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## General Notes

- This plan is submitted to fulfill the woodland conservation requirements for DSP-20053. If DSP-20053 expires, then this TCP2 also expires and is no longer valid.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 \$9.00 per square foot mitigation fee.
- A pre-construction meeting is required prior to the issuance of grading permits, the department of public works and transportation or the department of environmental resources, as appropriate, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
- The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing, future property owners are also subject to this requirement.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within the Environmental Strategy Area (ESA 1) of plan Prince George's 2035 (formerly the developed tier) and is zoned M-X-1.
- The property is adjacent to Ager Road which is a designated scenic and historic road.
- The property is adjacent to Ager Road which is classified as an arterial roadway, A-42 under Planning Area 68 Surrington 2 Master Plan.
- This plan is not grandfathered under cb-27-2010, section 25-119(g).

## Off-site Woodland Conservation Note

- 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 easement 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.

## Virginia Pine Notes

- The subject property contains Virginia pines (*Pinus virginiana*) that are subject to wind throw. All Virginia pines greater than 6 inches in diameter within 40 feet of the final proposed limit of disturbance or the boundary of the property shall be cut down by hand during the clearing of the site.
- After the Virginia pines have been removed, the contractor responsible for implementation of this TCP2 shall submit an evaluation of the stocking levels for the residual stand, management techniques to be applied to the residual stand, and supplemental planting requirements to the M-NCPPC Planning Department. This evaluation shall be submitted prior to the issuance of the first building permit to ensure that all high risk trees have been removed. A planting schedule and/or details for the management of natural regeneration to fully restock the site must be shown on the plan.

## STREET TREE CREDIT TABLE

### Category:

### Deciduous - Large Shade Tree

Key	Botanical Name	Common Name	Size	Root	Credit per Tree Based on Size at Planting (in square feet)	Number of Trees	Total Credit
QP	<i>Quercus phellos</i>	willow oak	4 - 4.5" Cal.	R&B	4 - 4.5" = 300'	4	1,200 SF/ 0.03 Acres

NOTE: Street Tree credit plantings associated with approved DSP#16049.

NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED AT SITE PLAN.

NOTE: ARCHITECTURAL FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ARCHITECTURES AND BUILDING HEIGHT SHALL BE DETERMINED AT BUILDING PERMIT.

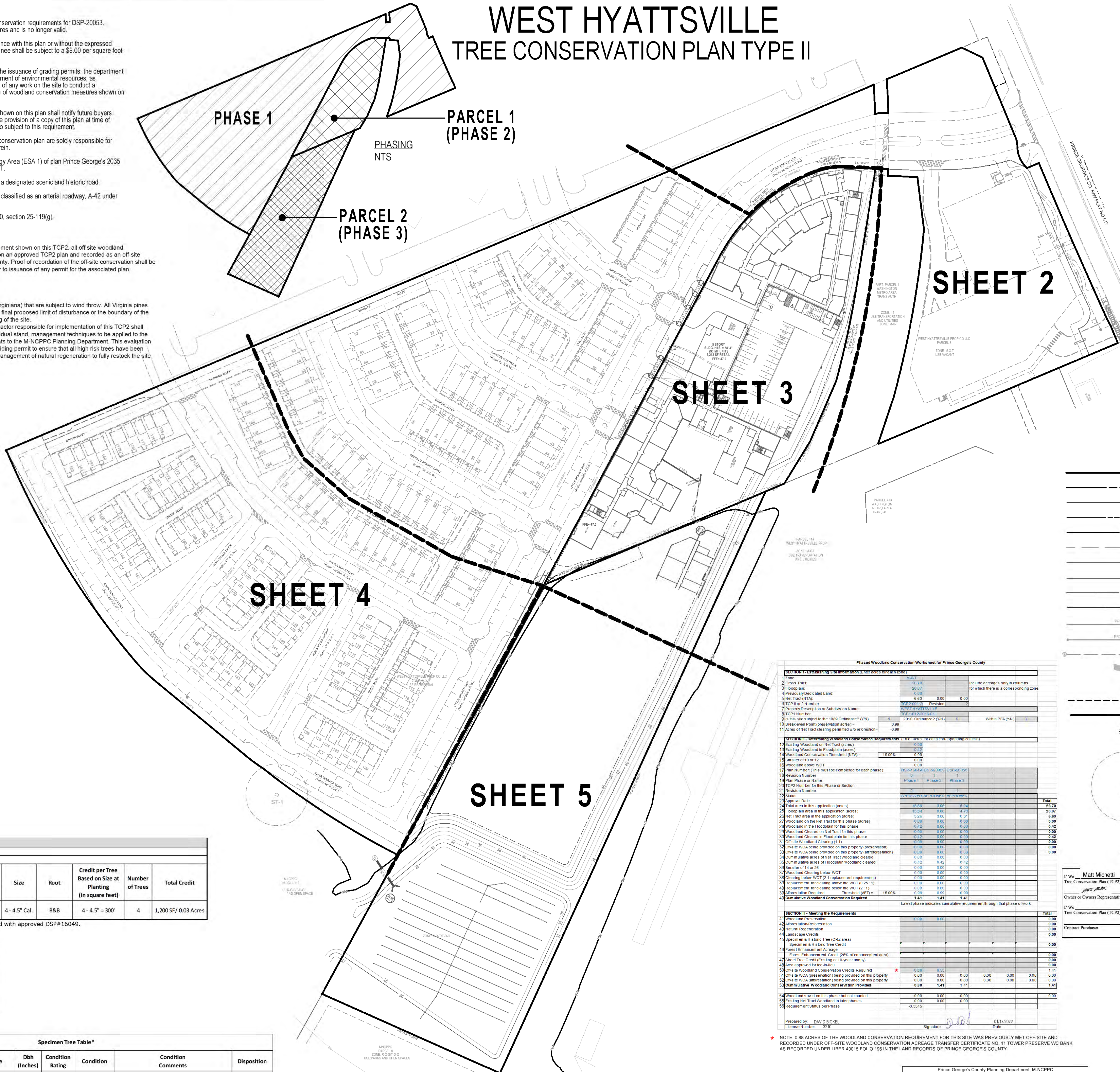
NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

