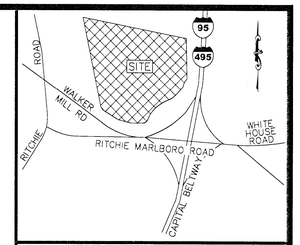
TREE CONSERVATION PLAN – TYPE II

STEEPLECHASE BUSINESS PARK

KENT (13TH) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND



VICINITY MAP

NOT TO SCALE

Woodland Conservation Worksheet
for
Prince George's County

Zone:	I-1		
Gross Tract:	110.28		
Floodplain:	10.47		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	99.81	0.00	0.00

*Include acreage in the corresponding columns for each zone.

Property Description or Subdivision Name:	STEEPLECHASE BUSINESS PARK
Is this site subject to the 1989 Ordinance?	N
Reforestation Requirement Reduction Questions	
Is this one (1) single family lot? (y,n)	N
Are there prior TCP approvals which include a combinationof this lot and/or other lots. (y,n)	N
Is this a Mitigation Bank	N
Break-even Point (presevation) =	14.97 acres
Clearing permitted w/o reforestion=	-3.13 acres

Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland		11.84	7.86	
Woodland Conservation Threshold (NTA) =	15.00%	14.97		
Smaller of a or b		11.84		
Woodland above WCT		0.00		
Woodland cleared		9.87	1.18	0.00
Smaller of d or e		0.00		
Clearing above WCT (0.25 : 1) replacement requirement		0.00		
Clearing below WCT (2:1 replacement requirement)		9.87		
Afforestation Threshold (AFT) =	15.00%	3.13		
Off-site Mitigation being provided on this property		0.00		
Woodland Conservation Required		26.00		

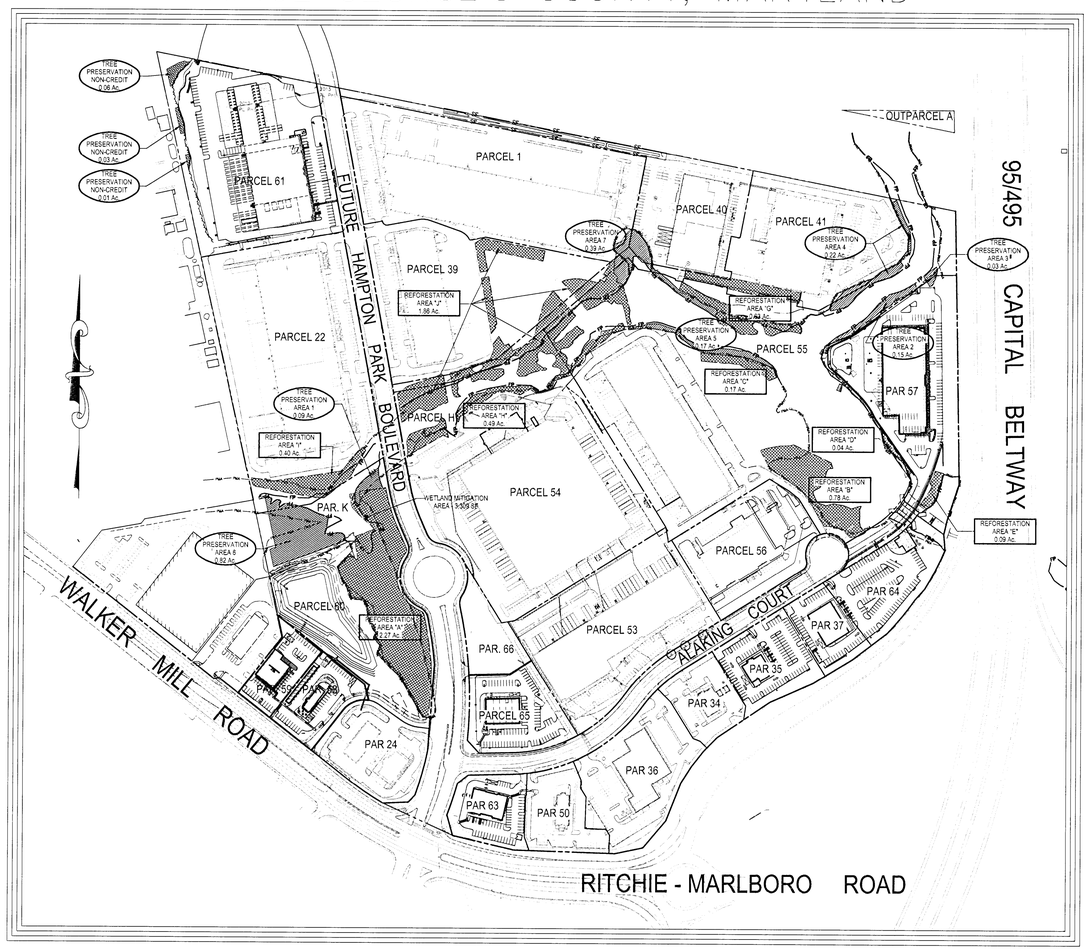
Woodland Conservation Provided:	(acres)	
Woodland Preservation	1.87	
Afforestation / Reforestation	6.73	
Area approved for fee-in-lieu	0.70	$9,147.60
Credits for Off-site Mitigation on another property	16.70	
Off-site Mitigation (preservation) being provided on this property	0.00	
Off-site Mitigation (afforestation) being provided on this property	0.00	
Total Woodland Conservation Provided	26.00	

Area of woodland not cleared 1.97 acres
Woodland retained not part of requirements: 0.10 acres

Prepared by:

Signed Date

Revised 7-1-06



INDEX OF SHEETS

DESCRIPTION	SHEET No.
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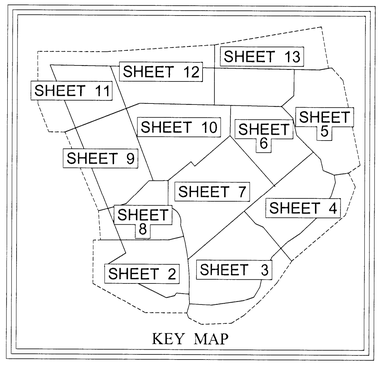
LEGEND

- 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)
- POST RAIL FENCE
- EARTH DIKE (DOWNHILL TREE PROTECTION DEVICE)
- TREE PRESERVATION AREA SIGN
- SPECIMEN TREE
- EX. NON-SPECIMEN TREE
- TREE PRESERVATION AREAS
- TREE PRESERVATION AREAS NON-CREDIT
- REFORESTATION AREAS
- FLOODPLAIN CLEARING AREAS

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	



KEY MAP

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	REVIEWR'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	REVIEWR'S INITIALS	CERTIFICATION DATE
	7-11-06	KW	3-7-07
01	7-23-07	SA	11-14-07

TREE PRESERVATION 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.
TOTAL	1.87 Ac.

TREE REFORESTATION AREAS

DESG.	AREA
A	2.27 Ac.
B	0.78 Ac.
C	0.17 AC.
D	0.04 Ac.
E	0.09 Ac.
F	0.00 Ac. *
G	0.63 Ac.
H	0.49 Ac.
I	0.40 Ac.
J	1.86 Ac.
TOTAL	6.73 Ac.

* REFORESTATION AREA F HAS BEEN DELETED.

LANDSCAPE ARCHITECT 807 1/27/17 KEVIN LASHMUTKA STATE OF MARYLAND

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

REV. No.	APPROVED BY	DATE	ASSOCIATED CASE	
	JIM STASZ	8/07/90		
01	ROBERT E. METZGER	5/20/04		
02	ROBERT E. METZGER	9/22/04		
03	ROBERT E. METZGER	11/10/06	DSP-05044	PGCPB No. 05-240
04	KATINA SHOULARS	6/2/08	DSP-05044/03	PLANNING DIRECTOR
05	KATINA SHOULARS	2/4/10		
06	KATINA SHOULARS	11/15/06	DSP-05044/05	
07	KATINA SHOULARS	12/27/13	STAFF LEVEL	
08	MEGAN K. REISER	6/30/14	STAFF LEVEL	
09	MEGAN K. REISER	11/13/14	STAFF LEVEL	
10	Megan K Reiser	2/14/17	DSP-16023	PGCPB No. 16-139

~~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
NOTE: TCPII REVISION #08 APPLIES TO SHEETS 1, 7, 8, 10, & 14A ONLY
NOTE: TCPII REVISION #09 APPLIES TO PARCEL 61 (FORMERLY PARCELS 'A' & 21)
NOTE: TCPII REVISION #10 APPLIES TO PARCEL 65 (PER DSP-16009), PARCEL 57 (PER DSP-16023) & FLOODPLAIN DELINEATION CHANGE ON PARCEL 57

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
PROJECT NAME: STEEPLECHASE 95 INTERNATIONAL BUSINESS PARK, BUILDING H, PARCEL 57
PROJECT NUMBER: DSP-16023
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

FLOODPLAIN NOTE:
THE 100 YEAR FLOODPLAIN SHOWN ON THIS PLAN IS TAKEN FROM FLOODPLAIN STUDY 990014 WHICH WAS APPROVED ON MARCH 11, 2005. UPDATED FPS APPROVAL APRIL 15, 2016.

OWNER/DEVELOPER

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

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

NO.	REVISION	BY	DATE
12	REV. PAR. 57 PER DSP, REV. PAR. 65 PER DSP, UPDATED PARCEL NUMBERS & REV. FLOODPLAIN DELINEATION ON PARCEL 57	KAB	1/16/17
11	REVISED BUILDING D	RLG	7/18/14
10	REVISED TREE CONSERVATION EASEMENT	RLG	2/19/14
9	REVISED TREE CONSERVATION EASEMENT	RLG	12/17/11
8	REVISION FOR TIRE PLUS SEWER OUTFALL	CJV	10/20/11
7	REVISION FOR NFCU BLDG.	YOR	2/10/09
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 CUL-DE-SAC & PARKING LOT AT PARCEL 19	CWJ	10/13/05
4	CHANGES DUE TO CLIENT REVISIONS	CWJ	5/25/05
3	ADDED OFFSITE CREDIT SITES	YOR	9/10/04
2	REV. PER FINAL IMPROVEMENT	YOR	8/4/04
1	REV. PER MNCPPC REVIEW COMMENTS DATED 5/10/04		5/11/04

DATE: JULY, 2013 | CAD STANDARDS VERSION: AUTOCAD CIVIL 3D 2011
DES. MAJ | DRN. AWL | CHK. MAJ

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

COVER SHEET
TREE CONSERVATION PLAN
TYPE II

MISS UTILITY NOTE

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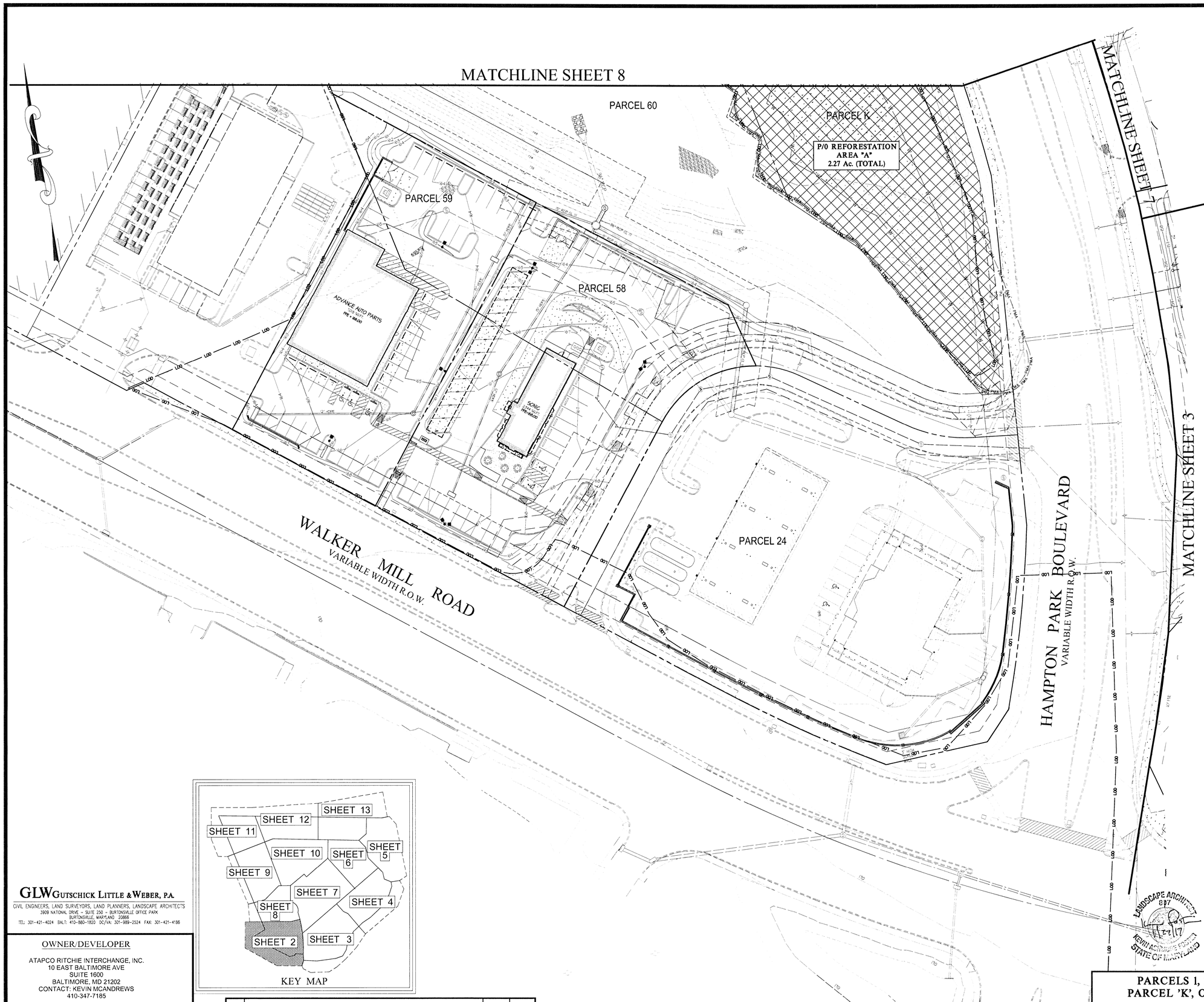
PARCELS 1, 22, 24, 34-37, 39-41, 50, 53-61 & 63-66
PARCEL 'K', OUTLOT "A" AND OUTPARCEL "A"

