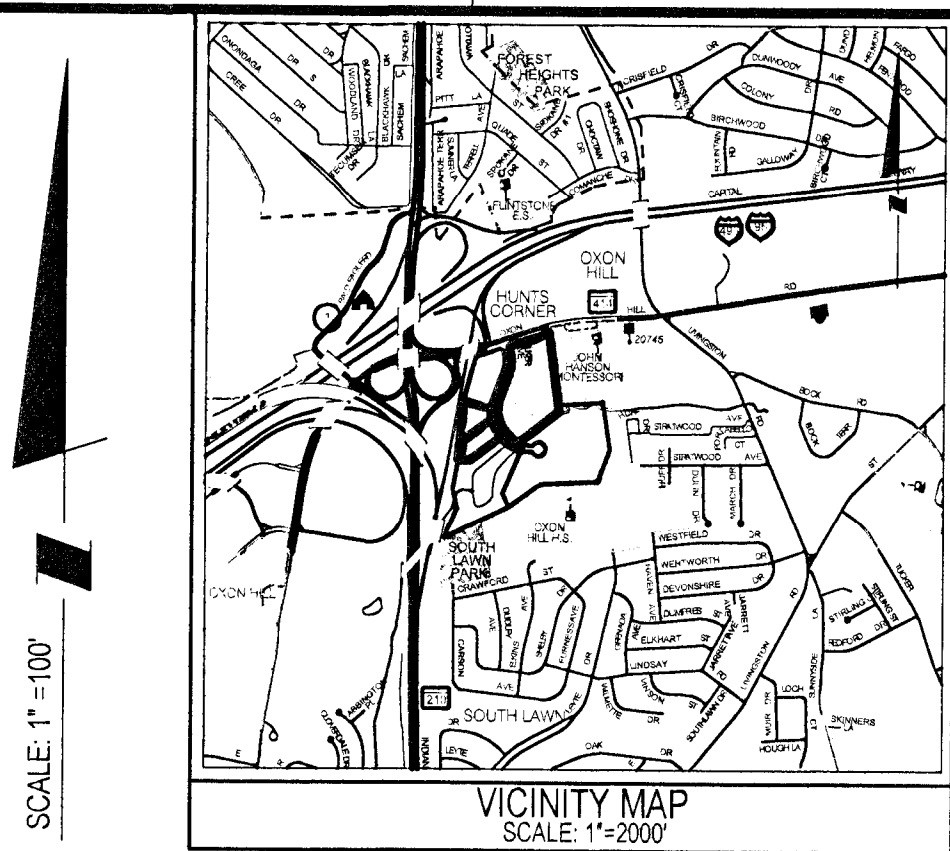


TOP GOLF
AT POTOMAC BUSINESS PARK LOTS 6, 7, & 8
TYPE2 TREE CONSERVATION PLAN DSP-13048-01
OXON HILL (12th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



