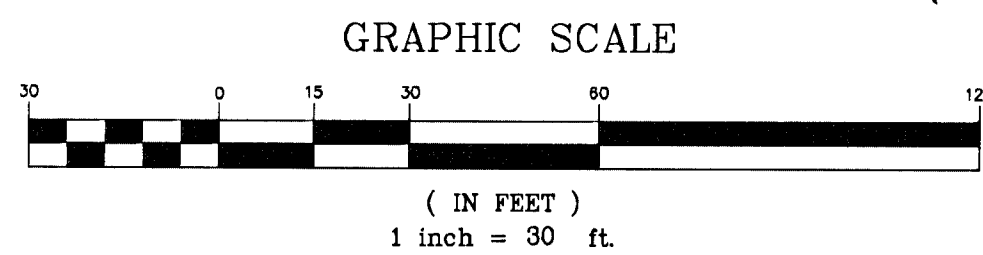


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LEGEND

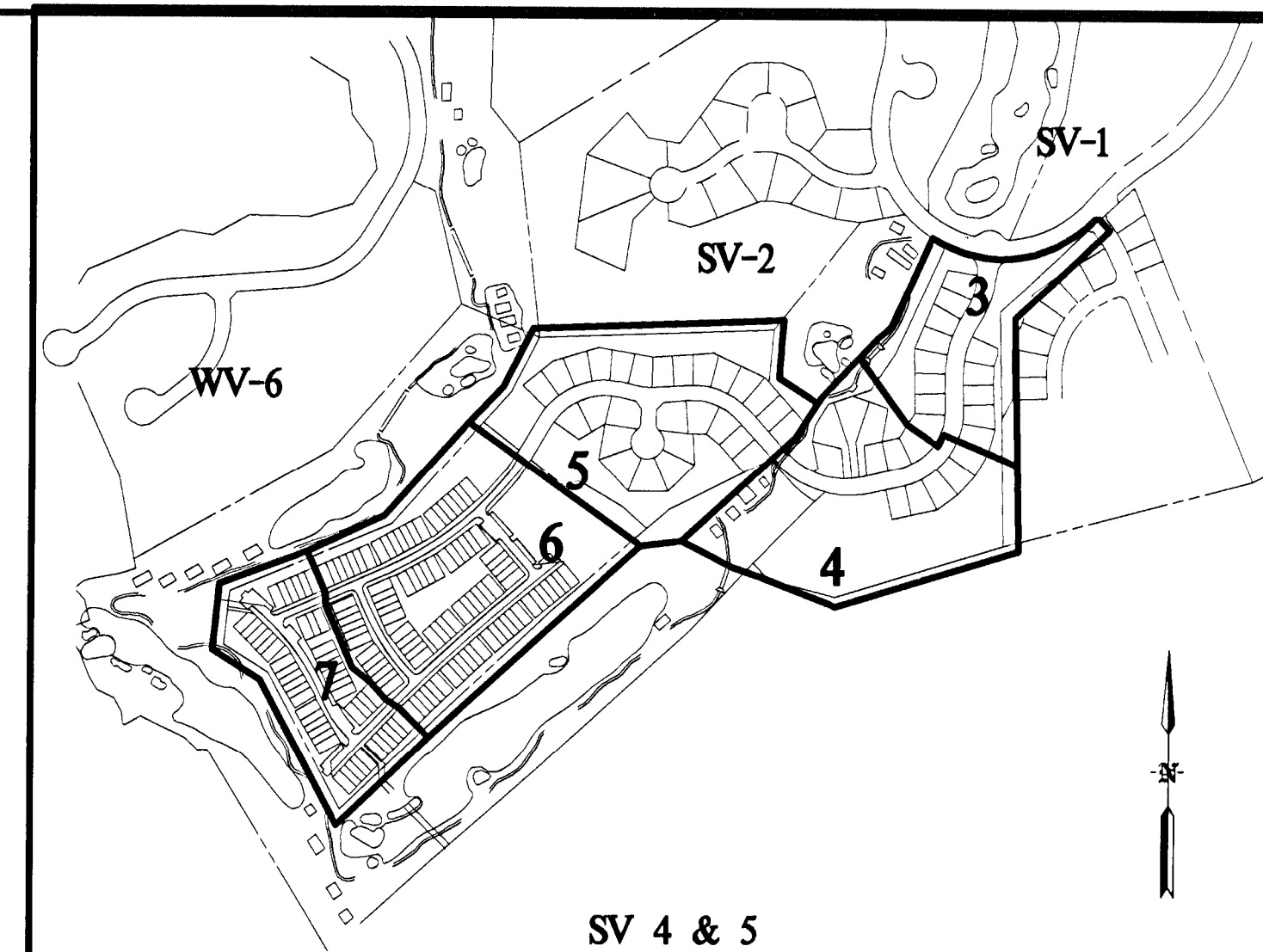
- MATCHLINE SEE SHEET 5



MATCHLINE SEE SHEET 5

PARCEL 0
239,863 SF
5.50650 AC.
BE CONVEYED
TO H.O.A.

