

GENERAL NOTES

- EXISTING ZONING: R-5
- PROPOSED DEVELOPMENT: SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL
- MASTER PLAN AREA: SUBREGION V 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 162, # 93 GRIDS A 162, B 162, C 162
- WSSC MAP: 202 SE 13, 203 SE 13 & 14, 204 SE 13 & 14, 205 SE 13 & 14
- ADG MAP: P.G. Co. # 21 GRIDS B 10, C 6-13, D 7-13, E 7-12, F 8-12
- WATER CATEGORY: 3
- SEWER CATEGORY: 3
- OWNER/DEVELOPER: VOB LIMITED PARTNERSHIP
TYSON'S OFFICE CENTER
8133 LEESBURG PIKE, SUITE 300
VIENNA, VA 22182
703-288-4200 FAX: 703-288-4218
GREENMAN-PEDERSEN, INC.
10977 GULFORD ROAD
ANNAPOLIS JUNCTION, MARYLAND 20701
(301) 470-2772
- ENGINEER: GREENMAN-PEDERSEN, INC.
10977 GULFORD ROAD
ANNAPOLIS JUNCTION, MARYLAND 20701
(301) 470-2772
- GROSS TRACT AREA: 121.08 ACRES
GROSS TRACT AREA THIS SUBMITTAL: 53.37 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 #98000110, APPROVED JUNE 12, 1995 (ENTIRE SITE & LAKE)
- ALL STRUCTURES SHALL BE FULLY SPRUNGLED 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.
- BASIC PLAN A-9763-C, APPROVED 10-9-89 (Z.O. 91-1989)
- COMPREHENSIVE DESIGN PLAN CDP-9706, APPROVED 2-28-98 (PGCPB Res. 98-50)
- TREE CONSERVATION PLAN TYPE II: TCP 17/21/97 TYPE II: 10/49/98-1-11 REVISIONS AND TCP2-021-10
- PRELIMINARY PLAT: 4-00010 APPROVED 7/27/2000 (M.N.C.P.P.C.)
- STORMWATER MANAGEMENT CONCEPT PLAN: 00800490, 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, #79-50
PENTLAND HILLS, #79-58
- INFORMATION CONCERNING IMPROVEMENTS TO LEELAND ROAD AND THE INTERSECTION OF MD ROUTE 301 AND LEELAND ROAD WAS OBTAINED FROM AVAILABLE RECORDS.
DRAINAGE PERMIT NO. 98-22-00096, 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".
- FOUNDATIONS 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% GRASSED, 1% PAVED.
- CONCRETE CURB AND GUTTER SHALL BE IN ACCORDANCE WITH PRINCE GEORGE'S COUNTY STANDARD DETAIL #1.
- SPILL GUTTERS 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".

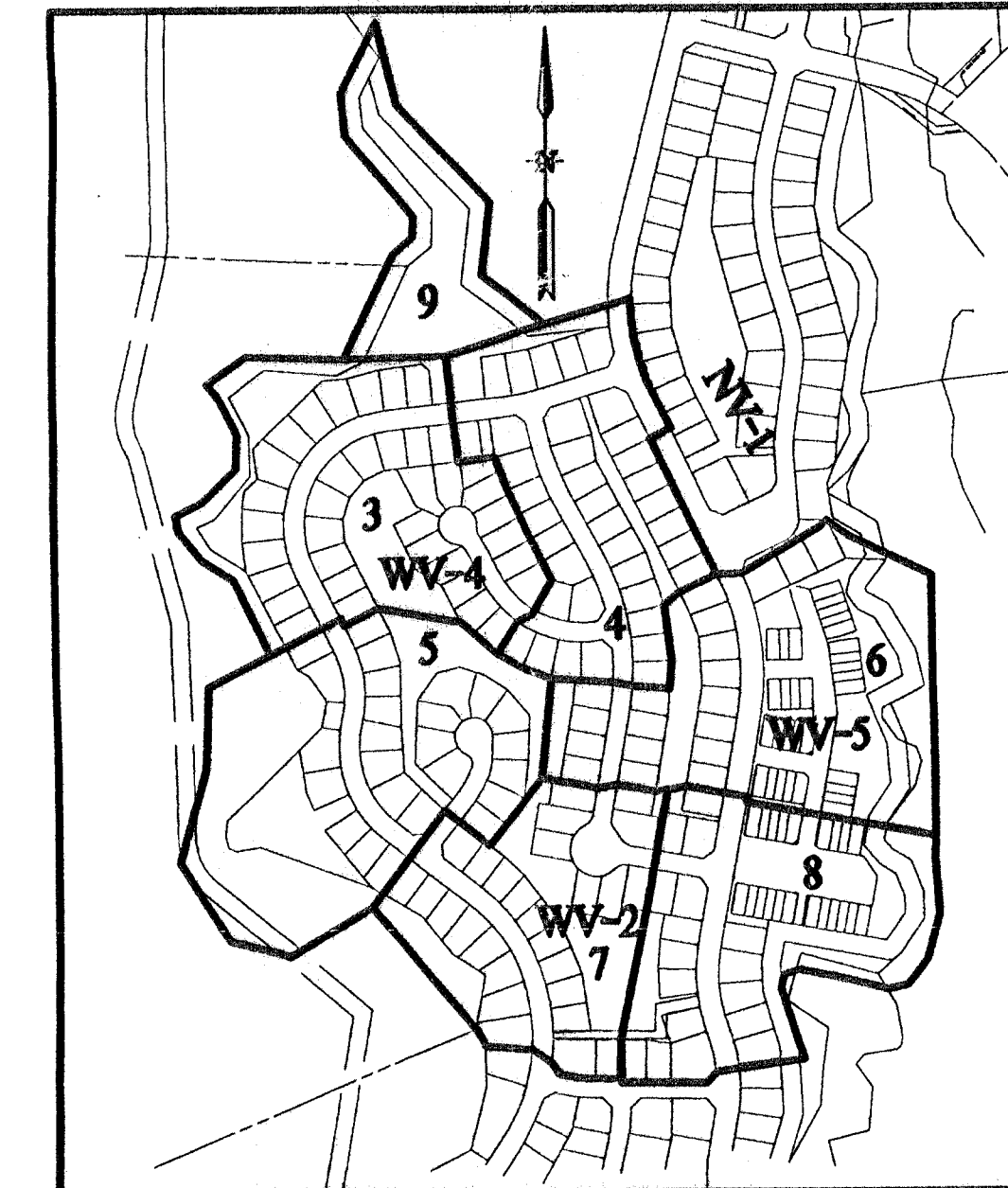
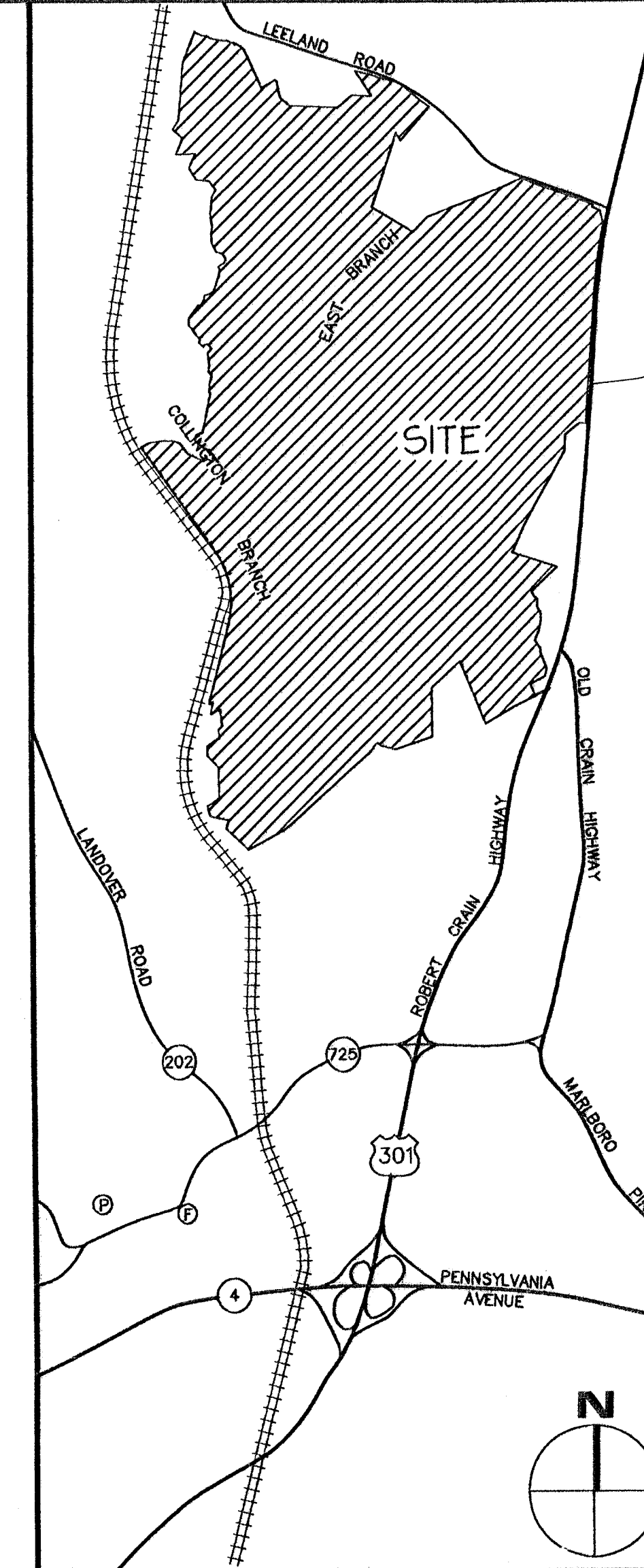
BEECH TREE

PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION PLAN - TYPE 2

WEST VILLAGE - SECTIONS 2, 4, & 5
BASIC PLAN A-9763-C
COMPREHENSIVE DESIGN PLAN CDP-9706
PRELIMINARY PLAN 4-00010
SDP - 0617

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET, KEY MAP
2	DETAIL SHEET
3-9	TCP 2 PLAN SHEETS, 1"=30'

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

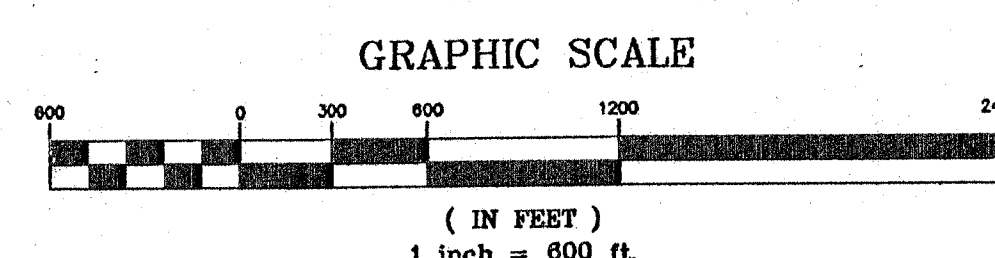
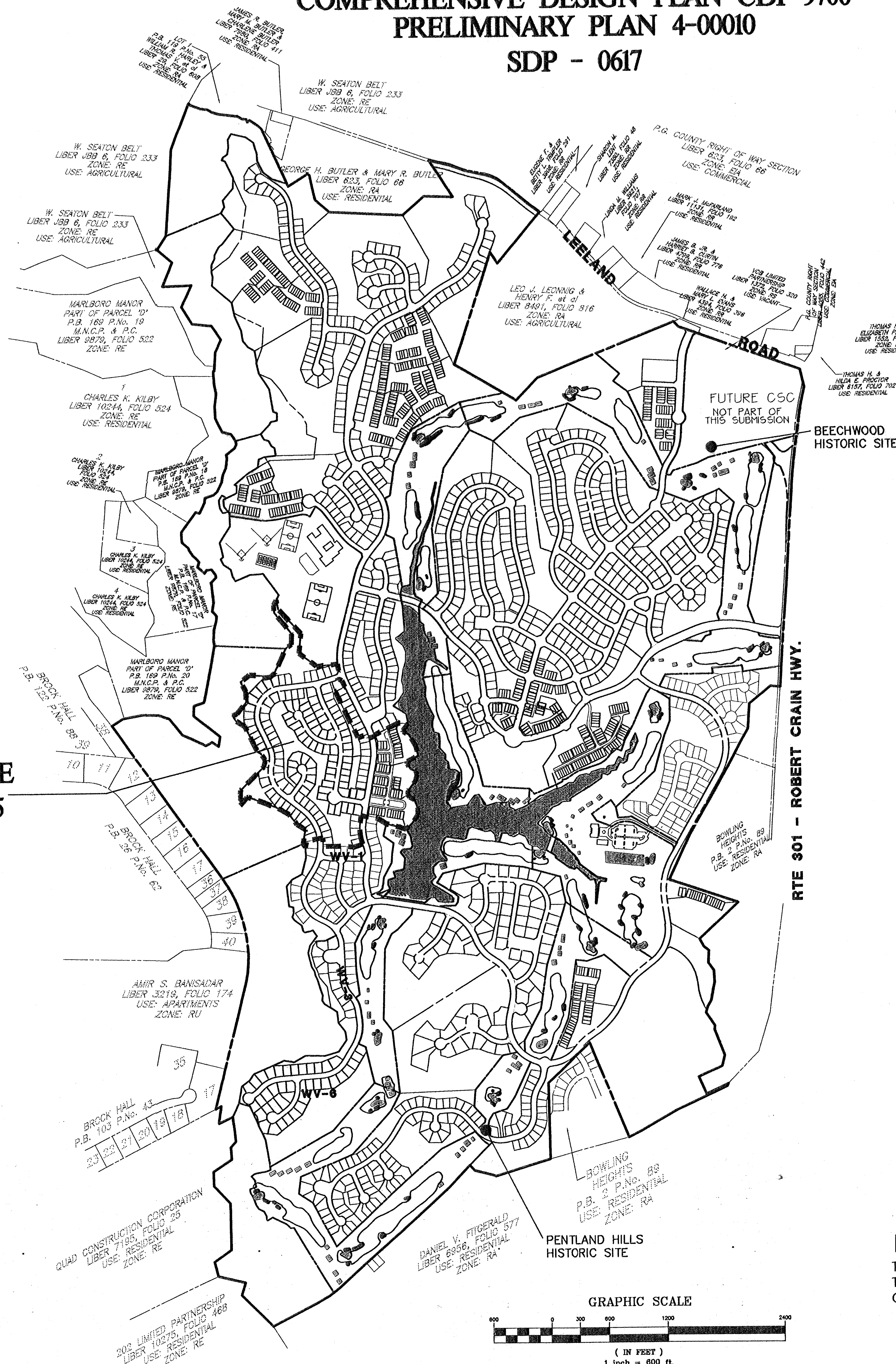
LEGEND

- EXISTING CONTOUR
- TREE PRESERVATION AREA
- TREE PRESERVATION - NOT COUNTED (small size or on-lot)
- PROPOSED REFORESTATION
- PMA CLEARED
- FORESTED FLOODPLAIN PRESERVED
- PROPOSED REGENERATION
- 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
- LIMITS OF DISTURBANCE
- FACTOR OF SAFETY LINE
- TREE PROTECTION DEVICE - PERMANENT
- TREE PROTECTION DEVICE - TEMPORARY
- BOUNDARY OF SPECIFIC SITE PLAN & TCP 2
- TREE CONSERVATIONS SIGNAGE
- EDGE PLANTING: DOUBLE ROW OF WHIPS TO BE PLANTED ADJACENT TO TPD

[] AREA PART OF THIS APPLICATION

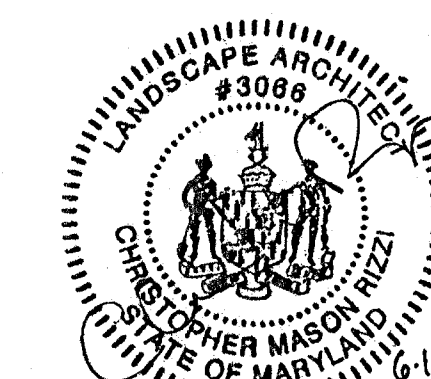
EXISTING SOIL TYPES	
FLOODPLAIN / POORLY DRAINED	
Bs	Bibb silt loam 0-2% slopes
lk	luka fine sandy loam 0-5% slopes
SmA	Shrewsbury fine sandy loam 0-2% slopes
SnA	Shrewsbury silt loam 0-2% slopes
MODERATELY WELL DRAINED	
Ada	Adelphia fine sandy loam 0-2% slopes
AdB2	Adelphia fine sandy loam 2-5% slopes
AHA	Adelphia silt loam 0-2% slopes
AB2	Adelphia silt loam 2-5% slopes
WELL DRAINED	
CmB2	Collington fine sandy loam 2-5% slopes
CmC2	Collington fine sandy loam 5-10% slopes
CmC3	Collington fine sandy loam 10-15% slopes
CmE2	Collington fine sandy loam 15-40% slopes
CmE3	Collington fine sandy loam 15-30% slopes
HoC3	Howell clay loam 6-12% slopes
HoB2	Howell fine sandy loam 2-6% slopes
HwB2	Howell silt loam 0-6% slopes
Ocb	Ochlockonee sandy loam 2-5% slopes
WaA	Westphalia fine sandy loam 0-2% slopes
WaB2	Westphalia fine sandy loam 2-6% slopes
WaC2	Westphalia fine sandy loam 6-12% slopes
WaC3	Westphalia fine sandy loam 12-20% slopes
WaD2	Westphalia fine sandy loam 8-12% slopes
WaD3	Westphalia fine sandy loam 12-20% slopes
SoE	Sandy loam, steep

NO.	DATE	REVISION PER MNCPPC COMMENTS	DESCRIPTION	BY
1	2/27/13	REVISE PER MNCPPC COMMENTS		



NOTE:

TCP 2-021-10 WAS SEPARATED FROM
TCP II-049-98 WITH THE APPROVAL
OF THIS PLAN.



