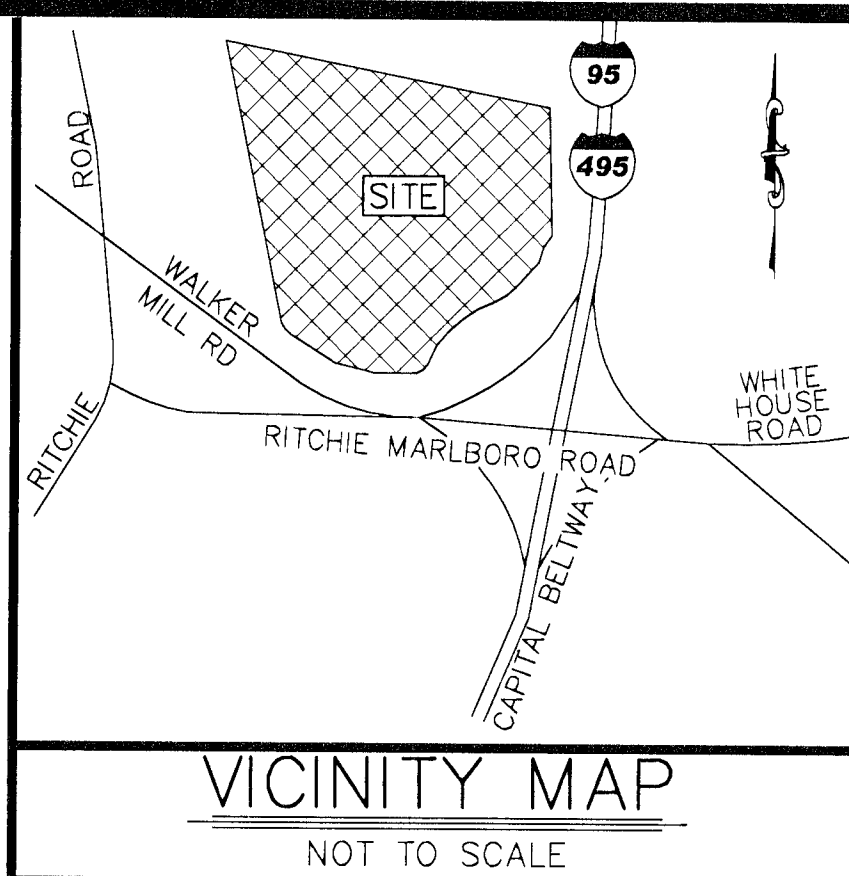


TREE CONSERVATION PLAN - TYPE II

STEEPLECHASE BUSINESS PARK

KENT (13TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



Woodland Conservation Worksheet
for
Prince George's County

Zone: I-1
Gross Tract: 110.26
Floodplain: 10.99
Previously Dedicated Land:
Net Tract (NTA): 99.27 0.00 0.00

*Include acreage in the corresponding columns for each zone.

Property Description or Subdivision Name: STEEPLECHASE BUSINESS PARK

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 (preservation) = 14.8905 acres
Clearing permitted w/o reforestation = -3.0505 acres

Woodland Conservation Calculations:

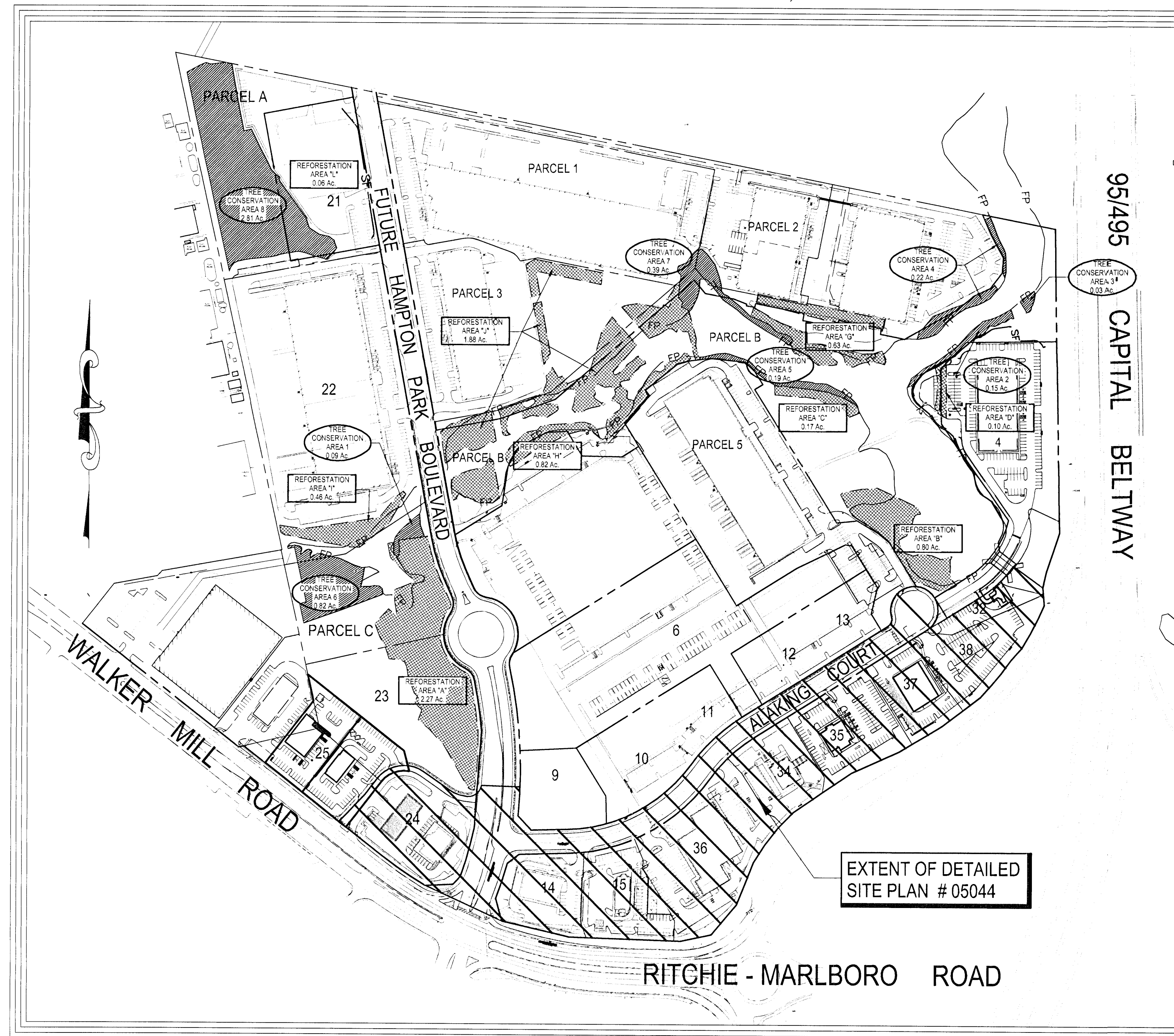
	Net Tract (acres)	Floodplain Impacts (acres)
Existing Woodland	11.84	7.97
Woodland Conservation Threshold (NTA) =	15.00%	14.8905
Smaller of a or b	11.84	
Woodland above WCT	0	
Woodland cleared	7.14	1.14
Smaller of d or e	0.00	
Clearing above WCT (0.25 : 1) replacement requirement	0.00	
Clearing below WCT (2:1 replacement requirement)	7.14	
Afforestation Threshold (AFT) =	15.00%	3.05
Woodland Conservation Required	23.17	

Woodland Conservation Provided:

	(acres)
Woodland Preservation	4.69
Reforestation / Replacement	7.18
Afforestation	0.00
Area approved for fee-in-lieu	0.16
Credits for Off-site Mitigation on another property	11.14
Off-site Mitigation provided on this property	0.00
Total Woodland Conservation Provided	23.17

Area of woodland not cleared: 4.7 acres
Woodland retained not part of requirements: 0.01 acres

Prepared by: Signed Date



INDEX OF SHEETS

DESCRIPTION	SHEET No.
COVER SHEET	1
TREE CONSERVATION PLAN - TYPE II	2
TREE CONSERVATION PLAN - TYPE II	3
TREE CONSERVATION PLAN - TYPE II	4
TREE CONSERVATION PLAN - TYPE II	5
TREE CONSERVATION PLAN - TYPE II	6
TREE CONSERVATION PLAN - TYPE II	7
TREE CONSERVATION PLAN - TYPE II	8
TREE CONSERVATION PLAN - TYPE II	9
TREE CONSERVATION PLAN - TYPE II	10
TREE CONSERVATION PLAN - TYPE II	11
TREE CONSERVATION PLAN - TYPE II	12
TREE CONSERVATION PLAN - TYPE II	13
DETAILS AND SPECIFICATIONS	14

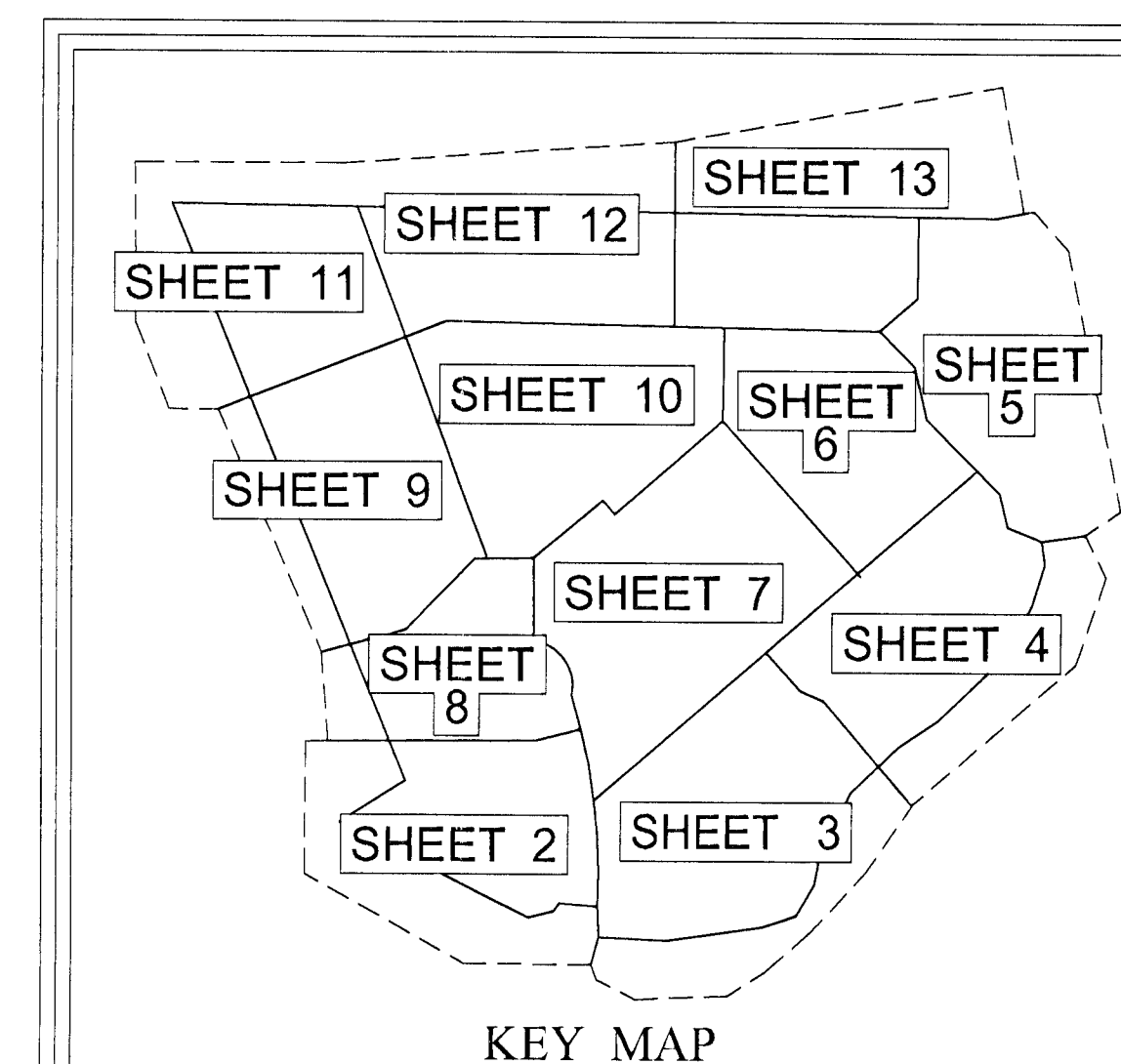
TREE CONSERVATION AREAS	
NO.	AREA
1	0.09 Ac. *
2	0.15 Ac.
3	0.03 Ac.
4	0.22 Ac.
5	0.17 Ac.
6	0.82 Ac.
7	0.39 Ac.
8	2.81 Ac.
TOTAL 4.68 Ac.	

* TREE CONSERVATION AREA 1 HAS BEEN MOVED.

TREE REFORESTATION AREAS	
DESIG.	AREA
A	2.27 Ac.
B	0.80 Ac.
C	0.17 Ac.
D	0.10 Ac.
E	0.00 Ac. *
F	0.00 Ac. *
G	0.63 Ac.
H	0.82 Ac.
I	0.46 Ac.
J	1.88 Ac.
K	0.00 Ac. *
L	0.06 Ac.
TOTAL 7.19 Ac.	

* REFORESTATION AREAS E, F, & K HAVE BEEN DELETED.

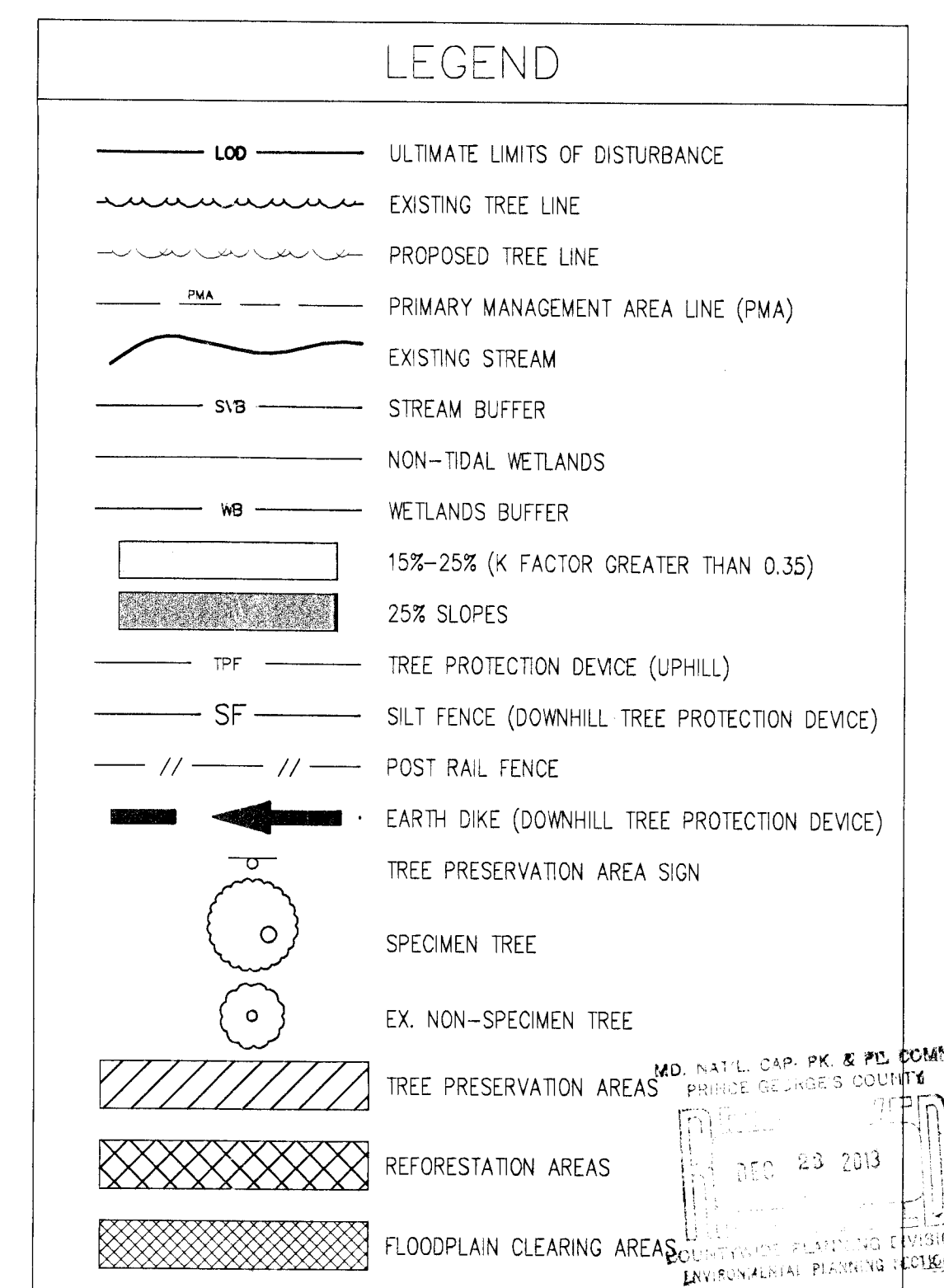
PMA DISTURBANCE COMPARISON OF TCP I VS. TCP II			
AREA	TCPI	TCPII	SHT.
1	29461 SF	27990 SF	11
2	395 SF	000 SF	10
3	477 SF	000 SF	10
4	517 SF	000 SF	10
5	492 SF	1678 SF	12
6	10758 SF	000 SF	6
7	353 SF	233 SF	5
8	3815 SF	3537 SF	6
9	584 SF	242 SF	6
10	470 SF	4180 SF	4
11	541 SF	2814 SF	4
12	20840 SF	30565 SF	11
13	366 SF	000 SF	2
14	345 SF	2696 SF	11
15	3588 SF	6940 SF	8
16	0 SF	1550 SF	8
AREA	80202 SF	82425 SF	



REVISED TREE CONSERVATION PLAN TYPE II FOR DETAILED SITE PLAN No. 05044

NOTE: THIS TCP II/128/90-01 IS FOR ROUGH GRADING ONLY. THE REFORESTATION AREAS ARE NOT CONSIDERED APPROVED ON THIS PLAN AND MUST BE SHOWN ON A REVISED TCP-II WITH BUILDING LOCATIONS AND GRADING PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT.

