



ENGINEERS PLANNERS  
LANDSCAPE ARCHITECTS SURVEYORS  
VIVA MARYLAND, LLC  
20251 CENTURY BOULEVARD SUITE #400  
GERMANTOWN, MARYLAND 20874  
PHONE: 301.916.4100  
FAX: 301.916.2962  
GERMANTOWN, MD TYSONS, VA

PREPARED FOR:  
OWNER/APPLICANT  
BE MASTER NC STATION, LLC  
BECO BUILDING WEST  
5410 EDDON LANE, SUITE 220  
ROCKVILLE, MD 20852  
561.247.1550  
KEVIN R. BERMAN

DESIGN CONSULTANTS  
ARCHITECTS  
THE MARTIN ARCHITECTURAL  
GROUP, P.C.  
240 NORTH SECOND STREET  
PHILADELPHIA, PA 19103  
215.665.1080  
DANIEL MCCAULEY

MGMA  
131 GREAT FALLS STREET  
FALLS CHURCH, VA 22046  
703.226.4311  
WILLIAM McBEATH

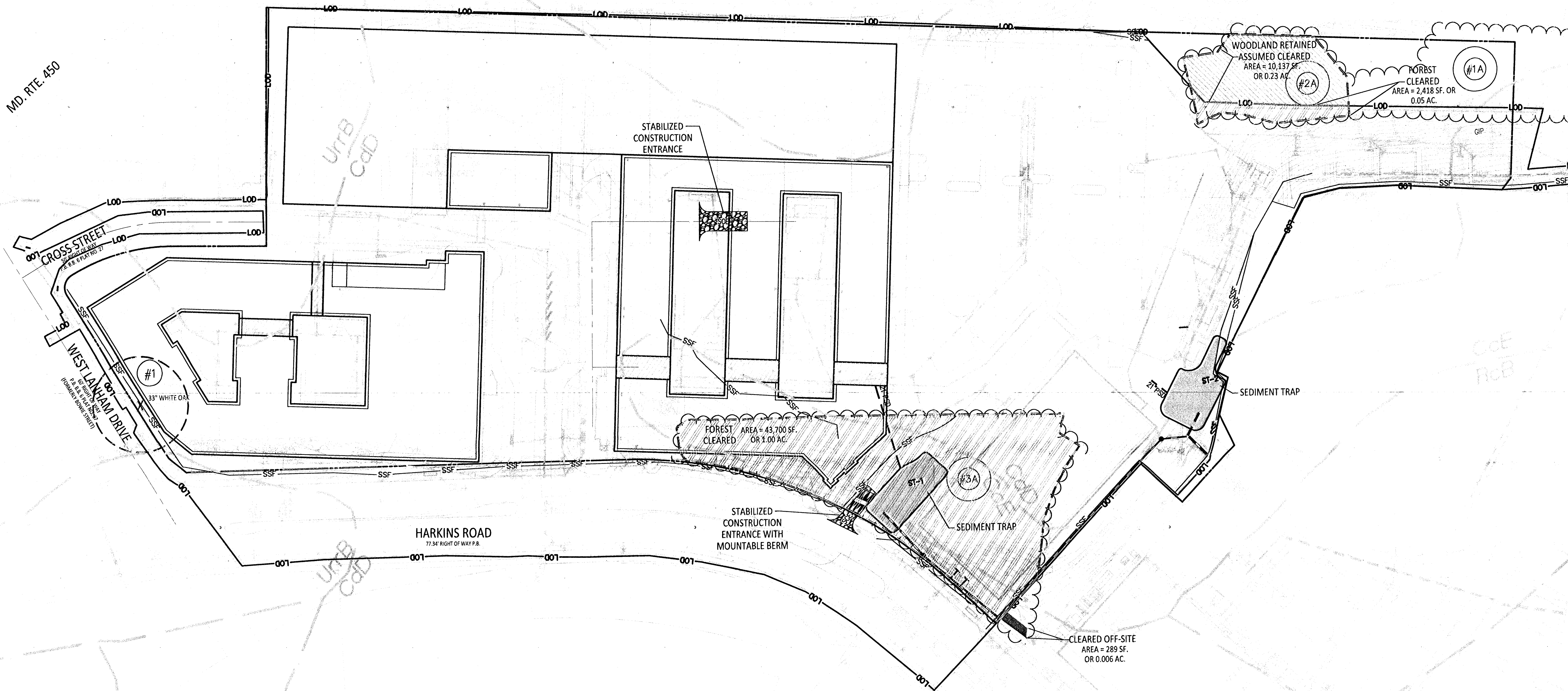
ATTORNEY  
GINGLES, LLC  
1785 BELLEVILLE DRIVE, SUITE 1350  
CALVERTON, MD 20705  
301.572.5001  
ANDRE GINGLES