M-NCPPC			
Prince George's County Planning Department Environmental Planning Section			
APPROVAL			
TREE CONSERVATION PLAN			
TCP 2-21-10			
Approved by	Date		
KI FINCH	8/31/10		
01	12/21/13		
02	7/19/13		
03			
04			
05			
06			

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: BEECH TREE			
PROJECT NUMBER: SDP-0617			
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	3/10/08	H.Z.	9/13/10
02	1/7/13	R.G.	1/8/13

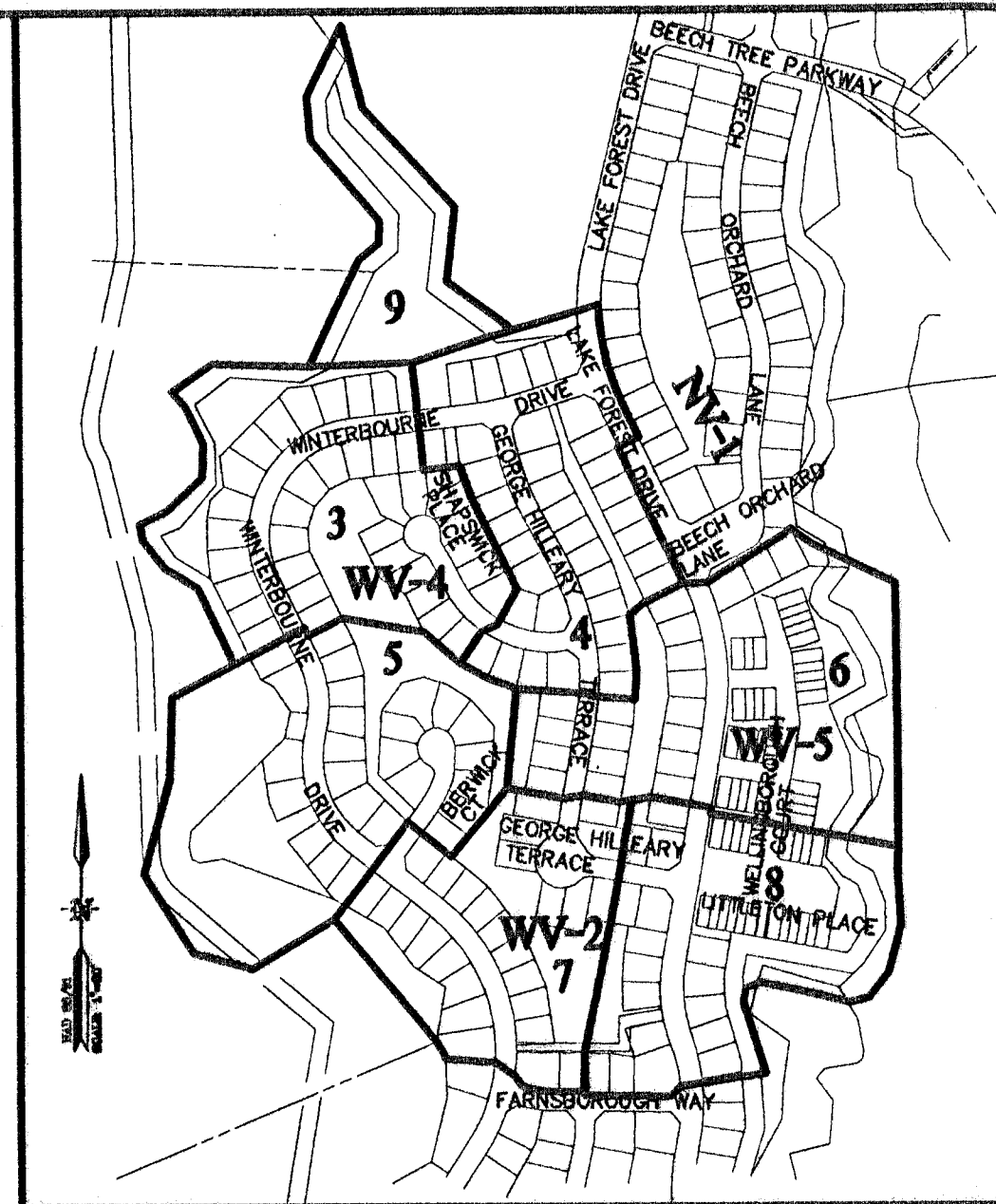
OWNER/DEVELOPER:

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

ENGINEER:

GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GULFORD ROAD, ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 860-3055
FAX: (301) 470-2849 www.gpiintl.com

WV 2, 4, & 5



Sheet Area	9.42
Preservation	1.47
Afforestation/Ref	0.77
Regeneration	0.00
PMA Afforestation/Ref	0.00
PMA Regeneration	0.00
Preservation NIC	0.00
FP Area	0.00
Total Ref/Pres/Reg	2.24

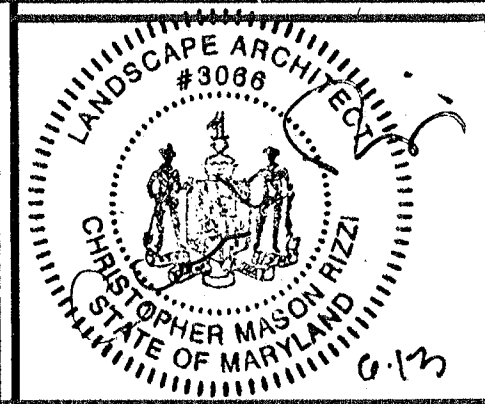
M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP 2-21-10

	Approved by	Date
	KI FINCH	8/31/10
01		
02	KI FINCH	12/21/12
03	<i>Megan K. Poirer</i>	7/2/13
04		
05		
06		

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: BEECH TREE			
PROJECT NUMBER: SDP-0617			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Violations Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	3/10/08	H.Z.	3/13/10
02	1/7/13	R.G.	1/8/13
APPROVED PLAN SD - 0617-02			

TCP NOTES:
TCP 2-021-10 WAS
SEPARATED FROM TCP
II-049-98 WITH THE
APPROVAL OF THIS PLAN.

