

GENERAL NOTES

- EXISTING ZONING: R-S
- PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED AND TOWNHOUSES.
- 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 1&2, # 93 GRIDS A 1&2, B 1&2, C 1
- WSSC MAP: 202 SE 13, 203 SE 13 & 14, 204 SE 13 & 14, 205 SE 13 & 14
- ADC MAP: P.C. Co. #21 GRIDS B 10, C 6-13, D 7-13, E 7-12, F 6-12
- WATER CATEGORY: 3
- SEWER CATEGORY: 3
- OWNER/DEVELOPER: VOB LIMITED PARTNERSHIP
8245 BOONE BOULEVARD
SUITE 550
VIENNA, VA 22182
703-288-4200 FAX: 703-288-4218
GREENMAN-PEDERSEN, INC.
10977 GULFORD ROAD
ANNAPOLIS JUNCTION, MD 20701
(301) 470-2772

10. ENGINEER

- GROSS TRACT AREA: 1212.09 ACRES
- GROSS TRACT AREA THIS SUBMITTAL: 23.35 ACRES
- 10' PUBLIC UTILITY EASEMENT RUNS ALONG ALL PUBLIC AND PRIVATE RIGHT OF WAY.
- BOUNDARY PROVIDED BY GREENMAN-PEDERSEN, INC.
- TOPOGRAPHY INFORMATION PROVIDED BY MINGO AERIAL MAPPING, INC.
- CONCEPTUAL STORM DRAIN APPROVAL NUMBER: CSD #008004950, APPROVED 6/27/00 (PHASE 3)
- ALL PARCELS TO BE CONVEYED TO H.O.A.
- EXISTING 100 YEAR FLOODPLAIN STUDY: FPS #90192, APPROVED SEPTEMBER 11, 1999.
- BASIC PLAN, A-9763-C, APPROVED 10-9-89 (Z.O. 61-1989)
- COMPREHENSIVE DESIGN PLAN: CDP-8706, APPROVED 2-26-98 (PGCPB Res. 98-50)
- TREE CONSERVATION PLAN TYPE I, TOP 1/75/97, TOP II, 2/23/10, APPROVED
- PRELIMINARY PLAT: 4-00010 APPROVED 7-27-2000 (M.N.C.P. & P.C.)
- STORMWATER MANAGEMENT CONCEPT PLAN
- THERE ARE THREE (3) CEMETERIES LOCATED WITHIN THE SUBJECT PROPERTY:
HILARY FAMILY CEMETERY
SUSAN HODGES CEMETERY
SMITH FAMILY CEMETERY
- THERE ARE TWO (2) HISTORIC SITES LOCATED WITHIN THE SUBJECT PROPERTY:
BEECHWOOD, #79-60
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&T PERMIT NO. 98.22.00096, BEN DYER ASSOCIATES, INC. (6-29-96)
- FILL AREAS:
A. CLASS II FILL TO BE PLACED BELOW ALL BUILDINGS.
B. CLASS II FILL TO BE PLACED BELOW ALL PAVED AREAS INCLUDING PARKING LOTS, DRIVES, AND SIDEWALKS.
C. CLASS III FILL TO BE PLACED IN AREAS THAT WILL REMAIN "GREEN".
- FOOTINGS TO BE EXTENDED INTO EXISTING GROUND AS GEO TECH RECOMMENDATION.
- MAX. SLOPE: 3:1 MIN. SLOPE: 2.5% GRASSSED, 1% PAVED.
- CONCRETE CURB AND GUTTER SHALL BE IN ACCORDANCE WITH PRINCE GEORGE'S COUNTY STANDARD DETAIL 300.01.
- 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 300.05 & 300.07.
- A 42" RAILING/FENCE IS REQUIRED FOR ALL RETAINING WALLS OVER 18".
- REFER TO THE PREVIOUSLY APPROVED UMBRELLA ARCHITECTURE SDP-0001 FOR SFD LOTS.
- ALL STRUCTURES SHALL BE FULLY EQUIPPED WITH A FIRE SUPPRESSION SYSTEM BUILT IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARD 130 AND ALL APPLICABLE COUNTY LAWS AND REGULATIONS.
- DRIVEWAYS SHALL BE CONCRETE AND IN ACCORDANCE WITH PRINCE GEORGE'S COUNTY STANDARD DETAIL #200.01 WITH A MINIMUM WIDTH AT THE R/W OF 10'.
- ALL GARAGE DOORS SHALL HAVE A STYLE, COLOR AND APPEARANCE CONSISTENT WITH THE ACTUAL LAYOUT TO THE MAJORITY OF GARAGE DOORS ON TOWNHOUSES IN OTHER SECTIONS OF BEECH TREE.
- ALL PROPOSED EXTERIOR LIGHT FIXTURES WILL BE SHIELDED AND POSITIONED SO AS TO MINIMIZE LIGHT TRESPASS CAUSED BY SPILL LIGHT.

