

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 "GREEN".
  - 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 HILL BRANCH
  - STORMWATER MANAGEMENT CONCEPT NO. 26260-2002-00
  - FLOODPLAIN STUDY NO. 200163
  - SITE AREA = 102.95 Ac. (±)
  - ELECTION DISTRICT: 5TH

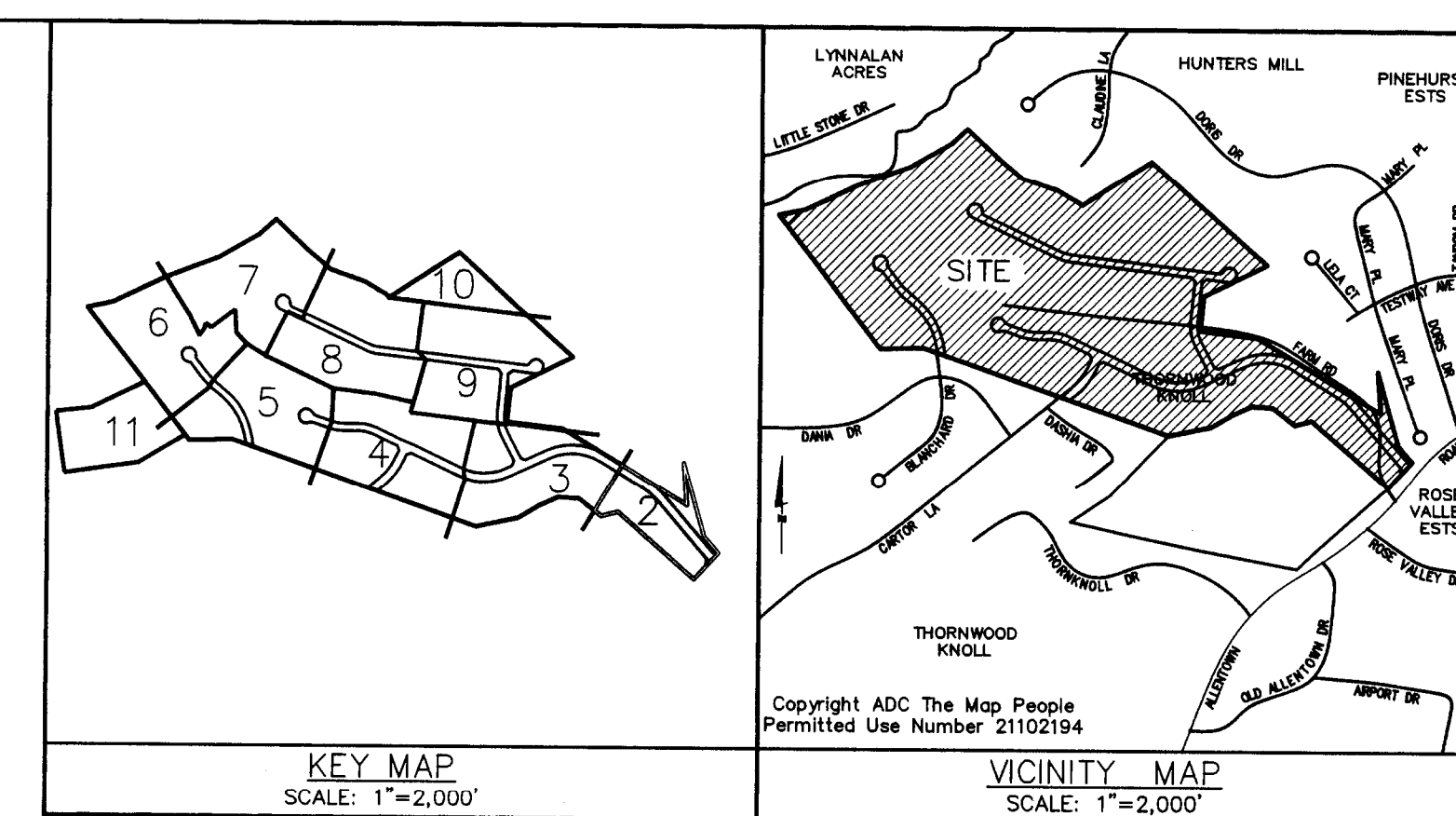
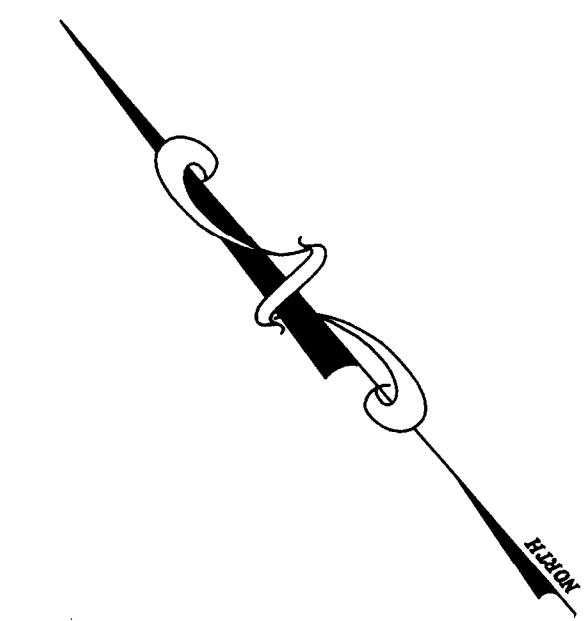
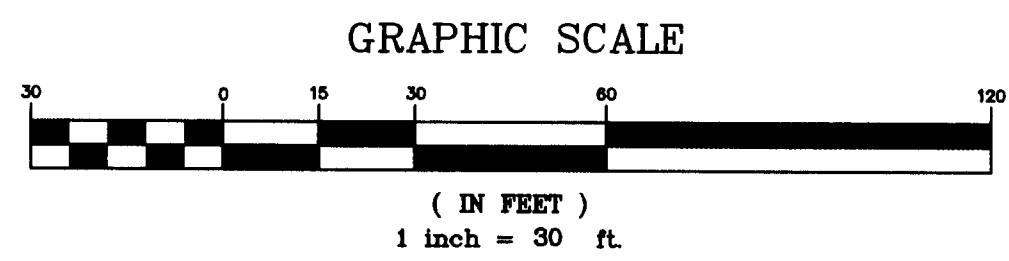
OWNER/DEVELOPER  
CHURCHILL GROUP  
WILLIAM J. WOGATSKIE  
5 CHOKE CHERRY ROAD  
SUITE 360  
ROCKVILLE, MD 20805  
(240) 243-1000

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

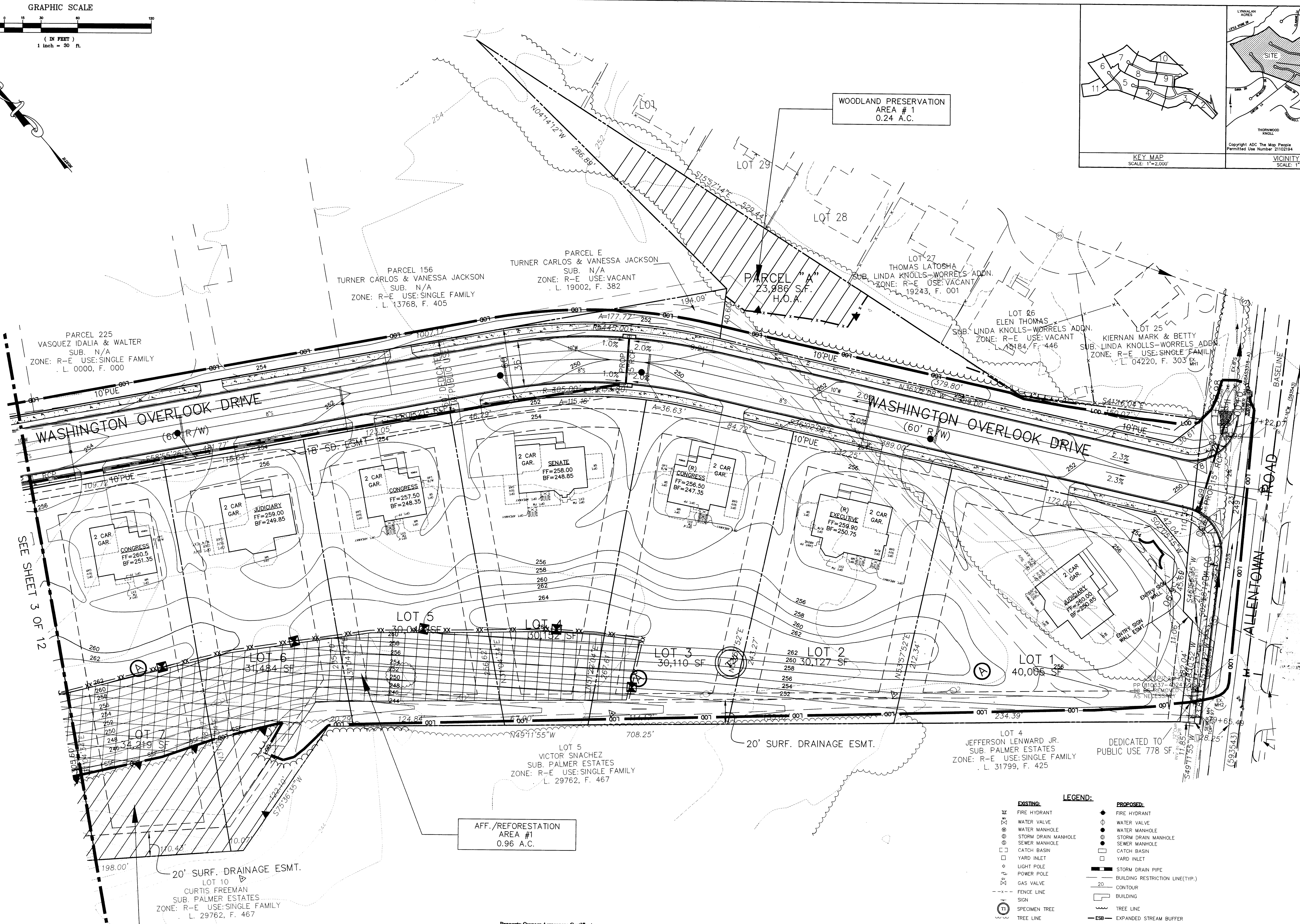
SPECIMEN TREE LIST					
Number	Common Name	Species Name	DBH (inches)	Condition	Comments
1	Tulip Poplar	<i>Liriodendron tulipifera</i>	39	Good	To be saved
2	Tulip Poplar	<i>Liriodendron tulipifera</i>	34	Good	To be removed
3	Tulip Poplar	<i>Liriodendron tulipifera</i>	33	Good	To be saved
4	Tulip Poplar	<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>	31	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

