

TREE CONSERVATION PLAN TYPE II

MONTPELIER HILLS

LAUREL(10th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

Specimen Tree Table

Note: Trees were tagged with a metal tag corresponding to the numbers below. Tags were placed approximately 5' from the ground with colored flagging attached. Tree locations are approximate. Tree tag numbers begin at #1.

Tag #	Common Name	Scientific Name	DBH (inches)	Remarks / Condition	Disposition
1	Willow oak	<i>Quercus phellos</i>	33	Good	Removed
2	Willow oak	<i>Quercus phellos</i>	31	Good	Removed
3	Pin oak	<i>Quercus palustris</i>	31	Fair	Removed
4	White oak	<i>Quercus alba</i>	32	Fair	Removed
5	Willow oak	<i>Quercus phellos</i>	31	Fair, double lead	Removed

NOTE: SPECIMEN TREES WERE FIELD LOCATED.

TREE PRESERVATION AREAS

TREE PRESERVATION AREA #1 - 0.72 AC.

TREE PRESERVATION AREA #2 - 0.17 AC.

TREE PRESERVATION AREA #3 - 0.28 AC.

TREE PRESERVATION AREA #4 - 0.14 AC.

TREE PRESERVATION AREA #5 - 0.68 AC.

TREE PRESERVATION AREA #6 - 0.52 AC. 0.44 AC.

TREE PRESERVATION AREA #7 - 0.22 AC.

TREE PRESERVATION AREA #8 - 0.20 AC.

TREE PRESERVATION AREA #9 - 0.13 AC.

TREE PRESERVATION AREA #10 - 0.33 AC.

TOTAL - 3.39 ACRES
3.31 ACRES

TCPII WORKSHEET

Woodland Conservation Worksheet
for
Prince George's County

Zone: R-U
Gross Tract: 32.34
Floodplain: 0.13
Previously Dedicated Land: 0.00
Net Tract (NTA): 32.21

Property Description or Subdivision Name: Montpelier Hills
Is this site subject to the 1989 Ordinance? N
Reforestation Requirement Reduction Questions
Is this one (1) single family lot? (y,n) N
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y,n) Y
Is this a Mitigation Bank? N
Break-even Point (preservation) = 9.54 acres
Clearing permitted w/o reforestation = 12.39 acres

Woodland Conservation Calculations:

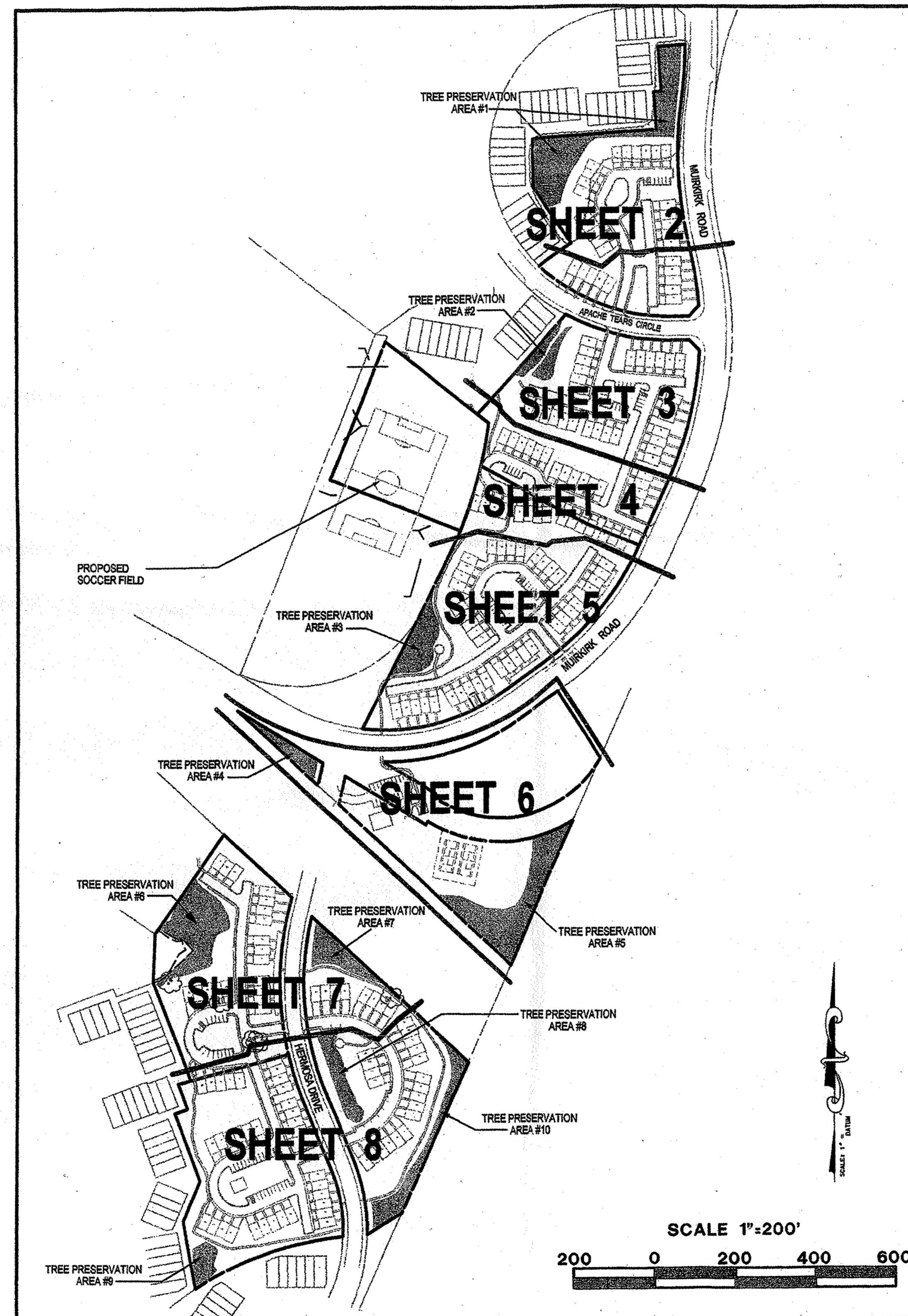
	Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland	21.93	0.01	
Woodland Conservation Threshold (NTA) = 20.00%	6.44		
Smaller of a or b	6.44		
Woodland above WCT	15.49		
Woodland cleared	18.21	0.00	0.23
Smaller of d or e	15.49		
Clearing above WCT (0.25 : 1) replacement requirement	3.87		
Clearing below WCT (2:1 replacement requirement)	2.72		
Afforestation Threshold (APT) = 15.00%	0.00		
Off-site Mitigation being provided on this property	0.00		
Woodland Conservation Required	13.27		

Woodland Conservation Provided: (acres)

Woodland Preservation	3.31
Afforestation / Reforestation	0.00
Area approved for fee-in-lieu	5.08
Credits for Off-site Mitigation on another property	4.90
Off-site Mitigation being provided on this property	0.00
Total Woodland Conservation Provided	13.27

Area of woodland not cleared: 3.72 acres
Woodland retained not part of requirements: 0.41 acres

Prepared by: [Signature] 8.31.07
Signed: [Signature] Date: 8.31.07



GENERAL NOTES

- THIS PLAN WAS PREPARED FROM THE BEST AVAILABLE INFORMATION AND BASED UPON BEST ENGINEERING JUDGEMENT.
- PROPERTY LINES AS SHOWN HEREON TAKEN FROM BOUNDARY SURVEY CONDUCTED BY LOEDERMAN SOLTESZ ASSOCIATES IN THE DATUM OF THE WASHINGTON SUBURBAN SANITARY COMMISSION.
- TOTAL NUMBER OF UNITS PROPOSED IS: 211 (CONDOMINIUM REGIME)
- EXISTING WATER CATEGORY: W-3
- EXISTING SEWER CATEGORY: S-3
- ALL LOTS SHALL BE SERVED BY PUBLIC WATER AND SEWER.
- SOILS ON SITE ARE: E-1 (Silt loam, KgB2-Rapport alt loam, S8B2-Sandy/silt fine sandy loam, ShC3-Sunny/side sandy clay loam, ShC-Sunny/side Urban Land Complex, WbB2-woodstock sandy loam).
- ALL DIMENSIONS SHOWN ON THIS PLAN ARE SCALED AND SUBJECT TO FINAL COMPUTATIONS AT THE TIME OF FINAL PLATTING.
- TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN TOPO CONDUCTED BY LOEDERMAN SOLTESZ ASSOCIATES.
- PROPERTY IS SHOWN ON TAX MAPS 14-D2, 14-D3, 14-E2 & 14-E3
- WSSC GRID: 216NE08 & 216NE09
- THE ILLUSTRATED INVENTORY OF HISTORIC SITES, PRINCE GEORGE'S COUNTY, SHOWS NO KNOWN HISTORIC OR CULTURAL RESOURCES ON THE SITE.
- ALL EXISTING STRUCTURES ON SITE TO BE RAISED AND ANY EXISTING WELL AND/OR SEPTIC SYSTEMS FOUND DURING DEMOLITION TO BE PROPERLY ABANDONED.
- ABANDONED SHALLOW WELLS MUST BE BACKFILLED AND SEALED IN ACCORDANCE WITH COMAR 26.04.04 BY A LICENSED WELL DRILLER OR WITNESSED BY A REPRESENTATIVE OF THE HEALTH DEPARTMENT PRIOR TO RAZE PERMIT APPROVAL.
- ANY ABANDONED SEPTIC TANK MUST BE PUMPED OUT BY A LICENSED SEWER/SEWER AND OTHER REMOVED OR BACKFILLED AND SEALED IN ACCORDANCE WITH PRINCE GEORGE'S COUNTY HEALTH DEPARTMENT REGULATIONS.
- NO CEMETERIES HAVE BEEN OBSERVED ON THE PROPERTY BASED ON RECORDS MADE AVAILABLE TO LOEDERMAN SOLTESZ ASSOCIATES.
- SITE ROADWAYS ARE PROPOSED TO BE PRIVATE, EXCEPT AS NOTED.

