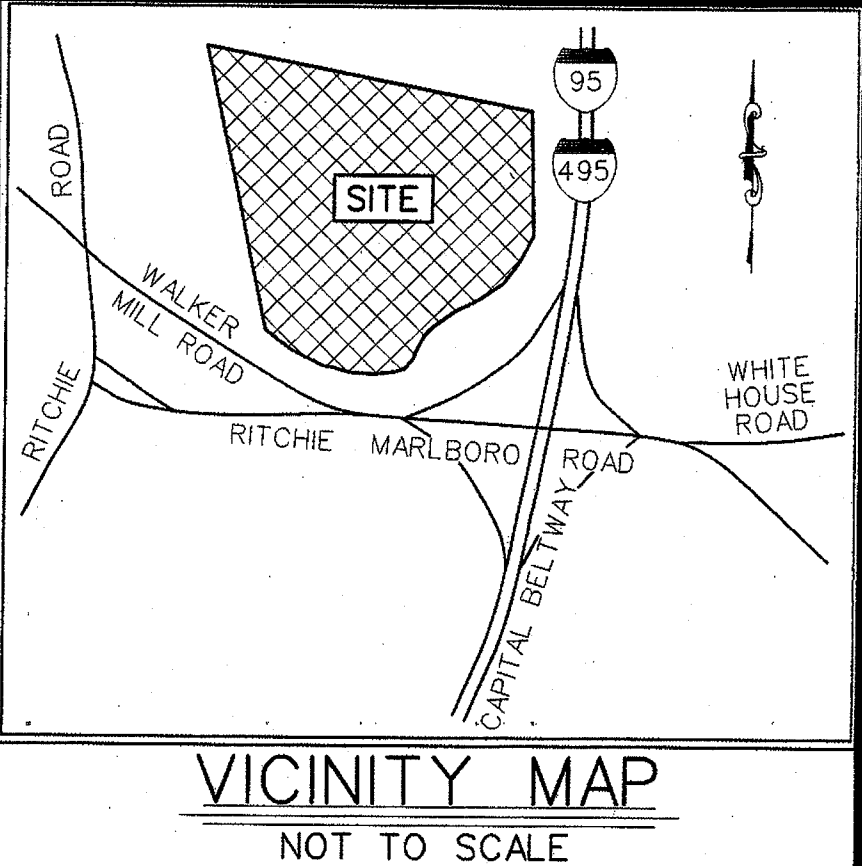
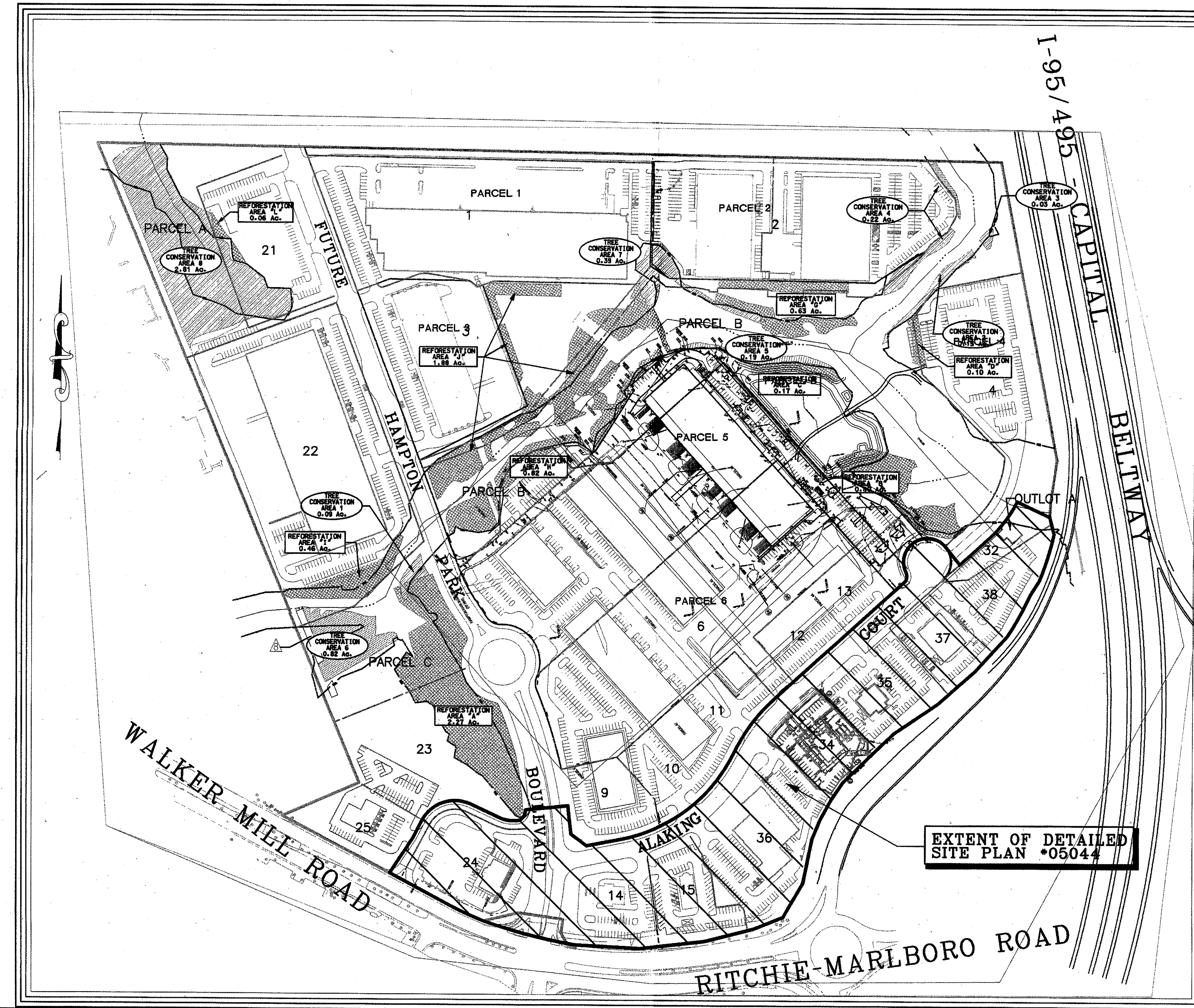


STEPPLECHASE BUSINESS PARK

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



Woodland Conservation Worksheet for Prince George's County			
Zone:	H-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:	STEPPLECHASE BUSINESS P		
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	Floodplain Impacts	Off-site
	(acres)	(acres)	(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	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)		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		\$2,090.88
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



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.

FLOODPLAIN NOTE:
THE 100 YEAR FLOODPLAIN SHOWN ON THIS PLAN IS
TAKEN FROM FLOODPLAIN STUDY 990014 WHICH WAS
APPROVED ON MARCH 11, 2005.

OWNER/DEVELOPER

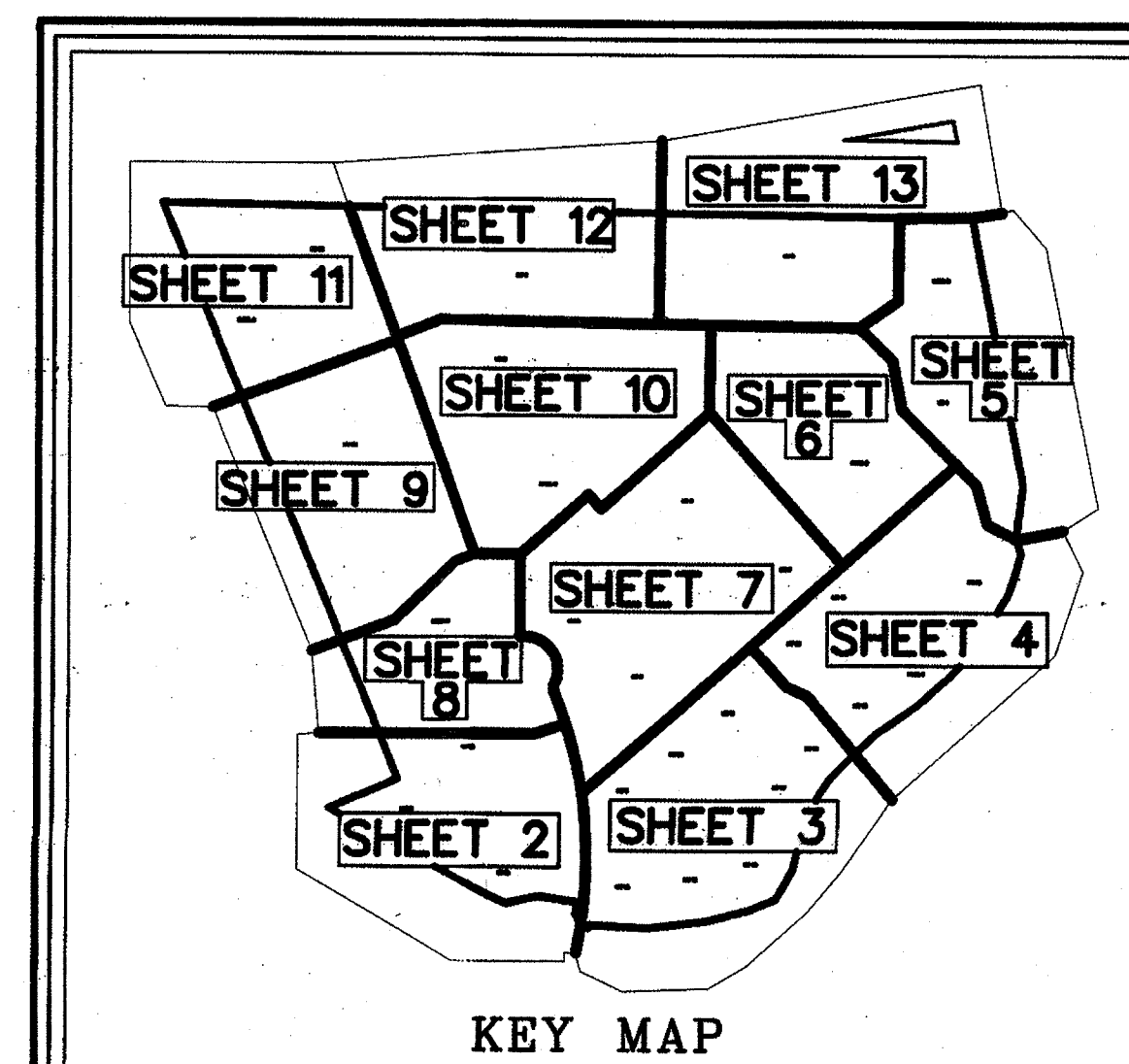
ATAPCO RITCHIE INTERCHANGE, INC.
10 EAST BALTIMORE AVE.
SUITE 1600
BALTIMORE, MD 21202
CONTACT: TIM HOGAN
410-952-4655

TREE REFORESTATION AREAS	
DESG.	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 TCPI VS. TCPII			
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	28040 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
TOTALS	80202 SF	82425 SF	

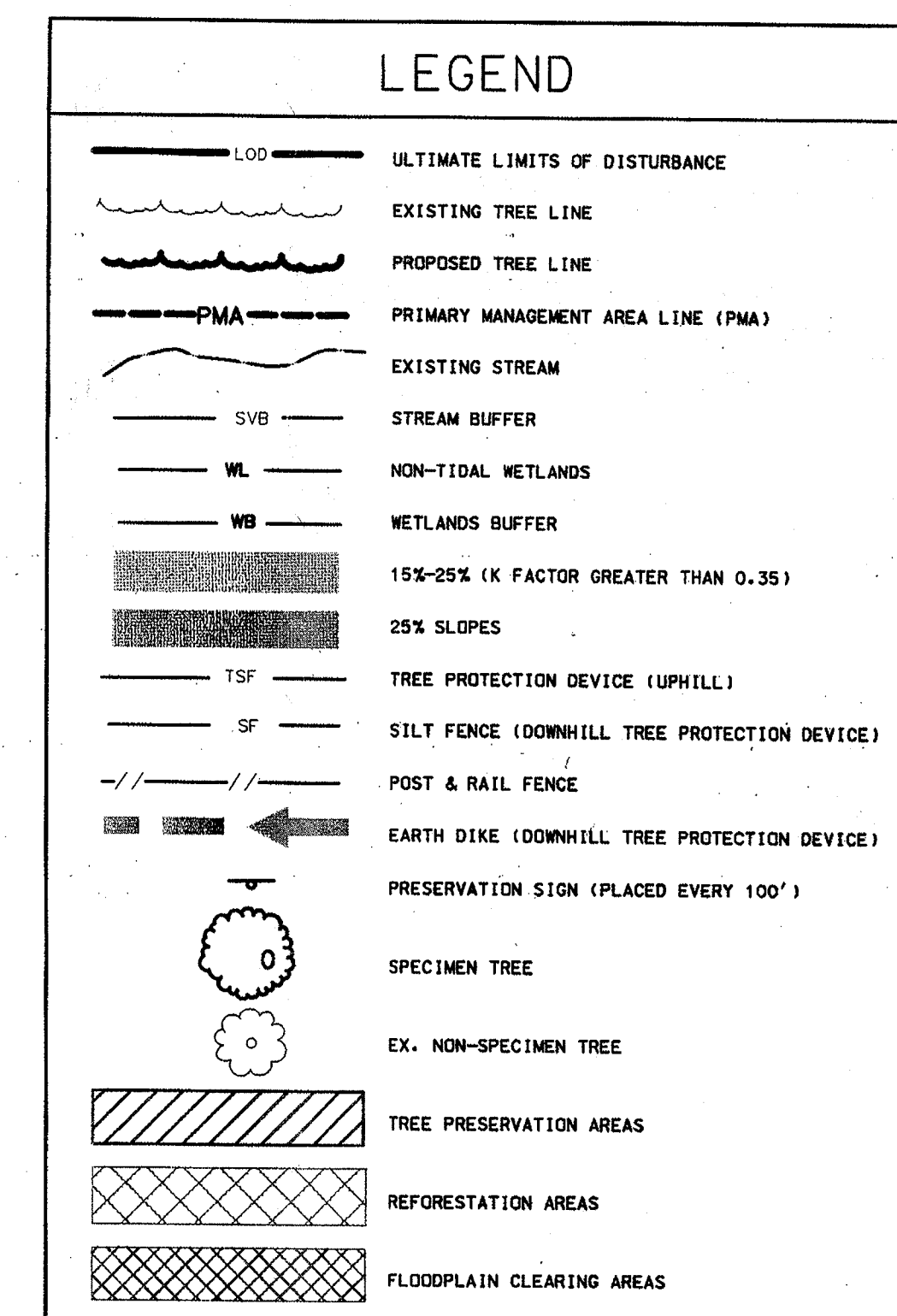
LOCATION MAP
SCALE: 1" = 200'



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: STEPPLECHASE 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: STEPPLECHASE 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
	7-11-08	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. SHOULARS	6/2/08	
05	K. SHOULARS	2/4/10	
06		11/15/14	

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

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

SHEET
1
OF
14
PROJECT NO.
2028-00-00

Loiederman
Sotzess Associates, Inc.
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

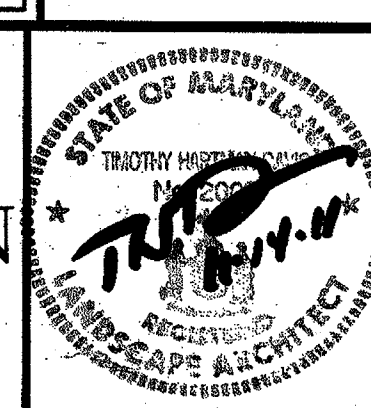
www.LSAssociates.net

REVISION FOR TIRE PLUS SEWER OUTFALL

NO.	DATE	DESCRIPTION	BY	CHECKED
7	10/20/11	REVISION FOR TIRE PLUS SEWER OUTFALL	CIV	
8	2/10/09	REVISION FOR TIRE PLUS SEWER OUTFALL	YOR	
9	4/01/08	REVISION FOR TIRE PLUS SEWER OUTFALL	YOR	
10	10/13/05	REVISION FOR TIRE PLUS SEWER OUTFALL	CWJ	
11	5/25/05	CHANGES DUE TO CLIENT REVISIONS	CWJ	
12	9/10/04	ADDED OFFSITE CREDIT SITES	YOR	
13	8/4/04	REV. PER FINAL IMPROVEMENT	YOR	
14	5/11/04	REV. PER MNCPPC REVIEW COMMENTS DATED 5/10/04	BAM	
15			BY	DATE
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Copyright 2004 The Map Users
Permitted Use Number 01024
Page 19 Grid H-6
Tax Map
GRID C-3-D-3-E-3
MNCPPC 2007 Sheet
202 SE 08
WSSC 2007 Sheet
202 SE 08

COVER SHEET
TREE CONSERVATION PLAN
TYPE II



MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS
OBTAINED FROM THE PLANS AND FIELD SURVEY. THE PLANS AND FIELD
SURVEY SHOW THE UTILITIES TO BE AS SHOWN. THE USER SHALL BE
RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UTILITIES
BEFORE ANY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR
REVISIONS TO THIS PLAN.