MATCHLINE SEE SHEET 3



SV 4 & 5

KEY MAP
NOT TO SCALE

[illegible]

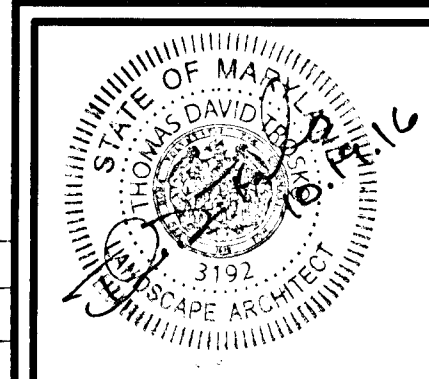
Woodland Conservation Table	
Sheet #	4
Sheet Area	8.16
Preservation	4.32
Af/Reforestation	0.42
PMA Af/Reforestation	0.00
Floodplain PMA Impact	0.00
Non-Floodplain PMA Impact	0.00
Retained/Not Credited	0.00
Total This Sheet	4.74

**THIS BLOCK IS FOR
OFFICIAL USE ONLY**

M-NCPPC
APPROVAL

PROJECT NAME:	BEECH TREE
PROJECT NUMBER:	SDP-0416-03

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

[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

P.A. 79 UPPER MARLBORO & VICINITY

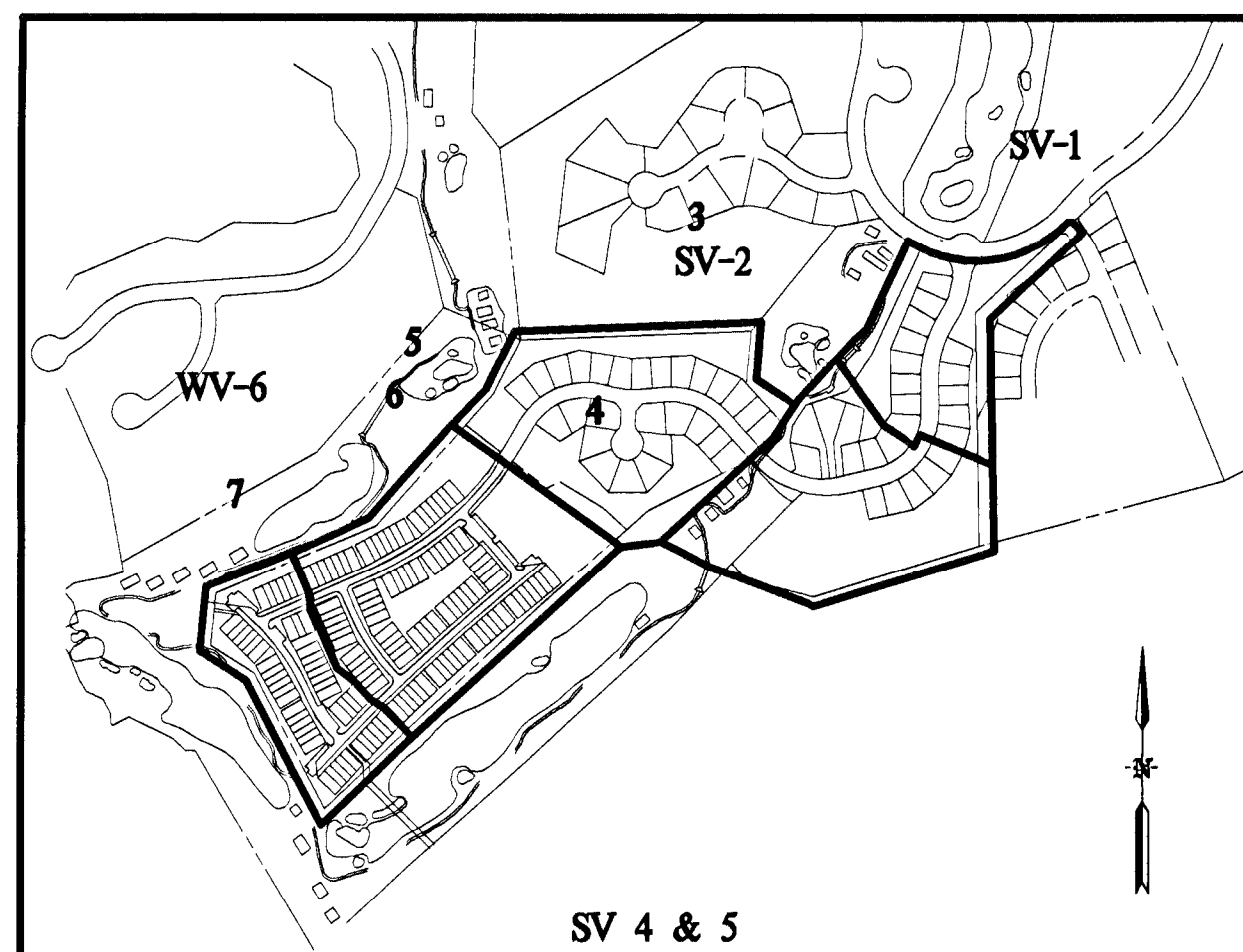
MARLBORO (3rd) ELECTION DISTRICT

BEECH TREE
SOUTH VILLAGE - SECTION 4 & 5
PRINCE GEORGE'S COUNTY, MARYLAND

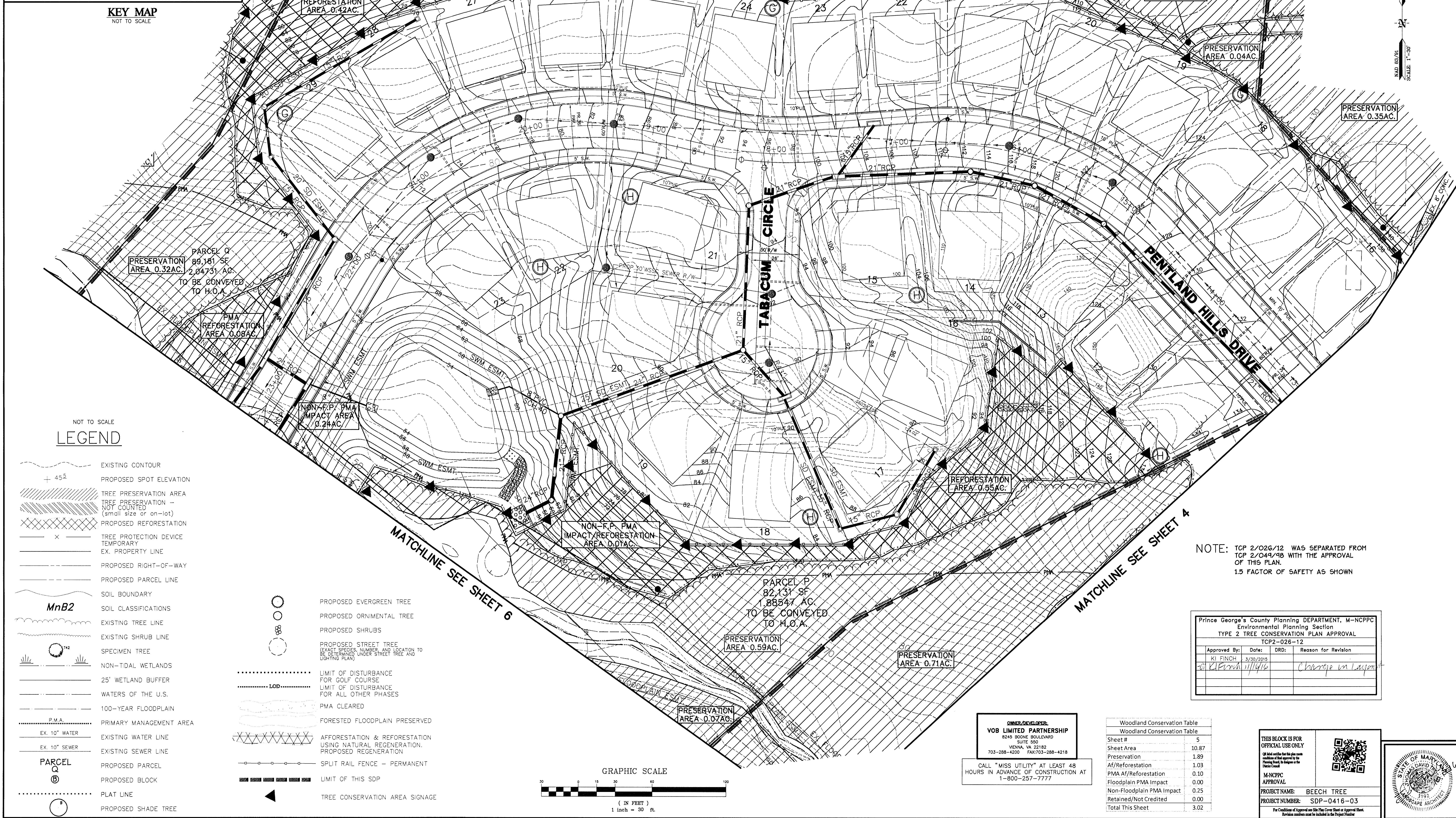
TREE CONSERVATION PLAN TYPE II