INDEX OF SHEETS

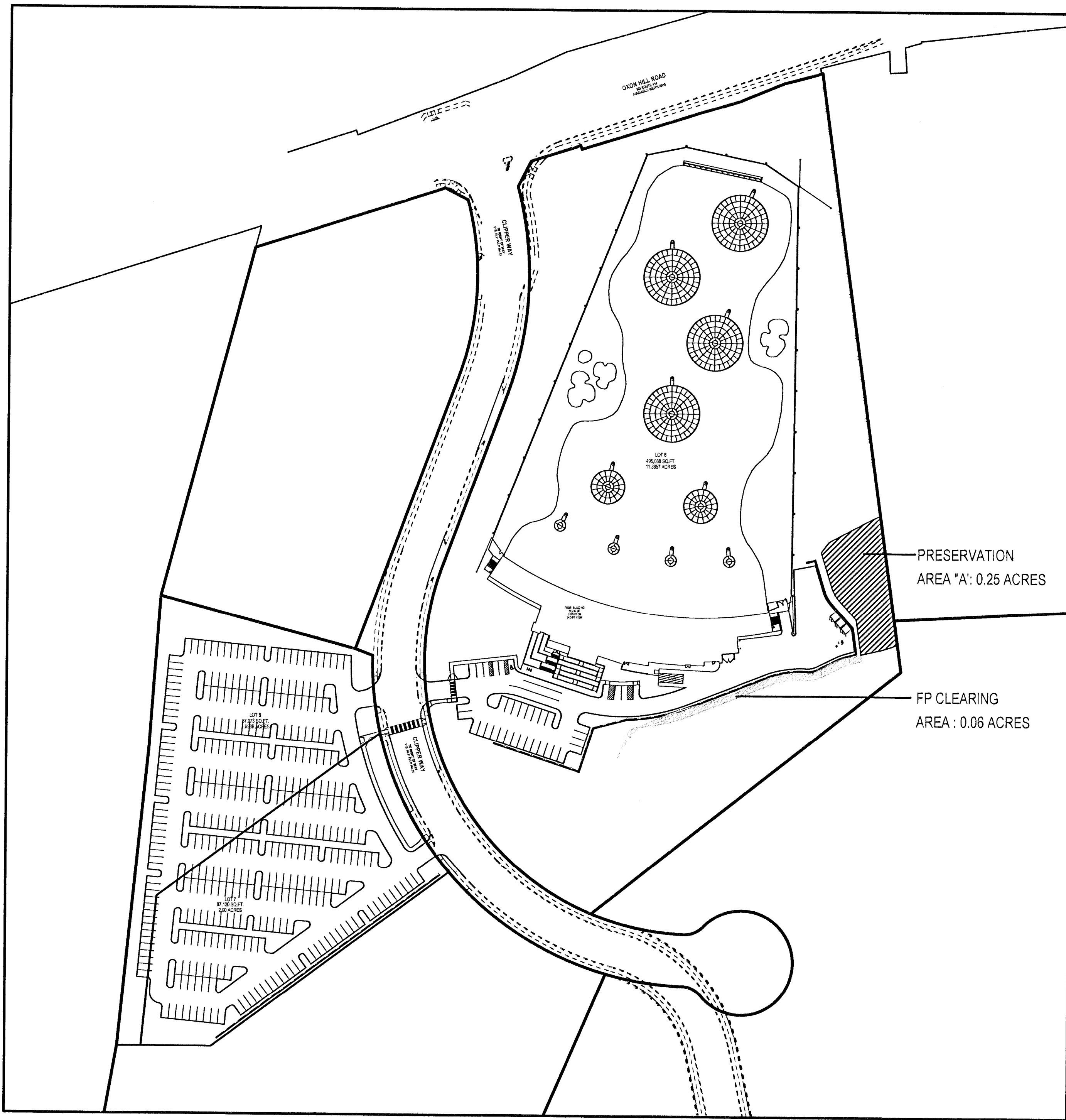
DESCRIPTION	SHEET NO.
COVER SHEET	1
SCHEDULES/NOTES/DETAILS	2
LAN SHEET 3	3
LAN SHEET 4	4

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 IF DSP-13048-01 EXPIRES, THEN THIS TOP2 ALSO EXPIRES AND IS NO LONGER VALID.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 DESIGNER SHALL BE SUBJECT TO A \$9.00 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-X-T.
- 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 REMAIN INSTALLED UNTIL COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN UNTIL THE BOUNDARY OF THE PROJECT IS ESTABLISHED. INSTALLATION AND MAINTENANCE OF 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 TPFF INSTALLATION. 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 IN IMMINENT DANGER OF FALLING, THE PERMITTEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRED BY THE REMOVAL OF HAZARDOUS TREES OR PORTIONS THEREOF SHALL BE DOCUMENTED AND APPROVED BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAIN SAW. TO NEAR THE EXISTING GRADE 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 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 CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION. THE INSPECTOR SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE. IF 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 OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY CHIPPING, 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 BRUSH. ALL MATERIAL SHALL BE PLACED INTO BRUSH PILES. TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF TRANSPORTATION. 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 OR 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 PER THE HANDOUT "GUIDANCE FOR PRIVATE 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 LEFT 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 TRANSPORTATION. 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 GROUND 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 MOWED, HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.



Standard Woodland Conservation Worksheet for Prince George's County

SECTION I: Establishing Site Information (Enter acres for each zone)

1 Zone	I-3		
2 Gross Tract	15.38		
3 Floodplain	0.00		
4 Previously Dedicated Land	13.89	0.00	0.00
5 Net Tract (N/A)			

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 Off-Site Impacts (1:1)
15 Existing Woodland		0.86		
16 Woodland Conservation Threshold (WCT) =	15.00%	2.30		
17 Smaller of 13 or 14		0.86		
18 Woodland above WCT		0.00		
19 Woodland cleared		0.81	0.06	0.00
20 Woodland cleared above WCT (smaller of 18 or 17)		0.81		
21 Clearing above WCT (0.25 - 1) replacement requirement		0.00		
22 Woodland cleared below WCT		0.81		
23 Clearing below WCT (0.1 replacement requirement)		1.22		
24 Afforestation Required		1.22		
25 Off-site WCA being provided on this property		0.00		
26 Woodland Conservation Required		2.79		

SECTION III: Meeting the Requirements (Enter acres for each corresponding column)

