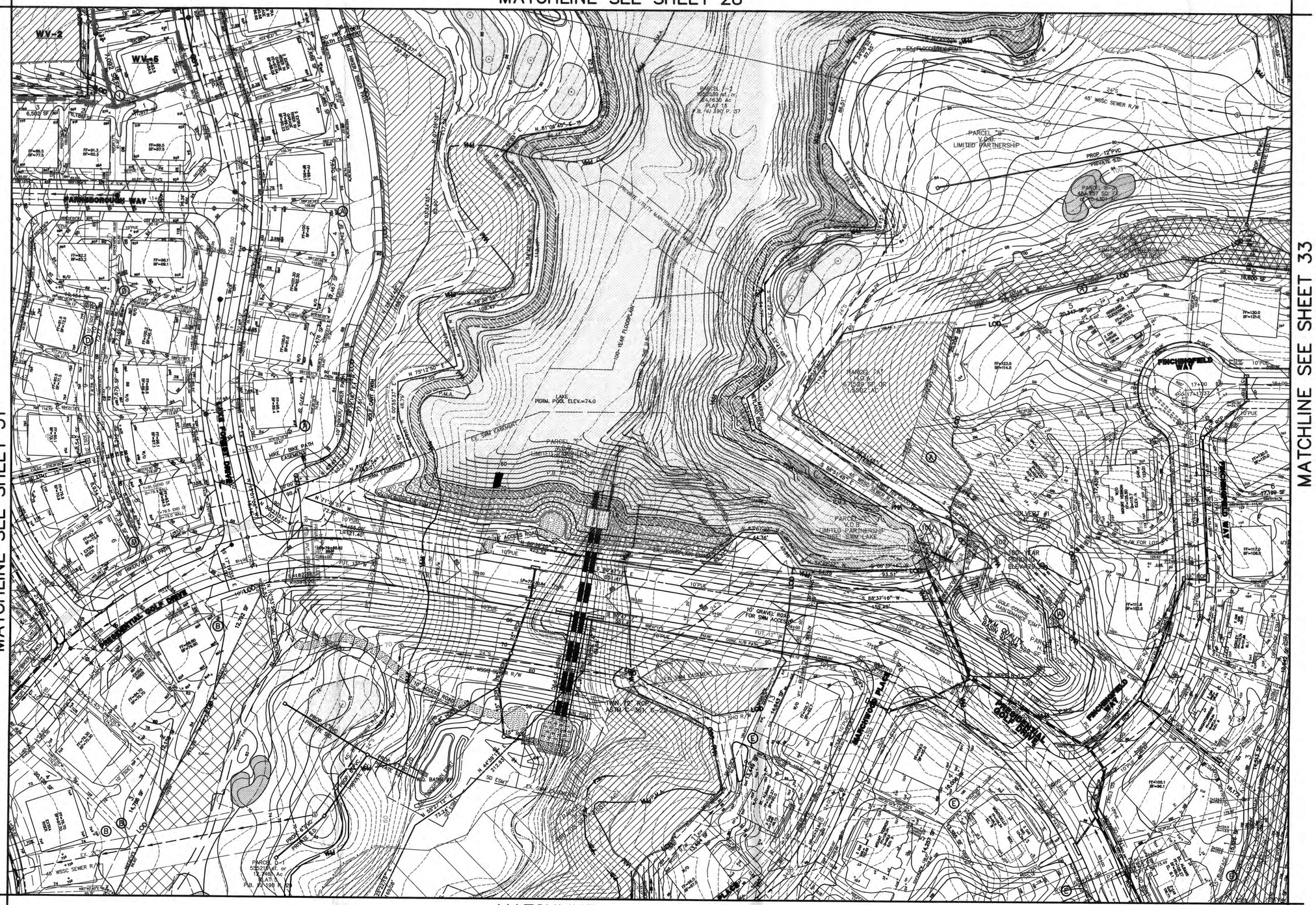
MATCHLINE SEE SHEET 28

MATCHLINE SEE SHEET 31

MATCHLINE SEE SHEET 33

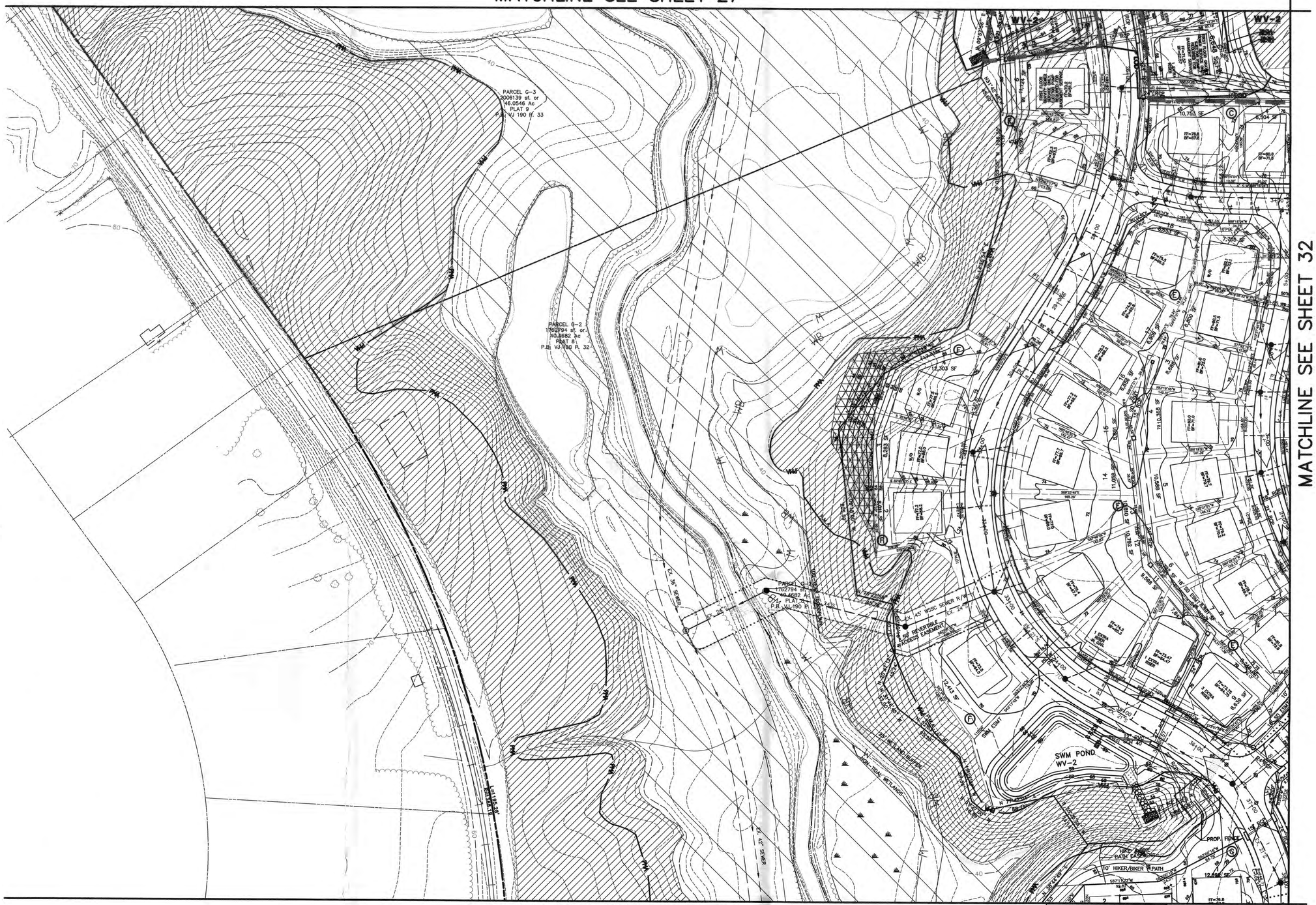
MATCHLINE SEE SHEET 36



MATCHLINE SEE SHEET 27

MATCHLINE SEE SHEET 32

MATCHLINE SEE SHEET 35


PARCEL G-3
2006139 sf. or
46.0546 Ac
PLAT 9
P.B. VJ 190 Pl. 33
PARCEL G-2
1762794 sf. or
40.4682 Ac
PLAT 8
P.B. VJ 190 Pl. 32
WV-2a
WV-2
SWM POND
WV-2
PROP. FENCE
HIKER/BIKER PATH
10' HIKER/BIKER PATH
EX. 42" SEWER
EX. 24" WSSC SEWER R/W
25' WETLAND BUFFER
NON-TIDAL WETLANDS
SIM. ESMT.
10,755 SF
6,504 SF
12,303 SF
12,417 SF
12,694 SF
7,305 SF
8,353 SF
11,088 SF
10,782 SF
9,369 SF
11,096 SF
10,368 SF
8,869 SF
8,869 SF
8,869

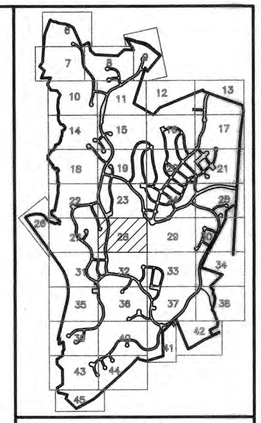
MATCHLINE SEE SHEET 23

MATCHLINE SEE SHEET 27

MATCHLINE SEE SHEET 29

MATCHLINE SEE SHEET 32

THIS PLAN FOR TREE CONSERVATION PURPOSES ONLY.