SV 4

DATE	PROJECT No.
10/2015	97179
SCALE	SHEET
	4
1" = 30'	OF
	7

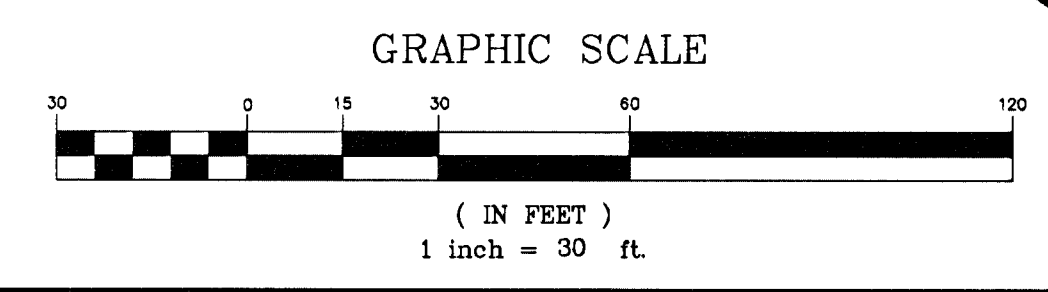


SV 4 & 5
KEY MAP
NOT TO SCALE



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
- 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 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



NOTE: TCP 2/026/12 WAS SEPARATED FROM TCP 2/049/98 WITH THE APPROVAL OF THIS PLAN.
1.5 FACTOR OF SAFETY AS SHOWN

Prince George's County Planning DEPARTMENT, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL			
TCP2-026-12			
Approved By:	Date:	DRD:	Reason for Revision
KI FINCH	3/30/2015		
Change in Layout			

OWNER/DEVELOPER
VOB LIMITED PARTNERSHIP
8240 BOONE BOULEVARD
SUITE 550
VENNA, VA 22182
703-288-4200 FAX 703-288-4218
CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