NOTE: THIS TCP II/128/90-01 IS FOR FINAL IMPROVEMENT



M-NCPPC APPROVALS			
PROJECT NAME: STEEPLECHASE BUSINESS PARK			
PROJECT NUMBER: DSDS-641			
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
	7-23-07	SA	11-14-07

M-NCPPC APPROVALS			
PROJECT NAME: STEEPLECHASE BUSINESS PARK			
PROJECT NUMBER: DSP-05044			
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
	7-11-06	KW	5-7-07
01	7-23-07	SA	11-14-07

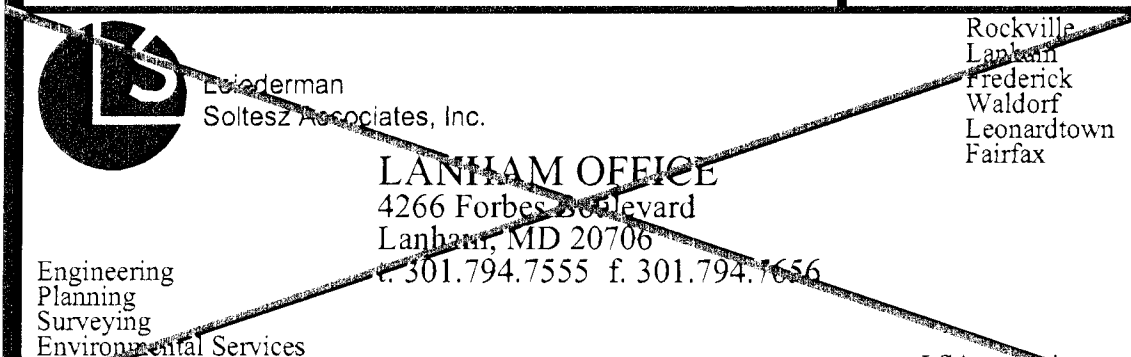
M-NCPPC APPROVALS			
Prince George's County Planning Department Environmental Planning Section			
APPROVAL			
TREE CONSERVATION PLAN			
TCP II / 128 / 90-01			
Approved by	Date		
01	ROBERT E. METZGER	5/20/04	
02	ROBERT E. METZGER	9/22/04	
03	ROBERT E. METZGER	11/10/06	
04	K. SHOULARS	6/2/08	
05	K. SHOULARS	2/4/10	
06	K. SHOULARS	11/15/06	
07	K. SHOULARS	12/5/13	

OWNER/DEVELOPER

ATAPCO PROPERTIES, INC.
10 EAST BALTIMORE AVE
SUITE 1501
BALTIMORE, MD 21202
CONTACT: KRISTINA MACEK
410-347-7163

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186



1	REVISED TREE CONSERVATION EASEMENT	RLG	12/17/11
2	REVISION FOR TIRE PLUS SEWER OUTFALL	CJV	10/20/11
3	REVISION FOR NFOU BLDG.	YOR	2/10/09
4	REVISED PER BUILDING A-C SITE PLAN, REFORESTATION AREAS B,C,H & J CHANGED	YOR	4/01/08
5	REVISED TO MATCH PROPOSED FLOODPLAIN, REVISED SWM POND 5, AND CUL-DE-SAC & PARKING LOT AT PARCEL 19	CWJ	10/13/08
6	CHANGES DUE TO CLIENT REVISIONS	CWJ	5/25/08
7	ADDED OFFSITE CREDIT SITES	YOR	9/10/04
8	REV. PER FINAL IMPROVEMENT	YOR	3/4/04
9	REV. PER MNCPPC REVIEW COMMENTS DATED 5/10/04	YOR	5/11/04
NO.	REVISION	BY	DATE
10	DATE: JULY, 2013		
11	CAD STANDARDS VERSION: AUTOCAD CIVIL 3D 2011		
12	DES. MAJ		

13	12/17/11
14	10/20/11
15	2/10/09
16	4/01/08
17	10/13/08
18	5/25/08
19	9/10/04
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COVER SHEET TREE CONSERVATION PLAN TYPE II

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 CONTRACTOR AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

STEEPLECHASE BUSINESS PARK

13TH / HENT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

AS NOTED
SHEET 1
OF 14
G. L. W. FILE NO. 12026

MATCH LINE SEE SHEET 8

LEGEND

- LOD ULTIMATE LIMITS OF DISTURBANCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PMA PRIMARY MANAGEMENT AREA (PMA)
- EXISTING STREAM
- STREAM BUFFER
- WL NON-TIDAL WETLANDS
- WB WETLANDS BUFFER
- 15%-25% (K FACTOR GREATER THAN 0.35)
- 25% SLOPES
- TSF TREE PROTECTION DEVICE (UPHILL)
- SF SILT FENCE (DOWNHILL TREE PROTECTION DEVICE)
- SSF SUPER SILT FENCE
- POST & RAIL FENCE
- EARTH DIKE (DOWNHILL TREE PROTECTION DEVICE)
- TREE PRESERVATION AREA SIGN
- REFORESTATION AREA SIGN
- SPECIMEN TREE
- EX. NON-SPECIMEN TREE
- TREE PRESERVATION AREAS
- REFORESTATION AREAS
- FLOODPLAIN CLEARING AREAS

CHANGES ON THIS SHEET DUE TO DSP 05044

M-NCPPC APPROVALS			
PROJECT NAME: STEEPLECHASE BUSINESS PARK			
PROJECT NUMBER: DSOS-641			
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET			
APPROVAL OR REVISION #	DATE	INITIALS	CERTIFICATION DATE
01	7-23-07	SA	11-14-07

NOTE: THIS TCP II/128/90-01 IS FOR FINAL IMPROVEMENT.

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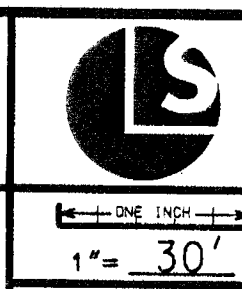
M-NCPPC APPROVALS			
PROJECT NAME: STEEPLECHASE BUSINESS PARK			
PROJECT NUMBER: DSOP-05044			
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET			
APPROVAL OR REVISION #	DATE	INITIALS	CERTIFICATION DATE
01	7-11-06	KW	3-7-07
01	7-23-07	SA	11-14-07

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP II / 128 / 90-01			
Approved by	Date		
01 ROBERT E. METZGER	5/20/04		
02 ROBERT E. METZGER	9/22/04		
03 ROBERT E. METZGER	11/30/06		
04 K. Shuman	6/6/08		
05 K. Shuman	2/1/10		
06 K. Shuman	12/2/13		
07 K. Shuman			

LOTS 1 - 25, BLOCK "A" PARCELS A - D AND OUTPARCEL "A"

STEEPLECHASE BUSINESS PARK

13TH / KENT ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

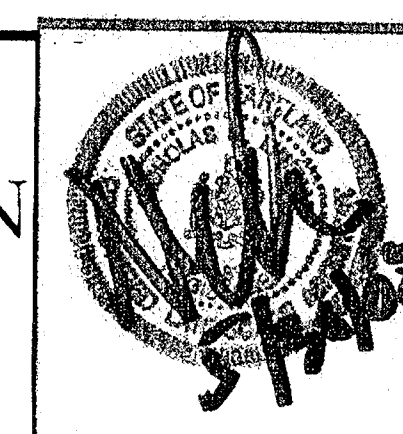


SHEET 2 OF 14

PROJECT NO.

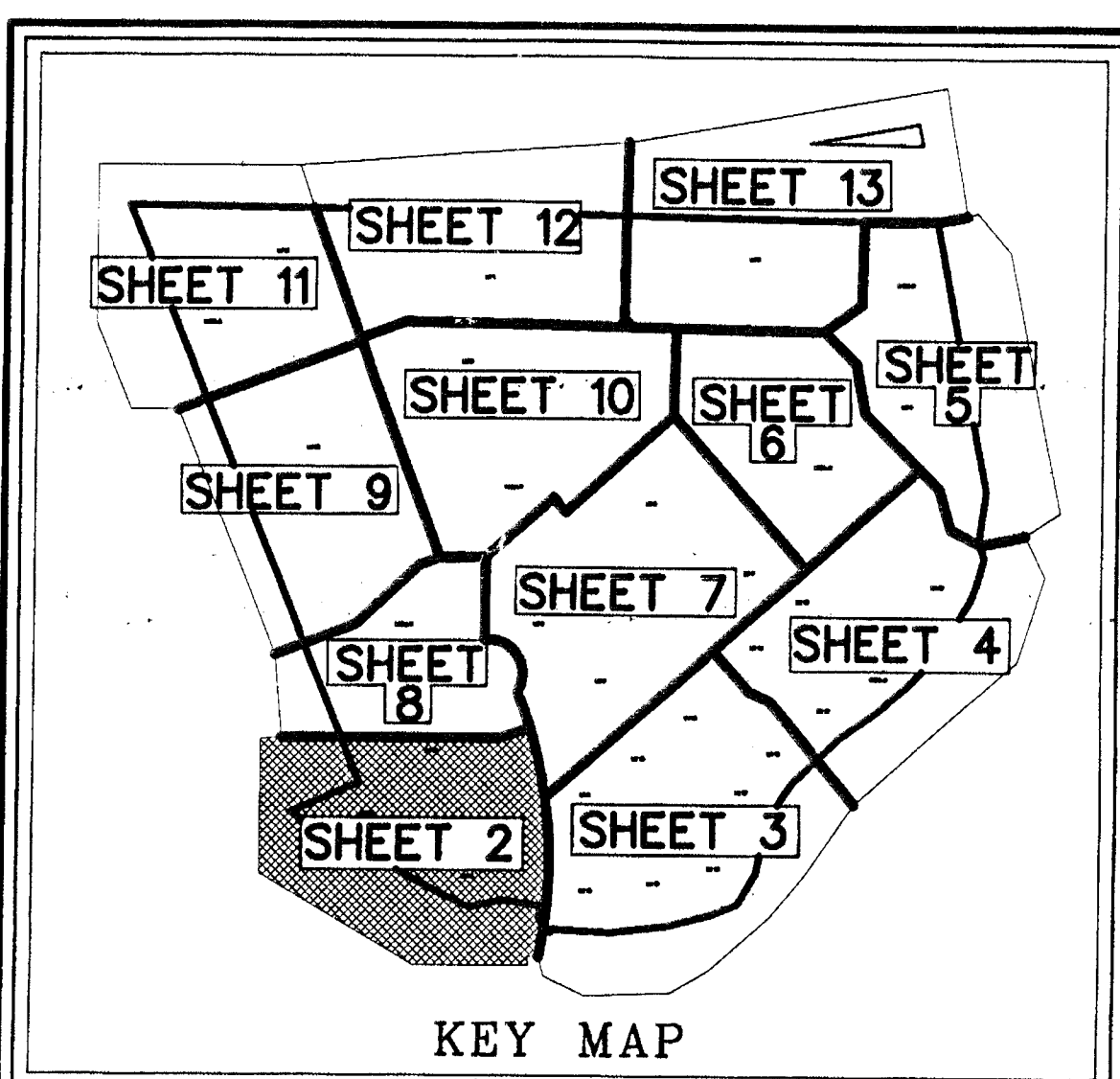
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TREE CONSERVATION PLAN TYPE II

SCALE 0 30 60 FEET



OWNER/DEVELOPER

ATAPCO RITCHIE INTERCHANGE, INC.
10 E. BALTIMORE AVENUE, SUITE 1600
BALTIMORE, MARYLAND 21202
CONTACT: KEVIN MCANDREWS
TELE.: 410-347-7185

Loisderman Soltesz Associates, Inc.
Rockville, Lanham, Frederick, Waldorf, Leonardtown, Fairfax
Engineering, Planning, Surveying, Environmental Sciences
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656
www.LSAssociates.net

Revisions			
NO.	DATE	BY	DATE
1	REVIS. TO MATCH PROPOSED FLOODPLAIN, REVISED SWM POND 5' AND CUL-DE-SAC & PARKING LOT AT PARCEL 19	CWJ	10/13/05
2	CHANGES PER CLIENT REVISIONS	CWJ	5/25/05
3	REV. PER FINAL IMPROVEMENT	YOR	8/14/04
4	REV. PER MNCPPC REVIEW COMMENTS DATED 5/10/04	BAM	5/10/04
Revisions			
NO.	DATE	BY	DATE
1	FEBRUARY, 2004	CAD	Standards Version
2	DESIGNED: BAM	TECHNICIAN: BAM	MICROSTATION 8.1
3			
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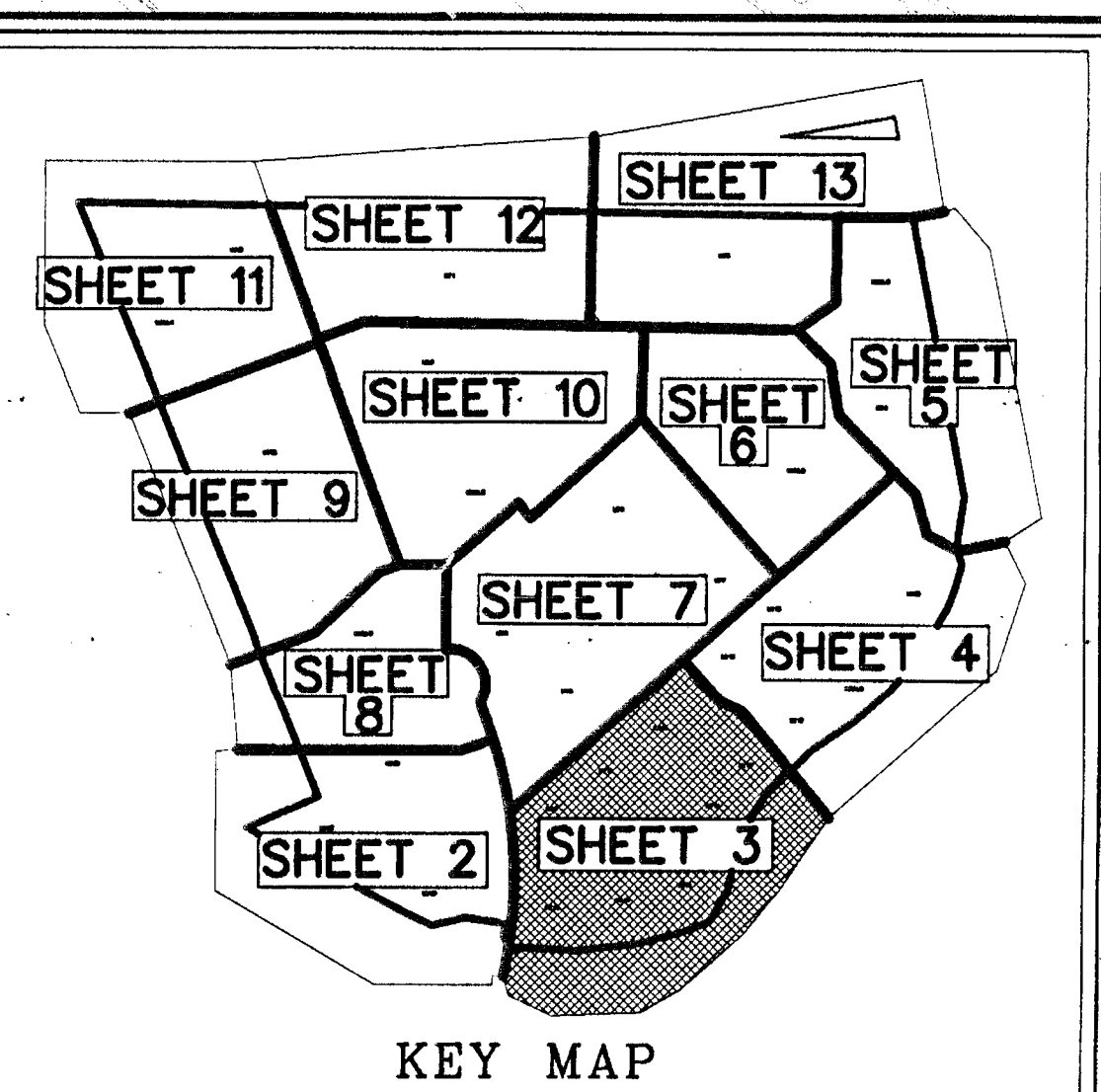
LEGEND

- LOD ULTIMATE LIMITS OF DISTURBANCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PMA PRIMARY MANAGEMENT AREA LINE (PMA)
- EXISTING STREAM
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- WB WETLANDS BUFFER
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- 25% SLOPES
- TSF TREE PROTECTION DEVICE (UPHILL)
- SF SILT FENCE (DOWNHILL TREE PROTECTION DEVICE)
- SSF SUPER SILT FENCE
- POST & RAIL FENCE
- EARTH DIKE (DOWNHILL TREE PROTECTION DEVICE)
- TREE PRESERVATION AREA SIGN
- REFORESTATION AREA SIGN
- SPECIMEN TREE
- EX. NON-SPECIMEN TREE
- TREE PRESERVATION AREAS
- REFORESTATION AREAS
- FLOODPLAIN CLEARING AREAS

PARCEL 177
RITCHIE HILL, LLC
L. 17900 F. 168
CURRENT USE: SINGLE FAMILY HOME
ZONING: I-3

CHANGES ON THIS SHEET
DUE TO DSP 05044

OWNER/DEVELOPER
ATAPCO RITCHIE INTERCHANGE, INC.
10 E. BALTIMORE AVENUE, SUITE 1600
BALTIMORE, MARYLAND 21202
CONTACT: KEVIN MCANDREWS
TELE.: 410-347-7185



MARLBORO ROAD
(VARIABLE WIDTH R/W)

M-NCPPC APPROVALS				M-NCPPC APPROVALS			
PROJECT NAME	STEEPLECHASE BUSINESS PARK	PROJECT NAME	STEEPLECHASE BUSINESS PARK	PROJECT NAME	STEEPLECHASE BUSINESS PARK	PROJECT NAME	STEEPLECHASE BUSINESS PARK
PROJECT NUMBER	DSP-05044	PROJECT NUMBER	DSP-05044	PROJECT NUMBER	DSP-05044	PROJECT NUMBER	DSP-05044
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET		FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET		FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET		FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET	
APPROVAL	DATE	APPROVAL	DATE	APPROVAL	DATE	APPROVAL	DATE
01	7-23-07	01	7-23-07	01	7-23-07	01	7-23-07

NOTE:
THIS TCP II/128/90-01 IS FOR
FINAL IMPROVEMENT

NOTE:
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LOCATIONS AND GRADING PRIOR TO
ISSUANCE OF THE FIRST BUILDING PERMIT.

