STANDA	FOR ENTIRE PLAN SET	<u>LEGEND</u>	
EXISTING NOTE	(NOT TO SCALE) TYPICAL NOTE TEXT	PROPOSED NOTE	
EXISTING NOTE	ONSITE PROPERTY	PROPOSED NOTE	
	LINE / R.O.W. LINE NEIGHBORING PROPERTY LINE /		
	INTERIOR PARCEL LINE		
	_ EASEMENT LINE		
	SETBACK LINE		
		CURB AND GUTTER	
	CONCRETE CURB &	SPILL CURB TRANSITION CURB DEPRESSED CURB AND GUTTER	
	GUTTER		
	UTILITY POLE WITH LIGHT		
	POLE LIGHT		
₽ €	TRAFFIC LIGHT	□ €	
0	UTILITY POLE	0	
	TYPICAL LIGHT	<u></u>	
<u></u>	ACORN	\$	
~ ————————————————————————————————————	LIGHT	~~	
	SIGN	^	
X	PARKING COUNTS	<u>/x\</u>	
— — — 120 — — — 125	CONTOUR LINE	<u>120</u> 125	
TC 546 A	SPOT	TC516.00 TC 516.00	
OR 516.4	ELEVATIONS	BC 515.55	
SAN	SANITARY	SAN	
#	LABEL	#	
STM #	STORM LABEL	ŚTM #	
SL	SANITARY SEWER LATERAL	SL	
W	UNDERGROUND WATER LINE		
——Е—	UNDERGROUND ELECTRIC LINE	Е	
	UNDERGROUND	G	
ОН —	GAS LINE OVERHEAD	ОН	
	WIRE UNDERGROUND		
Т	TELEPHONE LINE	т	
c	UNDERGROUND CABLE LINE	C	
=======================================	STORM SEWER		
s	_ SANITARY SEWER MAIN	s	
~	HYDRANT	V	
(§)	SANITARY		
	MANHOLE STORM		
WM	MANHOLE WATER		
<u> </u>	METER	•	
WV 	WATER VALVE	•	
	GAS VALVE		
\boxtimes	GAS METER	\boxtimes	
	TYPICAL END SECTION		
or [HEADWALL OR ENDWALL	Jor [
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	INLET		
	INLET	<u> </u>	
0	CLEAN OUT	0	
$\overline{(E)}$	ELECTRIC	(E)	

MANHOLE

MANHOLE

PEDESTAL

BENCHMARK

TEST

(NTA)

TRACT

FLOOD PLAIN

I/We Dash In Food Stores Inc.,

2 6.79 0.00 6.79

EX.

0.00

WOODLAND | WOODLAND |

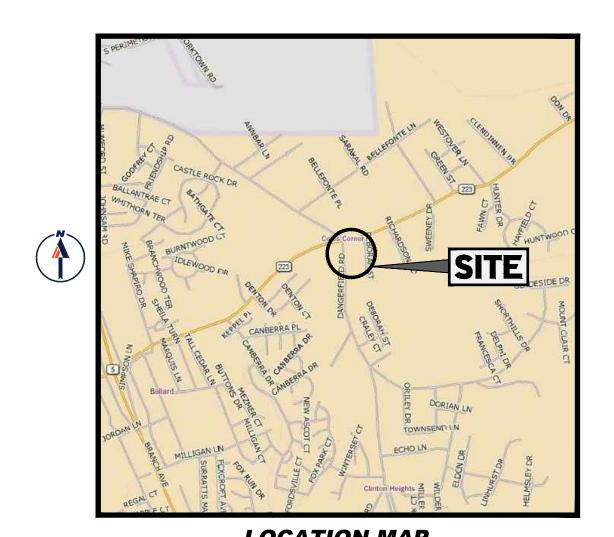
4.25

STANDARD DRAWING LEGEND

TREE CONSERVATION PLAN TYPE 2 TCP2-007-2018-01

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

DELORME STREET ATLAS 2009 PLUS USA

APPLICANT

CONTACT: ANTHONY PISCITELLI

DASH-IN FOOD STORES INC 102 CENTENNIAL STREET LA PLATA, MD 20646 CONTACT: JASON BELT

STANDARD TYPE 2 TREE ONSERVATION 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

2. 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

3. 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.

4. 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

5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.

6. 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

7. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.

8. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (G).