BEECH TREE

PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION PLAN TYPE 2

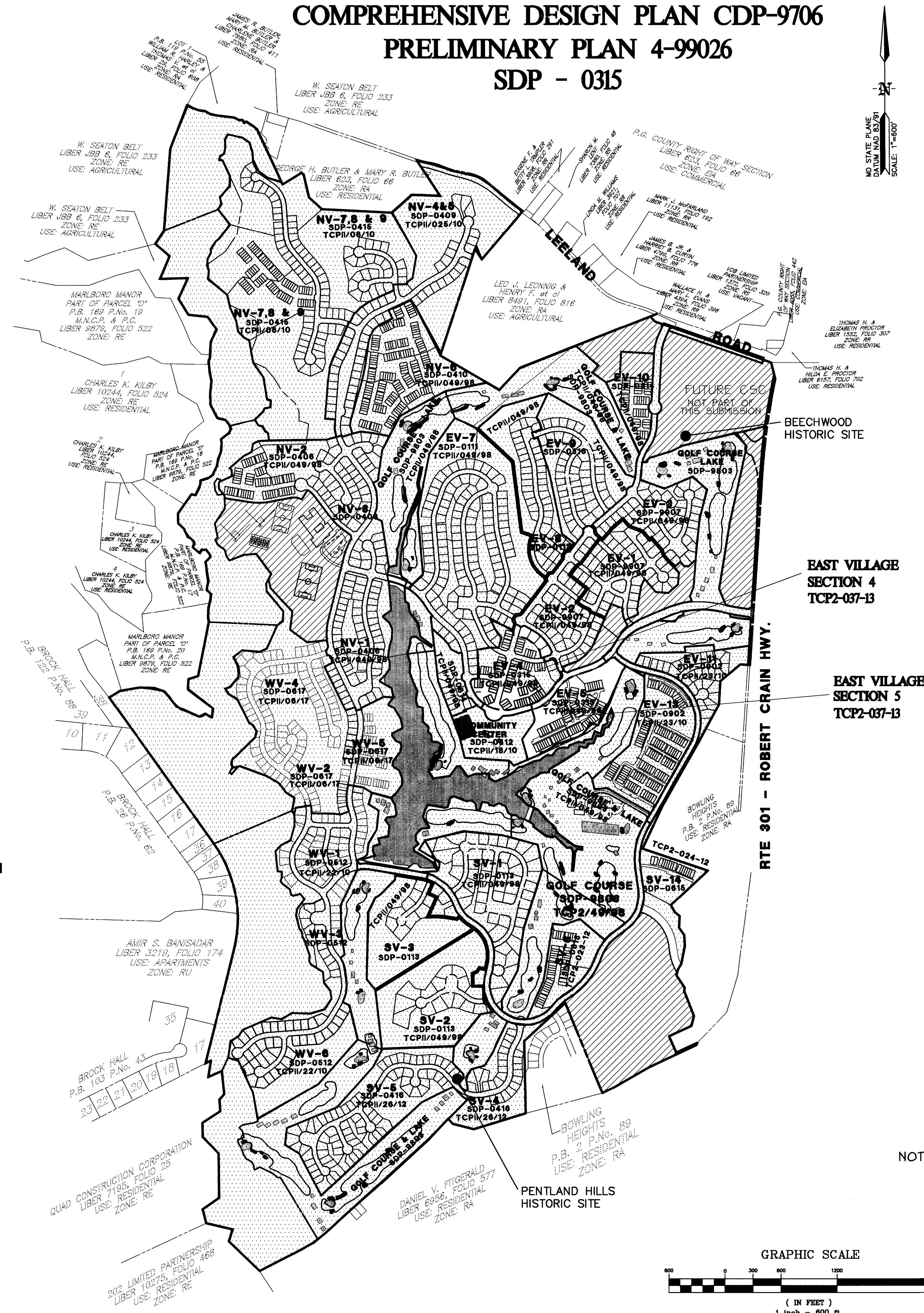
EAST VILLAGE 4 & 5

BASIC PLAN A-9763-C

COMPREHENSIVE DESIGN PLAN CDP-9706

PRELIMINARY PLAN 4-99026

SDP - 0315





NEWTONMORE LANE
(PUBLIC)

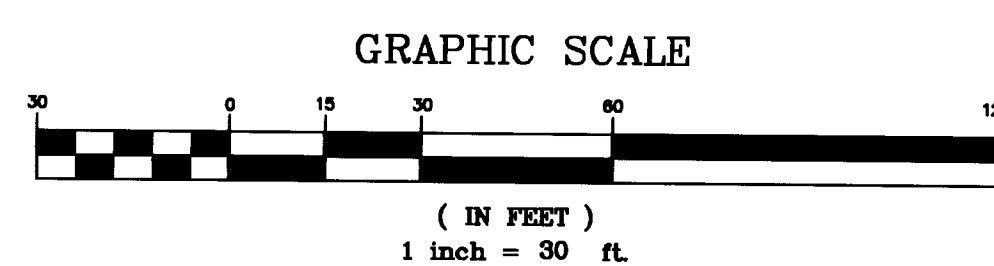
EX. MH
TO BE ABANDONED

SEE MATCHLINE SHEET 5

	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	TREE PRESERVATION DEVICE
	EX. PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED PARCEL LINE
	EXISTING TREE LINE
	EXISTING SHRUB LINE
	SPECIMEN TREE
	NON-TIDAL WETLANDS
	25' WETLAND BUFFER
	WATERS OF THE U.S.
	100-YEAR FLOODPLAIN
	PRIMARY MANAGEMENT AREA
	EXISTING WATER LINE
	EXISTING SEWER LINE
	PROPOSED PARCEL
	PROPOSED BLOCK
	TREE PRESERVATION AREA
	TREE PRESERVATION - NOT COUNTED (small size or on-lot)
	PROPOSED REFORESTATION
	LIMIT OF DISTURBANCE FOR ALL OTHER PHASES
	PMA CLEARED
	AFFORESTATION & REFORESTATION USING NATURAL REGENERATION. PROPOSED REGENERATION
