

GENERAL NOTES

- EXISTING ZONING: R-5
- PROPOSED DEVELOPMENT: SINGLE FAMILY ATTACHED & DETACHED DWELLING UNITS
- MASTER PLAN AREA: SUBREGION VI STUDY AREA, PLANNING AREA 79-UPPER MARLBORO
- 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
- WSSC MAP: 202 SE 13, 203 SE 13 & 14, 204 SE 13 & 14, 205 SE 13 & 14
- ADC MAP: PG Co. #21 GRIDS B 10, C 8-13, D 7-13, E 7-12, F 8-12
- WATER CATEGORY: 3
- SEWER CATEGORY: 3
- OWNER/DEVELOPER: VOB LIMITED PARTNERSHIP
8245 BOONE BOULEVARD
SUITE 550
VENNA, VA 22182
703-288-4200 FAX: 703-288-4218
GREENMAN-PEDERSEN, INC.
10977 GUILFORD ROAD
ANNAPOLIS JUNCTION, MARYLAND 20701
(301) 470-2772
- ENGINEER: 10977 GUILFORD ROAD
ANNAPOLIS JUNCTION, MARYLAND 20701
(301) 470-2772
- GROSS TRACT AREA: 1212.06 ACRES
- GROSS TRACT AREA: THIS SUBMITTAL: 18.64 ACRES TOTAL, SV-6 = 9.27 ACRES, EV-14 = 9.37 ACRES
- 10' PUBLIC UTILITY EASEMENT RUNS ALONG ALL PUBLIC RIGHT OF WAY.
- BOUNDARY PROVIDED BY GREENMAN-PEDERSEN, INC.
- TOPOGRAPHY INFORMATION PROVIDED BY WINGS AERIAL MAPPING, INC.
- CONCEPTUAL STORM DRAIN APPROVAL NUMBER: CSD #958009110, APPROVED JUNE 12, 1995 (ENTIRE SITE & LAKE)
- ALL STRUCTURES SHALL BE FULLY SPRINKLERED IN ACCORDANCE WITH ARTICLE 13 OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND ALL OTHER APPLICABLE LAWS.
- EXISTING 100 YEAR FLOODPLAIN STUDY: FRS 800192, APPROVED SEPTEMBER 11, 1989.
- BASIC PLAN, A-9763-C, APPROVED 10-9-89 (Z.O. 61-1989)
- COMPREHENSIVE DESIGN PLAN, CDP-9706, APPROVED 2-28-98 (PODPS REG. 88-30)
20. TREE CONSERVATION PLAN TYPE I: TOP 17/3/97 TYPE II: 2-023-12 & 2-024-12
- PRELIMINARY PLAN, 4-99026 APPROVED 10-14-99 (M.N.C.P. & P.C.)
- STORMWATER MANAGEMENT CONCEPT PLAN: SV-6, 10218-2007-00 APPROVED 8/18/2013, EV-14: 2066-2010-00 APPROVED 8/18/2013
- THERE ARE THREE (3) CEMETERIES LOCATED WITHIN THE SUBJECT PROPERTY: (NONE ARE LOCATED IN SV-6 OR EV-14)
HILLARY FAMILY CEMETERY
SUSAN HODGES CEMETERY
SMITH FAMILY CEMETERY
- THERE ARE TWO (2) HISTORIC SITES LOCATED WITHIN THE SUBJECT PROPERTY: (NONE ARE LOCATED IN SV-6 OR EV-14)
BEECHWOOD, #78-60
PENTLAND HILLS, #78-38
- INFORMATION CONCERNING IMPROVEMENTS TO LEELEND ROAD AND THE INTERSECTION OF MD ROUTE 301 AND LEELEND ROAD WAS OBTAINED FROM AVAILABLE RECORDS.
DPW#1 PERMIT NO. 08-22-00066, BEN DYER ASSOCIATES, INC. (8-25-98)
- 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".
- FOOTINGS TO BE EXTENDED TO EXISTING GROUND WHERE NECESSARY.
- ROOF AND FOOTING DRAINAGE TO BE DISCHARGED TO SPLASH BLOCKS.
- MAX. SLOPE: 3:1 MIN. SLOPE: 2.5% GRADED, 1% PAVED
- CONCRETE CURBS AND GUTTER SHALL BE IN ACCORDANCE WITH PRINCE GEORGE'S COUNTY STANDARD DETAIL # 300.01
- SPLIT GUTTERS ON ALL HIGH SIDE CURBS AND GUTTER.
- WATER AND SEWER SERVICE FOR THIS SITE WILL BE PROVIDED BY CONNECTING TO THE EXISTING PUBLIC WATER AND SEWER SYSTEM.
- HANDICAPPED RAMPES SHALL BE IN ACCORDANCE WITH PRINCE GEORGE'S COUNTY STANDARD DETAILS 300.05 TO 300.08 OR AS MODIFIED ON PLAN.
- A 42" RAILING/FENCE IS REQUIRED FOR ALL RETAINING WALLS OVER 18".

LEGEND

- EXISTING CONTOUR
+ 45.5
PROPOSED SPOT ELEVATION
TREE PRESERVATION AREA
TREE PRESERVATION - NOT COUNTED (small size or on-lot)
PROPOSED REFORESTATION
TREE PROTECTION DEVICE TEMPORARY
EX. PROPERTY LINE
PROPOSED RIGHT-OF-WAY
PROPOSED PARCEL LINE
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
EXISTING WATER LINE
EXISTING SEWER LINE
PROPOSED PARCEL
PROPOSED BLOCK
LIMIT OF DISTURBANCE FOR ALL OTHER PHASES
SPLIT RAIL FENCE - PERMANENT
LIMIT OF THIS SDP
TREE CONSERVATION AREA SIGNAGE

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 Adelpia fine sandy loam 0-2% slopes
Adb2 Adelpia fine sandy loam 2-5% slopes
Aha Adelpia silt loam 0-2% slopes
Aha2 Adelpia 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
Ocb3 Ochlockonee sandy loam 2-5% slopes
WaA Westphalia fine sandy loam 0-2% slopes
WaB2 Westphalia fine sandy loam 2-6% slopes
WaC2 Westphalia fine sandy loam 6-12% slopes
WaC3 Westphalia fine sandy loam 12-20% slopes
WaD2 Westphalia fine sandy loam 6-12% slopes
WaD3 Westphalia fine sandy loam 12-20% slopes
Sae Sandy land, steep

