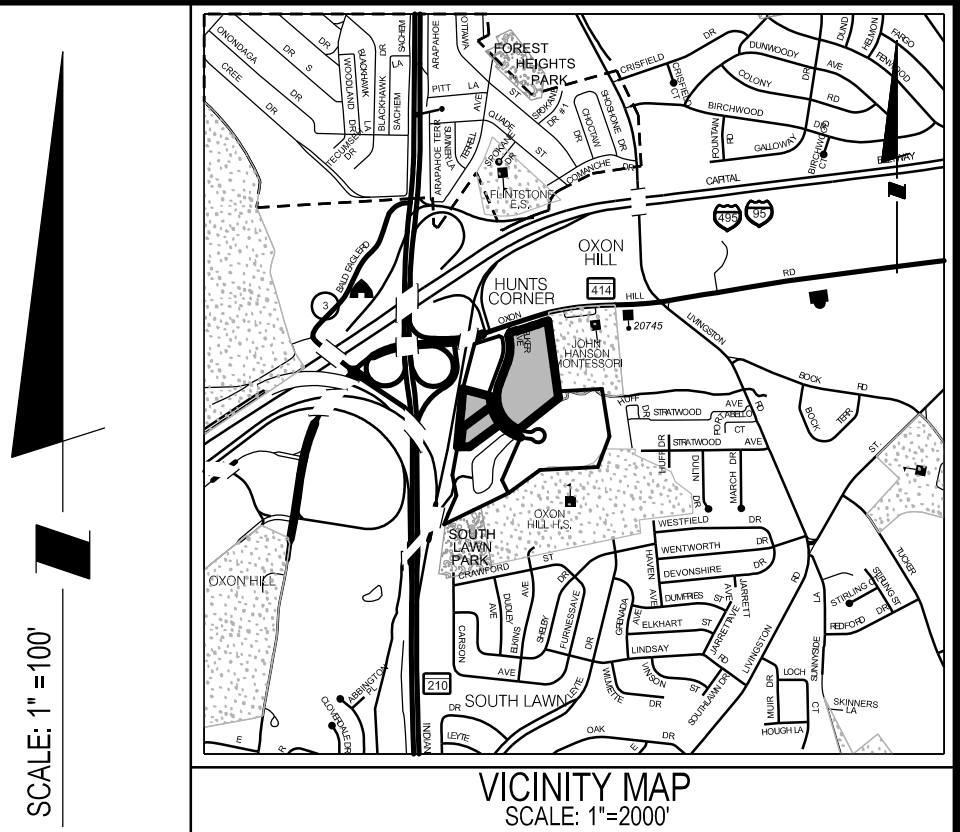


TOP GOLF
AT POTOMAC BUSINESS PARK LOTS 6, 7, & 8
TYPE2 TREE CONSERVATION PLAN DSP-13048-02
OXON HILL (12th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