MISS UTILITY NOTE

LEGEND

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

CHANGES ON THIS SHEET DUE TO DSP 05044

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 #	DATE	REVIEWER'S 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: DSP-05044			
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISED LISTED BELOW APPLY TO THIS SHEET.			
APPROVAL OR REVISION #	DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
01	7-11-06	KW	3-7-07
02	7-23-07	SA	11-14-07

M-NCPPC APPROVALS			
Princess 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. Shanderson	6/26/08	
05	K. Shanderson	5/19/10	
06	K. Shanderson	11/15/10	

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 2 OF 14

PROJECT NO. 2028-00-00

MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 7

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

23
3.95 Ac.
STORMWATER
MANAGEMENT
FACILITY

P/O REFORESTATION
AREA "A"
2.27 AC. (TOTAL)

CONSERVATION
EASEMENT

REFORESTATION
AREA SIGNS
O.C. (TYP)

WSSC RD 29248 F. 308

WSSC RD 29248 F. 222

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

Point of Lot 4
"After Subdivision"
Ben Ryer, ALTA Survey
O. 8468 AS-04

25
1.37 Ac.

24
1.98 Ac.

WALKER
MILL
(VARIABLE WIDTH R/W)
ROAD

HAMPTON PARK BOULEVARD
(VARIABLE WIDTH R/W)

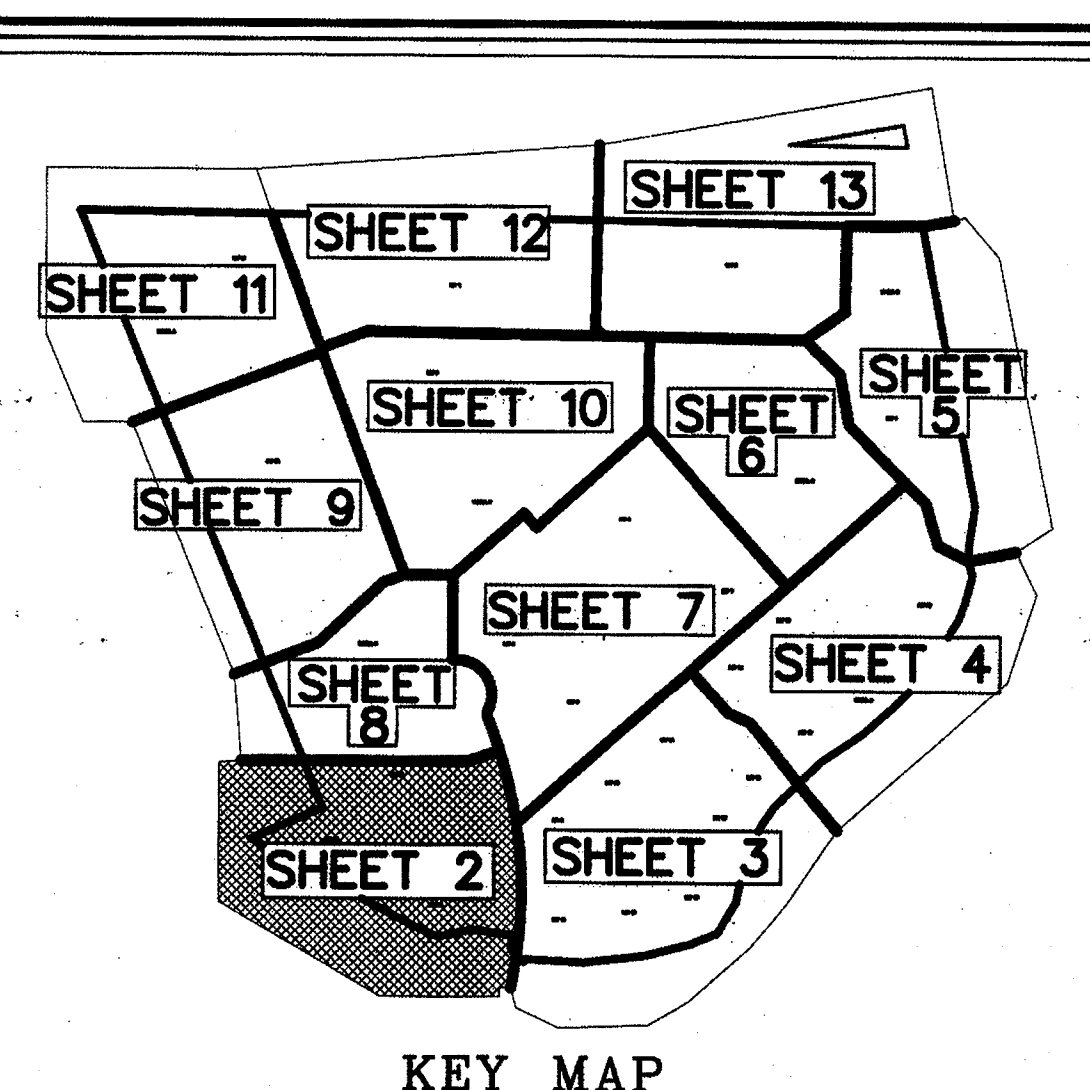
PARCEL 24
INTERCHANGE CORPORATION
L. 6515 F. 455
CURRENT USE: COMMERCIAL
ZONING: I-1

PROPERTY CORNER NOT SET

PROPERTY CORNER NOT SET

PROPERTY CORNER NOT SET

PROPERTY CORNER NOT SET



KEY MAP

SCALE
30 0 30 60
FEET

P/O PARCEL 26
INTERCHANGE CORPORATION
L. 6515 F. 455
CURRENT USE: VACANT
ZONING: I-1
L. 6515 F. 455

APTER SUBDIVISION
P.B. 137 P.64

L. 18612 F. 1

OWNER/DEVELOPER

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

Loederman Soltesz Associates, Inc.
Rockville
Lanham
Frederick
Waldorf
Leonardtown
Fairfax

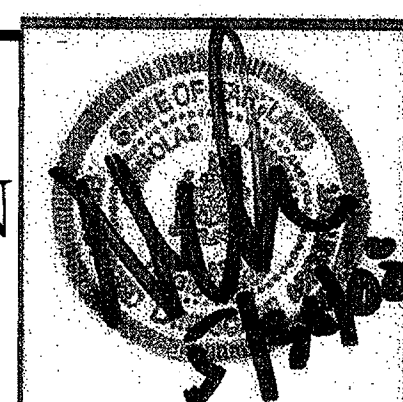
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

www.LSAssociates.net

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

Copyright 400 The Map People Permitted Use Number: 2103084	Page 19 of 46
GRID: 63.02.03	Tax Map
M-NCPPC 200 Sheet	Zoning Category: I-1
202 SE 08	
WSSC 200 Sheet	
202 SE 08	

TREE CONSERVATION PLAN TYPE II

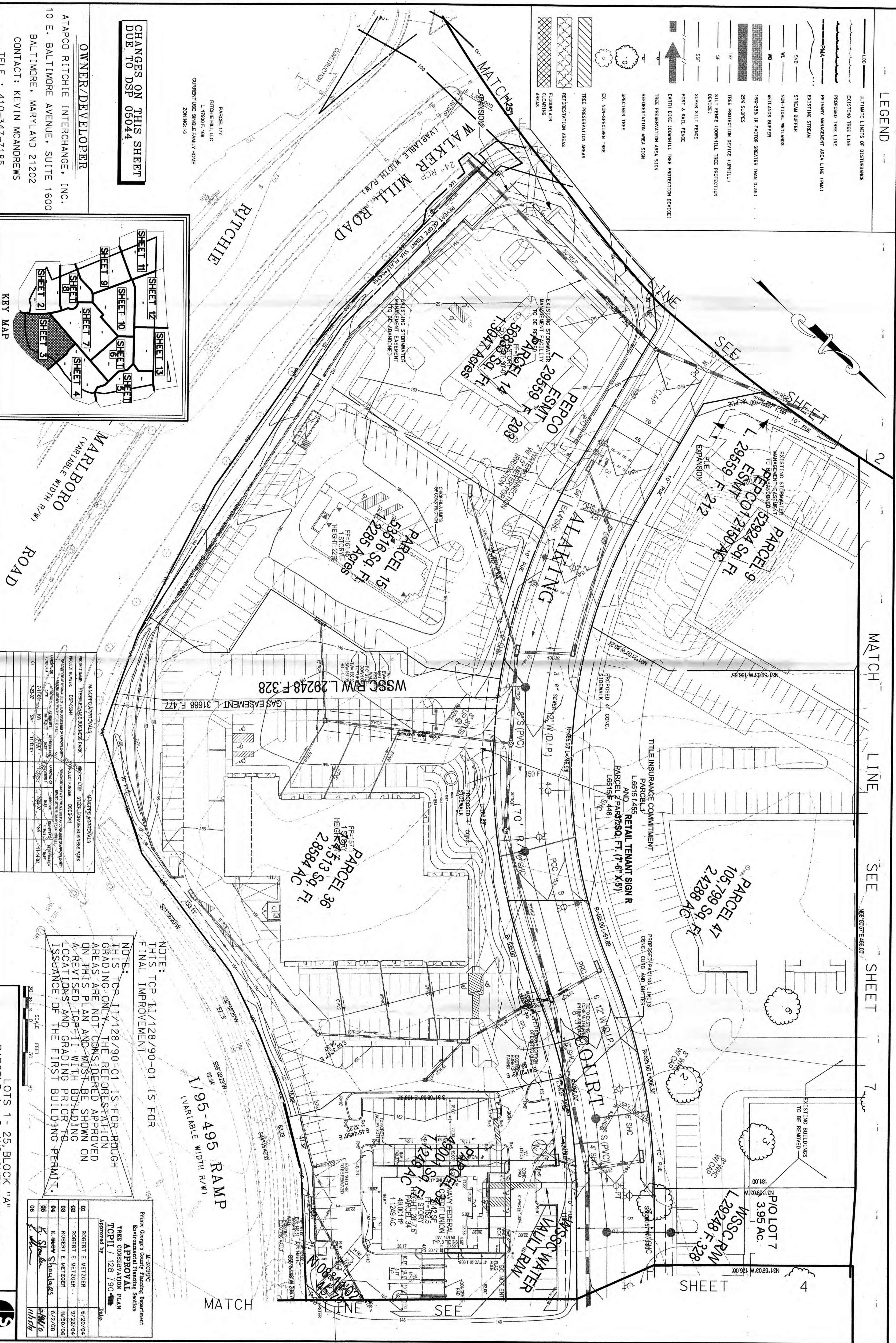


MISS UTILITY NOTE

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.

7

-
- EARTH DIKE (DOWNHILL TREE PROTECTION DEVICE)



TELE.: 410-347-7185

www.JSAassociates.net

[illegible]

A circular stamp from the FBI Memphis office. The text 'FBI MEMPHIS' is at the top and 'RECEIVED' is at the bottom. In the center, there is a date stamp 'JUN 22 1968'. Overlaid on the stamp is the handwritten number '22-10' and a signature.

MACHP2/APP/015				MACHP2/APP/015			
PROJECT NAME STEEL ECHOES BUSINESS PARK				PROJECT NAME STEEL ECHOES BUSINESS PARK			
PROJECT NUMBER DSP-004				PROJECT NUMBER DSP-004			
UNAPPROVED FOR CONSTRUCTION AND NOT TO BE CONSIDERED FOR PERMITTING. ALL CHANGES TO THE PROJECT MUST BE APPROVED BY THE CITY ENGINEER AND THE CITY PLANNING DEPARTMENT BEFORE ANY CONSTRUCTION BEGINS.							
PERSONNEL	APPROVAL DATE	RECEIVED DATE	APPROVAL DATE	PERSONNEL	APPROVAL DATE	RECEIVED DATE	APPROVAL DATE
REGION 01	7-1-06	7-1-06	7-1-06	REGION 01	7-1-06	7-1-06	7-1-06

MISS UTILITY NOTE

NOTE: THIS TCP 11/128/90-01 IS FOR FINAL IMPROVEMENT

NOTE: THIS TCP 11/128/90-01 IS FOR GRADING ONLY. THE REFORESTATION AREAS ARE NOT CONSIDERED APPROVED ON THIS PLAN AND MUST BE SHOWN ON A REVISED TCP-11 WITH BUILDING LOCATIONS AND GRADING PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT.

M-NGRPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPH / 128 / 90 		Date
01	ROBERT E. METZGER	5/20/04
02	ROBERT E. METZGER	9/22/04
03	ROBERT E. METZGER	7/30/05
04	K. SEW Shoukads	6/1/08
05	K. SEW Shoukads	2/14/10
06	K. SEW Shoukads	11/15/10

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

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



1" = 30'

SHEET

3

OF

14

PROJECT NO.
 2028-00-0

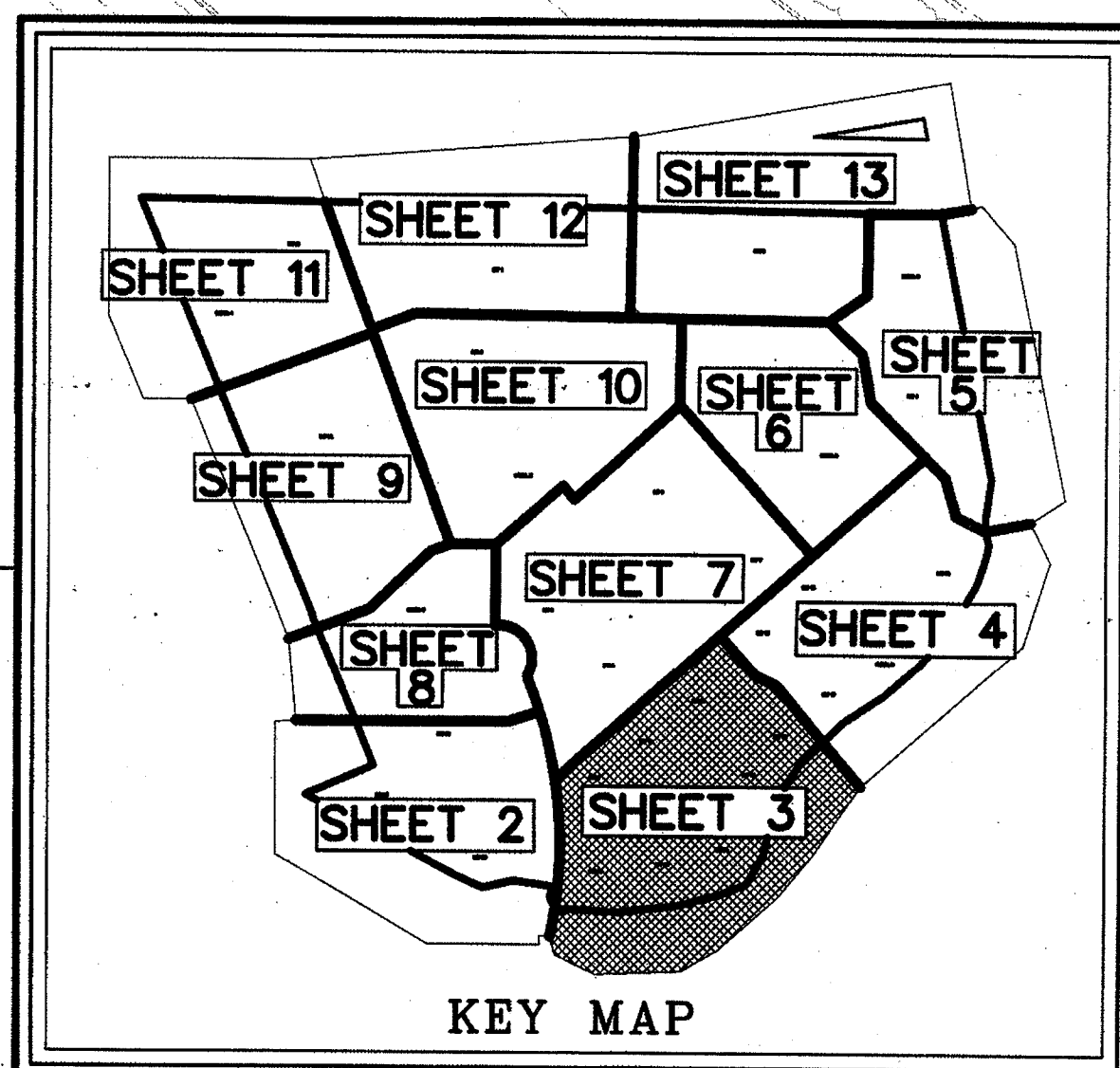
LEGEND

- 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

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
(VARIABLE WIDTH R/W)
ROAD

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
DATE:	7-11-06	DATE:	7-11-06	DATE:	7-11-06	DATE:	7-11-06
BY:	SA	BY:	SA	BY:	SA	BY:	SA
DATE:	7-23-07	DATE:	7-23-07	DATE:	7-23-07	DATE:	7-23-07

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

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.

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	11/30/06	
04 K. Shouls	6/2/08	
05 K. Shouls	6/2/08	
06 K. Shouls	6/2/08	

SCALE FEET
30 20 10 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 3
OF 14
PROJECT NO.
2028-00-00

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 1-800-257-7774 48 HOURS PRIOR TO THE START OF
EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS
PLAN OR THE V.C. (V) HIGHER, WHICHEVER IS LESS, CONTACT THE
ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH
CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE
REVISIONS TO THIS PLAN.