TRAFFIC ENGINEER  
LENHART TRAFFIC  
CONSULTING, INC  
331 REDWOOD GROVE COURT  
MILLERSVILLE, MD 21108  
410.987.3888  
MIKE LENHART

SITE

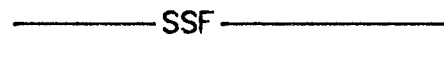
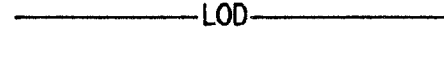
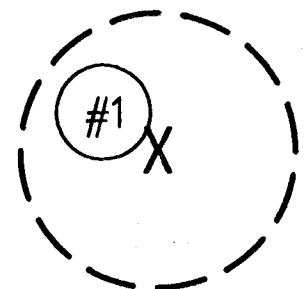
VICINITY MAP  
SCALE: 1" = 4000' HORZ.: NAD-1983  
VERT.: NGVD-1929

LOD MATCHLINE (SEE THIS SHEET)



## PLAN LEGEND:

CABLE TELEVISION CONDUIT  
ELECTRICAL CONDUIT  
EDGE OF PAVEMENT  
FENCE LINE  
NATURAL GAS CONDUIT  
OVERHEAD WIRES  
TELEPHONE/COMMUNICATIONS CONDUIT  
PROPERTY LINES  
PUBLIC UTILITIES EASEMENTS  
SANITARY SEWER CONDUIT  
STORM DRAIN CONDUIT  
WATER CONDUIT  
SANITARY CLEANOUT  
STORM DRAIN MANHOLE  
ELECTRICAL JUNCTION BOX  
ELECTRICAL MANHOLE  
FIRE DEPARTMENT CONNECTION  
FIRE HYDRANT  
GAS MANHOLE  
GUY POLE  
GAS VALVE  
LIGHT POLE  
PHONE PEDESTAL  
PHONE MANHOLE  
BOLLARD  
SIGN POST  
WOOD POST  
INLETS  
UTILITY POLE  
SANITARY MANHOLE  
TRAFFIC CONTROL BOX  
TRAFFIC SIGNAL POLE  
TREE  
CABLE TELEVISION PEDESTAL  
UNKNOWN UTILITY MANHOLE  
WATER METER  
WATER MANHOLE  
WATER VALVE  
CURB INLET  
EXISTING TREE



EXISTING TREE

EXISTING TREE GREATER THAN  
OR EQUAL TO 30" DBH WITH  
CRITICAL ROOT ZONE TO BE  
REMOVED

SOILS BOUNDARY

15% OR GREATER SLOPES

TREE CANOPY FOR FOREST

TREE CANOPY NOT FOREST

FOREST STAND "A"

