

TCP II LEGEND	
PATUXENT MANAGEMENT AREA	PMA
STREAM BUFFER	SB
100 YEAR FLOODPLAIN LIMITS (SOURCE)	FP
WATERS OF THE US (JURISDICTION AS LABELED)	
NON-TIDAL WETLANDS BUFFER	WB
NON-TIDAL WETLANDS BOUNDARY	WL
PROPERTY BOUNDARY	
EXISTING TREE LINE	
LIMIT OF DISTURBANCE	LOD
SOIL BOUNDARY	
SOIL TYPE	UrbB
TREE PROTECTION FENCE (TEMPORARY)	TPF
TREE PROTECTION FENCE (PERMANENT) WITH AFFORESTATION/REFORESTATION PROTECTION SIGN (ON FENCE)	
WOODLAND PRESERVATION SIGN	
SPECIMEN TREE (APPROXIMATE LOCATION) (ROOT ZONE SHOWN FOR RETAINED TREES NEAR DEVELOPMENT)	

WOODLAND PRESERVED	
CLEARED ON-SITE AREA	
AFFORESTATION/REFORESTATION AREA	
STEEP SLOPES 15%+	

REFORESTATION AREA "E" - 0.26 AC.

LOT 7
87,120 sq.ft.
or 2.0000 ac.
PROPERTY OF:
OXON HILL ASSOCIATES L.C.
L.9964 F.705

PARCEL A
POTOMAC BUSINESS PARK
P.B. NLP 152 P.No.32
L.7250 F.718
ZONED I-3
USE: VACANT

REFORESTATION AREA "D" - 0.08 AC.

REFORESTATION AREA "C" - 0.36 AC.

TREE CLEARED AREA "A" - 3.85 AC.

UdaF
TREE PRESERVATION AREA "B" - 0.04 AC.

REFORESTATION PART OF AREA "B" 0.44 AC. (TOTAL)

CLEARED ONSITE : 3.85 AC.

REFORESTATION PART OF AREA "A" 2.38 AC. (TOTAL)

TREE PRESERVATION AREA
AREA A: 0.73 AC.
AREA B: 0.04 AC.
TOTAL : 0.77 AC.

AFFORESTATION/REFORESTATION AREA
AREA A: 2.38 AC.
AREA B: 0.44 AC.
AREA D: 0.08 AC.
AREA E: 0.26 AC.

TOTAL : 3.52 AC.

SPECIMEN TREE LIST

ID	Species	Common Name	Comments	Condition	DBH	Disposition
41	Quercus falcata	red oak	lean	Fair	42	Removed
42	Quercus falcata	red oak	lean	Fair	39	Removed
43	Liriodendron tulipifera	tulip		Good	32	Removed
44	Platanus occidentalis	sycamore		Good	30	Removed

NOTE: THIS PLAN IS APPROVED IN ACCORDANCE WITH THE FOLLOWING VARIANCE(S) FROM THE STRICT REQUIREMENTS OF SUBTITLE 25 APPROVED BY THE PLANNING DIRECTOR ON: 02-20-2013.
a. THE REMOVAL OF FOUR SPECIMEN TREES (SECTION 25-122(b)(1)(g)): #S 41-44.

"POTOMAC BUSINESS PARK"
P.B. VJ 178 P.71
PROPERTY OF:
OXON HILL ASSOCIATES L.C.
L.9964 F.705
ZONED I-3
USE: VACANT

NOTE: ALL SIGNS FOR AFFORESTATION/REFORESTATION ARE TO BE MOUNTED ON PERMANENT TREE PROTECTION FENCING

SCALE: 1" = 30'

MATCHLINE SEE SHEET 2

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY JOINTING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-877-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICH IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

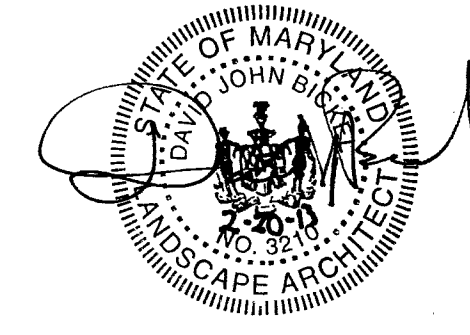
OXON HILL ASSOCIATES, L.C.
12500 FAIR LAKES CIRCLE, SUITE 400
FAIRFAX, VA 22033
PHONE: (703) 227-2000
CONTACT: STEVE GREEN

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5765

TAX MAP
96 A4 & 105 A1

WSSC 300' SHEET
208 SE 01
209 SE 01

SITE DATUM
HORIZONTAL: NAD83
VERTICAL: NGVD29



PLAN VIEW

TREE CONSERVATION PLAN TYPE 2 POTOMAC BUSINESS PARK PARCEL A AND PART OF LOT 3

OXON HILL (12th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



1" = 30'

SHEET
1
OF
2

PROJECT NO.
1006-07

P:\1006-07\ENGINEERING\ParcelA_Lot3\TCP2_ParcelA_Lot3_01.SHT Scale=30.0000 ft / in. User=dbakal PLT=Grey plott Pntr=TEXT_SUB.tbl 2/20/2013 4:21:26 PM

