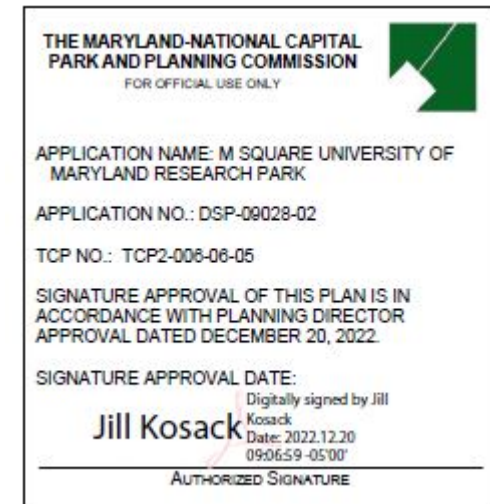






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APPLICATION NAME: M SQUARE UNIVERSITY OF MARYLAND RESEARCH PARK  
APPLICATION NO.: 0008-0002  
TYPED NO.: T000-0000-00  
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED 08/08/2022  
SIGNATURE APPROVAL DATE: 08/08/2022  
Jill Kosack  
PLANNING DIRECTOR

LEGEND	
PROPERTY LINE	---
EXISTING CONTOURS	--- 232 ---
PROPOSED CONTOURS	--- 228 ---
EXISTING TREELINE	---
PROPOSED TREELINE	---
LIMIT OF DISTURBANCE	---
WOODLAND PRESERVATION SIGNAGE	---
TREE PROTECTION FENCING	---
WOODLAND PRESERVATION	---
100 YEAR FLOODPLAIN	---

SPECIFIC NOTES REQUIRED AS PER APPROVED DSP NO.'S 05078, 05079 & 05080  
NOTE: ALL NEW STORM DRAIN INLETS ON THIS SITE SHALL BE STENCILED WITH THE WORDS 'DO NOT DUMP, CHESAPEAKE BAY DRAINAGE.'  
NOTE: ALL TRAILS SHALL BE FIELD LOCATED AND NO TREE REMOVAL WILL  
NOTE: THIS PLAN TO BE USED FOR TREE CONSERVATION PURPOSES ONLY.

LOT-BY-LOT TCP CALCULATIONS			
LOT	WOODLAND PRESERVATION	100 YEAR FLOODPLAIN	WOODLAND REFORESTATION
LOT 10	0.00 ACRES	0.00 ACRES	0.00 ACRES
LOT 18	0.38 ACRES	0.72 ACRES	0.00 ACRES
LOT 12	0.65 ACRES	0.94 ACRES	0.00 ACRES
LOT 13	0.57 ACRES	0.69 ACRES	0.00 ACRES
LOT 14	0.10 ACRES	0.01 ACRES	0.00 ACRES
OUTLOT 'A'	0.00 ACRES	2.41 ACRES	0.00 ACRES
TOTAL THIS SHEET	1.70 ACRES	4.77 ACRES	0.00 ACRES