SOIL ANALYSIS (MAP)					
SYMBOL	SOIL	SLOPE	ERODABILITY	HYDROLOGIC CLASS/ K-FACTOR	HYDRIC
A1D	AURA GRAVELLY LOAM	12% TO 20%	MODERATE	32	NO
A1E	AURA AND GROOVY GRAVELLY LOAM	20% TO 50%	SEVERE	37	NO
S1B	BELTSVILLE SILT LOAM	2% TO 5%	MODERATE	49	NO
S1C	BELTSVILLE SILT LOAM	5% TO 10%	SEVERE	49	NO
S1D	BELTSVILLE SILT LOAM	10% TO 15%	SEVERE	49	NO
S1E	BELTSVILLE SILT LOAM	15% TO 20%	SEVERE	43	NO
S1F	BELTSVILLE SILT LOAM	20% TO 25%	SEVERE	28	NO
S1G	BELTSVILLE SILT LOAM	25% TO 30%	MODERATE	37	NO
S1H	BELTSVILLE SILT LOAM	30% TO 35%	MODERATE	37	NO
S1I	BELTSVILLE SILT LOAM	35% TO 40%	MODERATE	37	NO
S1J	BELTSVILLE SILT LOAM	40% TO 45%	MODERATE	37	NO
S1K	BELTSVILLE SILT LOAM	45% TO 50%	MODERATE	37	NO
S1L	BELTSVILLE SILT LOAM	50% TO 55%	MODERATE	37	NO
S1M	BELTSVILLE SILT LOAM	55% TO 60%	MODERATE	37	NO
S1N	BELTSVILLE SILT LOAM	60% TO 65%	MODERATE	37	NO
S1O	BELTSVILLE SILT LOAM	65% TO 70%	MODERATE	37	NO
S1P	BELTSVILLE SILT LOAM	70% TO 75%	MODERATE	37	NO
S1Q	BELTSVILLE SILT LOAM	75% TO 80%	MODERATE	37	NO
S1R	BELTSVILLE SILT LOAM	80% TO 85%	MODERATE	37	NO
S1S	BELTSVILLE SILT LOAM	85% TO 90%	MODERATE	37	NO
S1T	BELTSVILLE SILT LOAM	90% TO 95%	MODERATE	37	NO
S1U	BELTSVILLE SILT LOAM	95% TO 100%	MODERATE	37	NO
S1V	BELTSVILLE SILT LOAM	100% TO 105%	MODERATE	37	NO
S1W	BELTSVILLE SILT LOAM	105% TO 110%	MODERATE	37	NO
S1X	BELTSVILLE SILT LOAM	110% TO 115%	MODERATE	37	NO
S1Y	BELTSVILLE SILT LOAM	115% TO 120%	MODERATE	37	NO
S1Z	BELTSVILLE SILT LOAM	120% TO 125%	MODERATE	37	NO
S1A	BELTSVILLE SILT LOAM	125% TO 130%	MODERATE	37	NO
S1B	BELTSVILLE SILT LOAM	130% TO 135%	MODERATE	37	NO
S1C	BELTSVILLE SILT LOAM	135% TO 140%	MODERATE	37	NO
S1D	BELTSVILLE SILT LOAM	140% TO 145%	MODERATE	37	NO
S1E	BELTSVILLE SILT LOAM	145% TO 150%	MODERATE	37	NO
S1F	BELTSVILLE SILT LOAM	150% TO 155%	MODERATE	37	NO
S1G	BELTSVILLE SILT LOAM	155% TO 160%	MODERATE	37	NO
S1H	BELTSVILLE SILT LOAM	160% TO 165%	MODERATE	37	NO
S1I	BELTSVILLE SILT LOAM	165% TO 170%	MODERATE	37	NO
S1J	BELTSVILLE SILT LOAM	170% TO 175%	MODERATE	37	NO
S1K	BELTSVILLE SILT LOAM	175% TO 180%	MODERATE	37	NO
S1L	BELTSVILLE SILT LOAM	180% TO 185%	MODERATE	37	NO
S1M	BELTSVILLE SILT LOAM	185% TO 190%	MODERATE	37	NO
S1N	BELTSVILLE SILT LOAM	190% TO 195%	MODERATE	37	NO
S1O	BELTSVILLE SILT LOAM	195% TO 200%	MODERATE	37	NO
S1P	BELTSVILLE SILT LOAM	200% TO 205%	MODERATE	37	NO
S1Q	BELTSVILLE SILT LOAM	205% TO 210%	MODERATE	37	NO
S1R	BELTSVILLE SILT LOAM	210% TO 215%	MODERATE	37	NO
S1S	BELTSVILLE SILT LOAM	215% TO 220%	MODERATE	37	NO
S1T	BELTSVILLE SILT LOAM	220% TO 225%	MODERATE	37	NO
S1U	BELTSVILLE SILT LOAM	225% TO 230%	MODERATE	37	NO
S1V	BELTSVILLE SILT LOAM	230% TO 235%	MODERATE	37	NO
S1W	BELTSVILLE SILT LOAM	235% TO 240%	MODERATE	37	NO
S1X	BELTSVILLE SILT LOAM	240% TO 245%	MODERATE	37	NO
S1Y	BELTSVILLE SILT LOAM	245% TO 250%	MODERATE	37	NO
S1Z	BELTSVILLE SILT LOAM	250% TO 255%	MODERATE	37	NO
S1A	BELTSVILLE SILT LOAM	255% TO 260%	MODERATE	37	NO
S1B	BELTSVILLE SILT LOAM	260% TO 265%	MODERATE	37	NO
S1C	BELTSVILLE SILT LOAM	265% TO 270%	MODERATE	37	NO
S1D	BELTSVILLE SILT LOAM	270% TO 275%	MODERATE	37	NO
S1E	BELTSVILLE SILT LOAM	275% TO 280%	MODERATE	37	NO
S1F	BELTSVILLE SILT LOAM	280% TO 285%	MODERATE	37	NO
S1G	BELTSVILLE SILT LOAM	285% TO 290%	MODERATE	37	NO
S1H	BELTSVILLE SILT LOAM	290% TO 295%	MODERATE	37	NO
S1I	BELTSVILLE SILT LOAM	295% TO 300%	MODERATE	37	NO
S1J	BELTSVILLE SILT LOAM	300% TO 305%	MODERATE	37	NO
S1K	BELTSVILLE SILT LOAM	305% TO 310%	MODERATE	37	NO
S1L	BELTSVILLE SILT LOAM	310% TO 315%	MODERATE	37	NO
S1M	BELTSVILLE SILT LOAM	315% TO 320%	MODERATE	37	NO
S1N	BELTSVILLE SILT LOAM	320% TO 325%	MODERATE	37	NO
S1O	BELTSVILLE SILT LOAM	325% TO 330%	MODERATE	37	NO
S1P	BELTSVILLE SILT LOAM	330% TO 335%	MODERATE	37	NO
S1Q	BELTSVILLE SILT LOAM	335% TO 340%	MODERATE	37	NO
S1R	BELTSVILLE SILT LOAM	340% TO 345%	MODERATE	37	NO
S1S	BELTSVILLE SILT LOAM	345% TO 350%	MODERATE	37	NO
S1T	BELTSVILLE SILT LOAM	350% TO 355%	MODERATE	37	NO
S1U	BELTSVILLE SILT LOAM	355% TO 360%	MODERATE	37	NO
S1V	BELTSVILLE SILT LOAM	360% TO 365%	MODERATE	37	NO
S1W	BELTSVILLE SILT LOAM	365% TO 370%	MODERATE	37	NO
S1X	BELTSVILLE SILT LOAM	370% TO 375%	MODERATE	37	NO
S1Y	BELTSVILLE SILT LOAM	375% TO 380%	MODERATE	37	NO
S1Z	BELTSVILLE SILT LOAM	380% TO 385%	MODERATE	37	NO
S1A	BELTSVILLE SILT LOAM	385% TO 390%	MODERATE	37	NO
S1B	BELTSVILLE SILT LOAM	390% TO 395%	MODERATE	37	NO
S1C	BELTSVILLE SILT LOAM	395% TO 400%	MODERATE	37	NO
S1D	BELTSVILLE SILT LOAM	400% TO 405%	MODERATE	37	NO
S1E	BELTSVILLE SILT LOAM	405% TO 410%	MODERATE	37	NO
S1F	BELTSVILLE SILT LOAM	410% TO 415%	MODERATE	37	NO
S1G	BELTSVILLE SILT LOAM	415% TO 420%	MODERATE	37	NO
S1H	BELTSVILLE SILT LOAM	420% TO 425%	MODERATE	37	NO
S1I	BELTSVILLE SILT LOAM	425% TO 430%	MODERATE	37	NO
S1J	BELTSVILLE SILT LOAM	430% TO 435%	MODERATE	37	NO
S1K	BELTSVILLE SILT LOAM	435% TO 440%	MODERATE	37	NO
S1L	BELTSVILLE SILT LOAM	440% TO 445%	MODERATE	37	NO
S1M	BELTSVILLE SILT LOAM	445% TO 450%	MODERATE	37	NO
S1N	BELTSVILLE SILT LOAM	450% TO 455%	MODERATE	37	NO
S1O	BELTSVILLE SILT LOAM	455% TO 460%	MODERATE	37	NO
S1P	BELTSVILLE SILT LOAM	460% TO 465%	MODERATE	37	NO
S1Q	BELTSVILLE SILT LOAM	465% TO 470%	MODERATE	37	NO
S1R	BELTSVILLE SILT LOAM	470% TO 475%	MODERATE	37	NO
S1S	BELTSVILLE SILT LOAM	475% TO 480%	MODERATE	37	NO
S1T	BELTSVILLE SILT LOAM	480% TO 485%	MODERATE	37	NO
S1U	BELTSVILLE SILT LOAM	485% TO 490%	MODERATE	37	NO
S1V	BELTSVILLE SILT LOAM	490% TO 495%	MODERATE	37	NO
S1W	BELTSVILLE SILT LOAM	495% TO 500%	MODERATE	37	NO
S1X	BELTSVILLE SILT LOAM	500% TO 505%	MODERATE	37	NO
S1Y	BELTSVILLE SILT LOAM	505% TO 510%	MODERATE	37	NO
S1Z	BELTSVILLE SILT LOAM	510% TO 515%	MODERATE	37	NO
S1A	BELTSVILLE SILT LOAM	515% TO 520%	MODERATE	37	NO
S1B	BELTSVILLE SILT LOAM	520% TO 525%	MODERATE	37	NO
S1C	BELTSVILLE SILT LOAM	525% TO 530%	MODERATE	37	NO
S1D	BELTSVILLE SILT LOAM	530% TO 535%	MODERATE	37	NO
S1E	BELTSVILLE SILT LOAM	535% TO 540%	MODERATE	37	NO
S1F	BELTSVILLE SILT LOAM	540% TO 545%	MODERATE	37	NO
S1G	BELTSVILLE SILT LOAM	545% TO 550%	MODERATE	37	NO
S1H	BELTSVILLE SILT LOAM	550% TO 555%	MODERATE	37	NO
S1I	BELTSVILLE SILT LOAM	555% TO 560%	MODERATE	37	NO
S1J	BELTSVILLE SILT LOAM	560% TO 565%	MODERATE	37	NO
S1K	BELTSVILLE SILT LOAM	565% TO 570%	MODERATE	37	NO
S1L	BELTSVILLE SILT LOAM	570% TO 575%	MODERATE	37	NO
S1M	BELTSVILLE SILT LOAM	575% TO 580%	MODERATE	37	NO
S1N	BELTSVILLE SILT LOAM	580% TO 585%	MODERATE	37	NO
S1O	BELTSVILLE SILT LOAM	585% TO 590%	MODERATE	37	NO
S1P	BELTSVILLE SILT LOAM	590% TO 595%	MODERATE	37	NO
S1Q	BELTSVILLE SILT LOAM	595% TO 600%	MODERATE	37	NO
S1R	BELTSVILLE SILT LOAM	600% TO 605%	MODERATE	37	NO
S1S	BELTSVILLE SILT LOAM	605% TO 610%	MODERATE	37	NO
S1T	BELTSVILLE SILT LOAM	610% TO 615%	MODERATE	37	NO
S1U	BELTSVILLE SILT LOAM	615% TO 620%	MODERATE	37	NO
S1V	BELTSVILLE SILT LOAM	620% TO 625%	MODERATE	37	NO
S1W	BELTSVILLE SILT LOAM	625% TO 630%	MODERATE	37	NO
S1X	BELTSVILLE SILT LOAM	630% TO 635%	MODERATE	37	NO
S1Y	BELTSVILLE SILT LOAM	635% TO 640%	MODERATE	37	NO
S1Z	BELTSVILLE SILT LOAM	640% TO 645%	MODERATE	37	NO
S1A	BELTSVILLE SILT LOAM	645% TO 650%	MODERATE	37	NO
S1B	BELTSVILLE SILT LOAM	650% TO 655%	MODERATE	37	NO
S1C	BELTSVILLE SILT LOAM	655% TO 660%	MODERATE	37	NO
S1D	BELTSVILLE SILT LOAM	660% TO 665%	MODERATE	37	NO
S1E	BELTSVILLE SILT LOAM	665% TO 670%	MODERATE	37	NO
S1F	BELTSVILLE SILT LOAM	670% TO 675%	MODERATE	37	NO
S1G	BELTSVILLE SILT LOAM	675% TO 680%	MODERATE	37	NO
S1H	BELTSVILLE SILT LOAM	680% TO 685%	MODERATE	37	NO
S1I	BELTSVILLE SILT LOAM	685% TO 690%	MODERATE	37	NO
S1J	BELTSVILLE SILT LOAM	690% TO 695%	MODERATE	37	NO
S1K	BELTSVILLE SILT LOAM	695% TO 700%	MODERATE	37	NO
S1L	BELTSVILLE SILT LOAM	700% TO 705%	MODERATE	37	NO
S1M	BELTSVILLE SILT LOAM	705% TO 710%	MODERATE	37	NO
S1N	BELTSVILLE SILT LOAM	710% TO 715%	MODERATE	37	NO
S1O	BELTSVILLE SILT LOAM	715% TO 720%	MODERATE	37	NO
S1P	BELTSVILLE SILT LOAM	720% TO 725%	MODERATE	37	NO
S1Q	BELTSVILLE SILT LOAM	725% TO 730%	MODERATE	37	NO
S1R	BELTSVILLE SILT LOAM	730% TO 735%	MODERATE	37	NO
S1S	BELTSVILLE SILT LOAM	735% TO 740%	MODERATE	37	NO
S1T	BELTSVILLE SILT LOAM	740% TO 745%	MODERATE	37	NO
S1U	BELTSVILLE SILT LOAM	745% TO 750%	MODERATE	37	NO
S1V	BELTSVILLE SILT LOAM	750% TO 755%	MODERATE	37	NO
S1W	BELTSVILLE SILT LOAM	755% TO 760%	MODERATE	37	NO
S1X	BELTSVILLE SILT LOAM	760% TO 765%	MODERATE	37	NO
S1Y	BELTSVILLE SILT LOAM	765% TO 770%	MODERATE	37	NO
S1Z	BELTSVILLE SILT LOAM	770% TO 775%	MODERATE	37	NO
S1A	BELTSVILLE SILT LOAM	775% TO 780%	MODERATE	37	NO
S1B	BELTSVILLE SILT LOAM	780% TO 785%	MODERATE	37	NO
S1C	BELTSVILLE SILT LOAM	785% TO 790%	MODERATE	37	NO
S1D	BELTSVILLE SILT LOAM	790% TO 795%	MODERATE	37	NO
S1E	BELTSVILLE SILT LOAM	795% TO 800%	MODERATE	37	NO
S1F	BELTSVILLE SILT LOAM	800% TO 805%	MODERATE	37	NO
S1G	BELTSVILLE SILT LOAM	805% TO 810%	MODERATE	37	NO
S1H	BELTSVILLE SILT LOAM	810% TO 815%	MODERATE	37	NO
S1I	BELTSVILLE SILT LOAM	815% TO 820%	MODERATE	37	NO
S1J	BELTSVILLE SILT LOAM	820% TO 825%	MODERATE	37	NO
S1K	BELTSVILLE SILT LOAM	825% TO 830%	MODERATE	37	NO
S1L	BELTSVILLE SILT LOAM	830% TO 835%	MODERATE	37	NO
S1M	BELTSVILLE SILT LOAM	835% TO 840%	MODERATE	37	NO
S1N	BELTSVILLE SILT LOAM	840% TO 845%	MODERATE	37	NO
S1O	BELTSVILLE SILT LOAM	845% TO 850%	MODERATE	37	NO
S1P	BELTSVILLE SILT LOAM	850% TO 855%	MODERATE	37	NO
S1Q	BELTSVILLE SILT LOAM	855% TO 860%	MODERATE	37	NO
S1R	BELTSVILLE SILT LOAM	860% TO 865%	MODERATE	37	NO
S1S	BELTSVILLE SILT LOAM	865% TO 870%	MODERATE	37	NO
S1T	BELTSVILLE SILT LOAM	870% TO 875%	MODERATE	37	NO
S1U	BELTSVILLE SILT LOAM	875% TO 880%	MODERATE	37	NO
S1V	BELTSVILLE SILT LOAM	880% TO 885%	MODERATE	37	NO
S1W	BELTSVILLE SILT LOAM	885% TO 890%	MODERATE	37	NO
S1X	BELTSVILLE SILT LOAM	890% TO 895%	MODERATE	37	NO
S1Y	BELTSVILLE SILT LOAM	895% TO 900%	MODERATE	37	NO
S1Z	BELTSVILLE SILT LOAM	900% TO 905%	MODERATE	37	NO
S1A	BELTSVILLE SILT LOAM	905% TO 910%	MODERATE	37	NO
S1B	BELTSVILLE SILT LOAM	910% TO 915%	MODERATE	37	NO
S1C	BELTSVILLE SILT LOAM	915% TO 920%	MODERATE	37	NO
S1D	BELTSVILLE SILT LOAM	920% TO 925%	MODERATE	37	NO
S1E	BELTSVILLE SILT LOAM	925% TO 930%	MODERATE	37	NO
S1F	BELTSVILLE SILT LOAM	930% TO 935%	MODERATE	37	NO
S1G	BELTSVILLE SILT LOAM	935% TO 940%	MODERATE	37	NO
S1H	BELTSVILLE SILT LOAM	940% TO 945%	MODERATE	37	NO
S1I	BELTSVILLE SILT LOAM	945% TO 950%	MODERATE	37	NO
S1J	BELTSVILLE SILT LOAM	950% TO 955%	MODERATE	37	NO
S1K	BELTSVILLE SILT LOAM	955% TO 960%	MODERATE	37	NO
S1L	BELTSVILLE SILT LOAM	960% TO 965%	MODERATE	37	NO
S1M	BELTSVILLE SILT LOAM	965% TO 970%	MODERATE	37	NO
S1N	BELTSVILLE SILT LOAM	970% TO 975%	MODERATE	37	NO
S1O	BELTSVILLE SILT LOAM	975% TO 980%	MODERATE	37	NO
S1P	BELTSVILLE SILT LOAM	980% TO 985%	MODERATE	37	NO
S1Q	BELTSVILLE SILT LOAM	985% TO 990%	MODERATE	37	NO
S1R	BELTSVILLE SILT LOAM	990% TO 995%	MODERATE	37	NO
S1S	BELTSVILLE SILT LOAM	995% TO 1000%	MODERATE	37	NO
S1T	BELTSVILLE SILT LOAM	1000% TO 1005%	MODERATE	37	NO
S1U	BELTSVILLE SILT LOAM	1005% TO 1010%	MODERATE	37	NO
S1V	BELTSVILLE SILT LOAM	1010% TO 1015%	MODERATE	37	NO
S1W	BELTSVILLE SILT LOAM	1015% TO 1020%	MODERATE	37	NO
S1X	BELTSVILLE SILT LOAM	1020% TO 1025%	MODERATE	37	NO
S1Y	BELTSVILLE SILT LOAM	1025% TO 1030%	MODERATE	37	NO
S1Z	BELTSVILLE SILT LOAM	1030% TO 1035%	MODERATE	37	NO
S1A	BELTSVILLE SILT LOAM	1035% TO 1040%	MODERATE	37	NO
S1B	BELTSVILLE SILT LOAM	1040% TO 1045%	MODERATE	37	NO
S1C	BELTSVILLE SILT LOAM	1045% TO 1050%	MODERATE	37	NO
S1D	BELTSVILLE SILT LOAM	1050% TO 1055%	MODERATE	37	NO
S1E	BELTSVILLE SILT LOAM	1055% TO 1060%	MODERATE	37	NO
S1F	BELTSVILLE SILT LOAM	1060% TO 1065%	MODERATE	37	NO
S1G	BELTSVILLE SILT LOAM	1065% TO 1070%	MODERATE	37	NO
S1H					