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
27 Woodland Preservation		0.25		
28 Afforestation / Reforestation		0.00		
29 Natural Regeneration		0.00		
30 Landscape Credit		0.00		
31 Specimen/Historic Tree Credit (CRZ area * 2.0)		0.00		
32 Forest Enhancement Credit (Area * .25)		0.00		
33 Street Tree Credit (Leaving or 10-year canopy coverage)		0.00		
34 Area approved for fee-in-lieu/PFA		0.00		
35 Off-site Woodland Conservation Credits Required		2.79		
36 Off-site WCA (preservation) being provided on this property		0.00		
37 Off-site WCA (afforestation) being provided on this property		0.00		
38 Woodland Conservation Provided		2.79		
39 Area of woodland not cleared		0.25		
40 Net tract woodland retained not part of requirements		0.00		
41 100-foot floodplain woodland retained		1.15		
42 On-site woodland conservation provided		0.25		
43 On-site woodland retained not credited		1.15		

44 Prepared by: David Bickel 3216 9-25-17

GENERAL INFORMATION TABLE		
LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zoning (Zone)	I-3
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	96-A4
Administrative	WSSG Grid (Sheet 200)	209SE01
Administrative	Planning Area (Plan Area)	768
Administrative	Election District (ED)	12, OXON HILL
Administrative	Councilmatic District (CD)	6
Administrative	General Plan 2002 Tier (Tier)	DEVELOPED
Administrative	Traffic Analysis Zone (COG)	790
Administrative	TPO Traffic Analysis Zone (TGA)	2565

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

NOTE: ALL SPECIMEN TREES WERE LOCATED IN THE FIELD



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REVISIONS			
NO	DATE	BY	DATE
1	APRIL 2017	CAO STANDARDS VERSION	VS - 2010
2	DESIGNED	BCG	TECHNICIAN
3		BCG	CHECKED
4		DJB	

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. CONTRACT MILES UTILITY AT 800.207.7017. 48 HOURS PRIOR TO THE START OF EXCAVATION, IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THREE (3) FEET, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.

OWNER/DEVELOPER
OXON HILL ASSOCIATES, L.C.
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
96-A4.105-A1

ZONING CATEGORY
I-3

WSSG GRID SHEET
209SE01

DATE DATUM
XXXX

HORIZONTAL
VERTICAL



COVER SHEET

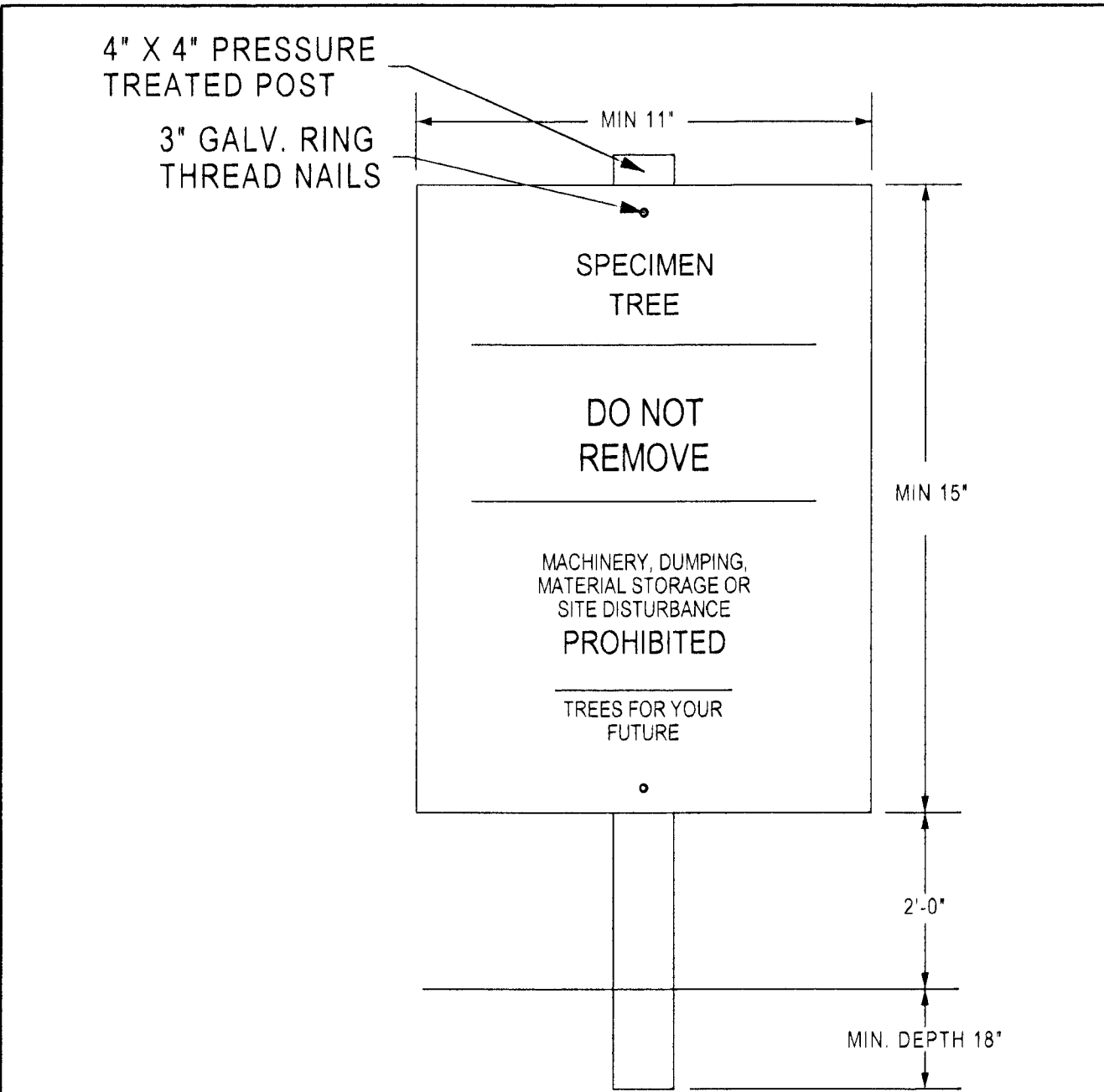
TYPE 2 TREE CONSERVATION PLAN
DSP 13048-01
TOP GOLF
AT POTOMAC BUSINESS PARK
LOTS 6, 7, & 8
OXON HILL (12TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 100'