Loiederman
Soltesz Associates, Inc.
Frederick
Waldorf
Leonardtown
Fairfax
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656
www.LSAssociates.net

NO.	REVISIONS	DATE	BY	CHECKED
6	REVISION FOR NFCU BLDG.	2/10/09	YDR	
5	REVISED TO MATCH PROPOSED FLOODPLAIN, REVISED SWM POND 5, AND CUL-DE-SAC &	10/13/05	CWJ	
3	CHANGES PER CLIENT REVISIONS	5/25/05	CWJ	
2	REV. PER FINAL IMPROVEMENT	8/4/04	YDR	
1	REV. PER MNCPPC REVIEW COMMENTS DATED 5/10/04	5/11/04	BAM	

NO.	REVISIONS	DATE	BY	CHECKED
6	REVISION FOR NFCU BLDG.	2/10/09	YDR	
5	REVISED TO MATCH PROPOSED FLOODPLAIN, REVISED SWM POND 5, AND CUL-DE-SAC &	10/13/05	CWJ	
3	CHANGES PER CLIENT REVISIONS	5/25/05	CWJ	
2	REV. PER FINAL IMPROVEMENT	8/4/04	YDR	
1	REV. PER MNCPPC REVIEW COMMENTS DATED 5/10/04	5/11/04	BAM	

NO.	REVISIONS	DATE	BY	CHECKED
6	REVISION FOR NFCU BLDG.	2/10/09	YDR	
5	REVISED TO MATCH PROPOSED FLOODPLAIN, REVISED SWM POND 5, AND CUL-DE-SAC &	10/13/05	CWJ	
3	CHANGES PER CLIENT REVISIONS	5/25/05	CWJ	
2	REV. PER FINAL IMPROVEMENT	8/4/04	YDR	
1	REV. PER MNCPPC REVIEW COMMENTS DATED 5/10/04	5/11/04	BAM	

LEGEND

- LOD ULTIMATE LIMITS OF DISTURBANCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PMA PRIMARY MANAGEMENT AREA LINE (PMA)
- EXISTING STREAM
- STREAM BUFFER
- SVB NON-TIDAL WETLANDS
- WL WETLANDS BUFFER
- WB 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

I/95-495 - CAPITAL BELTWAY
(VARIABLE WIDTH R/W)

TREE CONSERVATION AREA 3
0.03 Ac.

TREE CONSERVATION AREA 4
0.22 Ac.

P/O PARCEL B
18.56 Ac.

FLOODPLAIN AREA TO BE CLEARED
0.06 Ac.

P/O TREE CONSERVATION AREA 2-0.15 Ac.
(TOTAL)

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

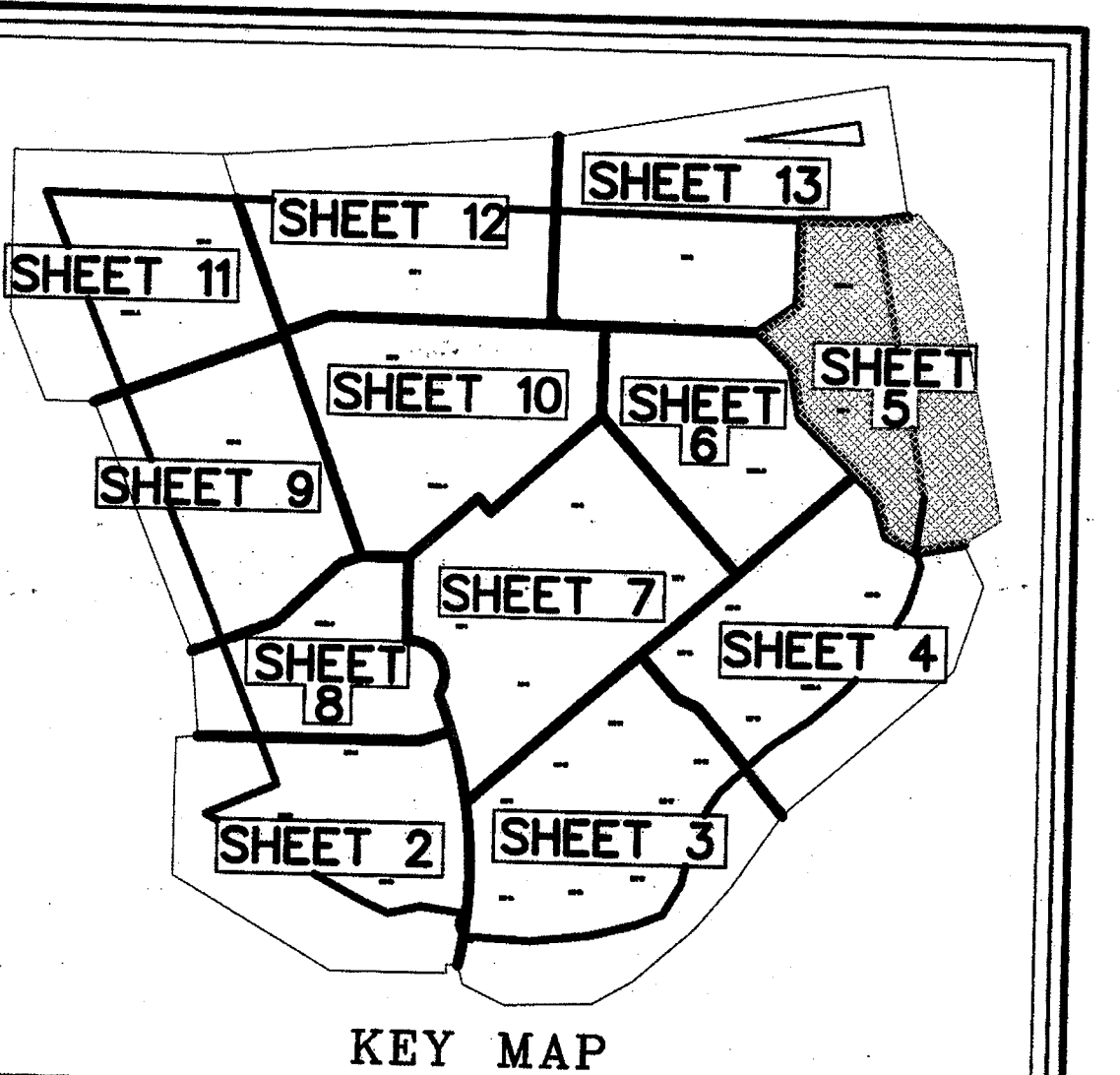
POST & RAIL FENCE (TYP)
SEE DETAIL SHEET 14

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

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

P/O REFORESTATION AREA "D"
0.10 Ac.

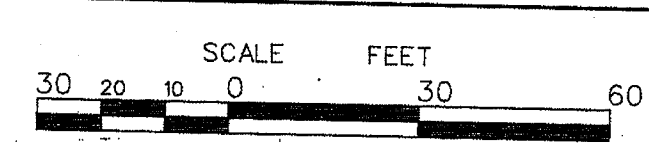
P/O FLOODPLAIN AREA TO BE CLEARED
0.56 Ac. (TOTAL)



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				FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE	APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
01	7-11-06	KW	3-7-07				
	7-23-07	SA	11-14-07		7-23-07	SA	11-14-07

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.

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 / 90-01		
Approved by	Date	
01 ROBERT E. METZGER	5/20/04	
02 ROBERT E. METZGER	9/22/04	
03 ROBERT E. METZGER	11/30/08	
04 K. Skyles	6/5/09	
05 K. Skyles	2/1/11	
06 K. Skyles	11/15/11	

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
Leonardtown
Fairfax
Engineering
Planning
Surveying
Environmental Sciences
www.LSAssociates.net

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

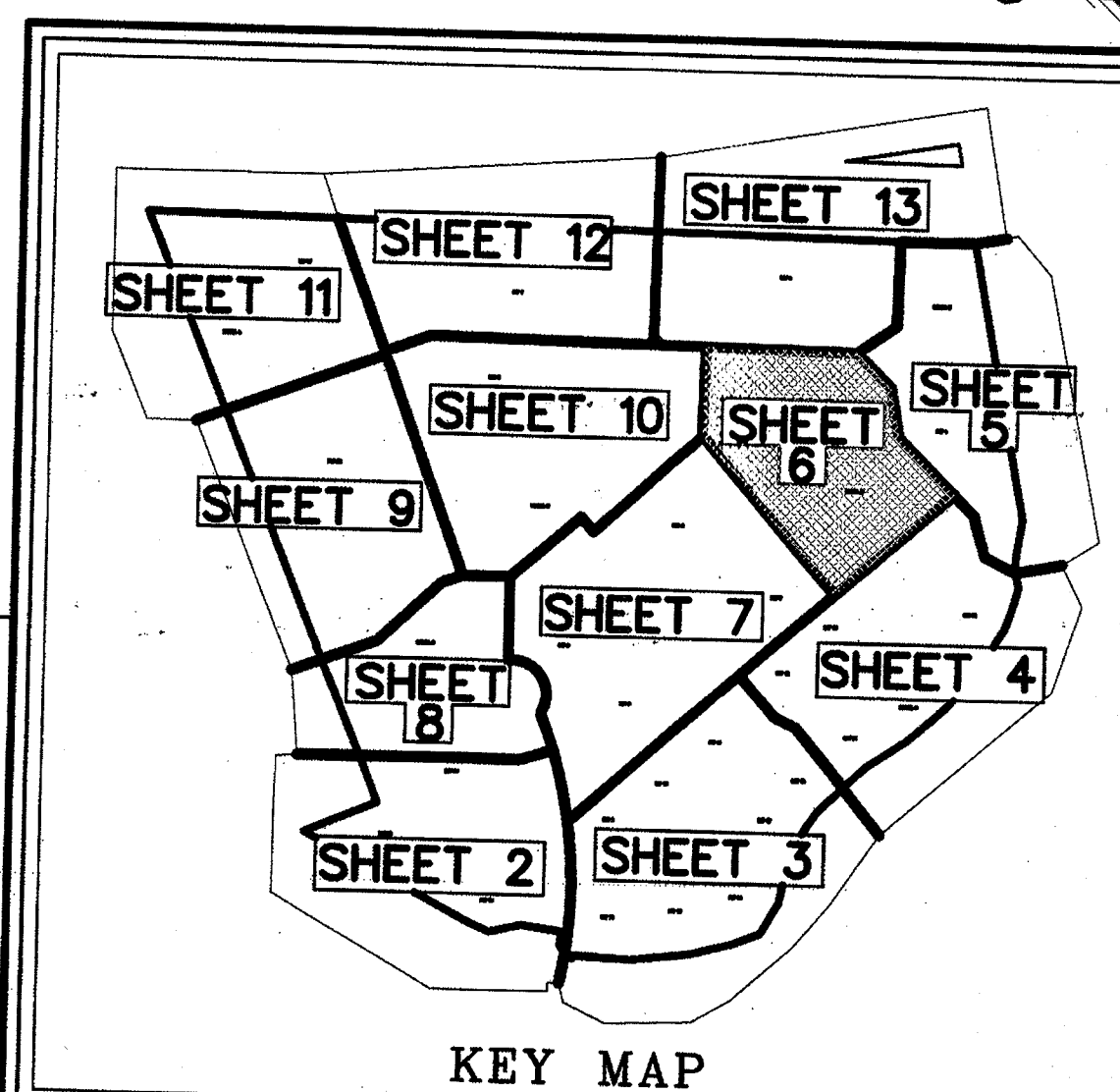
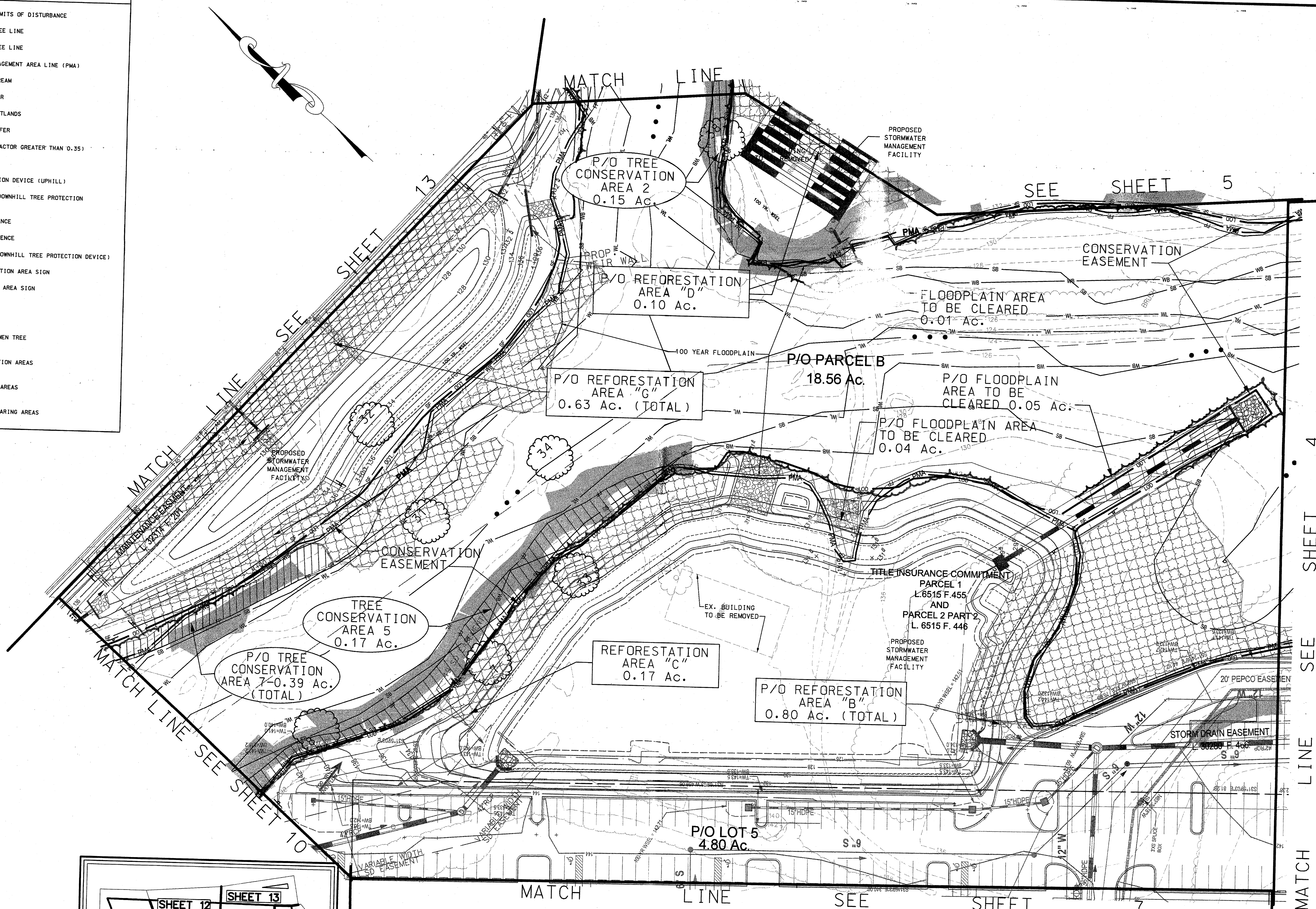
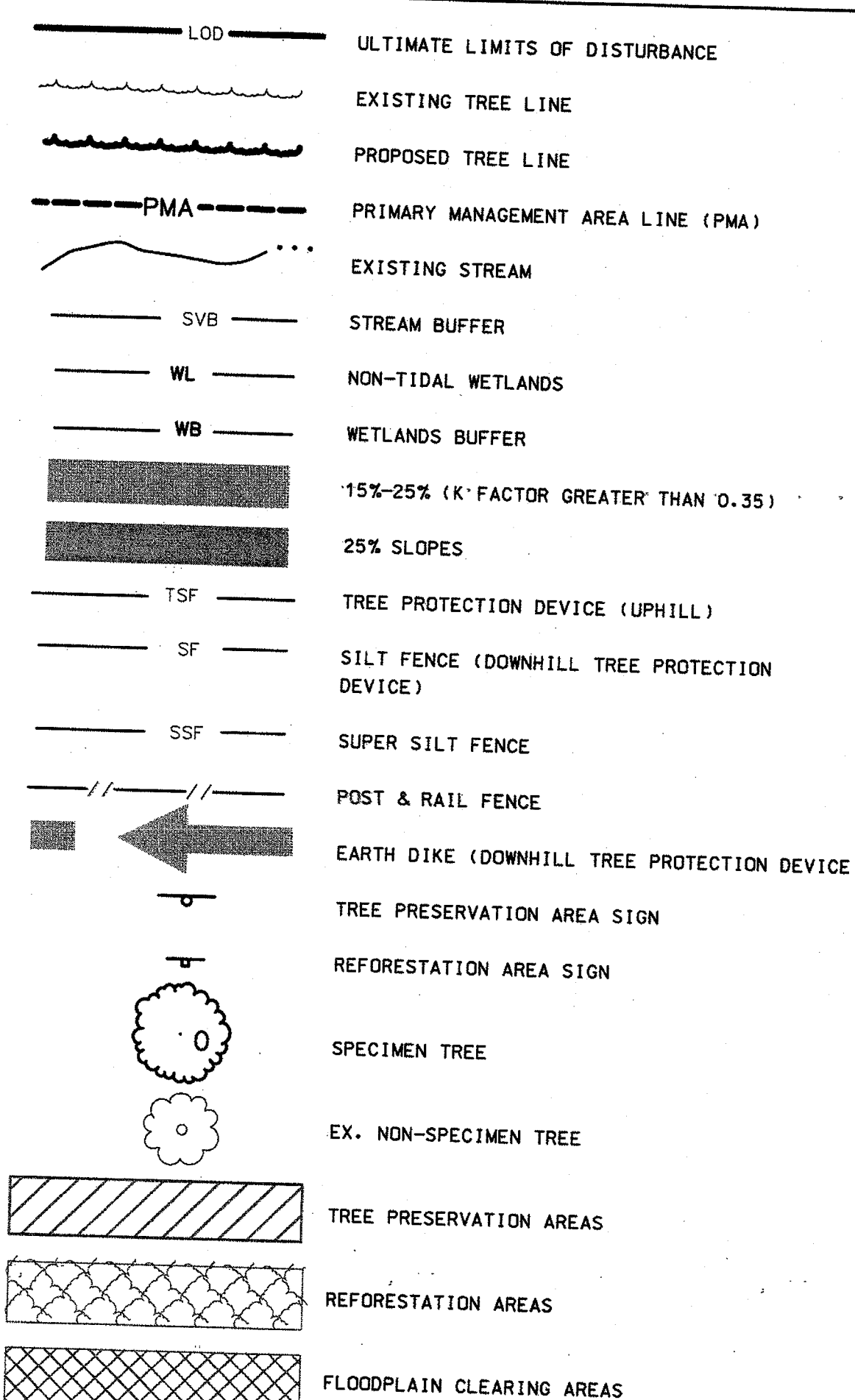
NO.	REVISIONS	DATE	BY	DATE
202	SE 08			
202	SE 08			