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



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: 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: \_\_\_\_\_

TREE CONSERVATION PLAN CERTIFIED BY:

GARY R. BUTSON  
REGISTERED LANDSCAPE ARCHITECT  
MD. # 53

DATE: 9-24-14

- LEGEND:
- EXISTING:
- FIRE HYDRANT
  - WATER VALVE
  - WATER MANHOLE
  - STORM DRAIN MANHOLE
  - SEWER MANHOLE
  - CATCH BASIN
  - YARD INLET
  - LIGHT POLE
  - POWER POLE
  - GAS VALVE
  - FENCE LINE
  - SIGN
  - SPECIMEN TREE
  - TREE LINE
  - OHW - OVER HEAD WIRES
  - INTER. 2' CONTOUR
  - INDEX 10' CONTOUR
  - BUILDING/SHEDS
  - WUS - WATERS OF THE U.S.
  - STREAM
  - 50' STREAM BUFFER
  - FP - FLOODPLAIN
  - FPB - 50' FLOODPLAIN BUFFER
  - CONSERVATION EASEMENT
- PROPOSED:
- 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.

OWNER/DEVELOPER  
CHURCHILL GROUP  
WILLIAM J. WOGATSKIE  
5 CHOKE 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

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 STANZ 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. 2 OF 12

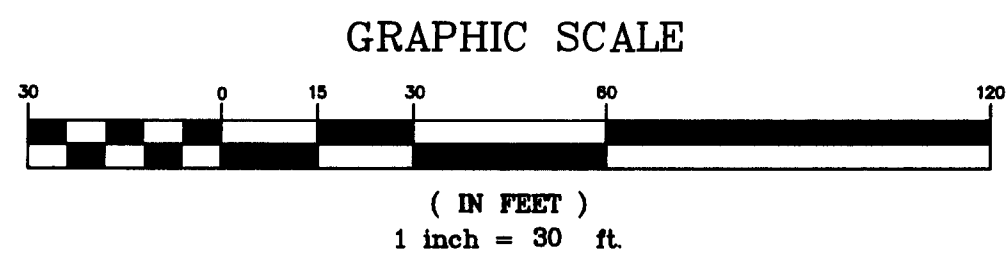
M.N.C.P.P.C.  
Prince George's County Planning Department  
Environmental Planning Section

APPROVAL  
TREE CONSERVATION PLAN  
TCP II-061-05

Approved by:

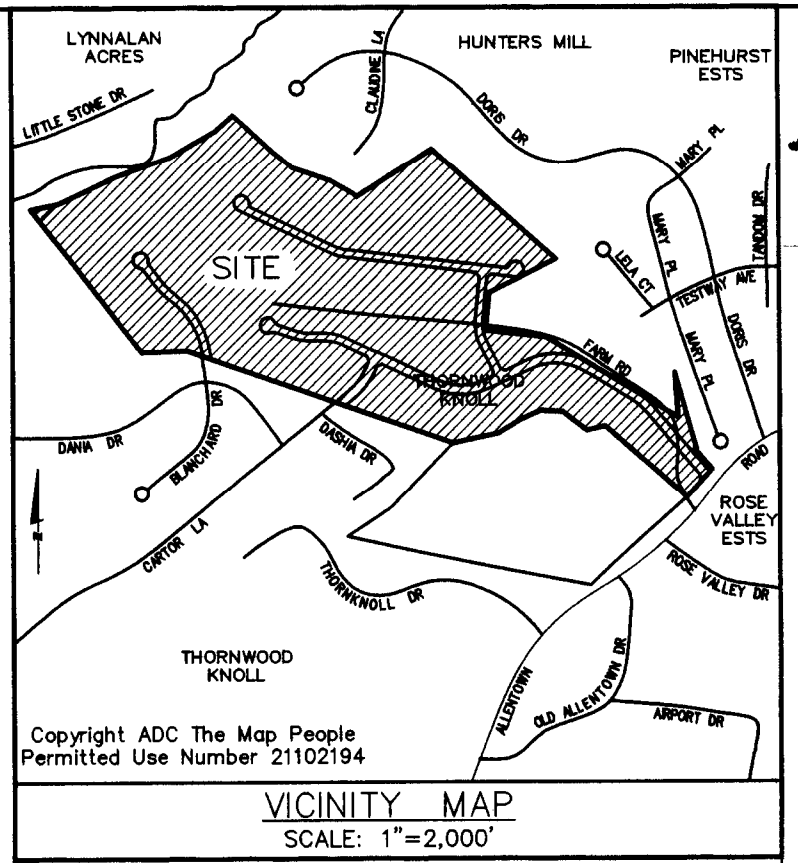
J.L. STANZ	4-10-06
J.L. STANZ	06-14-06
CHUCK SCHREIBER	06-08-14
_____	7-24-14





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

SEE SHEET 9 OF 12



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

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

TCP II AND GRADING PLAN

SEE SHEET 4 OF 12

SEE SHEET 4 OF 12

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

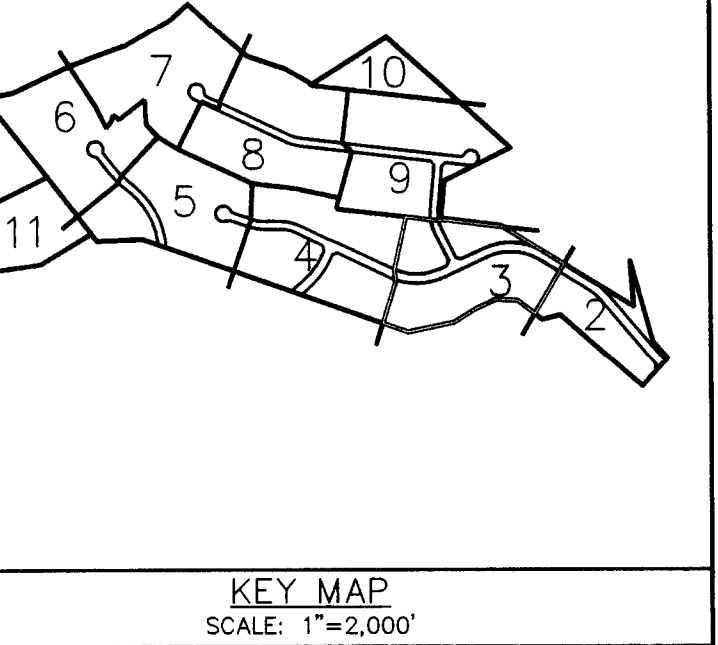
OWNER/DEVELOPER  
CHURCHILL GROUP  
WILLIAM J. WOGATSKY  
5 CHOKE CHERRY ROAD  
SUITE 360  
ROCKVILLE, MD 20850  
(240) 243-1000

WOODLAND PRESERVATION  
AREA #2  
3.26 A.C.

EXISTING:  
FIRE HYDRANT  
WATER VALVE  
WATER MANHOLE  
STORM DRAIN MANHOLE  
SEWER MANHOLE  
CATCH BASIN  
YARD INLET  
LIGHT POLE  
POWER POLE  
GAS VALVE  
FENCE LINE  
SIGN  
SPECIMEN TREE  
TREE LINE  
OHW - OVER HEAD WIRES  
INTER. 2' CONTOUR  
INDEX 10' CONTOUR  
BUILDING/SHEDS  
WUS - WATERS OF THE U.S.  
STREAM  
50' STREAM BUFFER  
FLOODPLAIN  
50' FLOODPLAIN BUFFER  
CONSERVATION EASEMENT

LEGEND:

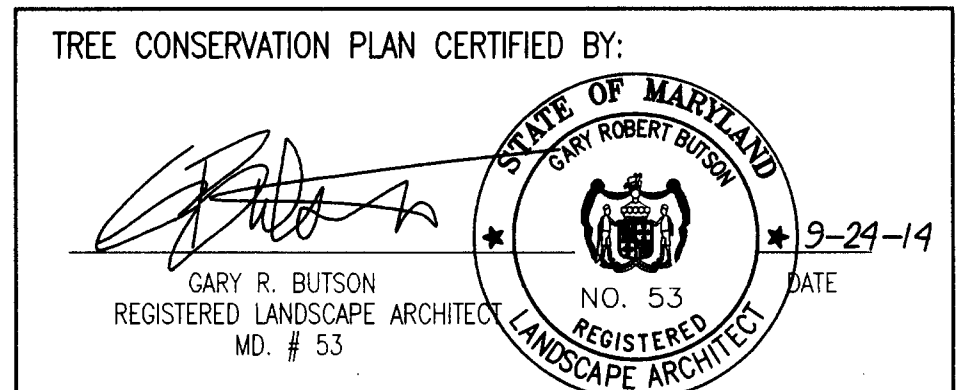
PROPOSED:  
FIRE HYDRANT  
WATER VALVE  
WATER MANHOLE  
STORM DRAIN MANHOLE  
SEWER MANHOLE  
CATCH BASIN  
YARD INLET  
STORM DRAIN PIPE  
BUILDING RESTRICTION LINE (TYP.)  
CONTOUR  
BUILDING  
TREE LINE  
EXPANDED STREAM BUFFER  
LIMIT OF DISTURBANCE  
WOODLAND PRESERVATION FENCE:  
(ORANGE BLAZE 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



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

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 4/22/14  
Owner or Owner Representative Date  
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



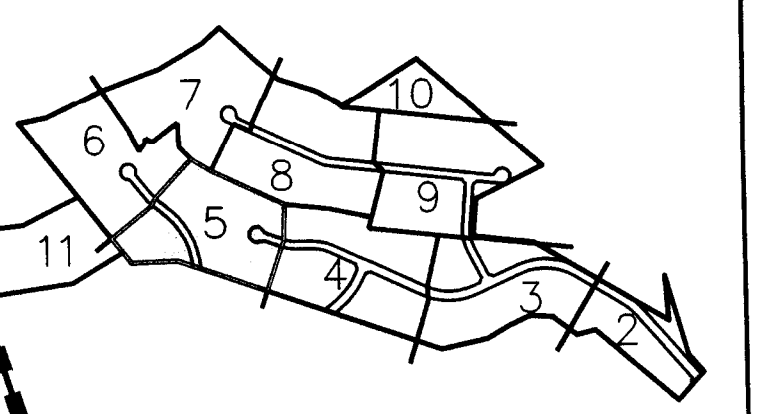
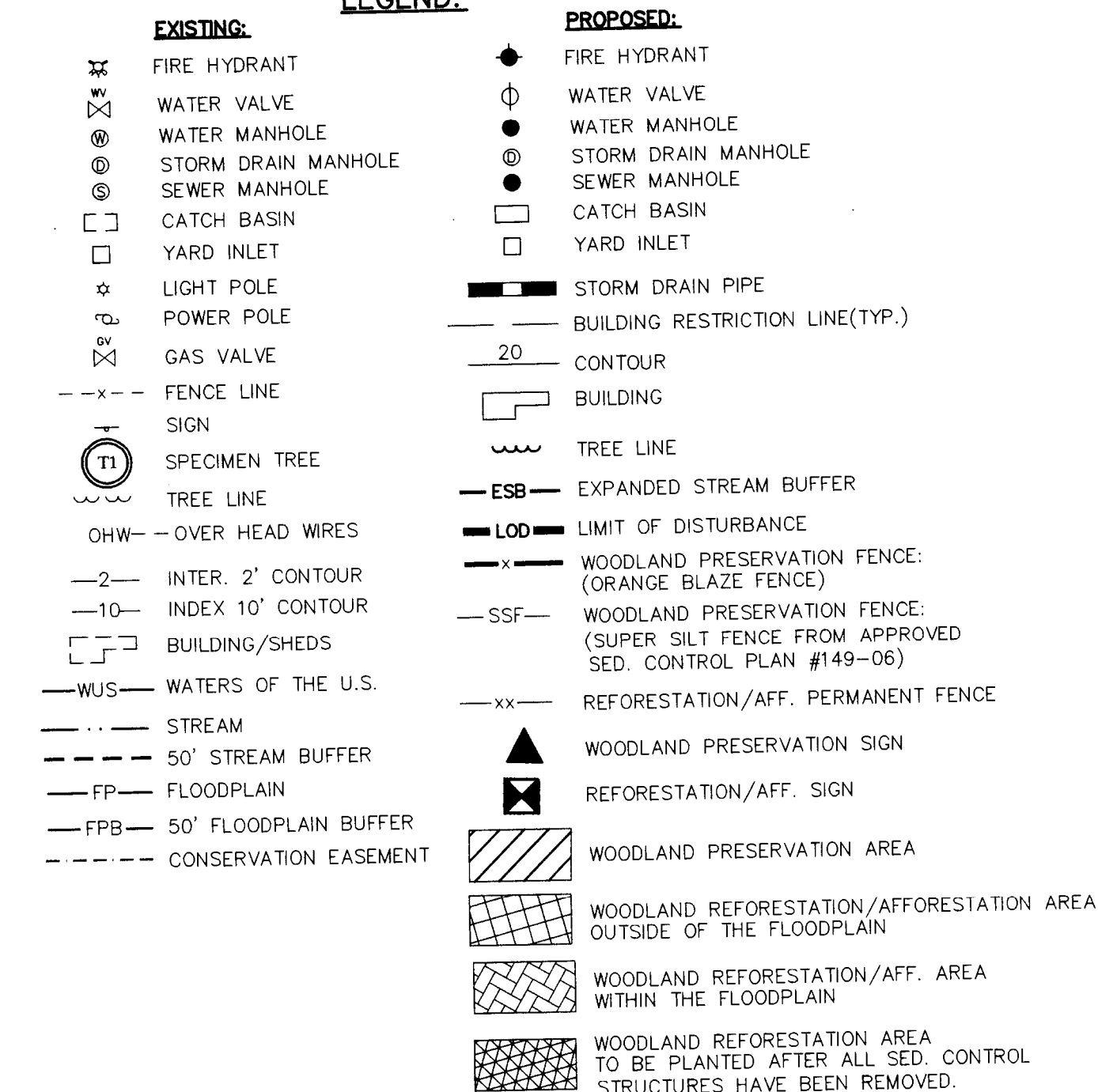
M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section			
APPROVAL			
TREE CONSERVATION PLAN			
TCP II-061-05			
Approved by	J.J. STANZ	4-19-05	
01	J.J. STANZ	06-14-06	
02	CHUCK SCHNEIDER	06-08-14	
03	CHUCK SCHNEIDER	06-08-14	
04	CHUCK SCHNEIDER	06-08-14	
05	CHUCK SCHNEIDER	06-08-14	
06	CHUCK SCHNEIDER	06-08-14	

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 STANZ ON	D.S.	
11/8/06	REV. PER	D.S.	
04/22/2014	REV. PER COUNTY COMMENTS MP.		
DATE: OCT., 2014			
DWN.	DS	CHECKED	MP
SCALE: 1"=30'			
PROJECT/FILE NO. 04045			
SHEET NO. 3 OF 12			