SCALE FEET
0 10 20 30 40 50 60

M-NCPPC Prince George's County Planning Department Environmental Planning Section		
APPROVAL		
TREE CONSERVATION PLAN		
TCP II / 128 / 90-01		
Approved by	Date	
01 ROBERT E. METZGER	5/20/04	
02 ROBERT E. METZGER	9/22/04	
03 ROBERT E. METZGER	11/30/06	
04 K. Shoulaers	6/2/08	
05 K. Shoulaers	11/10/10	
06 K. Shoulaers	11/10/10	
07 K. Shoulaers	12/27/13	

LOTS 1 - 25, BLOCK "A"
PARCELS A - D AND OUTPARCEL "A"

STEEPLECHASE
BUSINESS PARK

13TH / KENT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

Loiederman
Soltesz Associates, Inc.
Rockville
Lanham
Frederick
Waldorf
Leonardtown
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LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
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www.LSAssociates.net

NO.	REVISION	DATE	BY	DATE	BY	DATE	BY
6	REVISION FOR NFCU BLDG.	2/10/05	YOR	2/10/05	YOR	2/10/05	YOR
5	REVISED TO MATCH PROPOSED FLOODPLAIN, REVISED SWM POND 5, AND CUL-DE-SAC & PARKING LOT AT PARCEL 19	10/13/05	CWJ	10/13/05	CWJ	10/13/05	CWJ
3	CHANGES PER CLIENT REVISIONS	5/25/05	CWJ	5/25/05	CWJ	5/25/05	CWJ
2	REV. PER FINAL IMPROVEMENT	8/4/04	YOR	8/4/04	YOR	8/4/04	YOR
1	REV. PER MNCPPC REVIEW COMMENTS DATED 5/10/04	5/11/04	BAM	5/11/04	BAM	5/11/04	BAM

Copyright ADD The Map Record
Permitted Use Number: 2103054
Page 19 Grid HG
Tax Map
GRIDS 2103054
M-NCPPC 200 Sheet
202 SE 08
202 SE 08

MISS UTILITY NOTE
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PROJECT NO.
2028-00-00

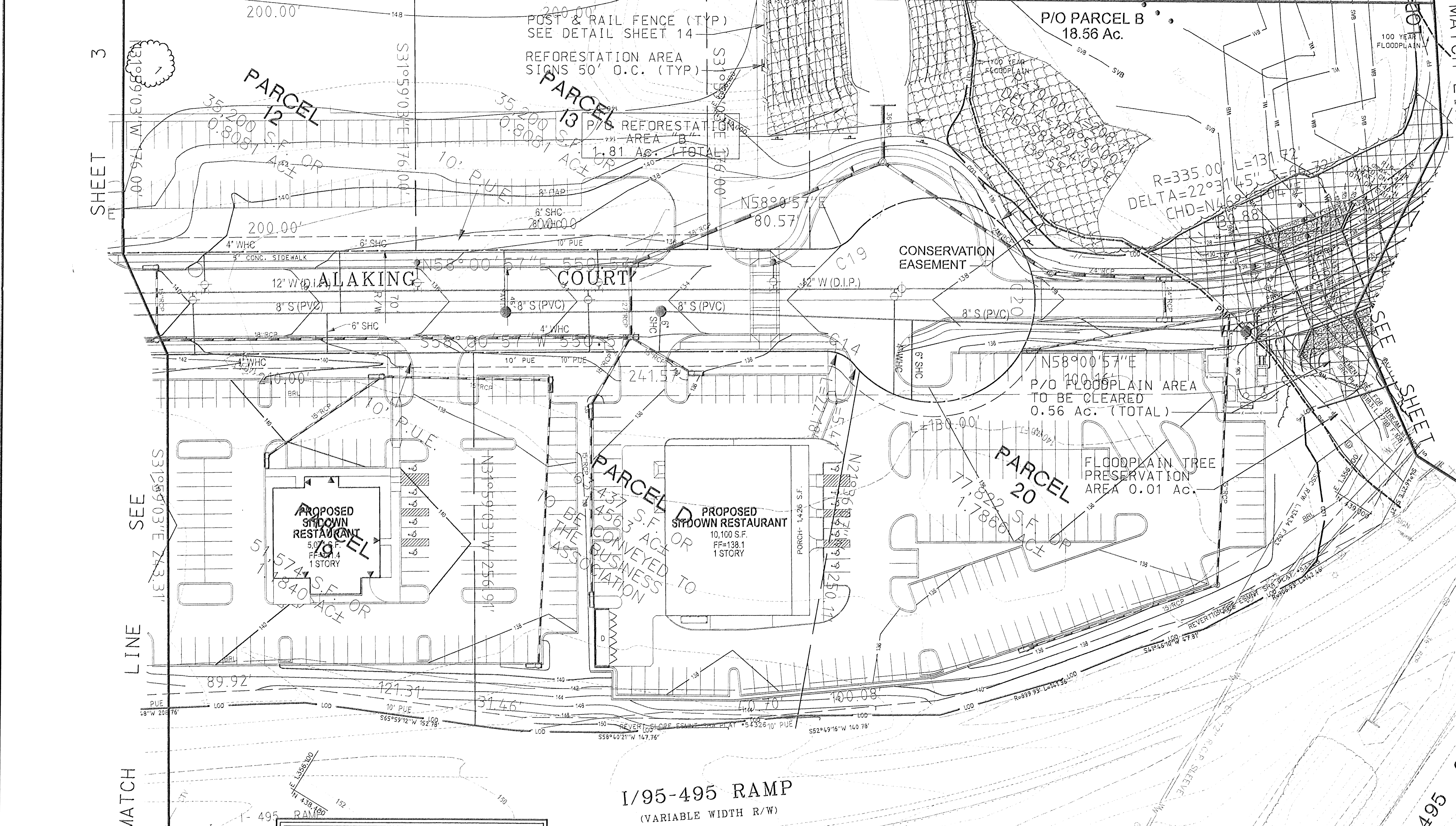
MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 6

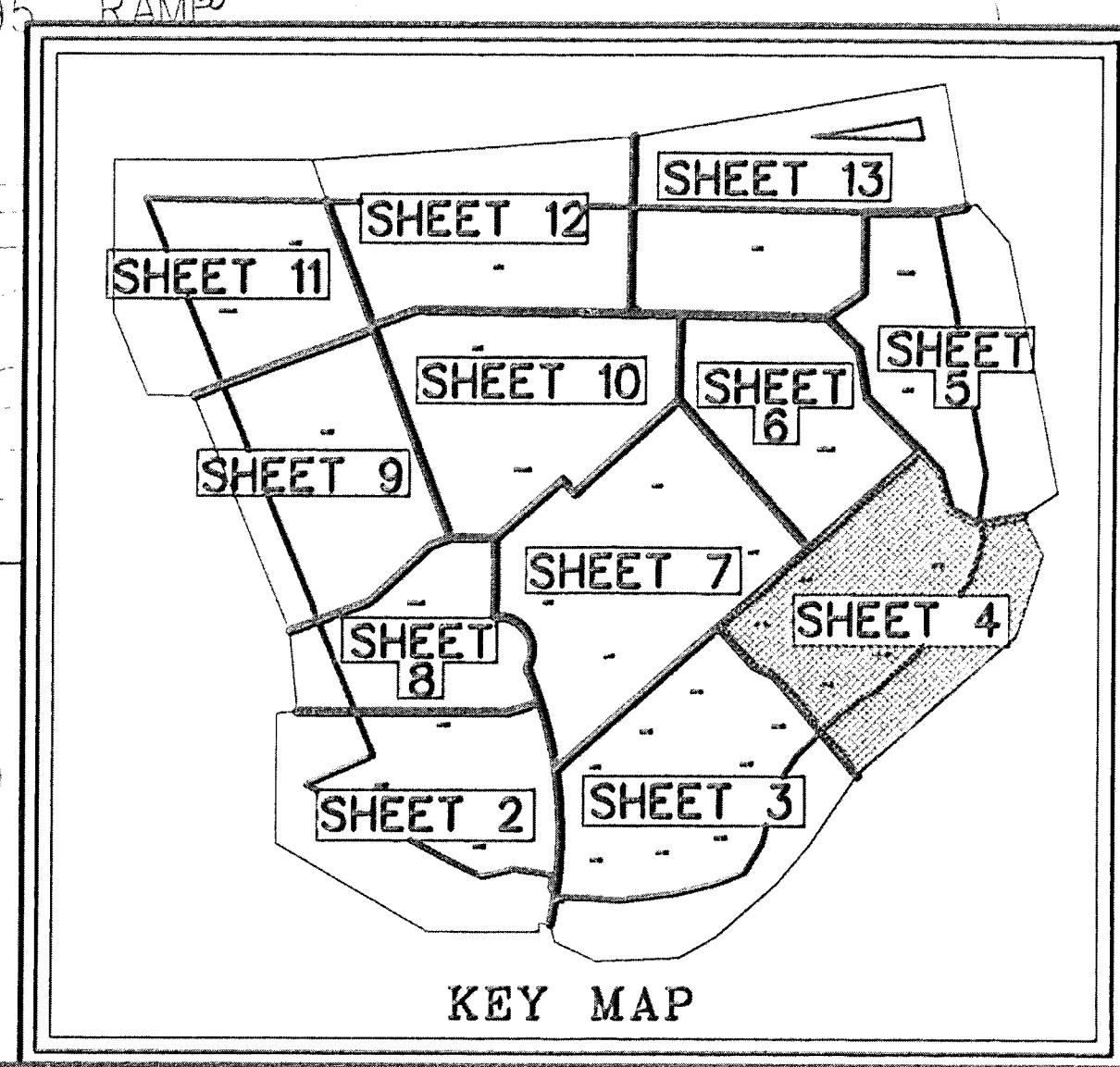
LEGEND

- LOD ULTIMATE LIMITS OF DISTURBANCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PMA PRIMARY MANAGEMENT AREA LINE (PMA)
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- TREE PRESERVATION AREAS
- REFORESTATION AREAS
- FLOODPLAIN CLEARING AREAS

CHANGES ON THIS SHEET
DUE TO DSP 05044

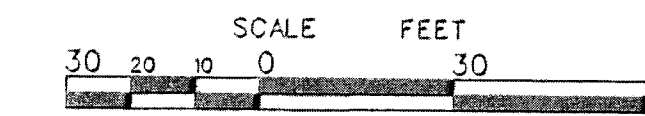


OWNER/DEVELOPER
ATAPCO RITCHIE INTERCHANGE, INC.
10 E. BALTIMORE AVENUE, SUITE 1600
BALTIMORE, MARYLAND 21202
CONTACT: KEVIN MCANDREWS
TELE.: 410-347-7185



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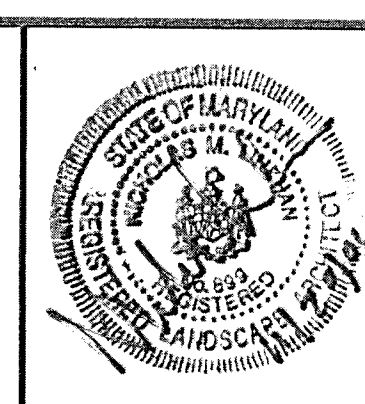


M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP II / 128 / 90		
Approved by	Date	
01 ROBERT E. METZGER	5/20/04	
02 ROBERT E. METZGER	9/22/04	
03 [Signature]	11/30/04	
04 [Signature]	12/31/04	

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

Revision Log			
NO.	REVISIONS	DATE	BY
5	REVISED TO MATCH PROPOSED FLOODPLAIN, REVISED SWM POND S. AND CUL-DE-SAC & PARKING LOT AT PARCEL 13	10/13/05	CWJ
3	CHANGES PER CLIENT REVISIONS	5/25/05	CWJ
2	REV. PER FINAL IMPROVEMENT	8/24/04	YDR
1	REV. PER MNCPPC REVIEW COMMENTS DATED 5/10/04	5/11/04	BAM

TREE CONSERVATION PLAN TYPE II



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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.

LOTS 1 - 25, BLOCK "A"
PARCELS A - D AND OUTPARCEL "A"

**STEEPLECHASE
BUSINESS PARK**

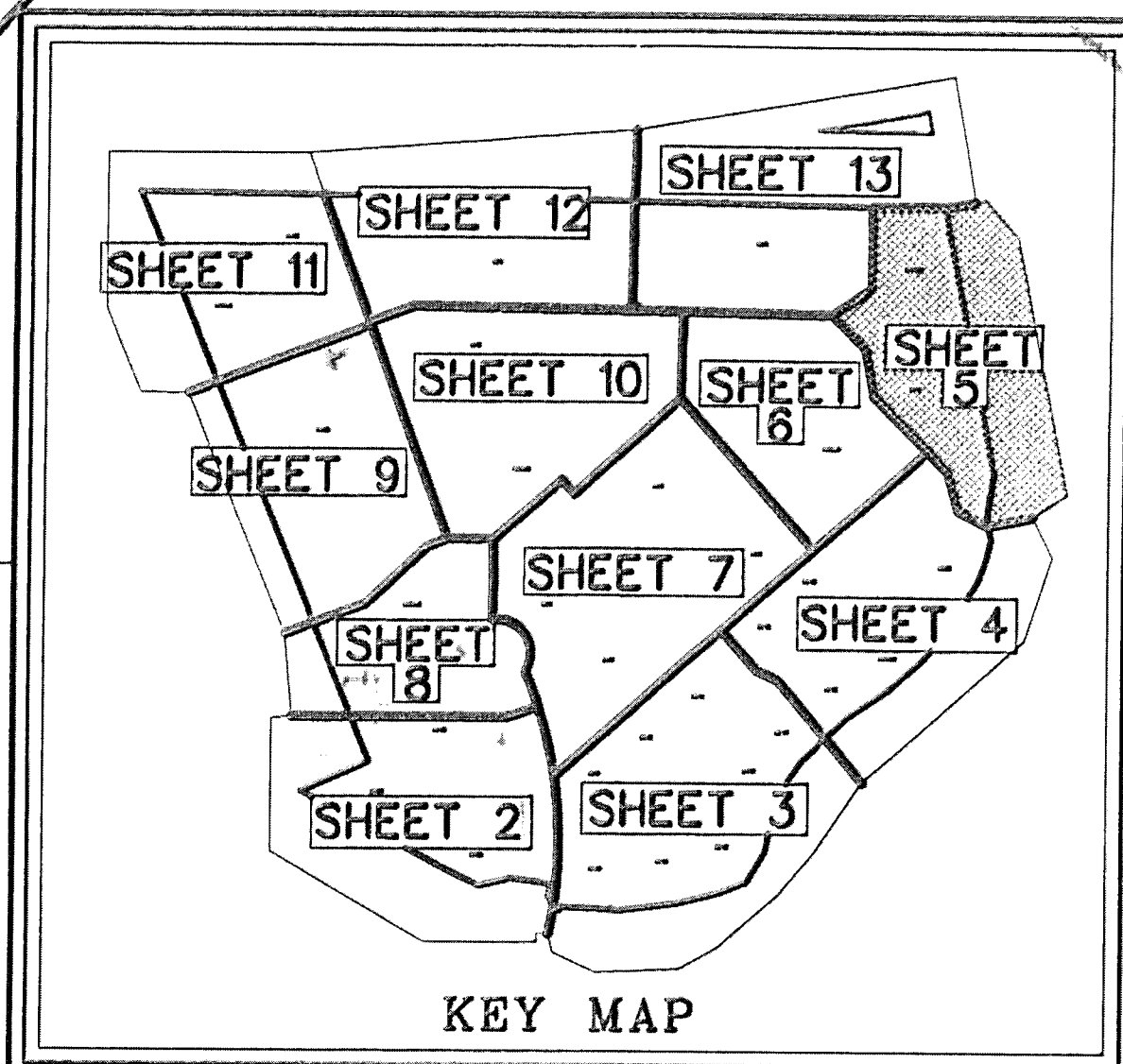
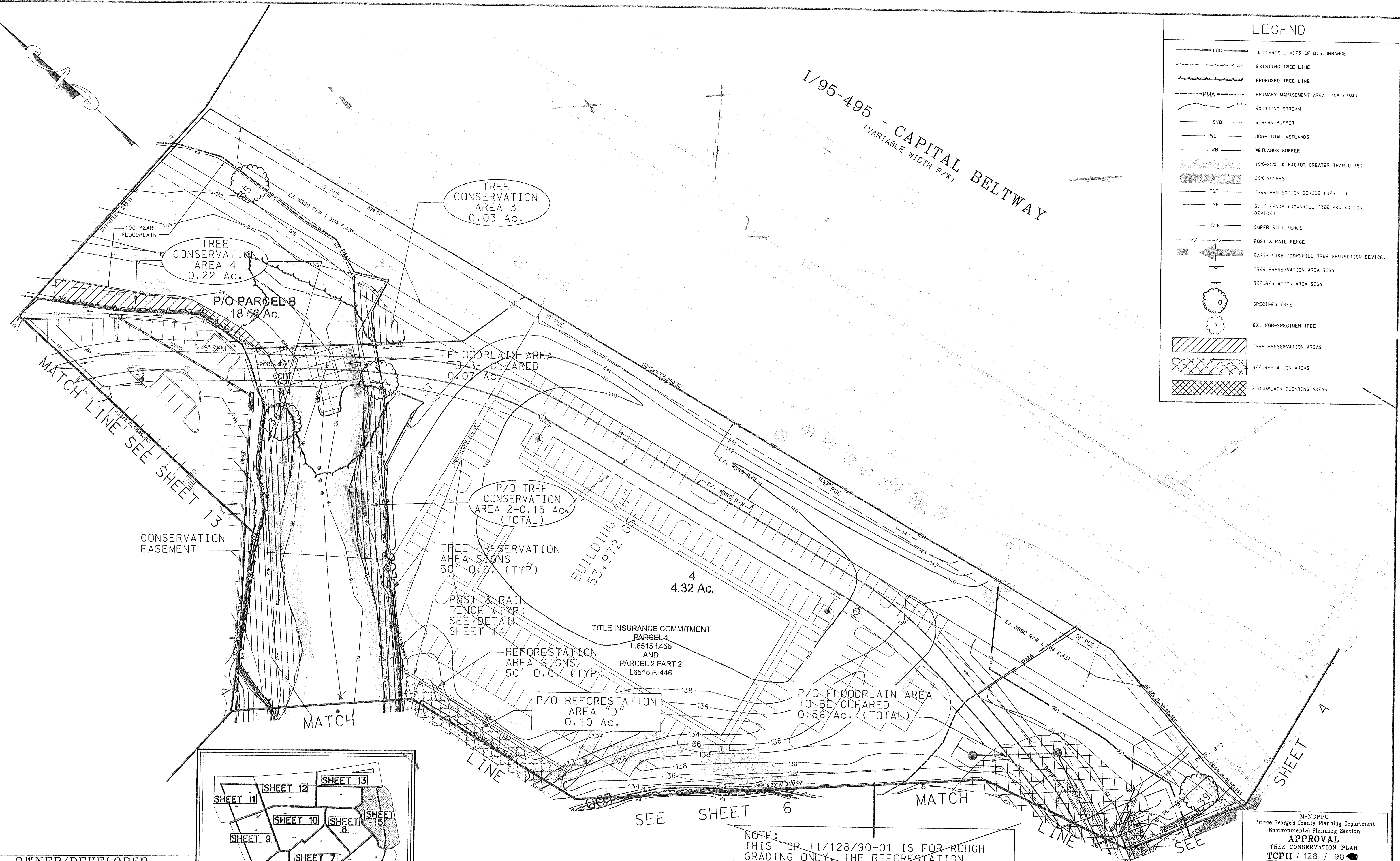
13TH / KENT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 4
OF 14

PROJECT NO.
2028-00-00

LEGEND

	ULTIMATE LIMITS OF DISTURBANCE
	EXISTING TREE LINE
	PROPOSED TREE LINE
	PRIMARY MANAGEMENT AREA LINE (PMA)
	EXISTING STREAM
	STREAM BUFFER
	NON-TIDAL WETLANDS
	WETLANDS BUFFER
	15%-25% (K FACTOR GREATER THAN 0.35)
	25% SLOPES
	TREE PROTECTION DEVICE (UPHILL)
	SILT FENCE (DOWNHILL TREE PROTECTION DEVICE)
	SUPER SILT FENCE
	POST & RAIL FENCE
	EARTH DIKE (DOWNHILL TREE PROTECTION DEVICE)
	TREE PRESERVATION AREA SIGN
	REFORESTATION AREA SIGN
	SPECIMEN TREE
	EX. NON-SPECIMEN TREE
	TREE PRESERVATION AREAS
	REFORESTATION AREAS
	FLOODPLAIN CLEARING AREAS



THIS TCP II/128/90-01 IS FOR FINAL IMPROVEMENT.

NOTE:
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SCALE FEET
0 10 20 30 40 50 60

M-NOPPC Prince George's County Planning Department Environmental Planning Section		
APPROVAL		
TREE CONSERVATION PLAN		
TCP II / 128 / 90		
Approved by	Date	
01 ROBERT E. METZGER	5/20/04	
02 ROBERT E. METZGER	9/22/04	
03 <i>Robert Metzger</i>	11/30/06	
04 <i>See cover</i>		
05 <i>R. Shouler</i>	12/5/13	

OWNER/DEVELOPER
ATAPCO RITCHIE INTERCHANGE, INC.
10 E. BALTIMORE AVENUE, SUITE 1600
BALTIMORE, MARYLAND 21202
CONTACT: KEVIN MCANDREWS
TELE.: 410-347-7185

Loiederman
Lanham
Frederick
Waldorf
Leonardtown
Fairfax

Engineering
Planning
Surveying
Environmental Sciences

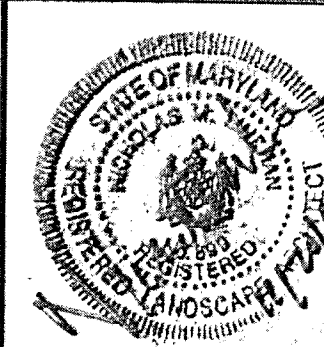
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

www.LSAssociates.net

NO.	REVISIONS	BY	DATE
5	REVISED TO MATCH PROPOSED FLOODPLAIN, REVISED SWM POND 5, AND CUL-DE-SAC & PARKING LOT AT PARCEL 13	CWJ	10/13/05
3	CHANGES PER CLIENT REVISIONS	CWJ	5/25/05
2	REV. PER FINAL IMPROVEMENT	YDR	8/4/04
1	REV. PER MNCPPC REVIEW COMMENTS DATED 5/10/04	BAM	5/11/04
Date: FEBRUARY, 2004 Designed: BAM Checked: WKO			

Copyright 2004 The Map People Permitted Use Number 2103184 Page 19 of 16	Zone Map ORIG: 03-03-03 C:\03-03-03	Zone Category: I-1
MHCPC 200 Sheet 202 SE 08	WSSC 200 Sheet 202 SE 08	

TREE CONSERVATION PLAN TYPE II



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.

