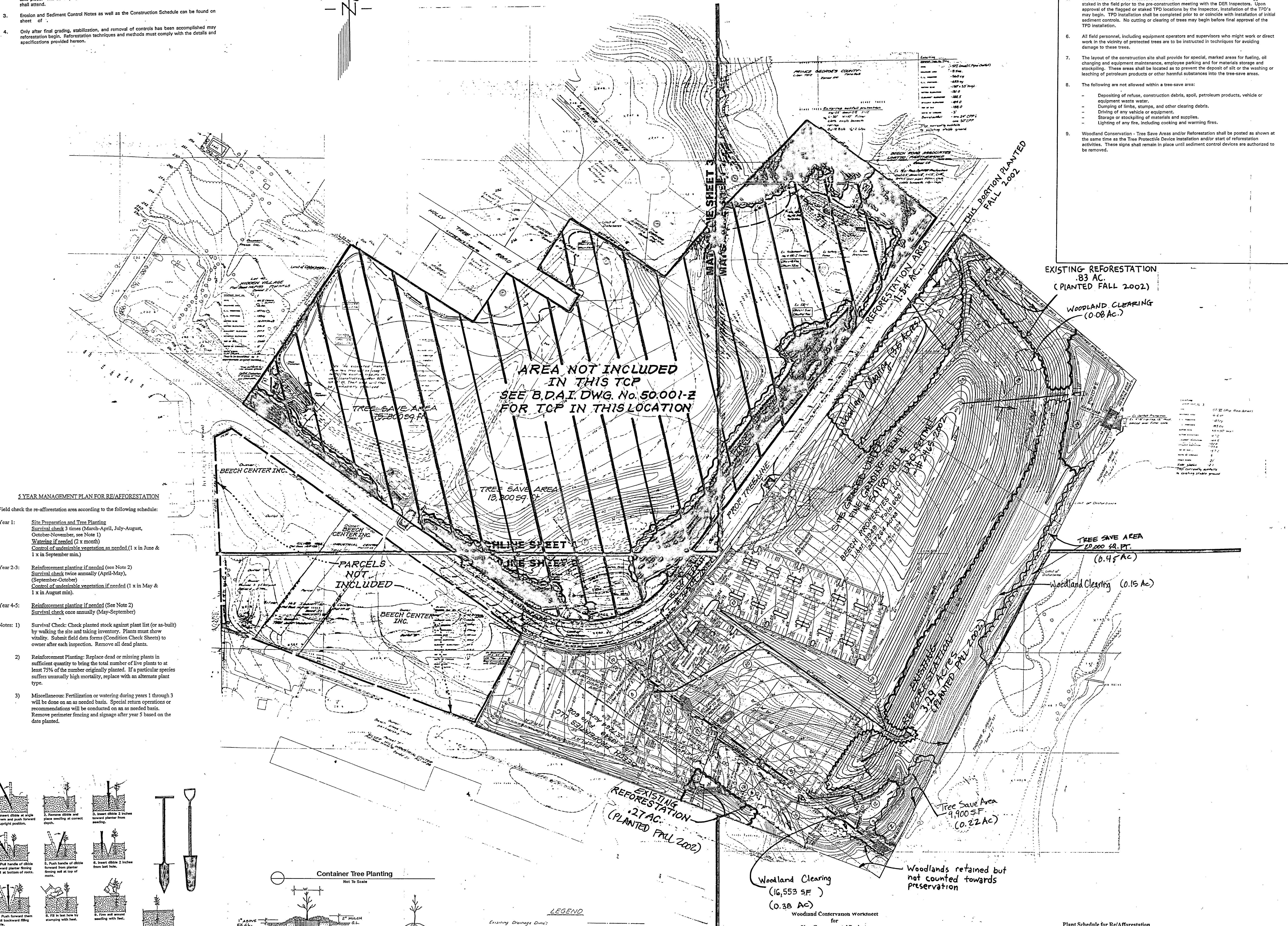


PRE-CONSTRUCTION ACTIVITIES

- Only use these tags:



- Cutting or clearing of woody land not in conformance with this Plan or without the expressed approval of the approving authority or designs shall be subject to a \$ 30 per acre penalty fee.
2. The Department of Environmental Resources (DER) Inspection Office, must be contacted prior to the start of any work on the site to address implementation of Tree Conservation Plans.
3. Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (see Tree Save Areas, Reforestation Areas, Afforestation Areas, and Reforestation Areas) and Wetland Areas located on the property. The property owner shall be responsible for any unauthorized disturbances in these areas. Upon the sale of the property, the owner shall be notified by the developer or owner representative shall notify the purchase of the property of any Woodland Conservation Areas.
4. All appropriate bonds will be posted with the approving authority prior to the issuance of any required permits. The bonds shall be in the form of cash or approved surety bonds. If required activities have been satisfied, Three copies of the bonds are submitted with the grading permit application.
5. The location of all Tree Protective Devices (TPD) shown on the Plan shall be flagged or marked with flags or paint prior to the pre-construction meeting with the DER inspectors. Upon approval of the flagged or marked TPD locations by the Inspector, installation of the TPD's shall be completed within 10 business days of the meeting with installation of tree-seal controls. No cutting or clearing of trees may begin before final approval of the TPD's.
6. All field personnel, including equipment operators and supervisors who might work or drive on the vicinity of protected trees are to be instructed in techniques for avoiding damage to trees.
7. The layout of the construction site shall provide for special marking areas for hauling, off-loading and equipment maintenance, employee parking and for materials storage and equipment storage. All materials and equipment shall be stored in designated areas. No burning or incineration of petroleum products or other harmful substances into the tree-seal areas.
8. The following are not allowed within a tree-free area:
- Depositing of refuse, construction debris, spoil, petroleum products, vehicles or equipment waste water.
 - Dumping of fuels, oil, and other leaking debris.
 - Lifting of any vehicle or equipment.
 - Storage or stockpiling of material supplies.
 - Driving of any, including compact and warming fires.
9. Woodland Conservation "Tree Save Areas and/or Reforestation shall be posted as shown on the Plan. The posted areas shall be clearly marked with the use of reflective safety devices. These signs shall remain in place until sediment control devices are authorized to be removed.

PLANTING SPECIFICATIONS (FOR REFORESTATION AND AFFORESTATION AREAS)

- [illegible]

roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another method, the Landscape Architect must be contacted and give his approval before planting may begin.

7. Grading: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory.
8. Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to, and according to the instructions provided by:

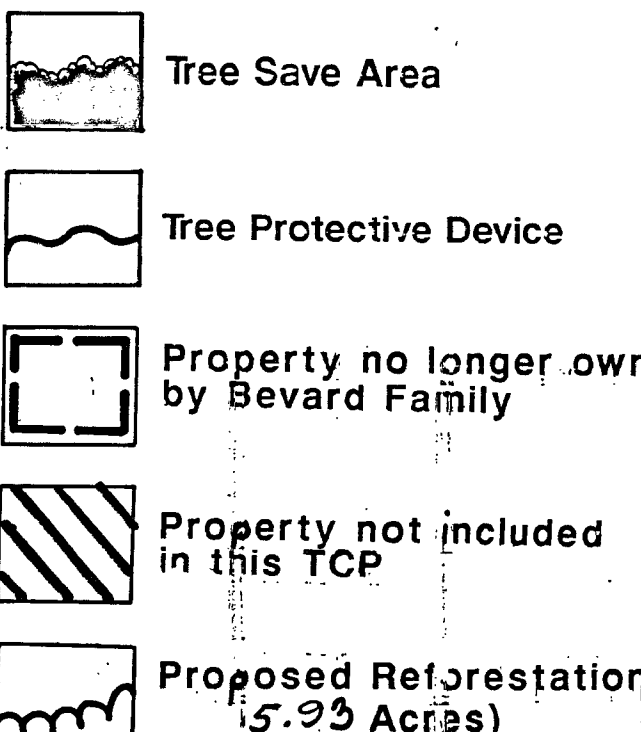
appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to, and according to the instructions provided by:

The Soil Testing Laboratory
Agronomy Department
H.J. Patterson Hall
University of Maryland
College Park, Maryland 20742

These field tests will be processed for \$5 each, which includes the soil laboratory-sending the test results to the Cooperative Extension Service of Prince George's County at the University of

- Marlynn, who will then make recommendations for improving the existing soil. The soil will be amended with appropriate corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.
9. **Soil Improvement Measures:** The soil shall be then be improved according to the recommendations made by the Cooperative Extension Services.
10. **Fencing & Signage:** (see Reformation Area Fence Plan)
11. **Planting Method:** Consult the Planting Details (A) shown on this plan.
12. **Mulching:** Apply 2" thick layer of woodchip or shredded hardwood mulch (as noted) to each planting hole and use local seedling stock.
13. **Groundcover Establishment:** The remaining disturbed areas between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 1lb/acre.
14. **Mowdown:** The established area within the seedling planting area is to be mowed once a week during the growing season, until the seedlings attain a height of 4' or more. Care must be taken to avoid seedling injury by using a mowing machine equipped with seedling protectors.
15. **Survival Check for Bond Release:** The seedling planting area is to be checked at the end of each year for two years to assure that not less than 75% of the original planted quantity survives.
16. **Source of Seedlings:** MSU Forest, Park and Wildlife Service in Bowle, MD. Phone (301) 464-4100.

LEGEND - Tree Conservation



M-NCPPC
Prince George's County Planning Department
Natural Resources Division

APPROVAL

TREE CONSERVATION PLAN

TCP II / 90 / 00

	Approved by	DATE
	John Markovich	8/14/00
01	John Markovich	12/3/00
02	John Markovich	3/1/01
03	ROBERT M. ZARBA	3/10/01
04		
05		

TREE CONSERVATION PLAN - TYPE I
FOR
SILVER HILL INDUSTRIAL
CENTER

SPAULDING DISTRICT No. 6
PRINCE GEORGE'S COUNTY, MARYLAND

Prince George's Co. Locator Map 20A5, 20B5 W55C 200' Sheet 2065E4
2065E5
Deed references: Liber 2086, Folio 45G, Liber 4448, Folio 85I, L1555, F. 53C
Liber 4233, Folio 92B, L. 6425, F 873

OWNER/DEVELOPER/APPLICANT

CAA Newton Real Estate
1905 Brentwood RD. NE
Washington D.C. 20018

ATTN: GORDY ZARITSKY

Sheet 1 of 2 (For SHEET 2 SEE BDAI Dwg No. 50.00.8-Y)

COPYRIGHT © BEN DYER ASSOCIATES, INC.

CHECKED BY: 12/05/05 DATE	DESIGNED BY:	DRAWN BY:
1/23/01 <i>Revised to show new 10' front access and 10' deep</i> 1/23/01 <i>Revised to update grading, owner's parcel data</i> 12/3/01 <i>Added Backing Area</i> 8-2-01 <i>Added 2nd PADS AND REVISIONS - REMAINING UNITS</i> 11-1-2001 <i>REVISED L.O.D. FOR S.D. OUTFALL</i>	KH KH KH KH KH	ONE METEY PLAZA 100 PROFESSIONAL PLACE, LANDOVER, MARYLAND 21040 811 DYN DRIVE ASSOCIATES, Engineers / Surveyors / Planners TELEPHONE (301) 448-3520
Kevin E. Hooper Kevin E. Hooper Qualified Professional	DATE DESCRIPTION	SEAL BY: 11-1-2001 1145,3000 BY:
		RECORD NO: J- 9505 11-1-2001

SUBJECT AREA **DATE** **PAGE**

COMMERCIAL/INDUSTRIAL LANDSCAPED STRIP No.1 293.22 L.F.

