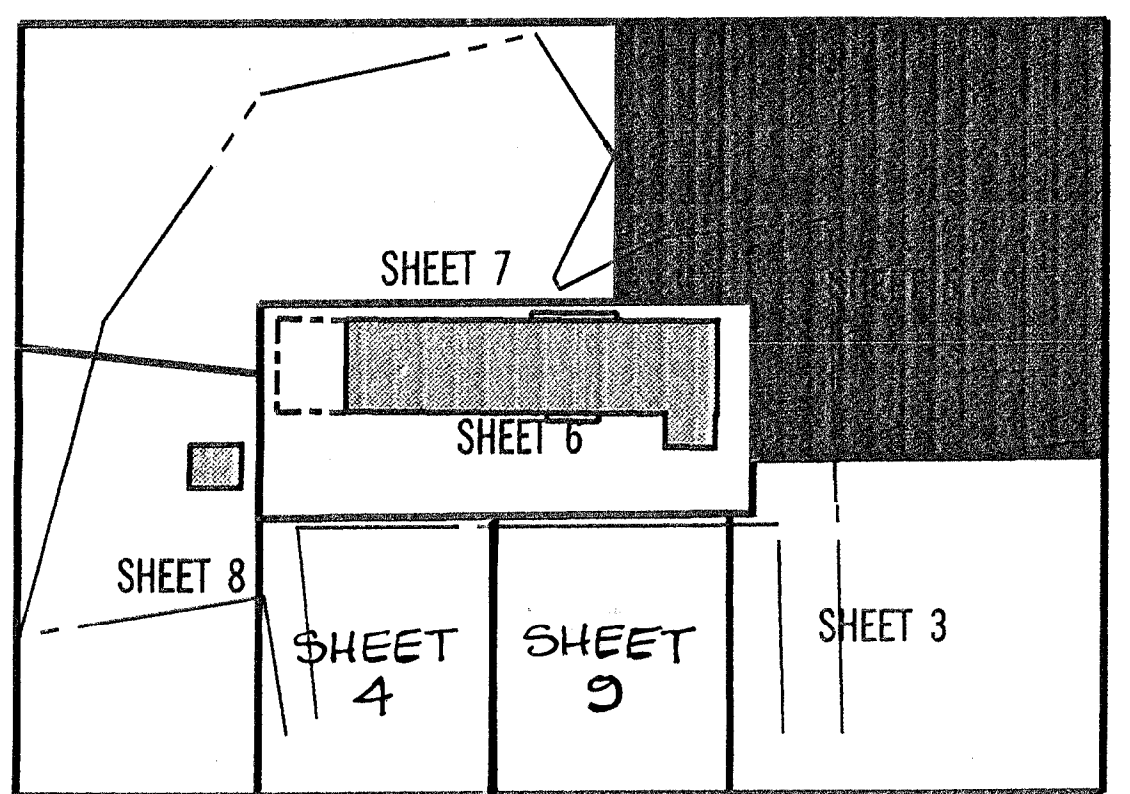
NOTE:
PLANTING IN THIS AREA TO BE FIELD RECEIVED BY URBAN DESIGN STAFF OF MNCPPC BEFORE IMPLEMENTATION

TREE PROTECTION DEVICE

AFFORESTATION C:
THIS AREA IS LOCATED FROM THE PROPERTY LINE TO THE FEDEX PARKING LOT.
TREE PLACEMENT SHALL NOT DISTURB EXISTING NEW GROWTH. WHIPS SHALL BE MIXED WITH EX. & PROP. VEGETATION.
SEE SHEET 2 OF 8 FOR FURTHER DETAILS

- LEGEND
- PRESERVATION AREA
 - PRESERVATION AREA IN FLOODPLAIN (NOT INCLUDED IN FOREST CONSERVATION CALCULATIONS)
 - AFFORESTATION AREA
 - AFFORESTATION IN FLOODPLAIN
 - SPECIMEN TREE TO SAVE
 - DRIPLINE OF SPECIMEN TREE
 - ENVIRONMENTAL SETTING

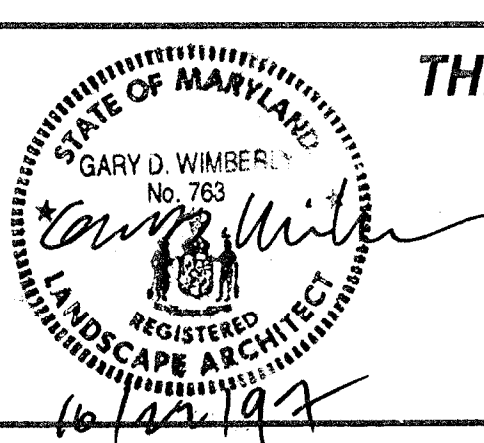
M-NCP-PC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP- 11/17/97-01
DATE 9/27/01
BY Lori Shirley



CALL "MISS UTILITY"
TELEPHONE 1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

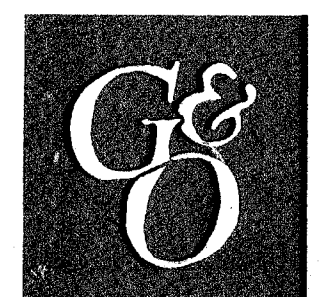
M. N. C. P. C. APPROVALS			
PROJECT NAME: AMMENDALE SOUTH LOTS 2 & 3			
PROJECT NUMBER: SDP-9707			
For Conditions of Approval and Site Plan Cover Sheet Approval Sheet			
For Resolution, Local Order, Order to Stop Work			
Approval or Revision	Approval Date	Reviewer's Signature	Certification Date
9707	7-24-97	SL	11-26-97
01	3-17-99	SL	3-19-99
05	6-10-04	SL	8-30-04

REVISIONS	JOYCE ENGINEERING CORPORATION CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING • CONSTRUCTION MANAGEMENT 10704 BATHURST AVENUE • BELTSVILLE, MARYLAND 20705 TEL: (301) 584-5333 FAX: (301) 584-5334 WWW: WWW.JOYCE-ENG.COM © 2002 JOYCE ENGINEERING CORPORATION
WILLIAM A. JOYCE, P.E.	JOYCE No. 02-040



THIS PLAN IS FOR LANDSCAPING, LIGHTING, & TREE PRESERVATION ONLY

No.	REVISION	DATE	BY
1	AS SUBMITTED	4/27/97	BCB
2	REVISED PER COUNTY COMMENTS	9/5/97	BCB
3	REVISED PER COUNTY COMMENTS	10/15/97	BCB
4	REVISED FOR THE DEVELOPMENT ON LOT 2 USING APPROVAL NO. 9707-05	8/30/04	SL