	SPLIT RAIL FENCE - PERMANENT
	LIMIT OF THIS SDP
	TREE CONSERVATION AREA SIGNAGE
	EDGE PLANTING; DOUBLE ROW OF WHIPS TO BE PLANTED ADJACENT TO TPD

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

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



NOTE: TCP 2-037-13 WAS SEPARATED FROM
TCP 11-049-98 WITH THE APPROVAL
OF THIS PLAN.
1.5 FACTOR OF SAFETY AS SHOWN

Sheet Area	4.54	Acres
Preservation	0.00	Acres
Af/Reforestation	0.36	Acres
Regeneration	0.00	Acres
Floodplain PMA Af/Reforestation	0.00	Acres
Non-Floodplain PMA Af/Reforestation	0.00	Acres
Floodplain PMA Impact	0.00	Acres
Non-Floodplain PMA Impact	0.00	Acres
Preservation NIC	0.00	Acres
Total Ref/Pres/Reg	0.36	Acres

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2-037-13

	Approved by	Date
01	<i>Estimuh</i>	<i>7/30/14</i>
02		
03		
04		
05		
06		

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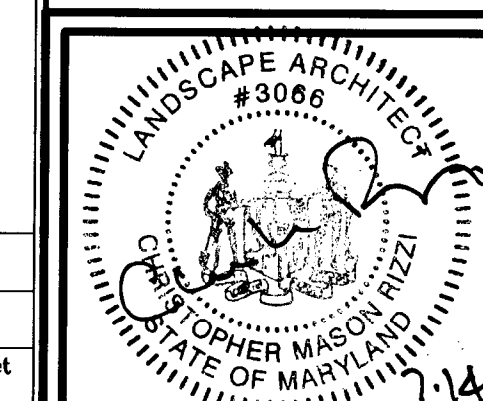
QR label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.