REVISIONS

NO.	DATE	DESCRIPTION	BY

BEECH TREE

PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION PLAN TYPE 2

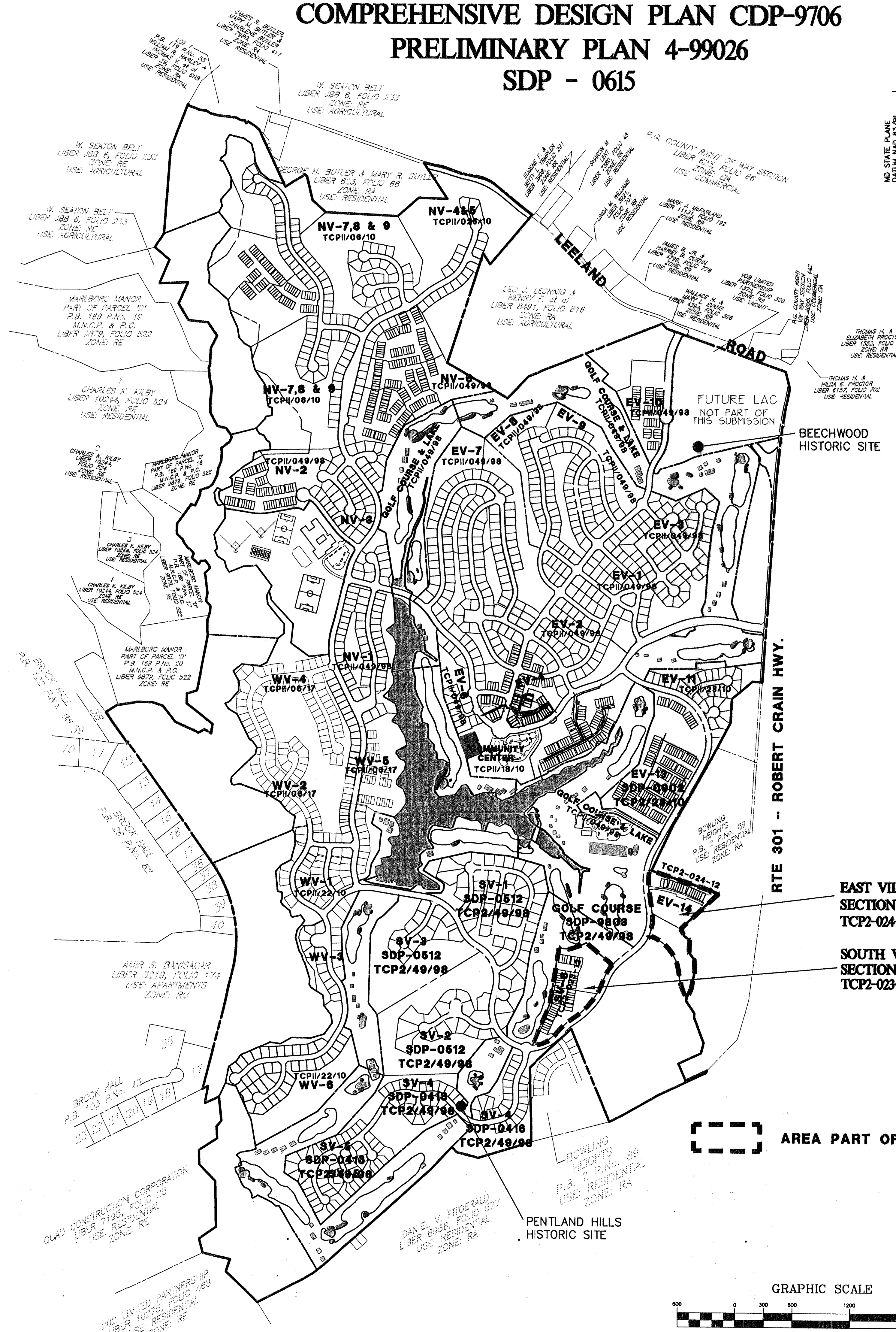
SOUTH VILLAGE 6 & EAST VILLAGE 14

BASIC PLAN A-9763-C

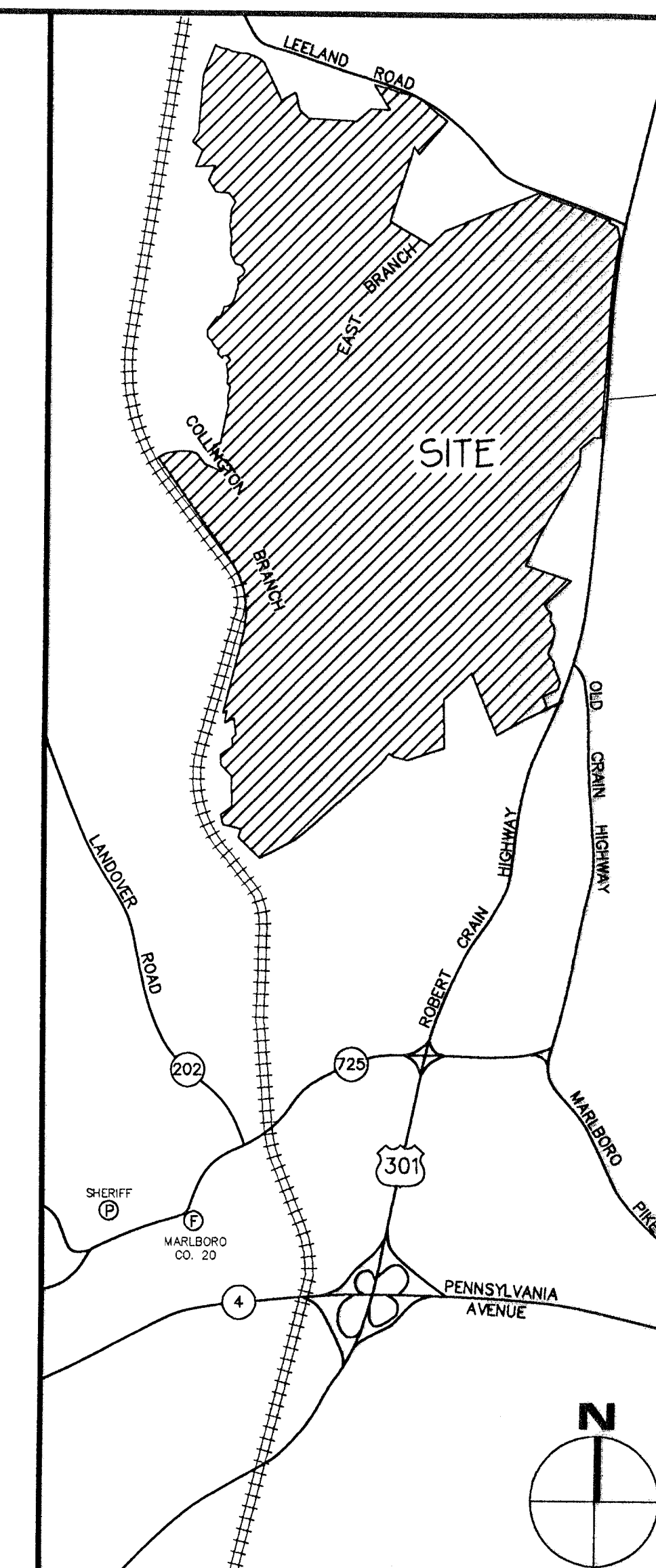
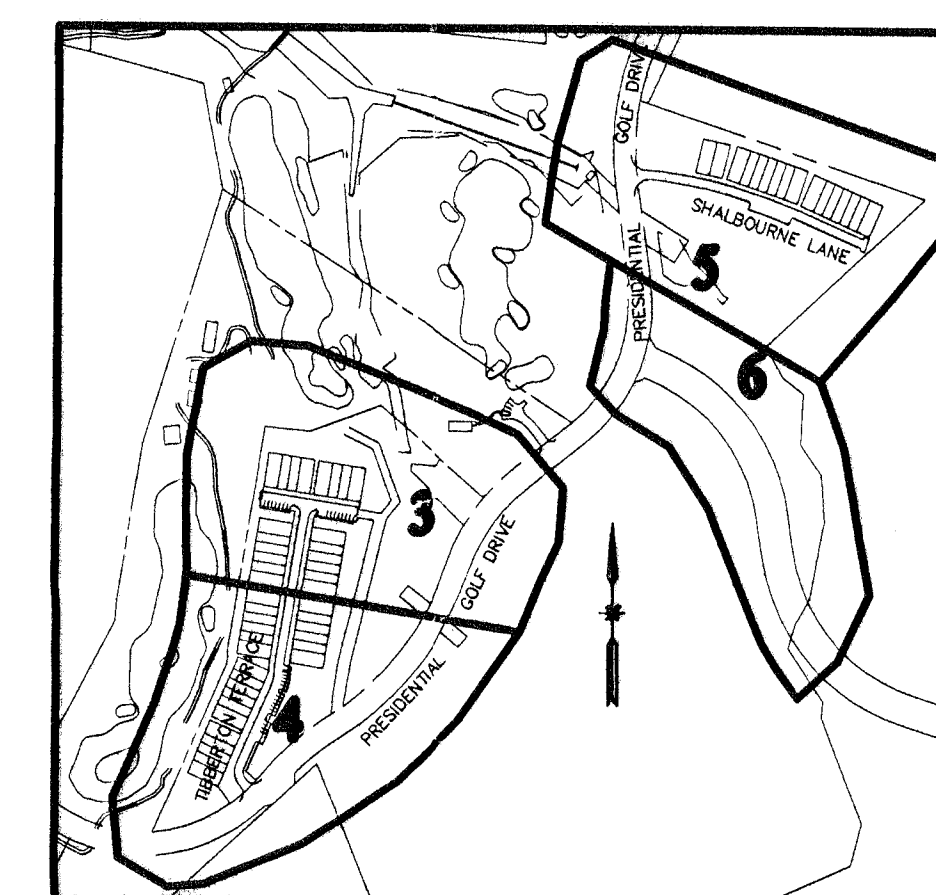
COMPREHENSIVE DESIGN PLAN CDP-9706

