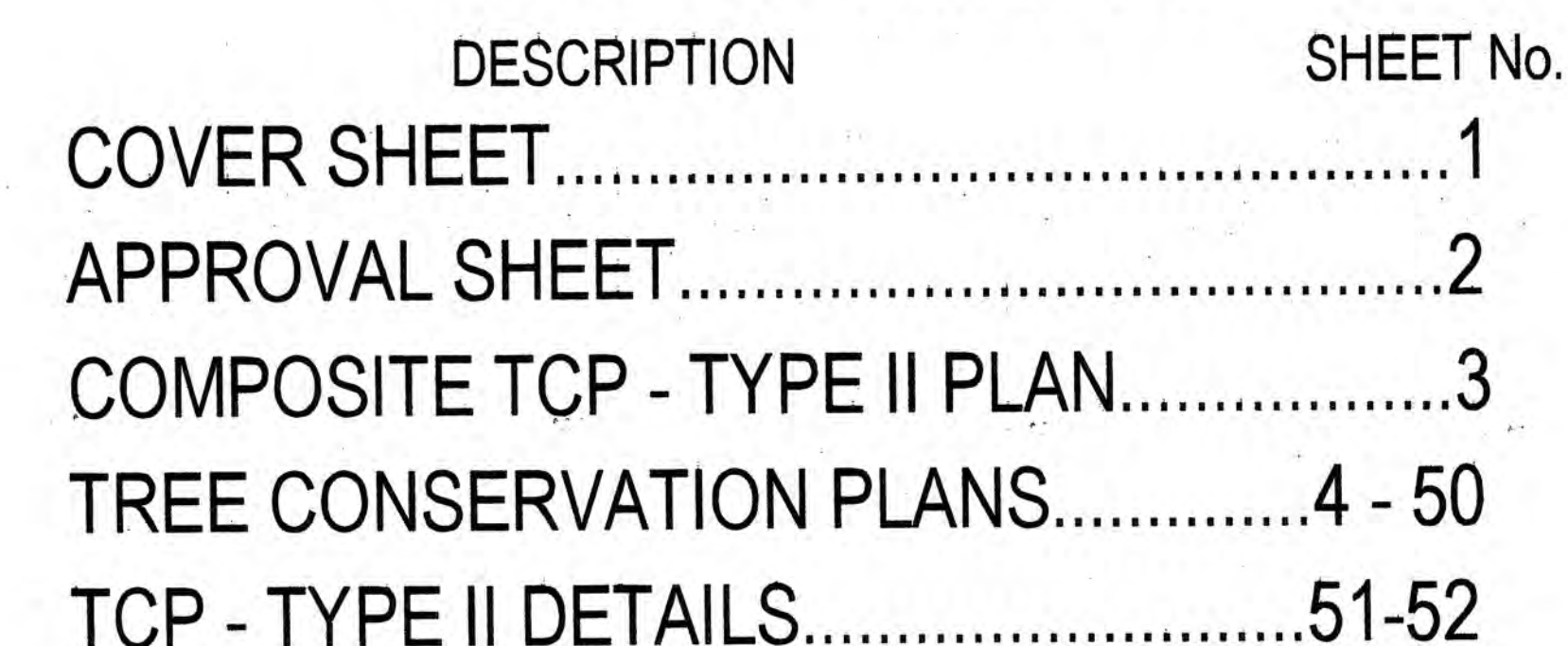


Offsite Clearing	Acreage
A	4.56
B	0.26
C	1.86
D	0.10
E	0.41
TOTAL	7.19

KONTERRA
TOWN CENTER EAST
VANSVILLE / 1ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

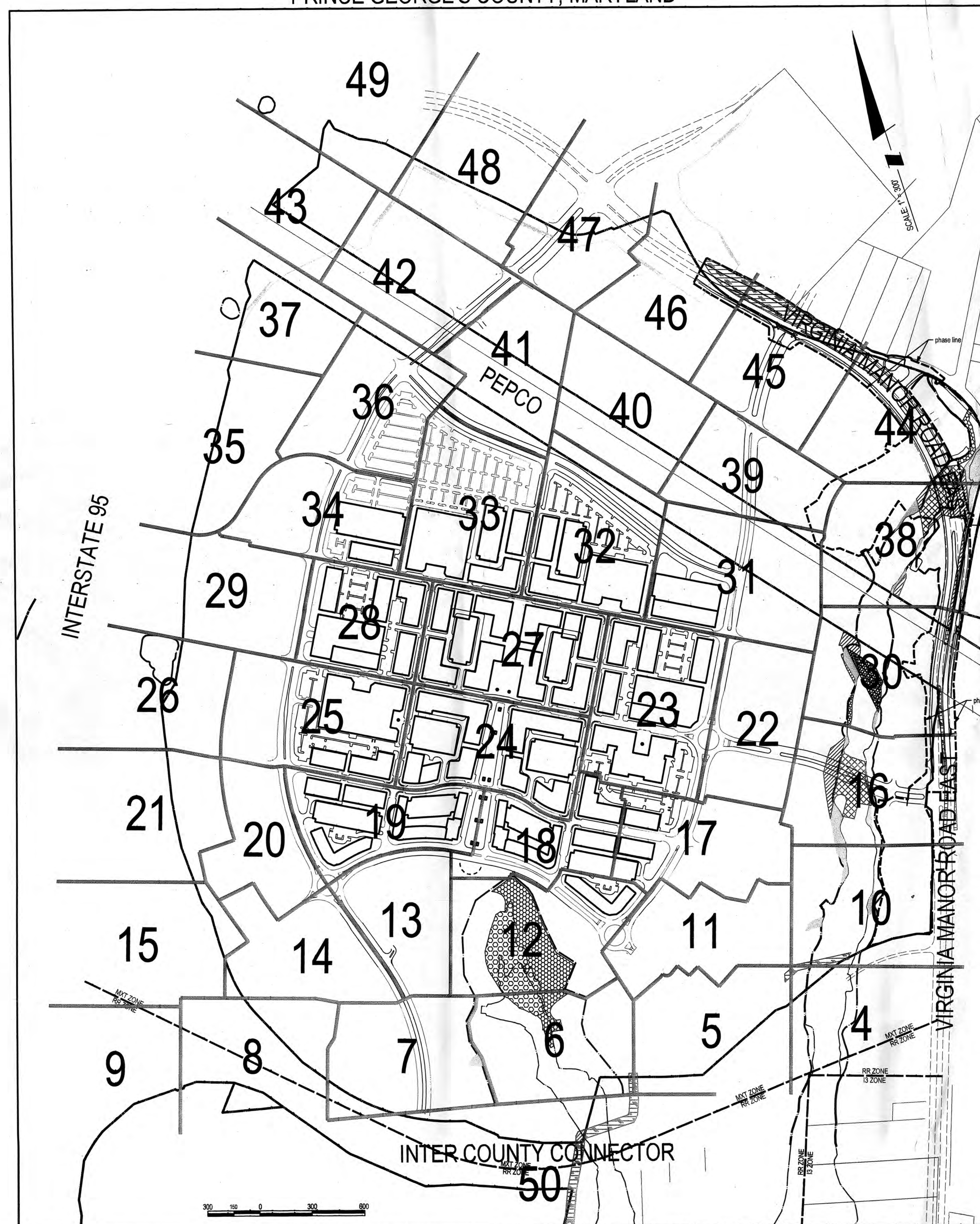
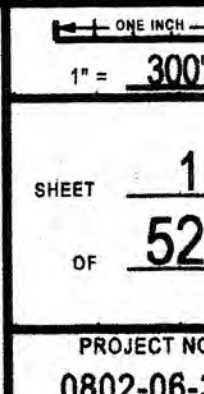


NOTE: PROPERTY BO
SHA PLAT 58667
SHA PLAT 58666
SHA PLAT 58665
SHA PLAT 58662
SHA PLAT 57857
SHA PLAT 58690
SHA PLAT 58689
SHA PLAT 58688
SHA PLAT 58687
SHA PLAT 58686
SHA PLAT 58685
SHA PLAT 58670
SHA PLAT 57068
SRC R/W PLAT 58573
SRC R/W PLAT 58577

-----	PROPERTY BOUNDARY
	AREA OF TREE PRESERVATION
	WOODLAND CLEARED
	WOODLAND CLEARED IN FLOODPLAIN
	OFFSITE CLEARING
	REFORESTATION AREA
-----	PHASE LINE

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION						M-NCPPC APPROVALS			
APPROVAL						PROJECT NAME : KONTERRA - TOWN CENTER EAST			
TREE CONSERVATION PLAN						PROJECT NUMBER : DSP-08011			
TCPII / 65 / 08						FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET:			
APPROVED BY _____ DATE _____						APPROVAL OR REVISION NO.	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
	K. SHOULARS 6/23/10						7-21-09	HZ	7-6-10
01	<i>K. Shoulers</i> 4/15/12								
02									
03									
04									
05									

KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



PHASE 1 AS A STAND-ALONE PROJECT

Woodland Conservation Worksheet for Prince George's County

Zone:

M-X-T	R-R
21.18	0.00
Floodplain:	1.00
Previously Dedicated Land:	0.00
Net Tract (NTA):	20.18 0.00 0.00

*Include acreage in the corresponding column for each zone

Property Description or Subdivision Name:

Konterra Town Center East

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)

N

Is this a Mitigation Bank

N

Break-even Point (presentation) =

3.027 acres

Clearing permitted w/o reforestation=

-2.127 acres

Woodland Conservation Calculations:

	Net Tract (acres)	Floodplain (acres)	Off-site (acres)
Existing Woodland	0.90	0.94	
Woodland Conservation Threshold (NTA) =	15.00%	3.027	
Smaller of a or b		0.9	
Woodland above WCT		0	
Woodland cleared		0.82	0.93 2.22
Smaller of d or e		0.00	
Clearing above WCT (0.25 : 1) replacement requirement		0.82	
Clearing below WCT (2 : 1 replacement requirement)		0.00	
Aforestation Threshold (AFT) =	15.00%	2.13	
Woodland Conservation Required		7.00	

Woodland Conservation Provided:

	(acres)	
Woodland Preservation	0.08	
Reforestation / Replacement	0.00	
Aforestation	0.00	
Area approved for fee-in-lieu	0.00	\$0.00
Credits for Off-site Mitigation on another property	6.92	
Off-site Mitigation provided on this property	0.00	
Total Woodland Conservation Provided	7.00	

Area of woodland not cleared

0.08 acres

Woodland retained not part of requirements:

0 acres

Prepared by:

Signed

Date

NOTE: PHASE 1 REQUIRES A MAXIMUM OF 7 ACRES OF TREE CONSERVATION OBLIGATION AS INDICATED ON THE

Woodland Conservation Worksheet for Prince George's County, Maryland	
Zone:	M-X-T
Grass Tract:	414.95 0.00
Floodplain:	15.54 0.01
Previously Dedicated Land:	75.05 0.81
Net Tract (NTA):	326.56 0.00 0.00
Property Description or Subdivision Name:	Konterra Town Center East
Break-even Point (preservation acres) =	48.98
Acres of Net Tract clearing permitted who reforest	-45.04
Woodland Conservation Requirement Calculations:	
Existing Woodland on Net Tract (acres)	3.94
Existing Woodland in Floodplain (acres)	8.43
Woodland Conservation Threshold (NTA) =	15.00%
Smaller of a or c	3.94
Woodland above WCT	0.00
Plan Number: (this must be completed for each phase)	Phase 1 Phase 2
Plan Phase or Name:	
Total area in this application (acres)	21.18 393.77
Floodplain area in this application (acres)	1.00 14.54
Net Tract area in the application (acres)	20.18 379.43
Woodland on the Net Tract for this phase (acres)	0.90 3.04
Woodland in the Floodplain for this phase	0.94 7.49
Woodland Cleared on Net Tract for this phase	0.82 1.24
Woodland Cleared in Floodplain	0.93 1.66
Off-site Woodland Clearing (1:1)	2.22 4.97
Off-site Mitigation provided on this property	0.00 0.00
Cumulative acres of Net Tract Woodland cleared	0.82 2.08
Cumulative acres of Floodplain woodland cleared	0.93 2.59
Smaller of d or e	0.00 0.00
Woodland Clearing below WCT	0.82 2.05
Replacement for clearing above the WCT (0.25 : 1)	0.00 0.00
Replacement for clearing below the WCT (2 : 1)	1.64 4.12
Reforestation Threshold (AFT) =	15.00%
Cumulative Woodland Conservation Required	52.95 60.82
Latest phase indicates cumulative requirement through that phase of work:	
Woodland Conservation Provided:	
Preservation	0.08 1.80
Reforestation	0.00 8.36
Alforestation	0.00 0.00
Area approved for fee-in-lieu	0.00 25.56
Credit for Off-site Mitigation on another property	6.82 20.10
Off-site Mitigation provided on this property	0.00 0.00
Total Woodland Conservation Provided	7.00 60.82
Woodland saved on this phase but not counted	0.00 0.00
Existing Net Tract Woodland in later phases	0.04 -2.9146
Shortage	-42.91 0.00

Prepared by: _____ Signature _____ Date 11/21/2011
 License Number: _____
 NOTE: PHASE ONE ENCOMPASSES THE LAND BAY NECESSARY TO SUPPORT THE VIRGINIA MANOR ROAD PUBLIC CONTRACT PHASE 1S TO THE REMAINDER OF THE SITE. PHASE ONE IS LOCATED ON SHEETS 10, 16, 30, 31, 36, 39, AND 44-46. AN ADDITIONAL 10.36 ACRES WERE ADDED TO THE GROSS TRACT AS A RESULT OF THE PROJECT.

 Loiederman
Soltesz Associates, Inc.

LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
✆ 301 704 7555 ✉ 301 704 7656

Rockville
Lanham
Frederick
Waldorf
Leonardtown
Chesapeake

2	ADDED VMR PHASED SITE
1	Various revisions based on M-NCPPC Pre-Review comments

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20611199 28-111-K8-K11 28-111-87-810	
MAP 3 6 4	GRID
TAX MAP	ZONING CATEGORY:
MAP 9: GRIDS: B2-B4, C1-C4, D1-D4	M-X-T
M-NCPPC 200' SHEET 216NE05, 216NE06 217NE05, 217NE05 218NE06	
WSSC 200' SHEET 216NE05, 216NE06	

APPLICANTS
KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870

FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036



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

DSP-08011
APPROVED PLAN

APPROVAL SHEET



1" = NTS

SHEET 2
OF 52

PROJECT NO.
0802-06-31

KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

MISS UTILITY NOTE
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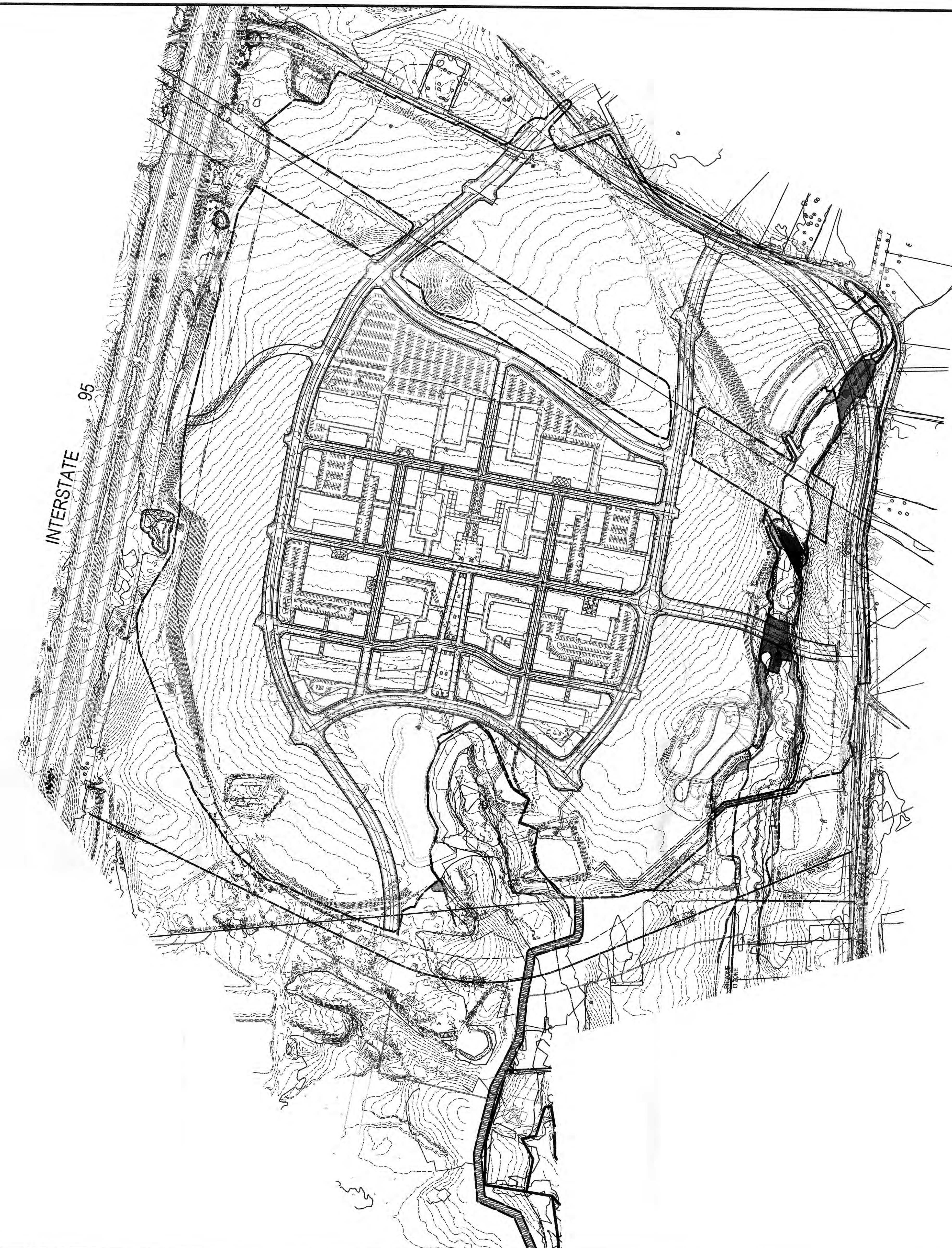


APPLICANTS
KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870
FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6600

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 001191	
MAP 3 & 4	GRID 26-41, 26-42, 26-43
TAX MAP MAP 9, GRIDS: B2-B4, C1-C4, D1-D4	ZONING CATEGORY: M-X-T
M-NCPPC 200' SHEET 216NE05, 216NE06 217NE05, 217NE06 218NE06	
WISC 200' SHEET 216NE05, 216NE06 217NE05, 217NE06 218NE06	

NO. 1		Various revisions based on M-NCPPC Pre-Review comments		TNK	08/18/08
DATE: JUNE, 2008		CAD STANDARDS VERSION: MICROSTATION V8		CHECKED: WKO	
DESIGNED: BAM		TECHNICIAN: BAM			

LS Loiederman
Soltesz Associates, Inc.
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LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- PROPOSED SEWER LINE/MANHOLE
- PROPOSED WATER LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- STREAM CENTERLINE
- NON-TIDAL WETLANDS
- WETLAND BUFFER
- 100 YEAR FLOODPLAIN
- EXPANDED BUFFER
- STREAM VALLEY BUFFER
- LIMITS OF DISTURBANCE
- 65 dBA line
- FOREST STAND AREA
- AREA OF TREE PRESERVATION
- WOODLAND CLEARED
- WOODLAND CLEARED IN FLOODPLAIN
- OFFSITE CLEARING
- SPECIMEN TREE
- SPECIMEN TREE (TO BE REMOVED)
- TREE PRESERVATION SIGN

DSP-08011
APPROVED PLAN

M-NCPPC APPROVALS			
PROJECT NAME: KONTERRA - TOWN CENTER EAST			
PROJECT NUMBER: DSP-08011			
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	7-21-09	H2	7-6-10
02			
03			
04			
05			

COMPOSITE TREE CONSERVATION PLAN
TYPE - II

KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 3 OF 52

PROJECT NO. 0802-06-31

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REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	08/18/08	Various revisions based on M-NCPPC Pre-Review comments	TNR
2	08/18/08	Various revisions based on M-NCPPC Pre-Review comments	TNR
3	08/18/08	Various revisions based on M-NCPPC Pre-Review comments	TNR
4	08/18/08	Various revisions based on M-NCPPC Pre-Review comments	TNR
5	08/18/08	Various revisions based on M-NCPPC Pre-Review comments	TNR
6	08/18/08	Various revisions based on M-NCPPC Pre-Review comments	TNR
7	08/18/08	Various revisions based on M-NCPPC Pre-Review comments	TNR
8	08/18/08	Various revisions based on M-NCPPC Pre-Review comments	TNR
9	08/18/08	Various revisions based on M-NCPPC Pre-Review comments	TNR
10	08/18/08	Various revisions based on M-NCPPC Pre-Review comments	TNR

APPLICANTS
KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870

FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6600



MISS UTILITY NOTE
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-
- 175
 180
 PSAN PSW
 FW
 WL
 WB
 FP
 EB
 SVB
 LDO
 10' PUE
 65 dBA
 RR ZONE
 T3 ZONE
 TPO
 EXISTING 2' CONTOUR
 EXISTING 10' CONTOUR
 PROPOSED 2' CONTOUR
 PROPOSED 10' CONTOUR
 EXISTING TREELINE
 PHASE LINE
 PROPERTY BOUNDARY
 PROPOSED LOT LINES
 PROPOSED SEWER LINE/MANHOLE
 PROPOSED WATER LINE
 PROPOSED EASEMENT
 STREAM CENTERLINE
 NON-TIDAL WETLANDS
 WETLAND BUFFER
 100 YEAR FLOODPLAIN
 EXPANDED BUFFER
 STREAM VALLEY BUFFER
 LIMITS OF DISTURBANCE
 PROPOSED PUBLIC UTILITY EASEMENT
 ZONING LINE
 TREE PROTECTION DEVICE
 AREA OF TREE PRESERVATION
 WOODLAND CLEARED
 WOODLAND CLEARED IN FLOODPLAIN
 OFFSITE CLEARING
 REFORESTATION
 SPECIMEN TREE
 SPECIMEN TREE (TO BE REMOVED)
 TREE PRESERVATION SIGN

THIS AREA SHOWN FOR INFORMATIONAL PURPOSES
ONLY, NOT PART OF PROJECT AREA

VIRGINIA MANOR ROAD EAST
W (150' WIDE RIGHT OF WAY)

30 15 0 30

TREE CONSERVATION PLAN - TYPE II



0 10 20 30'

1" = 30'

SHEET 4
OF 52

PROJECT NO.
0000 00 24



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COPYRIGHT ADD THE MAP PEOPLE PERMITTED USE NUMBER 20611199	
MAP 3 & 4	J8-J11; K6-K11 A6-A15; B7-B10
TAX MAP MAP 9: GRIDS: B2-B4, C1-C4, D1-D4	ZONING CATEGORY: M-X-T
M-NCPPC 200' SHEET 216NE05, 216NE06 217NE05, 217NE05 218NE06	
WSSC 200' SHEET 216NE05, 216NE06 217NE05, 217NE05	

APPLICANTS

KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870

FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6600



MISS UTILITY NOTE

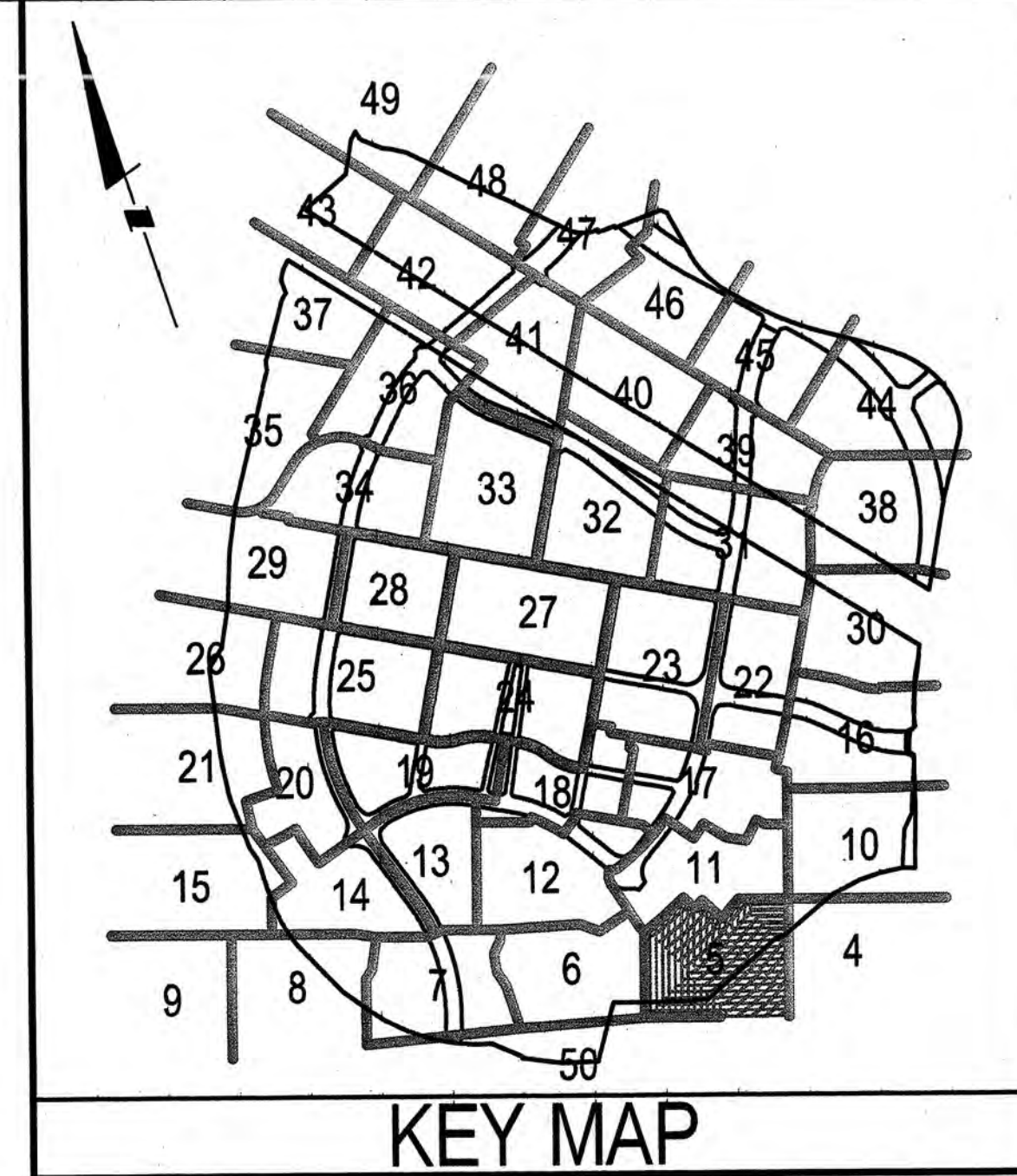
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KONTERRA

TOWN CENTER EAST

VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SEE SHEET 11



LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING TREELINE
- PHASE LINE
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- PROPOSED SEWER LINE/MAIN/WHOLE
- PROPOSED WATER LINE
- PROPOSED EASEMENT
- STREAM CENTERLINE
- NON-TIDAL WETLANDS
- WETLAND BUFFER
- 100 YEAR FLOODPLAIN
- EXPANDED BUFFER
- STREAM VALLEY BUFFER
- LIMITS OF DISTURBANCE
- PROPOSED PUBLIC UTILITY EASEMENT
- 10' PUE
- 65 dBA line
- RR ZONE
- T3 ZONE
- ZONING LINE
- TREE PROTECTION DEVICE
- AREA OF TREE PRESERVATION
- WOODLAND CLEARED
- WOODLAND CLEARED IN FLOODPLAIN
- OFFSITE CLEARING
- REFORESTATION
- SPECIMEN TREE
- SPECIMEN TREE (TO BE REMOVED)
- TREE PRESERVATION SIGN

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 4

WOODLAND CLEARED
AREA I - 0.02 Ac.OFFSITE CLEARING
AREA A - 4.56 Ac.TAX MAP 9, PARCEL 114
SUNETH PERERA &
KAMALA KEERTHIRATHNA
LIBER 17223, FOLIO 615
ZONE: RR
USE: UNDEVELOPEDTAX MAP 9, PARCEL 115
ERNEST W. SEGER
LIBER 1472, FOLIO 134
ZONE: RR
USE: UNDEVELOPEDTAX MAP 9, PARCEL 116
BERNARD LEE SEGER & RUTH R. SEGER
LIBER 1472, FOLIO 134
ZONE: RR
USE: UNDEVELOPEDPROPOSED INTERCOUNTY CONNECTOR
(VARIABLE WIDTH RIGHT OF WAY)

SEE SHEET 50

30 15 0 30 60

TREE CONSERVATION PLAN - TYPE II

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Soltész Associates, Inc.

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Lanham, MD 20706
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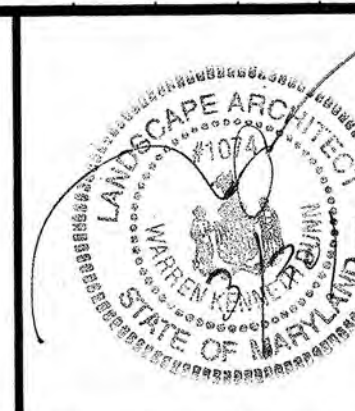
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COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 2011195		MAP		ZONING CATEGORY	
3 & 4	0100	MAP 9, GRIDS: B2-B4, C1-C4, D1-D4	218NE05, 218NE06, 217NE05, 217NE06	M-X-T	
2	ADDED VMR PHASED SITE	BCD	1/1/12	218NE05, 218NE06, 217NE05, 217NE06	
1	Various revisions based on M-NCPPC Pre-Review comments	TKN	08/18/08	218NE05, 218NE06, 217NE05, 217NE06	
NO.	DATE	BY	DATE	WESC 2007 SHEET	
DESIGNED: BAM	DATE: June 2008	BY: WKO	DATE: 08/18/08	218NE05, 218NE06, 217NE05, 217NE06	
TECHNICIAN: BAM	CAD STANDARDS VERSION: MICROSTATION V8	CHECKED: WKO			

APPLICANTS
KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870

FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6600



MISS UTILITY NOTE

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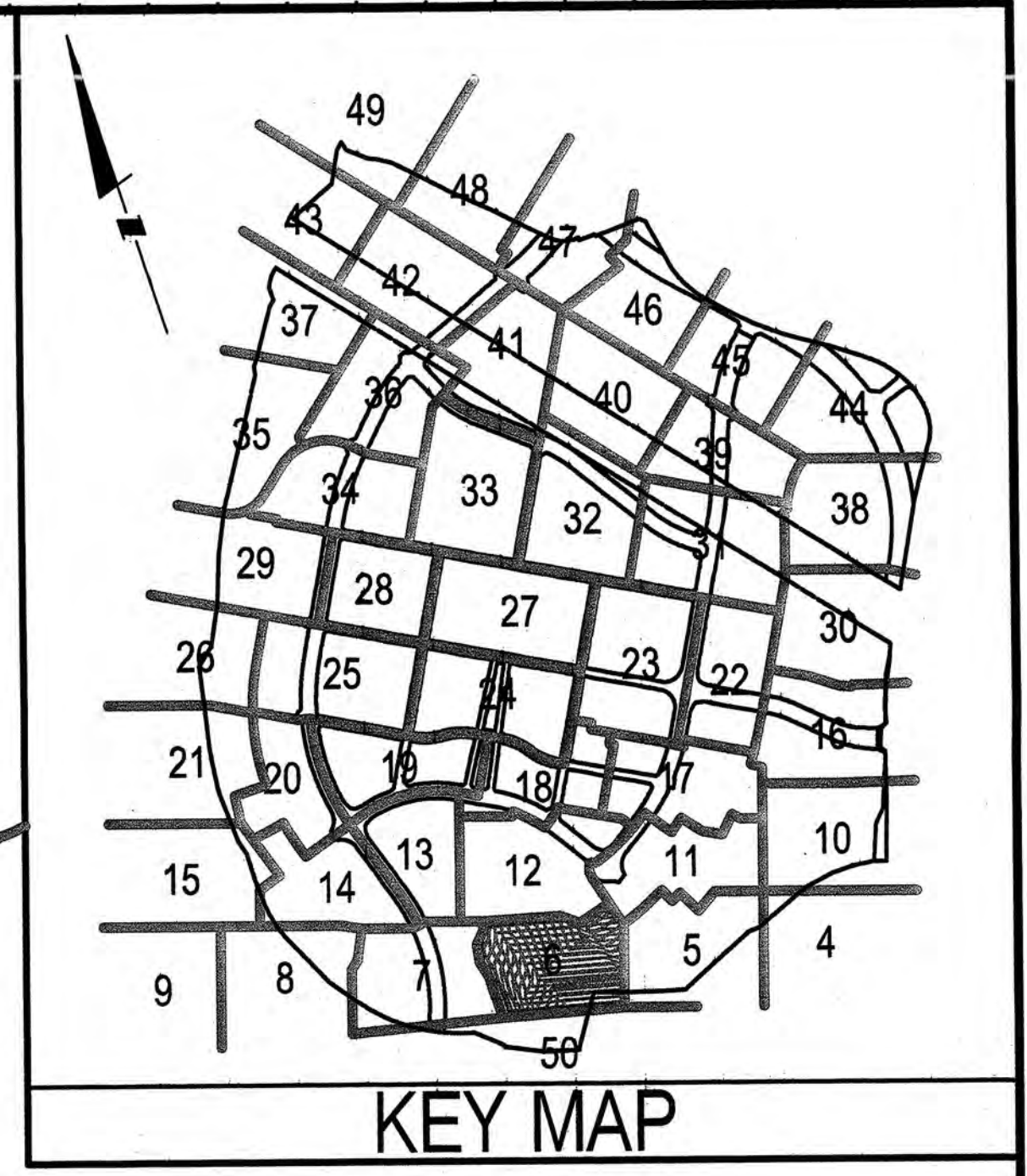
KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

LS

SHEET 5
OF 55

PROJECT NO.
0802-06-31

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII / 65 / 08			
APPROVED BY	DATE		
K. SHOULARS	8/23/10		
01	K. Shoulars	4/5/12	
02			
03			
04			
05			
M-NCPPC APPROVALS			
PROJECT NAME: KONTERRA - TOWN CENTER EAST			
PROJECT NUMBER: DSP-08011			
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.			
APPROVAL OR REVISION #	DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
	7-21-09	HZ	7-6-10



- LEGEND**
- EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - PROPOSED 10' CONTOUR
 - EXISTING TREELINE
 - PHASE LINE
 - PROPERTY BOUNDARY
 - PROPOSED LOT LINES
 - PROPOSED SEWER LINE/MANHOLE
 - PROPOSED WATER LINE
 - PROPOSED BASEMENT
 - STREAM CENTERLINE
 - NON-TIDAL WETLANDS
 - WETLAND BUFFER
 - 100 YEAR FLOODPLAIN
 - EXPANDED BUFFER
 - STREAM VALLEY BUFFER
 - LIMITS OF DISTURBANCE
 - PROPOSED PUBLIC UTILITY EASEMENT
 - 10' PUE
 - 65 dBA
 - RR ZONE
 - TS ZONE
 - ZONING LINE
 - TREE PROTECTION DEVICE
 - AREA OF TREE PRESERVATION
 - WOODLAND CLEARED
 - WOODLAND CLEARED IN FLOODPLAIN
 - OFFSITE CLEARING
 - REFORESTATION
 - SPECIMEN TREE
 - SPECIMEN TREE (TO BE REMOVED)
 - TREE PRESERVATION SIGN

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 65 / 08

APPROVAL OR REVISION #	DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
01	7-21-09	HZ	7-6-10
02			
03			
04			
05			

M-NCPPC APPROVALS

PROJECT NAME: KONTERRA - TOWN CENTER EAST
PROJECT NUMBER: DSP-08011

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISED LISTED BELOW APPLY TO THIS SHEET

LS Loiederman Soltesz Associates, Inc.
Rockville
Lanham
Frederick
Waldorf
Leonardtown
Chantilly

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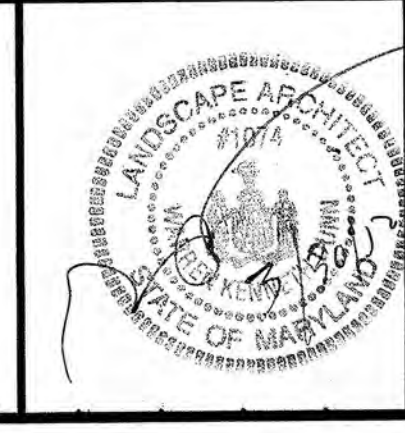
Engineering
Planning
Surveying
Environmental Sciences

REVISIONS		DATE	BY	DATE
1	ADDED VNR PHASED SITE	06/18/08	BNK	06/18/08
2	Various revisions based on M-NCPPC Pre-Review comments	06/18/08	BNK	06/18/08

TAX MAP 8, PARCEL 4 & 5		TAX MAP 9, PARCEL 26	
1325 G STREET ASSOCIATES LIMITED PARTNERSHIP	LIBER 5548, FOLIO 921	TRACT NINETEEN	883.1056 AC.

APPLICANTS
KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870

FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6600



MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST OBTAIN THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY OBTAINING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-287-7777, 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.

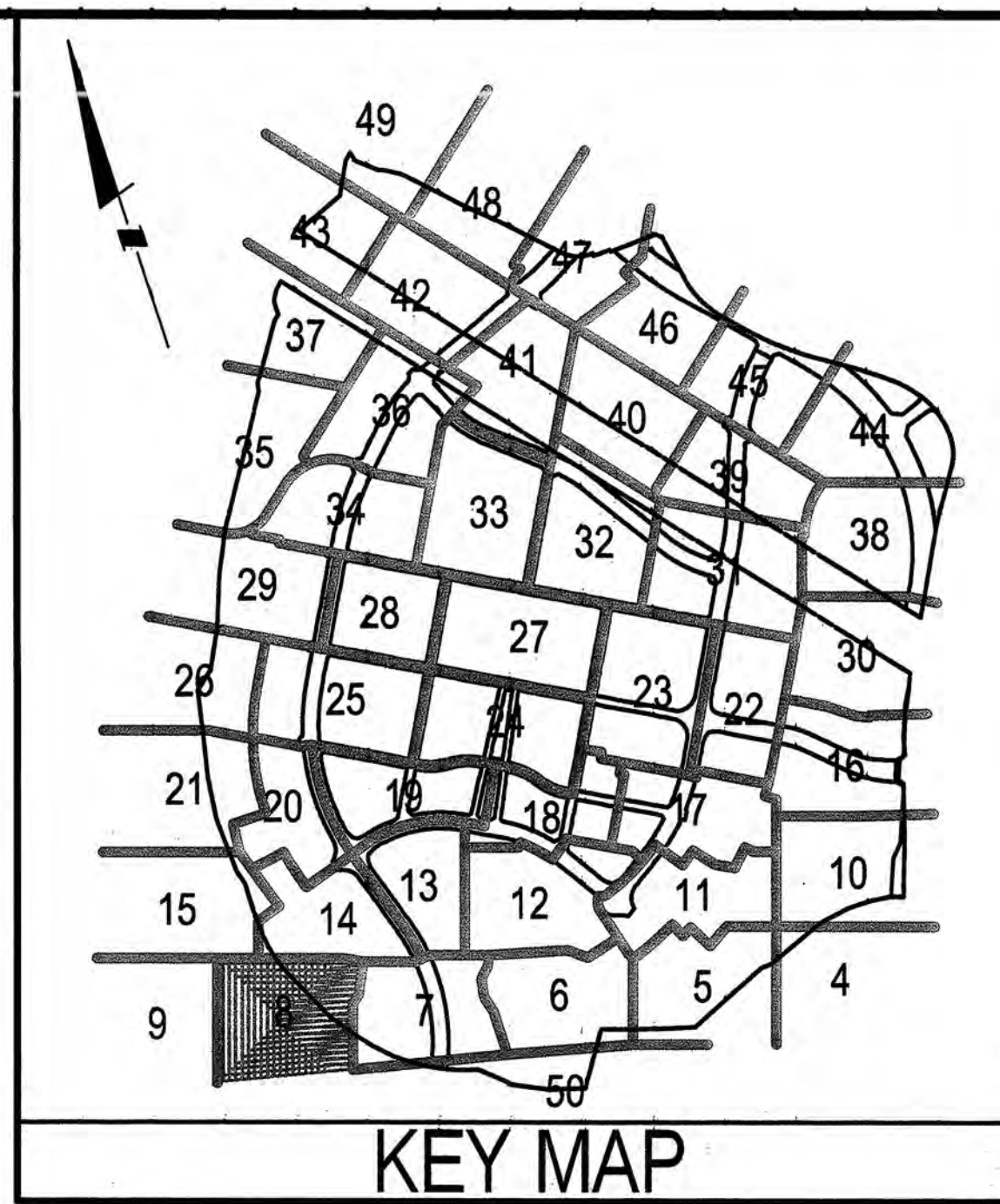
TREE CONSERVATION PLAN - TYPE II

KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO. 0802-06-31

MATCH LINE SEE SHEET 15

MATCH LINE SEE SHEET 14



KEY MAP

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING TREELINE
- PHASE LINE
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- PROPOSED SEWER LINE/MAINHOLE
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- PROPOSED EASEMENT
- STREAM CENTERLINE
- NON-TIDAL WETLANDS
- WETLAND BUFFER
- 100 YEAR FLOODPLAIN
- EXPANDED BUFFER
- STREAM VALLEY BUFFER
- LIMITS OF DISTURBANCE
- PROPOSED PUBLIC UTILITY EASEMENT
- 10' PUE
- 65 dBA
- RR ZONE
- 13 ZONE
- ZONING LINE
- TREE PROTECTION DEVICE
- AREA OF TREE PRESERVATION
- WOODLAND CLEARED
- WOODLAND CLEARED IN FLOODPLAIN
- OFFSITE CLEARING
- REFORESTATION
- SPECIMEN TREE
- SPECIMEN TREE (TO BE REMOVED)
- TREE PRESERVATION SIGN

PROPOSED INTERCOUNTY CONNECTOR
(VARIABLE WIDTH RIGHT OF WAY)

65 dBA Ldn Unmitigated Noise Contour

FUTURE PAVING

FUTURE PAVING

TAX MAP 9, PARCEL 4 &
TAX MAP 13, PARCEL 26
1326 G STREET ASSOCIATES LIMITED PARTNERSHIP
LIBER 5548, FOLIO 921
TRACT NINETEEN
653.1056 AC.

30 0 30 60

TREE CONSERVATION PLAN - TYPE II



KONTERRA
TOWN CENTER EAST

VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

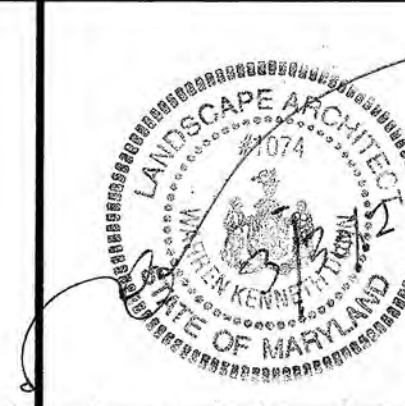
SHEET 8
OF 52
PROJECT NO.
0802-06-31

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4266 Forbes Boulevard
Lanham, MD 20706
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REVISIONS			
NO.	DATE	BY	DATE
2	ADDED VNR PHASED SITE	BCG	1/11/12
1	Various revisions based on M-NCPPC Pre-Review comments	TNK	08/18/08

TAX MAP			
MAP	GRID	ZONING CATEGORY	M-X-T
MAP 9, GRIDS: B2-B4, C1-C4, D1-D4			
WSPC 300 SHEET			
218NE05, 218NE06			
217NE05, 217NE06			
218NE06			

APPLICANTS
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14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
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FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6600

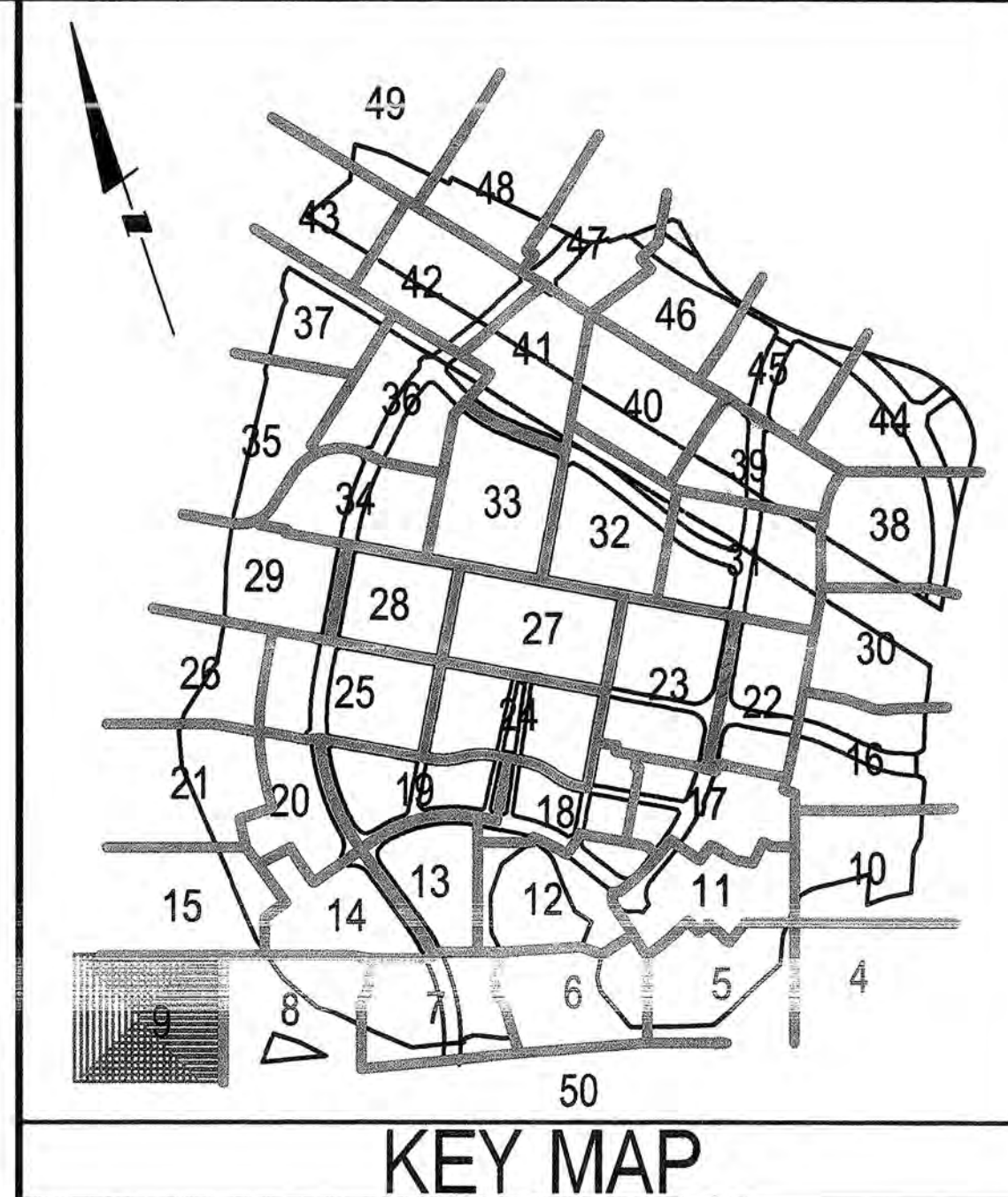


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APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
	7-21-09	HZ	7-6-10

PROPOSED INTERCOUNTY CONNECTOR
(VARIABLE WIDTH RIGHT OF WAY)

MXT ZONE
RR ZONE



LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPERTY BOUNDARY
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- STREAM CENTERLINE
- NON-TIDAL WETLANDS
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- 100 YEAR FLOODPLAIN
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- STREAM VALLEY BUFFER
- LIMITS OF DISTURBANCE
- PUBLIC UTILITY EASEMENT
- RR ZONE
- RR ZONE
- ZONING LINE
- TPO
- TREE PROTECTION DEVICE
- AREA OF TREE PRESERVATION
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- SPECIMEN TREE
- SPECIMEN TREE (TO BE REMOVED)
- TREE PRESERVATION SIGN

THIS SHEET IS FOR INFORMATIONAL PURPOSES
ONLY, NOT PART OF PROJECT AREA

TAX MAP 9, PARCEL 4 &
TAX MAP 13, PARCEL 28
LIBER 5548, FOLIO 921
TRACT NINETEEN
883.1056 AC.