## Specimen Tree Table\*

No.	Common Name	Scientific Name	Dbh (Inches)	Condition Rating	Condition	Condition Comments	Disposition
ST-1**	Red Maple	<i>Acer rubrum</i>	31	53	Poor	V-fork (3), Ivy, Root, trunk & top damage, decay, dieback. Tree located off-site.	To Remain
ST-2**	Willow Oak	<i>Quercus phellos</i>	35.5	81	Good	Tree located off-site.	To Remain
ST-3**	Southern Red Oak	<i>Quercus falcata</i>	34	73	Fair	Tree located off-site.	To Remain

\* Note: Trees were field located per approved NRI/FSD plan-002-16.  
\*\* This tree is located off-site.

# WEST HYATTSVILLE TREE CONSERVATION PLAN TYPE II



Phased Woodland Conservation Worksheet for Prince George's County									
SECTION I - Establishing Site Information (Enter values for each row)									
1 Zone	20.70								
2 Gross Acreage	20.70								
3 Floodplain	0.00								
4 Previously Disturbed Land	0.00								
5 Wet Tract (WTA)	0.00								
6 TCP # or 2 Number	207NE02								
7 Property Description or Subdivision Name	WEST HYATTSVILLE								
8 TCP Number	207NE02								
9 Is this site subject to the 1989 Ordinance? (Y/N)	N								
10 Break even Point (presentation acres)	0.00								
11 Acres of Wet Tract (presentation acres)	0.00								
SECTION II - Determining Woodland Conservation Requirements (Enter values for each row)									
12 Existing Woodland on lot (acres)	0.00								
13 Existing Woodland in Floodplain (acres)	0.00								
14 Woodland Conservation Threshold (WCT) =	15.00%								
15 Smaller of 10 or 12	0.00								
16 Woodland above WCT	0.00								
17 Plan Number (This must be completed for each phase)	DSP-16049 (DSP-20053) DSP-20053								
18 Session Number	1								
19 Plan Phase or Name	Phase 1 Phase 2 Phase 3								
20 TCP Number for this Phase or Section	207NE02								
21 Revision Number	1								
22 Status	APPROVED								
23 Approval Date	11/1/2022								
24 Total area in this application (acres)	15.00								
25 Floodplain area in this application (acres)	0.00								
26 Wet Tract area in this application (acres)	0.00								
27 Woodland on the Wet Tract for this phase (acres)	0.00								
28 Woodland in the Floodplain for this phase	0.00								
29 Woodland Cleared in Floodplain for this phase	0.00								
30 Woodland Cleared in Floodplain for this phase	0.00								
31 Off-site Woodland Cleared (1:1)	0.00								
32 Off-site WCA being provided on this property (presentation)	0.00								
33 Off-site WCA being provided on this property (offsite/restoration)	0.00								
34 Cumulative acres of off-site Woodland cleared	0.00								
35 Cumulative acres of Floodplain woodland cleared	0.00								
36 Smaller of 14 or 28	0.00								
37 Woodland Cleared below WCT	0.00								
38 Woodland Cleared below WCT	0.00								
39 Replacement for clearing above the WCT (2:25 - 1)	0.00								
40 Replacement for clearing below the WCT (2:1)	0.00								
41 Restoration Required	0.00								
42 Cumulative Woodland Conservation Required	1.41								
SECTION III - Meeting the Requirements									
43 Woodland Preservation	0.00								
