

GENERAL NOTES

- EXISTING ZONING: R-S
- PROPOSED DEVELOPMENT: SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL
- MASTER PLAN AREA: SUBREGION VI STUDY AREA, PLANNING AREA 78-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
- AGC MAP: P.6, 50, # 21 GRIDS B 10, C 6-13, D 7-13, E 7-12, F 9-12
- WATER CATEGORY: 3
- SEWER CATEGORY: 3
- 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.
10977 GULFORD ROAD
ANNAPOLIS JUNCTION, MARYLAND 20701
(301) 470-2772
- GROSS TRACT AREA: 118.08 ACRES
- GROSS TRACT AREA THIS SUBMITTAL: 41.96 ACRES
- 10' PUBLIC UTILITY EASEMENT RUNS ALONG ALL PUBLIC RIGHT OF WAY.
- BOUNDARY PROVIDED BY GREENMAN-PEDERSEN, INC.
- TOPOGRAPHY INFORMATION PROVIDED BY WINGS AND MAPS, INC.
- CONCEPTUAL STORM DRAIN APPROVAL NUMBER: CSO #98099110, 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: FPS 890192, APPROVED SEPTEMBER 11, 1989.
- SASO PLAN: A-9763-C, APPROVED 10-9-89 (2.0, 81-1989)
- COMPREHENSIVE DESIGN PLAN: CDP-9706, APPROVED 2-28-98 (PGCPB Res. 98-50)
- TREE CONSERVATION PLAN: CP 1773/97, TCP 2-049-98
- PRELIMINARY PLAN: 4-00010 APPROVED 7-27-2000 (M.N.C.P. & P.C.)
- STORMWATER MANAGEMENT CONCEPT PLAN: 008004950, APPROVED 6/27/00
- THERE ARE THREE (3) CEMETERIES LOCATED WITHIN THE SUBJECT PROPERTY:
HILLARY FAMILY CEMETERY
SUSAN HODGES CEMETERY
SMITH FAMILY CEMETERY
- THERE ARE TWO (2) HISTORIC SITES LOCATED WITHIN THE SUBJECT PROPERTY:
BEECHWOOD, #79-69
PENTLAND HILLS, #79-38
- 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. 9822.00098, BEN DYER ASSOCIATES, INC. (8-25-98)
- FILL AREAS:
A. CLASS I FILL TO BE PLACED BELOW ALL PAVED AREAS INCLUDING PARKING LOTS, DRIVES, AND SIDEWALKS.
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: MIN. SLOPE: 2.5% GRADED, 1% PAVED
- CONCRETE CURB AND GUTTER SHALL BE IN ACCORDANCE WITH PRINCE GEORGE'S COUNTY STANDARD DETAIL #10 & #10-A
- SPILL CURBS ON ALL HIGH SIDE CURB AND GUTTER.
- WATER AND SEWER SERVICE FOR THIS SITE WILL BE PROVIDED BY CONNECTING TO THE EXISTING PUBLIC WATER AND SEWER SYSTEM.
- HANDICAPPED RAMPS SHALL BE IN ACCORDANCE WITH PRINCE GEORGE'S COUNTY STANDARD DETAIL #10 & #10-A
- A 42" RAILING/FENCE IS REQUIRED FOR ALL RETAINING WALLS OVER 18".
- LEELEND ROAD IS A DESIGNATED HISTORIC ROAD.

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	Adelphi fine sandy loam	0-2% slopes
AdB2	Adelphi fine sandy loam	2-5% slopes
AhA	Adelphi silt loam	0-2% slopes
AhB2	Adelphi 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
WbB2	Westphalia fine sandy loam	2-6% slopes
WcC2	Westphalia fine sandy loam	6-12% slopes
WcC3	Westphalia fine sandy loam	12-20% slopes
WdD2	Westphalia fine sandy loam	6-12% slopes
WdD3	Westphalia fine sandy loam	12-20% slopes
SoE	Sandy land, steep	

SPECIMEN, CHAMPION AND HISTORIC TREE TABLE

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition Score*	Condition Comments	Disposition
T62	Southern Red Oak	Quercus falcata	37	Poor	22	broken limbs	To be Removed by Others
T63	Yellow Poplar	Liriodendron tulipifera	56	Poor	22	hollow trunk/lightning strike	Saved
T64	Dead						Removed
T65	Yellow Poplar	Liriodendron tulipifera	44	Poor	20	hollow trunk	Saved
T66	Yellow Poplar	Liriodendron tulipifera	44	Excellent	31		Saved
T67	Yellow Poplar	Liriodendron tulipifera	43	Good	28		Saved
T68	Northern Red Oak	Quercus rubra	31	Good	28		Saved
T69	Dead						Saved
T70	American Beech	Fagus grandifolia	34	Good	27		Saved
T71	Dead						Saved
T72	Yellow Poplar	Liriodendron tulipifera	55	Fair	24		Saved
T73	Dead						Saved
T74	Yellow Poplar	Liriodendron tulipifera	47	Poor	18	exposed roots on steep bank	Saved
T75	Dead						To Remain As-Is

*out of 32 possible points.

10/06/2006 REVISED TO 80' LOTS, REVISED BLOCKS 2K
5/06/2006 REVISED PER 65' LOTS

CMR

BEECH TREE

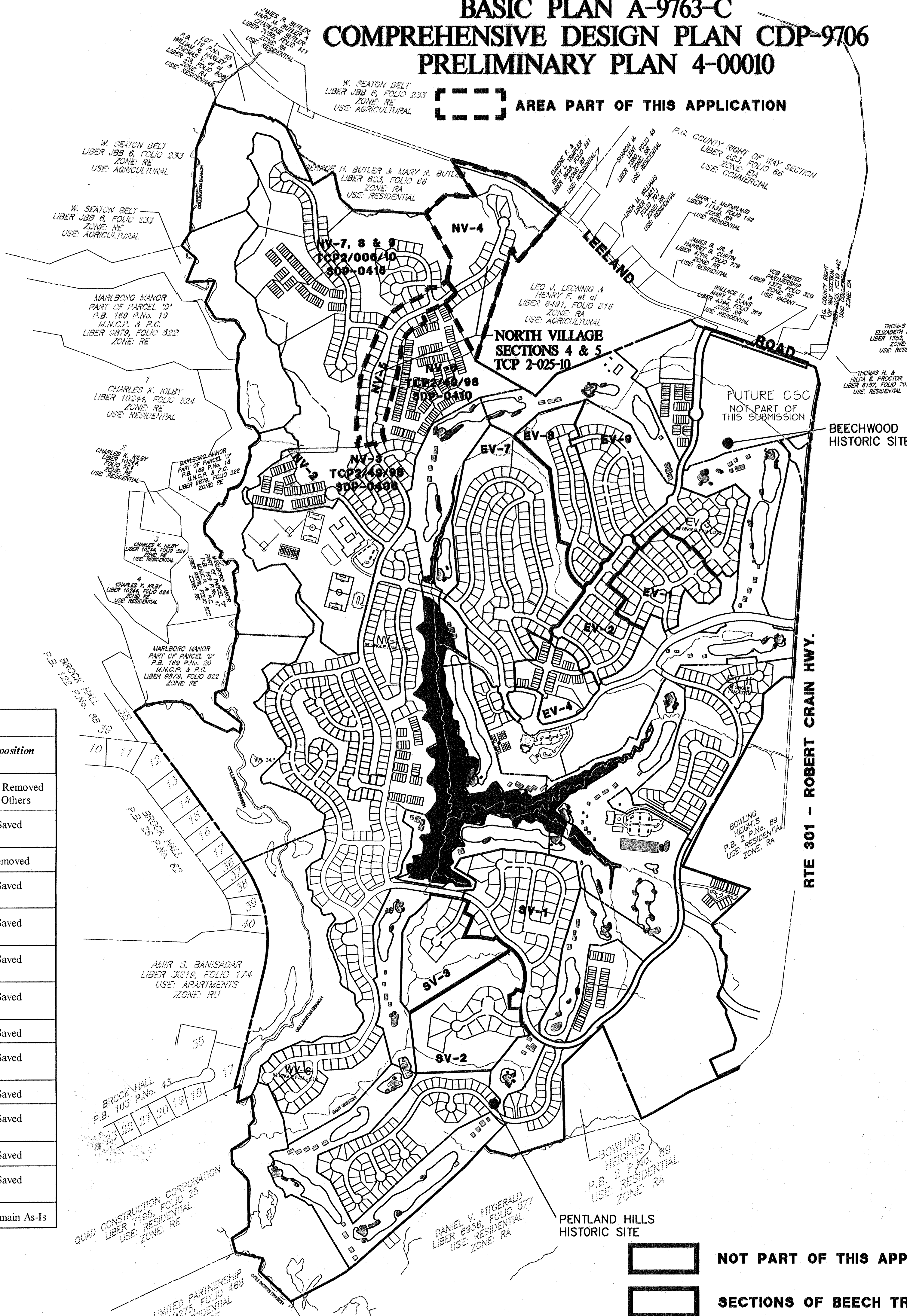
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION PLAN

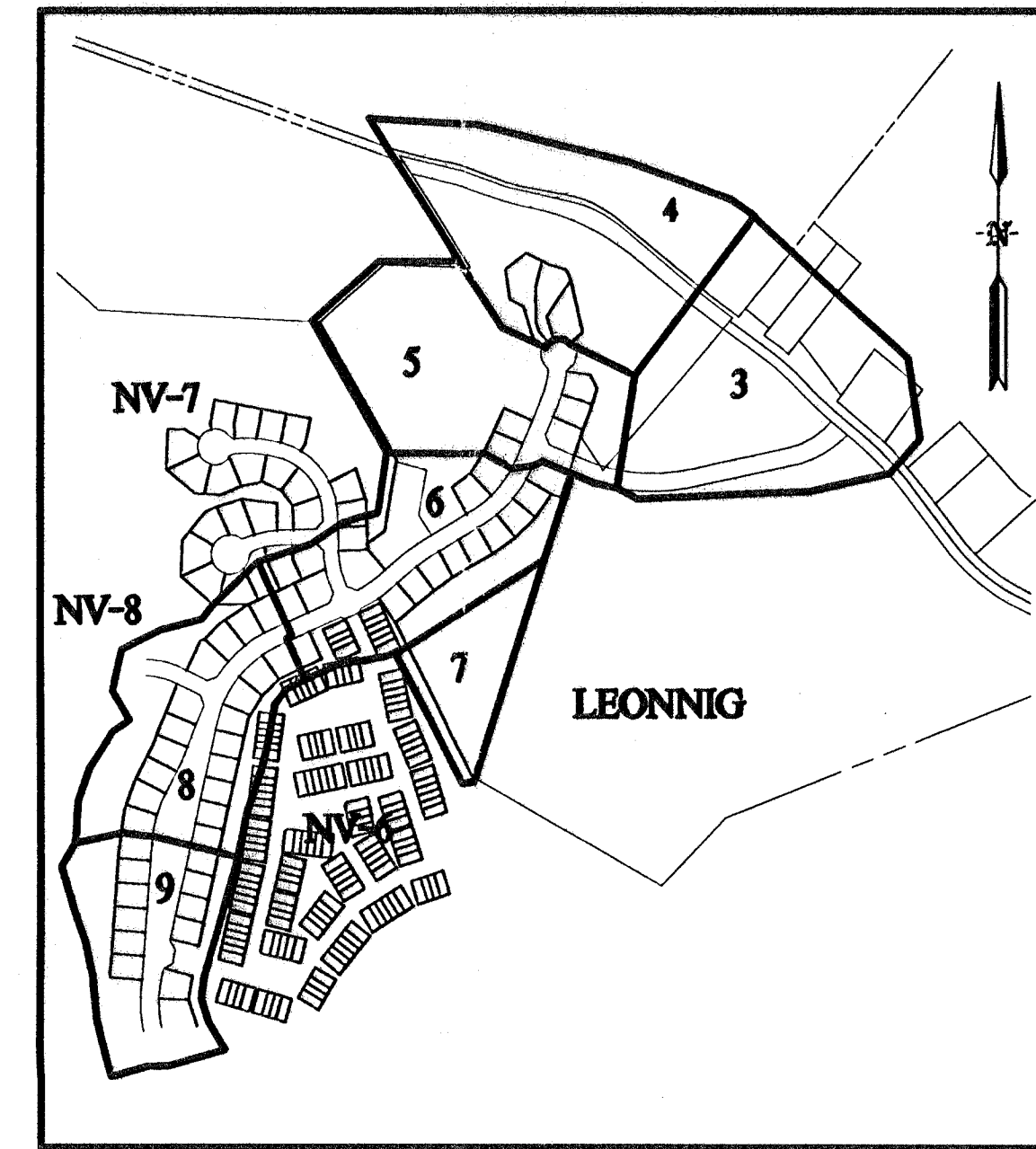
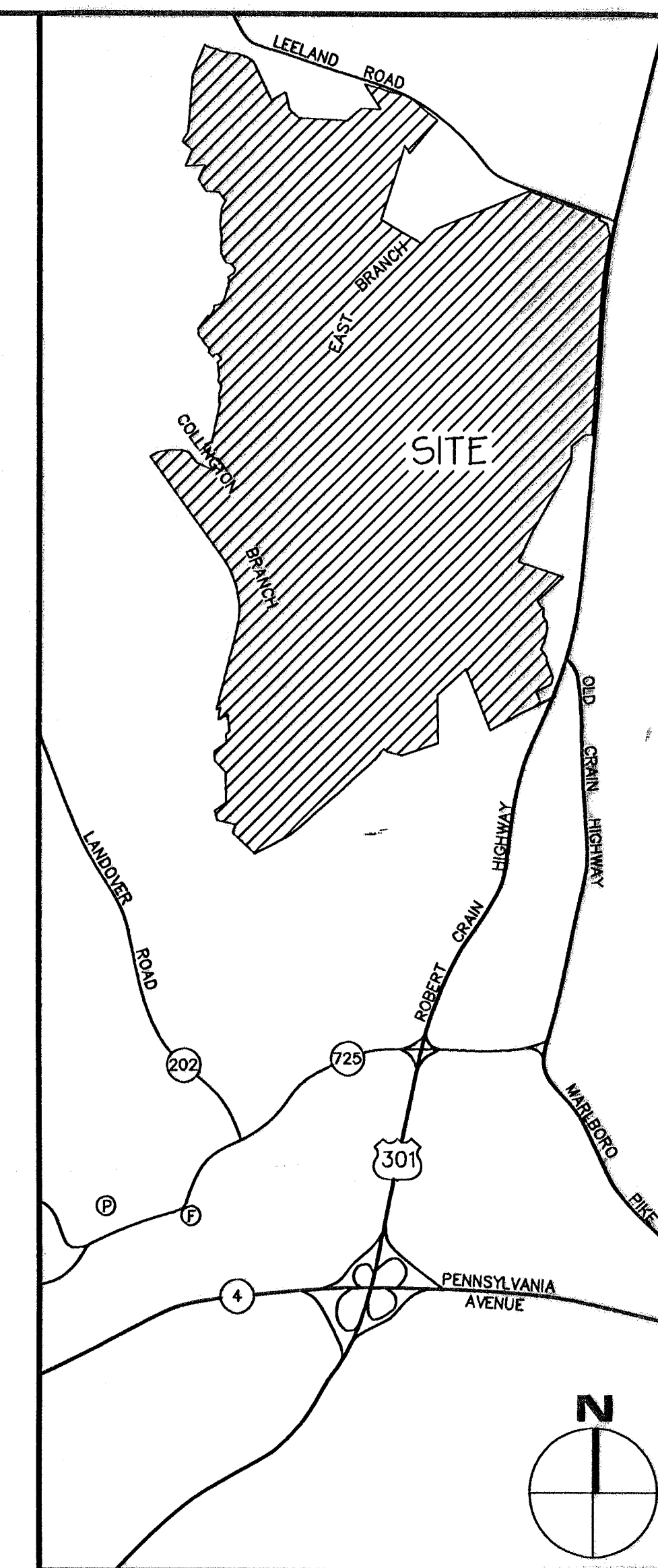
TYPE II