COMMERCIAL AND INDUSTRIAL LANDSCAPED STRIP No.1 (Section 4.2)

- Linear feet of street frontage, not including parking lots and driveway entrances: 293.22 L.F.
- Option selection: 1
- Number of plants required:
 - 1 shade tree (or equivalent ornamental or evergreen trees)
 - 64 shrubs
- Number of plants provided:
 - 6 shade trees
 - 0 ornamental trees
 - 16 evergreen trees
 - 46 shrubs

Note: All grading, landscaping and other improvements shown on these drawings other than the proposed Auto Showroom were approved under permits # 50150-2000-4-03 and # 2465-2002-01 and are existing.

PARKING LOT LANDSCAPED STRIP 333.5 L.F.

PARKING LOT LANDSCAPED STRIP (Section 4.3)

- Linear feet of street frontage of parking lot: 333.5 L.F.
- Option selection: 1
- Number of plants required:
 - 10 shade tree (or equivalent ornamental or evergreen trees)
 - 46 shrubs
- Number of plants provided:
 - 11 shade trees
 - 0 ornamental trees
 - 6 evergreen trees
 - 46 shrubs

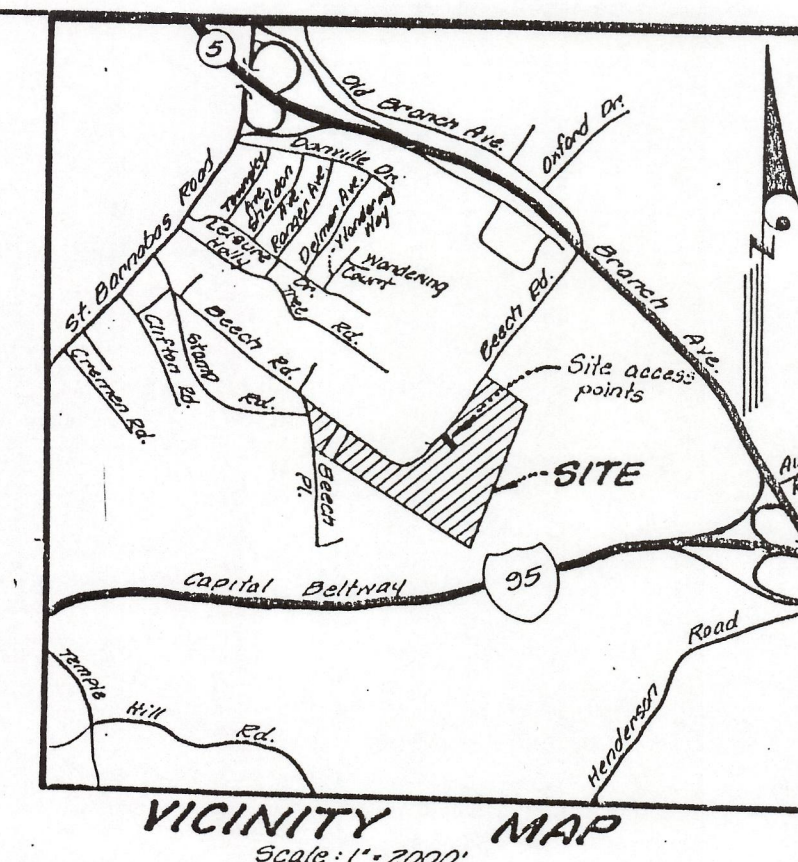
SYM.	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
A	42	Acer rubrum	Red Maple	2 1/2" - 3"	As Shown	B4B
F	21	Fraxinus pennsylvanica	Marshall's Seedless Green Ash	2 1/2" - 3"	As Shown	B4B
Q	28	Quercus palustris	Pin Oak	2 1/2" - 3"	As Shown	B4B
C1	35	Liquidambar styraciflua	Liquidambar	6" - 8" Ht.	10' oc ±	Container
Pa	31	Pinus strobus	Eastern White Pine	6" - 8" Ht.	10' oc ±	B4B

COMMERCIAL AND INDUSTRIAL LANDSCAPED STRIP No. 2 (Section 4.2)

- Linear feet of street frontage, not including parking lots and driveway entrances: 870 L.F.
- Option selection: 2
- Number of plants required:
 - 25 shade tree (or equivalent ornamental or evergreen trees)
 - 125 shrubs
- Number of plants provided:
 - 20 shade trees
 - 0 ornamental trees
 - 25 evergreen trees
 - 90 shrubs