## LEGEND

- LIMITS OF SDP-617
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- TREE PRESERVATION AREA
- TREE PRESERVATION – NOT COUNTED (small size or on-lot)
- PROPOSED REFORESTATION
- TREE PROTECTION DEVICE
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PARCEL LINE
- SOIL BOUNDARY
- MnB2 — SOIL CLASSIFICATIONS
- EXISTING TREE LINE
- EXISTING SHRUB LINE
- SPECIMEN TREE
- W — NON-TIDAL WETLANDS
- WB — 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- PMA — PRIMARY MANAGEMENT AREA
- EX. 10" WATER — EXISTING WATER LINE
- EX. 10" SEWER — EXISTING SEWER LINE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNIMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED STREET TREE (EXACT SPECIES, NUMBER, AND LOCATION TO BE DETERMINED UNDER STREET TREE AND LIGHTING PLAN)
- LOD — LIMIT OF DISTURBANCE
- PMA CLEARED
- FORESTED FLOODPLAIN PRESERVED
- PROPOSED REGENERATION

**NOTE:**
**TCP II-021-10 WAS SEPARATED FROM TCP II-049-98. WITH CERTIFICATION OF SDP-0617 (WEST VILLAGE 2, 4 & 5).**

| M-NCPPC APPROVALS | | | |
|---|---|---|---|
| PROJECT NAME: Beechtree West Sec. 2,4&5 | | | |
| PROJECT NUMBER: SDP-0617 | | | |
| For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet | | | |
| Approval or Revision # | Approval Date | Reviewer's Initials | Certification Date |
| | 3-10-08 | #2 | 9-15-10 |

All reforestation/afforestation areas adjacent to lots and all split rail fencing along the outer edge of reforestation/afforestation areas shall be installed prior to the use and occupancy permit for the adjacent lots.

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

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 21 / 10

| Approved by | Date |
|---|---|
| 01 | |
| 02 | |
| 03 | |
| 04 | |
| 05 | |
| 06 | |

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

NAD 83/91 SCALE 1"=60'

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 49 / 98

| | Approved by JLS | Date 12/1/03 JLS 4/14/04 |
|---|---|---|
| | PGCPB 00-112 | 6/8/00 |
| 01 | PGCPB 00-111 | 6/22/00 |
| 02 | PGCPB 02-61 | 4/4/03 |
| 03 | J.L. Stosz | 4/26/05 |
| 04 | J.L. Stosz | 2/27/07 |
| 05 | J.L. Stosz | 4/19/07 |
| 06 | J.L. Stosz | 5/2/07 |
| 07 | J.L. Stosz | 9/24/07 |
| 08 | J.L. Stosz | 10/8/07 |

APPROVED PLAN
SDP-0617

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

| PROJ. MGR. | DATE | REVISIONS | BY | DATE | REVISIONS | BY |
|---|---|---|---|---|---|---|
| D.J. | AUG., 2010 | REVISED THRU SDP-0617 (WV 2, 4 & 5) | GPI | | | |
| DESIGNED | 9/28/09 | REVISED PER UPDATED SDP-0406/03 (NV-1.2.3) | GPI | | | |
| G.P.I. | 11/17/08 | REVISED AREAS OF PRESERVATION FOR SDP-9803 (GOLF COURSE) | GPI | | | |
| DRAWN | 11/07 | REVISED PER UPDATED SDP LIMIT OF DISTURBANCE – EV-6 | GPI | | | |
| L.S.G. | 11/06 | REVISED PER UPDATED SDP LIMIT OF DISTURBANCE – WV-2, 4 & 5 | GPI | | | |
| CHECKED | 07/06 | REVISED PER UPDATED SDP LIMIT OF DISTURBANCE | GPI | | | |
| C.A.S. | 02/02/05 | REVISED TO INCLUDE PROP. SDP – 0412 (COMMUNITY CENTER-CDOX) | GPI | | | |
| | 12/20/04 | REVISED THRU PGCPB#04-121 AND PROP. SDPs – 0406, 0409, 0410 | GPI | | | |
| | 4/26/04 | REV. TO INCLUDE PROPOSED NV1,2,3 | LSG | | | |


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


*latest date hereon

# BEECH TREE

PRINCE GEORGE'S COUNTY, MARYLAND

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

## TREE CONSERVATION PLAN TYPE II

| DATE | PROJECT No. |
|---|---|
| 6/10/03 | 97179 |
| SCALE | SHEET |
| 1"= 50' | 28 OF 46 |

N:\1997\97179\DWG\TCPII\tc28g0105.DWG

MATCHLINE SEE SHEET 22

MATCHLINE SEE SHEET 26

MATCHLINE SEE SHEET 28

MATCHLINE SEE SHEET 31

PARCEL G-3
2006139 sf. or
46.0546 Ac.
PLAT 9
P.B. VJ 190 P. 33

PARCEL G-3
2006139 sf. or
46.0546 Ac.
PLAT 9
P.B. VJ 190 P. 33

SWM POND
WV-04

WV-4

WV-2

100-YEAR FLOODPLAIN

20' WETLAND BUFFER

NON-TIDAL WETLANDS

EX. SEWER

LOD

PMA

W/L 34.0

THIS PLAN IS FOR TREE CONSERVATION PURPOSES ONLY.

**NOTE:**
**TCP II-021-10 WAS SEPARATED FROM TCP II-049-98. WITH CERTIFICATION OF SDP-0617 (WEST VILLAGE 2, 4 & 5).**

All reforestation/afforestation areas adjacent to lots and all split rail fencing along the outer edge of reforestation/afforestation areas shall be installed prior to the use and occupancy permit for the adjacent lots.

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

| M-NCPPC APPROVALS | | | |
|---|---|---|---|
| PROJECT NAME: Beechtree West Sec. 2, 4 & 5 | | | |
| PROJECT NUMBER: SDP-0617 | | | |
| For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet | | | |
| Approval or Revision # | Approval Date | Reviewer's Initials | Certification Date |
| | 3-10-08 | HZ | 9-13-10 |
| | | | |
| | | | |
| | | | |
| | | | |

**M-NCPPC**
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 21 / 10

| Approved by | Date |
|---|---|
| | 9/27/10 |
| 01 | |
| 02 | |
| 03 | |
| 04 | |
| 05 | |
| 06 | |

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

NAD 83/91
SCALE 1"=50'

KEY MAP

## LEGEND

- LIMITS OF SDP-617
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION (+ 45.5)
- TREE PRESERVATION AREA
- TREE PRESERVATION - NOT COUNTED (small size or on-lot)
- PROPOSED REFORESTATION
- TREE PROTECTION DEVICE
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PARCEL LINE
- SOIL BOUNDARY
- MnB2 SOIL CLASSIFICATIONS
- EXISTING TREE LINE
- EXISTING SHRUB LINE
- T42 SPECIMEN TREE
- W NON-TIDAL WETLANDS
- WB 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- PMA PRIMARY MANAGEMENT AREA
- EX. 10" WATER EXISTING WATER LINE
- EX. 10" SEWER EXISTING SEWER LINE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNIMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED STREET TREE (EXACT SPECIES, NUMBER, AND LOCATION TO BE DETERMINED UNDER STREET TREE AND LIGHTING PLAN)
- LOD LIMIT OF DISTURBANCE
- PMA CLEARED
- FOREST FLOODPLAIN PRESERVED
- PROPOSED REGENERATION

APPROVED PLAN

**M-NCPPC**
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPI / 49 / 98

| | Approved by JLS | Date 12/1/03 JLS 4/14/04 |
|---|---|---|
| | PGCPB 00-112 | 6/8/00 |
| 01 | PGCPB 00-111 | 6/22/00 |
| 02 | PGCPB 02-61 | 4/4/03 |
| 03 | J.L. Stasz | 4/26/05 |
| 04 | J.L. Stasz | 2/27/07 |
| 05 | J.L. Stasz | 4/19/07 |
| 06 | J.L. Stasz | 8/2/07 |
| 07 | J.L. Stasz | 9/24/07 |
| 08 | J.L. Stasz | 10/8/07 |