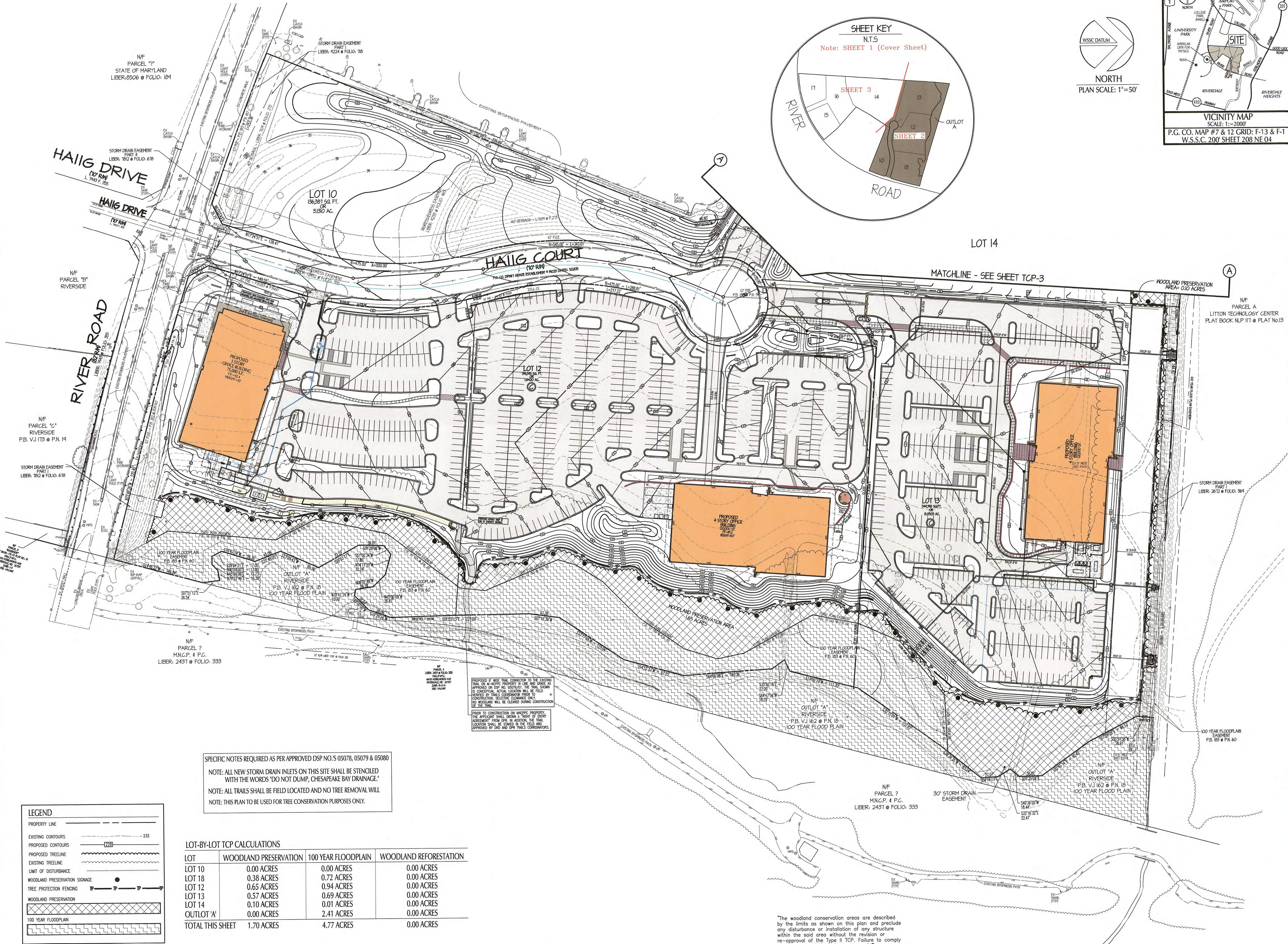
#### DETAILED SITE PLAN REFERENCES:

LOT 10 DSP TO FOLLOW  
LOT 18 DSP NO. 05080  
LOT 12 DSP NO. 05079  
LOT 13 DSP NO. 05078

#### INDEX TO DRAWINGS

TCP-1 TYPE II TREE CONSERVATION PLAN COVER, DETAILS and SPECIFICATIONS SHEET  
TCP-2 TYPE II TREE CONSERVATION PLAN LOTS 10, 12, 13 and 18 Block 'C'  
TCP-3 TYPE II TREE CONSERVATION PLAN LOTS 14 thru 17 Block 'C'

NOTE: TCP 11/00/06 WAS SEPARATED FROM TCP 11/73/90 RIVERSIDE ON JANUARY 11, 2006



"The woodland conservation areas are described by the limits as shown on this plan and preclude any disturbance or installation of any structure within the said area without the revision or re-approval of the Type II TCP. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy."