DSP-08011
DSP-08011

APPROVED PLAN

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP11 / 65 / 08

APPROVED BY	DATE
<i>[Signature]</i>	6/23/10
<i>[Signature]</i>	4/5/12
01	
02	
03	
04	
05	

M-NCPPC APPROVALS

PROJECT NAME: KONTERRA - TOWN CENTER EAST

PROJECT NUMBER: DSP-08011

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
1	7-21-09	H2	7-6-10
2			
3			
4			
5			

TREE CONSERVATION PLAN - TYPE II



KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 9
OF 52
PROJECT NO.
0802-06-31

LS Loleiderman
Soltz Associates, Inc.
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Rockville
Lanham
Frederick
Waldorf
Leonardtown
Chantilly

Engineering
Planning
Surveying
Environmental Sciences

NO.	REVISIONS	BY	DATE
1	Various revisions based on M-NCPPC Pre-Review comments	TNK	08/18/08
2			
3			
4			
5			

DATE: JUN 2008
DESIGNED: BAM

CAD STANDARDS VERSION: MICROSTATION V8
TECHNICIAN: BAM

CHECKED: WMD

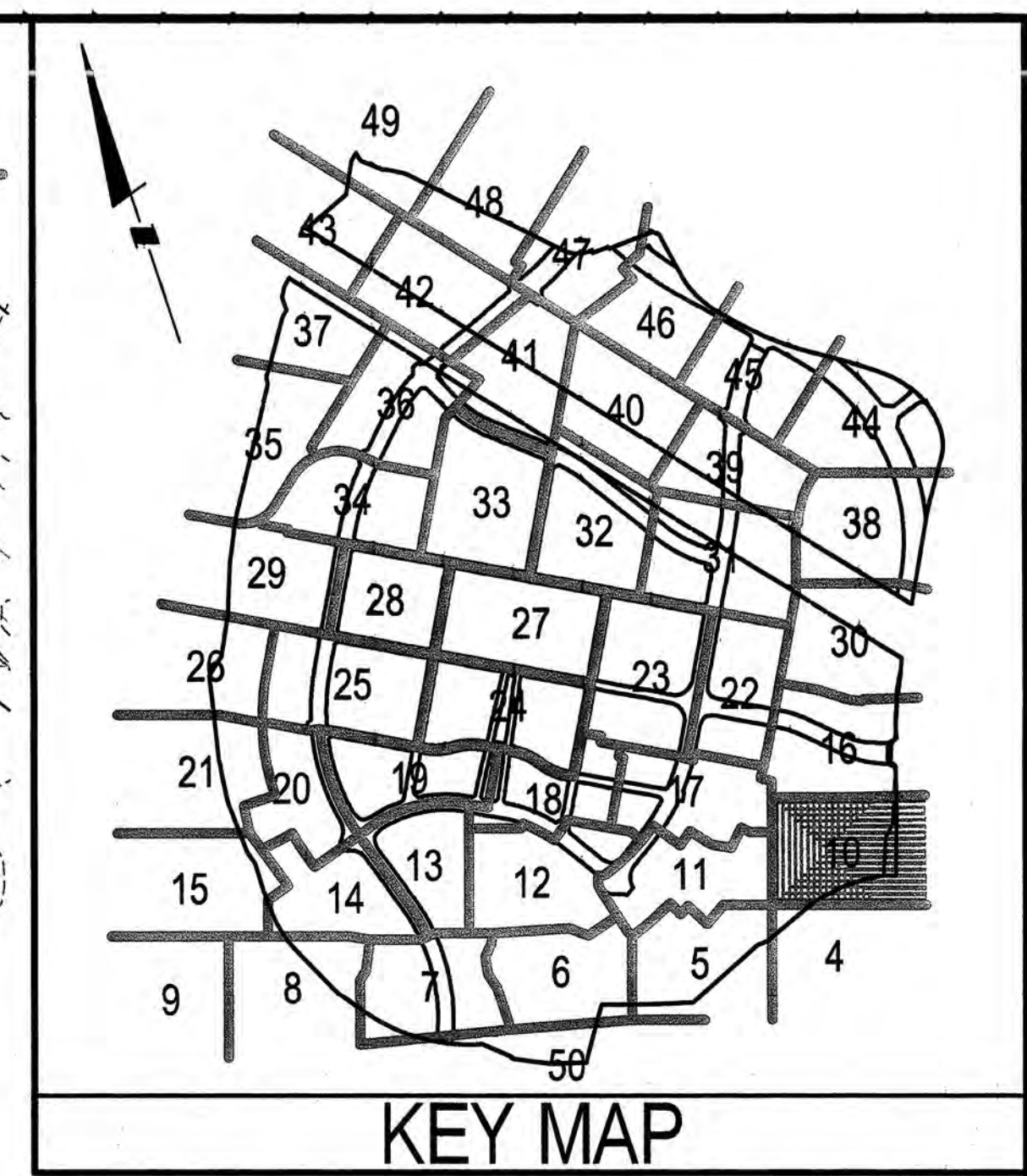
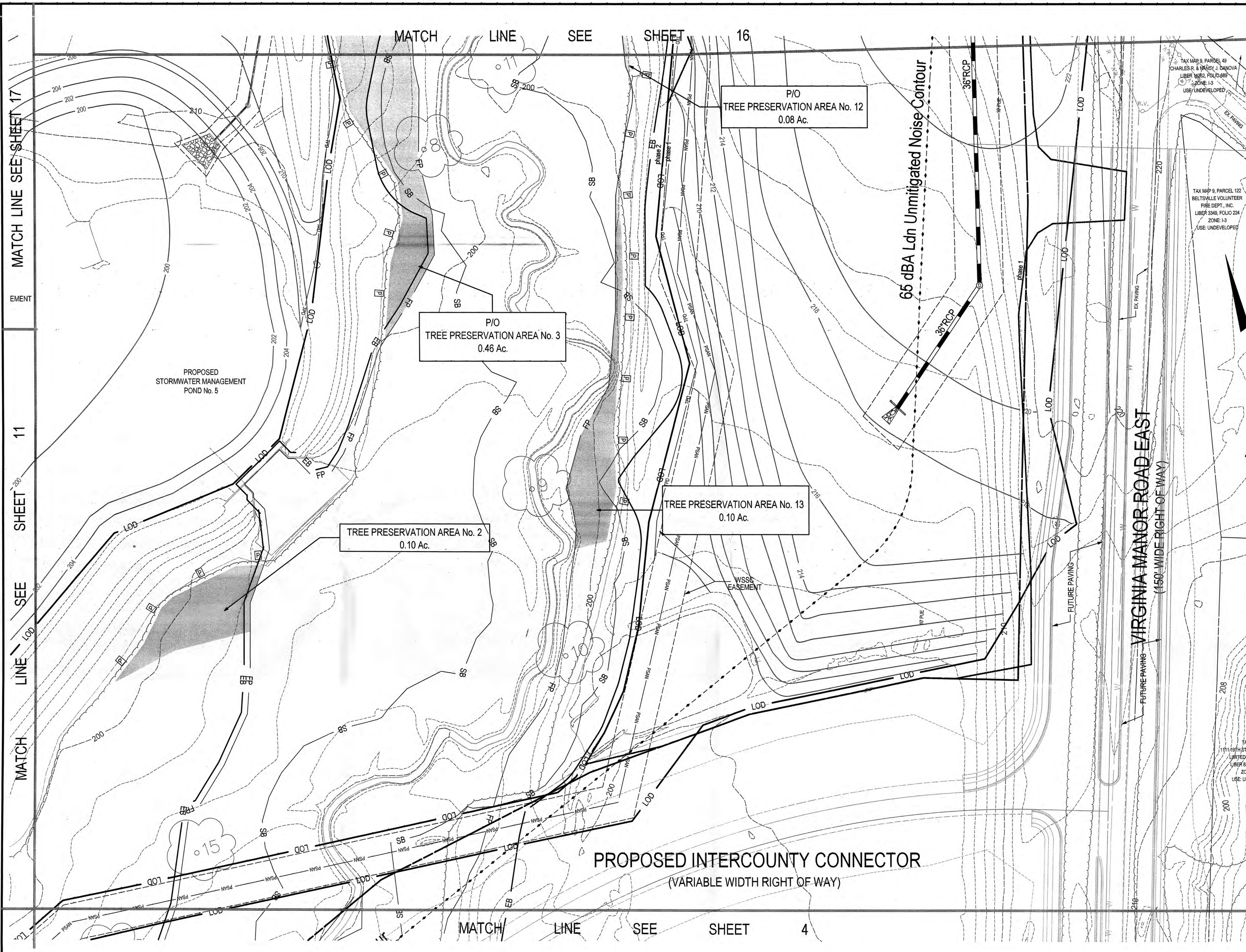
MAP	GRID	ZONING CATEGORY
TAX MAP MAP 9, GRIDS: B2-B4, C1-C4, D1-D4		M-X-T
M-NCPPC 200' SHEET 216NE05, 216NE06 217NE05, 217NE06 218NE06		
WSD 200' SHEET 216NE05, 216NE06 217NE05, 217NE06 218NE06		

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 - PROPOSED 2' CONTOUR
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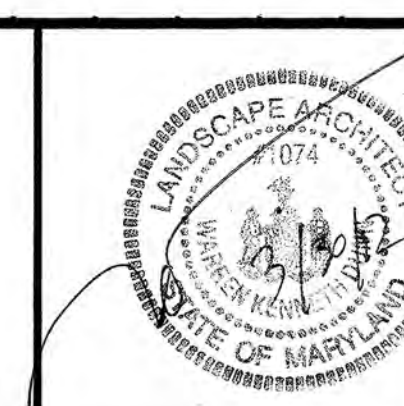
M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION			
APPROVAL			
TREE CONSERVATION PLAN			
TCPII / 65 / 08			
APPROVED BY			DATE
	K. SHOULARS		6-23-10
01	<i>K. Shoulsars</i>		<i>6/15/12</i>
02			
03			
04			
05			
M-NCPPC APPROVALS			
PROJECT NAME: KONTERRA - TOWN CENTER EAST			
PROJECT NUMBER: DSP-08011			
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
	7-21-09	HZ	7-6-10

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TAX MAP		ZONING CATEGORY:	
MAP 9, GRIDS: B2-B4, C1-C4, D1-D4		M-X-T	
M-NCPPC 200 SHEET		218NE05, 218NE06	
218NE05, 218NE06		218NE05, 218NE06	
218NE05, 218NE06		218NE05, 218NE06	

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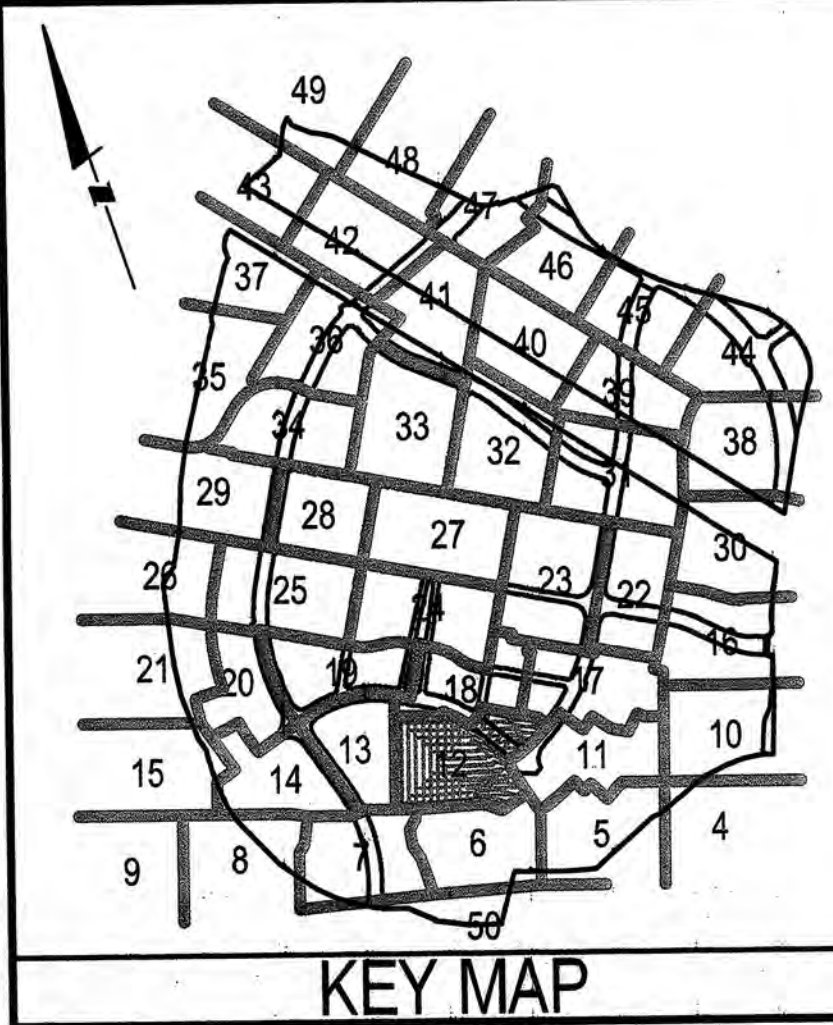
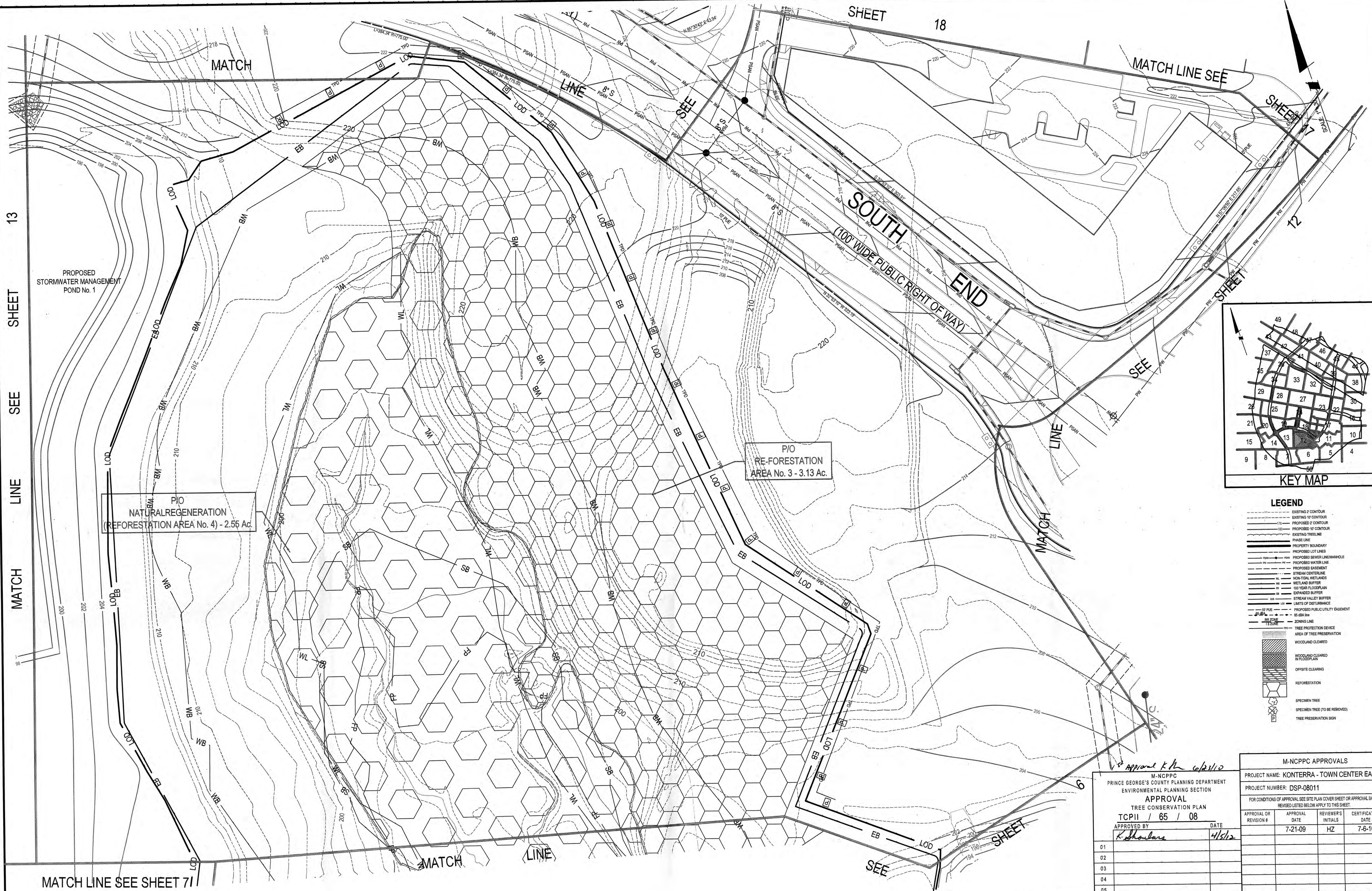
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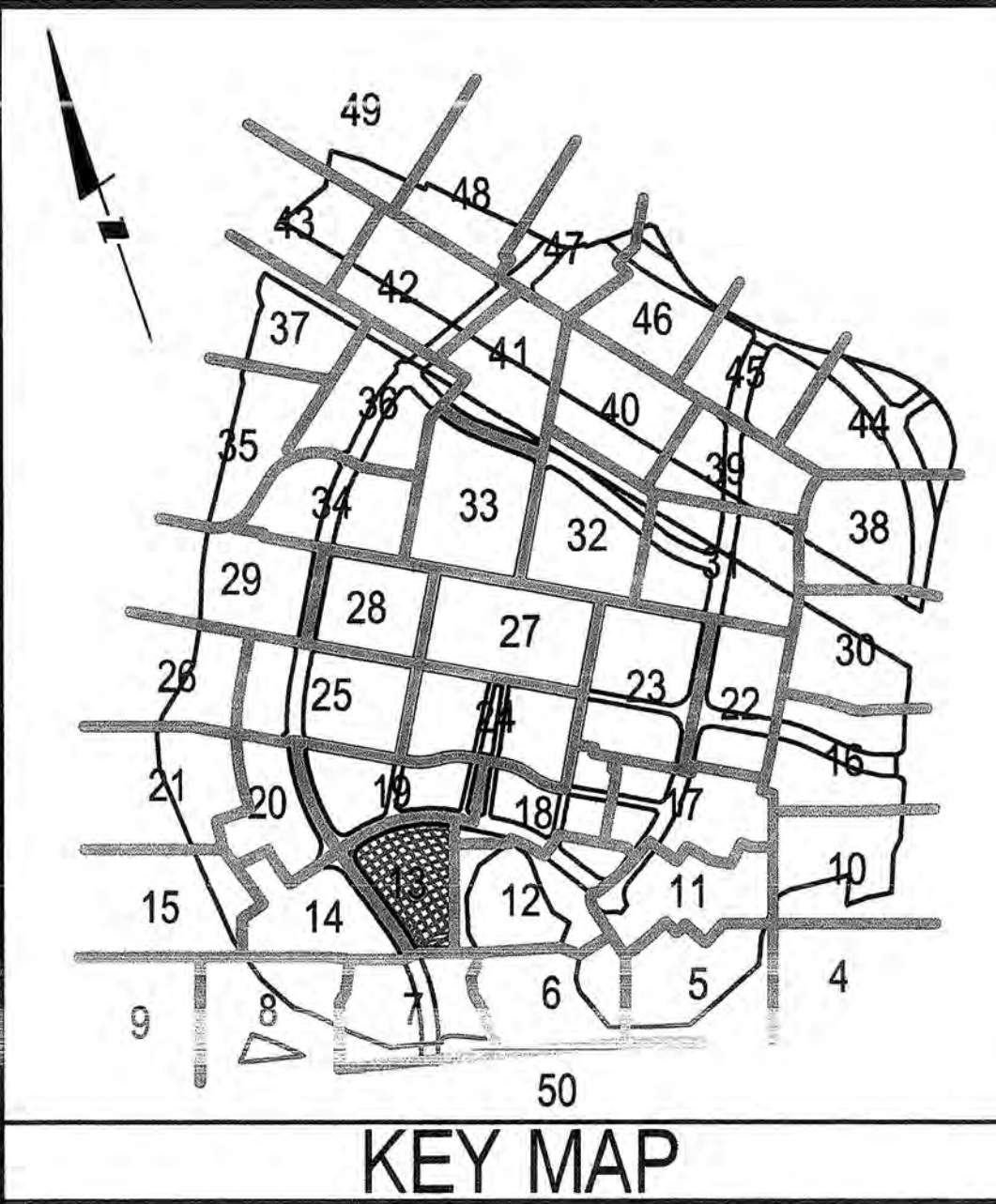
KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 10 OF 52

PROJECT NO. 0802-08-31



- LEGEND**
- EXISTING 2' CONTOUR
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 - PROPOSED 2' CONTOUR
 - PROPOSED 10' CONTOUR
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 - 36" PIPE
 - 48" PIPE
 - 60" PIPE
 - 72" PIPE
 - 90" PIPE
 - 108" PIPE
 - 120" PIPE
 - 144" PIPE
 - 168" PIPE
 - 192" PIPE
 - 216" PIPE
 - 240" PIPE
 - 270" PIPE
 - 300" PIPE
 - 324" PIPE
 - 360" PIPE
 - 396" PIPE
 - 432" PIPE
 - 468" PIPE
 - 504" PIPE
 - 540" PIPE
 - 576" PIPE
 - 612" PIPE
 - 648" PIPE
 - 684" PIPE
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LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- PROPOSED SEWER LINE/MANHOLE
- PROPOSED WATER LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- STREAM CENTERLINE
- NON-TIDAL WETLANDS
- WETLAND BUFFER
- 100 YEAR FLOODPLAIN
- EXPANDED BUFFER
- STREAM VALLEY BUFFER
- LIMITS OF DISTURBANCE
- PUBLIC UTILITY EASEMENT
- 65 dBA line
- RR ZONE
- T3 ZONE
- ZONING LINE
- TREE PROTECTION DEVICE
- AREA OF TREE PRESERVATION
- WOODLAND CLEARED
- WOODLAND CLEARED IN FLOODPLAIN
- OFFSITE CLEARING
- REFORESTATION
- SPECIMEN TREE
- SPECIMEN TREE (TO BE REMOVED)

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION			
APPROVAL			
TREE CONSERVATION PLAN			
TCPII / 65 / 08			
APPROVED BY	DATE		
<i>K. Hoffman</i>	6/23/10		
01	<i>K. Hoffman</i>	4/16/12	
02			
03			
04			
05			
M-NCPPC APPROVALS			
PROJECT NAME: KONTERRA - TOWN CENTER EAST			
PROJECT NUMBER: DSP-08011			
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
	7-21-01	H2	7-6-10

DSP-08011
APPROVED PLAN

TREE CONSRVATION PLAN - TYPE II

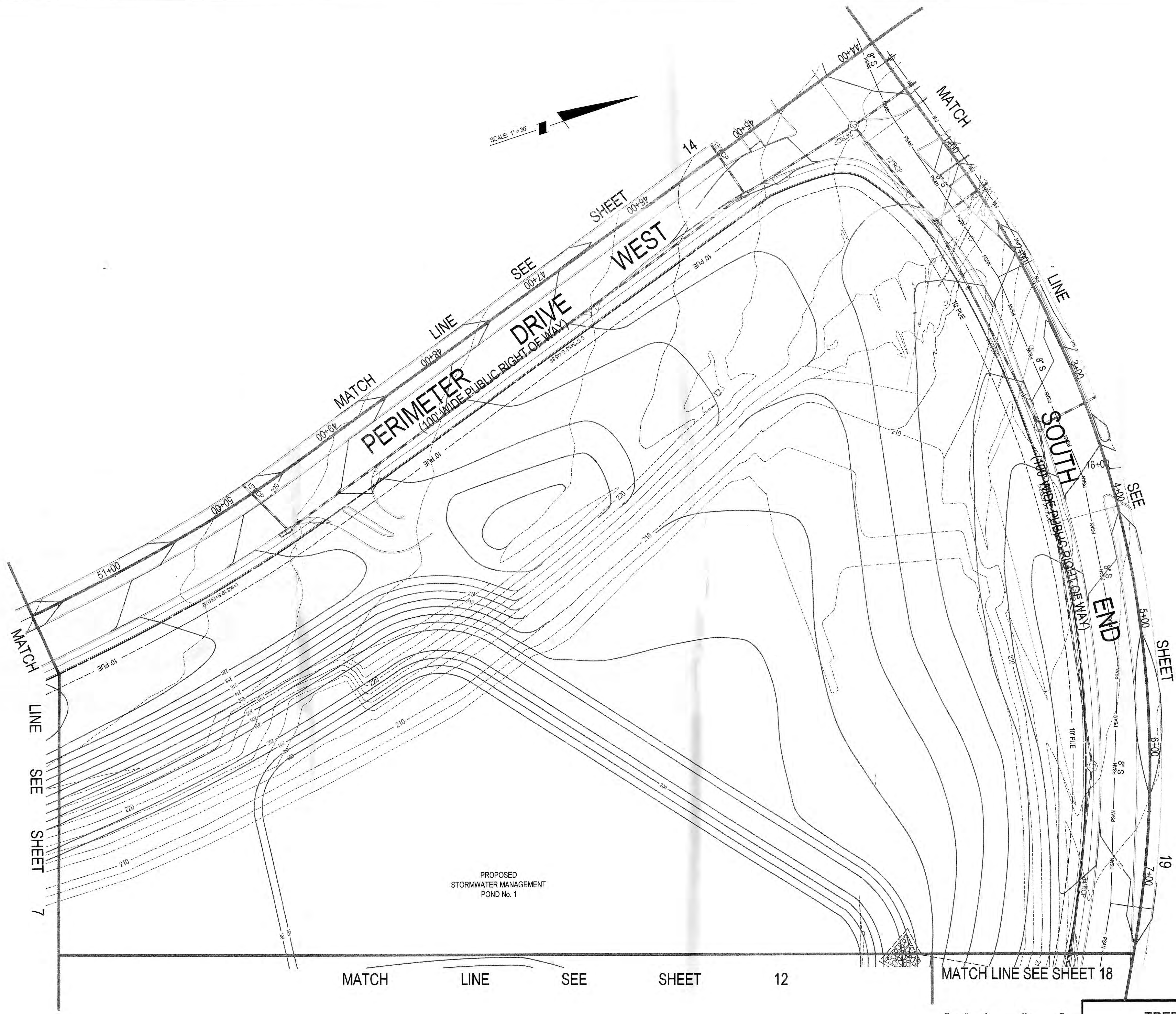
KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



SHEET 13
OF 52
PROJECT NO.
0802-06-31



SCALE: 1" = 30'



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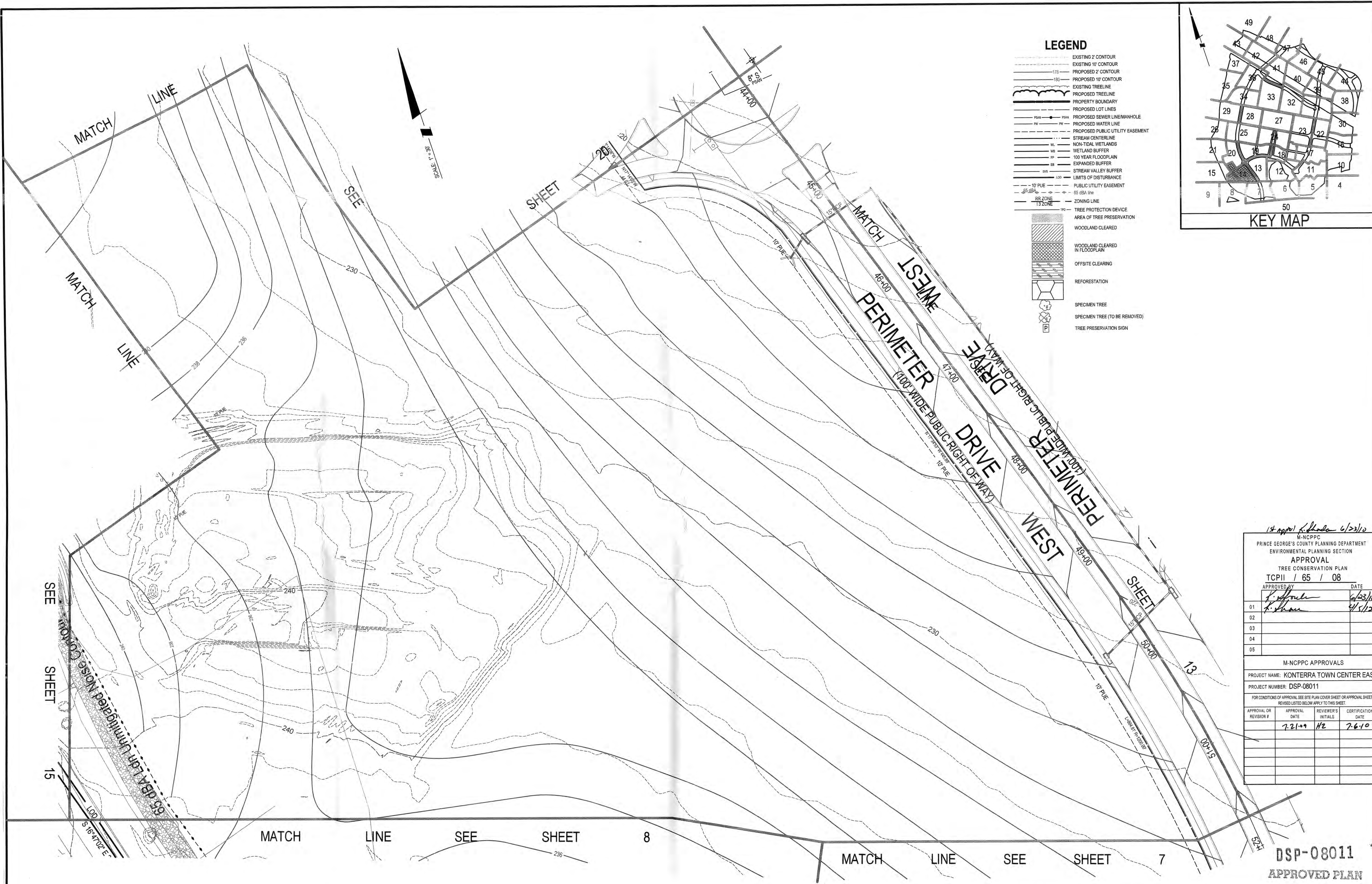
NO.	REVISIONS	DATE	BY	DATE
1	Various revisions based on M-NCPPC Pre-Review comments	08/18/08	TNK	
DESIGNED: BAM		DATE: June, 2008		
TECHNICIAN: BAM		CAD STANDARD VERSION: MICROSTATION V8		
CHECKED: WKD				

MAP 9: GRIDS: B2-B4, C1-C4, D1-D4	GRID: 28-31, 32-33	ZONING CATEGORY: M-X-7
M-NCPPC 100' SHEET 216NE05, 216NE06, 217NE05, 217NE06	W-NC 200' SHEET 216NE05, 216NE06, 217NE05, 217NE06	

APPLICANTS
KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870
FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6600

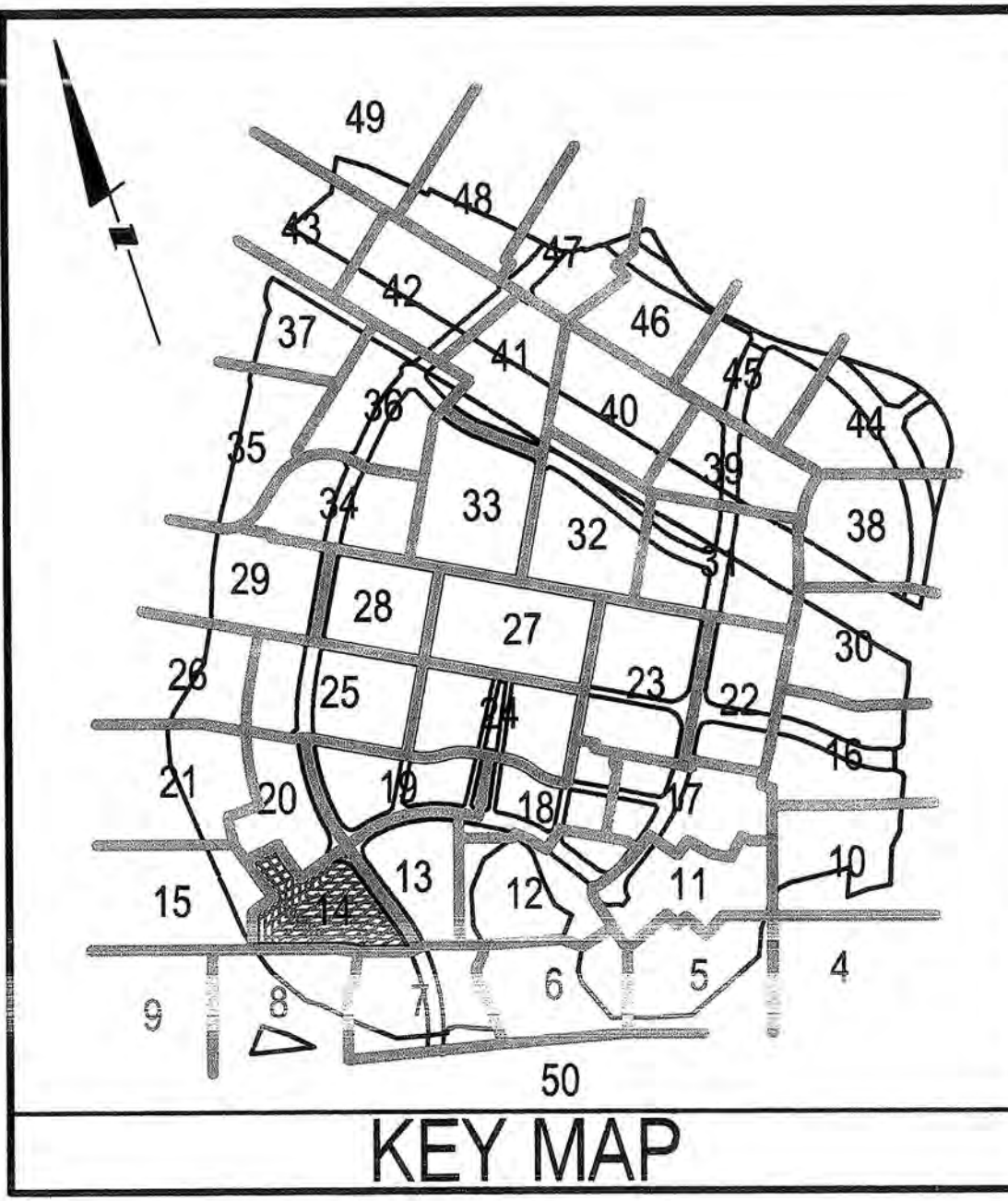


MISS UTILITY NOTE
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LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- PROPOSED SEWER LINE/MANHOLE
- PROPOSED WATER LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- STREAM CENTERLINE
- NON-TIDAL WETLANDS
- WETLAND BUFFER
- 100 YEAR FLOODPLAIN
- EXPANDED BUFFER
- STREAM VALLEY BUFFER
- LIMITS OF DISTURBANCE
- PUBLIC UTILITY EASEMENT
- 65' R/W
- RR ZONE
- 13' ZONE
- TREE PROTECTION DEVICE
- AREA OF TREE PRESERVATION
- WOODLAND CLEARED
- WOODLAND CLEARED IN FLOODPLAIN
- OFFSITE CLEARING
- REFORESTATION
- SPECIMEN TREE
- SPECIMEN TREE (TO BE REMOVED)
- TREE PRESERVATION SIGN



14 approved 6/23/10

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION

APPROVAL
TREE CONSERVATION PLAN
TCPII / 65 / 08

APPROVED BY	DATE
<i>K. Khan</i>	6/23/10
<i>K. Khan</i>	6/23/10

M-NCPPC APPROVALS

PROJECT NAME: KONTERRA TOWN CENTER EAST

PROJECT NUMBER: DSP-08011

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
	7-21-09	H2	7-6-10

DSP-08011
APPROVED PLAN

Loiederman
Soltész Associates, Inc.

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REVISIONS		DATE	BY	DATE
1	Various revisions based on M-NCPPC Pre-Review comments	08/18/09	TNK	
NO.	DATE	BY	DATE	
DESIGNED: BAM		TECHNICIAN: BAM		CHECKED: WKD

MAP	GRID	ZONING CATEGORY
MAP 9: GRIDS: B2-B4, C1-C4, D1-D4		M-X-T
M-NCPPC 200' SHEET		
216NE05, 216NE06		
217NE05, 217NE06		
218NE05, 218NE06		
219NE05, 219NE06		

APPLICANTS
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301-953-9670

FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6600



MISS UTILITY NOTE

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30 15 0 30 60

1" = 30'

TREE CONSERVATION PLAN - TYPE II

KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

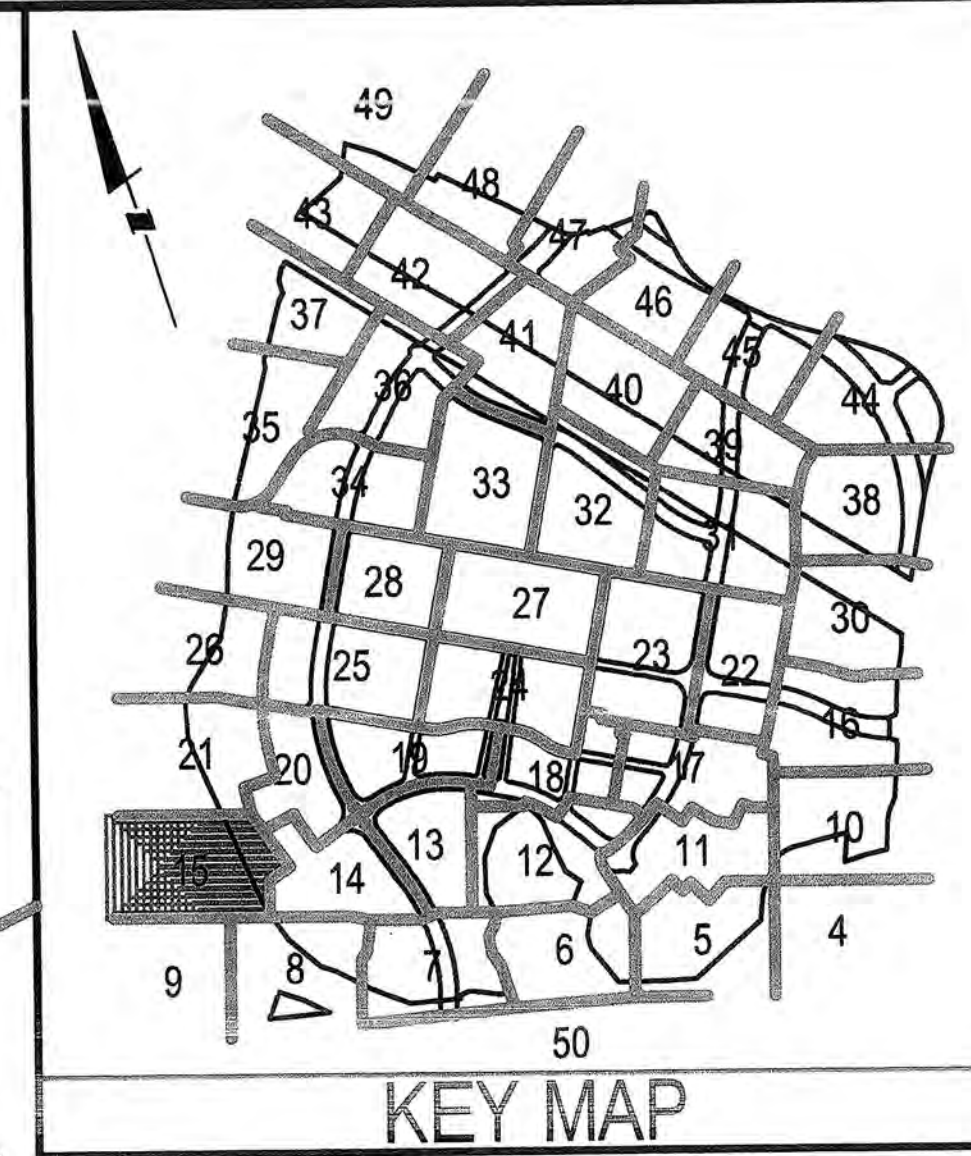
SHEET 14 OF 52

PROJECT NO. 0802-06-31

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- PROPOSED SEWER LINE/MAIN/POLE
- PROPOSED WATER LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- STREAM CENTERLINE
- NON-TIDAL WETLANDS
- WETLAND BUFFER
- 100 YEAR FLOODPLAIN
- EXPANDED BUFFER
- STREAM VALLEY BUFFER
- LIMITS OF DISTURBANCE
- PUBLIC UTILITY EASEMENT
- RR ZONE
- TS ZONE
- ZONING LINE
- TREE PROTECTION DEVICE
- AREA OF TREE PRESERVATION
- WOODLAND CLEARED
- WOODLAND CLEARED IN FLOODPLAIN
- OFFSITE CLEARING
- REFORESTATION
- SPECIMEN TREE
- SPECIMEN TREE (TO BE REMOVED)
- TREE PRESERVATION SIGN

MATCH LINE SEE SHEET 21



MATCH LINE SEE SHEET 14

PROPOSED INTER-COUNTY CONNECTOR (VARIABLE WIDTH RIGHT OF WAY)

INTERSTATE 95
(VARIABLE WIDTH RIGHT OF WAY)

MATCH LINE SEE SHEET 8

DSP-08011

APPROVED PLAN

TREE CONSERVATION PLAN - TYPE II

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION			
APPROVAL			
TREE CONSERVATION PLAN			
TCP# / 65 / 08			
APPROVED BY	DATE		
<i>[Signature]</i>	6/25/08		
01			
02			
03			
04			
05			

M-NCPPC APPROVALS			
PROJECT NAME: KONTERRA - TOWN CENTER EAST			
PROJECT NUMBER: DSP-08011			
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
1	7-21-09	HZ	7-6-10
2			
3			
4			

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REVISIONS			
NO.	DATE	BY	DATE
1	June 2008	TNK	08/18/08
Various revisions based on M-NCPPC Pre-Review comments			

M-NCPPC 200' SHEET			
218NE05, 218NE06	217NE05, 217NE06	218NE06	
M-NCPPC 200' SHEET			
218NE05, 218NE06	217NE05, 217NE06	218NE06	

APPLICANTS
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LAUREL, MARYLAND 20707
301-953-9870

FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6600

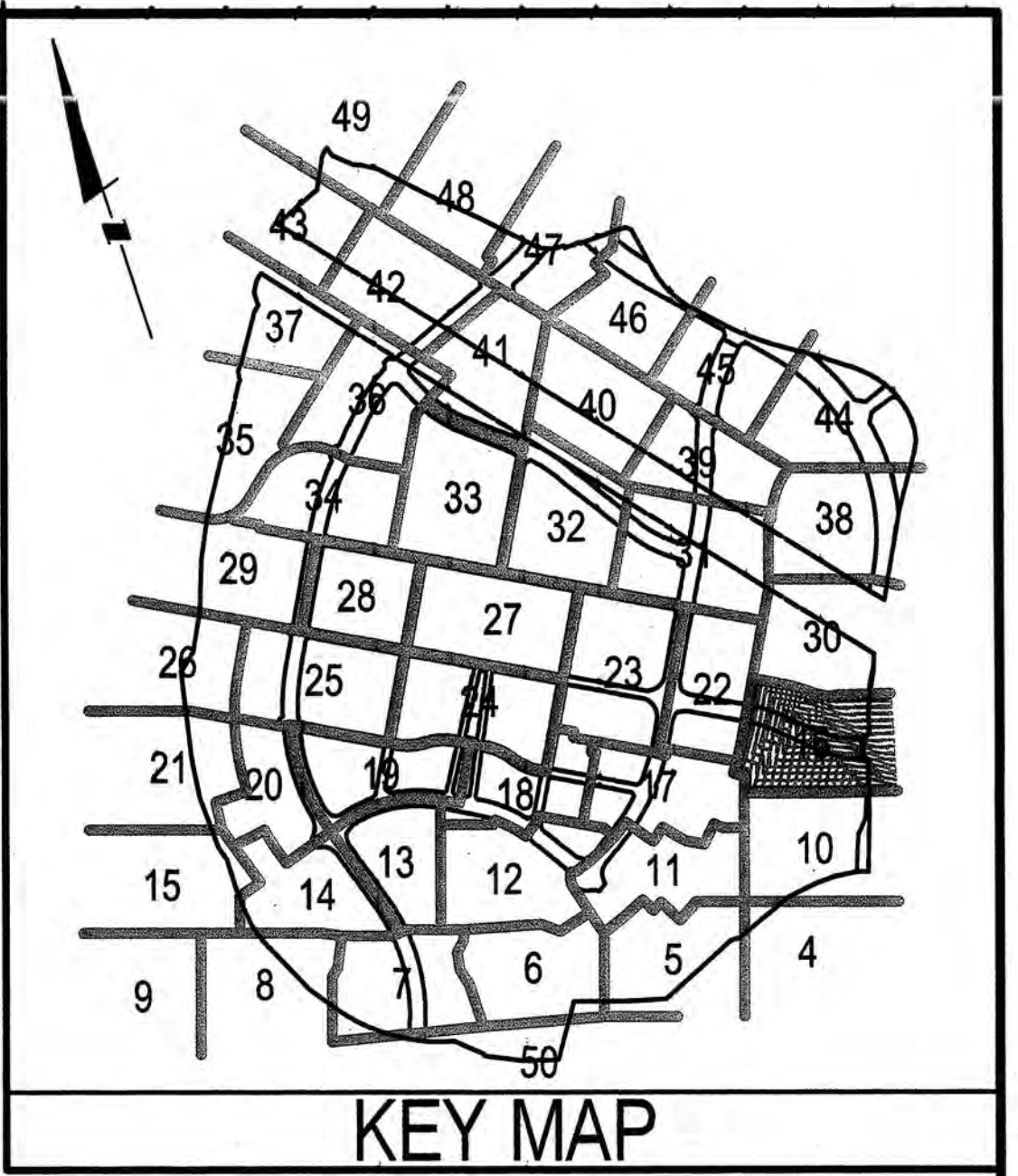


MISS UTILITY NOTE
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KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO.
0802-06-31

SHEET 15 OF 52



- LEGEND**
- EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - PROPOSED 10' CONTOUR
 - EXISTING TREELINE
 - PHASE LINE
 - PROPERTY BOUNDARY
 - PROPOSED LOT LINES
 - PROPOSED SEWER LINE/MANHOLE
 - PROPOSED WATER LINE
 - PROPOSED EASEMENT
 - STREAM CENTERLINE
 - NON-TIDAL WETLANDS
 - WETLAND BUFFER
 - 100 YEAR FLOODPLAIN
 - EXPANDED BUFFER
 - STREAM VALLEY BUFFER
 - LIMITS OF DISTURBANCE
 - PROPOSED PUBLIC UTILITY EASEMENT
 - 65 dBA line
 - RR ZONE
 - T3 ZONE
 - ZONING LINE
 - TPO
 - TREE PROTECTION DEVICE
 - AREA OF TREE PRESERVATION
 - WOODLAND CLEARED
 - WOODLAND CLEARED IN FLOODPLAIN
 - OFFSITE CLEARING
 - REFORESTATION
 - SPECIMEN TREE
 - SPECIMEN TREE (TO BE REMOVED)
 - TREE PRESERVATION SIGN

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION			
APPROVAL			
TREE CONSERVATION PLAN			
TCP11 / 65 / 08			
APPROVED BY		DATE	
K. SHOULARS		6-23-10	
01	<i>K. Shouls</i>	<i>4/5/12</i>	
02	<i>[Signature]</i>		
03			
04			
05			
M-NCPPC APPROVALS			
PROJECT NAME: KONTERRA - TOWN CENTER EAST			
PROJECT NUMBER: DSP-08011			
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
	7-21-09	HZ	7-6-10



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NO.	DATE	REVISIONS	BY	DATE
1	08/16/08	Various revisions based on M-NCPPC Pre-Review comments	TNK	
2	11/11/12	ADDED VLR PHASED SITE	BCG	

DATE: June, 2008
DESIGNED: BAM

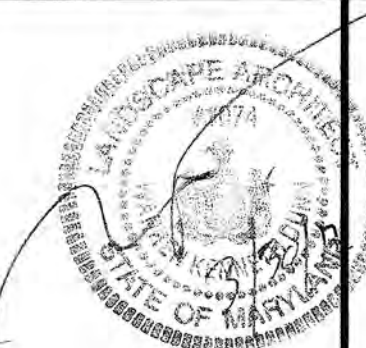
CAD STANDARD VERSION: MICROSTATION V8
TECHNICIAN: BAM

CHECKED: WKO

APPLICANTS

KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-853-9870

FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6600



MISS UTILITY NOTE

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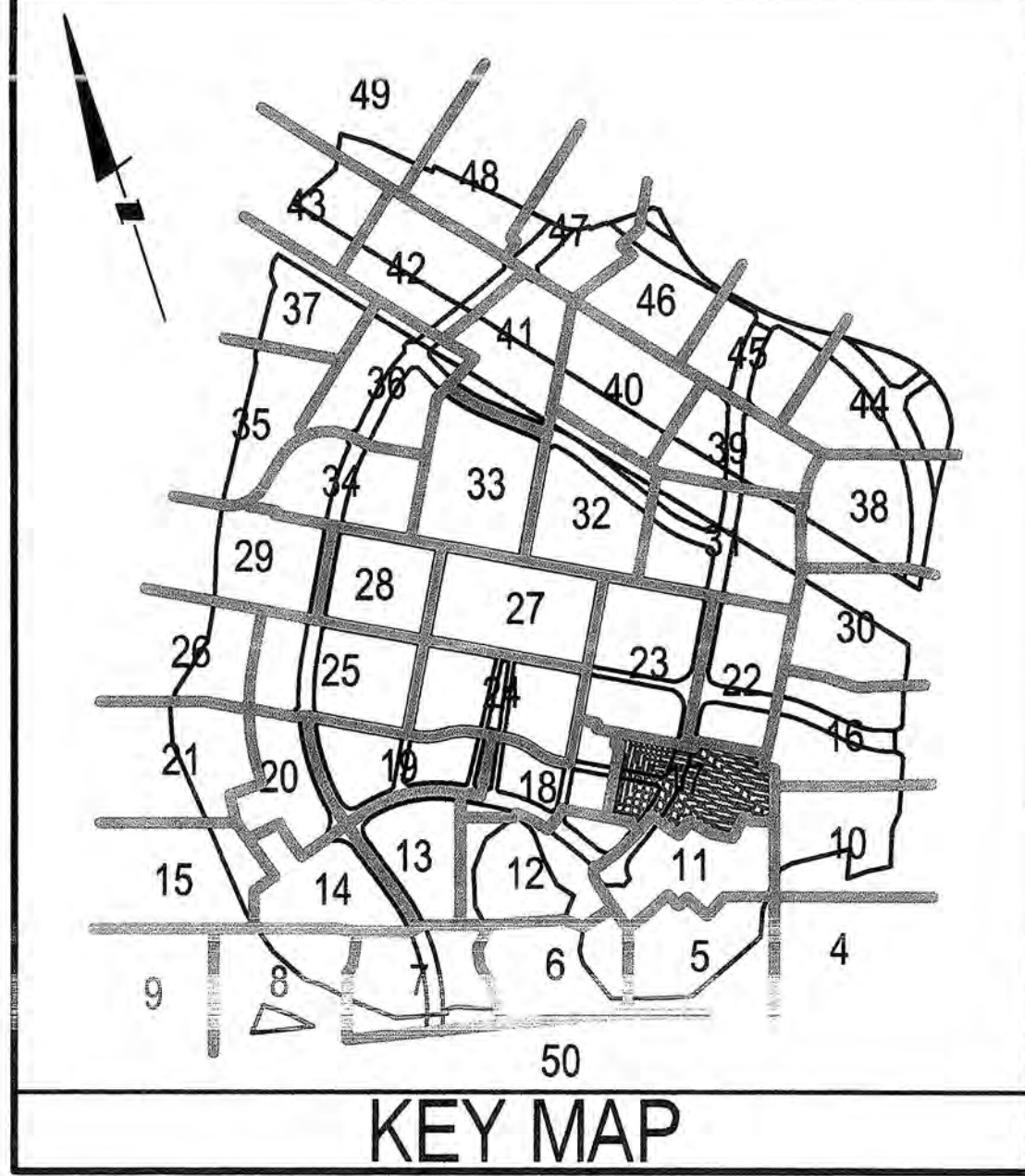
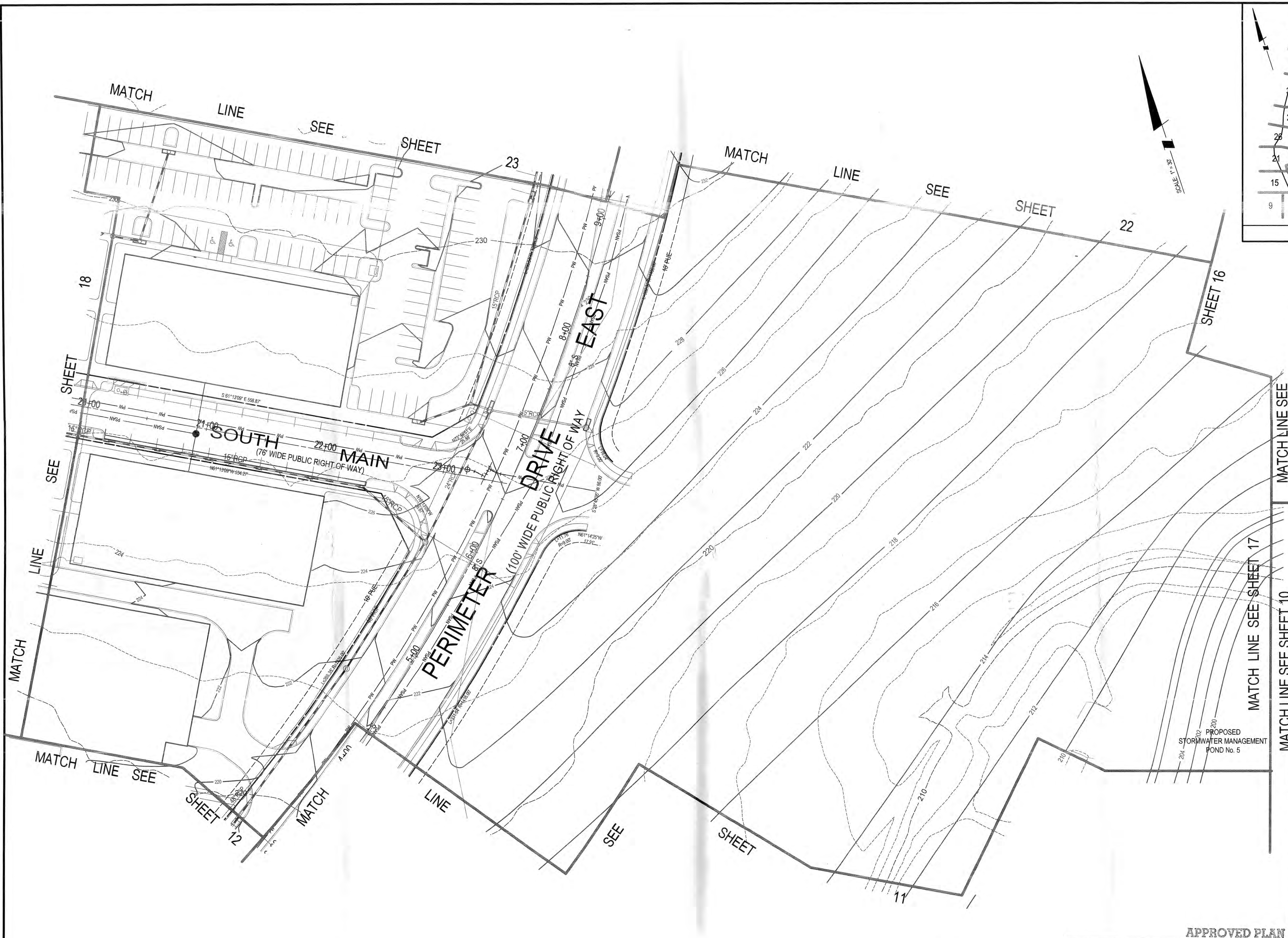
TREE CONSERVATION PLAN - TYPE II