PRELIMINARY PLAN 4-99026

SDP - 0615



SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET, KEY MAP
2	DETAIL SHEET
3-6	PLAN SHEETS

VICINITY MAP
SCALE 1"=2000'KEY MAP
N.T.S.APPROVED
PLAN

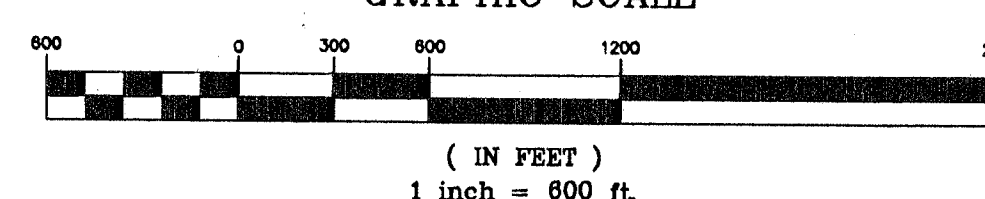
SDP-0615-02

M-NCPPC APPROVALS	
PROJECT NAME: Beechtree	
PROJECT NUMBER: SDP-0615	
DATE: 11-15-12	BY: T-240

EAST VILLAGE
SECTION 14 &
TCP2-024-12SOUTH VILLAGE
SECTION 6
TCP2-023-12

AREA PART OF THIS APPLICATION

GRAPHIC SCALE



NOTE: TCP 2-23-12 and TCP 2-24-12 WAS
SEPARATED FROM TCP 2-041-98 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	
TCP2-023-12	
APPROVED BY: [Signature]	DATE: 11/21/12
01	
02	
03	
04	
05	
06	

M-NCPPC	
Prince George's County Planning Department	
Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP2-024-12	
APPROVED BY: [Signature]	DATE: 11/21/12
01	
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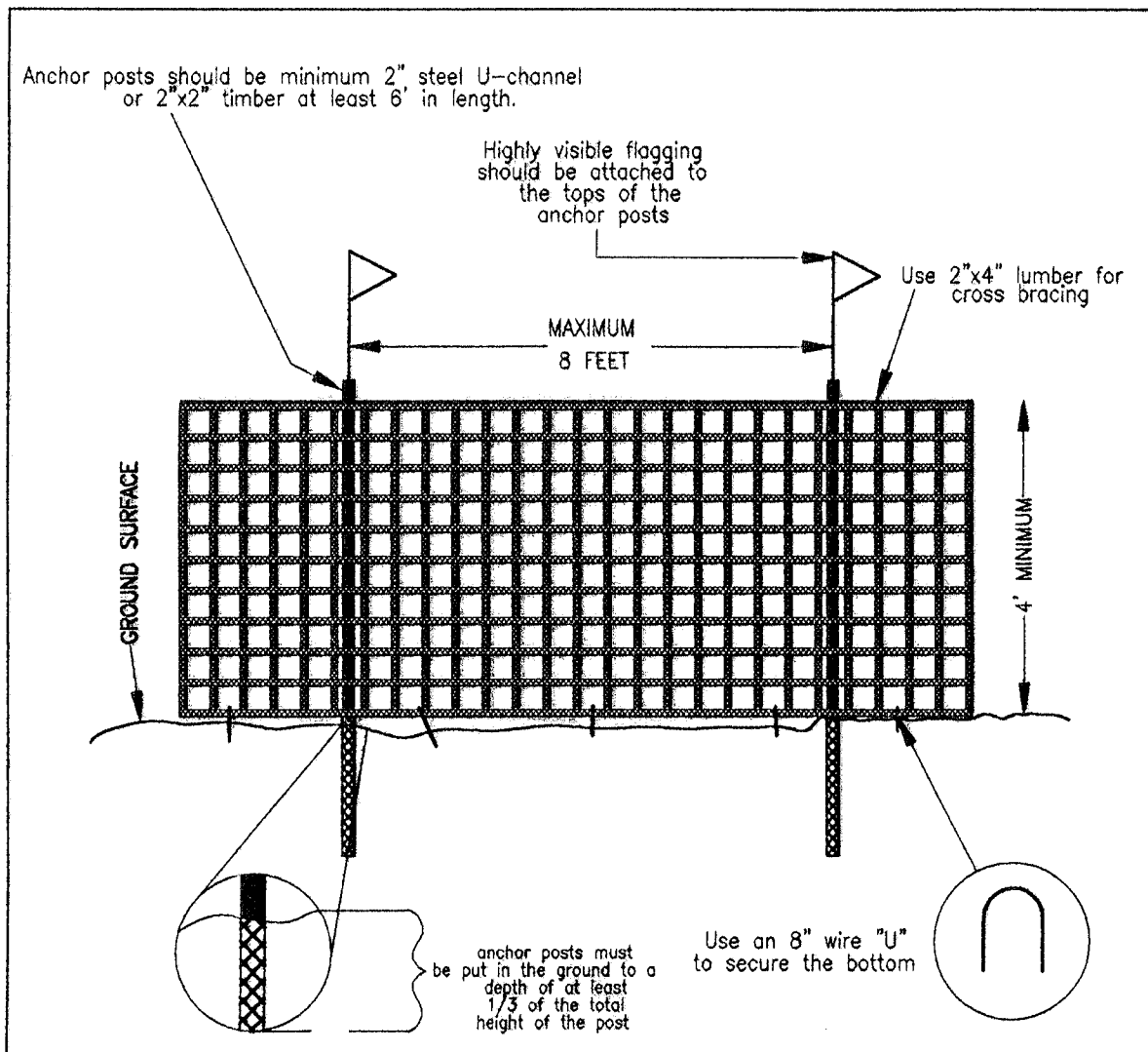
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GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD, SUITE 100, ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2849 www.gpi.net

SV-6 & EV 14

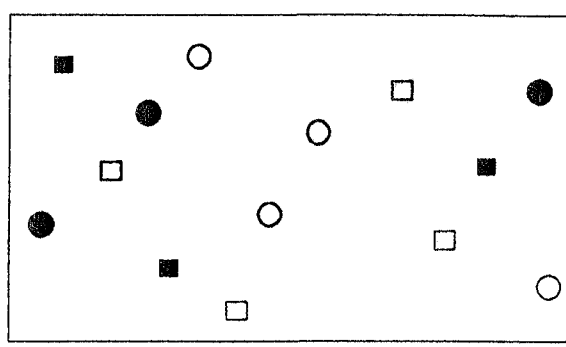
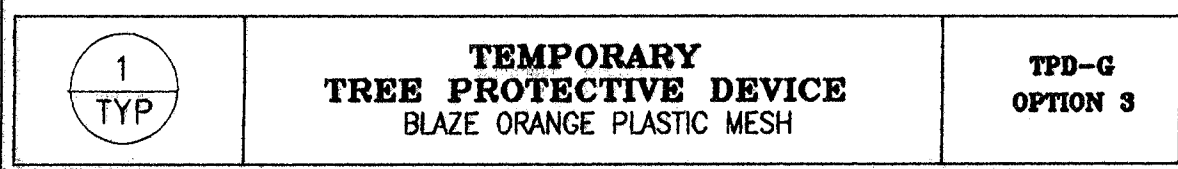
General Tree Conservation Notes:

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 \$150 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 Device 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.

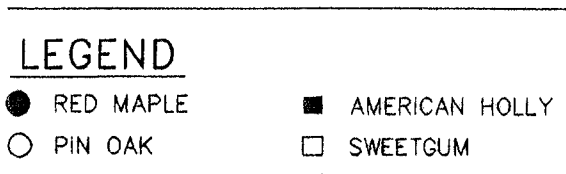


GENERAL NOTES

1. Limits of disturbance will be set as part of the review process for an approved TPD.
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.



