

TREE CONSERVATION P. II - PRESERVATION AREAS	
IDENTIFIER #	AREA IN ACRES
1	0.24
2	3.26
3	0.2
4	0.04
5	0.14
6	0.89
7	0.74
8	0.1
9	1.45
10	0.04
11	0.97
12	0.52
13	4.3
14	0.28
15	0.25
16	3.13
17	6.56
18	0.21
19	0.24
20	0.15
21	1.31
TOTAL	25.02

TREE CONSERVATION P. II - REFORESTATION AREAS	
IDENTIFIER #	AREA IN ACRES
1	0.96
2	0.04
3	0.02
4	0.03
5	0.04
6	0.8
7	7.21
8	0.54
9	0.11
10	0.13
11	0.04
12	0.04
13	0.03
TOTAL	9.99

TREE CONSERVATION PLAN-II FOR THE WASHINGTON OVERLOOK

PISCATWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

NOTES:

- BOUNDARY AND TOPOGRAPHY SURVEY PREPARED BY OTHERS.
- TAX MAP: PAGE 114, GRID D-3
- ADC MAP PAGE 25, GRID G-4
- 200' WSSC SHEET # 212 SE 02 AND 212 SW 02
- PROPERTY ZONED: R-E
- PROPERTY RECORDED IN PRINCE GEORGE'S COUNTY LAND RECORDS.
- PLAT # 49 THROUGH 55
- THERE EXISTS 100-YEAR FLOODPLAIN ON THIS SITE.
- OWNER:
CHURCHILL GROUP
5 CHOKE CHERRY ROAD, SUITE 360
ROCKVILLE, MD 20805
TEL: (301) 243-1000
- ENGINEER:
CAPITOL DEVELOPMENT DESIGN, INC.
5010 SUNNYSIDE AVENUE, STE. 200
BELTSVILLE, MD 20705
TEL: (301) 982-1781
- TEN (10') FEET PUBLIC UTILITY EASEMENT RUNS ALONG ALL PUBLIC RIGHT-OF-WAY.
- FILL AREAS:
A. CLASS I FILL TO BE PLACED BELOW ALL BUILDINGS.
B. CLASS II FILL TO BE PLACED BELOW ALL PAVED AREAS INCLUDING DRIVEWAYS AND SIDEWALKS.
C. CLASS III FILL TO BE PLACED IN AREAS THAT WILL REMAIN "FOREVER".
- MAXIMUM SLOPE: 3:1
- MINIMUM SLOPE: 2.5% GRASSED, 1.0% PAVED
- WATER CATEGORY: 3
- SEWER CATEGORY: 3
- BUILDING SETBACKS:
FRONT: 25'
SIDE: 35' TOTAL/18' OR 17'
REAR: 25'
- MAX. LOT COVERAGE: 20%
- PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED RESIDENTIAL
- TOTAL NO. OF LOTS: 89 (88 BUILDABLE LOTS)
- PRELIMINARY PLAT # 4-02068
- WATERSHED: 51-HUNTER MILL BRANCH
- STORMWATER MANAGEMENT CONCEPT NO. 26260-2002-00
- FLOODPLAIN STUDY NO. 200163
- SITE AREA = 102.95 AC (+/-)
- ELECTION DISTRICT: 5TH

OWNER/DEVELOPER

CHURCHILL GROUP
WILLIAM J. WOGATSKY
5 CHOKE CHERRY ROAD
SUITE 360
ROCKVILLE, MD 20850
(240) 243-1000

SHEET INDEX

SHEET NO.	PLAN TYPE
1 OF 12	COVER SHEET
2 OF 12	TCP-II
3 OF 12	TCP-II
4 OF 12	TCP-II
5 OF 12	TCP-II
6 OF 12	TCP-II
7 OF 12	TCP-II
8 OF 12	TCP-II
9 OF 12	TCP-II
10 OF 12	TCP-II
11 OF 12	TCP-II
12 OF 12	DETAIL SHEET

SPECIMEN TREE LIST					
Number	Common Name	Species Name	DBH (inches)	Condition	Comments
1	Tulip Poplar	<i>Liriodendron tulipifera</i>	39	Good	To be saved
2	Tulip Poplar	<i>Liriodendron tulipifera</i>	34	Good	To be removed
3	Tulip Poplar	<i>Liriodendron tulipifera</i>	33	Good	To be saved
4	Tulip Poplar	<i>Liriodendron tulipifera</i>	34	Good	To be saved
5	Sycamore	<i>Plantanus occidentalis</i>	30	Good	To be saved
6	Sycamore	<i>Plantanus occidentalis</i>	3	Poor	To be removed
7	Tulip Poplar	<i>Liriodendron tulipifera</i>	7	Good	To be removed
8	Red Maple	<i>Acer rubrum</i>	36	Good	To be saved
9	Tulip Poplar	<i>Liriodendron tulipifera</i>	31	Good	To be saved
10	Tulip Poplar	<i>Liriodendron tulipifera</i>	31	Good	To be saved
11	Tulip Poplar	<i>Liriodendron tulipifera</i>	31	Good	To be saved
12	Northern Red Oak	<i>Quercus rubra</i>	37	Good	Off property
13	Tulip Poplar	<i>Liriodendron tulipifera</i>	32	Good	To be saved
14	Tulip Poplar	<i>Liriodendron tulipifera</i>	34	Good	To be saved
15	Beech	<i>Fagus sylvatica</i>	61	Good	To be saved
16	Tulip Poplar	<i>Liriodendron tulipifera</i>	35	Good	To be saved
17	Tulip Poplar	<i>Liriodendron tulipifera</i>	32	Good	To be saved
18	Tulip Poplar	<i>Liriodendron tulipifera</i>	33	Good	To be saved
19	Sweetgum	<i>Liquidambar styraciflua</i>	48	Good	To be saved
20	Sweetgum	<i>Liquidambar styraciflua</i>	30	Good	To be saved
21	Tulip Poplar	<i>Liriodendron tulipifera</i>	32	Good	To be saved
22	Red Maple	<i>Acer rubrum</i>	39	Good	To be saved
23	White Ash	<i>Fraxinus americana</i>	34	Poor	To be saved
24	Tulip Poplar	<i>Liriodendron tulipifera</i>	46	Good	To be removed
25	Northern Red Oak	<i>Quercus rubra</i>	55	Good	To be removed
26	Southern Red Oak	<i>Quercus falcata</i>	30	Good	To be saved
27	Southern Red Oak	<i>Quercus falcata</i>	36	Good	To be removed
28	Tulip Poplar	<i>Liriodendron tulipifera</i>	32	Poor	To be removed
29	Tulip Poplar	<i>Liriodendron tulipifera</i>	44	Good	To be saved
30	Scarlet Oak	<i>Quercus coccinea</i>	30	Good	To be removed
31	Southern Red Oak	<i>Quercus falcata</i>	50	Good	To be removed
32	Tulip Poplar	<i>Liriodendron tulipifera</i>	31	Good	To be removed
33	Tulip Poplar	<i>Liriodendron tulipifera</i>	30	Good	To be removed

COMPOSITE PLAN SCALE: 1"=160'

SOIL ANALYSIS (MAP)

SYMBOL	SOIL	SLOPE	ERODIBILITY	HYDROLOGIC CLASS/ K-FACTOR	HYDRIC
AUd	AURA GRAVELLY LOAM	12% TO 20%	MODERATE	.32	NO
AvE	AURA AND CROOK GRAVELLY LOAM	20% TO 50%	SEVERE	.37	NO
BbD	BELTSVILLE SILT LOAM	2% TO 5%	MODERATE	.49	NO
BbD	BELTSVILLE SILT LOAM	5% TO 10%	SEVERE	.49	NO
BbD	BELTSVILLE SILT LOAM	10% TO 15%	SEVERE	.49	NO
Bc	BIBB SILT LOAM		SEVERE	.43	NO
CheS	COLLINGTON FINE SANDY LOAM	5% TO 10%	SEVERE	.28	NO
ImB	ILUKA SANDY LOAM	2% TO 5%	MODERATE	.37	NO
KcC2	KEYPORT FINE SANDY LOAM	5% TO 10%	MODERATE	.37	NO
KpC2	KEYPORT SILT LOAM	5% TO 15%	MODERATE	.49	NO
Ocb	OCHLOCKNEE SANDY LOAM	2% TO 5%	SLIGHT	.20	NO
OcC	OCHLOCKNEE SANDY LOAM	5% TO 10%	SLIGHT	.20	NO

Property Owners Awareness Certificate

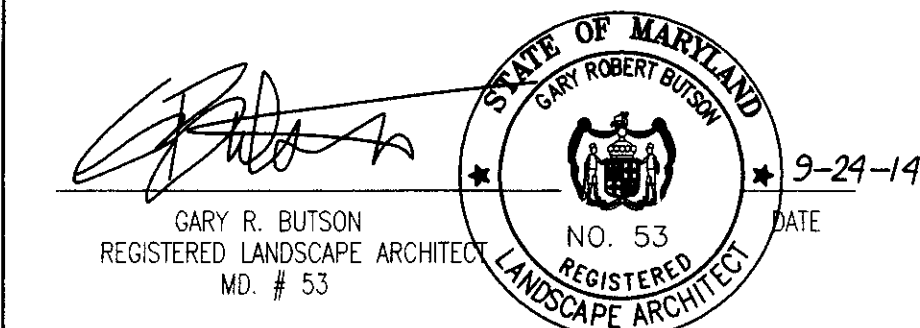
I/We, Churchill Development Corp, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

William J. Wogatsky Date 4/22/14
Owner or Owners Representative

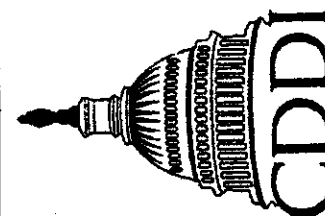
I/We, _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser _____ Date _____

TREE CONSERVATION PLAN CERTIFIED BY:



M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section			
APPROVAL TREE CONSERVATION PLAN TCP II-061-05			
Approved by	J.J. STAZS	4-18-06	
	J.J. STAZS	09-14-09	
01	CRUCE SCHNEIDER	05-08-14	
02			
03			
04			
05			
06			



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 PROVIDERHILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501

THE WASHINGTON OVERLOOK
PISCATWAY (5TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