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 PLAN OR TWELVE (12) HOURS PRIOR TO THE START OF 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
SHEET 5 OF 14

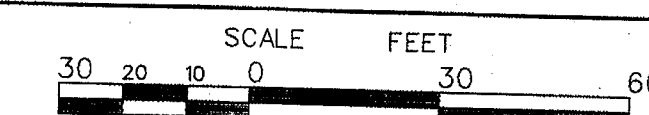
LEGEND



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.				FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET.			
APPROVAL OR REVISION #	DATE	INITIALS	CERTIFICATION DATE	APPROVAL OR REVISION #	DATE	INITIALS	CERTIFICATION DATE
01	7-11-06	KW	3-7-07	01	7-23-07	SA	11-14-07
	7-23-07	SA	11-14-07				

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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	11/30/06	
04 K. Shuldas	2/4/07	
05 K. Shuldas	11/14/07	

OWNER/DEVELOPER

ATAPCO RITCHIE INTERCHANGE, INC.
10 E. BALTIMORE AVENUE, SUITE 1600
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TELE.: 410-347-7185

Loiederman Associates, Inc.
Rockville
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Leonardtown
Fairfax

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

www.LSAssociates.net

6	REVISED PER BUILDING A-4 SITE PLAN. REFORESTATION AREAS B, C, H AND J CHANGED.	YOR	4/1/08	Page 19 of 24	Grid H6	Zoning Category: I-1
5	REVISED TO MATCH PROPOSED FLOODPLAIN. REVISED SWM POND 5. AND CUL-DE-SAC & PARKING LOT AT PARCEL 19.	CWJ	10/13/05	Grid 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24		
3	CHANGES PER CLIENT REVISIONS					
2	REV. PER FINAL IMPROVEMENT	CWJ	5/25/05	M-NCPPC 200' Sheet		
1	REV. PER MNCPPC REVIEW COMMENTS DATED 5/10/04	YOR	8/4/04	202 SE 08		
		BAM	5/10/04			
		BY	DATE	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. RECESSED AT 1800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE 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"

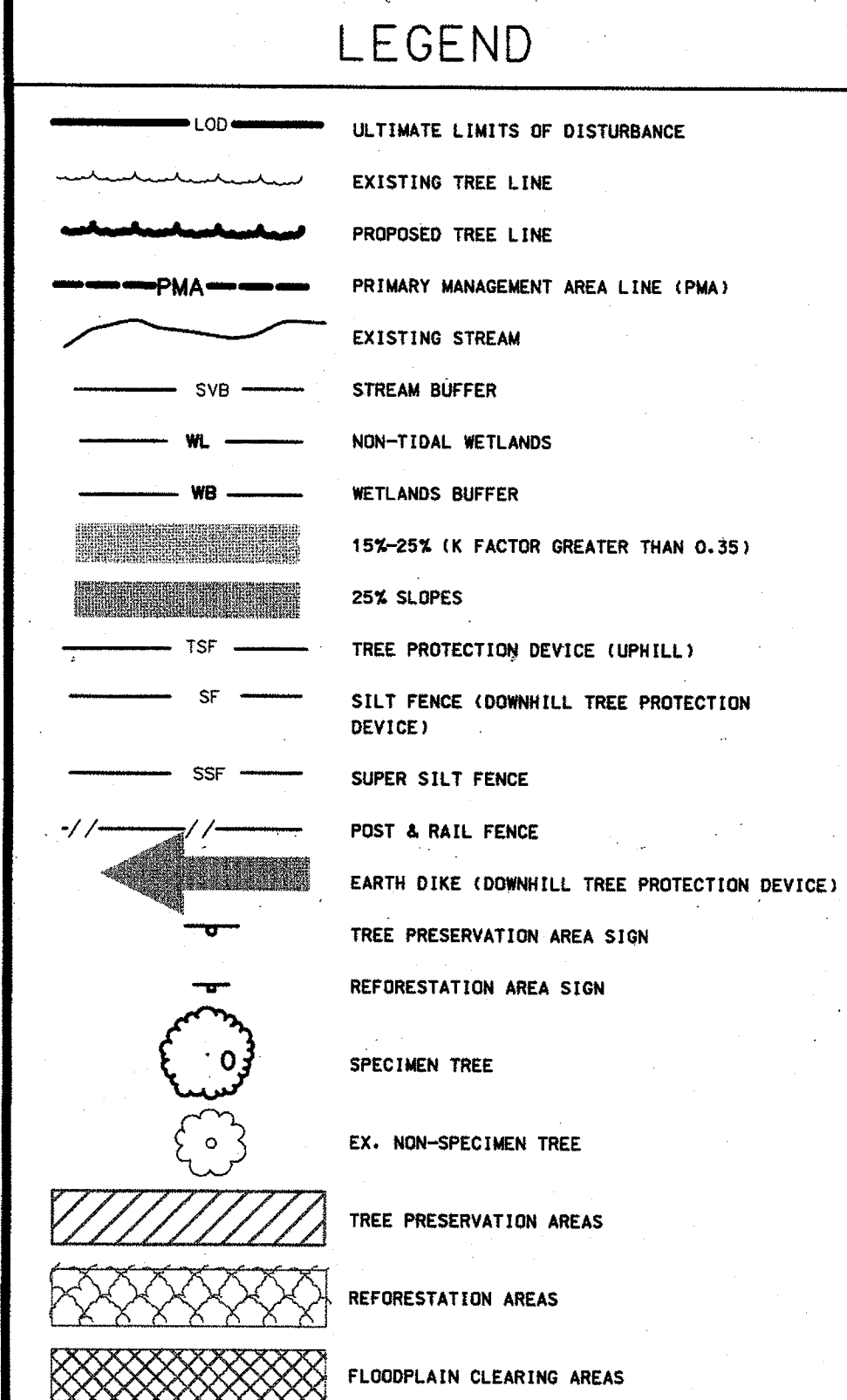
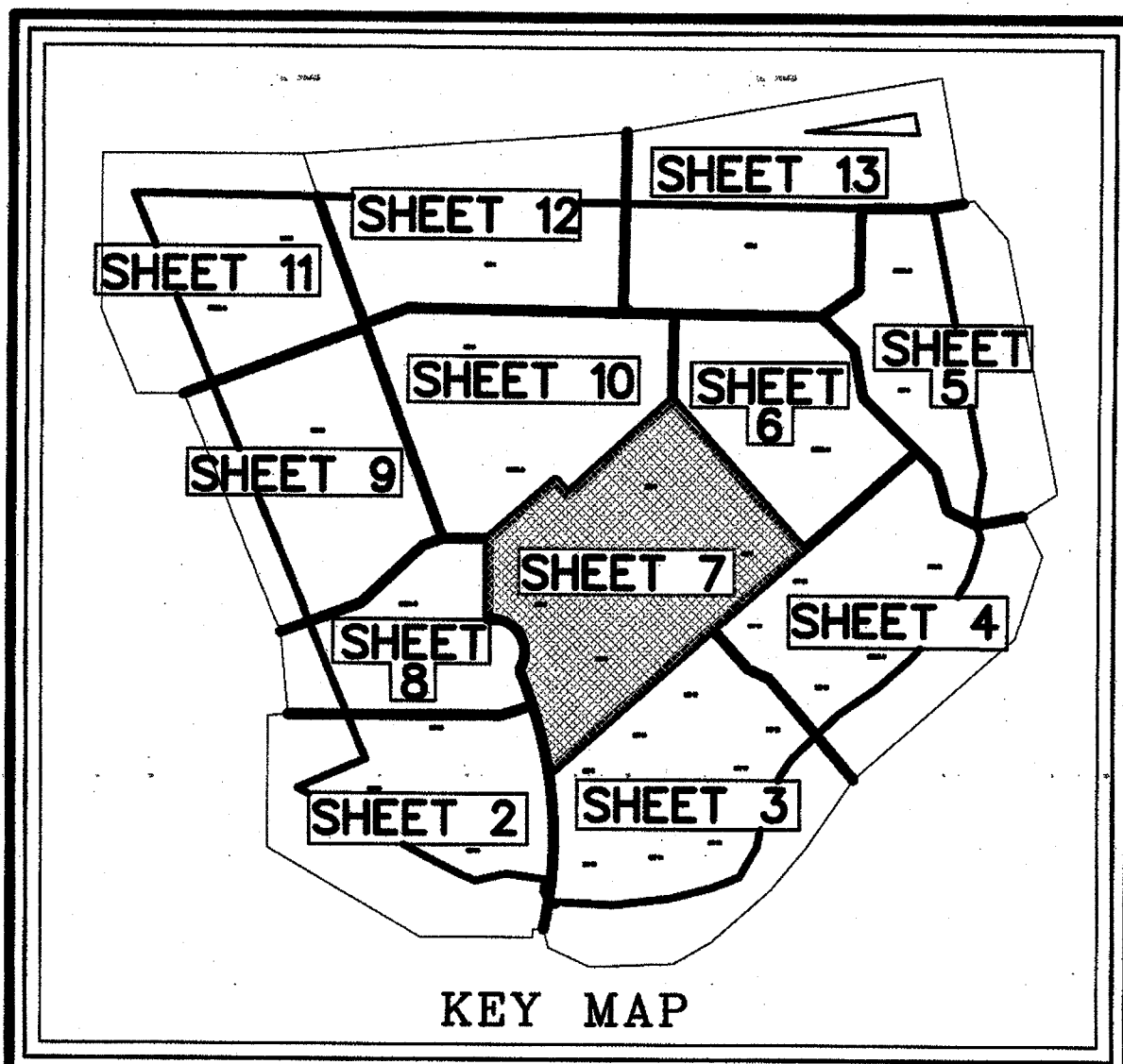
STEEPLECHASE BUSINESS PARK

13TH / KENT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY



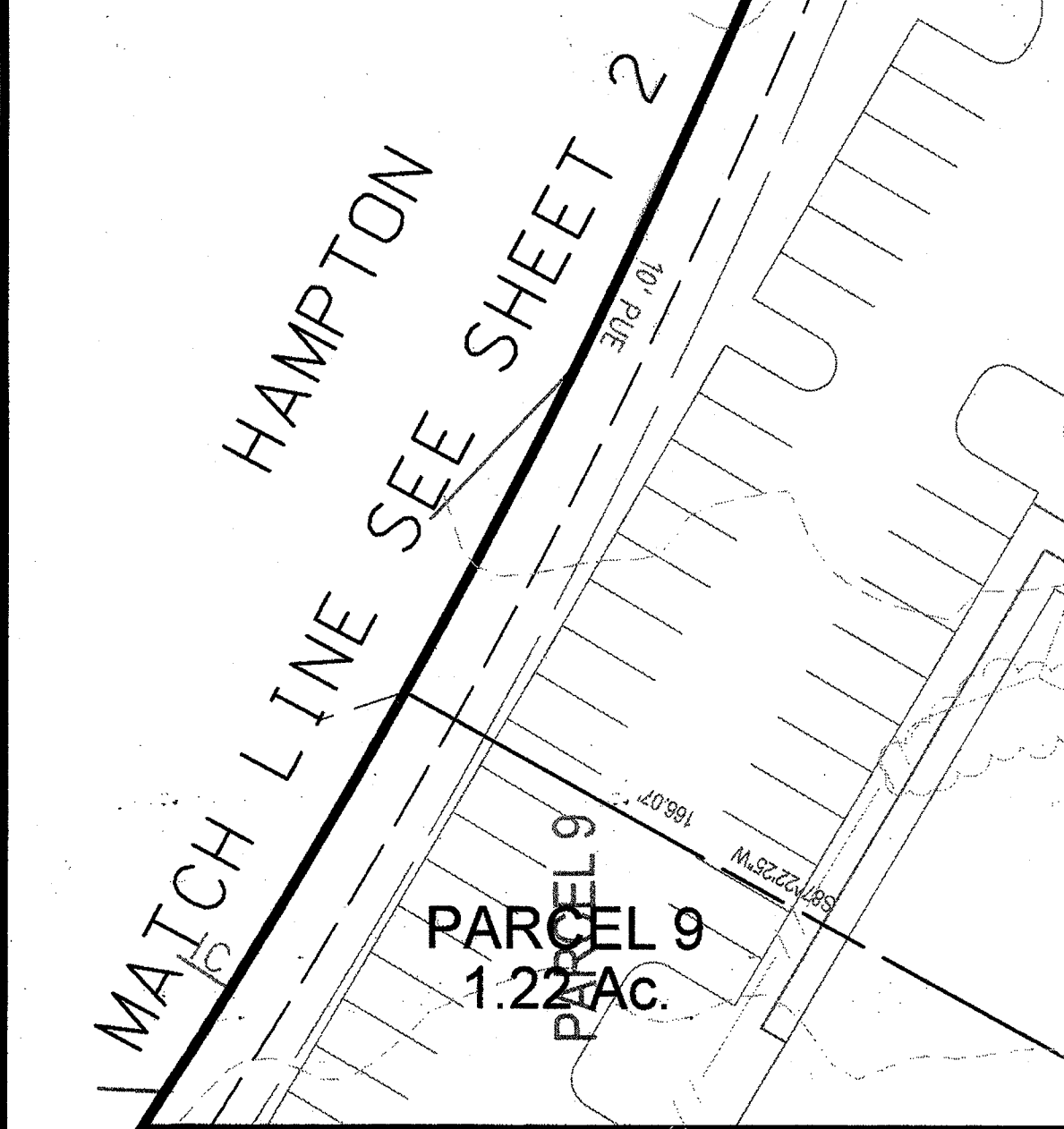
1" = 30'

SHEET 6 OF 14



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 <i>K. Shoulaas</i>	6/2/05
05 <i>K. Shoulaas</i>	5/4/06
06 <i>K. Shoulaas</i>	11/15/06



OWNER/DEVELOPER
ATAPCO RITCHIE INTERCHANGE, INC.
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TELE.: 410-347-7185