SITE DEVELOPMENT NOTES

SITE ACREAGE:	
GROSS TRACT	32.34 ACRES
FLOODPLAIN AREA	0.13 ACRES
NET TRACT	32.21 ACRES
EXISTING ZONE	R-U
TOTAL PROPOSED TOWNHOUSE UNITS	211
PROPOSED SITE RESIDENTIAL DENSITY - 211 UNITS/32.21 AC.	6.55 UNITS/ACRE

PARCELS:

- PARCEL "A" - 2.50 ACRES
- PARCEL "B-1" - 5.11 ACRES
- PARCEL "B-2" - 4.80 ACRES
- PARCEL "E" - 3.76 ACRES
- PARCEL "K-3" - 3.42 ACRES
- PARCEL "L" - 3.78 ACRES
- PARCEL "S" - 3.71 ACRES
- PARCELS "J" & "K" PLUS ABANDONED MUIRKIRK ROAD R.O.W. - 5.10 ACRES
- PARCEL "K-1" - 0.16 ACRES

PARKING CALCULATIONS

PARKING REQUIRED: 211 UNITS x 2.04 SPACES PER UNIT = 431 SPACES

PARKING PROVIDED:
211 UNITS x 2 SPACES PER UNIT = 422 SPACES
115 GUEST PARKING SPACES
637 TOTAL PARKING SPACES PROVIDED

7 HANDICAP PARKING SPACES PROVIDED - 8 ARE VAN ACCESSIBLE

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	PLAN VIEW
SHEET 3	PLAN VIEW
SHEET 4	PLAN VIEW
SHEET 5	PLAN VIEW
SHEET 6	PLAN VIEW
SHEET 7	PLAN VIEW
SHEET 8	PLAN VIEW
SHEET 9	NOTES & DETAILS

LEGEND

---	EXISTING TREE LINE
---	SITE PROPERTY BOUNDARY
---	EXISTING PROPERTY BOUNDARY
---	LIMITS OF DISTURBANCE
---	100 YEAR FLOODPLAIN EASEMENT
5.	SPECIMEN TREE
---	AREA OF TREE PRESERVATION

TREE PRESERVATION AREA #6 HAS BEEN REVISED BY MACRIS, HENDRICKS & GLASCOCK, PA (MHG) IN ORDER TO ACCOMMODATE AN ADDITIONAL STORM DRAIN OUTFALL. MHG CERTIFICATION OF THIS PLAN IS LIMITED TO THE CHANGES MADE UNDER REVISION #5.

OWNER / DEVELOPER

BERMAN ENTERPRISES
BECC Building West
5410 Edison Lane Suite 220
Rockville, MD 20852
Contact: Brian E. Berman
(301)818-1555

MHG

Macris, Hendricks & Glascock, P.A.
Ei/jneers • Planners
Landscape Architects • Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0893
www.mhgsa.com

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY PLANNING AND SURVEYING. WELL IN ADVANCE OF THE START OF EXCAVATION CONTACT "MISS UTILITY" AT 1-800-368-5848 OR 1-800-368-5849. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHATEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

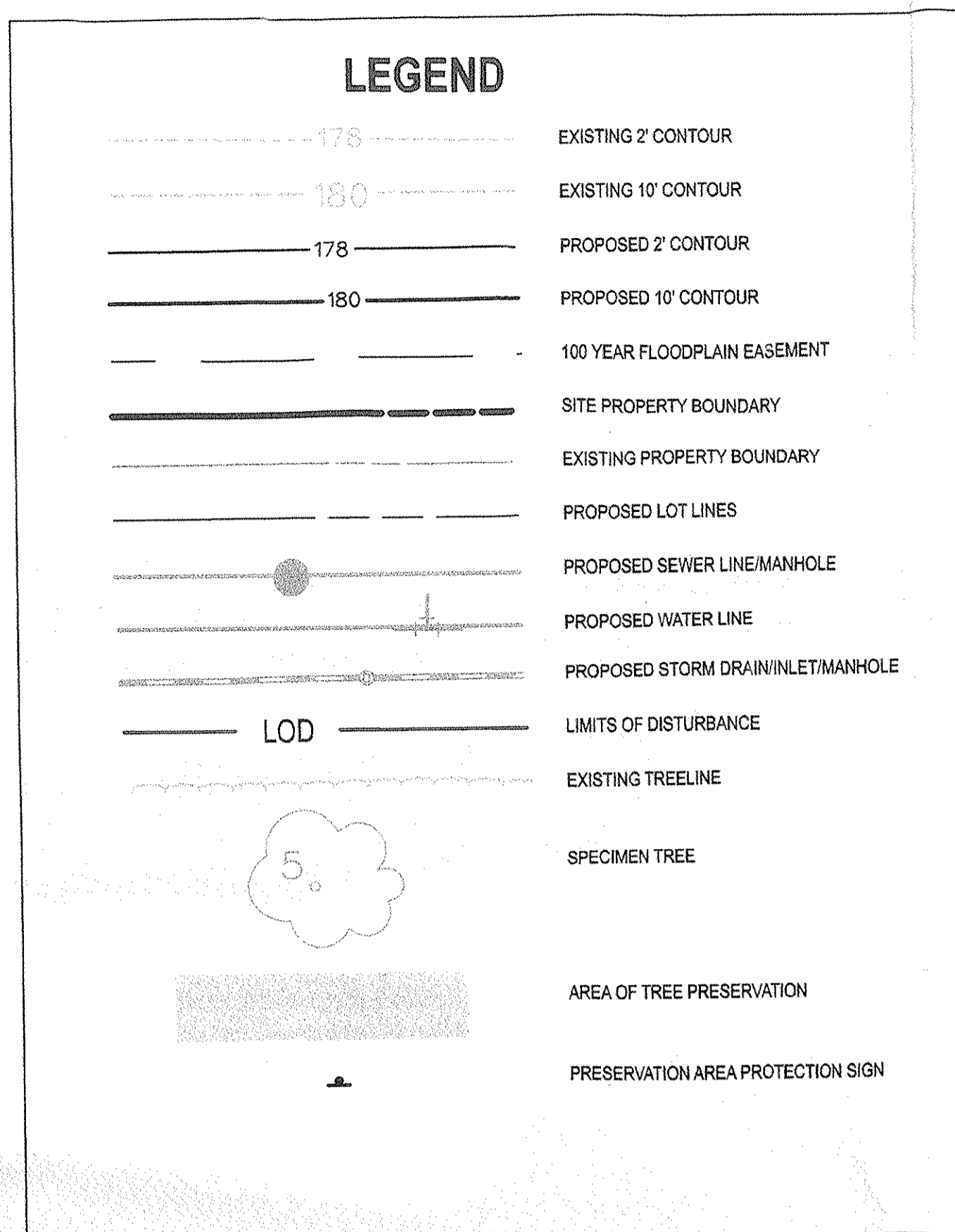
COVER SHEET

TREE CONSERVATION PLAN TYPE II

MONTPELIER HILLS

LAUREL(10th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 1
OF 9
PROJECT NO.
1622-00-00