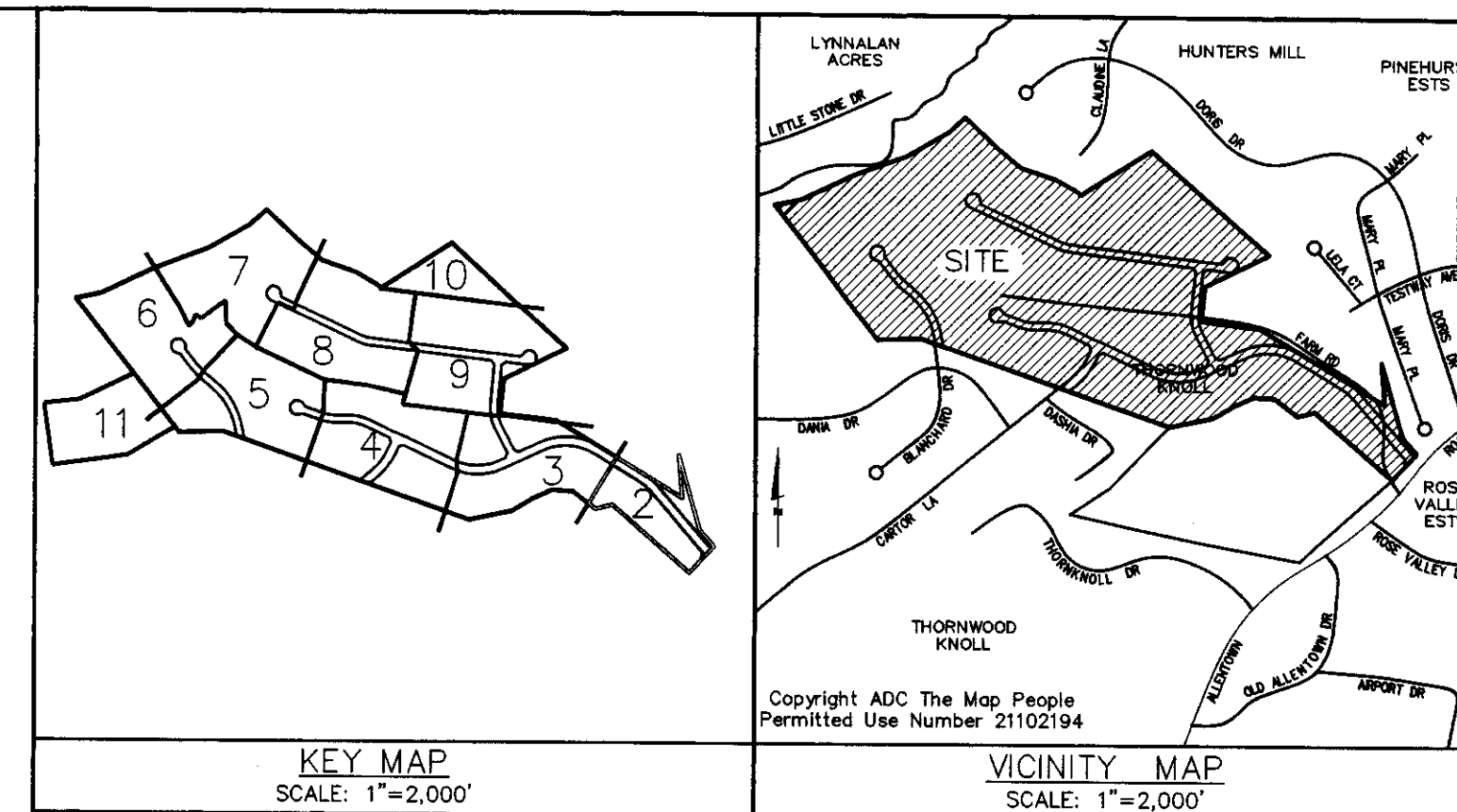
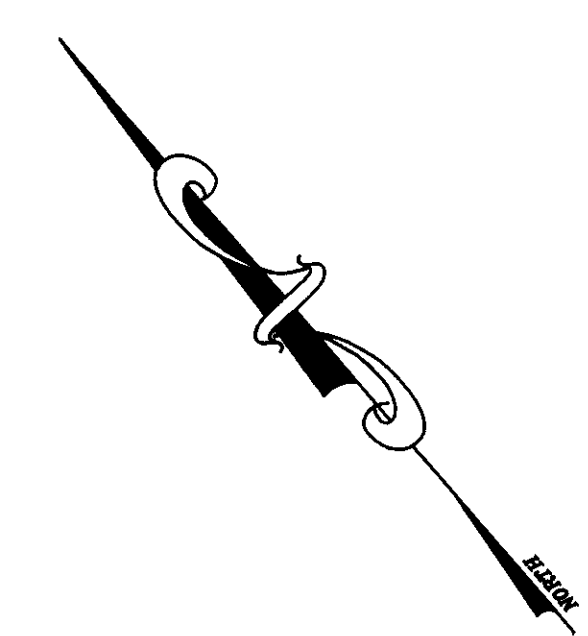
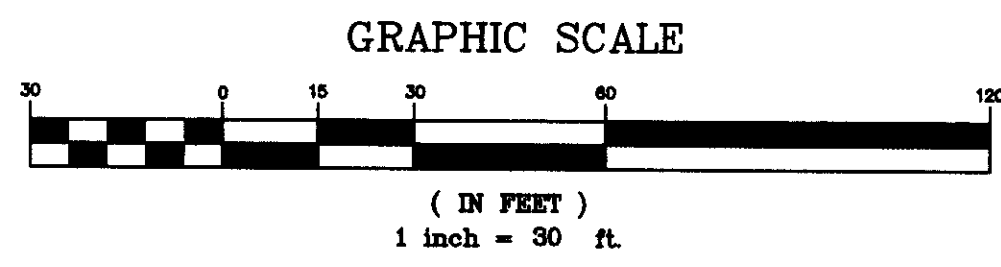
COVERSHEET
TCP II AND GRADING PLAN

REVISIONS

8/9/06 REV. PER NEW
SED. CONTROL PLAN &
OFF-SITE PLAYGROUND
CONNECTION. J.S.
04/25/2014 REV. PER
COUTY COMMENTS MP.

DATE: OCT., 2014
DWN. DS CHECKED MP

SCALE: 1"=30'
PROJECT/FILE NO.
04045
SHEET NO. 1 OF 12



CAPITOL DEVELOPMENT DESIGN, INC. - SURVEYOR'S
ENGINEERS - PLANNERS
4600 POWDERMILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3507

THE WASHINGTON OVERLOOK
PISCATAWAY (5TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

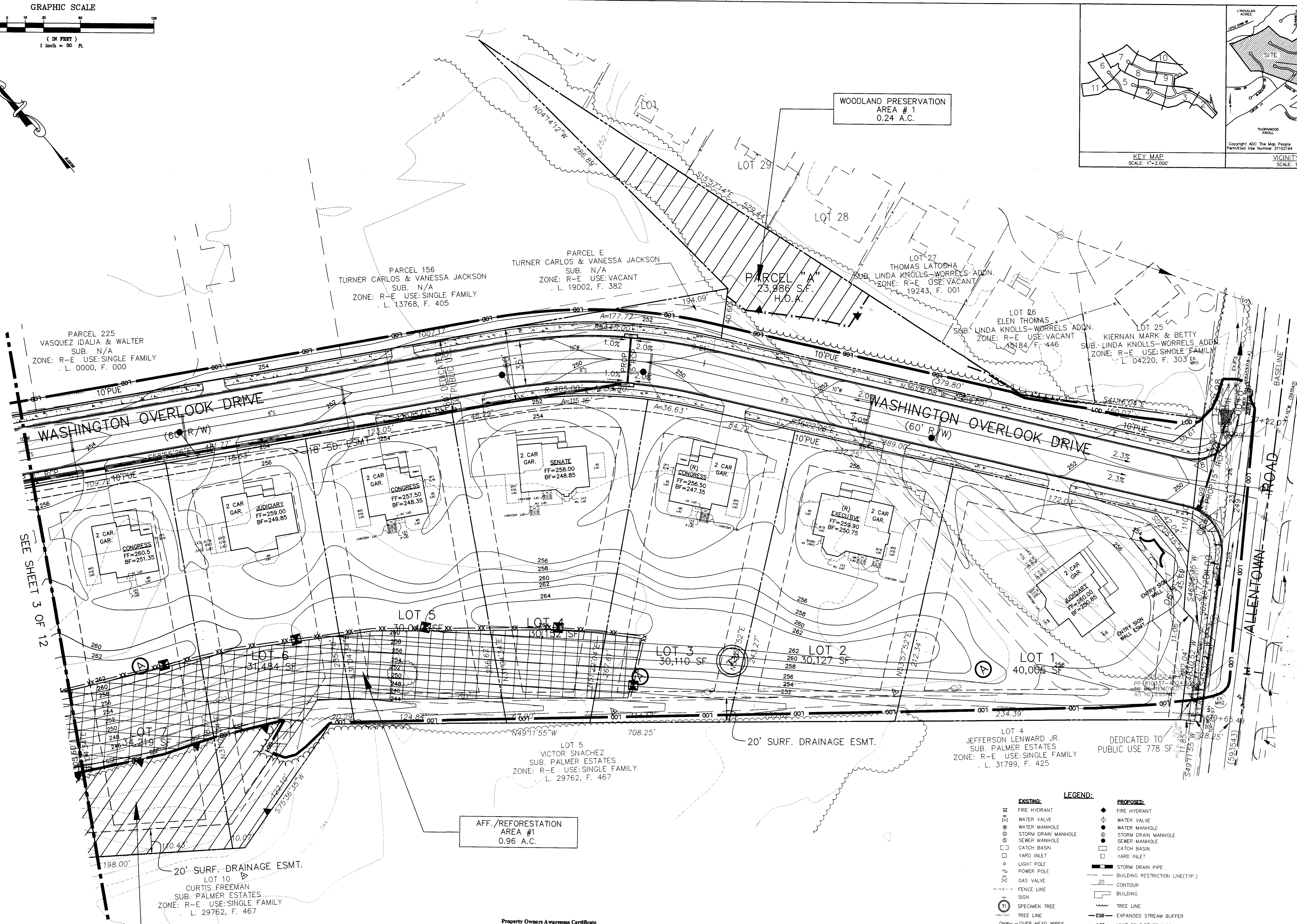
TCP II AND GRADING PLAN

REVISIONS

8/8/06	REV. PER NEW
8/8/06	REV. CONTROL PLAN & OFF-SITE PLAYGROUND CONNECTION.
11/9/06	REV. TYPE & EXTENTS OF WOODLAND PRESERV. FENCE, VERBALLY OK'D BY JIM STASZ ON
11/8/08	REV. CONTROL PLAN #149-06
04/25/2014	REV. PER COUNTY COMMENTS MP.

APPROVAL

DATE: OCT., 2014
DWN. DS
CHECKED MP
SCALE: 1"=30'
PROJECT/FILE NO. 04045
SHEET NO. 2 OF 12



LEGEND:

EXISTING:	PROPOSED:
⊗ FIRE HYDRANT	⬢ FIRE HYDRANT
⊕ WATER VALVE	⬢ WATER VALVE
⊙ WATER MANHOLE	⬢ WATER MANHOLE
⊙ STORM DRAIN MANHOLE	⬢ STORM DRAIN MANHOLE
⊙ SEWER MANHOLE	⬢ SEWER MANHOLE
⊙ CATCH BASIN	⬢ CATCH BASIN
⊙ YARD INLET	⬢ YARD INLET
⊙ LIGHT POLE	⬢ STORM DRAIN PIPE
⊙ POWER POLE	⬢ BUILDING RESTRICTION LINE(TYP.)
⊙ GAS VALVE	⬢ CONTOUR
⊙ FENCE LINE	⬢ BUILDING
⊙ SIGN	⬢ TREE LINE
⊙ SPECIMEN TREE	⬢ EXPANDED STREAM BUFFER
⊙ TREE LINE	⬢ LIMIT OF DISTURBANCE
⊙ OVER HEAD WIRES	⬢ WOODLAND PRESERVATION FENCE: (ORANGE BLAZE FENCE)
⊙ INTER. 2' CONTOUR	⬢ WOODLAND PRESERVATION FENCE: (SUPER SILT FENCE FROM APPROVED SED. CONTROL PLAN #149-06)
⊙ INDEX 10' CONTOUR	⬢ REFORESTATION/AFF. PERMANENT FENCE
⊙ BUILDING/SHEDS	⬢ WOODLAND PRESERVATION SIGN
⊙ WATERS OF THE U.S.	⬢ REFORESTATION/AFF. SIGN
⊙ STREAM	⬢ WOODLAND PRESERVATION AREA
⊙ 50' STREAM BUFFER	⬢ WOODLAND REFORESTATION/AFFORESTATION AREA OUTSIDE OF THE FLOODPLAIN
⊙ FLOODPLAIN	⬢ WOODLAND REFORESTATION/AFF. AREA WITHIN THE FLOODPLAIN
⊙ 50' FLOODPLAIN BUFFER	⬢ WOODLAND REFORESTATION/AFF. AREA TO BE PLANTED AFTER ALL SED. CONTROL STRUCTURES HAVE BEEN REMOVED.
⊙ CONSERVATION EASEMENT	

Property Owners Awareness Certificate

I/We Churchill Development Corp hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative [Signature] Date 4/22/14

I/We [Signature] hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser [Signature] Date [Blank]

TREE CONSERVATION PLAN CERTIFIED BY:

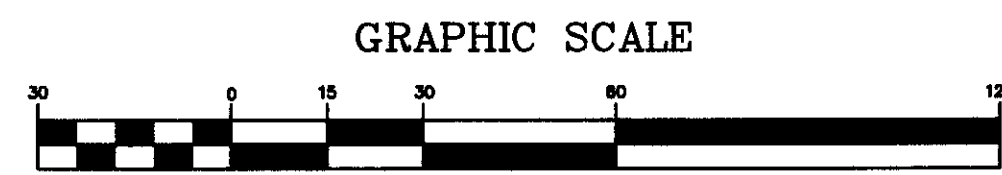
[Signature] GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53

DATE 9-24-14

WOODLAND PRESERVATION AREA # 2
3.26 A.C.