SDP-0617

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

8-10

| | | | | | | |
|---|---|---|---|---|---|---|
| PROJ. MGR. D.J. | | | | | | |
| DESIGNED G.P.I. | | | | | | |
| DRAWN L.S.G. | AUG., 2010 | REVISED THRU SDP-0617 (WV 2, 4 & 5) | GPI | | | |
| CHECKED C.A.S. | 11/17/08 | REVISED SDP-0617 (WV-2, 4 & 5), ADDED AREAS OF FOREST REGENERATION | GPI | | | |
| | 11/'06 | REVISED PER UPDATED SDP LIMIT OF DISTURBANCE - WV-2, 4 & 5 | GPI | | | |
| | 12/20/04 | REVISED THRU PGCPB#04-121 AND PROP. SDPs - 0406, 0409, 0410 | GPI | | | |
| | DATE | REVISIONS | BY | DATE | REVISIONS | BY |


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


©latest date hereon

# BEECH TREE

PRINCE GEORGE'S COUNTY, MARYLAND

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

## TREE CONSERVATION PLAN TYPE II

| DATE | PROJECT No. |
|---|---|
| 6/10/03 | 97179 |
| SCALE | SHEET |
| 1"= 50' | 27 OF 46 |

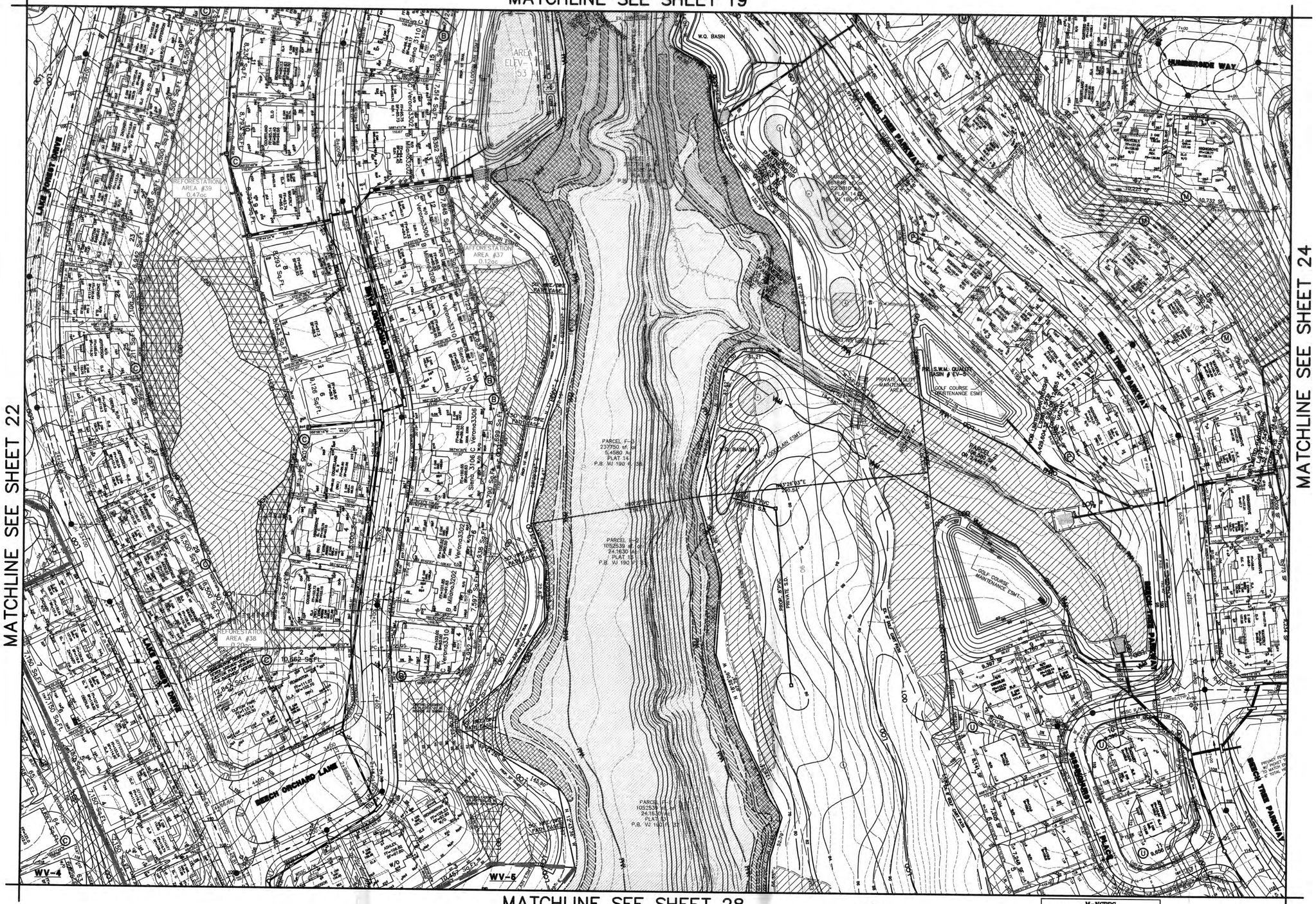
N:\1997\97179\DWG\TCPII\tc27g1204.DWG

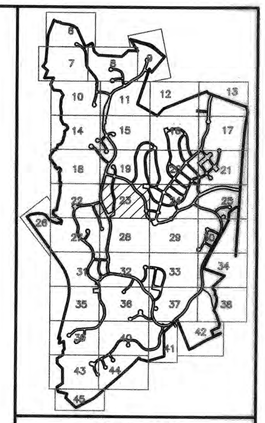
MATCHLINE SEE SHEET 19

MATCHLINE SEE SHEET 22

MATCHLINE SEE SHEET 24

MATCHLINE SEE SHEET 28



KEY MAP

Floodplain follows 80'ale

## LEGEND

- LIMITS OF SDP-617
- EXISTING CONTOUR
- + 455 PROPOSED SPOT ELEVATION
- TREE PRESERVATION AREA
- TREE PRESERVATION – NOT COUNTED (small size or on-lot)
- PROPOSED REFORESTATION
- TREE PROTECTION DEVICE
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PARCEL LINE
- MnB2 SOIL BOUNDARY
- SOIL CLASSIFICATIONS
- EXISTING TREE LINE
- EXISTING SHRUB LINE
- T42 SPECIMEN TREE
- W NON-TIDAL WETLANDS
- WB 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- PMA PRIMARY MANAGEMENT AREA
- EX. 10" WATER EXISTING WATER LINE
- EX. 10" SEWER EXISTING SEWER LINE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNIMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED STREET TREE (EXACT SPECIES, NUMBER, AND LOCATION TO BE DETERMINED UNDER STREET TREE AND LIGHTING PLAN)
- LOD LIMIT OF DISTURBANCE
- PMA CLEARED
- FORESTED FLOODPLAIN PRESERVED
- PROPOSED REGENERATION

APPROVED PLAN

THIS PLAN FOR TREE CONSERVATION PURPOSES ONLY.

| M-NCPPC APPROVALS | | | |
|---|---|---|---|
| PROJECT NAME: Beechtree West Sec 3485 | | | |
| PROJECT NUMBER: SDP-0617 | | | |
| For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet | | | |
| Approval or Revision # | Approval Date | Reviewer's Initials | Certification Date |
| | 3-10-08 | HZ | 9-13-10 |
| | | | |
| | | | |
| | | | |

**NOTE:**
**TCP II-021-10 WAS SEPARATED FROM TCP II-049-98. WITH CERTIFICATION OF SDP-0617 (WEST VILLAGE 2, 4 & 5).**

All reforestation/afforestation areas adjacent to lots and all split rail fencing along the outer edge of reforestation/afforestation areas shall be installed prior to the use and occupancy permit for the adjacent lots.