**CAPITOL DEVELOPMENT DESIGN, INC.**  
ENGINEERS — PLANNERS — SURVEYORS

4600 POWERMILL ROAD — SUITE 200 — BELTSVILLE, MD 20705  
OFFICE (301) 937-3501  
FAX (301) 937-3507



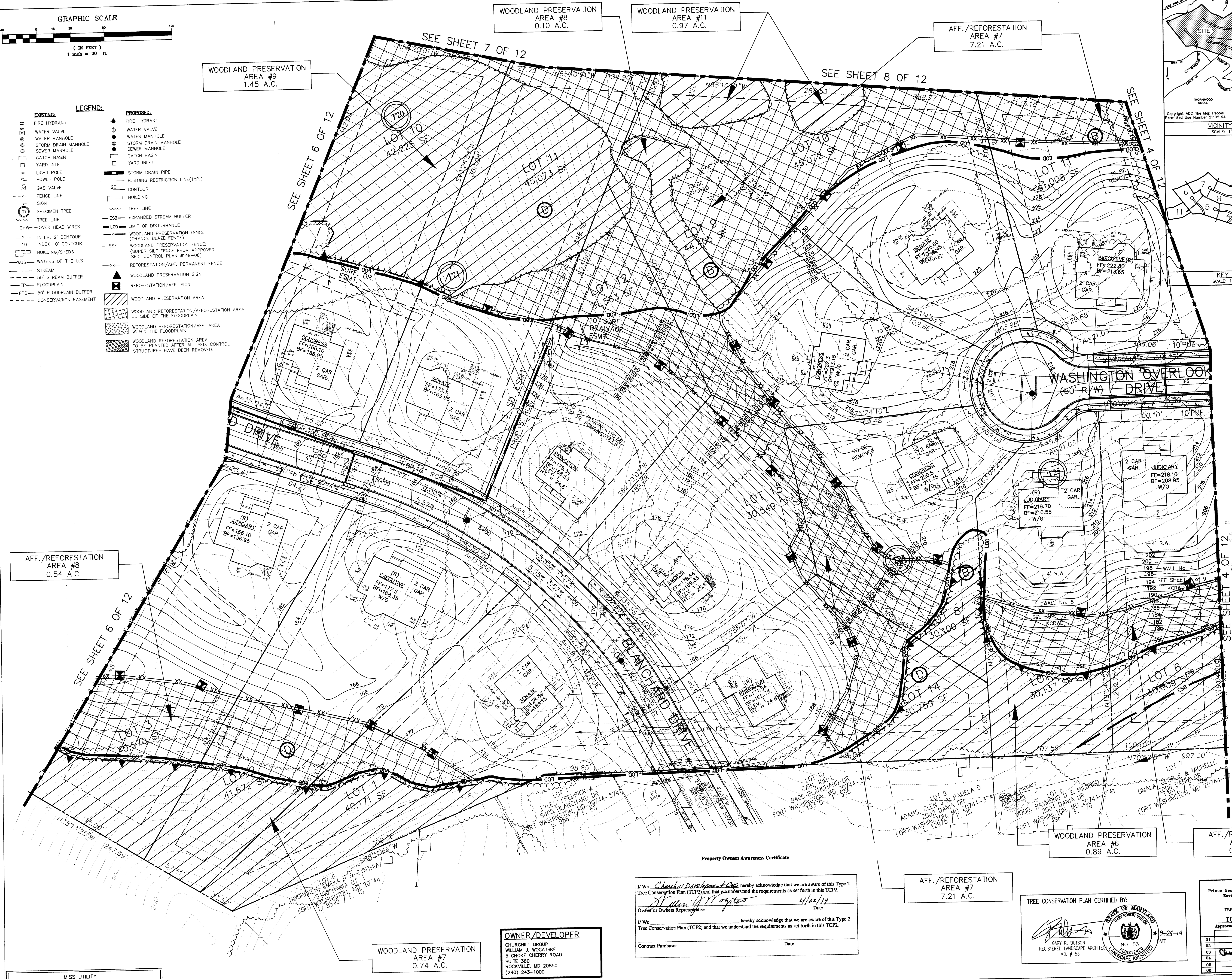
**CDDI**

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

TCP II AND GRADING PLAN

REVISIONS	
8/8/06 REV. PER NEW ED. CONTROL PLAN & FF-SITE PLAYGROUND CONNECTION.	D.S.
1/9/06 REV. TYPE & XTENTS OF WOODLAND PRESERV. FENCE. VERBALLY OK'D BY JIM STASZ ON	
1/8/06.	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. 5 OF 12	



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

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

I/We Charles W. Dwyer 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.

Charles W. Dwyer 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 \_\_\_\_\_

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

TREE CONSERVATION PLAN CERTIFIED BY:

  
GARY R. BUTSON  
REGISTERED LANDSCAPE ARCHITECT  
MD. # 53



9-24-14 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** \_\_\_\_\_

01	J.L. STAZZ	4-19-05
02	J.L. STAZZ	08-14-06
03	CHUCK SCHNEIDER	06-02-14
04	<i>Charles Schneider</i>	10/22/11
05		
06		

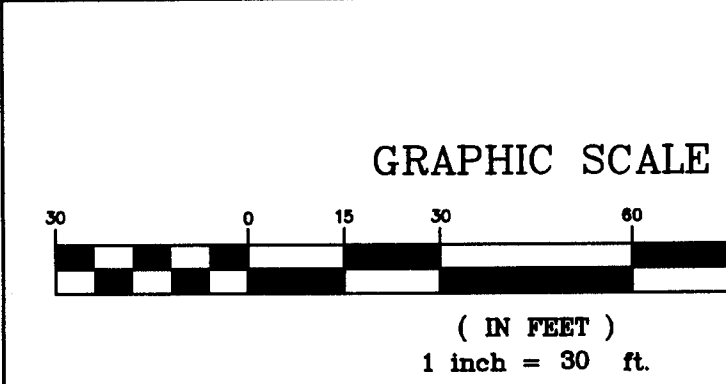
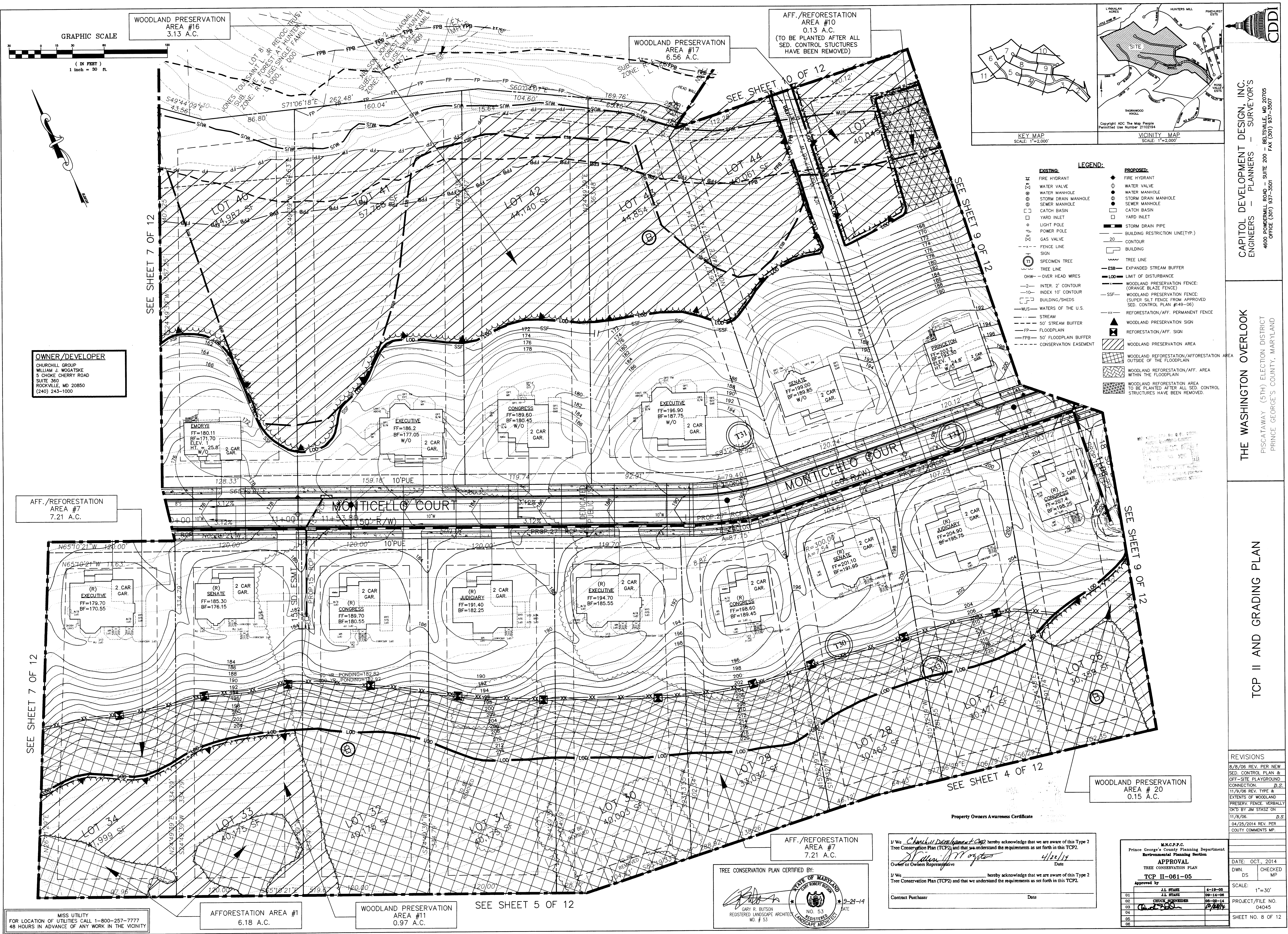








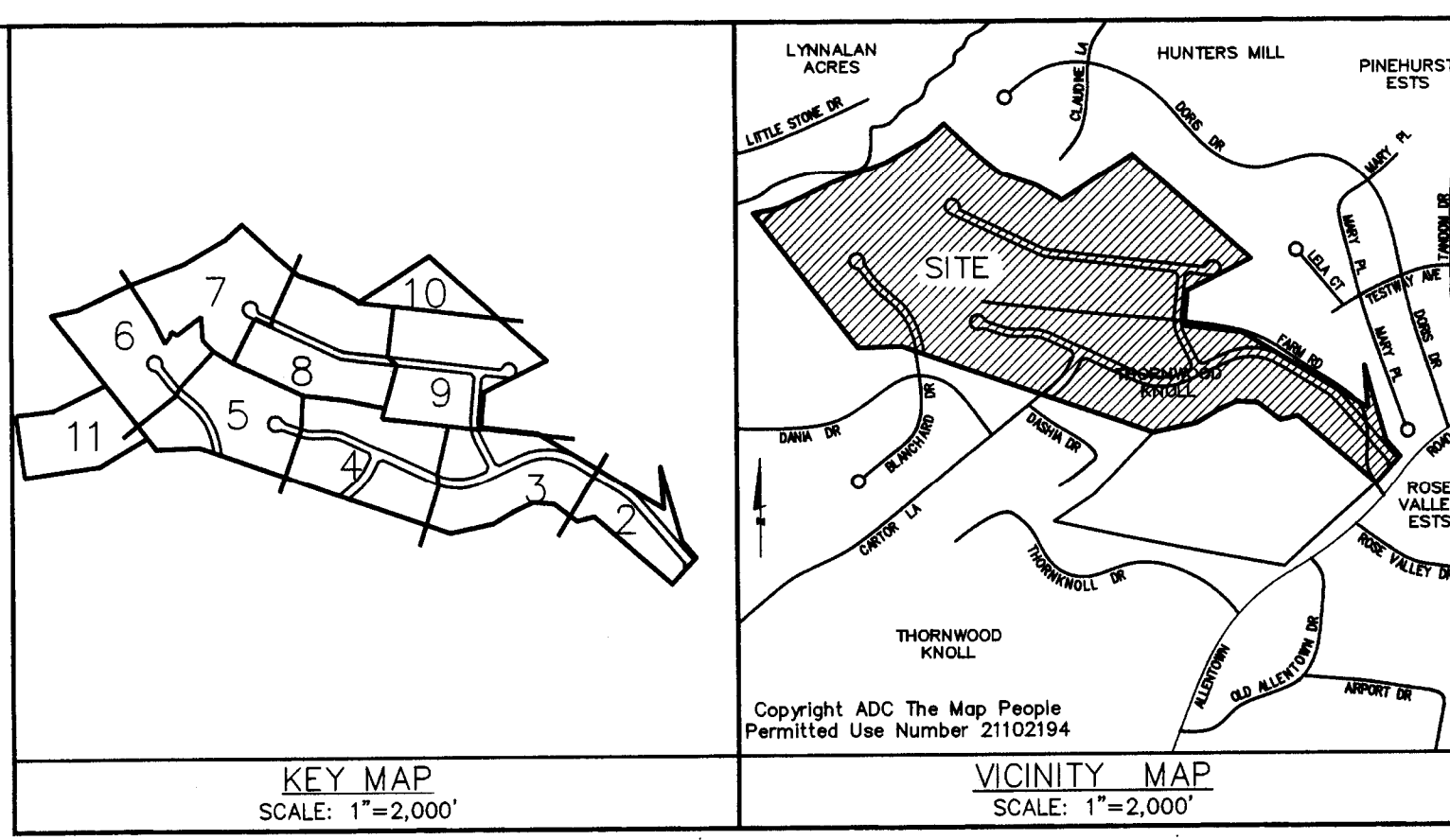




WOODLAND PRESERVATION AREA #16 3.13 A.C.