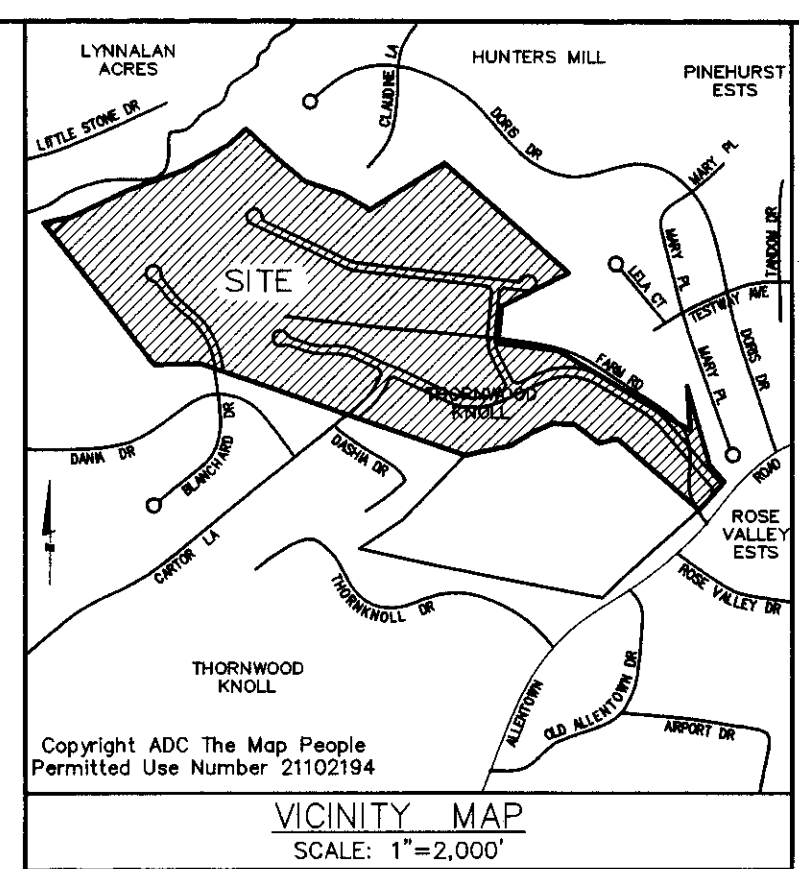
OWNER/DEVELOPER
CHURCHILL GROUP
WILLIAM J. WOGATSKIE
5 CHOCOLATE CHERRY ROAD
SUITE 360
ROCKVILLE, MD 20850
(240) 243-1000

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY



AFF./REFORESTATION
AREA #7
7.21 A.C.

SEE SHEET 9 OF 12



CDDI
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWERMILL ROAD - SUITE 200 - BETHESDA, MD 20814
OFFICE (301) 937-3501

THE WASHINGTON OVERLOOK
PISCATAWAY (5TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

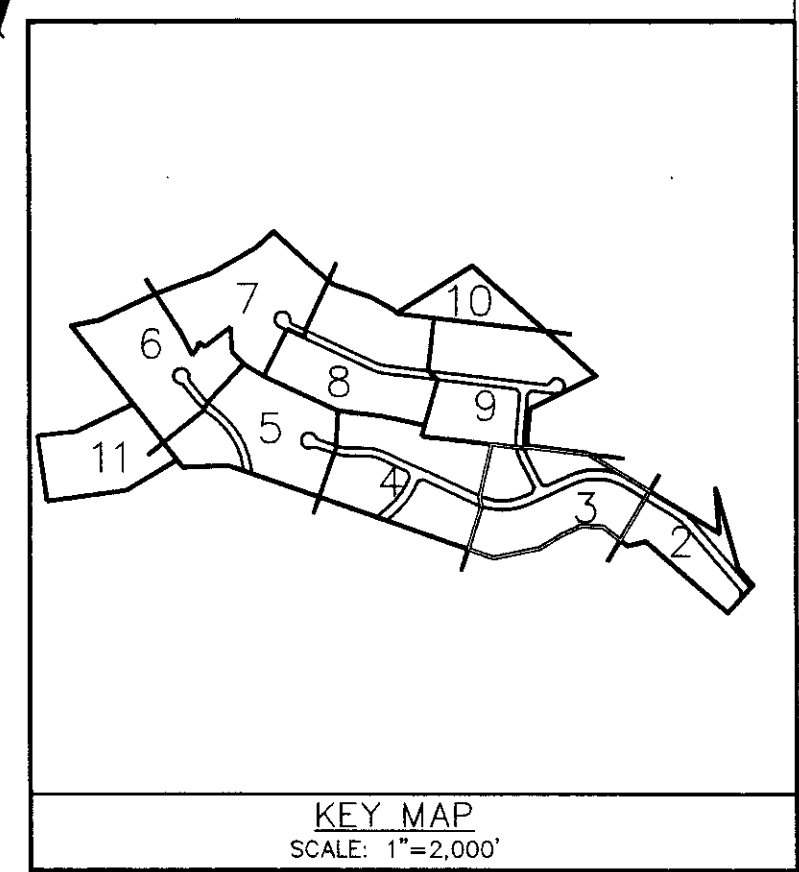
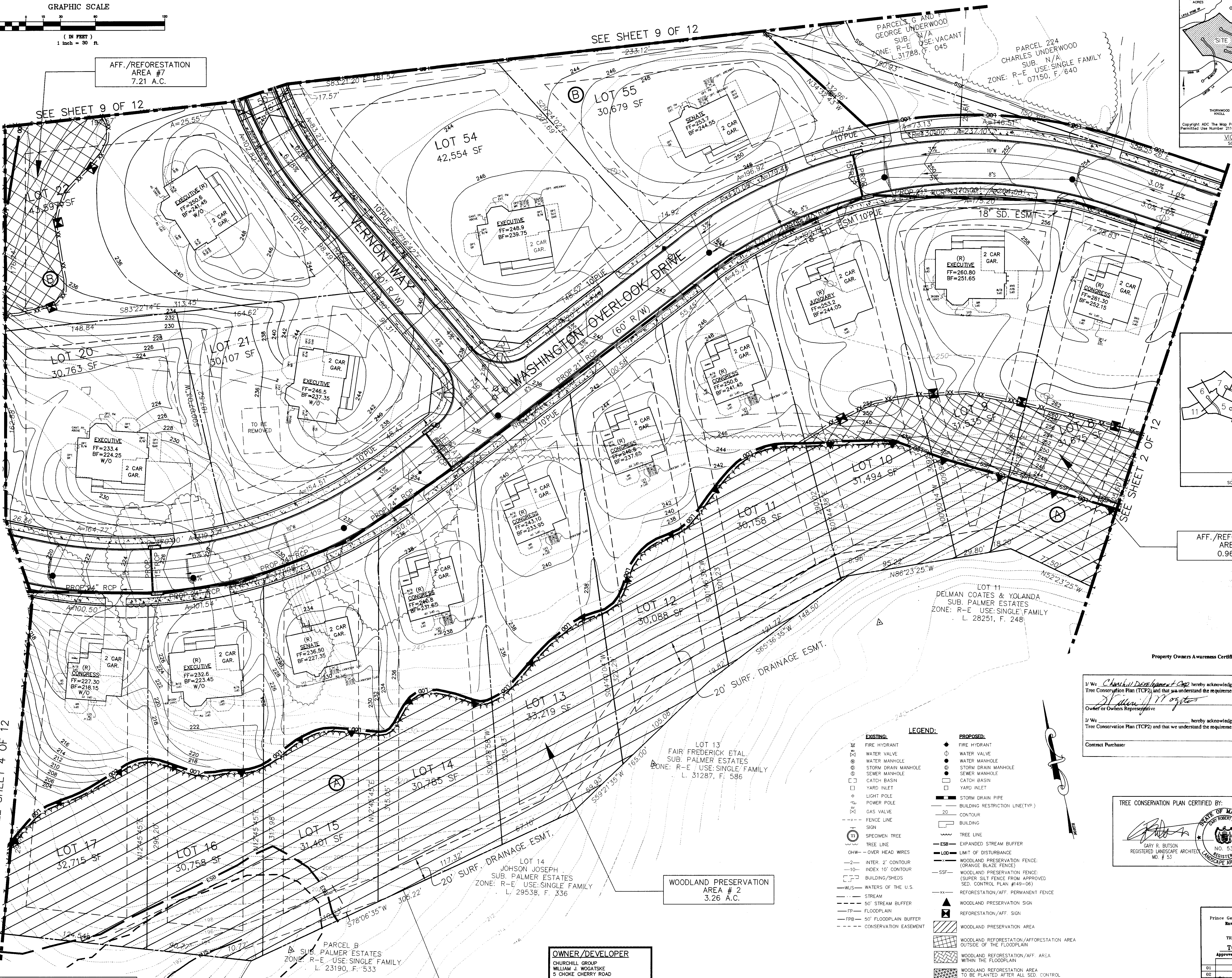
TCP II AND GRADING PLAN

REVISIONS		
8/8/06 REV. PER NEW	DATE: OCT., 2014	
SED. CONTROL PLAN &	DWN.	CHECKED
OFF-SITE PLAYGROUND	DS	MP
CONNECTION.		
11/9/06 REV. TYPE &		
EXTENTS OF WOODLAND		
PRESERV. FENCE, VERBALLY		
OK'D BY JIM STASZ ON		
11/8/06.		
04/25/2014 REV. PER		
COUNTY COMMENTS MP.		

SEE SHEET 4 OF 12

SEE SHEET 4 OF 12

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AFF./REFORESTATION
AREA #1
0.96 A.C.