SHEET 1 OF 4

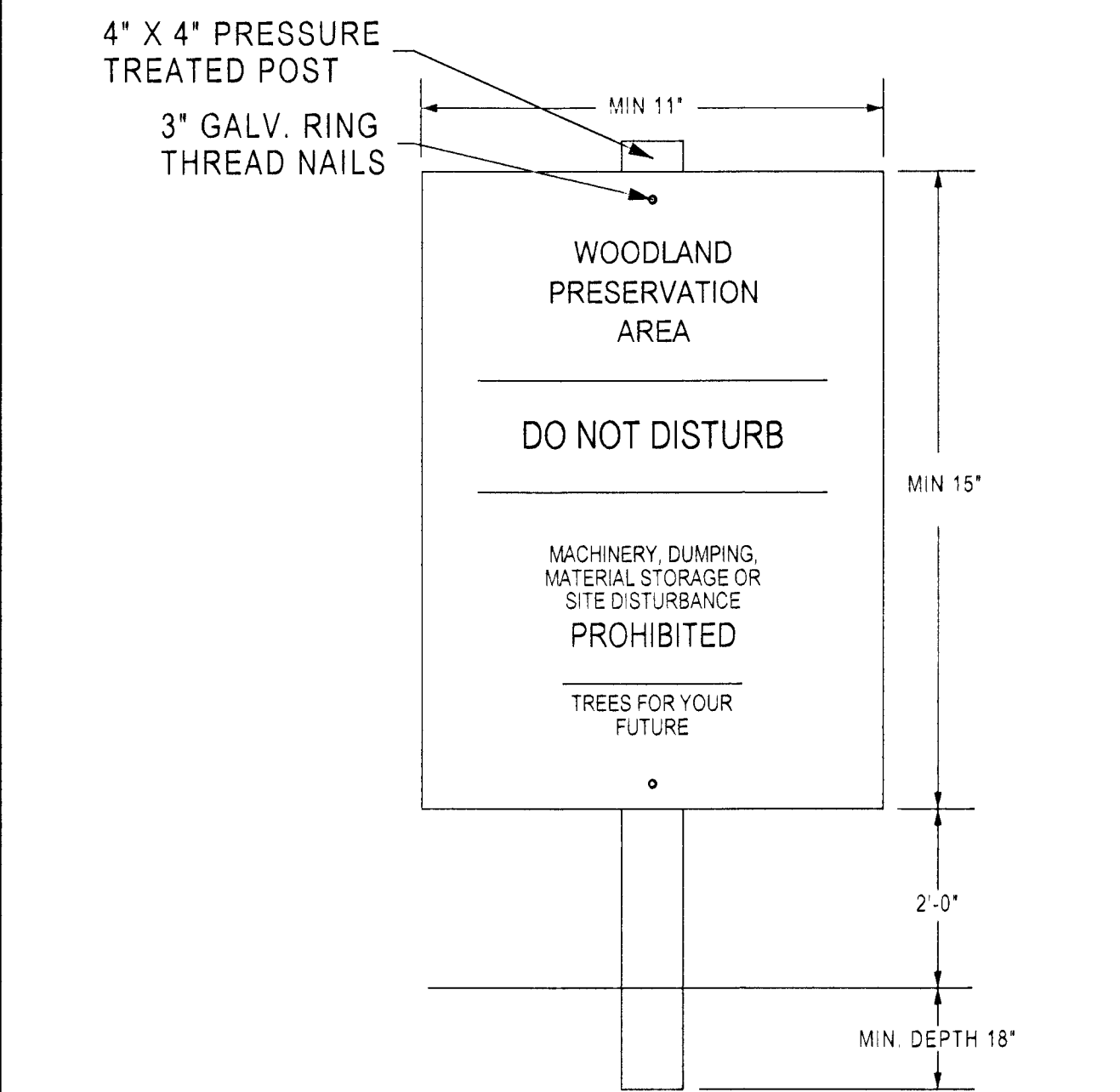
PROJECT NO. 1006-07

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