NORTH VILLAGE SECTIONS 4 & 5 BASIC PLAN A-9763-C COMPREHENSIVE DESIGN PLAN CDP-9706 PRELIMINARY PLAN 4-00010

[] AREA PART OF THIS APPLICATION



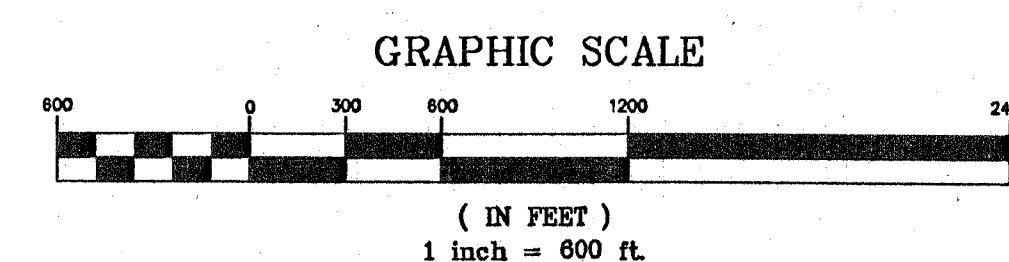
SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET, KEY MAP
2	DETAIL SHEET
3-9	TREE CONSERVATION PLANS, 1"=30'

KEY MAP
NOT TO SCALEVICINITY MAP
SCALE 1"=2000'

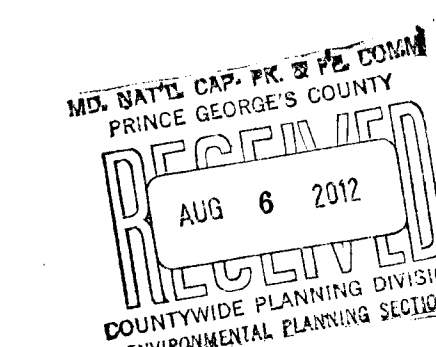
LEGEND

—	EXISTING CONTOUR
+ 45.5	PROPOSED SPOT ELEVATION
—	STEEP SLOPES, 15-25%
—	STEEP SLOPES, >25%
—	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
—	EXISTING WATER LINE
—	EXISTING SEWER LINE
—	PROPOSED PARCEL
—	PROPOSED BLOCK
—	PLAT LINE
—	PROPOSED SHADE TREE
—	PROPOSED EVERGREEN TREE
—	PROPOSED ORNAMENTAL TREE
—	PROPOSED SHRUBS
—	PROPOSED STREET TREE (EXACT SPECIES, NUMBER, AND LOCATION TO BE DETERMINED BY THE TREE AND LIGHTING PLAN)
—	LIMITS OF DISTURBANCE
—	FACTOR OF SAFETY LINE
—	SECTION LINE
—	TREE CONSERVATION AREA SIGNAGE

NOTE:

TCP 2-025-10 WAS SEPARATED FROM
TCP 2-049-98 WITH THE APPROVAL
OF SDP-0409-02.

NV 4 & 5



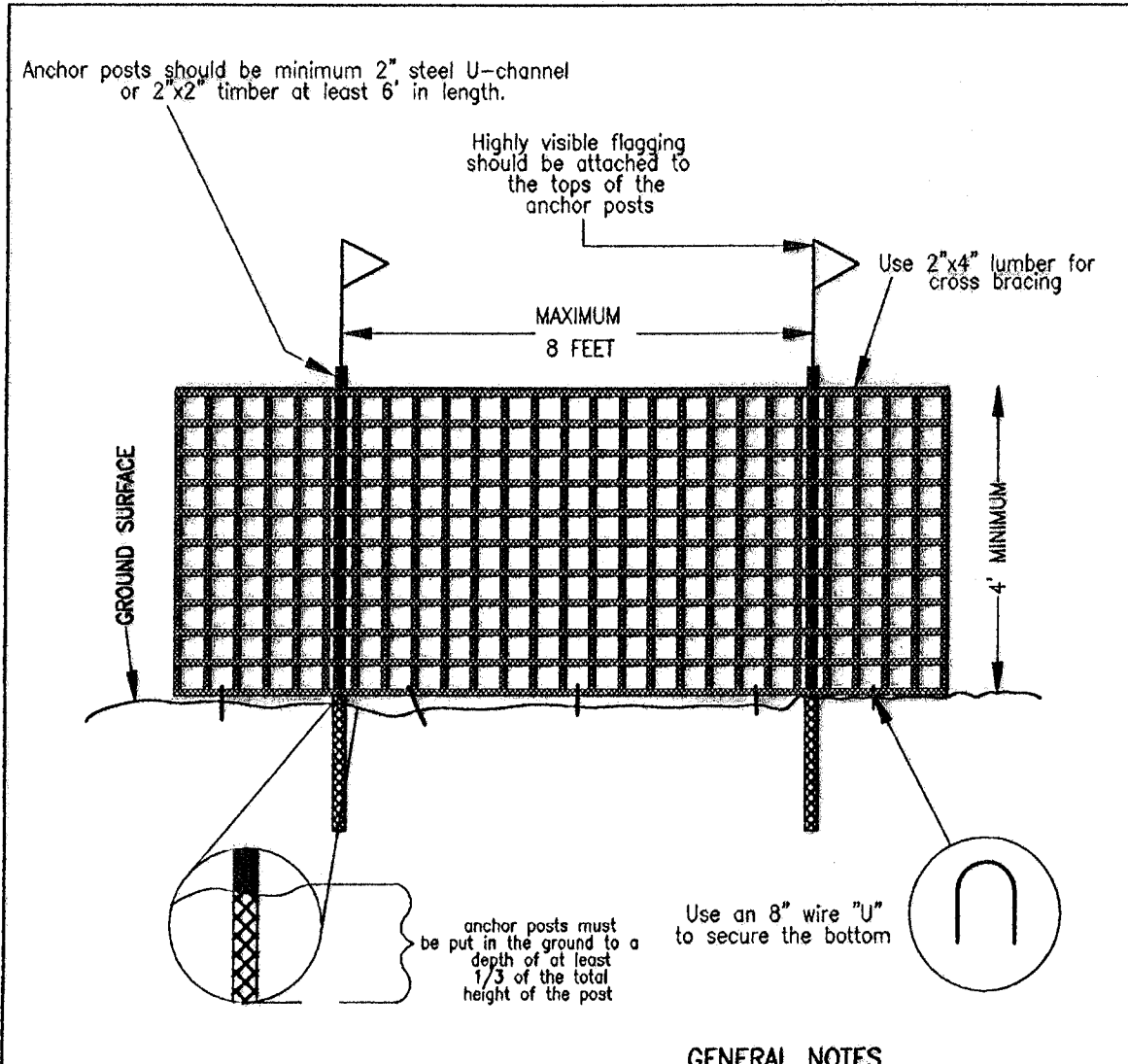
M-NCPPC			
Environmental Planning Section			
APPROVAL			
TREE CONSERVATION PLAN			
TCP 2-025-10			
SDP-0409			
APPROVED PLAN			
SDP-0409			
APPROVED PLAN			

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: BEECH TREE			
PROJECT NUMBER: SDP-0409			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			
The Revisions Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	7/11/08	H.Z.	12-1-08
02	8/3/07	J.R.	8-3-07
03			
04			
05			
06			

HOUSE ARCHITECTURAL DRAWINGS FOR PROPOSED
SINGLE-FAMILY RESIDENTIAL UNITS HAVE BEEN APPROVED
UNDER SDP-0001 AND SDP-0315OWNER/DEVELOPER:
VOB LIMITED PARTNERSHIP
TYSONS OFFICE CENTER
8133 LEESBURG PIKE, SUITE 300
VIENNA, VA 22182
703-288-4200 FAX: 703-288-4218ENGINEER:
GREENMAN-PEDERSEN, INC.
DESIGNERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GULFORD ROAD, ANNAPOLIS JUNCTION, MD. 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

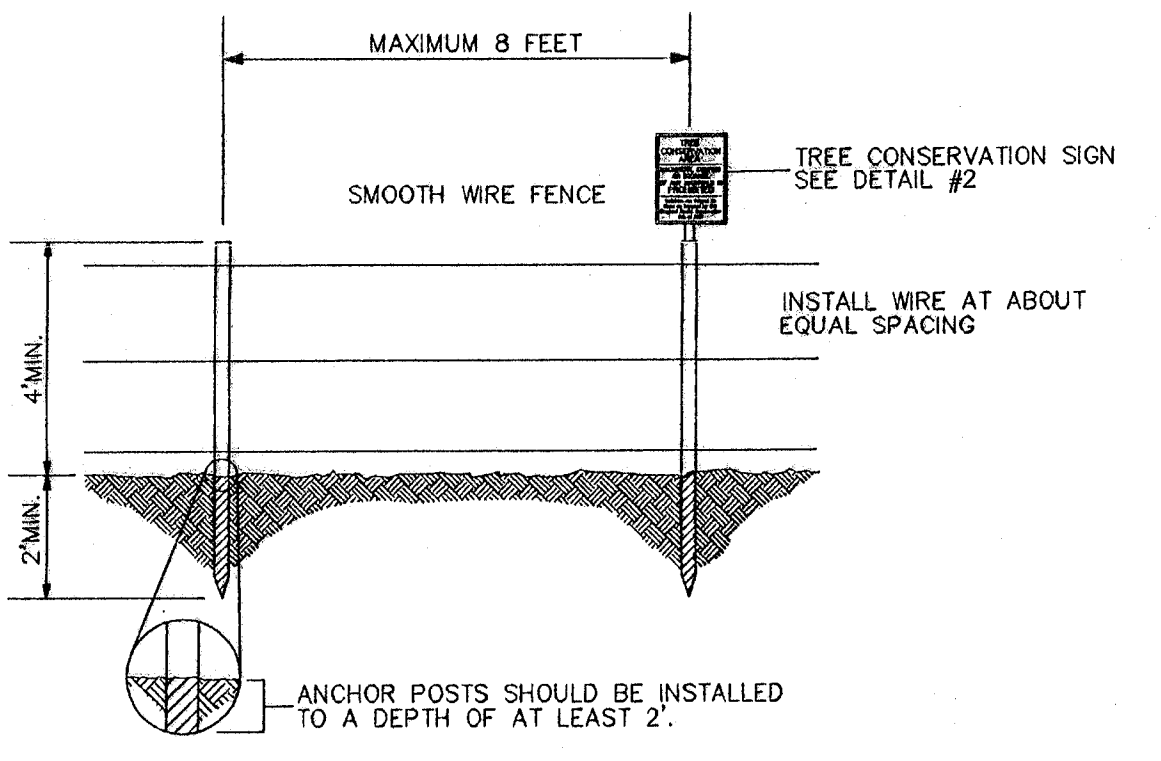
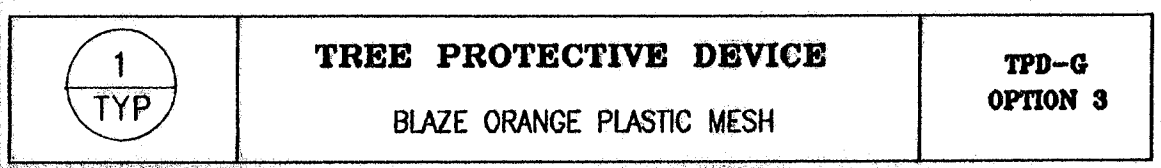
General Tree Conservation Notes:

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 TPD 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.