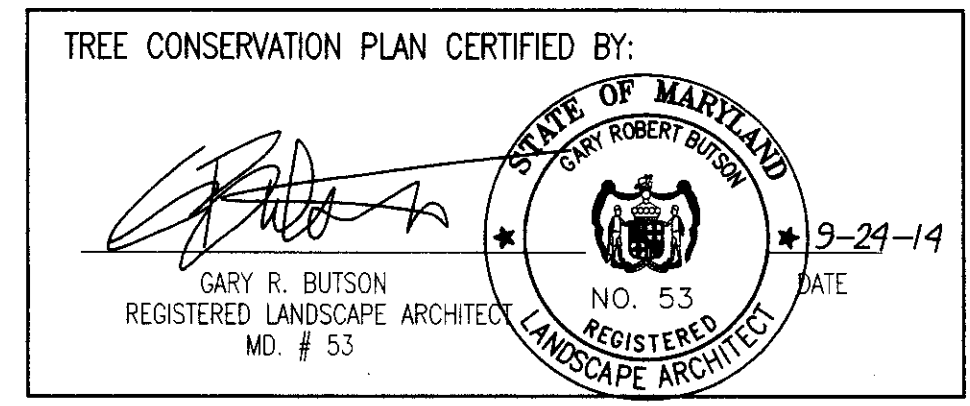
Property Owners Awareness Certificate

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Owner or Owners Representative William J. Wogatske Date 4/22/14

I/We _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

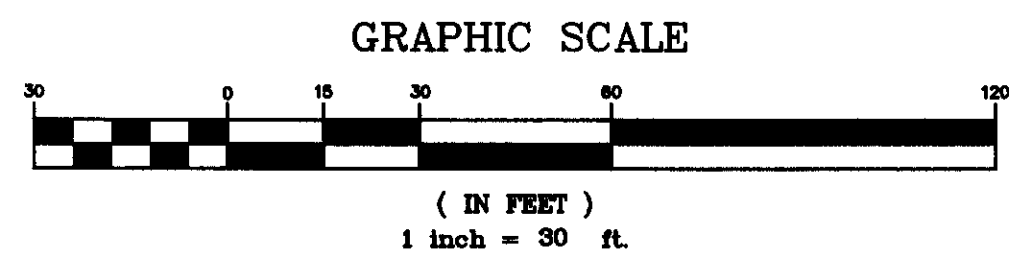
Contract Purchaser _____ Date _____



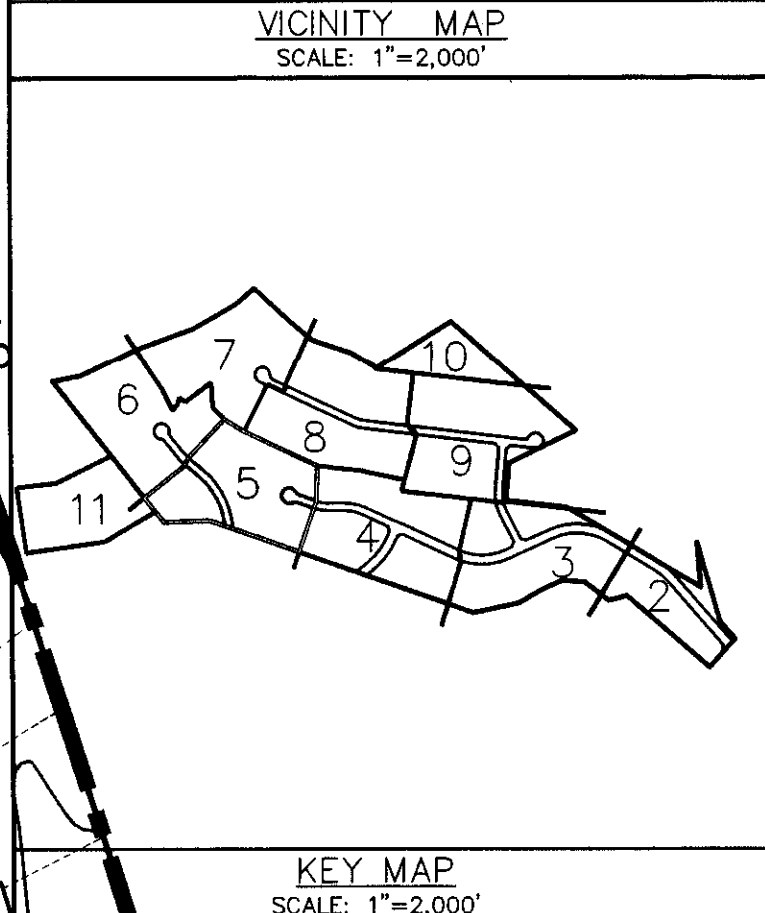
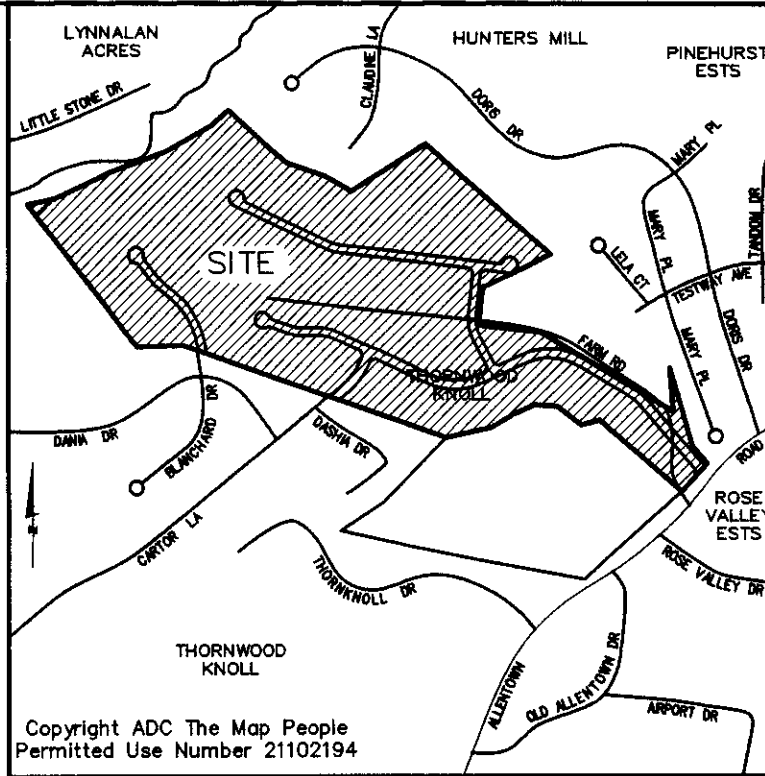
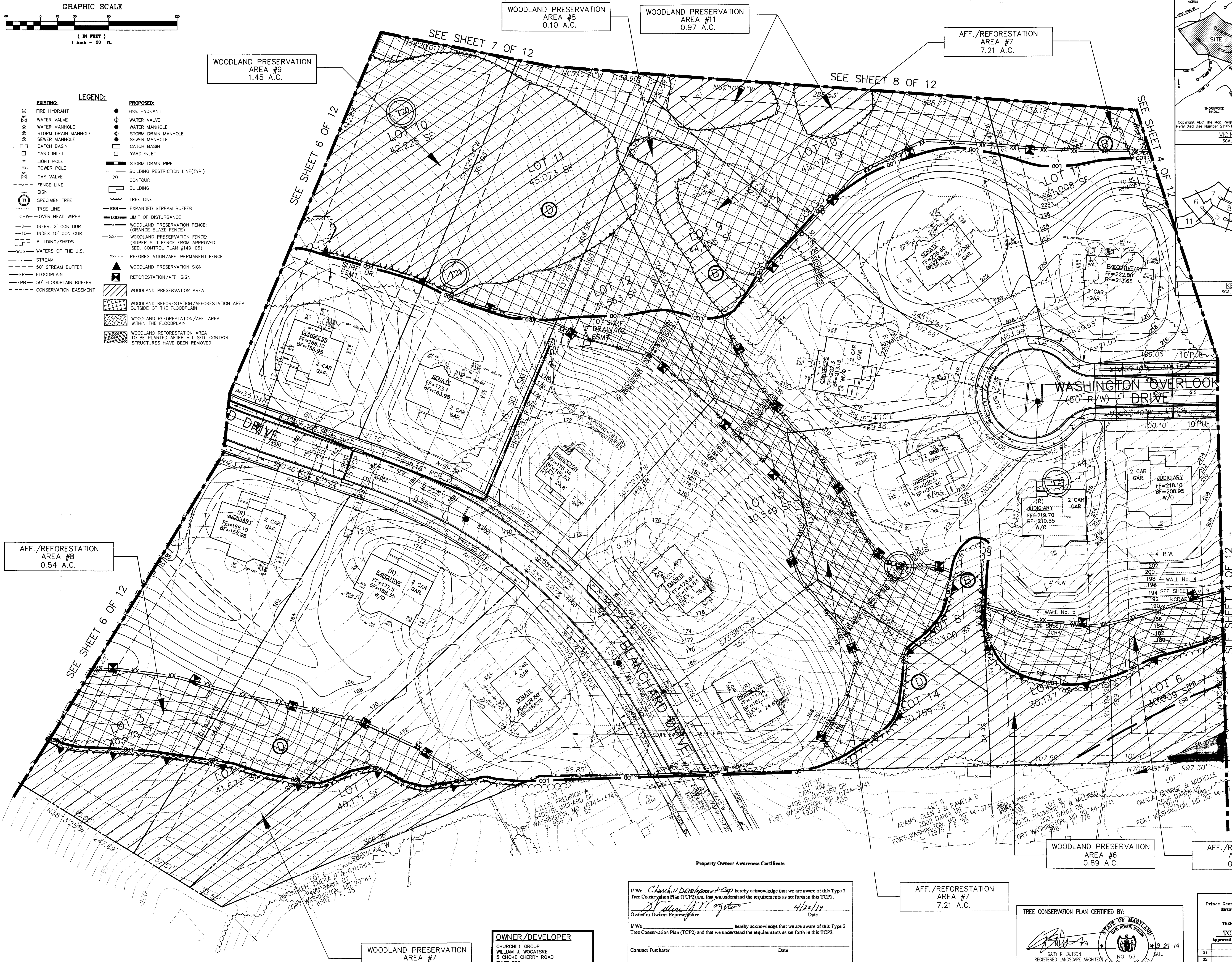
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 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
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 - WUS - WATERS OF THE U.S.
 - STREAM
 - 50' STREAM BUFFER
 - FP - FLOODPLAIN
 - FPB - 50' FLOODPLAIN BUFFER
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OWNER/DEVELOPER
CHURCHILL GROUP
WILLIAM J. WOGATSKY
5 CHOKE CHERRY ROAD
SUITE 360
ROCKVILLE, MD 20850
(240) 243-1000

M.K.C.P.P.C.
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II-061-05
Approved by: JJ STASZ Date: 4-10-06
JJ STASZ Date: 09-14-06
CHUCK SCHNEIDER Date: 06-08-14
CHUCK SCHNEIDER Date: 06-14-14



- LEGEND:**
- EXISTING:**
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CDDI

CAPITOL DEVELOPMENT DESIGN, INC. - SURVEYOR'S
ENGINEERS - PLANNERS

4600 POWDERMILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3507

THE WASHINGTON OVERLOOK

PISCATAWAY (5TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II AND GRADING PLAN

REVISIONS	
8/8/06 REV. PER NEW SED. CONTROL PLAN & OFF-SITE PLAYGROUND CONNECTION.	D.S.
11/9/06 REV. TYPE & EXTENTS OF WOODLAND PRESERV. FENCE. VERBALLY OK'D BY JIM STASZ ON 11/8/06.	D.S.
04/25/2014 REV. PER COUTY COMMENTS MP.	D.S.
DATE: OCT., 2014	
DWN.	CHECKED
DS	MP
SCALE: 1"=30'	
PROJECT/FILE NO. 04045	
SHEET NO. 5 OF 12	

Property Owners Awareness Certificate

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Owner or Owners Representative [Signature] Date 4/22/14

I/We [Signature] hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser [Signature] Date [Signature]

OWNER/DEVELOPER

CHURCHILL GROUP
WILLIAM J. WOGATSKY
5 CHICK CHERRY ROAD
SUITE 360
ROCKVILLE, MD 20850
(240) 243-1000

TREE CONSERVATION PLAN CERTIFIED BY:

[Signature]
GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD # 53

M.N.C.P.C.
Prince George's County Planning Department
Environmental Planning Section