REFORESTATION DETAIL



REFORESTATION PLANT SCHEDULE

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

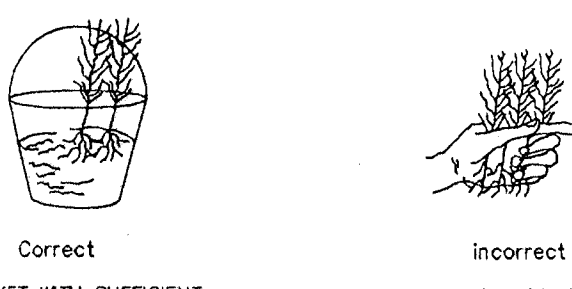
1,000 Seedling Equivalents per Acre, and that a Whip is the Equivalent to Two Seedlings, so that 500 Whips per Acre Satisfies the Requirement.

Reforestation Notes:

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

HANDLING AND PLANTING OF SEEDLING(2)

HANDLING SEEDLINGS IN THE FIELD

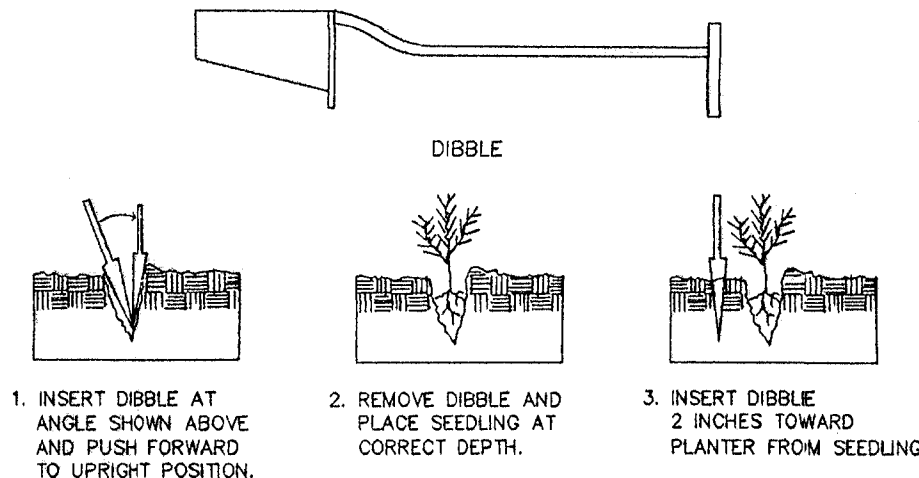


NOTE:

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

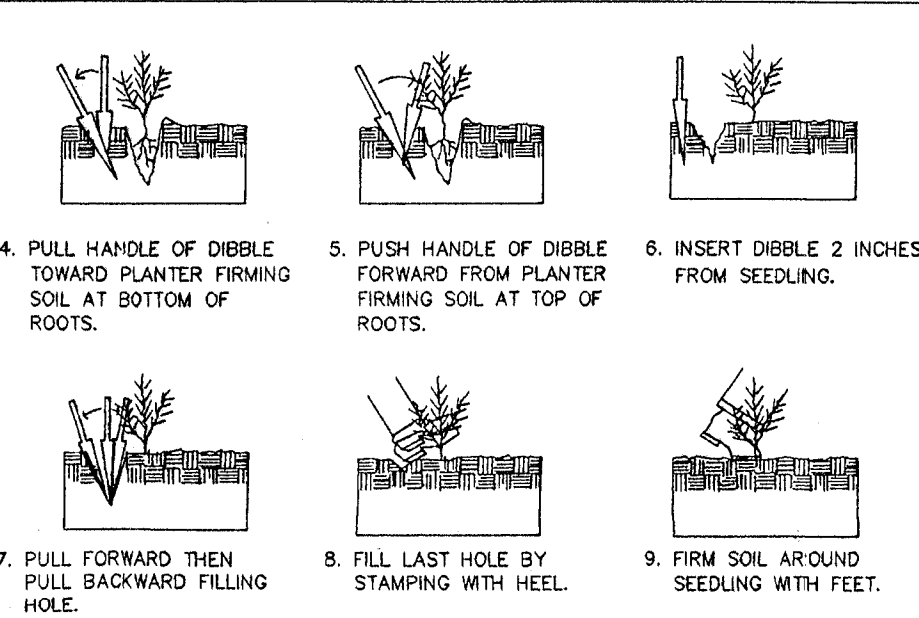
SEEDLING PLANTING METHODS

A. DIBBLE PLANTING

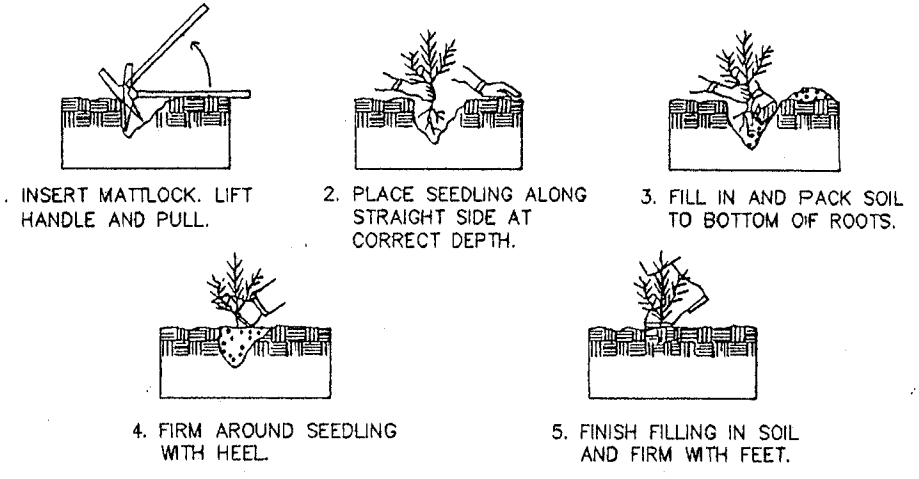


SOURCE: adapted from the Maryland State FOREST CONSERVATION MANUAL

HANDLING AND PLANTING OF SEEDLING(3)



B. MATTOCK PLANTING



SOURCE: adapted 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 held 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 than mass planting shall be entirely rototilled to a depth of 6" 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 Dener 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 condition, by replanting, plant replacement, watering, weeding, cultivating, pruning and spraying, restocking 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 Dener.

Fertilizer

Fertilizer shall be a slow release type contained in polyethylene perforated bags with micro-pore holes for controlled feeding such as Easy Grow as manufactured by Specolity Fertilizer, Inc., Box 355, Suffern, New York 10901 on 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 pockets 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 weeds 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

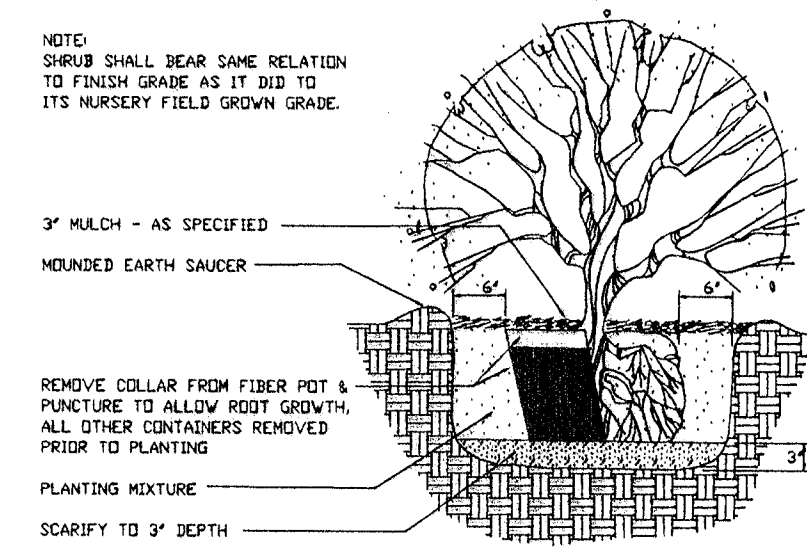
Prepared by the Environmental Planning Section, Planning Department, M-NCPPC
Revised 4/23/2003