1.5 FACTOR OF SAFETY
NOT ON THIS SHEET



DATE	PROJECT No.
6/19/2013	97179
SCALE	SHEET
	3
1" = 30'	OF
	9

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

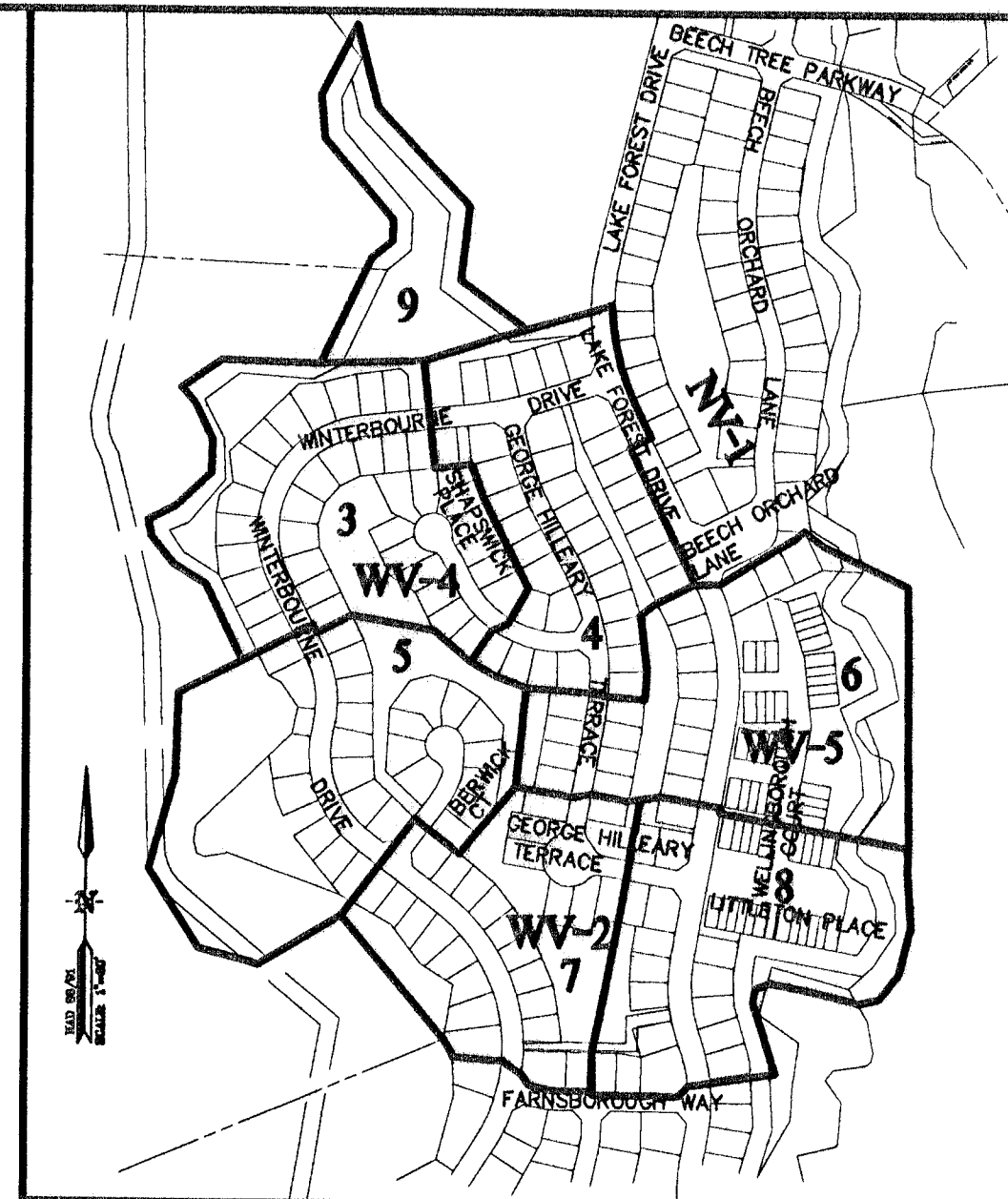
BEECH TREE
WEST VILLAGE - SECTIONS 2, 4 & 5
PRINCE GEORGE'S COUNTY, MARYLAND

P.A. 79 UPPER MARLBORO & VICINITY

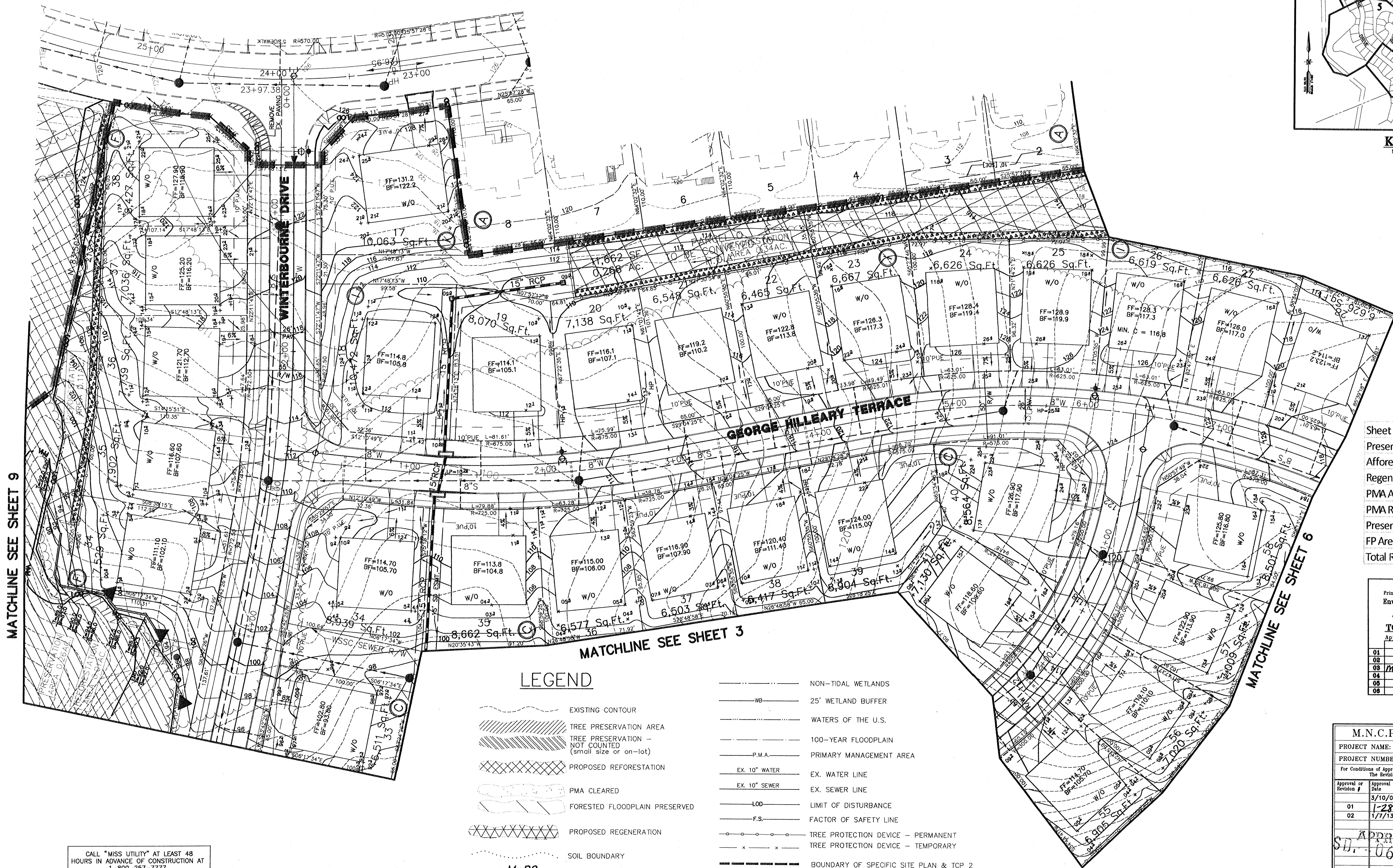
MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN
TYPE 2

WV



KEY MAP
NOT TO SCALE



Sheet Area	7.17
Preservation	0.26
Afforestation/Ref	0.46
Regeneration	0.00
PMA Afforestation/Ref	0.00
PMA Regeneration	0.00
Preservation NIC	0.01
FP Area	0.00
Total Ref/Pres/Reg	0.72

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP 2-21-10	
Approved by	Date
01 KI FINCH	9/31/10
02 KI FINCH	12/21/12
03 Megan K. Reese	7/6/13
04	
05	
06	

M.N.C.P.P.C. APPROVALS	
PROJECT NAME: BEECH TREE	
PROJECT NUMBER: SDP-0617/01	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Conditions Listed Below Apply to this Sheet.	
Approval or Revision #	Approval Date
01	3/10/08
02	1/7/13
03	1/7/13
04	
05	
06	
APPROVED PLAN	
SDP-0617-02	

TCP NOTES:
TCP 2-021-10 WAS
SEPARATED FROM TCP
II-049-18 WITH THE
APPROVAL OF THIS PLAN.
1.5 FACTOR OF SAFETY
NOT ON THIS SHEET

7.13

PROJ. MGR.	CAS
DESIGNED	GPI
DRAWN	EAE
CHECKED	SD
DATE	2/27/13
REVISIONS	REVISIONS
BY	DATE
BY	DATE

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) 490-2849 www.gpinet.com

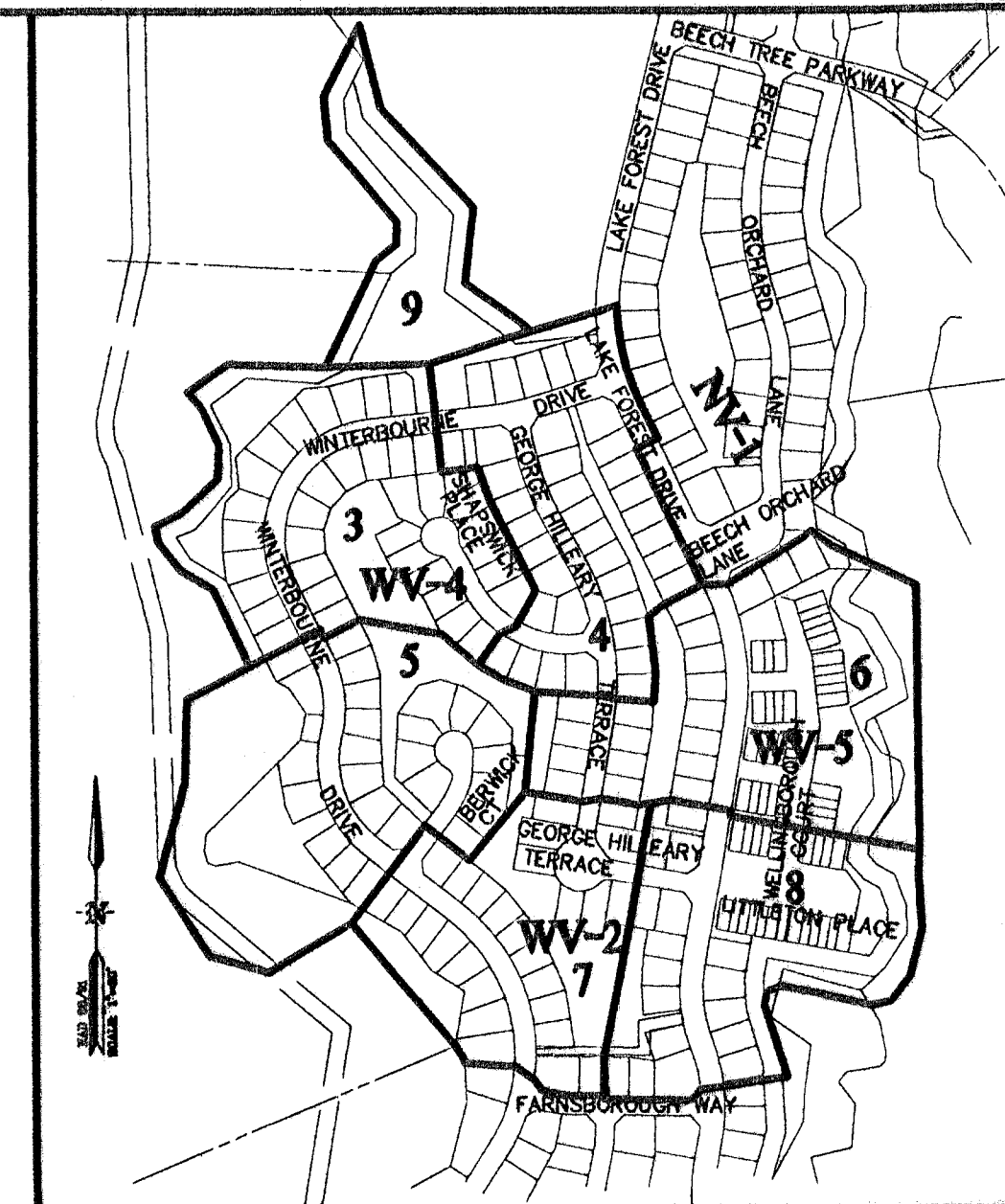
BEECH TREE
WEST VILLAGE - SECTIONS 2, 4 & 5
PRINCE GEORGE'S COUNTY, MARYLAND
P.A. 79 UPPER MARLBORO & VICINITY
MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN
TYPE 2
WV-4