KONTERRA
TOWN CENTER EAST

VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 16
OF 52

PROJECT NO.
0802-06-31



- LEGEND**
- EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - PROPOSED 10' CONTOUR
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - PROPERTY BOUNDARY
 - PROPOSED LOT LINES
 - PROPOSED SEWER LINE/MANHOLE
 - PROPOSED WATER LINE
 - PROPOSED PUBLIC UTILITY EASEMENT
 - STREAM CENTERLINE
 - NON-TIDAL WETLANDS
 - WETLAND BUFFER
 - 100 YEAR FLOODPLAIN
 - EXPANDED BUFFER
 - STREAM VALLEY BUFFER
 - LIMITS OF DISTURBANCE
 - PUBLIC UTILITY EASEMENT
 - 65 dBA line
 - RR ZONE
 - T3 ZONE
 - ZONING LINE
 - TREE PROTECTION DEVICE
 - AREA OF TREE PRESERVATION
 - WOODLAND CLEARED
 - WOODLAND CLEARED IN FLOODPLAIN
 - OFFSITE CLEARING
 - REFORESTATION
 - SPECIMEN TREE
 - SPECIMEN TREE (TO BE REMOVED)
 - TREE PRESERVATION SIGN

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 65 / 08

APPROVED BY: *[Signature]* DATE: 6/23/08
REVIEWED BY: *[Signature]* DATE: 6/5/08

01			
02			
03			
04			
05			

M-NCPPC APPROVALS

PROJECT NAME: KONTERRA - TOWN CENTER EAST
PROJECT NUMBER: DSP-08011

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
1	7-21-09	H2	7-6-10
2			
3			
4			
5			

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COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 20011199 3 & 4 GRID 111111	
MAP 9: GRIDS: B2-B4, C1-C4, D1-D4	M-X-T
M-NCPPC 200 SHEET 216NE05, 216NE06 217NE05, 217NE06 218NE05	
1 Various revisions based on M-NCPPC Pre-Review comments	TNK 08/18/08
NO. DATE: June 2008	BY DATE
DESIGNED: BAM	TECHNICIAN: BAM
CAD STANDARDS VERSION: MICROSTATION V8	CHECKED: WKO

APPLICANTS
KONTERRA
14401 SWEITZER LANE, SUITE 200
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301-953-9870

FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6800



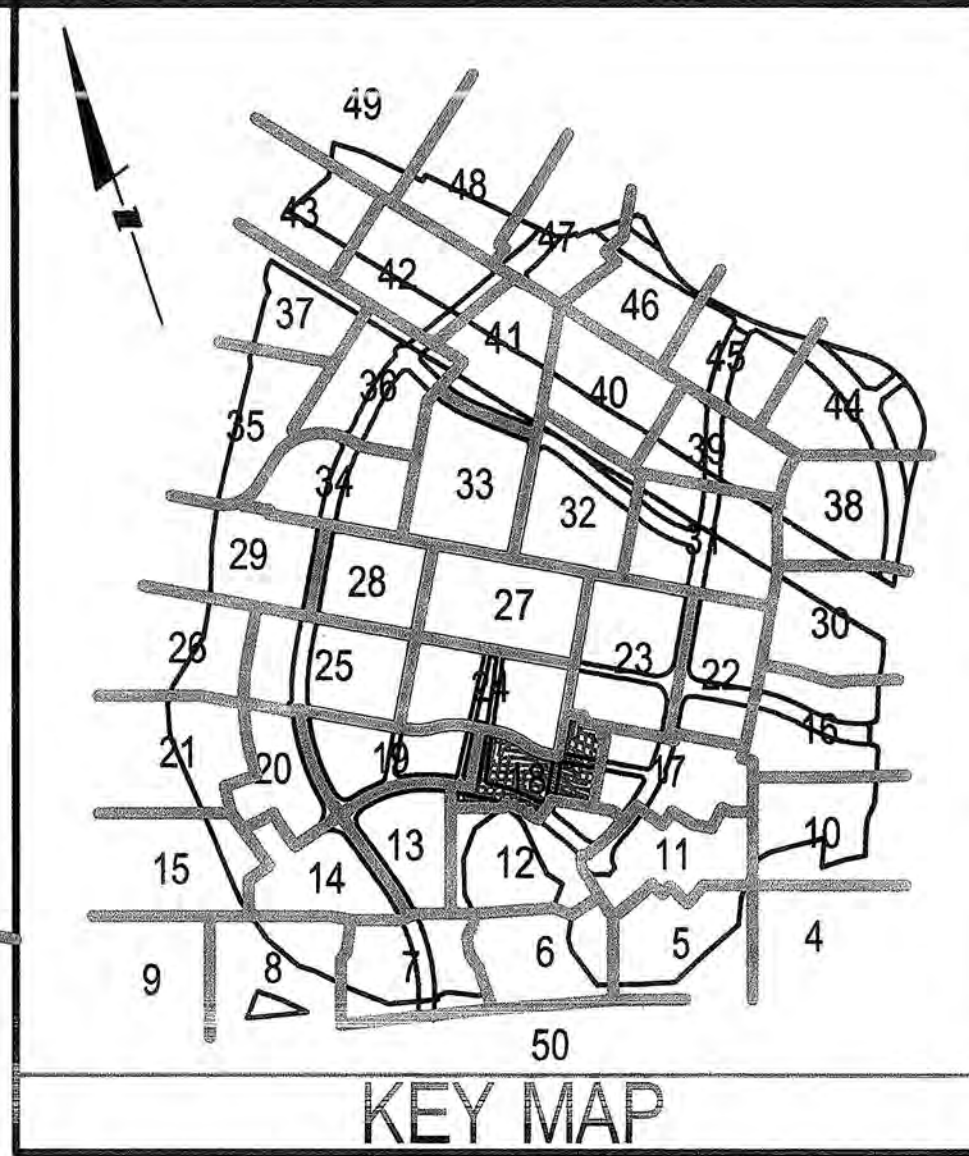
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APPROVED PLAN

TREE CONSERVATION PLAN - TYPE II

KONTERRA DSP-08011
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 17 OF 52
PROJECT NO. 0802-06-31



LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- PROPOSED SEWER LINE/MANHOLE
- PROPOSED WATER LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- STREAM CENTERLINE
- NON-TIDAL WETLANDS
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- 65 dBA line
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- WOODLAND CLEARED
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M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 65 / 08

APPROVED BY	DATE
<i>K. Shaulan</i>	6/23/10
<i>K. Shaulan</i>	4/5/12

01	
02	
03	
04	
05	

M-NCPPC APPROVALS

PROJECT NAME: KONTERRA - TOWN CENTER EAST

PROJECT NUMBER: DSP-08011

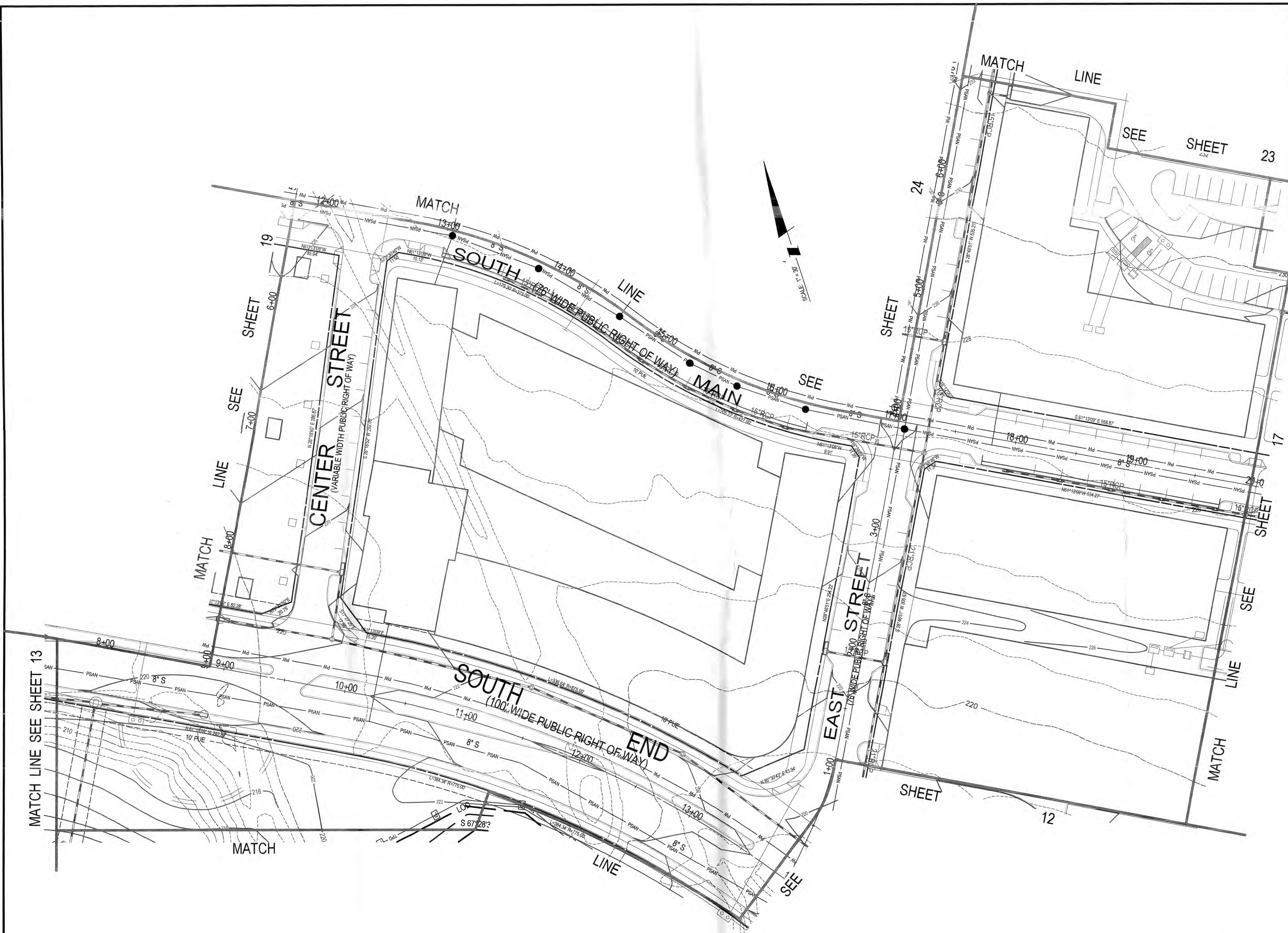
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISED LISTED BELOW APPLY TO THIS SHEET:

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
1	7-21-09	H2	7-6-10

TREE CONSERVATION PLAN - TYPE II

KONTERRA DSP-08011
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

18
52
PROJECT NO.
0802-06-31



LANHAM OFFICE
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NO.	DATE	REVISIONS
1	June 2008	Various revisions based on M-NCPPC Pre-Review comments
DESIGNED: BAM	CAD STANDARDS VERSION: MICROSTATION V8	TECHNICIAN: BAM

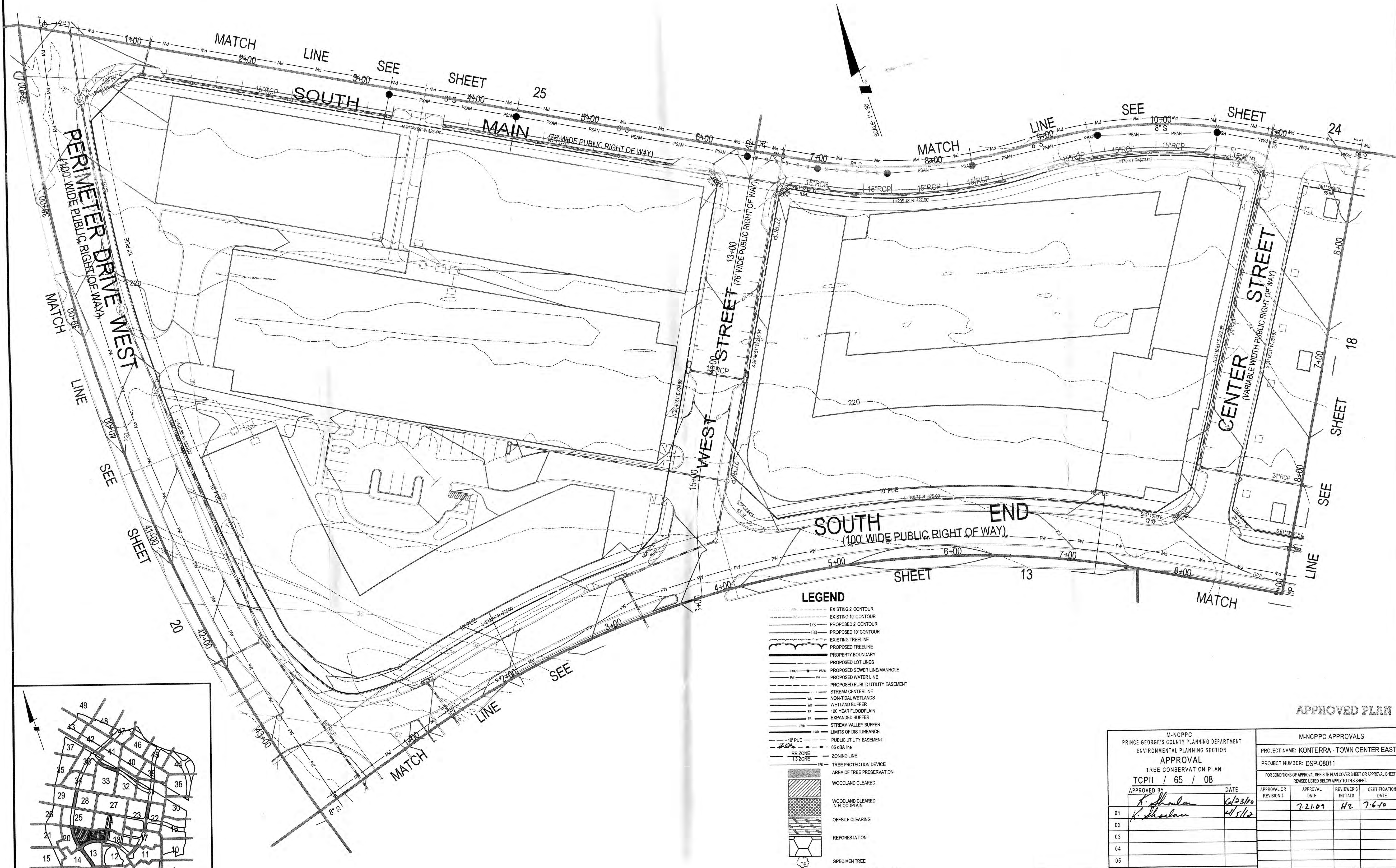
MAP	GRID	ZONING CATEGORY
M-NCPPC 2007 SHEET 217NE05, 217NE06 217NE05, 217NE06 217NE05, 217NE06	B2-B4 C1-C4, D1-D4	M-X-T

APPLICANTS
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14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-963-9870

FOREST CITY
1615 L STREET N.W., SUITE 400
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202-496-6600



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LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- PROPOSED SEWER LINE/MANHOLE
- PROPOSED WATER LINE
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- SPECIMEN TREE
- SPECIMEN TREE (TO BE REMOVED)
- TREE PRESERVATION SIGN

APPROVED PLAN

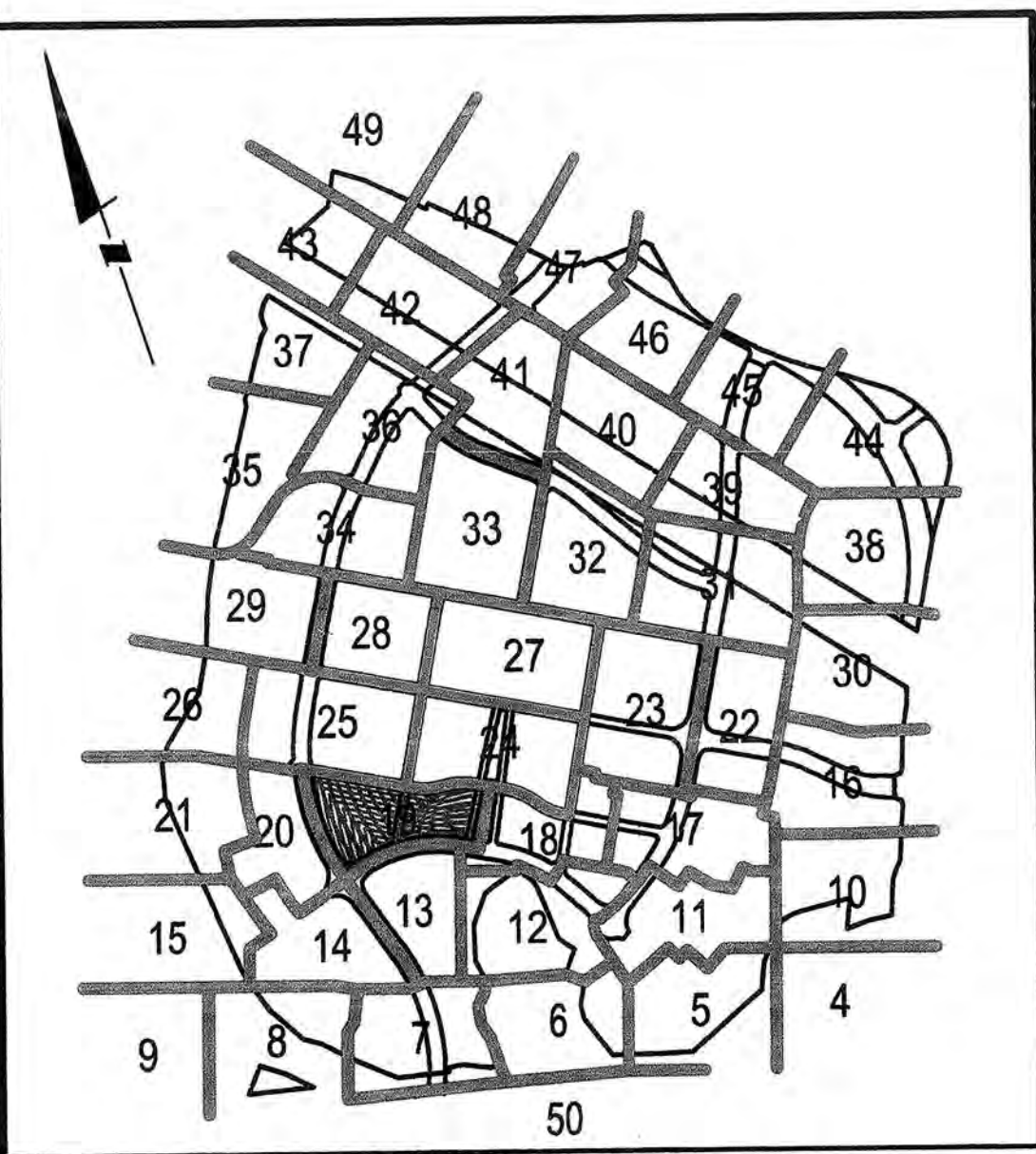
M-NCPPC APPROVALS			
PROJECT NAME: KONTERRA - TOWN CENTER EAST			
PROJECT NUMBER: DSP-08011			
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET			
REVISED LISTED BELOW APPLY TO THIS SHEET			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
01	7-21-07	H2	7-6-10
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TREE CONSERVATION PLAN - TYPE II

KONTERRA DSP-08011
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO. 0802-06-31

SHEET 19 OF 52



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REVISIONS			
NO.	DATE	BY	DATE
1	Various revisions based on M-NCPPC Pre-Review comments	TNK	08/18/08
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APPLICANTS

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301-953-9870

FOREST CITY
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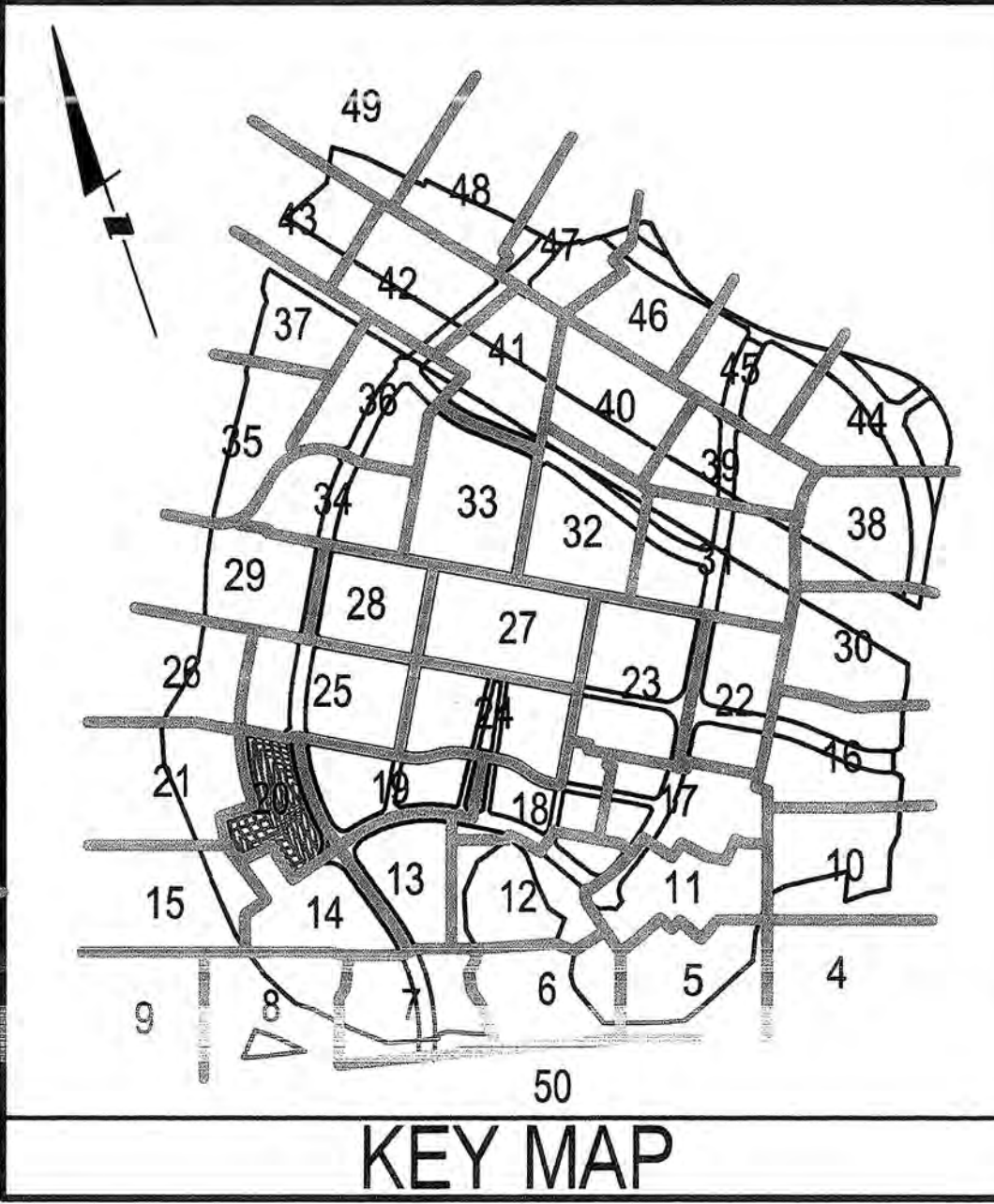
MISS UTILITY NOTE

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. 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.

LAUREL

1774

STATE OF MARYLAND



KEY MAP

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
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- STREAM CENTERLINE
- NON-TIDAL WETLANDS
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- EXPANDED BUFFER
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- LIMITS OF DISTURBANCE
- 10' PUE
- PUBLIC UTILITY EASEMENT
- RR ZONE
- 65 dBA line
- 65 dBA line
- ZONING LINE
- TREE PROTECTION DEVICE
- AREA OF TREE PRESERVATION
- WOODLAND CLEARED
- WOODLAND CLEARED IN FLOODPLAIN
- OFFSITE CLEARING
- REFORESTATION
- SPECIMEN TREE
- SPECIMEN TREE (TO BE REMOVED)
- TREE PRESERVATION SIGN

APPROVED PLAN

M-NCPPC				M-NCPPC APPROVALS			
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT				PROJECT NAME: KONTERRA - TOWN CENTER EAST			
ENVIRONMENTAL PLANNING SECTION				PROJECT NUMBER: DSP-08011			
APPROVAL				FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET			
TREE CONSERVATION PLAN				REVISED LISTED BELOW APPLY TO THIS SHEET.			
TCPII / 65 / 08				APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
01	APPROVED BY	DATE					
02							
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TREE CONSERVATION PLAN - TYPE II

KONTERRA DSP-08011
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

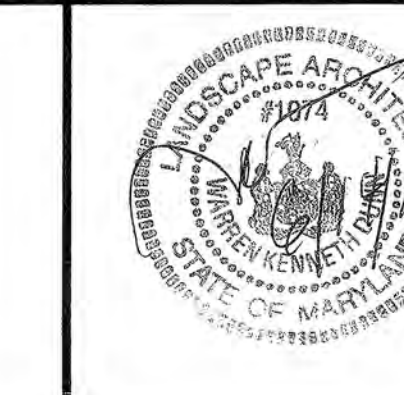
SHEET	20
OF	52
PROJECT NO.	0802-06-31

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NO.	REVISIONS	BY	DATE
1	Various revisions based on M-NCPPC Pre-Review comments	TNK	08/18/08
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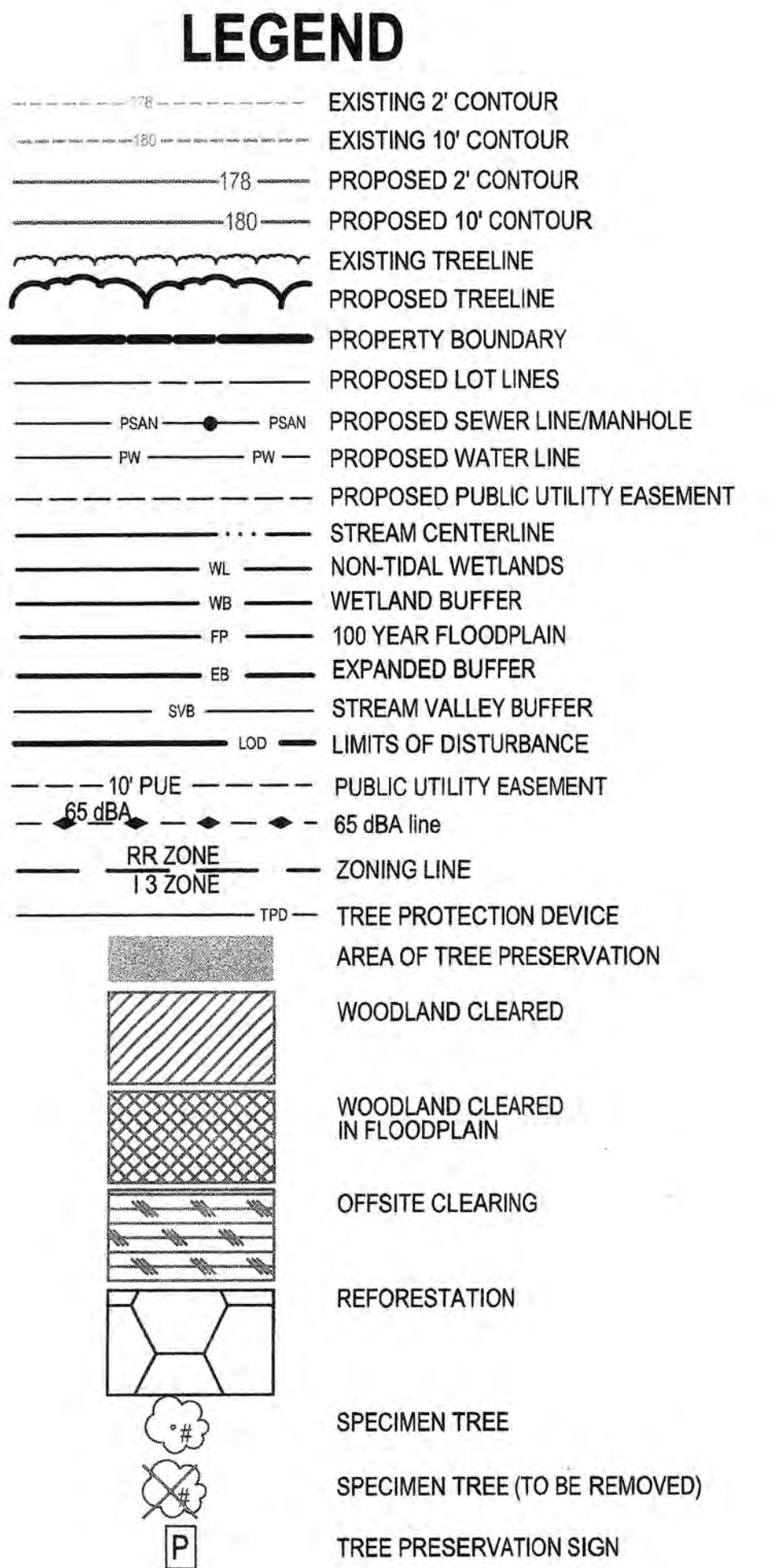
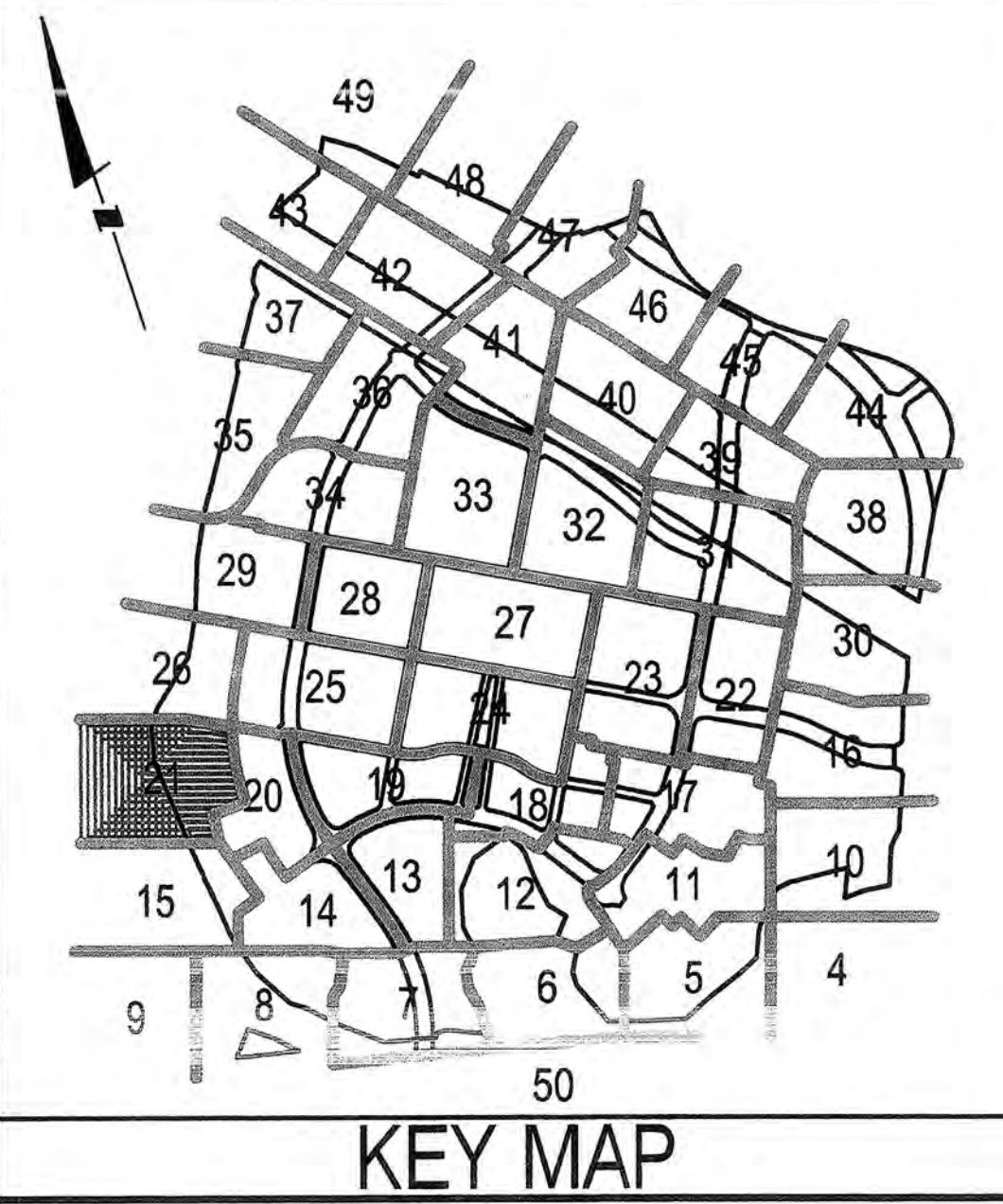
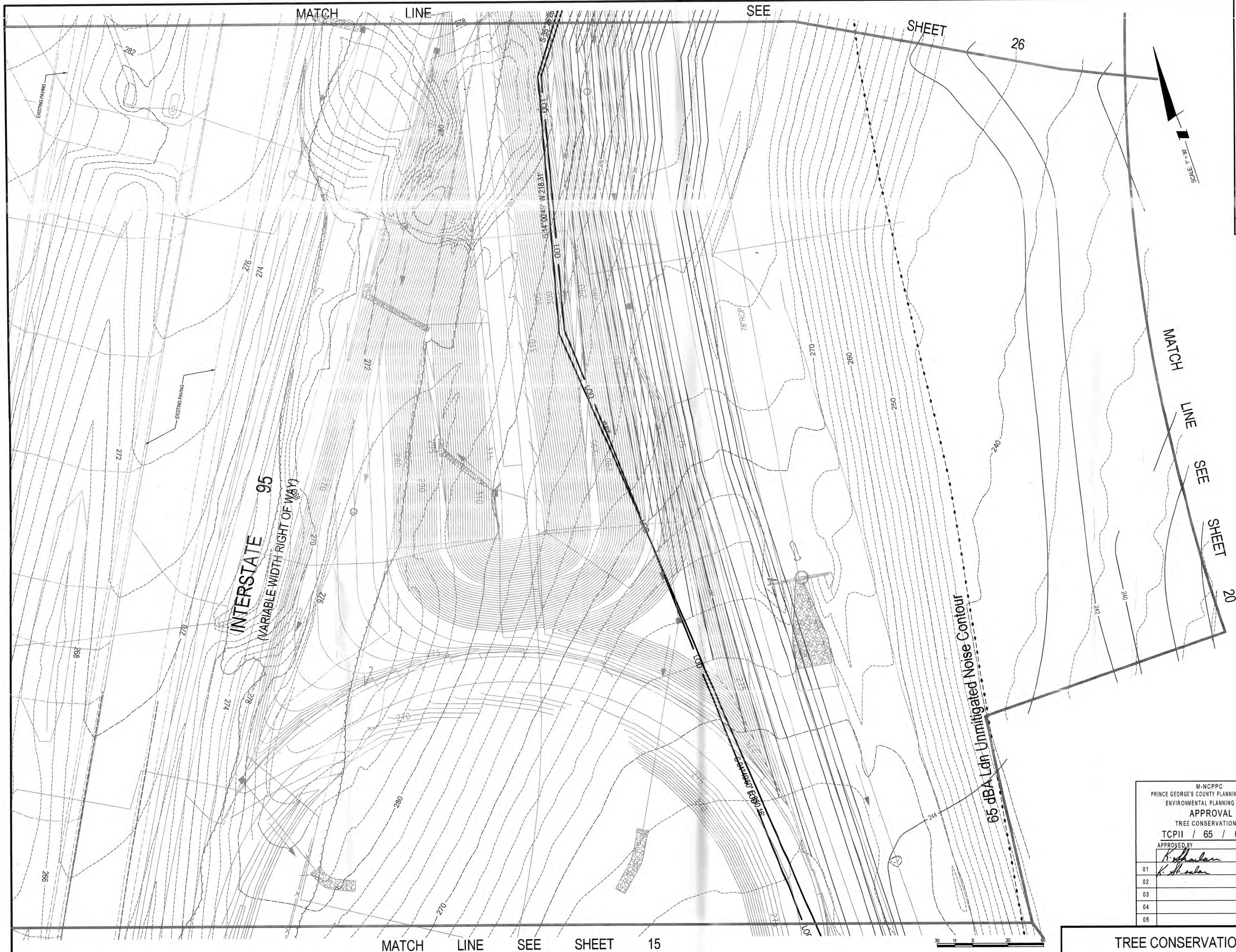
COPYRIGHT ADD THE MAP PEOPLE PERMITTED USE NUMBER 20611199			
MAP	3 & 4	GRID	2E-211, 2E-K11 2E-212, 2E-210
TAX MAP		ZONING CATEGORY:	
MAP 9; GRIDS: B2-B4, C1-C4, D1-D4		M-X-T	
M-NCPC 200' SHEET			
21NE05, 21NE06			
21NE05, 21NE05			
21NE05, 21NE05			
21NE06			
WSSC 200' SHEET			
21NE05, 21NE06			
21NE05, 21NE05			

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APPROVED PLAN



APPROVED PLAN

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCP II / 65 / 08				M-NCPPC APPROVALS			
APPROVED BY <i>[Signature]</i>				PROJECT NAME: KONTERRA - TOWN CENTER EAST			
DATE 6/28/10				PROJECT NUMBER: DSP-08011			
REVISION #				FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET:			
01	APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE			
02		7-21-09	H2	7-6-10			
03							
04							
05							

TREE CONSERVATION PLAN - TYPE II

KONTERRA DSP-08011
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 21 OF 55

PROJECT NO. 0802-06-31

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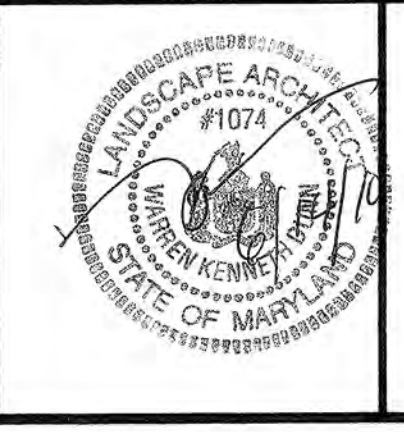
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NO.	DATE	REVISIONS	BY	DATE
1	08/18/08	Various revisions based on M-NCPPC Pre-Review comments	TNK	08/18/08
DESIGNED: BAM				
CHECKED: WMD				

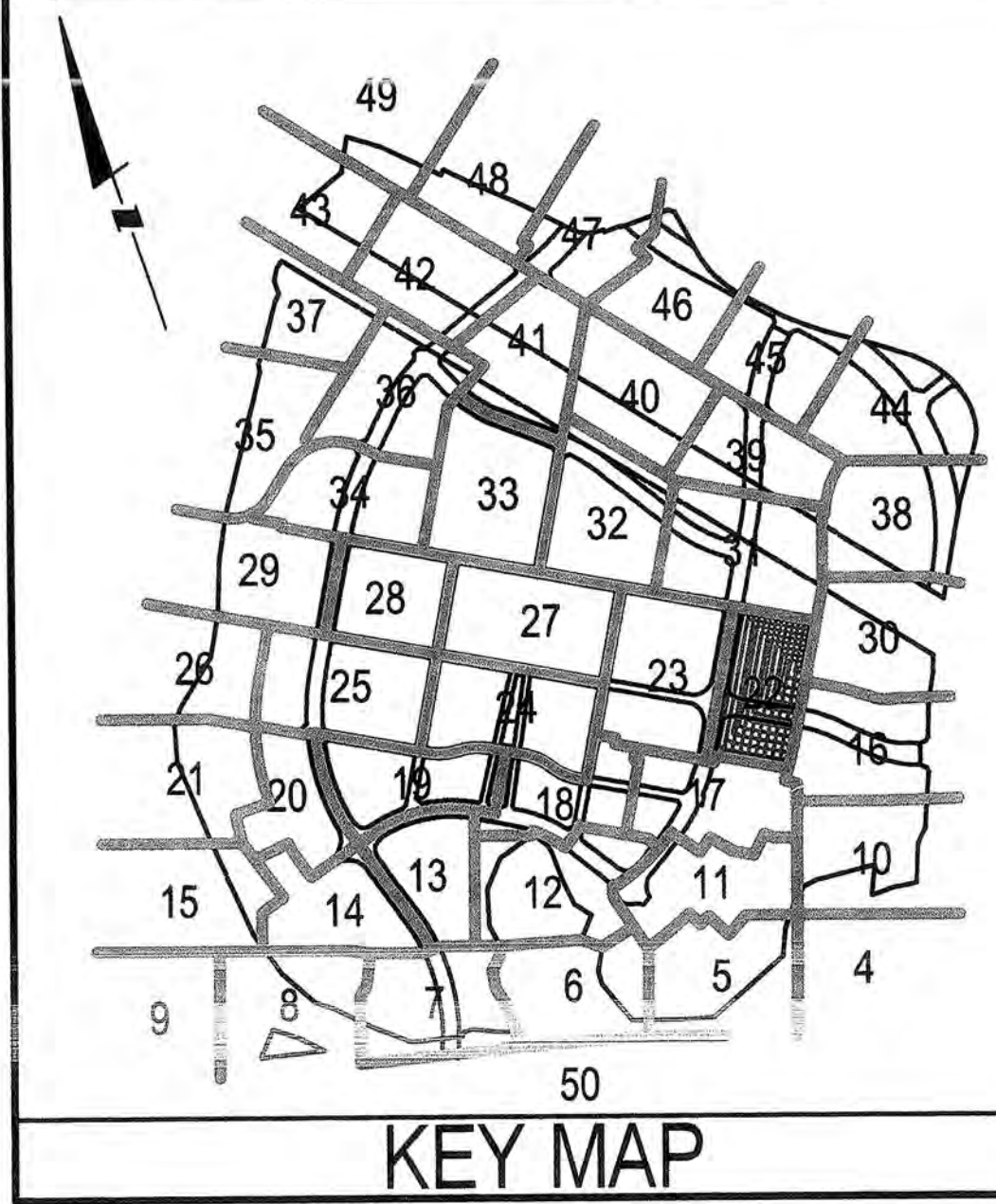
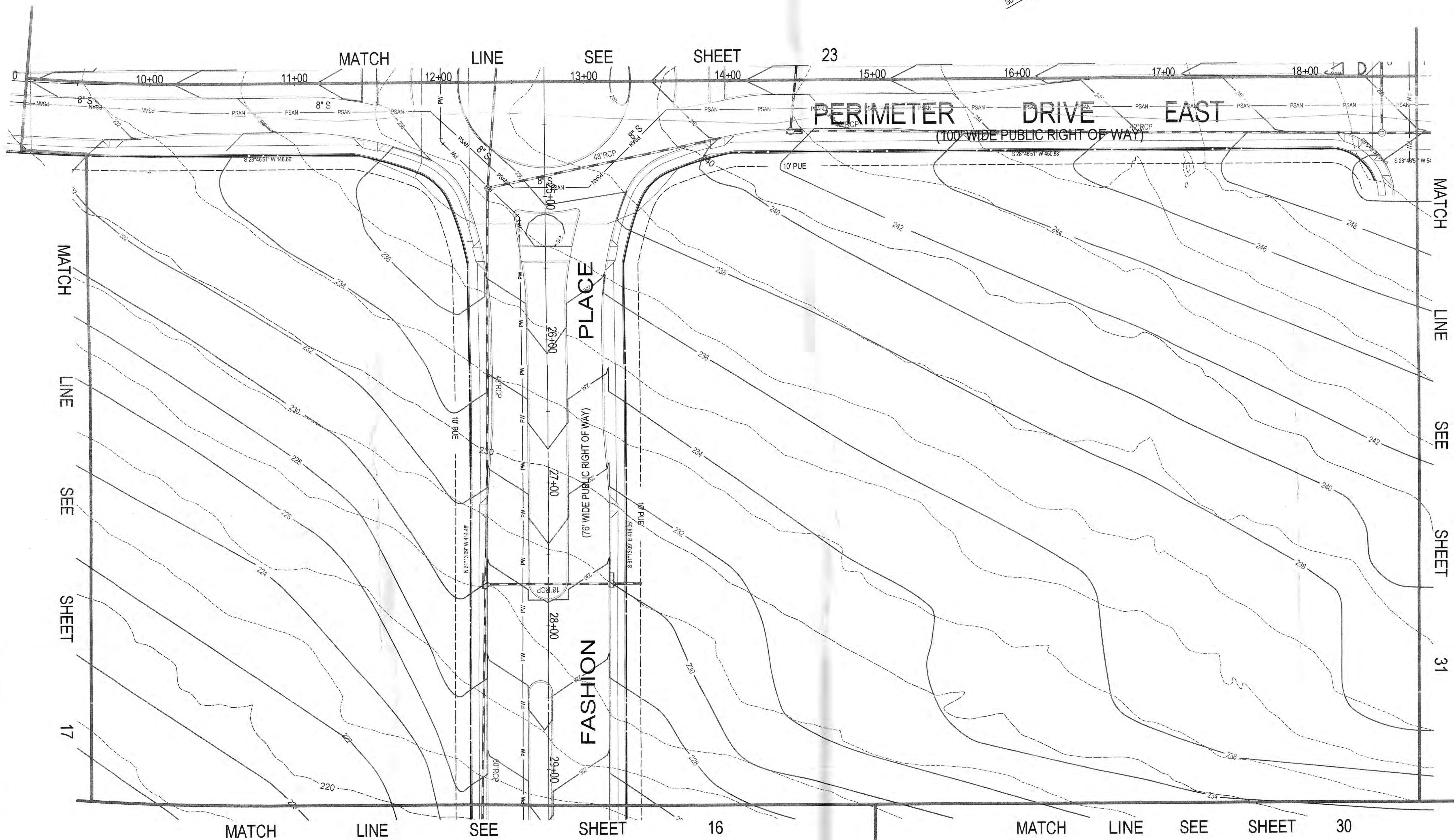
MAP	TAX MAP	GRID	ZONING CATEGORY
MAP 8: GRIDS: B2-B4, C1-C4, D1-D4	M-NCPPC 200 SHEET 216NE05, 216NE06, 217NE05, 217NE06, 218NE06	21-4111-82-83	M-X-T
M-NCPPC 200 SHEET 216NE05, 216NE06, 217NE05, 217NE06, 218NE06			

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- LEGEND**
- EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - PROPOSED 10' CONTOUR
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - PROPERTY BOUNDARY
 - PROPOSED LOT LINES
 - PROPOSED SEWER LINE/MANHOLE
 - PROPOSED WATER LINE
 - PROPOSED PUBLIC UTILITY EASEMENT
 - STREAM CENTERLINE
 - NON-TIDAL WETLANDS
 - WETLAND BUFFER
 - 100 YEAR FLOODPLAIN
 - EXPANDED BUFFER
 - STREAM VALLEY BUFFER
 - LIMITS OF DISTURBANCE
 - 10' PUE
 - 65 dBA line
 - RR ZONE
 - T3 ZONE
 - ZONING LINE
 - TREE PROTECTION DEVICE
 - AREA OF TREE PRESERVATION
 - WOODLAND CLEARED
 - WOODLAND CLEARED IN FLOODPLAIN
 - OFFSITE CLEARING
 - REFORESTATION
 - SPECIMEN TREE
 - SPECIMEN TREE (TO BE REMOVED)
 - TREE PRESERVATION SIGN

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 65 / 08

APPROVED BY	DATE
<i>[Signature]</i>	6/23/10
<i>[Signature]</i>	4/5/12
01	
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M-NCPPC APPROVALS

PROJECT NAME: KONTERRA - TOWN CENTER EAST

PROJECT NUMBER: DSP-08011

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
	7-21-09	#2	7-6-10

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COPYRIGHT ADD THE MAP PEOPLE PERMITTED USE NUMBER 001155 MAP 3 & 4 TAX MAP MAP 9: GRIDS: B2-B4, C1-C4, D1-D4 M-NCPPC 200 SHEET 216NE05, 216NE06 217NE05, 217NE06 218NE05		ZONING CATEGORY: M-X-T	
WISC 200 SHEET 216NE05, 216NE06 217NE05, 217NE06 218NE05			
1	Various revisions based on M-NCPPC Pre-Review comments	BY	DATE
1		TNK	08/18/08
DESIGNED: BAM		CHECKED: WKO	
DATE: June 2008		CAD STANDARDS VERSION: MICROSTATION V8	
TECHNICIAN: BAM			