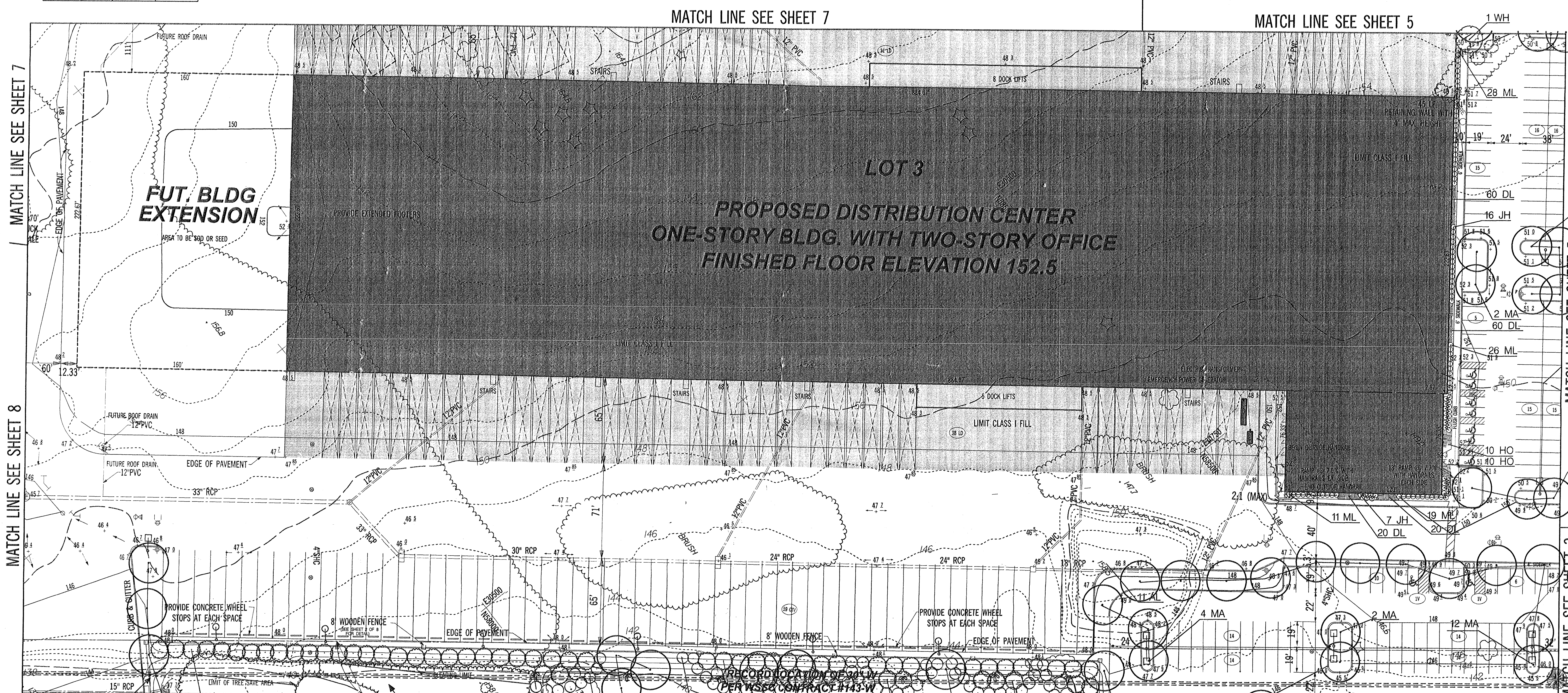
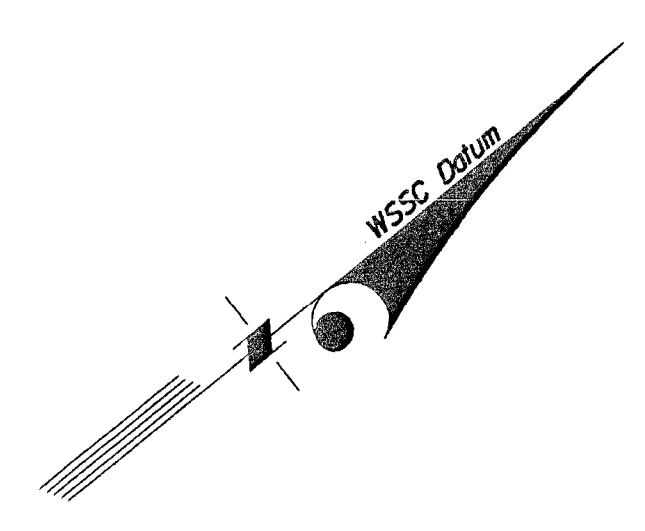
ENGINEERING-PLANNING-EARTH SCIENCES-SURVEYING
GREENHORNE & O'MARA, INC.
9001 EDMONSTON ROAD, GREENBELT, MARYLAND 20770
(301) 982-2800 ©Latest Date Hereon
ANNAPOLIS, MD • ATLANTA, GA • TAMPA, FL • DENVER, CO • FAIRFAX, VA • WEST PALM BEACH, FL
ROCKVILLE, MD • RALEIGH, NC • FREDERICKSBURG, VA • MECHANICSBURG, PA • ST. PETERSBURG, FL

TCP TYPE II & LANDSCAPE PLAN
FOR LOTS 2 & 3
AMMENDALE SOUTH
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

GDW/BCB	DESIGN	SCALE	1" = 30'
BCB	DRAWN	5 OF 9	
DMD	CHECKED	SHEET	
6-26-97	DATE	0205-000-441	W-6235
	JOB No.		FILE No.

JEC FILE No 02-040

M. N. C. P. C. APPROVALS			
PROJECT NAME: <u>Ammendale South Lots 2 & 3</u>			
PROJECT NUMBER: <u>SDP-9707</u>			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			
Approval or Revision	Approval Date	Reviewer's Signature	Certification Date
9707	7-24-97	SL	11-26-97
01	3-17-99	SL	3-19-99
05	0-10-04	SL	8-30-04



CALL "MISS UTILITY"
TELEPHONE 1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

M-NCP-PC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP# IX-17/94-01
Jane Shirley
DATE 8/27/04

JOYCE ENGINEERING CORPORATION
CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING • CONSTRUCTION MANAGEMENT
10704 BALTIMORE AVENUE • BELTSVILLE, MARYLAND 20715
TEL: (301) 588-4333 FAX: (301) 588-4335 WWW.JOYCE-ENG.COM
© 2002 JOYCE ENGINEERING CORPORATION

NOTE: ALL CHANGES MADE UNDER SDP REVISION NO. 1, HAVE BEEN PREPARED BY JOYCE ENGINEERING CORPORATION. THE PURPOSE OF REVISION SDP #107, NO. 15 IS FOR THE DEVELOPMENT OF A CONSOLIDATED STORAGE FACILITY ON LOT 2. DATE: 09-07-2002