Removal of Hazardous Tree or Hazardous Limbs By Developers or Builders

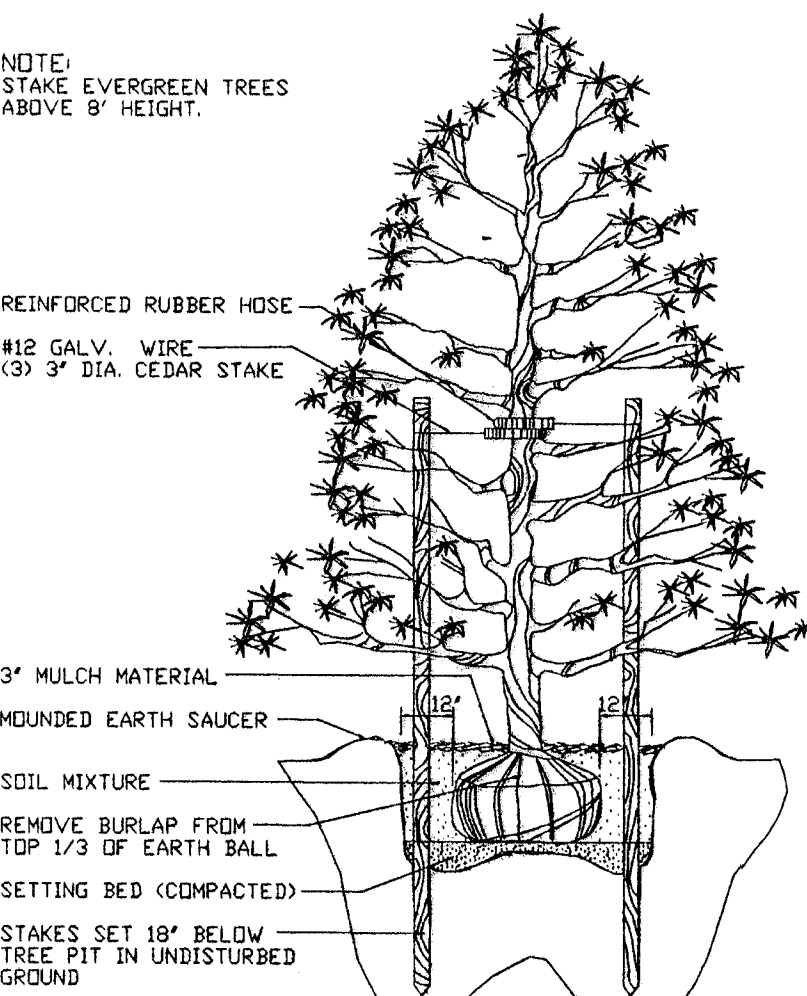
The Developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the Department of Environmental Resources as dead, dying or hazardous may be removed.

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 near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
4. Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller the materials shall be placed into brush piles that will serve as wildlife habitat.

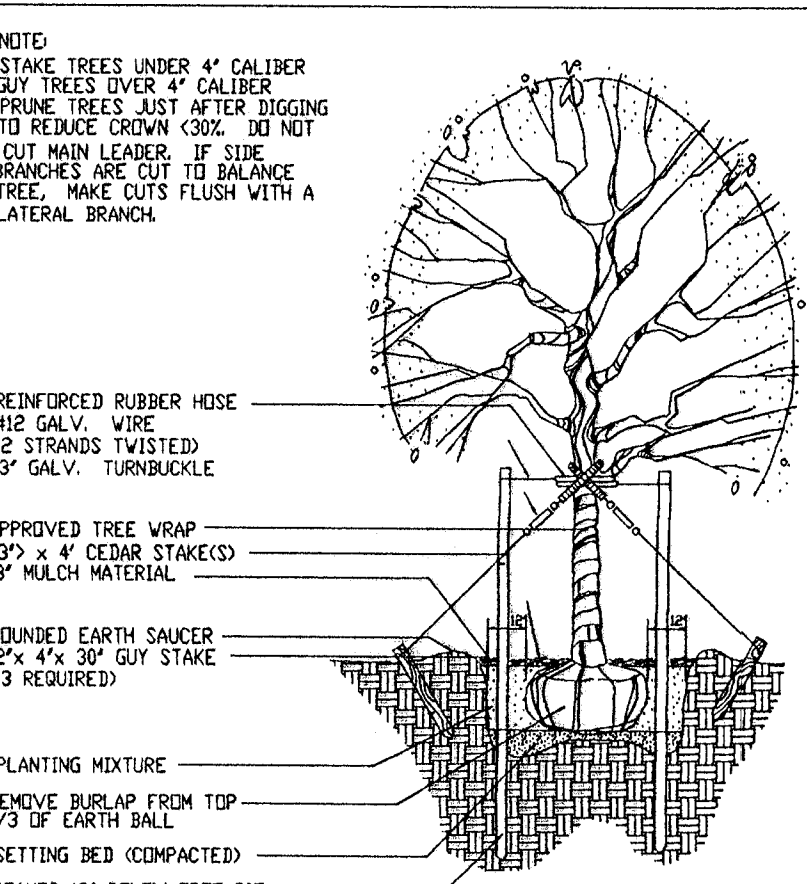
Zone	Tree	Problems	Removal Method	Notes
Zone 1	Tree 1	Problems	Removal Method	Notes
Zone 2	Tree 2	Problems	Removal Method	Notes
Zone 3	Tree 3	Problems	Removal Method	Notes
Zone 4	Tree 4	Problems	Removal Method	Notes
Zone 5	Tree 5	Problems	Removal Method	Notes
Zone 6	Tree 6	Problems	Removal Method	Notes
Zone 7	Tree 7	Problems	Removal Method	Notes
Zone 8	Tree 8	Problems	Removal Method	Notes
Zone 9	Tree 9	Problems	Removal Method	Notes
Zone 10	Tree 10	Problems	Removal Method	Notes
Zone 11	Tree 11	Problems	Removal Method	Notes
Zone 12	Tree 12	Problems	Removal Method	Notes
Zone 13	Tree 13	Problems	Removal Method	Notes
Zone 14	Tree 14	Problems	Removal Method	Notes
Zone 15	Tree 15	Problems	Removal Method	Notes
Zone 16	Tree 16	Problems	Removal Method	Notes
Zone 17	Tree 17	Problems	Removal Method	Notes
Zone 18	Tree 18	Problems	Removal Method	Notes
Zone 19	Tree 19	Problems	Removal Method	Notes
Zone 20	Tree 20	Problems	Removal Method	Notes
Zone 21	Tree 21	Problems	Removal Method	Notes
Zone 22	Tree 22	Problems	Removal Method	Notes
Zone 23	Tree 23	Problems	Removal Method	Notes
Zone 24	Tree 24	Problems	Removal Method	Notes
Zone 25	Tree 25	Problems	Removal Method	Notes
Zone 26	Tree 26	Problems	Removal Method	Notes
Zone 27	Tree 27	Problems	Removal Method	Notes
Zone 28	Tree 28	Problems	Removal Method	Notes
Zone 29	Tree 29	Problems	Removal Method	Notes
Zone 30	Tree 30	Problems	Removal Method	Notes
Zone 31	Tree 31	Problems	Removal Method	Notes
Zone 32	Tree 32	Problems	Removal Method	Notes
Zone 33	Tree 33	Problems	Removal Method	Notes
Zone 34	Tree 34	Problems	Removal Method	Notes
Zone 35	Tree 35	Problems	Removal Method	Notes
Zone 36	Tree 36	Problems	Removal Method	Notes
Zone 37	Tree 37	Problems	Removal Method	Notes
Zone 38	Tree 38	Problems	Removal Method	Notes
Zone 39	Tree 39	Problems	Removal Method	Notes
Zone 40	Tree 40	Problems	Removal Method	Notes
Zone 41	Tree 41	Problems	Removal Method	Notes
Zone 42	Tree 42	Problems	Removal Method	Notes
Zone 43	Tree 43	Problems	Removal Method	Notes
Zone 44	Tree 44	Problems	Removal Method	Notes
Zone 45	Tree 45	Problems	Removal Method	Notes
Zone 46	Tree 46	Problems	Removal Method	Notes
Zone 47	Tree 47	Problems	Removal Method	Notes
Zone 48	Tree 48	Problems	Removal Method	Notes
Zone 49	Tree 49	Problems	Removal Method	Notes
Zone 50	Tree 50	Problems	Removal Method	Notes
Zone 51	Tree 51	Problems	Removal Method	Notes
Zone 52	Tree 52	Problems	Removal Method	Notes
Zone 53	Tree 53	Problems	Removal Method	Notes
Zone 54	Tree 54	Problems	Removal Method	Notes
Zone 55	Tree 55	Problems	Removal Method	Notes
Zone 56	Tree 56	Problems	Removal Method	Notes
Zone 57	Tree 57	Problems	Removal Method	Notes
Zone 58	Tree 58	Problems	Removal Method	Notes
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Zone 61	Tree 61	Problems	Removal Method	Notes
Zone 62	Tree 62	Problems	Removal Method	Notes
Zone 63	Tree 63	Problems	Removal Method	Notes
Zone 64	Tree 64	Problems	Removal Method	Notes
Zone 65	Tree 65	Problems	Removal Method	Notes
Zone 66	Tree 66	Problems	Removal Method	Notes
Zone 67	Tree 67	Problems	Removal Method	Notes
Zone 68	Tree 68	Problems	Removal Method	Notes
Zone 69	Tree 69	Problems	Removal Method	Notes
Zone 70	Tree 70	Problems	Removal Method	Notes
Zone 71	Tree 71	Problems	Removal Method	Notes
Zone 72	Tree 72	Problems	Removal Method	Notes
Zone 73	Tree 73	Problems	Removal Method	Notes
Zone 74	Tree 74	Problems	Removal Method	Notes
Zone 75	Tree 75	Problems	Removal Method	Notes
Zone 76	Tree 76	Problems	Removal Method	Notes
Zone 77	Tree 77	Problems	Removal Method	Notes
Zone 78	Tree 78	Problems	Removal Method	Notes
Zone 79	Tree 79	Problems	Removal Method	Notes
Zone 80	Tree 80	Problems	Removal Method	Notes
Zone 81	Tree 81	Problems	Removal Method	Notes
Zone 82	Tree 82	Problems	Removal Method	Notes
Zone 83	Tree 83	Problems	Removal Method	Notes
Zone 84	Tree 84	Problems	Removal Method	Notes
Zone 85	Tree 85	Problems	Removal Method	Notes
Zone 86	Tree 86	Problems	Removal Method	Notes
Zone 87	Tree 87	Problems	Removal Method	Notes
Zone 88	Tree 88	Problems	Removal Method	Notes
Zone 89	Tree 89	Problems	Removal Method	Notes
Zone 90	Tree 90	Problems	Removal Method	Notes
Zone 91	Tree 91	Problems	Removal Method	Notes
Zone 92	Tree 92	Problems	Removal Method	Notes
Zone 93	Tree 93	Problems	Removal Method	Notes
Zone 94	Tree 94	Problems	Removal Method	Notes
Zone 95	Tree 95	Problems	Removal Method	Notes
Zone 96	Tree 96	Problems	Removal Method	Notes
Zone 97	Tree 97	Problems	Removal Method	Notes
Zone 98	Tree 98	Problems	Removal Method	Notes
Zone 99	Tree 99	Problems	Removal Method	Notes
Zone 100	Tree 100	Problems	Removal Method	Notes