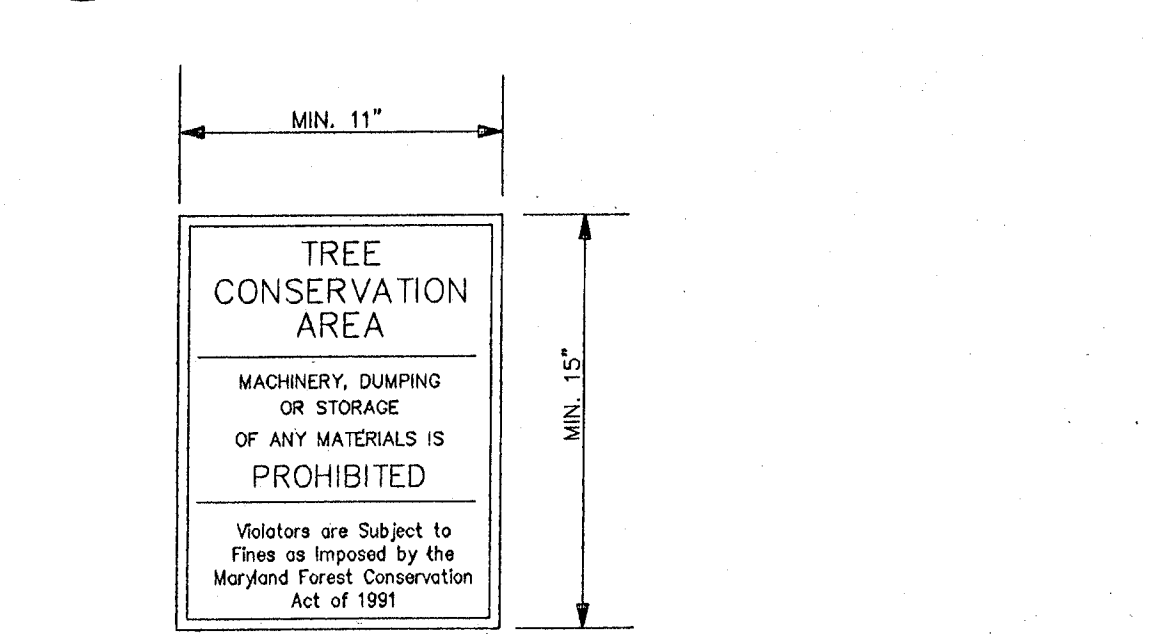


GENERAL NOTES

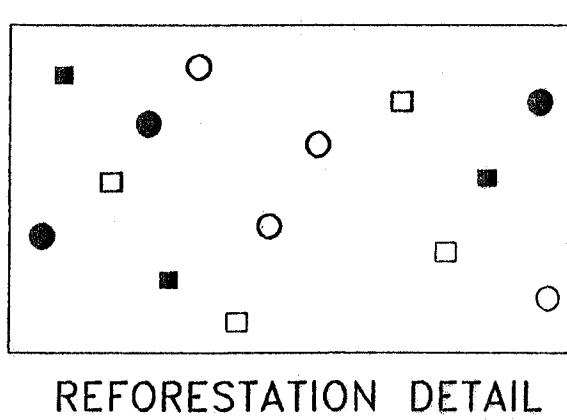
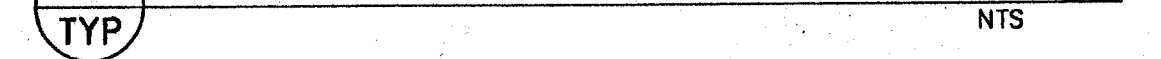
1. Limits of disturbance will be set as part of the review process for approved TPD.
2. The boundaries of the limits of disturbance should be staked and flagged prior to erecting the protective device.
3. Anchor posts should be placed to avoid severing or damaging large tree roots.
4. Fencing material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



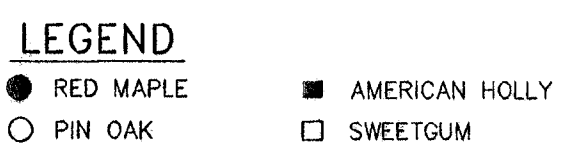
1. TREE PROTECTIVE DEVICE LOCATIONS WILL CORRESPOND TO THE LOCATIONS SHOWN ON THIS TREE CONSERVATION PLAN.
2. FENCE POSTS WILL BE A MINIMUM OF 1 3/4" X 1" STEEL U-CHANNEL OR 2" X 2" LUMBER, SPACED NO MORE THAN 8 FEET APART. POSTS WILL BE INSTALLED AT LEAST 2 FEET DEEP.
3. SMOOTH WIRE SHOULD BE EVENLY SPACED ALONG THE HEIGHT OF THE TREE. WIRE IS LIGHT GAUGE, 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 GEORGES 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 12 MONTH SURVIVAL CHECK. THE CONTRACTOR WILL ADVISE THE OWNER IN WRITING WHEN THIS WORK IS COMPLETED.



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



REFORESTATION DETAIL

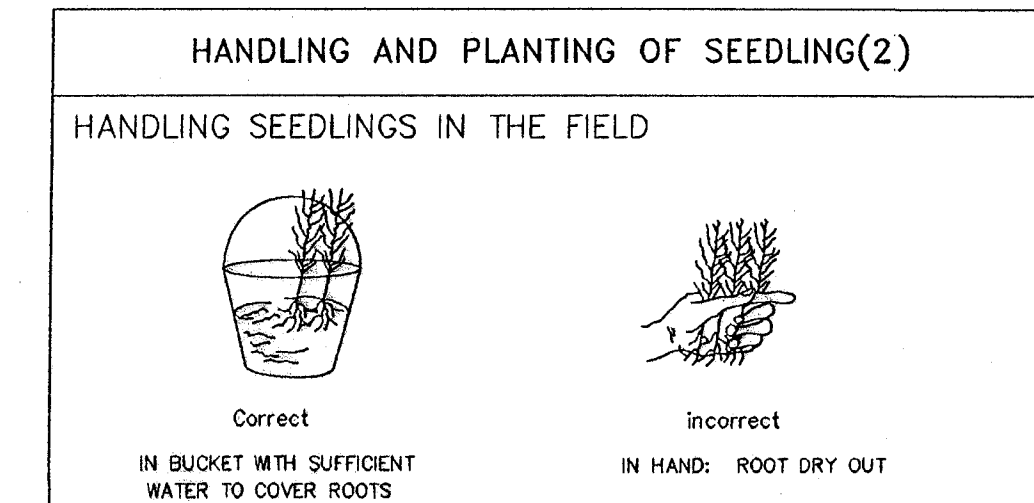


SPECIES	CONDITION	QUANTITY/ACRE
ACER RUBRUM - RED MAPLE	WHIP	100 (20%)
QUERCUS PALustris - PIN OAK	WHIP	150 (30%)
LIQUIDAMBER STRYACIFLUA - SWEETGUM	WHIP	150 (30%)
ILEX OPACA - AMERICAN HOLLY	WHIP	100 (20%)
		500

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.

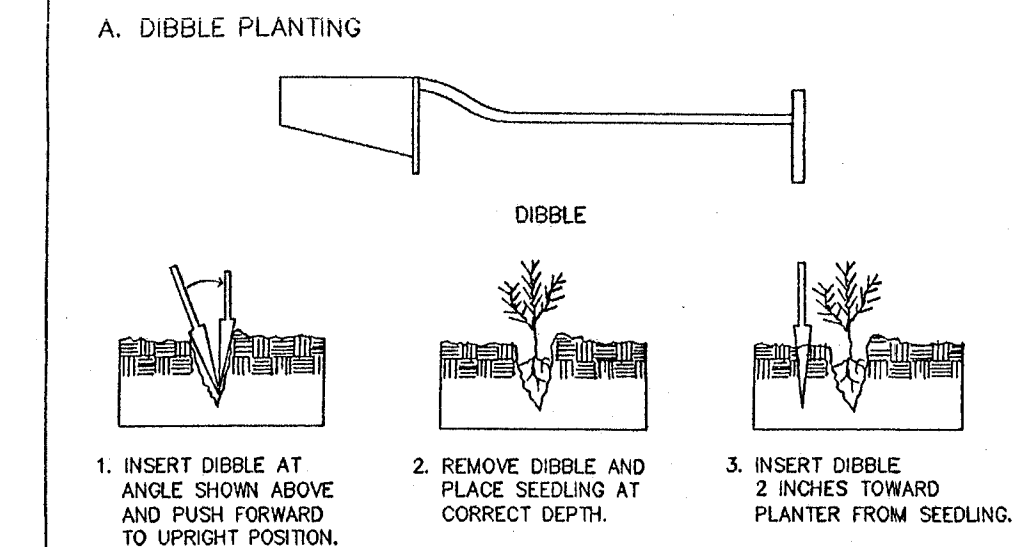
Reforestation Notes:

1. Seedlings will be hand planted using random distribution of species and locations, at an average of 500 inch culpers 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. 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 data plotted.
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.

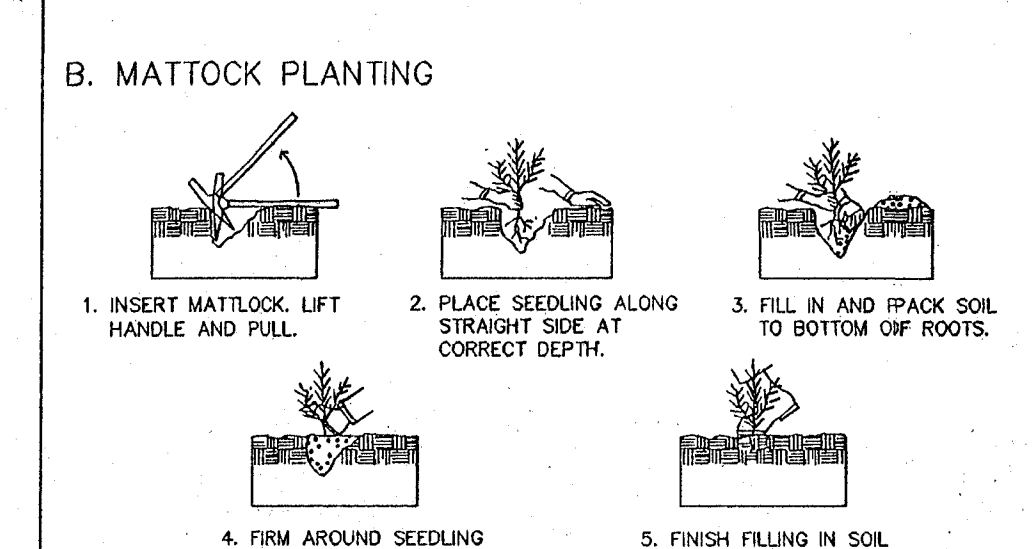
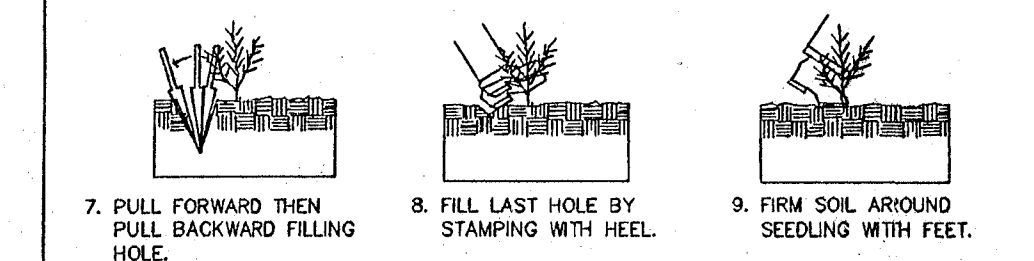
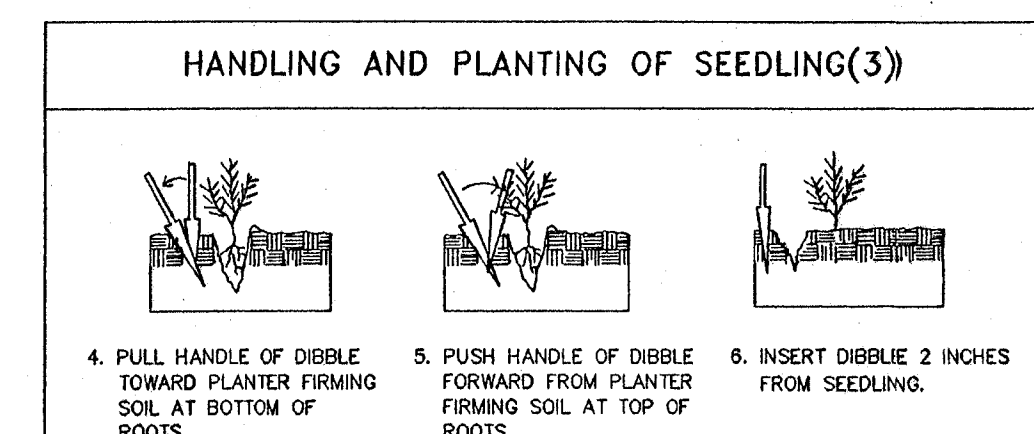


NOTE: Seedlings dry out very quickly and, once dry, often are not usable even after moistening.

SEEDLING PLANTING METHODS



SOURCE: adapted from the Maryland State Forest CONSERVATION MANUAL



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 plan 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 be pruned prior to delivery. The shape of the plant shall in general conform to its natural growth proportions unless otherwise specified. Trees shall conform to the branching, caliper, and height specifications of the American Association of Nurserymen, and shall have a well-shaped, heavy branch structure for the species. Evergreen trees are to have an internode no greater than 18" and shall be uniformly well shaped. All plant sizes shall average at least the middle of the range given in the plant list.

Soil Mix

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

Excavation

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

Planting

Backfilling shall be done with soil mix, reasonably free of stones, subsoil, clay lumps, stumps, roots, weeds, Bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth, or hinder grading, planting, or maintenance operations. Should any unfertilized or unsuitable planting conditions exist 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 line of acceptance, for keeping the planting and work incidental thereto in good condition, 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 micro-pore holes for controlled feeding such as Easy Grow as manufactured by Specialty Fertilizer, Inc., Box 355, Suffern, New York 10901 or approved equal. The bags shall contain 1 ounce of soluble fertilizer analysis 16-18-18 per units to last for three years and shall be applied during planting as recommended by the manufacturer. If fertilizer packets are not used the Contractor shall apply granular fertilizer to the soil mix with 10-6-4 analysis at the following rates: Tree Pits, 2-3 lbs. per culper inch; Shrub Beds, 3-5 lbs. per 100 square foot; Ground cover, 2-3 lbs. per 100 square foot.