LOTS 1 - 25, BLOCK "A"
PARCELS A - D AND OUTPARCEL "A"

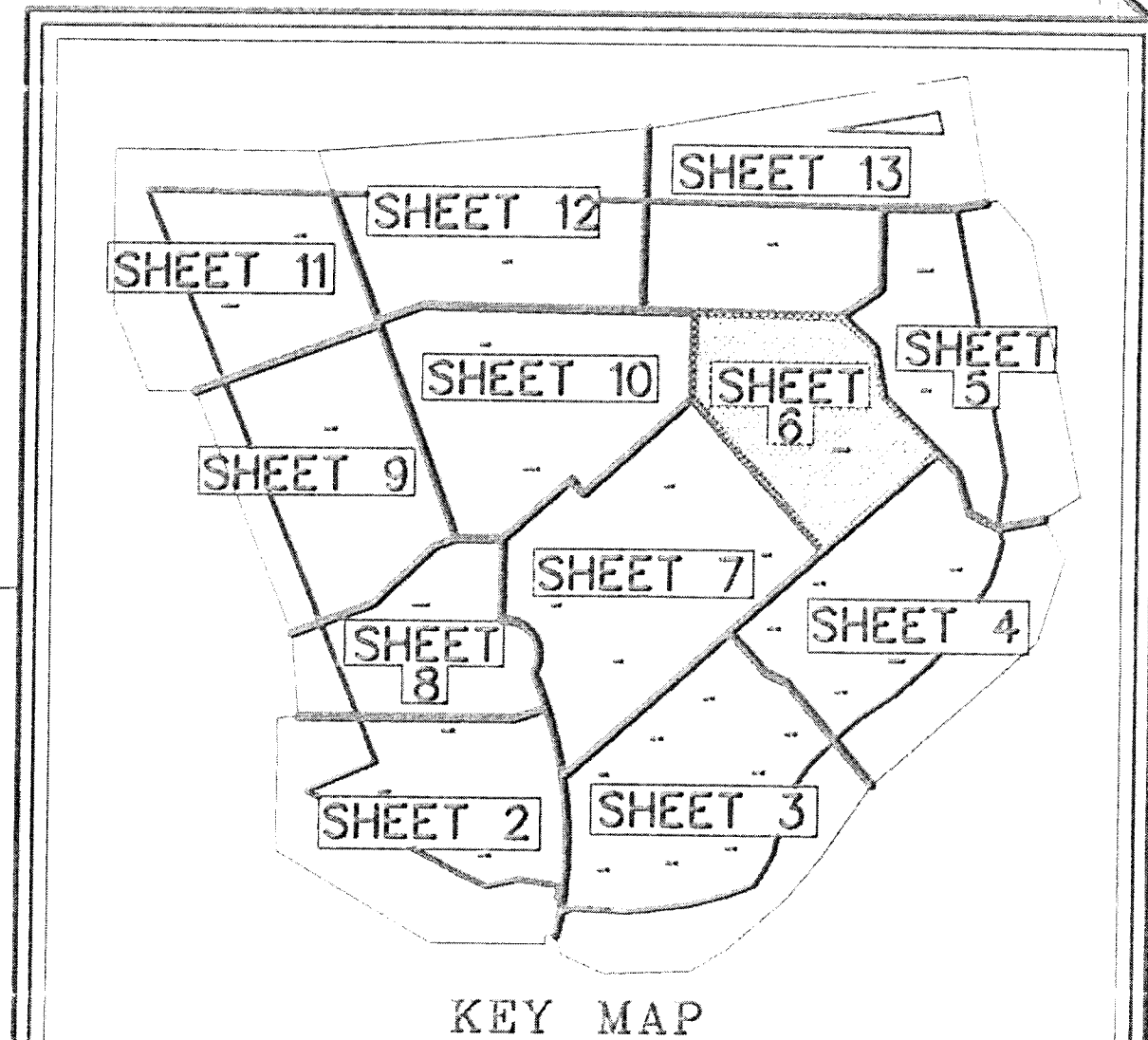
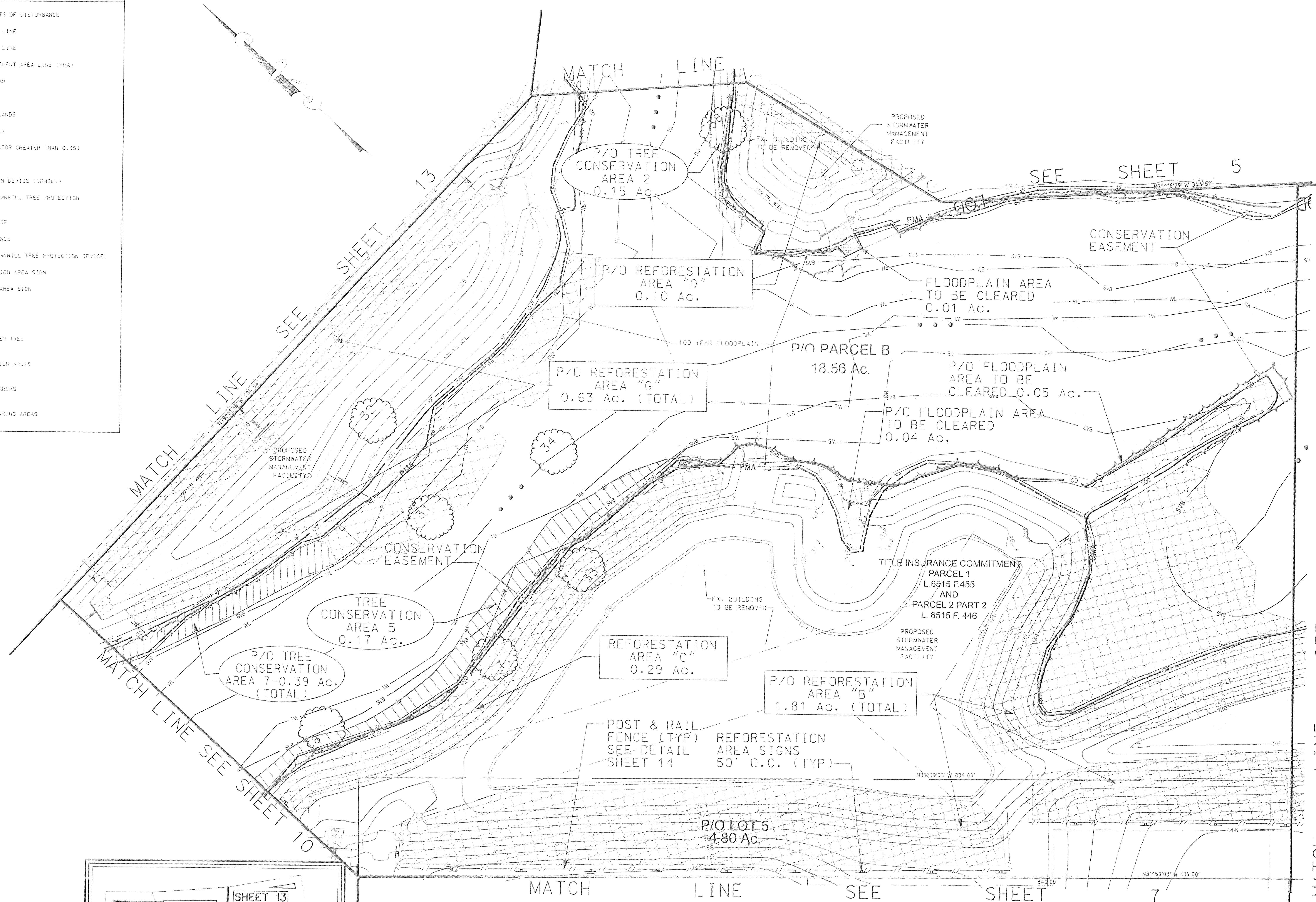
STEEPLECHASE BUSINESS PARK

13TH / KENT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

LS
SHEET 5
OF 14
PROJECT NO.

LEGEND

- L.O.D. — ULTIMATE LIMITS OF DISTURBANCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- P.M.A. — PRIMARY MANAGEMENT AREA LINE (P.M.A.)
- EXISTING STREAM
- S.B. — STREAM BUFFER
- W.L. — NON-TIDAL WETLANDS
- W.B. — WETLANDS BUFFER
- 15%-25% (K FACTOR GREATER THAN 0.35)
- 35% SLOPES
- T.C.F. — TREE PROTECTION DEVICE (TYPICAL)
- S.F. — SILT FENCE (DOWNHILL TREE PROTECTION DEVICE)
- S.F. — SUPER SILT FENCE
- P.R.F. — POST & RAIL FENCE
- E.D. — EARTH DIKE (DOWNHILL TREE PROTECTION DEVICE)
- T.P.A.S. — TREE PRESERVATION AREA SIGN
- R.A.S. — REFORESTATION AREA SIGN
- F.C.A. — FLOODPLAIN CLEARING AREAS
- SPECIMEN TREE
- EX. NON-SPECIMEN TREE
- TREE PRESERVATION AREAS
- REFORESTATION AREAS
- FLOODPLAIN CLEARING AREAS



OWNER/DEVELOPER
 ATAPCO RITCHIE INTERCHANGE, INC.
 10 E. BALTIMORE AVENUE, SUITE 1600
 BALTIMORE, MARYLAND 21202
 CONTACT: KEVIN MCANDREWS
 TELE.: 410-347-7185

Engineering
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 Lanham, MD 20706
 t. 301.794.7555 f. 301.794.7656

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NO.	REVISIONS	DATE	BY	DATE	WSECC 200 Sheet	202 SE 08
5	REVISED TO MATCH PROPOSED FLOODPLAIN, REVISED SWM POND 5, AND CUL-DE-SAC 4	10/13/05	CWJ	10/13/05	ORION 01-01-03	202 SE 08
4	PARKING LOT AT PARCEL 19	08/24/04	YDR	08/24/04	ORION 01-01-03	202 SE 08
3	CHANGES PER CLIENT REVISIONS	05/25/04	CWJ	05/25/04	ORION 01-01-03	202 SE 08
2	REV. PER FINAL IMPROVEMENT	08/24/04	YDR	08/24/04	ORION 01-01-03	202 SE 08
1	REV. PER MNCPPC REVIEW COMMENTS DATED 5/10/04	05/10/04	BAM	05/10/04	ORION 01-01-03	202 SE 08

DATE: FEBRUARY, 2004
 DRAWING: 040 Standards Version: MICROSTATION 8.1
 Engineering: BAM
 Technology: BAM
 Printed: 8/10

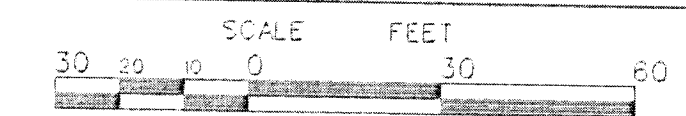
TREE CONSERVATION PLAN TYPE II



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 MUST BE MADE WITH THE UTILITY COMPANIES AT LEAST 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.

NOTE:
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M-NCPCC Prince George's County Planning Department Environmental Planning Section		
APPROVAL		
T.C.P. II / 128 / 90-01		
Approved by	Date	
01 ROBERT E. METZGER	5/20/04	
02 ROBERT E. METZGER	9/22/04	
03 Robert E. Metzger	11/30/06	
04-06 S. E. Cone		
05 K. Lane	10/27/13	

LOTS 1 - 25, BLOCK "A"
 PARCELS A - D AND OUTPARCEL "A"

STEEPLECHASE BUSINESS PARK

13TH / KENT ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND

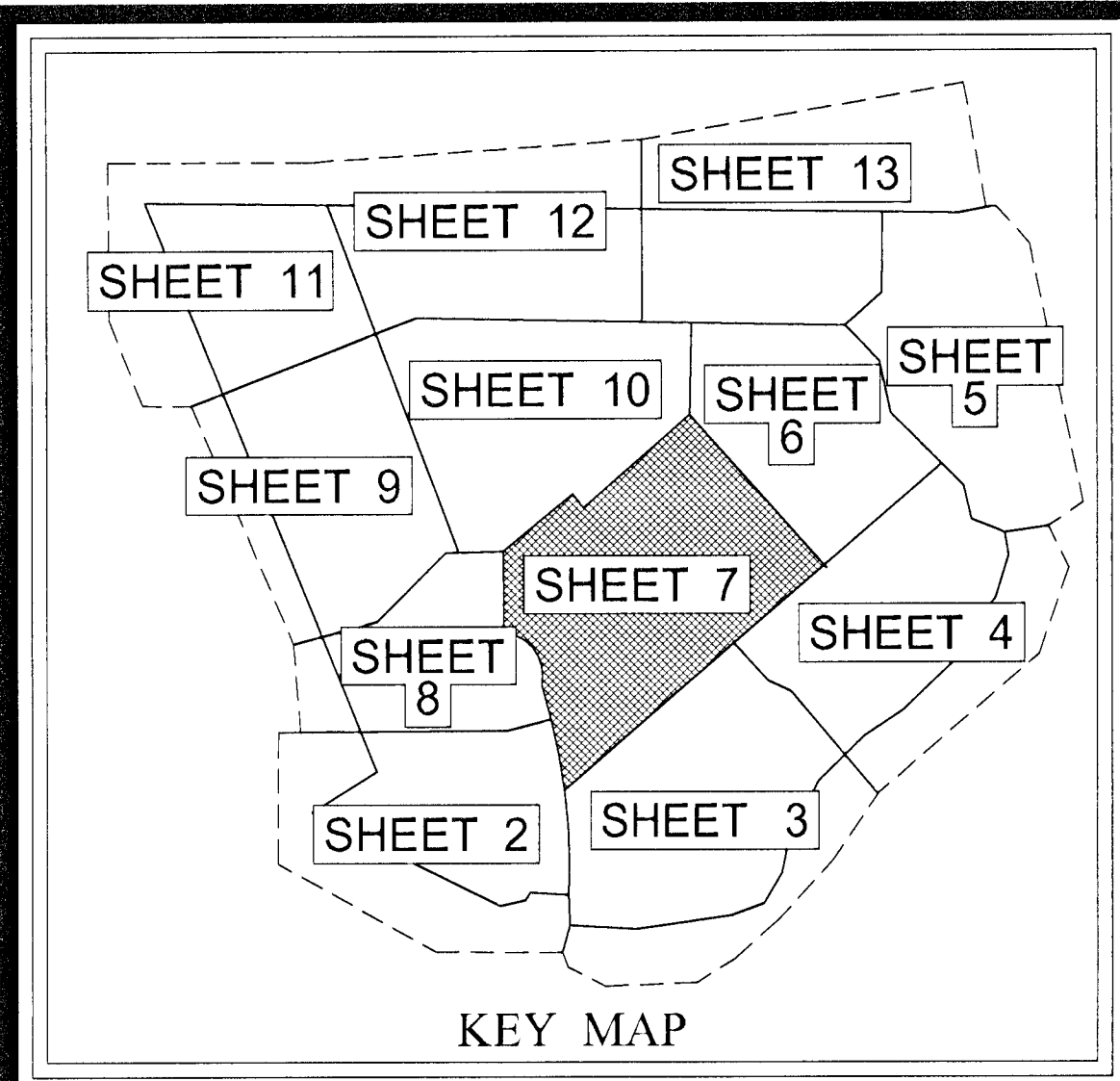
Engineering
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Rockville
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 Lanham, MD 20706
 t. 301.794.7555 f. 301.794.7656

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Sheet 6 of 14
 PROJECT NO.



LEGEND

- LOO ULTIMATE LIMITS OF DISTURBANCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PMA PRIMARY MANAGEMENT AREA LINE (PMA)
- EXISTING STREAM
- STREAM BUFFER
- NON-TIDAL WETLANDS
- WETLANDS BUFFER
- 15%-25% (K FACTOR GREATER THAN 0.35)
- 25% SLOPES
- TPF TREE PROTECTION DEVICE (UPHILL)
- SF SILT FENCE (DOWNHILL TREE PROTECTION DEVICE)
- SSF SUPER SILT FENCE
- POST RAIL FENCE
- EARTH DIKE (DOWNHILL TREE PROTECTION DEVICE)
- TREE PRESERVATION AREA SIGN
- SPECIMEN TREE
- EX. NON-SPECIMEN TREE
- TREE PRESERVATION AREAS
- REFORESTATION AREAS
- FLOODPLAIN CLEARING AREAS

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II / 128 / 90

Approved by	Date
01 ROBERT E. METZGER	5/20/04
02 ROBERT E. METZGER	9/22/04
03 ROBERT E. METZGER	11/10/06
04 K. SHOULARS	6/2/08
05 K. SHOULARS	6/2/08
06 K. SHOULARS	2/4/10
07 K. SHOULARS	12/10/13

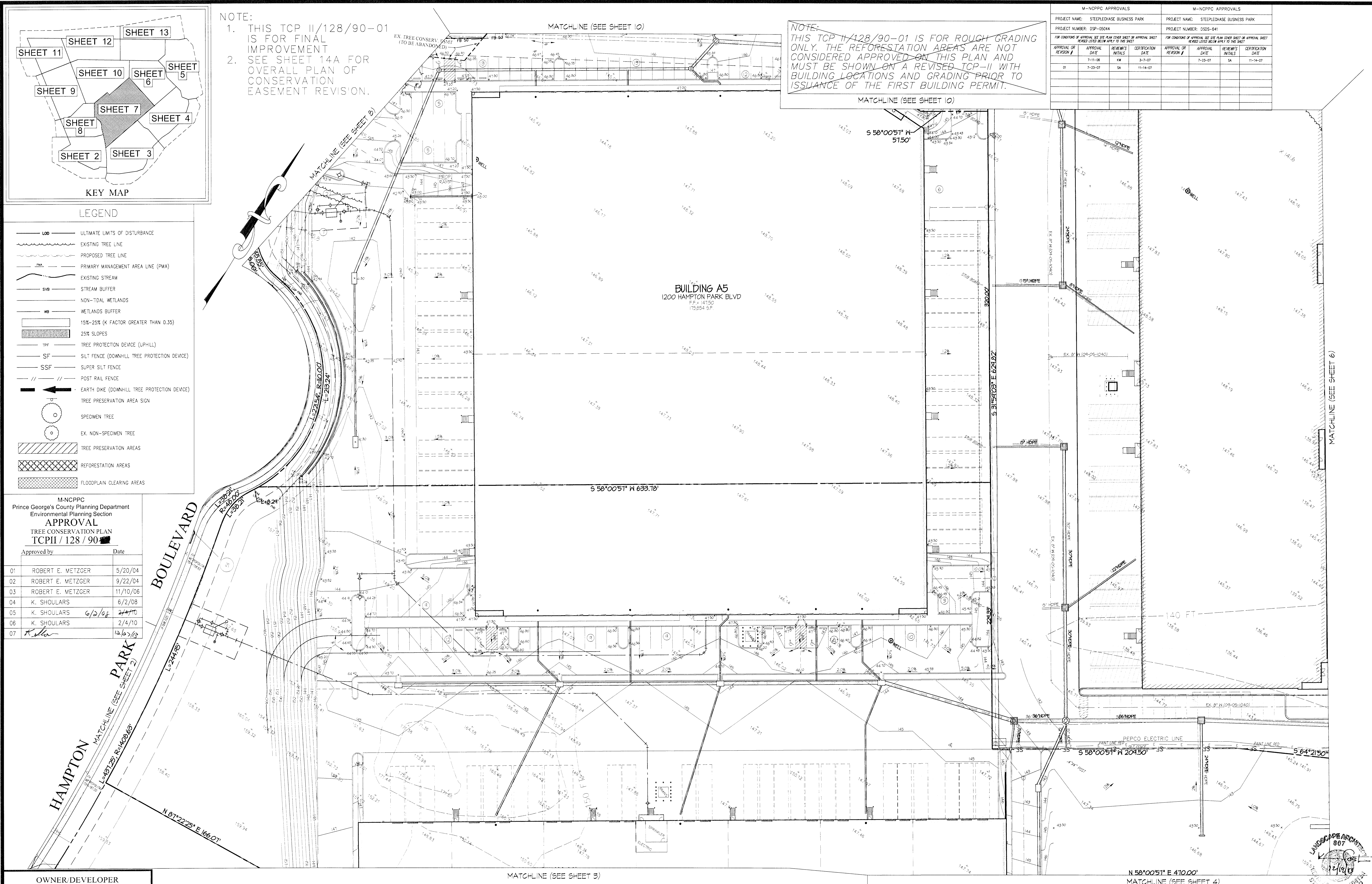
NOTE:

- THIS TCP II/128/90-01 IS FOR FINAL IMPROVEMENT
- SEE SHEET 14A FOR OVERALL PLAN OF CONSERVATION EASEMENT REVISION.