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

1"=500'

SHEET 1 OF 14

G. L. W. FILE No. 12026



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- PROPOSED TREE LINE
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- WB — WETLANDS BUFFER
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M-NCPPC APPROVAL

PROJECT NAME: STEEPLECHASE 95 INTERNATIONAL BUSINESS PARK, BUILDING H, PARCEL 57

PROJECT NUMBER: DSP-16023

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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PROJECT NAME: STEEPLECHASE BUSINESS PARK				PROJECT NAME: STEEPLECHASE BUSINESS PARK			
PROJECT NUMBER: DSP-05044				PROJECT NUMBER: DSDS-641			
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	7-11-06	KW	3-7-07		7-23-07	SA	11-14-07
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Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 128 / 90

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10	Megan K Reiser 2/14/17		DSP-16023	PGCPB No. 16-139

LANDSCAPE ARCHITECT 897 KEVIN A. CHUNTE EVANS 12-22-17 STATE OF MARYLAND

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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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
GRID C-3, D-3, E-3
GRID C-4, D-4, E-4
ZONING CATAGORY I-1
M-NCPPC 200' SHEET 202 SE 08
WSSC 200' SHEET 202 SE 08

TREE CONSERVATION PLAN TYPE II

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PARCEL 'K', OUTLOT "A" AND OUTPARCEL "A"

STEEPLECHASE BUSINESS PARK

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

SCALE 1"=30'
SHEET 2 OF 14
G. L. W. FILE No. 12026

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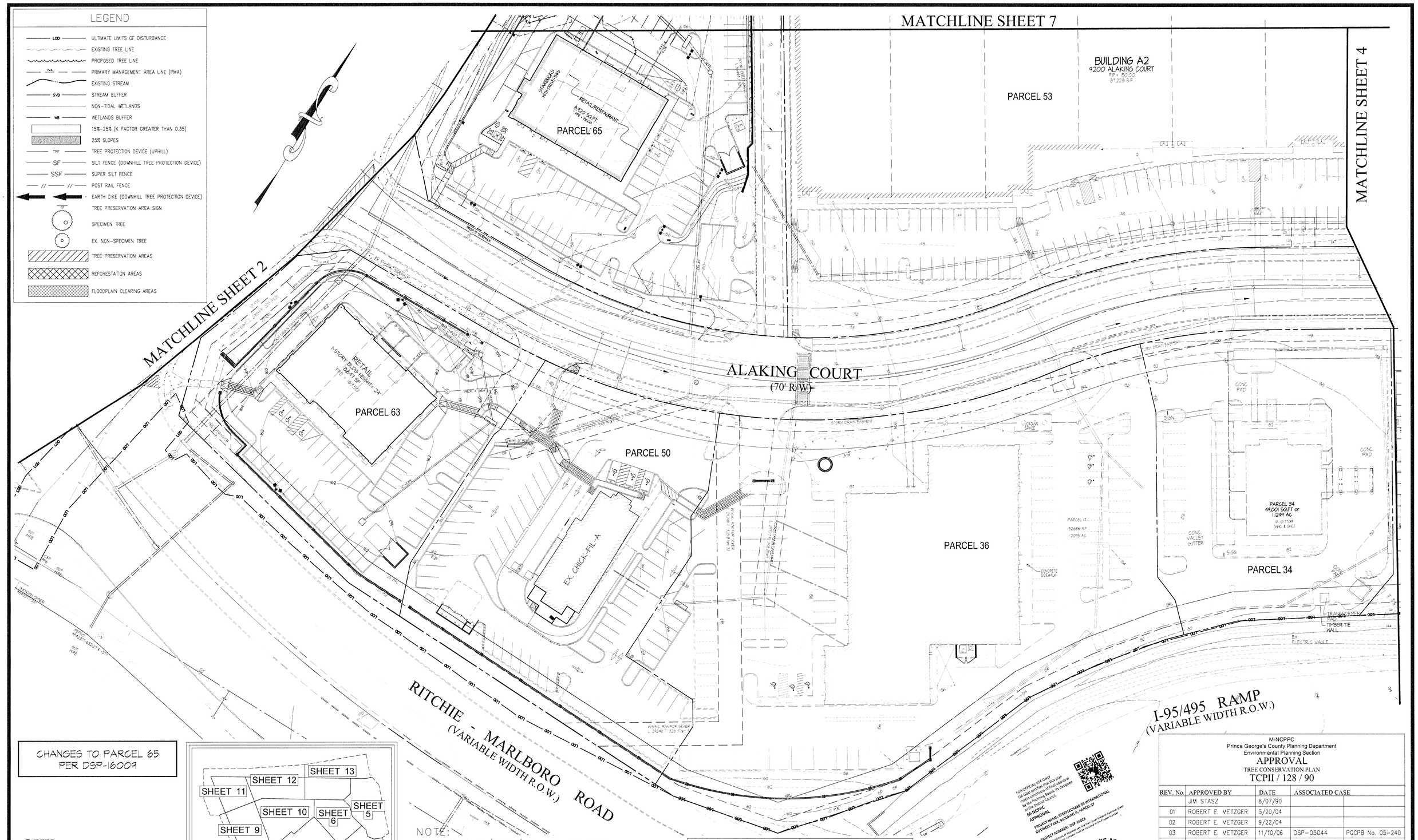
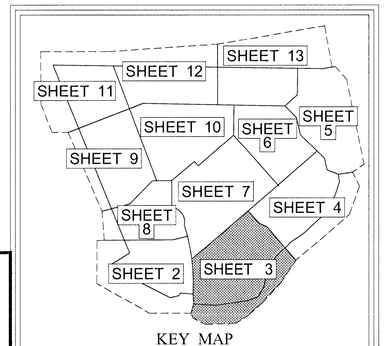


CHANGES TO PARCEL 65
PER DSP-16009



KEY MAP

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PROJECT NAME: STEEPLECHASE BUSINESS PARK				PROJECT NAME: STEEPLECHASE BUSINESS PARK			
PROJECT NUMBER: DSP-05044				PROJECT NUMBER: DSDS-541			
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			
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M-NCPPC
APPROVAL
PROJECT NAME: STEEPLECHASE BS INTERNATIONAL BUSINESS PARK, BUILDING K, PARCEL 27
PROJECT NUMBER: DSP-16023
For Certificate of Approval, see Site Plan Cover Sheet or Approval Sheet. Revision Markings must be located in the Owner's Notes Section.

LANDSCAPE ARCHITECT 807 KEVIN ROCHE BURNS STATE OF MARYLAND 12/27/17

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

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	JIM STASZ	8/07/90		
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NO.	REVISION	BY	DATE
10	REV. PAR. 57 PER DSP, REV. PAR. 65 PER DSP, UPDATED PARCEL NUMBERS & REV. FLOODPLAIN DELINEATION ON PARCEL 57	KAB	01/16/17

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

TREE CONSERVATION PLAN TYPE II

MISS UTILITY NOTE

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PARCELS 1, 22, 24, 34-37, 39-41, 50, 53-61 & 63-66
PARCEL 'K', OUTLOT "A" AND OUTPARCEL "A"

STEEPLECHASE BUSINESS PARK

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

1"=30'
SHEET 3 OF 14
G. L. W. FILE No. 12026

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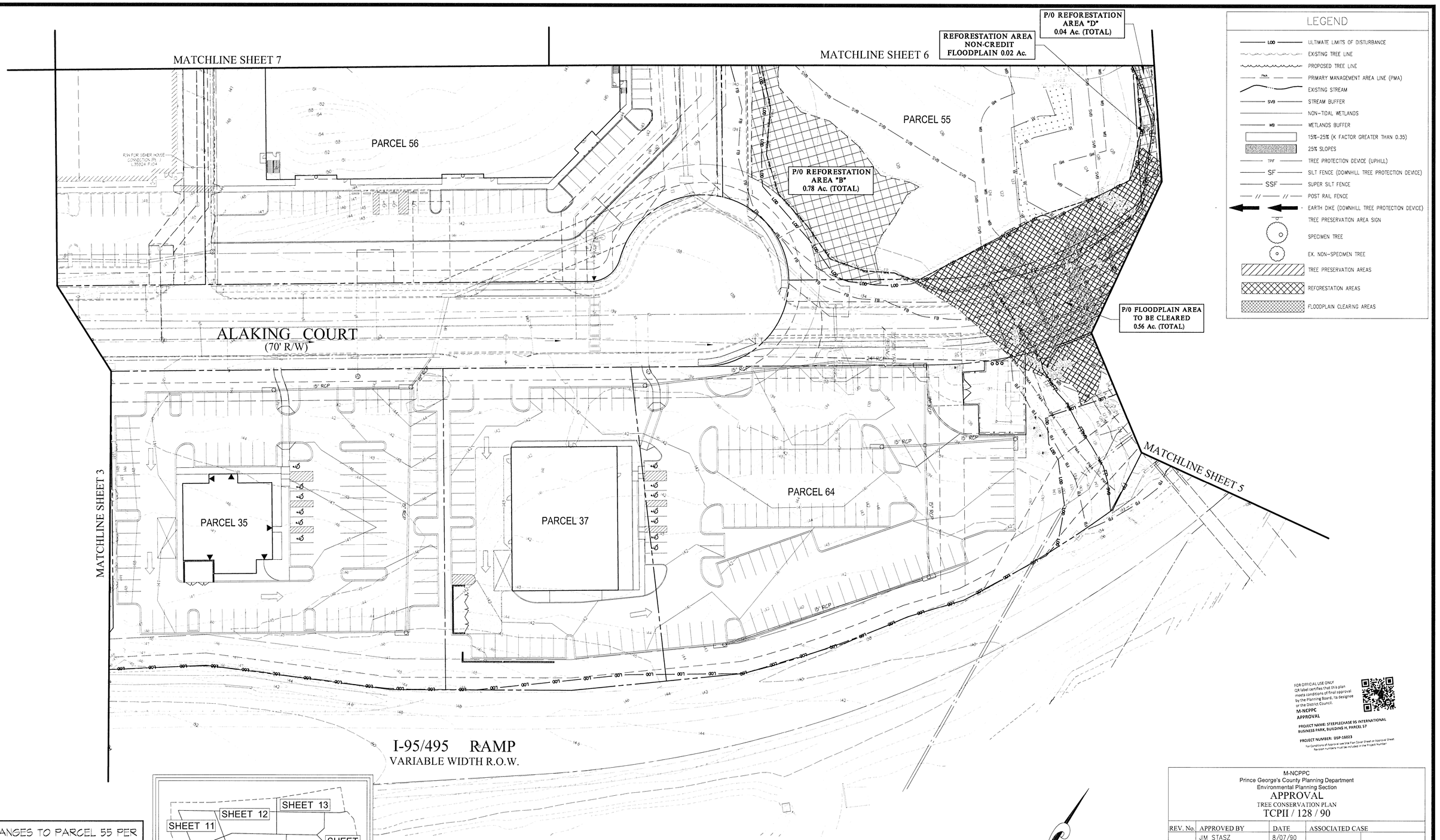

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M-NCPPC
APPROVAL
PROJECT NAME: STEEPLECHASE 95 INTERNATIONAL BUSINESS PARK, BUILDING H, PARCEL 57
PROJECT NUMBER: DSP-16023
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