INDEX OF SHEETS

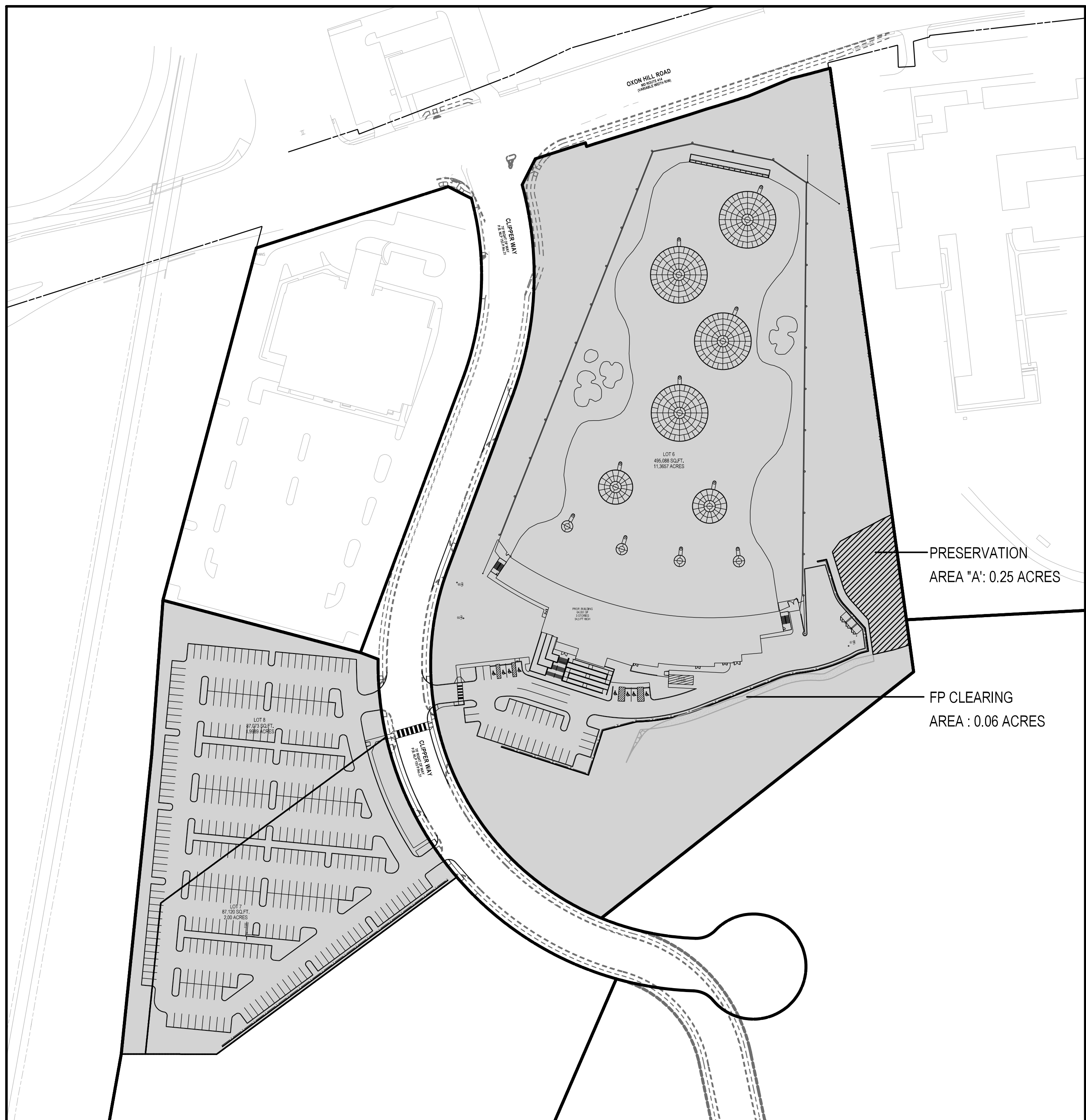
DESCRIPTION	SHEET NO.
COVER SHEET	1
SCHEDULES/NOTES/DETAILS	2
LAN SHEET 3	3
LAN SHEET 4	4

GENERAL NOTES

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DSP-13048-01. IF DSP-13048-01 EXPIRES, THEN THIS TOP2 ALSO EXPIRES AND IS NO LONGER VALID.
- CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$600 PER SQUARE FOOT MITIGATION FEE.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
- THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
- THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
- THE PROPERTY IS WITHIN THE RURAL TIER AND IS ZONED M-X1.
- THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
- THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
- ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TOP2.
- TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
- THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPSF) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPSF MAY BEGIN.
- ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TOP2.
- WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TREE PROTECTION FENCING. THESE SIGNS MUST REMAIN IN PERPETUITY. REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS.
- THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PORTIONS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.
- A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREE HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
- DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEAVING INTO THE DISTURBED AREA, THE PERMITTEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
- IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITTEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE, THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO THE CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.
- CORRECTIVE PRUNING MAY ALLEViate A HAZARDOUS CONDITION. THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE. DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT COULD BE WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND. THIS ENCOURAGING DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.
- TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TOP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

POST DEVELOPMENT NOTES

- IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED, THE HANDOUT COULD BE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS. THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. THE STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LET IN PLACE. THE REMOVAL OR GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREAS IS NOT PERMITTED.
- IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE, THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.
- TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TOP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.
- THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY. PRUNERS OR A CHAIN SAW. THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.
- THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
- THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES.
- PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS
- REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN.
- REFORESTATION AREAS SHALL NOT BE MOVED; HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.



SPECIMEN, CHAMPION, AND HISTORIC TREE TABLE						
NO.	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION RATING	CONDITION COMMENTS	DISPOSITION
ST 1	SILVER MAPLE	ACER SACCHARINUM	31"	FAIR	TWIN, DEAD UPPER BRANCHES	SAVE
ST 2	SILVER MAPLE	ACER SACCHARINUM	34"	FAIR	TWIN, MISSING UPPER BRANCHES	SAVE
ST 3	RED MAPLE	ACER RUBRUM	30"	POOR	TWIN, TOP MISSING, LEANING	SAVE