NOTE:

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M-NCPPC APPROVALS			M-NCPPC APPROVALS		
PROJECT NAME:	STEEPLECHASE BUSINESS PARK		PROJECT NAME:	STEEPLECHASE BUSINESS PARK	
PROJECT NUMBER:	OSP-05044		PROJECT NUMBER:	OSDS-641	
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN OTHER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET			FOR CONDITIONS OF APPROVAL, SEE SITE PLAN OTHER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET		
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS
01	7-11-08	KW	01	7-23-07	SA
	7-23-07	SA		11-14-07	



OWNER/DEVELOPER

ATAPCO PROPERTIES, INC.
10 EAST BALTIMORE AVE
SUITE 1501
BALTIMORE, MD 21202
CONTACT: KRISTINA MACEK
410-347-1163

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4224 FAX: 301-421-4196

Landman
Sotasz Associates, Inc.
4266 Forbes Boulevard
Lanham, MD 20706
P: 301.794.7555 F: 301.794.7656
www.LSAssociates.net

NO.	DATE	REVISION
1	5/10/04	REV. PER MNCPPC REVIEW COMMENTS DATED 5/10/04
2	8/04/04	YOR
3	5/25/05	CWJ
4	10/13/05	CWJ
5	12/17/13	RLG

MAP	GRID	ZONING CATEGORY
TAX MAP 74	GRID C-3, D-3, E-3	I-1
M-NCPPC 200' SHEET	GRID C-4, D-4, E-4	
202 SE 08		
WSSC 200' SHEET		
202 SE 08		

TREE CONSERVATION PLAN TYPE II

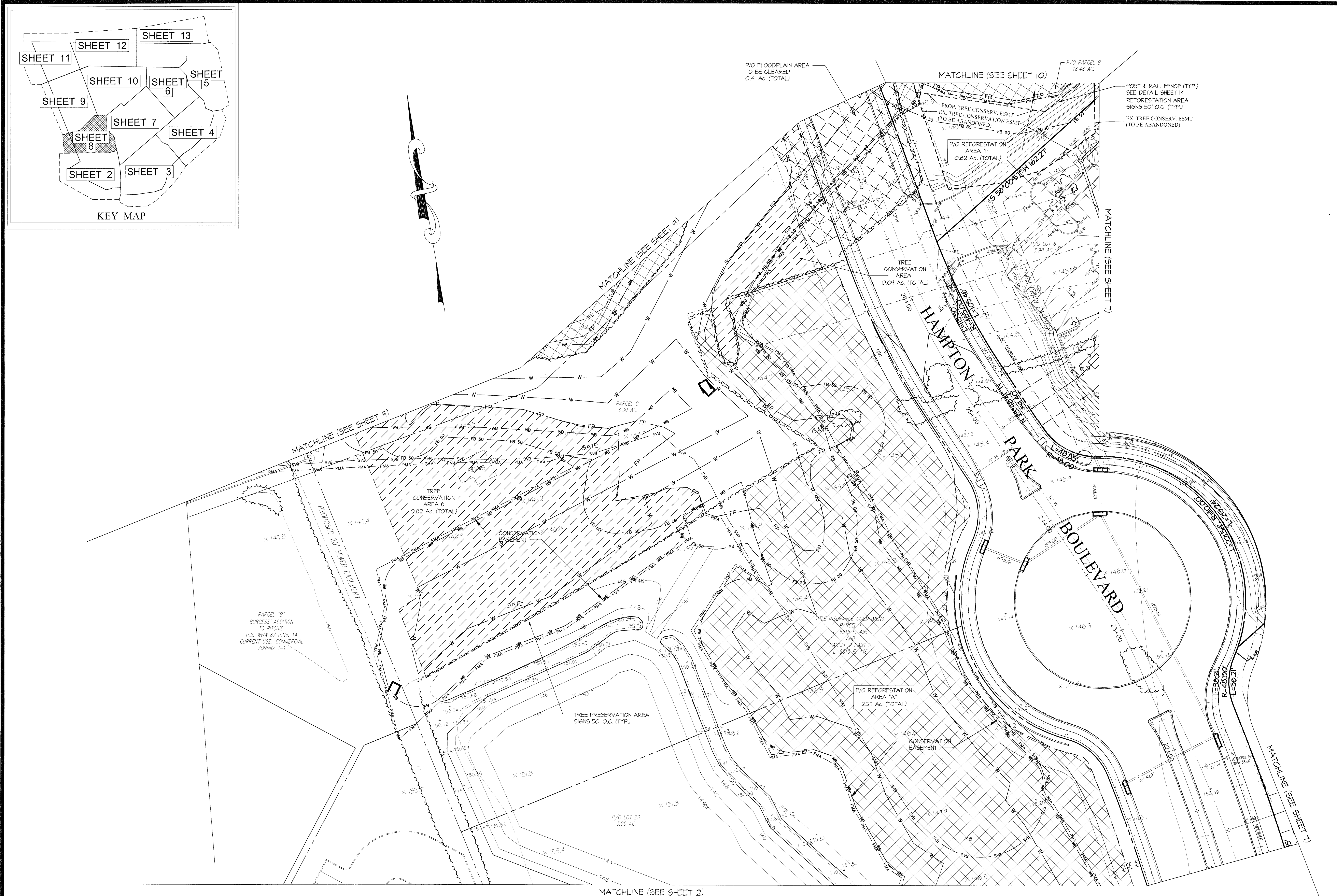
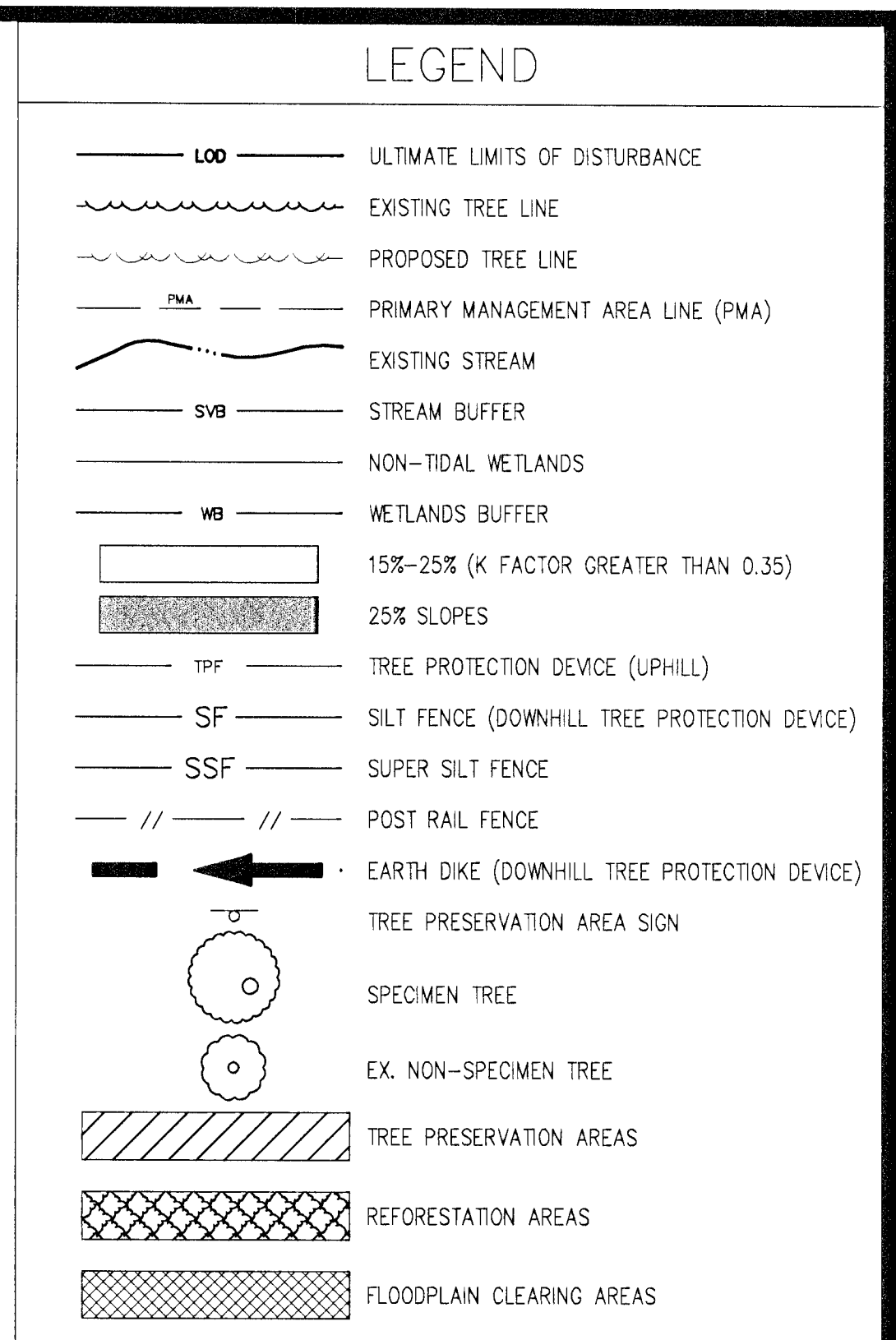
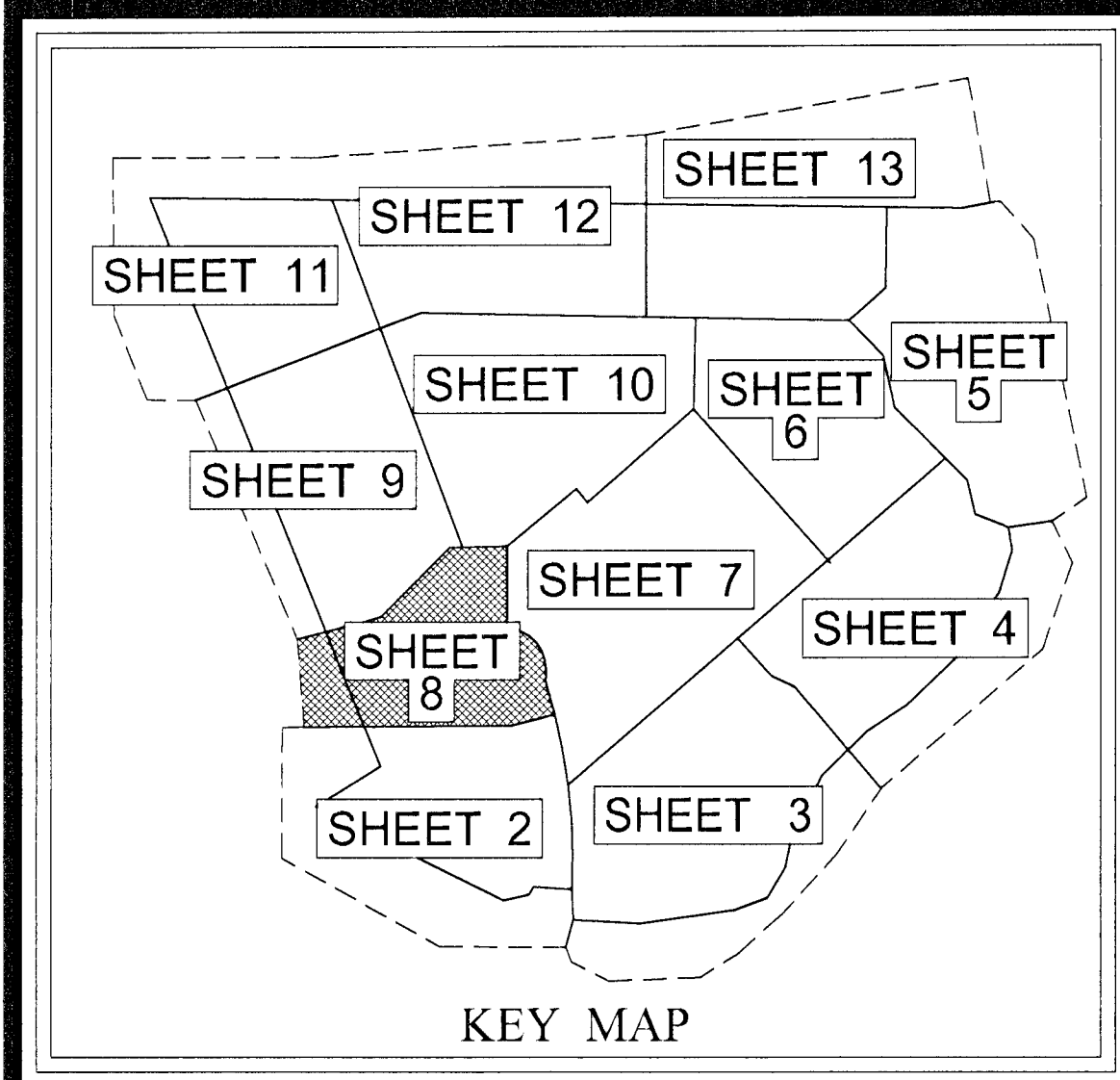
MISS UTILITY NOTE

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LOTS 1 - 25, BLOCK "A"
PARCELS A - D AND OUTPARCEL "A"

**STEEPLECHASE
BUSINESS PARK**
13TH / HENT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1"=30'
SHEET 7
OF 14
G. L. W. FILE NO. 12026



GLWGuttschick Little & Weber, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3029 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20866
 TEL: 301-421-4024 FAX: 410-855-1620 DC/VA: 301-999-2524 FAX: 301-421-4186

OWNER/DEVELOPER

ATAPCO PROPERTIES, INC.
 10 EAST BALTIMORE AVE
 SUITE 1501
 BALTIMORE, MD 21202
 CONTACT: KRISTINA MACEK
 410-347-7163

M-NCPPC APPROVALS				M-NCPPC APPROVALS			
PROJECT NAME:	STEEPLECHASE BUSINESS PARK	PROJECT NUMBER:	DSP-05044	PROJECT NAME:	STEEPLECHASE BUSINESS PARK	PROJECT NUMBER:	0305-641
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	APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
01	7-23-07	SA	11-14-07				

NOTE:

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- SEE SHEET 14A FOR OVERALL PLAN OF CONSERVATION EASEMENT REVISION.

NOTE:

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M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP II / 128 / 90-01		
Approved by	Date	
01 ROBERT E. METZGER	5/20/04	
02 ROBERT E. METZGER	9/22/04	
03 ROBERT E. METZGER	11/10/06	
04 K. SHOULARS	6/2/08	
05 K. SHOULARS	2/4/10	
06 K. SHOULARS	11/15/06	
07 K. Shouls	12/27/13	

LANHAM OFFICE
 4266 Forbes Boulevard
 Lanham, MD 20706
 TEL: 301-794-7555 F: 301-794-1666

8	REVISED TREE CONSERVATION EASEMENT	RLG	12/17/13
7	REVISED TREE CONSERVATION AREA B FOR FIRE PLUS SEWER OUTFALL	CJV	10/20/13
6	REVISED PER BUILDING A-4 SITE PLAN, REFORESTATION AREAS D, C, H, AND J CHANGED	YOR	14/01/08
5	REVISED TO MATCH PROPOSED FLOODPLAIN, REVISED SWM POND 5, AND CUL-DE-SAC &	CWJ	10/13/05
4	PARKING LOT AT PARCEL 19		
3	CHANGES PER CLIENT REVISIONS	CWJ	5/25/05
2	REV. PER FINAL IMPROVEMENT	YOR	8/04/04
1	REV. PER MNCPPC REVIEW COMMENTS DATED 5/10/04	BAM	5/10/04
NO.	REVISION	BY	DATE
DATE:	JULY, 2013	CAD STANDARDS VERSION:	AUTOCAD CIVIL 3D 2011
DES:	XXX	DRN:	XXX
		CHK:	XXX

ADC MAP	
MAP 19	GRID H-6
TAX MAP 74	ZONING CATALOGRY
GRID C-3, D-3, E-3	I-1
GRID C-4, D-4, E-4	
M-NCPPC 200' SHEET	
202 SE 08	
WSSC 200' SHEET	
202 SE 08	

**TREE CONSERVATION PLAN
TYPE II**

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.