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

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 21 / 10
Approved by [illegible] Date 8/31/10

| | | |
|---|---|---|
| 01 | | |
| 02 | | |
| 03 | | |
| 04 | | |
| 05 | | |
| 06 | | |

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

NAD 83/91 SCALE 1"=50'

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPI / 49 / 98

| Approved by JLS | | Date 12/1/ '03 |
|---|---|---|
| | PGCPB 00-112 | 6/8/00 JLS 4/14/04 |
| 01 | PGCPB 00-111 | 6/22/00 |
| 02 | PGCPB 02-61 | 4/4/03 |
| 03 | J.L. Staez | 5/26/05 |
| 04 | J.L. Staez | 2/27/07 |
| 05 | J.L. Staez | 4/19/07 |
| 06 | J.L. Staez | 8/2/07 |
| 07 | J.L. Staez | 9/24/07 |
| 08 | J.L. Staez | 10/8/07 |

SDP-0617

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

8-10

| DATE | DESCRIPTION | BY | DATE | DESCRIPTION | BY |
|---|---|---|---|---|---|
| 9/28/09 | REVISED PER UPDATED SDP-0406/03 (NV-1,2,3) | GPI | | | |
| 11/11/08 | REVISED AREAS OF FRESERVATION FOR SDP-0803 (GOLF COURSE); ADDED AREAS OF REFORESTATION | GPI | | | |
| 11/07 | REVISED PER UPDATED SDP LIMIT OF DISTURBANCE – EV-6 | GPI | | | |
| 11/06 | REVISED PER UPDATED SDP LIMIT OF DISTURBANCE – WV-2, 4 & 5 | GPI | | | |
| 07/06 | REVISED PER UPDATED SDP LIMIT OF DISTURBANCE | GPI | | | |
| 01/24/05 | REVISED TO INCLUDE NVSCHOOL GRADING | GPI | | | |
| 12/20/04 | REVISED THRU PGCPB#04-121 AND PROP. SDPs – 0406, 0409, 0410 | GPI | | | |
| 4/28/04 | REV. TO INCLUDE PROPOSED NV1,2,3 | LSG | AUG., 2010 | REVISED THRU SDP-0617 (WV 2, 4 & 5) | GPI |
| 2/9/04 | REV. PER ENGINEERING CHANGES (SWM & SED. CONTROLS) | LSG | OCT., 2009 | REVISED PER OVERALL FUTURE DEVELOPMENT | GPI |

PROJ. MGR. D.J.
DESIGNED G.P.I.
DRAWN L.S.G.
CHECKED C.A.S.

GREENMAN-PEDERSEN, INC.
GPI ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10620 GUILFORD ROAD, SUITE 100 JESSUP, MD 20794
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com
*latest date hereon

# BEECH TREE
PRINCE GEORGE'S COUNTY, MARYLAND
P.A. 79 UPPER MARLBORO & VICINITY MARLBORO (3rd) ELECTION DISTRICT

## TREE CONSERVATION PLAN TYPE II

| DATE | PROJECT No. |
|---|---|
| 6/10/03 | 97179 |
| SCALE | SHEET |
| 1"= 50' | 23 OF 46 |

N:\1997\97179\DWG\TCPII\tc23g0105.DWG

MATCHLINE SEE SHEET 18

MATCHLINE SEE SHEET 26

MATCHLINE SEE SHEET 23

MATCHLINE SEE SHEET 27

PARCEL G-4
943893 sf. or
21.6668 Ac
PLAT 10
P.B. VJ 190 P. 34

PARCEL G-3
2008139 sf. or
46.0546 Ac
PLAT 9
P.B. VJ 190 P. 33

PARCEL G-3
2008139 sf. or
46.0546 Ac
PLAT 9
P.B. VJ 190 P. 33

WV4

WV4

THIS PLAN FOR TREE CONSERVATION PURPOSES ONLY

KEY MAP

## LEGEND

- LIMITS OF SDP-617
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- TREE PRESERVATION AREA
- TREE PRESERVATION - NOT COUNTED (small size or on-lot)
- PROPOSED REFORESTATION
- TREE PROTECTION DEVICE
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PARCEL LINE
- SOIL BOUNDARY
- MnB2 SOIL CLASSIFICATIONS
- EXISTING TREE LINE
- EXISTING SHRUB LINE
- T42 SPECIMEN TREE
- W NON-TIDAL WETLANDS
- WB 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- PRIMARY MANAGEMENT AREA
- EX. 10" WATER EXISTING WATER LINE
- EX. 10" SEWER EXISTING SEWER LINE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNIMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED STREET TREE (EXACT SPECIES, NUMBER, AND LOCATION TO BE DETERMINED UNDER STREET TREE AND LIGHTING PLAN)
- LOD LIMIT OF DISTURBANCE
- PMA CLEARED
- FORESTED FLOODPLAIN PRESERVED
- PROPOSED REGENERATION

**APPROVED PLAN**

**M-NCPPC**
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPI I / 49 / 98

| Approved by JLS | Date 12/1/'03 |
|---|---|
| PGCPB 00-112 | 6/8/00 |
| 01 PGCPB 00-111 | 6/22/00 |
| 02 PGCPB 02-61 | 4/4/03 |
| 03 JL Stosz | 4/28/05 |
| 04 JL Stosz | 2/27/07 |
| 05 JL Stosz | 4/19/07 |
| 06 JL Stosz | 8/2/07 |
| 07 JL Stosz | 9/24/07 |
| 08 JL Stosz | 10/8/07 |

SDP-0617

JLS 4/14/'04

**M-NCPPC**
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 21 / 10

| Approved by | Date |
|---|---|
| 01 PAPPAS | 8/21/'10 |
| 02 | |
| 03 | |
| 04 | |
| 05 | |
| 06 | |

**NOTE:**
**TCP II-021-10 WAS SEPARATED FROM TCP II-049-98. WITH CERTIFICATION OF SDP-0617 (WEST VILLAGE 2, 4 & 5).**

All reforestation/afforestation areas adjacent to lots and all split rail fencing along the outer edge of reforestation/afforestation areas shall be installed prior to the use and occupancy permit for the adjacent lots.

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.

NAD 83/91 SCALE 1"=50'

| M-NCPPC APPROVALS | | | |
|---|---|---|---|
| PROJECT NAME: Beechtree West Sec. 2,4&5 | | | |
| PROJECT NUMBER: SDP-0617 | | | |
| For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet | | | |
| Approval or Revision # | Approval Date | Reviewer's Initials | Certification Date |
| | 3.10.08 | HZ | 9.17.10 |
| | | | |
| | | | |
| | | | |

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

8-10

| PROJ. MGR. | | | | | | |
|---|---|---|---|---|---|---|
| D.J. | | | | | | |
| DESIGNED | | | | | | |
| G.P.I. | | | | | | |
| DRAWN | | | | | | |
| L.S.G. | | | | | | |
| CHECKED | | | | | | |
| C.A.S. | | | | | | |
| DATE | REVISIONS | BY | DATE | REVISIONS | BY | |
| AUG., 2010 | REVISED THRU SDP-0617 (WV 2, 4 & 5) | GPI | | | | |
| OCT., 2009 | REVISED PER OVERALL FUTURE DEVELOPMENT | GPI | | | | |
| 9/28/'09 | REVISED PER UPDATED SDP-0406/03 (NV-1,2,3) | GPI | | | | |
| 11/17/'08 | REVISED SDP-0617 (WV-2, 4 & 5), ADDED AREAS OF FOREST REGENERATION | GPI | | | | |
| 11/'06 | REVISED PER UPDATED SDP LIMIT OF DISTURBANCE - WV-2, 4 & 5 | GPI | | | | |
| 07/'06 | REVISED PER UPDATED SDP LIMIT OF DISTURBANCE | GPI | | | | |
| 01/24/'05 | REVISED TO INCLUDE NVSCHOOL GRADING | GPI | | | | |
| 12/20/'04 | REVISED THRU PGCPB#04-121 AND PROP. SDPs - 0406, 0409, 0410 | GPI | | | | |
| 4/26/'04 | REV. TO INCLUDE PROPOSED NV1,2,3 | LSG | | | | |

Latest date hereon


GREENMAN-PEDERSEN, INC.
GPI ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10620 GUILFORD ROAD, SUITE 100 JESSUP, MD 20794
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com


# BEECH TREE
## EAST VILLAGE PHASE 2, SECTION 1
PRINCE GEORGE'S COUNTY, MARYLAND

P.A. 79 UPPER MARLBORO & VICINITY

MARLBORO (3rd) ELECTION DISTRICT

## TREE CONSERVATION PLAN TYPE II

| DATE | PROJECT No. |
|---|---|
| 6/10/03 | 97179 |
| SCALE | SHEET |
| 1"= 50' | 22 OF 46 |

N:\1997\97179\DWG\TCPII\tc22g0105.DWG

MATCHLINE SEE SHEET 14

MATCHLINE SEE SHEET 19

MATCHLINE SEE SHEET 22

THIS PLAN FOR TREE CONSERVATION PURPOSES ONLY

PARCEL G-4
943893 sf. or
21.6688 Ac.
PLAT 10
P.B. VJ 190 P. 34

PARCEL G-4
M.N.C.P.P.C.