CHANGES TO PARCEL 55 PER FLOODPLAIN CHANGE AND PARCEL 57 PER DSP-16023

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

OWNER/DEVELOPER

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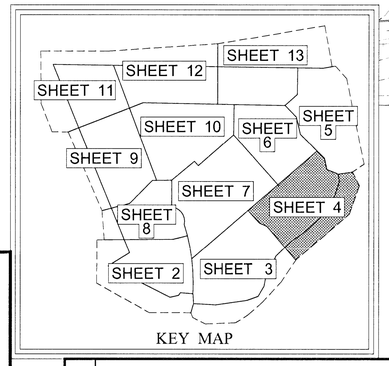
10 EAST BALTIMORE AVE
SUITE 1600
BALTIMORE, MD 21202
CONTACT: KEVIN MCANDREWS
410-347-7185



KEY MAP

NOTE:
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M-NCPPC APPROVALS				M-NCPPC APPROVALS			
PROJECT NAME: STEEPLECHASE BUSINESS PARK				PROJECT NAME: STEEPLECHASE BUSINESS PARK			
PROJECT NUMBER: DSP-05044				PROJECT NUMBER: DSDS-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
	7-11-06	KW	3-7-07		7-23-07	SA	11-14-07
01	7-23-07	SA	11-14-07				

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

REV. No.	APPROVED BY	DATE	ASSOCIATED CASE	
	JIM STASZ	8/07/90		
01	ROBERT E. METZGER	5/20/04		
02	ROBERT E. METZGER	9/22/04		
03	ROBERT E. METZGER	11/10/06	DSP-05044	PGCPB No. 05-240
04	KATINA SHOULARS	6/2/08	DSP-05044/03	PLANNING DIRECTOR
05	KATINA SHOULARS	2/4/10		
06	KATINA SHOULARS	11/15/06	DSP-05044/05	
07	KATINA SHOULARS	12/27/13	STAFF LEVEL	
08	MEGAN K. REISER	6/30/14	STAFF LEVEL	
09	MEGAN K. REISER	11/13/14	STAFF LEVEL	
10	Megan K Reiser	2/14/17	DSP-16023	PGCPB No. 16-139

LANDSCAPE ARCHITECT 807 KEVIN ANTHONY FOSTER STATE OF MARYLAND 2/14/17

PARCELS 1, 22, 24, 34-37, 39-41, 50, 53-61 & 63-66
PARCEL 'K', OUTLOT "A" AND OUTPARCEL "A"

Heidermann Soltesz Associates, Inc.
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Engineering
Planning
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Environmental Services
Rockville
Frederick
Waldorf
Leonardtown
Fairfax
www.LSAssociates.net

NO.	REVISION	BY	DATE
10	REV. PAR. 57 PER DSP, REV. PAR. 65 PER DSP, UPDATED PARCEL NUMBERS & REV. FLOODPLAIN DELINEATION ON PARCEL 57.	KAB	01/16/17

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 CATAGORY
GRID C-3, D-3, E-3 GRID C-4, D-4, E-4	I-1
M-NCPPC 200' SHEET 202 SE 08	
WSSC 200' SHEET 202 SE 08	

TREE CONSERVATION PLAN TYPE II

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

1"=30'
SHEET 4 OF 14
G. L. W. FILE No. 12026

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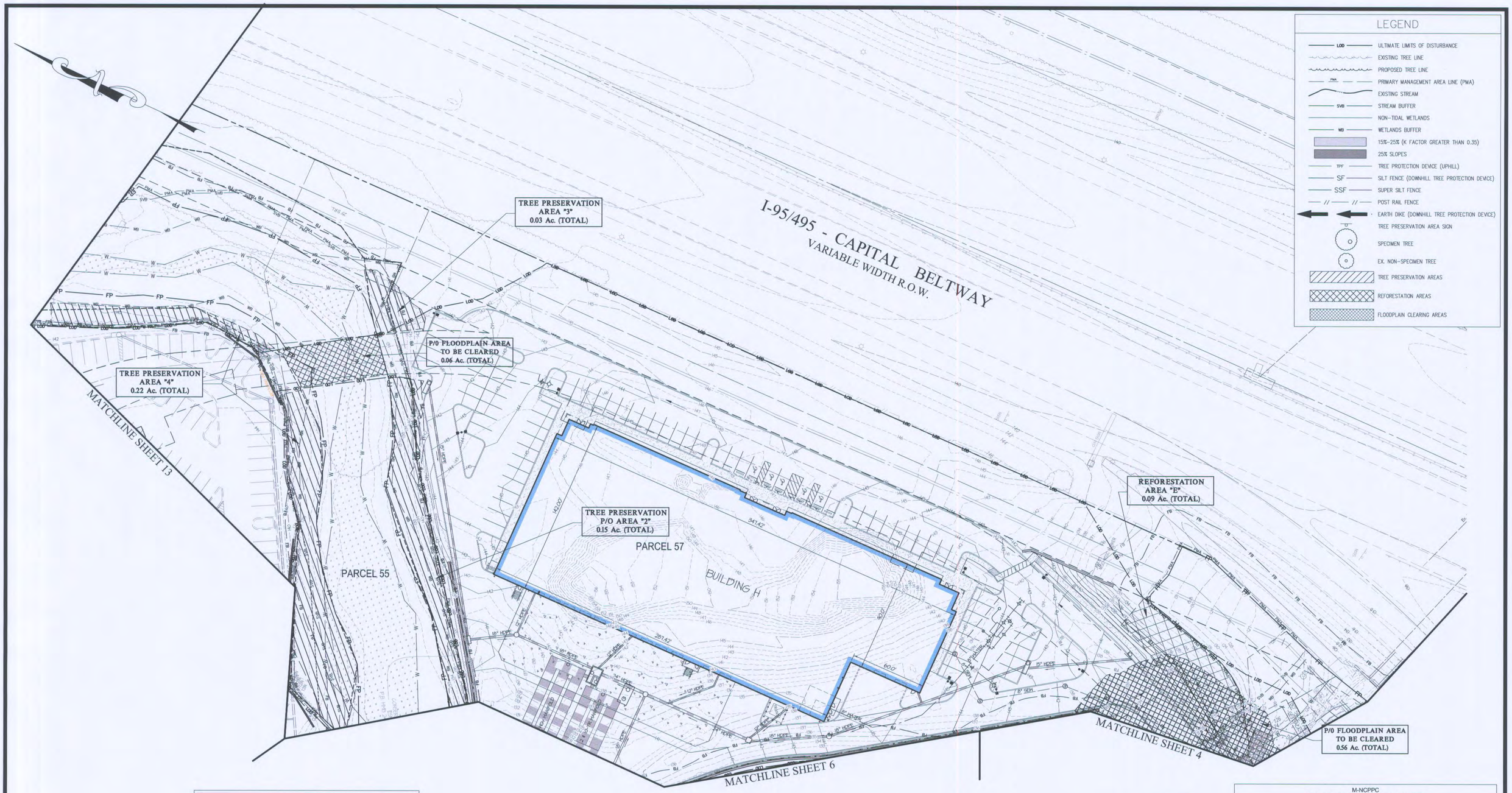

CHANGES TO PARCEL 57 PER DSP-16023

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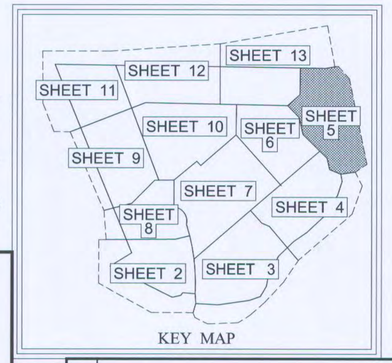

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PROJECT NUMBER: DSP-05044			
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01	7-23-07	SA	11-14-07

M-NCPPC APPROVALS			
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PROJECT NUMBER: DSDS-641			
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M-NCPPC APPROVAL
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PROJECT NUMBER: DSP-16023
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

LANDSCAPE ARCHITECT 807 KEVIN ASHMORE FOSTER STATE OF MARYLAND 2/21/17

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

REV. No.	APPROVED BY	DATE	ASSOCIATED CASE	
	JIM STASZ	8/07/90		
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02	ROBERT E. METZGER	9/22/04		
03	ROBERT E. METZGER	11/10/06	DSP-05044	PGCPB No. 05-240
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05	KATINA SHOULARS	2/4/10		
06	KATINA SHOULARS	11/15/06	DSP-05044/05	
07	KATINA SHOULARS	12/27/13	STAFF LEVEL	
08	MEGAN K. REISER	6/30/14	STAFF LEVEL	
09	MEGAN K. REISER	11/13/14	STAFF LEVEL	
10	Megan K Reiser	2/14/17	DSP-16023	PGCPB No. 16-139

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NO.	REVISION	BY	DATE
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DATE: JULY, 2013 | CAD STANDARDS VERSION: AUTOCAD CIVIL 3D 2011
DES. XXX | DRN. XXX | CHK. XXX

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

TREE CONSERVATION PLAN TYPE II

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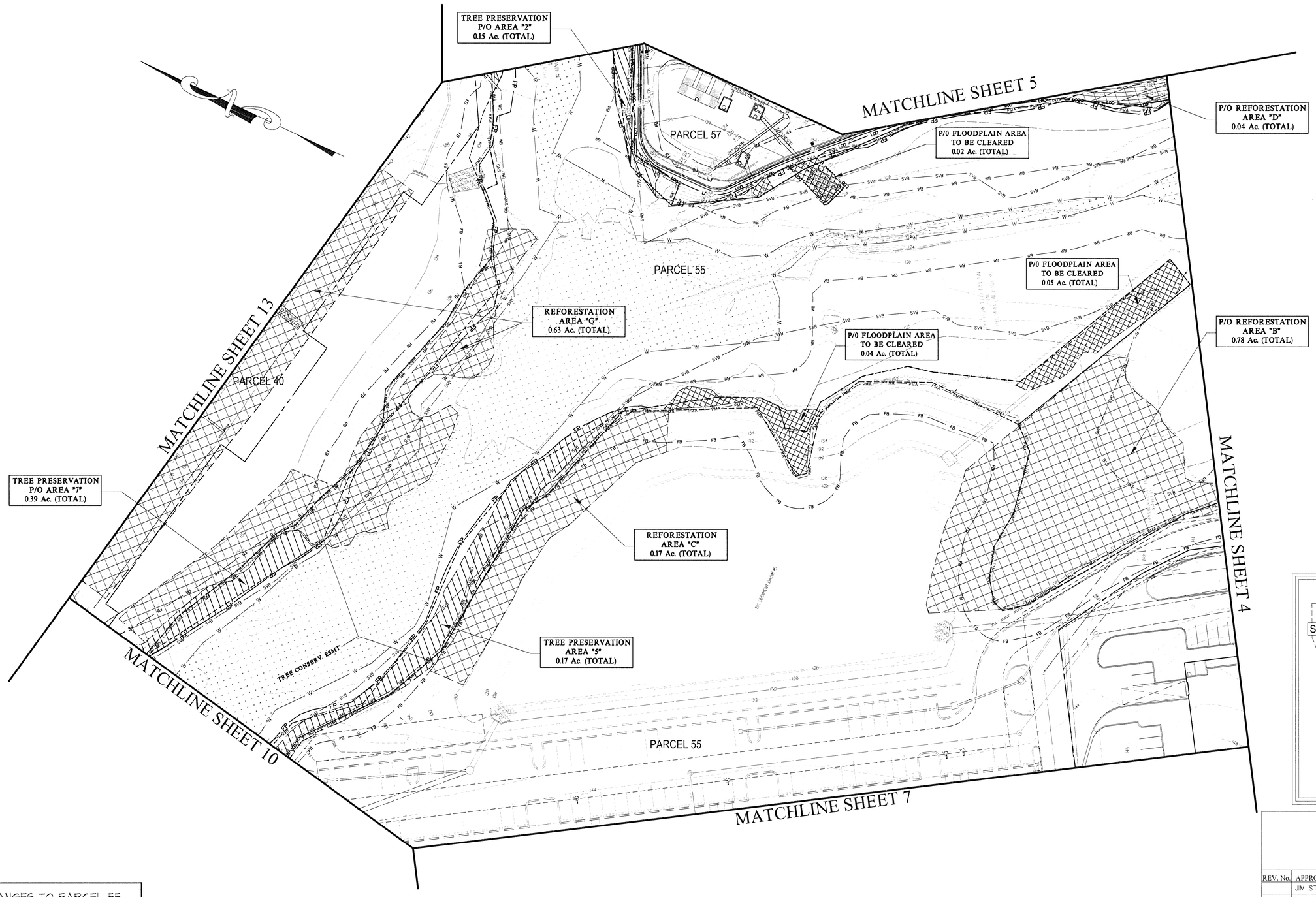
STEEPLECHASE BUSINESS PARK