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t. 301.794.7555 f. 301.794.7656
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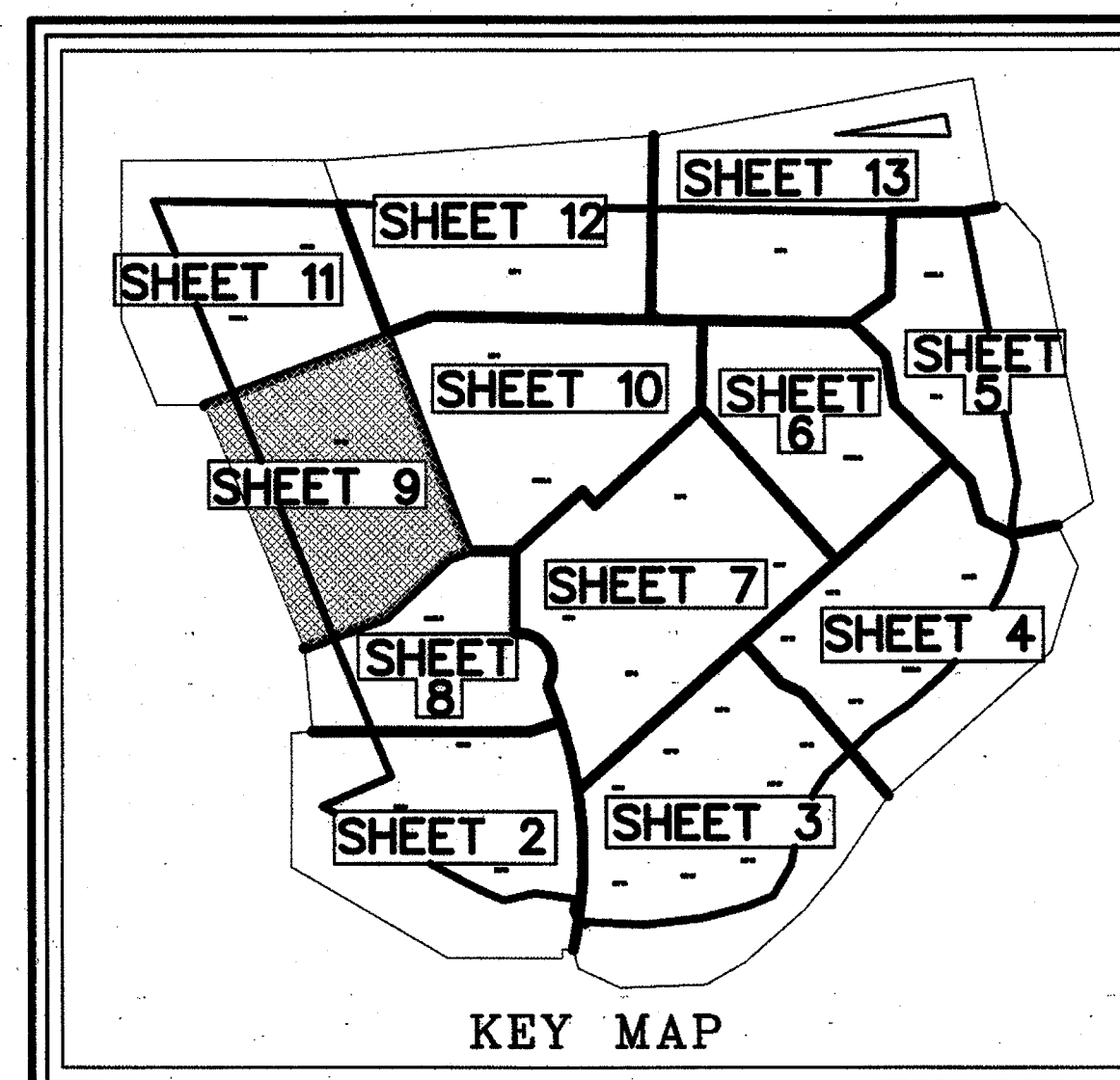
NO.	DATE	BY	DATE	NO.	DATE	BY	DATE
1	REV. PER MNCPPC REVIEW COMMENTS DATED 5/10/04	BAM	5/11/04	1	REV. PER MNCPPC REVIEW COMMENTS DATED 5/10/04	BAM	5/11/04
2	REV. PER FINAL IMPROVEMENT	YOR	8/4/04	2	REV. PER FINAL IMPROVEMENT	YOR	8/4/04
3	CHANGES PER CLIENT REVISIONS	CWJ	5/25/05	3	CHANGES PER CLIENT REVISIONS	CWJ	5/25/05
4	PARKING LOT AT PARCEL 19	CWJ	10/13/05	4	PARKING LOT AT PARCEL 19	CWJ	10/13/05
5	REVISED TO MATCH PROPOSED FLOODPLAIN, REVISED SWM POND 5, AND CUL-DE-SAC &	CWJ	10/13/05	5	REVISED TO MATCH PROPOSED FLOODPLAIN, REVISED SWM POND 5, AND CUL-DE-SAC &	CWJ	10/13/05

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Page 19 Grid HG

Tree Map
GRIDS 64-65, 66-67
68-69, 70-71
72-73, 74-75
76-77, 78-79
80-81, 82-83
84-85, 86-87
88-89, 90-91
92-93, 94-95
96-97, 98-99
100-101, 102-103
104-105, 106-107
108-109, 110-111
112-113, 114-115
116-117, 118-119
120-121, 122-123
124-125, 126-127
128-129, 130-131
132-133, 134-135
136-137, 138-139
140-

LEGEND

- LOD ULTIMATE LIMITS OF DISTURBANCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PMA PRIMARY MANAGEMENT AREA LINE (PMA)
- EXISTING STREAM
- STREAM BUFFER
- SVB 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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FOR FINAL IMPROVEMENT.

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

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. SHOULARS	6/2/08	
05 K. SHOULARS	2/4/10	
06 <i>K. Shouls</i>	<i>11/30/10</i>	

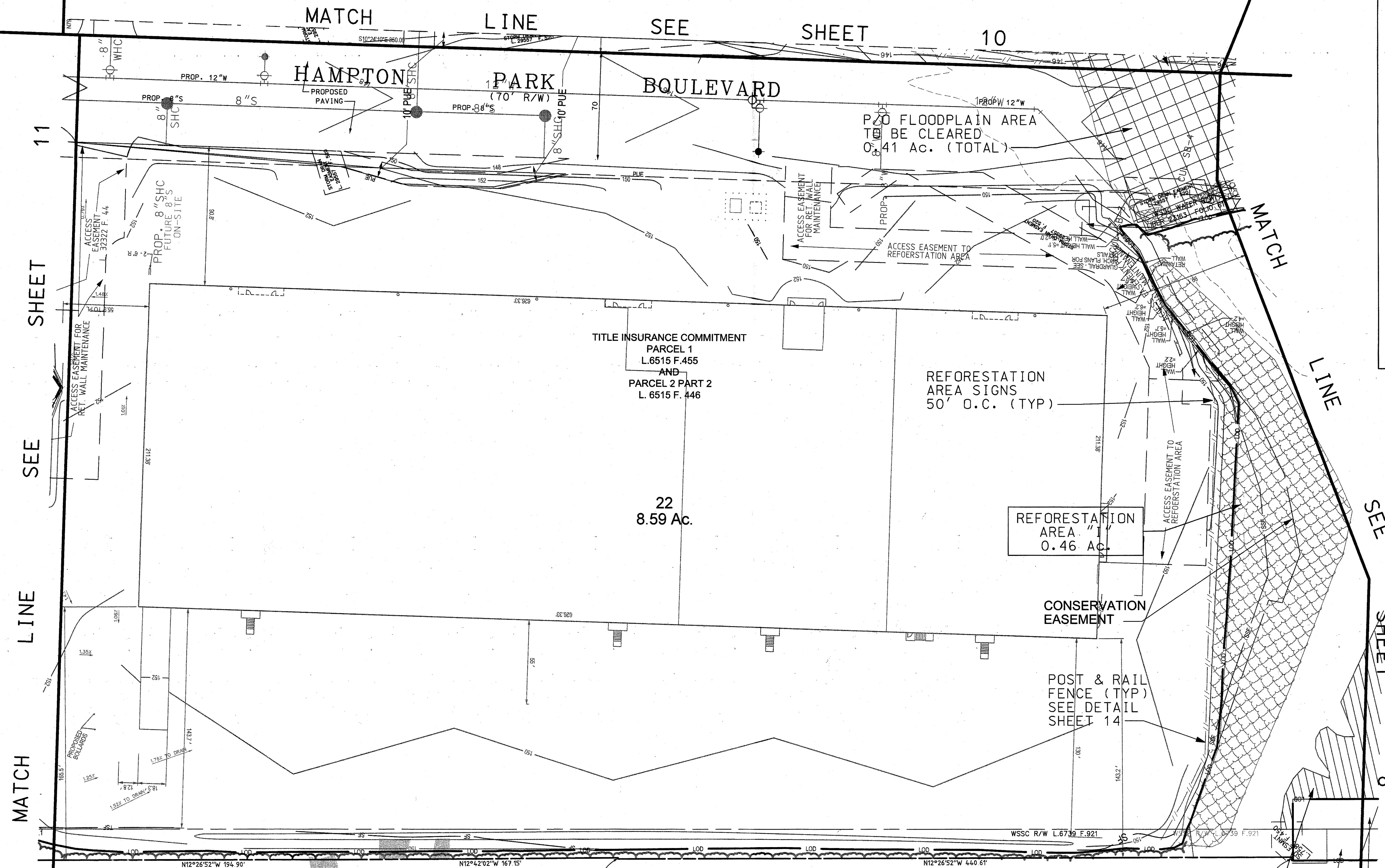
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30 20 10 0 30 60

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

STEEPLECHASE BUSINESS PARK

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

SHEET 9
OF 14
PROJECT NO.
2028-00-00



PARCEL "B"
RITCHIE ELEMENTARY SCHOOL
AND H. WINSHIP WHEATLEY
SPECIAL EDUCATION CENTER
P.B. WWW 75 P.No.08
ZONING: I-1
USE: INSTITUTIONAL

M-NCPPC APPROVALS				M-NCPPC APPROVALS			
PROJECT NAME: STEEPCCHASE BUSINESS PARK				PROJECT NAME: STEEPCCHASE BUSINESS PARK			
PROJECT NUMBER: DSP-05044				PROJECT NUMBER: DSDS-641			
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 OR REVISION #	APPROVAL DATE	REVIEWERS INITIALS	CERTIFICATION DATE	APPROVAL OR REVISION #	APPROVAL DATE	REVIEWERS INITIALS	CERTIFICATION DATE
01	7-23-07	SA	11-14-07				

P/O TREE
CONSERVATION
AREA 6-0.82 Ac.
(TOTAL)

PROPOSED 20'
SEWER EASEMENT

20' REVERTIBLE
CONSTRUCTION
EASEMENT

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

OWNER/DEVELOPER

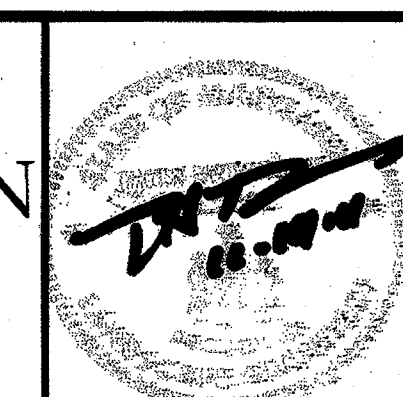
ATAPCO RITCHIE INTERCHANGE, INC.
10 E. BALTIMORE AVENUE, SUITE 1600
BALTIMORE, MARYLAND 21202
CONTACT: TIM HOGAN
TELE.: 410-952-4695

Loiederman
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Waldorf
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Engineering
Planning
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Environmental Sciences
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NO.	REVISIONS	DATE	BY	DATE	BY
6	REVISED TREE CONSERVATION AREA 6 FOR TIRE PLUS SEWER OUTFALL	10/20/11	CJV	10/20/11	CJV
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
3	CHANGES PER CLIENT REVISIONS	5/25/05	CWJ	5/25/05	CWJ
2	REV. PER FINAL IMPROVEMENT.	8/04/04	YOR	8/04/04	YOR
1	REV. PER MNCPPC REVIEW COMMENTS DATED 5/10/04	5/10/04	BAM	5/10/04	BAM

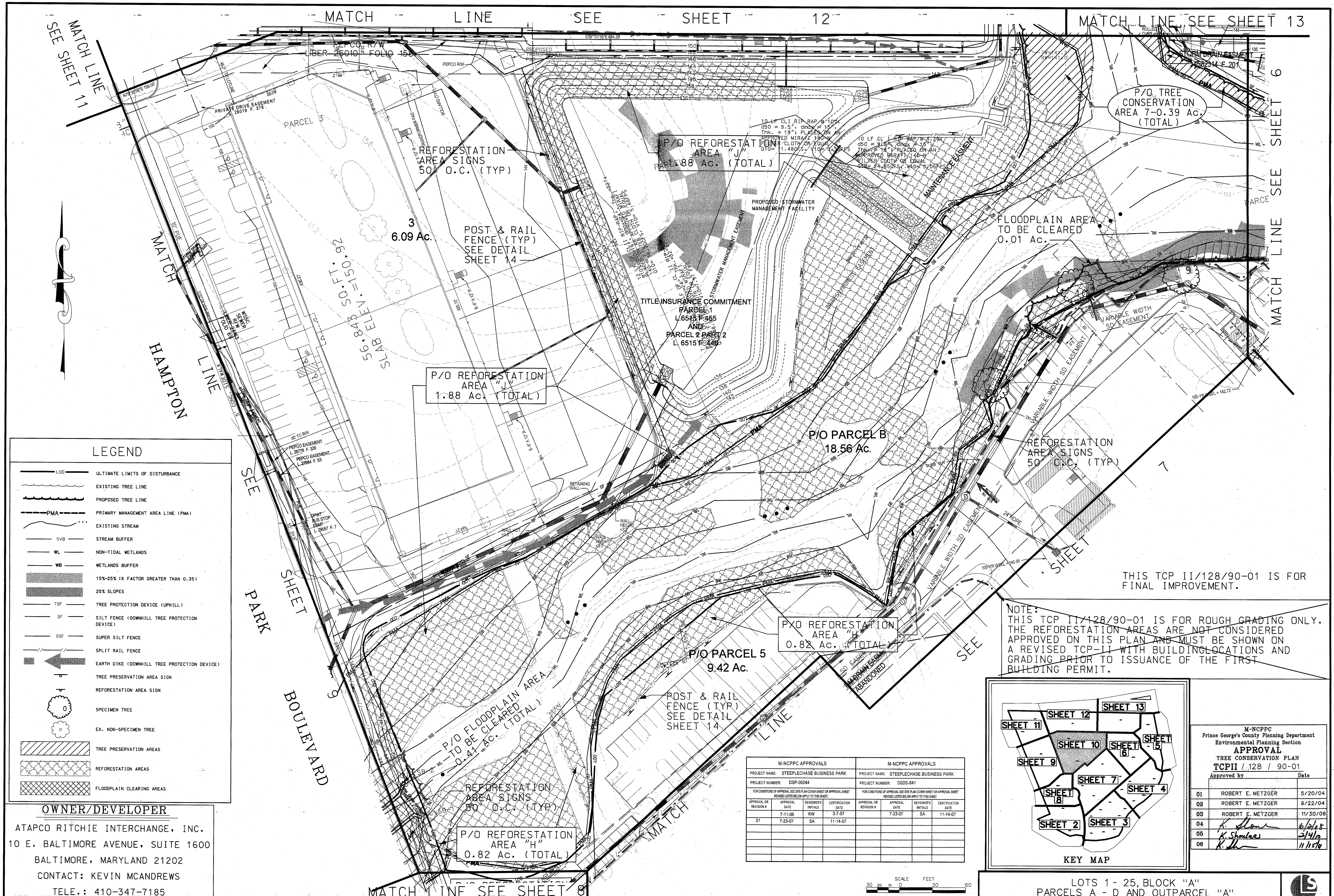
DATE	DESIGNED	CHECKED	DATE	BY	DATE	BY
FEBRUARY, 2004	BAM	WKO				

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Page 19 Grid H-6
Tax Map
GRID: 23-03-85
24-04-84
Zoning Category: 1-1
M-NCPPC 2007 Sheet
202 SE 08
WSSC 2007 Sheet
202 SE 08



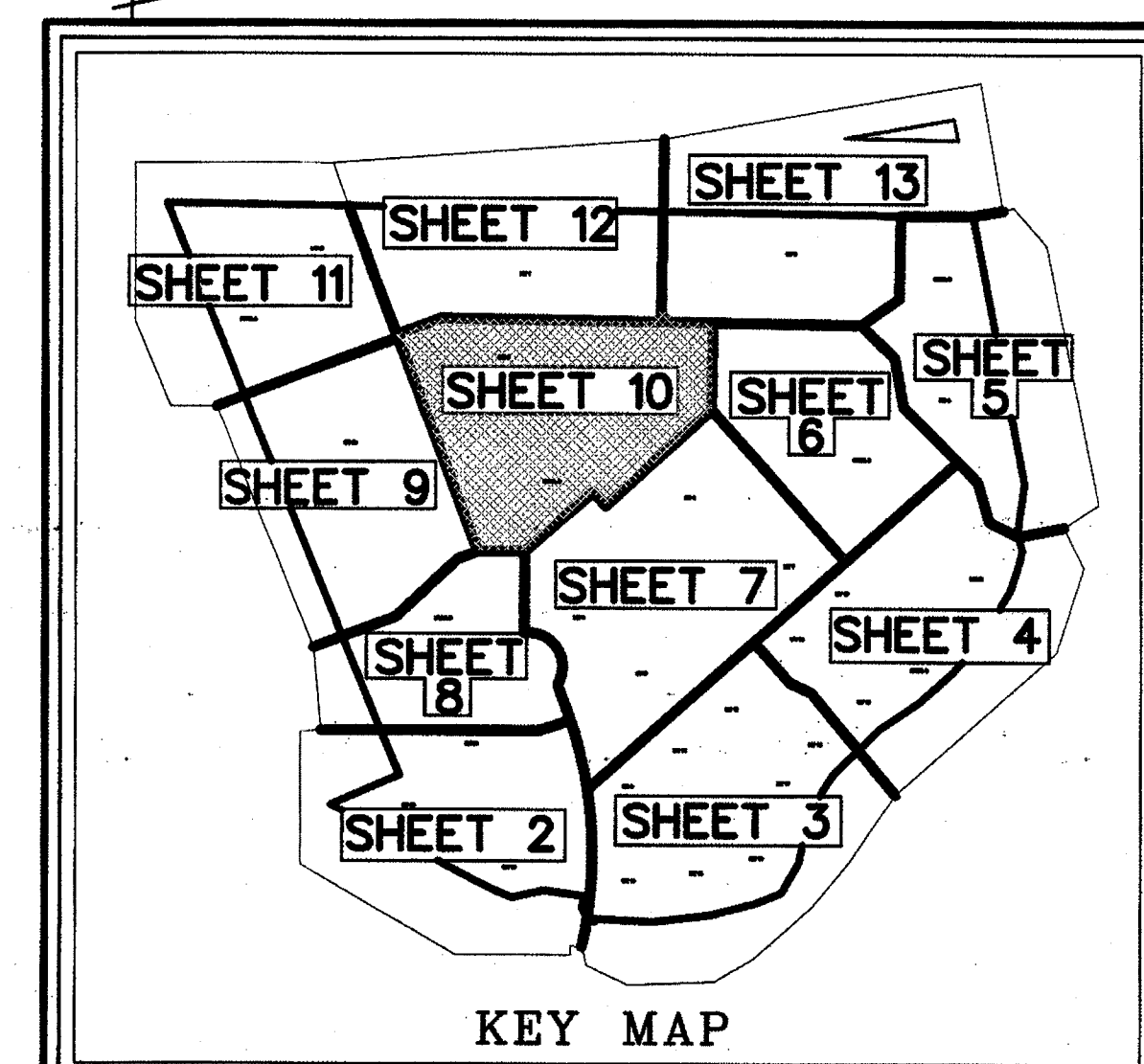
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-567-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE 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.