PARCEL G-4
943893 sf. or
21.6688 Ac.
PLAT 10
P.B. VJ 190 P. 14

25' WETLAND BUFFER

NON-TIDAL WETLANDS

WATERS OF THE U.S.

100-YEAR FLOODPLAIN

EX. 15" S

LOD

RUIN

NV PARK

WV-4

BEECH TREE

KEY MAP

## LEGEND

- LIMITS OF SDP-617
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- TREE PRESERVATION AREA
- TREE PRESERVATION - NOT COUNTED (small size or on-lot)
- PROPOSED REFORESTATION
- TREE PROTECTION DEVICE
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PARCEL LINE
- SOIL BOUNDARY
- MnB2 SOIL CLASSIFICATIONS
- EXISTING TREE LINE
- EXISTING SHRUB LINE
- SPECIMEN TREE
- W NON-TIDAL WETLANDS
- WB 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- PMA PMA PRIMARY MANAGEMENT AREA
- EX. 10" WATER EXISTING WATER LINE
- EX. 10" SEWER EXISTING SEWER LINE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNIMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED STREET TREE (EXACT SPECIES, NUMBER, AND LOCATION TO BE DETERMINED UNDER STREET TREE AND LIGHTING PLAN)
- LOD LIMIT OF DISTURBANCE
- PMA CLEARED
- FORESTED FLOODPLAIN PRESERVED
- PROPOSED REGENERATION

**NOTE:**
**TCP II-021-10 WAS SEPARATED FROM TCP II-049-98. WITH CERTIFICATION OF SDP-0617 (WEST VILLAGE 2, 4 & 5).**

All reforestation/afforestation areas adjacent to lots and all split rail fencing along the outer edge of reforestation/afforestation areas shall be installed prior to the use and occupancy permit for the adjacent lots.

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

**M-NCPPC APPROVALS**

PROJECT NAME: Beechtree West, Sec 2,4&5
PROJECT NUMBER: SDP-0617

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet

| Approval or Revision # | Approval Date | Reviewer's Initials | Certification Date |
|---|---|---|---|
| | 3-10-08 | HZ | 9-23-10 |
| | | | |
| | | | |
| | | | |

**M-NCPPC**
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 21 / 10
Approved by [signature] Date 9/31/10

| | | |
|---|---|---|
| 01 | | |
| 02 | | |
| 03 | | |
| 04 | | |
| 05 | | |
| 06 | | |

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

NAD 83/91
SCALE 1"=50'

**APPROVED PLAN**
SDP-0617

**M-NCPPC**
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 49 / 98

| | Approved by JLS | Date 12/1/03 JLS 4/14/04 |
|---|---|---|
| | PGCPB 00-112 | 6/8/00 |
| 01 | PGCPB 00-111 | 6/22/00 |
| 02 | PGCPB 02-61 | 4/4/03 |
| 03 | JL Stasz | 4/26/05 |
| 04 | JL Stasz | 4/19/07 |
| 05 | JL Stasz | 8/2/07 |
| 06 | JL Stasz | 9/24/07 |

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

| DATE | REVISIONS | BY | DATE | REVISIONS | BY |
|---|---|---|---|---|---|
| AUG., 2010 | REVISED THRU SDP-0617 (WV 2, 4 & 5) | GPI | | | |
| OCT., 2009 | REVISED PER OVERALL FUTURE DEVELOPMENT | GPI | | | |
| 9/28/09 | REVISED PER UPDATED SDP-0406/03 (NV-1,2,3) | GPI | | | |
| 07/06 | REVISED PER UPDATED SDP LIMIT OF DISTURBANCE | GPI | | | |
| 01/24/05 | REVISED TO INCLUDE NVSCHOOL GRADING | GPI | | | |
| 12/20/04 | REVISED THRU PGCPB#04-121 AND PROP. SDPs - 0406, 0409, 0410 | GPI | | | |
| 4/26/04 | REV. TO INCLUDE PROPOSED NV1,2,3 | LSG | | | |

PROJ. MGR. D.J.
DESIGNED G.P.I.
DRAWN L.S.G.
CHECKED C.A.S.


GREENMAN-PEDERSEN, INC.
GPI ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10620 GUILFORD ROAD, SUITE 100 JESSUP, MD 20794
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com


©latest date hereon

# BEECH TREE
PRINCE GEORGE'S COUNTY, MARYLAND

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

## TREE CONSERVATION PLAN TYPE II

DATE 6/10/03
SCALE 1"= 50'
PROJECT No. 97179
SHEET 18 OF 46

N:\1997\97179\DWG\TCPII\tc18g*.DWG
Attached Xrefs: PAOOBUTT, SOOOBUTT, POOOBUTT, TOOO-*

# BEECH TREE

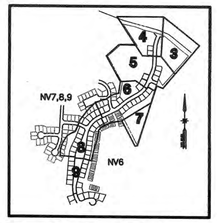
## PRINCE GEORGE'S COUNTY, MARYLAND

# TREE CONSERVATION PLAN

### TYPE-II
### BASIC PLAN A-9763-C
### COMPREHENSIVE DESIGN PLAN CDP-9706
### PRELIMINARY PLAN 4-99026 & 4-00010

GENERAL NOTES

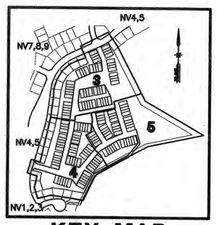
1. EXISTING ZONING: R-S
2. PROPOSED DEVELOPMENT: SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL
3. MASTER PLAN AREA: SUBREGION VI STUDY AREA, PLANNING AREA 79-UPPER MARLBORO
4. TAX MAP: PG Co. #84 GRIDS F 1-4, #85 GRIDS A 1-4, B 1-4, C 1-4, D 2, # 92 GRIDS F 1&2, # 93 GRIDS A 1&2, B 1&2, C 1
5. WSSC MAP: 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
   TYSONS OFFICE CENTER
   8133 LEESBURG PIKE, SUITE 300
   VIENNA, VA 22182
   703-288-4200 FAX: 703-288-4218
10. ENGINEER
    GREENMAN-PEDERSEN, INC.
    10620 GUILFORD ROAD, SUITE 100
    JESSUP, MARYLAND 20794
    (301) 470-2772
11. GROSS TRACT AREA: 1212.06 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 WINDS AERIAL MAPPING, INC.
15. CONCEPTUAL STORM DRAIN APPROVAL NUMBER: CSD #958009110, APPROVED JUNE 12, 1995
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-9706, APPROVED 2-26-98 (PGCPB Res. 98-50)
20. TREE CONSERVATION PLAN TYPE I: TCP 1/73/97
21. PRELIMINARY PLAT: 4-98063, 4-99026 & 4-00010
22. SPECIFIC DESIGN PLAN: SEE LIST
23. STORMWATER MANAGEMENT CONCEPT PLAN: 988005250, APPROVED 5/6/98
24. THERE AREA THREE (3) CEMETERIES LOCATED WITHIN THE SUBJECT PROPERTY:
    HILLEARY FAMILY CEMETERY
    SUSAN HODGES CEMETERY
    SMITH FAMILY CEMETERY
25. THERE ARE TWO (2) HISTORIC SITES LOCATED WITHIN THE SUBJECT PROPERTY:
    BEECHWOOD, #79-60
    PENTLAND HILLS, #79-38
26. INFORMATION CONCERNING IMPROVEMENTS TO LEELAND ROAD AND THE INTERSECTION OF MD ROUTE 301 AND LEELAND ROAD WAS OBTAINED FROM AVAILABLE RECORDS. DPW&T PERMIT NO. 98.22.00096, BEN DYER ASSOCIATES, INC. (6-25-98)
27. 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".
28. FOOTINGS TO BE EXTENDED TO EXISTING GROUND WHERE NESSECARY.
29. ROOF AND FOOTING DRAINAGE TO BE DISCHARGED TO SPLASH BLOCKS.
30. MAX. SLOPE: 3:1 MIN. SLOPE: 2.5% GRASSED, 1% PAVED.
31. CONCRETE CURB AND GUTTER SHALL BE IN ACCORDANCE WITH PRINCE GEORGE'S COUNTY STANDARD DETAIL #1.
32. SPILL GUTTERS ON ALL HIGH SIDE CURB AND GUTTER.
33. WATER AND SEWER SERVICE FOR THIS SITE WILL BE PROVIDED BY CONNECTING TO THE EXISTING PUBLIC WATER AND SEWER SYSTEM.
34. HANDICAPPED RAMPS SHALL BE IN ACCORDANCE WITH PRINCE GEORGE'S COUNTY STANDARD DETAIL #10 & #10-A.