44 Restoration/Restoration	0.00								
45 Natural Regeneration	0.00								
46 Landscape Credits	0.00								
47 Specimen in Historic Tree (CHZ area)	0.00								
48 Specimen in Historic Tree Credit	0.00								
49 Forest Enhancement Credit	0.00								
50 Forest Enhancement Credit (25% of enhancement area)	0.00								
51 Street Tree Credit (Existing or 10-year canopy)	0.00								
52 Area approved for tree in line	0.00								
53 Off-site Woodland Conservation Credits Required	1.41								
54 Off-site WCA (presentation) being provided on the property	0.00								
55 Off-site WCA (restoration) being provided on this property	0.00								
56 Cumulative Woodland Conservation Provided	0.00								
57 Woodland Saved on this phase but not counted	0.00								
58 Existing Wet Tract Woodland in later phases	0.00								
59 Requirement Status per Phase	0.00								
Prepared by: DAVID BUCKLE License Number: 0706 Date: 11/1/2022									
Signature: [Signature] Date: 11/1/2022									
* NOTE: 0.88 ACRES OF THE WOODLAND CONSERVATION REQUIREMENT FOR THIS SITE WAS PREVIOUSLY MET OFF-SITE AND RECORDED UNDER OFF-SITE WOODLAND CONSERVATION ACRES TRANSFER CERTIFICATE NO. 11 TOWER PRESERVE VGC BANK, AS RECORDED UNDER LIBER 40016 FOLIO 196 IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY									

Prince George's County Planning Department, M-NCPPC Environmental Planning Section GENERAL INFORMATION TABLE		
LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zoning (Zone)	M-X-1
Administrative	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	41 E4
Administrative	WSSIC Grid (Sheet 200)	207NE02 208NE02
Administrative	Policy Analysis Zone (PAZ)	N/A
Administrative	Election District (ED)	17
Administrative	Planning Area (Plan Area)	68
Administrative	Councilmatic District (CD)	2
Administrative	General Plan 2002 Tier (Tier)	DEVELOPED
Administrative	Tax Analysis Zone (TAZ-CDS)	968 970
Administrative	PG Traffic Analysis Zone (TAZ-PG)	968
Administrative	PG Traffic Analysis Zone (TAZ-PG)	N/A

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2: 001-2017			
APPROVED BY	DATE	DSDC	REASON FOR REVISION
00 Megan K. Reiser	7/20/2017	DSP-16029	N/A
01 Suzanne A. Nickle	7/06/2020	DSP-20004	Multifamily Development
02 [Signature]	2/11/2022	DSP-20053	Multifamily Development
03			
04			
05			
06			



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## 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 1-800-327-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

## OWNER / DEVELOPER / APPLICANT

GILBANE DEVELOPMENT COMPANY  
WHPC BLOCK 3, LLC & WHPC BLOCK 4, LLC  
1100 NORTH GLEBE ROAD, SUITE 1000  
ARLINGTON VA, 22201  
CONTACT NAME: MR. MATT MICCHETTI



TREE CONSERVATION PLAN TYPE II  
FOR DSP-20053  
WEST HYATTSVILLE  
2700 HAMILTON STREET, HYATTSVILLE, MD 20782  
CHILLUM (7th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP	ZONING CATEGORY
41, E4	M-X-1
WSO 200 SHEET	208NE02
207NE02	
SITE DATUM	NAD83
HORIZONTAL	NAD83
VERTICAL	NGVD1989
DATE	APRIL 2021
DESIGNED	YOR
CHECKED	DJB
CAD STOPS	V8 / NCS
PROJECT NO.	0706-06-00