DATE: FEBRUARY, 2004
DESIGNED: BAM
CHECKED: WKO
DATE: FEBRUARY, 2004
DESIGNED: BAM
CHECKED: WKO



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

~~NOTE:
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A REVISED TCP-II WITH BUILDING LOCATIONS AND
GRADING PRIOR TO ISSUANCE OF THE FIRST
BUILDING PERMIT.~~

[illegible]

M-NCPCC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCFH / 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	<i>R. Shaw</i>	6/2/08
05	<i>R. Shawles</i>	2/1/09
06	<i>R. H.</i>	11/15/11

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'

ET 10

OF 14

PROJECT NO.

28-00-00

LEGEND

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

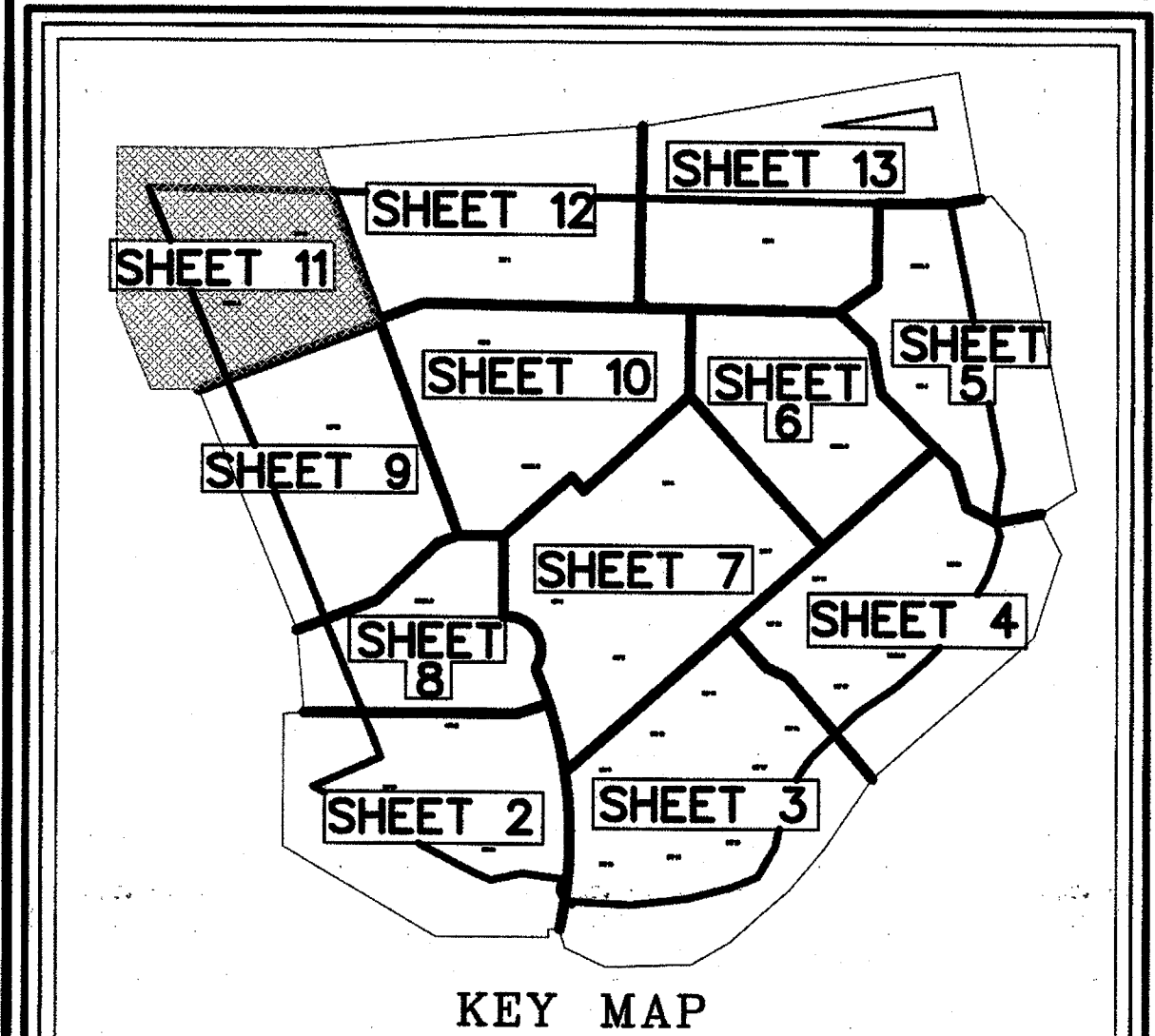
NOTE:
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THIS TCP II/128/90-01 IS FOR FINAL IMPROVEMENT.

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 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				

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 R. Metzger	11/30/04	
04 R. Metzger	6/2/05	
05 R. Metzger	2/1/06	
06 R. Metzger	11/15/06	

SCALE FEET 30 0 30 60



OWNER/DEVELOPER
ATAPCO RITCHIE INTERCHANGE, INC.
10 E. BALTIMORE AVENUE, SUITE 1600
BALTIMORE, MARYLAND 21202
CONTACT: KEVIN MCANDREWS
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Lanham, MD 20706
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NO.	DATE	REVISIONS	BY	DATE
5	10/13/05	REVISED TO MATCH PROPOSED FLOODPLAIN, REVISED SWM POND 5, AND CUL-DE-SAC & PARKING LOT AT PARCEL 19	CRU	10/13/05
3	5/25/05	CHANGES PER CLIENT REVISIONS	CRU	5/25/05
2	8/04/04	REV. PER FINAL IMPROVEMENT	YOR	8/04/04
1	5/19/04	MDCPP COMMENTS	PJ	5/19/04

Page	Copyright	Map	Grid	Scale	Category
19	2004	19	Grid H-6	1"=30'	1-1
202 SE 08	202 SE 08	202 SE 08	202 SE 08	202 SE 08	202 SE 08



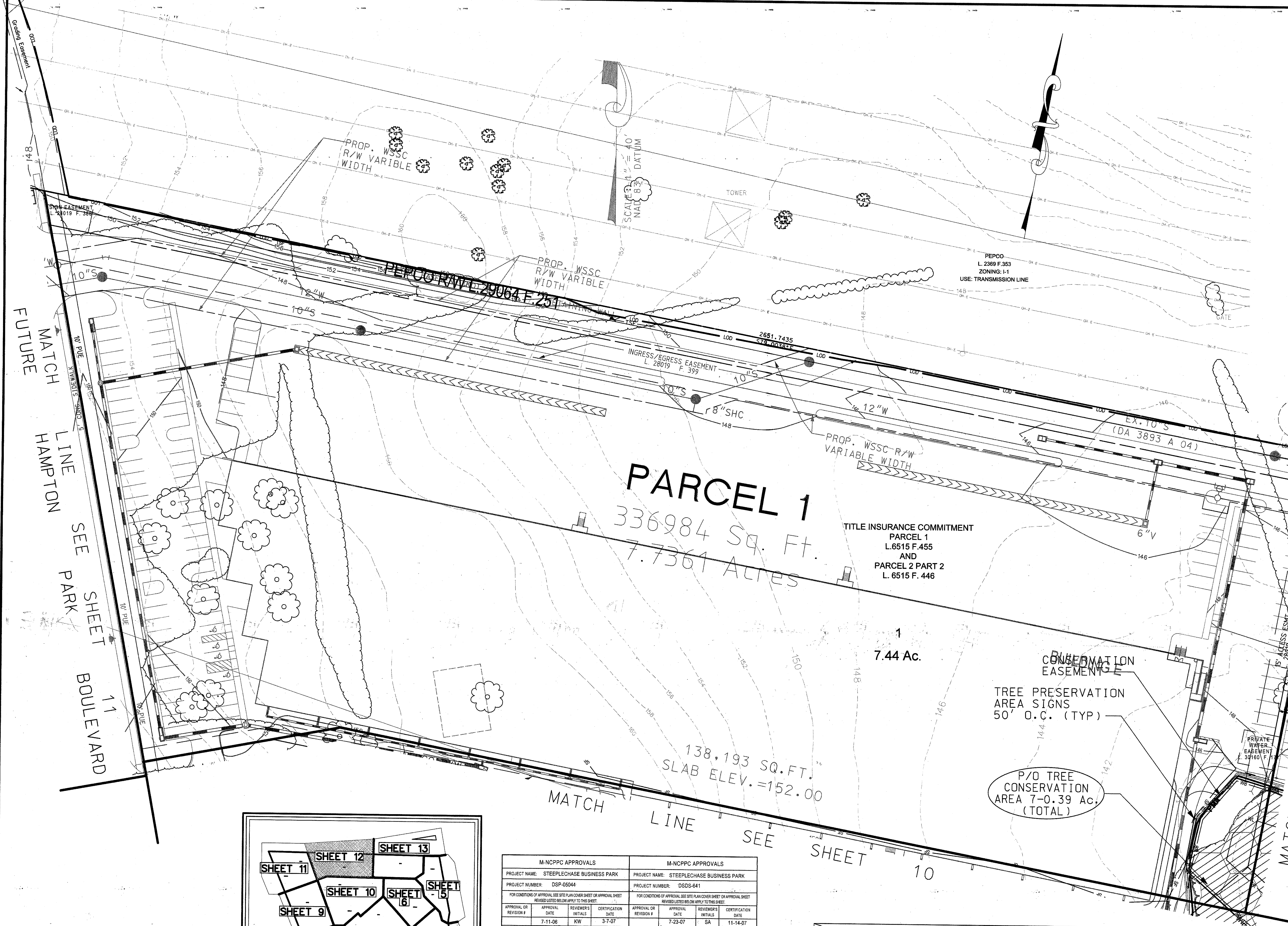
MISS UTILITY NOTE
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LOTS 1 - 25, BLOCK "A"
PARCELS A - D AND OUTPARCEL "A"

STEEPLECHASE BUSINESS PARK

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

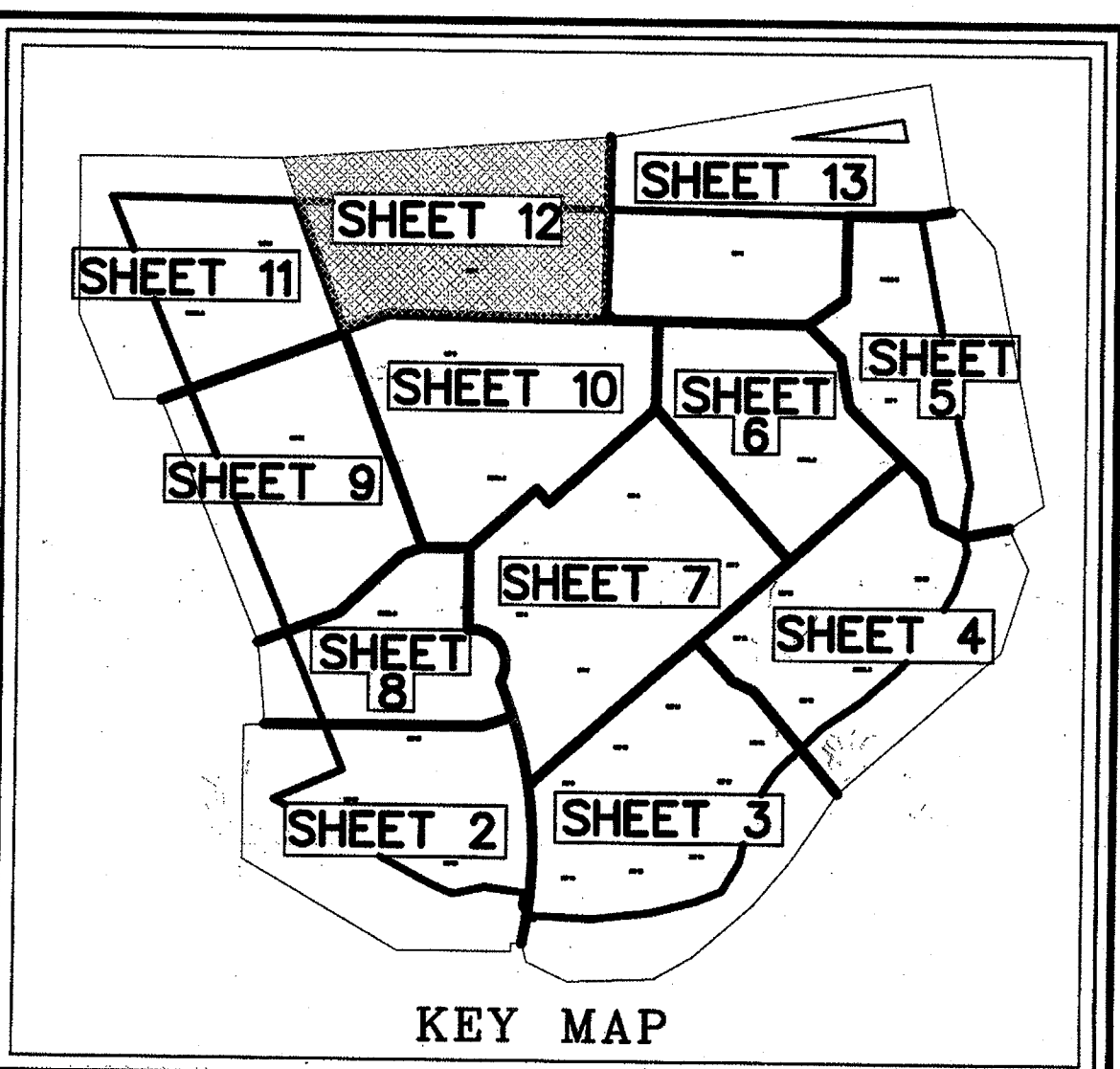
SHEET 11 OF 14
PROJECT NO. 2028-00-00



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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M-NCPPC APPROVALS				M-NCPPC APPROVALS			
PROJECT NAME: STEEPLCHASE BUSINESS PARK				PROJECT NAME: STEEPLCHASE 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 #	DATE	REVIEWER'S INITIALS	CERTIFICATION DATE	APPROVAL OR REVISION #	DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
01	7-11-06	KW	3-7-07				
	7-23-07	SA	11-14-07				

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

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	11/30/06
04	<i>K. Shalass</i>	6/3/08
05	<i>K. Shalass</i>	2/1/10
06	<i>K. Shalass</i>	11/1/10

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REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
5	10/13/05	1	5/19/04
2	5/25/05		
3	8/04/04		
1	5/19/04		

TREE CONSERVATION PLAN TYPE II

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Page 19 of 19
Tox Map
GRID: 74-03-03
C4.04.E4
Zoning Category: I-1
M-NCPPC 200 Sheet
202 SE 08
WSSC 200 Sheet
202 SE 08