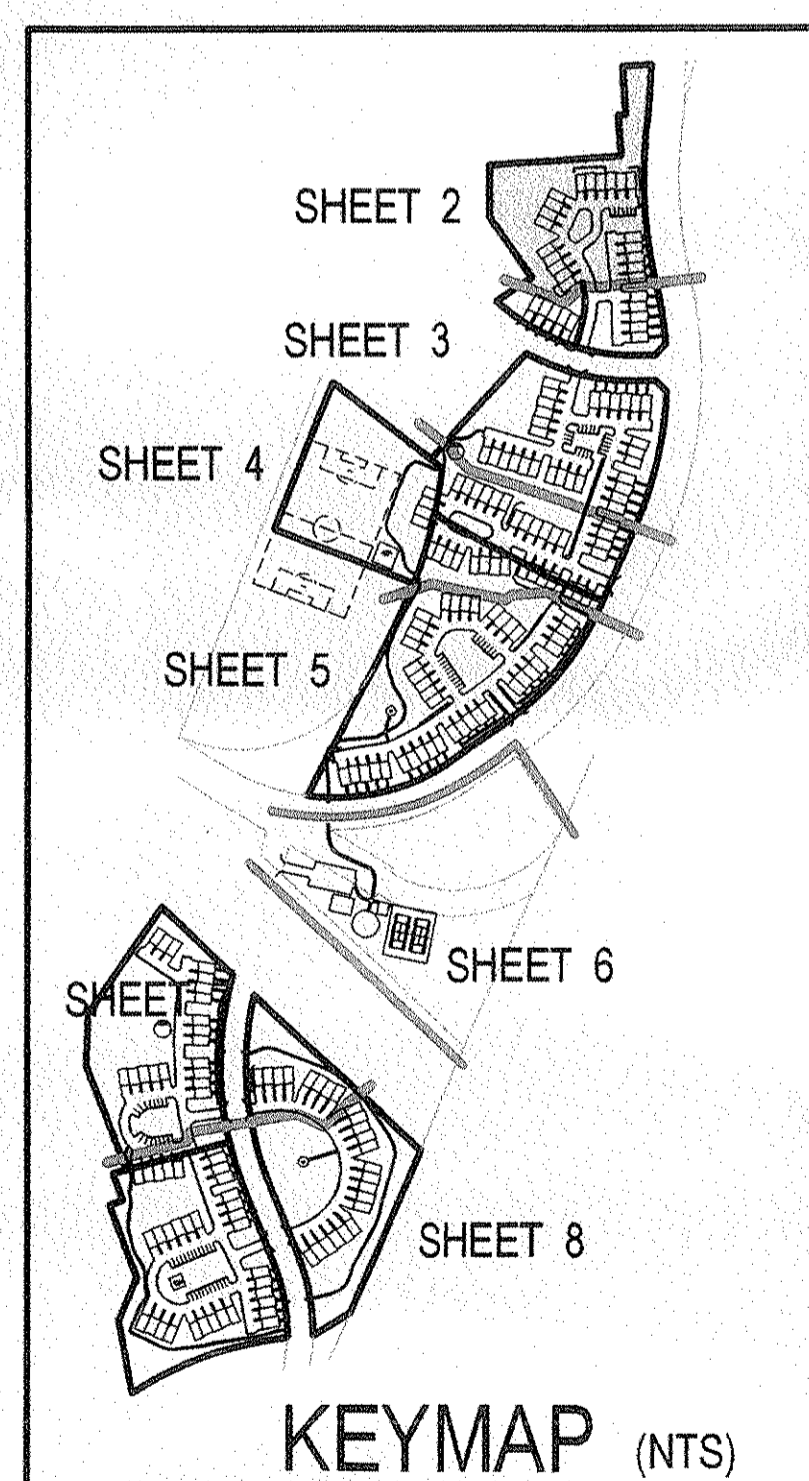


Parcel 1
Montpelier Hills
Use: Residential Townhouses

TREE PRESERVATION
AREA #1
.72 ACRES

WOODLAND PRESERVED
NOT COUNTED
.02 ACRES

Parcel "F"
Bentley Grove
Plat Book 91 Plat Number 78



MATCHLINE SEE SHEET 3

OWNER / DEVELOPER
BERMAN ENTERPRISES
BECO Building West
5410 Edson Lane Suite 220
Rockville, MD 20852
Contact: Brian E. Berman
(301)816-1555

SCALE
0 10 20 30 40 50 60
FEET

M-NCPPC APPROVALS				M-NCPPC	
PROJECT NAME: <u>Montpelier Hills</u>				PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT	
PROJECT NUMBER: <u>SDP-0510</u>				ENVIRONMENTAL PLANNING SECTION	
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET				APPROVAL TREE CONSERVATION PLAN	
				TCPII/35/06	
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE	APPROVED BY	DATE
	6-15-06	E.E.	11-28-06	<u>For. Shindler</u>	10/26/06

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LANHAM OFFICE
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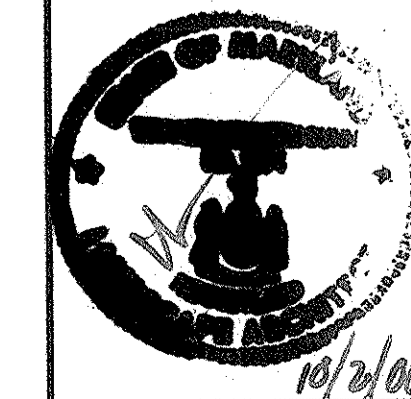
Rockville
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Frederick
Wildorf
Leonardtown
Chantilly

NO. 1
DATE: JULY 2006
DESIGNED: TNK
CHECKED: WKD

CAD Standards Version: V8 - 2000
TECHNICAL: TNK

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H 12
Map 4 Grid
14 D-2.3
14 E-2.3
M-NCPPC 2007 Sheet
215NE08
216NE08
WSSC 2007 Sheet
215NE08
216NE08

Zoning Category: R-U



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TREE CONSERVATION PLAN TYPE II
MONTPELIER HILLS
LAUREL(10th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN

SHEET 2 OF 9
PROJECT NO. 1622-00-00

Parcel 3
Montpelier Hills
Plat Book NLP 132 Plat Number 17
Use: Residential Townhouses

MATCHLINE SEE SHEET 2

Parcel "F"
Bentley Grove
Plat Book 91 Plot Number 7

TREE PRESERVATION
AREA #2
.17 ACRES

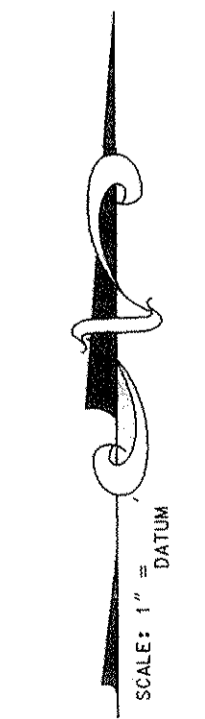
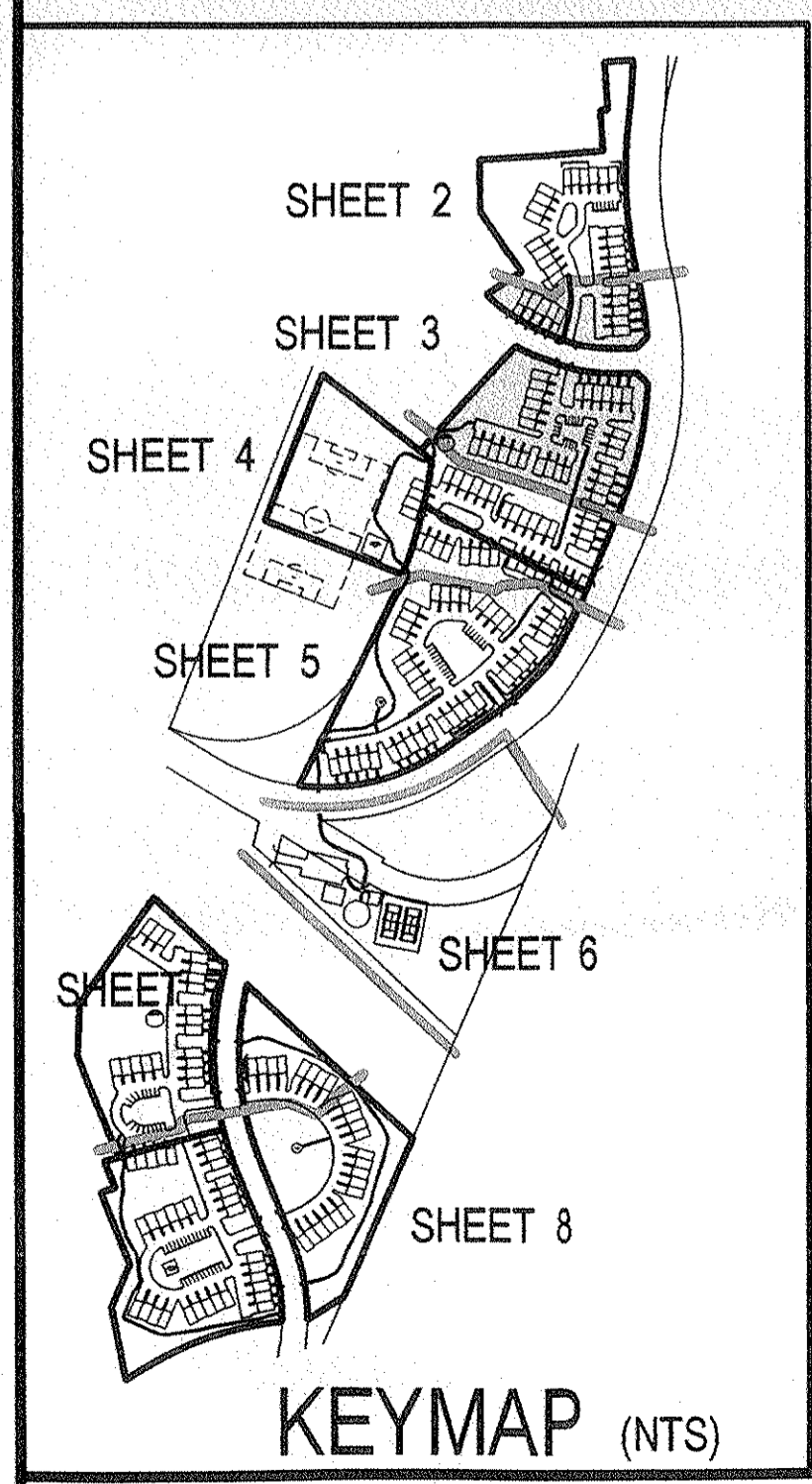
WOODLAND PRESERVED
NOT COUNTED
.04 ACRES

MATCHLINE SEE SHEET 4

MURKIRK ROAD

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- 100 YEAR FLOODPLAIN EASEMENT
- SITE PROPERTY BOUNDARY
- EXISTING PROPERTY BOUNDARY
- PROPOSED LOT LINES
- PROPOSED SEWER LINE/MANHOLE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN/INLET/MANHOLE
- LOD
- LIMITS OF DISTURBANCE
- EXISTING TREELINE
- SPECIMEN TREE
- AREA OF TREE PRESERVATION
- PRESERVATION AREA PROTECTION SIGN



SCALE
30 20 10 0 10 20 30
FEET

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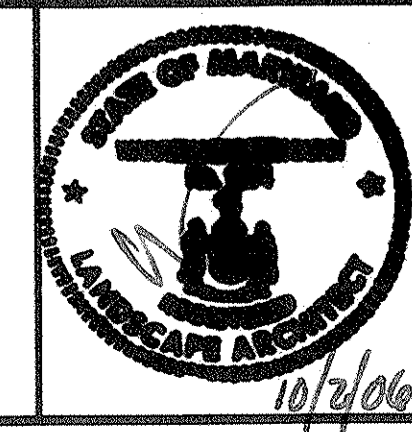
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PROJECT NUMBER:		50P-0510					
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW (IF APPLICABLE) TO THE SHEET							
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE	APPROVED BY			
0	10/3/06	EE	11/28/06	Toni Shirley			
01							10/26/06
02							
03							
04							
05							