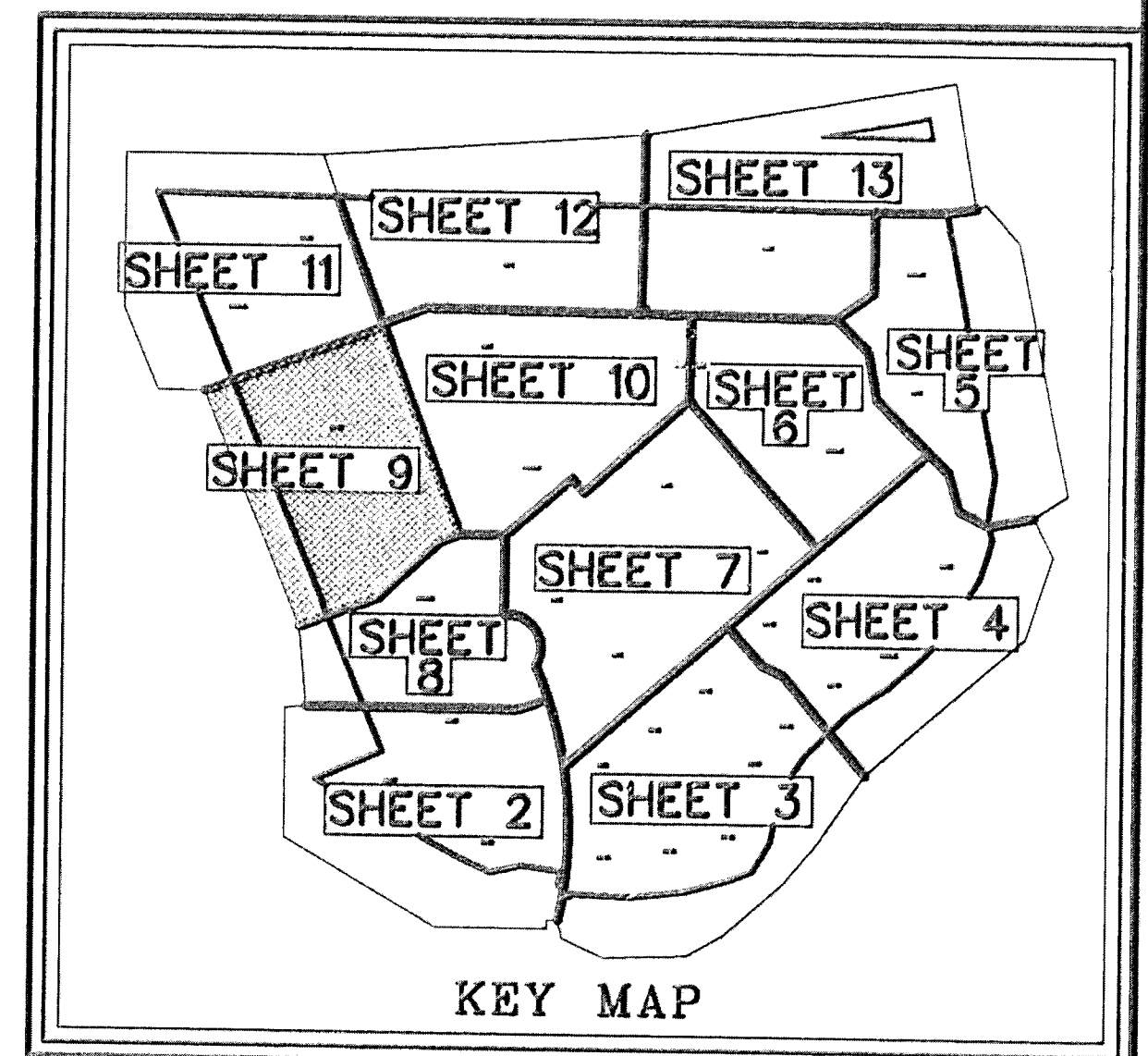
LOTS 1 - 25, BLOCK "A"
 PARCELS A - D AND OUTPARCEL "A"

**STEEPLECHASE
BUSINESS PARK**
 13TH / HENT ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 8 OF 14
 G. L. W. FILE No. 12026

LEGEND

- LOD ULTIMATE LIMITS OF DISTURBANCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PMA PRIMARY MANAGEMENT AREA LINE (PMA)
- EXISTING STREAM
- SVB STREAM BUFFER
- WL NON-TIDAL WETLANDS
- WB WETLANDS BUFFER
- 15%-25% (K FACTOR GREATER THAN 0.35)
- 25% SLOPES
- TSF TREE PROTECTION DEVICE (UPHILL)
- SF SILT FENCE (DOWNHILL TREE PROTECTION DEVICE)
- SSF SUPER SILT FENCE
- POST & RAIL FENCE
- EARTH DIKE (DOWNHILL TREE PROTECTION DEVICE)
- TREE PRESERVATION AREA SIGN
- REFORESTATION AREA SIGN
- SPECIMEN TREE
- EX. NON-SPECIMEN TREE
- TREE PRESERVATION AREAS
- REFORESTATION AREAS
- FLOODPLAIN CLEARING AREAS



NOTE:
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M-NCPPC Prince George's County Planning Department Environmental Planning Section		
APPROVAL		
TREE CONSERVATION PLAN		
TCP II / 128 / 90		
Approved by	Date	
01 ROBERT E. METZGER	5/20/04	
02 ROBERT E. METZGER	9/22/04	
03 <i>Robert E. Metzger</i>	11/29/04	
04-05 <i>See cover</i>		
05 <i>K. Shaw</i>	12/27/13	

PARCEL "B"
BURGESS ADDITION
TO RITCHIE
P.B. WWW 87 P.No.14
CURRENT USE: COMMERCIAL
ZONING: I-1

SCALE FEET
30 0 30 60

LOTS 1 - 25, BLOCK "A"
PARCELS A - D AND OUTPARCEL "A"

STEEPLECHASE
BUSINESS PARK

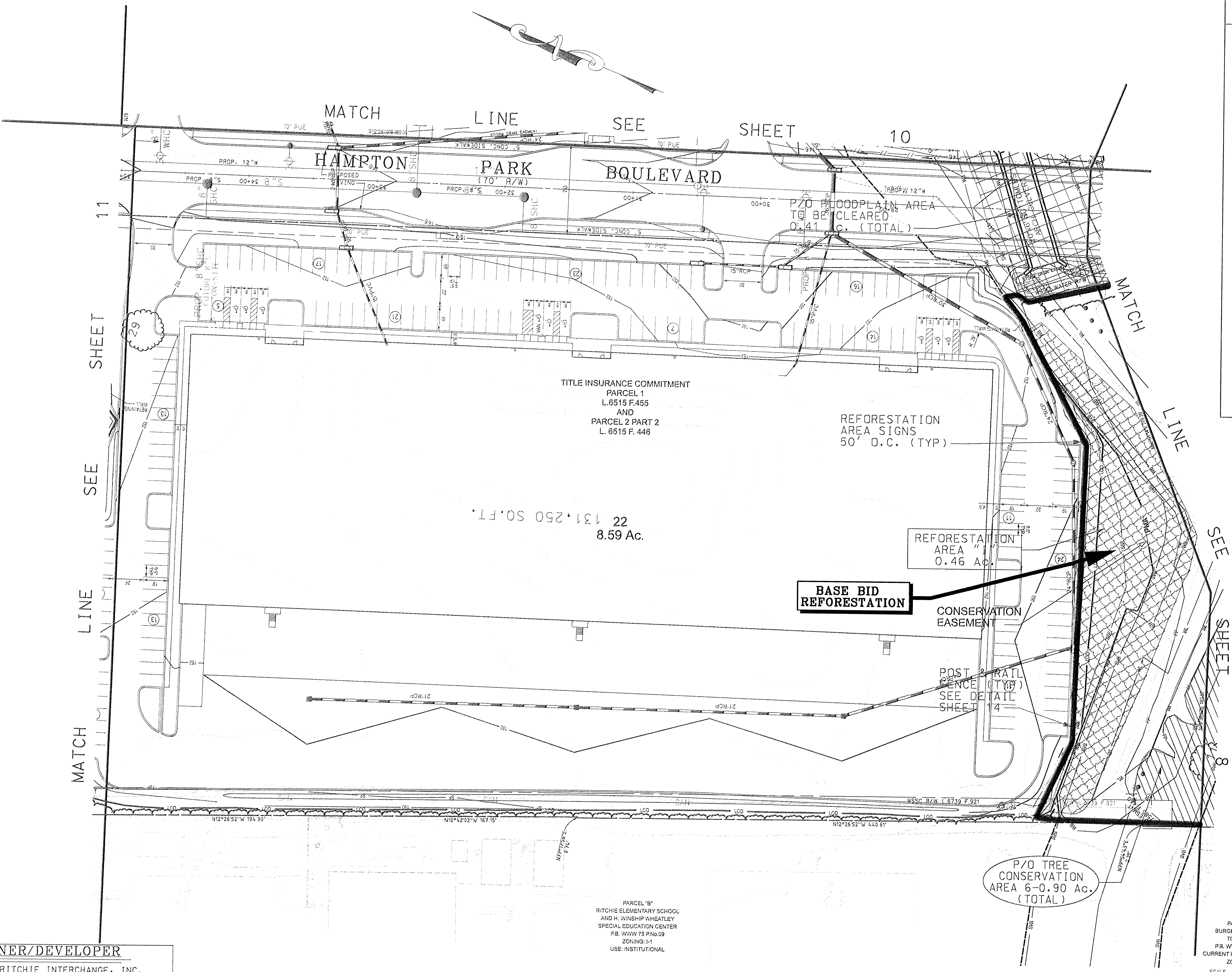
13TH / KENT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



1" = 30'

SHEET 9 OF 14

PROJECT NO.



PARCEL "B"
RITCHIE ELEMENTARY SCHOOL
AND H. WINSHIP WHEATLEY
SPECIAL EDUCATION CENTER
P.B. WWW 75 P.No.09
ZONING: I-1
USE: INSTITUTIONAL

P/O TREE CONSERVATION
AREA 6-0.90 AC.
(TOTAL)

REFORESTATION
AREA "1"
0.46 AC.

REFORESTATION
AREA SIGNS
50' O.C. (TYP)

TITLE INSURANCE COMMITMENT
PARCEL 1
L. 6515 F.455
AND
PARCEL 2 PART 2
L. 6515 F. 446

22
131,250 SQ. FT.
8.59 Ac.

OWNER/DEVELOPER

ATAPCO RITCHIE INTERCHANGE, INC.
10 E. BALTIMORE AVENUE, SUITE 1600
BALTIMORE, MARYLAND 21202
CONTACT: KEVIN MCANDREWS
TELE.: 410-347-7185

Loiederman
Soltesz Associates, Inc.
Rockville
Lanham
Frederick
Waldorf
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Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656
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Engineering
Planning
Surveying
Environmental Sciences

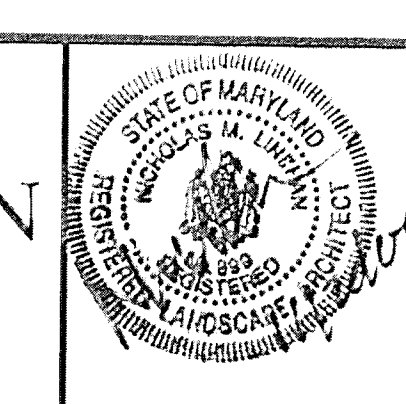
Revisions		Revisions	
5	REVISED TO MATCH PROPOSED FLOODPLAIN, REVISED SWM POND 5, AND CUL-DE-SAC & PARKING LOT AT PARCEL 19	CWJ	10/13/05
3	CHANGES PER CLIENT REVISIONS	CWJ	5/25/05
2	REV. PER FINAL IMPROVEMENT.	YOR	8/04/04
1	REV. PER MNCPPC REVIEW COMMENTS DATED 5/10/04	BAM	5/10/04
NO.	DATE	BY	DATE
1	FEBRUARY, 2004	CAD Standards Version	MICROSTATION 8.1
2	BAM	Technical	BAM
3		Checked	WKD

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Page 19 of 16

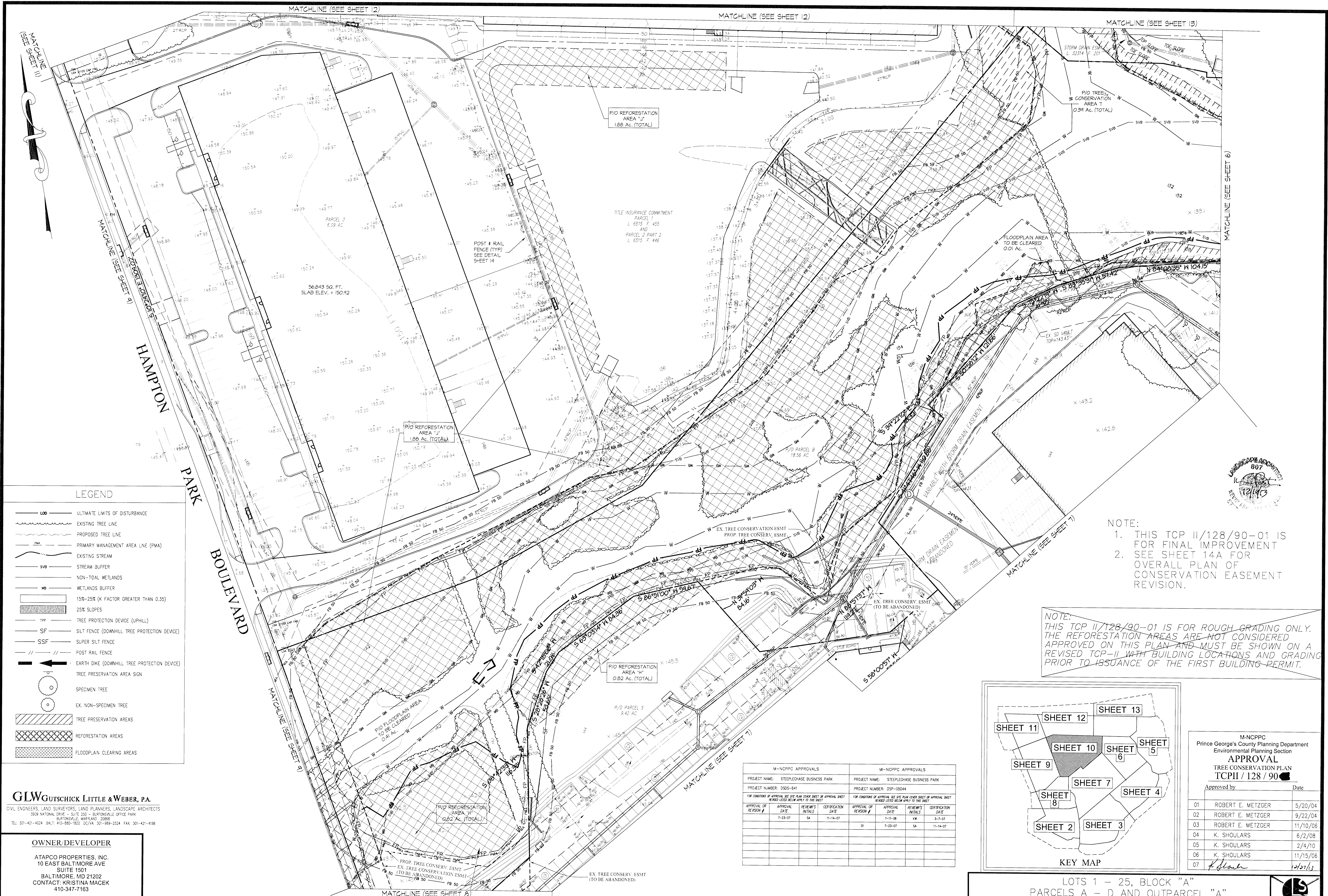
Tree Map
GRID: 24-03-63
44-04-64

Zoning Category
I-1

Tree Conservation Plan
Type II



MISS UTILITY NOTE
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LEGEND

- LOO ULTIMATE LIMITS OF DISTURBANCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PMA PRIMARY MANAGEMENT AREA LINE (PMA)
- EXISTING STREAM
- STREAM BUFFER
- NON-TIDAL WETLANDS
- WETLANDS BUFFER
- 15%-25% (K FACTOR GREATER THAN 0.35)
- 25% SLOPES
- TPF TREE PROTECTION DEVICE (UPHILL)
- SF SILT FENCE (DOWNHILL TREE PROTECTION DEVICE)
- SSF SUPER SILT FENCE
- POST RAIL FENCE
- EARTH DIKE (DOWNHILL TREE PROTECTION DEVICE)
- TREE PRESERVATION AREA SIGN
- SPECIMEN TREE
- EX. NON-SPECIMEN TREE
- TREE PRESERVATION AREAS
- REFORESTATION AREAS
- FLOODPLAIN CLEARING AREAS

GLWGutschick Little & Weber, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3939 NATIONAL DRIVE, SUITE 250 - BURTONGVILLE OFFICE PARK
BURTONGVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 410-885-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

OWNER/DEVELOPER

ATAPCO PROPERTIES, INC.
10 EAST BALTIMORE AVE
SUITE 1501
BALTIMORE, MD 21202
CONTACT: KRISTINA MACEK
410-347-7163

Rockville
Lanham
Farmingdale
Waldorf
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Lanham Office
4266 Foxboro Boulevard
Lanham, MD 20706
P 301.794.7555 F 301.794.7656
Engineering
Planning
Surveying
Environmental Services
www.LSAssociates.net

7	REVISED TREE CONSERVATION EASEMENT	RLG	12/17/13
6	REVISED PER BUILDING A-4 SITE PLAN, REFORESTATION AREAS B, C, H & J CHANGED	YOR	4/01/08
5	REVISED TO MATCH PROPOSED FLOODPLAIN, REVISED SWM POND 5, AND	CWJ	10/13/05
4	CUL-DE-SAC & PARKING LOT AT PARCEL 19	CWJ	5/25/05
3	CHANGES PER CLIENT REVISIONS	YCR	8/04/04
2	REV. PER FINAL IMPROVEMENT	BAM	5/10/04
1	REV. PER MNCPPC REVIEW COMMENTS DATED 5/10/04	BY	DATE
NO.	REVISION		
DATE: JULY, 2013	CAD STANDARDS VERSION: AUTOCAD CIVIL 3D 2011	CHK: XXX	
DES: XXX			

ADC MAP	MAP 19	GRID H-6	ZONING CATEGORY
TAX MAP 74	GRID C-4, D-3, E-3		I-1
M-NCPCC 200' SHEET			
WSSC 200' SHEET			
202 SE 08			
202 SE 08			

TREE CONSERVATION PLAN
TYPE II

MISS UTILITY NOTE

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LOTS 1 - 25, BLOCK "A"
PARCELS A - D AND OUTPARCEL "A"

STEEPLECHASE
BUSINESS PARK

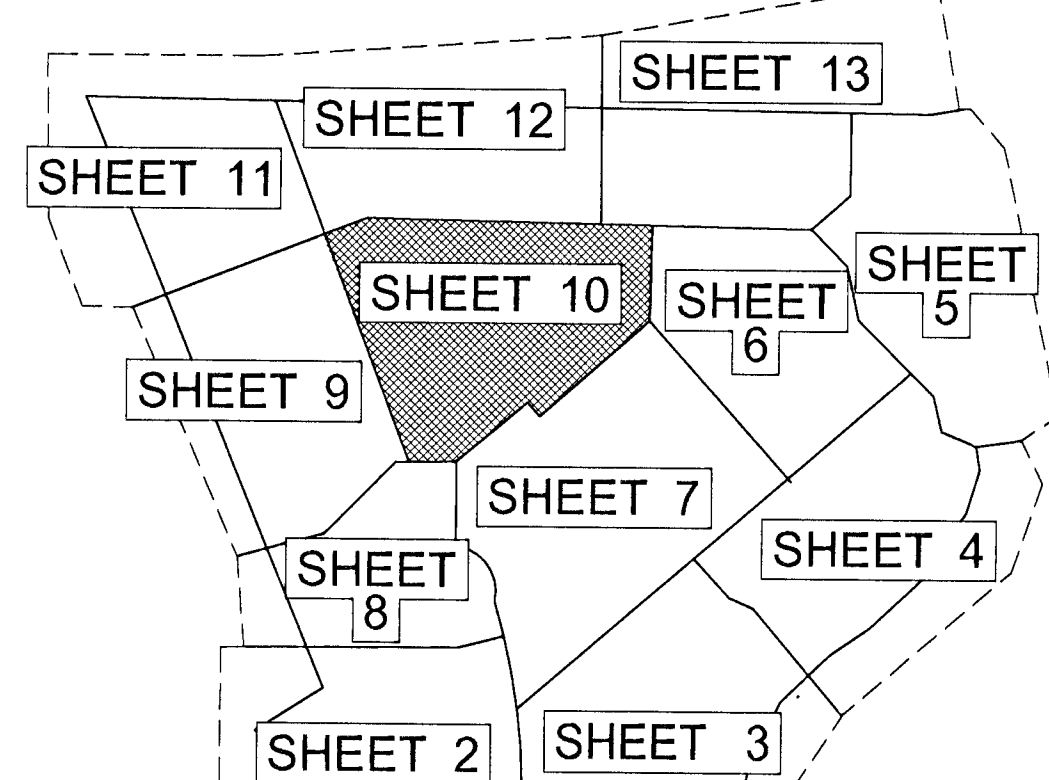
13TH / HENT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



1"=30'
SHEET 10
OF 14
G. L. W. FILE NO.
12026

- NOTE:
- THIS TCP II/128/90-01 IS FOR FINAL IMPROVEMENT
 - SEE SHEET 14A FOR OVERALL PLAN OF CONSERVATION EASEMENT REVISION.

NOTE:
THIS TCP II/128/90-01 IS FOR ROUGH GRADING ONLY. THE REFORESTATION AREAS ARE NOT CONSIDERED APPROVED ON THIS PLAN AND MUST BE SHOWN ON A REVISED TCP-II WITH BUILDING LOCATIONS AND GRADING PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT.