Woodland Conservation Table	
Sheet #	5
Sheet Area	10.87
Preservation	1.89
Af/Reforestation	1.03
PMA Af/Reforestation	0.10
Floodplain PMA Impact	0.00
Non-Floodplain PMA Impact	0.25
Retained/Not Credited	0.00
Total This Sheet	3.02

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PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, M-NCPPC

PROJECT NAME: BEECH TREE

PROJECT NUMBER: SDP-0416-03

DATE: 10/2015

SCALE: 1" = 30'

PROJECT NO.: 97179

SHEET 5 OF 7

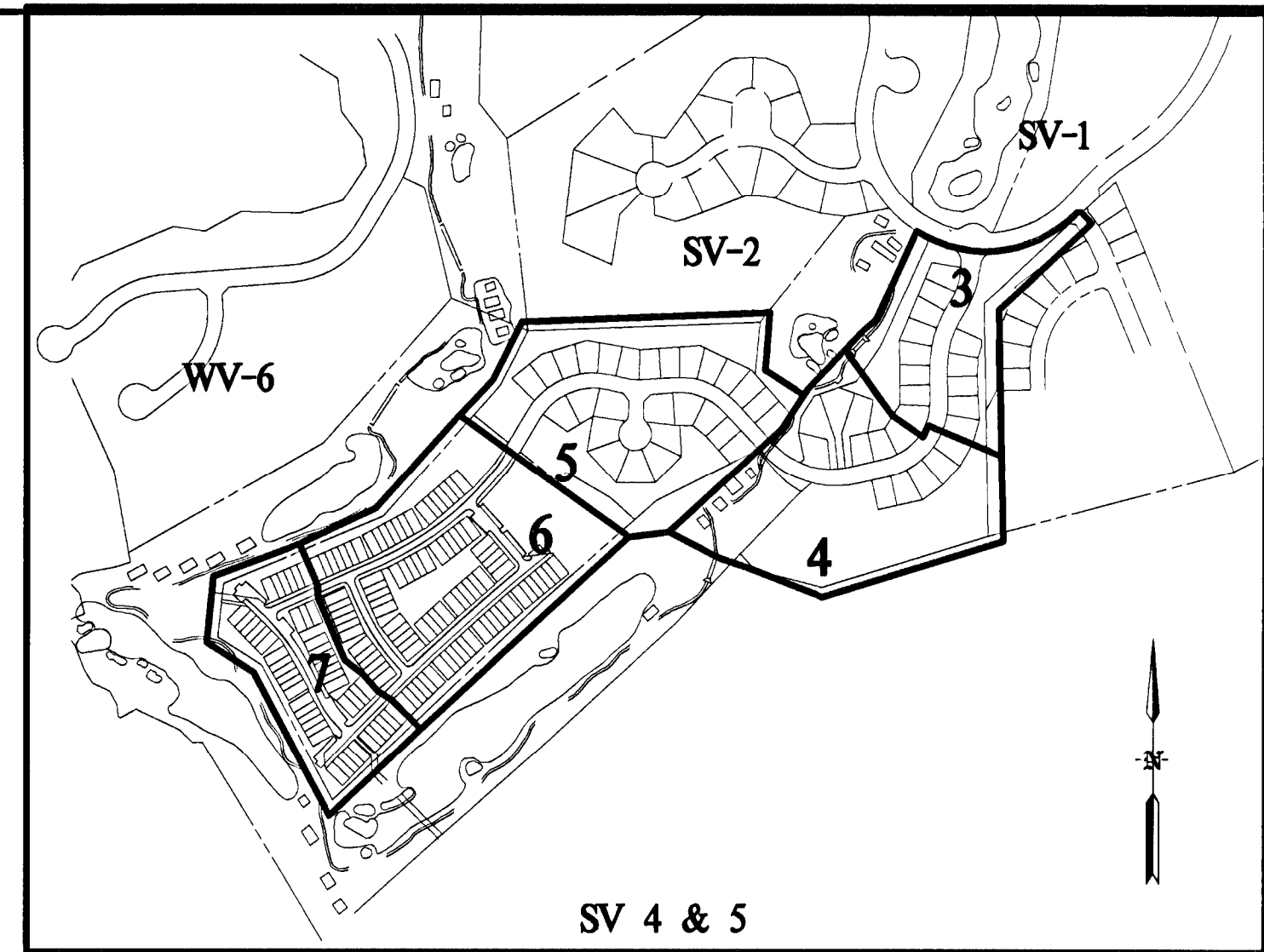
PROJ. MGR.	DESIGNED	DRAWN	CHECKED	DATE	REVISIONS	BY	DATE	REVISIONS	BY
				10/30/2015	REVISE SVS TO TOWNHOUSES				

GREENMAN-PEDERSEN, Inc.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD 20701
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FAX: (301) 490-2649 www.gpinet.com

BEECH TREE
SOUTH VILLAGE - SECTION 4 & 5
PRINCE GEORGE'S COUNTY, MARYLAND
P.A. 79 UPPER MARLBORO & VICINITY
MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN
TYPE II
SV 4