NOTE: ALL SPECIMEN TREES WERE LOCATED IN THE FIELD

Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I - Establishing Site Information (Enter acres for each zone)				
1 Zone	2	3	4	5
2 Gross Tract:	15.38			
3 Floodplain:	1.47			
4 Previously Dedicated Land	0.00			
5 Net Tract (N/A)	13.89	0.00	0.00	
6 TCFP Number		Revision #	0	
7 Property Description or Subdivision Name:	Top Golf			
8 Is this site subject to the 1989 Ordinance? (Y/N)	N			
9 Is this one (1) single family lot? (Y/N)	N			
10 Are there prior TCFP approvals which include a	N			
11 combination of this lots? (Y/N)	N			
12 Is any portion of the property in a WVC Bank?	N			
13 Break-even Point (preservation) =	2.08	acres		
14 Clearing permit filed w/o reforestation =	1.22	acres		
SECTION II - Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1.1)	Column D On Site Impacts (1.1)
15 Existing Woodland		0.88	1.21	
16 Woodland Conservation Threshold (WCT) =	15.00%			
17 Smaller of 13 or 14		0.88		
18 Woodland above WCT		0.00		
19 Woodland cleared		0.88	0.86	0.00
20 Woodland cleared above WCT (smaller of 16 or 17)		0.00		
21 Clearing above WCT (0.25 - 1) replacement requirement		0.00		
22 Woodland cleared below WCT		0.88		
23 Clearing below WCT (0.1 replacement requirement)		0.00		
24 Aborestation Required Threshold (AFT) =	15.00%	1.22		
25 Off-site WCA being provided on this property		0.00		
26 Woodland Conservation Required		2.76		
SECTION III - Assessing the Requirements (Enter acres for each corresponding column)				
27 Woodland Preservation	0.25			
28 Aborestation / Reforestation	0.00	Bond amount	\$	-
29 Natural Regeneration	0.00			
30 Landscape Credits	0.00			
31 Specimen/Historic Tree Credit (CR2 area * 2.0)	0.00			
32 Forest Enhancement Credit (Area * .25)	0.00			
33 Street Tree Credit (Existing or 10-year canopy coverage)	0.00			
34 Area approved for fee-in-lieu PFA	0.00	Fee amount:	\$0.00	
35 Off-site Woodland Conservation Credits Required	2.76	Fee amount:	\$0.00	
36 Off-site WCA (preservation) being provided on this property	0.00			
37 Off-site WCA (aborestation) being provided on this property	0.00			
38 Woodland Conservation Provided		2.76		
39 Area of woodland not cleared	0.25	acres		
40 Net tract woodland retained not part of requirements:	0.00	acres		
41 100-foot floodplain woodland retained	1.15	acres		
42 On-site woodland conservation provided	0.25	acres		
43 On-site woodland retained not credited	1.15	acres		
44 Prepared by: DAVID BICKEL 3/21/19		Signed	4-11-19	Ute

Prince George's County Planning Department, M-NCPPC GENERAL INFORMATION TABLE		
LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zoning (Zone)	I-3
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TIG)	65-A-4
Administrative	WSSC Grid (Sheet 200)	209SE01
Administrative	Planning Area (Plan Area)	768
Administrative	Election District (ED)	12, OXON HILL
Administrative	Councilmanic District (CD)	8
Administrative	General Plan 2002 Tier (Tier)	DEVELOPED
Administrative	Traffic Analysis Zone (TAZ)	750
Administrative	PG Traffic Analysis Zone (PG)	2565
* If site is within an APA, enter the name of the airport. If not enter "N/A"		

Prince George's County Planning Department, M-NCPPC TYPE 2 TREE CONSERVATION PLAN APPROVAL TOP2 - 122.95			
APPROVED BY	DATE	DD#	REASON FOR REVISION
00 K. SHOULARS	10/2/17	DSP13048-01	NEW DEVELOPMENT
01 Blue Signature	4/17/2019	DSP13048-02	DSP REVISION
02			
03			
04			
05			

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the Board Council.

M-NCPPC APPROVAL

PROJECT NAME: TOP GOLF- POTOMAC BUSINESS PARK LOTS 6-8

PROJECT NUMBER: DSP-13048-02

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Amendment numbers must be included in the Project Number.



Engineering
Surveying
Planning
Environmental Sciences

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Lanham, MD 20706
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www.soltesz.com

REVISIONS			
NO.	REVISIONS	BY	DATE
1	APRIL 2017	BOG	
2	DESIGNED: BOG		
3	CAD STANDARDS VERSION: V5 - 2009		
4	TECHNICIAN: BOG		
5	CHECKED: CUB		

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 UTILITIES OR CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-251-7777 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.