**KEY MAP**
NORTH VILLAGE, SECTIONS 4&5
(NV4 and NV5)
SDP-0409

**KEY MAP**
NORTH VILLAGE, SECTIONS 7,8,&9
(NV7, NV8, and NV9)
SDP-0415

**KEY MAP**
NORTH VILLAGE, SECTIONS 1,2,&3
(NV1, NV2, and NV3)
SDP-0406




**KEY MAP**
NORTH VILLAGE, SECTIONS 6
(NV6)
SDP-0410

**KEY MAP**
WEST VILLAGE, SECTIONS 2,4&5
(WV2, WV4, and WV5)
SDP-0617

EXISTING SOIL TYPES

| | | |
|---|---|---|
| **FLOODPLAIN / POORLY DRAINED** | | |
| Bo | Bibb silt loam | 0-2% slopes |
| Ik | Iuka fine sandy loam | 0-5% slopes |
| SmA | Shrewsbury fine sandy loam | 0-2% slopes |
| SnA | Shrewsbury silt loam | 0-2% slopes |
| **MODERATELY WELL DRAINED** | | |
| AdA | Adelphia fine sandy loam | 0-2% slopes |
| AdB2 | Adelphia fine sandy loam | 2-5% slopes |
| AhA | Adelphia silt loam | 0-2% slopes |
| AhB2 | Adelphia silt loam | 2-5% slopes |
| **WELL DRAINED** | | |
| CmB2 | Collington fine sandy loam | 2-5% slopes |
| CmC2 | Collington fine sandy loam | 5-10% slopes |
| CmC3 | Collington fine sandy loam | 5-10% slopes |
| CmD3 | Collington fine sandy loam | 10-15% slopes |
| CmE2 | Collington fine sandy loam | 15-40% slopes |
| CmE3 | Collington fine sandy loam | 15-30% slopes |
| HcC3 | Howell clay loam | 6-12% slopes |
| HoB2 | Howell fine sandy loam | 2-6% slopes |
| HwB2 | Howell silt loam | 0-6% slopes |
| OcB | Ochlockonee sandy loam | 2-5% slopes |
| WaA | Westphalia fine sandy loam | 0-2% slopes |
| WaB2 | Westphalia fine sandy loam | 2-6% slopes |
| WoC2 | Westphalia fine sandy loam | 6-12% slopes |
| WoC3 | Westphalia fine sandy loam | 12-20% slopes |
| WoD2 | Westphalia fine sandy loam | 6-12% slopes |
| WoD3 | Westphalia fine sandy loam | 12-20% slopes |
| SoE | Sandy land, steep | |

**M-NCPPC APPROVALS**

PROJECT NAME: Beech Tree West Sec. 2,4&5
PROJECT NUMBER: SDP-0617

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet

| Approval or Revision # | Approval Date | Reviewer's Initials | Certification Date |
|---|---|---|---|
| | 3-10-08 | HZ | 9-13-10 |

**M-NCPPC APPROVALS**

PROJECT NAME: Beech Tree Sec. 7,8,9
PROJECT NUMBER: SDP-0415

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet

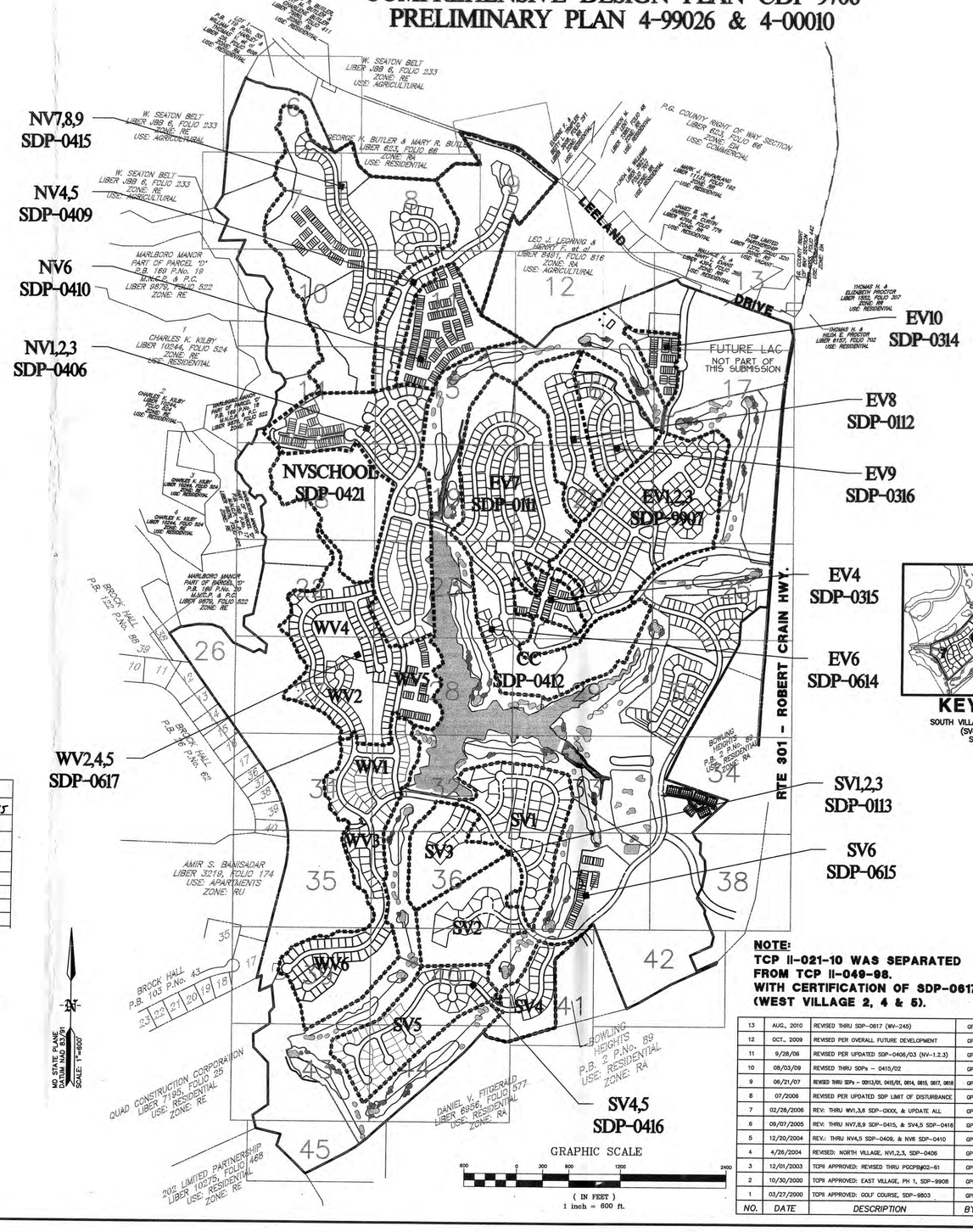
| Approval or Revision # | Approval Date | Reviewer's Initials | Certification Date |
|---|---|---|---|
| | 3-27-06 | HZ | 4-19-07 |

**M-NCPPC APPROVALS**

PROJECT NAME: BEECH TREE
PROJECT NUMBER: SDP-0507

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet

| Approval or Revision # | Approval Date | Reviewer's Initials | Certification Date |
|---|---|---|---|
| | 9-18-06 | HZ | 3-21-07 |




GRAPHIC SCALE

( IN FEET )
1 inch = 600 ft.