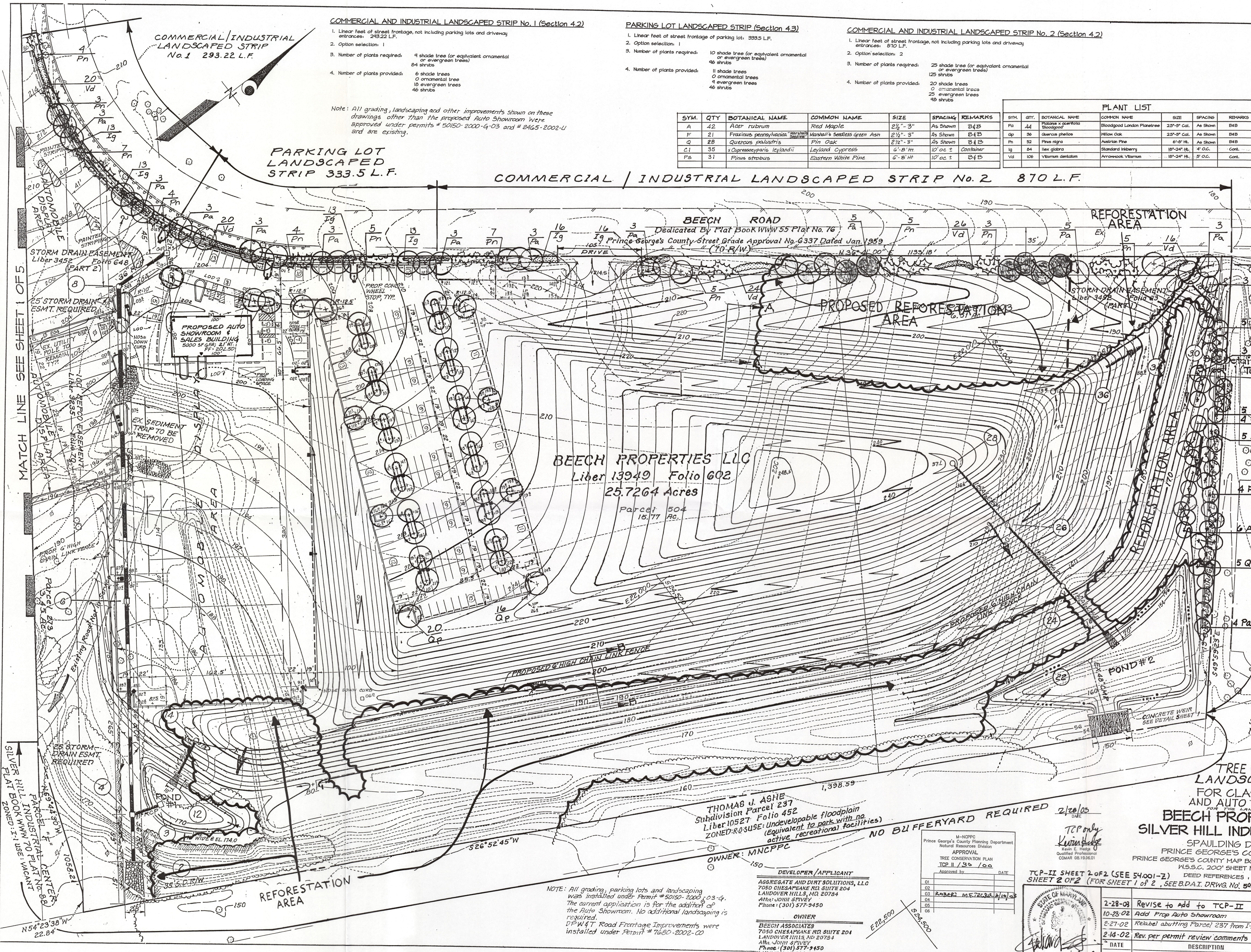
SYM.	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
Pa	14	Pinus strobus	Eastern White Pine	2 1/2" - 3"	As Shown	B4B
Qp	30	Quercus phellos	Willow Oak	2 1/2" - 3"	As Shown	B4B
Ph	52	Pinus nigra	Austrian Pine	6" - 8" Ht.	As Shown	B4B
lg	84	Ilex glabra	Standard Holly	18" - 24" Ht.	4' O.C.	Cont.
vd	106	Viburnum dentatum	Arrowwood Viburnum	18" - 24" Ht.	5' O.C.	Cont.