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)



- LEGEND:**
- EXISTING:**
    - FIRE HYDRANT
    - WATER VALVE
    - WATER MANHOLE
    - STORM DRAIN MANHOLE
    - SEWER MANHOLE
    - CATCH BASIN
    - YARD INLET
    - LIGHT POLE
    - POWER POLE
    - GAS VALVE
    - FENCE LINE
    - SIGN
    - SPECIMEN TREE
    - TREE LINE
    - OHW - OVER HEAD WIRES
    - INTER. 2' CONTOUR
    - INDEX 10' CONTOUR
    - BUILDING/SHEDS
    - WUS - WATERS OF THE U.S.
    - STREAM
    - 50' STREAM BUFFER
    - FP - FLOODPLAIN
    - FPB - 50' FLOODPLAIN BUFFER
    - CONSERVATION EASEMENT
  - PROPOSED:**
    - 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.

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

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

WOODLAND PRESERVATION AREA #20 0.15 A.C.

AFFORESTATION AREA #1 6.18 A.C.

WOODLAND PRESERVATION AREA #11 0.97 A.C.

SEE SHEET 5 OF 12

TREE CONSERVATION PLAN CERTIFIED BY:  
GARY R. BUTSON  
REGISTERED LANDSCAPE ARCHITECT  
MD. # 53

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 \_\_\_\_\_ Date \_\_\_\_\_

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

**APPROVAL**  
TREE CONSERVATION PLAN  
TCP II-061-05

Rev	By	Date
01	J.L. STASZ	4-10-06
02	CRUCIS SCHREIBER	06-02-14
03	CRUCIS SCHREIBER	06-02-14
04	CRUCIS SCHREIBER	06-02-14
05	CRUCIS SCHREIBER	06-02-14
06	CRUCIS SCHREIBER	06-02-14

**REVISIONS**

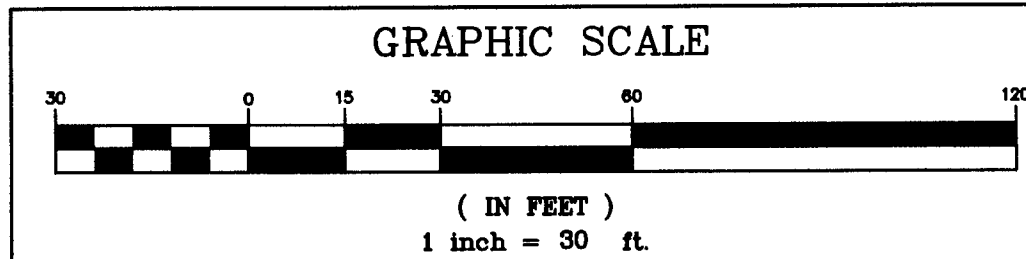
Rev	Date	Description
8/8/06	REV. PER NEW SED. CONTROL PLAN & OFF-SITE PLAYGROUND CONNECTION.	D.S.
11/9/06	REV. TYPE & EXTENTS OF WOODLAND PRESERV. FENCE. VERBALLY OK'D BY J.M. STASZ ON 11/8/06.	D.S.
04/25/2014	REV. PER COUNTY COMMENTS MP.	

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

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

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





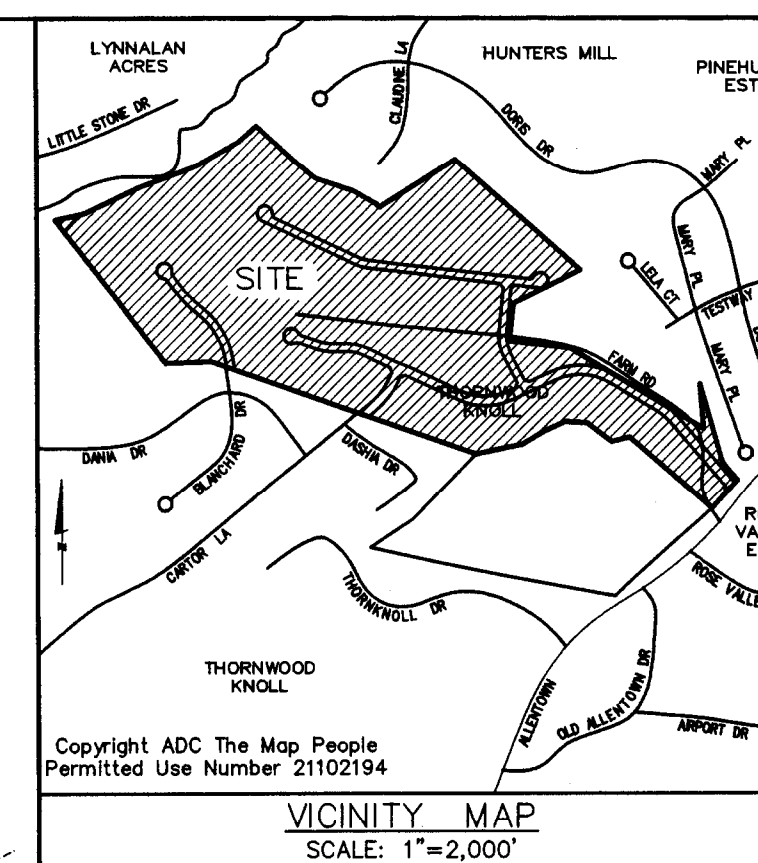
SEE SHEET 10 OF 12

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.

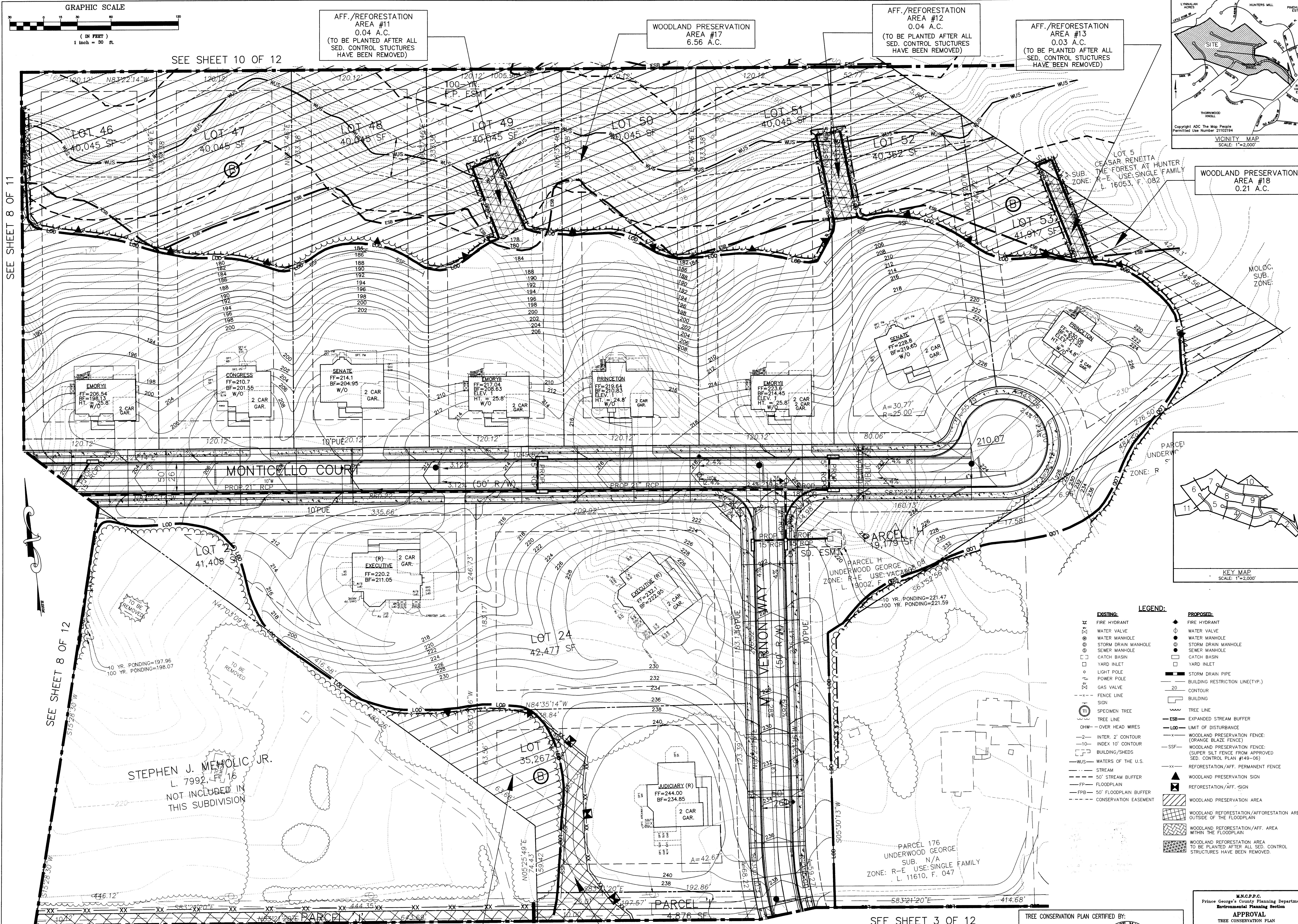
AFF./REFORESTATION  
AREA #12  
0.04 A.C.  
(TO BE PLANTED AFTER ALL  
SED. CONTROL STRUCTURES  
HAVE BEEN REMOVED)

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



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

WOODLAND PRESERVATION  
AREA #19  
0.24 A.C.