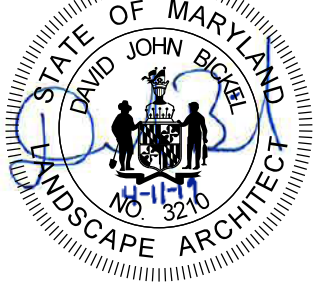
OWNER/DEVELOPER

OXON HILL ASSOCIATES LC
12500 FAIR LAKES CIRCLE
FAIRFAX, VA 22033

APPLICANT

TOP GOLF
8750 N. CENTRAL EXPRESSWAY
SUITE 1200
DALLAS, TX 75231
303.910.5470
MARK FOSTER

TAX MAP	ZONING CATEGORY:
96-04-105-A1	I-3
WSSC 200 SHEET	XXXX
209SE01	
209SE01	
SITE DATUM	XXXX
HORIZONTAL:	
VERTICAL:	



COVER SHEET

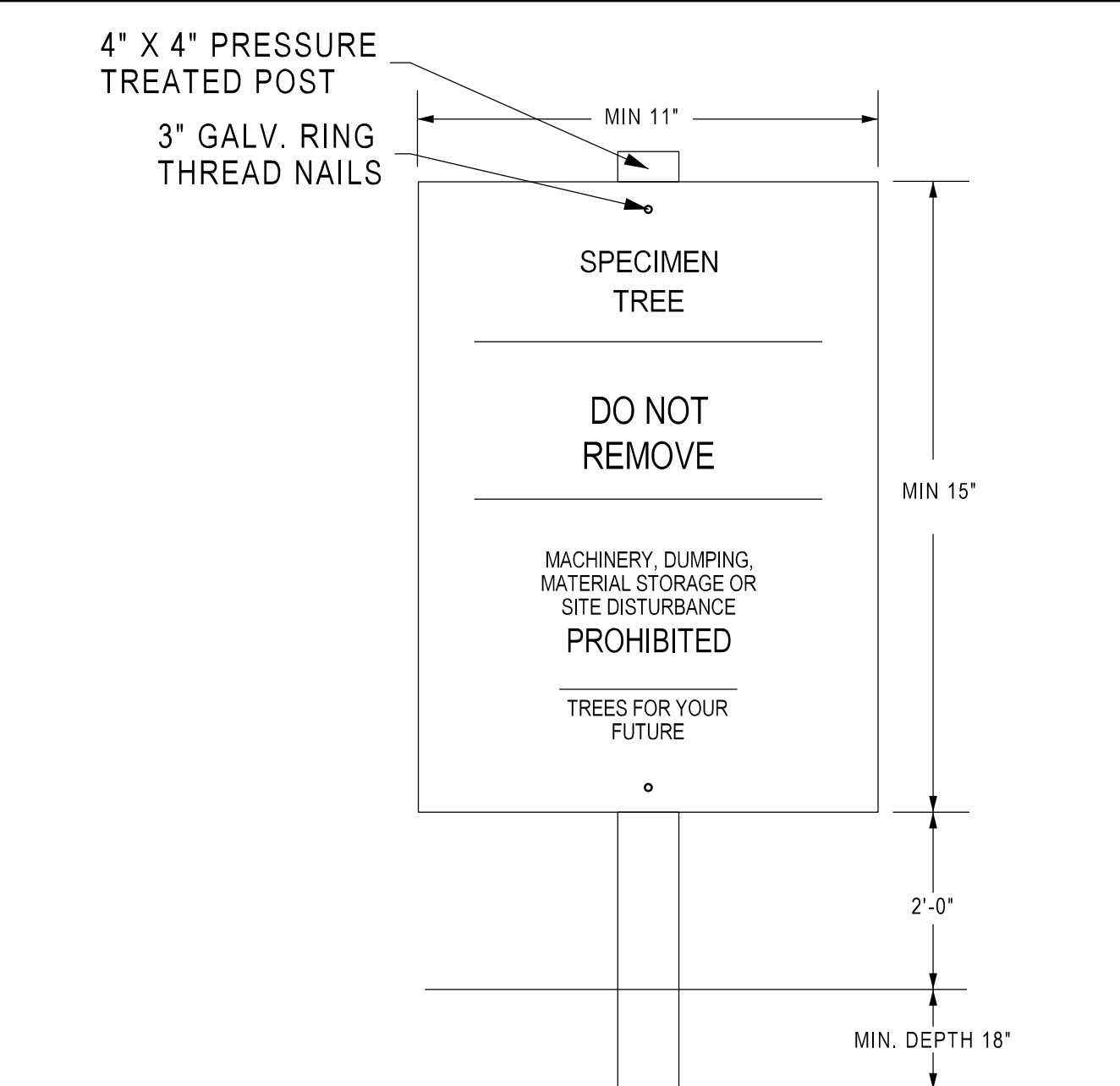
TYPE 2 TREE CONSERVATION PLAN
DSP 13048-02
TOP GOLF
AT POTOMAC BUSINESS PARK
LOTS 6, 7, & 8
OXON HILL (12TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