TYPE II TREE CONSERVATION PLAN  
LOTS 10, 12 THRU 18, AND OUTLOT 'A', BLOCK C  
PLAT BOOK: REP 213 @ PLAT: 69  
M' SQUARE UNIVERSITY OF MARYLAND RESEARCH PARK  
RIVERDALE ELECTION DISTRICT NUMBER 19  
BERWYN ELECTION DISTRICT NUMBER 21  
PRINCE GEORGES COUNTY, MARYLAND

Price George's County Planning Department, LANCPD Environmental Planning Section TYPE II TREE CONSERVATION PLAN APPROVAL TCP-100-06			
APPROVED BY	DATE	REASON FOR REVISION	
01 J. SHULLARS	08/15/2006	DSP-05078-01	
02 J. SHULLARS	08/15/2006	DSP-05078-02	
03 J. SHULLARS	08/15/2006	DSP-05078-03	
04 J. SHULLARS	08/15/2006	DSP-05078-04	
05 J. SHULLARS	08/15/2006	DSP-05078-05	

4300 Forbes Boulevard, Suite 230  
Lanham, MD 20706  
P. 301.794.7555 F. 301.794.7556  
www.soltesz.com

Engineering  
Surveying  
Planning  
Environmental Sciences

MEASUREMENT BY DATE

NO.	MEASUREMENT	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

OWNER / DEVELOPER / APPLICANT

STATE OF MARYLAND  
UNIVERSITY OF MARYLAND  
2102 MAIN ADMINISTRATION BUILDING, ROOM 1123  
COLLEGE PARK, MD 20742

CORP  
DEVELOPMENT & CONSTRUCTION SERVICES, LLC  
A DIVISION OF CORPACORP SERVICES PROPERTIES TRUST  
6711 COLUMBIA GATEWAY DRIVE, SUITE 300  
COLUMBIA, MD 21046

11/28/2022

PLAN VIEW

TREE CONSERVATION PLAY TYPE 2

M SQUARE UNIVERSITY OF MARYLAND  
RESEARCH PARK

OFFICE BUILDINGS #4400, 4500 & 4600  
RIVERDALE ELECTION DISTRICT NUMBER 19  
BERWYN ELECTION DISTRICT NUMBER 21  
PRINCE GEORGES COUNTY, MARYLAND