DATE	PROJECT No.
6/19/2013	97179
SCALE	SHEET
1" = 30'	4
	OF
	9

LEGEND

- EXISTING CONTOUR
- TREE PRESERVATION AREA
- TREE PRESERVATION - NOT COUNTED (small size or on-lot)
- PROPOSED REFORESTATION
- PMA CLEARED
- FORESTED FLOODPLAIN PRESERVED
- PROPOSED REGENERATION
- SOIL BOUNDARY
- SOIL CLASSIFICATIONS
- MnB2**
- 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
- EX. 10" WATER
- EX. 10" SEWER
- LIMIT OF DISTURBANCE
- FACTOR OF SAFETY LINE
- TREE PROTECTION DEVICE - PERMANENT
- TREE PROTECTION DEVICE - TEMPORARY
- BOUNDARY OF SPECIFIC SITE PLAN & TCP 2
- TREE CONSERVATIONS SIGNAGE
- EDGE PLANTING: DOUBLE ROW OF WHIPS TO BE PLANTED ADJACENT TO TPD



KEY MAP
NOT TO SCALE

Sheet Area	9.46
Preservation	0.46
Afforestation/Ref	1.63
Regeneration	0.00
PMA Afforestation/Ref	0.00
PMA Regeneration	0.00
Preservation NIC	0.04
FP Area	0.00
Total Ref/Pres/Reg	2.09

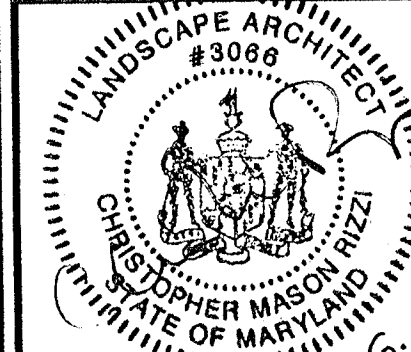
M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP 2-21-10			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	3/10/08	H.Z.	9/13/10
02	12/21/12	EP5	1/1/13
03	1/7/13	R.G.	1/8/13
04			
05			
06			

M.N.C.P.C. APPROVALS			
PROJECT NAME: BEECH TREE			
PROJECT NUMBER: SDP-0617			
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	1-23-08	EP5	1-11-13
02	1/7/13	R.G.	1/8/13
03			
04			
05			
06			

TCP NOTES:

TCP 2-021-10 WAS SEPARATED FROM TCP 1-049-98 WITH THE APPROVAL OF THIS PLAN.

1.5 FACTOR OF SAFETY NOT ON THIS SHEET



DATE	PROJECT NO.
6/19/2013	97179
SCALE	SHEET
1" = 30'	5
	9

PROJ. MGR.	CAS	DESIGNED	JP	DRAWN	EAE	CHECKED	DJ
2/21/13							
DATE	REVISE PER MNCPPC COMMENTS	REVISIONS	BY	DATE	REVISIONS	BY	

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

BEECH TREE
WEST VILLAGE - SECTIONS 2, 4 & 5
PRINCE GEORGE'S COUNTY, MARYLAND

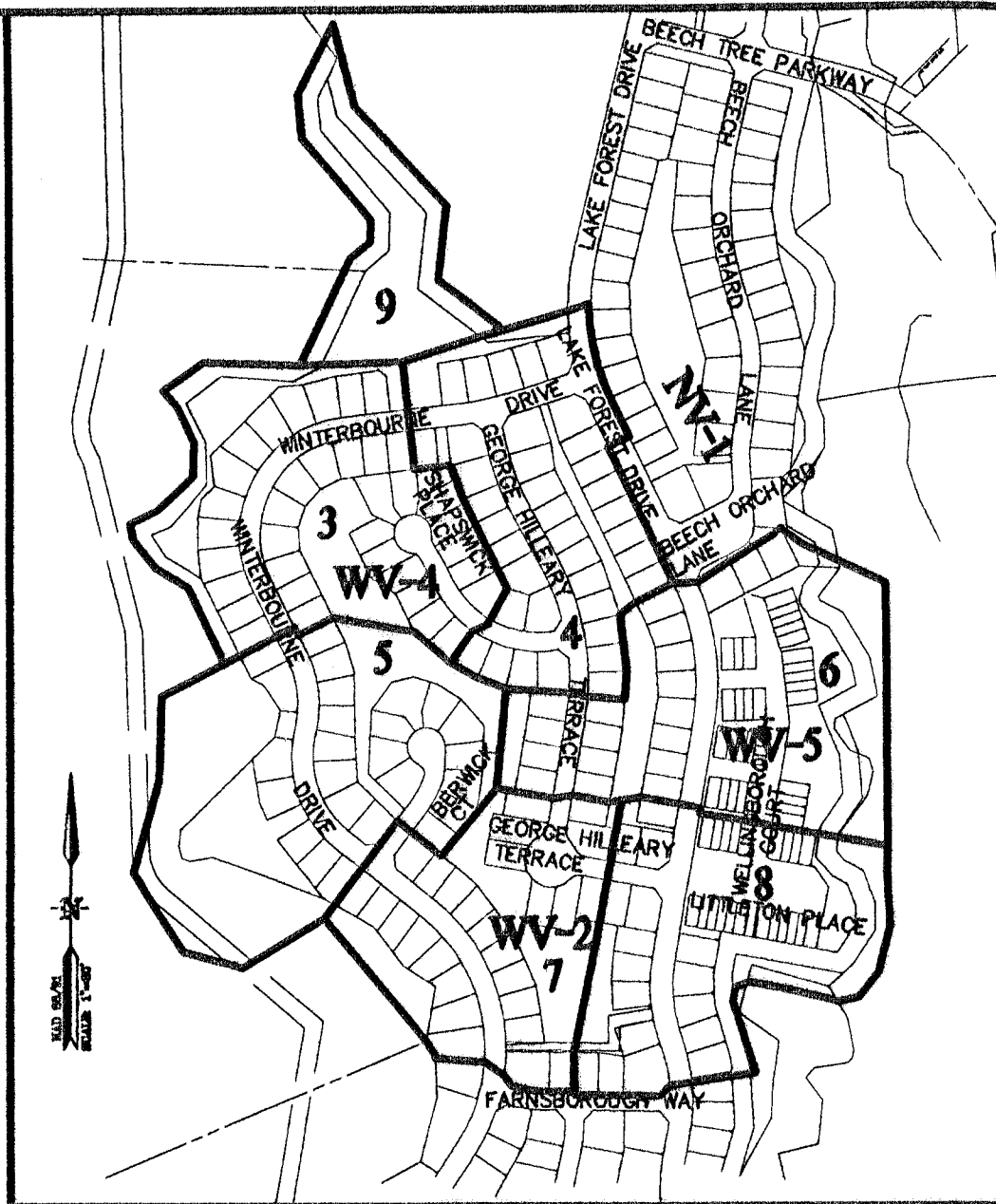
TREE CONSERVATION PLAN
TYPE 2
WV-2, WV-4

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

N:\1997\97179\DWG\WV\WV245-SDP-ULTIMATE-01\TC03W245.DWG
EC00, EF00, BA00, PC00, VM00

LEGEND

	EXISTING CONTOUR		TREE PROTECTION DEVICE - PERMANENT
	TREE PRESERVATION AREA		TREE PROTECTION DEVICE - TEMPORARY
	TREE PRESERVATION - NOT COUNTED (small size or on-lot)		BOUNDARY OF SPECIFIC SITE PLAN & TCP 2
	PROPOSED REFORESTATION		TREE CONSERVATIONS SIGNAGE
	PMA CLEARED		EDGE PLANTING: DOUBLE ROW OF WHIPS TO BE PLANTED ADJACENT TO TPD
	FORESTED FLOODPLAIN PRESERVED		
	PROPOSED REGENERATION		
	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		
	EX. 10" WATER		
	EX. 10" SEWER		
	L.O.D.		
	FACTOR OF SAFETY LINE		



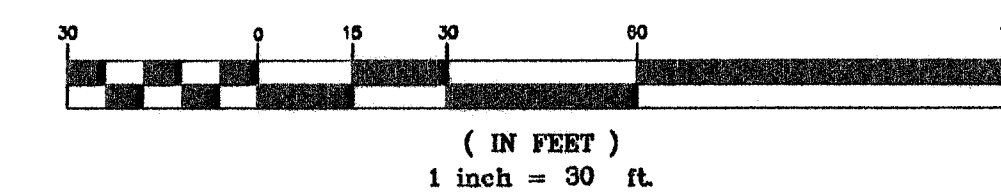
KEY MAP

NOT TO SCALE

Sheet Area	11.17
Preservation	0.65
Afforestation/Ref	1.13
Regeneration	0.00
PMA Afforestation/Ref	0.00
PMA Regeneration	0.00
Preservation NIC	0.27
FP Area	0.00
Total Ref/Pres/Reg	1.78