11' = 100'

SHEET 1 OF 4

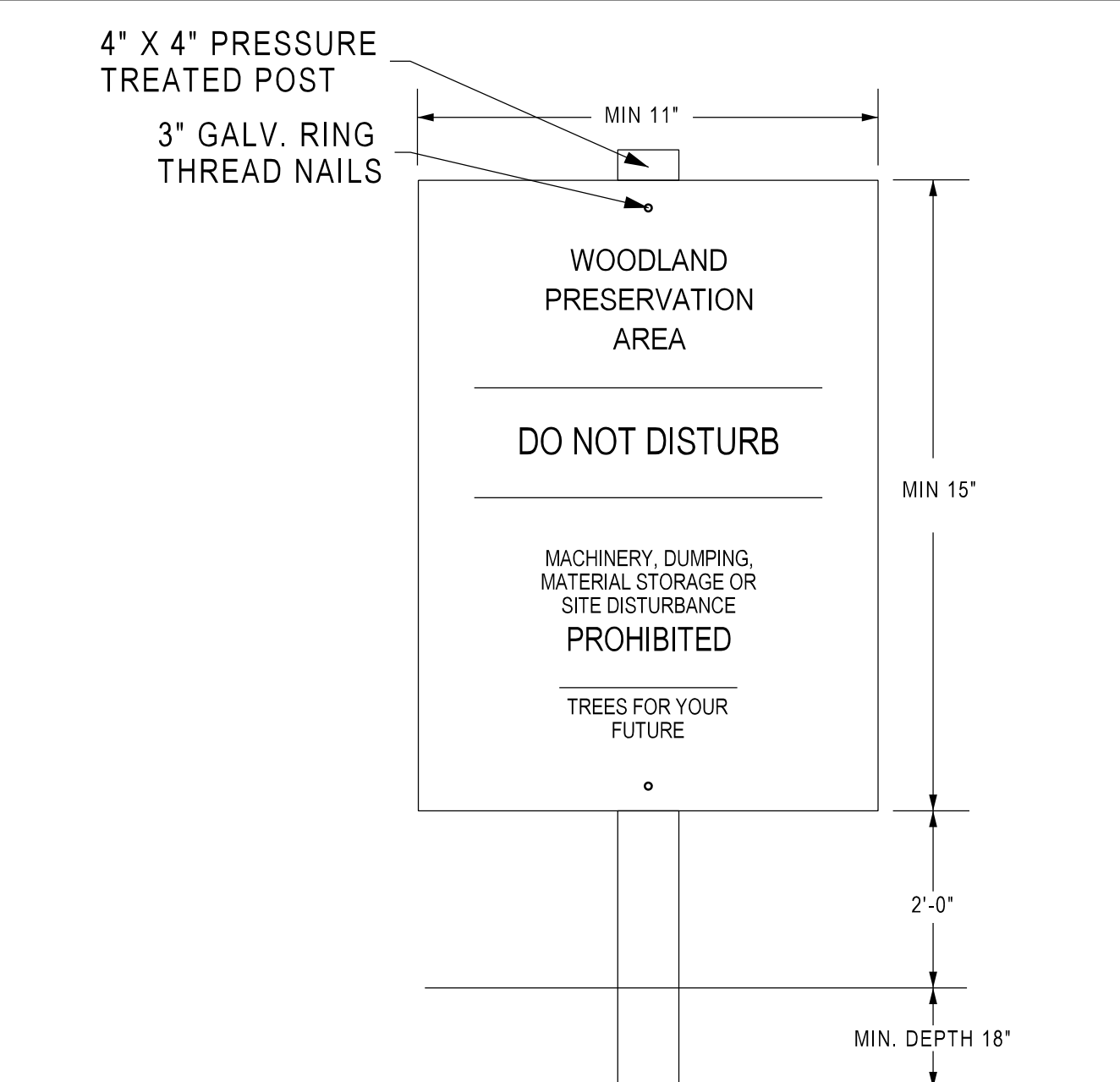
PROJECT NO. 1005-07

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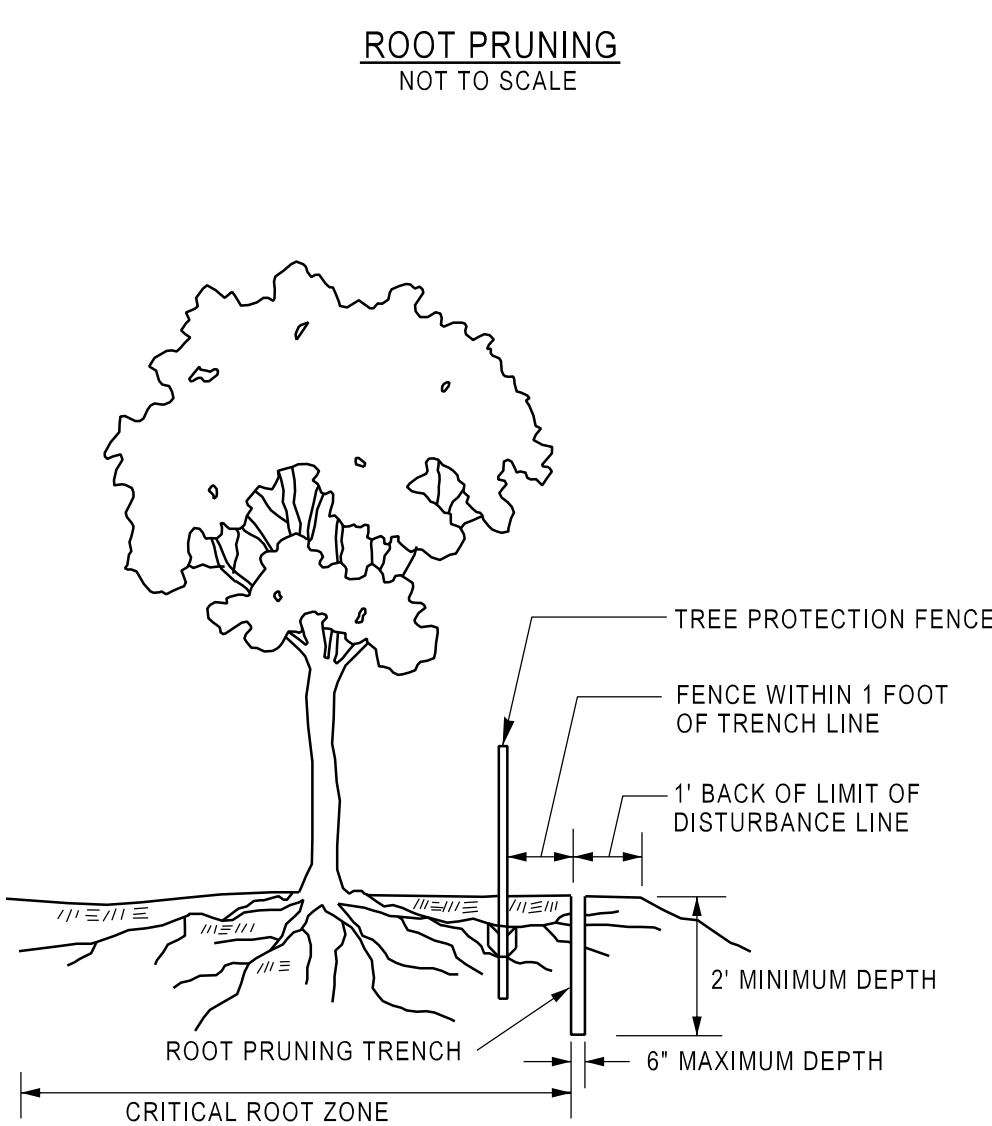
- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
 6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
 7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