JOYCE No. 02-040

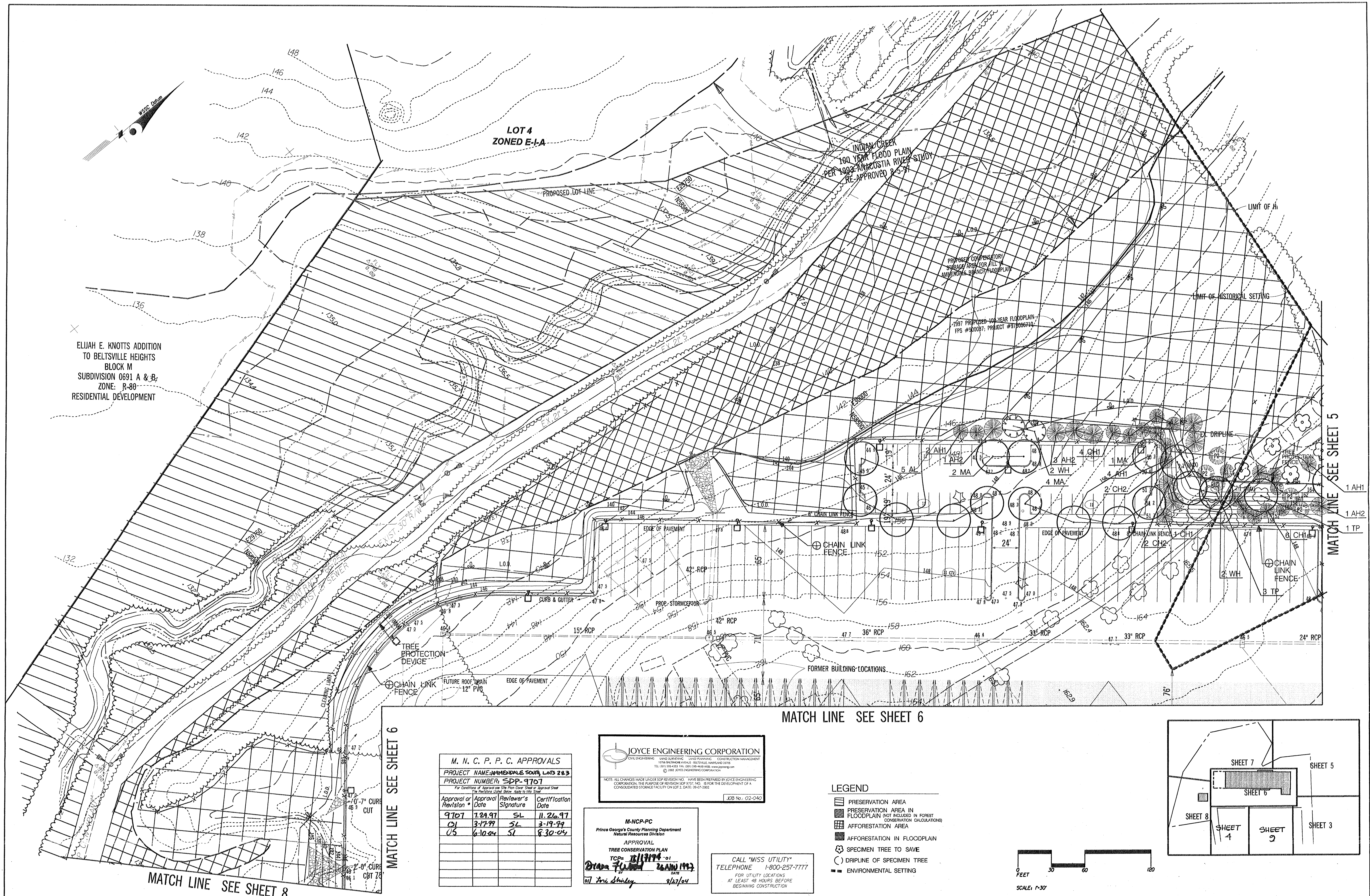
LEGEND

- PRESERVATION AREA
- PRESERVATION AREA IN FLOODPLAIN (NOT INCLUDED IN FOREST CONSERVATION CALCULATIONS)
- AFFORESTATION AREA
- AFFORESTATION IN FLOODPLAIN
- SPECIMEN TREE TO SAVE

REVISIONS

No.	REVISION	DATE	BY
1	AS SUBMITTED	4/27/97	BCB
2	REVISED PER COUNTY COMMENTS	9/5/97	BCB
3	REVISED PER COUNTY COMMENTS	10/15/97	BCB
4	REVISED PARKING AREA E	11/20/98	CAS
5	REVISED FOR THE DEVELOPMENT ON LOT 2 UNDER APPROVAL No SDP 9707-05	8/30/04	MLL

MAP INDEX



THIS PLAN IS FOR LANDSCAPING, LIGHTING, & TREE PRESERVATION ONLY

No.	REVISION	DATE	BY
1	AS SUBMITTED	4/27/97	BCB
2	REVISED PER COUNTY COMMENTS	9/5/97	BCB
3	REVISED PER COUNTY COMMENTS	10/15/97	BCB
4.	REVISED FOR THE DEVELOPMENT ON LOT 2 UNDER APPROVAL NO SDP 9707-C5	5/30/04	MMW



ENGINEERING-PLANNING-EARTH SCIENCES-SURVEYING

GREENHORNE & O'MARA, INC.

9001EDMONSTON ROAD, GREENBELT, MARYLAND 20770

(301) 982-2800 ©Latest Date Hereon

ANNAPOLIS,MD-ATLANTA,GA-TAMPA,FL-DENVER,CO-FAIRFAX,VA-WEST PALM BEACH,FL
ROCKVILLE,MD-RALEIGH,NC-FREDERICKSBURG,VA-MECHANICSBURG,PA-ST. PETERSBURG,FL