**NOTE:**
**TCP II-021-10 WAS SEPARATED FROM TCP II-049-98. WITH CERTIFICATION OF SDP-0617 (WEST VILLAGE 2, 4 & 5).**

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 13 | AUG., 2010 | REVISED THRU SDP-0617 (WV-245) | GPI |
| 12 | OCT., 2009 | REVISED PER OVERALL FUTURE DEVELOPMENT | GPI |
| 11 | 9/28/06 | REVISED PER UPDATED SDP-0406/03 (NV-1,2,3) | GPI |
| 10 | 08/03/09 | REVISED THRU SDPs - 0415/02 | GPI |
| 9 | 06/21/07 | REVISED THRU SDPs - 0013/01, 0415/01, 0914, 0815, 0817, 0818 | GPI |
| 8 | 07/2006 | REVISED PER UPDATED SDP LIMIT OF DISTURBANCE | GPI |
| 7 | 02/28/2006 | REV: THRU WV1,3,6 SDP-0XXX, & UPDATE ALL | GPI |
| 6 | 09/07/2005 | REV: THRU NV7,8,9 SDP-0415, & SV4,5 SDP-0416 | GPI |
| 5 | 12/20/2004 | REV.: THRU NV4,5 SDP-0409, & NV6 SDP-0410 | GPI |
| 4 | 4/26/2004 | REVISED: NORTH VILLAGE, NV1,2,3, SDP-0406 | GPI |
| 3 | 12/01/2003 | TCPII APPROVED: REVISED THRU PGCPB#02-61 | GPI |
| 2 | 10/30/2000 | TCPII APPROVED: EAST VILLAGE, PH 1, SDP-9908 | GPI |
| 1 | 03/27/2000 | TCPII APPROVED: GOLF COURSE, SDP-9803 | GPI |

**BEECH TREE - TRACKING**

| SDP # | PGCPB# | APPROVAL DATE | ORDER of COUNCIL | TCP CERT. | NOTES |
|---|---|---|---|---|---|
| B.P. A-9763 | | 12/1/1988 | | | aka LEELAND ROAD ASSOC. |
| B.P. A-9763-C | Z.O. 61-1989 | 10/9/1989 | 10/10/1998 | | aka LEELAND ROAD ASSOC. |
| CDP-9706 | 98-50 | 2/26/1998 | 7/14/1998 | TCPII/73/97 | aka VILLAGES OF BELMONT |
| SDP-9803 | 98-167 | 5/21/1998 | 10/28/1998 | TCPII/49/98 | Entry Road, Lake, & Golf Course |
| PP 4-98063 | 98-311 | 12/3/1998 | PB res. 1/7/1999 | | Plat of Subdivision: entry, lake, & golf |
| SDP-9905 | 99-200 | 10/14/1999 | 2/22/2000 | | Streetscape |
| PP 4-99026 | 99-154 | 9/9/1999 | PBres. 10/14/1999 | | 698 Units (456 SFD + 242 Multi-family) |
| PP 4-00010 | 00-127 | 7/6/2000 | PB res. 7/27/2000 | | 1663 Units (1173 SFD + 490 TH) |
| SDP-9907 | 00-111 | 6/8/2000 | 10/30/2000 | 6/22/2002 | East Village, Phase 1: aka EV1, 2, & 3 (130 SFD) |
| SDP-0908 | 00-112 | 6/8/2000 | 10/30/2000 | 6/8/2002 | Sanitary Sewer Line Outfall |
| SDP-0001 | 00-113 | 6/8/2000 | 10/30/2000 | | Architecture for SFD |
| SDP-0111 | 02-85 | 3/28/2002 | 6/10/2002 | | East Village, Phase 2, Sec. 1: aka EV7 (129 SFD) |
| SDP-0112 | 02-60 | 3/28/2002 | 6/10/2002 | | East Village, Phase 2, Sec. 2: aka EV8 (49 SFD) |
| SDP-0113 | 02-61 | 3/28/2002 | 6/10/2002 | 4/4/02 (ex037) | South Village, Phase 1, Sec. 1,2,3: aka SV1, 2, &3 (93 SFD) |
| SDP-0314 | 04-64 | 3/25/2004 | 6/14/2004 | | East Village, Sec. 10: aka EV10 (46 TH) |
| SDP-0315 | 04-65 | 3/25/2004 | 6/14/2004 | | East Village, Sec. 4: aka EV4 (39 TH) |
| SDP-0316 | 04-121 | 6/24/2004 | 6/28/2004 | | East Village, Sec. 9: aka EV9 |
| SDP-0406 | 08-44 | 3/20/2008 | 7/23/08 | | North Village, Sec. 1, 2, 3: aka NV123 |
| SDP-0409 | 05-74 | 8/3/2007 | PENDING | | North Village, Sec. 4 & 5: aka NV45 |
| SDP-0410 | 10-88 | 7/22/2010 | PENDING | | North Village, Sec. 6: aka NV6 |
| SDP-0415 | 10-84 | 7/15/2010 | PENDING | 4/19/07 | North Village, Sec. 7, 8, 9: aka NV789 |
| SDP-0416 | 06-182 | 7/20/06 | 8/18/2009 | | South Village, Sec. 4 & 5: aka SV4&5 (66 SFD) |
| SDP-0421 | WITHDRAWN | | | | North Village School/Park Site |
| SDP-0412 | 10-89 | 6/24/2010 | PENDING | | COMMUNITY CENTER (per CDD) |
| SDP-0507 | 06-127 | 6/1/2006 | 9/18/06 | 5/21/07 | GOLF COURSE CLUBHOUSE |
| SDP-0617 | 07-175 | | 3/10/08 | | West Village Sec. 2,4 & 5 |

**M-NCPPC**
Prince George's County Planning Department
**Environmental Planning Section**
**APPROVAL**
**TREE CONSERVATION PLAN**
**TCPII / 49 / 98**

Approved by J.S Date 12/1/ '03
JLS 4/14/ '04

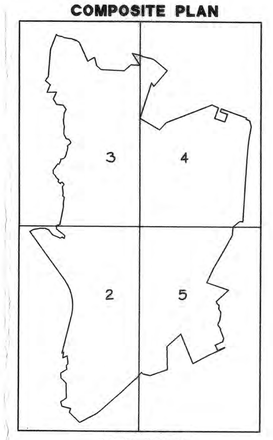
| | Approved by | Date |
|---|---|---|
| 01 | PGCPB 00-112 | 6/8/00 |
| 02 | PGCPB 00-111 | 6/22/00 |
| 03 | J L STASZ | 4/4/02 |
| 04 | J L STASZ | 4/26/05 |
| 05 | J L S | 6/19/07 |
| 06 | J L S | 8/2/07 |
| 06 | J L S | 9/24/07 |
| 07 | J L STASZ | 5/4/08 |
| 08 | J L STASZ | 6/4/09 |

**M-NCPPC**
Prince George's County Planning Department
**Environmental Planning Section**
**APPROVAL**
**TREE CONSERVATION PLAN**
**TCPII / 21 / 10**

Approved by _____ Date _____

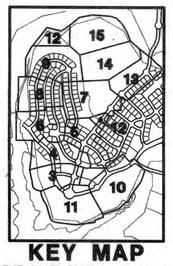
| | | |
|---|---|---|
| 01 | | |
| 02 | | |
| 03 | | |
| 04 | | |
| 05 | | |
| 06 | | |

**COMPOSITE PLAN**

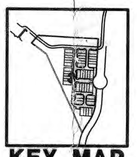



KEY MAP

**KEY MAP**
EAST VILLAGE: TOWNHOUSE SECTION 4
(EV4)
SDP-0315

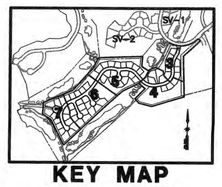



**KEY MAP**
EAST VILLAGE: PHASE 2 - SECTION 1
(EV7)
SDP-0111



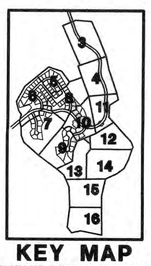
**KEY MAP**
EAST VILLAGE: TOWNHOUSE SECTION 10
(EV10)
SDP-0314

**KEY MAP**
EAST VILLAGE: PHASE 2 - SECTION 2
(EV8)
SDP-0112

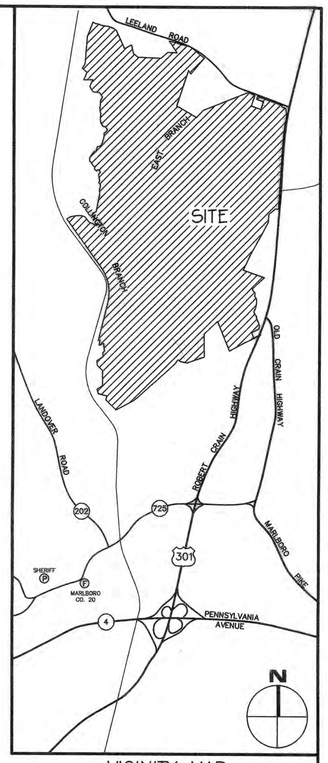



**KEY MAP**
SOUTH VILLAGE: SECTIONS 4&5
(SV4 and SV5)
SDP-0416

**KEY MAP**
EAST VILLAGE: SECTION 9
(EV9)
SDP-0316



**KEY MAP**
SOUTH VILLAGE PHASE 1, SECTIONS 1,2,&3
(SV1, SV2, and SV3)
SDP-0113




VICINITY MAP
SCALE 1"=2000'

