

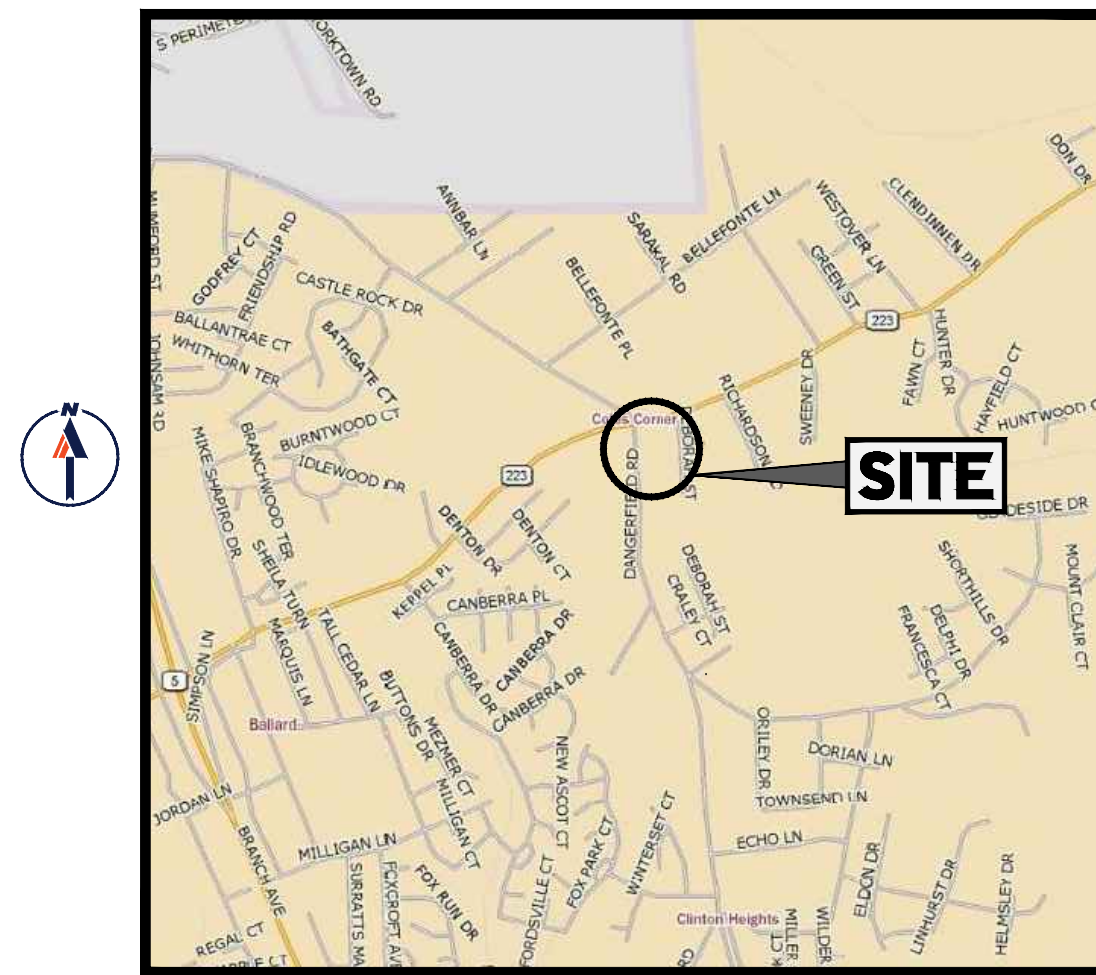
# TREE CONSERVATION PLAN TYPE 2

## TCP2-007-2018-01

FOR

## ARCLAND SELF-STORAGE

LOCATION OF SITE  
8310 DANGERFIELD RD.  
CLINTON, MD 20735  
PRINCE GEORGE'S COUNTY, MD  
TM: 117, GRID: B1, LOT 34



### LOCATION MAP

SCALE: 1" = 2000'  
PLAN REFERENCE:  
DELOME STREET ATLAS 2009 PLUS USA

### APPLICANT

ARCLAND  
P.O. BOX 25023  
WASHINGTON, D.C. 20007  
CONTACT: ANTHONY RICCI  
PHONE: 202-243-7523

### OWNER

DASH-IN FOOD STORES INC  
102 CENTENAL STREET  
LA PLATA, MD 20646  
CONTACT: JASON BELT  
PHONE: 240-320-6448

### STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DETAILED SITE PLAN (DSP-21019). IF THE DETAILED SITE PLAN (DSP-21019) EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.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 ONE (FORMERLY THE DEVELOPED TIER) OF THE REGULATED ENVIRONMENTAL PROTECTION AREAS MAP AS DESIGNATED BY PLAN PRINCE GEORGE'S 2035 APPROVED GENERAL PLAN AND IS ZONED C-S-C (COMMERCIAL SHOPPING CENTER).
- THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
- THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (G).

SPECIMEN TREE TABLE						
No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/Comments	
1	Chestnut Oak	<i>Quercus prinus</i>	35	Fair	To Remain	

NOTE:

- THIS PLAN IS IN ACCORDANCE WITH THE FOLLOWING VARIANCE FROM THE STRICT REQUIREMENTS OF SUBTITLE 25 APPROVED BY THE ZONING HEARING EXAMINER ON SEPTEMBER 16, 2019: THE REMOVAL OF TWO SPECIMEN TREE (SECTION 25-122 (b)(1)(G), ST2, A 36-INCH BLACK, AND ST3, A 31-INCH SCARLET OAK).