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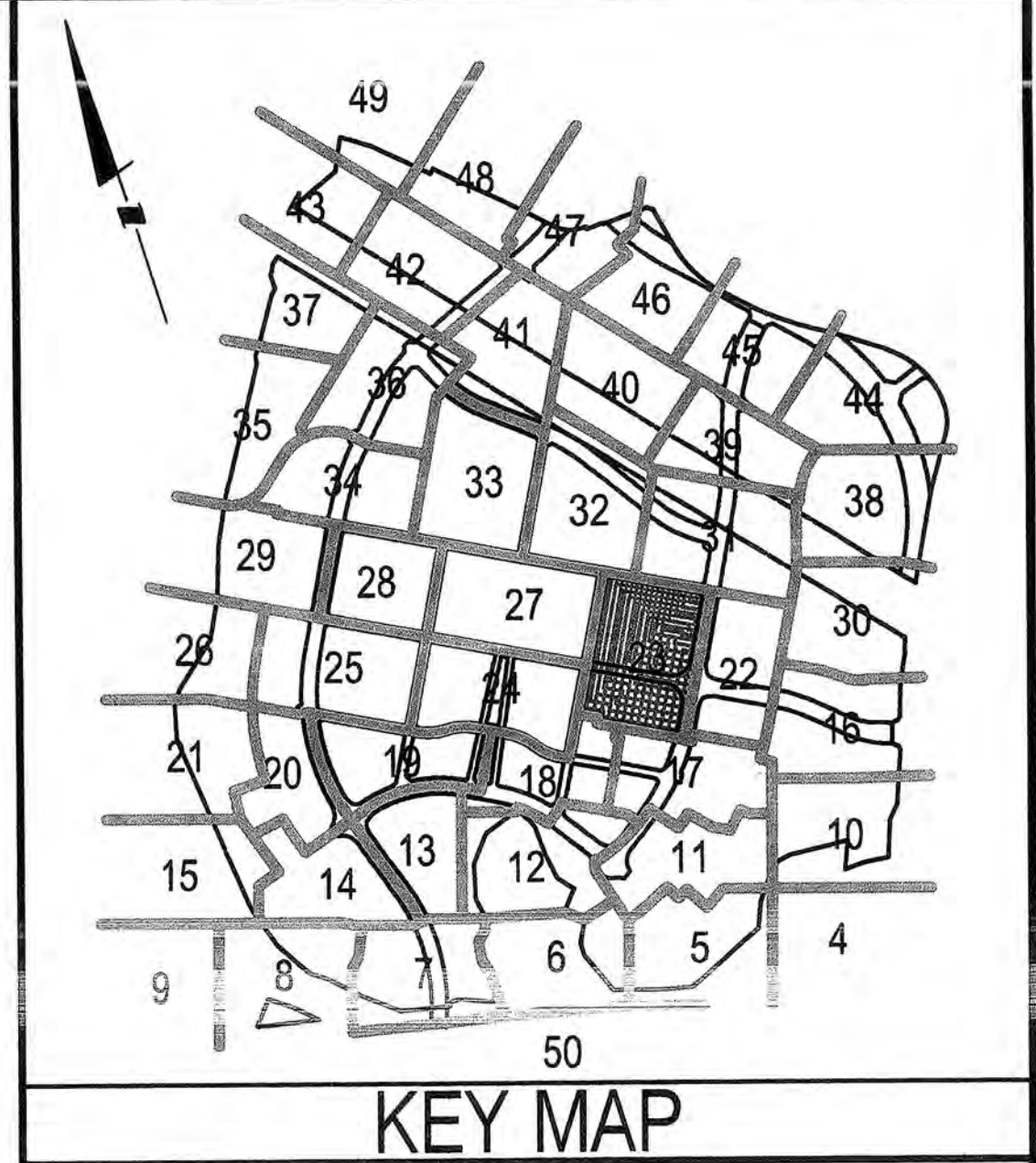
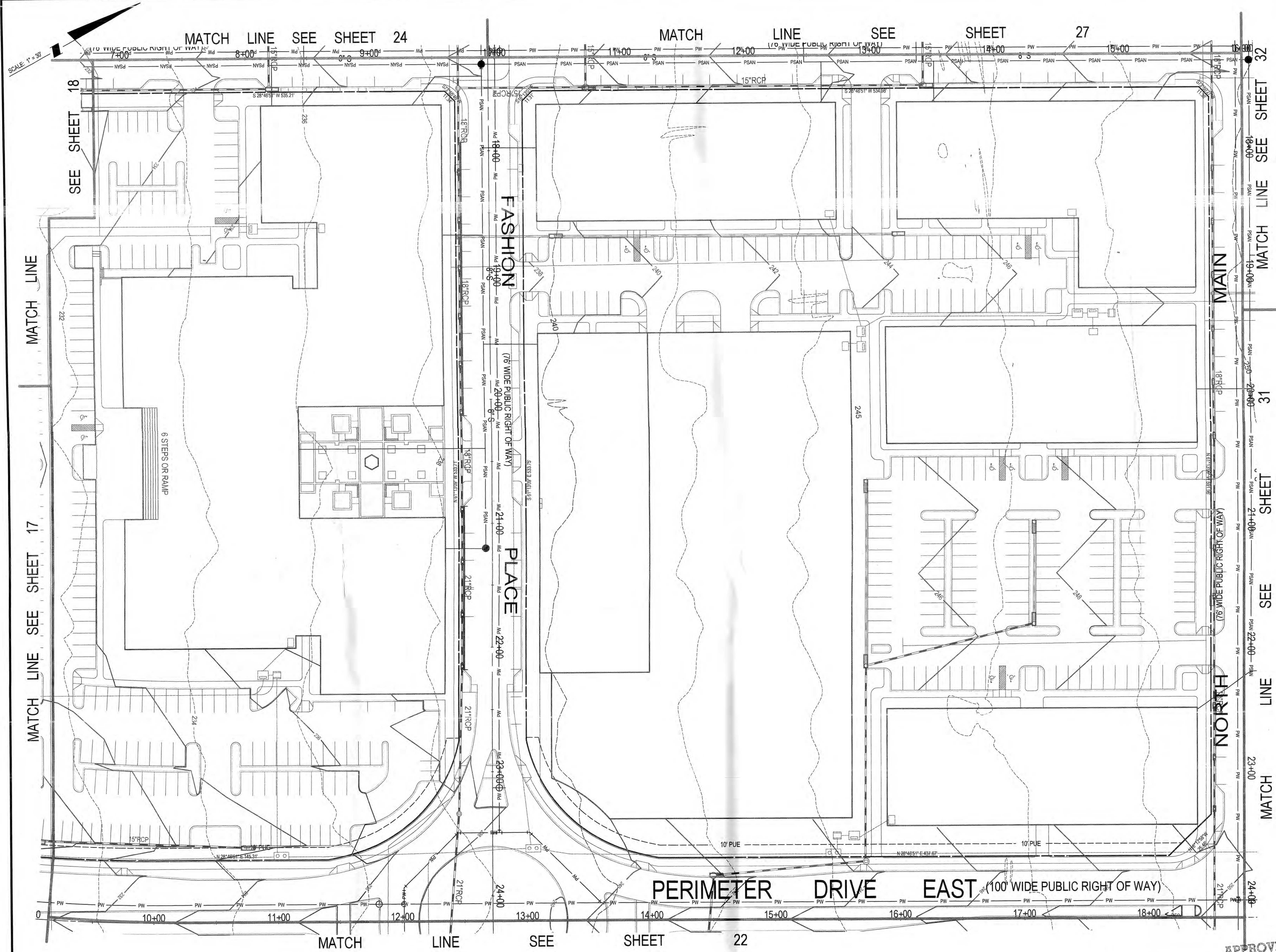
APPROVED PLAN

TREE CONSERVATION PLAN - TYPE II

KONTERRA DSP-08011
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO:
0802-06-31

SHEET 22 OF 52



- LEGEND**
- EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - PROPOSED 10' CONTOUR
 - EXISTING TREELINE
 - PROPOSED TREELINE
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 - LIMITS OF DISTURBANCE
 - PUBLIC UTILITY EASEMENT
 - 65 dBA line
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 - WOODLAND CLEARED
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M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP11 / 65 / 08

APPROVED BY	DATE
<i>[Signature]</i>	6/25/10
<i>[Signature]</i>	4/5/12

NO.	REVISION	DATE
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M-NCPPC APPROVALS

PROJECT NAME: KONTERRA - TOWN CENTER EAST

PROJECT NUMBER: DSP-08011

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
	7-21-09	H2	7-6-10

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M-NCPPC 200' SHEET 216NE05, 216NE06 217NE05, 217NE06 218NE05		WESC 200' SHEET 216NE05, 216NE06 217NE05, 217NE06 218NE06			
1	Various revisions based on M-NCPPC Pre-Review comments	NO.	08/18/08	BY	DATE
DESIGNED: BAM	TECHNICAL: BAM	CHECKED: WWD			

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TREE CONSERVATION PLAN - TYPE II

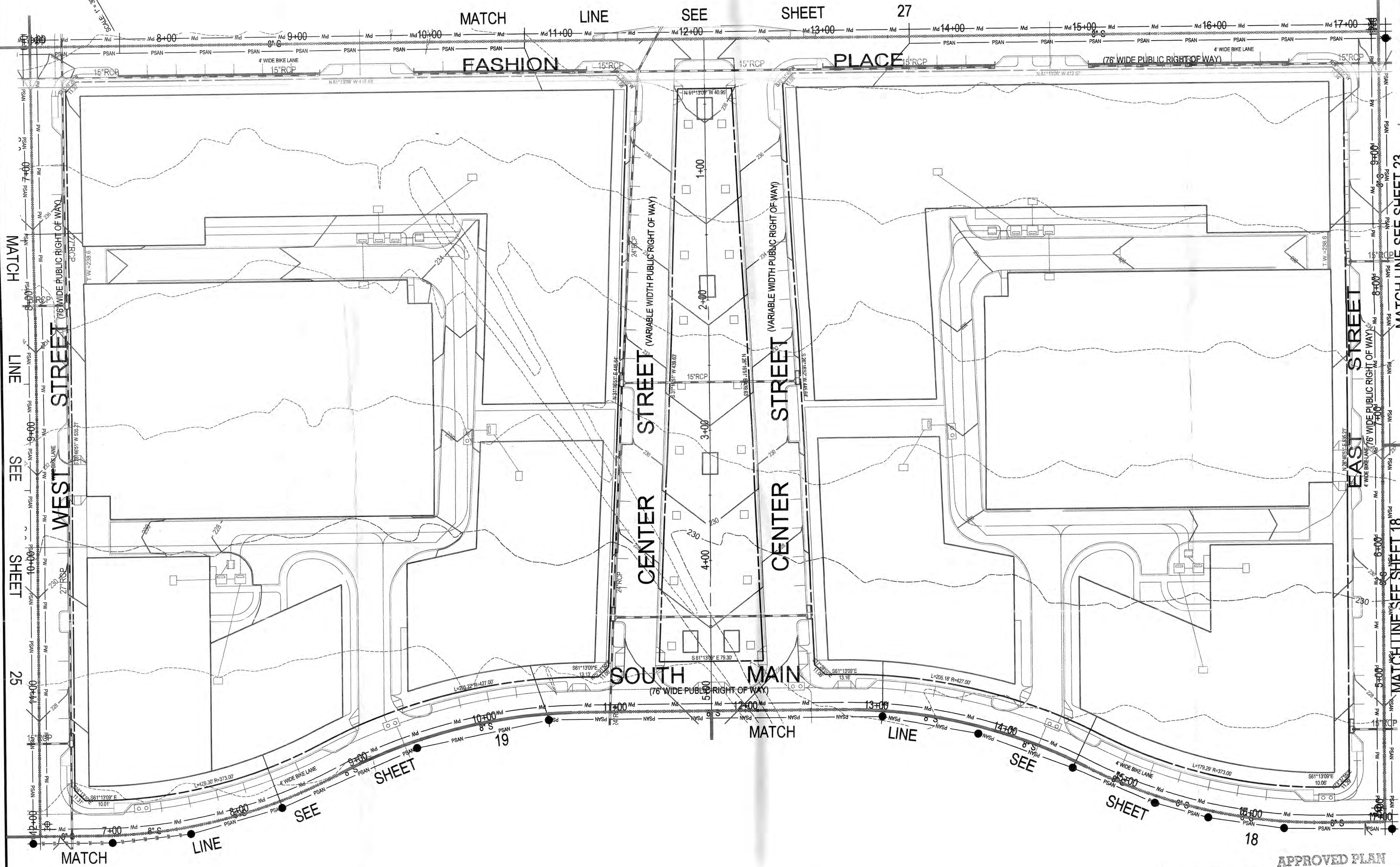
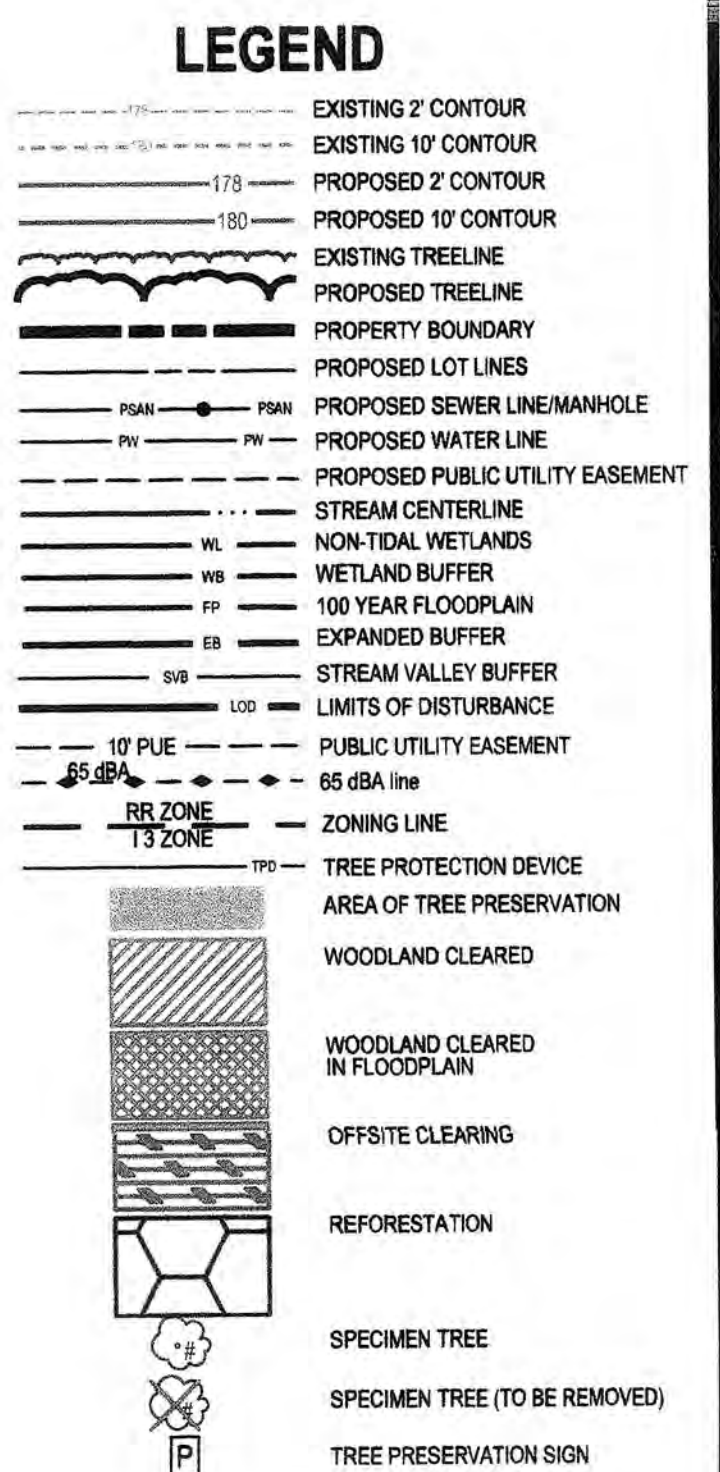
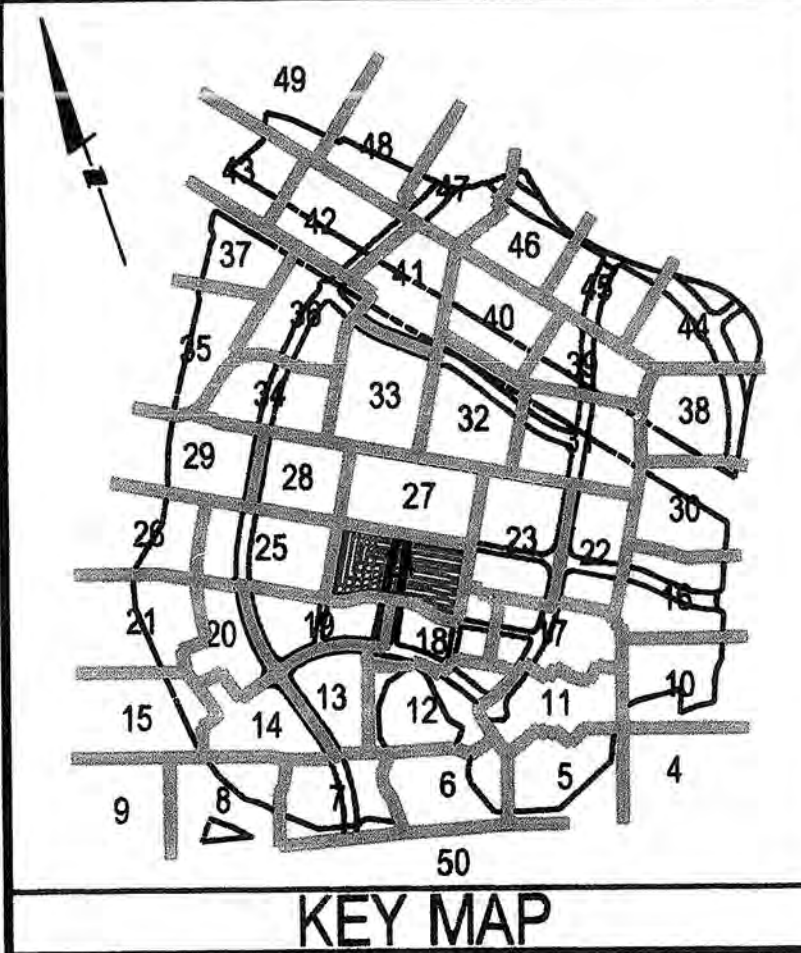
KONTERRA DSP-08011
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN

30' 15' 0' 15' 30'

23
OF
52

PROJECT NO.
0802-06-31

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MISS UTILITY NOTE

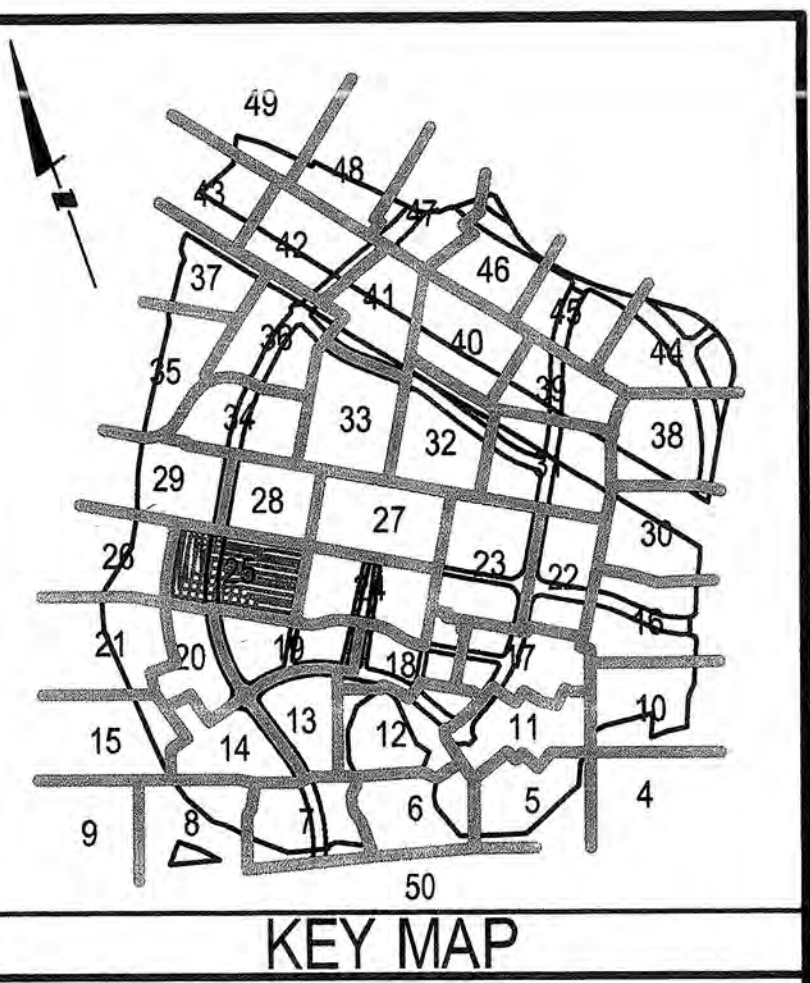
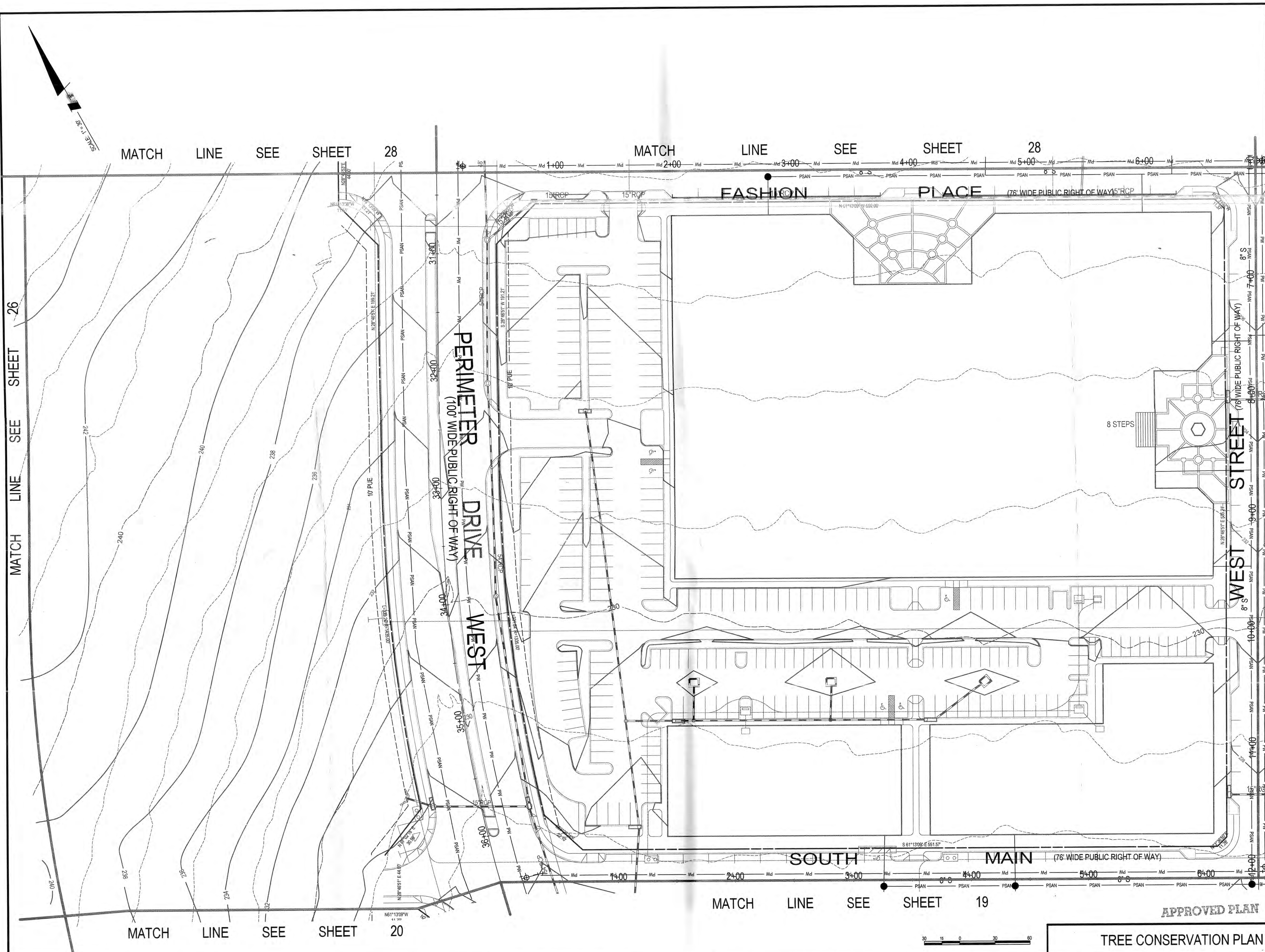
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TREE CONSERVATION PLAN - TYPE II

KONTERRA DSP-08011
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



 1" = 30'
 SHEET 24
 OF 52
 PROJECT NO.
 0802-06-31



- LEGEND**
- EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - PROPOSED 10' CONTOUR
 - EXISTING TREELINE
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M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP11 / 65 / 08

APPROVED BY	DATE
<i>[Signature]</i>	4/23/10
<i>[Signature]</i>	4/15/10
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M-NCPPC APPROVALS

PROJECT NAME: KONTERRA - TOWN CENTER EAST
PROJECT NUMBER: DSP-08011

FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
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APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
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1	Various revisions based on M-NCPPC Pre-Review comments	08/18/08	TNK	

DATE: June, 2008
DESIGNED: BAM
CHECKED: WKO

MAP 3 & 4
GRID: 20-11, 20-12, 20-13, 20-14
ZONING CATEGORY: M-X-T
M-NCPPC 200' SHEET
216NE05, 216NE06, 217NE05, 217NE06
218NE05, 218NE06, 217NE05, 218NE06

APPLICANTS
KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870

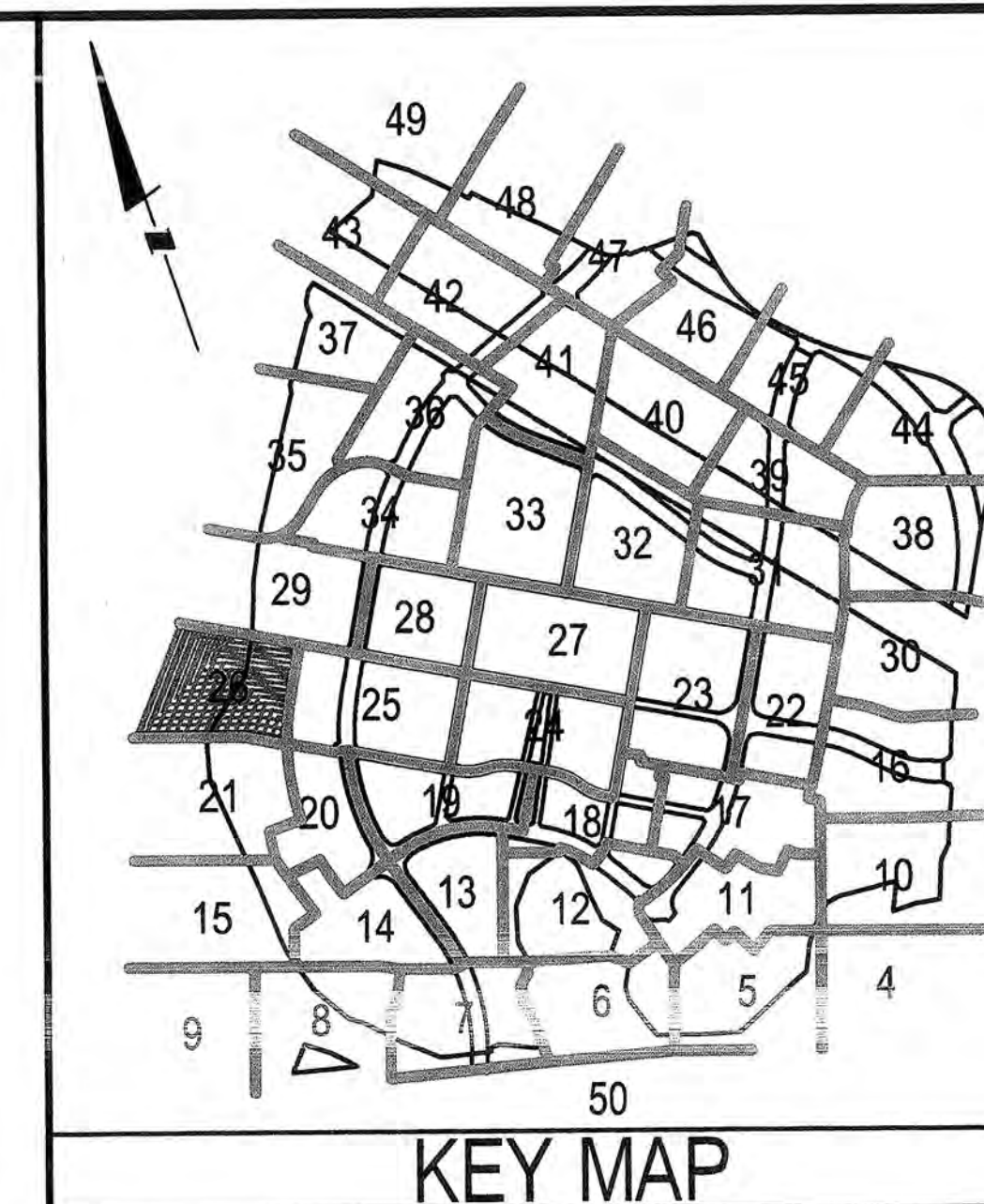
FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6600

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 1-800-287-7777, 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

KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO.
0802-06-31



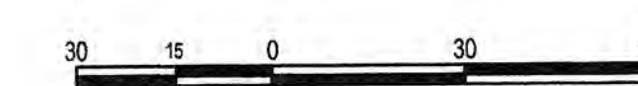
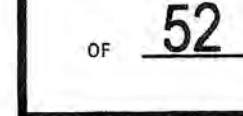
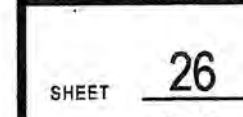
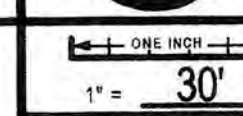
LEGEND

-
- EXISTING 2' CONTOUR
 EXISTING 10' CONTOUR
 PROPOSED 2' CONTOUR
 PROPOSED 10' CONTOUR
 EXISTING TREELINE
 PROPOSED TREELINE
 PROPERTY BOUNDARY
 PROPOSED LOT LINES
 PROPOSED SEWER LINE/MAINHOLE
 PROPOSED WATER LINE
 PROPOSED PUBLIC UTILITY EASEMENT
 STREAM CENTERLINE
 NON-TIDAL WETLANDS
 WETLAND BUFFER
 100 YEAR FLOODPLAIN
 EXPANDED BUFFER
 STREAM VALLEY BUFFER
 LIMITS OF DISTURBANCE
 PUBLIC UTILITY EASEMENT
 ZONING LINE
 TREE PROTECTION DEVICE
 AREA OF TREE PRESERVATION
 WOODLAND CLEARED
 WOODLAND CLEARED
 IN FLOODPLAIN
 OFFSITE CLEARING
 REFORESTATION
 SPECIMEN TREE
 SPECIMEN TREE (TO BE REMOVED)
 TREE PRESERVATION SIGN

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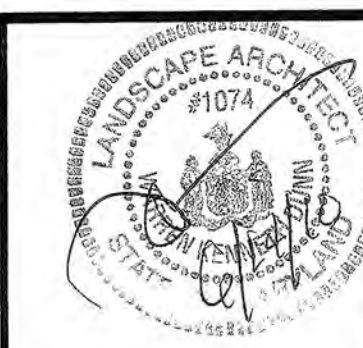
TREE CONSERVATION PLAN - TYPE II

KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



MISS UTILITY NOTE

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APPLICANTS
KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870

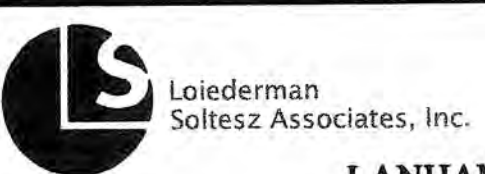
FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6600

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MAP	3 & 4
28-211, 28-212, 28-213, 28-214	
TAX MAP	ZONING CATEGORY:
MAP 9; GRIDS: B2-B4, C1-C4, D1-D4	M-X-T
M-NCPPC 200' SHEET	
216NE05, 216NE06 217NE05, 217NE06	
WSSC 200' SHEET	
216NE05, 216NE06 217NE05, 217NE06	

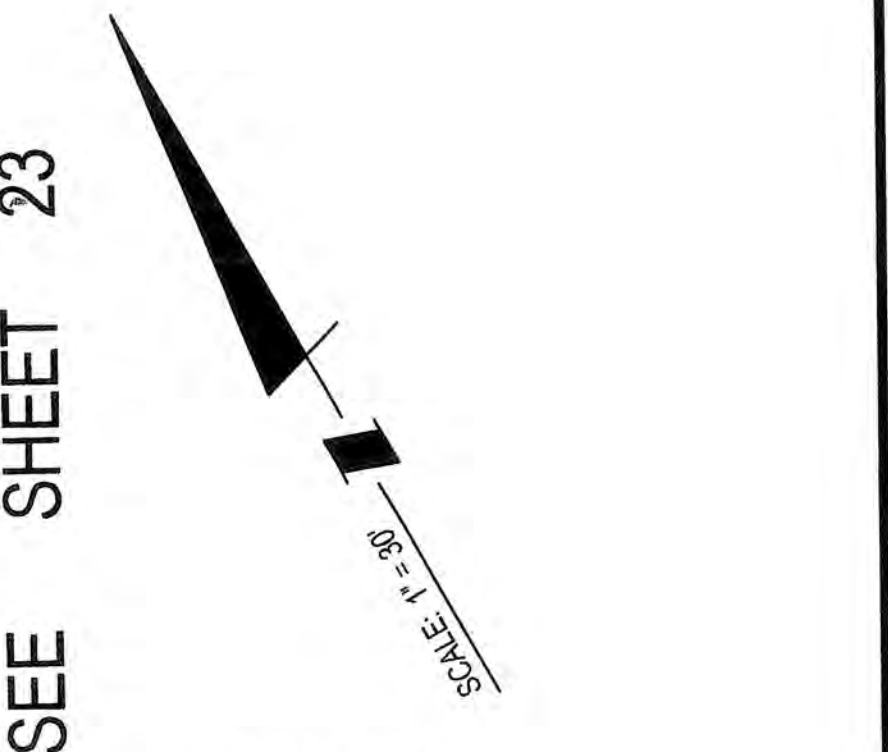
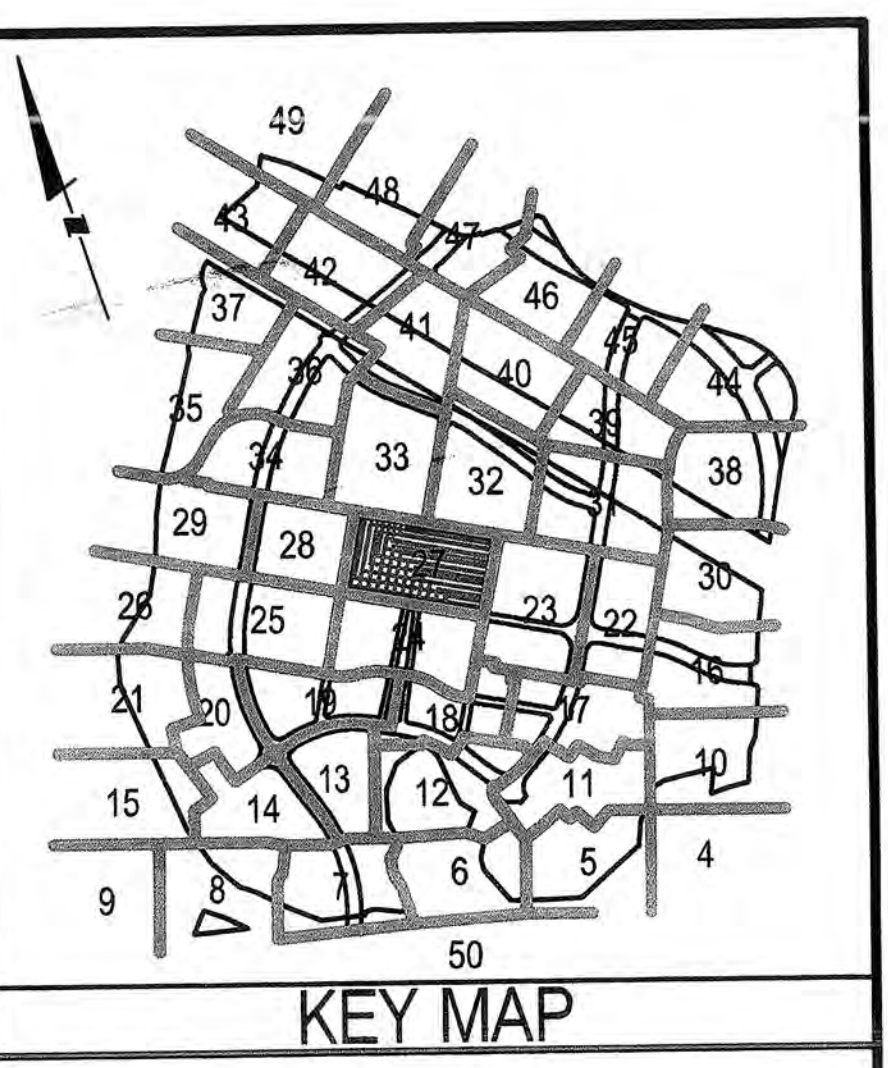
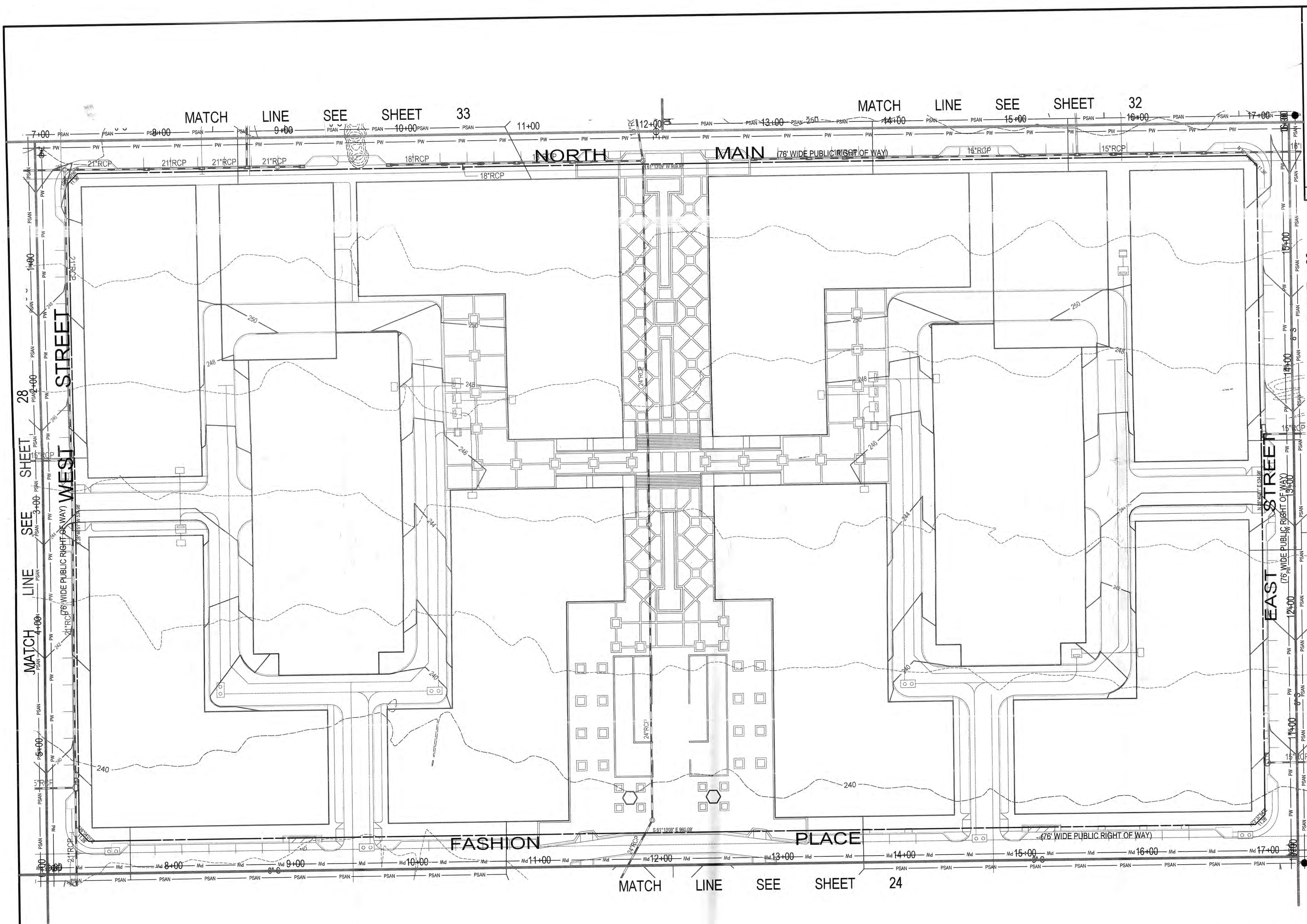
Rockville
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4266 Forbes Boulevard
Lanham, MD 20706
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- LEGEND**
- EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - PROPOSED 10' CONTOUR
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - PROPERTY BOUNDARY
 - PROPOSED LOT LINES
 - PROPOSED SEWER LINES/MAHOLE
 - PROPOSED PUBLIC UTILITY EASEMENT
 - STREAM CENTERLINE
 - NON-TIDAL WETLANDS
 - WETLAND BUFFER
 - 100 YEAR FLOODPLAIN
 - EXPANDED BUFFER
 - STREAM VALLEY BUFFER
 - LIMITS OF DISTURBANCE
 - 10' PUE
 - 65 dBA line
 - RR ZONE
 - TS ZONE
 - ZONING LINE
 - TREE PROTECTION DEVICE
 - AREA OF TREE PRESERVATION
 - WOODLAND CLEARED
 - WOODLAND CLEARED IN FLOODPLAIN
 - OFFSITE CLEARING
 - REFORESTATION
 - SPECIMEN TREE
 - SPECIMEN TREE (TO BE REMOVED)
 - TREE PRESERVATION SIGN

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION

APPROVAL
TREE CONSERVATION PLAN
TCPII / 65 / 08

APPROVED BY	DATE
<i>[Signature]</i>	6/23/10
<i>[Signature]</i>	4/5/12

NO.	REVISION	DATE
01		
02		
03		
04		
05		

M-NCPPC APPROVALS

PROJECT NAME: KONTERRA - TOWN CENTER EAST

PROJECT NUMBER: DSP-08011

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
	7-21-09	H2	7-6-10

DSP-08011

TREE CONSERVATION PLAN - TYPE II

KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN

SHEET 27 OF 52

PROJECT NO. 0802-06-31

Leiderman Soltesz Associates, Inc.
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Lanham
Frederick
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COPYRIGHT AND MAP PROFILES PERMITTED USE NUMBER 0011199	
MAP 3 & 4	GRID 28-111 08-111
TAX MAP	ZONING CATEGORY: M-X-T
M-NCPPC 200' SHEET	
216NE05, 216NE06	
217NE05, 217NE06	
218NE06	
WISC 200' SHEET	
216NE05, 216NE06	
217NE05, 217NE06	
218NE06	
1 Various revisions based on M-NCPPC Pre-Review comments	TNK 08/18/08
DATE: June 2008	DESIGNED: BAM
CAD STANDARDS VERSION: MICROSTATION V8	TECHNICIAN: BAM
CHECKED: WKD	

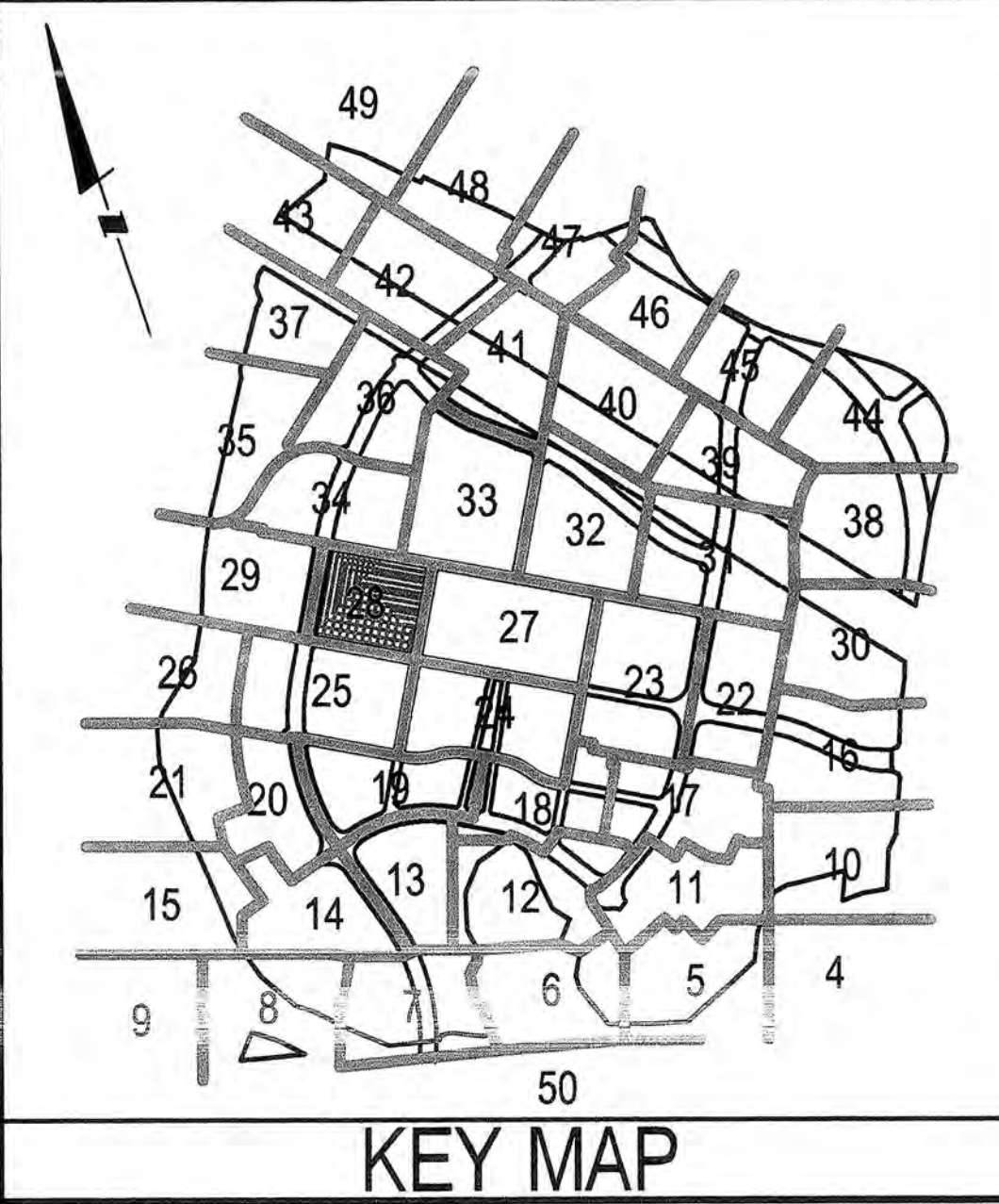
APPLICANTS
KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870

FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6600



MISS UTILITY NOTE

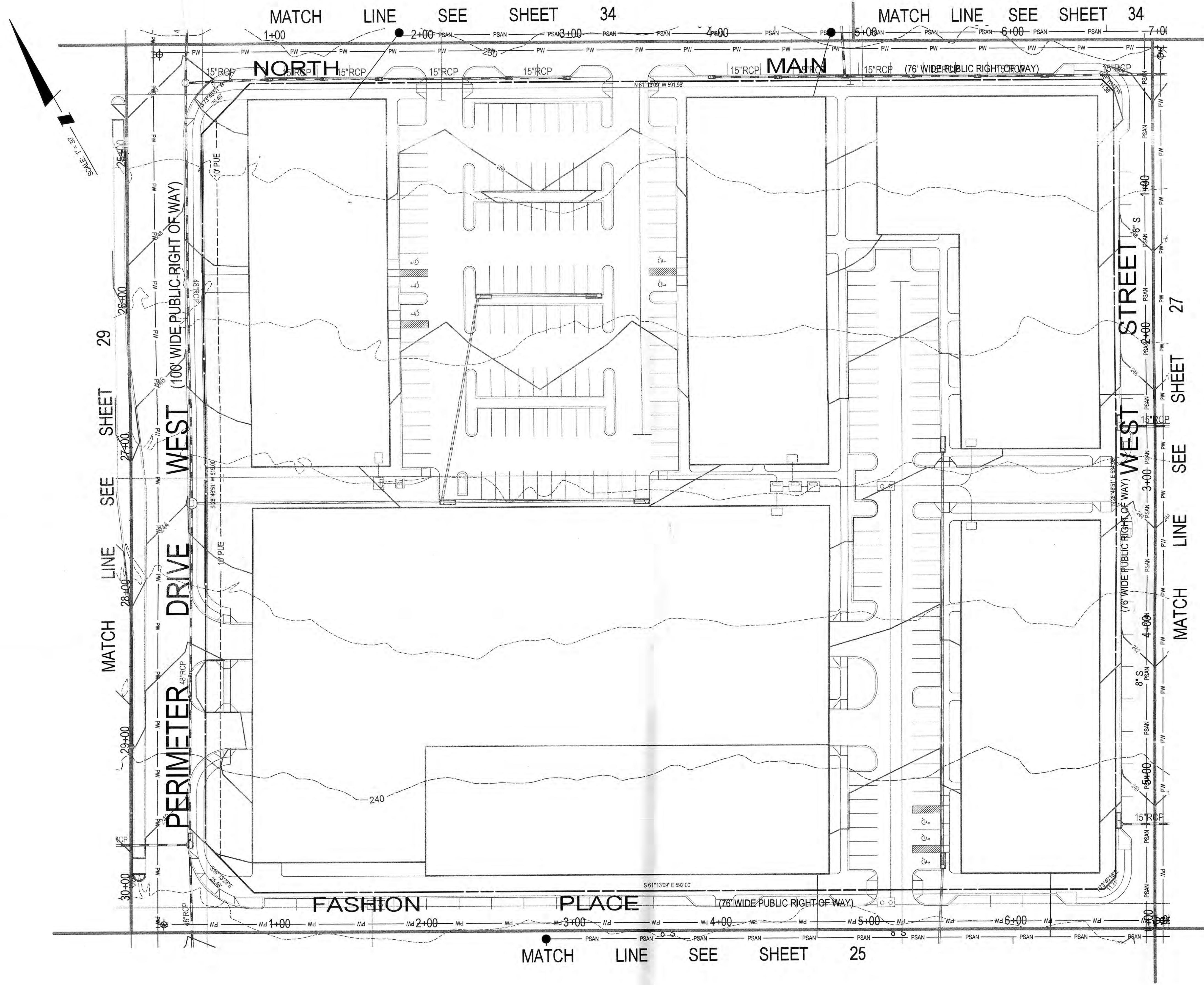
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LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- PROPOSED SEWER LINE/MANHOLE
- PROPOSED WATER LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- STREAM CENTERLINE
- NON-TIDAL WETLANDS
- WETLAND BUFFER
- 100 YEAR FLOODPLAIN
- EXPANDED BUFFER
- STREAM VALLEY BUFFER
- LIMITS OF DISTURBANCE
- PUBLIC UTILITY EASEMENT
- RR ZONE
- T3 ZONE
- ZONING LINE
- TREE PROTECTION DEVICE
- AREA OF TREE PRESERVATION
- WOODLAND CLEARED
- WOODLAND CLEARED IN FLOODPLAIN
- OFFSITE CLEARING
- REFORESTATION
- SPECIMEN TREE
- SPECIMEN TREE (TO BE REMOVED)
- TREE PRESERVATION SIGN

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION			
APPROVAL			
TREE CONSERVATION PLAN			
TCPII / 65 / 08			
APPROVED BY	DATE		
<i>[Signature]</i>	6/23/09		
01	<i>[Signature]</i>	7/5/10	
02			
03			
04			
05			
M-NCPPC APPROVALS			
PROJECT NAME: KONTERRA - TOWN CENTER EAST			
PROJECT NUMBER: DSP-08011			
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
	7-21-09	H2	7-6-10



DSP-08011

TREE CONSERVATION PLAN - TYPE II

KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN

SHEET	28
OF	52
PROJECT NO.	0802-06-31

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Soitesz Associates, Inc.
Rockville
Lanham
Frederick
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Chantilly

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

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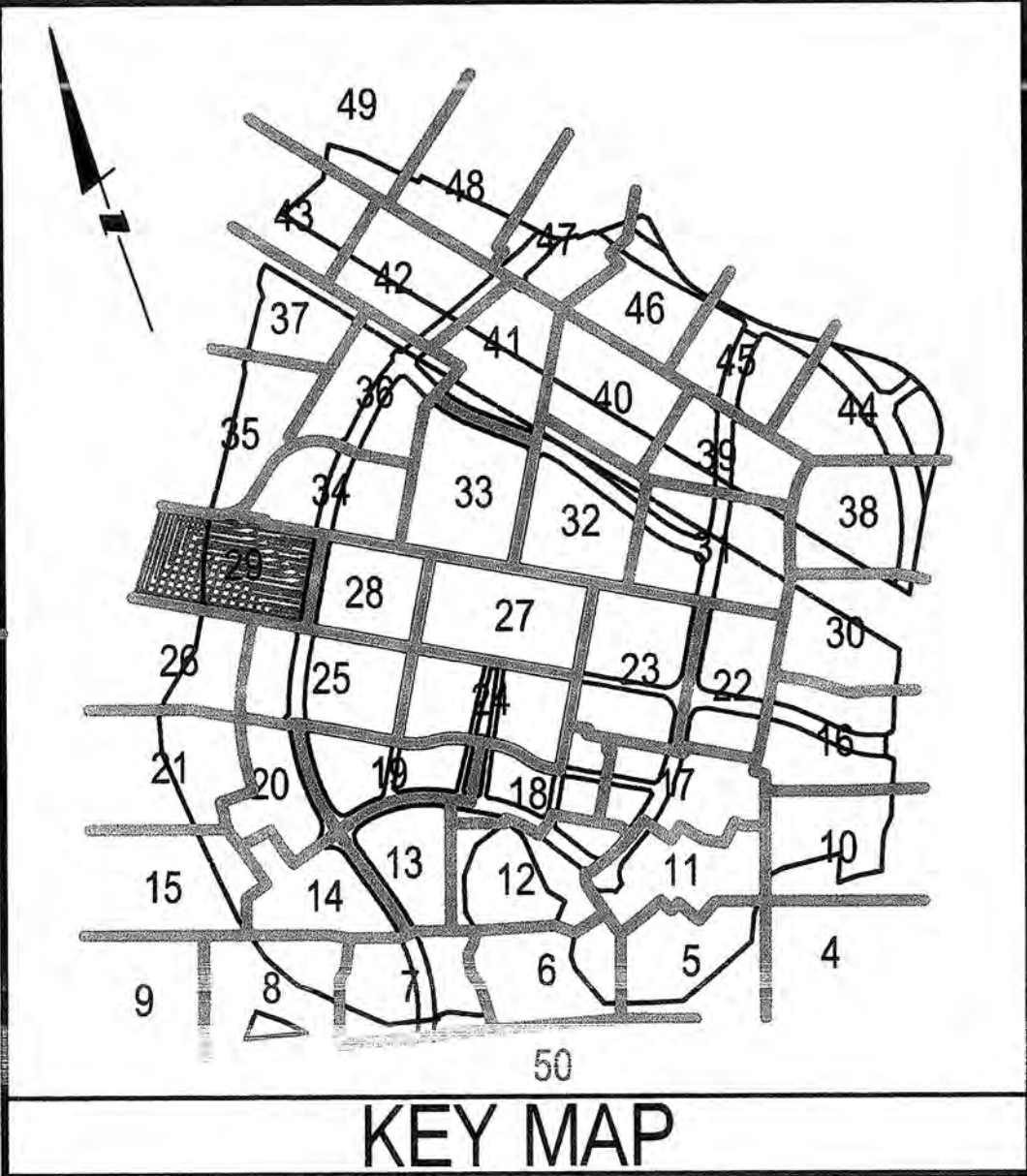
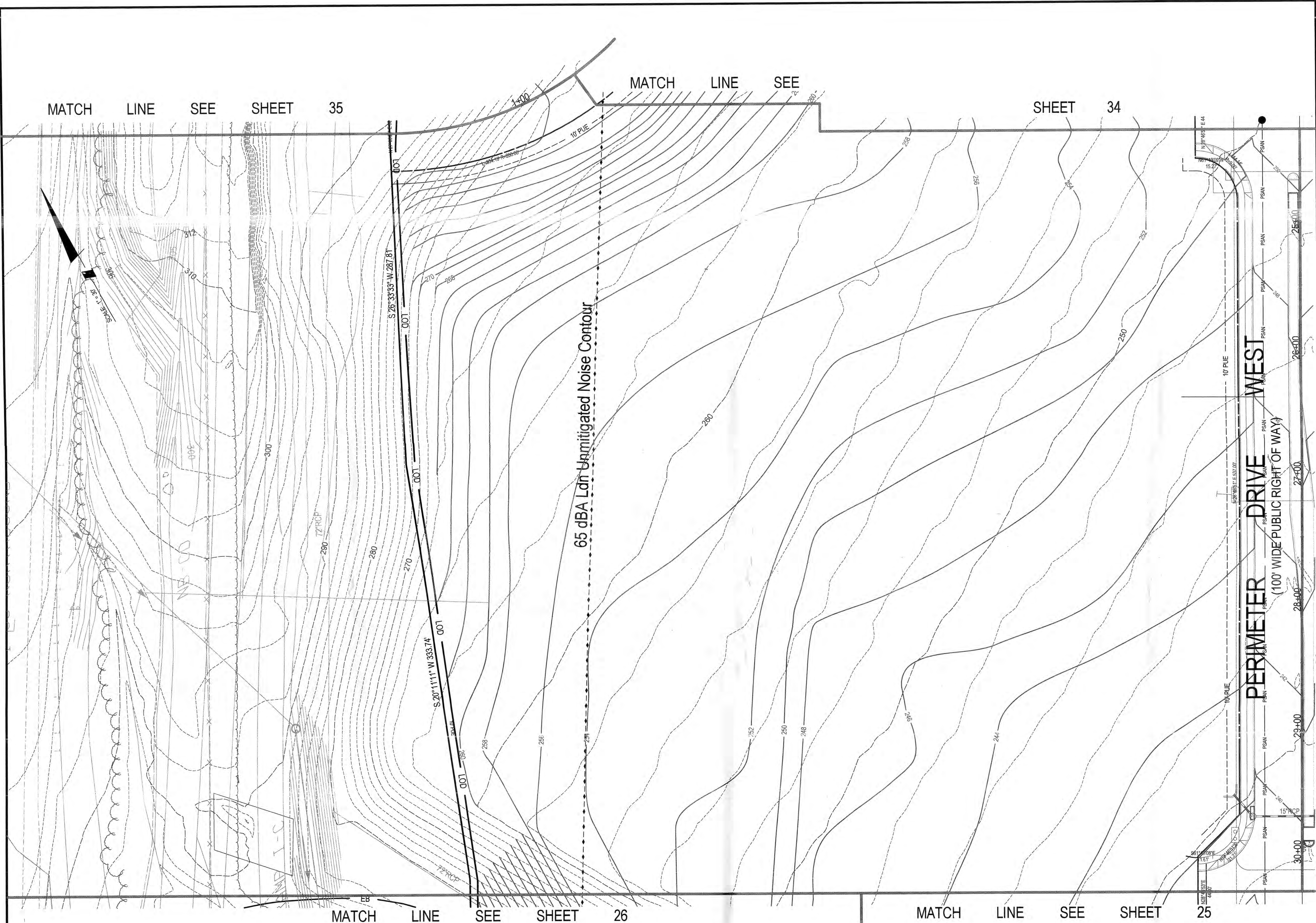
REVISIONS		DATE	BY
1	Various revisions based on M-NCPPC Pre-Review comments	08/18/08	TNK
DESIGNED: BAM		CHECKED: WKD	
CAD STANDARDS VERSION: MICROSTATION V8		TECHNICIAN: BAM	

APPLICANTS
KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870

FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-486-8800



MISS UTILITY NOTE
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- LEGEND**
- EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
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 - PROPOSED 10' CONTOUR
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - PROPERTY BOUNDARY
 - PROPOSED LOT LINES
 - PROPOSED SEWER LINE/MANHOLE
 - PROPOSED WATER LINE
 - PROPOSED PUBLIC UTILITY EASEMENT
 - STREAM CENTERLINE
 - NON-TIDAL WETLANDS
 - WETLAND BUFFER
 - 100 YEAR FLOODPLAIN
 - EXPANDED BUFFER
 - STREAM VALLEY BUFFER
 - LIMITS OF DISTURBANCE
 - 10' PUE
 - 15' PUE
 - 65 dBA line
 - 65 dBA
 - SR ZONE
 - 13 ZONE
 - ZONING LINE
 - TREE PROTECTION DEVICE
 - AREA OF TREE PRESERVATION
 - WOODLAND CLEARED
 - WOODLAND CLEARED IN FLOODPLAIN
 - OFFSITE CLEARING
 - REFORESTATION
 - SPECIMEN TREE
 - SPECIMEN TREE (TO BE REMOVED)
 - TREE PRESERVATION SIGN

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP11 / 65 / 08

APPROVAL OR REVISION #	DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
01	7-21-09	H2	7-6-10
02			
03			
04			
05			

M-NCPPC APPROVALS
PROJECT NAME: KONTERRA - TOWN CENTER EAST
PROJECT NUMBER: DSP-08011
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISED LISTED BELOW APPLY TO THIS SHEET.