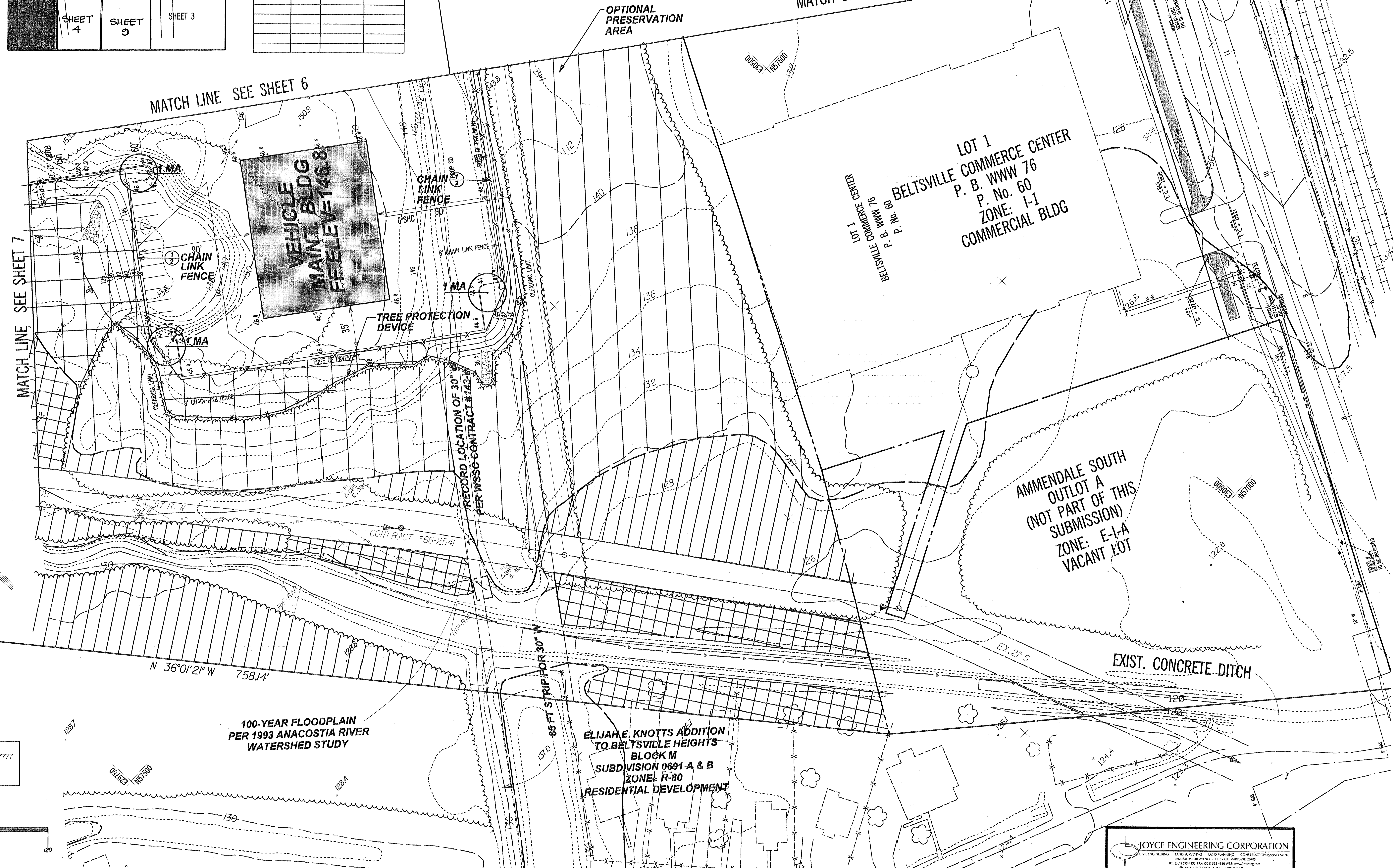
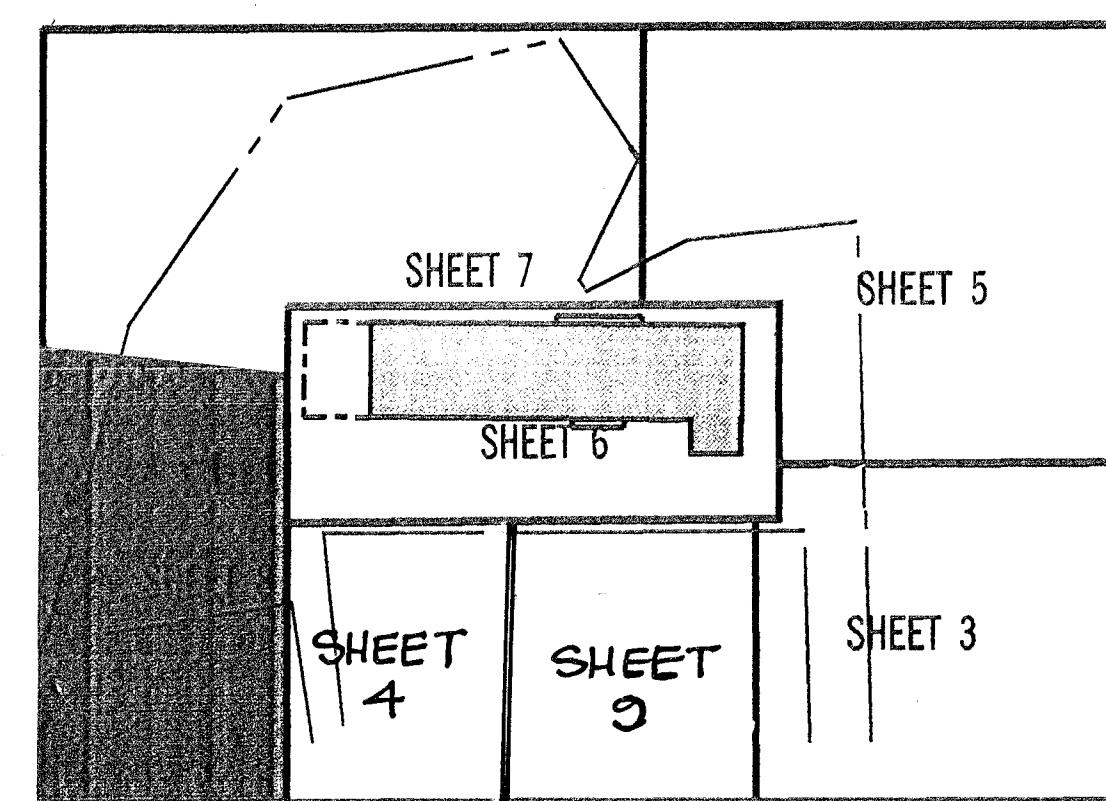
**TCP TYPE II & LANDSCAPE PLAN
FOR LOTS 2 & 3
AMMENDALE SOUTH
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND**

GDW/BCB DESIGN		SCALE 1" = 30'	
BCB DRAWN		7 OF 9	
DMD CHECKED			
6-26-97 DATE		0205-000-441 JOB No.	W-6235 FILE No.

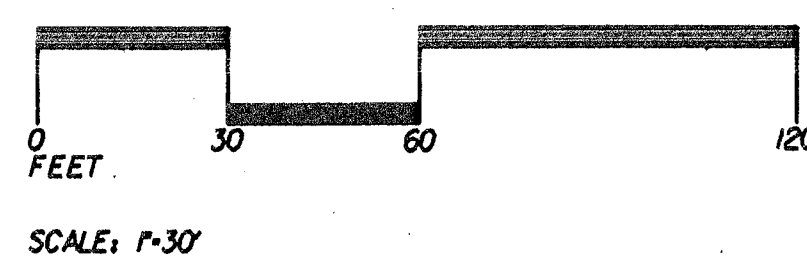
 PRESERVATION AREA
 PRESERVATION AREA IN
 FLOODPLAIN (NOT INCLUDED IN FOREST
 CONSERVATION CALCULATIONS)
 AFFORESTATION AREA
 AFFORESTATION IN FLOODPLAIN
 SPECIMEN TREE TO SAVE

M-NCP-PC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP# II/1374 - 01
Diana J. [Signature] 26 NASH
BY DATE
01/ [Signature] 8/27/04

M. N. C. P. P. C. APPROVALS			
PROJECT NAME: <u>AMMENDALE SOUTH LOTS 2 & 3</u>			
PROJECT NUMBER: <u>SDP-9707</u>			
For Conditions of Approval use Site Plan Cover Sheet & Approval Sheet The Following Listed Below Apply to this Sheet			
Approval or Revision *	Approval Date	Reviewer's Signature	Certification Date
9707	7.22.97	SL	11.26.97
01	3-17-99	SL	3-19-99
05	6-10-04	SL	8-30-04



CALL "MISS UTILITY"
TELEPHONE 1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION



THIS PLAN IS FOR LANDSCAPING, LIGHTING, & TREE PRESERVATION ONLY

No.	REVISION	DATE	BY
1	AS SUBMITTED	4/27/97	BCB
2	REVISED PER COUNTY COMMENTS	9/5/97	BCB
3	REVISED PER COUNTY COMMENTS	10/15/97	BCB
4.	REVISED FOR THE DEVELOPMENT ON LOT 2 UNDER APPROVAL N# 9707-05	5/30/04	MVL



ENGINEERING-PLANNING-EARTH SCIENCES-SURVEYING

GREENHORNE & O'MARA, INC.