- WOODLANDS PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 42437, FOLIO 111 THROUGH 124. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

PREPARED BY

**BOHLER**

CONTACT: CHRISTOPHER M. RIZZI

### PLAN REFERENCES AND CONTACTS

#### REFERENCES

ALTA SURVEY:  
BOHLER ENGINEERING  
"SMD, INCORPORATED 8304 & 8310 DANGERFIELD RD. ELECTION DISTRICT 9, PRINCE GEORGE'S COUNTY, MARYLAND"  
PROJECT NO.: SB162059  
DATED: 08/31/18  
APPROVAL DATE: TBD

#### DETAILED SITE PLAN:

BOHLER ENGINEERING  
"DETAILED SITE PLAN DSP-21019 FOR ARCLAND SELF STORAGE"  
PROJECT NO.: MB20209  
FILE NO.: DSP-21019  
APPROVAL DATE: PENDING

#### NATURAL RESOURCE INVENTORY:

BOHLER ENGINEERING  
"SMD 098 - NATURAL RESOURCE INVENTORY"  
NRI NO.: NRI-023-2018  
DATED: 03/02/18  
APPROVAL DATE: 03/06/18  
REVISION-01 APPROVAL DATE: 8/22/18

#### SITE DEVELOPMENT CONCEPT PLAN:

BOHLER ENGINEERING  
"SITE DEVELOPMENT CONCEPT PLAN"  
SDCP NO.: 16017-2021-0  
DATED: 04/19/21  
APPROVAL DATE: TBD

#### CONCEPT EROSION AND SEDIMENT CONTROL PLAN:

BOHLER ENGINEERING  
"CONCEPT GRADING, EROSION, AND SEDIMENT CONTROL PLAN"  
CSC NO.: TBD  
DATED: 03/02/18  
APPROVAL DATE: TBD

#### WSSC HPA:

BOHLER ENGINEERING  
"HYDROLOGIC PLANNING ANALYSIS - ARCLAND SELF STORAGE"  
CONTRACT NO.: DAY222221  
DATED: 04/02/21  
APPROVAL DATE: TBD