SPECIMEN TREE SIGN

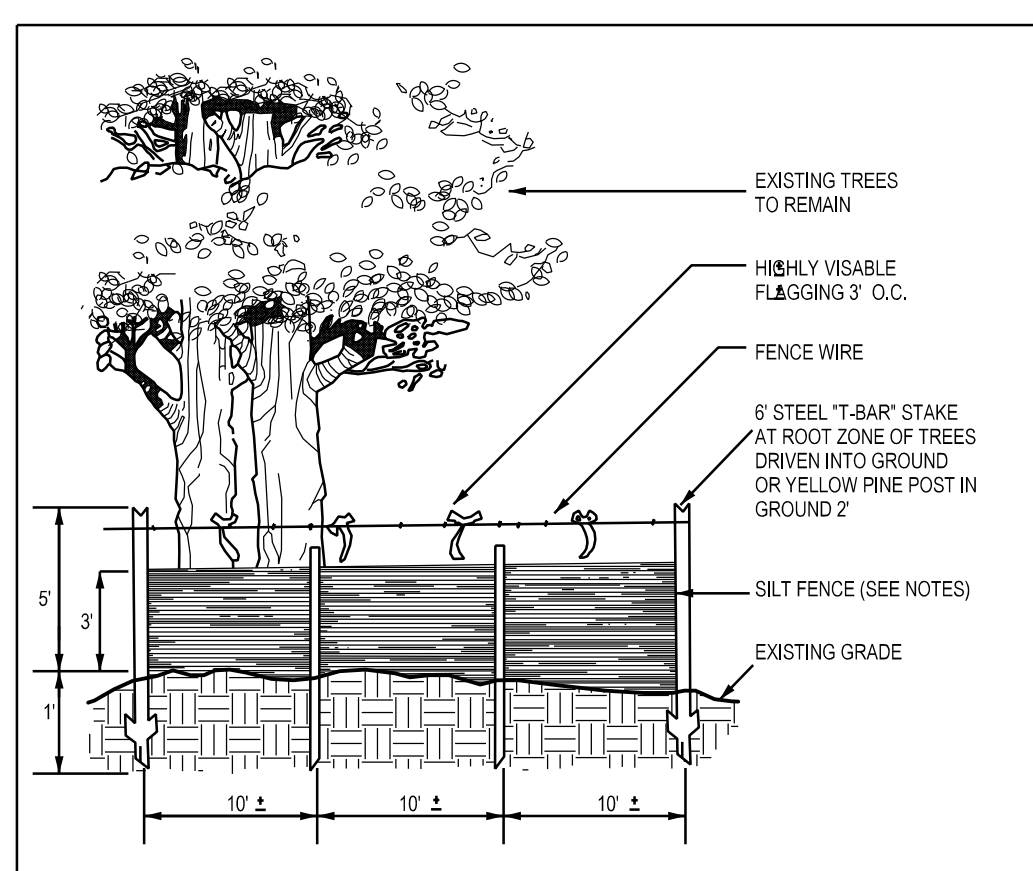


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 7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN



- NOTES:
1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS
 2. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
 3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
 4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
 5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.



- NOTES:
1. SILT FENCE TO BE HEELED INTO THE SOIL.
 2. WIRE, SNOW FENCE, ETC. FOR TREE PROTECTION ONLY.
 3. BOUNDARIES OF RETENTION AREA WILL BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
 4. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 5. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 6. DEVICE SHOULD BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