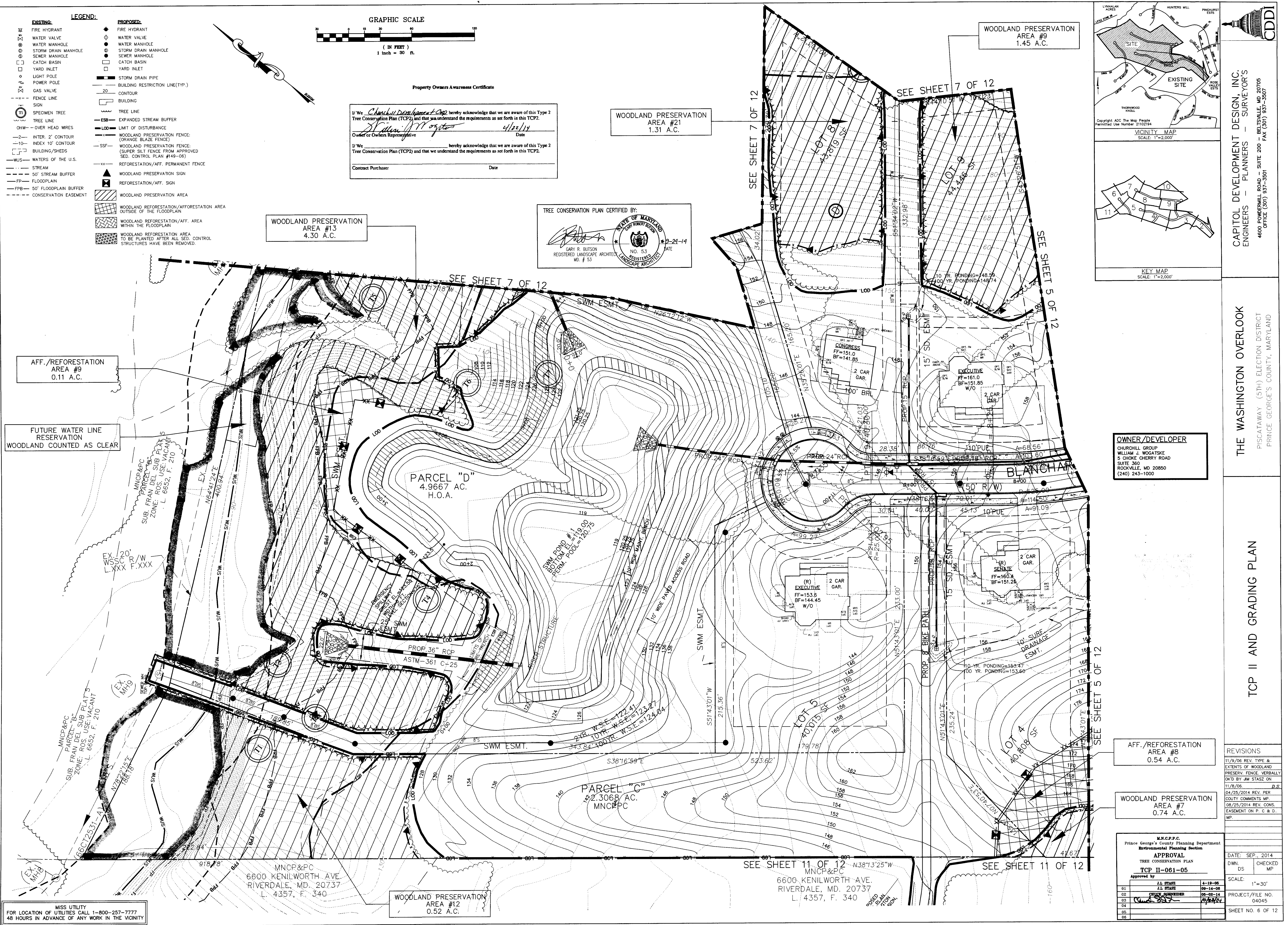
APPROVAL

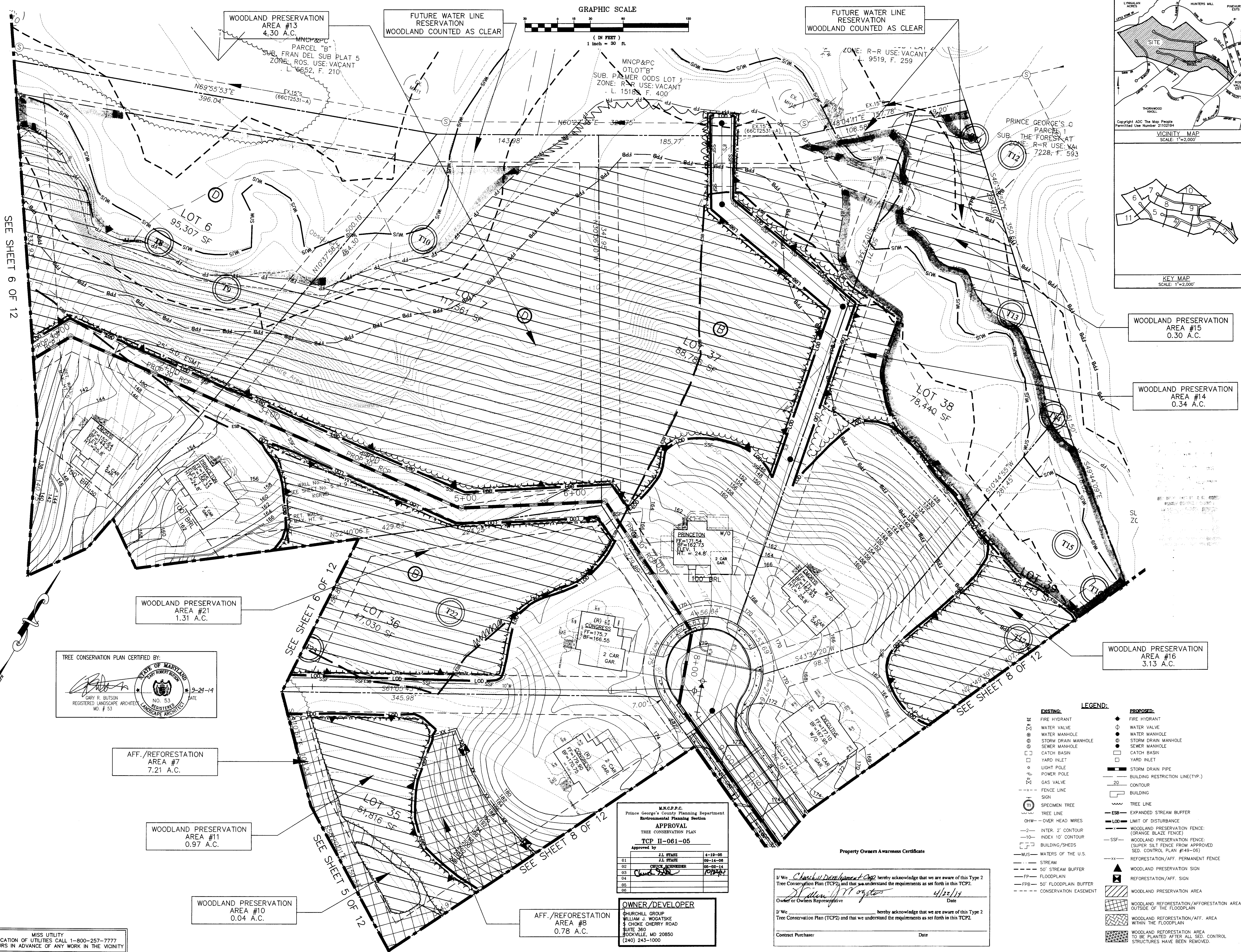
TCP II-061-05

Approved by [Signature] DATE 9-24-14

01	J.L. STASZ	4-19-06
02	J.L. STASZ	08-14-08
03	CHUCK SCHNEIDER	06-08-14
04	<u>[Signature]</u>	12-14-14
05		
06		

MISS UTILITY
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48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY





SEE SHEET 6 OF 12

SEE SHEET 6 OF 12

SEE SHEET 5 OF 12

SEE SHEET 8 OF 12

SEE SHEET 8 OF 12

TREE CONSERVATION PLAN CERTIFIED BY:
GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53
DATE: 9-24-14

AFF./REFORESTATION AREA #7
7.21 A.C.

WOODLAND PRESERVATION AREA #11
0.97 A.C.

WOODLAND PRESERVATION AREA #10
0.04 A.C.

AFF./REFORESTATION AREA #8
0.78 A.C.

WOODLAND PRESERVATION AREA #16
3.13 A.C.

WOODLAND PRESERVATION AREA #15
0.30 A.C.

WOODLAND PRESERVATION AREA #14
0.34 A.C.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

FUTURE WATER LINE RESERVATION
WOODLAND COUNTED AS CLEAR

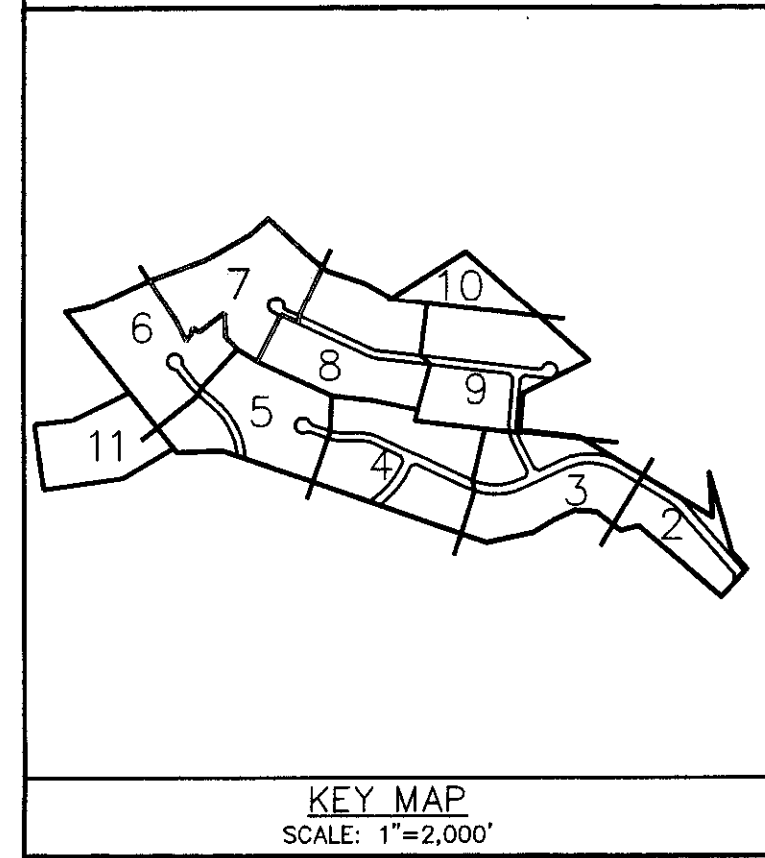
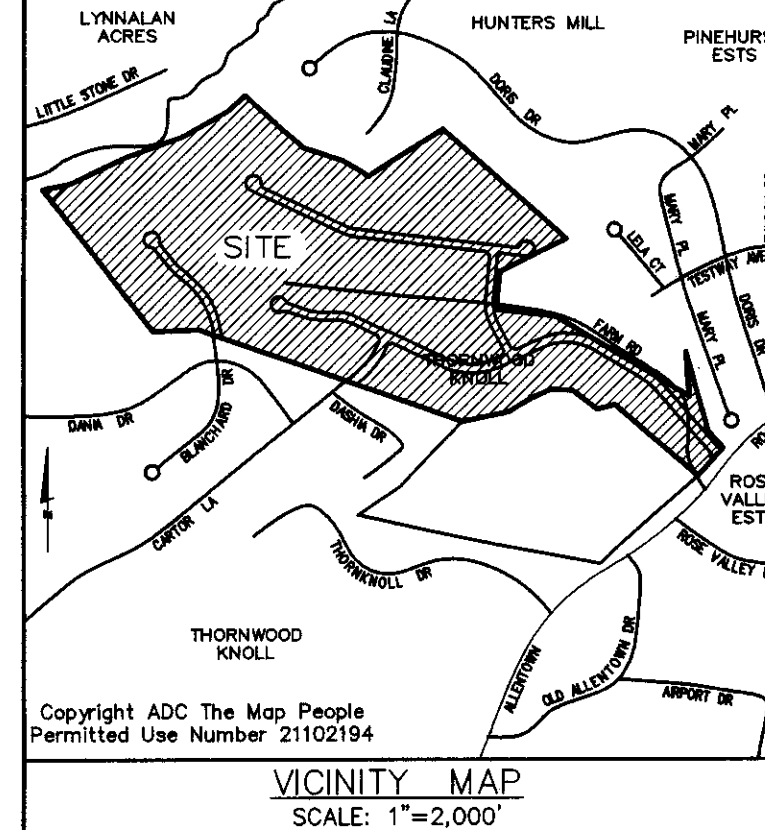
FUTURE WATER LINE RESERVATION
WOODLAND COUNTED AS CLEAR

WOODLAND PRESERVATION AREA #13
4.30 A.C.