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

1" = 30'
SHEET 5 OF 14
G. L. W. FILE No. 12026

CGLW 2013



LEGEND

- ULTIMATE LIMITS OF DISTURBANCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PRIMARY MANAGEMENT AREA LINE (PMA)
- EXISTING STREAM
- STREAM BUFFER
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- WETLANDS BUFFER
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- SILT FENCE (DOWNHILL TREE PROTECTION DEVICE)
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- TREE PRESERVATION AREA SIGN
- SPECIMEN TREE
- EX. NON-SPECIMEN TREE
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M-NCPPC
APPROVAL

PROJECT NAME: STEEPLECHASE 95 INTERNATIONAL BUSINESS PARK, BUILDING H, PARCEL 57

PROJECT NUMBER: DSP-16023
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
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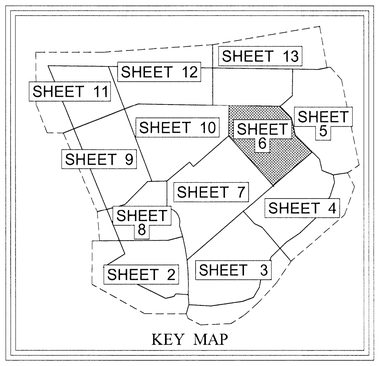

KEY MAP

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

REV. No.	APPROVED BY	DATE	ASSOCIATED CASE	
	JIM STASZ	8/07/90		
01	ROBERT E. METZGER	5/20/04		
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03	ROBERT E. METZGER	11/10/06	DSP-05044	PGCPB No. 05-240
04	KATINA SHOULARS	6/2/08	DSP-05044/03	PLANNING DIRECTOR
05	KATINA SHOULARS	2/4/10		
06	KATINA SHOULARS	11/15/06	DSP-05044/05	
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CHANGES TO PARCEL 55
PER DSP-16023

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M-NCPPC APPROVALS				M-NCPPC APPROVALS			
PROJECT NAME: STEEPLECHASE BUSINESS PARK				PROJECT NAME: STEEPLECHASE BUSINESS PARK			
PROJECT NUMBER: DSP-05044				PROJECT NUMBER: DSDS-841			
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			
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LANDSCAPE ARCHITECT 807 KEITH ALEXANDER POSTON STATE OF MARYLAND 2/21/17

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NO.	REVISION	BY	DATE
10	REV. PAR. 57 PER DSP, REV. PAR. 65 PER DSP, UPDATED PARCEL NUMBERS & REV. FLOODPLAIN DELINEATION ON PARCEL 57.	KAB	01/16/17

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 GRID C-3, D-3, E-3 GRID C-4, D-4, E-4	ZONING CATAGORY I-1
M-NCPPC 200' SHEET	
202 SE 08	
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TREE CONSERVATION PLAN TYPE II

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STEEPLECHASE BUSINESS PARK

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DATE SCALE
1"=30'

SHEET 6 OF 14

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Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN
TCPII / 128 / 90

REV. No.	APPROVED BY	DATE	ASSOCIATED CASE	
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NOTE:
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2. SEE SHEET 14A FOR OVERALL PLAN OF CONSERVATION EASEMENT REVISION.
3. TCPII REVISION #08 APPLIES TO SHEETS 1, 7, 8, 10, & 14A ONLY

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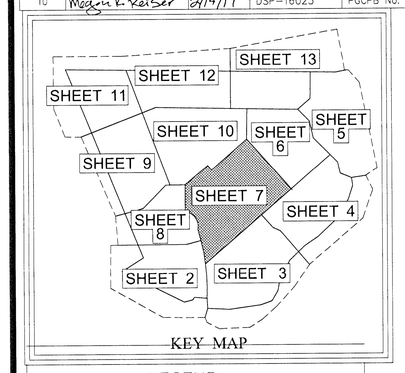

KEY MAP

LEGEND

- LOD — ULTIMATE LIMITS OF DISTURBANCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PMA — PRIMARY MANAGEMENT AREA LINE (PMA)
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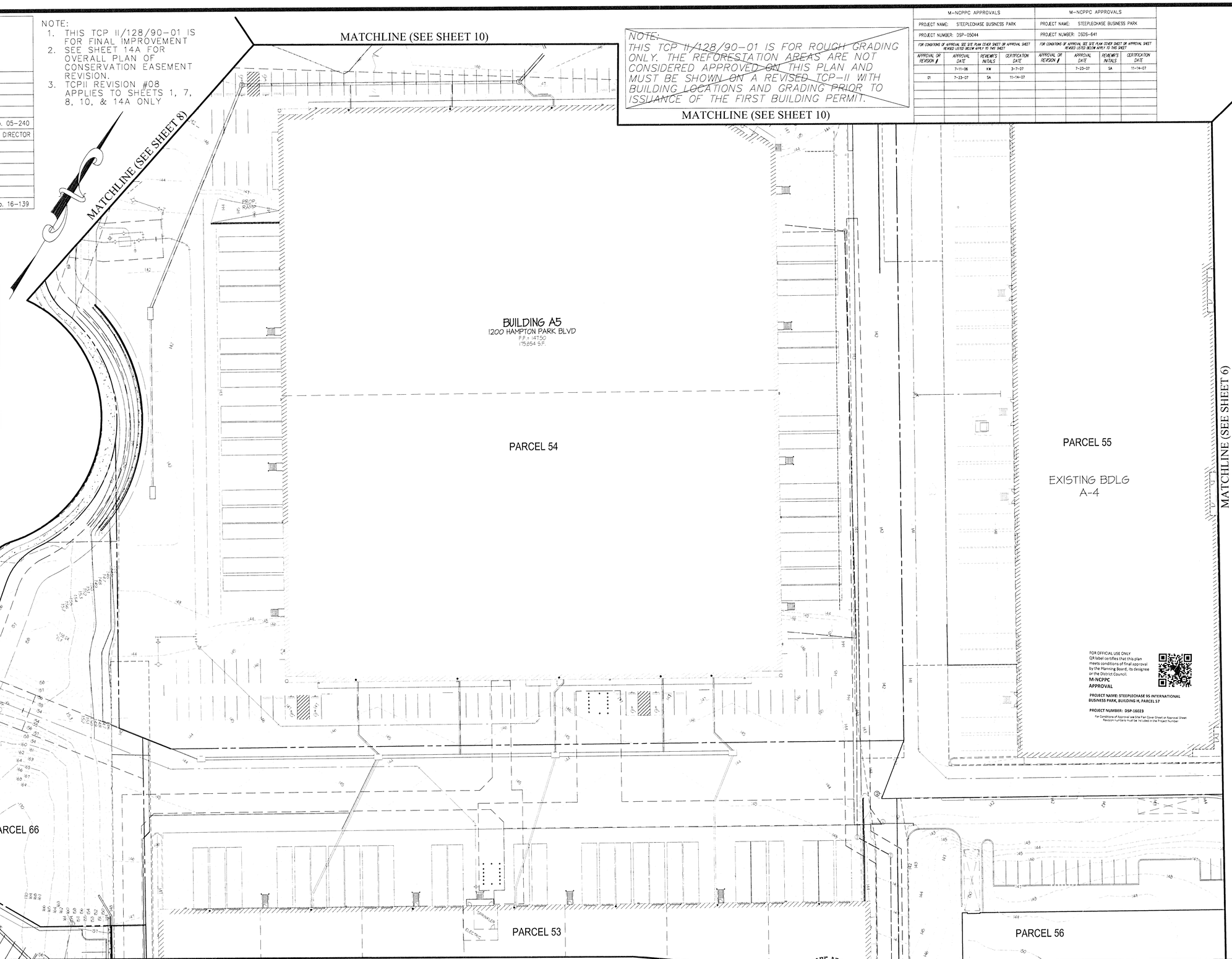

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BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

CHANGES TO PARCEL 65
PER DSP-16009

LANDSCAPE ARCHITECT 807 KEVIN ASHMORE FOSTER STATE OF MARYLAND 12/27/17

Lenderman Soltesz Associates, Inc.
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Rockville
Laurel
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Waldorf
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Engineering
Planning
Surveying
Environmental Services
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NO.	REVISION	BY	DATE
10	REV. PAR. 57 PER DSP, REV. PAR. 65 PER DSP, UPDATED PARCEL NUMBERS & REV. FLOODPLAIN DELINEATION ON PARCEL 57	KAB	01/16/17
7	REVISED TREE CONSERVATION EASEMENT	RLG	02/26/14
6	REVISED TREE CONSERVATION EASEMENT	RLG	12/17/13
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	5/11/04

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 CATAGORY
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

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PARCELS 1, 22, 24, 34-37, 39-41, 50, 53-61 & 63-66
PARCEL 'K', OUTLOT "A" 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

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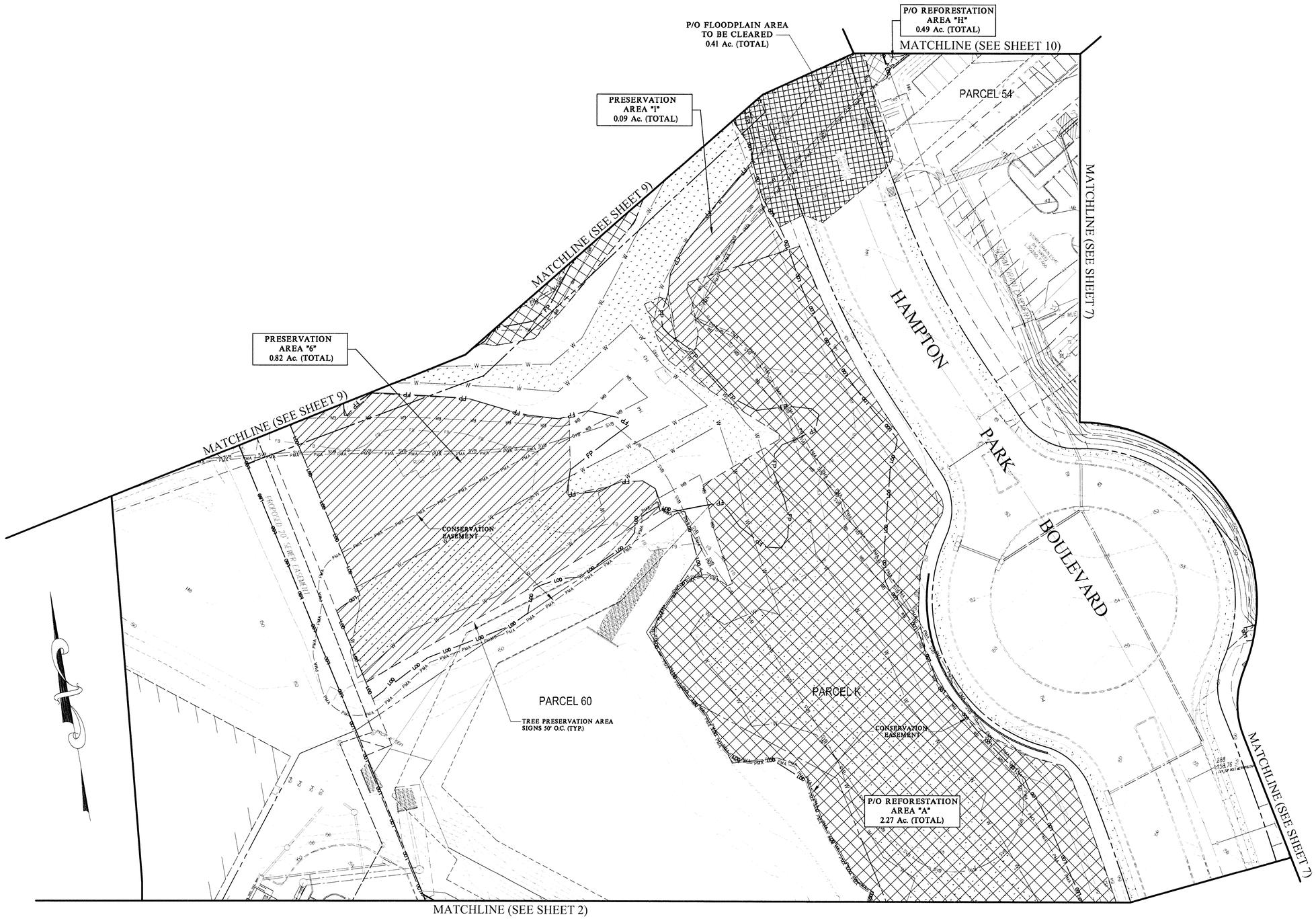

LEGEND

- LOD — ULTIMATE LIMITS OF DISTURBANCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PMA — PRIMARY MANAGEMENT AREA LINE (PMA)
- EXISTING STREAM
- SVB — STREAM BUFFER
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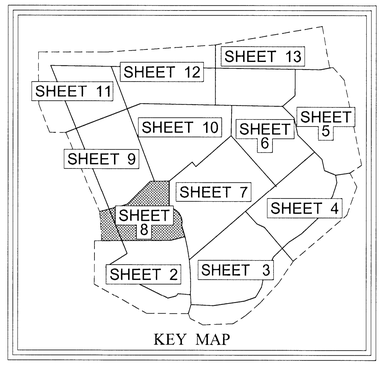
- FLOODPLAIN CLEARING AREAS



KEY MAP

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

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

REV. No.	APPROVED BY	DATE	ASSOCIATED CASE	
	JIM STASZ	8/07/90		
01	ROBERT E. METZGER	5/20/04		
02	ROBERT E. METZGER	9/22/04		
03	ROBERT E. METZGER	11/10/06	DSP-05044	PGCPB No. 05-240
04	KATINA SHOULARS	6/2/08	DSP-05044/03	PLANNING DIRECTOR
05	KATINA SHOULARS	2/4/10		
06	KATINA SHOULARS	11/15/06	DSP-05044/05	
07	KATINA SHOULARS	12/27/13	STAFF LEVEL	
08	MEGAN K. REISER	6/30/14	STAFF LEVEL	
09	MEGAN K. REISER	11/13/14	STAFF LEVEL	
10	Megan K Reiser	2/14/17	DSP-16023	PGCPB No. 16-139

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M-NCPPC
APPROVAL
PROJECT NAME: STEEPLECHASE 95 INTERNATIONAL BUSINESS PARK, BUILDING H, PARCEL 57
PROJECT NUMBER: DSP-16023
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

~~NOTE:~~
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NOTE: TCPII REVISION #08 APPLIES TO SHEETS 1, 7, 8, 10, & 14A ONLY.