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

GRAPHIC SCALE



M-NCPPC		
Prince George's County Planning Department		
Environmental Planning Section		
APPROVAL		
TREE CONSERVATION PLAN		
TCP 2-21-10		
Approved by	Date	
01 KI FINCH	8/31/10	
02 KI FINCH	12/21/12	
03 <i>Megan K. Reiser</i>	7/2/13	
04		
05		
06		

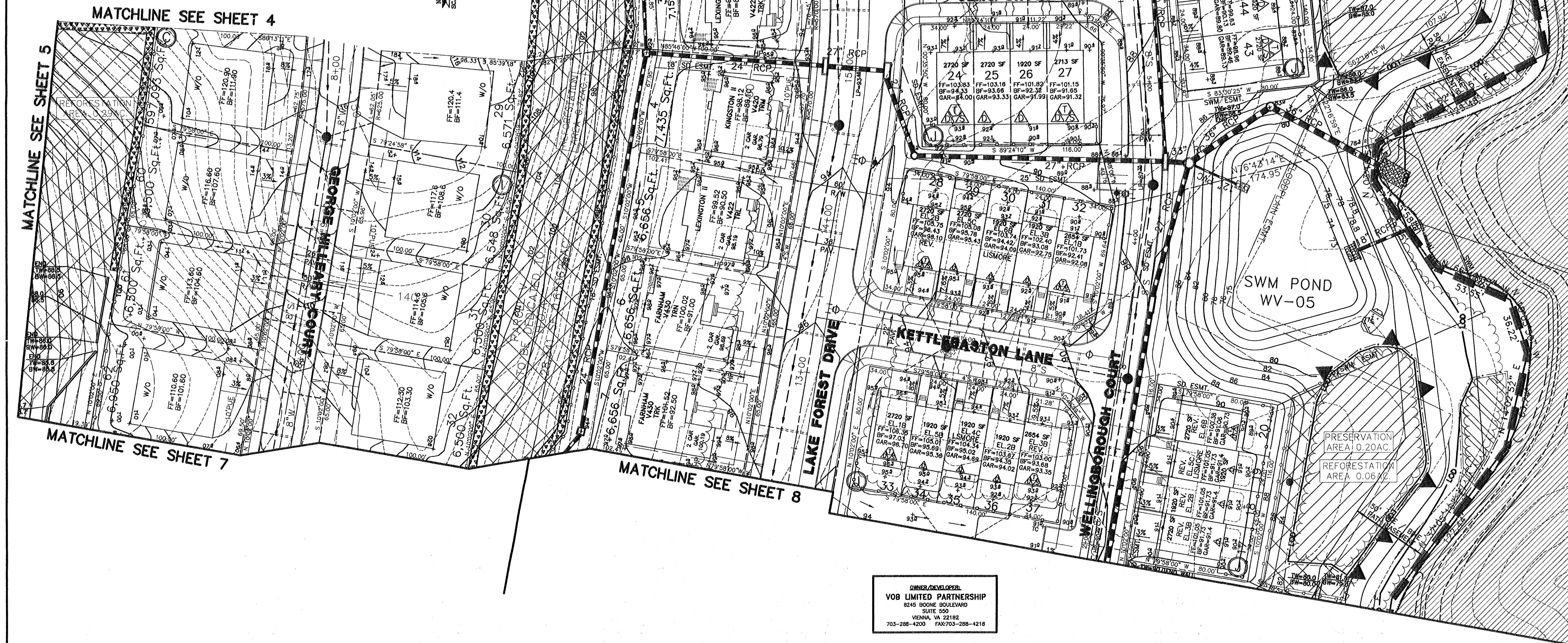
HEAD WALL TO BE STONE
SEE LANDSCAPE DETAILS
PLAN SHEET 2

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: BEECH TREE			
PROJECT NUMBER: SDP-0617			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Conditions Listed Below Apply to This Sheet.			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	3/10/08	H.Z.	9/13/10
02	1/7/13	R.G.	7/11/13
APPROVED PLAN			
SDP-0617-02			

TCP NOTES:

TCP 2-021-10 WAS SEPARATED FROM TCP II-049-98 WITH THE APPROVAL OF THIS PLAN.

15 FACTOR OF SAFETY NOT ON THIS SHEET



OWNER/DEVELOPER:
VOB LIMITED PARTNERSHIP
8245 BOONE BOULEVARD
SUITE 300
VIENNA, VA 22182
703-288-4200 FAX: 703-288-4218

GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
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FAX: (301) 490-2849 www.gpinet.com

BEECH TREE
WEST VILLAGE - SECTIONS 2, 4 & 5
PRINCE GEORGE'S COUNTY, MARYLAND

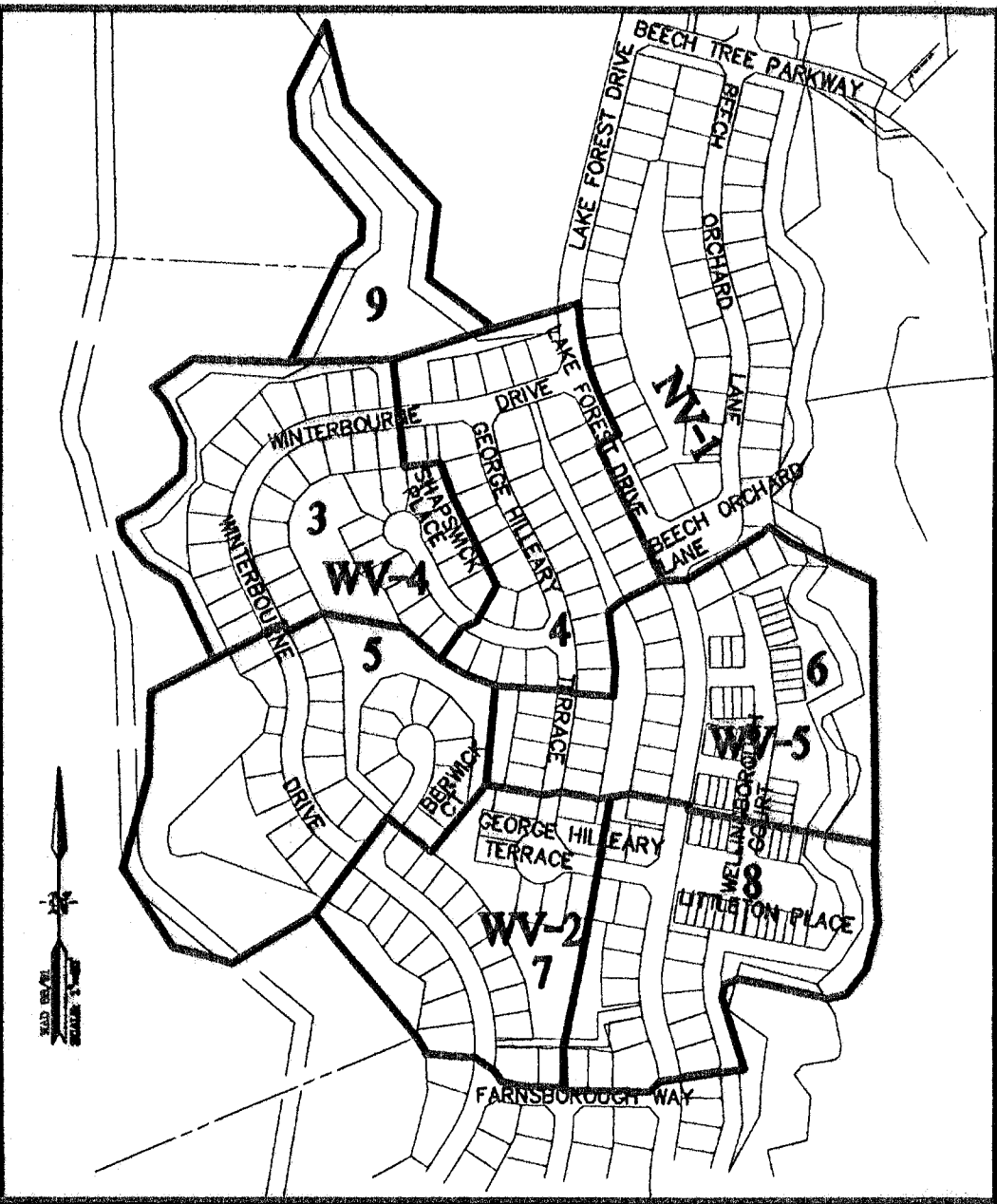
TREE CONSERVATION PLAN
TYPE 2

WV-4 & 5

PROJ. MGR	DATE	REVISION PER MNCPPC COMMENTS	REVISIONS	BY	DATE	REVISIONS	BY
CAS							
DESIGNED							
DA/LSG							
DRAWN							
TSJ							
CHECKED							
LSG	2/27/13						