MNCP&PC
OTLOT "B"
SUB. PALMER ODDS LOT 1
ZONE: R-R USE: VACANT
L. 15183, F. 400

ZONE: R-R USE: VACANT
L. 9519, F. 259

PRINCE GEORGE'S COUNTY
PARCEL 1
SUB. THE FOREST AT
ZONE: R-R USE: VACANT
L. 7228, F. 593



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ENGINEERS - PLANNERS
4600 POWDERMILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

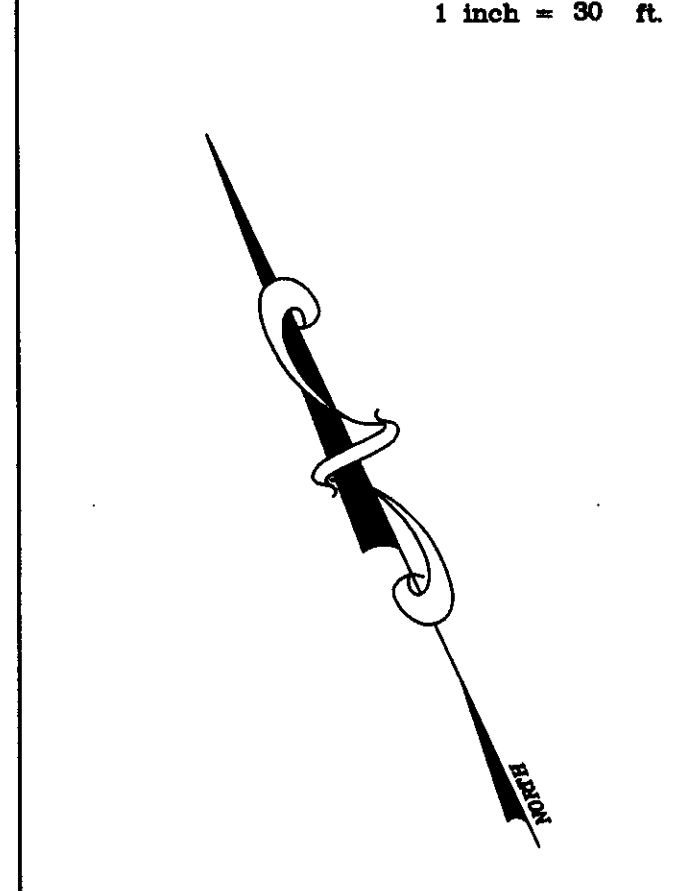
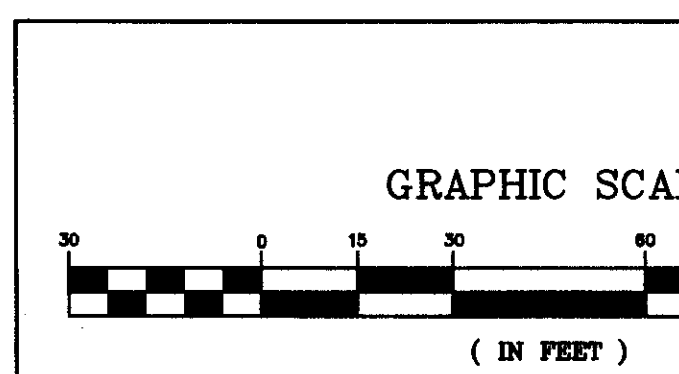
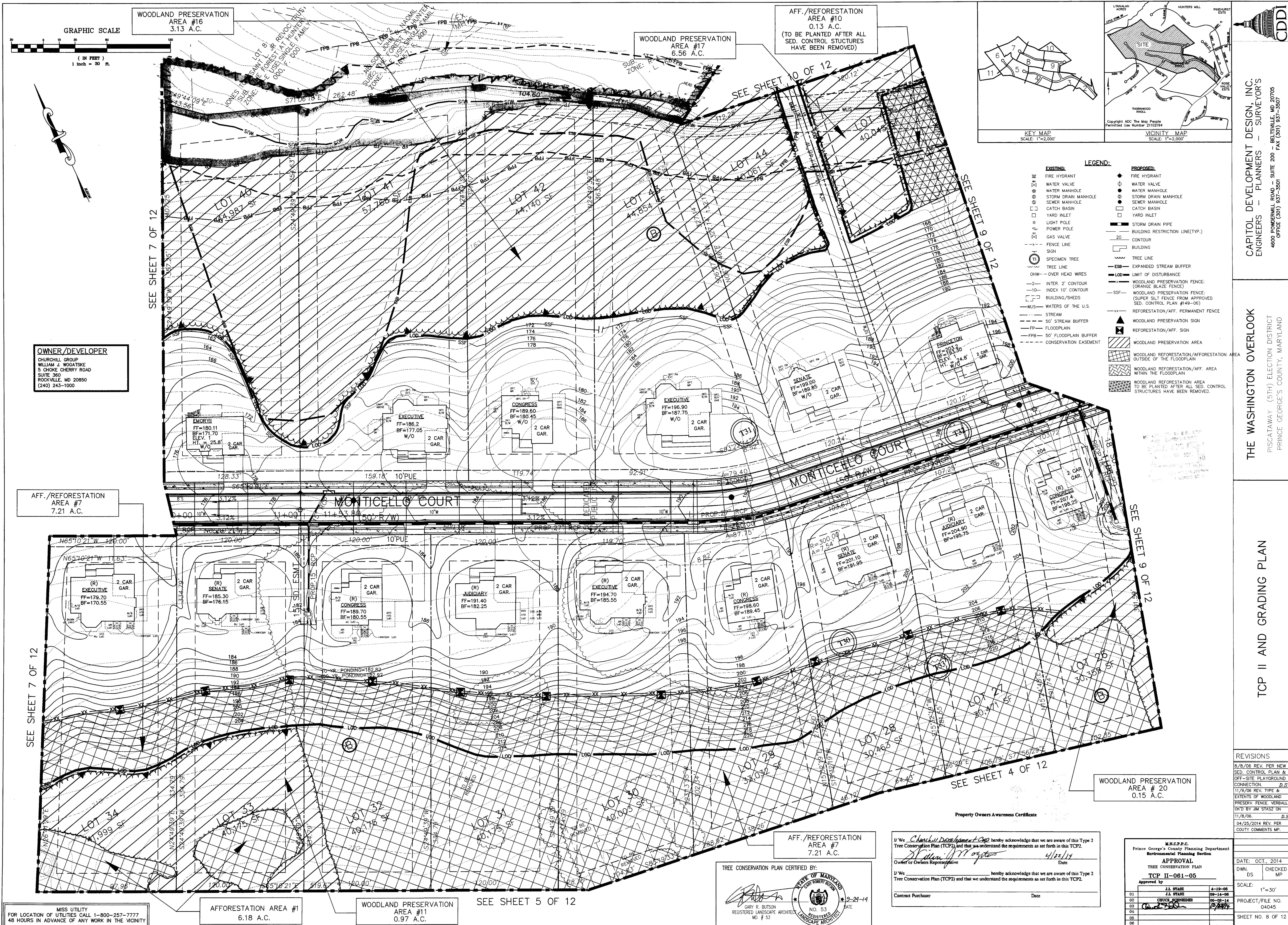
THE WASHINGTON OVERLOOK
PISCATAWAY (5TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II AND GRADING PLAN

REVISIONS

8/8/06	REV. PER NEW
8/8/06	SED. CONTROL PLAN &
8/8/06	OFF-SITE PLAYGROUND
8/8/06	CONNECTION: D.S.
11/8/06	REV. TYPE A
11/8/06	EXTENTS OF WOODLAND
11/8/06	PRESERV. FENCE, VERBALLY
11/8/06	OK'D BY JIM STASZ ON
04/25/2014	REV. PER
04/25/2014	COUNTY COMMENTS MP.

DATE: OCT., 2014
DWN. DS. CHECKED MP
SCALE: 1"=30'
PROJECT/FILE NO. 04045
SHEET NO. 7 OF 12



OWNER/DEVELOPER
CHURCHILL GROUP
WILLIAM J. WOGATSKI
5 CHOKE CHERRY ROAD
SUITE 360
ROCKVILLE, MD 20850
(240) 243-1000

AFF./REFORESTATION AREA #7
7.21 A.C.

MISS UTILITY
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48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

WOODLAND PRESERVATION AREA #16
3.13 A.C.

WOODLAND PRESERVATION AREA #17
6.56 A.C.

AFF./REFORESTATION AREA #10
0.13 A.C.
(TO BE PLANTED AFTER ALL SED. CONTROL STRUCTURES HAVE BEEN REMOVED)

WOODLAND PRESERVATION AREA #20
0.15 A.C.

AFF./REFORESTATION AREA #11
0.97 A.C.

AFF./REFORESTATION AREA #7
7.21 A.C.

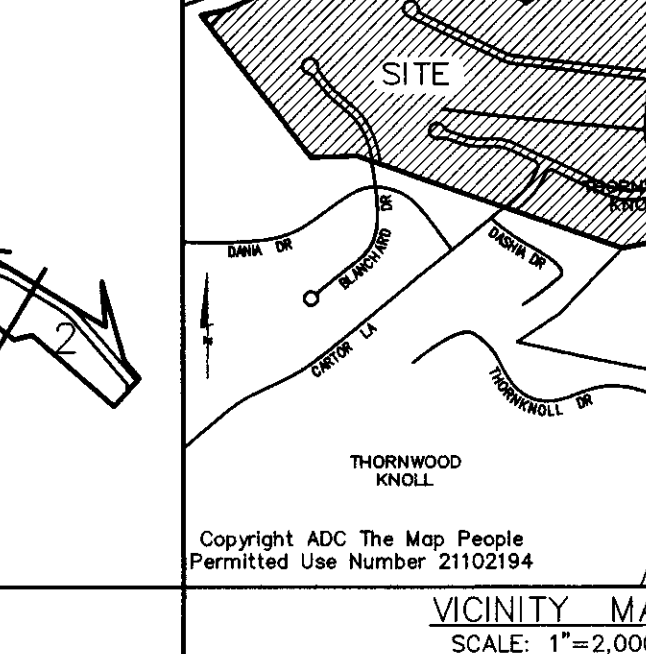
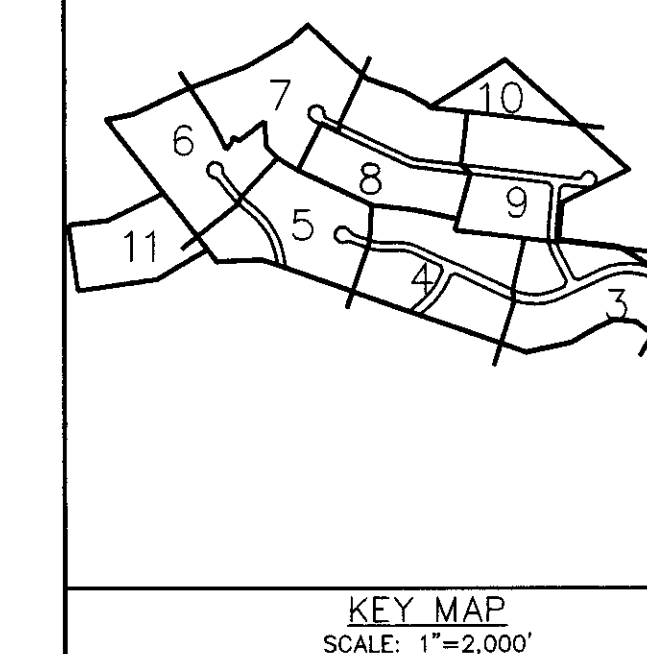
AFF./REFORESTATION AREA #11
0.97 A.C.