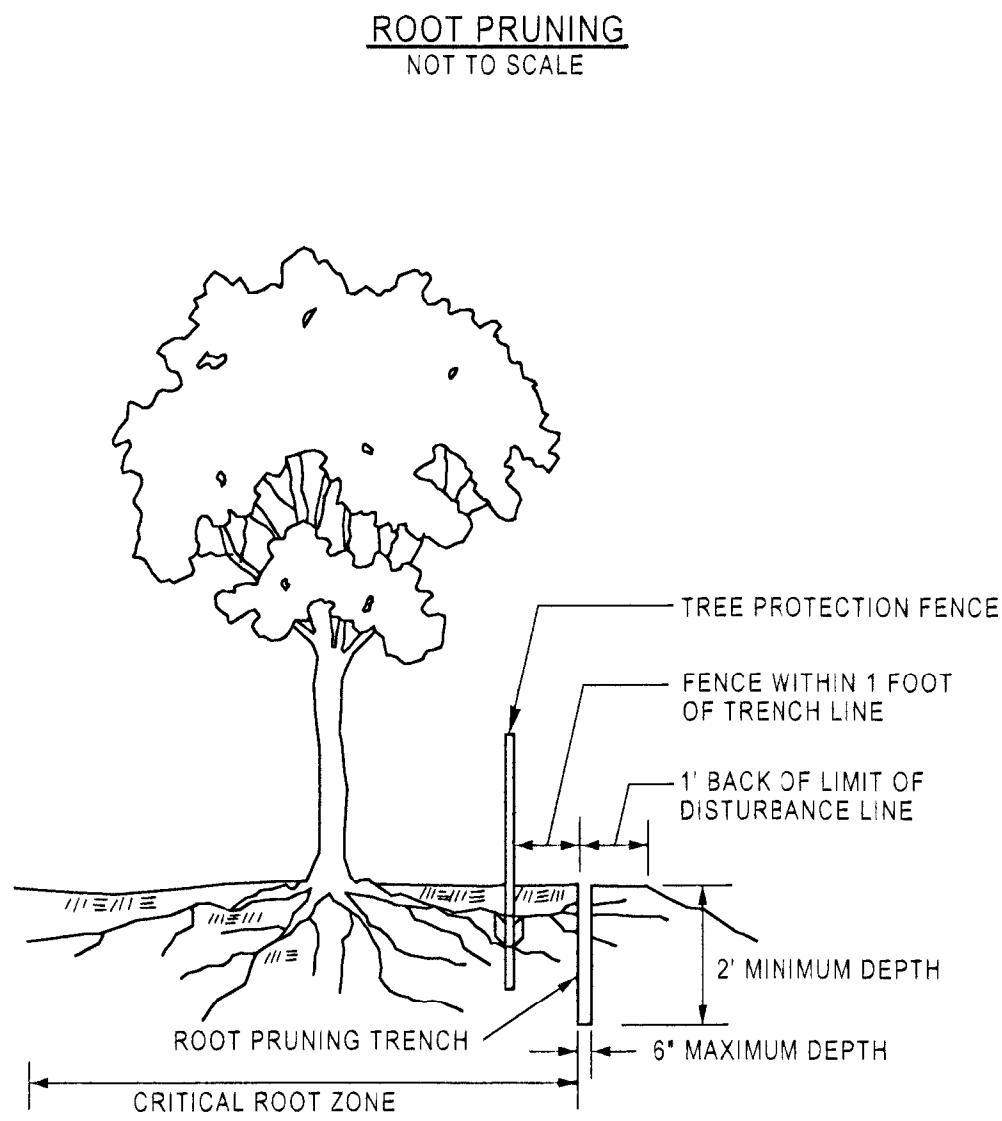
- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION 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