DATE	PROJECT NO.
10/2015	97179
SCALE	SHEET
1" = 30'	5 OF 7

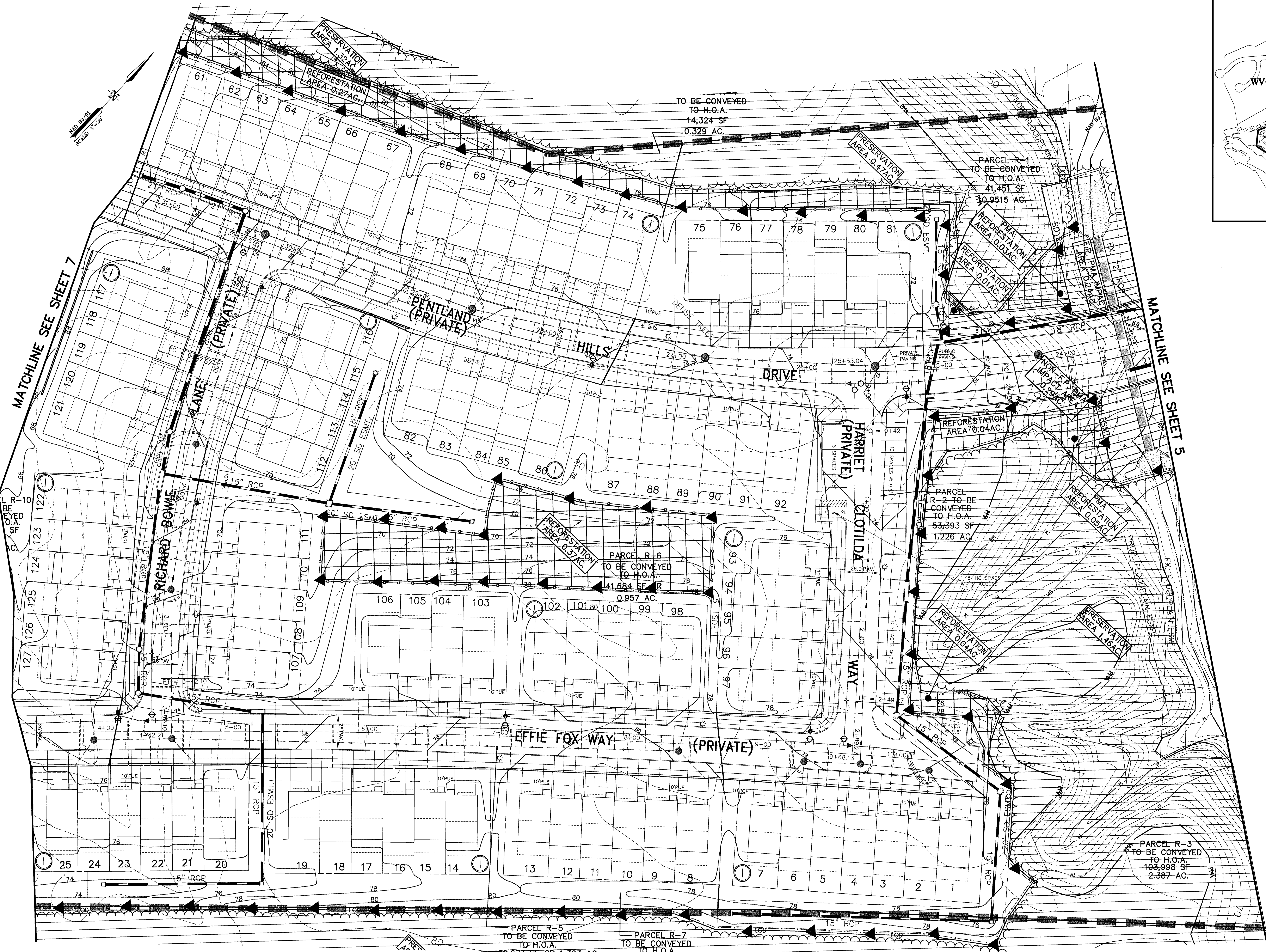


SV 4 & 5

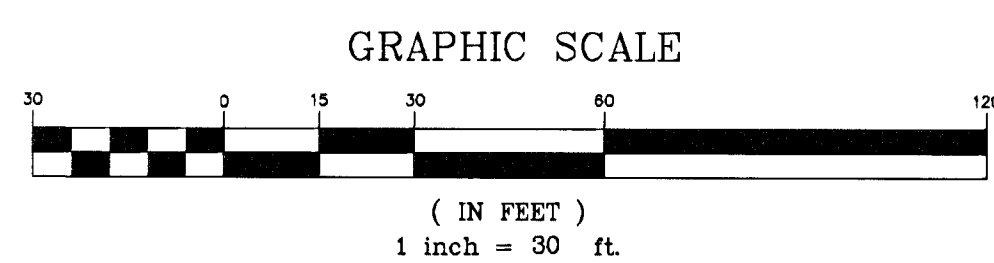
KEY MAP
NOT TO SCALE

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
- 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
- P.M.A. PRIMARY MANAGEMENT AREA
- EX. 10" WATER EXISTING WATER LINE
- EX. 10" SEWER 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



NOTE: TGP 2/026/12 WAS SEPARATED FROM TGP 2/049/98 WITH THE APPROVAL OF THIS PLAN.
1.5 FACTOR OF SAFETY AS SHOWN



OWNER/DEVELOPER:
VOB LIMITED PARTNERSHIP
8245 BOONE BOULEVARD
SUITE 500
VENNA, VA 22182
703-288-4200 FAX: 703-288-4218
CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