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

DATE	PROJECT No.
6/19/2013	97179
SCALE	SHEET
1" = 30'	6 OF 9



KEY MAP
NOT TO SCALE



LEGEND

- EXISTING CONTOUR
- TREE PRESERVATION AREA
- TREE PRESERVATION - NOT COUNTED (small size or on-lot)
- PROPOSED REFORESTATION
- PMA CLEARED
- FORESTED FLOODPLAIN PRESERVED
- PROPOSED REGENERATION
- SOIL BOUNDARY
- SOIL CLASSIFICATIONS
- MnB2
- 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
- LOD
- F.S.
- TREE PROTECTION DEVICE - PERMANENT
- TREE PROTECTION DEVICE - TEMPORARY
- BOUNDARY OF SPECIFIC SITE PLAN & TCP 2
- TREE CONSERVATIONS SIGNAGE
- EDGE PLANTING: DOUBLE ROW OF WHIPS TO BE PLANTED ADJACENT TO TPD

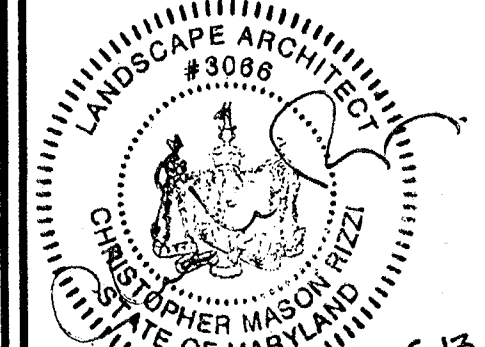
Sheet Area	7.43
Preservation	0.77
Afforestation/Ref	0.57
Regeneration	0.00
PMA Afforestation/Ref	0.00
PMA Regeneration	0.00
Preservation NIC	0.00
FP Area	0.00
Total Ref/Pres/Reg	1.34

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP 2-21-10			
Approved by	DATE		
KI FINCH	8/31/10		
01	12/21/12		
02	7/1/13		
03			
04			
05			
06			

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: BEECH TREE			
PROJECT NUMBER: SDP-0617			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	3/10/08	H.Z.	9/13/10
02	1-28-13	EP	7-11-13
03	1/7/13	R.G.	1/8/13
APPROVED PLAN			
S. 1-0617-02			

OWNER/DEVELOPER:
VOB LIMITED PARTNERSHIP
6245 BOONE BOULEVARD
SUITE 500
VIENNA, VA 22182
703-288-4200 FAX 703-288-4218

TCP NOTES:
TCP 2-021-10 WAS SEPARATED FROM TCP I-041-98 WITH THE APPROVAL OF THIS PLAN.
1.5 FACTOR OF SAFETY NOT ON THIS SHEET

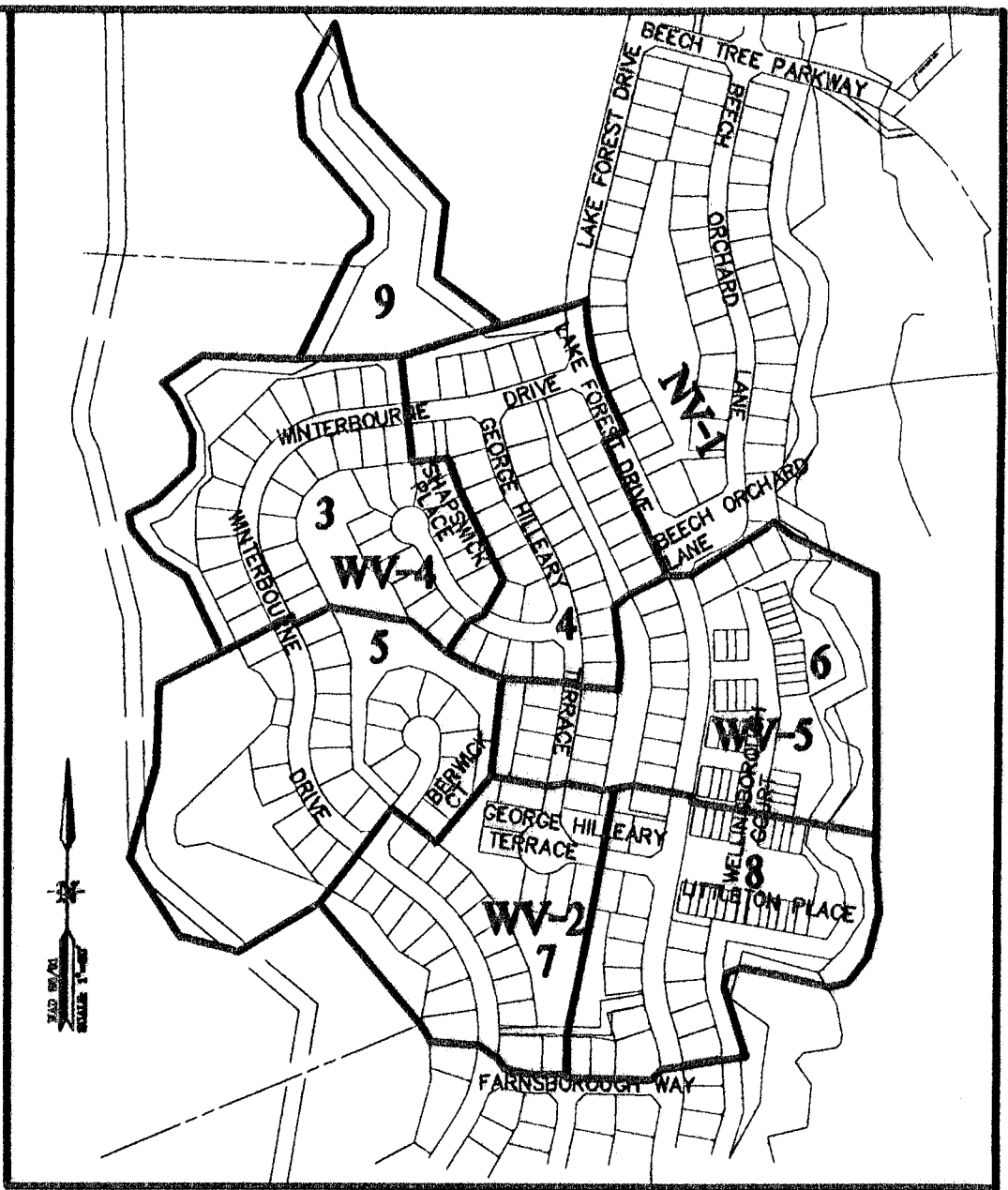


GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2849 www.gpinet.com

BEECH TREE
WEST VILLAGE - SECTIONS 2, 4 & 5
PRINCE GEORGE'S COUNTY, MARYLAND
P.A. 79 UPPER MARLBORO & VICINITY MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN
TYPE 2
WV-2

DATE	PROJECT No.
6/19/2013	97179
SCALE	SHEET
1" = 30'	7
	OF
	9



KEY MAP
NOT TO SCALE

LEGEND

- EXISTING CONTOUR
- TREE PRESERVATION AREA
- TREE PRESERVATION - NOT COUNTED (small size or on-lot)
- PROPOSED REFORESTATION
- PMA CLEARED
- FORESTED FLOODPLAIN PRESERVED
- PROPOSED REGENERATION
- 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
- EX. 10" WATER
- EX. 10" SEWER
- LOD
- F.S.
- TREE PROTECTION DEVICE - PERMANENT
- TREE PROTECTION DEVICE - TEMPORARY
- BOUNDARY OF SPECIFIC SITE PLAN & TCP 2
- TREE CONSERVATIONS SIGNAGE
- EDGE PLANTING: DOUBLE ROW OF WHIPS TO BE PLANTED ADJACENT TO TPD

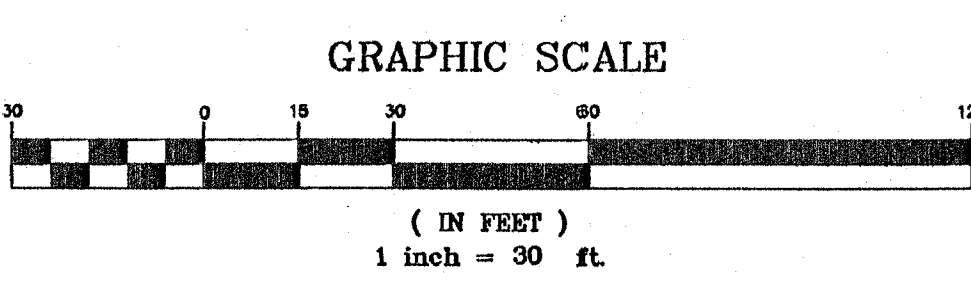
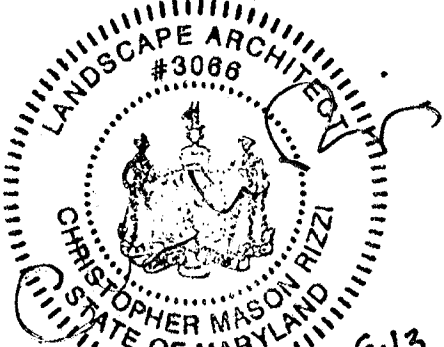
Sheet Area	6.49
Preservation	0.73
Afforestation/Ref	0.22
Regeneration	0.00
PMA Afforestation/Ref	0.00
PMA Regeneration	0.00
Preservation NIC	0.16
FP Area	0.00
Total Ref/Pres/Reg	0.95