Loiederman
Soltesz Associates, Inc.

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Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

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NO.	REVISIONS	BY	DATE
1	Various revisions based on M-NCPPC Pre-Review comments	TNK	08/19/08

DATE: June, 2008
DESIGNED: BAM

CAD STANDARDS VERSION: MICROSTATION V8
TECHNICIAN: BAM

CHECKED: WKD

APPLICANTS
KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870

FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6600

MISS UTILITY NOTE

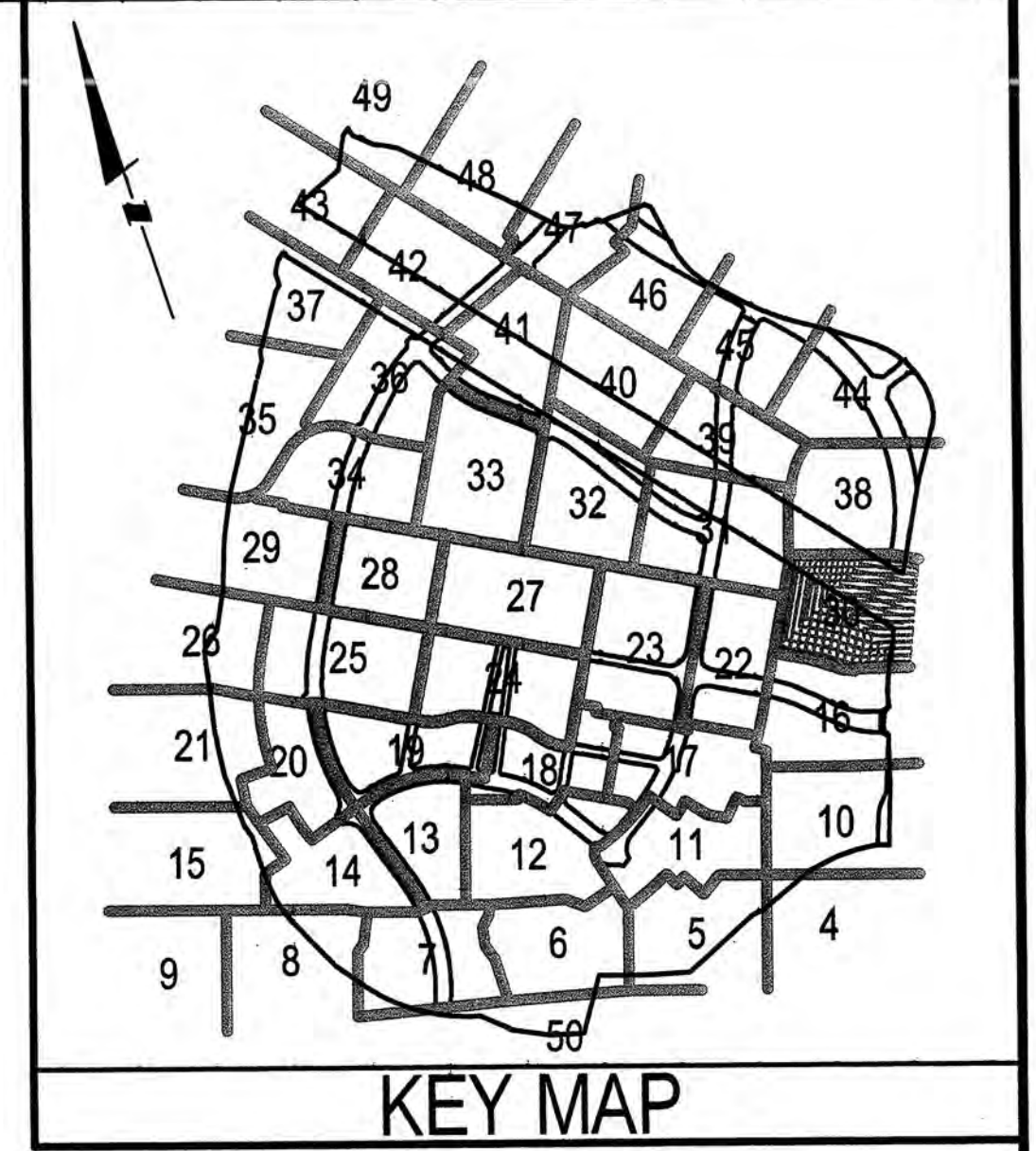
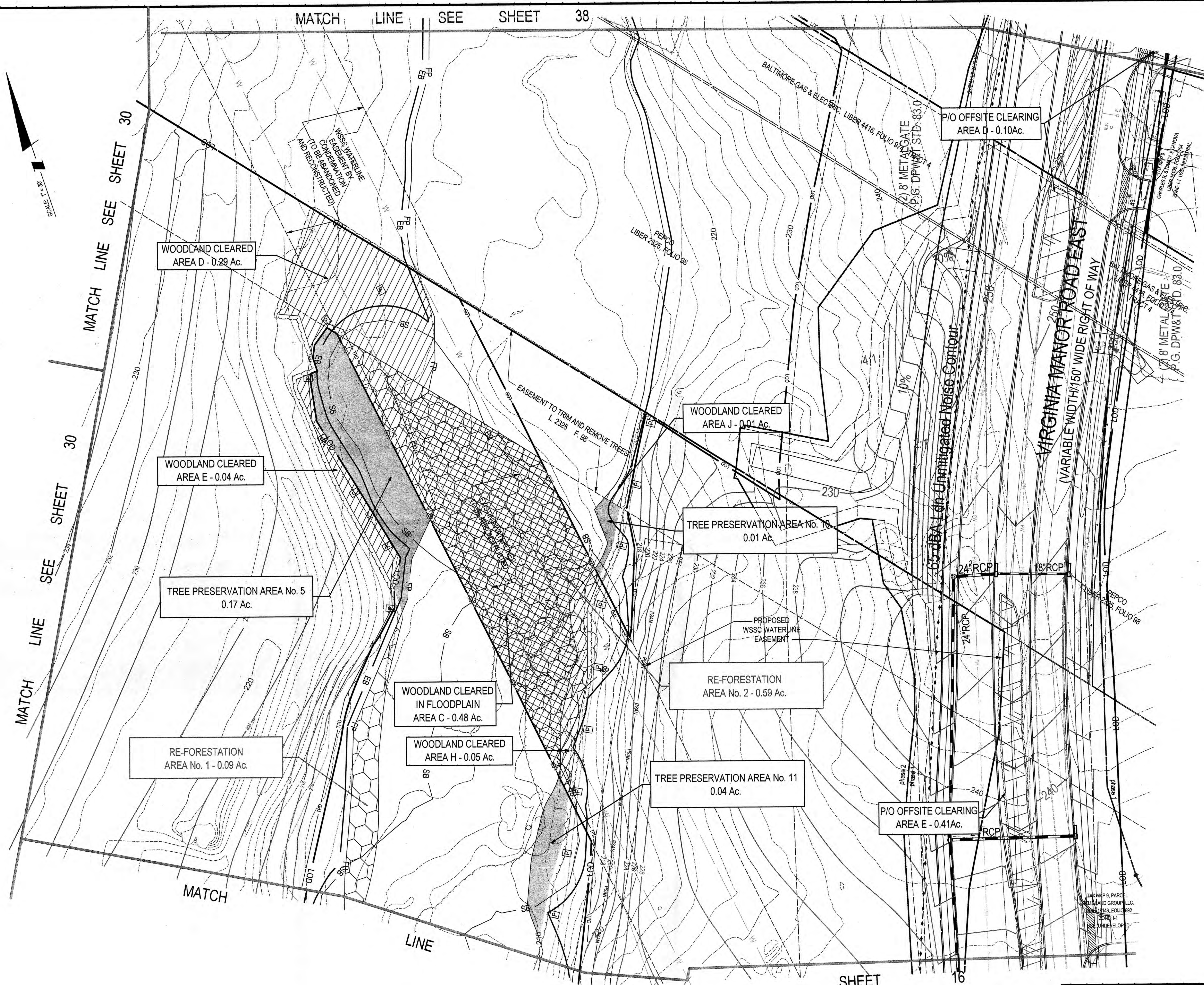
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TREE CONSERVATION PLAN - TYPE II

KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN

SHEET 29 OF 52
PROJECT NO. 0802-06-31



- LEGEND**
- EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - PROPOSED 10' CONTOUR
 - EXISTING TREELINE
 - PHASE LINE
 - PROPERTY BOUNDARY
 - PROPOSED LOT LINES
 - PROPOSED SEWER LINE/MAINHOLE
 - PROPOSED WATER LINE
 - PROPOSED EASEMENT
 - STREAM CENTERLINE
 - NON-TIDAL WETLANDS
 - WETLAND BUFFER
 - 100' YEAR FLOODPLAIN
 - EXPANDED BUFFER
 - STREAM VALLEY BUFFER
 - LIMITS OF DISTURBANCE
 - PROPOSED PUBLIC UTILITY EASEMENT
 - 10' PUE
 - 65 dBA line
 - 65 dBA line
 - ZONING LINE
 - RR ZONE
 - TS ZONE
 - TPO
 - TREE PROTECTION DEVICE
 - AREA OF TREE PRESERVATION
 - WOODLAND CLEARED
 - WOODLAND CLEARED IN FLOODPLAIN
 - OFFSITE CLEARING
 - REFORESTATION
 - SPECIMEN TREE
 - SPECIMEN TREE (TO BE REMOVED)
 - TREE PRESERVATION SIGN

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII / 65 / 08			
APPROVED BY			DATE
K. SHOULARS			6-23-10
01	<i>K. Shouls</i>		<i>4/5/12</i>
02	<i>K. Shouls</i>		<i>4/5/12</i>
03			
04			
05			
M-NCPPC APPROVALS			
PROJECT NAME: KONTERRA - TOWN CENTER EAST			
PROJECT NUMBER: DSP-08011			
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
	7-21-09	HZ	7-6-10

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t. 301.794.7555 f. 301.794.7656

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DATE: June 2008	CAD STANDARDS VERSION: MICROSTATION V8	DESIGNED: BAM	TECHNICIAN: BAM	CHECKED: WWD
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APPLICANTS

KONTERRA
14401 SWEETZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870

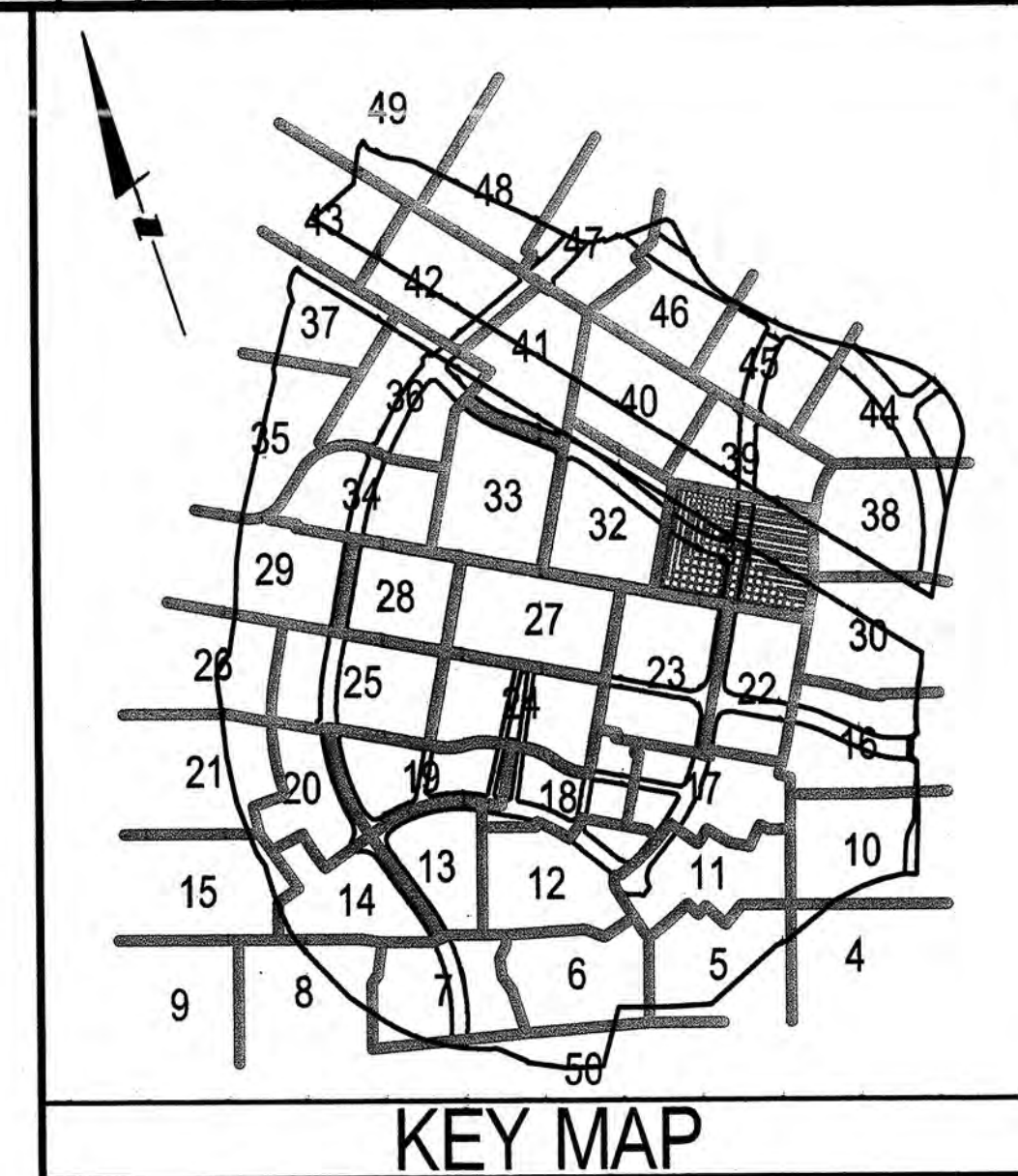
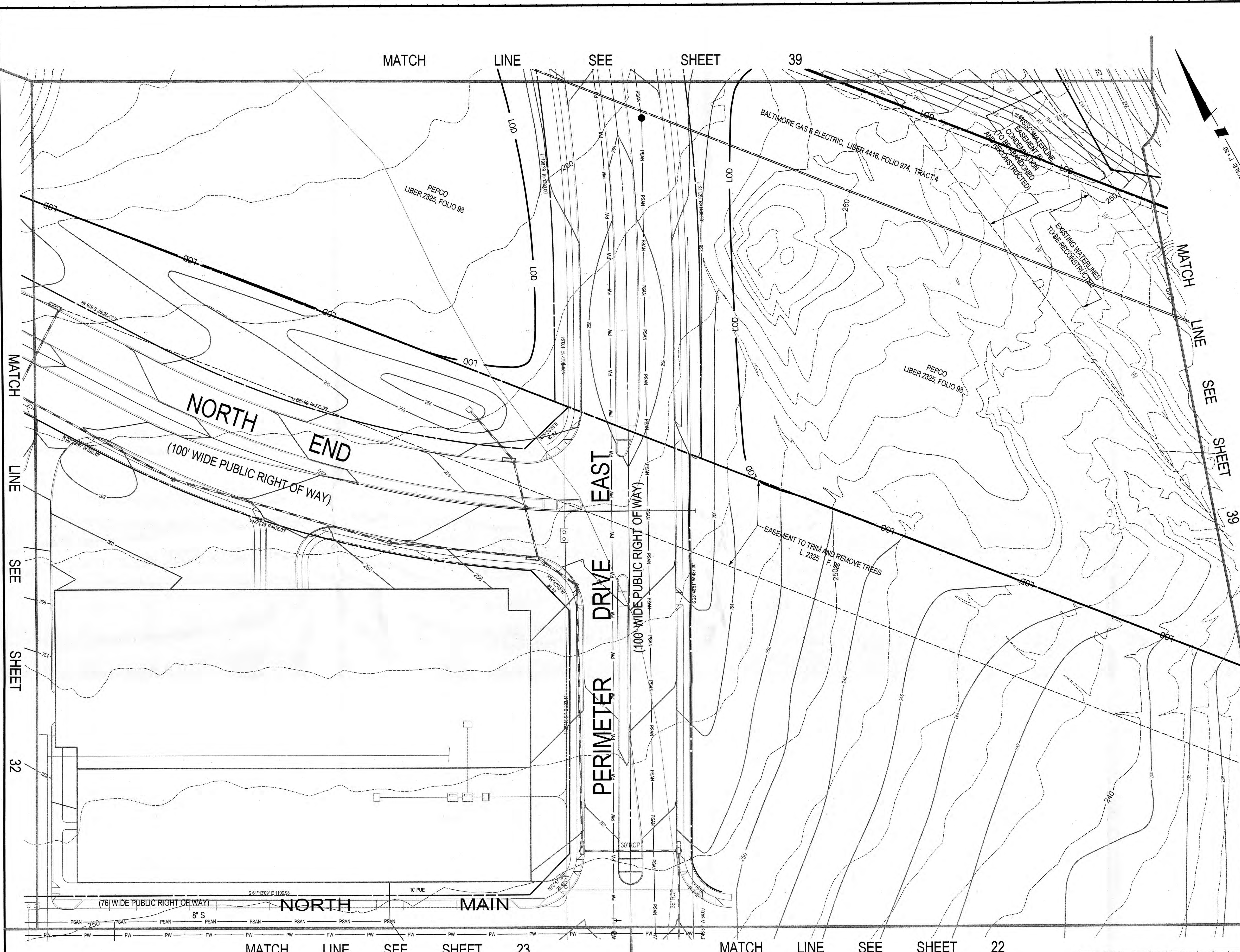
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WASHINGTON, D.C. 20036
202-496-6600

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KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO.
0802-06-31



- LEGEND**
- EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - PROPOSED 10' CONTOUR
 - EXISTING TREELINE
 - PHASE LINE
 - PROPERTY BOUNDARY
 - PROPOSED LOT LINES
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 - NON-TIDAL WETLANDS
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 - 100 YEAR FLOODPLAIN
 - EXPANDED BUFFER
 - STREAM VALLEY BUFFER
 - LIMITS OF DISTURBANCE
 - 10' PUE
 - PROPOSED PUBLIC UTILITY EASEMENT
 - 65 dBA line
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 - TREE PROTECTION DEVICE
 - AREA OF TREE PRESERVATION
 - WOODLAND CLEARED
 - WOODLAND CLEARED IN FLOODPLAIN
 - OFFSITE CLEARING
 - REFORESTATION
 - SPECIMEN TREE
 - SPECIMEN TREE (TO BE REMOVED)
 - TREE PRESERVATION SIGN

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII / 65 / 08			
APPROVED BY			DATE
	K.SHOULARS	6/23/10	
01	<i>K. Shoullars</i>	7/5/10	
02			
03			
04			
05			
M-NCPPC APPROVALS			
PROJECT NAME: KONTERRA - TOWN CENTER EAST			
PROJECT NUMBER: DSP-08011			
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LS Loiederman
Soltész Associates, Inc.

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Chantilly

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2		ADDED VNR PHASED SITE	BCG	1/11/12
1		Various revisions based on M-NCPPC Pre-Review comments	TNK	08/18/08
NO.		DATE	BY	DATE
1		08/18/08	TNK	08/18/08
2		08/18/08	BCG	1/11/12
3		08/18/08	TNK	08/18/08
4		08/18/08	TNK	08/18/08
5		08/18/08	TNK	08/18/08
6		08/18/08	TNK	08/18/08
7		08/18/08	TNK	08/18/08
8		08/18/08	TNK	08/18/08
9		08/18/08	TNK	08/18/08
10		08/18/08	TNK	08/18/08
11		08/18/08	TNK	08/18/08
12		08/18/08	TNK	08/18/08
13		08/18/08	TNK	08/18/08
14		08/18/08	TNK	08/18/08
15		08/18/08	TNK	08/18/08
16		08/18/08	TNK	08/18/08
17		08/18/08	TNK	08/18/08
18		08/18/08	TNK	08/18/08
19		08/18/08	TNK	08/18/08
20		08/18/08	TNK	08/18/08
21		08/18/08	TNK	08/18/08
22		08/18/08	TNK	08/18/08
23		08/18/08	TNK	08/18/08
24		08/18/08	TNK	08/18/08
25		08/18/08	TNK	08/18/08
26		08/18/08	TNK	08/18/08
27		08/18/08	TNK	08/18/08
28		08/18/08	TNK	08/18/08
29		08/18/08	TNK	08/18/08
30		08/18/08	TNK	08/18/08
31		08/18/08	TNK	08/18/08
32		08/18/08	TNK	08/18/08
33		08/18/08	TNK	08/18/08
34		08/18/08	TNK	08/18/08
35		08/18/08	TNK	08/18/08
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37		08/18/08	TNK	08/18/08
38		08/18/08	TNK	08/18/08
39		08/18/08	TNK	08/18/08
40		08/18/08	TNK	08/18/08
41		08/18/08	TNK	08/18/08
42		08/18/08	TNK	08/18/08
43		08/18/08	TNK	08/18/08
44		08/18/08	TNK	08/18/08
45		08/18/08	TNK	08/18/08
46		08/18/08	TNK	08/18/08
47		08/18/08	TNK	08/18/08
48		08/18/08	TNK	08/18/08
49		08/18/08	TNK	08/18/08
50		08/18/08	TNK	08/18/08

APPLICANTS
KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870

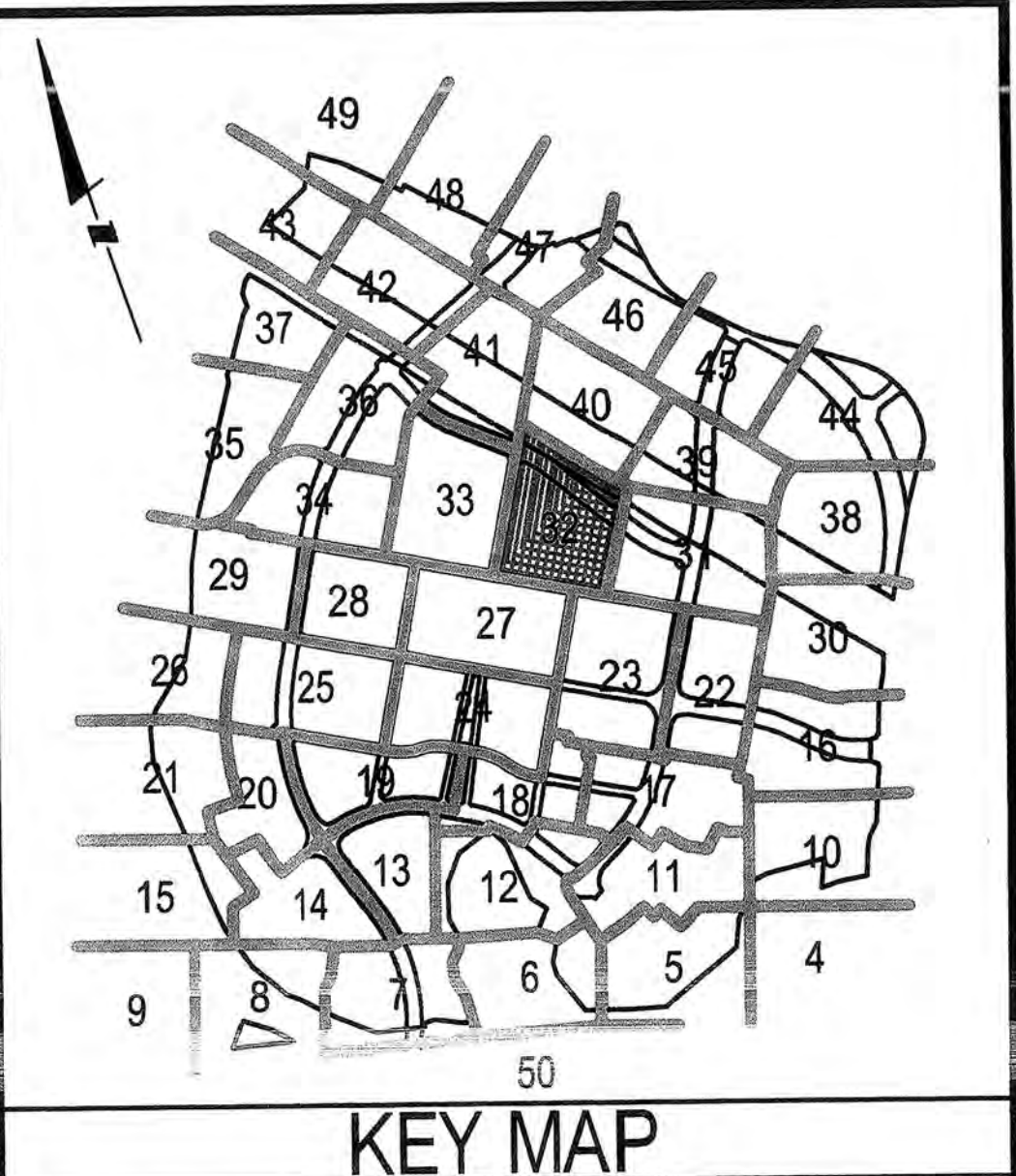
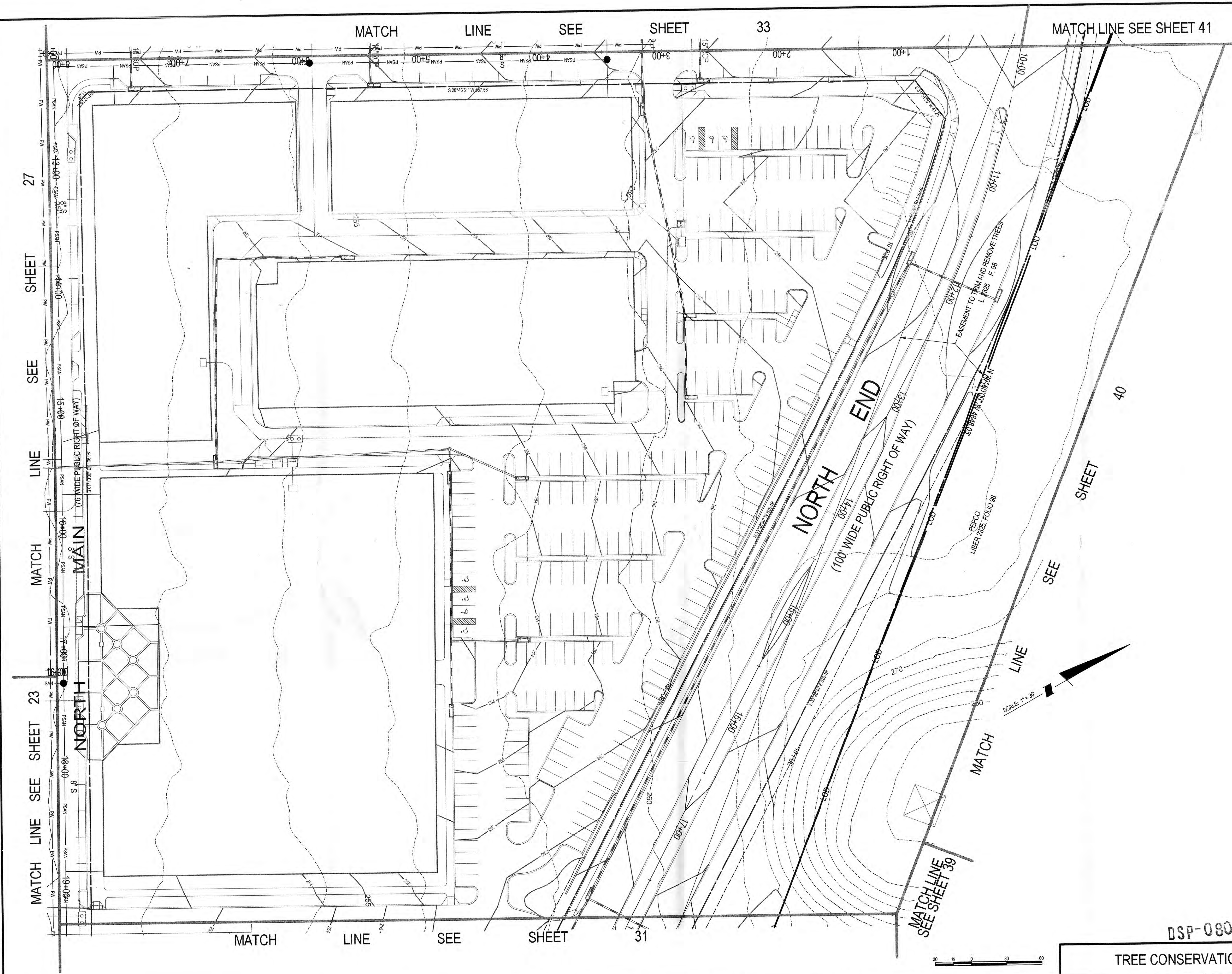
FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6600

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 OF 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

KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

LS
1" = 30'
SHEET 31 OF 52
PROJECT NO. 0802-06-31



- LEGEND**
- EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - PROPOSED 10' CONTOUR
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - PROPERTY BOUNDARY
 - PROPOSED LOT LINES
 - PROPOSED SEWER LINE/MANHOLE
 - PROPOSED WATER LINE
 - PROPOSED PUBLIC UTILITY EASEMENT
 - STREAM CENTERLINE
 - NON-TIDAL WETLANDS
 - WETLAND BUFFER
 - 100 YEAR FLOODPLAIN
 - EXPANDED BUFFER
 - STREAM VALLEY BUFFER
 - LIMITS OF DISTURBANCE
 - 10' PUE
 - PUBLIC UTILITY EASEMENT
 - 65 dBA line
 - ZONING LINE
 - RR ZONE
 - 13 ZONE
 - TREE PROTECTION DEVICE
 - AREA OF TREE PRESERVATION
 - WOODLAND CLEARED
 - WOODLAND CLEARED IN FLOODPLAIN
 - OFFSITE CLEARING
 - REFORESTATION
 - SPECIMEN TREE
 - SPECIMEN TREE (TO BE REMOVED)
 - TREE PRESERVATION SIGN

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 65 / 08

APPROVAL OR REVISION #	DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
01	7-21-09	H2	7-6-10
02			
03			
04			
05			

M-NCPPC APPROVALS

PROJECT NAME: KONTERRA - TOWN CENTER EAST

PROJECT NUMBER: DSP-08011

FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET:

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

Rockville
Lanham
Frederick
Waldorf
Leonardtown
Chantilly

REVISIONS		DATE	BY
1	Various revisions based on M-NCPPC Pre-Review comments	08/18/08	
DESIGNED: BAM		DATE: June, 2008	
CHECKED: WKO		TECHNICIAN: BAM	

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 20011199		
MAP	3 & 4	GRID 28-211, X6-K11 AA-111, RT-10
TAX MAP		ZONING CATEGORY:
MAP 9; GRIDS: B2-B4, C1-C4, D1-D4		M-X-T
M-NCPPC 2007 SHEET		
216NE05, 216NE06		
217NE05, 217NE05		
218NE06		
WSSC 2007 SHEET		
216NE05, 216NE06		
217NE05, 217NE05		
218NE06		

APPLICANTS
KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870

FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6600



MISS UTILITY NOTE

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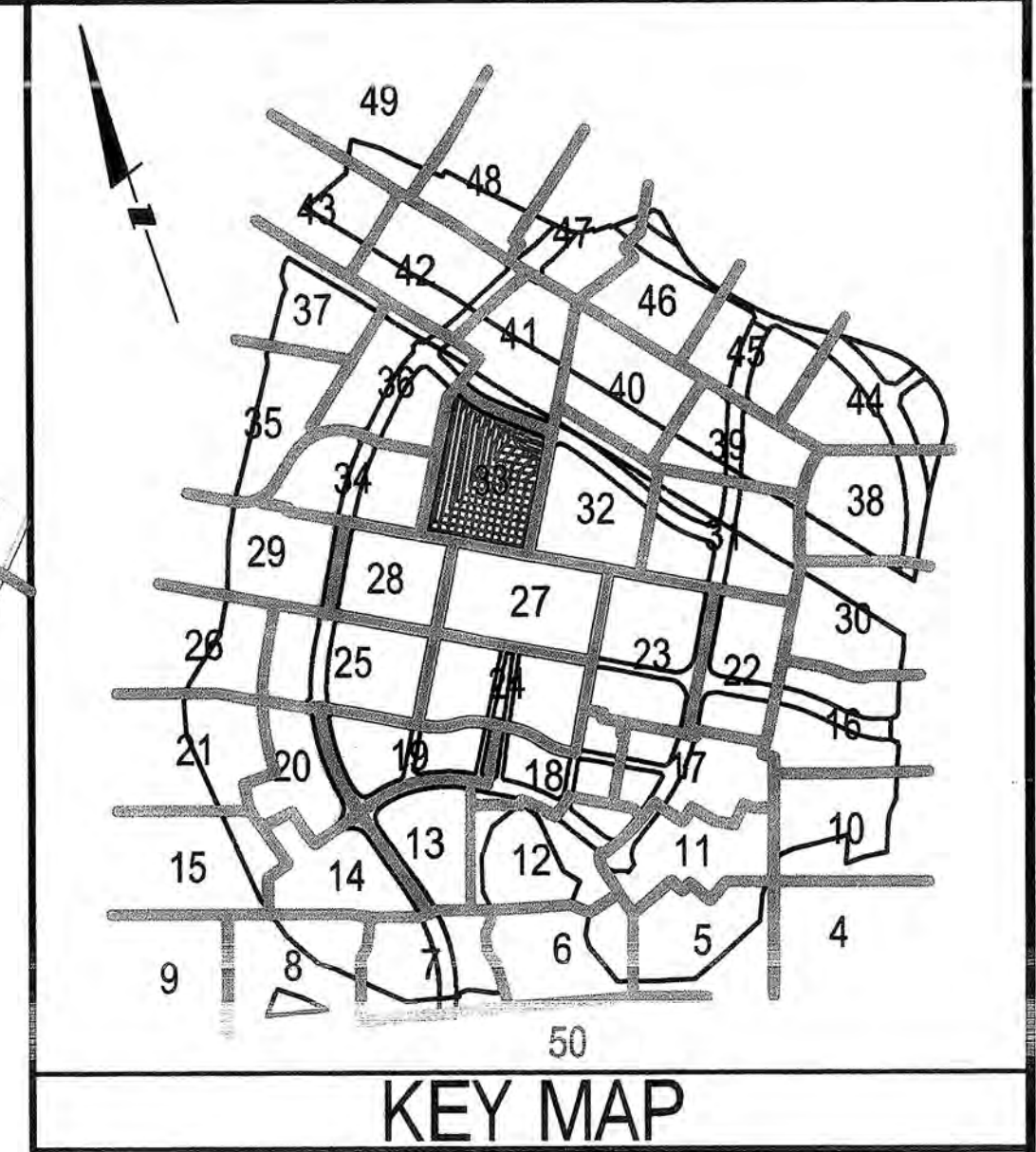
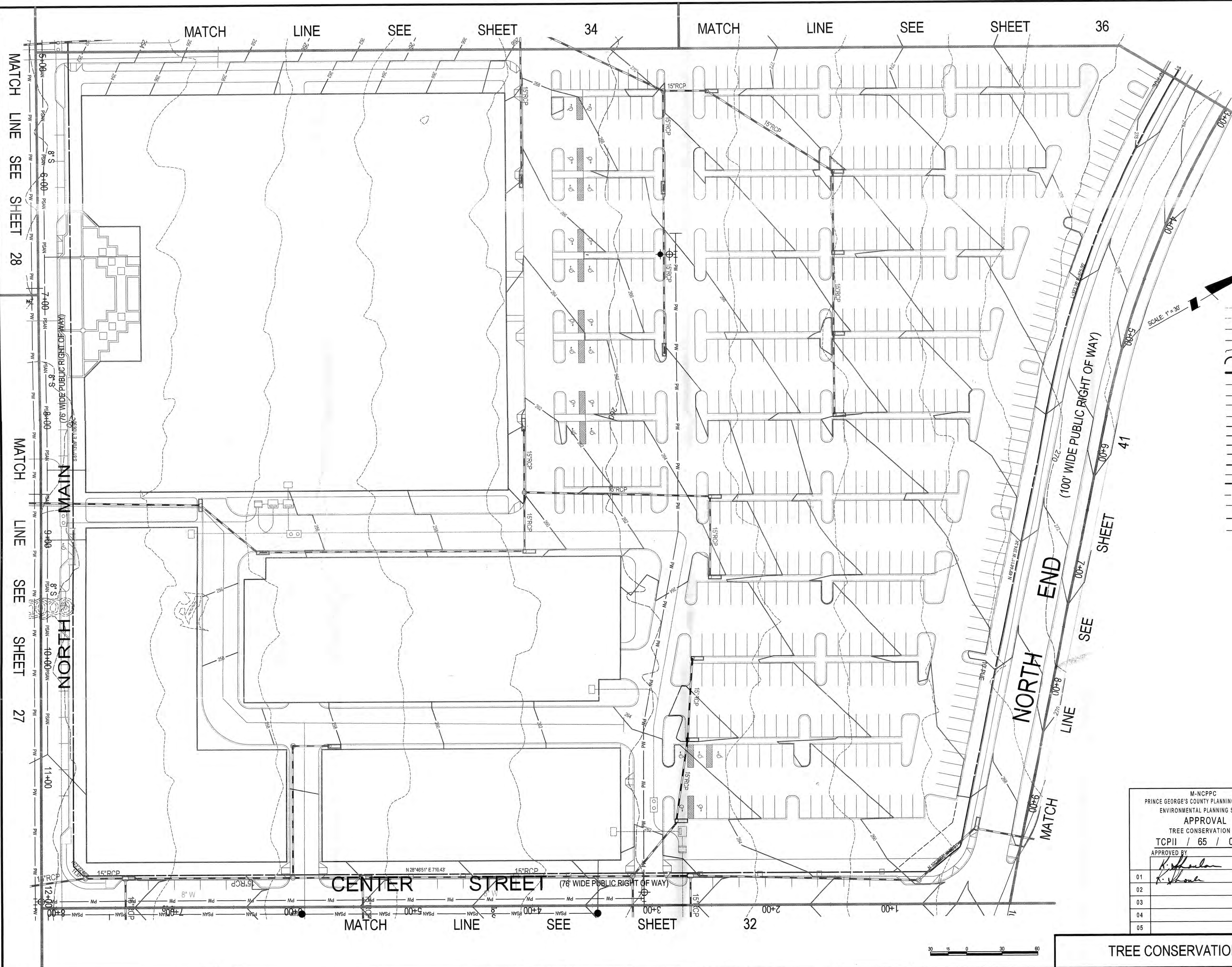
TREE CONSERVATION PLAN - TYPE II

KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN

SHEET 32 OF 52

PROJECT NO. 0802-06-31



LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- PROPOSED SEWER LINE/MANHOLE
- PROPOSED WATER LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- STREAM CENTERLINE
- NON-TIDAL WETLANDS
- WETLAND BUFFER
- 100 YEAR FLOODPLAIN
- EXPANDED BUFFER
- STREAM VALLEY BUFFER
- LIMITS OF DISTURBANCE
- 10' PUE
- 65 dBA line
- RR ZONE
- T3 ZONE
- TPD
- AREA OF TREE PRESERVATION
- WOODLAND CLEARED
- WOODLAND CLEARED IN FLOODPLAIN
- OFFSITE CLEARING
- REFORESTATION
- SPECIMEN TREE
- SPECIMEN TREE (TO BE REMOVED)
- TREE PRESERVATION SIGN

DSP-08011 1

M-NCPPC APPROVALS			
PROJECT NAME: KONTERRA - TOWN CENTER EAST			
PROJECT NUMBER: DSP-08011			
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	6/23/10	HZ	7-6-10
02	7-21-09		
03			
04			
05			

TREE CONSERVATION PLAN - TYPE II

KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET	33
OF	52
PROJECT NO.	0802-06-31

Loiederman Soltesz Associates, Inc.
Engineering
Planning
Surveying
Environmental Sciences

Rockville
Lanham
Frederick
Waldorf
Leonardtown
Chantilly

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

DATE: June, 2008
DESIGNED: BAM

CAD STANDARDS VERSION: MICROSTATION V8
TECHNICIAN: BAM

CHECKED: WKD

MAP 3 & 4
GRID 201105
TAX MAP
MAP 9, GRIDS: B2-B4, C1-C4, D1-D4
M-NCPPC 200' SHEET
218NE05, 218NE06, 218NE07, 218NE08
218NE09, 218NE10, 218NE11, 218NE12
WSEC 200' SHEET
218NE05, 218NE06, 218NE07, 218NE08, 218NE09, 218NE10, 218NE11, 218NE12

APPLICANTS
KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870
FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6600

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 WITH UTILITIES AT 18" DEPT. SHALL BE NOTED AND REPORTED TO THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

MATCH LINE SEE SHEET 29

INTERSTATE 95
(VARIABLE WIDTH RIGHT OF WAY)

SCALE: 1"=30'

MATCH LINE SEE SHEET 37

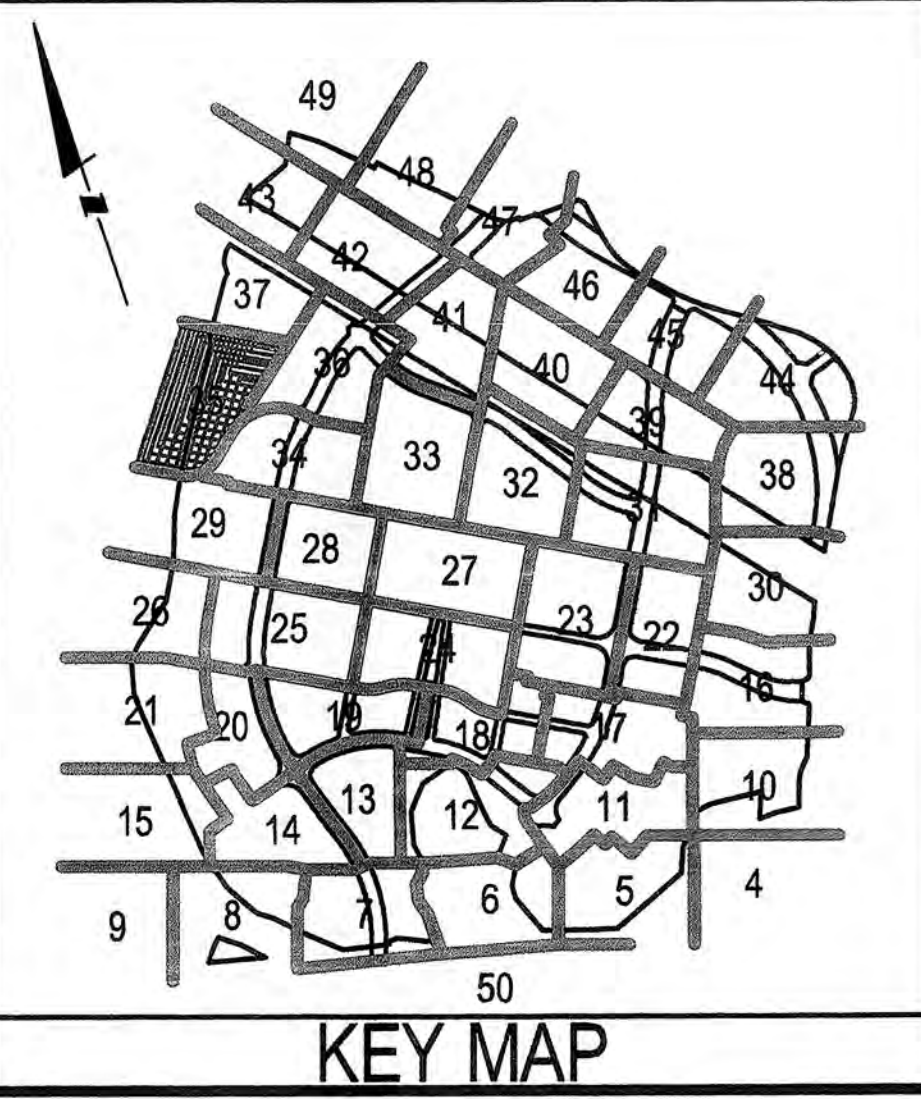
65 dBA Ldn Unmitigated Noise Contour

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- PSAN - PSAN
- PROPOSED SEWER LINE/MANHOLE
- PW - PW
- PROPOSED WATER LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- STREAM CENTERLINE
- NON-TIDAL WETLANDS
- WETLAND BUFFER
- 100 YEAR FLOODPLAIN
- EXPANDED BUFFER
- STREAM VALLEY BUFFER
- LIMITS OF DISTURBANCE
- 10' PUE
- 65 dBA line
- RR ZONE
- 13 ZONE
- TREE PROTECTION DEVICE
- AREA OF TREE PRESERVATION
- WOODLAND CLEARED
- WOODLAND CLEARED IN FLOODPLAIN
- OFFSITE CLEARING
- REFORESTATION
- SPECIMEN TREE
- SPECIMEN TREE (TO BE REMOVED)
- TREE PRESERVATION SIGN