PROPOSED 10' CONTOUR

PROPOSED 2' CONTOUR

PROPOSED WATER LINE

PROPOSED SANITARY SEWER  
WITH STRUCTURE

PROPOSED STORM DRAIN

PROPOSED LIMITS OF DISTURBANCE

PROPOSED STORM WATER EASEMENT

PROPOSED STORM WATER FACILITY

WOODLAND CLEARED

WOODLAND RETAINED  
ASSUMED CLEARED

CLEARED OFF-SITE AREA

SUPER SILT FENCE

SEDIMENT TRAP

## TCP 1 GENERAL NOTES:

- This plan is conceptual in nature and is submitted to fulfill the woodland conservation requirements for 4-13008. If 4-13008 expires, then this TCP1 also expires and is no longer valid.
- The TCP1 will be modified by a Type 2 Tree Conservation Plan in conjunction with the approval of a detailed site plan, a specific design plan, and/or a grading permit application, whichever comes first.
- The Type 2 Tree Conservation Plan will provide specific details on the type and location of protection devices, signs, reforestation, afforestation, and other details necessary for the implementation of the requirements on this site. The details and limits of disturbance shown on the TCP2 shall be consistent with all other plans for the site, including the stormwater management plan and the erosion and sediment control plan.
- Changes to the type, location, or extent of the woodland conservation reflected on this plan are subject to the conformance provisions of Section 25-119(c) of the Woodland Conservation Ordinance.
- Cutting, clearing, or damaging woodlands contrary to this plan, as modified by a Type 2 Tree Conservation Plan, or in the absence of an approved Type 2 Tree Conservation Plan, without the expressed written consent of the Prince George's County Planning Board or designee shall be subject to appropriate mitigation which may include restoration of the disturbed area and a fine not to exceed \$9.00 per square foot of woodland disturbed.
- 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 the approved TCP2 at time of contract signing. Future owners of the property are also subject to this requirement.
- The property is within the Developed Tier and is zoned MX1.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is not grandfathered by CB-27-2010, Section 25-119(g).
- Plans for stormwater management are contained in Conceptual Stormwater Management Plan # 11478-2013. The proposed stormwater management facilities shown on this TCP1 are in conformance with the concept plan approval. The TCP2 shall show the final design for storm water management in conformance with the approved Final Stormwater Management Plan.

### Standard Woodland Conservation Worksheet for Prince George's County

SECTION I: Establishing Site Information (Enter acres for each zone)			
Zone:	Column A	Column B	Column C
Gross Tract	13.67	13.67	13.67
Floodplain	0.00	0.00	0.00
Previously Dedicated Land	0.00	0.00	0.00
Net Tract (NTA)	13.67	13.67	13.67
TCP Number: 1-002-13 Revision # 1			
Property Description or Subdivision Name: Carroll Station 4-13008			
Is this site subject to the 1989 Ordinance (y/n)? N			
Is this one (1) single family lot? (y/n) Y			
Are there prior TCP approvals which include a combination of lots? (y/n) N			
Is any portion of the property in a WC Bank? Break-even Point (preservation) = 2.01 acres			
Clearing permitted with reforestation = 0.73 acres			
SECTION II: Determining Requirements (Enter acres for each corresponding column)			
Existing Woodland	Column A	Column B	Column C
Woodland Conservation Threshold (WCT) = Greater of 13 or 14	13.67	13.67	13.67
Woodland above WCT	0.00	0.00	0.00
Woodland cleared	1.28	0.00	0.01
Woodland cleared above WCT (smaller of 16 or 17)	0.00	0.00	0.00
Clearing above WCT (0.25: 1) replacement requirement	1.28	0.00	0.00
Woodland cleared below WCT	1.28	0.00	0.00
Clearing below WCT (2: 1 replacement requirement)	0.00	0.00	0.00
Afforestation Threshold (AFT) = 15.00%	0.73	0.00	0.00
Off-site WCA (preservation) being provided on this property	0.00	0.00	0.00
Off-site WCA (afforestation) being provided on this property	0.00	0.00	0.00
Woodland Conservation Provided	3.30	0.00	0.00
SECTION III: Meeting the Requirements			
Woodland Preservation	0.00	0.00	0.00
Afforestation / Reforestation	0.00	0.00	0.00
Natural Regeneration	0.00	0.00	0.00
Specimen/Historic Tree Credit (CR2 area * 2.0)	0.00	0.00	0.00
Forest Enhancement Credit (Area * 25)	0.00	0.00	0.00
Area approved for fee-in-lieu-PFA	0.00	0.00	0.00
Area approved for fee-in-lieu-non-PFA	0.00	0.00	0.00
Credits for Off-site Conservation on another property	0.00	0.00	0.00
Off-site WCA (preservation) being provided on this property	0.00	0.00	0.00
Off-site WCA (afforestation) being provided on this property	0.00	0.00	0.00
Total Woodland Conservation Provided	3.30	0.00	0.00
Area of woodland not cleared: 0.00 acres			
Net tract woodland retained not part of requirements: 0.00 acres			
100-Floodplain woodland retained: 0.00 acres			
On-site woodland conservation provided: 0.00 acres			
On-site woodland retained not credited: 0.00 acres			
Prepared by: _____ Signed: _____ Date: _____			

LOD MATCHLINE (SEE THIS SHEET)