SEE SHEET 4 OF 12

SEE SHEET 3 OF 12

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

SEE SHEET 3 OF 12

TREE CONSERVATION PLAN CERTIFIED BY:  
GARY R. BUTSON  
REGISTERED LANDSCAPE ARCHITECT  
MD # 53

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.L. STANZ  
DATE: 9-24-14

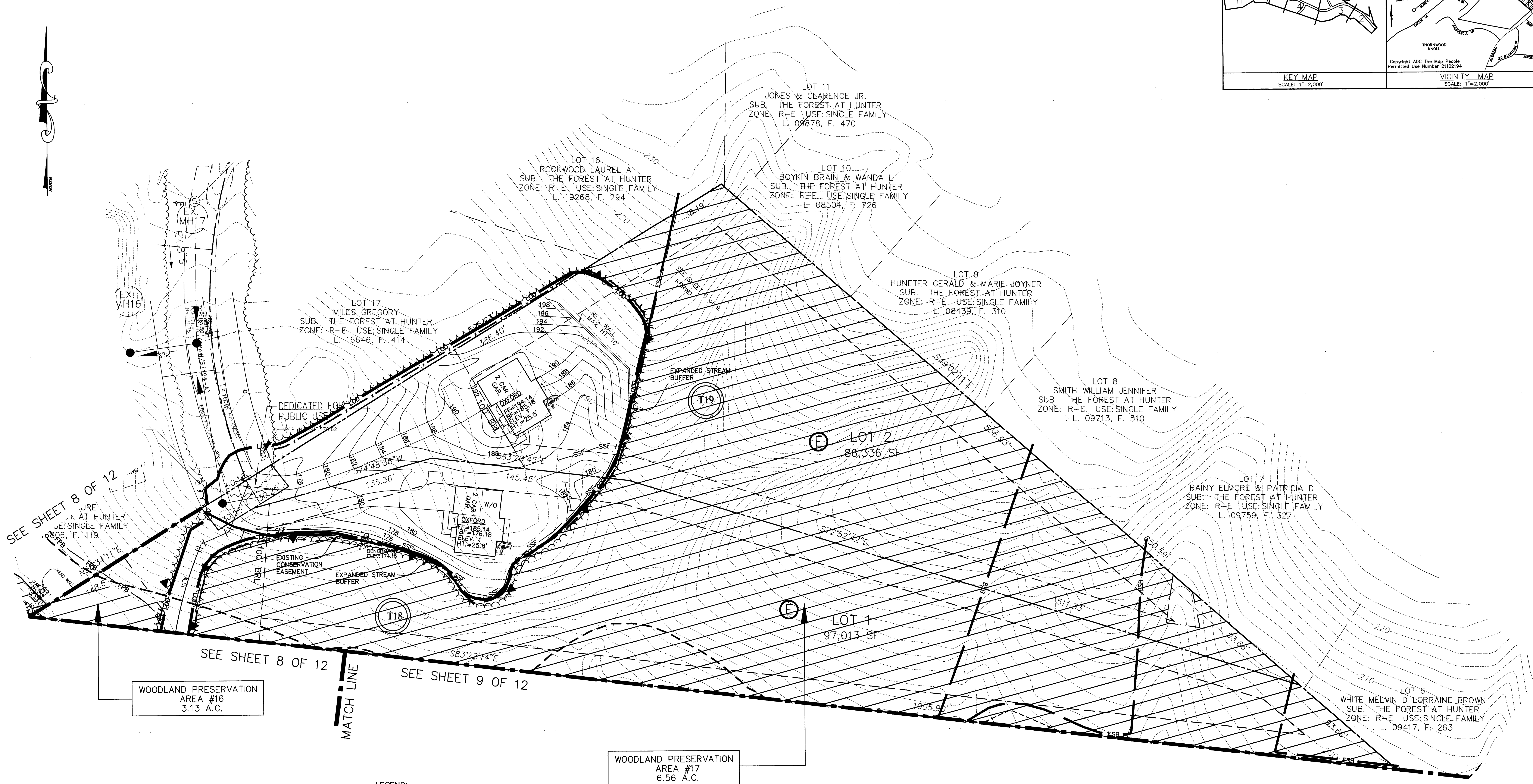
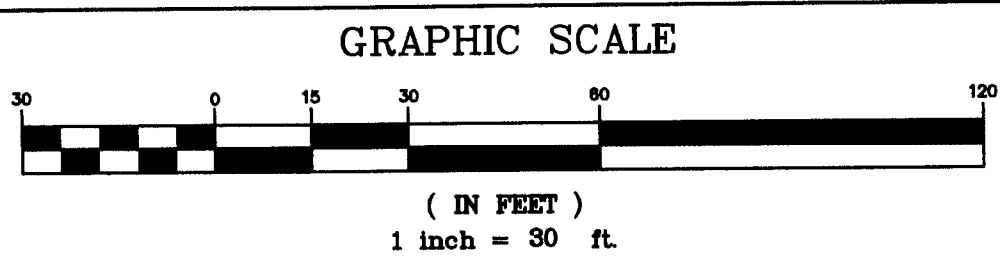
REVISIONS	
8/8/06 REV. PER NEW SED. CONTROL PLAN & OFF-SITE PLAYGROUND CONNECTION.	D.S.
11/9/06 REV. TYPE & EXTENTS OF WOODLAND PRESERV. FENCE. VERBALLY OK'D BY JM STASZ ON	D.S.
11/8/06	D.S.
04/25/2014 REV. PER COURT COMMENTS MP.	MP
DATE: OCT., 2014	
DWN. DS	CHECKED MP
SCALE: 1"=30'	
PROJECT/FILE NO.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

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

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

TCP II AND GRADING PLAN





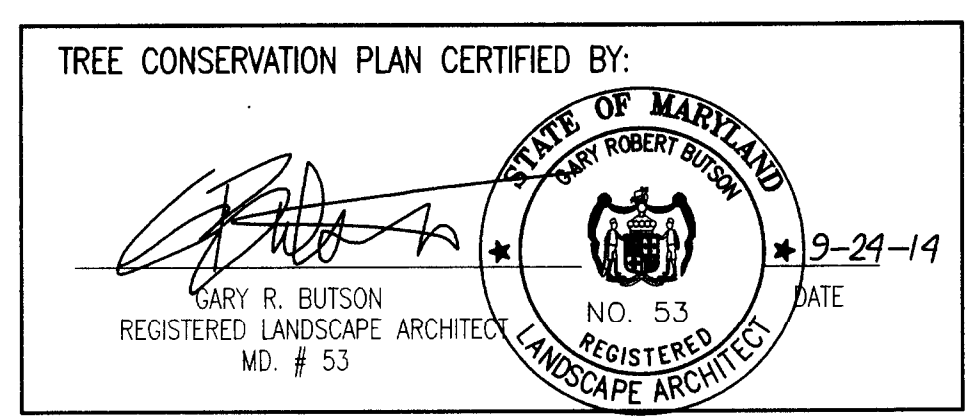
MISS UTILITY  
FOR LOCATION OF UTILITIES CALL 1-800-257-7777  
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

- LEGEND:**
- EXISTING:**
- FIRE HYDRANT
  - WATER VALVE
  - WATER MANHOLE
  - STORM DRAIN MANHOLE
  - SEWER MANHOLE
  - CATCH BASIN
  - CATCH INLET
  - LIGHT POLE
  - POWER POLE
  - GAS VALVE
  - FENCE LINE
  - SIGN
  - SPECIMEN TREE
  - TREE LINE
  - OHW - OVER HEAD WRES
  - INTER. 2' CONTOUR
  - INDEX 10' CONTOUR
  - BUILDING/SHEDS
  - WUS - WATERS OF THE U.S.
  - STREAM
  - 50' STREAM BUFFER
  - FPB - FLOODPLAIN
  - 50' FLOODPLAIN BUFFER
  - CONSERVATION EASEMENT
- PROPOSED:**
- FIRE HYDRANT
  - WATER VALVE
  - WATER MANHOLE
  - STORM DRAIN MANHOLE
  - SEWER MANHOLE
  - CATCH BASIN
  - CATCH INLET
  - STORM DRAIN PIPE
  - BUILDING RESTRICTION LINE(TYP.)
  - 20' 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 #449-06)
  - 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.

WOODLAND PRESERVATION AREA #17  
6.56 A.C.

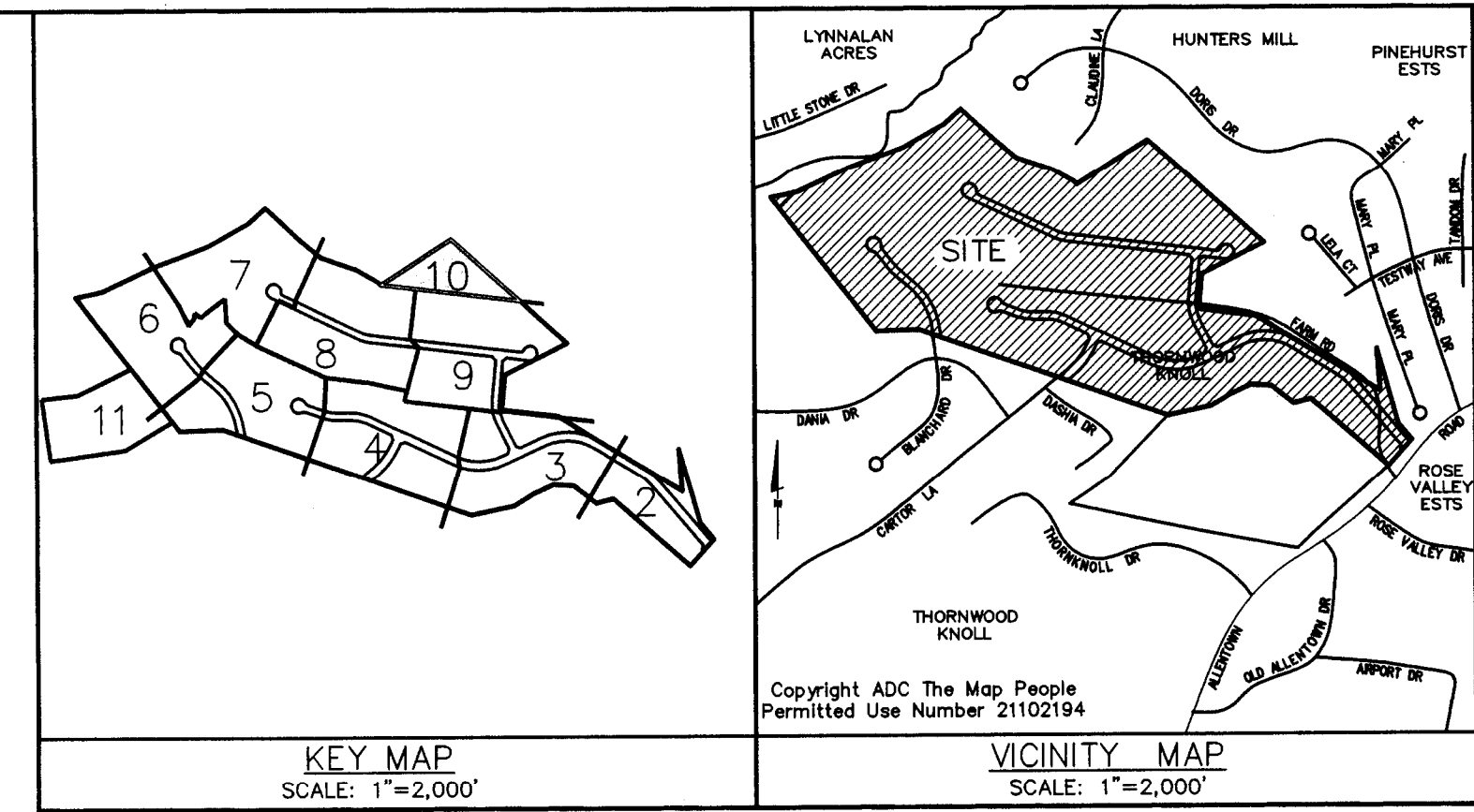
WOODLAND PRESERVATION AREA #16  
3.13 A.C.