WOODLAND PRESERVATION AREA #21
6.18 A.C.

WOODLAND PRESERVATION AREA #20
0.15 A.C.

WOODLAND PRESERVATION AREA #20
0.15 A.C.

WOODLAND PRESERVATION AREA #20
0.15 A.C.



LEGEND:

EXISTING	PROPOSED
● FIRE HYDRANT	● FIRE HYDRANT
○ WATER VALVE	○ WATER VALVE
○ STORM DRAIN MANHOLE	○ STORM DRAIN MANHOLE
○ SEWER MANHOLE	○ SEWER MANHOLE
○ CATCH BASIN	○ CATCH BASIN
○ YARD INLET	○ YARD INLET
○ LIGHT POLE	○ LIGHT POLE
○ POWER POLE	○ POWER POLE
○ GAS VALVE	○ GAS VALVE
--- FENCE LINE	--- FENCE LINE
○ SPECIMEN TREE	○ SPECIMEN TREE
--- TREE LINE	--- TREE LINE
--- OHW - OVER HEAD WIRES	--- OHW - OVER HEAD WIRES
--- INTER 2' CONTOUR	--- INTER 2' CONTOUR
--- INDEX 10' CONTOUR	--- INDEX 10' CONTOUR
--- BUILDING/SHEDS	--- BUILDING/SHEDS
--- WUS - WATERS OF THE U.S.	--- WUS - WATERS OF THE U.S.
--- STREAM	--- STREAM
--- 50' STREAM BUFFER	--- 50' STREAM BUFFER
--- FLOODPLAIN	--- FLOODPLAIN
--- 50' FLOODPLAIN BUFFER	--- 50' FLOODPLAIN BUFFER
--- CONSERVATION EASEMENT	--- CONSERVATION EASEMENT
--- EXPANDED STREAM BUFFER	--- EXPANDED STREAM BUFFER
--- LIMIT OF DISTURBANCE	--- LIMIT OF DISTURBANCE
--- WOODLAND PRESERVATION FENCE (ORANGE BLAZE FENCE)	--- WOODLAND PRESERVATION FENCE (ORANGE BLAZE FENCE)
--- WOODLAND PRESERVATION FENCE (SUPER SILT FENCE FROM APPROVED SED. CONTROL PLAN #149-06)	--- WOODLAND PRESERVATION FENCE (SUPER SILT FENCE FROM APPROVED SED. CONTROL PLAN #149-06)
--- REFORESTATION/AFF. PERMANENT FENCE	--- REFORESTATION/AFF. PERMANENT FENCE
--- WOODLAND PRESERVATION SIGN	--- WOODLAND PRESERVATION SIGN
--- REFORESTATION/AFF. SIGN	--- REFORESTATION/AFF. SIGN
--- WOODLAND PRESERVATION AREA	--- WOODLAND PRESERVATION AREA
--- WOODLAND REFORESTATION/AFFORESTATION AREA OUTSIDE OF THE FLOODPLAIN	--- WOODLAND REFORESTATION/AFFORESTATION AREA OUTSIDE OF THE FLOODPLAIN
--- WOODLAND REFORESTATION/AFF. AREA WITHIN THE FLOODPLAIN	--- WOODLAND REFORESTATION/AFF. AREA WITHIN THE FLOODPLAIN
--- WOODLAND REFORESTATION/AFF. AREA TO BE PLANTED AFTER ALL SED. CONTROL STRUCTURES HAVE BEEN REMOVED	--- WOODLAND REFORESTATION/AFF. AREA TO BE PLANTED AFTER ALL SED. CONTROL STRUCTURES HAVE BEEN REMOVED

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CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWERSVILLE ROAD, SUITE 200
BETHESDA, MD 20705
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FAX (301) 937-3507

THE WASHINGTON OVERLOOK
PISCATAWAY (5TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II AND GRADING PLAN

REVISIONS

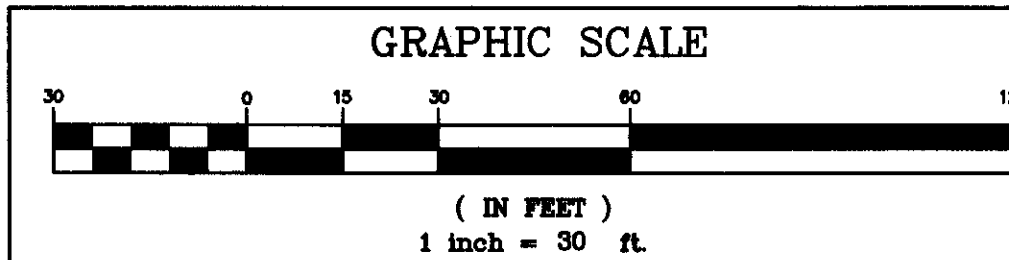
NO.	DATE	DESCRIPTION
1	8/8/06	REV. PER NEW SED. CONTROL PLAN & OFF-SITE PLAYGROUND CONNECTION.
2	11/19/06	REV. TYPE & EXTENTS OF WOODLAND PRESERV. FENCE, VERBALLY OK'D BY JIM STASZ ON 11/18/06.
3	04/25/2014	REV. PER COUTY COMMENTS MP.

APPROVAL
DATE: OCT. 1, 2014
DWN. DS
CHECKED MP
SCALE: 1"=30'
PROJECT/FILE NO. 04045
SHEET NO. 8 OF 12

TREE CONSERVATION PLAN CERTIFIED BY:
GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53
DATE: 2-24-14

Property Owners Awareness Certificate
I/We Churchill Development, Inc. hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.
Owner or Owners Representative: William J. Wogatski Date: 4/22/14
I/We Churchill Development, Inc. hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.
Contract Purchaser: _____ Date: _____

M.N.C.P.P.C.
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II-061-05
Approved by: J. J. STASZ DATE: 4-10-06
DATE: 06-14-06
BY: CHUCK BERNHARDT DATE: 06-14-06
DATE: 06-14-06
DATE: 06-14-06



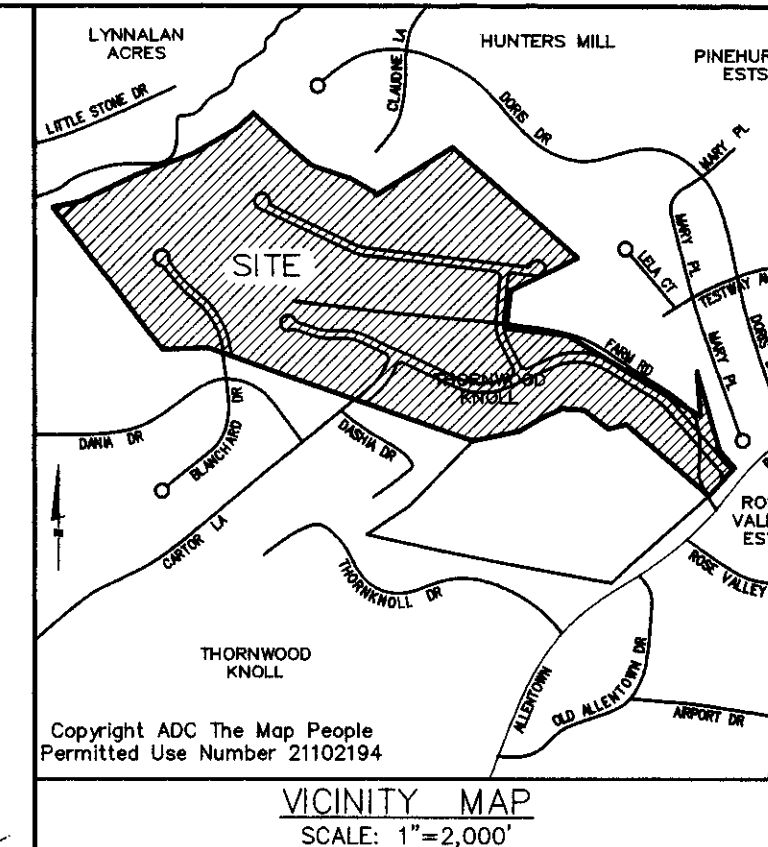
SEE SHEET 10 OF 12

AFF./REFORESTATION
AREA #11
0.04 A.C.
(TO BE PLANTED AFTER ALL
SED. CONTROL STRUCTURES
HAVE BEEN REMOVED)

WOODLAND PRESERVATION
AREA #17
6.56 A.C.

AFF./REFORESTATION
AREA #12
0.04 A.C.
(TO BE PLANTED AFTER ALL
SED. CONTROL STRUCTURES
HAVE BEEN REMOVED)

AFF./REFORESTATION
AREA #13
0.03 A.C.
(TO BE PLANTED AFTER ALL
SED. CONTROL STRUCTURES
HAVE BEEN REMOVED)



WOODLAND PRESERVATION
AREA #18
0.21 A.C.

SEE SHEET 8 OF 11

SEE SHEET 8 OF 12

SEE SHEET 4 OF 12

SEE SHEET 3 OF 12

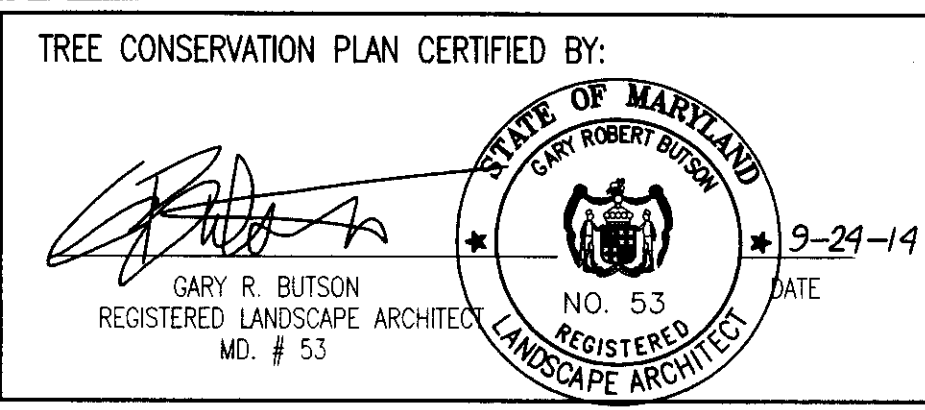
SEE SHEET 3 OF 12

FOR LOCATION OF
MISS UTILITY
CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

OWNER/DEVELOPER
CHURCHILL GROUP
WILLIAM J. WOSATSKY
5 CHOKE CHERRY ROAD
SUITE 360
ROCKVILLE, MD 20850
(240) 243-1000

WOODLAND PRESERVATION
AREA #19
0.24 A.C.