## SPECIMEN TREE LIST:

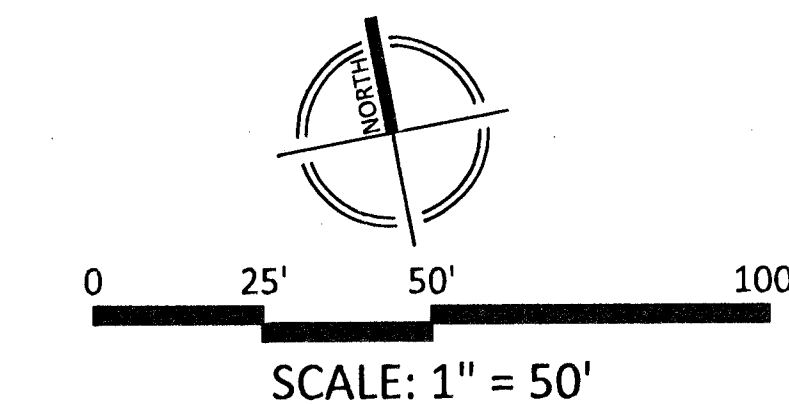
NO.	COMMON NAME	SCIENTIFIC NAME	DBH (inches)	CONDITION RATING	COMMENTS	DISPOSITION
1	White Oak	Quercus alba	33	Fair	Covered in Poison by and other climbing vines. Limb die back.	Removed

## WOODLAND CONSERVATION SUMMARY TABLE

Sheet	Gross Tract Area	100-Year Floodplain (FP)	Net Tract Area (NTA)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Net-Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserv. Area (WPA)	Woodland Reforest. Area (WRA)	Woodland Retained/Not Credited (WR-NC)	Woodland Retained/Assumed Cleared (WR-AC)
Total	13.67	0.00	13.67	1.28	0.00	1.05	0.00	0.006	0.00	0.00	0.00	0.23

## SOILS TABLE:

Map Unit Symbol	Map Unit Name	K-Factor (Whole Soil)	Hydric Rating	Hydrologic Soil Group	Drainage Class
CcE	CHRISTIANA-DOWNER COMPLEX, 15-20% SLOPES	0.49	Partially Hydric	C	Moderately well drained
CdD	CHRISTIANA-DOWNER COMPLEX, 10-15% SLOPES	0	Not Hydric	C	Moderately well drained
RcB	RUSSETT-CHRISTIANA-URBAN LAND COMPLEX, 2-5% SLOPES	0	Partially Hydric	C	Moderately well drained
UrrB	URBAN LAND-RUSSETT-CHRISTIANA COMPLEX, 0-5% SLOPES	0	Not Hydric	D	Moderately well drained



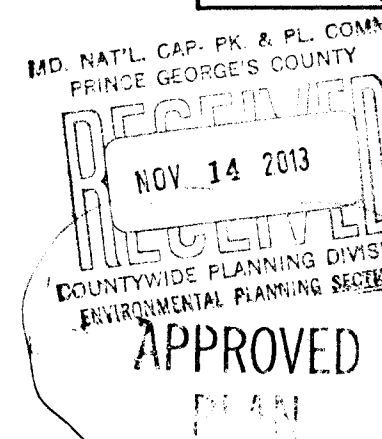
### PROPERTY OWNERS AWARENESS CERTIFICATE

I, We \_\_\_\_\_ 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 Owners Representative \_\_\_\_\_ Date \_\_\_\_\_

I, We \_\_\_\_\_ 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 Owners Representative \_\_\_\_\_ Date \_\_\_\_\_



TREE CONSERVATION PLAN 2  
PREPARED BY: STEPHEN COOK, RLA  
MD. LICENSED LANDSCAPE ARCHITECT No.: 3108

M-NCPPC  
Prince George's County Planning Department  
Environmental Planning  
APPROVAL  
TREE CONSERVATION PLAN  
TCP1-022-13

Approved by \_\_\_\_\_ Date \_\_\_\_\_

01	Megan K. Reiser	11/7/13
02		
03		
04		
05		

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

NAME: STEPHEN COOK  
LICENSE NUMBER: 3108  
EXPIRATION: 04/15/2015 - 12/31/2014

CARROLLTON  
STATION  
LOTS 7-19, BLOCK A;  
LOTS 1-9, BLOCK B;  
LOTS 1-7, BLOCK C;  
AND PARCEL D  
22ND ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY,  
MARYLAND  
WSSC GRID: 206N07  
TAX MAP: 0051  
MNCPPC  
4-13008

TYPE 1 TREE  
CONSERVATION  
PLAN:  
COMPOSITE

DRAWN BY: SDG  
DESIGNED BY: CC  
DATE ISSUED: 06-06-2013

SHEET NO. TCP 1