LANDSCAPE ARCHITECT 807 KEVIN ASHMORE FOSTER STATE OF MARYLAND 12/21/17

NO.	REVISION	BY	DATE
9	REVISED TREE CONSERVATION EASEMENT	RLG	2/26/14
8	REVISED TREE CONSERVATION EASEMENT	RLG	12/17/13
7	REVISED TREE CONSERVATION AREA 6 FOR TIRE PLUS SEWER OUTFALL	CJV	10/20/11
6	REVISED PER BUILDING A-4 SITE PLAN. REFORESTATION AREAS B,C,H AND 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	10/13/05
3	CHANGES PER CLIENT REVISIONS	CWJ	5/25/05
2	REV. PER FINAL IMPROVEMENT	YOR	8/04/04
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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
GRID C-3, D-3, E-3
GRID C-4, D-4, E-4
ZONING CATAGORY I-1
M-NCPPC 200' SHEET 202 SE 08
WSSC 200' SHEET 202 SE 08

TREE CONSERVATION PLAN TYPE II

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PARCEL 'K', OUTLOT "A" AND OUTPARCEL "A"

STEEPLECHASE BUSINESS PARK

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

1"=30'
SHEET 8 OF 14
G. L. W. FILE No. 12026

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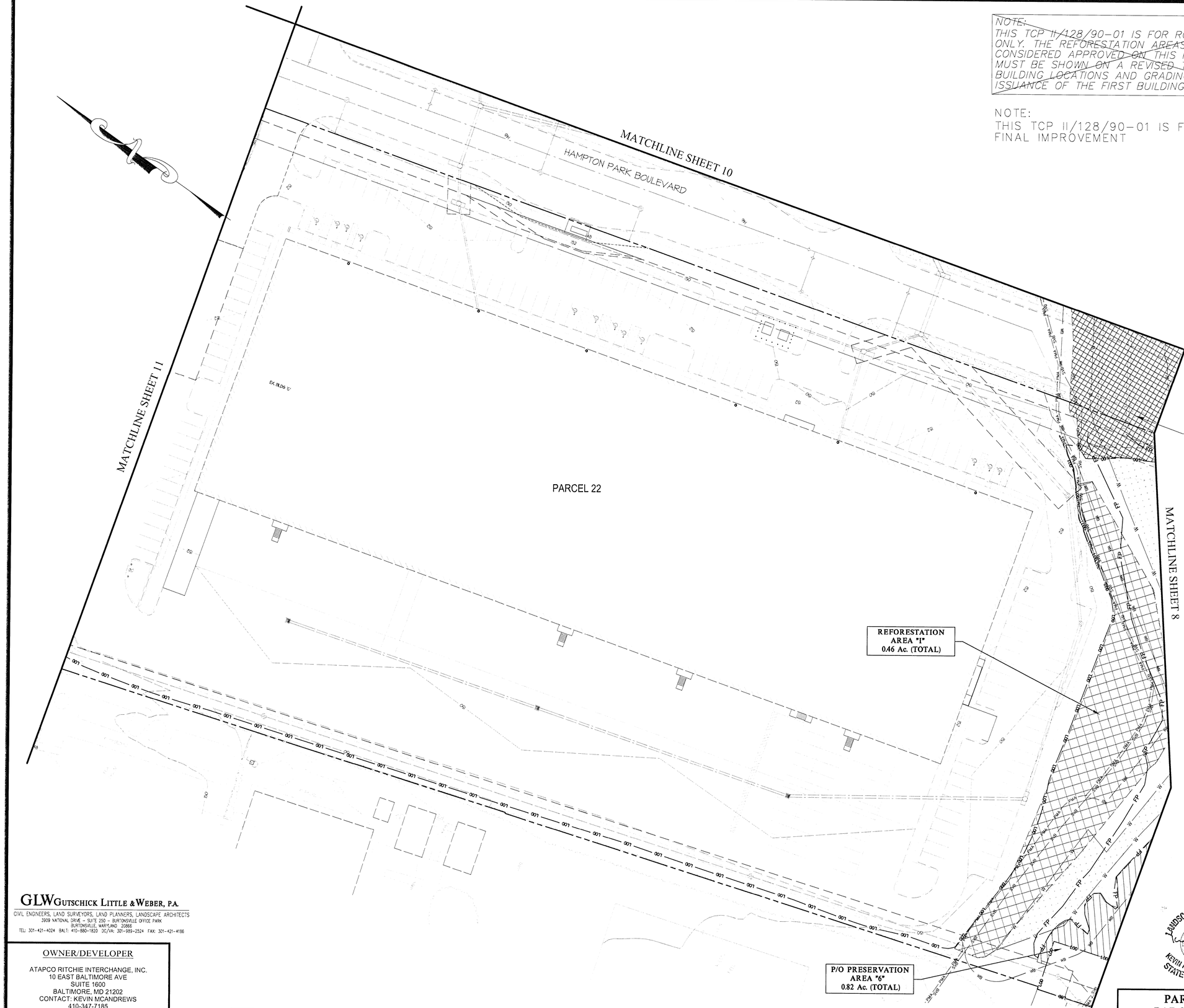
NOTE:
THIS TCP II/128/90-01 IS FOR FINAL IMPROVEMENT



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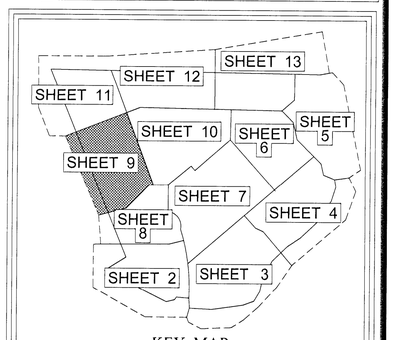

KEY MAP

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M-NCPPC APPROVAL

PROJECT NAME: STEEPLECHASE 95 INTERNATIONAL BUSINESS PARK, BUILDING 15, PARCEL 57

PROJECT NUMBER: DSP-16023

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

M-NCPPC APPROVALS				M-NCPPC APPROVALS			
PROJECT NAME: STEEPLECHASE BUSINESS PARK				PROJECT NAME: STEEPLECHASE BUSINESS PARK			
PROJECT NUMBER: DSP-05044				PROJECT NUMBER: DSDS-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			
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	7-11-06	KK	3-7-07		7-23-07	SA	11-14-07
01	7-23-07	SA	11-14-07				

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

REV. No.	APPROVED BY	DATE	ASSOCIATED CASE	
	JIM STASZ	8/07/90		
01	ROBERT E. METZGER	5/20/04		
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LANDSCAPE ARCHITECT 807 KEVIN ASHMORE FOSTER STATE OF MARYLAND 12/23/17

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Fairfax

NO.	REVISION	BY	DATE
6	REVISED TREE CONSERVATION AREA 6 FOR TIRE PLUS SEWER OUTFALL	CJV	10/20/11
5	REVISED TO MATCH PROPOSED FLOODPLAIN, REVISED SWM POND 5, AND CUL-DE-SAC & PARKING LOT AT PARCEL 19	CWJ	10/13/05
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DES. XXX | DRN. XXX | CHK. XXX

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

TREE CONSERVATION PLAN TYPE II

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

1" = 30'
SHEET 9 OF 14
G. L. W. FILE No. 12026

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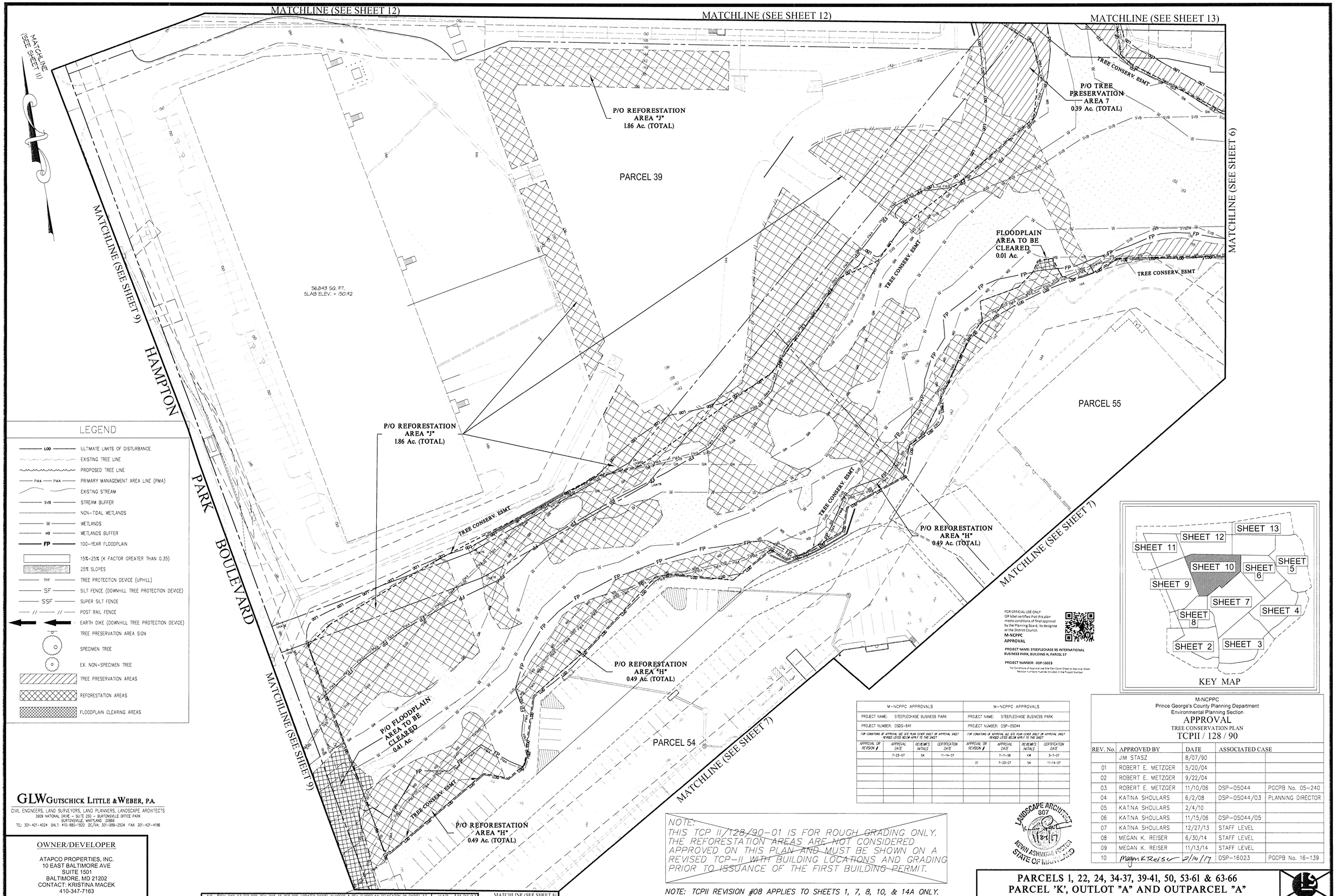

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DES. XXX | DRN. XXX | CHK. XXX

MATCHLINE (SEE SHEET 8)

ADC MAP
MAP 19 GRID H-6

TAX MAP 74
GRID C-3, D-3, E-3
GRID C-4, D-4, E-4

ZONING CATAGORY
I-1

M-NCPPC 200' SHEET
202 SE 08

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TREE CONSERVATION PLAN TYPE II

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M-NCPPC
APPROVAL

PROJECT NAME: STEEPLECHASE 95 INTERNATIONAL BUSINESS PARK, BUILDING H, PARCEL 57

PROJECT NUMBER: DSP-16023

For Definitions of Approval see Site Plan Cover Sheet or Approval Sheet
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LANDSCAPE ARCHITECT 807 KEVIN ASHMORE FOSTER STATE OF MARYLAND 12/3/17