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					4' grid H 12	
					Map	Zoning Category
					Tax Map	
					14 D-2,3	R-U
#4	INCREASED ACREAGE OF TREE PRES. AREA #2			TNK	8/29/06	14 E-2,3
#3	ADDRESS RESOLUTION (8/16/06) COMMENTS			TNK	9/30/06	M-HOPS 200' Sheet
#2	REMOVED TREE PRESERVATION AREAS ON PARCELS K & K-1			TNK	5/8/06	215E08
#1	ADDRESS REFERRAL COMMENTS FROM APRIL 3, 2006 MEMORANDUM			TNK	4/5/06	216E08
NO.	REVISIONS			BY	DATE	WSOC 200' Sheet
Date:	JULY 2006	CAD Standards Version:	V8 - 2000			215E08
Designed:	TNK	Technician:	TNK	Checked:	WKD	216E08

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Tax Map		14 D-2.3		R-U	
M-NCPPC 200 Sheet		215NE08		216NE08	
WSSC 200 Sheet		215NE08		216NE08	



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S DP-0510

TREE CONSERVATION PLAN TYPE II

MONTPELIER HILLS

LAUREL(10th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

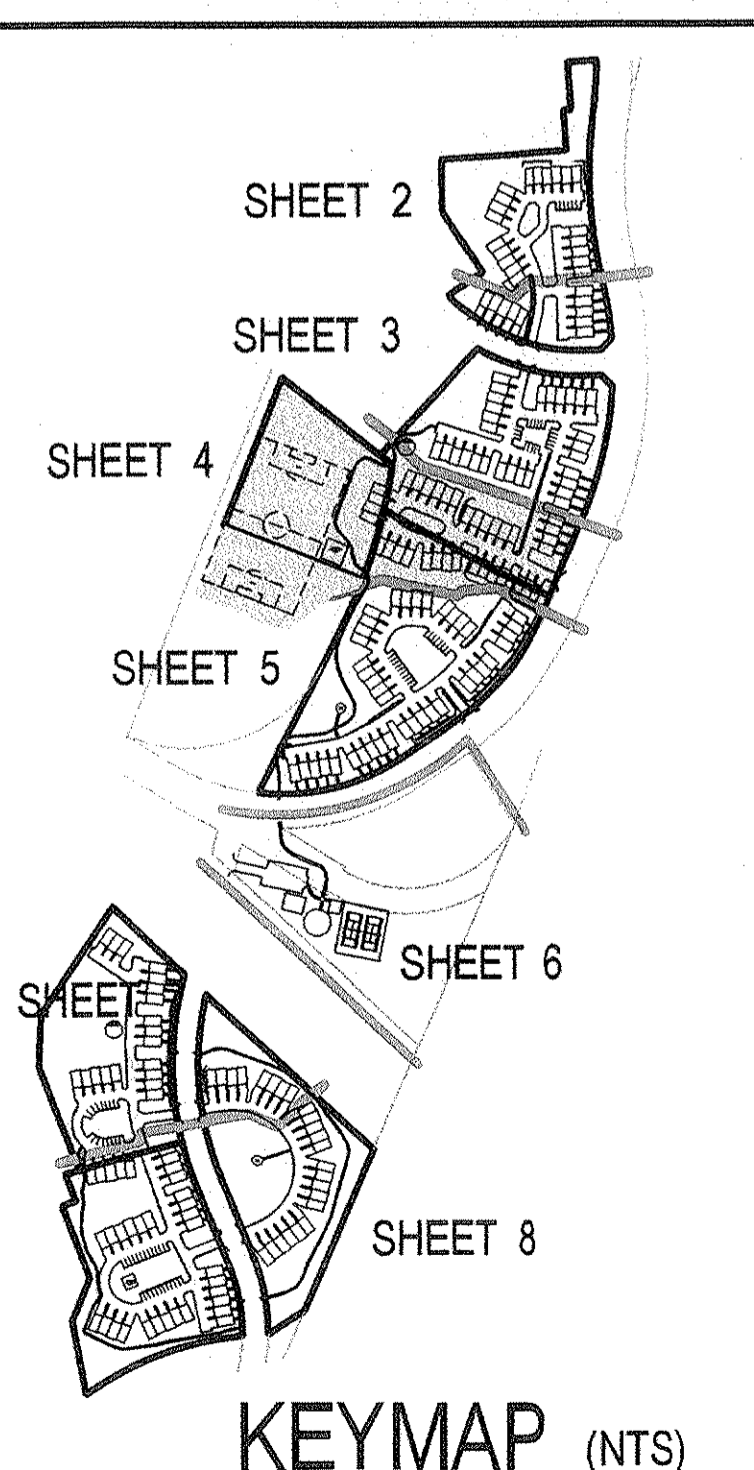
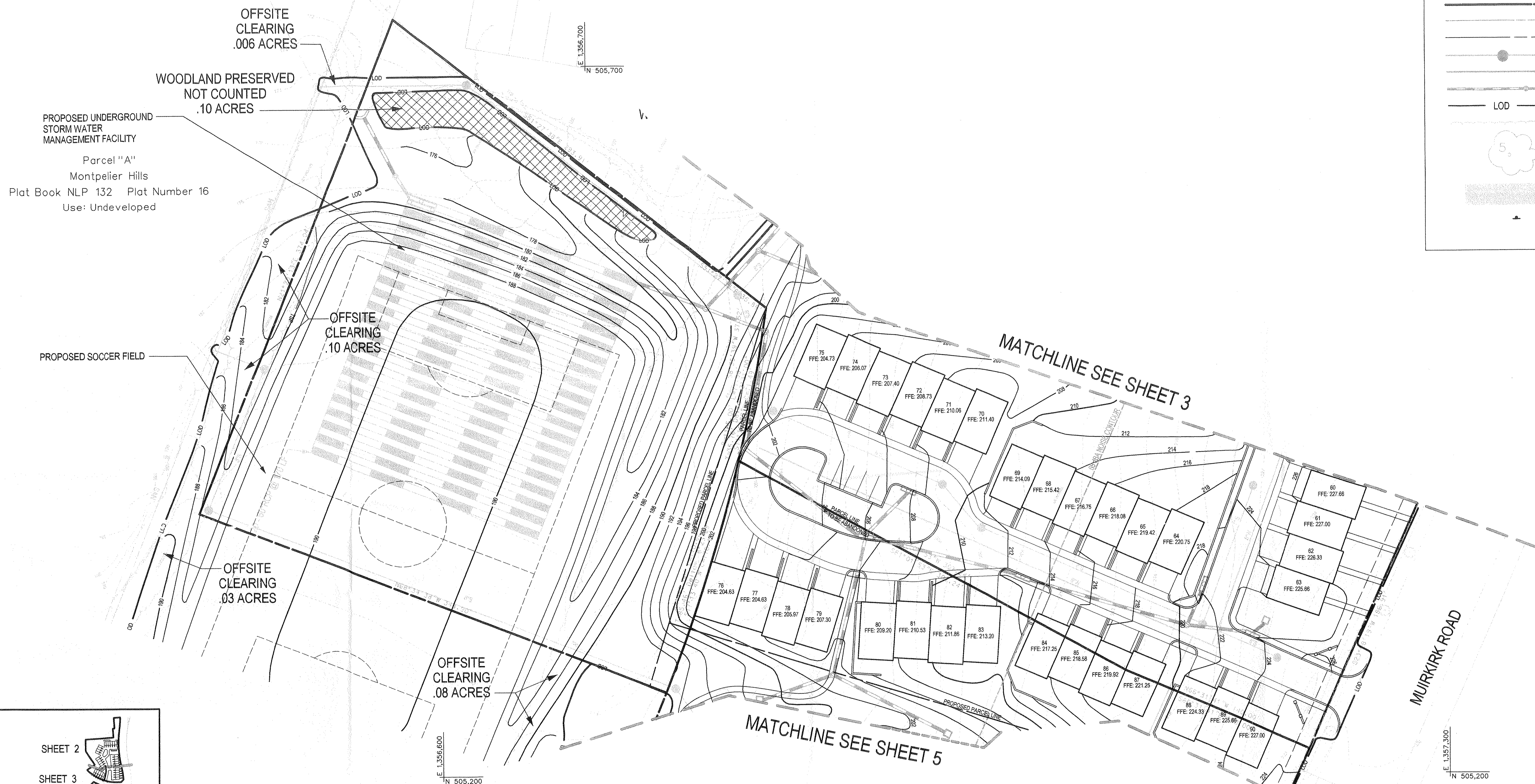
APPROVED PLAN

SHEET 3 OF 9

PROJECT NO. 1622-00-00

LEGEND

	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED 10' CONTOUR
	100 YEAR FLOODPLAIN EASEMENT
	SITE PROPERTY BOUNDARY
	EXISTING PROPERTY BOUNDARY
	PROPOSED LOT LINES
	PROPOSED SEWER LINE/MANHOLE
	PROPOSED WATER LINE
	PROPOSED STORM DRAIN/LET/INLET/MANHOLE
	LIMITS OF DISTURBANCE
	EXISTING TREELINE
	SPECIMEN TREE
	AREA OF TREE PRESERVATION
	PRESERVATION AREA PROTECTION SIGN



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M-NCPPC APPROVALS				M-NCPPC	
PROJECT NAME: Montpelier Hills				PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT	
PROJECT NUMBER: SDP-0510				ENVIRONMENTAL PLANNING SECTION	
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET				APPROVAL	
REVISED LISTED BELOW APPLY TO THIS SHEET				TREE CONSERVATION PLAN	
APPROVAL OR REVIEWER #	DATE	REVIEWER'S INITIALS	CERTIFICATION DATE	APPROVED BY	DATE
61506 EE	11/28/06			<i>Eric Sharkey</i>	12/14/06