Prince George's County Planning DEPARTMENT, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-026-12			
Approved By:	Date:	DRD:	Reason for Revision
KJ FINCH	3/30/2015		
KL Evers	11/16/16		Change to layout

Woodland Conservation Table	
Sheet #	6
Sheet Area	12.06
Preservation	1.93
A/Reforestation	0.73
PMA A/Reforestation	0.08
Floodplain PMA Impact	0.24
Non-Floodplain PMA Impact	0.29
Retained/Not Credited	0.00
Total This Sheet	2.74

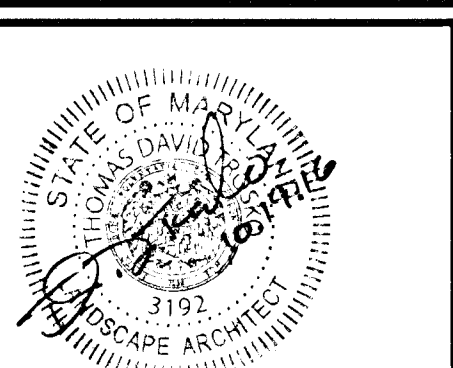
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OF MARYLAND
Department of the Environment
Division of Land Management
Planning Section

M-NCPPC
APPROVAL

PROJECT NAME: BEECH TREE
PROJECT NUMBER: SDP-0416-03

For Conditions of Approval on the Plan Cover Sheet or Approval Sheet.
Revision numbers must be included in the Project Number.



PROJ. MGR.	CMR	DESIGNED	SMD	DRAWN	EAE	CHECKED	SD
DATE	03/30/2015	REVISE SV5 TO TOWNHOUSES	REVISIONS	BY	DATE	REVISIONS	BY

GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
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GPI