Ground Cover

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

Guarantee and Replacement

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

Plant Spacing

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

WOODLAND CONSERVATION AREA EDGE MANAGEMENT NOTES

Prepared by the Environmental Planning Section, Planning Department, M-NCPPC

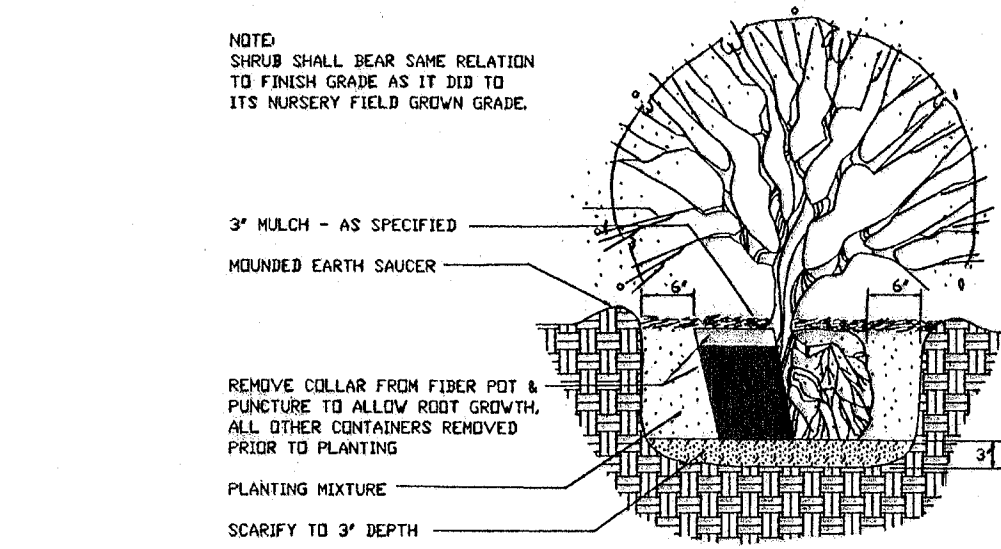
Revised 4/23/2003

Removal of Hazardous Tree or Hazardous Limbs By Developers or Builders

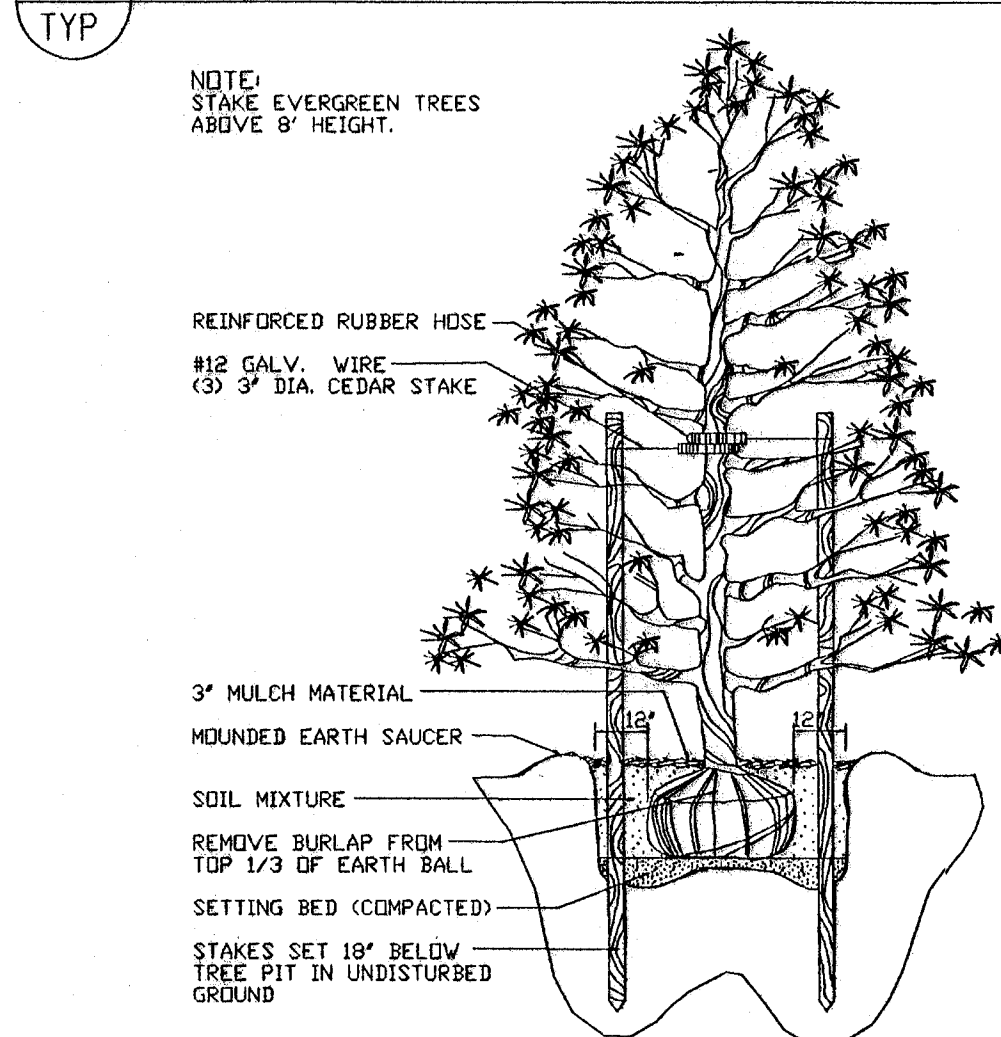
The Developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the Department of Environmental Resources as dead, dying or hazardous may be removed.

1. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area or other high use area and result in personal injury or property damage.
2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or the Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards ("Tree, Shrub, and 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.

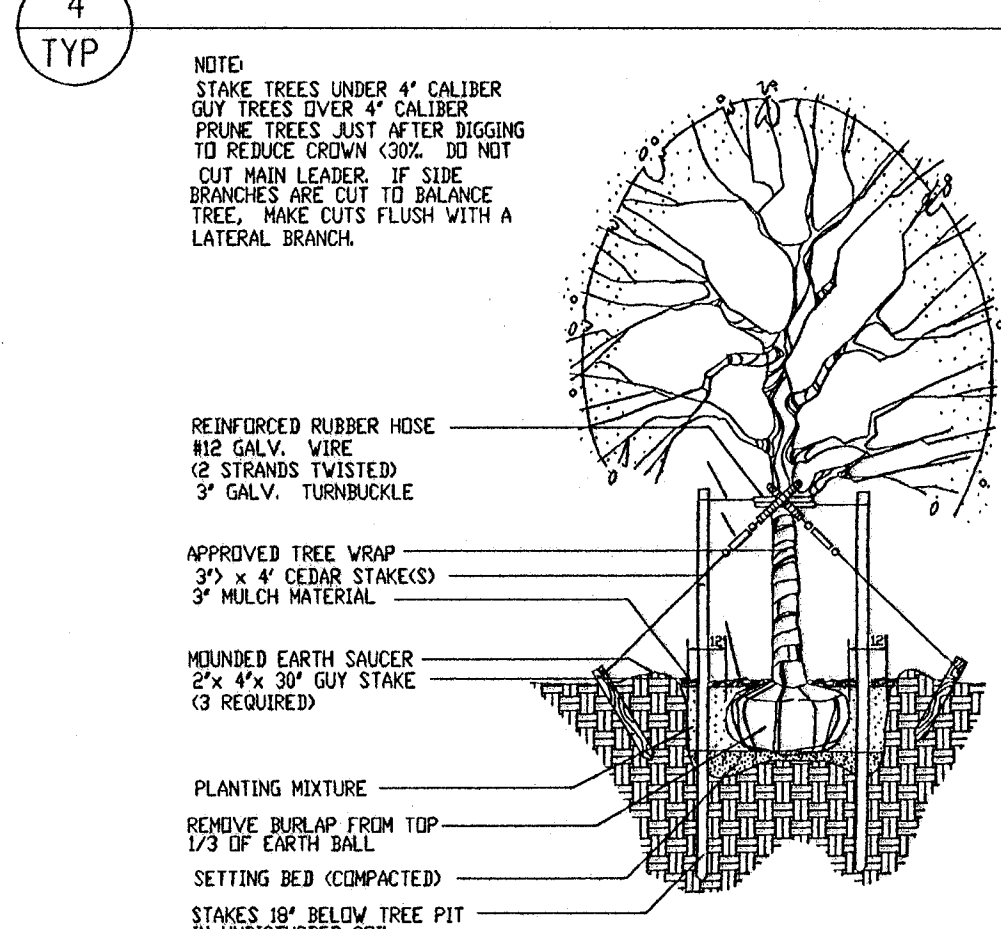
M.N.C.P.C. APPROVALS			
PROJECT NAME: BEECH TREE			
PROJECT NUMBER: SDP-0409			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revisions Listed Below Apply to This Sheet.			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification
01	7/11/08	H.Z.	12-1-08
02	8/3/07	J.R.	8-3-07
	12/2/12	EPS	7/20/12



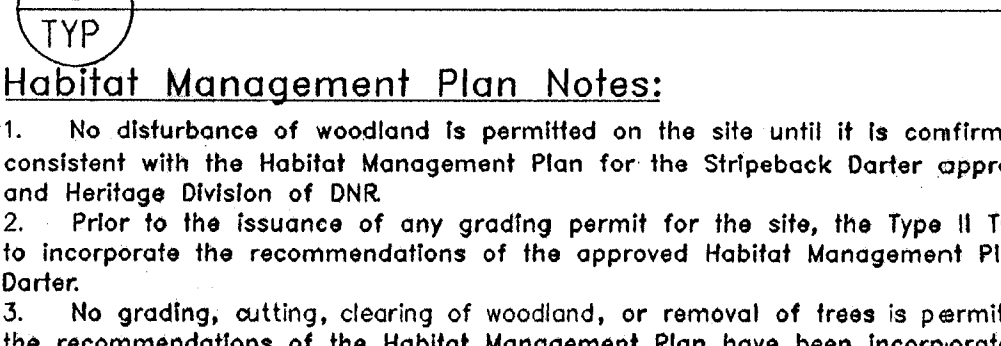
PLANTING DETAIL/SHRUBS



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

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 be moved, however, the management of competing vegetation around individual trees is acceptable.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

1. A Revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-952-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.
2. Homeowners or property owners may remove 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 filled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and overseeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses, including any variety of Kentucky 31 fescue is not acceptable.

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

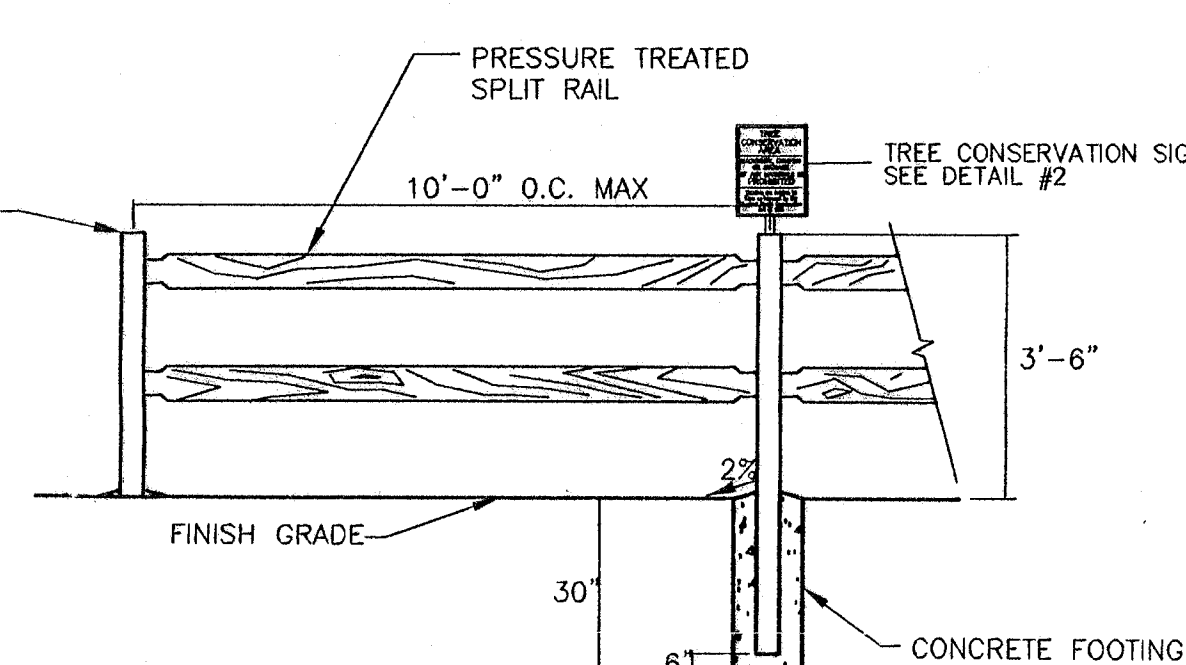
Woodland Conservation Worksheet for Prince George's County, Maryland	
Zone	Area (Acres)
Zone 1	1.00
Zone 2	1.00
Zone 3	1.00
Zone 4	1.00
Zone 5	1.00
Zone 6	1.00
Zone 7	1.00
Zone 8	1.00
Zone 9	1.00
Zone 10	1.00
Zone 11	1.00
Zone 12	1.00
Zone 13	1.00
Zone 14	1.00
Zone 15	1.00
Zone 16	1.00
Zone 17	1.00
Zone 18	1.00
Zone 19	1.00
Zone 20	1.00
Zone 21	1.00
Zone 22	1.00
Zone 23	1.00
Zone 24	1.00
Zone 25	1.00
Zone 26	1.00
Zone 27	1.00
Zone 28	1.00
Zone 29	1.00
Zone 30	1.00
Zone 31	1.00
Zone 32	1.00
Zone 33	1.00
Zone 34	1.00
Zone 35	1.00
Zone 36	1.00
Zone 37	1.00
Zone 38	1.00
Zone 39	1.00
Zone 40	1.00
Zone 41	1.00
Zone 42	1.00
Zone 43	1.00
Zone 44	1.00
Zone 45	1.00
Zone 46	1.00
Zone 47	1.00
Zone 48	1.00
Zone 49	1.00
Zone 50	1.00
Zone 51	1.00
Zone 52	1.00
Zone 53	1.00
Zone 54	1.00
Zone 55	1.00
Zone 56	1.00
Zone 57	1.00
Zone 58	1.00
Zone 59	1.00
Zone 60	1.00
Zone 61	1.00
Zone 62	1.00
Zone 63	1.00
Zone 64	1.00
Zone 65	1.00
Zone 66	1.00
Zone 67	1.00
Zone 68	1.00
Zone 69	1.00
Zone 70	1.00
Zone 71	1.00
Zone 72	1.00
Zone 73	1.00
Zone 74	1.00
Zone 75	1.00
Zone 76	1.00
Zone 77	1.00
Zone 78	1.00
Zone 79	1.00
Zone 80	1.00
Zone 81	1.00
Zone 82	1.00
Zone 83	1.00
Zone 84	1.00
Zone 85	1.00
Zone 86	1.00
Zone 87	1.00
Zone 88	1.00
Zone 89	1.00
Zone 90	1.00
Zone 91	1.00
Zone 92	1.00
Zone 93	1.00
Zone 94	1.00
Zone 95	1.00
Zone 96	1.00
Zone 97	1.00
Zone 98	1.00
Zone 99	1.00
Zone 100	1.00

THIS PLAN IS FOR TREE CONSERVATION PURPOSES ONLY.