9001 EDMONSTON ROAD, GREENBELT, MARYLAND 20770

(301) 982-2800 ©Latest Date Hereon

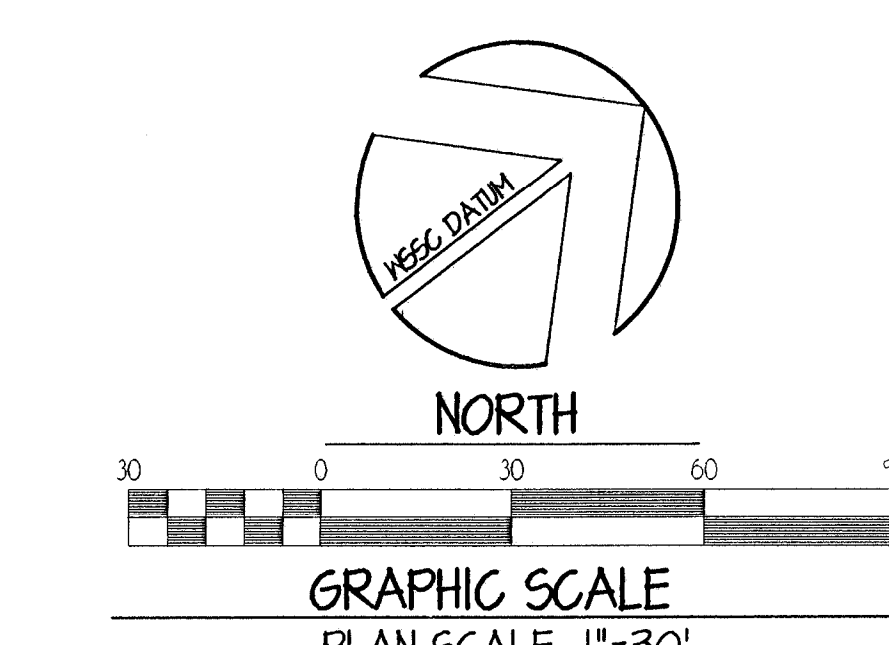
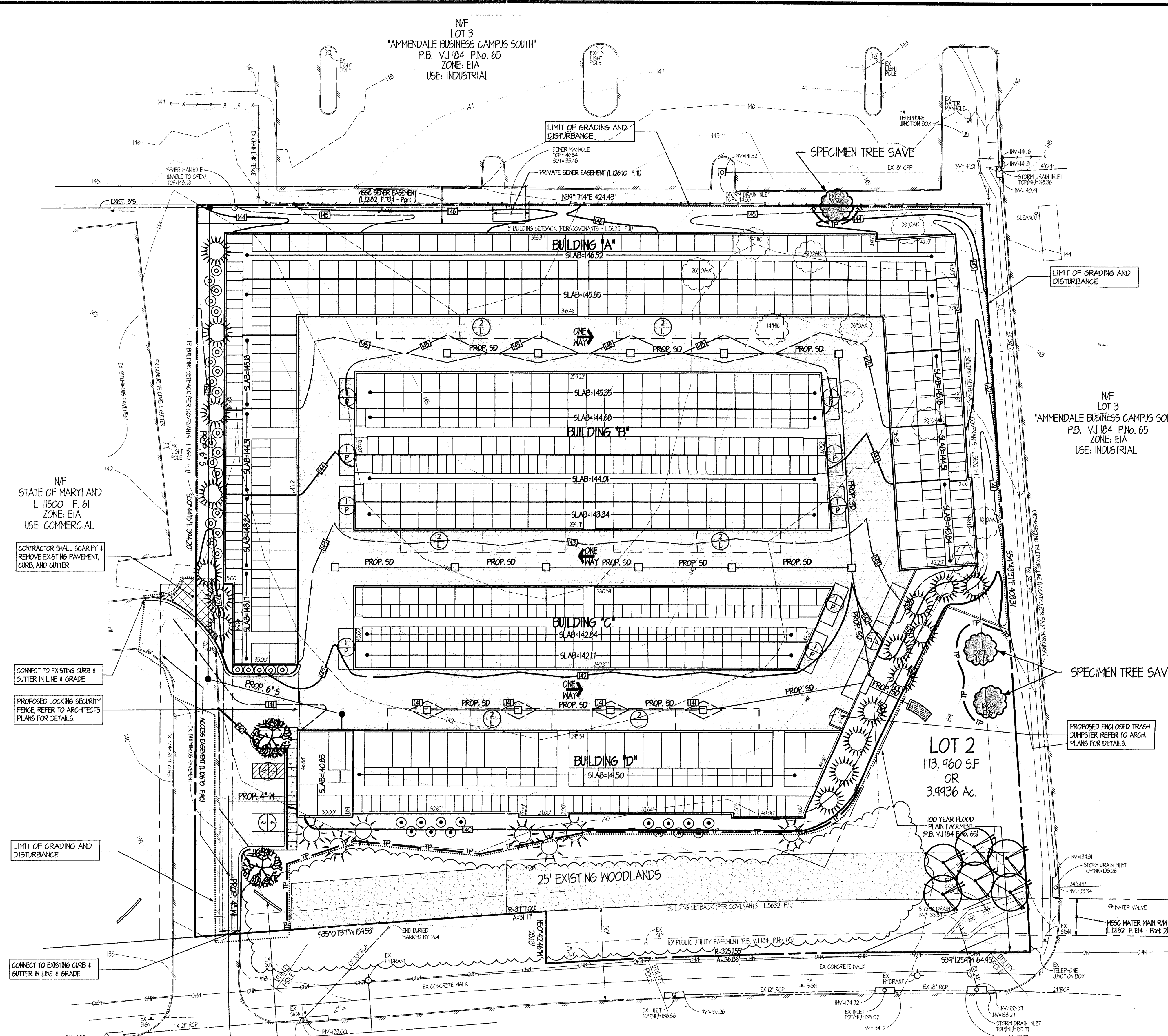
ANNAPOLIS, MD-ATLANTA, GA-TAMPA, FL-DENVER, CO-FAIRFAX, VA-WEST PALM BEACH, FL
ROCKVILLE, MD-RALEIGH, NC-FREDERICKSBURG, VA-MECHANICSBURG, PA-ST. PETERSBURG, FL

**TCP TYPE II, LANDSCAPE, & LIGHTING
PLAN FOR LOTS 2 & 3**

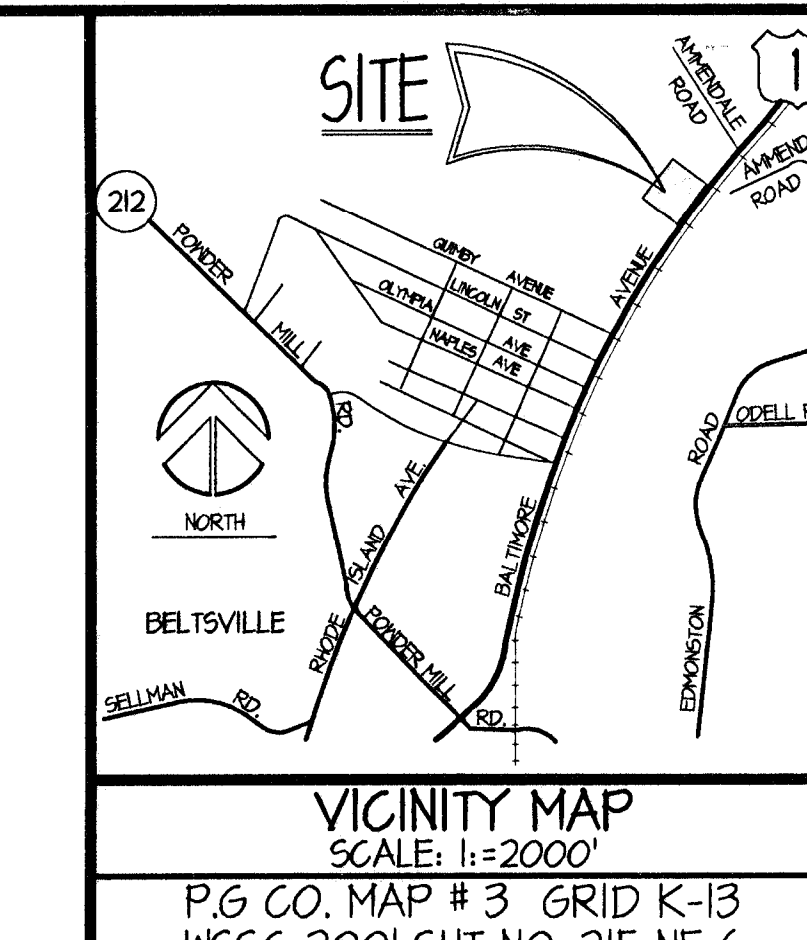
AMMENDALE SOUTH

**VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND**

GDW/BCB	1" = 30'	
DESIGN	SCALE	
BCB	8 OF 9	
DRAWN		
DMD		
CHECKED	SHEET	
6-28-97	0205-000-441	W-6235
DATE	JOB NO.	FILE NO.