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

1. THIS PLAN IS IN ACCORDANCE WITH THE FOLLOWING VARIANCE FROM THE STRICT REQUIREMENTS OF SUBTITLE 25 APPROVED BY THE ZONING HEARING EXAMINER ON SEPTMBER 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



SHEET INDEX	<u> </u>
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	С	MODERATELY WELL-DRAINED
BuD	BELTSVILLE-URBAN LAND COMPLEX, 5 TO 15 PERCENT SLOPES	С	MODERATELY WELL-DRAINED
GkB	GROSSTOWN-HOGHOLE-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	А	WELL-DRAINED
SaaB	SASSAFRAS SANDY LOAM, 2 TO 5 PERCENT SLOPES, NORTHERN COASTAL PLAIN	В	WELL-DRAINED
SaaC	SASSAFRAS SANDY LOAM, 5 TO 10 PERCENT SLOPES, NORTHERN COASTAL PLAIN	В	WELL-DRAINED

OBTAINED FROM: USDA, NRCS, WEB SOIL SURVEY (WSS) AVAILABLE ONLINE AT HTTP://WEBSOILSURVEY.NRCS.USDA.GOV

PLAN REFERENCES AND CONTACTS ♦ALTA SURVEY CONTROL PLAN: BOHLER ENGINEERIN "CONCEPT GRADING, EROSION, AND SEDIMEN" "SMO, INCORPORATED 8304 & 8310 DANGERFIELD CONTROL PLAN" ROAD, ELECTION DISTRICT 9, PRINCE GEORGE'S CSC NO.: TBD COUNTY, MARYLAND" DATED: 05/05/21 PROJECT NO.: SB162059 APPROVAL DATE: TBD ◆ WSSC HPA: BOHLER ENGINEERING **♦DETAILED SITE PLAN** "HYDRAULIC PLANNING ANALYSIS - ARCLAND SELF "DETAILED SITE PLAN DSP-21019 FOR ARCLAND STORAGE" CONTRACT NO.: DA7222Z21 PROJECT NO.: MB20209 FILE NO.: DSP-21019 DATED: 04/30/21 APPROVAL DATE: PENDING APPROVAL DATE: TBD **♦NATURAL RESOURCE INVENTORY BOHLER ENGINEERIN** "SMO 098 - NATURAL RESOURCE INVENTORY NRI NO.: NRI - 023 - 2018 DATED: 03/02/18 APPROVAL DATE: 03/09/18 REVISION -01 APPROVAL DATE: 8/22/18 ♦SITE DEVELOPMENT CONCEPT PLAN

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE

"SITE DEVELOPMENT CONCEPT PLAN"

SDCP NO.: 16017-2021-0 DATED: 04/19/21 APPROVAL DATE: TBD



GENERAL NOTES:

- 1. EXISTING PARCEL/LOT: LOT 34 DEED DESCRIPTION/LIBER FOLIO: 8679 / 321 PLAT NUMBER: 09178055
- 2. TAX MAP: 117 GRID: B1
- 3. 200-FOOT MAP REFERENCE (WSSC): 211SE07
- 4. 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
- 6. TOTAL GROSS ACREAGE: 6.79 AC. (C-S-C)
- TOTAL NET ACREAGE: 6.79 AC. (C-S-C)
- 7. NET DEVELOPABLE AREA OUTSIDE OF PMA: 6.79 AC 8. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES:
- 0.07 AC (WETLAND AND BUFFER) 9. ACREAGE OF 100-YEAR FLOODPLAIN: 0.00 AC
- 10. ACREAGE OF ROAD DEDICATION: 0.00 AC 11. EXISTING ZONING/USE
- ZONING: C-S-C (COMMERCIAL SHOPPING CENTER) USE: VACANT
- 12. PROPOSED USE OF PROPERTY: SELF STORAGE FACILITY AND ASSOCIATED SITE IMPROVEMENTS
- 13. BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE: N/A 14. DENSITY CALCULATION: N/A
- 15. MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-130): N/A
- 16. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: N/A
- 17. SUSTAINABLE GROWTH TIER: NO
- 18. MILITARY INSTALLATION OVERLAY ZONE: YES 19. CENTER OR CORRIDOR LOCATION: NO
- 20. EXISTING AND PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL)

EXISTING: 0 SF

PROPOSED: 116,283 SF 21. STORMWATER MANAGEMENT CONCEPT NO.: 16017-2021-0 APPROVAL DATE: TBD

22. WATER/SEWER CATEGORY DESIGNATION EXISTING WATER/SEWER: W-3/S-3

PROPOSED WATER/SEWER: W-3/S-3 23. AVIATION POLICY AREA: NO

24. MANDATORY PARK DEDICATION REQUIREMENT: N/A

25. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO 26. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO

27. TYPE ONE CONSERVATION PLAN: TCP1-021-93

28. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO

29. WETLANDS: YES

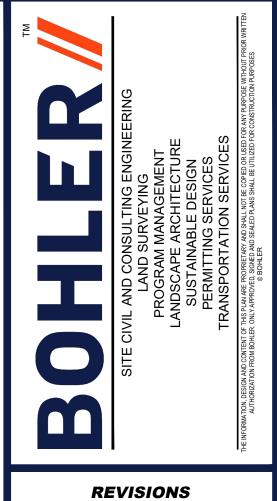
31. SOILS BY SOIL TYPE AND SOURCE OF SOIL INFORMATION: SOILS: BuB (HYDROLOGIC SOIL GROUP C) BuD (HYDROLOGIC SOIL GROUP C) GkB (HYDROLOGIC SOIL GROUP A)