TREE CONSERVATION PLAN TYPE II - WORKSHEET

TCP/II with Previously Approved TCP/II Woodland Conservation Worksheet for Prince George's County			
1 Zone	R-S		
2 Gross Tract	41.86		
3 Floodplain	6.84		
4 Previously Dedicated Land	0.00		
5 Net Tract (NTA)	35.02	0.00	0.00
6 Property Description or Subdivision Name	TCP/II-0205-10 Beechtree, NV-4 & 5		
7 Owner			
8 Address			
9 Phone			
10 Previous TCP/II Number	TCP/II-049-98 Beechtree (Overall)		
Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)
11 Acreage of Existing Woodland		19.61	5.54
12 Woodland Conservation Required for Lot per		19.61	
13 Area of Woodland Cleared per overall TCP/II	13.7	0.00%	0.00
14 Area of FPP/PMMA Cleared per overall TCP/II		0.36	0.00
15 Area of Woodland Cleared per current TCP/II		8.10	2.12
16 Area of FPP/PMMA Cleared per current TCP/II		0.36	0.00
17 Area of Woodland above WCT not cleared by TCP/II		NA	
18 Additional Woodland Cleared by TCP/II		0.00	2.12
19 Does the TCP/II show 2:1 replacement	N		
20 Clearing above WCT	0.00	Additional 1/4:1 Replacement required =	0.00
21 Clearing below WCT	0.00	Additional 2:1 Replacement required =	0.00
22 Total Woodland Conservation Required for this Lot:		19.62	
23 Woodland Conservation Provided		(acres)	
24 Woodland Preservation		11.25	
25 Reforestation / Afforestation		4.07	
26 Natural Regeneration		0.00	
27 Area approved for fee-in-lieu		0.00	\$0.00
28 Credits Received for Off-Site Mitigation on another property		0.00	
29 Off-Site Mitigation provided on this property		0.00	
30 Total Woodland Conservation Provided		15.32	
31 Area of net tract woodland not cleared		6.08	acres
32 Woodland retained not part of requirements		0.00	acres
Prepared by: Name _____			
Address _____			
Phone _____			
License _____			

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





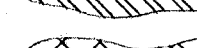

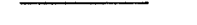


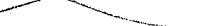


SPLIT RAIL FENCE (NTS)

SPLIT RAIL FENCE TO BE LOCATED AROUND ALL AREAS OF AFORESTATION

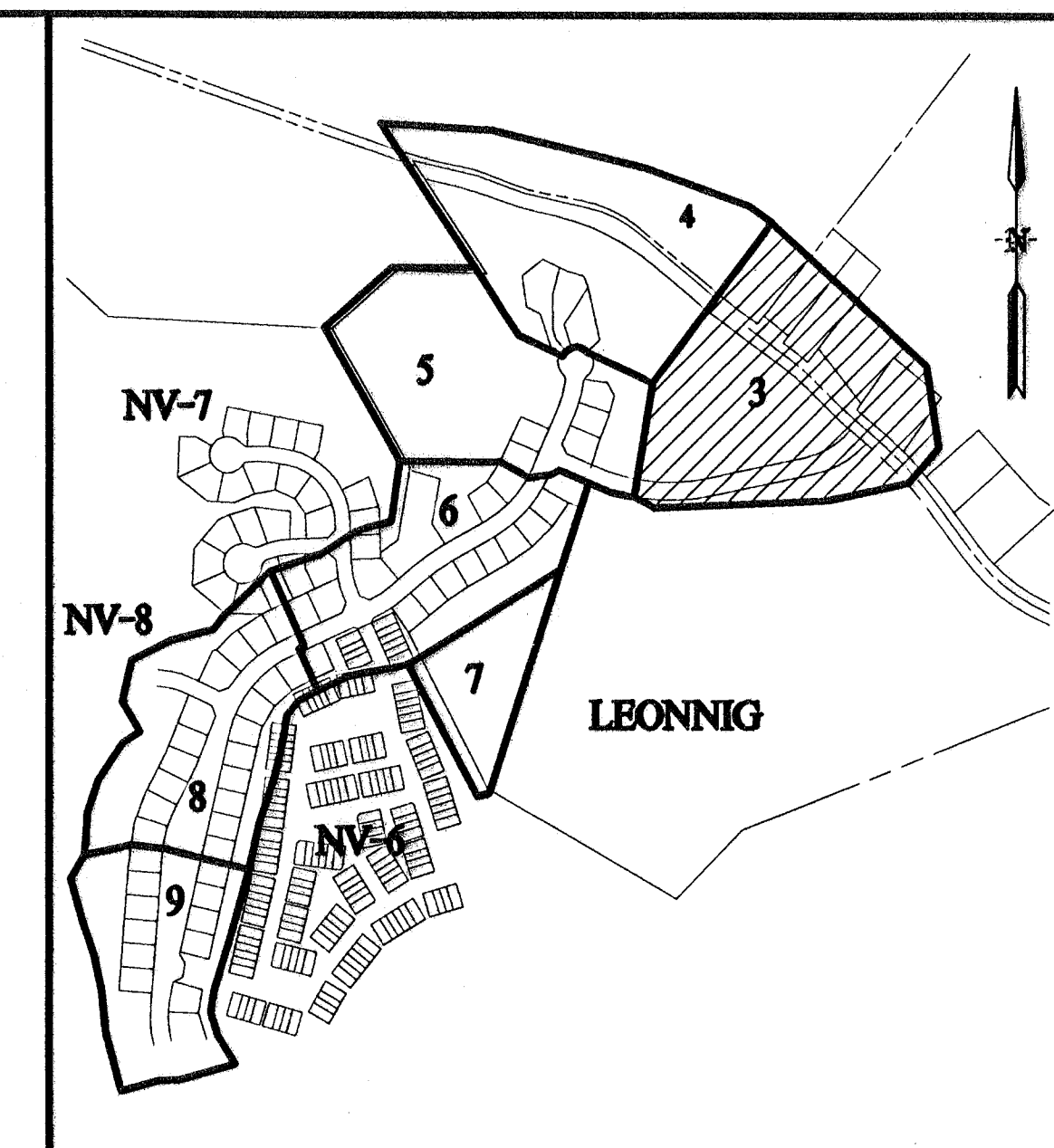
CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-287-7777

NOTE: TCP 2-02

LEGEND

- | | |
|---|--|
|  | EXISTING CONTOUR |
| $+ 45^{\circ}$ | PROPOSED SPOT ELEVATION |
|  | TREE PRESERVATION AREA |
|  | TREE PRESERVATION -
NOT PLANTED
(small size or on-lot) |
|  | PROPOSED REFORESTATION |
|  | TREE PROTECTION DEVICE
TEMPORARY |
| _____ | 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' WEI LAND BUFFER |
| | WATERS OF THE U.S. |
| | 100-YEAR FLOODPLAIN |
| | PRIMARY MANAGEMENT AREA |
| | EXISTING WATER LINE |
| | EXISTING SEWER LINE |
| | PROPOSED PARCEL |
| | PROPOSED BLOCK |
| | PLAT LINE |
| | LIMIT OF DISTURBANCE
FOR ALL OTHER PHASES |
| | PMA CLEARED |
| | FORESTED FLOODPLAIN PRESERVED |
| | AFFORESTATION & REFORESTATION
USING NATURAL REGENERATION. |
| | SPLIT RAIL FENCE - PERMANENT |
| | LIMIT OF THIS SDP |
| | TREE CONSERVATION AREA SIGNAGE |



KEY MAP
NOT TO SCALE

TREE TABLE

1. TOTAL AREA FOR SHEET 3 = 1.58 AC.
 2. TREE PRESERVATION AREA = 0.39 AC.
 3. AFFORESTATION & REFORESTATION AREAS = 0.00 AC.
 4. REGENERATION AREAS = 0.00 AC.
 5. TREE PRESERVATION AREA WITHIN 100 YR. FLOODPLAIN = 0.95 AC.
- TOTAL THIS SHEET = 0.39 AC.

TCP 2-025-10 WAS SEPARATED FROM
TCP 2-049-98 WITH THE APPROVAL
OF SDP-0409-02.

1.5 FACTOR OF SAFETY AS SHOWN

M-NCPPC
 Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP 2-025-10

Approved by _____ Date _____

[Signature] *5/14/11*

01	
02	
03	
04	
05	

APPROVED PLAN
SDP-0409

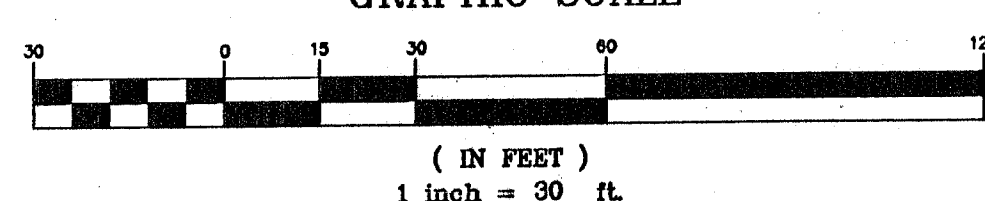
[illegible]

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

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



GRAPHIC SCALE

[illegible]

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

BEECH TREE

NORTH VILLAGE - SECTIONS 4 & 5
PRINCE GEORGE'S COUNTY, MARYLAND

P.A. 79 UPPER MARLBORO & VICINITY

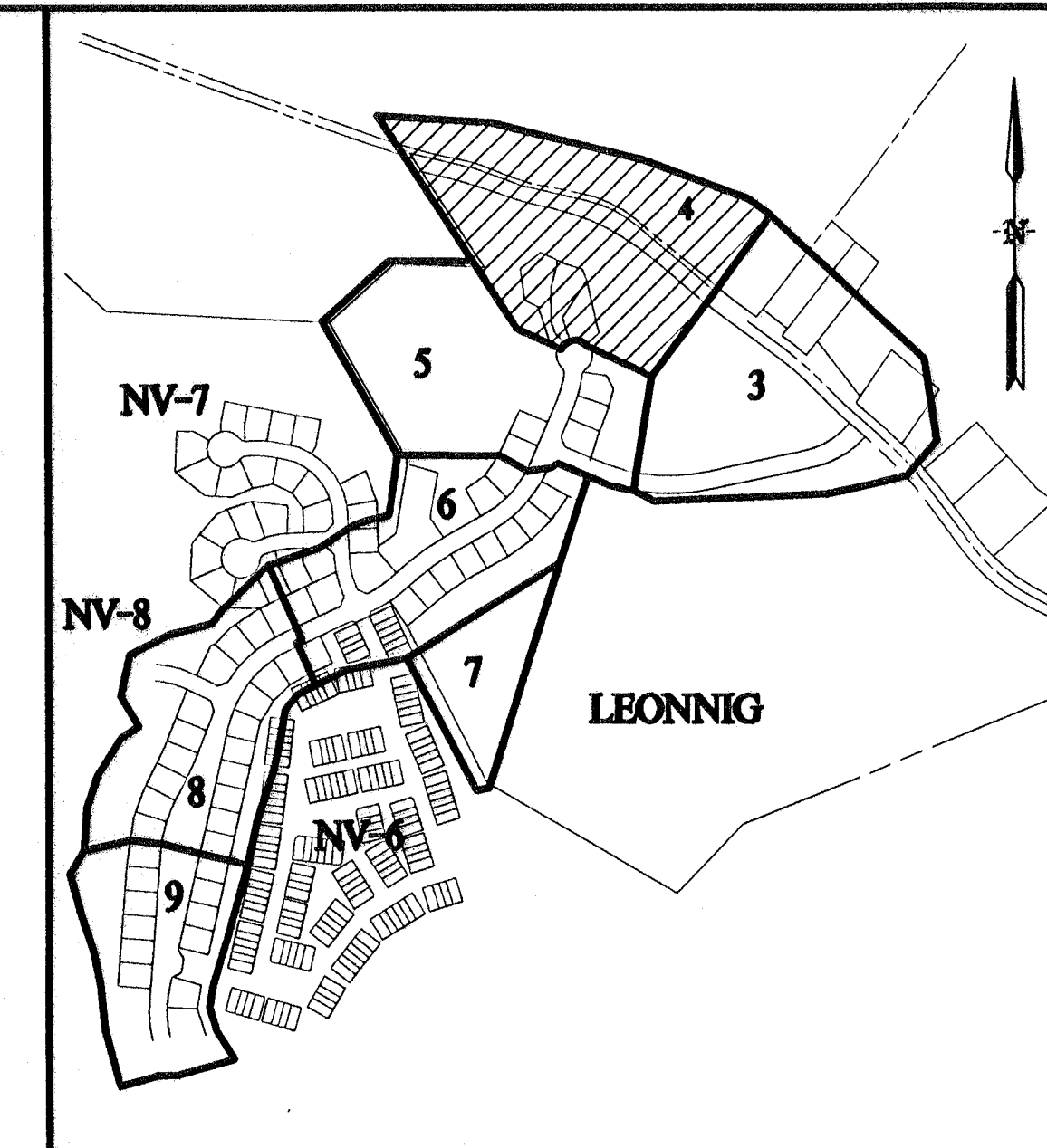
MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