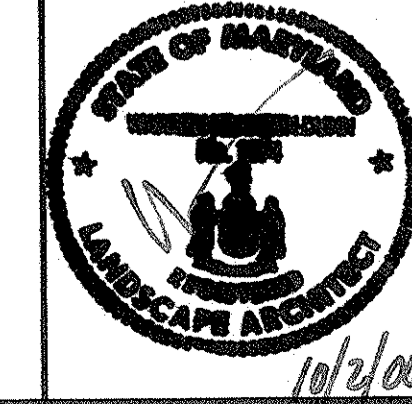
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#	DESCRIPTION	DATE	BY	CHECKED
#4	ADDED LOD & WOODLAND PRESERVED, NOT COUNTED AREA AT N. END OF SOCCER FIELD; ADDED 4 AREAS OF OFF-SITE CLEARING	8/28/06	TNK	
#3	ADDED RESOLUTION (6/16/06) COMMENTS	6/30/06	TNK	
#2	REMOVED TREE PRESERVATION AREAS ON PARCELS K & K-1	5/8/06	TNK	
#1	ADDED REFERRAL COMMENTS FROM APRIL 3, 2006 MEMORANDUM	4/5/06	TNK	
NO.	DATE	BY	DATE	
1	JULY 2006	TNK		

Copyright © The Map People Permitted Use Number 2041157	Map 14 D-2.1.3 14 E-2.1.3	Zoning Category R-U
M-NCPPC 2007 Sheet 215NE08 216NE08	WSSC 2007 Sheet 215NE08 216NE08	



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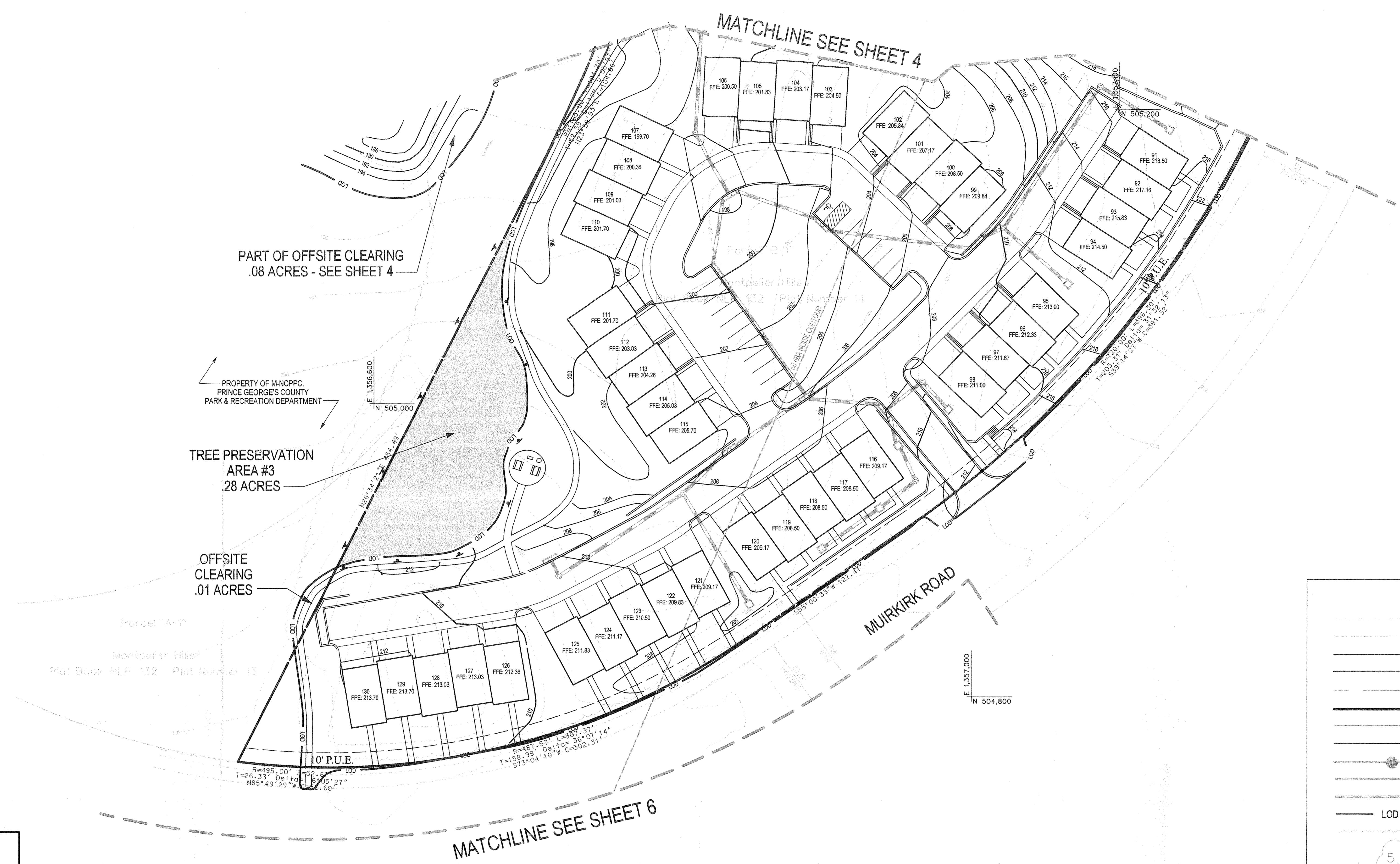
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MONTPELIER HILLS

LAUREL(10th) ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND

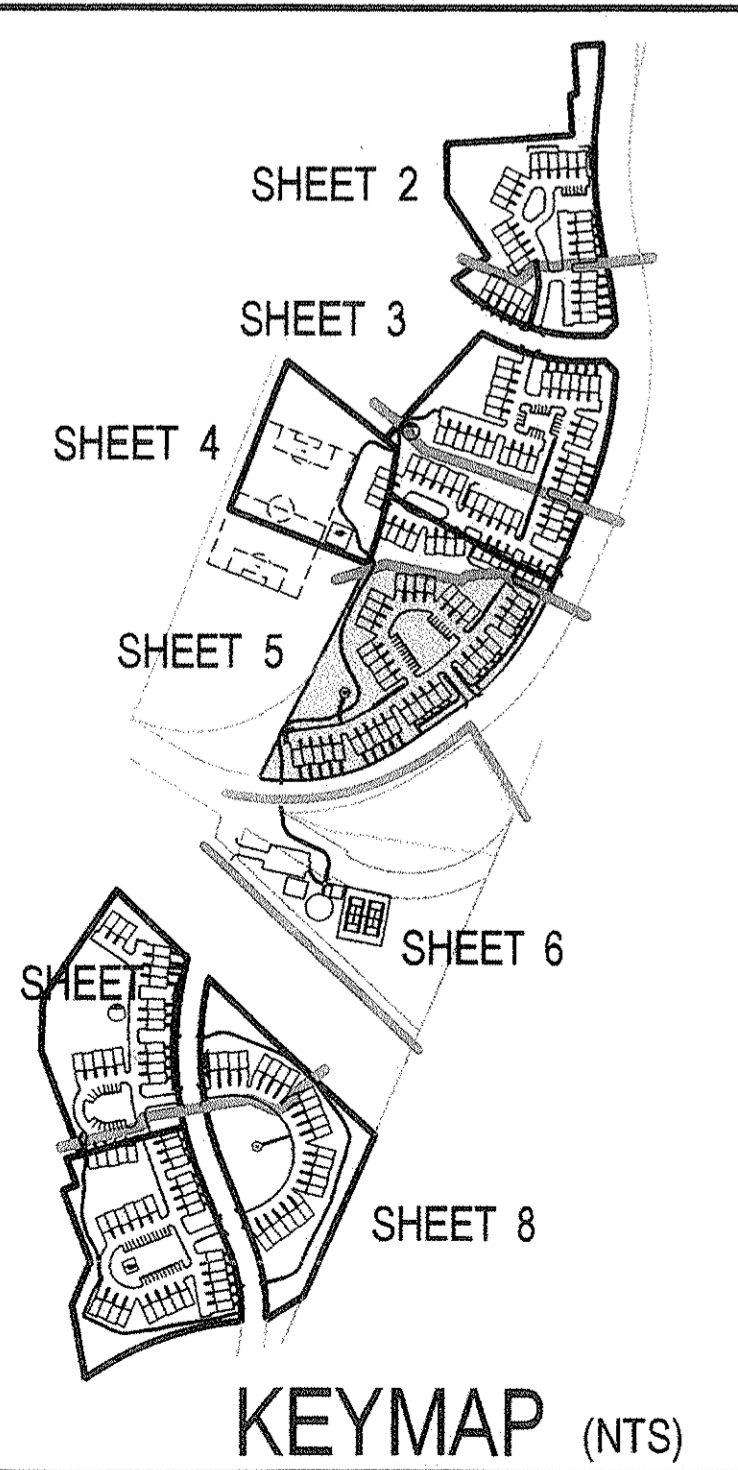
APPROVED PLAN

PROJECT NO.
 1622-00-00



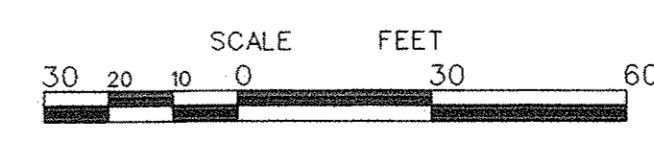
LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
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- PROPOSED 10' CONTOUR
- 100 YEAR FLOODPLAIN EASEMENT
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- PROPOSED STORM DRAIN/INLET/MANHOLE
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- SPECIMEN TREE
- AREA OF TREE PRESERVATION
- PRESERVATION AREA PROTECTION SIGN



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Rockville, MD 20852
Contact: Brian E. Berman
(301)816-1555

M-NCPPC APPROVALS				M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII/35/06	
PROJECT NAME:	Montpelier Hills			APPROVED BY:	DATE
PROJECT NUMBER:	3080610			APPROVED BY:	DATE
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET					
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE	01	
	6/15/06	EE	11/28/06	02	Jen. Shively
				03	
				04	
				05	