MATCH LINE SEE SHEET 34

MATCH LINE SEE SHEET 36



M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPH / 65 / 08		M-NCPPC APPROVALS			
APPROVED BY		PROJECT NAME: KONTERRA - TOWN CENTER EAST			
DATE		PROJECT NUMBER: DSP-08011			
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.		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	6/23/10	WZ	7-6-10		
02	4/11/12				
03					
04					
05					

30 15 0 30 60

TREE CONSERVATION PLAN - TYPE II

KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

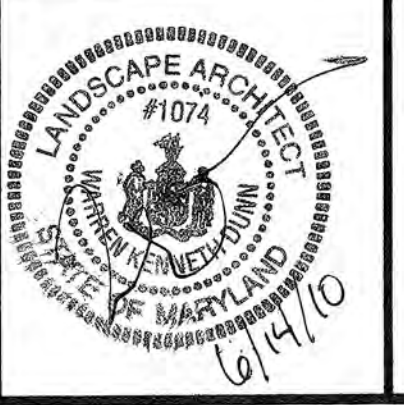
APPROVED PLAN

Loisderman
Soltész Associates, Inc.
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656
www.LSAassociates.net

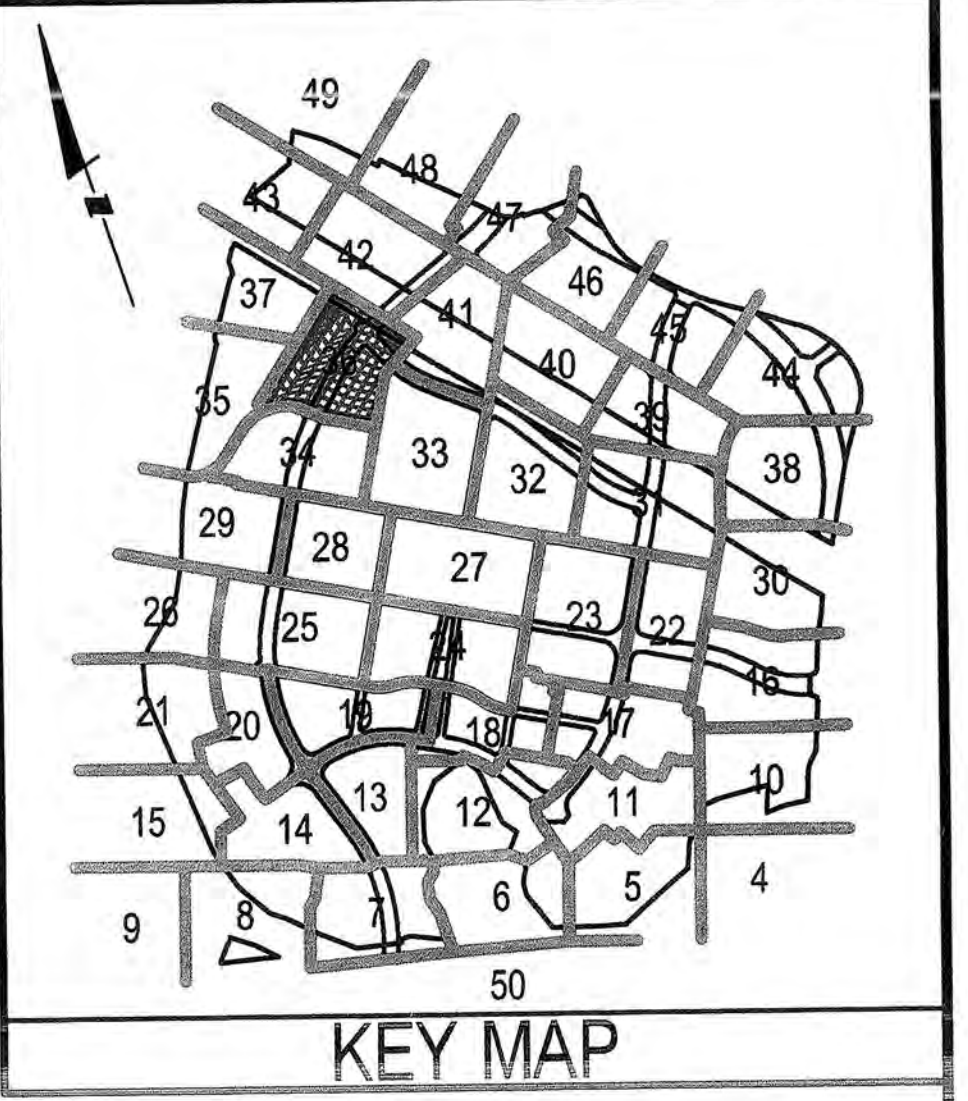
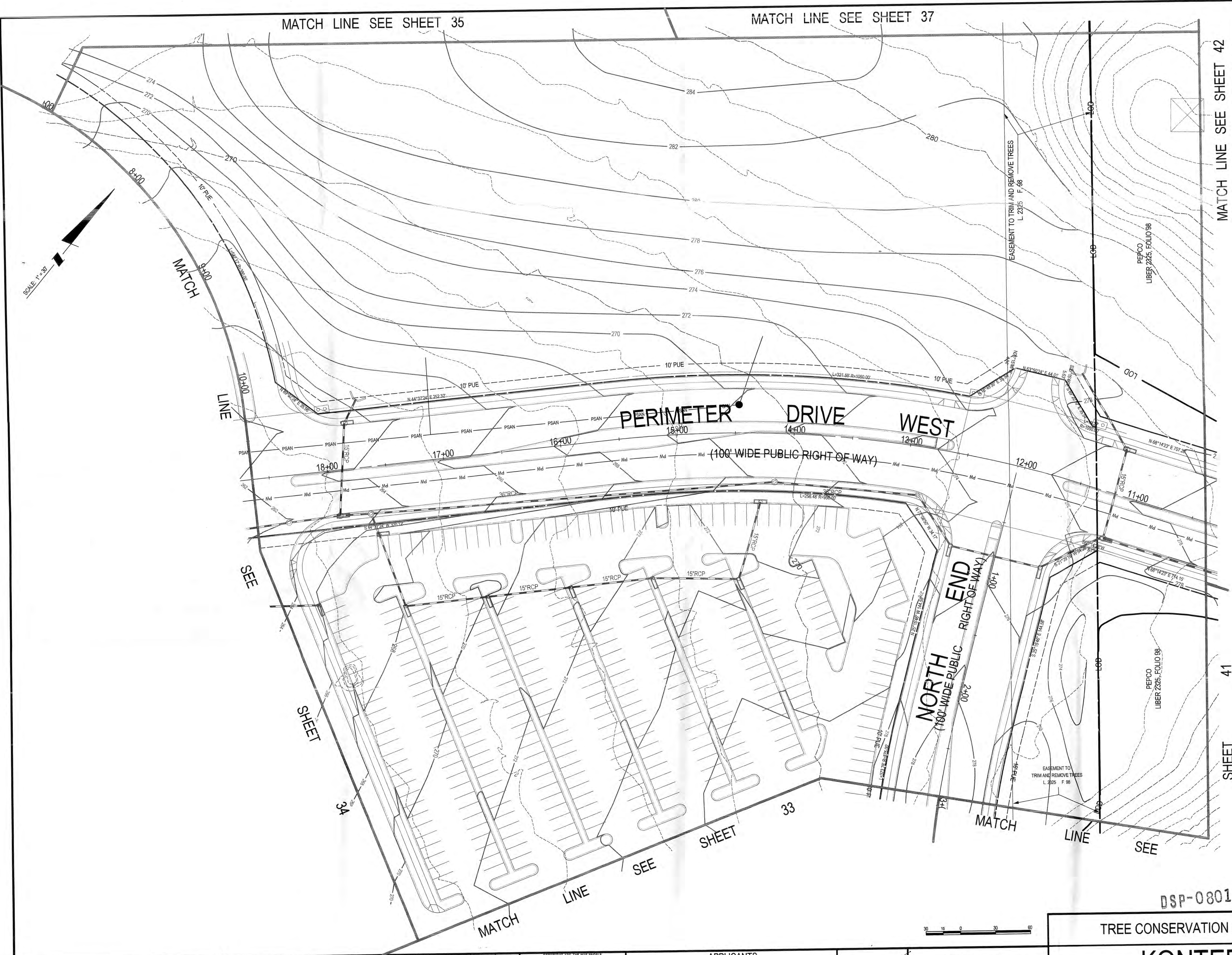
1	Various revisions based on M-NCPPC Pre-Review comments	TNC	08/18/08	BY	DATE
NO.	REVISIONS	BY	DATE		
1	Various revisions based on M-NCPPC Pre-Review comments	TNC	08/18/08	BY	DATE
DATE	JUN 2008	CAD STANDARDS VERSION	MICROSTATION V8	CHECKED	WKO
DESIGNED	BAM	TECHNICAL	BAM		

MAP	GRID	ZONING CATEGORY
MAP 9: GRID: B2-B4, C1-C4, D1-D4		M-X-T
M-NCPPC 200' SHEET		
216NE05, 216NE06, 217NE05, 217NE06		
216NE06		
WISC 200' SHEET		
216NE05, 216NE06, 217NE05, 217NE06		
216NE06		

APPLICANTS
KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870
FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6600



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 1-800-277-7777, 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.



- LEGEND**
- EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - PROPOSED 10' CONTOUR
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - PROPERTY BOUNDARY
 - PROPOSED LOT LINES
 - PROPOSED SEWER LINES/MAINHOLE
 - PROPOSED WATER LINE
 - PROPOSED PUBLIC UTILITY EASEMENT
 - STREAM CENTERLINE
 - NON-TIDAL WETLANDS
 - WETLAND BUFFER
 - 100 YEAR FLOODPLAIN
 - EXPANDED BUFFER
 - STREAM VALLEY BUFFER
 - LIMITS OF DISTURBANCE
 - PUBLIC UTILITY EASEMENT
 - 65 DBA LINE
 - ZONING LINE
 - TREE PROTECTION DEVICE
 - AREA OF TREE PRESERVATION
 - WOODLAND CLEARED
 - WOODLAND CLEARED IN FLOODPLAIN
 - OFFSITE CLEARING
 - REFORESTATION
 - SPECIMEN TREE
 - SPECIMEN TREE (TO BE REMOVED)
 - TREE PRESERVATION SIGN

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 65 / 08

APPROVED BY	DATE
<i>[Signature]</i>	6/26/08
<i>[Signature]</i>	7/1/08
01	
02	
03	
04	
05	

M-NCPPC APPROVALS

PROJECT NAME: KONTERRA - TOWN CENTER EAST

PROJECT NUMBER: DSP-08011

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
	7-21-08	H2	7-21-08

Rockville
Lanham
Frederick
Waldorf
Leonardtown
Chantilly

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

www.LSAssociates.net

NO.	REVISIONS	BY	DATE
1	Various revisions based on M-NCPPC Pre-Review comments	TNK	08/18/08

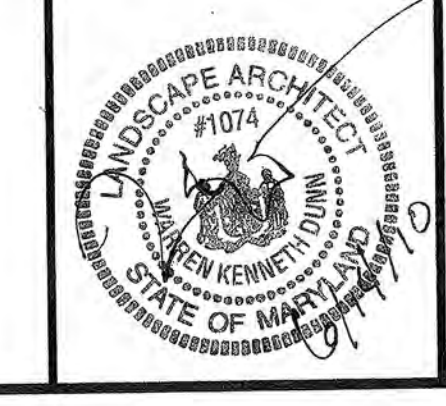
DATE: June, 2008
DESIGNED: BAM
CHECKED: WND

MAP	TAX MAP	ZONING CATEGORY
3 & 4	MAP 9: GRIDS: B2-B4, C1-C4, D1-D4	M-X-T

M-NCPPC 200' SHEET
216NE05, 216NE06
217NE05, 217NE06
218NE06

APPLICANTS
KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870

FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6800



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 1-800-267-7777, 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.

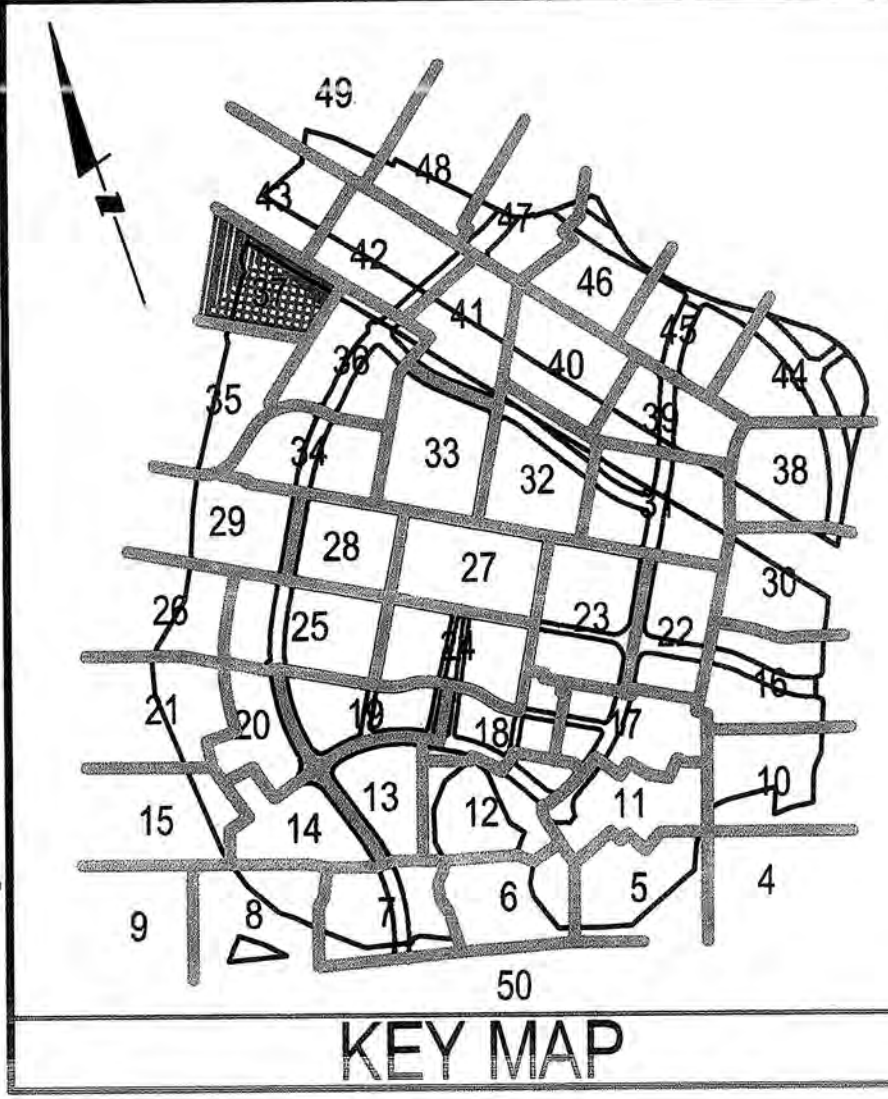
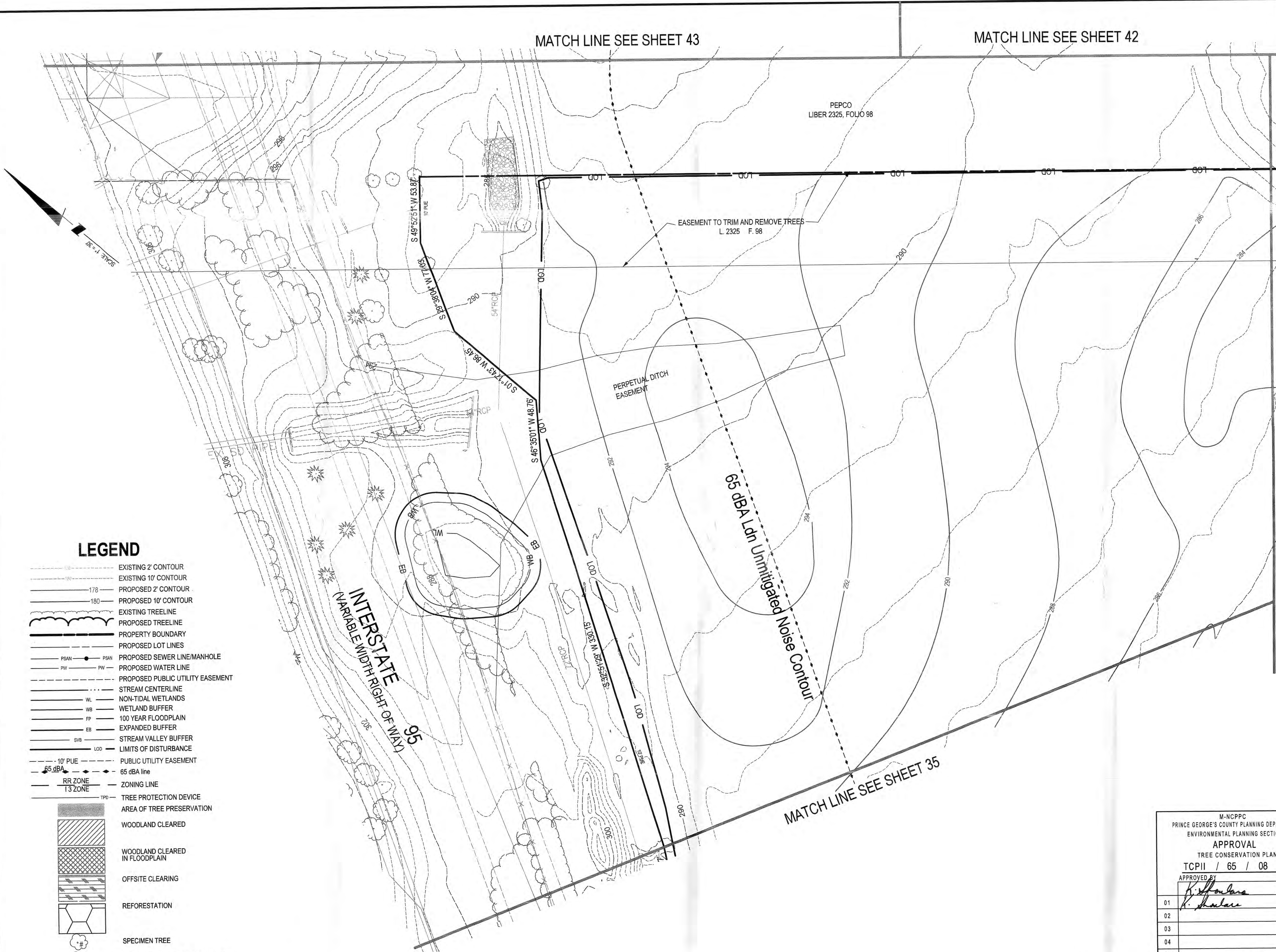
TREE CONSERVATION PLAN - TYPE II

KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN

SHEET 36 OF 52

PROJECT NO. 0802-06-31



LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- PROPOSED SEWER LINE/MANHOLE
- PROPOSED WATER LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- STREAM CENTERLINE
- NON-TIDAL WETLANDS
- WETLAND BUFFER
- 100 YEAR FLOODPLAIN
- EXPANDED BUFFER
- STREAM VALLEY BUFFER
- LIMITS OF DISTURBANCE
- 10' PUE
- 65 dBA line
- RR ZONE
- 13 ZONE
- TREE PROTECTION DEVICE
- AREA OF TREE PRESERVATION
- WOODLAND CLEARED
- WOODLAND CLEARED IN FLOODPLAIN
- OFFSITE CLEARING
- REFORESTATION
- SPECIMEN TREE
- SPECIMEN TREE (TO BE REMOVED)
- TREE PRESERVATION SIGN

DSP-08011 1

M-NCPPC APPROVALS			
PROJECT NAME: KONTERRA - TOWN CENTER EAST			
PROJECT NUMBER: DSP-08011			
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	7-21-09	H2	7-6-10
02			
03			
04			
05			

TREE CONSERVATION PLAN - TYPE II

KONTERRA
TOWN CENTER EAST

VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET	37
OF	52
PROJECT NO.	0802-06-31

LS Loiederman Soltesz Associates, Inc.
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
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www.LSAssociates.net

Rockville
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Waldorf
Leonardtown
Chantilly

Engineering
Planning
Surveying
Environmental Sciences

REVISIONS			
NO.	DATE	BY	DATE
1	Various revisions based on M-NCPPC Pre-Review comments	TNK	08/18/08

MAP	TAX MAP	GRID	ZONING CATEGORY
MAP 9, GRIDS: B2-B4, C1-C4, D1-D4			M-X-T
M-NCPPC 200 SHEET	218NE05, 218NE06, 217NE05, 217NE06		
WISC 200 SHEET	218NE05, 218NE06, 217NE05, 217NE06		

APPLICANTS
KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870

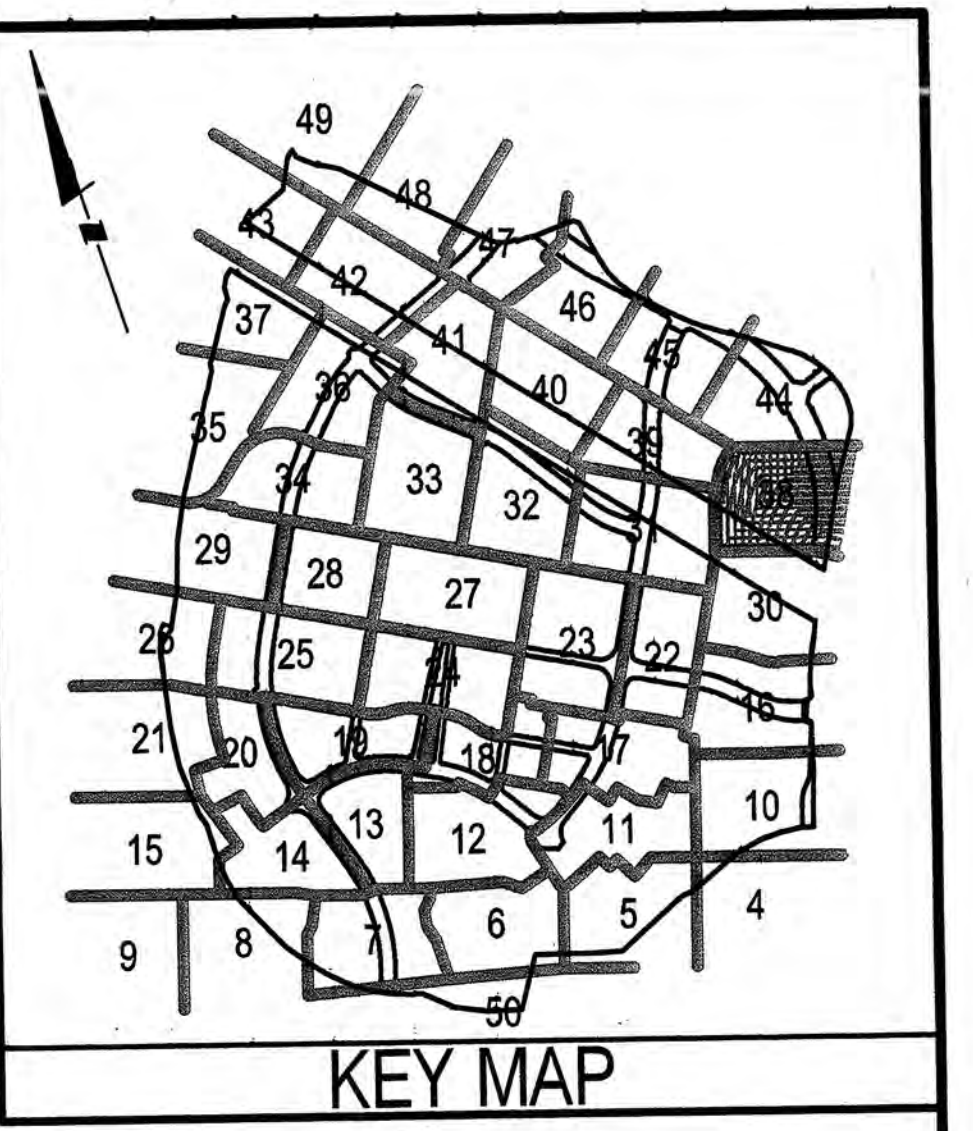
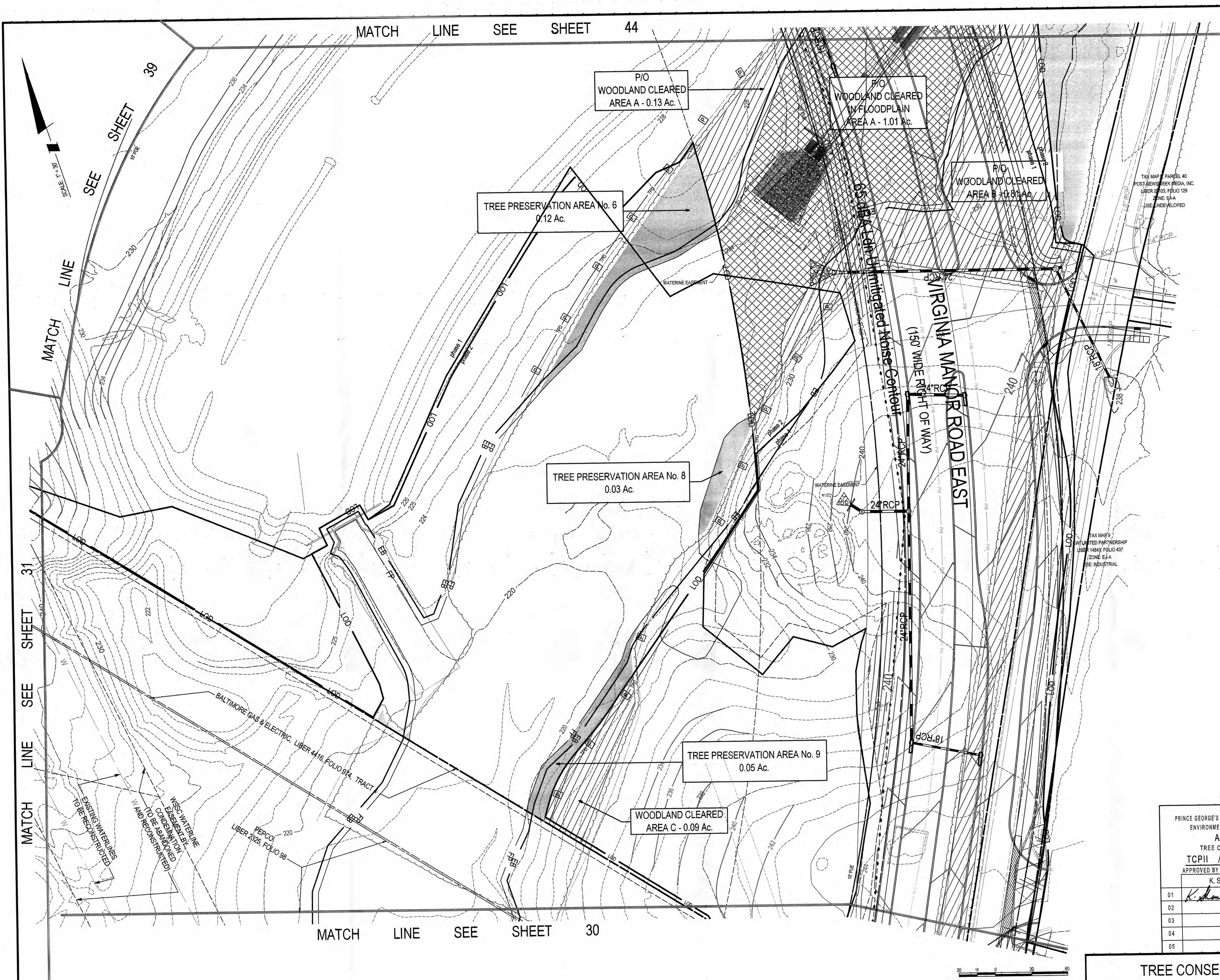
FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6600



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 1-800-287-7777, 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.

KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN



- ### LEGEND
- EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - PROPOSED 10' CONTOUR
 - EXISTING TREELINE
 - PHASE LINE
 - PROPERTY BOUNDARY
 - PROPOSED LOT LINES
 - PROPOSED SEWER LINE/MANHOLE
 - PROPOSED WATER LINE
 - PROPOSED EASEMENT
 - STREAM CENTERLINE
 - NON-TIDAL WETLANDS
 - WETLAND BUFFER
 - 100 YEAR FLOODPLAIN
 - EXPANDED BUFFER
 - STREAM VALLEY BUFFER
 - LIMITS OF DISTURBANCE
 - 10' PUE
 - 65 dBA line
 - RR ZONE
 - T3 ZONE
 - TPD
 - TREE PROTECTION DEVICE
 - AREA OF TREE PRESERVATION
 - WOODLAND CLEARED
 - WOODLAND CLEARED IN FLOODPLAIN
 - OFFSITE CLEARING
 - REFORESTATION
 - SPECIMEN TREE
 - SPECIMEN TREE (TO BE REMOVED)
 - TREE PRESERVATION SIGN

M-NCPPC				M-NCPPC APPROVALS			
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT				PROJECT NAME: KONTERRA - TOWN CENTER EAST			
ENVIRONMENTAL PLANNING SECTION				PROJECT NUMBER: DSP-08011			
APPROVAL				FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET			
TREE CONSERVATION PLAN				REVISED LISTED BELOW APPLY TO THIS SHEET			
TCPII / 65 / 08				APPROVAL OR	APPROVAL	REVIEWER'S	CERTIFICATION
APPROVED BY				REVISION #	DATE	INITIALS	DATE
K. SHOULARS					6-23-10		
01					4/5/12		
02							
03							
04							
05							

TREE CONSERVATION PLAN - TYPE II

KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

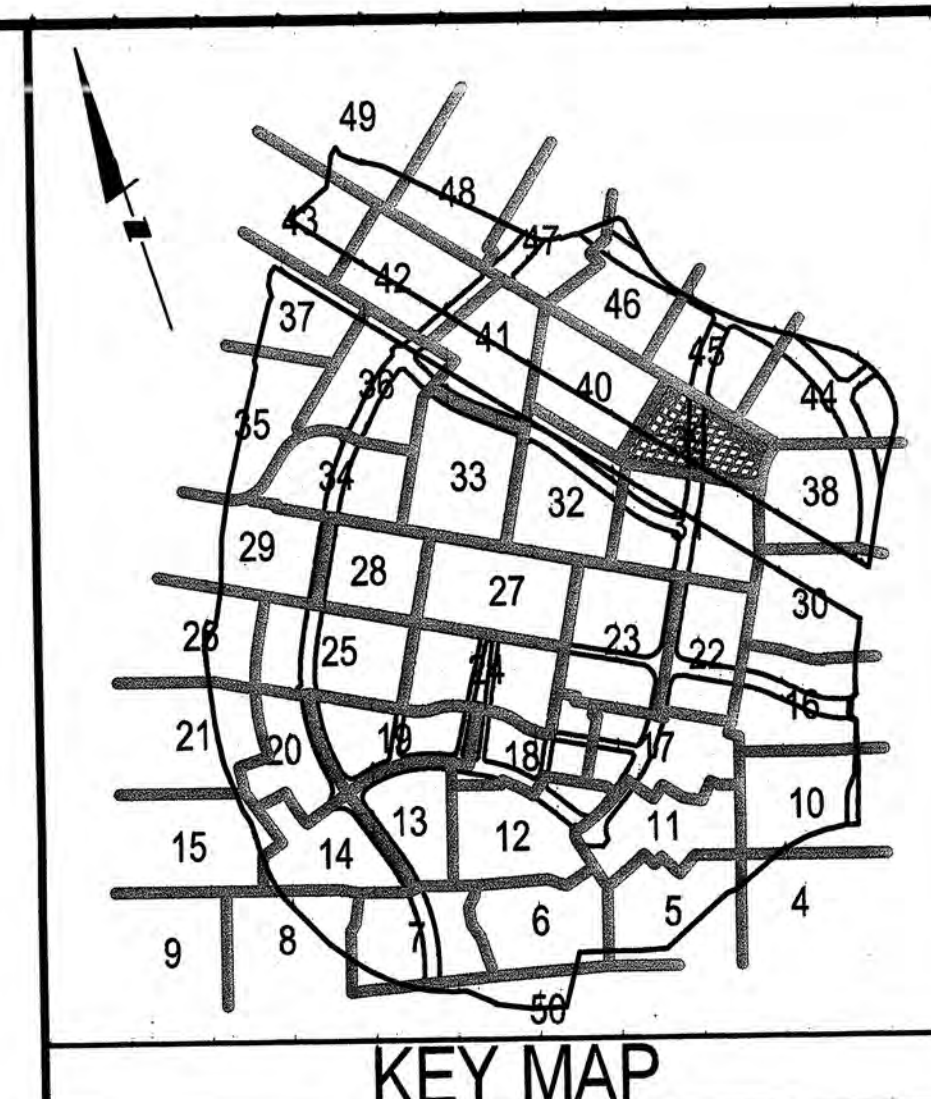
LS Loiederman
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Lanham
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Chantilly
LANHAM OFFICE
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Lanham, MD 20706
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DATE: June 2008		CAD STANDARDS VERSION: MICROSTATION V8		CHECKED: WKD	
2	ADDED NEW MID-201	YOR	11/22/11		
1	Various revisions based on M-NCPPC Pre-Review comments	TNK	08/18/08		
NO.	REVISIONS	BY	DATE		

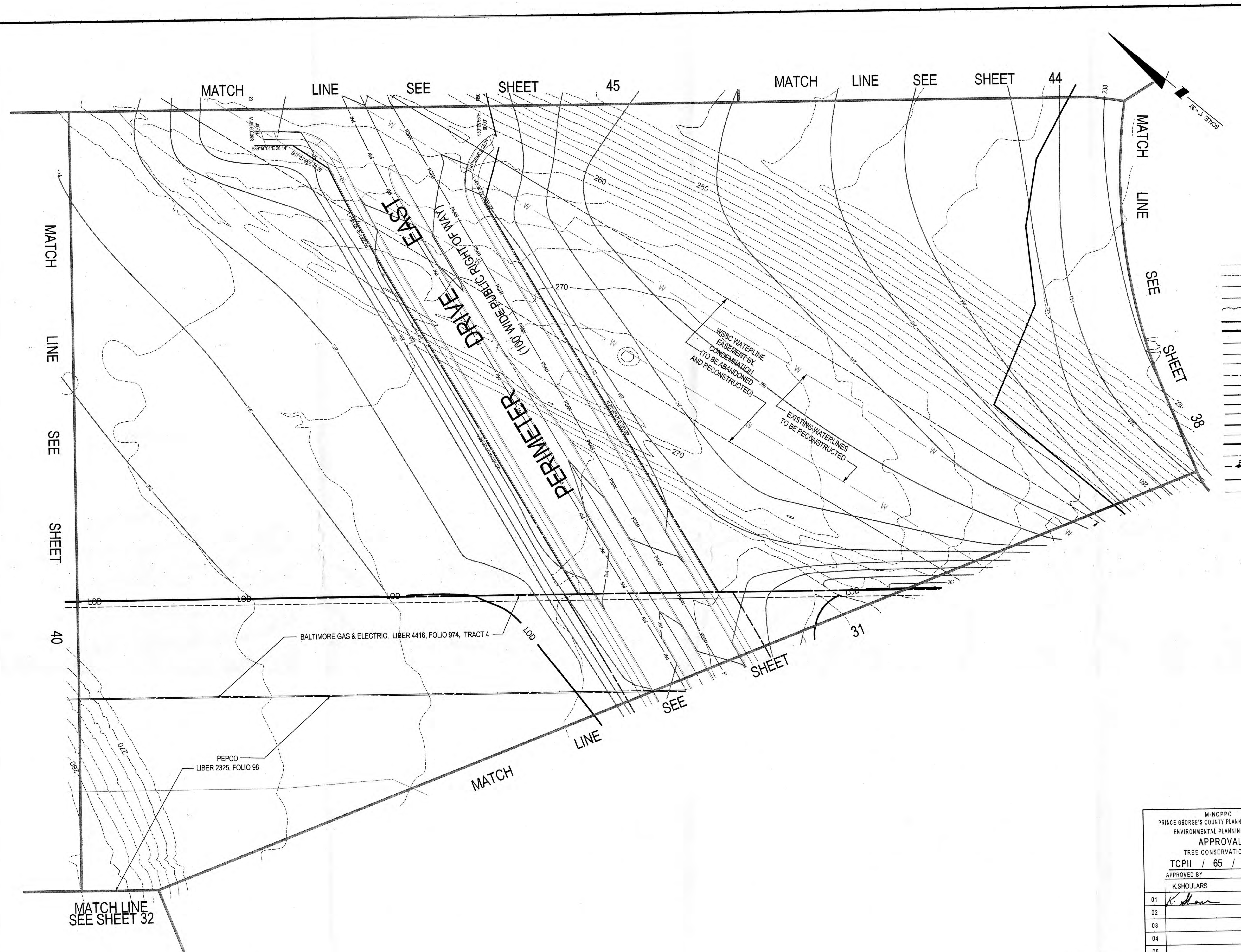
APPLICANTS
KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870
FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6600



MISS UTILITY NOTE
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- LEGEND**
- EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - PROPOSED 10' CONTOUR
 - EXISTING TREELINE
 - PHASE LINE
 - PROPERTY BOUNDARY
 - PROPOSED LOT LINES
 - PROPOSED SEWER LINE/MANHOLE
 - PROPOSED WATER LINE
 - PROPOSED EASEMENT
 - STREAM CENTERLINE
 - NON-TIDAL WETLANDS
 - WETLAND BUFFER
 - 100 YEAR FLOODPLAIN
 - EXPANDED BUFFER
 - STREAM VALLEY BUFFER
 - LIMITS OF DISTURBANCE
 - PROPOSED PUBLIC UTILITY EASEMENT
 - 65 dBA line
 - ZONING LINE
 - TREE PROTECTION DEVICE
 - AREA OF TREE PRESERVATION
 - WOODLAND CLEARED
 - WOODLAND CLEARED IN FLOODPLAIN
 - OFFSITE CLEARING
 - REFORESTATION
 - SPECIMEN TREE
 - SPECIMEN TREE (TO BE REMOVED)
 - TREE PRESERVATION SIGN



M-NCPPC				M-NCPPC APPROVALS			
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION				PROJECT NAME: KONTERRA - TOWN CENTER EAST			
APPROVAL				PROJECT NUMBER: DSP-08011			
TREE CONSERVATION PLAN				FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTS BELOW APPLY TO THIS SHEET			
TCPII / 65 / 08				APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
APPROVED BY							
K. SHOULARS					6/23/10		
01							
02							
03							
04							
05							

TREE CONSERVATION PLAN - TYPE II

KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

Project No. 0802-06-31

Sheet 39 of 52

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NO.	DATE	BY	DATE
1	Various revisions based on M-NCPPC Pre-Review comments		
2	ADDED VMR PHASED SITE	BOG	1/11/12
3		TNK	08/18/08

MAP	GRID	ZONING CATEGORY
MAP 9, GRIDS: B2-B4, C1-C4, D1-D4		M-X-T

APPLICANTS

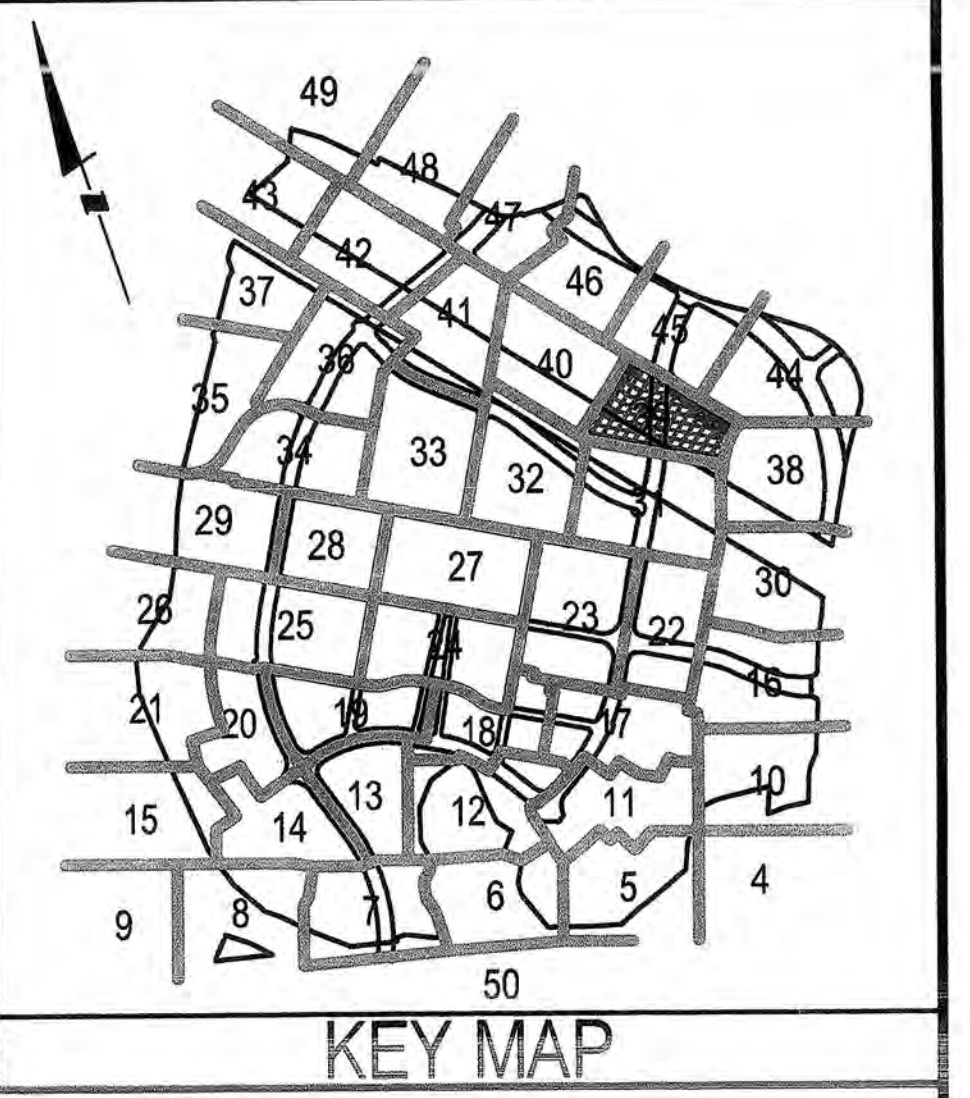
KONTERRA
14401 SWEITZER LANE, SUITE 200
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301-953-9870

FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
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LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- PROPOSED SEWER LINE/MANHOLE
- PROPOSED WATER LINE
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- STREAM CENTERLINE
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- STREAM VALLEY BUFFER
- LIMITS OF DISTURBANCE
- 10' PUE
- 65 dBA line
- RR ZONE
- 13 ZONE
- TREE PROTECTION DEVICE
- AREA OF TREE PRESERVATION
- WOODLAND CLEARED
- WOODLAND CLEARED IN FLOODPLAIN
- OFFSITE CLEARING
- REFORESTATION
- SPECIMEN TREE
- SPECIMEN TREE (TO BE REMOVED)
- TREE PRESERVATION SIGN

DSP-08011

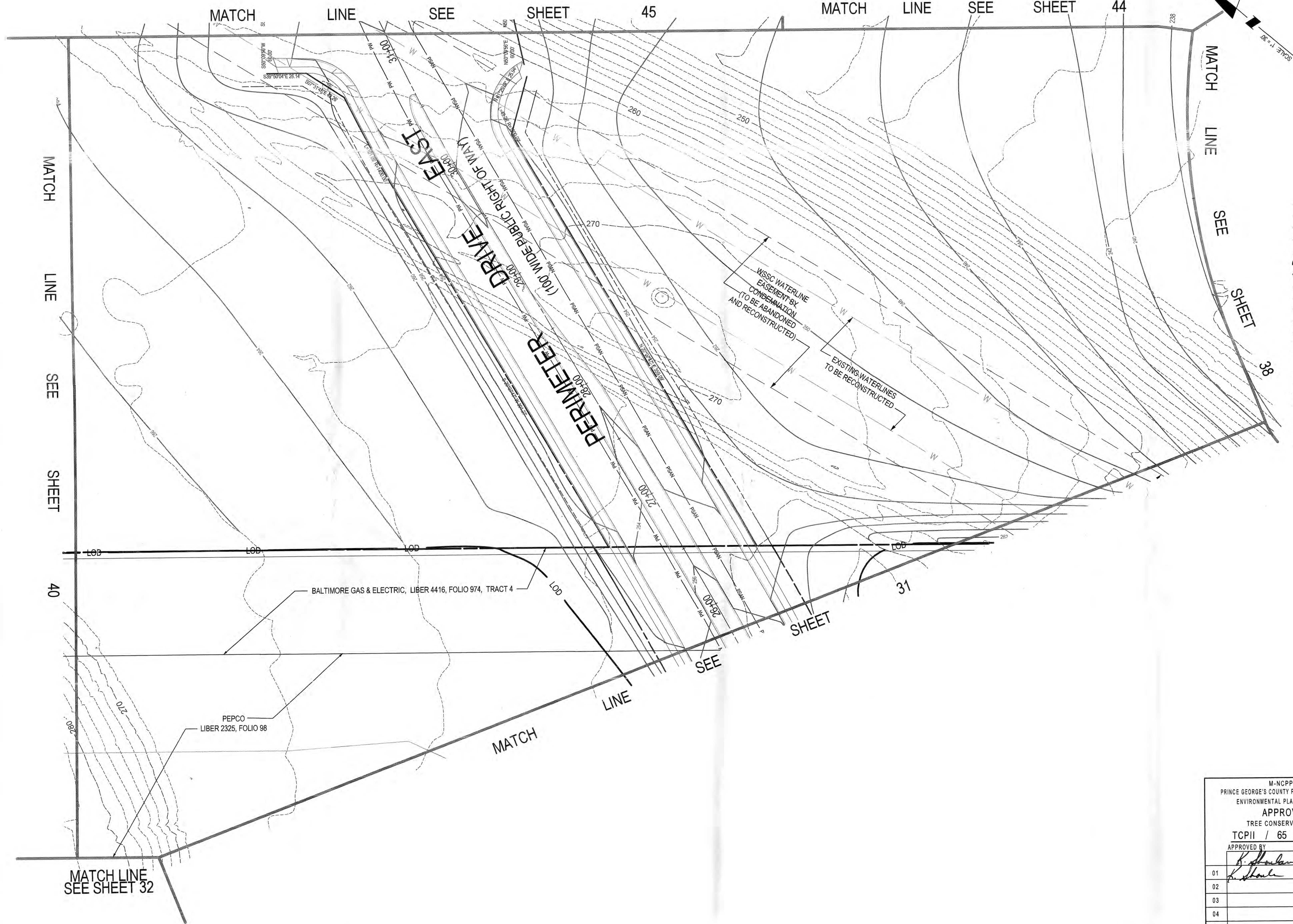
M-NCPPC APPROVALS			
PROJECT NAME: KONTERRA - TOWN CENTER EAST			
PROJECT NUMBER: DSP-08011			
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET			
REVISED LISTED BELOW APPLY TO THIS SHEET			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
01	7-21-09	H2	7-6-10
02			
03			
04			
05			

TREE CONSERVATION PLAN - TYPE II

KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN

SHEET	39
OF	52
PROJECT NO.	0802-06-31



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NO.	DATE	BY	DATE	REVISIONS
1	June, 2008		08/18/08	Various revisions based on M-NCPPC Pre-Review comments
DATE: June, 2008 DESIGNED: BAM CAD STANDARDS VERSION: MICROSTATION V8 TECHNICIAN: BAM CHECKED: WND				

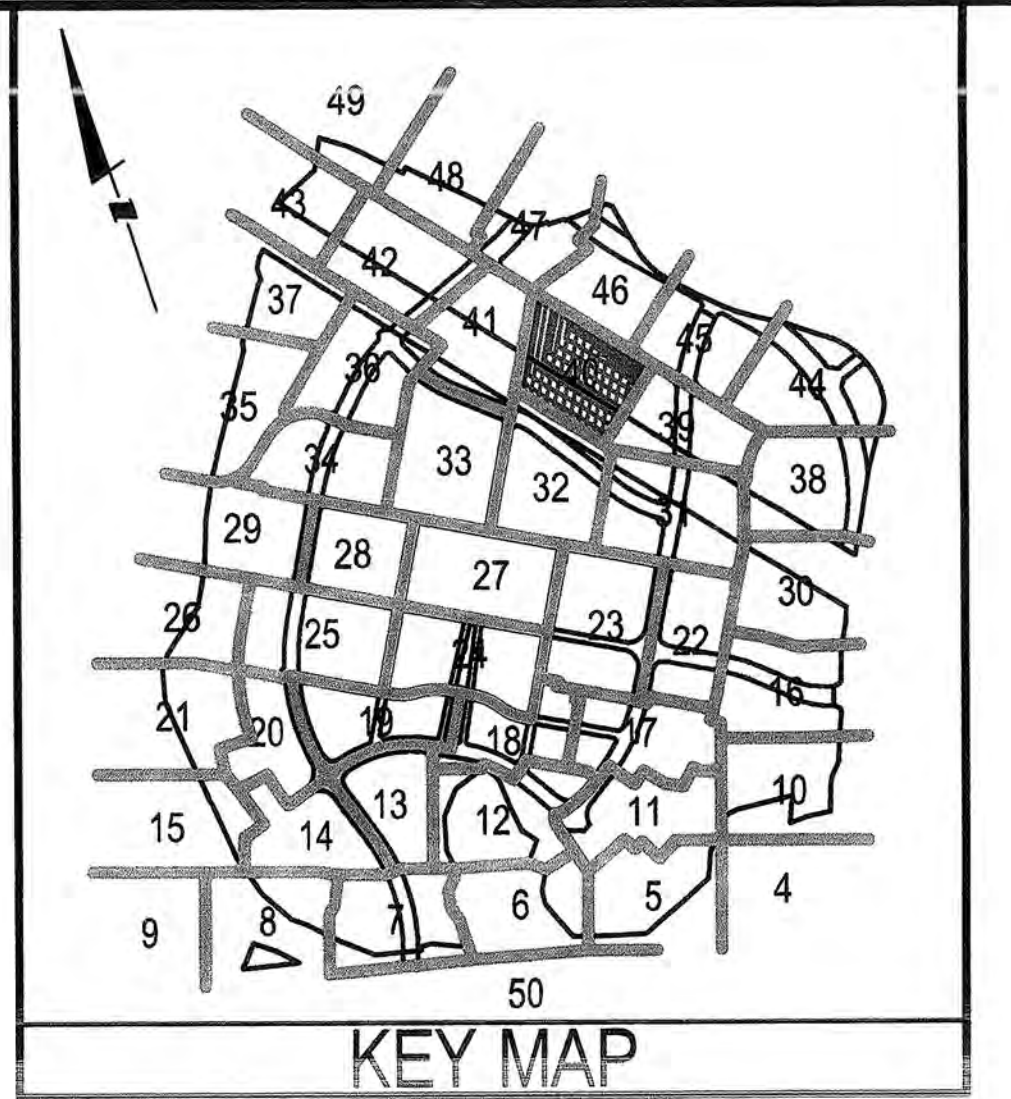
MAP	TAX MAP	GRID	ZONING CATEGORY
3 & 4	MAP 8, GRIDS B2-B4, C1-C4, D1-D4		M-X-T
M-NCPPC 2007 SHEET 216NE05, 216NE06 217NE05, 217NE06 218NE06			
WSSC 2007 SHEET 216NE05, 216NE06 217NE05, 217NE06 218NE06			