BEECH TREE
SOUTH VILLAGE - SECTION 4 & 5
PRINCE GEORGE'S COUNTY, MARYLAND

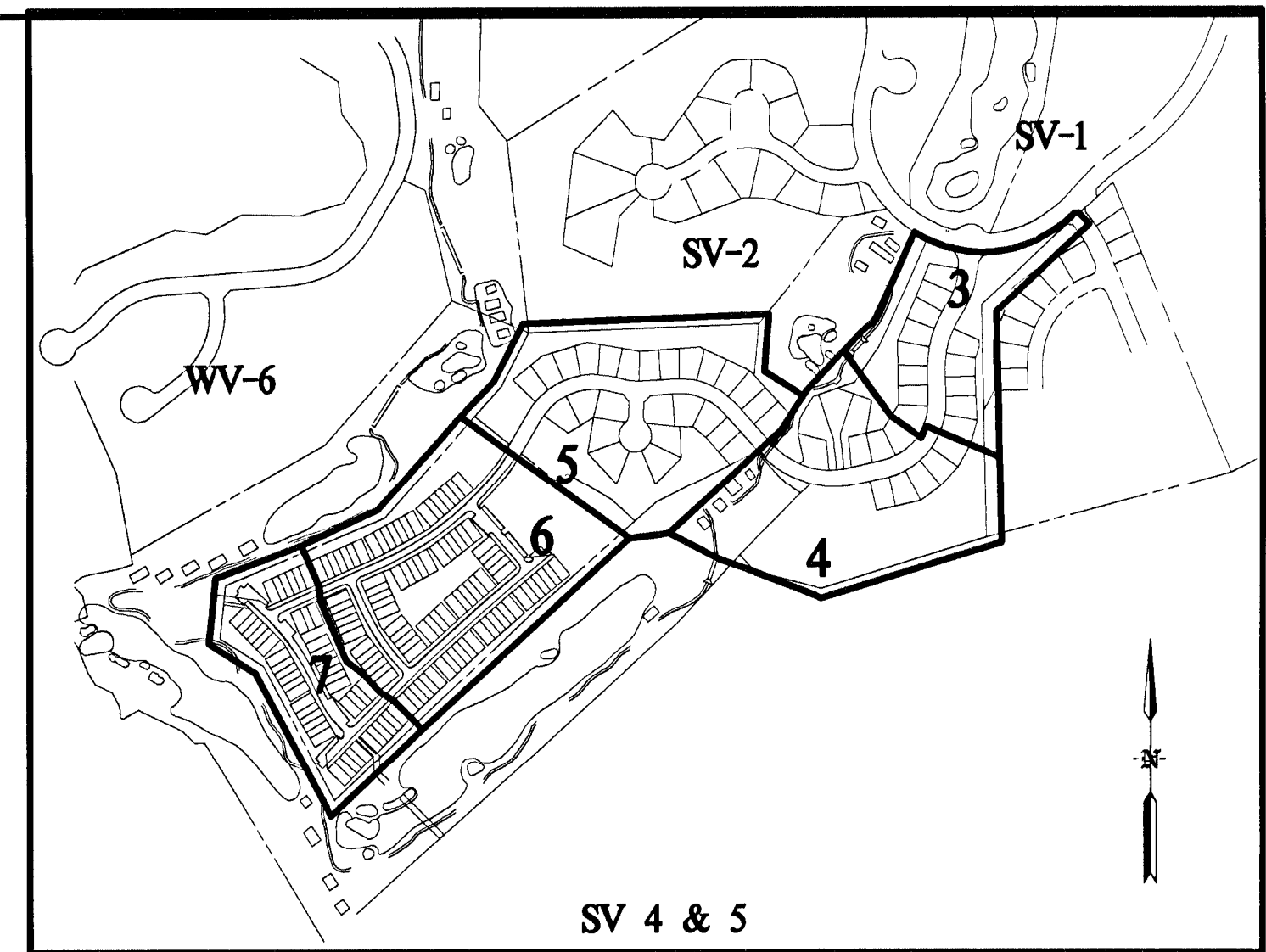
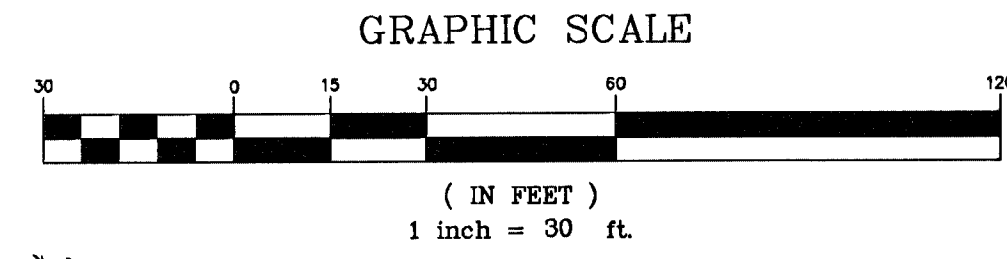
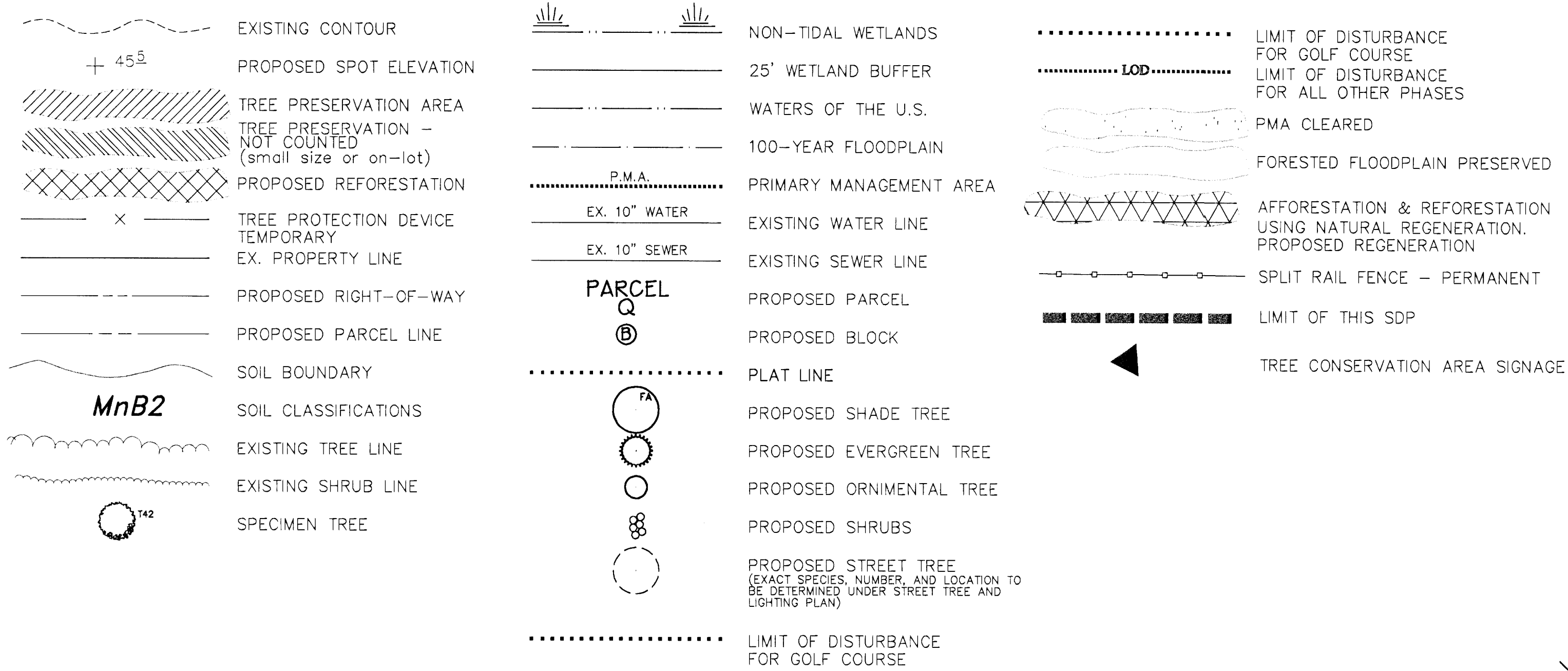
P.A. 79 UPPER MARLBORO & VICINITY MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN
TYPE II