PLANT LIST



COMMERCIAL / INDUSTRIAL LANDSCAPED STRIP No. 2 870 L.F.

MATCH LINE SEE SHEET 1 OF 5



INTERIOR PLANTING (Section 4.3)

- Area of parking compound 47,119.2 square feet.
- Interior landscape area REQUIRED (8% or 3,771 sq. ft.)
- Interior landscape area PROVIDED (8.8% or 4,150.7 sq. ft.)
- Number of shade trees REQUIRED: 24
- Number of shade trees PROVIDED: 36

Bufferyard Planting (Section 4.7)

Bufferyard No. 1

- Use category of proposed non-residential development: Auto Sales
- Impact of proposed development (H, M, or L): M
- Use category of adjoining non-residential development: Warehouse
- Impact of adjoining development (H, M, or L): H
- Minimum required bufferyard (H, M, or L): B
- Minimum building setback: 30'
- Minimum width of landscaped yard: 20'
- Number of Plant Units required per 100 linear feet: 80
- Linear feet of buffer strip required along property and right-of-way: 545
- Percentage of required bufferland occupied by existing woodland: 0
- Plant units to be provided by applicant: 0
- Six-foot fence or wall or five-foot berm employed in bufferyard: NO
- Use category of proposed non-residential development: Auto Sales
- Impact of proposed development (H, M, or L): M
- Use category of adjoining non-residential development: Warehouse
- Impact of adjoining development (H, M, or L): H
- Minimum required bufferyard (H, M, or L): B
- Minimum building setback: 30'
- Minimum width of landscaped yard: 20'
- Number of Plant Units required per 100 linear feet: 80
- Linear feet of buffer strip required along property and right-of-way: 545
- Percentage of required bufferland occupied by existing woodland: 0
- Plant units to be provided by applicant: 0
- Six-foot fence or wall or five-foot berm employed in bufferyard: NO

PARCEL "L"

SILVER HILL INDUSTRIAL CENTER
PLAT BOOK VJ 181 PLAT No. 76
ZONED: I-1 USE: WAREHOUSE

Bufferyard Planting (Section 4.7)

Bufferyard No. 2

- Use category of proposed non-residential development: Auto Sales
- Impact of proposed development (H, M, or L): M
- Use category of adjoining non-residential development: Warehouse
- Impact of adjoining development (H, M, or L): H
- Minimum required bufferyard (H, M, or L): B
- Minimum building setback: 30'
- Minimum width of landscaped yard: 20'
- Number of Plant Units required per 100 linear feet: 80
- Linear feet of buffer strip required along property and right-of-way: 1082
- Percentage of required bufferland occupied by existing woodland: 0
- Plant units to be provided by applicant: 0
- Six-foot fence or wall or five-foot berm employed in bufferyard: NO
- Use category of proposed non-residential development: Auto Sales
- Impact of proposed development (H, M, or L): M
- Use category of adjoining non-residential development: Warehouse
- Impact of adjoining development (H, M, or L): H
- Minimum required bufferyard (H, M, or L): B
- Minimum building setback: 30'
- Minimum width of landscaped yard: 20'
- Number of Plant Units required per 100 linear feet: 80
- Linear feet of buffer strip required along property and right-of-way: 1082
- Percentage of required bufferland occupied by existing woodland: 0
- Plant units to be provided by applicant: 0
- Six-foot fence or wall or five-foot berm employed in bufferyard: NO

PARCEL "L"