PLANTING DETAIL/SHRUBS



PLANTING DETAIL/EVERGREEN TREES



PLANTING DETAIL/DECIDUOUS TREES

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 Stripes Dorset 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 Stripes Dorset.
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 TCPIL

Protection of Reforestation and Afforestation Areas by Individual Homeowners

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

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

1. A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 Governor Odum 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 trees 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 over-seeding 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.

Woodland Conservation Worksheet for Prince Georges County, Maryland

RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - JOURNAL WORKSHEET		RECORDS - 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KEY MAP
N.T.S.

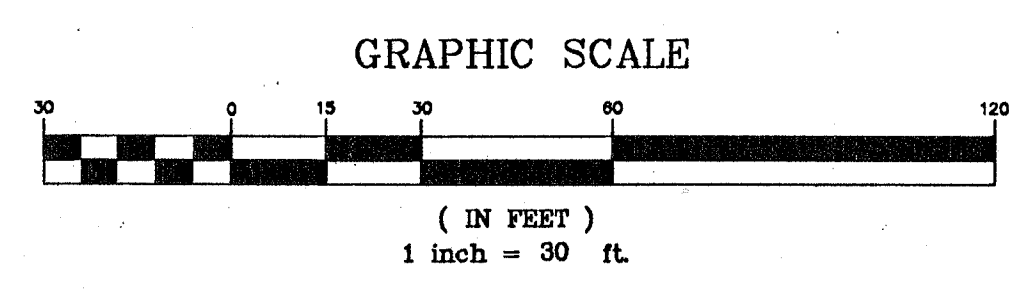
LEGEND

- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- TREE PRESERVATION AREA
- TREE PRESERVATION - NOT COUNTED (small size or on-lot)
- PROPOSED REFORESTATION
- TREE PROTECTION DEVICE TEMPORARY
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PARCEL LINE
- 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
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPOSED PARCEL
- PROPOSED BLOCK
- LIMIT OF DISTURBANCE FOR ALL OTHER PHASES
- SPLIT RAIL FENCE - PERMANENT TPD
- LIMIT OF THIS SDP
- TREE CONSERVATION AREA SIGNAGE

M-NCPPC APPROVALS			
PROJECT NAME:		Beechtree	
PROJECT NUMBER:		SDP-0615	
For Conditions of Approval as Set Forth in the Order of Approval from the Prince George's County Planning Department			
Approved by:	Approved:	Reviewer's Initials	Circulation Date
02	11-15-12	GBS	7-24-11

PROVED PLAN
SDP-0615-02

Sheet Area	5.13	Acres
Preservation	1.56	Acres
Af/Reforestation	0.59	Acres
Regeneration	0.00	Acres
Floodplain PMA Af/Reforestation	0.06	Acres
Non-Floodplain PMA Af/Reforestation	0.00	Acres
Floodplain PMA Impact	0.00	Acres
Non-Floodplain PMA Impact	0.15	Acres
Preservation NIC	0.00	Acres
Total Ref/Pres/Reg	2.21	Acres



NOTE: TCP 2-23-12 AND TCP 2-24-12 WAS SEPARATED FROM TCP 1-044-98 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-2-023-12			
Approved by:	Approved:	Original:	
02/11/12	02/11/12	02/11/12	

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

OWNER/DEVELOPER	
VOB LIMITED PARTNERSHIP	
8240 BOONE BOULEVARD	
SUITE 500	
VENNA, VA 22182	
703-288-4200 FAX/703-288-4218	

7.13

PROJ. MGR.	CMR	DESIGNED	GPI	DRAWN	EAE	CHECKED	GPI	DATE	CREATED TCP II PLANS for SV 6	REVISIONS	SMD	BY	DATE	REVISIONS	BY
								1/25/10							

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

BEECH TREE
SOUTH VILLAGE - SECTION 6 &
EAST VILLAGE - SECTION 14
PRINCE GEORGE'S COUNTY, MARYLAND

P.A. 79 UPPER MARLBORO & VICINITY

MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN
TYPE 2

SV 6

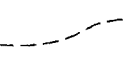
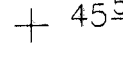
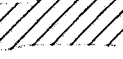
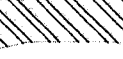











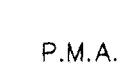
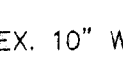
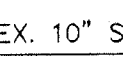