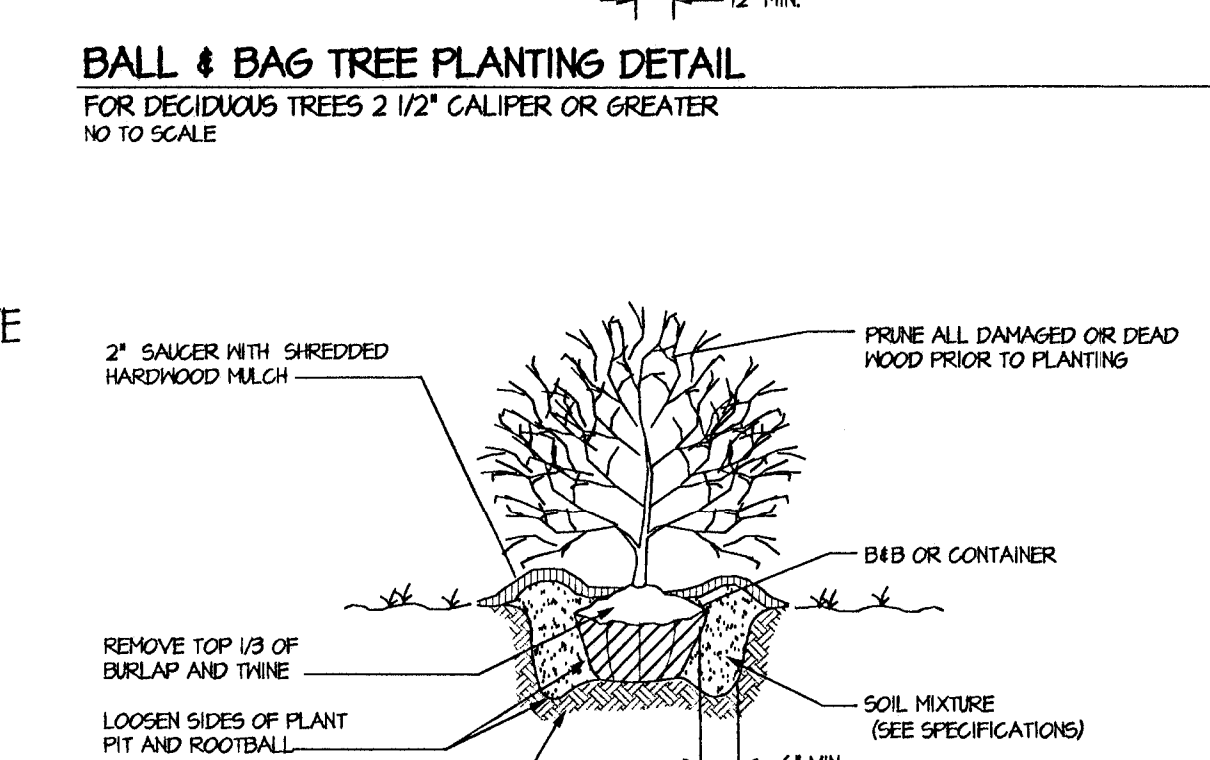
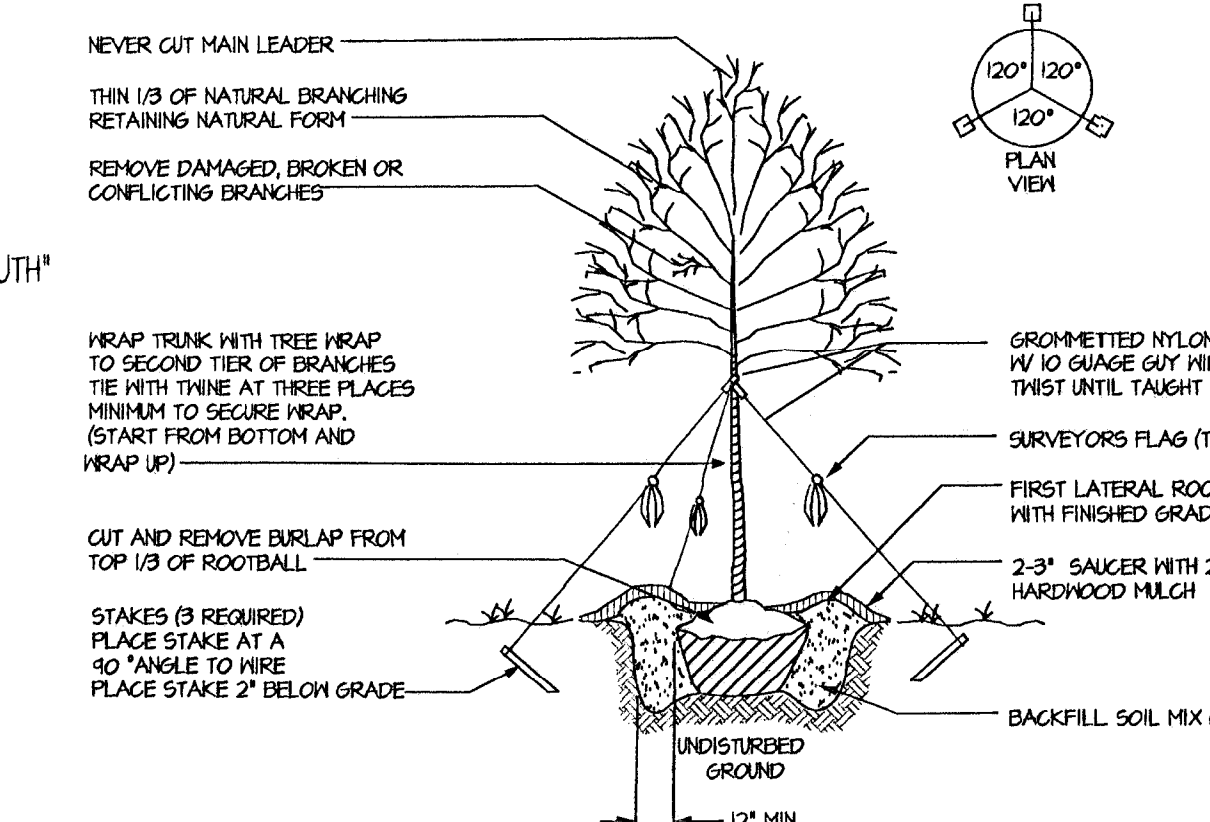


PLANT LIST			
SYMBOL	QUANTITY	PLANT, COMMON NAME (BOTANIC NAME)	SIZE AND CONDITION
SHADE TREES			
	6	RED MAPLE ACER RUBRUM	2-1/2" - 3" CAL 6' TO 8' HIGH, B&B
	2	WILLOW OAK QUERCUS PHellos	2-1/2" - 3" CAL 6' TO 8' HIGH, B&B
EVERGREEN/ORNAMENTAL			
	17	LEYLAND CYPRRESS CUPRESSOCYPARIS LEYLANDI	2-1/2" - 3" CAL 6' TO 8' HIGH, B&B
	7	FLOWERING DOGWOOD CORNUS FLORIDA	2-1/2" - 3" CAL 6' TO 8' HIGH, B&B
SHRUBS			
	25	FORSYTHIA X INTERMEDIA	3' ON CENTER 18" - 24" B&B OR CONT.
	14	CHERRY LAUREL PRUNUS LAUROCARAGUS	3' ON CENTER 18" - 24" B&B OR CONT.