 7. PROTECTION SIGNS ARE ALSO REQUIRED.
 8. LOCATE FENCE OUTSIDE THE CRITICAL ROOT ZONE.

TYPE 4 (TEMPORARY) TREE PROTECTION FENCE
COMBINATION SILT FENCE & TREE PROTECTION

A-4, DET-8

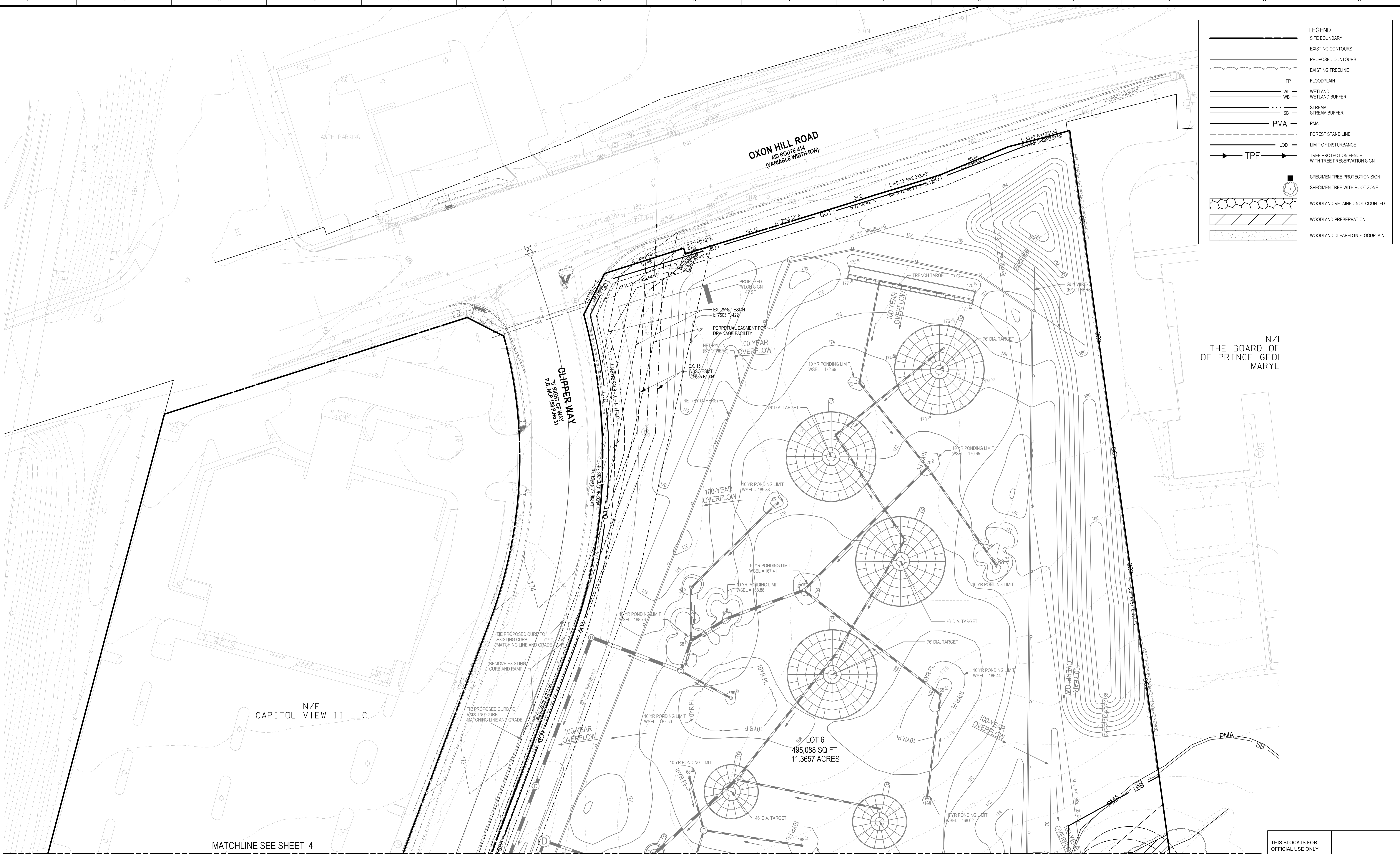
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 122.95				THIS BLOCK IS FOR OFFICIAL USE ONLY QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council. M-NCPPC APPROVAL	
APPROVED BY	DATE	DR#	REASON FOR REVISION	PROJECT NAME: TOP GOLF- POTOMAC BUSINESS PARK LOTS 6-8	
00 K. SHOULARS	10/2/17	DSP13048-01	NEW DEVELOPMENT	PROJECT NUMBER: DSP-13048-02	
01 Blue & Shouk	4/17/2019	DSP13048-02	DSP REVISION	For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Amendment numbers must be included in the Project Number	
02					
03					
04					
05					