M-NCPPC APPROVALS

PROJECT NAME:	BEECH TREE
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PROJECT NUMBER: SDP- 0315-04

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



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
EAST VILLAGE - SECTION 4 & 5
PRINCE GEORGE'S COUNTY, MARYLAND

P.A. 79 UPPER MARLBORO & VICINITY

MARLBORO (3rd) ELECTION DISTRICT

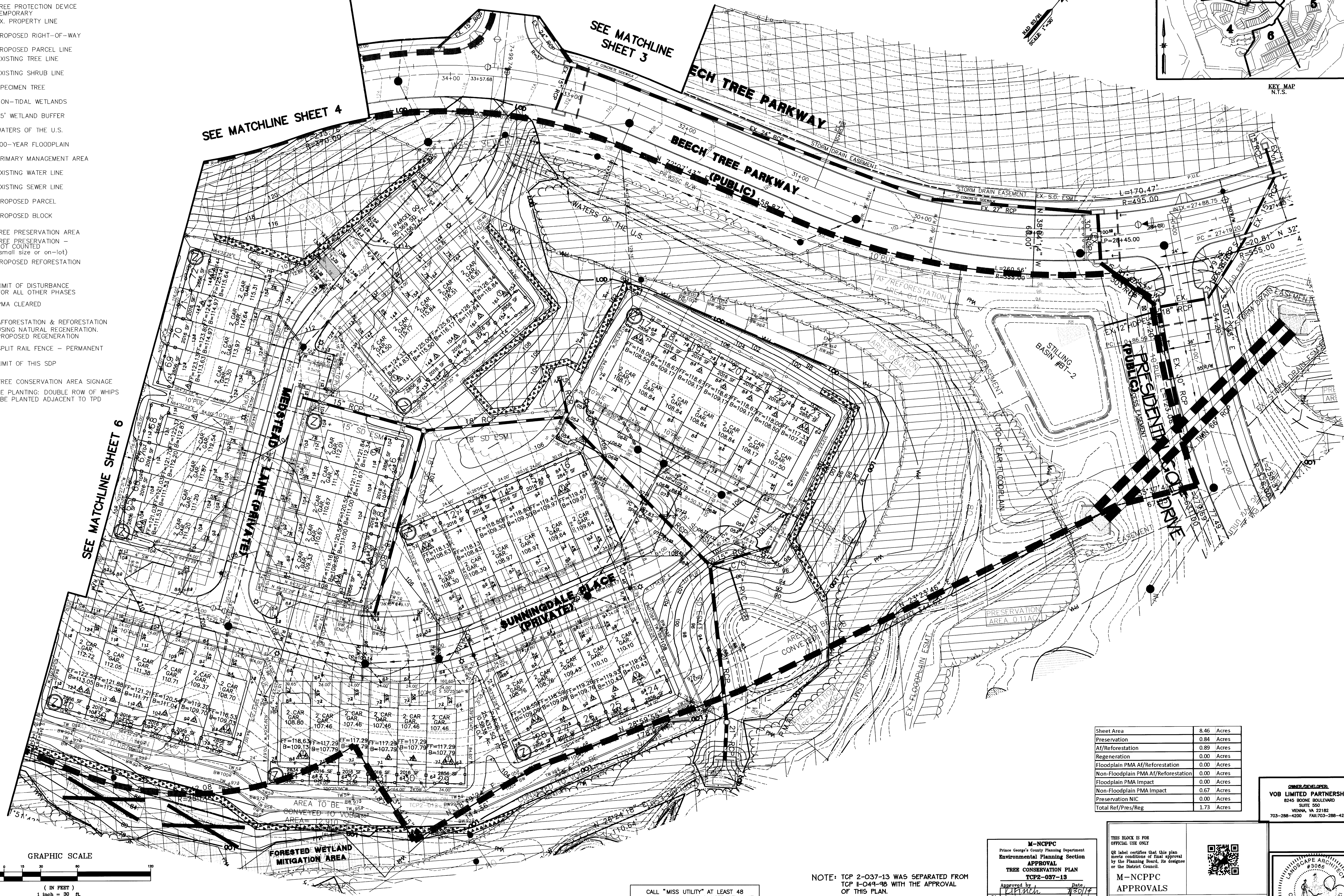
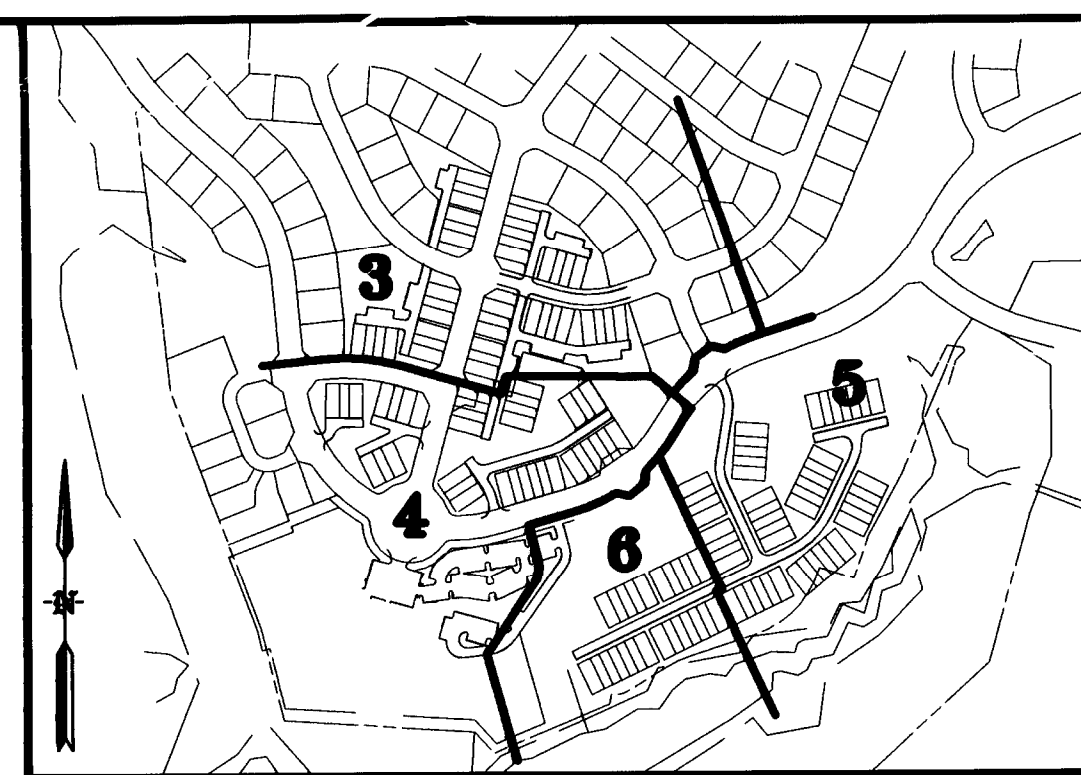
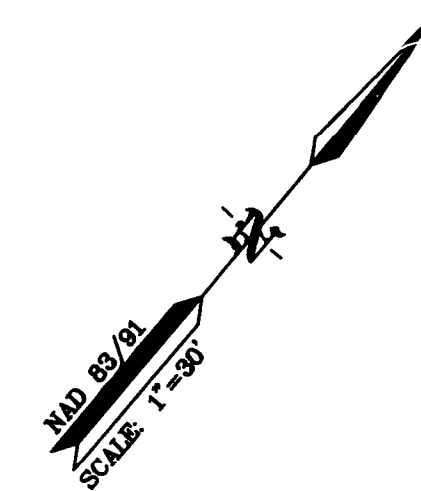
TREE CONSERVATION PLAN TYPE II