- ### GENERAL LANDSCAPING NOTES
- ALL PLANT MATERIAL AND INSTALLATION OF PLANT MATERIAL SHALL BE IN STRICT ACCORDANCE WITH MARYLAND STANDARDS AND THE LANDSCAPE SPECIFICATION GUIDELINES. PROVIDE 1 YEAR WARRANTY.
 - ALL SHADE AND ORNAMENTAL TREES SHALL BE MATCHED WITHIN GROUPS.
 - ALL EVERGREEN TREES SHALL BE STAKED AS PER THE TREE STAKING DETAIL PROVIDED.
 - DO NOT PRUNE PLANT MATERIAL, UNLESS DIRECTED TO DO SO BY THE LANDSCAPE ARCHITECT.
 - ALL AREAS DISTURBED BY CONSTRUCTION AND NOT PAVED OR OTHERWISE PLANTED, SHALL BE SEEDING WITH KENTUCKY 31 CERTIFIED SEED, AT THE RATE OF 6 TO 8 POUNDS OF SEED PER 1000 SQUARE FEET.
 - ALL SOIL SHALL BE KENTUCKY 31, CERTIFIED SOIL.
 - PLANT LISTS HAVE BEEN PROVIDED FOR THE CONTRACTORS INFORMATION ONLY. QUANTITIES SHALL BE AS SHOWN ON THE PLAN.
 - LANDSCAPING AS SHOWN ON THIS PLAN IS SUBJECT TO REVISION AS DIRECTED BY THE ARCHITECT OR LANDSCAPE ARCHITECT, WITH APPROVAL FROM NPB.
 - IT IS THE OWNERS RESPONSIBILITY TO PROPERLY MARK ALL PLANT MATERIAL, (GROUND COVER AND VINES EXCLUDED), WITH AN IDENTIFYING LABEL LISTING GENUS, SPECIES AND VARIETY, IF APPLICABLE. THESE LABELS ARE NOT TO BE REMOVED UNTIL AFTER THE FINAL USE AND OCCUPANCY PERMIT HAS BEEN ISSUED.
 - SOIL SHALL MEET THE STATE BIO-RETENTION MANUAL REQUIREMENTS WITHIN THE BIO-RETENTION FACILITY REQUIREMENTS.

- ### GENERAL NOTES:
- SUBJECT PROPERTY IS ZONED: EIA
 - SUBJECT PROPERTY IS RECORDED IN PLAT BOOK: P.B. 104 AT P.N. 65
 - ALL SURROUNDING PROPERTY IS ZONED AS SHOWN
 - TOTAL LOT AREA= 173,960 S.F. OR 3.9936 ACRES
 - TOPOGRAPHIC SURVEY INFORMATION HAS BEEN PROVIDED BY OWNER
 - TOTAL BUILDING AREA:
 - OFFICE = 433 S.F.
 - RESIDENCE = 1,538 S.F.
 - BUILDING "A" = 3,026 S.F.
 - BUILDING "B" = 2,150 S.F.
 - BUILDING "C" = 1,278 S.F.
 - BUILDING "D" = 1,760 S.F.
 - TOTAL = 10,023 S.F.
 - PROPOSED USE: CONSOLIDATED STORAGE
 - PROPOSED MAXIMUM BUILDING HEIGHT: 15'-0"
 - REQUIRED PARKING:
 - RESIDENCE: 2 SPACES
 - 433 S.F. OFFICE = 4,000 S.F. OF GFA = 4 SPACES
 - 532 INTERIOR UNITS = 1 SPACES/50 UNITS = 11 SPACES
 - TOTAL SPACES REQUIRED = 17
 - PARKING PROVIDED:
 - REGULAR SPACES (15'X10') = 4 SPACES
 - PARALLEL SPACE (8'X22') = 12 SPACES
 - VAN SPACE (16'X14') = 1 SPACE
 - TOTAL PROVIDED = 17 SPACES
 - TOTAL LOADING SPACES REQUIRED (12'X45') = 2 SPACES UP TO 10,000 (INTERIOR) GFA PER BLDG + 1 SPACE FOR EACH ADDITIONAL 4,000 (INTERIOR) GFA
 - BUILDING "A" = 3,026 GFA OR 3 SPACES
 - BUILDING "B" = 2,150 GFA OR 3 SPACES
 - BUILDING "C" = 1,278 GFA OR 3 SPACES
 - BUILDING "D" = 1,760 GFA OR 3 SPACES
 - TOTAL LOADING SPACES REQUIRED = 12 SPACES
 - TOTAL LOADING SPACES PROVIDED: 12 SPACES
 - GREEN SPACE REQUIRED:
 - 20% OF NET LOT AREA = 34,792 S.F.
 - GREEN SPACE PROVIDED:
 - 44,405 S.F. OR 20.4%
 - PARKING LOT INTERIOR CALCULATIONS:
 - PARKING COMPOUND = 6,680 S.F.
 - NO INTERIOR PLANTING REQUIRED, 1,000 S.F.
 - PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS:
 - FRONT: AS SHOWN
 - REAR: AS SHOWN
 - SIDE: AS SHOWN
 - ALL CONCRETE CURB AND GUTTER TO BE PRINCE GEORGE'S COUNTY STANDARD NUMBER 1
 - LOADING DOORS, BUILDING ENTRANCES, AND WINDOW LOCATIONS ARE TO BE CONSTRUCTED AS PER THE ARCHITECTURAL PLANS
 - THIS PROJECT IS AFFECTED BY A DESIGNATED 100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 240001000 DATED: DECEMBER 5, 1994
 - THIS PLANNING SPACES SHALL BE MARKED WITH 4" WIDE WHITE STRIPES
 - ALL PLANS ARE TO BE USED FOR SITE DEVELOPMENT, GRADING, ENTRANCE AND PAVING ONLY
 - PARKING SPACE LEGEND:
 - NUMBER OF SPACES: 4
 - NUMBER OF SPACES: 12
 - NUMBER OF SPACES: 1
 - LIGHTING OF THE DRIVE ISLES WILL BE PROVIDED BY THE MOUNTED LIGHTS. NO LIGHTING SHALL BE DIRECTED NOR IMPACT ANY ADJACENT PROPERTY, SEE DETAIL AT LEFT AND ARCHITECTURAL PLANS FOR LOCATION
 - NO PARKING AT ALL TIMES ALONG BOTH SIDES OF THE ENTRANCE TO THE PROPOSED COMPLEX
 - NO PARKING FIRE LINE SHALL BE INSCRIBED ON BOTH SIDES OF THE ENTRANCE CURB PRIOR TO USE A OCCUPANCY PERMIT. THIS WILL BE AT THE DIRECTION OF THE FIRE MARSHALL



COMMERCIAL AND INDUSTRIAL LANDSCAPED STRIP

BALTIMORE AVENUE - ROUTE 1

1. LINEAR FEET OF STREET FRONTAGE, NOT INCLUDING PARKING LOTS AND DRIVEWAY ENTRANCES: 342' OF EXISTING WOODLANDS, TOTAL LENGTH: 410' LF. SEE BELOW FOR CONTINUATION OF LANDSCAPE STRIP REQUIREMENTS