#### NATURAL RESOURCE INVENTORY:

BOHLER ENGINEERING  
"SMD 098 - NATURAL RESOURCE INVENTORY"  
NRI NO.: NRI-023-2018  
DATED: 03/02/18  
APPROVAL DATE: 03/06/18  
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SDCP NO.: 16017-2021-0  
DATED: 04/19/21  
APPROVAL DATE: TBD

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### GENERAL NOTES:

- EXISTING PARCEL/LOT: LOT 34  
DEED DESCRIPTION/LIBER FOLIO: 8679 / 321  
PLAN NUMBER: 09178555
- TAX MAP: 117  
GRID: B1
- 200-FOOT MAP REFERENCE (WSSC): 2115E07
- PURPOSE OF SUBDIVISION: N/A
- PRIOR APPROVALS:  
NATURAL RESOURCE INVENTORY - NRI-023-2018  
NATURAL RESOURCE INVENTORY - NRI-023-2018-01  
TREE CONSERVATION PLAN 2 - TCP2-007-2018
- TOTAL GROSS ACRES: 6.79 AC (C-S-C)  
TOTAL NET ACRES: 6.79 AC (C-S-C)
- NET DEVELOPABLE AREA OUTSIDE OF PMA: 6.79 AC
- ACREAGE OF ENVIRONMENTAL REGULATED FEATURES:  
0.07 AC (WETLAND AND BUFFER)
- ACREAGE OF 100-YEAR FLOODPLAIN: 0.00 AC
- ACREAGE OF ROAD DEDICATION: 0.00 AC
- EXISTING ZONING/USE:  
ZONING: C-S-C (COMMERCIAL SHOPPING CENTER)  
USE: VACANT
- PROPOSED USE OF PROPERTY: SELF STORAGE FACILITY AND ASSOCIATED SITE IMPROVEMENTS.
- BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE: N/A
- DENSITY CALCULATION: N/A
- MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-130): N/A
- MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: N/A
- SUSTAINABLE GROWTH TIER: NO
- MILITARY INSTALLATION OVERLAY ZONE: YES
- CENTER OR CORRIDOR LOCATION: NO
- EXISTING AND PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL)  
EXISTING: 0 SF  
PROPOSED: 116,283 SF
- STORMWATER MANAGEMENT CONCEPT NO.: 16017-2021-0  
APPROVAL DATE: TBD
- WATER/SEWER CATEGORY DESIGNATION  
EXISTING WATER/SEWER: W-3/S-3  
PROPOSED WATER/SEWER: W-3/S-3
- AVIATION POLICY AREA: NO
- MANDATORY PARK DEDICATION REQUIREMENT: N/A
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
- TYPE ONE CONSERVATION PLAN: TCP1-021-93
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- WETLANDS: YES
- STREAMS: NO
- SOILS BY SOIL TYPE AND SOURCE OF SOIL INFORMATION:  
SOILS: BuB (HYDROLOGIC SOIL GROUP C)  
BuD (HYDROLOGIC SOIL GROUP C)  
GkB (HYDROLOGIC SOIL GROUP A)  
SsaB (HYDROLOGIC SOIL GROUP B)  
SsaC (HYDROLOGIC SOIL GROUP B)  
SOIL INFORMATION SOURCE: NRCS WEB SOIL SURVEY
- IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION: NO

### SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
TREE CONSERVATION PLAN	C-201

### SOIL TYPES

SOIL TYPE	DESCRIPTION	HYDROLOGIC SOIL GROUP	DRAINAGE CLASS
BuB	BELTSVILLE-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	C	MODERATELY WELL-DRAINED
BuD	BELTSVILLE-URBAN LAND COMPLEX, 5 TO 15 PERCENT SLOPES	C	MODERATELY WELL-DRAINED
GkB	GROSSTOWN-HIGHHOLE-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	A	WELL-DRAINED
SsaB	SASSAFRAS SANDY LOAM, 2 TO 5 PERCENT SLOPES, NORTHERN COASTAL PLAIN	B	WELL-DRAINED
SsaC	SASSAFRAS SANDY LOAM, 5 TO 10 PERCENT SLOPES, NORTHERN COASTAL PLAIN	B	WELL-DRAINED