TAX MAP  
42, E 1 & E 2

ZONE CATEGORY  
MULT-D

WEEK 200 SHEET  
208NE04

DATE  
11/28/2022

DESIGNED  
GAM

CHECKED  
DJB

VERIFIED  
V6/NCS

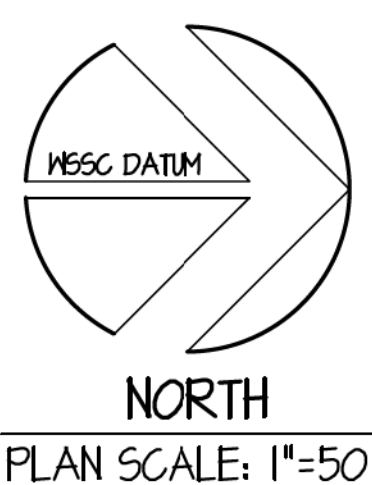
PROJECT NO.  
4241-00-00

DATE: 11/28/2022  
DESIGNED: GAM  
CHECKED: DJB  
VERIFIED: V6/NCS



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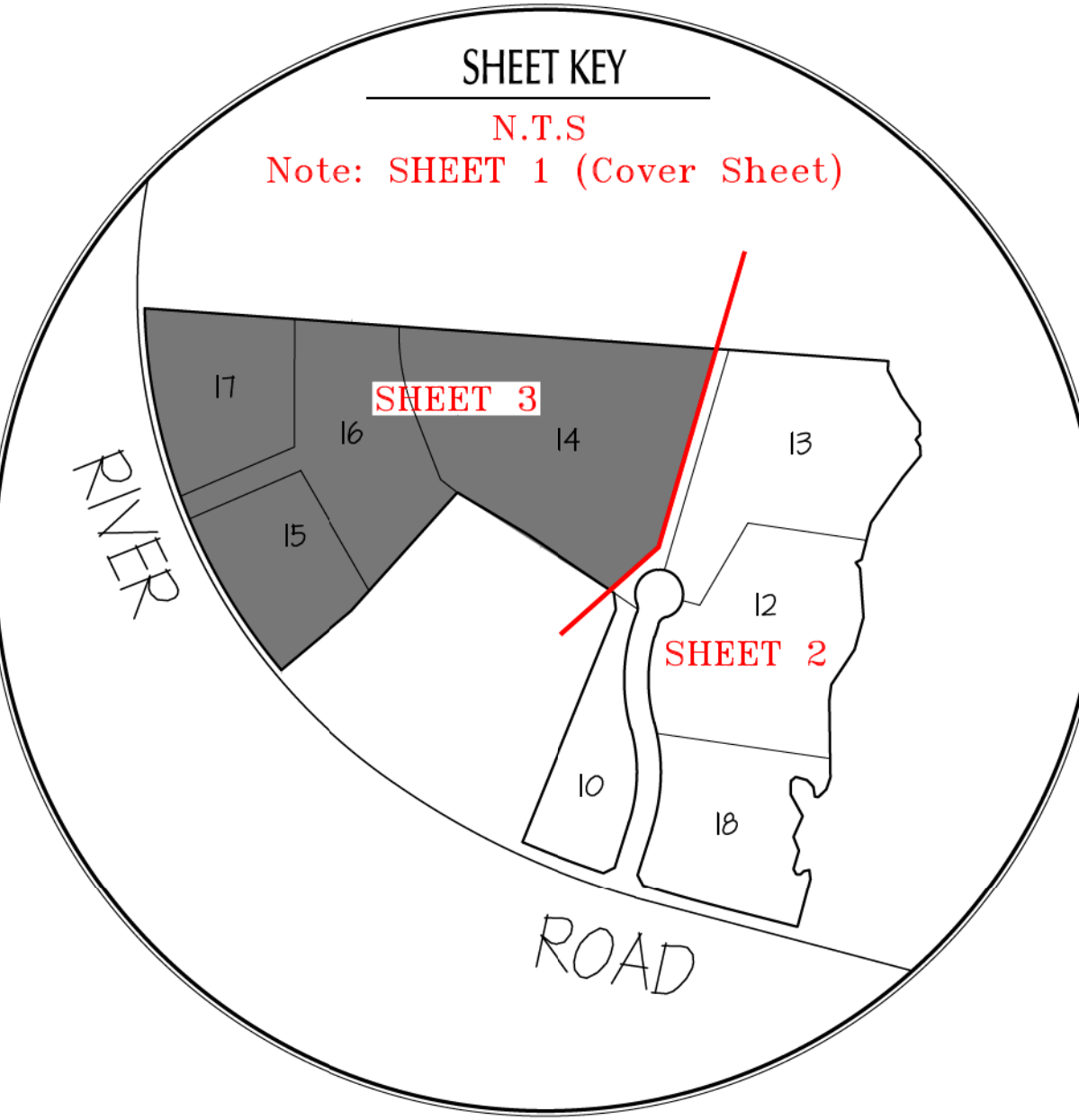


ERCOUPE COURT  
LOT 12

NF  
LOT 4  
RIVERSIDE  
P.B. VJ 162 @ P.N. 28

STORM DRAIN EASEMENT  
PLOT  
48ER: 9224 @ FOLIO: 718  
LA

LIMITS OF GRADING & DISTURBANCE  
UNDER PERMIT NO. 16418-2004



LIMITS OF GRADING & DISTURBANCE

NF  
LOT 1, BLOCK C  
RIVERSIDE  
PLAT BOOK VJ 167 @ PLAT No. 88

LOT 14  
42445 AC.  
OR  
143045 SQ. FT.

EXISTING  
BUILDING GARAGE

LOT 13

MATCHLINE - SEE SHEET TCP-2

EXISTING  
NOAA BUILDING  
NOAA FACILITY

LIMITS OF GRADING & DISTURBANCE  
UNDER PERMIT NO. 16418-2004

NF  
PARCEL A  
LITTON TECHNOLOGY CENTER  
PLAT BOOK NLP 117 @ PLAT No.13

25' 100-YEAR FLOOD  
PLAIN EASEMENT

12' CONCRETE  
DRAIN

12' CONCRETE  
DRAIN

12' CONCRETE  
DRAIN

12' CONCRETE  
DRAIN

**LEGEND**

PROPERTY LINE

EXISTING CONTOURS

PROPOSED CONTOURS

PROPOSED TREELINE

EXISTING TREELINE

LIMIT OF DISTURBANCE

WOODLAND PRESERVATION SIGNAGE

TREE PROTECTION FENCING

WOODLAND PRESERVATION

100 YEAR FLOODPLAIN

DSP 09028 WOODLAND CALCULATIONS:

LOT 15-17	OVERALL EXISTING WOODLAND	EXISTING WOODLAND WITHIN FLOODPLAIN	WOODLAND CLEARED WITHIN FLOODPLAIN	WOODLAND CLEARED OUTSIDE FLOODPLAIN	TOTAL WOODLAND CLEARED
	1.19 ACRES	0.36 ACRES	0.09 ACRES	0.33 ACRES	0.42 ACRE

LOT-BY-LOT TCP CALCULATIONS

LOT	WOODLAND PRESERVATION	100 YEAR FLOODPLAIN	WOODLAND REFORESTATION
LOT 14	1.16 ACRES	0.52 ACRES	0.00 ACRES
LOT 15	0.00 ACRES	0.00 ACRES	0.00 ACRES
LOT 16	0.25 ACRES	0.24 ACRES	0.00 ACRES
LOT 17	0.25 ACRES	0.12 ACRES	0.00 ACRES
TOTAL THIS SHEET	1.66 ACRES	0.88 ACRES	0.00 ACRES

INDEX TO DRAWINGS

TCP-1 TYPE II TREE CONSERVATION PLAN COVER, DETAILS AND SPECIFICATIONS SHEET

TCP-2 TYPE II TREE CONSERVATION PLAN LOTS 10, 12, 13 and 18 Block 'C'

TCP-3 TYPE II TREE CONSERVATION PLAN LOTS 14 Thru 17 Block 'C'

DETAILED SITE PLAN REFERENCES:

LOT 14	DSP NO. 06026
LOT 15	DSP NO. 09028-02
LOT 16	DSP NO. 09028-02
LOT 17	DSP NO. 09028-02

Prince George's County Planning Department, MANDPC  
Environmental Planning Section  
TYPE II TREE CONSERVATION PLAN APPROVAL  
TCP2 - 006 - 08

APPROVED BY	DATE	DRW	REASON FOR REVISION
01 J. SHALARS	08/11/2008	DSP-05078-01	
02 J. SHALARS	08/15/2008	DSP-05078-02	
03 J. SHALARS	08/15/2008	DSP-05078-03	
04 J. SHALARS	08/15/2008	DSP-05078-04	
05 J. SHALARS	12/15/2008	DSP-05078-05	

The woodland conservation areas are described by the limits as shown on this plan and preclude any disturbance or installation of any structure within the said area without the revision or re-approval of the Type II TCP. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy.

NOTE: TCP II/006/06 WAS SEPARATED FROM TCP II/73/90 RIVERSIDE ON JANUARY 11, 2006

SPECIFIC NOTES REQUIRED AS PER APPROVED DSP NO.'S 05078, 05079 & 05080

NOTE: ALL NEW STORM DRAIN INLETS ON THIS SITE SHALL BE STENCILED WITH THE WORDS 'DO NOT DUMP, CHESAPEAKE BAY DRAINAGE.'

NOTE: ALL TRAILS SHALL BE FIELD LOCATED AND NO TREE REMOVAL WILL RESULT.

**TYPE II TREE CONSERVATION PLAN**  
**LOTS 14 THRU 17, BLOCK C**  
**PLAT BOOK: REP 213 @ PLAT: 69**  
**'M' SQUARE UNIVERSITY OF MARYLAND RESEARCH PARK**  
RIVERDALE ELECTION DISTRICT NUMBER 19  
BERWYN ELECTION DISTRICT NUMBER 21  
PRINCE GEORGE'S COUNTY, MARYLAND

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
OFFICE OF THE COMMISSIONER  
4300 FORBES BOULEVARD, SUITE 230 LANTHAM, MD 20706  
P. 301.794.7555 F. 301.794.7556 WWW.SOLTESZCO.COM

APPLICATION NAME: M SQUARE UNIVERSITY OF MARYLAND RESEARCH PARK  
APPLICATION NO.: DSP-09028-02  
TCP NO.: TCP2-006-08

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED DECEMBER 20, 2022.