APPLICANTS
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LAUREL, MARYLAND 20707
301-953-9870
FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
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- LEGEND**
- EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - PROPOSED 10' CONTOUR
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - PROPERTY BOUNDARY
 - PROPOSED LOT LINES
 - PROPOSED SEWER LINE/MANHOLE
 - PROPOSED WATER LINE
 - PROPOSED PUBLIC UTILITY EASEMENT
 - STREAM CENTERLINE
 - NON-TIDAL WETLANDS
 - WETLAND BUFFER
 - 100 YEAR FLOODPLAIN
 - EXPANDED BUFFER
 - STREAM VALLEY BUFFER
 - LIMITS OF DISTURBANCE
 - 10' PUE
 - 65 dBA line
 - RS ZONE
 - TS ZONE
 - ZONING LINE
 - TREE PROTECTION DEVICE
 - AREA OF TREE PRESERVATION
 - WOODLAND CLEARED
 - WOODLAND CLEARED IN FLOODPLAIN
 - OFFSITE CLEARING
 - REFORESTATION
 - SPECIMEN TREE
 - SPECIMEN TREE (TO BE REMOVED)
 - TREE PRESERVATION SIGN

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP11 / 65 / 08

APPROVED BY	DATE
<i>[Signature]</i>	6/23/08
<i>[Signature]</i>	4/5/12
01	
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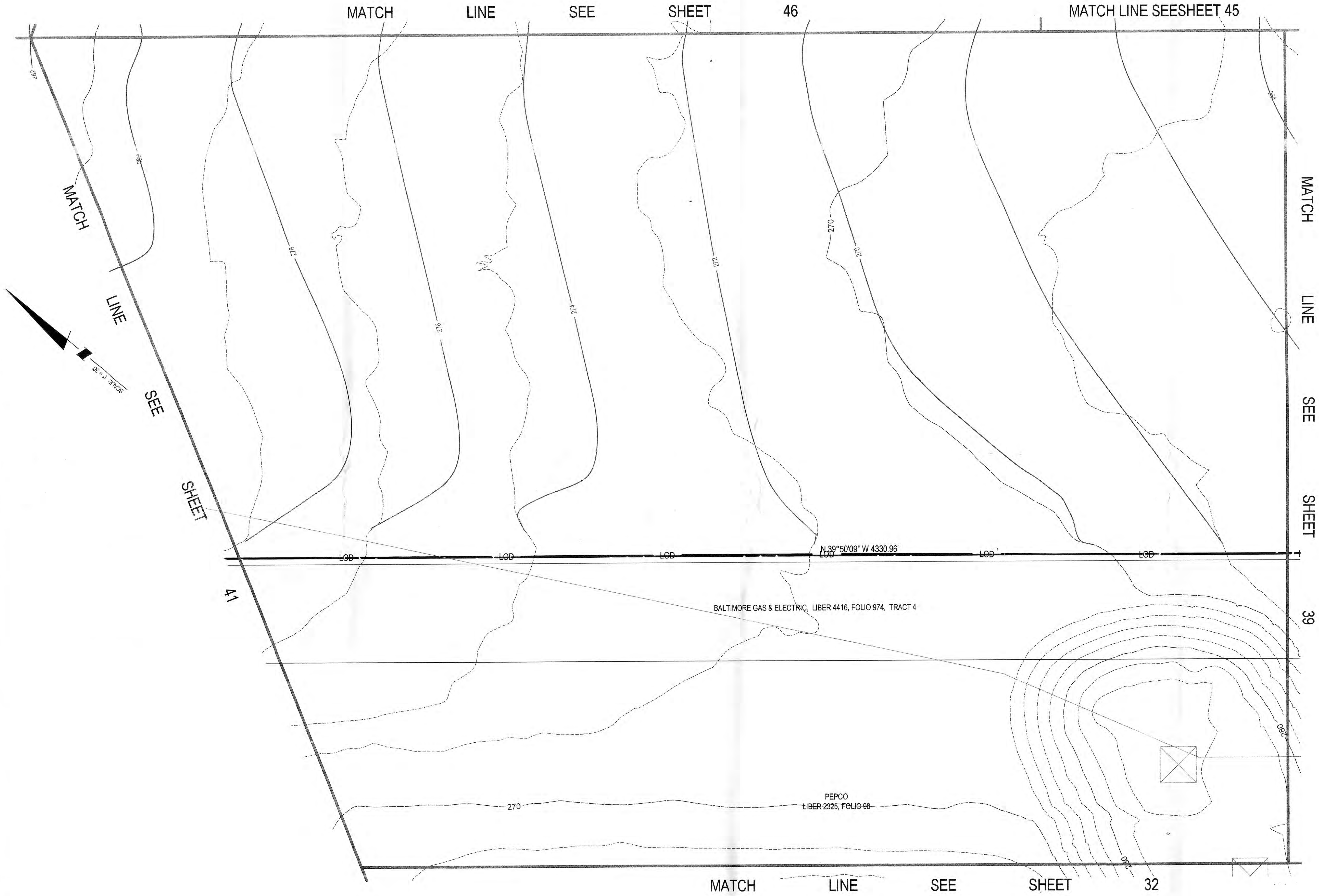
M-NCPPC APPROVALS

PROJECT NAME: KONTERRA - TOWN CENTER EAST

PROJECT NUMBER: DSP-08011

FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
	7-21-07	HZ	7-6-10



DSP-08011

TREE CONSERVATION PLAN - TYPE II

KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN

SHEET 40 OF 52

PROJECT NO. 0802-06-31

LS Loiederman
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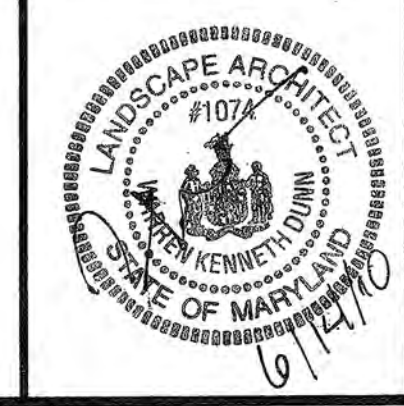
REVISIONS			
NO.	DATE	BY	DATE
1	Various revisions based on M-NCPPC Pre-Review comments	TNK	08/18/08
DATE: June, 2008			
DESIGNED: BAM			
TECHNICIAN: BAM			
CHECKED: WKO			

COPYRIGHT AND THE MAP PEOPLE			
PERMITTED USE NUMBER 2801105			
MAP	3 & 4	C	GRID
TAX MAP			
MAP 9: GRIDS: B2-B4, C1-C4, D1-D4			
M-NCPPC 200' SHEET			
218NE05, 218NE06			
217NE05, 217NE06			
218NE06			
WSRC 200' SHEET			
216NE05, 216NE06			
217NE05, 217NE06			
218NE06			

APPLICANTS

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301-963-9870

FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6600



MISS UTILITY NOTE

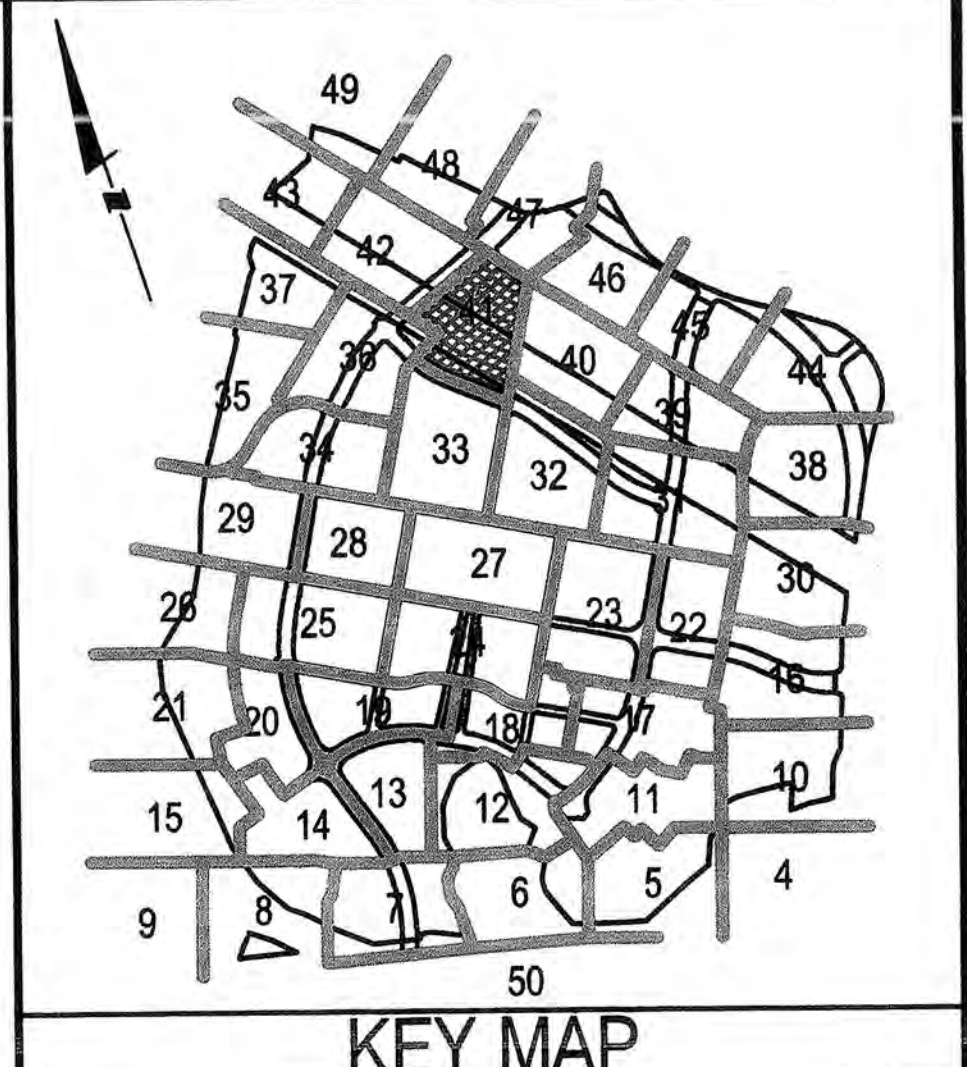
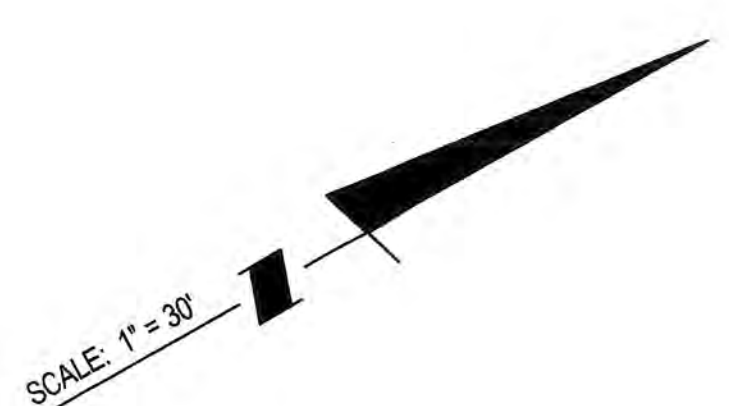
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KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN

SHEET 40 OF 52

PROJECT NO. 0802-06-31



LEGEND

---	EXISTING 2' CONTOUR
---	EXISTING 10' CONTOUR
---	PROPOSED 2' CONTOUR
---	PROPOSED 10' CONTOUR
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	PROPERTY BOUNDARY
---	PROPOSED LOT LINES
---	PROPOSED SEWER LINE/MANHOLE
---	PROPOSED WATER LINE
---	PROPOSED PUBLIC UTILITY EASEMENT
---	STREAM CENTERLINE
---	NON-TIDAL WETLANDS
---	WETLAND BUFFER
---	100 YEAR FLOODPLAIN
---	EXPANDED BUFFER
---	STREAM VALLEY BUFFER
---	LIMITS OF DISTURBANCE
---	PUBLIC UTILITY EASEMENT
---	10' PUE
---	65 dBA
---	RR ZONE
---	TS ZONE
---	ZONING LINE
---	TREE PROTECTION DEVICE
---	AREA OF TREE PRESERVATION
---	WOODLAND CLEARED
---	WOODLAND CLEARED IN FLOODPLAIN
---	OFFSITE CLEARING
---	REFORESTATION
---	SPECIMEN TREE
---	SPECIMEN TREE (TO BE REMOVED)
---	TREE PRESERVATION SIGN

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 65 / 08
DATE: 6/23/10
APPROVED BY: [Signature]
[Signature]
01
02
03
04
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M-NCPPC APPROVALS
PROJECT NAME: KONTERRA - TOWN CENTER EAST
PROJECT NUMBER: DSP-08011
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
1	7-21-09	HZ	7-6-10

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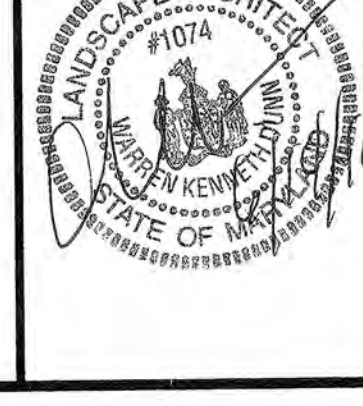
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1	Various revisions based on M-NCPPC Pre-Review comments	TNK	06/18/08
2			
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MAP	GRID	DATE
MAP 5, GRIDS: B2-B4, C1-C4, D1-D4	GRID	DATE
M-NCPPC 200 SHEET	GRID	DATE
218NE06, 218NE08, 217NE05, 217NE06, 218NE06	GRID	DATE
W-200 SHEET	GRID	DATE
218NE06, 218NE08, 217NE05, 217NE06, 218NE06	GRID	DATE

APPLICANTS
KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870

FOREST CITY
1615 L STREET N.W., SUITE 400
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202-496-6600



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KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN

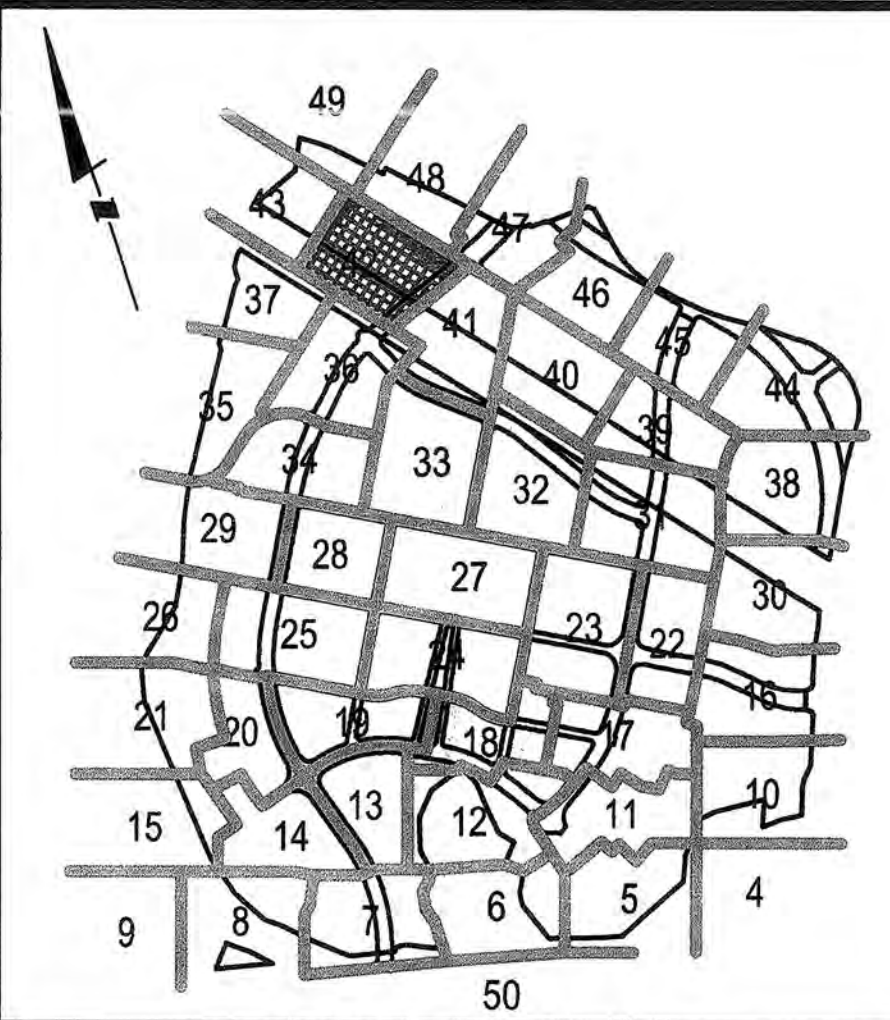
Tree Conservation Plan - Type II

SHEET 41 OF 52
PROJECT NO. 0802-06-31

MATCH LINE
SEE SHEET 49

MATCH LINE SEE SHEET 48

MATCH LINE SEE SHEET 47



KEY MAP

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- PROPOSED SEWER LINE/MANHOLE
- PROPOSED WATER LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- STREAM CENTERLINE
- NON-TIDAL WETLANDS
- WETLAND BUFFER
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- LIMITS OF DISTURBANCE
- 10' PUE
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- RR ZONE
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- TREE PROTECTION DEVICE
- AREA OF TREE PRESERVATION
- WOODLAND CLEARED
- WOODLAND CLEARED IN FLOODPLAIN
- OFFSITE CLEARING
- REFORESTATION
- SPECIMEN TREE
- SPECIMEN TREE (TO BE REMOVED)
- TREE PRESERVATION SIGN



MATCH LINE SEE SHEET 37

MATCH LINE SEE SHEET 36

DSP-08011

M-NCPPC				M-NCPPC APPROVALS			
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT				PROJECT NAME: KONTERRA - TOWN CENTER EAST			
ENVIRONMENTAL PLANNING SECTION				PROJECT NUMBER: DSP-08011			
APPROVAL				FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET			
TREE CONSERVATION PLAN				REVISED LISTED BELOW APPLY TO THIS SHEET			
TCPII / 65 / 08				APPROVAL OR REVISION #	DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
01							
02							
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05							

TREE CONSERVATION PLAN - TYPE II



KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN

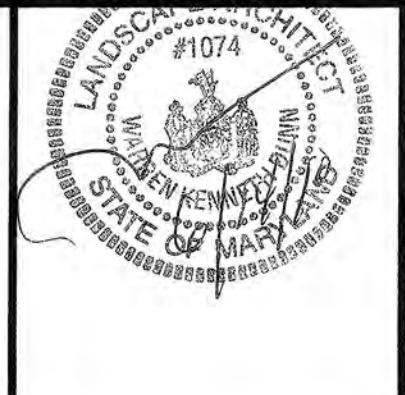
SHEET 42 OF 52
PROJECT NO. 0802-06-31

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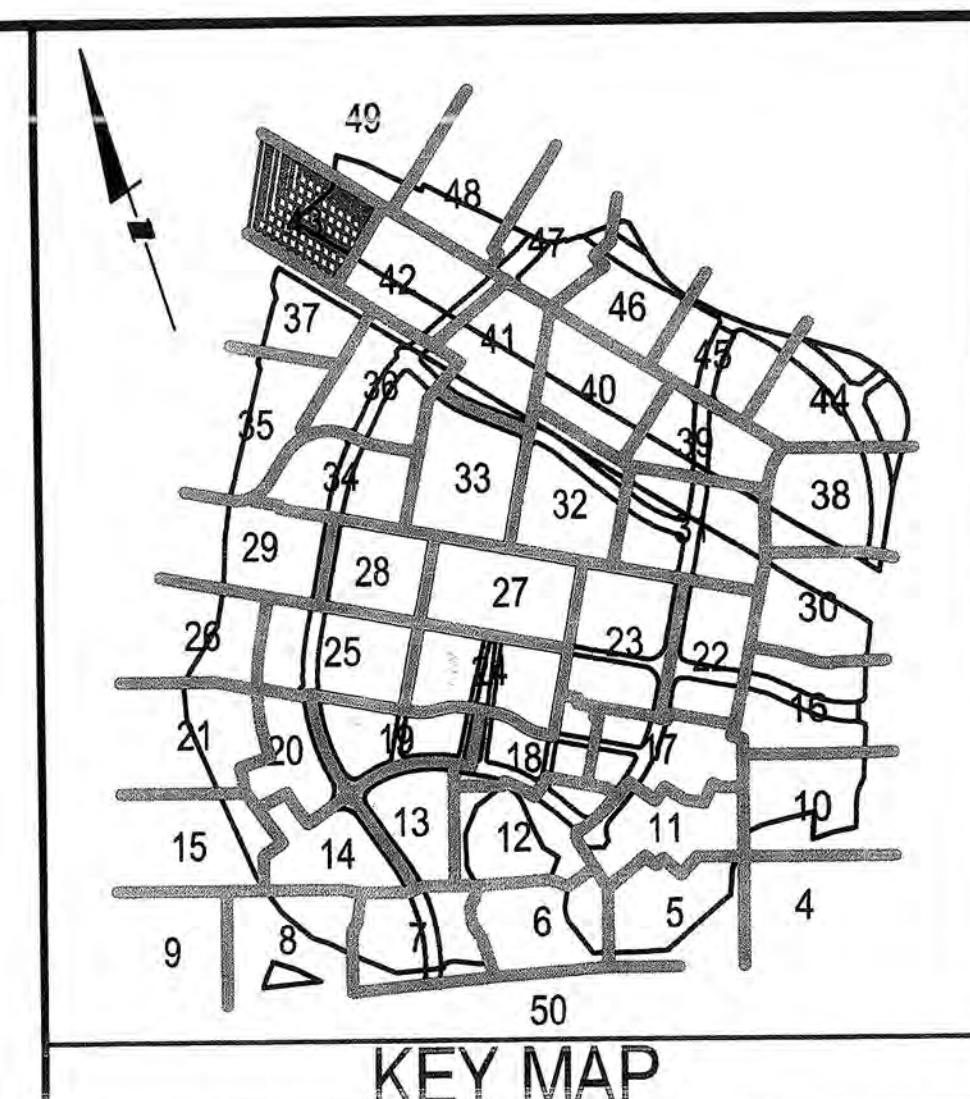
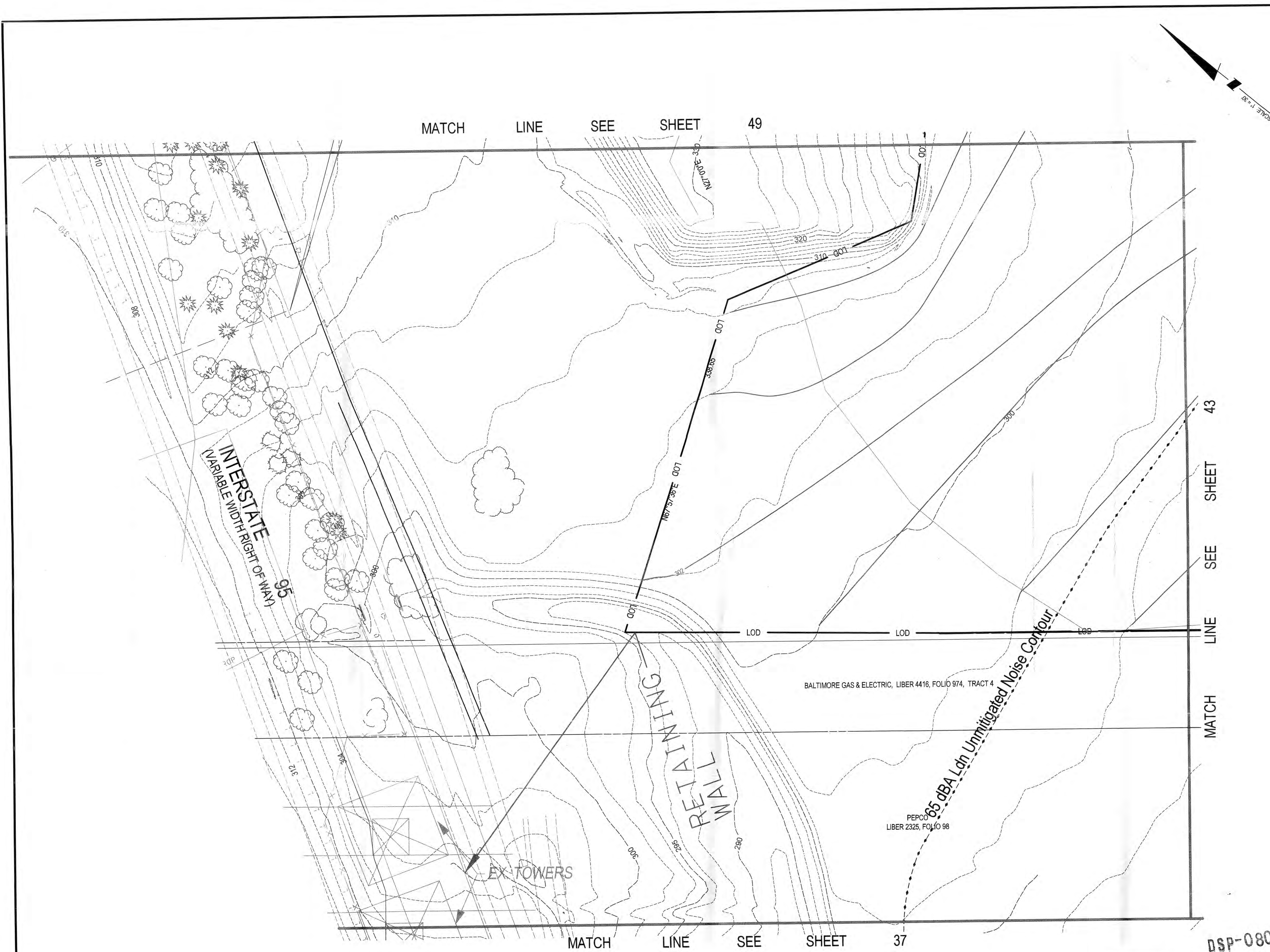
NO.	REVISIONS	DATE
1	Various revisions based on M-NCPPC Pre-Review comments	08/18/08
DESIGNED:	BAM	
CAD STANDARD VERSION:	MICROSTATION V8	
TECHNICIAN:	BAM	
CHECKED:	WKO	

MAP	GRID	DATE
3 & 4	48-211, 48-212	08/18/08
TAX MAP		
MAP 9: GRIDS: B2-B4, C1-C4, D1-D4		
M-NCPPC 200 SHEET		
218NE05, 218NE06, 217NE05, 217NE06		
218NE06		
WSEC 200 SHEET		
218NE05, 218NE06, 217NE05, 217NE06		
218NE06		

APPLICANTS
KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870
FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-8600



MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST OBTAIN 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.



- LEGEND**
- EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - PROPOSED 10' CONTOUR
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - PROPERTY BOUNDARY
 - PROPOSED LOT LINES
 - PROPOSED SEWER LINE/MANHOLE
 - PROPOSED WATER LINE
 - PROPOSED PUBLIC UTILITY EASEMENT
 - STREAM CENTERLINE
 - NON-TIDAL WETLANDS
 - WETLAND BUFFER
 - 100 YEAR FLOODPLAIN
 - EXPANDED BUFFER
 - STREAM VALLEY BUFFER
 - LIMITS OF DISTURBANCE
 - PUBLIC UTILITY EASEMENT
 - 65 dBA line
 - ZONING LINE
 - TREE PROTECTION DEVICE
 - AREA OF TREE PRESERVATION
 - WOODLAND CLEARED
 - WOODLAND CLEARED IN FLOODPLAIN
 - OFFSITE CLEARING
 - REFORESTATION
 - SPECIMEN TREE
 - SPECIMEN TREE (TO BE REMOVED)
 - TREE PRESERVATION SIGN

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 65 / 08

APPROVED BY	DATE
<i>[Signature]</i>	6/25/10
<i>[Signature]</i>	4/5/12
01	
02	
03	
04	
05	

M-NCPPC APPROVALS

PROJECT NAME: KONTERRA - TOWN CENTER EAST

PROJECT NUMBER: DSP-08011

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
	7-21-09	H2	7-6-10

Rockville
Lanham
Frederick
Waldorf
Leonardtown
Chantilly

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

www.LSAssociates.net

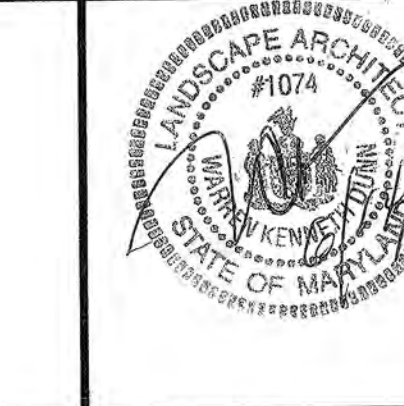
REVISIONS		TNK	06/18/08
NO.	DATE	BY	DATE
1	Various revisions based on M-NCPPC Pre-Review comments		

DATE: June, 2008	CAD STANDARDS VERSION: MICROSTATION V8	CHECKED: WRD
DESIGNED: BAM	TECHNICIAN: BAM	

MAP 3 & 4	GRID 28-411, 28-412, 28-413, 28-414
TAX MAP	ZONING CATEGORY: M-X-T
M-NCPPC 200 SHEET	
216NE05, 216NE06	
217NE05, 217NE06	
218NE05, 218NE06	
217NE05, 217NE06	
218NE05, 218NE06	

APPLICANTS
KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870

FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-8600



MISS UTILITY NOTE

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TREE CONSERVATION PLAN - TYPE II

KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

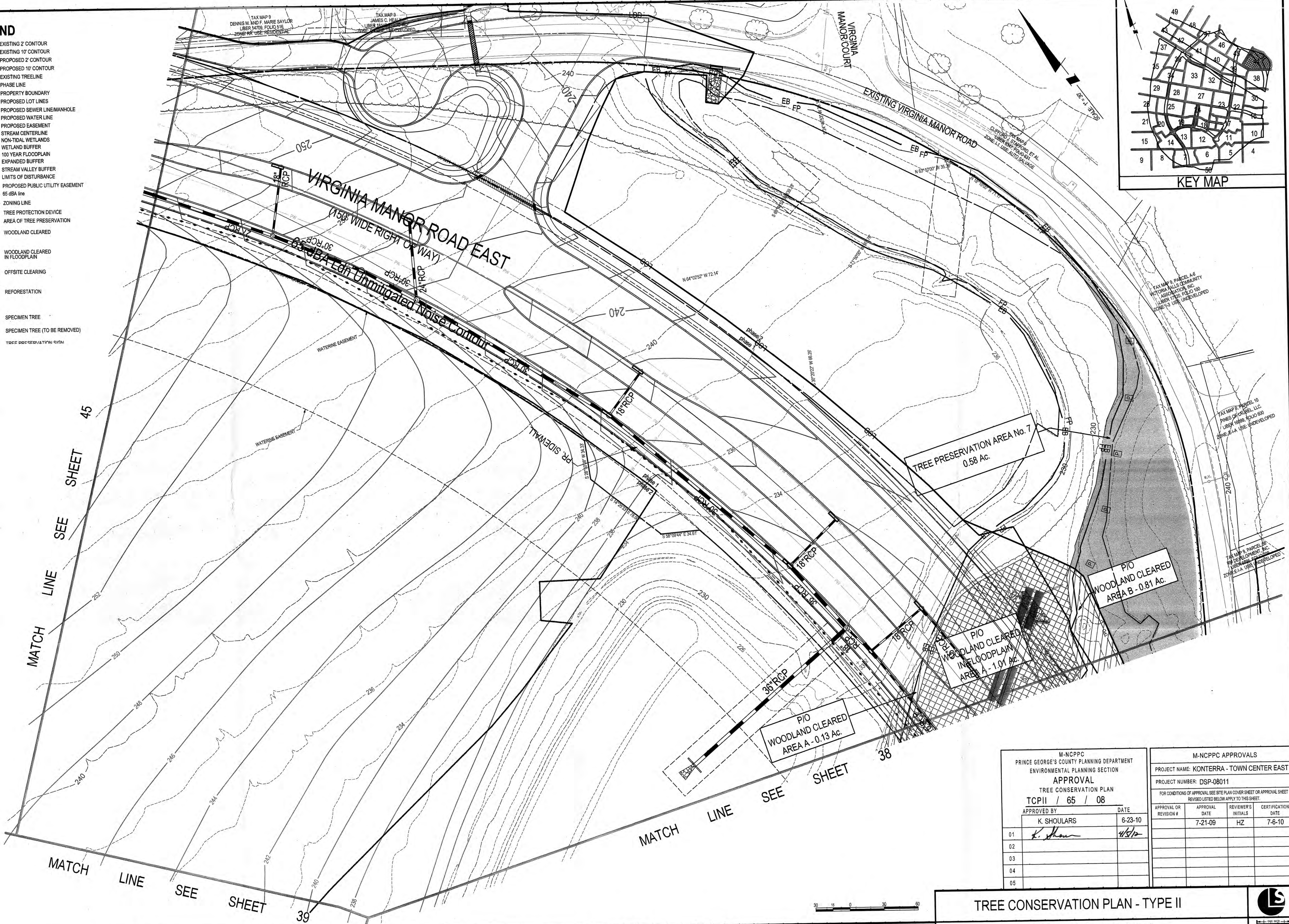
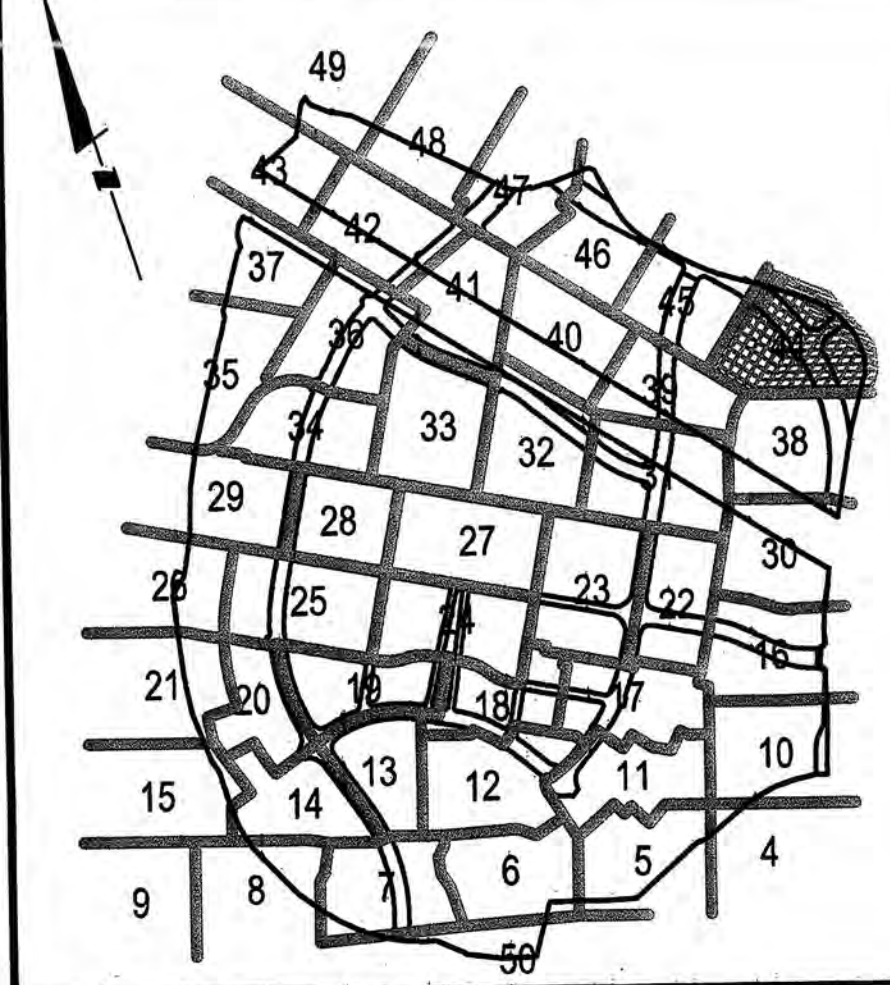
APPROVED PLAN

SHEET 43 OF 52

PROJECT NO. 0802-06-31

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING TREELINE
- PHASE LINE
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- PROPOSED SEWER LINE/MAINHOLE
- PROPOSED WATER LINE
- PROPOSED EASEMENT
- STREAM CENTERLINE
- NON-TIDAL WETLANDS
- WETLAND BUFFER
- 100 YEAR FLOODPLAIN
- EXPANDED BUFFER
- STREAM VALLEY BUFFER
- LIMITS OF DISTURBANCE
- PROPOSED PUBLIC UTILITY EASEMENT
- 65 dBA line
- ZONING LINE
- TREE PROTECTION DEVICE
- AREA OF TREE PRESERVATION
- WOODLAND CLEARED
- WOODLAND CLEARED IN FLOODPLAIN
- OFFSITE CLEARING
- REFORESTATION
- SPECIMEN TREE
- SPECIMEN TREE (TO BE REMOVED)
- TREE PRESERVATION SIGN



M-NCPPC APPROVALS			
PROJECT NAME: KONTERRA - TOWN CENTER EAST			
PROJECT NUMBER: DSP-08011			
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	7-21-09	HZ	7-6-10
02			
03			
04			
05			

TREE CONSERVATION PLAN - TYPE II

KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

Loiederman
Soltz Associates, Inc.
Engineering
Planning
Surveying
Environmental Sciences

Rockville
Lanham
Frederick
Waldorf
Leonardtown
Chantilly

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

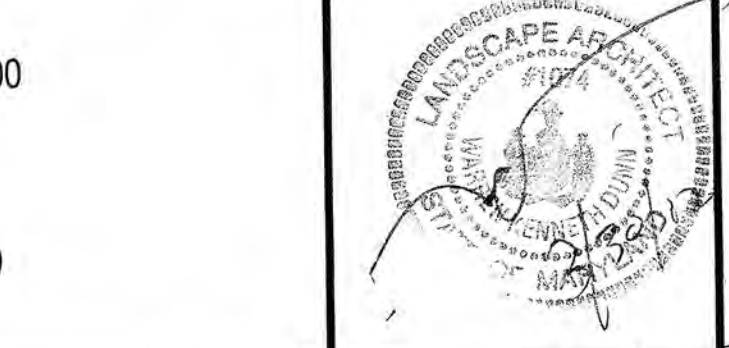
www.LSAAssociates.net

NO.	DATE	REVISIONS
2	ADDED NEW MD.201	
1	Various revisions based on M-NCPPC Pre-Review comments	

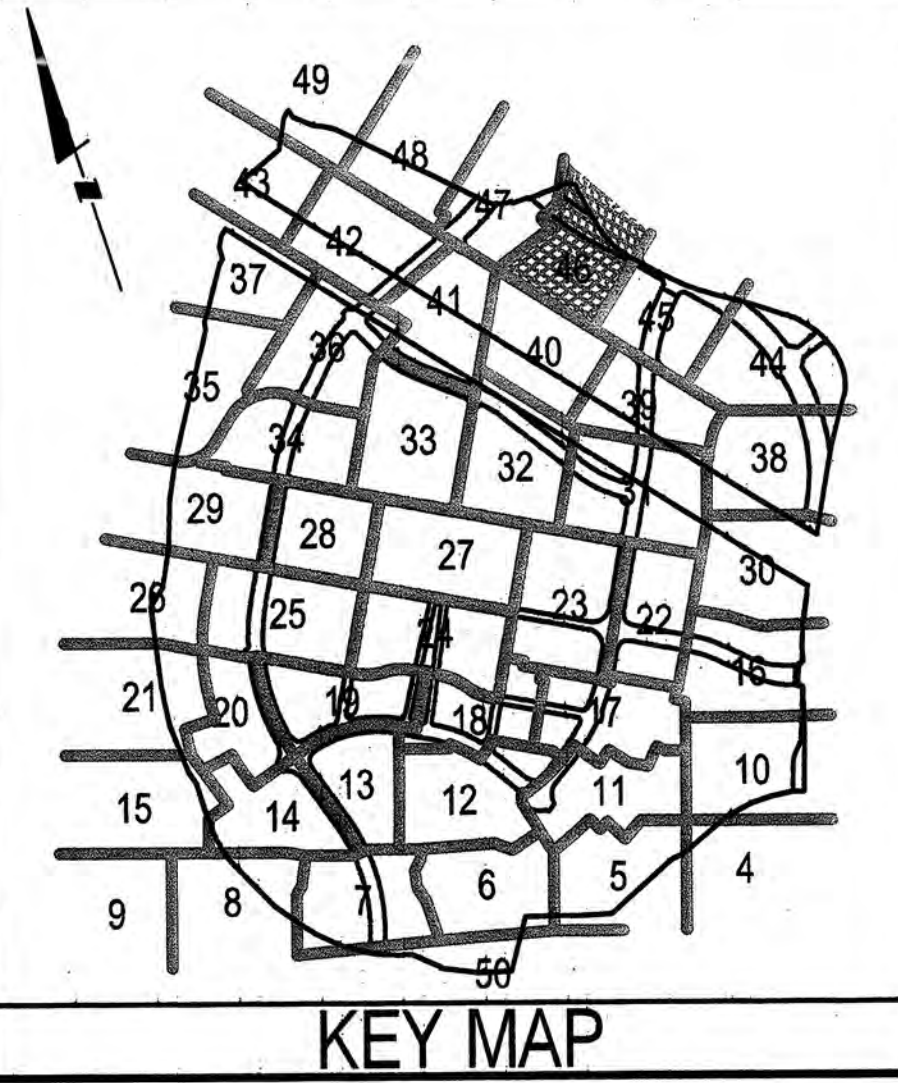
MAP	GRID	SCALE
MAP 9: GRIDS: B2-B4 C1-C4, D1-D4	MA-X-T	AS SHOWN

APPLICANTS
KONTERRA
14401 SWITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870

FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6800



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 1-800-267-1717, 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.



LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING TREELINE
- PHASE LINE
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- PROPOSED SEWER LINE/MANHOLE
- PROPOSED WATER LINE
- PROPOSED EASEMENT
- STREAM CENTERLINE
- NON-TIDAL WETLANDS
- WETLAND BUFFER
- 100 YEAR FLOODPLAIN
- EXPANDED BUFFER
- STREAM VALLEY BUFFER
- LIMITS OF DISTURBANCE
- PROPOSED PUBLIC UTILITY EASEMENT
- RR ZONE
- 13 ZONE
- TPD
- AREA OF TREE PRESERVATION
- WOODLAND CLEARED
- WOODLAND CLEARED IN FLOODPLAIN
- OFFSITE CLEARING
- REFORESTATION
- SPECIMEN TREE
- SPECIMEN TREE (TO BE REMOVED)
- TREE PRESERVATION SIGN

M-NCPPC				M-NCPPC APPROVALS			
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT				PROJECT NAME: KONTERRA - TOWN CENTER EAST			
ENVIRONMENTAL PLANNING SECTION				PROJECT NUMBER: DSP-08011			
APPROVAL				FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET			
TREE CONSERVATION PLAN				REVISED LISTED BELOW APPLY TO THIS SHEET			
TCPII / 65 / 08				APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
APPROVED BY: K. SHOULARS					6-23-10		
01							
02							
03							
04							
05							

TREE CONSERVATION PLAN - TYPE II

KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

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

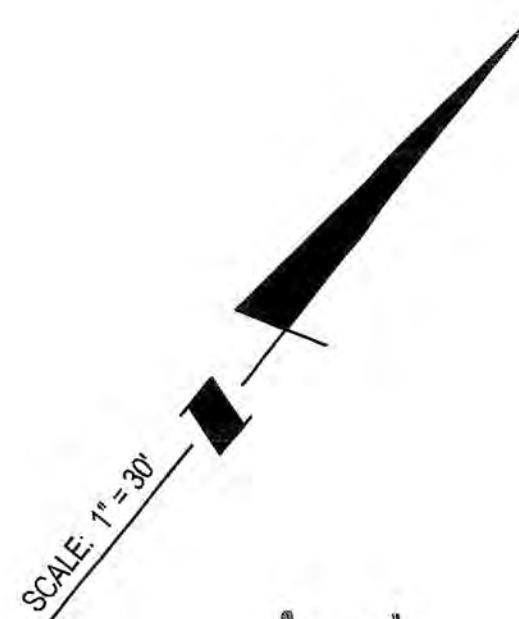
NO.	DATE	REVISIONS	BY	DATE
1	08/18/08	Various revisions based on M-NCPPC Pre-Review comments	YOR	11/22/11
2	08/18/08	ADDED NEW MD.201	YOR	08/18/08

MAP	GRID	GRID	GRID
MAP 9: GRIDS: B2-B4, C1-C4, D1-D4			

APPLICANTS
KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870
FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6600



MISS UTILITY NOTE
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MATCH LINE SEE SHEET 42

MATCH LINE SEE SHEET 41

MATCH LINE SEE SHEET 41

MATCH LINE SEE SHEET 41

MATCH LINE SEE SHEET 41

MATCH LINE SEE SHEET 41

MATCH LINE

SEE SHEET

SEE SHEET

SEE SHEET

48

PERIMETER DRIVE
(100' WIDE PUBLIC RIGHT OF WAY)

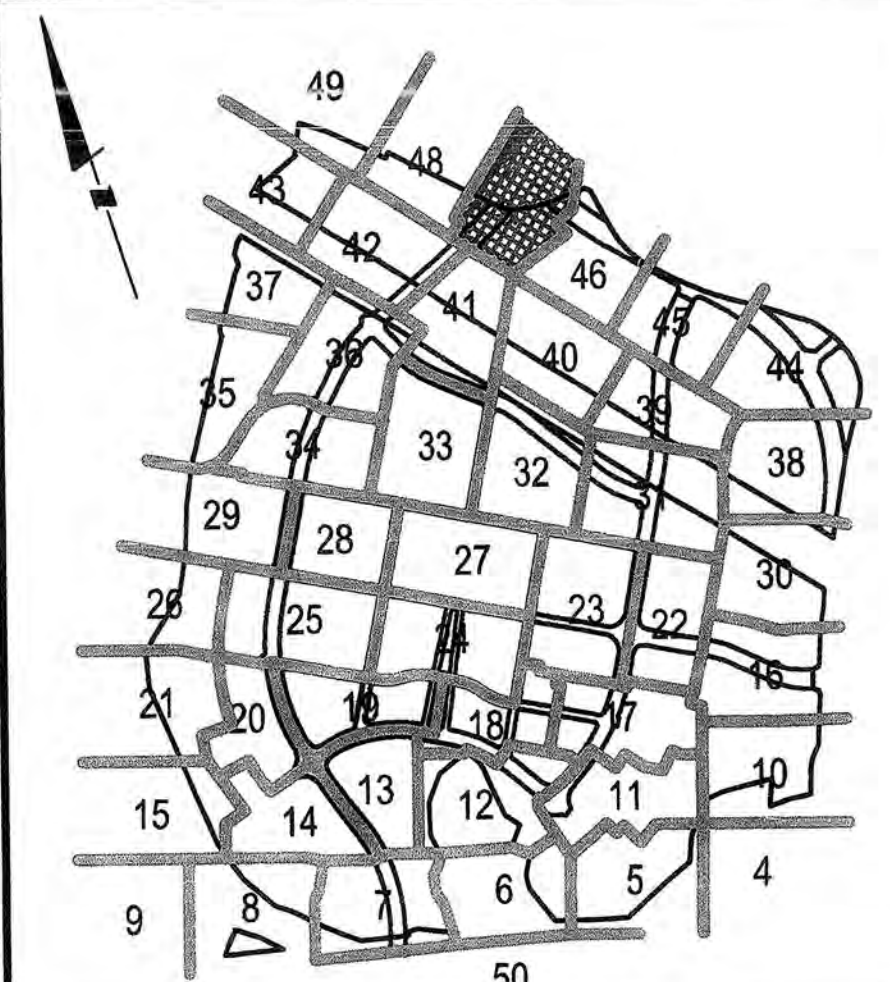
FUTURE KENILWORTH AVENUE EXTENDED
(150' WIDE RIGHT OF WAY)

65 dBA Line Unmitigated Noise Contour

MATCH LINE

SEE SHEET

SHEET



LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- PROPOSED SEWER LINE/MANHOLE
- PROPOSED WATER LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- STREAM CENTERLINE
- NON-TIDAL WETLANDS
- WETLAND BUFFER
- 100 YEAR FLOODPLAIN
- EXPANDED BUFFER
- STREAM VALLEY BUFFER
- LIMITS OF DISTURBANCE
- 10' PUE
- 65 dBA line
- RR ZONE
- T3 ZONE
- TPD
- TREE PROTECTION DEVICE
- AREA OF TREE PRESERVATION
- WOODLAND CLEARED
- WOODLAND CLEARED IN FLOODPLAIN
- OFFSITE CLEARING
- REFORESTATION
- SPECIMEN TREE
- SPECIMEN TREE (TO BE REMOVED)
- TREE PRESERVATION SIGN

DSP-08011

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII / 65 / 08				M-NCPPC APPROVALS			
APPROVED BY <i>R. Spaulane</i> <i>R. Shoulson</i>				PROJECT NAME: KONTERRA - TOWN CENTER EAST			
DATE 6/25/10 4/11/12				PROJECT NUMBER: DSP-08011			
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET				FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET			
APPROVAL OR REVISION #	DATE	REVIEWER'S INITIALS	CERTIFICATION DATE	APPROVAL OR REVISION #	DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
01				01	7-21-09	H2	7-6-10
02				02			
03				03			
04				04			
05				05			

TREE CONSERVATION PLAN - TYPE II

KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN

LS Loierman Soltesz Associates, Inc.
Rockville
Lanham
Frederick
Waldorf
Leonardtown
Chantilly

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

www.LSAssociates.net

NO.	DATE	BY	REVISIONS
1	08/18/08	TNK	Various revisions based on M-NCPPC Pre-Review comments
DESIGNED: BAM			
CHECKED: WWD			

MAP	GRID	ZONING CATEGORY
MAP 9, GRIDS: B2-B4, C1-C4, D1-D4		M-X-T
M-NCPPC 2007 SHEET 216NE05, 216NE06, 217NE05, 217NE06		
W-NCPPC 2007 SHEET 216NE05, 216NE06, 217NE05, 217NE06		

APPLICANTS
KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870

FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6800

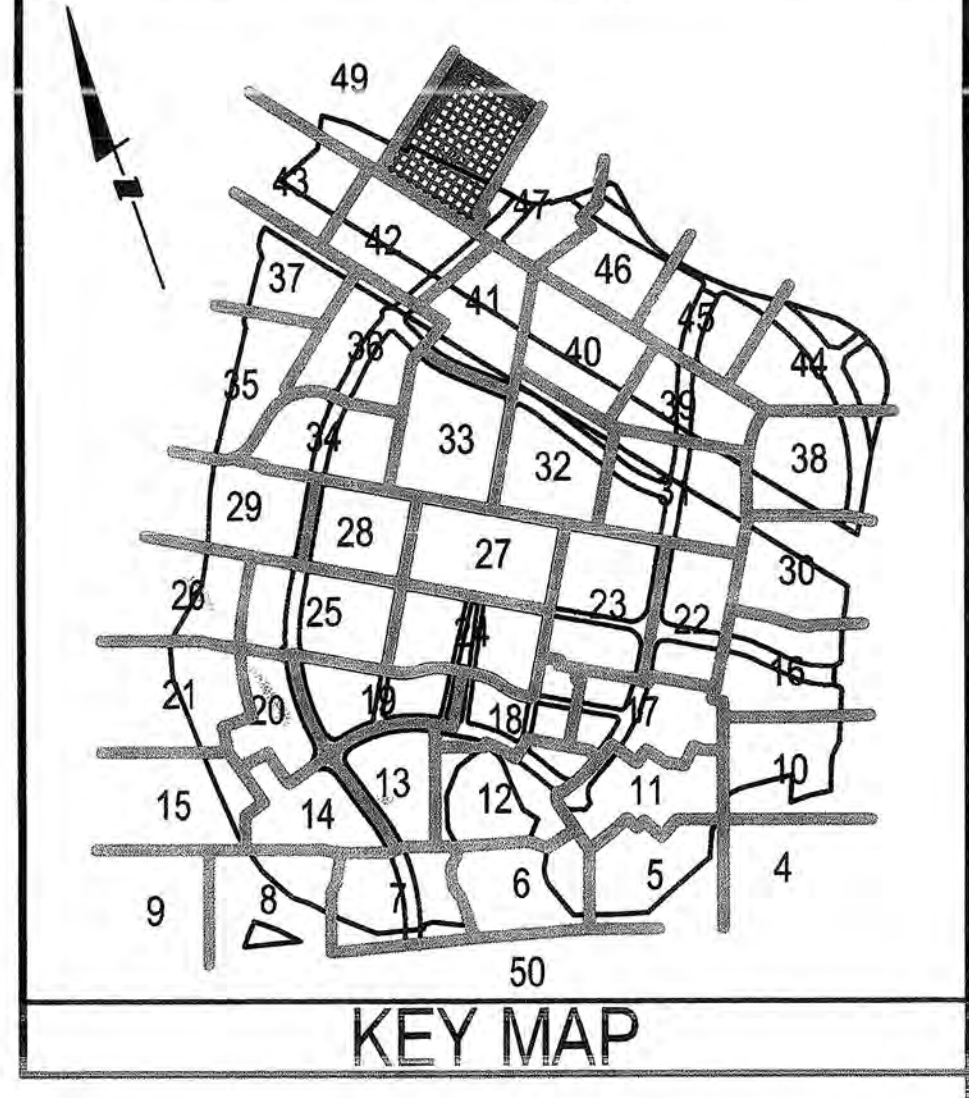
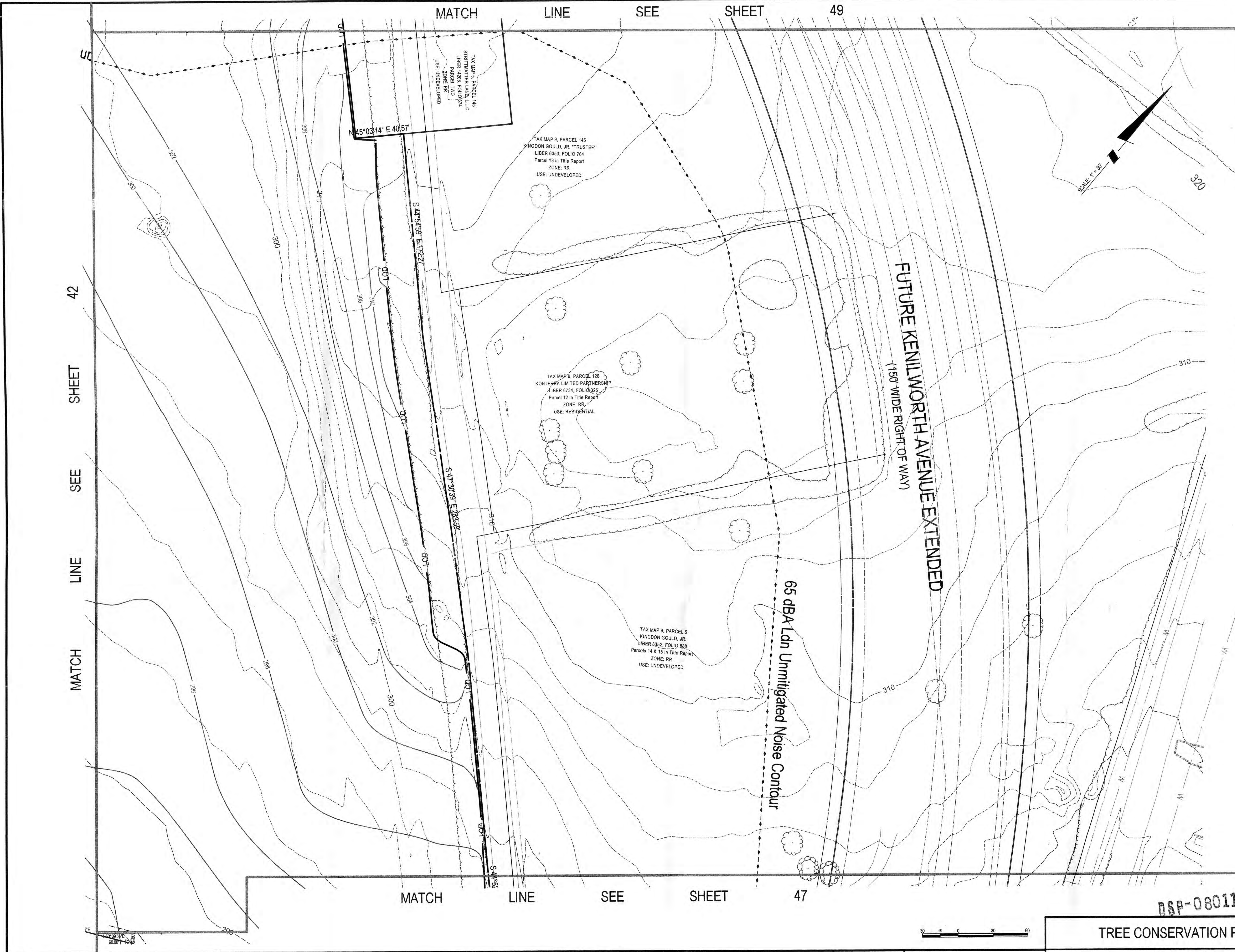


MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY GROUND TEST PRIOR TO HAND EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS 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.