OBTAINED FROM: USDA, NRCS, WEB SOIL SURVEY (WSS) AVAILABLE ONLINE AT <http://websoilsurvey.nrcs.usda.gov>

Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
TYPE 2 TREE CONSERVATION PLAN APPROVAL  
TCP2-007-2018-01

	Approved by	Date	DRD #	Reason for Revision
00	C. SCHNEIDER	9/13/19	SE-4812	N/A
01	C. Schneider	5/15/2023	DSP-21019	PROPOSED SELF STORAGE FACILITY
02				
03				

### REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	11/11/2021	PER COUNTY COMMENTS	LMT
2	10/20/2022	SITE REVISIONS	NBS

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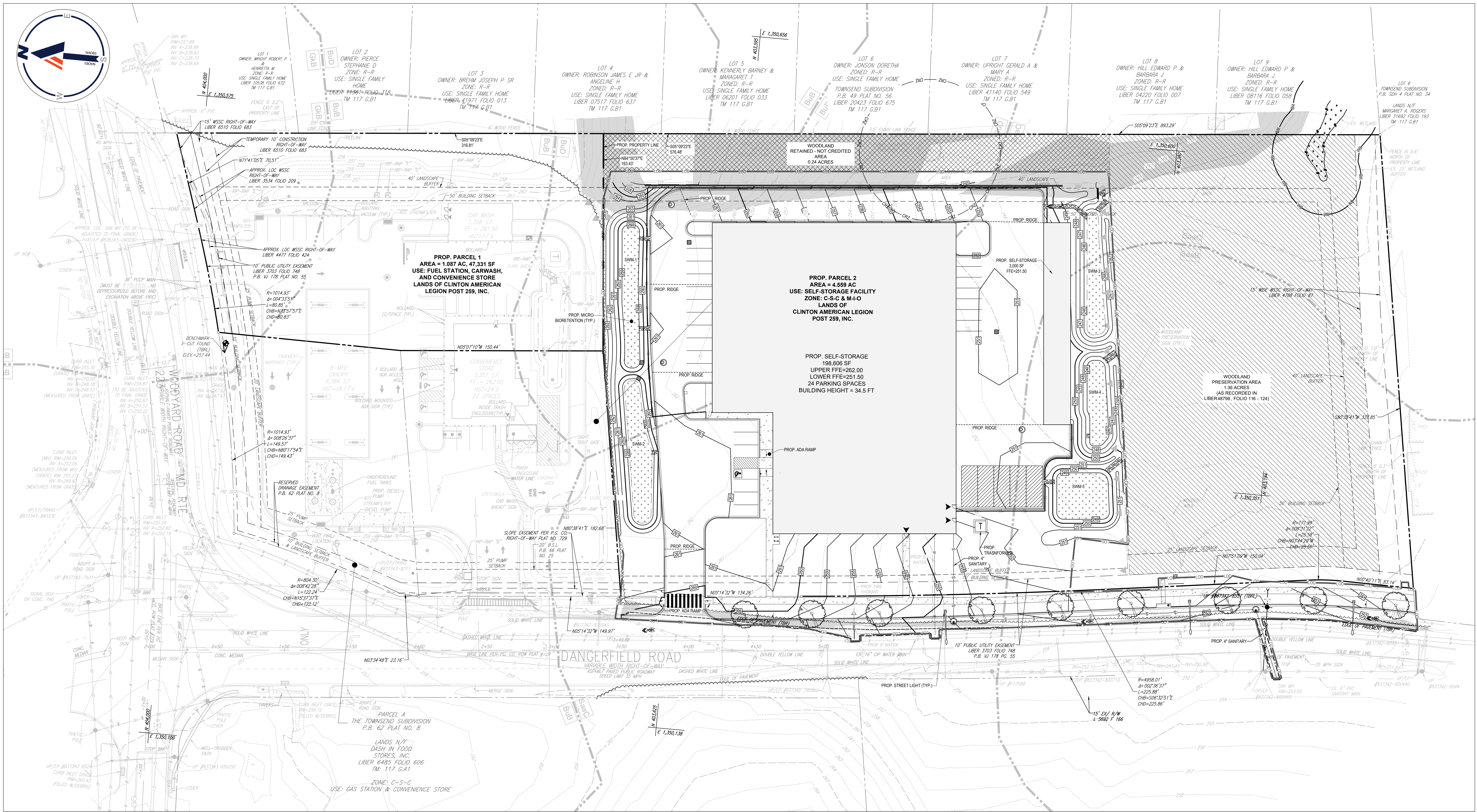
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**LEGEND**