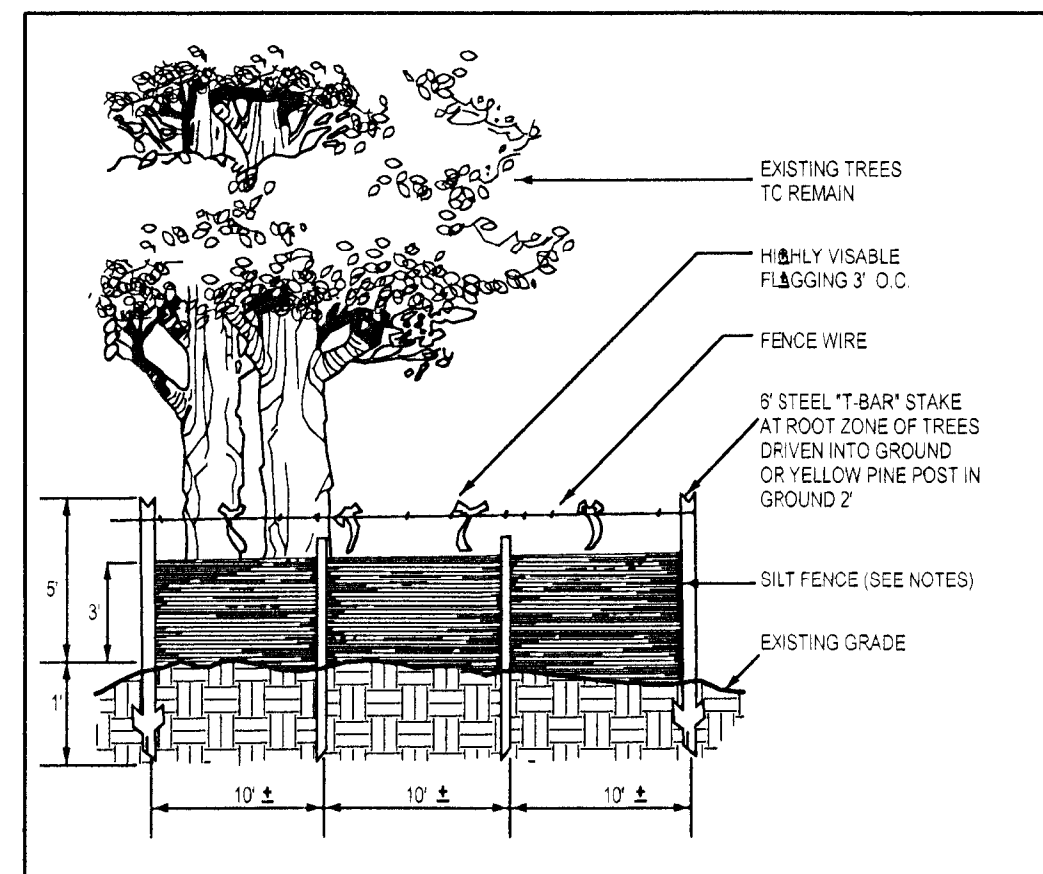


- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
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 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
 6. LOCATE SIGNS APPROXIMATELY 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.

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 REELED 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.

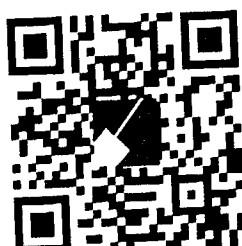
TYPE 4 (TEMPORARY) TREE PROTECTION FENCE
COMBINATION SILT FENCE & TREE PROTECTION

A-4 DET.8

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TOP2 - 102.85			
APPROVED BY	DATE	DR#	REASON FOR REVISION
00 <i>R. Shuman</i>	10/2/17	DSP-13048-01	
01			
02			
03			
04			
05			

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by the Planning Board, its designee
or the District Council.