EV 4 & 5

DATE	PROJECT No.
7/2013	97179
SCALE	SHEET
	4
1" = 30'	OF
	6

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EC00, EF00, BA00, PC00, VMA0

	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	TREE PROTECTION DEVICE TEMPORARY
	EX. PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED PARCEL LINE
	EXISTING TREE LINE
	EXISTING SHRUB LINE
	SPECIMEN TREE
	NON-TIDAL WETLANDS
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	LIMIT OF DISTURBANCE FOR ALL OTHER PHASES
	PMA CLEARED
	AFFORESTATION & REFORESTATION USING NATURAL REGENERATION, PROPOSED REGENERATION
	SPLIT RAIL FENCE - PERMANENT
	LIMIT OF THIS SDP
	TREE CONSERVATION AREA SIGNAGE
	EDGE PLANTING: DOUBLE ROW OF WHIPS TO BE PLANTED ADJACENT TO TPD



Sheet Area	8.46	Acres
Preservation	0.84	Acres
Af/Reforestation	0.89	Acres
Regeneration	0.00	Acres
Floodplain PMA Af/Reforestation	0.00	Acres
Non-Floodplain PMA Af/Reforestation	0.00	Acres
Floodplain PMA Impact	0.00	Acres
Non-Floodplain PMA Impact	0.67	Acres
Preservation NIC	0.00	Acres
Total Ref/Pres/Reg	1.73	Acres

OWNER/DEVELOPER:
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8245 BOONE BOULEVARD
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M-NCPPC
 ge's County Planning Department
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APPROVAL
CONSERVATION PLAN
TCP2-037-13

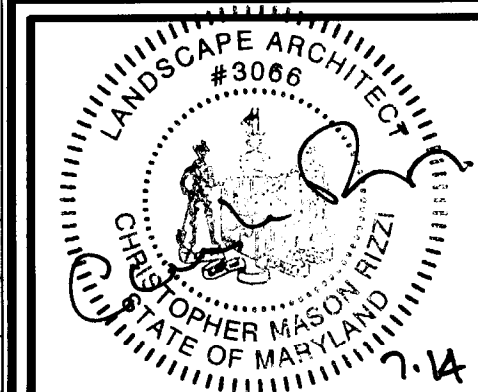
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**M-NCPPC
APPROVALS**

PROJECT NAME: BEECH TREE
PROJECT NUMBER: SDP- 0315-04

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

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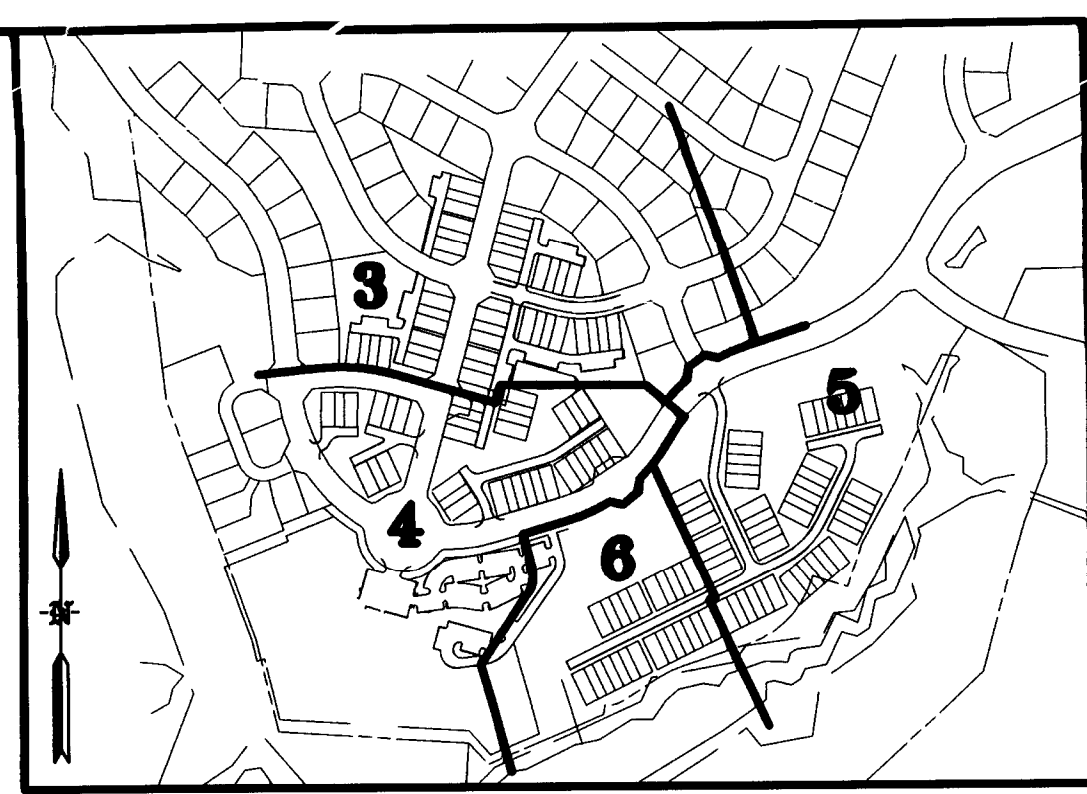
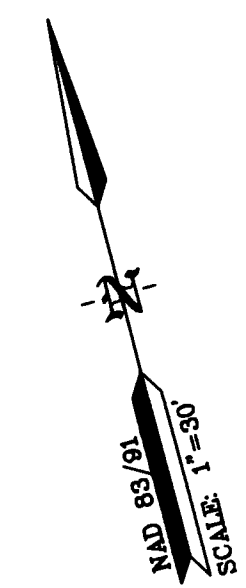
MARLBORO (3rd) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