KEY MAP

M-NCPCC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP II / 128 / 90		
Approved by	Date	
01	ROBERT E. METZGER	5/20/04
02	ROBERT E. METZGER	9/22/04
03	ROBERT E. METZGER	11/10/06
04	K. SHOULARS	6/2/08
05	K. SHOULARS	2/4/10
06	K. SHOULARS	11/15/06
07	K. SHOULARS	12/27/13

LEGEND

	LOD	ULTIMATE LIMITS OF DISTURBANCE
	EXISTING TREE LINE	
	PROPOSED TREE LINE	
	PMA	PRIMARY MANAGEMENT AREA LINE (PMA)
	EXISTING STREAM	
	SVB	STREAM BUFFER
	WL	NON-TIDAL WETLANDS
	WB	WETLANDS BUFFER
		15%-25% (K FACTOR GREATER THAN 0.35)
		25% SLOPES
	TSF	TREE PROTECTION DEVICE (UPHILL)
	SF	SILT FENCE (DOWNHILL TREE PROTECTION DEVICE)
	SSF	SUPER SILT FENCE
		POST & RAIL FENCE
		EARTH DIKE (DOWNHILL TREE PROTECTION DEVICE)
		TREE PRESERVATION AREA SIGN
		REFORESTATION AREA SIGN
		SPECIMEN TREE
		EX. NON-SPECIMEN TREE
		TREE PRESERVATION AREAS
		REFORESTATION AREAS
		FLOODPLAIN CLEARING AREAS

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SCALE FEET
0 30 60

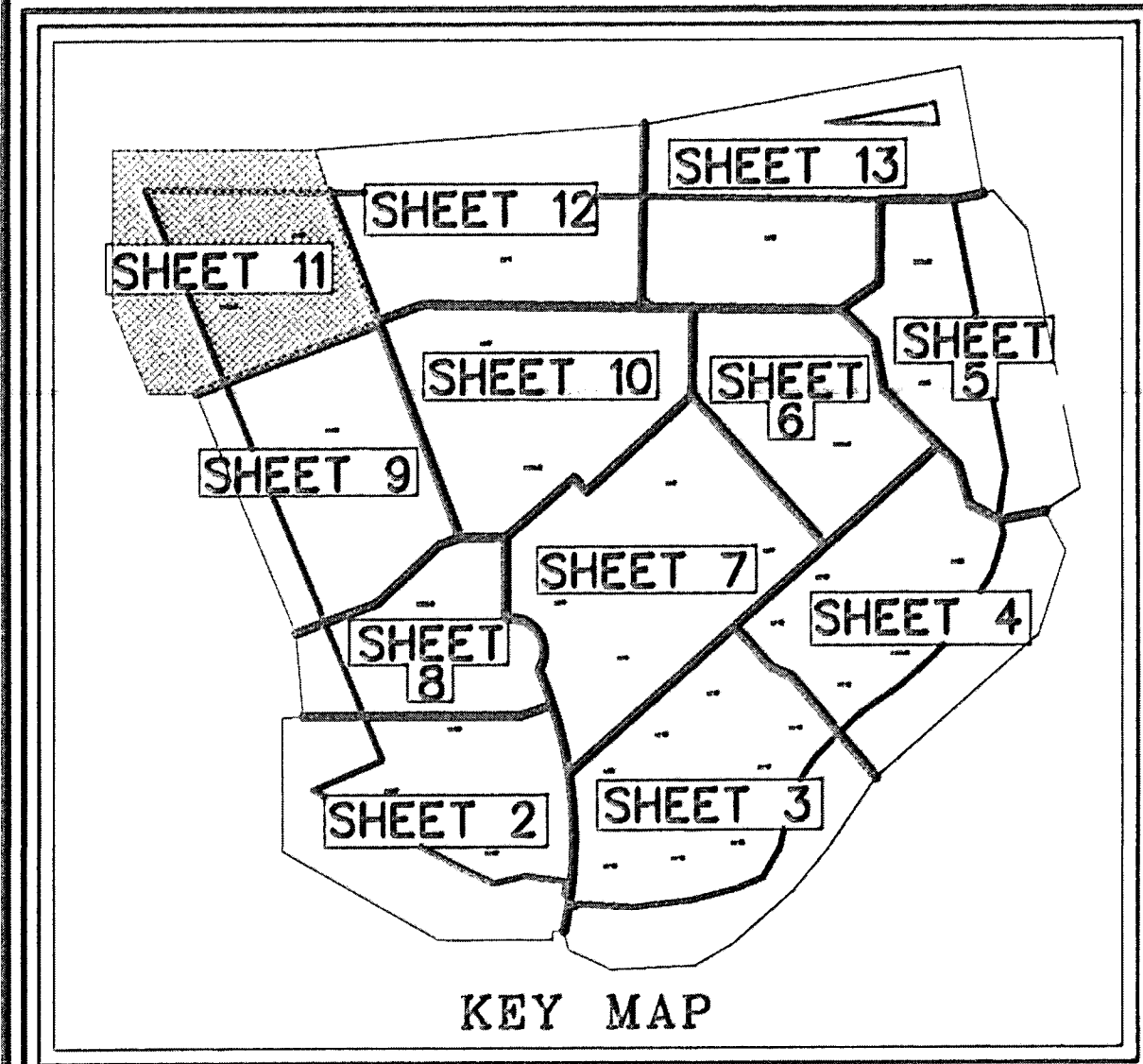
M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP II / 128 / 90-01		
Approved by	Date	
01 ROBERT E. METZGER	5/20/04	
02 ROBERT E. METZGER	9/22/04	
03 <i>Robert E. Metzger</i>	11/23/06	
04 <i>Do see con</i>		
07 <i>K. Khan</i>	12/07/13	

LOTS 1 - 25, BLOCK "A"
PARCELS A - D AND OUTPARCEL "A"

**STEEPLECHASE
BUSINESS PARK**

13TH / KENT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 11 OF 14	
PROJECT NO. 2028-00-00	



OWNER/DEVELOPER
ATAPCO RITCHIE INTERCHANGE, INC.
10 E. BALTIMORE AVENUE, SUITE 1600
BALTIMORE, MARYLAND 21202
CONTACT: KEVIN MCANDREWS
TELE.: 410-347-7185

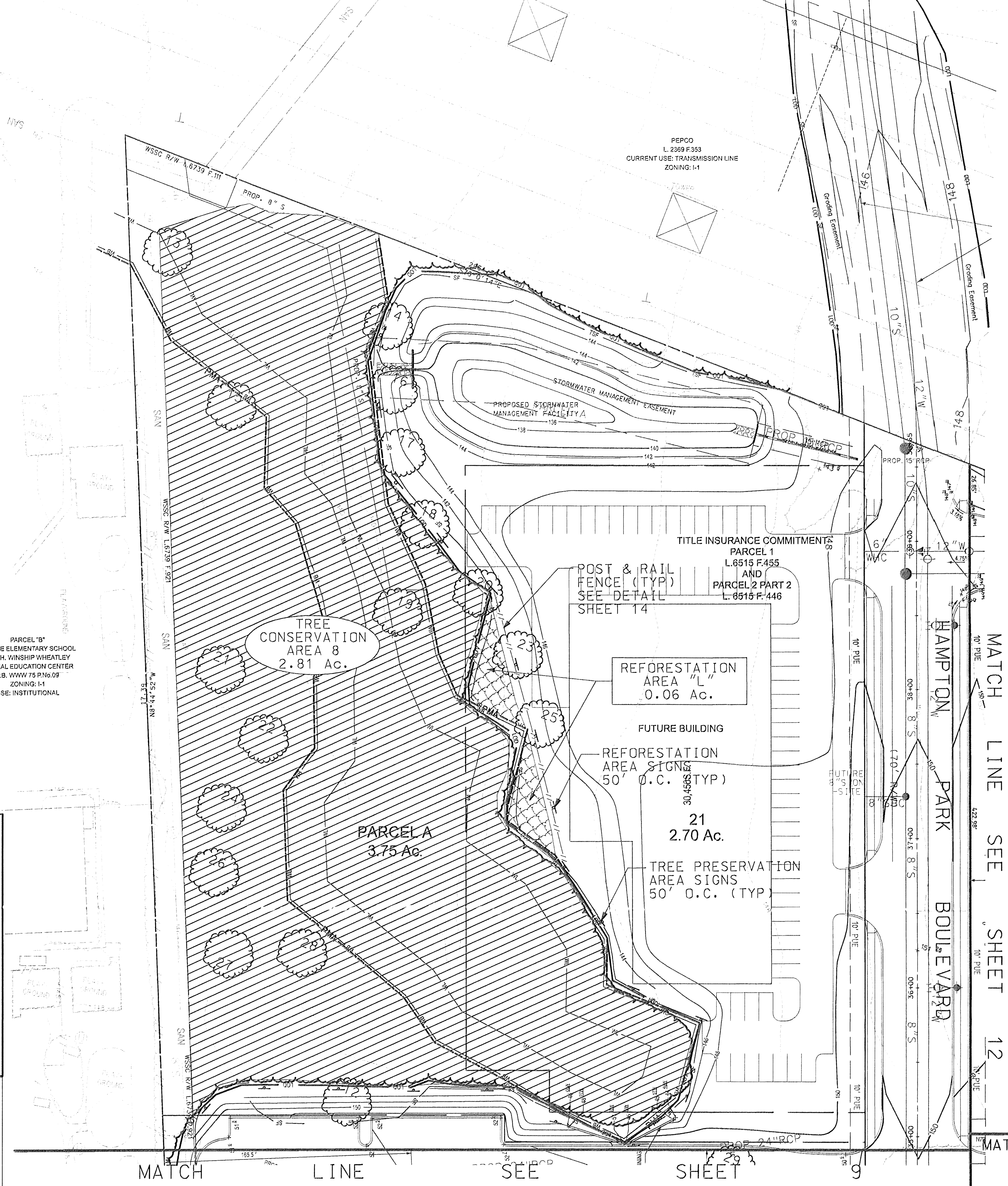
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656
www.LSAssociates.net

NO.	REVISIONS	DATE	BY	DATE	BY
1	REVISED TO MATCH PROPOSED FLOODPLAIN, REVISED SWM POND S, AND CUL-DE-SAC & PARKING LOT AT PARCEL 19	10/13/08	CWJ		
2	CHANGES PER CLIENT REVISIONS	5/28/09	CWJ		
3	REV. PER FINAL IMPROVEMENT	8/04/04	YOR		
4	UNCLIPPED COMMENTS	5/19/04	PI		
5					
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25					

**TREE CONSERVATION PLAN
TYPE II**



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 AUGMENTING 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.



PARCEL "B"
RITCHIE ELEMENTARY SCHOOL
AND H. WINSHIP WHEATLEY
SPECIAL EDUCATION CENTER
P.B. WWW 75 P.No.09
ZONING: I-1
USE: INSTITUTIONAL

TITLE INSURANCE COMMITMENTS
PARCEL 1
L.6515 F.455
AND
PARCEL 2 PART 2
L.6515 F.446

POST & RAIL
FENCE (TYP)
SEE DETAIL
SHEET 14

REFORESTATION
AREA "L"
0.06 Ac.

REFORESTATION
AREA SIGNS
50' O.C. (TYP)

21
2.70 Ac.

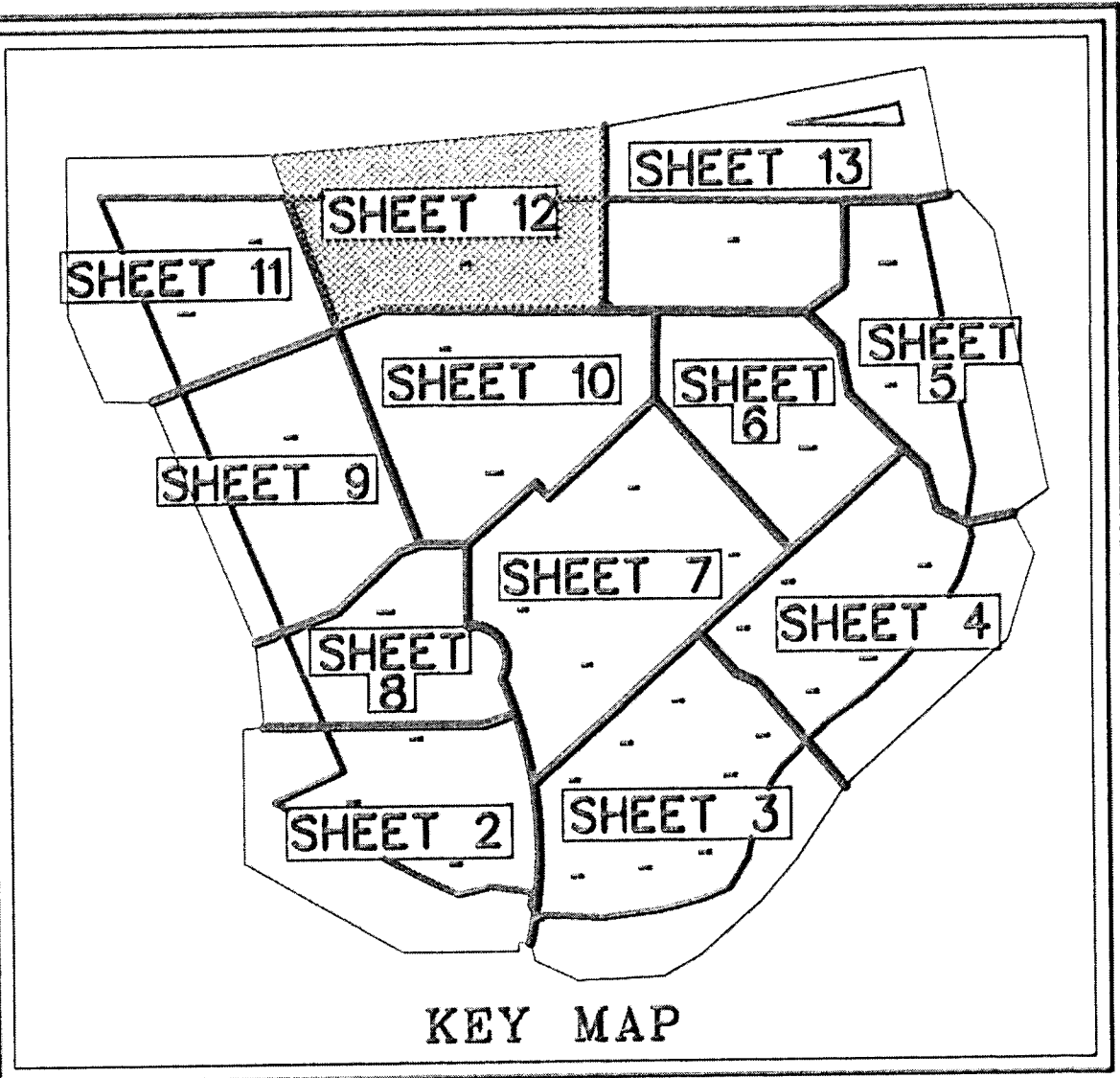
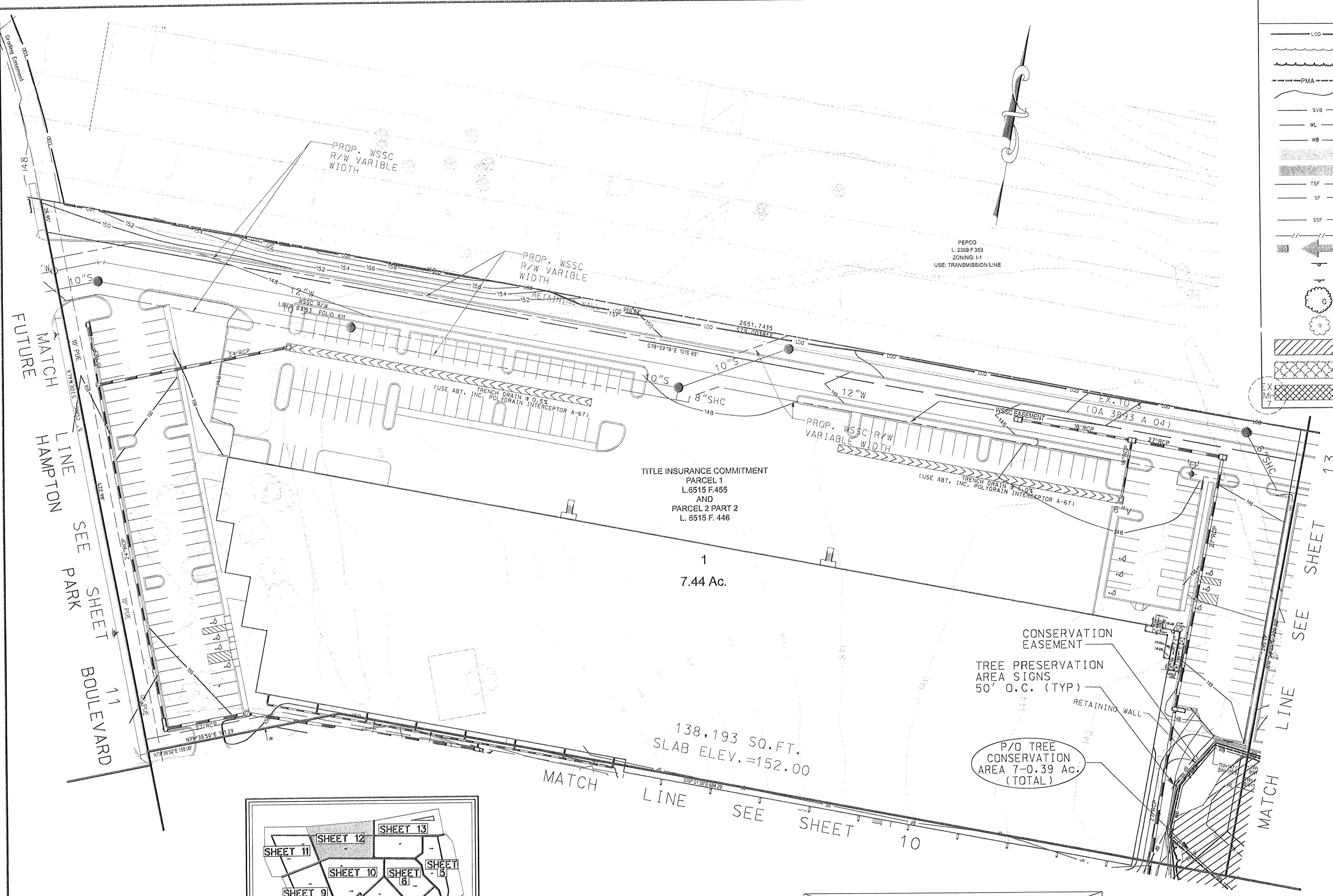
TREE PRESERVATION
AREA SIGNS
50' O.C. (TYP)

PARCEL A
3.75 Ac.

TREE
CONSERVATION
AREA 8
2.81 Ac.

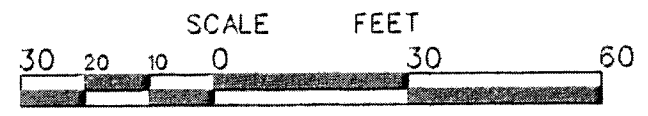
LEGEND

- LOD ULTIMATE LIMITS OF DISTURBANCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PMA PRIMARY MANAGEMENT AREA LINE (PMA)
- EXISTING STREAM
- SVB STREAM BUFFER
- WL NON-TIDAL WETLANDS
- WB WETLANDS BUFFER
- 15%-25% (K FACTOR GREATER THAN 0.35)
- 25% SLOPES
- TSF TREE PROTECTION DEVICE (UPHILL)
- SF SILT FENCE (DOWNHILL TREE PROTECTION DEVICE)
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- TREE PRESERVATION AREAS
- REFORESTATION AREAS
- FLOODPLAIN CLEARING AREAS



NOTE:
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THIS TCP II/128/90-01 IS FOR FINAL IMPROVEMENT.