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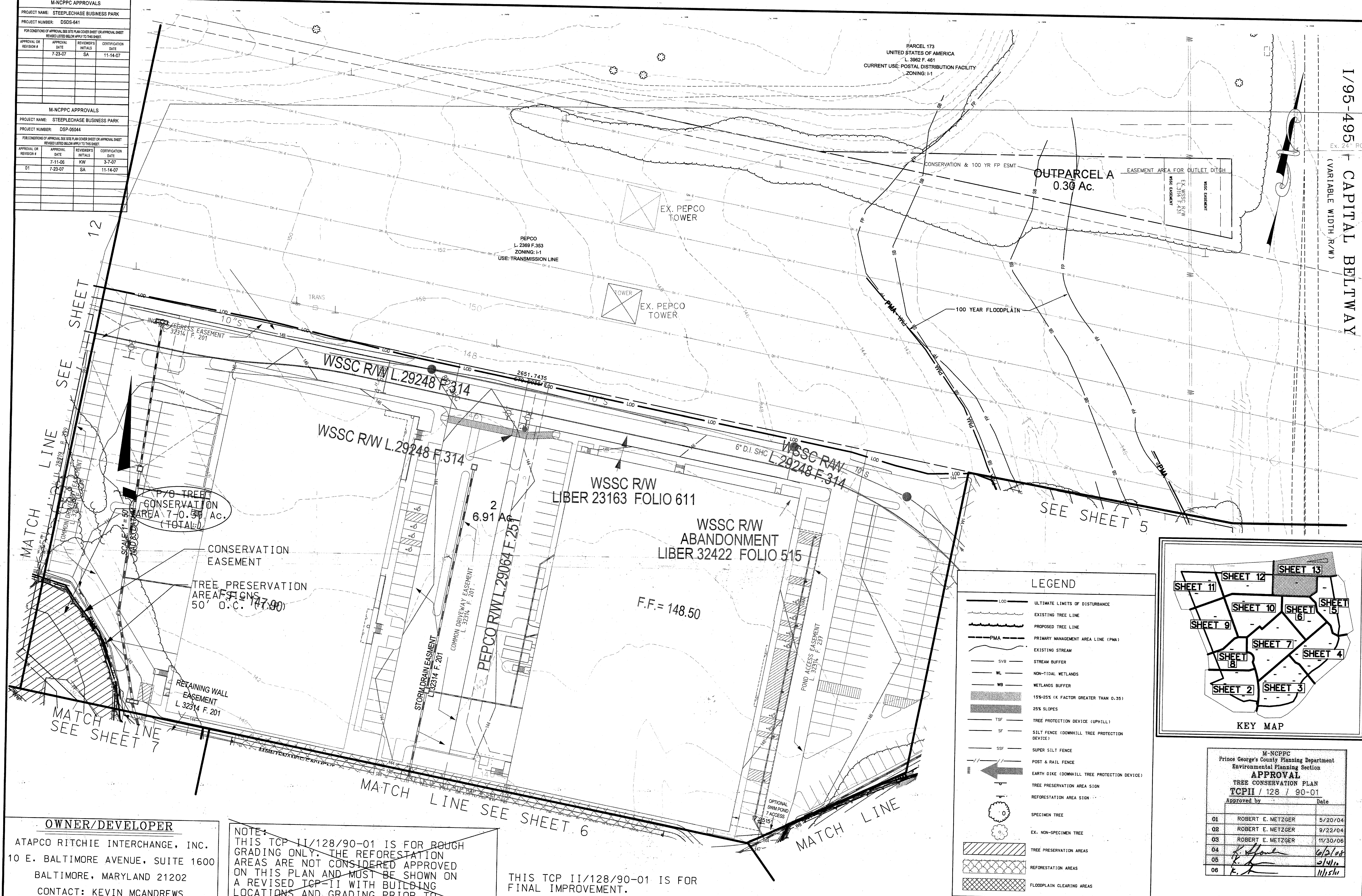
LOTS 1 - 25, BLOCK "A"
PARCELS A - D AND OUTPARCEL "A"

STEEPLECHASE BUSINESS PARK

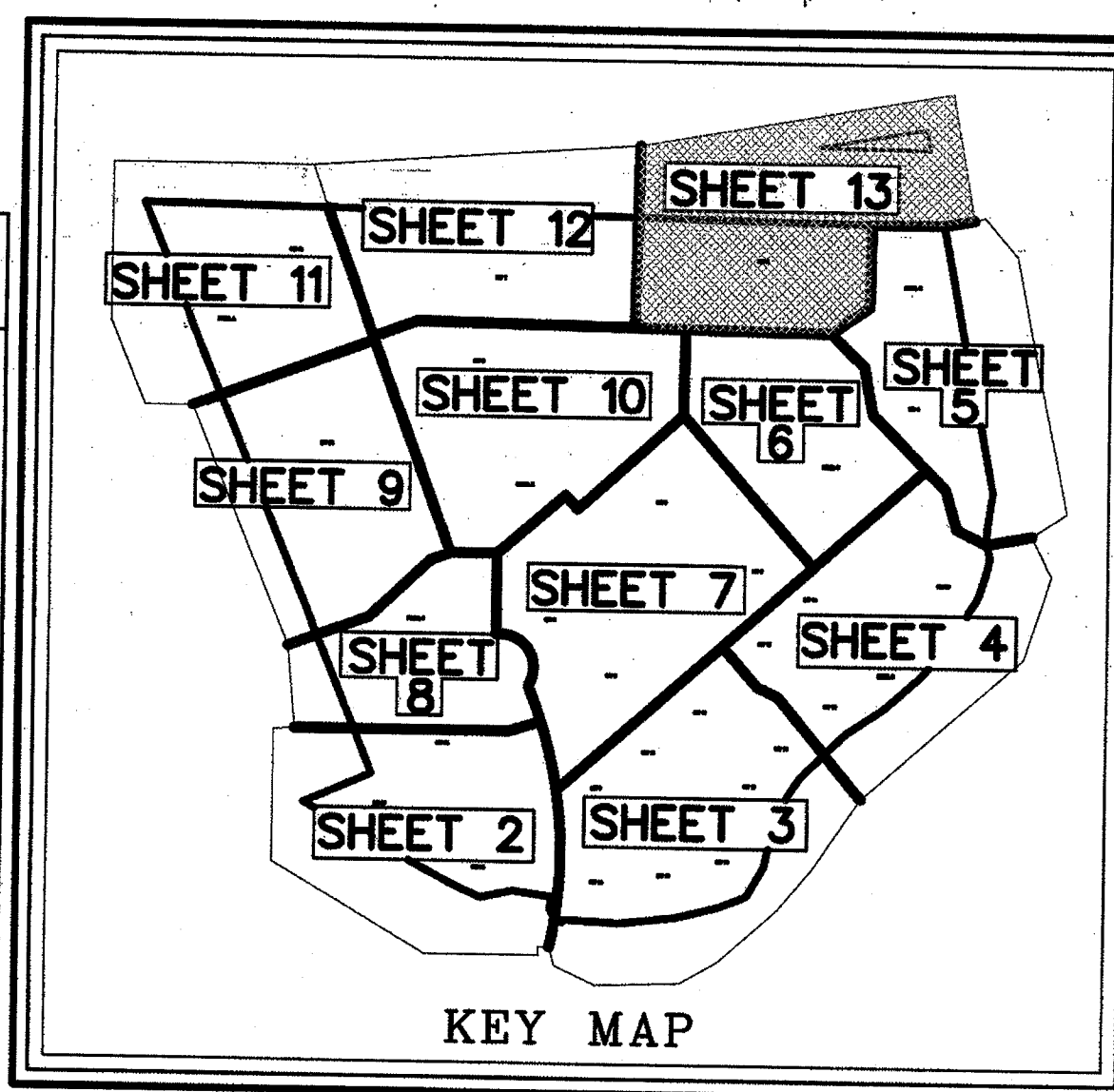
13TH / KENT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 12 of 14
PROJECT NO. 2028-00-00

M-NCPPC APPROVALS				
PROJECT NAME: STEEPLECHASE BUSINESS PARK				
PROJECT NUMBER: DSDS-641				
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET				
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2	7-23-07	SA	11-14-07	



I/95-495 CAPITAL BELTWAY
(VARIABLE WIDTH R/W)



LEGEND	
---	ULTIMATE LIMITS OF DISTURBANCE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	PRIMARY MANAGEMENT AREA LINE (PMA)
---	EXISTING STREAM
---	STREAM BUFFER
---	NON-TIDAL WETLANDS
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---	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 TCPII / 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 <i>[Signature]</i>	6/3/08	
05 <i>[Signature]</i>	2/1/10	
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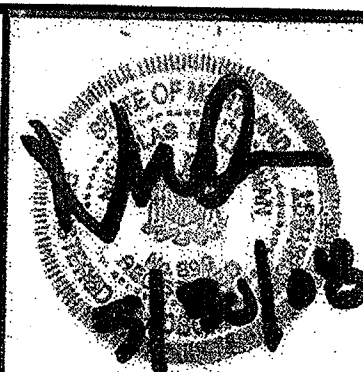
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Lolederman Soltesz Associates, Inc.
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Fairfax
Engineering
Planning
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Environmental Sciences
LANHAM OFFICE
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NO.	REVISIONS	DATE	BY	DATE
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2	CHANGES DUE TO CLIENT REVISIONS	5/23/06	CUK	
3	REV. FOR FINAL IMPROVEMENT	8/04/04	YOR	
4	M-NCPPC COMMENTS	5/19/04	PI	
Date: FEBRUARY, 2004 Designed: BAM CAD Standards Version: MICROSTATION 8.1 Technician: BAM Checked: WKD				

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TREE CONSERVATION PLAN TYPE II



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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

PROJECT NO.: 2028-00-00

SHEET 13 OF 14

EDGE MANAGEMENT NOTES.

1. All non-native, noxious or invasive species may be selectively cleared from tree save areas by cutting of ground level with a saw or chainsaw 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:

Gorilla Mustard
Common Reed
Lesser Celandine
Climbing Euphorbia
English Ivy
Japanese Barberry
Winged Euphorbia
Bamboo
Multiflora rose
Coralberry
White Mulberry
Tall Fescue
Japanese Knotweed
Parrotberry
Wintercreeper
Parrotvine
Autumn Olive
Common Buckthorn
Wineberry
Norway Spruce
Sweet Cherry
Savanna Leaved Sage
Mistletoe Vine
Cinnamon Vine
Honeylocust
Wisteria
European Buckthorn
Japanese Spirea
Tree of Heaven
Sweetgum
Poison Ivy
Greenbrier
Blackberry

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

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 that exhibits characteristics 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 practices. 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 in the property owner shall be done by a Professional Arborist or a Licensed Tree Expert.

5. Tilling the soils in the Forest Conservation Area 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 PROCEDURES TO MEET 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 1 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.