LEGEND

- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- TREE PRESERVATION AREA
- TREE PRESERVATION - NOT COUNTED (small size or on-lot)
- PROPOSED REFORESTATION
- TREE PROTECTION DEVICE
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PARCEL LINE
- SOIL BOUNDARY
- MnB2 SOIL CLASSIFICATIONS
- EXISTING TREE LINE
- EXISTING SHRUB LINE
- SPECIMEN TREE
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- PRIMARY MANAGEMENT AREA
- EX. 10" WATER EXISTING WATER LINE
- EX. 10" SEWER EXISTING SEWER LINE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNIMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED STREET TREE (EXACT SPECIES, NUMBER, AND LOCATION TO BE DETERMINED UNDER STREET TREE AND LIGHTING PLAN)
- LIMIT OF DISTURBANCE
- PMA CLEARED
- FORESTED FLOODPLAIN PRESERVED
- PROPOSED REGENERATION

**APPROVED PLAN**
**SDP-0617**
9-10

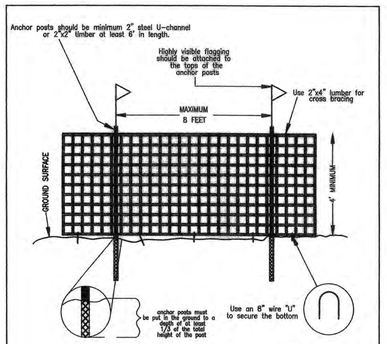
OWNER/DEVELOPER:
**VOB LIMITED PARTNERSHIP**
TYSONS OFFICE CENTER
8133 LEESBURG PIKE, SUITE 300
VIENNA, VA 22182
703-288-4200 FAX:703-288-4218

ENGINEER:
**GREENMAN-PEDERSEN, INC.**
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10620 Guilford Road, Suite 100, Jessup, Maryland 20794
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

N:\PROJECTS\97179\DWG\TCPII\TCO1-0206.DWG

## General Tree Conservation Notes:

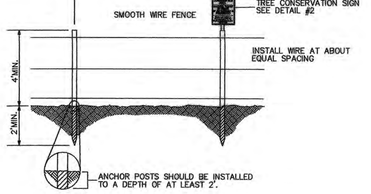
1. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a $1.50 per square foot mitigation fee.
2. The Department of Environmental Resources (DER) inspector must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
3. All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.
4. The location of all Tree Protection Devices (TPDs) for areas of preservation shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the inspector from DER. Upon approval of the flagged or staked TPD locations by the DER inspector, installation of the TPDs may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
5. Since work on this project will be initiated in several phases all TPDs required for a given phase shall be installed prior to any disturbance within that phase of work.
6. Woodland Conservation – Tree Save Areas shall be posted as shown at the same time as Tree Protective Device installation. The signs shall remain in place in perpetuity.
7. Roots of all trees within 20 feet of the limits of disturbance shall be cut along the limits of disturbance to a depth of at least 18 inches using a vibratory plow (cable laying machine) or toothed chain trencher, prior to installation of Tree Protective Devices or start of grading.
8. Contractor is liable for any damages he causes during construction to any preservation areas, fences, roads, paved paths, utilities, or other improvements on private or public property.
9. Approved Sediment and Erosion Control Measures may be substituted in lieu of Tree Protective Devices (TPDs) shown on this plan. In-field location and substitutions must be approved by the DER Inspector.
10. Tree Protection Device shown below (Detail 1) is to be used for both preservation and reforestation areas.




### GENERAL NOTES

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

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

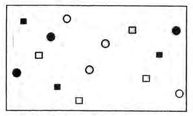



1. TREE PROTECTIVE DEVICE LOCATIONS WILL CORRESPOND TO THE LOCATIONS SHOWN ON THIS TREE CONSERVATION PLAN.
2. FENCE POSTS WILL BE A MINIMUM OF 1 3/4 " X 1" STEEL U-CHANNEL OR 2" X 2" LUMBER, SPACED NO MORE THAN 8 FEET APART. POSTS WILL BE INSTALLED AT LEAST 2 FEET DEEP.
3. SMOOTH WIRE SHOULD BE EVENLY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

1 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. SEE NOTE 4 UNDER TREE PROTECTION DEVICE – TYPE 2.

2 TYP — **TREE CONSERVATION SIGN** — NTS



## REFORESTATION DETAIL

### LEGEND

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

### REFORESTATION PLANT SCHEDULE

| SPECIES | CONDITION | QUANTITY/ACRE |
|---|---|---|
| ACER RUBRUM – RED MAPLE | WHIP | 400 (20%) |
| QUERCUS PALLUSTRIS – PIN OAK | WHIP | 600 (30%) |
| LIQUIDAMBER STYRACIFLUA – SWEETGUM | WHIP | 600 (30%) |
| ILEX OPACA – AMERICAN HOLLY | WHIP | 400 (20%) |
| | | 2000 |

# acres x 1,000 x 2 = quantity of 1/2 inch average caliper whips to equal 1,000 inch calipers/acre

## Reforestation Notes:

1. Seedlings will be hand planted using random distribution of species and locations, at an average of 1,000 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 and settled by watering. Plants will be planted higher than surrounding grade. Shrubs will be 1" higher and trees will be 3" higher.
6. Contractor will locate all existing utilities prior to start of operations.
7. Contractor to adjust plant locations to avoid existing utilities and maintain existing easements. New plant locations to be approved by the County and/or Urban Forester.
8. Contractor is liable for damages caused to any utilities, including any repairs, at no additional cost to the owner.
9. Contractor is liable for damages he causes during planting to any fences, roads, paved paths, other improvements on private or public property.
10. Twenty-five percent (25%) of Afforestation requirements met through the use of landscape plant materials in Afforestation areas.
11. All reforestation/afforestation areas adjacent to lots, and split rail fencing along the outer edge of all reforestation/afforestation areas shall be installed prior to issuance of use and occupancy permits for the adjacent lots.

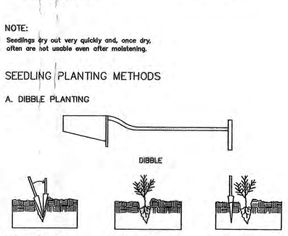
### HANDLING AND PLANTING OF SEEDLING(2)

HANDLING SEEDLINGS IN THE FIELD

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

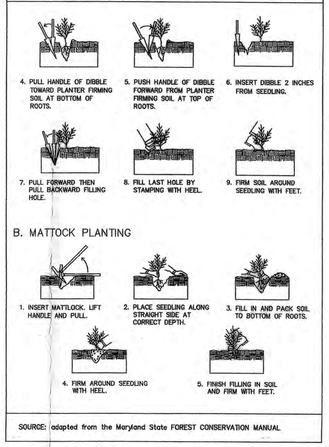
SEEDLING PLANTING METHODS

A. DIBBLE PLANTING




SOURCE: adopted from the Maryland State FOREST CONSERVATION MANUAL

### HANDLING AND PLANTING OF SEEDLING(3)




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, caliber, 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 3535, Suffern, New York 10901 or approved equal. The bags shall contain 1 ounce of soluble fertilizer analysis 16-19-18 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**

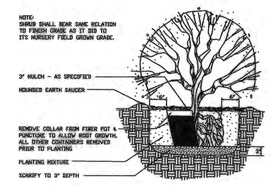
All areas of ground cover shall be rototilled to a depth of 6". Apply 2" of organic material and rototill until thoroughly mixed. Apply fertilizer as stated above.

**Guarantee and Replacement**

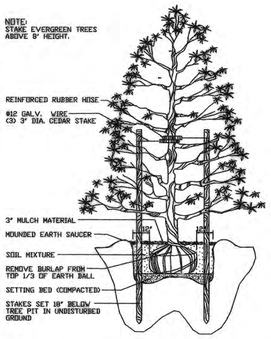
All materials shall be unconditionally guaranteed for one year. The Contractor is not responsible for losses or damages caused by mechanical injury or vandalism. Guarantee shall cover both labor and materials. Earth saucers and stakes and guys shall be removed and trees, shrubs, and whips mulched to 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**

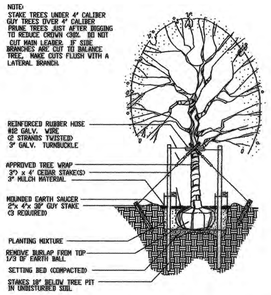
Plant spacing is generally to scale on plan. Shrub spacing is noted in the plant list. No plants except viney ground covers or espaliered material shall be closer than 30" to building, walks or curbs.




3 TYP — **PLANTING DETAIL/SHRUBS** — NTS




4 TYP — **PLANTING DETAIL/EVERGREEN TREES** — NTS




5 TYP — **PLANTING DETAIL/DECIDUOUS TREES** — NTS

## 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 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.

Woodland Conservation Worksheet for Prince George's County, Maryland

| | | |