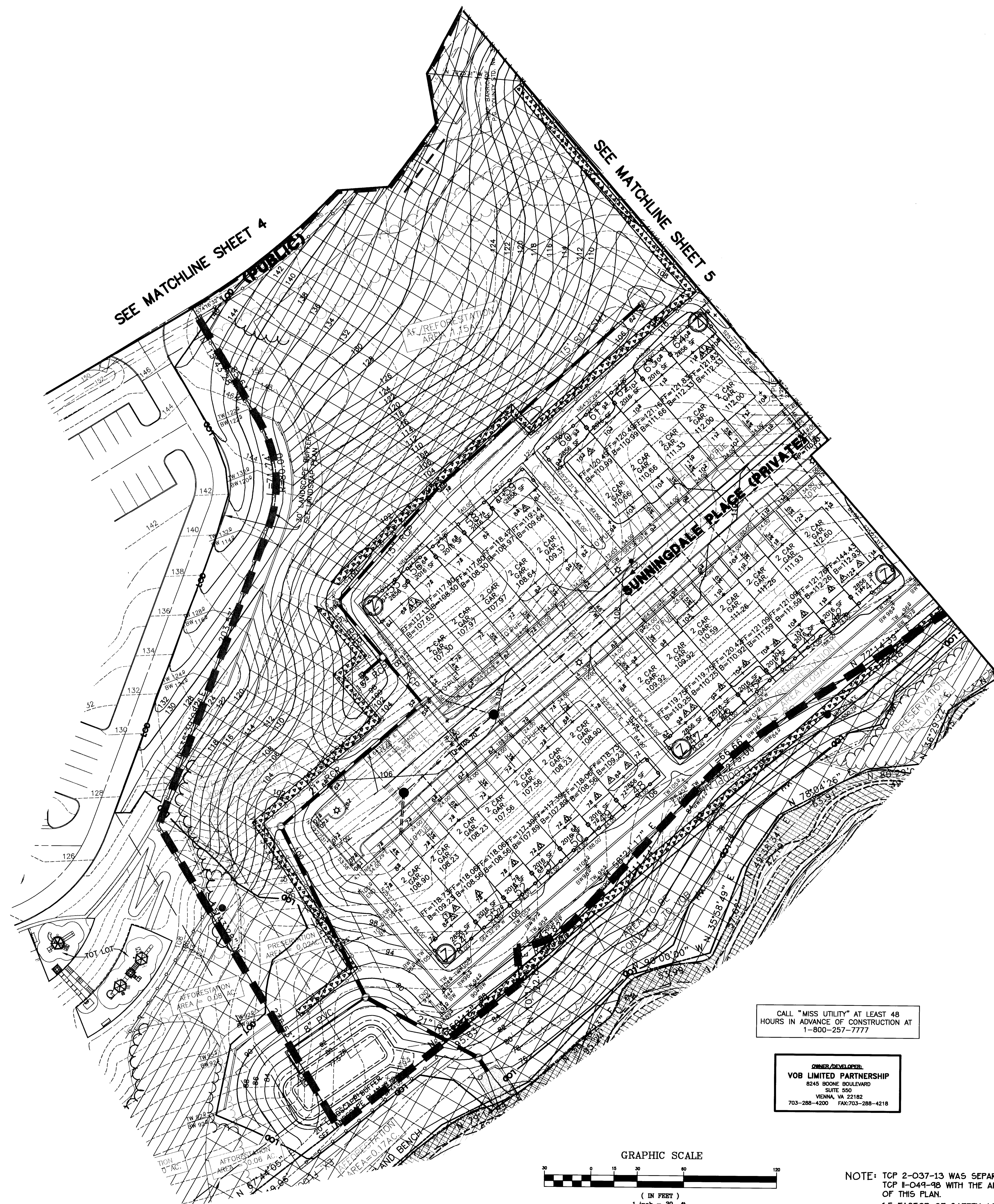
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	5
1" = 30'	OF
	6

