



Mr. John Markovich
Maryland-National Capital
Park & Planning Commission
10201 Governor Glenn Drive
Upper Marlboro, MD 20772

RE: Capital Gateway
Tree Conservation Plan #11/26/91

Dear John:

This letter is written to confirm our discussion during a meeting on the subject property some time ago. As I explained at that time, I was reviewing the remainder of the property (approximately 100 acres) for a potential contract purchaser. He reviewed copies of the approved Type I and Type II (4/1/2001) Tree Conservation Plans and focused on the locations of proposed conservation areas and approximately acreages on the land area remaining outside the M&A's conservation areas.

During our discussion your directions were that no overall woodland conservation analysis or recalculation of requirements would be necessary based on the remaining property acreage and delineation since part of the property has been conserved by M&A and now contains their metro station and yard operations. No analysis of their Type II plans or comparison to original calculations would be required. We also discussed that this project was approved under the prior regulations for 100 percent conservation, with no mitigation, and that this would remain for the duration of the property.

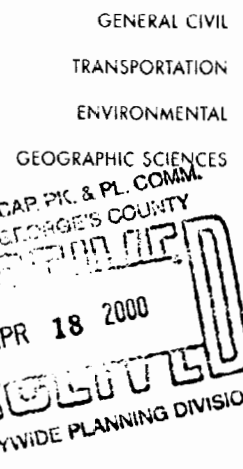
In summary any further applications upon the remainder of the property would need to adhere to the intent of the Type II plans for locations and approximate acreages of conservation as shown on that plan. Such applications are permitted to retain the 100 percent conservation requirement. Any significant changes to the areas of conservation, however, would require the plan to be revised for conformance to the current Ordinance requirements, including mitigation for changes. Your confirmation of this understanding, by signing and return this letter would be most appreciated.

Sincerely,
Linda L. Ryan, AICP
Sr. Project Manager

(changes underlined)

Road and Certified:
John Markovich
Date: 4/13/00

9001 Edmonston Road • Greenbelt, Maryland 20770 • Phone: 301.982.2800 • Fax: 301.220.2483
www.G-and-O.com



GENERAL CIVIL
TRANSPORTATION
ENVIRONMENTAL
GEOGRAPHIC SERVICES
APR 18 2000
COUNTY PLANNING DIVISION

LOT 36
33.1823 Ac. OR
1,445,419 Sq. Ft.

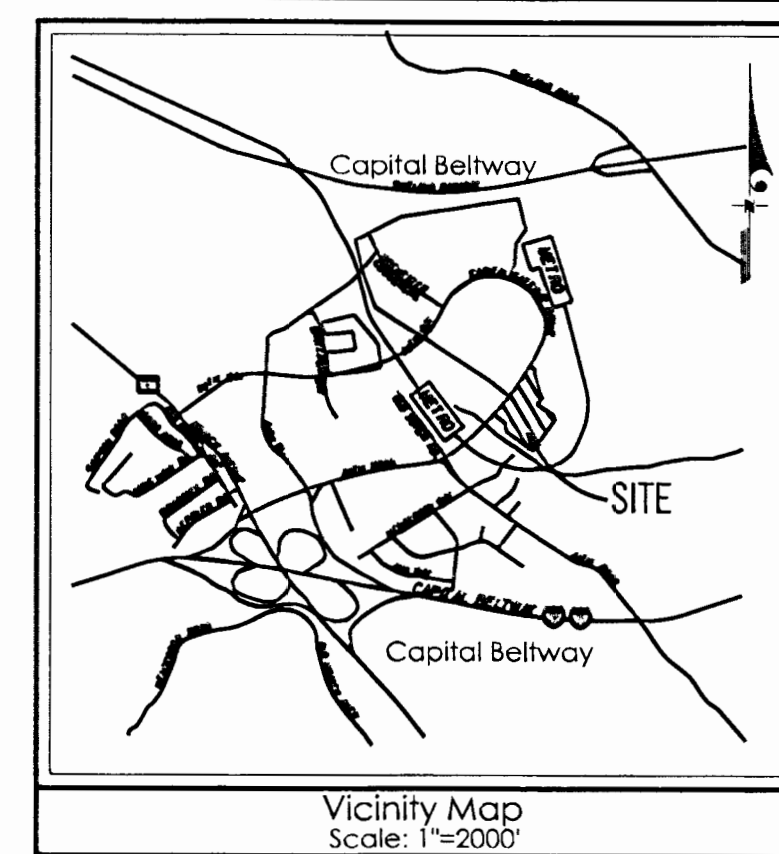
PROPOSED PARKING GARAGE
(991 Spaces: +/- 5 Levels)
Ground Floor Elev. = 304.00
Garage Height = 54' (5 stories)

LOT 36
33.1823 Ac. OR
1,445,419 Sq. Ft.

PROPOSED OFFICE BUILDING
4 LEVELS
581,244 SF
First Floor Elev. = 261.00
Building Height = 62' (4 stories)

LOT 35
10.7127 Ac. OR
466,644 Sq. Ft.

LOT 36
33.1823 Ac. OR
1,445,419 Sq. Ft.