2. OPTION SELECTED: ONE (3)

EXISTING WOODLANDS: 342' LF, 25 FEET DEEP

COMMERCIAL AND INDUSTRIAL LANDSCAPED STRIP

BALTIMORE AVENUE - ROUTE 1

1. LINEAR FEET OF STREET FRONTAGE, NOT INCLUDING PARKING LOTS AND DRIVEWAY ENTRANCES: 410' < 342' OF EXISTING WOODLANDS= 10' LF

2. OPTION SELECTED: ONE (2), WITH 25' DEEP LS STRIP

3. NUMBER OF PLANTS REQUIRED: 3 SHADE TREES (OR EQUIVALENT) 22 SHRUBS

4. NUMBER OF PLANTS PROVIDED: 6 SHADE TREES 0 ORNAMENTAL TREES 0 EVERGREEN TREES 0 SHRUBS

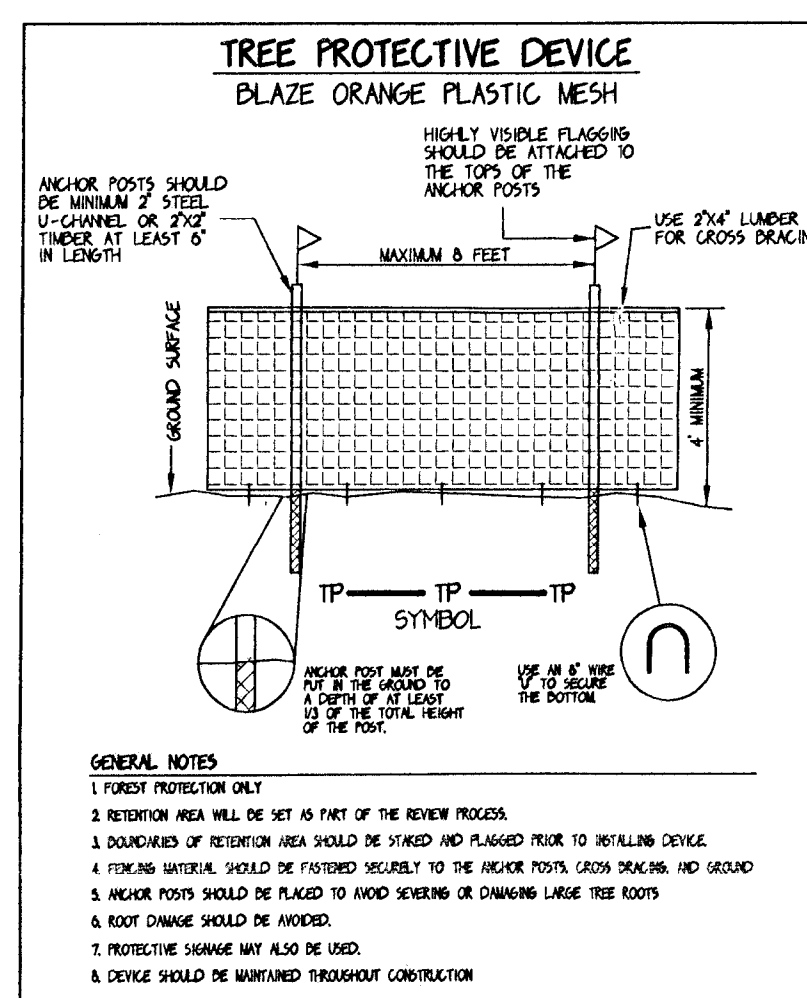
PERIMETER AREA PER SECTION 4.3.B

NOT APPLICABLE

BUFFERING INCOMPATIBLE USES, SECTION 4.1

ALL ADJACENT PROPERTY IS COMPATIBLE WITH THE PROPOSED DEVELOPMENT

- ### GENERAL TREE CONSERVATION NOTES:
- 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 \$150 per square foot mitigation fee.
 - The Department of Environmental Resources (DER) must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
 - Properly owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Replantation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner / developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
 - 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 and all required activities have been satisfied.
 - The location of all Tree Protective Devices (TPDs) shown on this Plan shall be tagged or staked in the field prior to the pre-construction meeting with the Soil and Drain Control Inspector from DER. Upon approval of the tagged or staked TPD locations by the Inspector, installation of the TPD's 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.
 - Woodland Conservation - Tree Save Areas and/or Replantation Areas shall be posted as shown at the same time as Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place.



ATTENTION:
THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

MISS UTILITY
Service Protection Center

MEMBER
CALL TOLL FREE 1-800-257-7777
www.missutility.net/files

AREA STATEMENT:

LOT AREA: 173,960 SQ. FT.
DISTURBED AREA: 143,162 S.F. OR 3.30 AC.
LIMIT OF CLEARING= N/A
TOTAL WORKING TIME: 360 DAYS

OWNER/DEVELOPER/APPLICANT:

DAHN CORPORATION
C/O BOB BRADLEY
18552 MACARTHUR BOULEVARD
SUITE 405
IRVINE, CALIFORNIA 92612
PHONE: 444-152-1282

TREE CONSERVATION CERTIFICATION:

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE MARYLAND DEPARTMENT OF NATURAL RESOURCES FOREST CONSERVATION ACT, AND THE PRINCE GEORGE'S COUNTY WOODLAND PRESERVATION ORDINANCE. THE PREPARED IS A QUALIFIED PROFESSIONAL UNDER COMAR 06.02.02.

Kenneth R. Wallis
KENNETH R. WALLIS
June 16, 2004
DATE

Prince George's County Planning Department Environmental Planning Section			
TYPE II TREE CONSERVATION PLAN			
TCP 11/1/44			
Date:			
Original:	Approved By:	Date:	
01	<i>Ari Shirley</i>	8/27/04	
02			
03			
04			
05			
06			

M.N.C.P.&P.C. APPROVALS			
PROJECT NAME: AMMENDELE SOUTH LOT 2			
PROJECT NUMBER: SDP #1701/05			
For Conditions of Approval see Site Plan Cover Sheet & Approval Sheet The Revisions Listed Below Apply to this Sheet			
Approval or Revision:	Approval Date:	Reviewer's Signature	Certification Date:
05	6-10-04	<i>SL</i>	8-30-04

SDP-9707
TCP11/1/44
CSD #170006110

TYPE II TREE CONSERVATION PLAN FOR SPECIFIC DESIGN PLAN ON

LOT 2
PLAT BOOK: VJ 184 PLAT: 65
AMMENDELE BUSINESS CAMPUS SOUTH
BELTSVILLE CONSOLIDATED STORAGE
VANSVILLE ELECTION DISTRICT NUMBER 1
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS:			
1. REVISED FOR THE DEVELOPMENT ON			
LOT 2 UNDER APPROVAL			
N2 SDP 9707/05			
DESIGN: N/A	DATE: JUNE 2002	JOB NO: 002040	
DRAFT: HAL	COMP: OTHERS	SCALE: 1" = 30'	
CHECK: JEG	SURVEY: OTHERS	SHEET: 4 of 4	

JOYCE ENGINEERING CORPORATION
Civil Engineering Land Planning Construction Management
10000 BELTSVILLE ROAD, SUITE 100
BELTSVILLE, MD 20814
TEL: 301-493-4343 FAX: 301-493-4344
www.joyceeng.com