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				Map	Tar. Map		Zoning Category
					14 D-2.3	R-U	
#4	INCREASED ACREAGE OF TREE PRES. AREA #3			TNK	8/29/06	14 E-2.3	
#3	ADDRESSED RESOLUTION (8/16/06) COMMENTS			TNK	8/30/06	H-10000, 2006	
#2	REMOVED TREE PRESERVATION AREAS ON PARCELS K & K-1			TNK	5/8/06	215NE06	
#1	ADDRESSED REFERRAL COMMENTS FROM APRIL 3, 2006 MEMORANDUM			TNK	4/5/06	216NE06	
NO. REVISIONS				BY	DATE	WSSC 2000 Sheet	
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Designed: TNK				Technician: TNK		216NE08	
				Checked:	WKD		

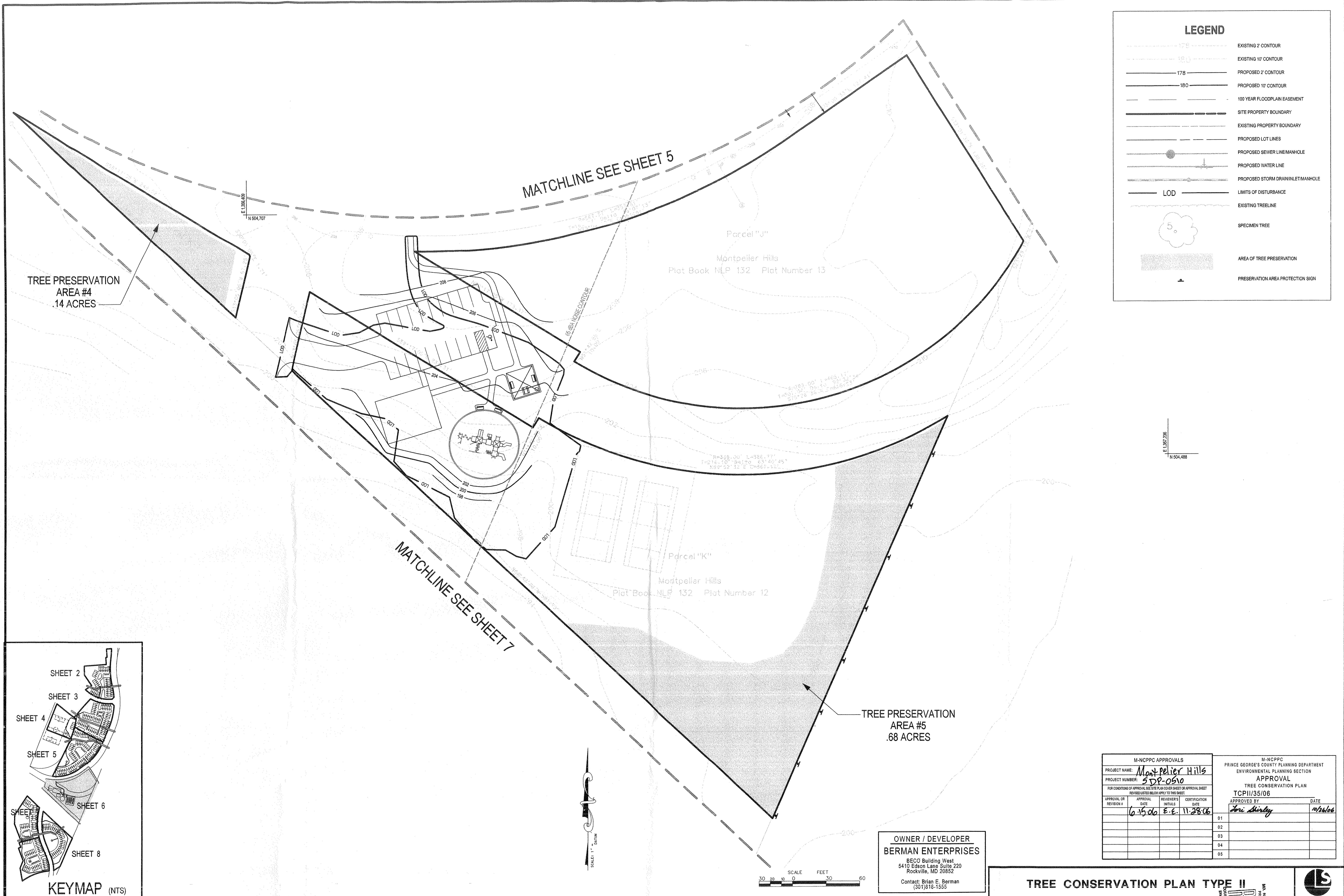
MISS UTILITY NOTE	
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.	



TREE CONSERVATION PLAN TYPE II
MONTPELIER HILLS
LAUREL(10th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

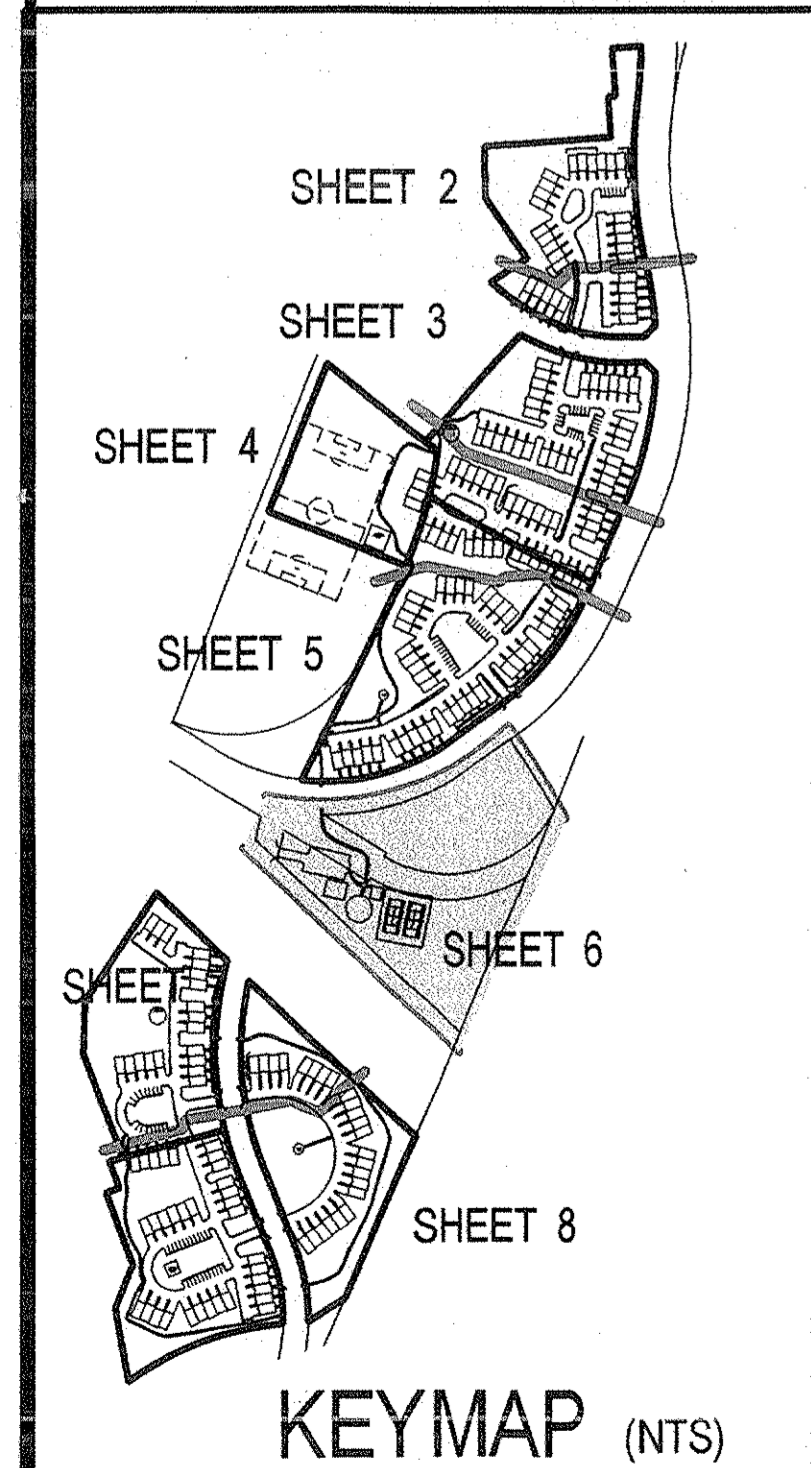
APPROVED PLAN

PROJECT NO. 1622-00-00



LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- 100 YEAR FLOODPLAIN EASEMENT
- SITE PROPERTY BOUNDARY
- EXISTING PROPERTY BOUNDARY
- PROPOSED LOT LINES
- PROPOSED SEWER LINE/MANHOLE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN/LET/MANHOLE
- LIMITS OF DISTURBANCE
- EXISTING TREELINE
- SPECIMEN TREE
- AREA OF TREE PRESERVATION
- PRESERVATION AREA PROTECTION SIGN



M-NCPPC APPROVALS				M-NCPPC			
PROJECT NAME: <u>Montpelier Hills</u>				PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT			
PROJECT NUMBER: <u>5DP-0510</u>				ENVIRONMENTAL PLANNING SECTION			
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET				APPROVAL			
REVISED LISTED BELOW APPLIES TO THIS SHEET				TREE CONSERVATION PLAN			
APPROVAL OR REVISION #				TCPII/35/06			
DATE				APPROVED BY			
INITIALS				DATE			
6-15-06 E.E.				11-28-06			
				01			
				02			
				03			
				04			
				05			

OWNER / DEVELOPER
BERMAN ENTERPRISES
BECO Building West
5410 Edison Lane Suite 220
Rockville, MD 20852
Contact: Brian E. Berman
(301)816-1655

TREE CONSERVATION PLAN TYPE II

MONTPELIER HILLS
LAUREL(10th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RECEIVED
JUN 5 2007
PRINCE GEORGE'S COUNTY
PLANNING DEPARTMENT