OWNER/DEVELOPER:
VOB LIMITED PARTNERSHIP
8245 BOONE BOULEVARD
SUITE 500
VIENNA, VA 22182
703-288-4200 FAX:703-288-4218

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP 2-21-10
Approved by: *KI FINCH* Date: 8/31/10

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: BEECH TREE			
PROJECT NUMBER: SDP-0617			
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	3/10/08	H.Z.	9/13/10
02	1-28-13	EPS	2-11-13
03	1/7/13	R.G.	1/8/13
04			
05			
06			

TCP NOTES:
TCP 2-021-10 WAS SEPARATED FROM TCP I-049-98 WITH THE APPROVAL OF THIS PLAN.
1.5 FACTOR OF SAFETY NOT ON THIS SHEET



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

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

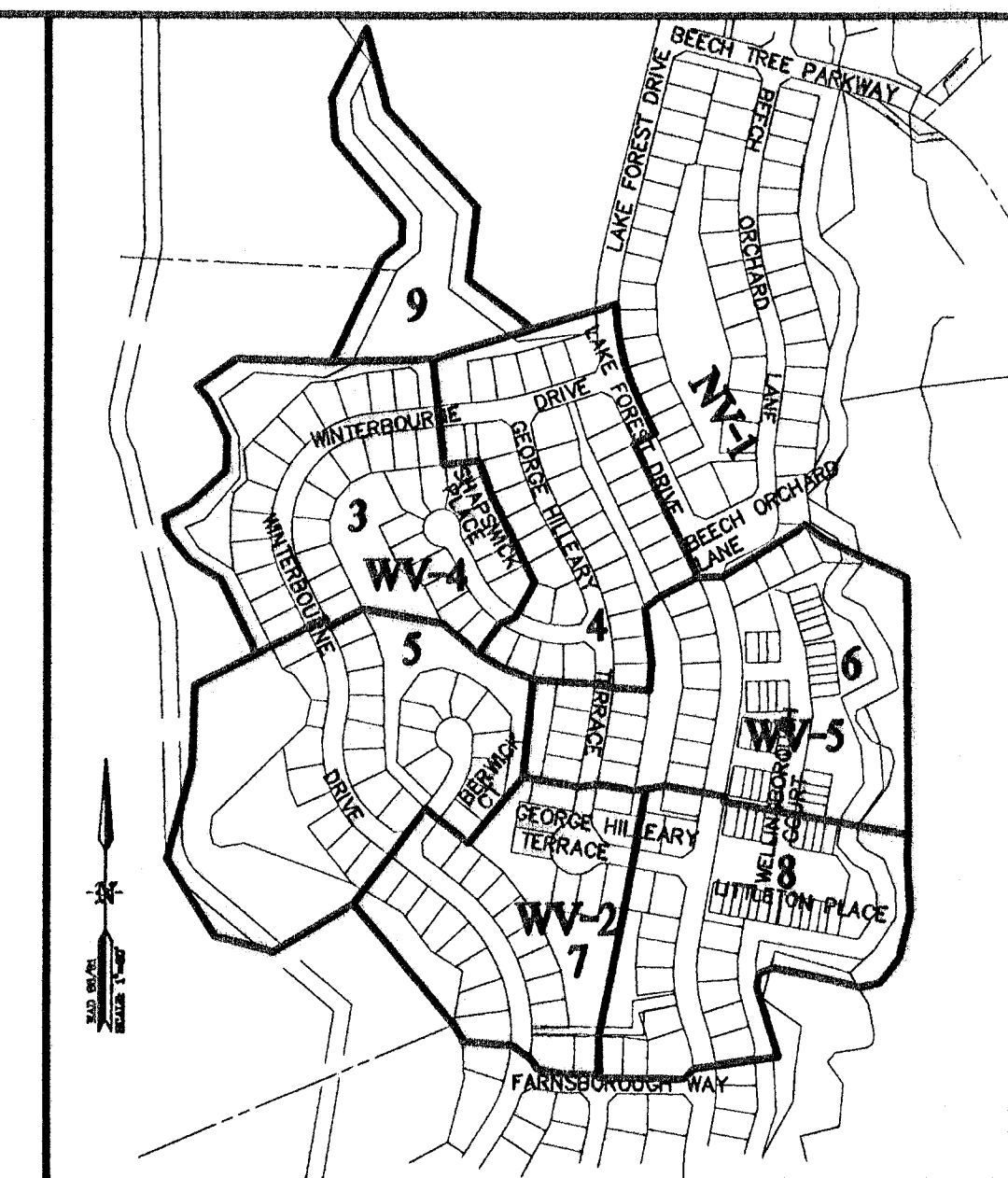
BEECH TREE
WEST VILLAGE - SECTIONS 2, 4 & 5
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION PLAN
TYPE 2

WV-5

DATE	PROJECT No.
6/19/2013	97179
SCALE	SHEET
1" = 30'	8
	9

PROJ. MGR.	CAS	DESIGNED	JP	DRAWN	EAE	CHECKED	DJ	DATE	REVISIONS	BY	DATE	REVISIONS	BY
								2/27/13	REVISE PER MNCPPC COMMENTS				



KEY MAP
NOT TO SCALE

	EXISTING CONTOUR
	TREE PRESERVATION AREA
	TREE PRESERVATION - NOT COUNTED (small size or on-lot)
	PROPOSED REFORESTATION
	PMA CLEARED
	FORESTED FLOODPLAIN PRESERVED
	PROPOSED REGENERATION
	SOIL BOUNDARY
MnB2	SOIL CLASSIFICATIONS
	EXISTING TREE LINE
	EXISTING SHRUB LINE
	SPECIMEN TREE
	NON-TIDAL WETLANDS
	25' WETLAND BUFFER
	WATERS OF THE U.S.
	100-YEAR FLOODPLAIN
	PRIMARY MANAGEMENT AREA
	EX. WATER LINE
	EX. SEWER LINE
	LIMIT OF DISTURBANCE
	FACTOR OF SAFETY LINE
	TREE PROTECTION DEVICE - PERMANENT
	TREE PROTECTION DEVICE - TEMPORARY
	BOUNDARY OF SPECIFIC SITE PLAN & TOP 2
	TREE CONSERVATIONS SIGNAGE
	EDGE PLANTING: DOUBLE ROW OF WHIPS TO BE PLANTED ADJACENT TO TPD

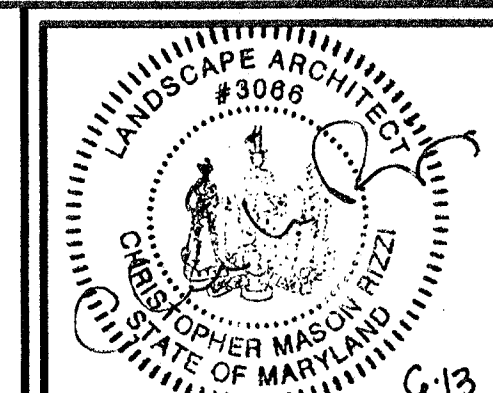
Sheet Area	2.25
Preservation	2.23
Afforestation/Ref	0.00
Regeneration	0.00
PMA Afforestation/Ref	0.00
PMA Regeneration	0.00
Preservation NIC	0.00
FP Area	0.00
Total Ref/Pres/Reg	2.23

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

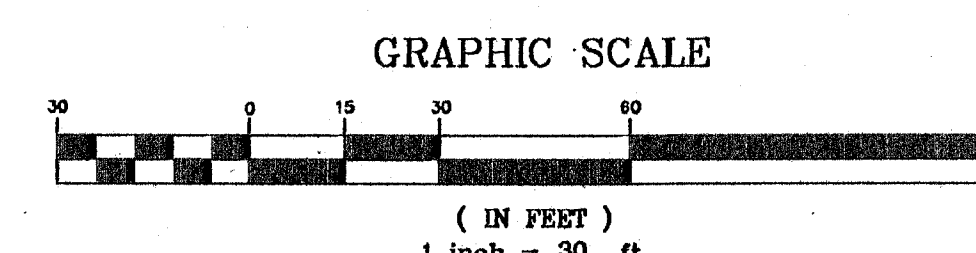
M-NCPPC	
Prince George's County Planning Department	
Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP 2-21-10	
Approved by	Date
KI FINCH	8/3
01	
02	KI FINCH
03	12/
04	<i>Megan K. Reiser</i>
05	7/
06	
07	

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: BECHTREE			
PROJECT NUMBER: SDP-0617			
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	5/10/08	H.Z.	5/13
02	1/7/13	R.G.	1/6/
APPROVED PLAN			

TCP NOTES:
TCP 2-021-10 WAS
SEPARATED FROM TCP
II-049-98 WITH THE
APPROVAL OF THIS PLA
1.5 FACTOR OF SAFETY
NOT ON THIS SHEET



CALL "MISS UTILITY" AT LEAST 48
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1-800-257-7777

[illegible]

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BEECH TREE
WEST VILLAGE - SECTIONS 2, 4 & 5
PRINCE GEORGE'S COUNTY, MARYLAND

R A 79 UPPER MARLBORO & VICINITY

MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE 2

WV-2 WV-4

DATE	PROJECT No.
6/19/2013	97179
SCALE	SHEET
	9
1" = 30'	OF
	9