M-NCPPC Prince George's County Planning Department Environmental Planning Section		
APPROVAL		
TREE CONSERVATION PLAN		
TCP II / 128 / 90		
Approved by	Date	
01 ROBERT E. METZGER	5/20/04	
02 ROBERT E. METZGER	9/22/04	
03 <i>[Signature]</i>	11/3/04	
04 <i>[Signature]</i>	12/01/04	

OWNER/DEVELOPER
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BALTIMORE, MARYLAND 21202
CONTACT: KEVIN MCANDREWS
TELE.: 410-347-7185

Lolederman Soltesz Associates, Inc.
Lanham
Frederick
Waldorf
Leonardtown
Fairfax
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

NO.	REVISIONS	DATE	BY	DATE	WSSC 200' Sheet	Zoning Category
1	REVISED TO MATCH PROPOSED FLOODPLAIN, REVISED SWM POND S. AND CUL-DE-SAC &	10/13/05	CWJ	10/13/05	202 SE 08	I-1
2	CHANGES PER CLIENT REVISIONS	5/25/05	CWJ	5/25/05	202 SE 08	I-1
3	CHANGES PER CLIENT REVISIONS	8/04/04	YGR	8/04/04	202 SE 08	I-1
4	REV. NOTE, APPROVAL BLOCK	5/19/04	PI	5/19/04	202 SE 08	I-1
5	UNCPPC COMMENTS				202 SE 08	I-1

**TREE CONSERVATION PLAN
TYPE II**



MISS UTILITY NOTE
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LOTS 1 - 25, BLOCK "A"
PARCELS A - D AND OUTPARCEL "A"

**STEEPLECHASE
BUSINESS PARK**

13TH / KENT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 12 OF 14
PROJECT NO. 2028-00-03

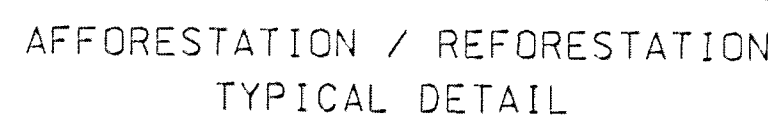
REFORESTATION MANAGEMENT NOTES

1. HERBACEOUS VEGETATION WILL BE CONTROLLED BY THE APPLICATION OF A PRE-EMERGENT HERBICIDE BEFORE TREE PLANTING IN A MANNER CONSISTENT WITH THE LABEL INSTRUCTIONS. NEED FOR SUBSEQUENT VEGETATION CONTROL WILL BE EVALUATED DURING SURVIVAL CHECKS AND APPLIED ON AN AS-NEEDED BASIS. ALL CHEMICALS AND APPLICATION PROCEDURES TO MEET ALL APPLICABLE LAWS.

Tall Fescue K31 Fescue	Sericea Laspedeza
Japanese Knotweed	Willa-a-minute Vine
Porcelline Berry	Cinnamon Vine
Wintercreeper Japanese	Honeysuckle Kudzu
Paritwinkle	Nasturtia
Russian Olive	Autumn Olive
Privet	Bush Honeysuckles
Common Buckthorn	European Buckthorn
Wineberry	Japanese Spirea
Norway Maple	Tree of Heaven
Empress Tree	Sweet Cherry

Greenbrier Blackberry

5. SEEDLINGS WILL BE STORED AND HANDLED TO PREVENT DRYING OF THE SEEDS. SEEDS WILL BE PLANTED IN THE FIELD WITHIN ONE WEEK AFTER RECEIVED OR ONE (1) WEEK BEFORE PLANTING SHALL BE HEED-ED-IN FIELD.
6. ALL TREE PLANTING SHALL BE ON A "WEATHER PERMITTING" BASIS, MEANING WEATHER CONDITIONS WILL NOT BE IN EXTREME EXCESS OF TREE TOLERANCES FOR SURVIVAL DURING HANDLING AND PLANTING. INCLUDING BUT NOT LIMITED TO:
 7. ANY TREE SHOWN BY INSPECTION WITHIN 30 DAYS OF PLANTING TO BE IMPROPERLY PLANTED SHALL BE REPLACED WITH NEW TREES OF THE SAME SPECIES AND SIZE.
 8. ANY TREE SHOWN BY INSPECTION TO BE IMPROPERLY PLANTED, OR MORE OF THE SEEDLINGS ARE IMPROPERLY PLANTED, THE ENTIRE TREE PLANTING CONTRACT SHALL BE TERMINATED AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE TREES AND THE PLANTING RE-PAID TO THE CONTRACTOR AT THE TIME OF REPLACEMENT.
 9. SURVIVAL OF AT LEAST 75% OF THE TREES/LIQUIDS AT THE END OF THE THIRD GROWING SEASON SHALL BE GUARANTEED BY THE TREE PLANTING CONTRACTOR. THE CONTRACTOR WILL NOT BE LIABLE FOR TREE LOSSES EXCEPT THOSE THAT OCCUR DURING THE FIRST TWO LOSSES BEFORE THE THREE (3) YEARS AFTER PLANTING.
10. PLANTS TO BE WATERED ONCE PER WEEK DURING PERIODS OF LOW RAINFALL.



 RED MAPLE
  SWEET GUM

 DOGWOOD
  TULIP POPLAR

_____ TPD _____ TPD _____ TREE PROTECTIVE DEVICE

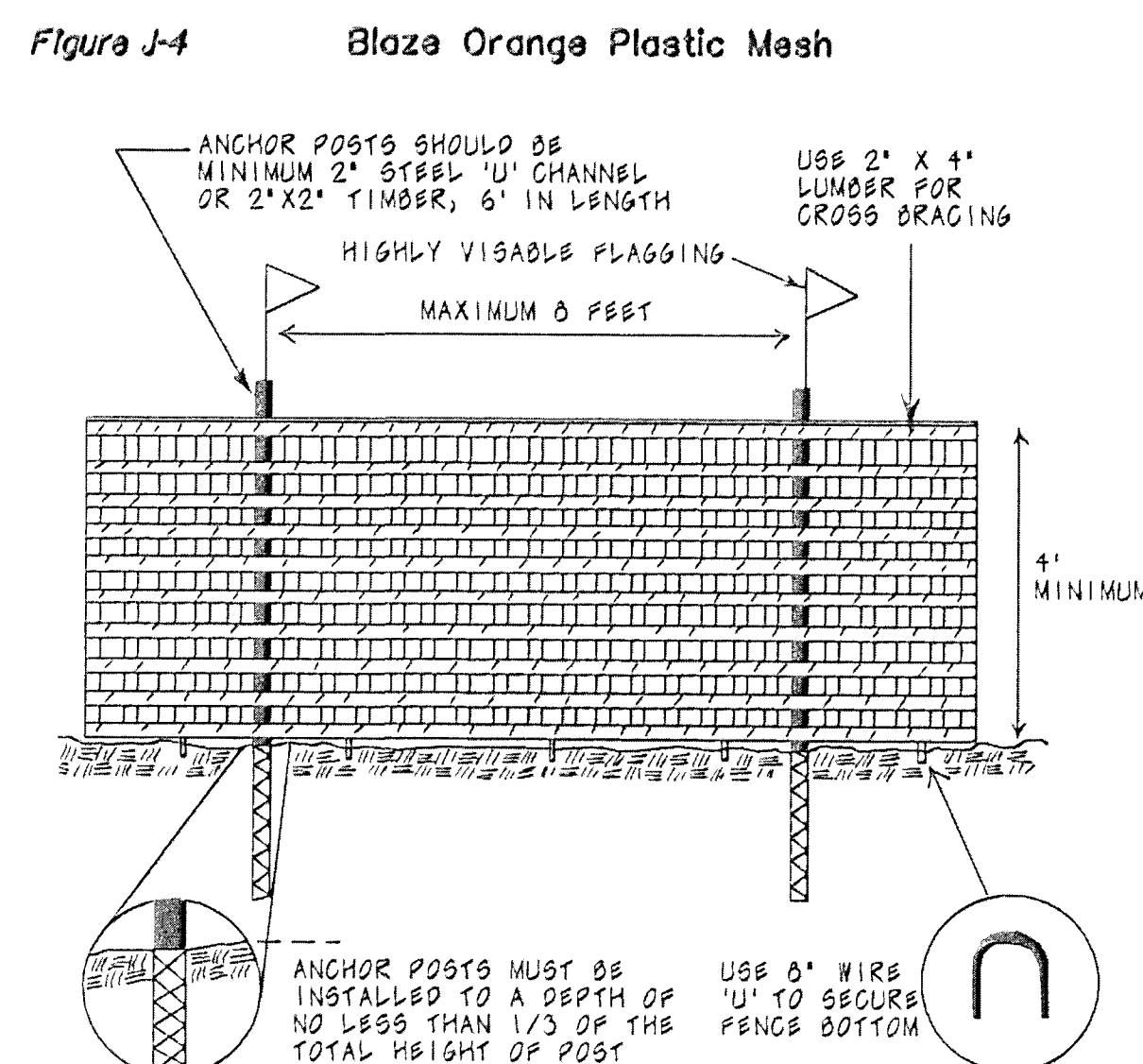
PLANT LIST/RATIO FOR SEEDLINGS

<u>SPECIES</u>	<u>NUMBER/ACRE</u>	<u>TOTAL THIS PLAN</u>
RED MAPLE	330	2914
SWEET GUM	230	2031
TULIP POPLAR	330	2914
DOGWOOD	110	972
TOTAL	1000	8831

USE BARE ROOT WHIPS TO FULFILL PLANTING REQUIREMENTS

E BARE ROOT WHIPS TO FULFILL PLANTING REQUIREMENTS

Figure J-4 Blaze Orange Plastic Mesh

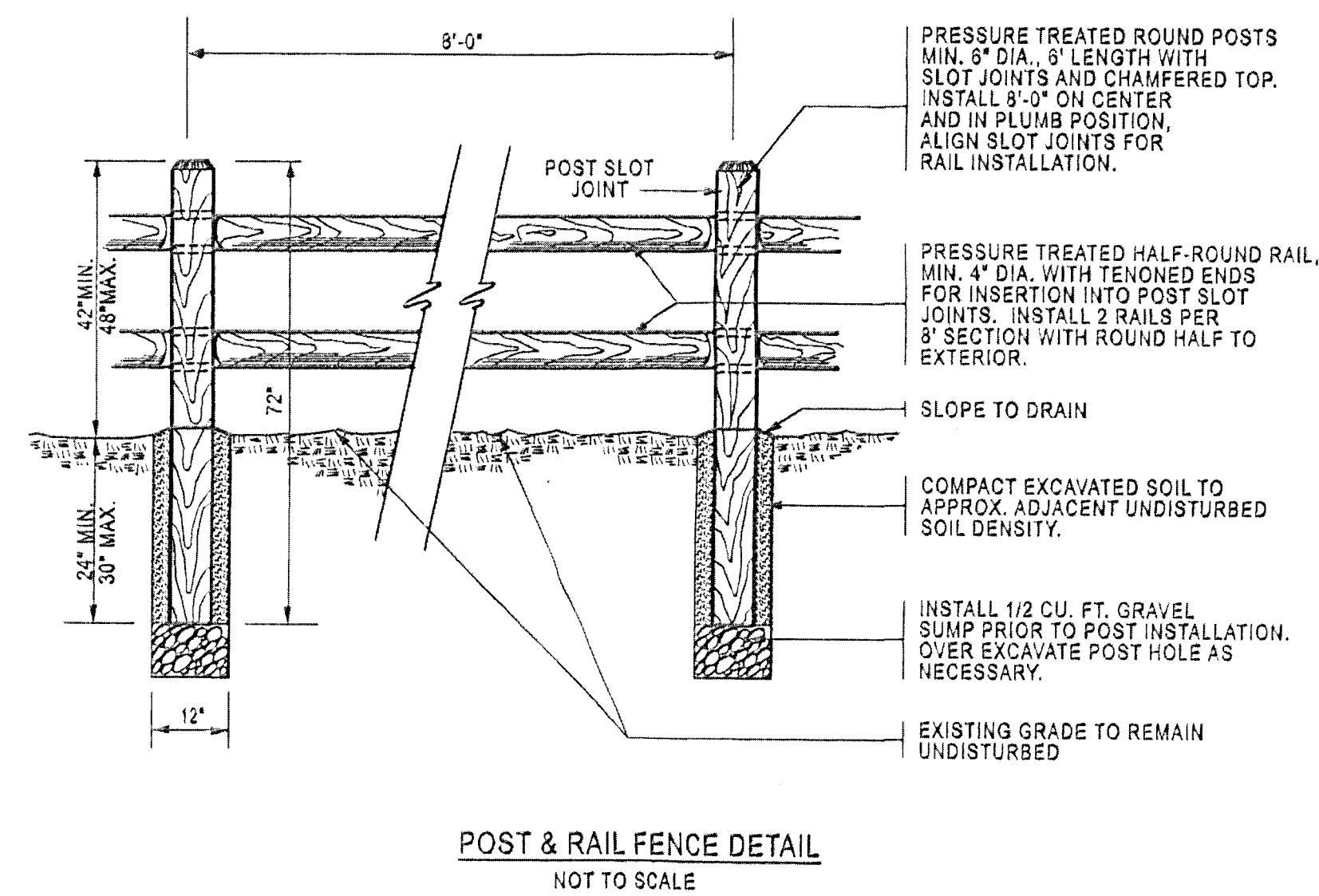


UPHILL TREE SAVE DEVICE - TSE

- Source: Prince George's County, Maryland: Woodland Conservation Map.

Standard Type II Tree Conservation Plan Notes

1. 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 \$1.50 per square foot mitigation fee.
2. The Department of Environmental Resources (DER) Inspection and Code Compliance Section (301-883-6033) must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this plan.
3. Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (i.e.: Tree Save Areas, Reafforestation Areas, Afforestation Areas or Selective Clearing Areas) located on their lot or parcel of land and their associated fines for unauthorized disturbance to these areas. Upon the start of any property, the Owner/Developer or Owner's Representative shall notify the purchaser of the property of any Woodland Conservation Areas.
4. All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities are completed.
5. The location of all Tree Protective Devices (TPD's) shown on this plan shall be flagged or staked in the field prior to the presence of the sediment and erosion control inspector from DER. Upon approval of the TPD's, the staked location shall be approved by the inspector. Installation of the TPD's may begin. TPD installation shall be completed prior to the installation of the initial sediment controls. No cutting or clearing of trees may begin before final approval of TPD installation.
6. Woodland Conservation - Tree Save Areas and/or Reafforestation Areas shall be posted and staked at the same time as the Afforestation Installation and/or start of reforestation activities. These signs shall remain in place in perpetuity.



a. Double Planting



- Insert sticks in each row from back and front to mark the correct planting depth.
- Push bottom of stick into soil, making a hole. Insert seedling and place soil on both sides of seedling.
- Push bottom of stick into soil, making a hole. Insert seedling and place soil on both sides of seedling.
- Insert sticks in 1st row. Push bottom of stick into soil. Insert seedling and place soil on both sides of seedling.
- Push bottom of stick into soil. Insert seedling and place soil on both sides of seedling.
- Push bottom of stick into soil. Insert seedling and place soil on both sides of seedling.
- Push bottom of stick into soil. Insert seedling and place soil on both sides of seedling.
- Push bottom of stick into soil. Insert seedling and place soil on both sides of seedling.

b. Correct and Incorrect Planting Depth



Correct
Insert sticks in 1st row. Push bottom of stick into soil. Insert seedling and place soil on both sides of seedling.

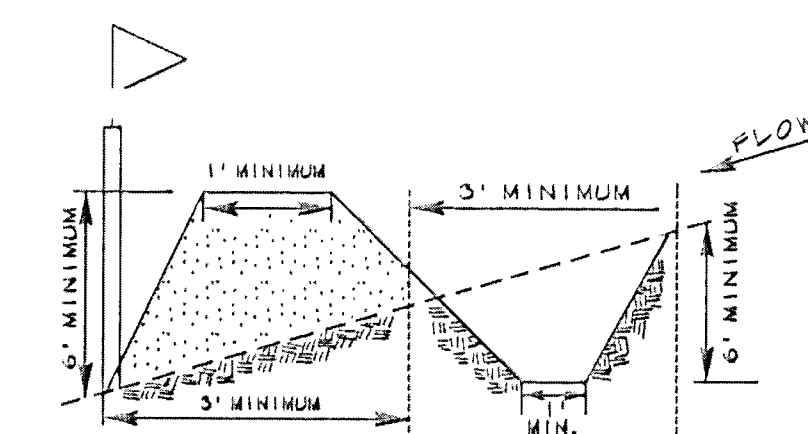


Incorrect
Too deep and roots are covered.



Incorrect
Too shallow and roots are exposed.

Earthen Dike and Swale



- Source: Prince George's County, Maryland: Woodland Conservation Manual

REFORESTATION AREA

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE LANDLAND FOREST CONSERVATION ACT OF 1991

BURY SIGN POST 2 INTO THE GROUND

MOUNT SIGN WITH NAILS OR TACKS TO WOODEN POST

FOREST
RETENTION
AREA

MACHINERY, DUMPING
OR STORAGE OF
ANY MATERIALS IS
PROHIBITED

VIOLATORS ARE SUBJECT TO
FINES AS IMPOSED BY THE
WYOMING FOREST
CONSERVATION ACT OF
1981

MOUNT SIGN
WITH NAILS
OR TACKS TO
WOODEN POSTS

BURY SIGN
POST 2'
INTO THE
GROUND

NOTE:
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GRADING ONLY. THE REFORESTATION
AREAS ARE NOT CONSIDERED APPROVED
ON THIS PLAN AND MUST BE SHOWN ON
A REVISED TCP II WITH BUILDING
LOCATIONS AND GRADING PRIOR TO
ISSUANCE OF THE FIRST BUILDING PERMIT.

THIS TCP II/128/90-01 IS FOR
FINAL IMPROVEMENT.

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII / 128 / 90 [redacted]		
Approved by		Date
01	ROBERT E. METZGER	5/20/04
02	ROBERT E. METZGER	9/22/04
03	<i>Robert E. Metzger</i>	11/30/05
04	<i>06 Cop cone</i>	
05	<i>K. Shaw</i>	10/27/03

	Loliederman Soltesz Associates, Inc.	Rockville Lanham Frederick Waldorf Leonardtown Fairfax
	LANHAM OFFICE 4266 Forbes Boulevard Lanham, MD 20706 t. 301.794.7555 f. 301.794.7656	
	Engineering Planning Surveying Environmental Sciences	www.LSAssociates.net

				Copyright 200 The Map People Permittee Use Number 2103064	
				Page 19 of 146	Zoning Category: Tax Map
5	REVISED TO MATCH PROPOSED FLOODPLAIN. REVISED SWM POND 5. AND CUL-DE-SAC & PARKING LOT AT PARCEL 19	CWJ	10/15/08	GRID: C3-D3-E3 F3-G3-H3	[-1]
2	REV. FOR FINAL IMPROVEMENT	YJR	8/04/04	UNICPPD 200 Sheet	
1	INCCPD COMMENTS			202 SE 08	
NO.		REVISIONS	BY	DATE	WSSO 200 Sheet
DATE: FEBRUARY, 2004	CAD Standards Version:	MICROSTATION 8.1			202 SE 08

TREE CONSERVATION PLAN TYPE II DETAILS AND SPECIFICATIONS



MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXISTENCE AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MUS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. CLEARANCES ARE NOT SHOWN ON THIS PLAN. FOR TWELVE (12) INCHES, HOWEVER, LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

STEEPLECHASE
BUSINESS PARK

13TH / KENT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



ONE INCH

1" = AS NOTED

SHEET 14

OF 14

PROJECT NO.