SV 5

DATE	PROJECT No.
10/2015	97179
SCALE	SHEET
1" = 30'	6 OF 7

LEGEND

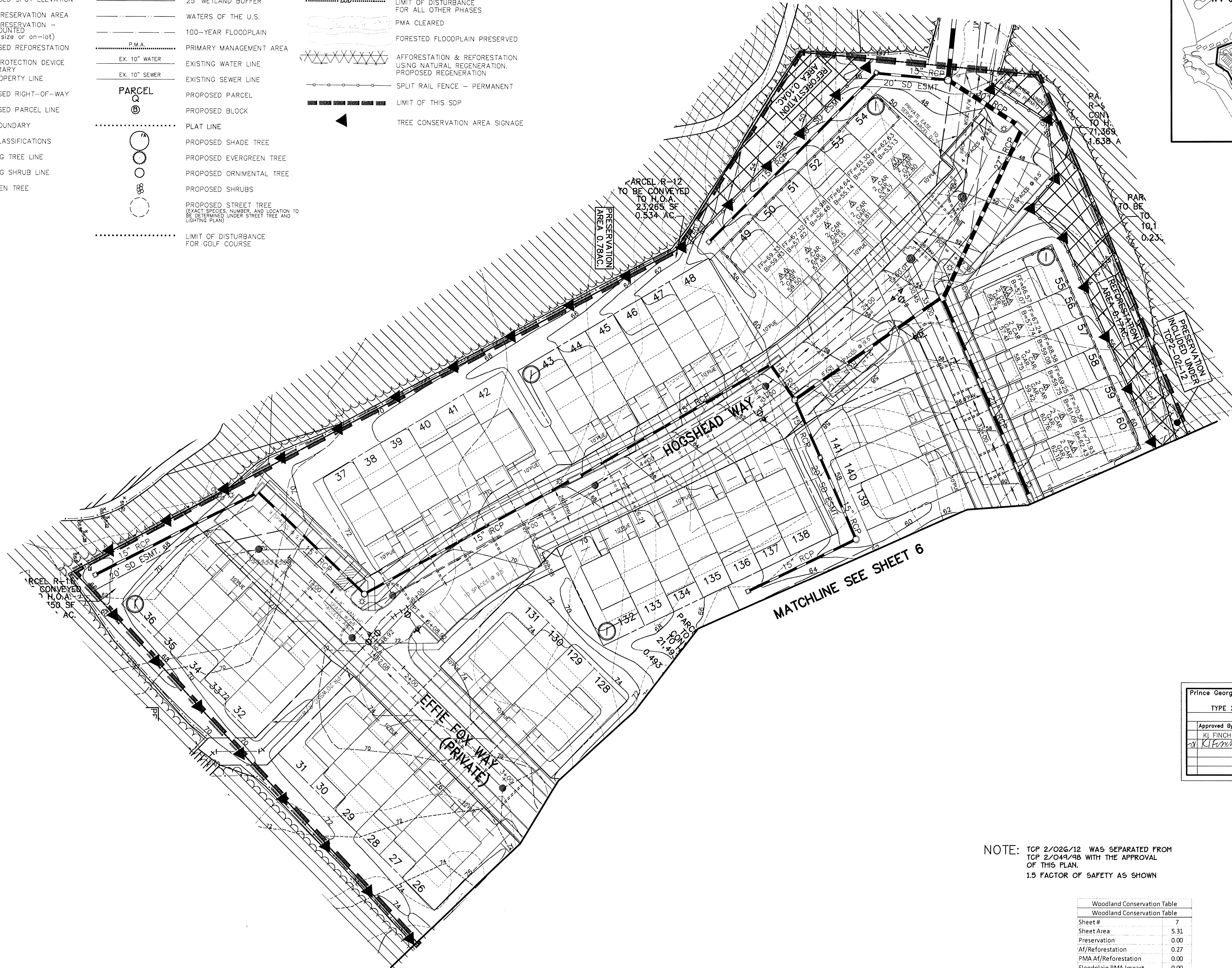


KEY MAP

NOT TO SCALE

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

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



15" RCP
64
60
MATCHLINE SEE SHEET 6

Prince George's County Planning DEPARTMENT, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-026-12			
Approved By:	Date:	DRD:	Reason for Revision
KJ FINCH	3/30/2015		
28 KJ Finch	11/6/18		change to layer 2

NOTE: TCP 2/026/12 WAS SEPARATED FROM
TCP 2/049/98 WITH THE APPROVAL
OF THIS PLAN.
1.5 FACTOR OF SAFETY AS SHOWN

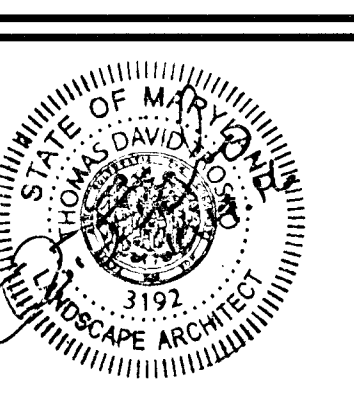
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Sheet #	7
Sheet Area	5.31
Preservation	0.00
Af/Reforestation	0.27
PMA Af/Reforestation	0.00
Floodplain PMA Impact	0.00
Non-Floodplain PMA Impact	0.00
Retained/Not Credited	0.00
Total This Sheet	0.27

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OFFICIAL USE ONLY**

QR label certifies that this plan meets
conditions of final approval by the
Planning Board, its designee or the
District Council



M-NCPPC APPROVAL	
PROJECT NAME:	BEECH TREE
PROJECT NUMBER:	SDP-0416-03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number	

[illegible]

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MARLBORO (3rd) ELECTION DISTRICT

BEECH TREE
SOUTH VILLAGE - SECTION 4 & 5
PRINCE GEORGE'S COUNTY, MARYLAND

**TREE CONSERVATION PLAN
TYPE II**

SV 5

DATE	PROJECT No.
10/2015	97179
SCALE	SHEET
	7
1" = 30'	OF
	7