KEY MAP

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Prince George's County Planning Department
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TREE CONSERVATION PLAN
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PRINCE GEORGE'S COUNTY, MARYLAND

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

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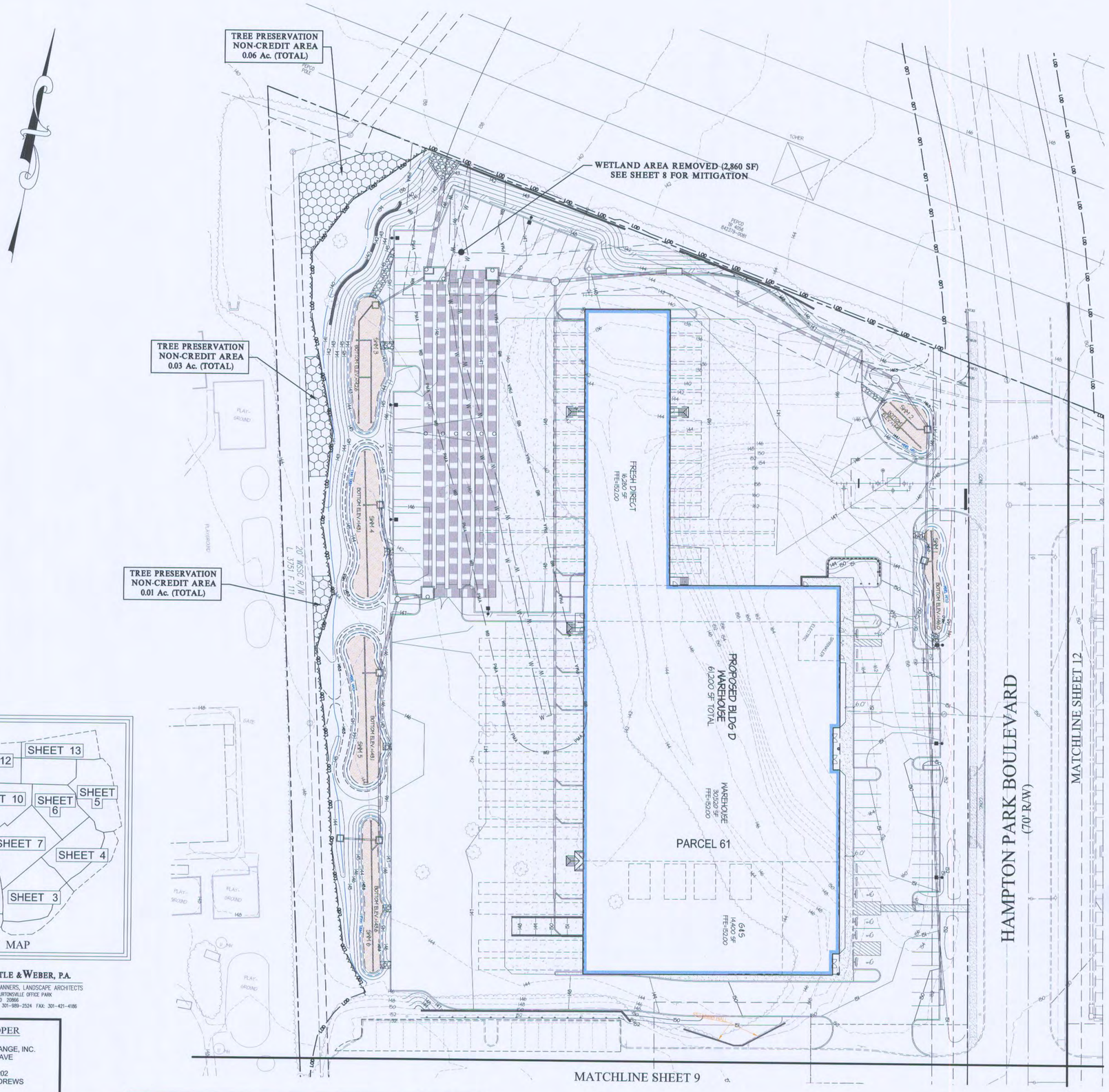

LEGEND

- 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
- SPECIMEN TREE
- EX. NON-SPECIMEN TREE
- TREE PRESERVATION AREAS
- TREE PRESERVATION AREAS NON-CREDIT
- REFORESTATION AREAS
- FLOODPLAIN CLEARING AREAS

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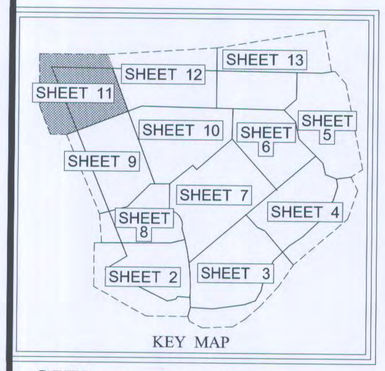
NOTE:
THIS TCP II/128/90-01 IS FOR FINAL IMPROVEMENT



KEY MAP

M-NCPPC APPROVALS				M-NCPPC APPROVALS			
PROJECT NAME: STEEPLECHASE BUSINESS PARK				PROJECT NAME: STEEPLECHASE BUSINESS PARK			
PROJECT NUMBER: DSP-05044				PROJECT NUMBER: DSDS-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			
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	7-11-06	KW	3-7-07		7-23-07	SA	11-14-07
01	7-23-07	SA	11-14-07				

FOR OFFICIAL USE ONLY
Off-site conditions that this plan is being conditioned to find approval by the Planning Board, its designee or the Planning Director.
M-NCPPC APPROVAL
PROJECT NAME: STEEPLECHASE BUSINESS PARK, BUILDING N, PARCEL 17
PROJECT NUMBER: DSP-16023
For information contact the Site Plan Review Section in Development Review Division at the address in the Prince George's Plaza Center

LANDSCAPE ARCHITECT 807 KEVIN ASHMORE FOSTER STATE OF MARYLAND 12/14/17

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

REV. No.	APPROVED BY	DATE	ASSOCIATED CASE	
	JIM STASZ	8/07/90		
01	ROBERT E. METZGER	5/20/04		
02	ROBERT E. METZGER	9/22/04		
03	ROBERT E. METZGER	11/10/06	DSP-05044	PGCPB No. 05-240
04	KATINA SHOULARS	6/2/08	DSP-05044/03	PLANNING DIRECTOR
05	KATINA SHOULARS	2/4/10		
06	KATINA SHOULARS	11/15/06	DSP-05044/05	
07	KATINA SHOULARS	12/27/13	STAFF LEVEL	
08	MEGAN K. REISER	6/30/14	STAFF LEVEL	
09	MEGAN K. REISER	11/13/14	STAFF LEVEL	
10	megan K Reiser	2/14/17	DSP-16023	PGCPB No. 16-139

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

OWNER/DEVELOPER

ATAPCO RITCHIE INTERCHANGE, INC.
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BALTIMORE, MD 21202
CONTACT: KEVIN MCANDREWS
410-347-7185

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NO.	REVISION	BY	DATE
11	REVISED BUILDING D	RLG	7/18/14
5	REVISED TO MATCH PROPOSED FLOODPLAIN. REVISED SWM POND 5, AND CUL-DE-SAC & PARKING LOT AT PARCEL 19	CWJ	
3	ADDED OFFSITE CREDITS	YOR	9/10/04
2	REV. PER FINAL IMPROVEMENT	YOR	8/4/04
1	REV. PER MNCPPC REVIEW COMMENTS DATED 5/10/04		5/11/04

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

TREE CONSERVATION PLAN TYPE II

MISS UTILITY NOTE

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PARCELS 1, 22, 24, 34-37, 39-41, 50, 53-61 & 63-66
PARCEL 'K', OUTLOT "A" AND OUTPARCEL "A"

STEEPLECHASE BUSINESS PARK

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

1"=30'

SHEET 11 OF 14

G. L. W. FILE No. 12026

LEGEND

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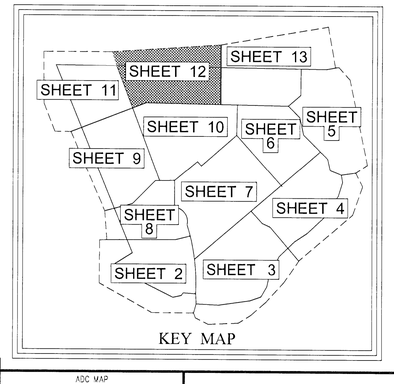

KEY MAP

LANDSCAPE ARCHITECT 807 KEVIN ASHMORE FOSTER STATE OF MARYLAND 12/14/17

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				01	7-23-07	SA	11-14-07

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410-347-7163

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NOTE: TCPII REVISION #08 APPLIES TO SHEETS 1, 7, 8, 10, & 14A ONLY.

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
PROJECT NAME: STEEPLECHASE 95 INTERNATIONAL BUSINESS PARK, BUILDING H, PARCEL 57
PROJECT NUMBER: DSP-16023
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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NO.	REVISION	BY	DATE
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3	CHANGES PER CLIENT REVISIONS	CWJ	5/25/05
2	REV. PER FINAL IMPROVEMENT	YQR	8/04/04
1	REV. PER MNCPPC REVIEW COMMENTS DATED 5/10/04	BAM	5/10/04

DATE: JULY, 2013 | CAD STANDARDS VERSION: AUTOCAD CIVIL 3D 2011
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MAP 13 GRID H-6
TAX MAP 74 GRID C-3, D-3, E-3 GRID C-4, D-4, E-4
ZONING CATAGORY I-1
M-NCPPC 200' SHEET 202 SE 08
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TREE CONSERVATION PLAN TYPE II

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SHEET 12 OF 14
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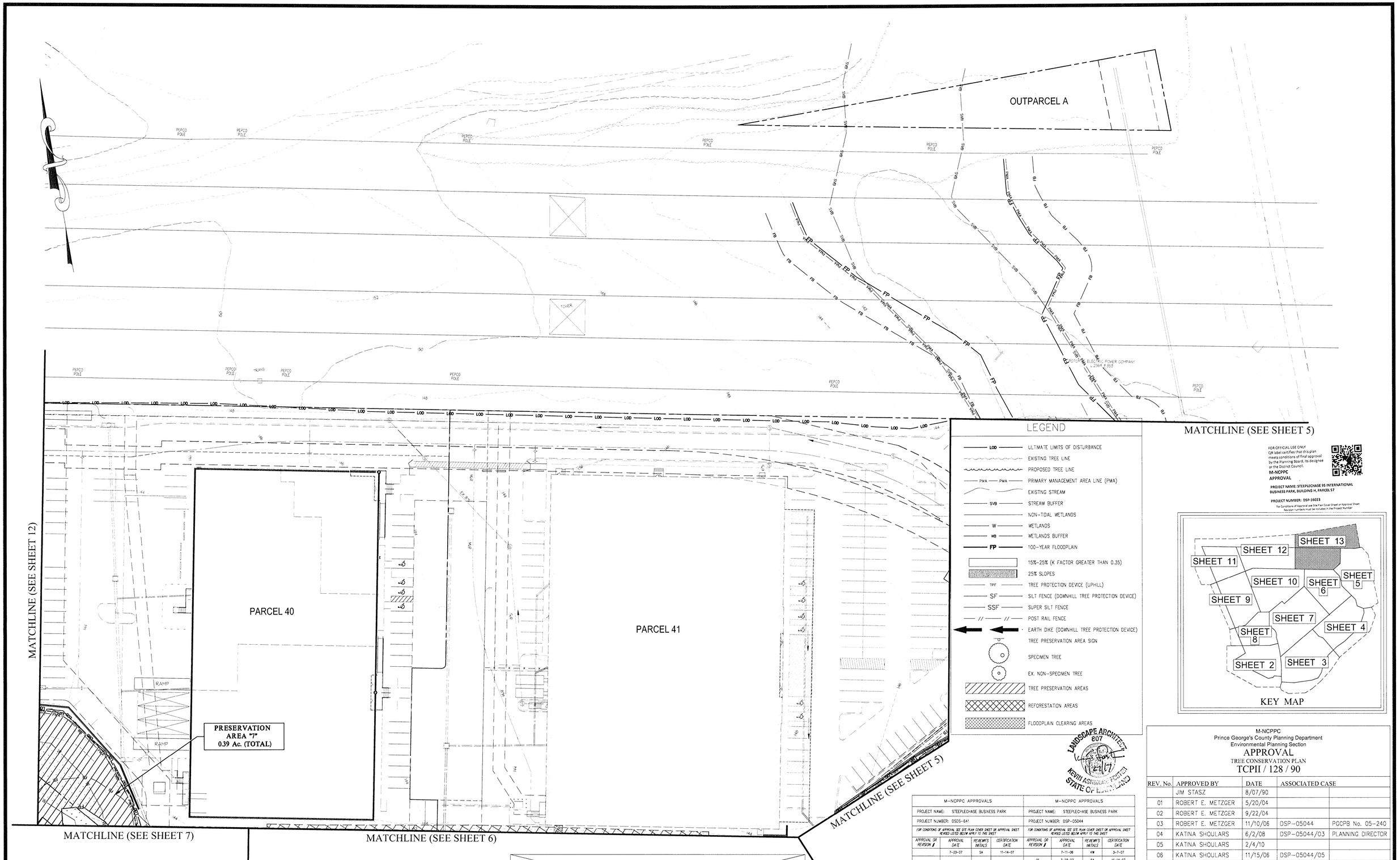

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M-NCPPC 200' SHEET 202 SE 08
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TREE CONSERVATION PLAN
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SHEET 13 OF 14
G. L. W. FILE No. 12026

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EDGE MANAGEMENT NOTES.