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



M.N.G.P.C. Prince George's County Planning Department Environmental Planning Section			
APPROVAL			
TREE CONSERVATION PLAN			
TCP II-061-05			
Approved by			
01	J.J. STASZ	4-18-06	
02	CHUCK SCHNEIDER	06-14-06	
03		06-02-14	
04		10-24-14	
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 11/8/06. D.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.	10 OF 12		



**CDDI**

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

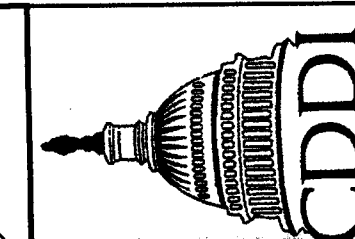
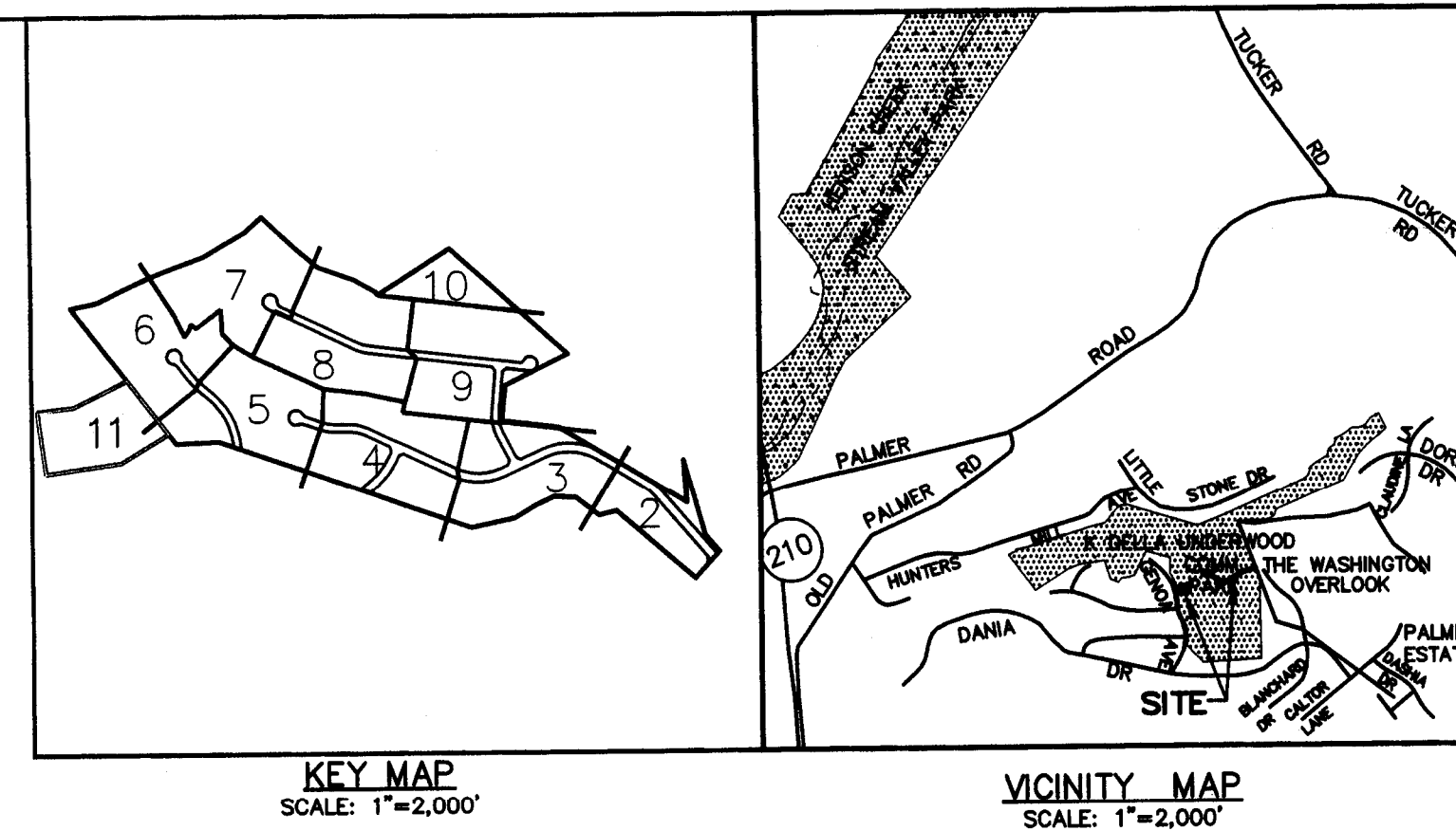
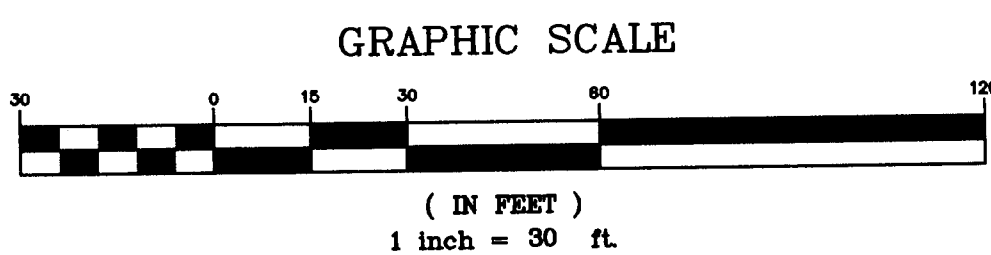
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PISCATAWAY (5TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

**TCP II AND GRADING PLAN**

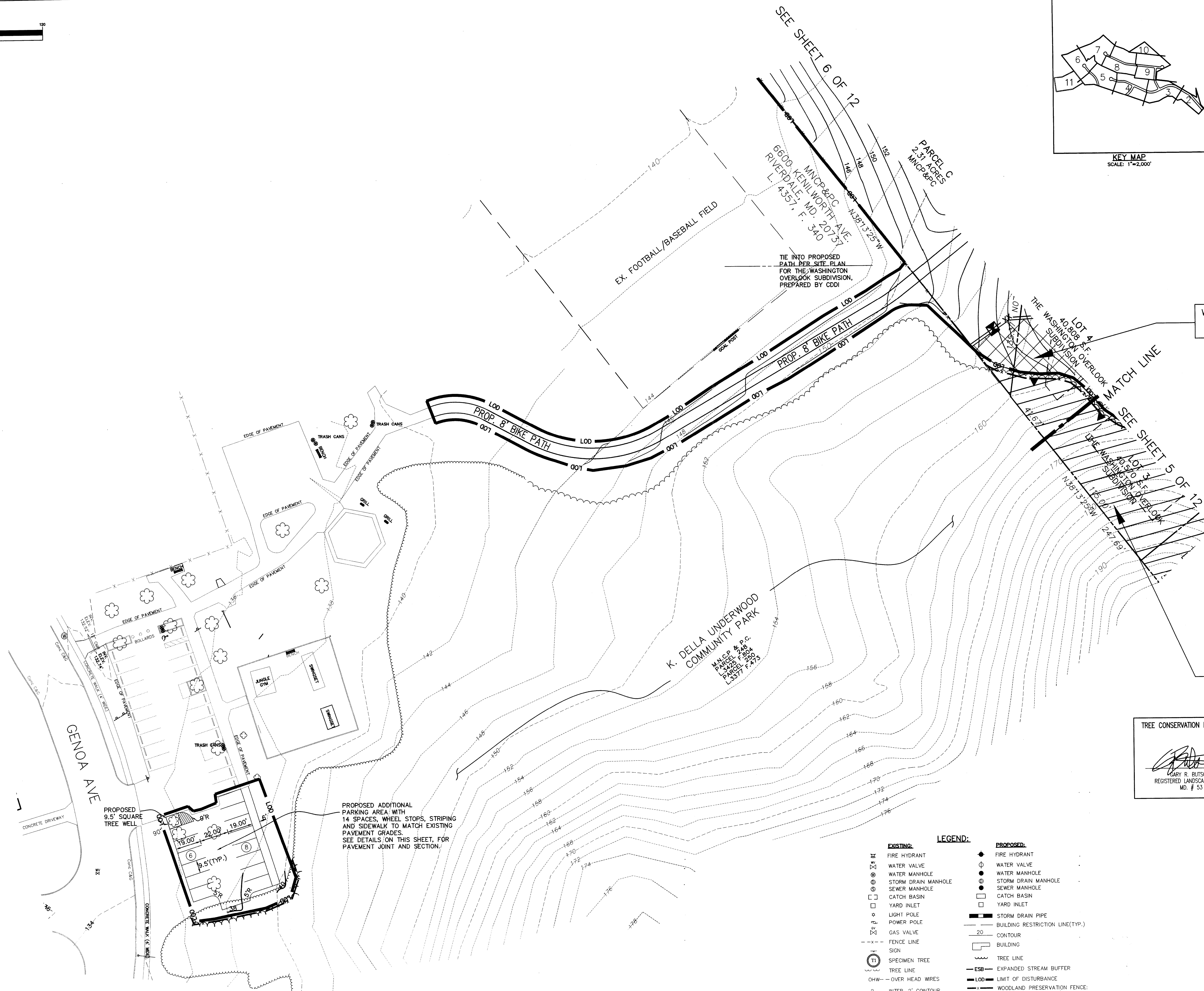




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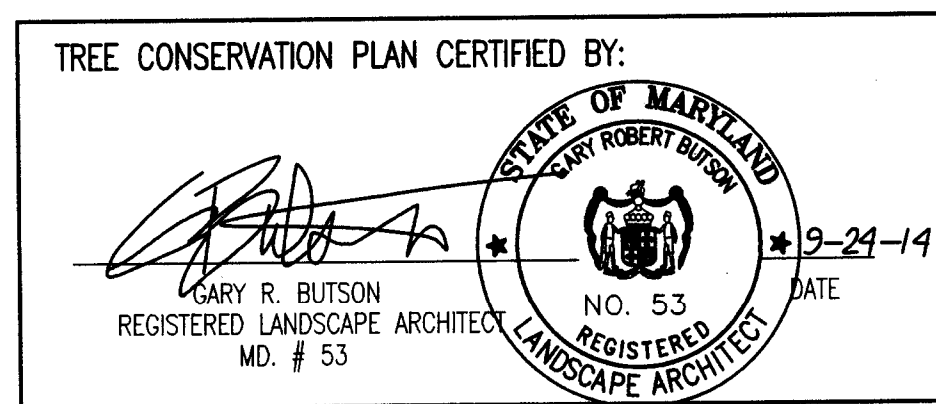
THE WASHINGTON OVERLOOK  
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PRINCE GEORGE'S COUNTY, MARYLAND

TCP II AND GRADING PLAN



WOODLAND PRESERVATION  
AREA #7  
0.74 A.C.

WOODLAND PRESERVATION  
AREA #7  
0.74 A.C.



- EXISTING:**
- FIRE HYDRANT
  - WATER VALVE
  - WATER MANHOLE
  - STORM DRAIN MANHOLE
  - SEWER MANHOLE
  - CATCH BASIN
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  - SSF - 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
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  - WOODLAND REFORESTATION AREA TO BE PLANTED AFTER ALL SED. CONTROL STRUCTURES HAVE BEEN REMOVED.

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.

[Signature] 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 \_\_\_\_\_

OWNER/DEVELOPER  
CHURCHILL GROUP  
WILLIAM J. WOGATSKY  
5 CHOKO CHERRY ROAD  
SUITE 360  
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04/25/2014	REV. PER COUTY COMMENTS MP.		
DATE: SEP., 2014			
DWN.	DS	CHECKED	MJS
SCALE: 1"=30'			
PROJECT/FILE NO. 04045			
SHEET NO. 11 OF 12			

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.L. STASZ	4-19-06
J.L. STASZ	08-14-08
CHUCK SCHREIBER	05-08-14
[Signature]	09-24-14