AFF./REFORESTATION
AREA #7
7.21 A.C.



M.N.C.P.C. Prince George's County Planning Department Environmental Planning Section			
APPROVAL			
TREE CONSERVATION PLAN			
TCP II-061-05			
Approved by	J.L. STASZ	4-10-05	
	J.L. STASZ	09-14-06	
	CHUCK SCHNEIDER	06-05-14	
01			
02			
03			
04			
05			
06			

DATE: OCT. 2014
DWN: DS
CHECKED: MP
SCALE: 1"=30'
PROJECT/FILE NO.: 04045
SHEET NO. 9 OF 12

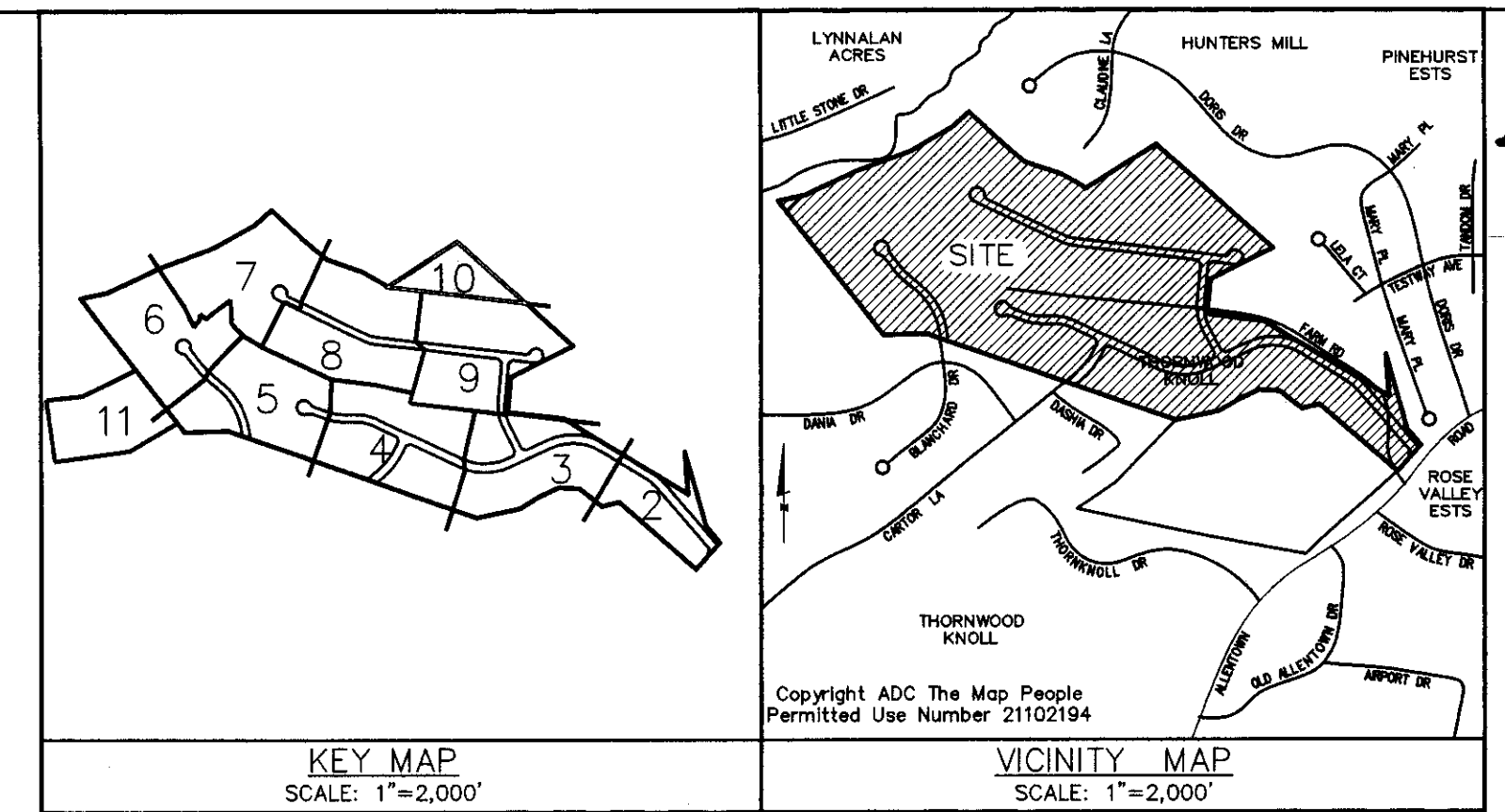
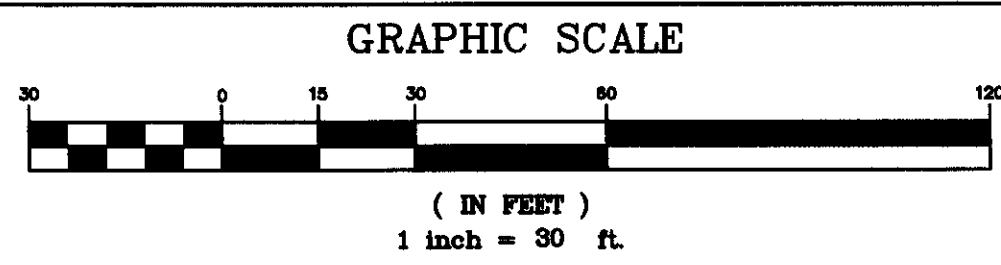
THE WASHINGTON OVERLOOK
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OK'D BY JIM STASZ ON
11/8/06. D.S.
04/25/2014 REV. PER
COTY COMMENTS MP.

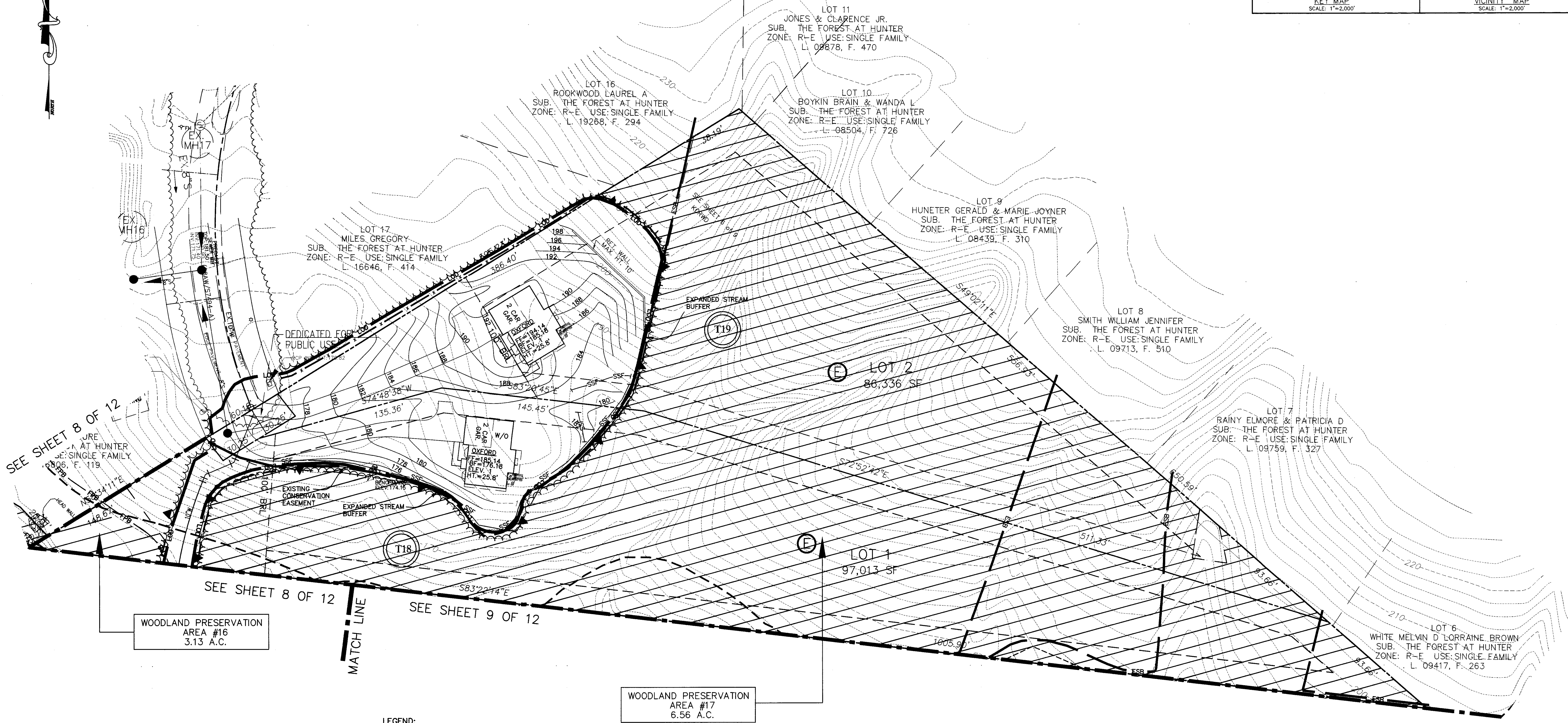
CAPITOL DEVELOPMENT DESIGN, INC. - SURVEYOR'S
ENGINEERS - PLANNERS
4600 POWDERMILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501



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ENGINEERS - PLANNERS - SURVEYORS

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OFFICE (301) 937-3507 FAX (301) 937-3507



- LEGEND:
- EXISTING:
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - STORM DRAIN PIPE
 - BUILDING RESTRICTION LINE(TYP.)
 - CONTOUR
 - BUILDING
 - TREE LINE
 - EXPANDED STREAM BUFFER
 - LIMIT OF DISTURBANCE
 - WOODLAND PRESERVATION FENCE: (ORANGE BLAZE FENCE)
 - WOODLAND PRESERVATION FENCE: (SUPER SILT FENCE FROM APPROVED SED. CONTROL PLAN #149-06)
 - REFORESTATION/AFF. PERMANENT FENCE
 - WOODLAND PRESERVATION SIGN
 - REFORESTATION/AFF. SIGN
 - WOODLAND PRESERVATION AREA
 - WOODLAND REFORESTATION/AFFORESTATION AREA OUTSIDE OF THE FLOODPLAIN
 - WOODLAND REFORESTATION/AFF. AREA WITHIN THE FLOODPLAIN
 - WOODLAND REFORESTATION AREA TO BE PLANTED AFTER ALL SED. CONTROL STRUCTURES HAVE BEEN REMOVED.
- PROPOSED:
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
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TREE CONSERVATION PLAN CERTIFIED BY:

GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53

NO. 53
DATE 9-24-14

APPROVAL

TREE CONSERVATION PLAN

TCP II-061-05

Approved by:

J.L. STARS	4-10-06
J.L. STARS	09-14-06
CHUCK SCHREIBER	09-08-14
01	04045
02	
03	
04	
05	
06	

REVISIONS

8/8/06 REV. PER NEW SED. CONTROL PLAN & OFF-SITE PLAYGROUND CONNECTION.	D.S.
11/9/06 REV. TYPE & EXTENTS OF WOODLAND PRESERV. FENCE. VERBALLY OK'D BY JIM STASZ ON 11/9/06.	D.S.
04/25/2014 REV. PER COUNTY COMMENTS MP.	

DATE: OCT., 2014

DWN. DS CHECKED MP

SCALE: 1"=30'

PROJECT/FILE NO. 04045

SHEET NO. 10 OF 12