NV 4

DATE	PROJECT No
4/11/2012	97179
SCALE	SHEET
	3
1" = 30'	OF
	9

N:\1997\97179\DWG\NVII\NV745DR\TCRIL 03NV45.DWG



KEY MAP
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
TEMPORARY
EX. TEMPORARY 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 |
| | EXISTING WATER LINE |
| | EXISTING SEWER LINE |
| | PROPOSED PARCEL |
| | PROPOSED BLOCK |
| | PLAT LINE |
| | PROPOSED SHADE TREE |
| | PROPOSED EVERGREEN TREE |
| | PROPOSED ORNAMENTAL TREE |
| | PROPOSED SHRUBS |
| | PROPOSED STREET TREE
(NAME, SPECIES, NUMBER, AND LOCATION TO
BE DETERMINED UNDER STREET TREE AND
LIGHTING PLAN) |
| | LIMIT OF DISTURBANCE
FOR GOLF COURSE |
| | LIMIT OF DISTURBANCE
FOR ALL OTHER PHASES |
| | PMA CLEARED |
| | FORESTED FLOODPLAIN PRESERVED |
| | AFFORESTATION & REFORESTATION
USING NATURAL REGENERATION.
PROPOSED REGENERATION |
| | SPLIT RAIL FENCE - PERMANENT |
| | LIMIT OF THIS SDP |
| | TREE CONSERVATION AREA SIGNAGE |

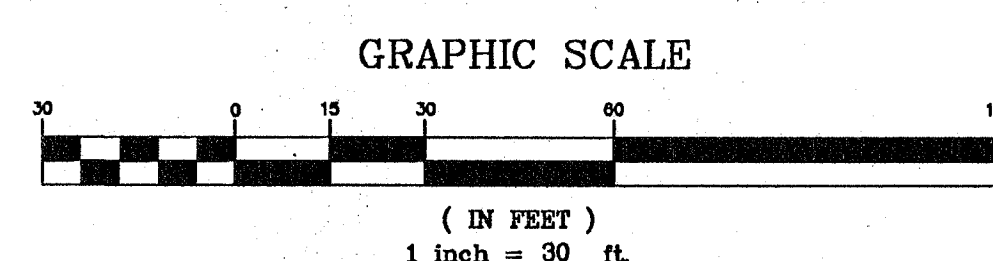
GEORGE H. BUTLER &
MARY R. BUTLER
LIBR 623, FOLIO 66
ZONE R4
USE RESIDENTIAL

<p align="center">M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE REMOVAL PLAN TCP 2-025-10</p>	
Approved by <i>K.F. Miller</i>	Date 5/10/12
01	
02	
03	
04	
05	

TREE TABLE

1. TOTAL AREA FOR SHEET 4 = 8.19 AC.
2. TREE PRESERVATION AREA = 1.57 AC.
3. AFFORESTATION & REFORESTATION AREAS = 1.04 AC.
4. REGENERATION AREAS = 0.00 AC.
5. TREE PRESERVATION AREA WITHIN 100 YR. FLOODPLAIN = 2.10 AC.

TOTAL THIS SHEET = 2.61 AC.



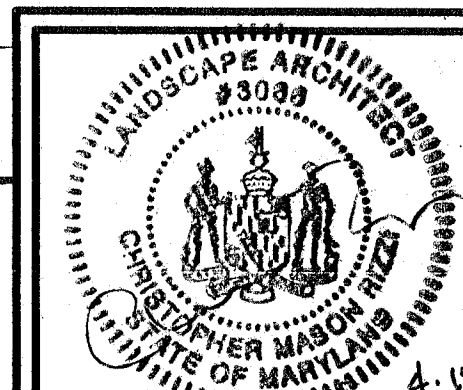
NOTE:
TCP 2-025-10 WAS SEPARATED FROM
TCP 2-049-98 WITH THE APPROVAL
OF SDP-0409-02.
1.5 FACTOR OF SAFETY AS SHOWN

APPROVED PLAN
SDP-0409

[illegible]

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

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

[illegible]

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

BEECH TREE

NORTH VILLAGE - SECTIONS 4 & 5

PRINCE GEORGE'S COUNTY, MARYLAND

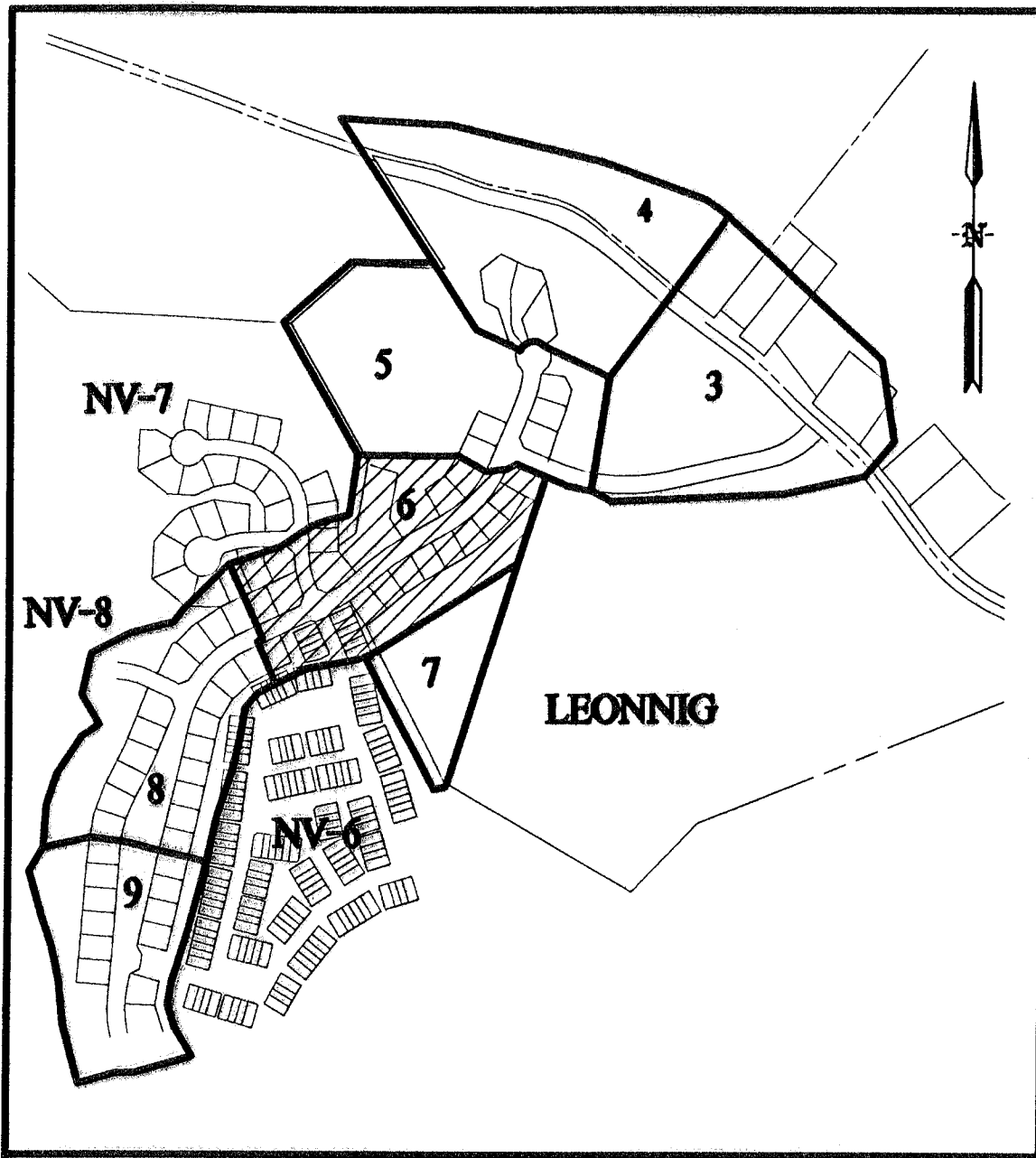
P.A. 79 UPPER MARLBORO & VICINITY

MARIBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

NV 4

DATE	PROJECT N
4/11/2012	97179
SCALE	SHEET
	4
1" = 30'	OF
	2



KEY MAP
NOT TO SCALE



M.N.C.P.C. APPROVALS			
PROJECT NAME: BEECH TREE			
PROJECT NUMBER: SDP-0409			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Revisions Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	7/11/06	H.Z.	12-1-06
02	8/3/07	J.R.	8/3/07
	1/23/12	ERS	7/24/12

PROJ. MGR.	DESIGNED	DRAWN	CHECKED	DATE	CREATED	DATE	REVISIONS	BY	DATE	REVISIONS	BY
CMR											
GPI											
NRB											
CMR											

GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
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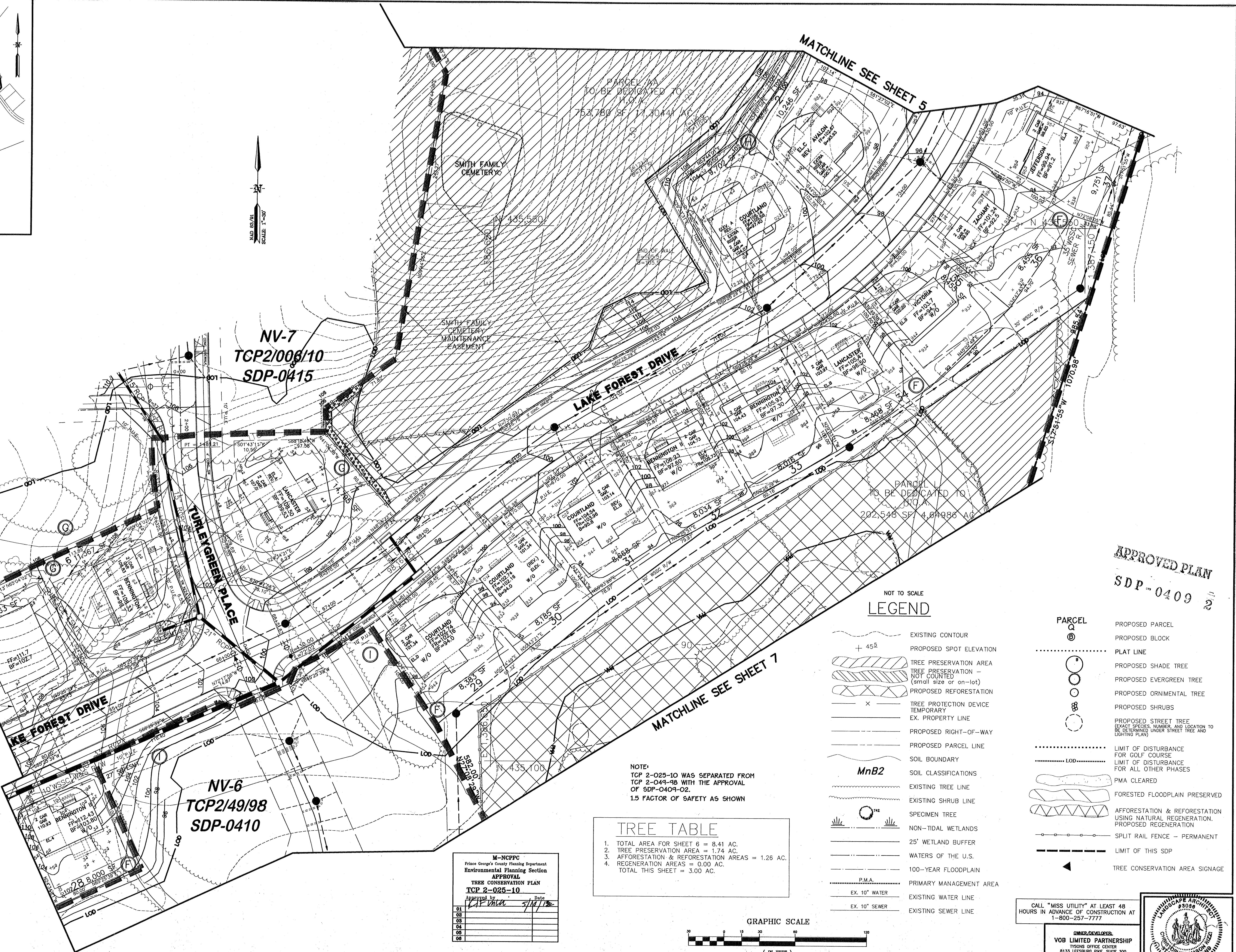
BEECH TREE
NORTH VILLAGE - SECTION 4 & 5
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION PLAN
TYPE II

NV 4 & 5

DATE	PROJECT No.
4/11/2012	97179
SCALE	SHEET
1" = 30'	6
	9

MATCHLINE SEE SHEET 8

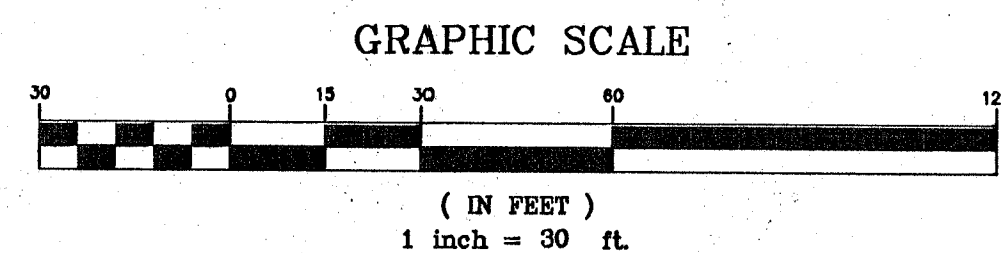


NOTE:
TCP 2-025-10 WAS SEPARATED FROM
TCP 2-044-98 WITH THE APPROVAL
OF SDP-0409-02.
1.5 FACTOR OF SAFETY AS SHOWN

TREE TABLE

- TOTAL AREA FOR SHEET 6 = 8.41 AC.
- TREE PRESERVATION AREA = 1.74 AC.
- AFFORESTATION & REFORESTATION AREAS = 1.26 AC.
- REGENERATION AREAS = 0.00 AC.
- TOTAL THIS SHEET = 3.00 AC.