SIGNATURE APPROVAL DATE: 11/28/2022  
Jill Kosack  
Authorizing Signature

**SOLTESZ, LLC**  
4300 Forbes Boulevard, Suite 230  
Lanham, MD 20706  
P. 301.794.7555 F. 301.794.7556  
www.solteszco.com

Engineering  
Surveying  
Planning  
Environmental Sciences

MEETING

MISS UTILITY NOTE

OWNER / DEVELOPER / APPLICANT

STATE OF MARYLAND  
UNIVERSITY OF MARYLAND  
2102 MAIN ADMINISTRATION BUILDING, ROOM 1123  
COLLEGE PARK, MD 20742

CORT DEVELOPMENT & CONSTRUCTION SERVICES, LLC  
A DIVISION OF CORPACORP SERVICES TRUST  
6711 COLUMBIA GATEWAY DRIVE, SUITE 300  
COLUMBIA, MD 21046

11/28/2022

COVER

TREE CONSERVATION PLAY TYPE 2

**M SQUARE UNIVERSITY OF MARYLAND RESEARCH PARK**

OFFICE BUILDINGS #4400, 4500 & 4600

RESERVED FOR FUTURE USE - PLANNING DEPARTMENT

TAX MAP	42, E 1 & E 2	ZONING CATEGORY	MULT-D
WEG 200 SHEET	208NE04		
SITE DATUM	HORIZONTAL		
VERTICAL			
DATE	11/28/2022	DESIGNED	GAM
TECHNICAL	GAM	CHECKED	DJB
VERSION	V8 / NCS		
SHEET	3		
OF	4		
PROJECT NO.	4241-00-00		





Forest Conservation Act Reporting Information (Change Table)						
	Original Approval <sup>a</sup>	Revision Number - 01	Revision Number - 02	Revision Number - 03	Revision Number - 04	Change Since Last Approval
Net Tract (Acres)	44.14	44.14	44.14	44.14	44.14	0.00
Existing Woodland (Acres)	38.59	38.59	38.59	38.59	38.59	0.00
Woodland Cleared (Acres)	33.52	35.05	35.05	35.05	35.28	0.23
Woodland Retained On-Site (Acres)	5.07	3.54	3.54	3.54	3.31	0.23
Woodland Planted On-Site (Acres)	0.00	0.00	0.00	0.00	0.00	0.23
On-Site Woodland Easement Preservation and Planting (Acres)	5.07	3.54	3.54	3.54	3.31	0.00
On-Site Wooded Floodplain in Easement (Acres)	5.66	5.66	5.66	5.66	5.58	0.08
Bond Amount						
Fee-In-Lieu Amount	11.10	14.16	14.16	14.16	14.70	0.54
50' Stream Buffers Conserved (Preservation) - Linear Length	1530.00	1530.00	1530.00	1530.00	1530.00	0.00
50' Stream Buffers Conserved (Preservation) - Acreage	3.12	1.89	1.89	1.89	1.76	0.13
50' Stream Buffers Newly Established (Afforestation) - Linear Length	0.00	0.00	0.00	0.00	0.00	0.00
50' Stream Buffers Newly Established (Afforestation) - Acreage	0.00	0.00	0.00	0.00	0.00	0.00
Off-Site Woodland Conservation Credits Required (Acres)	0.00	0.00	0.00	0.00	0.00	0.00
Off-Site Woodland Conservation Credits Provided (Acres)	0.00	0.00	0.00	0.00	0.00	0.00

Prince George's County Planning Department, MANPCP Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 006 - 06			
	APPROVED BY	DATE	DR#
00	JM STASZ/ROBERT METZGER	06/08/2006	DSP-050978
01	K. SHOUKARS	08/11/2006	DSP-050978-01
02	K. SHOUKARS	08/19/2006	DSP-050978-02
03	K. SHOUKARS	09/12/2006	DSP-050978-03
04	CH-KY SCHNEIDER	01/26/2007	DSP-050928-01
	<i>Chris Schneider</i>	12/15/2002	DSP-050928-02