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- SOIL BOUNDARY AND TYPE
- EXISTING CONTOUR
- WOODLAND PRESERVATION AREA
- WOODLAND RETAINED - NOT CREDITED AREA
- STEEP SLOPES (15% OR GREATER)
- EXISTING WETLAND
- MICRO-BIORETENTION
- STORMWATER FACILITY
- STREAM BUFFER
- PMA BUFFER
- FOREST STAND BOUNDARY
- FOREST STAND DELINEATION
- DATA POINT LOCATION
- 100-YR FLOODPLAIN
- WETLAND BUFFER
- WATERS OF THE U.S. LIMITS (PERMANENT STREAM)
- STUDY AREA LIMITS / PROPOSED L.O.D.
- SPECIMEN TREE
- SPECIMEN TREE TO BE REMOVED

I/We Dash In Food Stores Inc., 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.

*[Signature]* 5.11.2023  
Owner or Owners Representative Date

I/We Arcland Property Company, LLC 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.

*[Signature]* 3/22/2022  
Contract Purchaser Date

Approved by	Date	DRD #	Reason for Revision
00 C. SCHNEIDER	9/13/19	SE-4812	N/A
01 <i>[Signature]</i>	5/15/2023	DSP-21019	PROPOSED SELF STORAGE FACILITY
02			
03			

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY
1	11/11/2021	PER COUNTY COMMENTS	NBS
2	10/20/2022	SITE REVISIONS	LMW
3	11/02/2022	SITE REVISIONS	NBS

Know what's below. Call before you dig.  
ALWAYS CALL 811  
It's fast. It's free. It's the law.

**NOT APPROVED FOR CONSTRUCTION**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT. NO WARRANTIES ARE MADE BY THE ENGINEER.

PROJECT NO.: M8202090  
DRAWN BY: AVR  
CHECKED BY: AAL  
DATE: 07/20/2021  
CAD L.D.: TREP

PROJECT: **TREE CONSERVATION PLAN TYPE 2 (TCP2-007-2018-01)** FOR **ARCLAND SELF-STORAGE**

PROPOSED DEVELOPMENT

8310 DANGERFIELD RD  
PRINCE GEORGE'S COUNTY  
CLINTON, MD 20735  
TM: 117 GRID: B1 LOT: 34

**BOHLER**  
12825 WORLDGATE DR. SUITE 700  
HERNDON, VIRGINIA 20170  
Phone: (703) 709-9500  
Fax: (703) 709-9501  
VA@BohlerEng.com

**C.M. RIZZI**  
PROFESSIONAL LANDSCAPE ARCHITECT  
PROFESSIONAL CERTIFICATION NO. 2023  
I CERTIFY THAT THE DESIGN AND CONSTRUCTION OF THIS PROJECT  
WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION  
AND THAT I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT  
UNDER THE JURISDICTION OF THE BOARD OF PROFESSIONAL LANDSCAPE ARCHITECTS  
LICENSE NO. 14-6633-00007 EXPIRATION DATE: 10/18/2024

SHEET TITLE: **TREE CONSERVATION PLAN TYPE 2**

SHEET NUMBER: **C-201**

REVISION 3 - 11/02/2022