M-NCPPC
APPROVAL

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

PROJECT NUMBER: DSP-13048-01

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

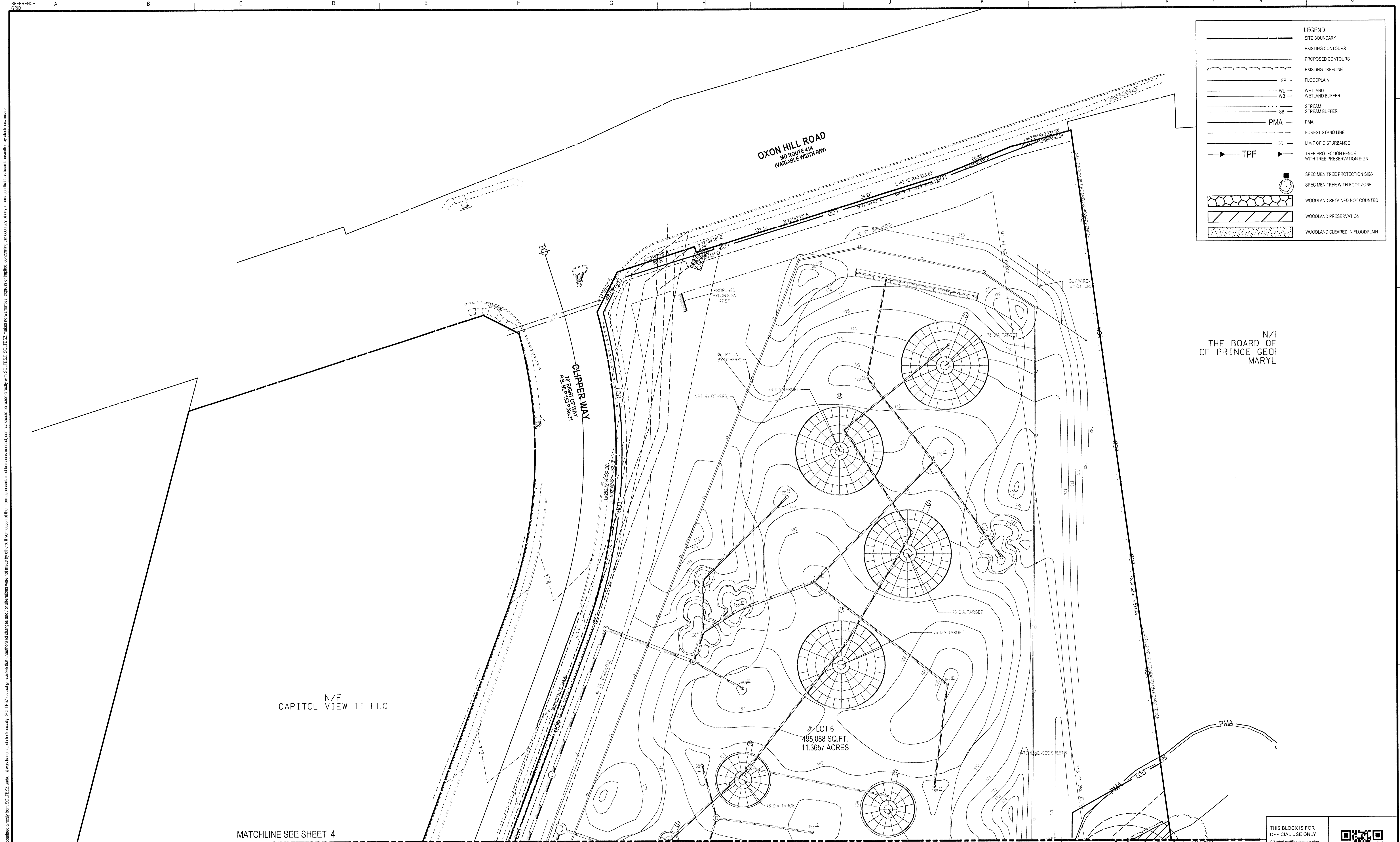


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REVISIONS				BY	DATE
NO					
DATE	APRIL 2017	CAD STANDARDS VERSION	VS - 2000		
DESIGNED	BOG	TECHN/CAN	BOG	CHECKED	OJB



LEGEND

SITE BOUNDARY

EXISTING CONTOURS

PROPOSED CONTOURS

EXISTING TREELINE

FLOODPLAIN

FP

WETLAND

WETLAND BUFFER

WL

WB

STREAM

STREAM BUFFER

SB

PMA

FOREST STAND LINE

LOD

LIMIT OF DISTURBANCE

TREE PROTECTION FENCE WITH TREE PRESERVATION SIGN

TPF

SPECIMEN TREE PROTECTION SIGN

SPECIMEN TREE WITH ROOT ZONE

WOODLAND RETAINED-NOT COUNTED

WOODLAND PRESERVATION

WOODLAND CLEARED IN FLOODPLAIN

N/I
THE BOARD OF
OF PRINCE GEO
MARYL

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QR CODE

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

TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 122.95

NO	APPROVED BY	DATE	DRONE	REASON FOR REVISION
01	<i>K. Khan</i>	09/13/2017	09/11/17	
02				
03				
04				
05				

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

PROJECT NUMBER DSP-13048-01

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
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NO	DATE	REVISIONS	BY	DATE
1	APRIL 2017	2-D STANDARD VERSION	VS	2017
2	DESIGNED	BCS	TECHNICIAN	BCS

DATE: APRIL 2017
DESIGNED: BCS
CHECKED: DJB

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 REVISIONS TO THIS PLAN.

OWNER/DEVELOPER

OXON HILL ASSOCIATES, LLC
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
99-44.105-A1	I-3
WSSD 200 SHEET	XXXX
2085E01 2085E01	
SITE DATUM	XXXX
HORIZONTAL	
VERTICAL	

PLAN VIEW

TYPE 2 TREE CONSERVATION PLAN
DSP 13048-01
TOP GOLF
AT POTOMAC BUSINESS PARK
LOTS 6, 7, & 8
OXON HILL (12TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