1. All non-native, noxious or invasive species may be selectively cleared from tree save areas by cutting at ground level with a saw or clippers and then immediately applying a herbicide to the cut surface in accordance with the method approved for that registered herbicide.

   Below is a list of species fitting this classification:

Garlic Mustard	Tall Fescue K31 Fescue	Sericea Lespedeza
Common Reed	Japanese Knotweed	Mile-a-minute Vine
Lesser Celandine	Porcelline Berry	Cinnamon Vine
Climbing Euonymus.	Wintercreeper Japanese	Honeysuckle Kudzu
English Ivy	Periwinkle	Wisteria
Japanese Barberry	Russian Olive	Autumn Olive
Winged Euonymus	Privet	Bush Honeysuckles
Bamboo	Common Buckthorn	European Buckthorn
Multiflora rose	Wineberry	Japanese Spiraea
Coralberry	Norway Maple	Tree of Heaven
White Mulberry	Empress Tree	Sweet Cherry

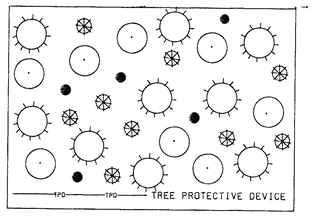
   In addition the following native species may be cleared within 75 feet of an edge due to the nuisance nature of the plants when growing in the proximity of residences.

Poison Ivy	Greenbrier	Blackberry

2. All hazardous trees within 75 feet of an edge may be pruned by a professional arborist or a Licensed Tree Expert in order to correct the potential problem. In the event the problem cannot be corrected by pruning, the tree may be removed. A tree is considered hazardous if there is a potential for property damage or the possibility of personal injury. A 50 foot tall tree that is 75 feet from an edge and 120 feet from a target is not a hazardous tree. A hazardous tree must exhibit characteristics that would lead to the failure of one or more parts of the tree which would then impact the target area.
3. If tree removals reduce the stocking levels below 65 square feet of basal area per acre the property owner shall replant trees in the disturbed area in order to return the stock levels to 65 square feet of basal area within five (5) years.
4. Trees may be pruned in accordance with approved arboricultural standards. Pruning shall not be done in such a manner as to be injurious to the tree. The State of Maryland requires that pruning not done by the property owner shall be done by a Professional Arborists or a Licensed Tree Expert.
5. Tilling the soils in the Forest Conservation Areas in order to seed with grasses is not permitted. However, the property owner may sow with shade tolerant grasses within 30 feet of an edge. The use of Kentucky 31 fescue is not acceptable.

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 MEEET ALL APPLICABLE LAWS.
2. SEEDLINGS WILL BE PLANTED IN OPEN AREAS AND AMONG EXISTING TREES IF EXISTING TREES ARE PRESENT, AVOIDING DAMAGE TO LARGE TREE ROOTS. NO SEEDLING SHALL BE PLANTED CLOSER THAN 10-FEET TO ANY EXISTING TREE 7-INCHES OR MORE IN DIAMETER BREAST HEIGHT.
3. SEEDLINGS SHALL BE PLANTED USING A RANDOM DISTRIBUTION OF SPECIES AND LOCATIONS AT AN AVERAGE OF 1,000 SEEDLINGS PER ACRE (AVERAGE SPACING OF 6-FEET X 7-FEET OR 5-FEET X 8-FEET). SEE PLANTING DETAIL FOR PROPER TECHNIQUE AND PLANT LIST FOR SPECIES AND QUANTITY INFORMATION.
4. SEEDLINGS SHALL BE GRADED FOR QUALITY, ESPECIALLY THE ROOT SYSTEM. BEFORE PLANTING AND SHALL COME FROM LOCAL SOURCES. SPECIFICATION TO BE PROVIDED TO THE PLANTING CONTRACTOR BY THE OWNER OR HIS AGENT.
5. SEEDLINGS WILL BE STORED AND HANDLED TO PREVENT DRYING OF THE ROOT SYSTEM, FREEZING, OR DAMAGE BY EXCESSIVE HEAT. TREES HELD OVER ONE (1) WEEK BEFORE PLANTING SHALL BE HEELED-IN AND WELL WATERED.
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 SITE DRAINAGE AND SOIL CONDITIONS.
7. ANY TREE SHOWN BY INSPECTION WITHIN 30 DAYS OF PLANTING TO BE IMPROPERLY PLANTED SHALL BE REPLACED WITH NEW TREES OF THE SAME SIZE, TYPE, AND OTHER SPECIFICATIONS PROPERLY PLANTED. IF 20% OR MORE OF THE SEEDLINGS ARE IMPROPERLY PLANTED, THE ENTIRE STAND MAY BE REQUIRED TO BE REPLACED WITH NEW TREES PROPERLY PLANTED OR THE TOTAL COST OF THE TREES AND THE PLANTING RE-PAID TO THE OWNER, AT THE OWNERS OPTION.
8. SURVIVAL OF AT LEAST 75% OF THE SEEDLINGS AT THE END OF THE THIRD GROWING SEASON MUST BE GUARANTEED BY THE TREE PLANTING CONTRACTOR. THE CONTRACTOR WILL NOT BE LIABLE FOR TREE LOSSES DUE TO CONDITIONS BEYOND HIS CONTROL OR TREE LOSSES BEYOND THE THREE (3) YEARS AFTER PLANTING.
9. PLANTS TO BE WATERED ONCE PER WEEK DURING PERIODS OF LOW RAINFALL (LESS THAN 1" PER WEEK).



AFFORESTATION / REFORESTATION
TYPICAL DETAIL

LEGEND

- RED MAPLE
- SWEET GUM
- DOGWOOD
- TULIP POPLAR
- TPD —— TPD —— TREE PROTECTIVE DEVICE

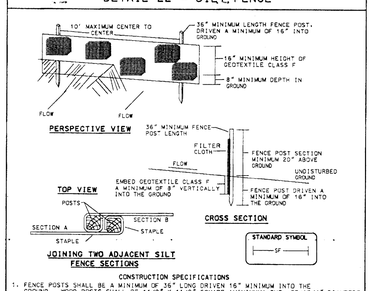
USE 750 seedlings per acre in each reforestation area.
The numbers of plants in the plant list indicate the mix per 1000 plants.

PLANT LIST/RATIO FOR SEEDLINGS

SPECIES	NUMBER/ACRE	TOTAL THIS PLAN
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

DETAIL 22 - SILT FENCE



JOINING TWO ADJACENT SILT FENCE SECTIONS

CONSTRUCTION SPECIFICATIONS

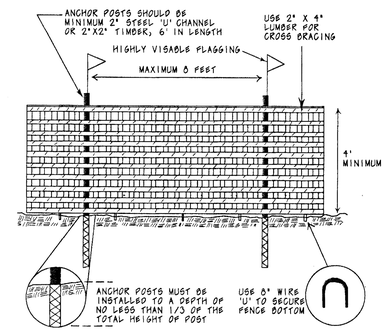
1. FENCE POSTS SHALL BE A MINIMUM OF 36" LONG DRIVEN 16" MINIMUM INTO THE GROUND. WOOD POSTS SHALL BE 11/2" X 11/2" SQUARE (MINIMUM) CUT, OR 13/4" DIAMETER (MINIMUM) ROUND AND SHALL BE OF SOUND QUALITY HARDWOOD. STEEL POSTS WILL BE STANDARD T OR U SECTION WEIGHTING NOT LESS THAN 1.00 POND PER LINEAR FOOT.
2. GEOTEXTILE SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F:

TENSILE STRENGTH	50 LBS/IN (MIN.)	TEST: MSMT 509
TENSILE MODULUS	20 LBS/IN (MIN.)	TEST: MSMT 509
FLOW RATE	0.3 GAL FT / MINUTE (MAX.)	TEST: MSMT 322
FILTERING EFFICIENCY	75% (MIN.)	TEST: MSMT 322

3. WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.
4. SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND MAINTAINED WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHED 50% OF THE FABRIC HEIGHT.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 15 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

Figure J-4 Blaze Orange Plastic Mesh

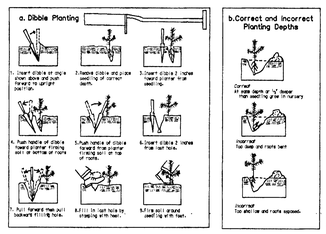


UPHILL TREE SAVE DEVICE - TSF

Notes:
1. Forest protection device only.
2. Retention Area will be set as part of the review process
3. Boundaries of Retention Area should be staked and flagged prior to installing device
4. Root damage should be avoided.
5. Protective signage may also be used.
6. Device should be maintained throughout construction.

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

Figure 3.6.5 Seedling Planting Methods



Seedling and whips need special care when planted. Figure 3.6.5 details the recommended manual planting procedures which include correct planting depths (b) as well as methods for two different planting tools: the dibble (a) and the mattock (c).

REFORESTATION PROTECTION SIGN

NOT TO SCALE

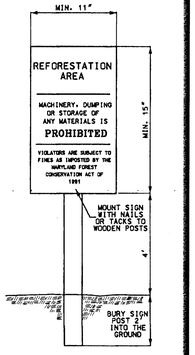
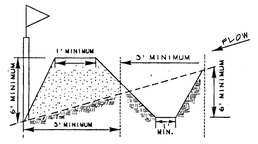


Figure J-10 Earthen Dike and Swale

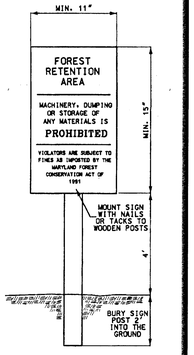


Notes:
1. Combination sediment control and protective device
2. Retention area will be set as part of the review process
3. Boundaries of Retention Area should be staked prior to installing protective device
4. Root damage should be avoided.
5. The top or toe of slope should be within the limit of disturbance.
6. Equipment is prohibited within critical root zone of retention areas! place dike accordingly.
7. All standard maintenance for earthen dikes and swales apply to these details.
8. All standard reclamation practices for earthen dikes and swales shall apply to these details.

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

PRESERVATION PROTECTION SIGN

NOT TO SCALE



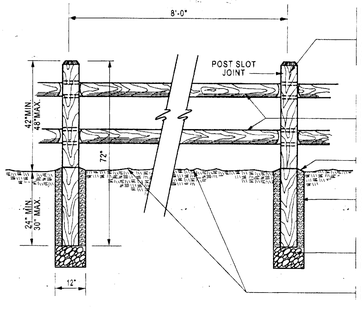
SIGNIFICANT TREE TABLE

#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	NOTES	DISPOSITION
1	35	American Beech	Fagus grandifolia	Fair		to be removed
2	34	Sugar Maple	Acer saccharum	Fair		to be removed
3	33	Sugar Maple	Acer saccharum	Fair		to be removed
4	33	Sugar Maple	Acer saccharum	Fair		to be removed
5	33	Sugar Maple	Acer saccharum	Poor	Half dead with insect damage	to be removed
6	31	Red Maple	Acer rubrum	Fair		to be removed
7	46	Red Oak	Quercus rubra	Good		to be removed
8	44	Red Oak	Quercus rubra	Good		to be saved
9	35	Sweet Gum	L'quidamber styraciflua	Fair		to be removed
10	31	Red Maple	Acer rubrum	Fair		to be removed
11	51	Pin Oak	Quercus palustris	Poor	Half dead and laying on ground	to be saved
12	31	Pin Oak	Quercus palustris	Good	Edge of new forest near fence and adjacent field	to be removed
13	40	Pin Oak	Quercus palustris	Fair		to be removed
14	30	Pin Oak	Quercus palustris	Fair		to be removed
15	40	Pin Oak	Quercus palustris	Good		to be removed
16	42	Pin Oak	Quercus palustris	Good		to be removed
17	32	Pin Oak	Quercus palustris	Good		to be removed
18	32	Pin Oak	Quercus palustris	Good		to be removed
19	32	Pin Oak	Quercus palustris	Fair		to be removed
20	30	Pin Oak	Quercus palustris	Good		to be removed
21	38	Pin Oak	Quercus palustris	Fair		to be removed
22	34	Pin Oak	Quercus palustris	Good		to be removed
23	40	Pin Oak	Quercus palustris	Fair		to be removed
24	37	Pin Oak	Quercus palustris	Good		to be removed
25	32	Pin Oak	Quercus palustris	Fair		to be removed
26	32	Pignut Hickory	Carya glabra	Good		to be removed
27	32	Pin Oak	Quercus palustris	Good		to be removed
28	30	Red Maple	Acer rubrum	Good		to be removed
29	35	White Ash	Fraxinus americana	Good		to be removed
30	33	Red Oak Quercus	rubra	Good		to be saved
31	41	Tulip Tree	Liriodendron tulipifera	Good		to be saved
32	43	Tulip Tree	Liriodendron tulipifera	Good		to be removed
33	33	Tulip Tree	Liriodendron tulipifera	Fair	Dead lower limbs	to be removed
34	35	American Beech	Fagus grandifolia	Good		to be saved
35	30	Tulip Tree	Liriodendron tulipifera	Fair	Covered with poison ivy	to be saved
36	32	White Oak	Quercus alba	Good		to be saved
37	38	Tulip Tree	Liriodendron tulipifera	Good		to be saved
38	32	Red Oak	Quercus rubra	Fair		to be saved
39	38	Red Maple	Acer rubrum	Fair	On steep slope o f stream bank	to be saved

NOTE: ALL SIGNIFICANT TREES HAVE BEEN FIELD LOCATED BY GPS.