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

STATE OF MARYLAND
LANDSCAPE ARCHITECT
1/2/06

REVISIONS

NO.	DATE	REVISIONS	BY	DATE
#3	MISC. REVISIONS - ADDRESSING RESOLUTION	TNK	6/30/06	
#2	MISC. REVISIONS	TNK	5/8/06	
#1	MISC. REVISIONS	TNK	4/5/06	

Scale: 1" = 30'

SHEET **6** of **9**

PROJECT NO. 1622-00-00

Loiederman Soltesz Associates, Inc.
Engineering Planning Surveying Environmental Sciences
www.LSAssociates.net

LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

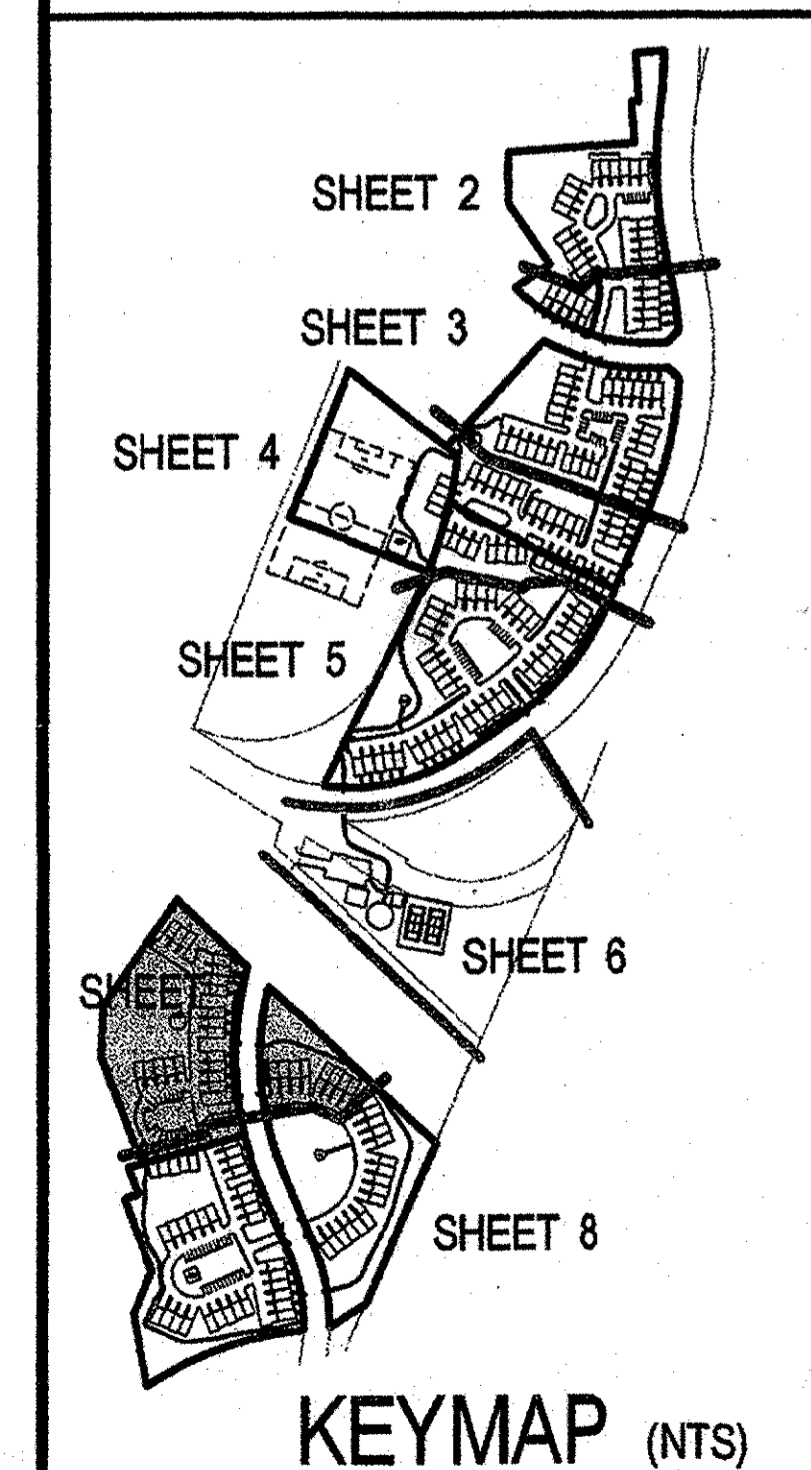
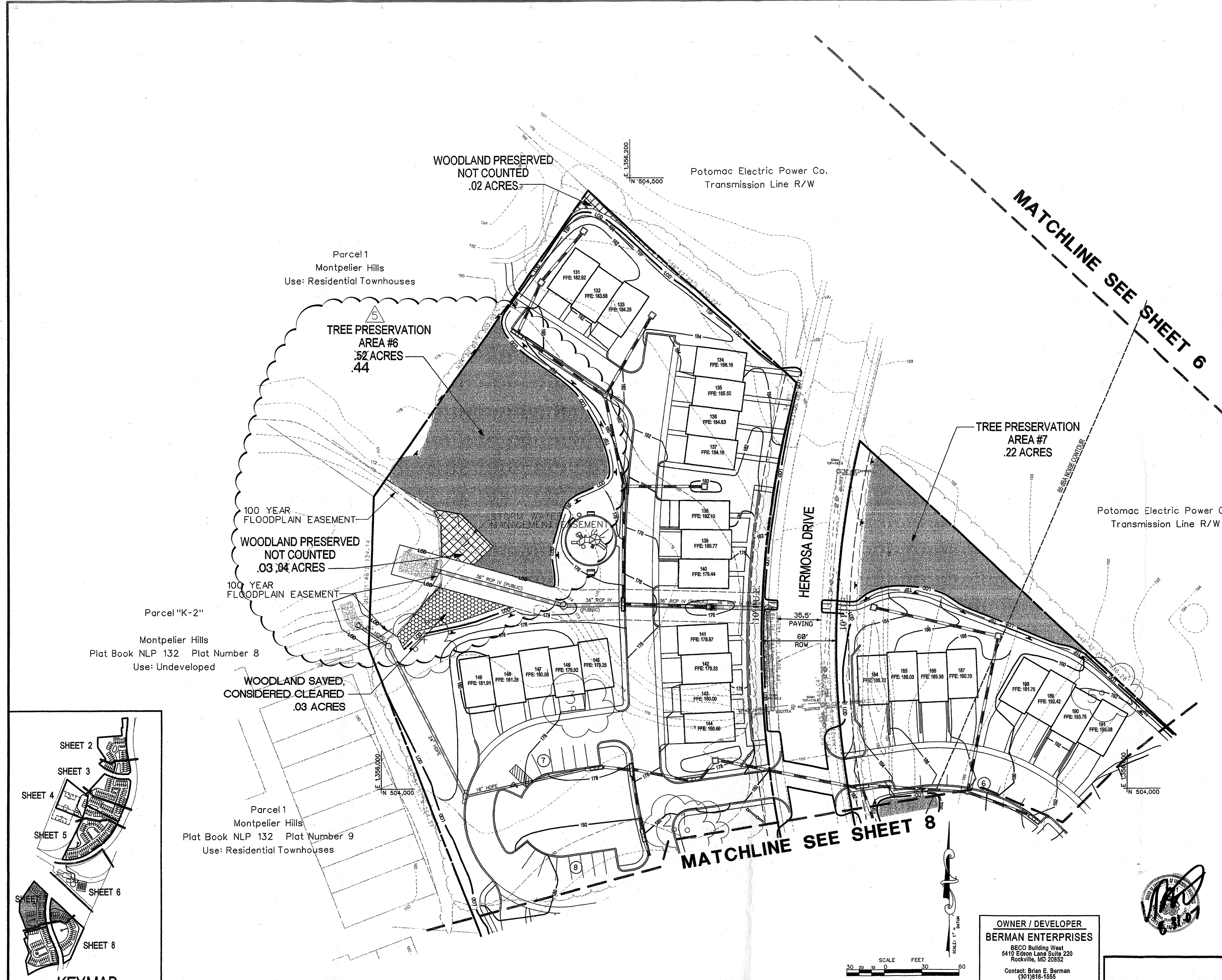
Rockville
Lanham
Frederick
Waldorf
Leonardtown
Chantilly

Copyright AEC The Map People
Permitted Use Number: 2041857
Map 4 Grid H 12
Top Map 14 D-2.3
14 E-2.3
Zoning Category: R-U
M-NCPPC 200 Sheet 215NE08
216NE08
WSSC 200 Sheet 215NE08
216NE08

Date: **JULY 2006**
Designed: **TNK**
CAD Standards Version: **VB - 2000**
Technician: **TNK**
Checked: **WKD**

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- 100 YEAR FLOODPLAIN EASEMENT
- SITE PROPERTY BOUNDARY
- EXISTING PROPERTY BOUNDARY
- PROPOSED LOT LINES
- PROPOSED SEWER LINED MANHOLE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN LINED MANHOLE
- LIMITS OF DISTURBANCE
- EXISTING TREELINE
- SPECIMEN TREE
- AREA OF TREE PRESERVATION
- PRESERVATION AREA PROTECTION SIGN
- PRESERVED WOODLAND, NOT COUNTED
- SAVED WOODLAND, CONSIDERED CLEARED



TREE PRESERVATION AREA #6 HAS BEEN REVISED BY MACRIS, HENDRICKS & GLASCOCK, P.A. (MHG) IN ORDER TO ACCOMMODATE AN ADDITIONAL STORM DRAIN OUTFALL. MHG CERTIFICATION OF THIS PLAN IS LIMITED TO THE CHANGES MADE UNDER REVISION #5.