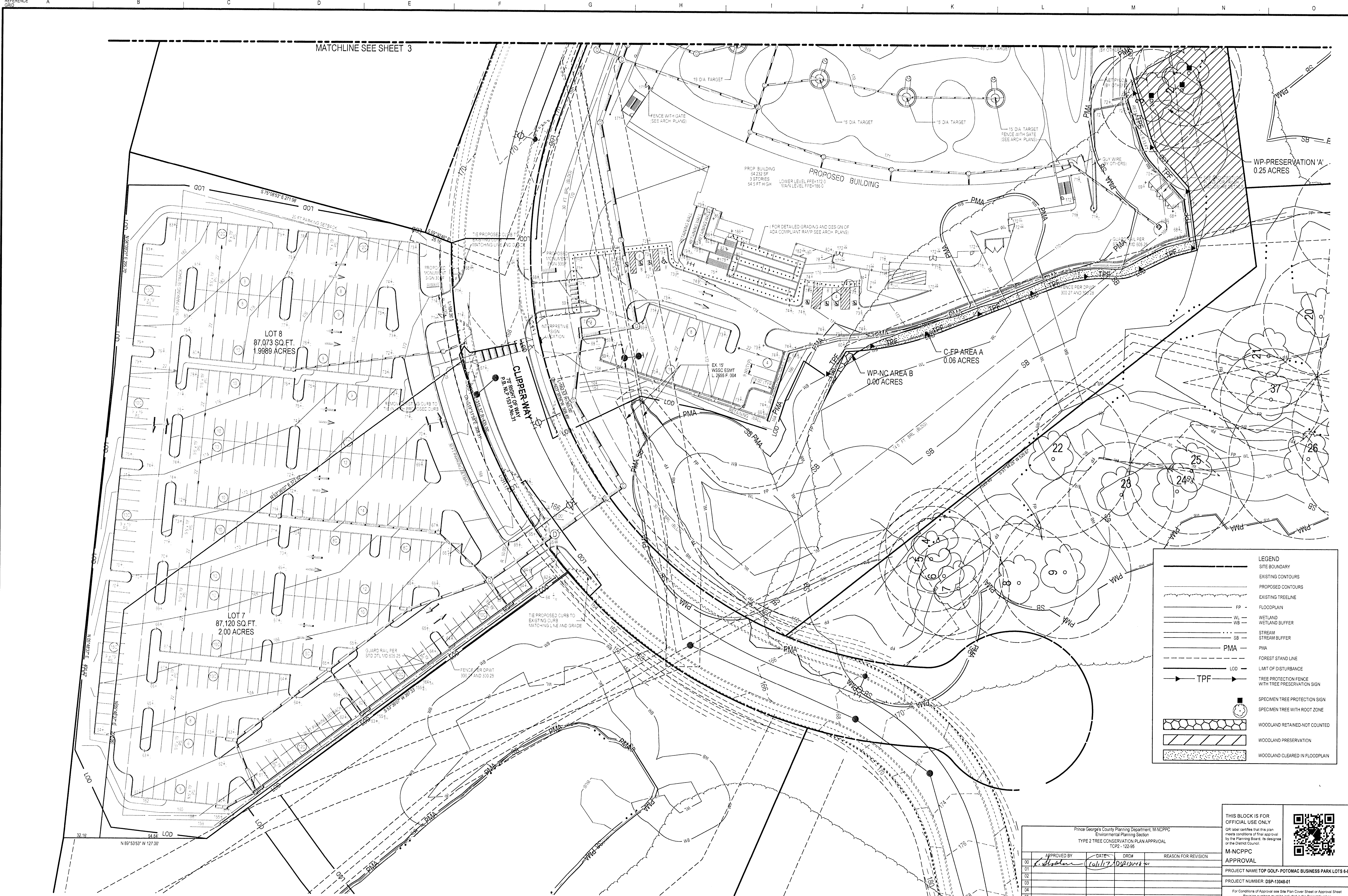
1" = 30'

SHEET 3 OF 4

PROJECT NO: 1008-07

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Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TOP2 - 122-95			
APPROVED BY	DATE	DRW#	REASON FOR REVISION
<i>[Signature]</i>	04/17/2017	ADP213048-01	
01			
02			
03			
04			
05			

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M-NCPPC APPROVAL

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

PROJECT NUMBER: DSP-13048-01

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

SOLTESZ, LLC

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NO.		REVISIONS		BY		DATE	
1		DATE		CAD STANDARDS VERSION		V8 - 2010	
2		DESIGNED		TECHNICIAN		BCG	
3		CHECKED		DATE		04/17/2017	

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 ORIGINATORS BY SHOWN TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-377-4600 PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHOEVER IS SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHOEVER IS BEFORE PROCEEDING WITH CONSTRUCTION, CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER

OXON HILL ASSOCIATES LC
12000 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
96-44-106-A1	I-3
WSSC 300 SHEET	XXXX
2085ED1	2085ED1
DATE	DATE
04/17/2017	04/17/2017
HORIZONTAL	VERTICAL
XXXX	XXXX

PLAN VIEW

TYPE 2 TREE CONSERVATION PLAN
DSP 13048-01
TOP GOLF
AT POTOMAC BUSINESS PARK
LOTS 6, 7, & 8

OXON HILL (12TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET **4**

OF **4**

PROJECT NO.
1006-07