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EC00 EF00 BA00 PC00 VMAP



KEY MAP
N.T.S.



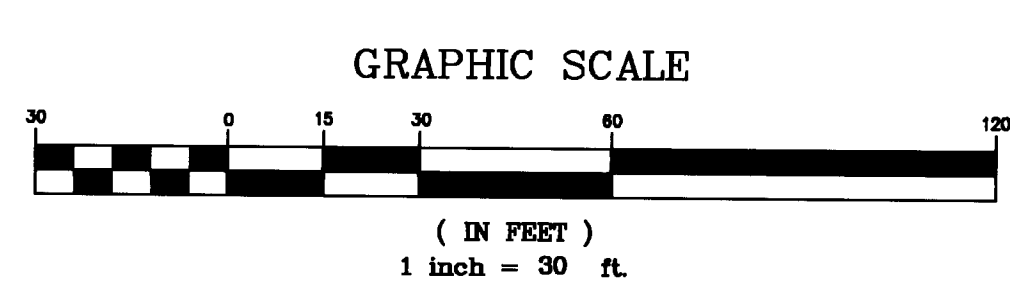
LEGEND

- EXISTING CONTOUR
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Sheet Area	4.43 Acres
Preservation	0.02 Acres
Af/Reforestation	1.66 Acres
Regeneration	0.00 Acres
Floodplain PMA Af/Reforestation	0.00 Acres
Non-Floodplain PMA Af/Reforestation	0.00 Acres
Floodplain PMA Impact	0.00 Acres
Non-Floodplain PMA Impact	0.00 Acres
Preservation NIC	0.00 Acres
Total Ref/Pres/Reg	1.68 Acres

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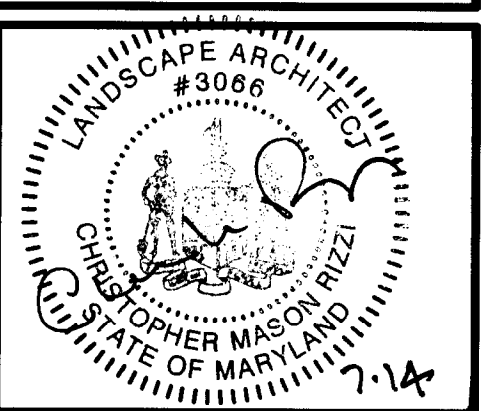
OWNER/DEVELOPER:
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1.5 FACTOR OF SAFETY AS SHOWN

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP2-037-13	
Approved by	Date
<i>[Signature]</i>	7/28/14
01	
02	
03	
04	
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PROJECT NUMBER: SDP- 0315-04	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number	



PROJ. MGR.					
DESIGNED	SD				
DRAWN	EAE				
CHECKED	CMR				
DATE	6/2014	Rev. per county Resolution & District Council	GPI	DATE	REVISIONS

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