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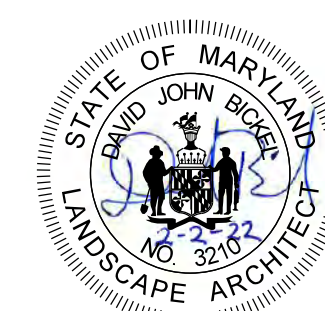
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NO. REVISIONS BY DATE

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CONTACT NAME: MR. MATT MICHEITI



**PLAN VIEW**  
**TREE CONSERVATION PLAN TYPE II**  
**FOR DSP-20053**  
**WEST HYATTSVILLE**  
2700 HAMILTON STREET, HYATTSVILLE, MD 20782  
CHILUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP  
41, E4

WSSC 200 SHEET  
200NE02  
207NE02

SITE DATUM  
HORIZONTAL: NAD83  
VERTICAL: NAVD83

1" = 30'

DATE: APRIL 2021  
DESIGNED: YOR  
TECHNICIAN: D/B  
CHECKED: YOR  
CAD STOPS: V8 / NCS  
VERSION:

SHEET 2  
OF 5

PROJECT NO.  
0706-06-00

APPROVED BY			
00	Megan K. Reiser	7/20/2017	DSP-16029
01	Suzanne A. Nickle	7/06/2020	DSP-20004
02	Megan K. Reiser	2/11/2022	DSP-20053
03			
04			
05			

Prinace Georges County Planning Department, MNCPPC  
Environmental Planning Section  
TYPE 2 TREE CONSERVATION PLAN APPROVAL  
TCP2 -001-2017

REASON FOR REVISION  
N/A  
Multifamily Development  
Multifamily Development

DATE: APRIL 2021  
DESIGNED: YOR  
TECHNICIAN: D/B  
CHECKED: YOR  
CAD STOPS: V8 / NCS  
VERSION:

PROJECT NO.  
0706-06-00

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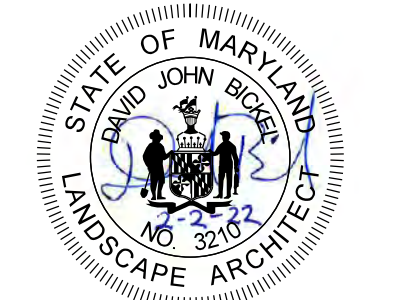
NO.	REVISIONS	BY	DATE

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## OWNER / DEVELOPER / APPLICANT



c/o GILBANE DEVELOPMENT COMPANY  
WHPC BLOCK 3, LLC & WHPC BLOCK 4, LLC,  
1100 NORTH GLEBE ROAD, SUITE 1000  
ARLINGTON VA, 22201  
CONTACT NAME: MR. MATT MICETTI



PLAN VIEW

2700 HAMILTON STREET, HYATTSVILLE, MD 20782  
CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

PHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP 41.64		ZONING CATEGORY: M-X-T	
WSSC 200' SHEET 20N020 DATE: 02/22/2022			
SITE DATUM HORIZONTAL: <u>N4083</u> VERTICAL: <u>NSVD1929</u>			
 1" = 30'		DATE: APRIL 2021 DESIGNED: YOR TECHNICIAN: DUB CHECKED: DUB CAD STICK: V8 / NCS VERSION:	
SHEET <u>3</u>			
OF <u>5</u>			
PROJECT NO. 0706-06-00			