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 (ie.: Tree Save Areas, Reforestation 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 sale of the 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 have been satisfied.
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 pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked locations 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 Reforestation Areas shall be posted and shown at the same time as Tree Protection Device installation and/or start of reforestation activities. These signs shall remain in place in perpet



POST & RAIL FENCE DETAIL
NOT TO SCALE

FOR OFFICIAL USE ONLY
OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: STEEPLECHASE 95 INTERNATIONAL BUSINESS PARK, BUILDING H, PARCEL 57
PROJECT NUMBER: DSP-16023
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

M-NCPPC APPROVALS				M-NCPPC APPROVALS			
PROJECT NAME: STEEPLECHASE BUSINESS PARK				PROJECT NAME: STEEPLECHASE BUSINESS PARK			
PROJECT NUMBER: DSDS-641				PROJECT NUMBER: DSP-05044			
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	REVIEWR'S INITIALS	CERTIFICATION DATE	APPROVAL OR REVISION #	APPROVAL DATE	REVIEWR'S INITIALS	CERTIFICATION DATE
	7-23-07	SA	11-14-07		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
TCPII / 128 / 90

REV. No.	APPROVED BY	DATE	ASSOCIATED CASE	
	JIM STASZ	8/07/90		
01	ROBERT E. METZGER	5/20/04		
02	ROBERT E. METZGER	9/22/04		
03	ROBERT E. METZGER	11/10/06	DSP-05044	PGCPB No. 05-240
04	KATINA SHOULARS	6/2/08	DSP-05044/03	PLANNING DIRECTOR
05	KATINA SHOULARS	2/4/10		
06	KATINA SHOULARS	11/15/06	DSP-05044/05	
07	KATINA SHOULARS	12/27/13	STAFF LEVEL	
08	MEGAN K. REISER	6/30/14	STAFF LEVEL	
09	MEGAN K. REISER	11/13/14	STAFF LEVEL	
10	Megan K. Reiser	2/14/17	DSP-16023	PGCPB No. 16-139

LANDSCAPE ARCHITECT 807 2/14/17 KEVIN ASHMORE FRENCH STATE OF MARYLAND

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

NO.	REVISION	BY	DATE
5	REVISED TO MATCH PROPOSED FLOODPLAIN, REVISED SWM POND 5, AND CUL-DE-SAC & PARKING LOT AT PARCEL 19	CWJ	10/13/05
2	REV. PER FINAL IMPROVEMENT	YOR	8/04/04
1	MNCPPC REVIEW COMMENTS	PI	5/19/04

DATE: JULY, 2013 | CAD STANDARDS VERSION: AUTOCAD CIVIL 3D 2011
DES. MAJ | DRN. AWL | CHK. MAJ

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

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

PARCELS 1, 22, 24, 34-37, 39-41, 50, 53-61 & 63-66
PARCEL 'K', OUTLOT "A" AND OUTPARCEL "A"

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

SCALE AS NOTED
SHEET 14 OF 14
G. L. W. FILE No. 12026

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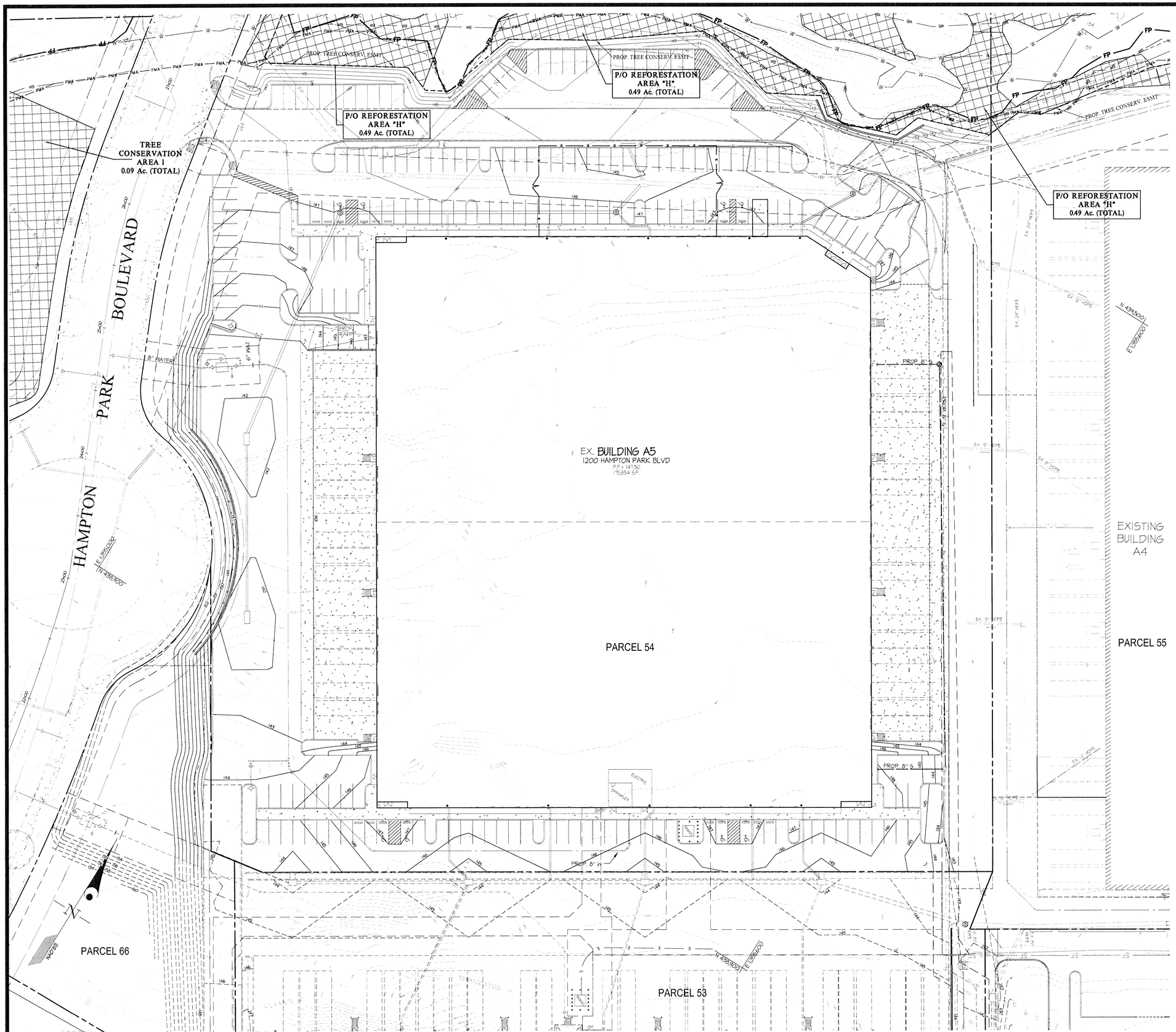
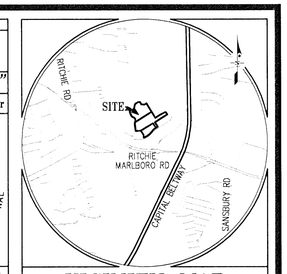


48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center
MEMBER
ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777



VICINITY MAP
SCALE: 1" = 2,000'

LEGEND

EX.	EXISTING		EX CURB & GUTTER
PROP.	PROPOSED		PROP. CURB & GUTTER
	LIMIT OF DISTURBANCE		EX CONTOUR
	EX. STORM DRAIN	180	PROP. CONTOUR
	PROP. STORM DRAIN	+ 44.40	EX ELEVATION
S	SEWER	+ 44.40	PROP. ELEVATION
W	WATER		EX BUILDING
OH	OVERHEAD WIRE		PROPOSED BUILDING
	FIRE HYDRANT		PROP. CONC.
	WATER VALVE		PROP. ASPHALT PAVEMENT
	WATER METER		EX. EDGE OF PAVEMENT
G	GAS	S	WOOD FENCE
GV	GAS VALVE	C	CHAIN LINK FENCE
E	ELECTRIC	X	BARBED WIRE FENCE
	POLE W/ LIGHT		SOIL DELINEATION
	ELECTRIC POLE		
	TRANSFORMER		
	SIGN		
	HANDICAP		
	100-YR OVERFLOW PATH		
	PROPERTY LINE		

STABILIZATION PRACTICES ON ALL PROJECTS MUST BE IN COMPLIANCE WITH THE REQUIREMENTS OF COMAR 26.17.01.08 G REGULATIONS BY JANUARY 9, 2013, REGARDLESS OF WHEN AN EROSION AND SEDIMENT CONTROL PLAN WAS APPROVED.

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:

A) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND

B) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

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

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

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
PROJECT NAME: STEEPLECHASE 95 INTERNATIONAL BUSINESS PARK, BUILDING H, PARCEL 57
PROJECT NUMBER: DSP-16023
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision number(s) must be included in the Project Number.

NOTE: TCPII REVISION #08 APPLIES TO SHEETS 1, 7, 8, 10, & 14A ONLY.

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

REV. No.	APPROVED BY	DATE	ASSOCIATED CASE	
	JIM STASZ	8/07/90		
01	ROBERT E. METZGER	5/20/04		
02	ROBERT E. METZGER	9/22/04		
03	ROBERT E. METZGER	11/10/06	DSP-05044	PGCPB No. 05-240
04	KATINA SHOULARS	6/2/08	DSP-05044/03	PLANNING DIRECTOR
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07	KATINA SHOULARS	12/27/13	STAFF LEVEL	
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09	MEGAN K. REISER	11/13/14	STAFF LEVEL	
10	Megan K Reiser	2/14/17	DSP-16023	PGCPB No. 16-139

LANDSCAPE ARCHITECT 807 KEITH ASHMORE ROSE STATE OF MARYLAND 2/14/17

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

E:\CADD\DRAWINGS\12026\PLANS BY GLW\TCPI\12026-TCPII - 14A | DES. | DRN. RLG | CHK. MFC

DATE	REVISION	BY	APP'R.
01/16/17	REV. PAR. 57 PER DSP, REV. PA. 65 PER DSP, UPDATED PARCEL NUMBERS & REV. FLOODLAIN DELINEATION ON PARCEL 57.	KAB	KAF
07.11.2016	REV. PAR. 57 PER DSP, REV. PAR. 65 PER DSP, UPDATED PARCEL NUMBERS & REV. FLOODPLAIN DELINEATION ON PARCEL 57	KAB	MFC
02.26.2014	REVISED TREE CONSERVATION EASEMENT	RLG	MFC

0' 15' 30' 60'

PREPARED FOR:
ATAPCO PROPERTIES, INC.
ONE SOUTH STREET
SUITE 2800
BALTIMORE, MD 21202
ATTN: KRISTINA MACEK
PH: 410.347.7163

SCALE	ZONING
1"=30'	I-1
DATE	TAX MAP – GRID
APR. 2014	74, C3/4, D3/4, E3/4

BUILDING A5 - TYPE II TREE CONSERVATION PLAN

STEEPLECHASE BUSINESS PARK
PARCELS 1, 22, 24, 34-37, 39-41, 50, 53-61 & 63-66
PARCELS 'K', OUTLOT "A" AND OUTPARCEL "A"
PLAT Bk. MMB 233 No. 62 & 86, Bk. MMB 234 No. 46, Bk. MMB No. 98, Bk. PM 219 No. 70, Bk. PM 225 No. 68,
PLAT Bk. PM 226 No. 64 & 65, Bk. PM 231 No. 99, PM 232 No. 33, Bk. REP 205 No. 95
KENT ELECTION DISTRICT No. 13 — PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No. 12026
SHEET 14-A OF 14

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