M-NCPCC	
Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP 2-025-10	
Approved by	Date
J.P. Miller	5/10/12



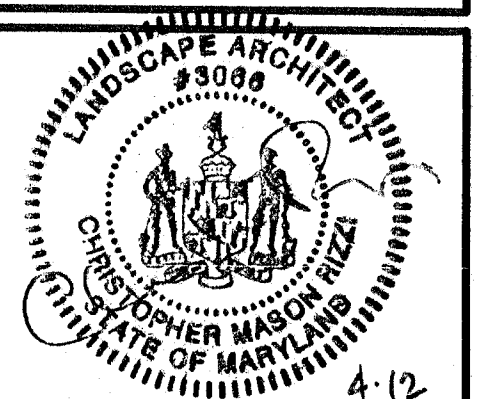
NOT TO SCALE
LEGEND

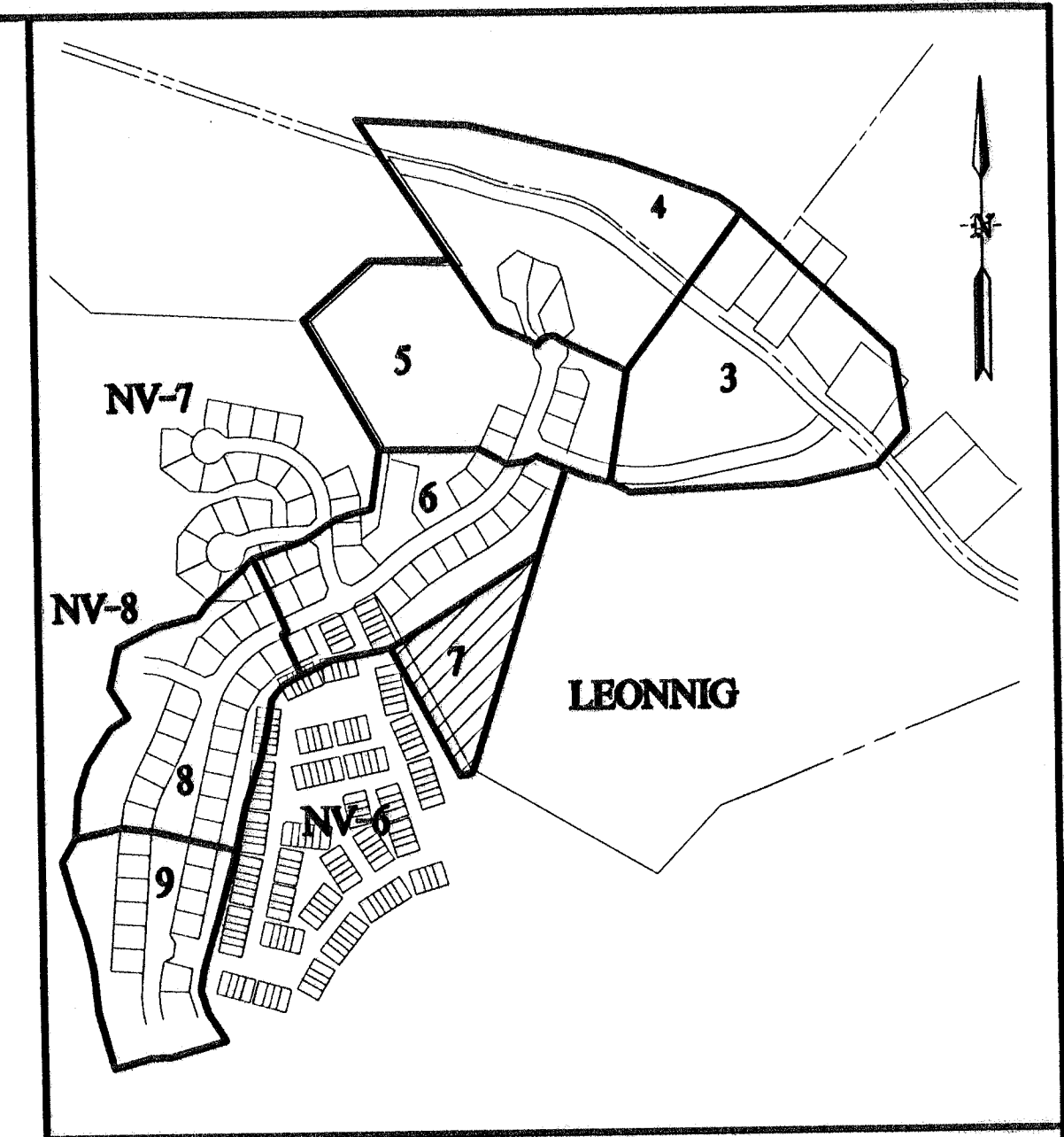
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- TREE PRESERVATION AREA
- TREE PRESERVATION - NOT COUNTED (small size or on-lot)
- PROPOSED REFORESTATION
- TREE PROTECTION DEVICE
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PARCEL LINE
- SOIL BOUNDARY
- SOIL CLASSIFICATIONS
- EXISTING TREE LINE
- EXISTING SHRUB LINE
- SPECIMEN TREE
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- PRIMARY MANAGEMENT AREA
- EXISTING WATER LINE
- EXISTING SEWER LINE

- PARCEL
- PROPOSED PARCEL
- PROPOSED BLOCK
- PLAT LINE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED STREET TREE (EXACT SPECIES, NUMBER, AND LOCATION TO BE DETERMINED UNDER STREET TREE AND LIGHTING PLAN)
- LIMIT OF DISTURBANCE FOR GOLF COURSE
- LIMIT OF DISTURBANCE FOR ALL OTHER PHASES
- PMA CLEARED
- FORESTED FLOODPLAIN PRESERVED
- AFFORESTATION & REFORESTATION USING NATURAL REGENERATION, PROPOSED REGENERATION
- SPLIT RAIL FENCE - PERMANENT
- LIMIT OF THIS SDP
- TREE CONSERVATION AREA SIGNAGE

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





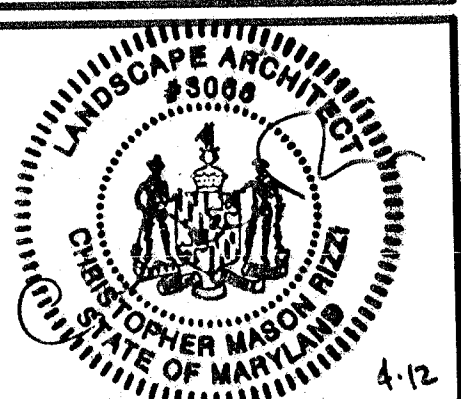
LEGEND

- | | |
|--|--|
| | 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 |
| | SOIL BOUNDARY |
| | 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 |
| | EXISTING WATER LINE |
| | EXISTING SEWER LINE |
| | PROPOSED PARCEL |
| | PROPOSED BLOCK |
| | PLAT LINE |
| | PROPOSED SHADE TREE |
| | PROPOSED EVERGREEN TREE |
| | PROPOSED ORNAMENTAL TREE |
| | PROPOSED SHRUBS |
| | PROPOSED STREET TREE |
| | (EXACT SPECIES, NUMBER, AND LOCATION TO BE DETERMINED UNDER STREET TREE AND LIGHTING PLAN) |
| | LIMIT OF DISTURBANCE FOR GOLF COURSE |
| | LIMIT OF DISTURBANCE FOR ALL OTHER PHASES |
| | PMA CLEARED |
| | FORESTED FLOODPLAIN PRESERVED |
| | AFFORESTATION & REFORESTATION USING NATURAL REGENERATION. |
| | PROPOSED REGENERATION |
| | SPLIT RAIL FENCE - PERMANENT |
| | LIMIT OF THIS SDP |
| | TREE CONSERVATION AREA SIGNAGE |

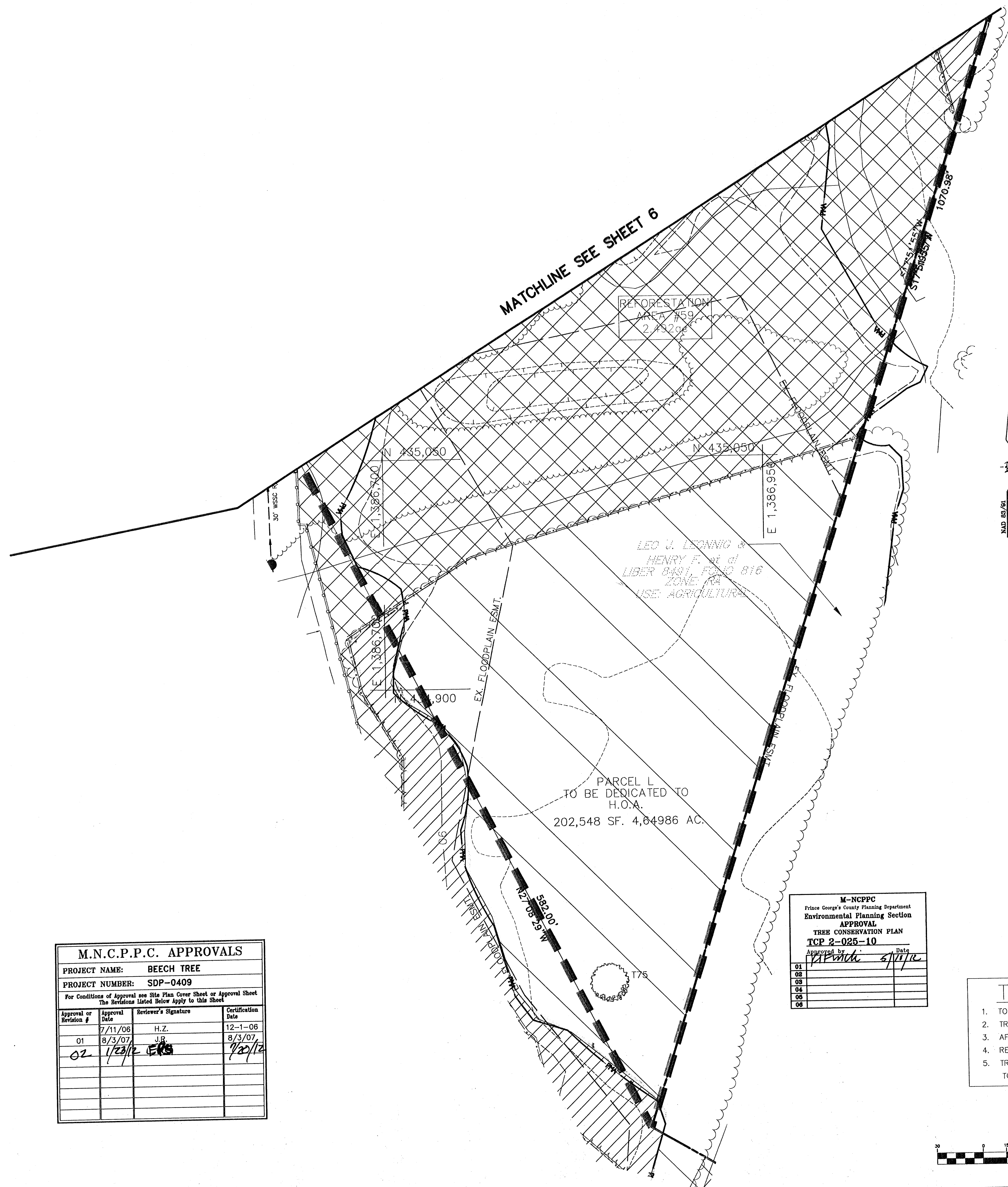
SDP-0409 2
APPROVED PLAN

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

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



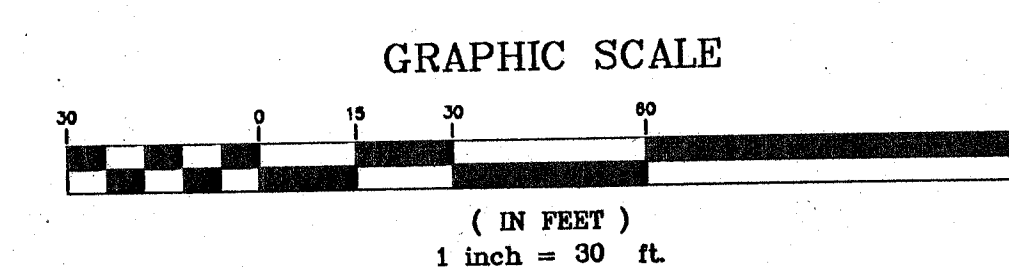
DATE	PROJECT No.
4/11/2012	97179
SCALE	SHEET
	7
1" = 30'	OF
	9



NOTE:
TCP 2-025-10 WAS SEPARATED FROM
TCP 2-049-98 WITH THE APPROVAL
OF SDP-0409-02.
1.5 FACTOR OF SAFETY AS SHOWN

TREE TABLE

1. TOTAL AREA FOR SHEET 7 = 3.03 AC.
 2. TREE PRESERVATION AREA = 0.03 AC.
 3. AFFORESTATION & REFORESTATION AREAS = 1.50 AC.
 4. REGENERATION AREAS = 0.00 AC.
 5. TREE PRESERVATION AREA WITHIN 100 YR. FLOODPLAIN = 1.5 AC.
- TOTAL THIS SHEET = 1.53 AC.