OWNER / DEVELOPER
BERMAN ENTERPRISES
 BECO Building West
 5410 Edson Lane Suite 220
 Rockville, MD 20852
 Contact: Brian E. Berman
 (301)816-1555

M-NCPPC APPROVALS				M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT APPROVAL			
PROJECT NAME: Montpelier Hills				PROJECT NUMBER: 578-060			
FOR CONDITIONS OF APPROVAL SEE SUPPLEMENTAL SHEET OR APPROVAL SHEET				REVISIONS LISTED BELOW APPLY TO THIS SHEET			
APPROVAL OR REVISION #	DATE	INITIALS	CERTIFICATION	APPROVED BY	DATE	INITIALS	CERTIFICATION
1	6-15-06	EE	11-28-06	Lori Shirley	10/26/06		
2							
3							
4							
5							

Loiederman Soltesz Associates, Inc.
LANHAM OFFICE
 4266 Forbes Boulevard
 Lanham, MD 20706
 t. 301.794.7555 f. 301.794.7656
 www.LSAssociates.net

NO.	REVISIONS	DATE	BY	DATE
1	Revised Tree Preservation Area #6 To Accommodate Storm Drain Outfall (MHG)	8/30/07	AR	
2	INCREASED ACREAGE OF TREE PRES. AREAS 6 & 7, SIGNS REMOVED FROM OUTER EDGE OF PARCEL 1	9/26/06	TNK	
3	ADDRESSED RESOLUTION 6/16/06 COMMENTS	8/6/06	TNK	
4	REMOVED TREE PRESERVATION AREAS ON PARCELS K & K-1	5/6/06	TNK	
5	ADDRESSED REFERRAL COMMENTS FROM APRIL 3, 2006 MEMORANDUM	4/6/06	TNK	

Map	Scale	Zone	Category
14 D-2.3	1" = 2.3'	14 E-2.3	R-U
M-NCPPC 200 Sheet			
215NE08			
216NE08			
215NE08			
216NE08			

MHG Macris, Hendricks & Glascock, P.A.
 Engineers • Planners
 Landscape Architects • Surveyors
 9220 Wightman Road, Suite 120
 Montgomery Village, Maryland
 20886-1279
 Phone 301.670.0840
 Fax 301.948.0693
 www.mhgsa.com



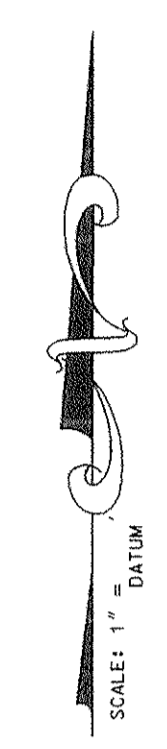
MISS UTILITY NOTE
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TREE CONSERVATION PLAN TYPE II
MONTPELIER HILLS
 LAUREL(10th) ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO.
 1622-00-00

MATCHLINE SEE SHEET 7

Potomac Electric Power Co.
Transmission Line R/W



E 1,356,000
N 503,900

E 1,356,700
N 504,000

WOODLAND PRESERVED
NOT COUNTED
.14 ACRES

Parcel 1
Montpelier Hills
Plat Book NLP 132 Plat Number 9
Use: Residential Townhouses

TREE PRESERVATION
AREA #8
.20 ACRES

TREE PRESERVATION
AREA #10
.33 ACRES

BALTIMORE WASHINGTON PARKWAY - ROUTE 295

WOODLAND PRESERVED
NOT COUNTED
.05 ACRES

WOODLAND PRESERVED
NOT COUNTED
.02 ACRES

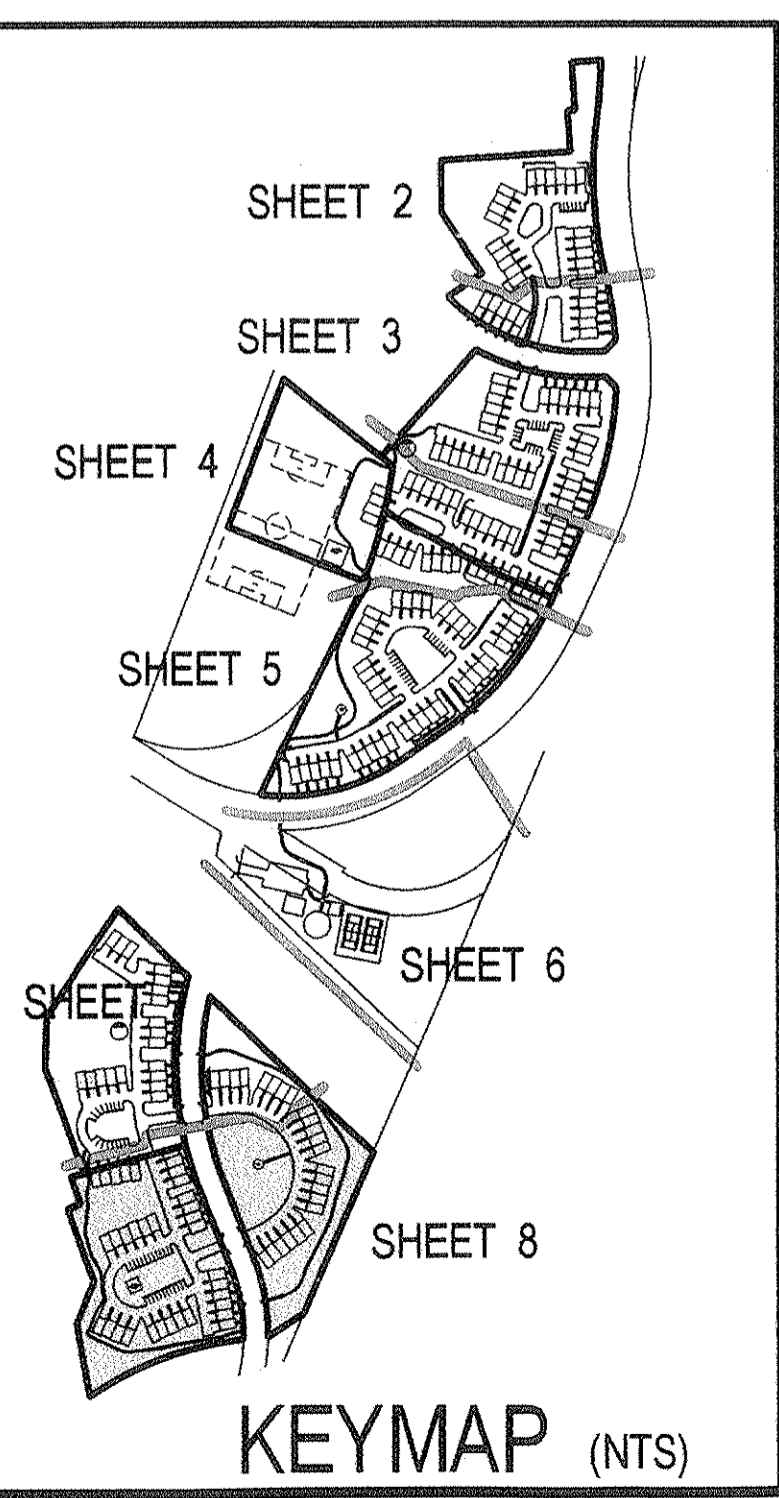
WOODLAND PRESERVED
NOT COUNTED
.02 ACRES

TREE PRESERVATION
AREA #9
.13 ACRES

Part of Parcel 1
Montpelier Hills
Plat Book NLP 132 Plat Number 11
Use: Residential Townhouses

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- 100 YEAR FLOODPLAIN EASEMENT
- SITE PROPERTY BOUNDARY
- EXISTING PROPERTY BOUNDARY
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Contact: Brian E. Berman
(301)816-1555

M-NCPPC APPROVALS			
PROJECT NAME:	Montpelier Hills		
PROJECT NUMBER:	SDP-0510		
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISOR LISTED BELOW APPLY TO THIS SHEET.			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
	6-15-06	E-E	11-28-06
	</		

M-NCPPC			
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT			
ENVIRONMENTAL PLANNING SECTION			
APPROVAL			
TREE CONSERVATION PLAN			
TCPII/35/06			
APPROVED BY	Date		
1	[Signature]		
2			
3			
4			
5			

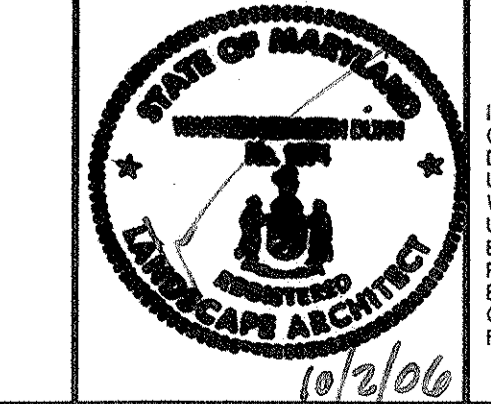
SCALE FEET
30 20 10 0 10 20 30 40 50 60

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Lanham
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Waldorf
Leonardtown
Chantilly
Engineering
Planning
Surveying
Environmental Sciences
www.LSAassociates.net

#	DESCRIPTION	DATE	BY
#1	INCREASED ACREAGE OF TREE PRES. AREAS 8, 9 & 10	8/29/06	TNK
#2	ADDRESSING RESOLUTION (6/16/06) COMMENTS	6/30/06	TNK
#3	REMOVED TREE PRESERVATION AREAS ON PARCELS K & K-1	6/30/06	TNK
#4	ADDRESSING REFERRAL COMMENTS FROM APRIL 3, 2006 MEMORANDUM	4/5/06	TNK

Map	4	Grid
Zone	14 D-2.3	14 E-2.3
Map	215NE08	216NE08
Map	215NE08	216NE08

Map	215NE08	216NE08
Map	215NE08	216NE08
Map	215NE08	216NE08
Map	215NE08	216NE08



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TREE CONSERVATION PLAN TYPE II

MONTPELIER HILLS

LAUREL(10th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN

SHEET 8 OF 9

PROJECT NO. 1622-00-00