SILVER HILL INDUSTRIAL CENTER
PLAT BOOK NLP 99 PLAT No. 19
ZONED: I-1 USE: VACANT

PARCEL "L"

SILVER HILL INDUSTRIAL CENTER
PLAT BOOK NLP 99 PLAT No. 19
ZONED: I-1 USE: VACANT

PARCEL "L"

SILVER HILL INDUSTRIAL CENTER
PLAT BOOK NLP 99 PLAT No. 19
ZONED: I-1 USE: VACANT

PARCEL "L"

SILVER HILL INDUSTRIAL CENTER
PLAT BOOK NLP 99 PLAT No. 19
ZONED: I-1 USE: VACANT

PARCEL "L"

SILVER HILL INDUSTRIAL CENTER
PLAT BOOK NLP 99 PLAT No. 19
ZONED: I-1 USE: VACANT

PARCEL "L"

SILVER HILL INDUSTRIAL CENTER
PLAT BOOK NLP 99 PLAT No. 19
ZONED: I-1 USE: VACANT

PARCEL "L"

SILVER HILL INDUSTRIAL CENTER
PLAT BOOK NLP 99 PLAT No. 19
ZONED: I-1 USE: VACANT

PARCEL "L"

SILVER HILL INDUSTRIAL CENTER
PLAT BOOK NLP 99 PLAT No. 19
ZONED: I-1 USE: VACANT

PARCEL "L"

SILVER HILL INDUSTRIAL CENTER
PLAT BOOK NLP 99 PLAT No. 19
ZONED: I-1 USE: VACANT

PARCEL "L"

SILVER HILL INDUSTRIAL CENTER
PLAT BOOK NLP 99 PLAT No. 19
ZONED: I-1 USE: VACANT

THOMAS J. ASHE
Subdivision Parcel 237
Liber 10527, Folio 602
ZONED: R-05 USE: Undevelopable floodplain
(Equivalent to park with no active recreational facilities)
OWNER: MNCPPC

DEVELOPER/APPLICANT
AGGREGATE AND DIRT SOLUTIONS, LLC
7050 CHESAPEAKE RD SUITE 204
LANDOVER HILLS, MD 20784
Attn: JOHN SPIVEY
Phone: (301) 577-9450

OWNER
BEECH ASSOCIATES
7050 CHESAPEAKE RD SUITE 204
LANDOVER HILLS, MD 20784
Attn: JOHN SPIVEY
Phone: (301) 577-9450

NOTE: All grading, parking lots and landscaping was installed under Permit # 50150-2000-03-04. The current application is for the addition of the Auto Showroom. No additional landscaping is required.
D.P.W. Road Frontage Improvements were installed under Permit # 7680-2002-00

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP II / 30 / 100
Approved by: DATE: 2/28/03
Kurtz

TCP-II SHEET 2 OF 2 (SEE 54,001-2)
SHEET 2 OF 2 (FOR SHEET 1 OF 2, SEE B.D.A. DRWG. NO. 50.00.7-1)

2-28-03 Revise to Add to TCP-II
10-23-02 Add Prop Auto Showroom
2-27-02 Relabel abutting Parcel 237 from I-1 to R-05
2-14-02 Rev. per permit review comments

DATE DESCRIPTION REVISIONS

TREE CONSERVATION PLAN-TYPE II &
FOR CLASS III FILL AND AUTO SALES LOT
BEECH PROPERTIES, LLC
SILVER HILL INDUSTRIAL CENTER
SPAULDING DISTRICT No. 6
PRINCE GEORGE'S COUNTY, MARYLAND
PRINCE GEORGE'S COUNTY MAP BOOK P. 24, BLOCKS D-2 & E-(1+2)
W.S.S.C. 200' SHEET NO. 3 206 & 207 SE 4
DEED REFERENCES: LIBER 13949 FOLIO 602

8100 PROFESSIONAL PLACE, LANDOVER, MARYLAND 20785
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 453-9200
DRAWN BY: J.B. CHECKED BY: J.B. RECORDED NO: J-55053
SCALE: 1" = 50' DATE: NOVEMBER 2001