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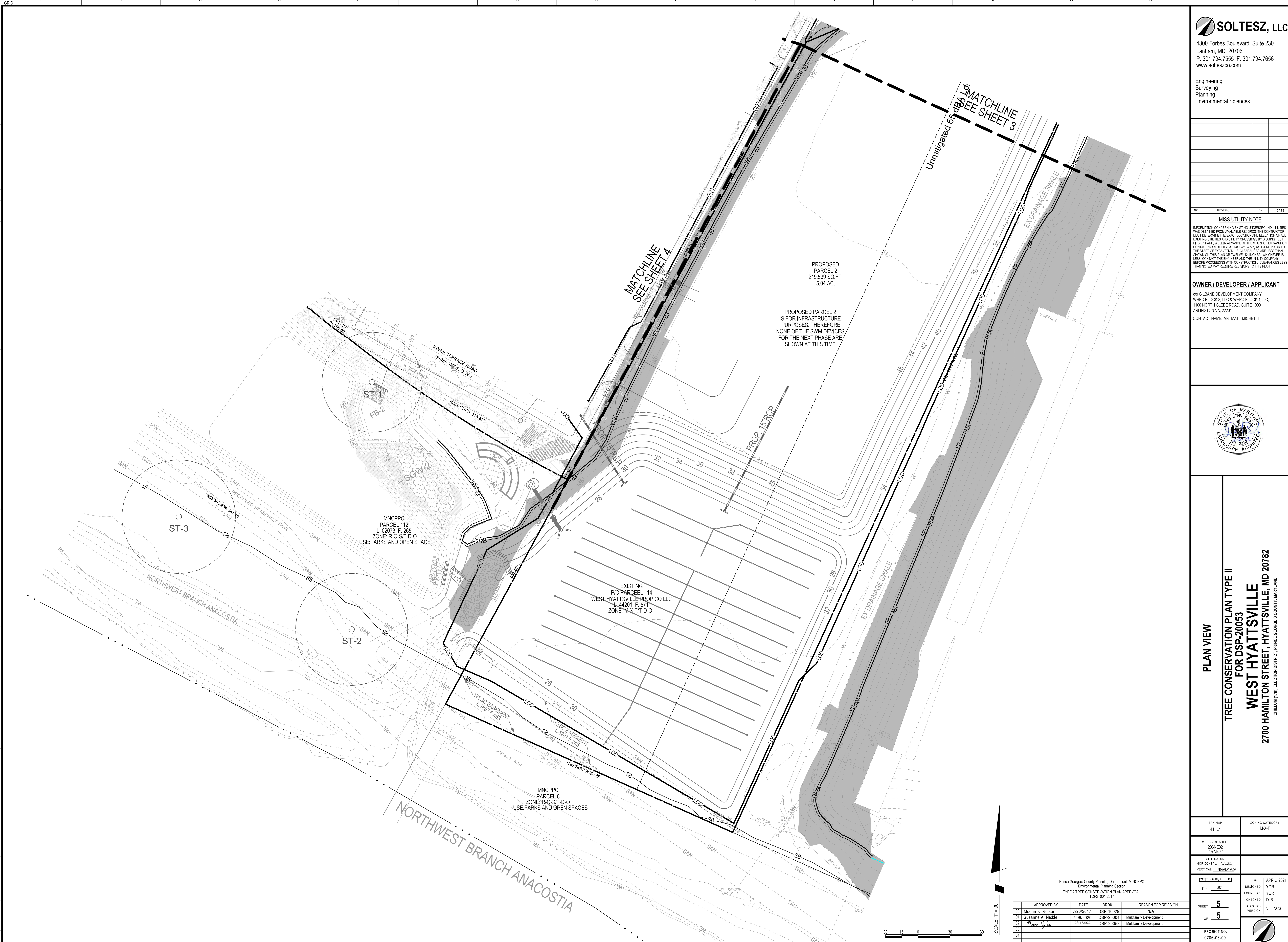
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ARLINGTON VA, 22201  
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2700 HAMILTON STREET, HYATTSVILLE, MD 20782  
CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO.  
0706-06-00

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NO.	REVISIONS	BY	DATE
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**PLAN VIEW**  
**TREE CONSERVATION PLAN TYPE II**  
**FOR DSP-20053**  
**WEST HYATTSVILLE**  
2700 HAMILTON STREET, HYATTSVILLE, MD 20782  
CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP 41, E4	ZONING CATEGORY: M-X-T
WSSC 200' SHEET 200NE02 207NE02	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NAVD83	
1" = 30'	DATE: APRIL 2021 DESIGNED: YOR CHECKED: YOR CAD STOPS: D/B VERSION: V8 / NCS
SHEET 5 OF 5	PROJECT NO. 0706-06-00

Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 -001-2017			
APPROVED BY	DATE	DRD#	REASON FOR REVISION
00 Megan K. Reiser	7/20/2017	DSP-16029	N/A
01 Suzanne A. Nickle	7/06/2020	DSP-20004	Multifamily Development
02 [Signature]	2/11/2022	DSP-20053	Multifamily Development
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