Legend

- Property Boundary
- Existing Rights-of-Way
- Existing Lot Lines
- Existing Blotg. Restriction Lines
- Existing Easement Lines
- Existing Asphalt Pavement
- Existing Concrete Pavement
- Existing Brick Pavement
- Existing Stone Pavement
- Existing Gravel Pavement
- Existing Unpaved
- Existing Curb and Gutter
- Existing Concrete Sidewalks
- Existing Driveway
- Existing Grassy
- Existing Spot Shots
- Existing Chainlink Fences
- Existing Wooden Fences
- Existing Tree Lines
- Existing Trees
- Existing Buildings
- Existing Streams
- Existing Ponds
- Existing Stream Valley Buffers
- Existing Wetland Limits
- Existing Wetland Buffer
- Existing 100-Year Floodplain
- Existing Floodplain Buffer
- Existing Storm Drain
- Existing Water
- Existing Wells and 100' Radius
- Existing Sewer
- Existing Septic Tanks
- Existing Septic Fields
- Existing Stream
- Existing Fuel
- Existing Natural Gas
- Existing Electric
- Existing Light Poles
- Existing Telephone
- Existing Cable Television
- Proposed Rights-of-Way
- Proposed Lot Lines
- Proposed Blotg. Restrict. Lines
- Proposed Easement Lines
- Proposed Asphalt Pavement
- Proposed Conc. Pavement
- Proposed Brick Pavement
- Proposed Gravel Pavement
- Proposed Unpaved
- Proposed Curb and Gutter
- Proposed Concrete Sidewalks
- Proposed Driveways
- Proposed Grassy
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- Proposed Septic Fields
- Proposed Stream
- Proposed Fuel
- Proposed Natural Gas
- Proposed Electric
- Proposed Light Poles
- Proposed Telephone
- Proposed Cable Television

TCP Notes

- This plan is submitted to fulfill the woodland conservation requirements for M-NCPPC's DSP-11003. If DSP-11003 expires, then this TCP2 also expires and is no longer valid.
- Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$5.00 per square foot mitigation fee.
- A pre-construction meeting is required prior to issuance of grading permits. The Department of Public Works and Transportation of the Department of Environmental Resources, as appropriate, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
- The developer or owner of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within the Developed Tier and is zoned M-X-1.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The property is adjacent to Capital Gateway Drive which is not classified as arterial or higher.
- This plan is grandfathered under CS-27-2010, Section 25-119(g). See April 13, 2000 confirmation letter validated by John Markovich on 04/18/00. This plan is subject to the 1989 Woodland Conservation Ordinance requirements and TCP1/7/90-01.
- Prior to the issuance of the first permit for the development shown on this TCP2, all off-site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site assessment in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC Planning Department prior to issuance of any permit for the associated plan.

General Notes

- Boundary from Plat No. 68, Plat Book: MM8 240, Recorded 06/27/2014.
- Topography by Greenhome & O'Hara, Inc., Dated: August 2010.
- Topography based horizontally on Maryland State Plane - NAD 83 (MD), Vertical Control is NGVD 29.
- Contour interval: 2'
- Existing Zoning: M-X-1
- Plat No. 68, Plat Book: MM8 240
- Property Acreage: Lot 35 = 466,644 s.f. or 10.71 Ac.
- Conceptual Site Plan No. 01015
- WSPC 200 foot map: 206-56-05
- Tax map number/gid: 89-84
- Aviation Policy Area: N/A
- Stormwater Management Concept approval no.: 9855-2011
- Cemeteries on or contiguous to the property: NO
- Historic Sites on or in the vicinity of the property: NO
- Streams and wetlands: NO
- 100-year floodplain: NO
- Within Chesapeake Bay critical area: NO
- Existing and proposed water & sewer designation: W-3 & S-3
- 10-foot public utility easement along right-of-way

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL		
TCP2-024-15		
Approved by	Date	DRD Case
<i>[Signature]</i>	5/23/17	DSP-11003
00		
01		
02		
03		
04		

I/we, *Peter N.G. Schwartz*, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owner's Representative _____ Date _____

Owner/Developer:
One Town Center, LLC
1350 Connecticut Avenue, STE 1200
Washington, DC 20004
Phone: (202) 841-1350
Contact/Attn: Mr. Peter N.G. Schwartz, President



QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of the Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: *Kathleen D. Dail* Date: *4-28-2017*

Davin Kennedy, PLA #3785
20410 Century Blvd. STE-200
Germantown, MD 20874
301.444.6282
davin.kennedy@stantec.com

BEFORE BEGINNING CONSTRUCTION
CONTACT
"MISS UTILITY"
AT
6-1-1 OR 1-800-257-7777 OR
LOG ON TO: www.c811.com OR
http://www.missutility.net
48 HOURS IN ADVANCE
OF ANY WORK IN THIS VICINITY

No. _____ Revision _____ Date _____ By _____

Stantec
20410 Century Boulevard, Suite 200
Germantown, Maryland 20874
Phone: (301) 444-6282 Fax: (301) 444-6181
www.stantec.com
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any error or omission shall be reported to Stantec without delay.
The Contractor shall design and construct the project in accordance with the design and specifications of the project. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

TYPE 2 TREE NOTES

ONE TOWN CENTER AT CAMP SPRINGS

Suitland (dth) Election District
Prince George's County, Maryland

DK	Design	Scale	1"=30'
DK	Drawn		
AA	Checked	Sheet	13 of 13
NOV. 2015	Date	2020055892	File No.