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MARYL

MATCHLINE SEE SHEET 4

THIS BLOCK IS FOR
OFFICIAL USE ONLY
QR label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section

TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 122.95

APPROVED BY	DATE	DRD#	REASON FOR REVISION
00 K. SHOULARS	10/2/17	DSP13048-01	NEW DEVELOPMENT
01 Blue Shouls	4/17/2019	DSP13048-02	DSP REVISION
02			
03			
04			
05			

PROJECT NAME: TOP GOLF- POTOMAC BUSINESS PARK LOTS 6-8

PROJECT NUMBER: DSP-13048-02

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Amendment numbers must be included in the Project Number



Engineering
Surveying
Planning
Environmental Sciences

4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656

www.solteszco.com

NO.	DATE	REVISIONS	BY	DATE
1	APRIL 2017	CAD STANDARDS VERSION: V5 - 2005		
DESIGNED: BCG	TECHNICIAN: BCG	CHECKED: CJB		

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 OBTAINING TEST
PIES BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION.
CONTACT MISS UTILITY AT 1-800-251-7777 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.

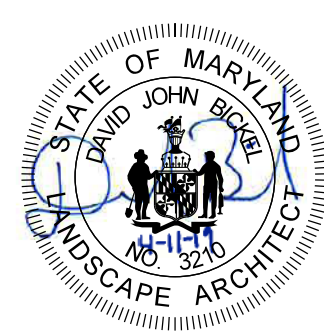
OWNER/DEVELOPER

OXON HILL ASSOCIATES LC
12500 FAIR LAKES CIRCLE
FAIRFAX, VA 22033

APPLICANT

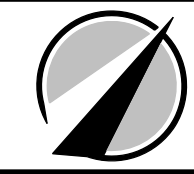
TOP GOLF
8750 N. CENTRAL EXPRESSWAY
SUITE 1200
DALLAS, TX 75231
303.910.5470
MARK FOSTER

TAX MAP	ZONING CATEGORY:
96-A4, 105-A1	I-33
WSEC 200' SHEET	XXXX
2085E01	
2085E01	
SITE DATUM	XXXX
HORIZONTAL:	
VERTICAL:	



PLAN VIEW

TYPE 2 TREE CONSERVATION PLAN
DSP 13048-02
TOP GOLF
AT POTOMAC BUSINESS PARK
LOTS 6, 7, & 8
OXON HILL (12TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



1" = 30'

SHEET 3

OF 4

PROJECT NO.
1006-07