[illegible]

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP 2-025-10

Approved by K. P. Smith Date 5/10/12

01		
02		
03		
04		
05		
06		

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

NORTH VILLAGE - SECTION 4 & 5

PRINCE GEORGE'S COUNTY, MARYLAND

P.A. 79 UPPER MARLBORO & VICINITY

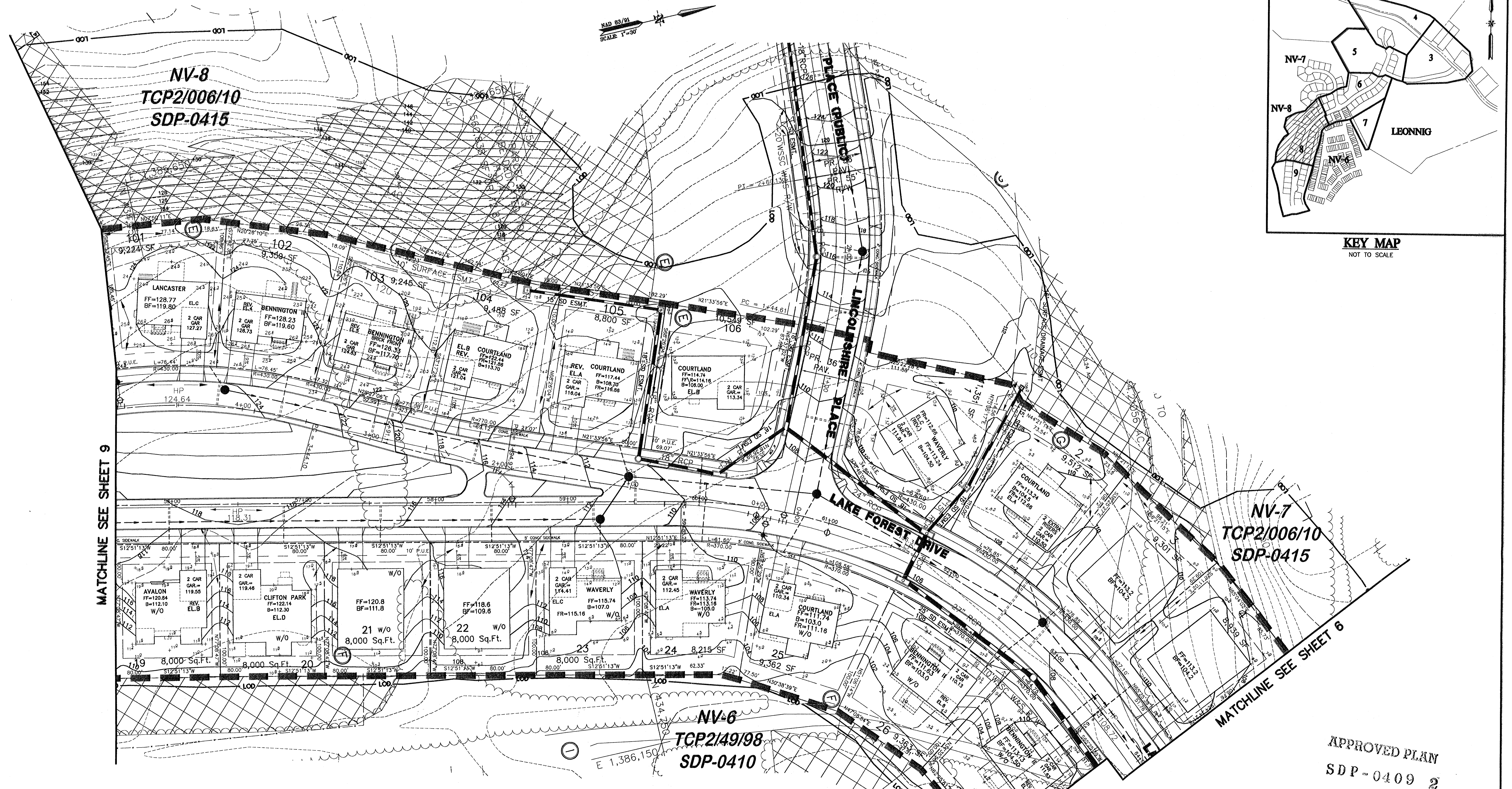
MARLBORO (3rd) ELECTION DISTRICT

**TREE CONSERVATION PLAN
TYPE II**

NV 5


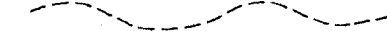







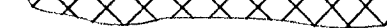



[illegible]

N:\1997\97179\DWG\NVIL\NV45SDP\TCPII 03NV45.DWG






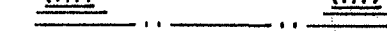



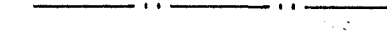

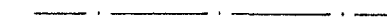

[illegible]






NOT TO SCALE

LEGEND

	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	TREE PRESERVATION AREA
	TREE PRESERVATION - (small size or on-lot)
	PROPOSED REFORESTATION
	TREE PROTECTION DEVICE TEMPORARY
	EX. PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED PARCEL LINE
	SOIL BOUNDARY
	SOIL CLASSIFICATIONS
	EXISTING TREE LINE
	EXISTING SHRUB LINE

MnB2

	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
	PLAT LINE
	LIMIT OF DISTURBANCE FOR ALL OTHER PHASES
	PMA CLEARED

	FORESTED FLOODPLAIN PRESERVED
	AFFORESTATION & REFORESTATION USING NATURAL REGENERATION. PROPOSED REGENERATION
	SPUT RAIL FENCE - PERMANENT
	LIMIT OF THIS SDP
	TREE CONSERVATION AREA SIGNAGE

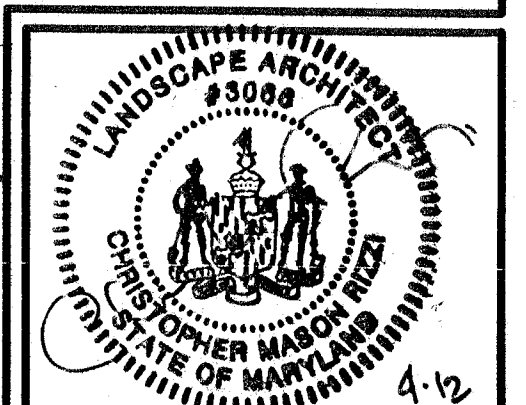
M-NCPPC
 Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE REMOVAL PLAN
TCP 2-025-10
 Approved by AF Smith Date 5/11/10
 01 _____
 02 _____
 03 _____
 04 _____
 05 _____
 06 _____

TREE TABLE	
1. TOTAL AREA FOR SHEET 8 = 5.86 AC.	
2. TREE PRESERVATION AREA = 0.00 AC.	
3. AFFORESTATION & REFORESTATION AREAS = 0.00 AC.	
4. REGENERATION AREAS = 0.00 AC.	
TOTAL THIS SHEET = 0.00 AC.	

NOTE:
TCP 2-025-10 WAS SEPARATED FROM
TCP 2-049-98 WITH THE APPROVAL
OF SDP-0409-02.
1.5 FACTOR OF SAFETY AS SHOWN

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

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

[illegible]

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FAX: (301) 490-2649 www.gpinet.com

BEECH TREE

NORTH VILLAGE - SECTIONS 4 & 5

PRINCE GEORGE'S COUNTY, MARYLAND

P.A. 79 UPPER MARLBORO & VICINITY

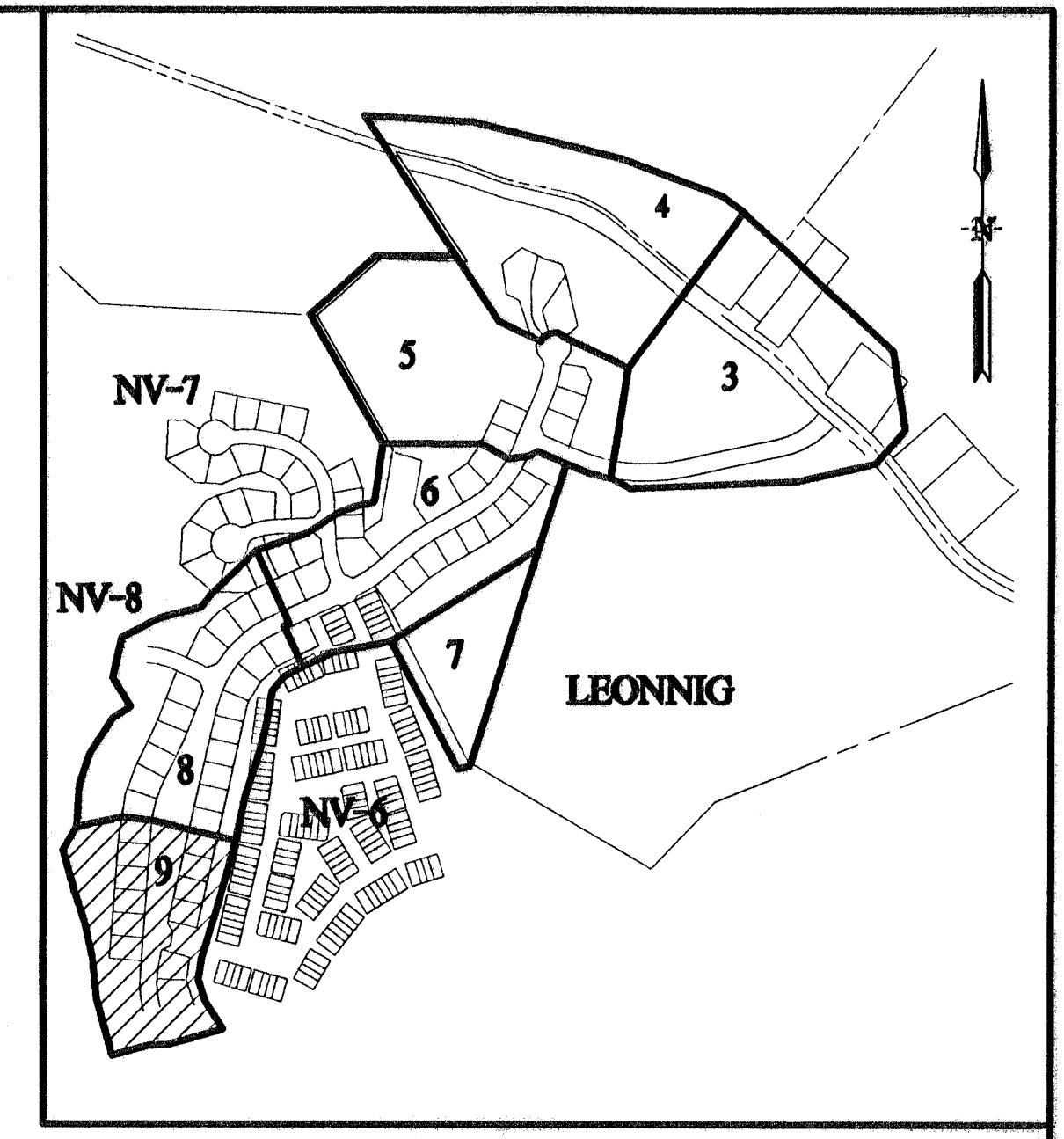
MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

NV 5

DATE	PROJECT No.
4/11/2012	97179
SCALE	SHEET
	8
1" = 30'	OF
	0

NAD 83/91
SCALE 1"=30'



KEY MAP
NOT TO SCALE

LEGEND

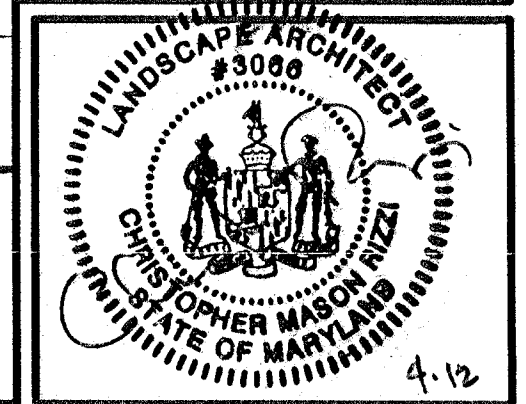
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- TREE PRESERVATION AREA
- TREE PRESERVATION - NOT COUNTED (small size or on-lot)
- PROPOSED REFORESTATION
- TREE PROTECTION DEVICE TEMPORARY
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PARCEL LINE
- SOIL BOUNDARY
- SOIL CLASSIFICATIONS
- EXISTING TREE LINE
- EXISTING SHRUB LINE
- SPECIMEN TREE
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- PRIMARY MANAGEMENT AREA
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPOSED PARCEL
- PROPOSED BLOCK
- PLAT LINE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED STREET TREE (EXACT SPECIES, NUMBER, AND LOCATION TO BE DETERMINED UNDER STREET TREE AND LIGHTING PLAN)
- LIMIT OF DISTURBANCE FOR GOLF COURSE
- LIMIT OF DISTURBANCE FOR ALL OTHER PHASES
- PMA CLEARED
- FORESTED FLOODPLAIN PRESERVED
- AFFORESTATION & REFORESTATION USING NATURAL REGENERATION. PROPOSED REGENERATION
- SPLIT RAIL FENCE - PERMANENT
- LIMIT OF THIS SDP
- TREE CONSERVATION AREA SIGNAGE

APPROVED PLAN

SDP-0409

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

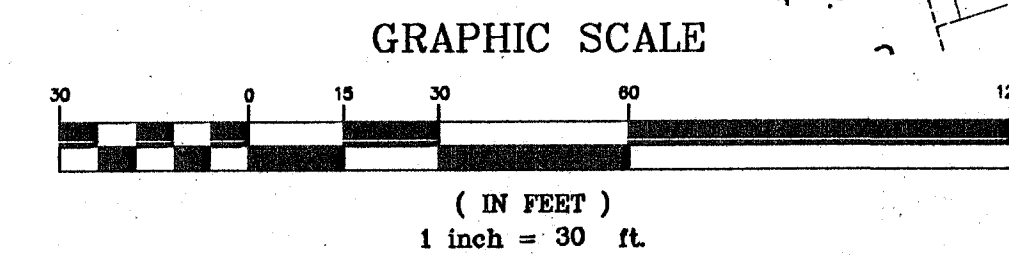
OWNER/DEVELOPER
VOB LIMITED PARTNERSHIP
13000 OFFICE CENTER
8133 LEESBURG PIKE, SUITE 300
VIENNA, VA 22182
703-288-4200 FAX:703-288-4218



DATE	PROJECT No.
4/11/2012	97179
SCALE	SHEET
1" = 30'	9 OF 9

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP 2-025-10			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	7/11/06	H.Z.	12-1-06
02	8/3/07	J.R.	8/3/07
03	1/23/12	ERS	1/20/12

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: BEECH TREE			
PROJECT NUMBER: SDP-0409			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Revisions Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	7/11/06	H.Z.	12-1-06
02	8/3/07	J.R.	8/3/07
03	1/23/12	ERS	1/20/12



TREE TABLE	
1.	TOTAL AREA FOR SHEET 9 = 3.94 AC.
2.	TREE PRESERVATION AREA = 0.00 AC.
3.	AFFORESTATION & REFORESTATION AREAS = 0.00 AC.
4.	REGENERATION AREAS = 0.00 AC.
TOTAL THIS SHEET = 0.00 AC.	

NOTE:
TCP 2-025-10 WAS SEPARATED FROM
TCP 2-044-98 WITH THE APPROVAL
OF SDP-0409-02.
1.5 FACTOR OF SAFETY AS SHOWN

PROJ. MGR	CMR	DESIGNED	GPI	DRAWN	NRB	CHECKED	CMR
3/2/10 CREATED TCP 1 FOR NV 4 + 5							
DATE	REVISIONS	BY	DATE	REVISIONS	BY	DATE	REVISIONS

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BEECH TREE
NORTH VILLAGE - SECTIONS 4 & 5
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION PLAN
TYPE II

NV 5

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