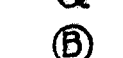


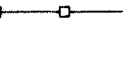



DATE	PROJECT No.
6/2013	97179
SCALE	SHEET
1" = 30'	3 OF 6

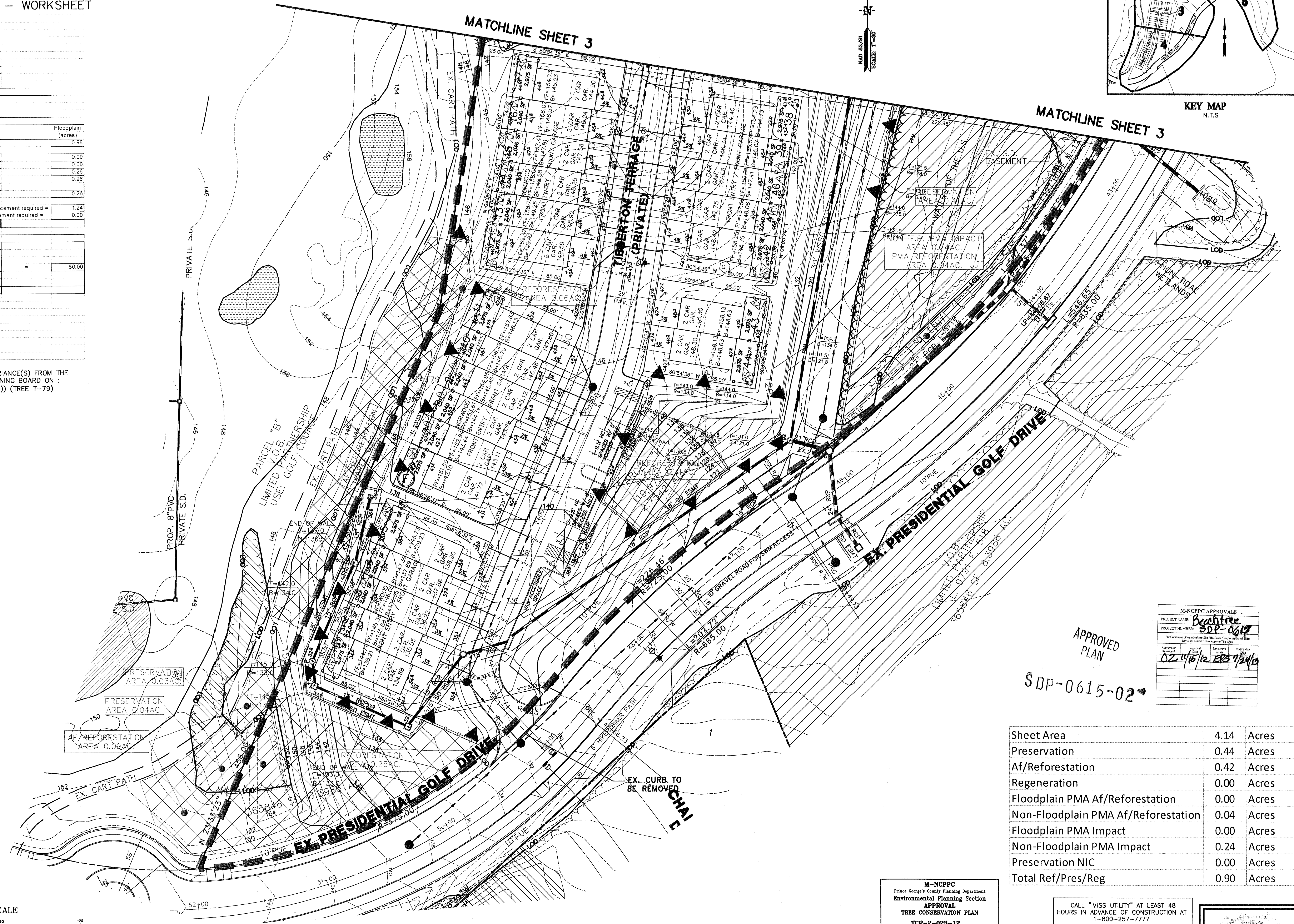
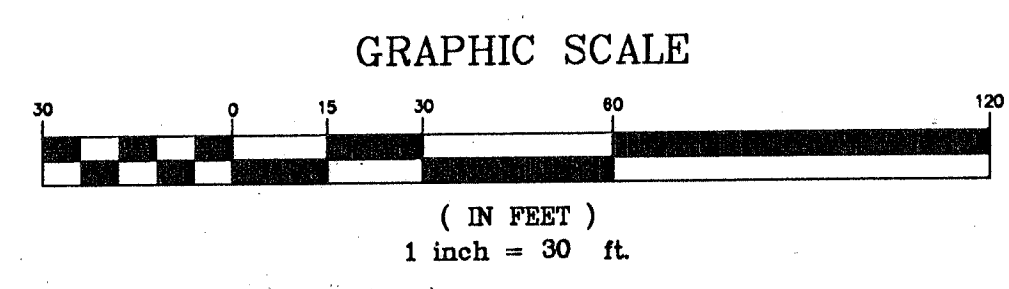
TCPII with Previously Approved TCPII
Woodland Conservation Worksheet
for
Prince George's County

Zone	R-S				
Gross Tract	9.27				
Floodplain	0.08				
Previously Dedicated Land	0.00				
Net Tract (NTA)	9.19	0.00	0.00		
Property Description or Subdivision Name	TCP11-23-10 Beechtree SV-6				
Owner					
Address					
Phone					
Previous TCP11 Number	TCP11-049-58 Beechtree (Overall)				
Woodland Conservation Calculations:		Net Tract (acres)		Floodplain (acres)	
Acres of Existing Woodland		6.37		0.98	
Woodland Conservation Required for Lot per TCP11	0.00%	0.00			
Area of Woodland Cleared per overall TCP11		0.00		0.00	
Area of FPI/PMA Cleared per overall TCP11		0.00		0.00	
Area of Woodland Cleared per current TCP11		4.97		0.26	
Area of FPI/PMA Cleared per current TCP11		0.39		0.26	
Area of Woodland above WCT not cleared by TCP11	4.97	NA		0.26	
Additional Woodland Cleared by TCP11	N			0.26	
Does the TCP11 show 2:1 replacement					
Cleaning above WCT	4.97	Additional 1/4:1 Replacement required =	1.24		
Cleaning below WCT	0.00	Additional 2:1 Replacement required =	0.00		
Total Woodland Conservation Required for this Lot:		1.50			
Woodland Conservation Provided:		(acres)			
Woodland Preservation		2.00			
Reforestation / Afforestation		1.01			
Reforestation / Afforestation (PMA)		0.10			
Area approved for fee-in-lieu		0.00		0.00	
Credits Received for Off-site Mitigation on another property		0.00			
Off-site Mitigation provided on this property		0.00			
Total Woodland Conservation Provided		3.11			
Area of net tract woodland not cleared	2.00	acres			
Woodland retained not part of requirements	0.00	acres			
Prepared by	Christopher Rizzi				
Address					
Phone					
License					

NOTE: THIS PLAN IS IN ACCORDANCE WITH THE FOLLOWING VARIANCE(S) FROM THE STRICT REQUIREMENTS OF SUBTITLE 25 APPROVED BY THE PLANNING BOARD ON :
A. THE REMOVAL OF 1 SPECIMEN TREE (SECTION 25-122(B)(1)(G)) (TREE T-79)

LEGEND

- 
 EXISTING CONTOUR

 PROPOSED SPOT ELEVATION

 TREE PRESERVATION AREA

 TREE PRESERVATION - NOT COUNTED

 (small size or on-lot)

 PROPOSED REFORESTATION

 TREE PROTECTION DEVICE TEMPORARY

 EX. PROPERTY LINE

 PROPOSED RIGHT-OF-WAY

 PROPOSED PARCEL LINE

 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

 EX. 10' SEWER

 PROPOSED PARCEL

 PROPOSED BLOCK

 LIMIT OF DISTURBANCE FOR ALL OTHER PHASES

 SPLIT RAIL FENCE - PERMANENT TPD

 LIMIT OF THIS SDP

 TREE CONSERVATION AREA SIGNAGE



Sheet Area	4.14	Acres
Preservation	0.44	Acres
Af/Reforestation	0.42	Acres
Regeneration	0.00	Acres
Floodplain PMA Af/Reforestation	0.00	Acres
Non-Floodplain PMA Af/Reforestation	0.04	Acres
Floodplain PMA Impact	0.00	Acres
Non-Floodplain PMA Impact	0.24	Acres
Preservation NIC	0.00	Acres
Total Ref/Pres/Reg	0.90	Acres

M-NCPPC APPROVALS			
PROJECT NAME			
PROJECT NUMBER			
For Conditions of Approval on Two Pike Place Street or Additional Street Permitted Land Driver Apply to The State			
Approval or Denial of	Approval Date	Inspector's Initials	Certification Date
02	11/16/12	ERS	7/24/13

APPROVED
PLAN
SDP-0615-02

NOTE: TCP 2-23-12 AND TCP 2-24-12 WAS
SEPARATED FROM TCP II-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	
<u>TCP-2-023-12</u>	
Approved by _____ <i>[Signature]</i>	Date <u>7/22/13</u>
01	
02	
03	
04	
05	
06	