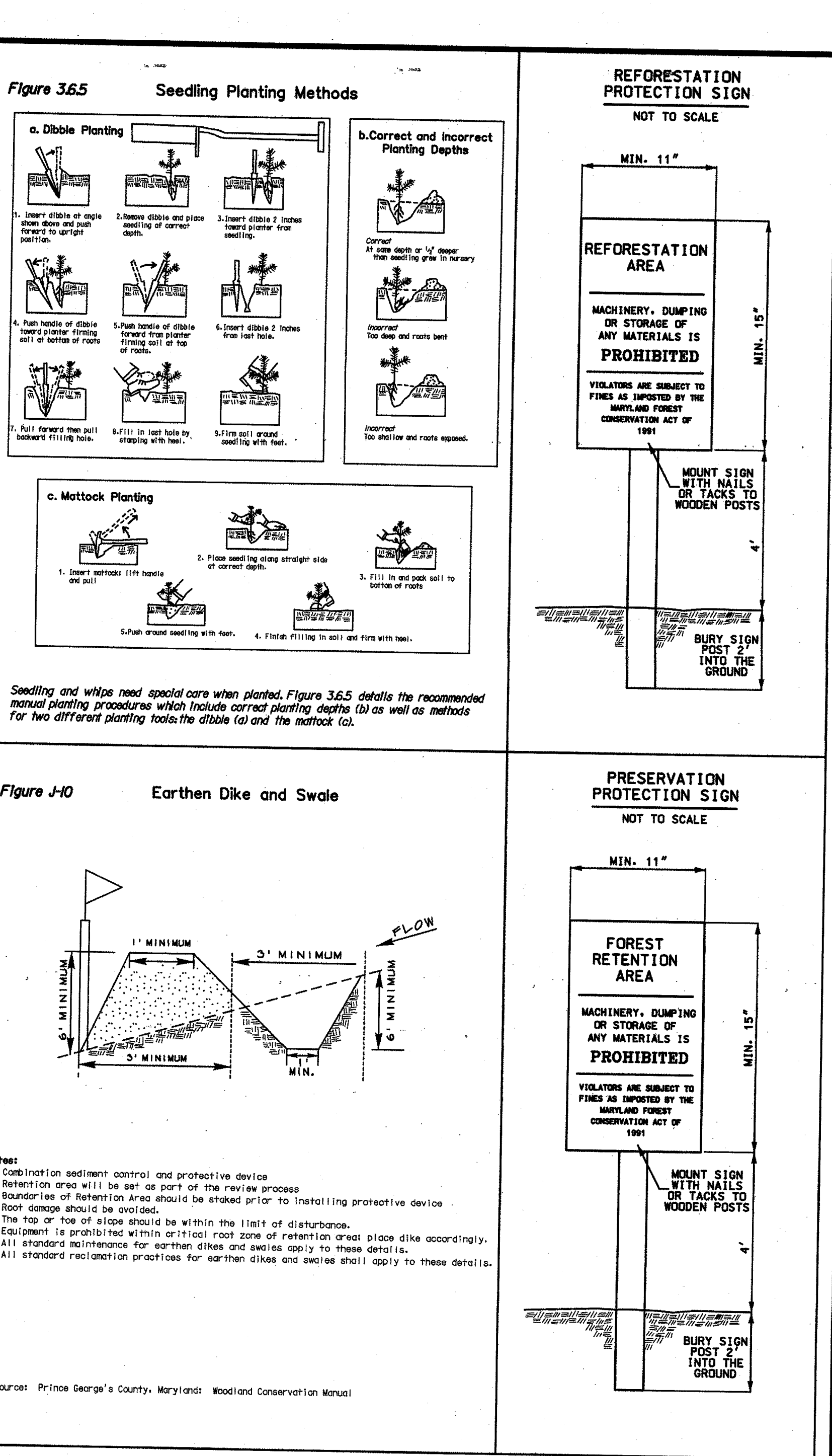
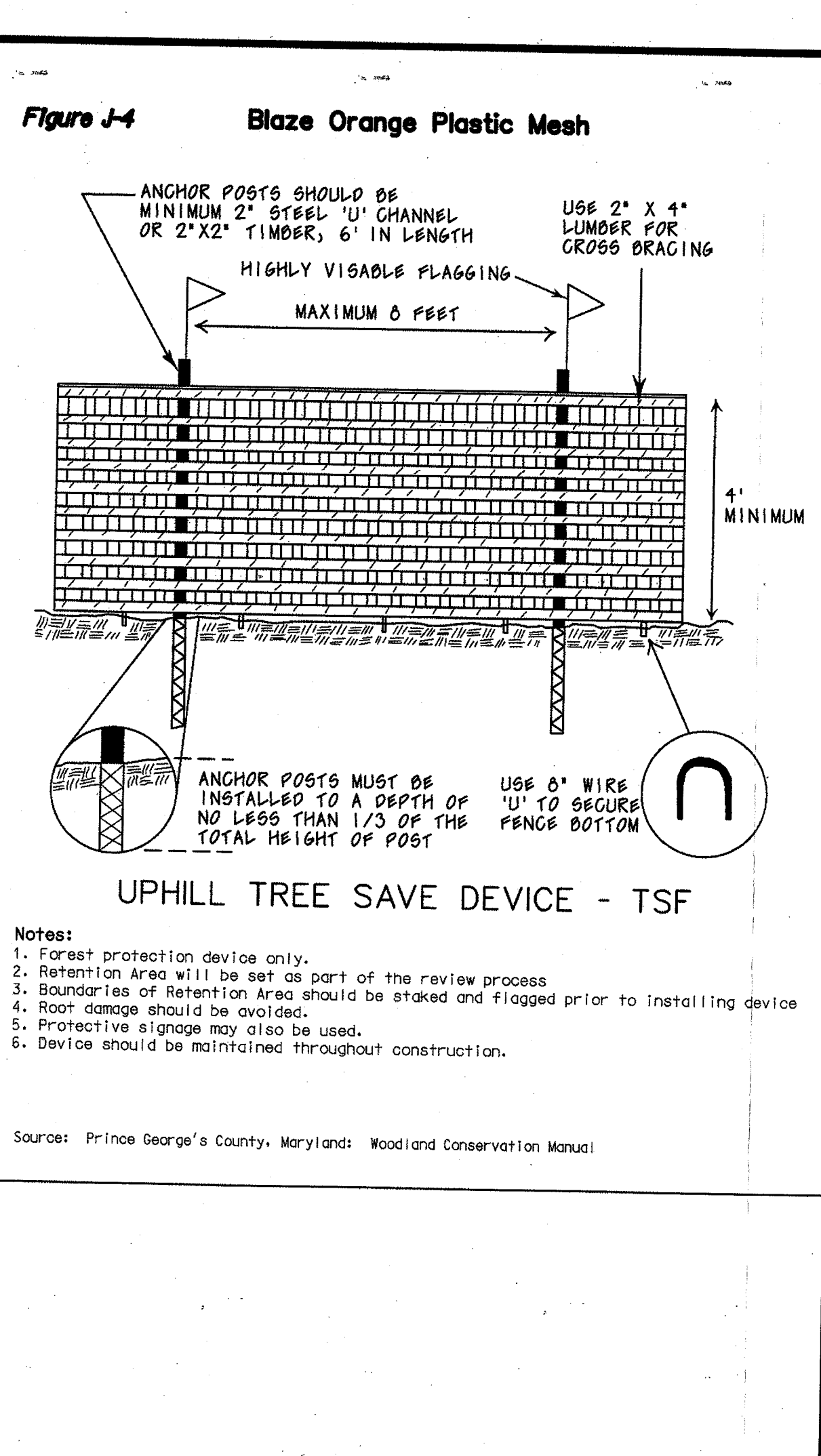
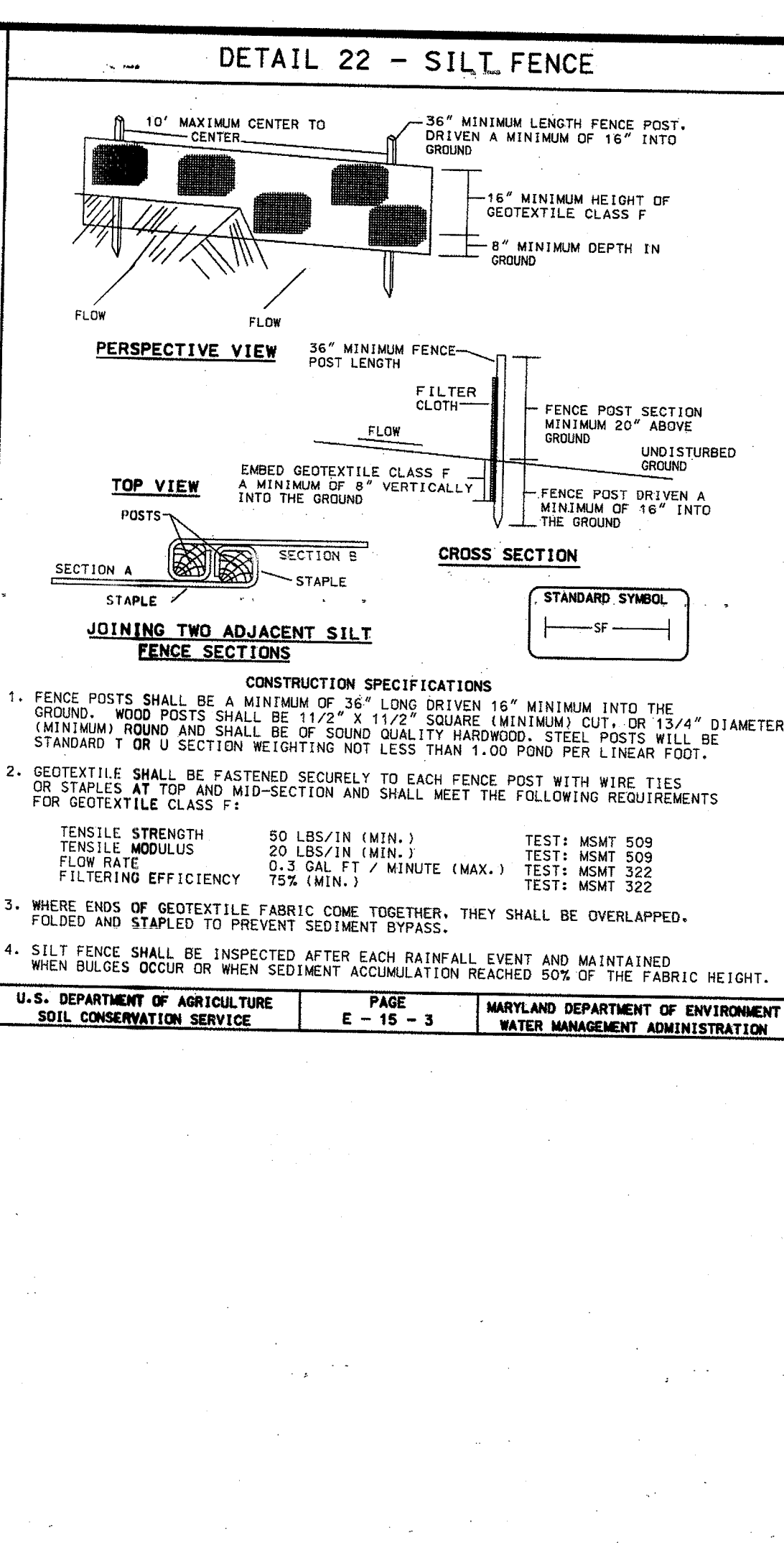
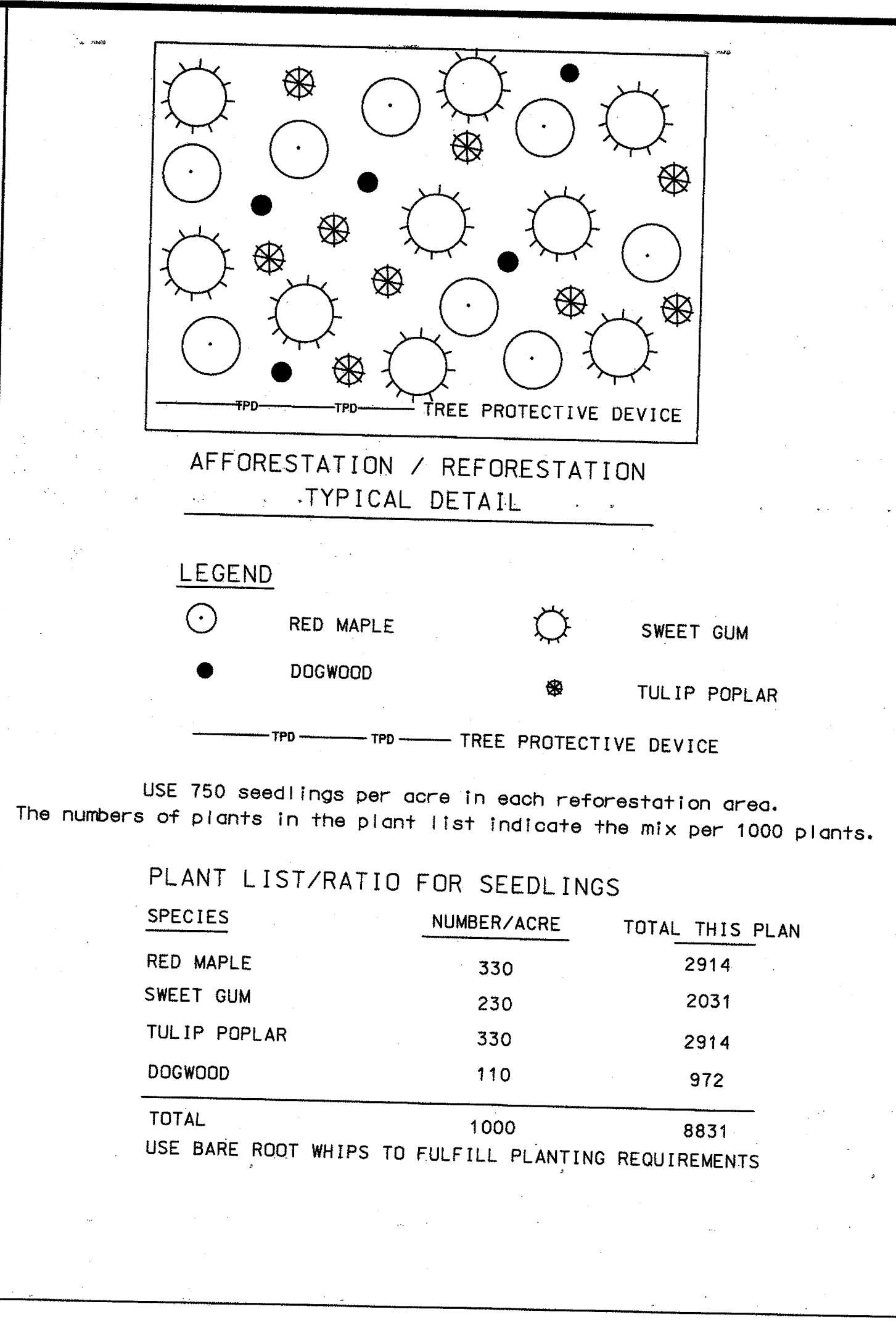
5. SEEDLINGS WILL BE STORED AND HANDLED TO PREVENT DRYING OF THE ROOT SYSTEM, FREEZING, OR DAMAGE BY EXCESSIVE HEAT. TREES HELD OVER ONE (1) WEEK BEFORE PLANTING SHALL BE HEEL-ED-IN AND WELL WATERED.

6. ALL TREE PLANTING SHALL BE ON A "WEATHER PERMITTING" BASIS. MEANING WEATHER CONDITIONS WILL NOT BE IN EXTREME EXCESS OF INCLUDING SITE DRAINAGE AND SOIL CONDITIONS.

7. ANY TREE SHOWN BY INSPECTION WITHIN 30 DAYS OF PLANTING TO BE OR MORE OF THE SEEDLINGS ARE IMPROPERLY PLANTED. IF 20% STAND MAY BE REQUIRED TO BE REPLACED WITH NEW TREES PROPERLY PLANTED OR THE TOTAL COST OF THE TREES AND THE PLANTING REPAID TO THE OWNER, AT THE OWNERS OPTION.

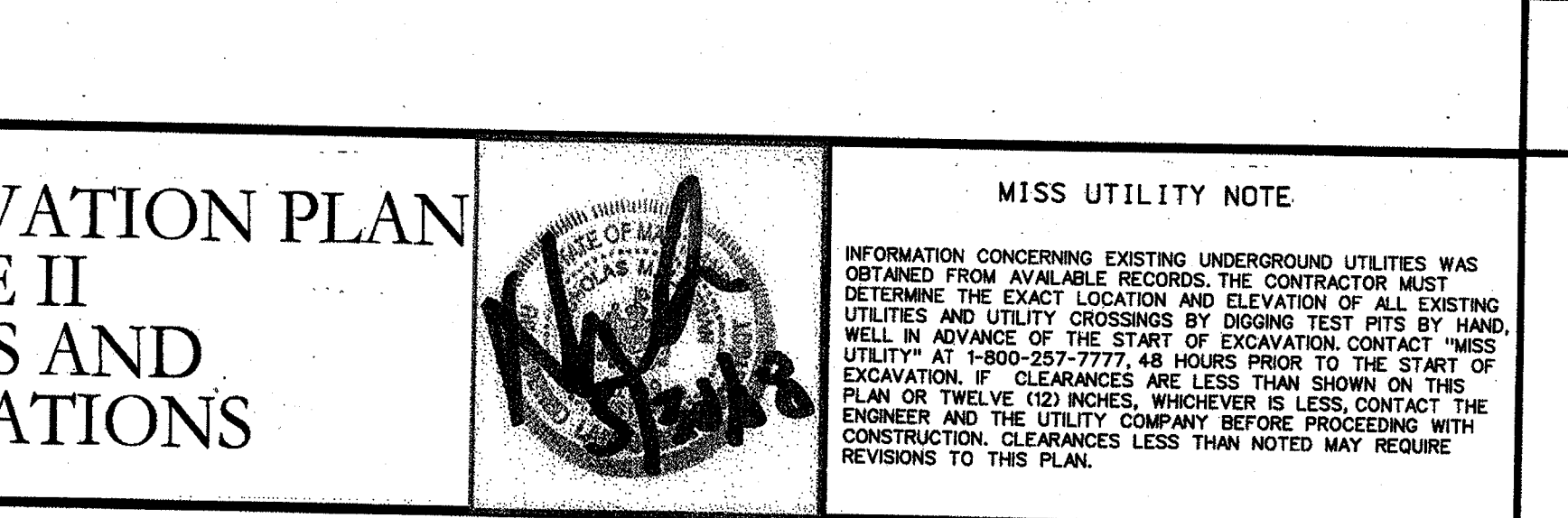
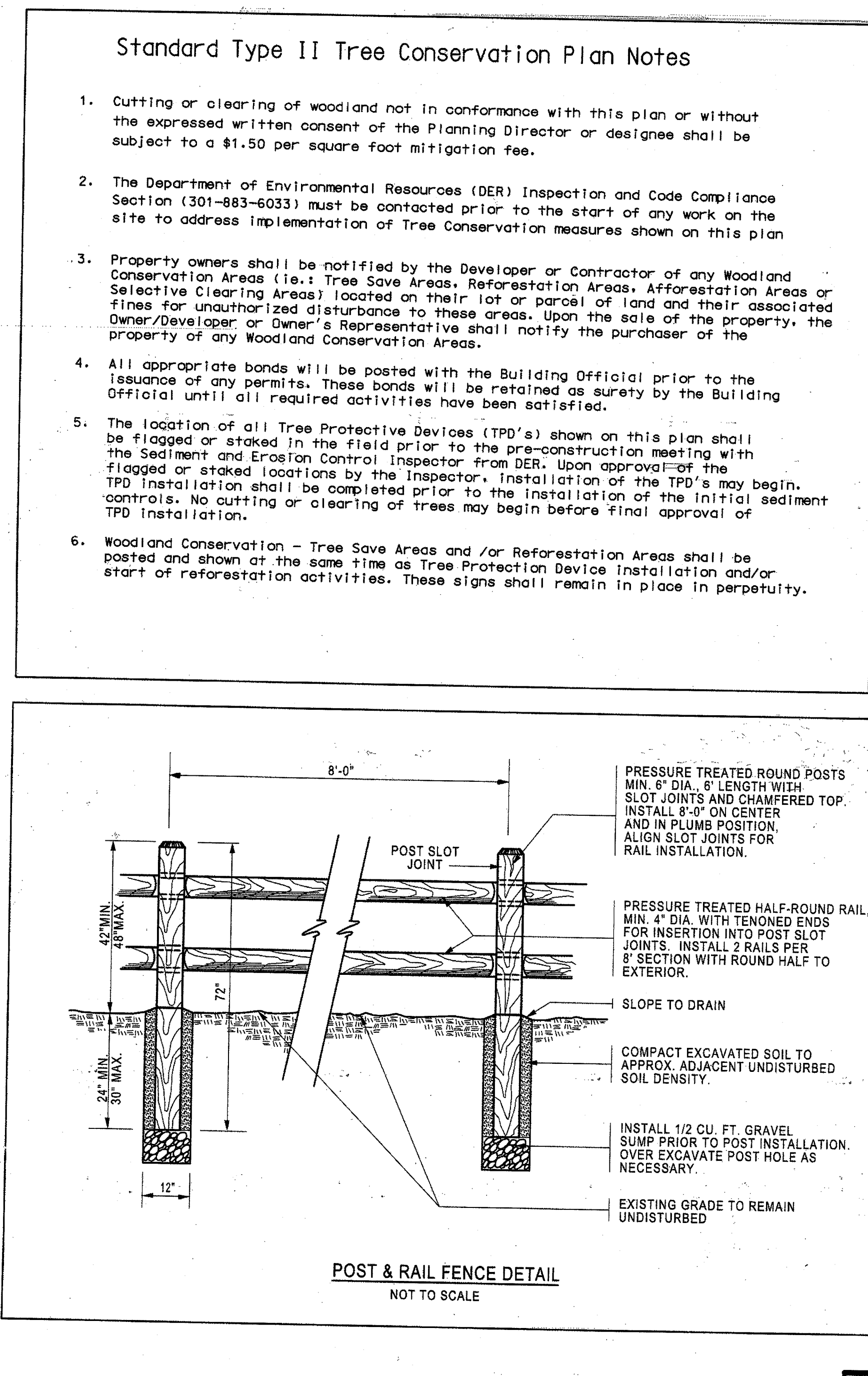
8. SURVIVAL OF AT LEAST 75% OF THE SEEDLINGS AT THE END OF THE FIRST GROWING SEASON MUST BE GUARANTEED BY THE TREE PLANTING CONTRACTOR. THE CONTRACTOR WILL NOT BE LIABLE FOR TREE LOSSES DUE TO CONDITIONS BEYOND HIS CONTROL OR TREE LOSSES BEYOND THE THREE (3) YEARS AFTER PLANTING.

9. PLANTS TO BE WATERED ONCE PER WEEK DURING PERIODS OF LOW RAINFALL (LESS THAN 1" PER WEEK).



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

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 (301-893-6033) 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, 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 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 perpetuity.				



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M-NCPPC APPROVALS					
PROJECT NAME	STEEPLECHASE BUSINESS PARK				
PROJECT NUMBER	DSDS-641				
FOR CONDITIONS OF APPROVAL SEE PREPARED CONSENT OF APPROVAL SHEET					
APPROVAL OR REVIEW #	DATE	REVIEWER'S INITIALS	CERTIFICATION DATE		
01	7-23-07	SA	11-14-07		
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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	11/30/06			
04	R. Metzger	6/26/08			
05	R. Metzger	2/4/10			
06	R. Metzger	11/15/10			

Loiederman Soltesz Associates, Inc.

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TREE CONSERVATION PLAN TYPE II DETAILS AND SPECIFICATIONS					
5	REVISED TO MATCH PROPOSED FLOODPLAIN, REVISED SWP POND S. AND CUL-DE-SAC & PARKING LOT AT PARCEL 19	CWJ	10/13/05	GRID: C3-D3-E3-G4-D4-E4	Zoning Category: I-1
2	REV. PER FINAL IMPROVEMENT	YOR	8/04/04	202 SE 08	
1	M-NCPPC COMMENTS	PT	5/19/04	202 SE 08	
M-NCPPC 200 Sheet					
WSSC 200 Sheet					
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Date: FEBRUARY, 2004
Designed: BAM
CAD Standards Version: MICROSTATION 8.1
Technician: BAM
Checked: WKD

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PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 14 OF 14

PROJECT NO. 2028-00-00