LS

SHEET 47 OF 52

PROJECT NO. 0802-06-31



- LEGEND**
- EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - PROPOSED 10' CONTOUR
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - PROPERTY BOUNDARY
 - PROPOSED LOT LINES
 - PROPOSED SEWER LINE/MANHOLE
 - PROPOSED WATER LINE
 - PROPOSED PUBLIC UTILITY EASEMENT
 - STREAM CENTERLINE
 - NON-TIDAL WETLANDS
 - WETLAND BUFFER
 - 100 YEAR FLOODPLAIN
 - EXPANDED BUFFER
 - STREAM VALLEY BUFFER
 - LIMITS OF DISTURBANCE
 - 10' PUE
 - PUBLIC UTILITY EASEMENT
 - 65 dBA line
 - RR ZONE
 - T3 ZONE
 - ZONING LINE
 - TREE PROTECTION DEVICE
 - AREA OF TREE PRESERVATION
 - WOODLAND CLEARED
 - WOODLAND CLEARED IN FLOODPLAIN
 - OFFSITE CLEARING
 - REFORESTATION
 - SPECIMEN TREE
 - SPECIMEN TREE (TO BE REMOVED)
 - TREE PRESERVATION SIGN

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP11 / 65 / 08

APPROVED BY	DATE
<i>R. Shoular</i>	6/23/19
<i>K. Shoular</i>	4/5/12

REVISION #	DATE	REVISIONS
01		
02		
03		
04		
05		

M-NCPPC APPROVALS

PROJECT NAME: KONTERRA - TOWN CENTER EAST

PROJECT NUMBER: DSP-08011

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISED LISTED BELOW APPLY TO THIS SHEET:

APPROVAL OR REVISION #	DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
	7-21-09	HZ	7-2-10

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

Rockville
Lanham
Frederick
Waldorf
Leonardtown
Chantilly

NO.	DATE	REVISIONS	BY	DATE
1	Various	revisions based on M-NCPPC Pre-Review comments	TNK	08/18/08

DESIGNED: BAJ
CHECKED: WKO

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PERMITTED USE NUMBER 20811195
3 & 4 GRID: 25-111, 25-112, 25-113, 25-114

MAP	TAX MAP	GRID	ZONING CATEGORY
MAP 9: GRIDS: B2-B4, C1-C4, D1-D4			M-X-T

M-NCPPC 200 SHEET
216NE05, 216NE06, 217NE05, 217NE06, 218NE05

FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6600

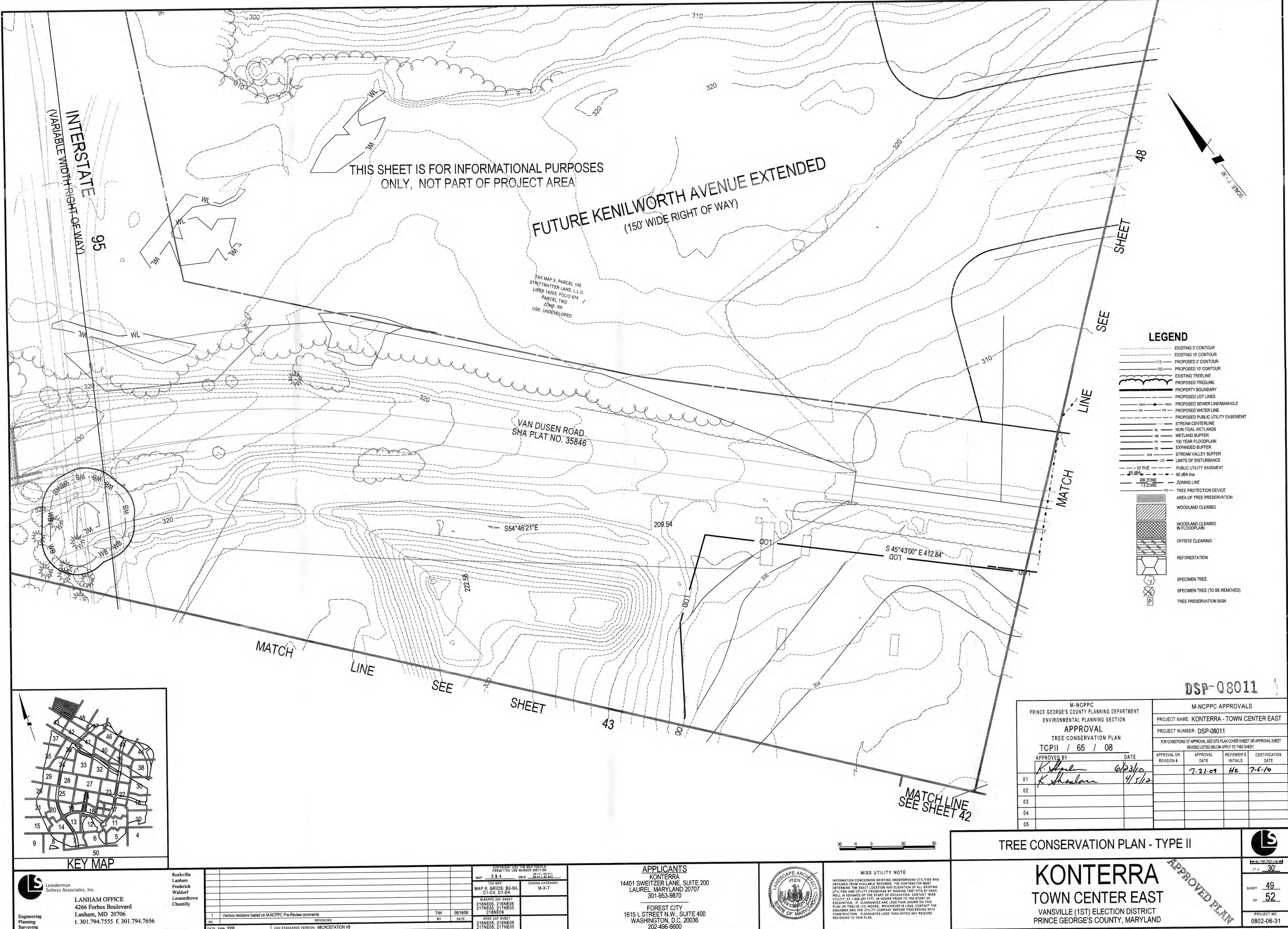
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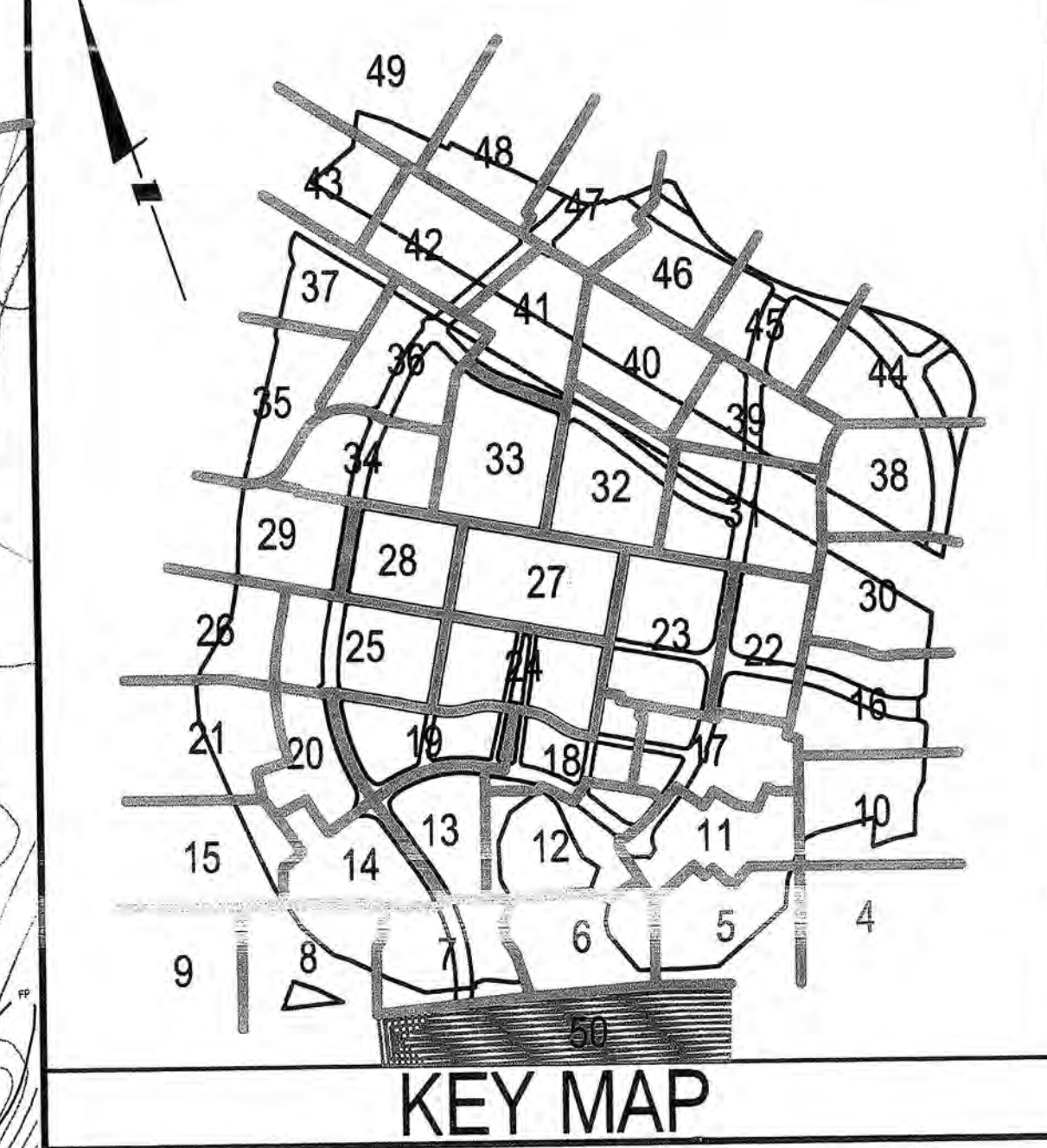
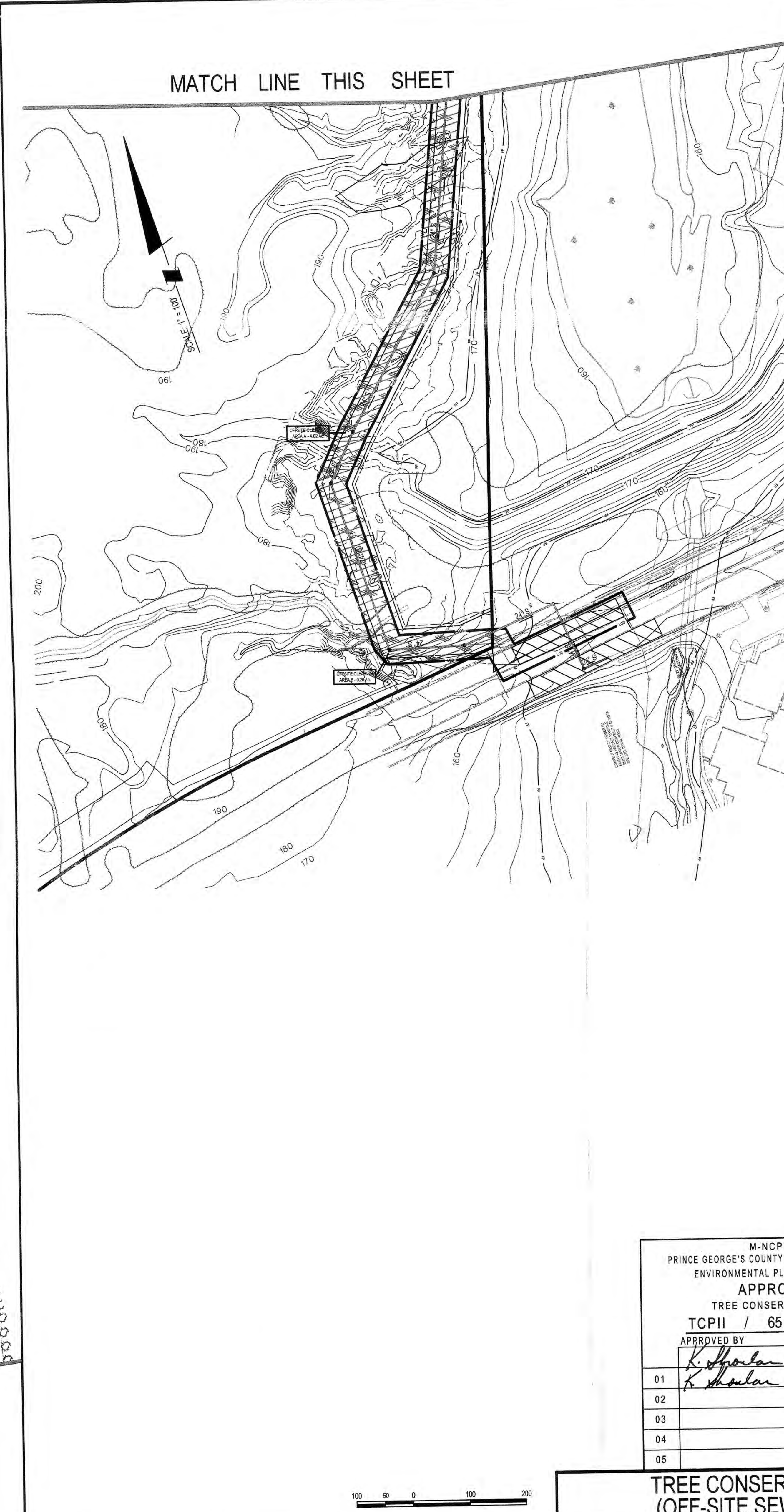
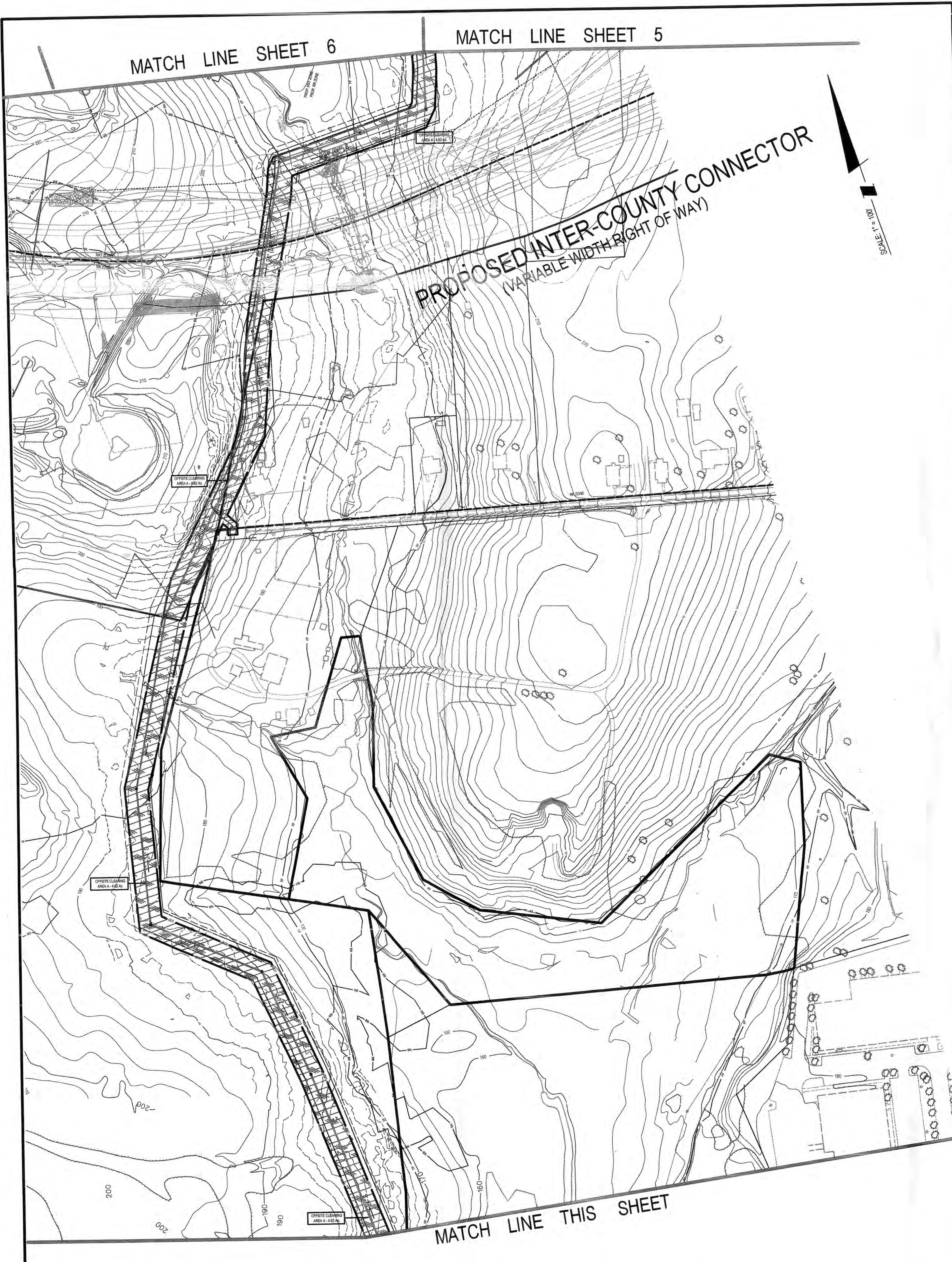
LANDSCAPE ARCHITECT
1074
STATE OF MARYLAND

KONTERRA
TOWN CENTER EAST
VANSVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN

PROJECT NO.
0802-06-31





LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- PROPOSED SEWER LINE/MAINHOLE
- PROPOSED WATER LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- STREAM CENTERLINE
- NON-TIDAL WETLANDS
- WETLAND BUFFER
- 100 YEAR FLOODPLAIN
- EXPANDED BUFFER
- STREAM VALLEY BUFFER
- LIMITS OF DISTURBANCE
- PUBLIC UTILITY EASEMENT
- 65 DBA line
- RR ZONE
- TS ZONE
- TREE PROTECTION DEVICE
- AREA OF TREE PRESERVATION
- WOODLAND CLEARED
- WOODLAND CLEARED IN FLOODPLAIN
- OFFSITE CLEARING
- REFORESTATION
- SPECIMEN TREE
- SPECIMEN TREE (TO BE REMOVED)
- TREE PRESERVATION SIGN

DSP-08011
 DSP-08011
 DSP-08011

M-NCPPC APPROVALS			
PROJECT NAME: KONTERRA - TOWN CENTER EAST			
PROJECT NUMBER: DSP-08011			
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	7-21-09	HZ	7-6-10
02			
03			
04			
05			

TREE CONSERVATION PLAN - TYPE II
 (OFF-SITE SEWER IMPROVEMENTS)

Loiederman Soltesz Associates, Inc.
 Rockville
 Lanham
 Frederick
 Waldorf
 Leonardtown
 Chantilly

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

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NO.	DATE	REVISIONS	BY	DATE
1	June 2009	Various revisions based on M-NCPPC Pre-Review comments	TNK	08/19/08
CAD STANDARDS VERSION: MICROSTATION V8				
DESIGNED: BAM				
CHECKED: WKO				

APPLICANTS
 KONTERRA
 14401 SWEITZER LANE, SUITE 200
 LAUREL, MARYLAND 20707
 301-953-9870

FOREST CITY
 1615 L STREET N.W., SUITE 400
 WASHINGTON, D.C. 20036
 202-496-6600



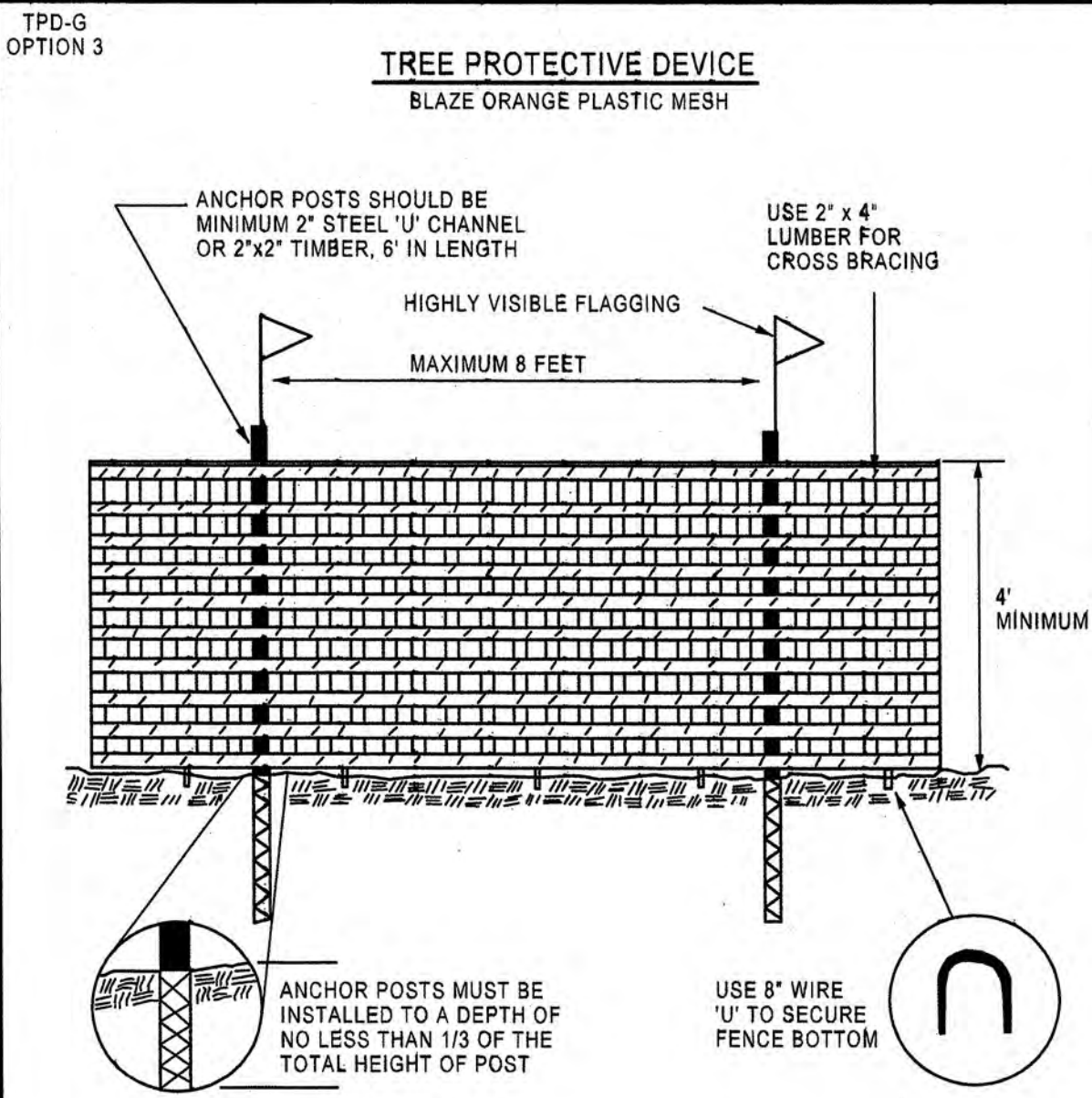
MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-287-7777 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.

KONTERRA
TOWN CENTER EAST
 VANSVILLE (1ST) ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN

SHEET 50 OF 52

PROJECT NO. 0802-06-31



NOTES:

1. LIMITS OF DISTURBANCE WILL BE SET AS PART OF THE REVIEW PROCESS FOR AN APPROVED TCP.
2. THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHOULD BE STAKED AND FLAGGED PRIOR TO ERECTING THE PROTECTIVE DEVICE.
3. ANCHOR POSTS SHOULD BE PLACED TO AVOID SEVERING OR DAMAGING LARGE TREE ROOTS.
4. FENCING MATERIAL SHOULD BE FASTENED SECURELY TO THE ANCHOR POSTS, CROSS BRACING, AND GROUND.

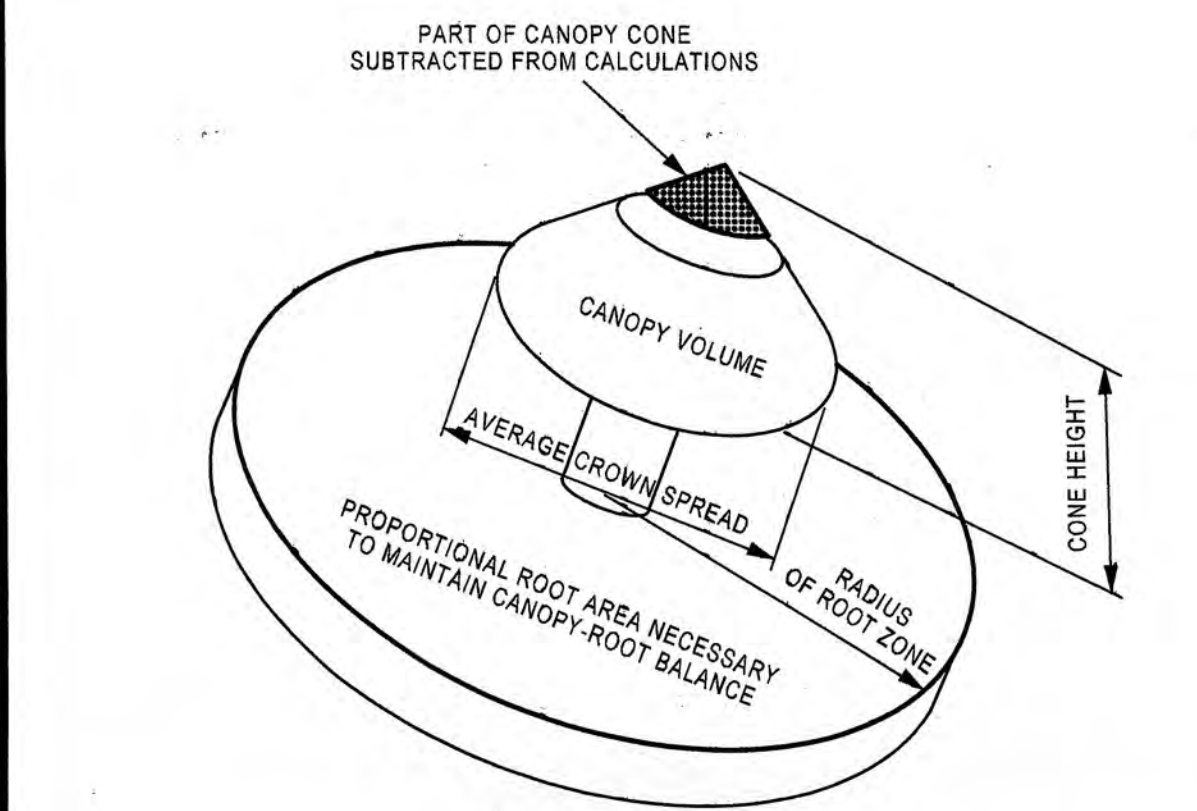
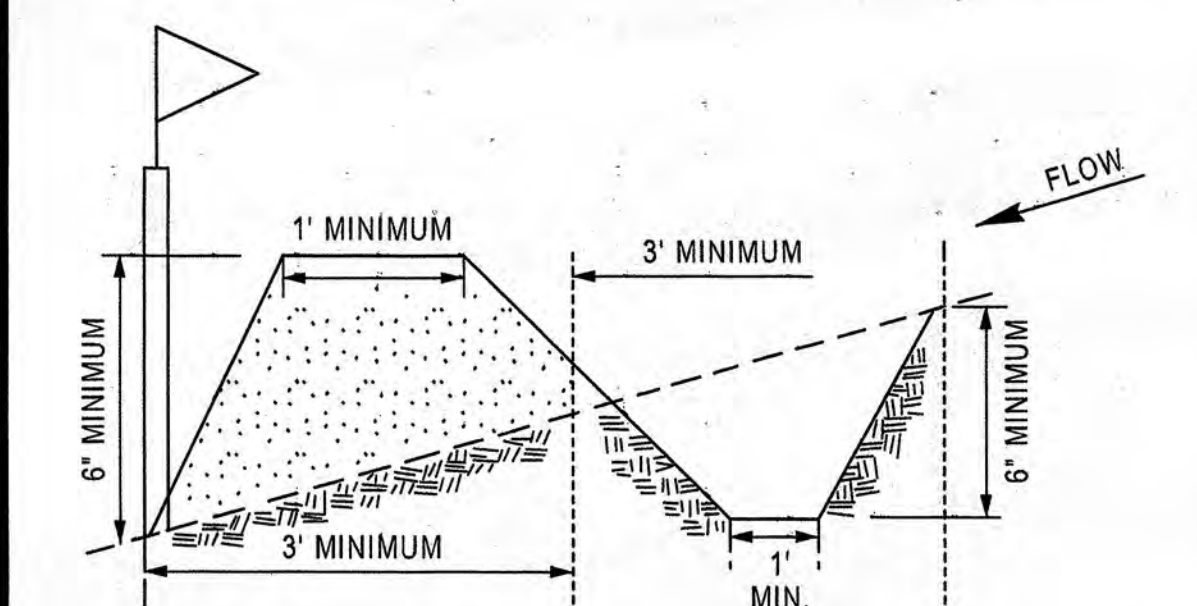


FIGURE E-4: GENERALIZED GRAPHIC REPRESENTATION OF INFORMATION NEEDED FOR ROOT MASS RADIUS CALCULATIONS.



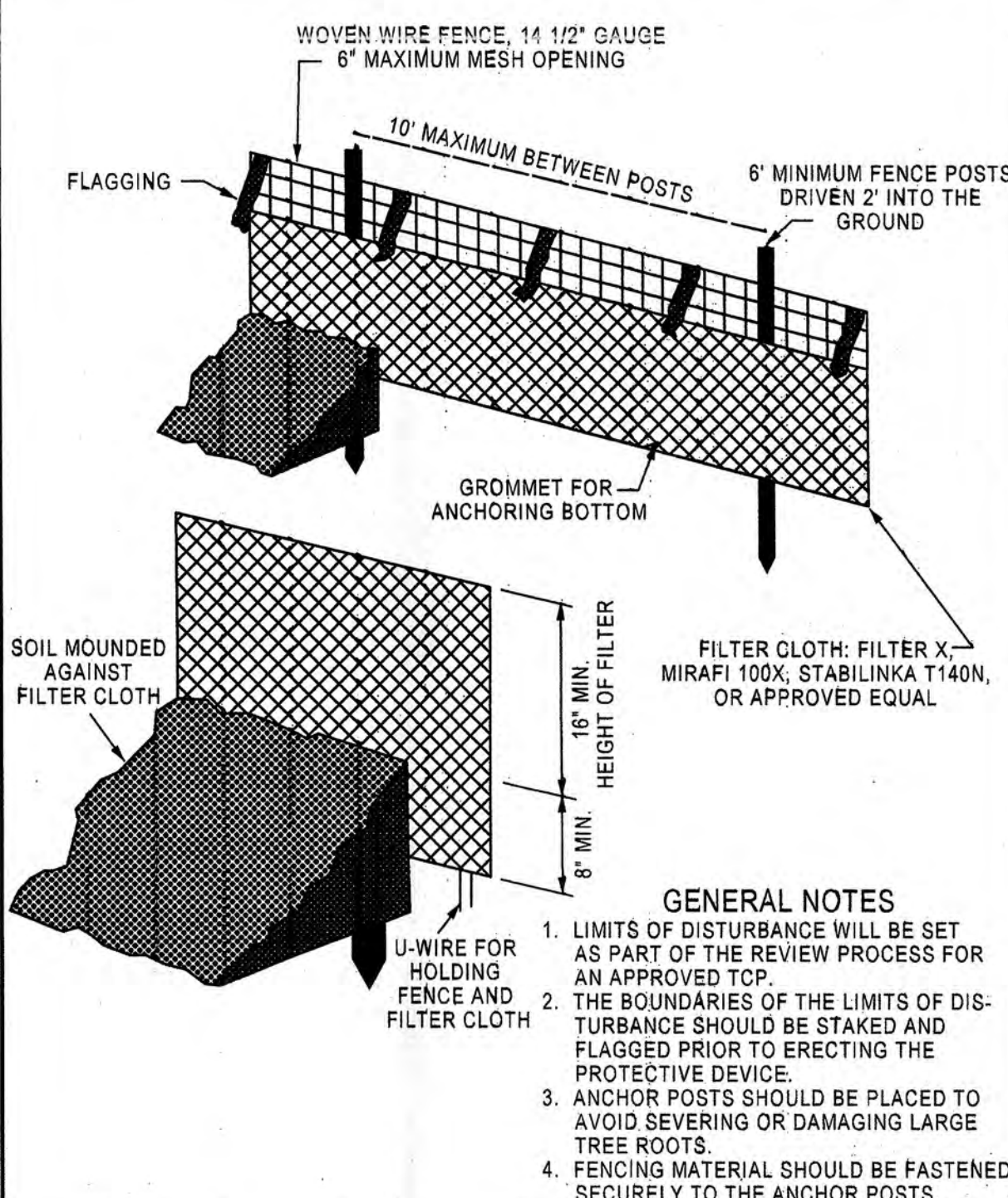
CROSS SECTION

GENERAL NOTES

1. LIMITS OF DISTURBANCE WILL BE SET AS PART OF THE REVIEW PROCESS FOR AN APPROVED TCP.
2. THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHOULD BE STAKED AND FLAGGED PRIOR TO ERECTING THE PROTECTIVE DEVICE.
3. FLAG POSTS SHOULD BE PLACED TO AVOID SEVERING OR DAMAGING LARGE TREE ROOTS.
4. THE TOP OF SLOPE OR TOE OF SLOPE SHOULD ALWAYS BE OUTSIDE OF THE LIMITS OF DISTURBANCE.
5. ALL STANDARD MAINTENANCE FOR EARTH DIKES AND SWALES APPLY TO THESE DETAILS.
6. ALL STANDARD RECLAMATION PRACTICES FOR EARTH DIKES AND SWALES SHALL APPLY TO THESE DETAILS.

TREE PROTECTIVE DEVICE
PERIMETER OR SWALE

TPD-ES
OPTION 3

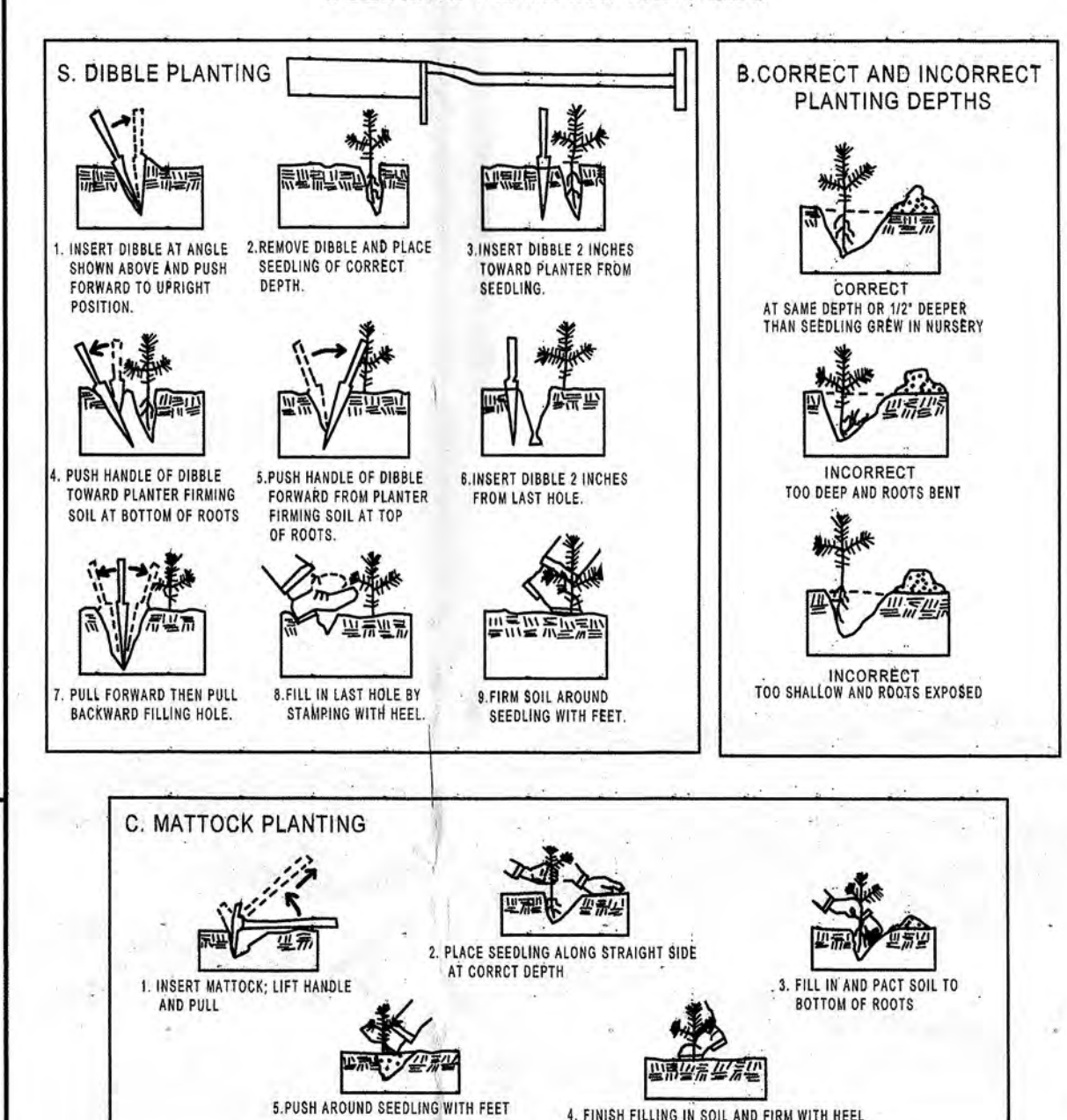


TREE PROTECTIVE DEVICE
FILTER CLOTH ON WIRE MESH

TPD-ES
OPTION 1

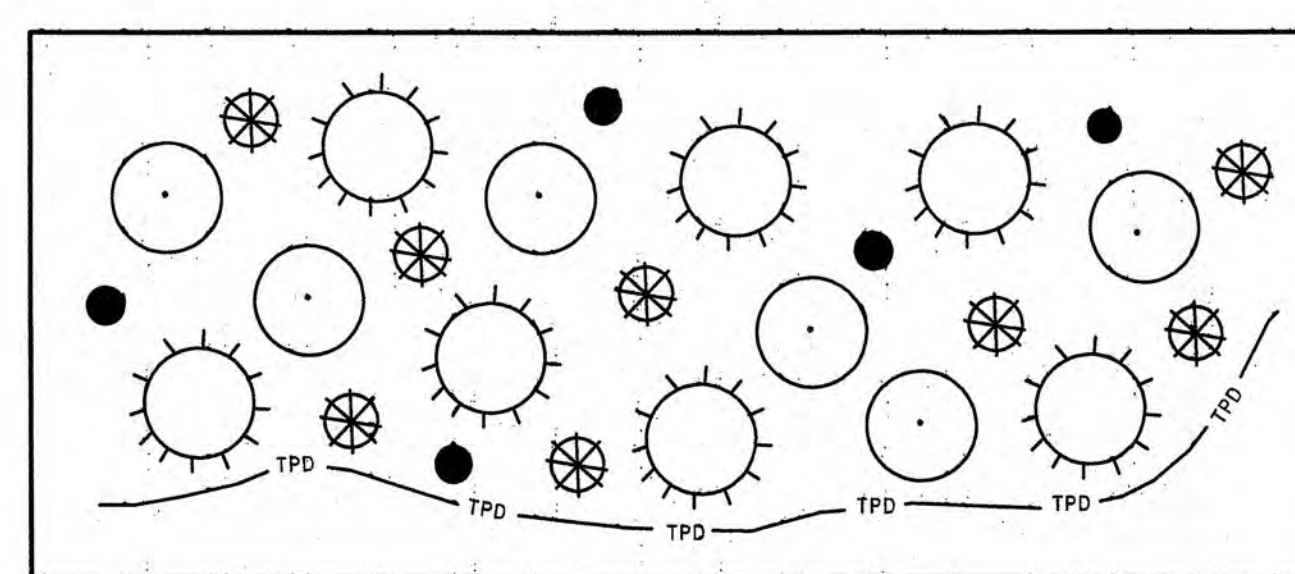
FIGURE 3.6.5

SEEDLING PLANTING METHODS



SEEDLING AND WHIPS NEED SPECIAL CARE WHEN PLANTED. FIGURE 3.6.5 DETAILS THE RECOMMENDED MANUAL PLANTING PROCEDURES WHICH INCLUDE CORRECT PLANTING DEPTHS (B) AS WELL AS METHODS FOR TWO DIFFERENT PLANTING TOOLS: THE DIBBLE (A) AND THE MATTOCK (C).

AFFORESTATION / REFORESTATION TYPICAL DETAIL
NOT TO SCALE



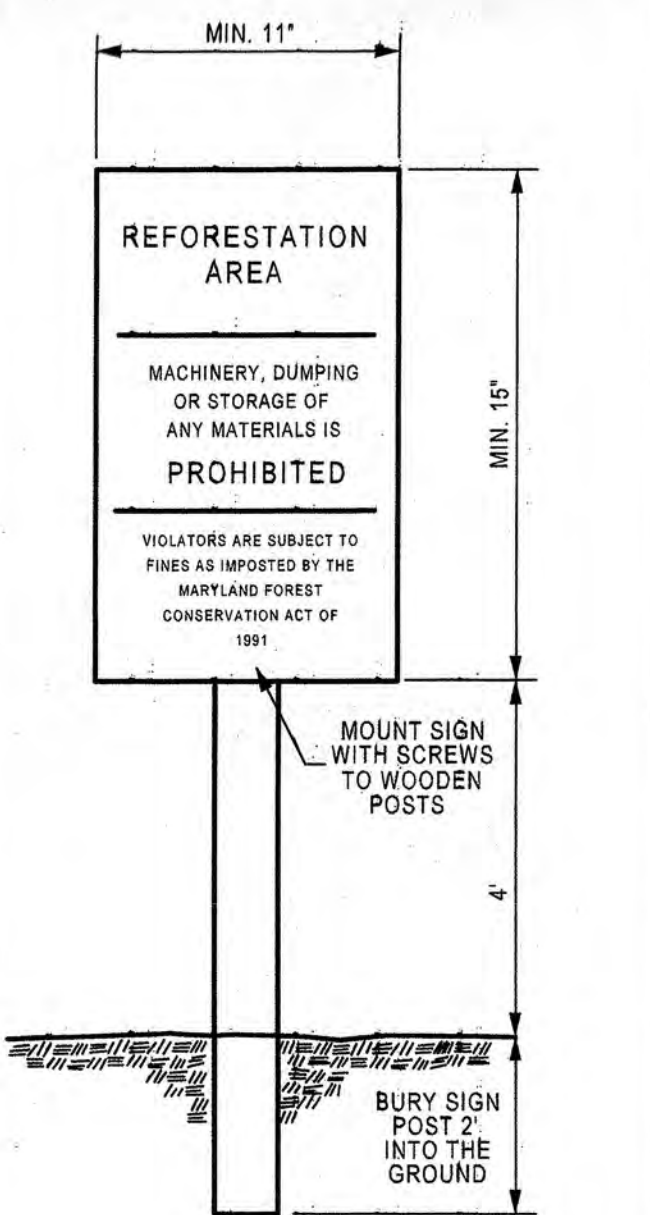
PLANT LIST/RATIO FOR SEEDLINGS

REFORESTATION AREA PROVIDED	TOTAL PER MANUAL	TOTAL THIS PLAN
SPECIES	NUMBER/ACRE	NUMBER/ACRE
RED MAPLE	330 SEEDLINGS	1257 SEEDLINGS
TULIP POPULAR	330 SEEDLINGS	1257 SEEDLINGS
BLACK GUM	230 SEEDLINGS	876 SEEDLINGS
DOGWOOD	110 SEEDLINGS	420 SEEDLINGS
TOTAL PROVIDED	1000 SEEDLINGS	3810 SEEDLINGS

NOTES:

1000 SEEDLINGS REQUIRED PER ACRE OF REFORESTATION/AFFORESTATION USE BARE ROOT WHIPS TO FULFILL PLANTING REQUIREMENTS

REFORESTATION PROTECTION SIGN
NOT TO SCALE



NOTES:

1. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
2. SIGNS TO BE PLACED APPROXIMATELY 60' APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
4. THE SIGNS ARE TO REMAIN IN PLACE.

SOURCE: ADAPTED FROM FOREST CONSERVATION MANUAL, 1991

CONSTRUCTION SIGNS

FIGURE D-4

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION				M-NCPPC APPROVALS			
APPROVAL				PROJECT NAME: KONTERRA - TOWN CENTER EAST			
TREE CONSERVATION PLAN				PROJECT NUMBER: DSP-08011			
TCPII / 65 / 08				FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.			
APPROVED BY	DATE	APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE		
K. SHOULARS	6/23/10		7-21-09	HZ	7-6-10		
01							
02							
03							
04							
05							

TREE CONSERVATION PLAN - TYPE II
DETAIL SHEET

KONTERRA
TOWN CENTER EAST

VANVILLE (1ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1" = NTS

SHEET 51

OF 52

PROJECT NO. 0802-06-31

Loiederman
Soltesz Associates, Inc.

Rockville
Lanham
Frederick
Waldorf
Leonardtown
Chantilly

LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
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Engineering
Planning
Surveying
Environmental Sciences

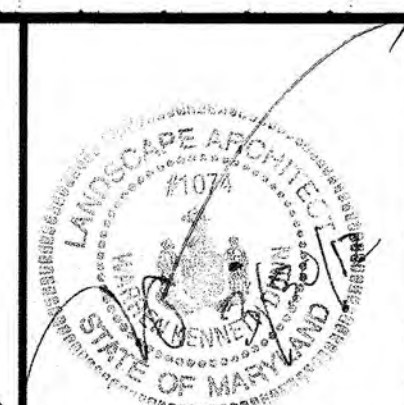
www.LSAssociates.net

DATE: June 2008	CAD STANDARDS VERSION: MICROSTATION V8	CHECKED: WKD
DESIGNED: BAM	TECHNICIAN: BAM	

APPLICANTS

KONTERRA
14401 SWEITZER LANE, SUITE 200
LAUREL, MARYLAND 20707
301-953-9870

FOREST CITY
1615 L STREET N.W., SUITE 400
WASHINGTON, D.C. 20036
202-496-6600



MISS UTILITY NOTE

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