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

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

PROJ. MGR. CMR						
DESIGNED GPI						
DRAWN SMD						
CHECKED CMR	1/25/10	CREATED TCP II PLANS for SV 6	SMD			
	DATE	REVISIONS	BY	DATE	REVISIONS	BY

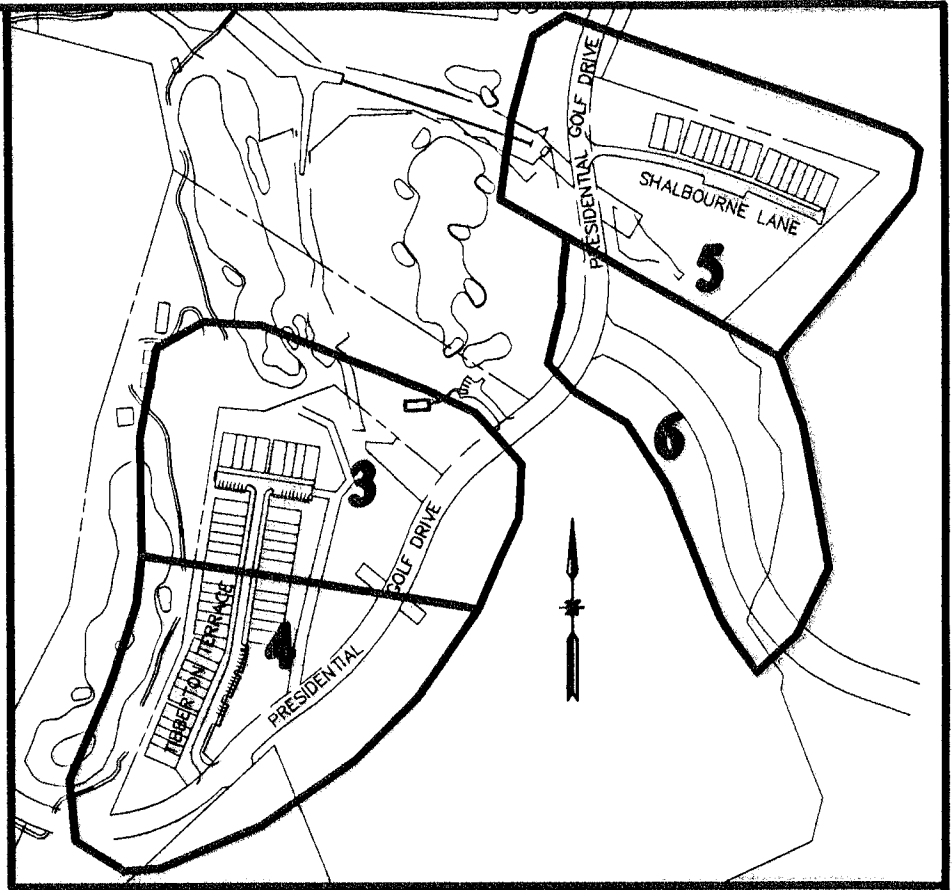
GPI **GREENMAN - PEDERSEN, INC.**
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILDFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

BEECH TREE
SOUTH VILLAGE - SECTION 6 &
EAST VILLAGE - SECTION 14
PRINCE GEORGE'S COUNTY, MARYLAND

P.A. 79 UPPER MARLBORO & VICINITY

MARLBORO (3rd) ELECTION DISTRICT

<h1 style="text-align: center;">TREE CONSERVATION PLAN</h1> <h2 style="text-align: center;">TYPE 2</h2> <h3 style="text-align: center;">SV 6</h3>	DATE	PROJECT No.
	6/2013	97179
	SCALE	SHEET
	1" = 30'	4 OF 6



KEY MAP
N.T.S.

NOT TO SCALE
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
- EXISTING TREE LINE
- EXISTING SHRUB LINE
- SPECIMEN TREE
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- P.M.A.
- EX. 10" WATER
- EX. 10" SEWER
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPOSED PARCEL
- PROPOSED BLOCK
- LIMIT OF DISTURBANCE FOR ALL OTHER PHASES
- SPLIT RAIL FENCE - PERMANENT
- LIMIT OF THIS SDP
- TREE CONSERVATION AREA SIGNAGE

APPROVED
PLAN

SDP-0615-02

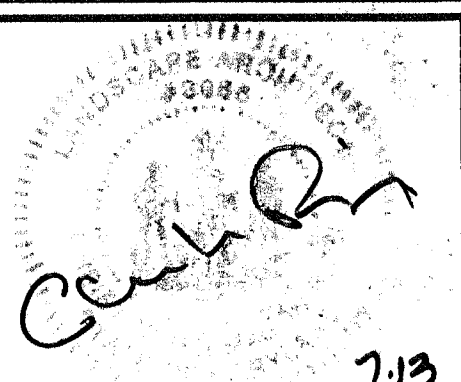
M-NCPPC APPROVALS			
PROJECT NAME	Beech tree		
PROJECT NUMBER	SDP-0615		
For Conditions of Approval use See This Case Cover or Approval Sheet Variances Listed Below Apply to This Case			
Approved or Reviewed By	Approved Date	Reviewer's Initials	Civil Division Date
02	11-15-12	ERS	7/24/13

Sheet Area	5.77	Acres
Preservation	2.61	Acres
Af/Reforestation	0.13	Acres
Regeneration	0.00	Acres
Floodplain PMA Af/Reforestation	0.00	Acres
Non-Floodplain PMA Af/Reforestation	0.00	Acres
Floodplain PMA Impact	0.00	Acres
Non-Floodplain PMA Impact	0.00	Acres
Preservation NIC	0.00	Acres
Total Ref/Pres/Reg	2.74	Acres

M-NCPPC			
Prince George's County Planning Department			
Environmental Planning Section			
APPROVAL			
TREE CONSERVATION PLAN			
TCP2-024-12			
APPROVED BY	DATE	APPROVED BY	DATE
02-11-15-12-ERS	7/24/13		

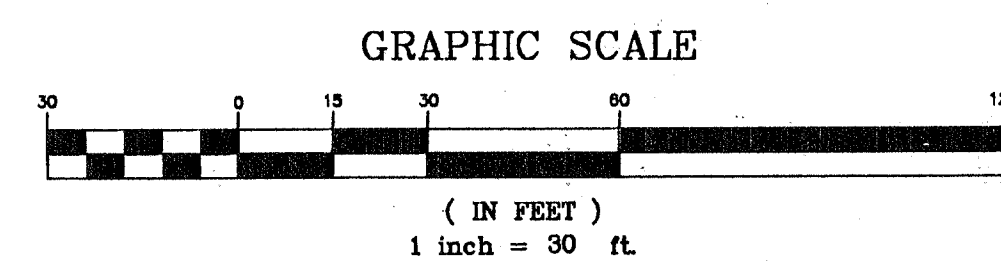
CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

OWNER/DEVELOPER:
VOB LIMITED PARTNERSHIP
8245 BOONE BOULEVARD
SUITE 500
VIENNA, VA 22182
703-286-4200 FAX 703-286-4218



7/13

NOTE: TCP 2-23-12 AND TCP 2-24-12 WAS SEPARATED FROM TCP 1-049-98 WITH THE APPROVAL OF THIS PLAN. 1.5 FACTOR OF SAFETY AS SHOWN



PROJ. MGR.	DESIGNED	DRAWN	CHECKED	DATE	COMBINED SV6 & EV 14 - SDP 0615	REVISIONS	DATE	BY	DATE	REVISIONS	BY
CMR	SD	EAE	CMR	3/4/10							

GREENMAN-PEDERSEN, INC.
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BEECH TREE
SOUTH VILLAGE - SECTION 6
&
EAST VILLAGE - SECTION 14
PRINCE GEORGE'S COUNTY, MARYLAND

P.A. 79 UPPER MARLBORO & VICINITY

MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN
TYPE 2

EV 14

DATE	PROJECT No.
6/2013	97179
SCALE	SHEET
1" = 30'	5 OF 6

N:\1997\97179\DWG\SV6\SV6.TC03EV14.DWG
EC00, EF00, BAD0, PC00, VMAP