SaaB (HYDROLOGIC SOIL GROUP B) SaaC (HYDROLOGIC SOIL GROUP B) SOIL INFORMATION SOURCE: NRCS WEB SOIL SURVEY 32. 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

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	Aug Sonder	5/15/2023	DSP-21019	PROPOSED SELF STORAGE FACILITY	
02					
03					



11/11/2021 COMMENTS

10/20/2022 SITE REVISIONS



NOT APPROVED FOR CONSTRUCTION

PROJECT No.: DRAWN BY: **CHECKED BY:**

07/20/2021

CONSERVATION PLAN TYPE 2

(TCP2-007-2018-01)

ARCLAND

SELF-STORAGE PROPOSED

DEVELOPMENT 8310 DANGERFIELD RD. PRINCE GEORGE'S COUNTY CLINTON, MD 20735

TM: 117 GRID: B1 LOT: 34

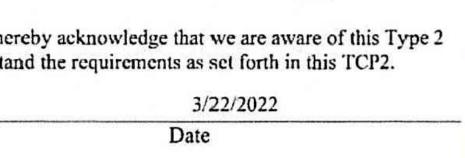
12825 WORLDGATE DR. SUITE 700 HERNDON, VIRGINIA 20170 Phone: (703) 709-9500 Fax: (703) 709-9501 VA@BohlerEng.com

PROPESSIONAL LANDSCAPE ARCHITECT PROFESSIONAL CERTIFICATION
CHRISTOPHER M. RIZZI, HEREBY CERTIFY THAT
THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT LAM A DUE LICENSED PROFESSIONAL LANDSCARE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066 EXPIRATION DATE: 10/18/2024

COVER SHEET

C-101

REVISION 2 - 10/20/2022



hereby acknowledge that we are aware of this Type 2

Standard Woodland Conservation Worksheet for Prince George's County

2.58 acres

1.36 acres

0.00 acres

0.00 acres

WOODI AND

REFORESTATION

AREA (WRA)

0.00

1.36 acres

Signed Could Di. Date

WOODI AND

RETAINED/NOT

0.24

RETAINED/ASSUMED

0.00

CREDITED (WR-NC) | CLEARED (WR-AC)

Column A Column B Column C

(1:1)

.00 Bond amount:

0.38 Fee amount: \$14,897.5

WCT/AFT % Net Tract Floodplain

SECTION I-Establishing Site Information- (Enter acres for each zone)

0 Subject to 2010 Ordinance and in PFA (Priority Funding Area Y

SECTION II-Determining Requirements (Enter acres for each corresponding column)

SECTION III-Meeting the Requirements (Enter acres for each corresponging column)

WOODLAND

PRESERVATION AREA

1.36

Threshold (AFT) =

3 Floodplain:

6 TCP Number

5 Net Tract (NTA):

4 Previously Dedicated Land:

7 Property Description or Subdivision Name:

9 Is this site subject to the 1991 Ordinance

11 Is this one (1) single family lot? (Y or N) 12 Are there prior TCP approvals which include a

3 combination of this lot/s? (Y or N)

5 Break-even Point (preservation) =

7 Existing Woodland

19 Smaller of 17 or 18

1 Woodland cleared

20 Woodland above WCT

26 Afforestation Required

9 Woodland Preservation

1 Natural Regeneration

32 Landscape Credits

30 Afforestation / Reforestation

36 Area approved for fee-in-lieu

41 Area of woodland not cleared

47 Prepared by:

ON SITE WOODLAND CONSERVATION SUMMARY TABLE

WOODI AND

CLEARED FLOOD

0 Woodland Conservation Provided

43 100-floodplain woodland retained

44 On-site woodland conservation provided

46 On-site woodland retained not credited

WOODI AND

CLEARED OFF-SITE

5.11.2023

24 Woodland cleared below WCT

6 Clearing permitted w/o reforestion=

18 Woodland Conservation Threshold (WCT) =

22 Woodland cleared above WCT (smaller of 16 or 17)

25 Clearing below WCT (2:1 replacement requirement)

3 Specimen/Historic Tree Credit (CRZ area * 2.0)

7 Off-site Woodland Conservation Credits Required

42 Net tract woodland retained not part of requirements

45 On-site woodland conservation alternatives provided

5 Street Tree Credit (Existing or 10-year canopy coverage)

38 Off-site WCA (preservation) being provided on this property

39 Off-site WCA (afforestation) being provided on this property

34 Forest Enhancement Credit (Area * .25)

27 Off-site WCA being provided on this property

Woodland Conservation Required

23 Clearing above WCT (0.25:1) replacement requirement

8 Is this site subject to the 1989 or 1991 Ordinance

14 Is any portion of the property in a WC Bank? (Y or N)

Owner or Owners Representative 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. Contract Purchaser

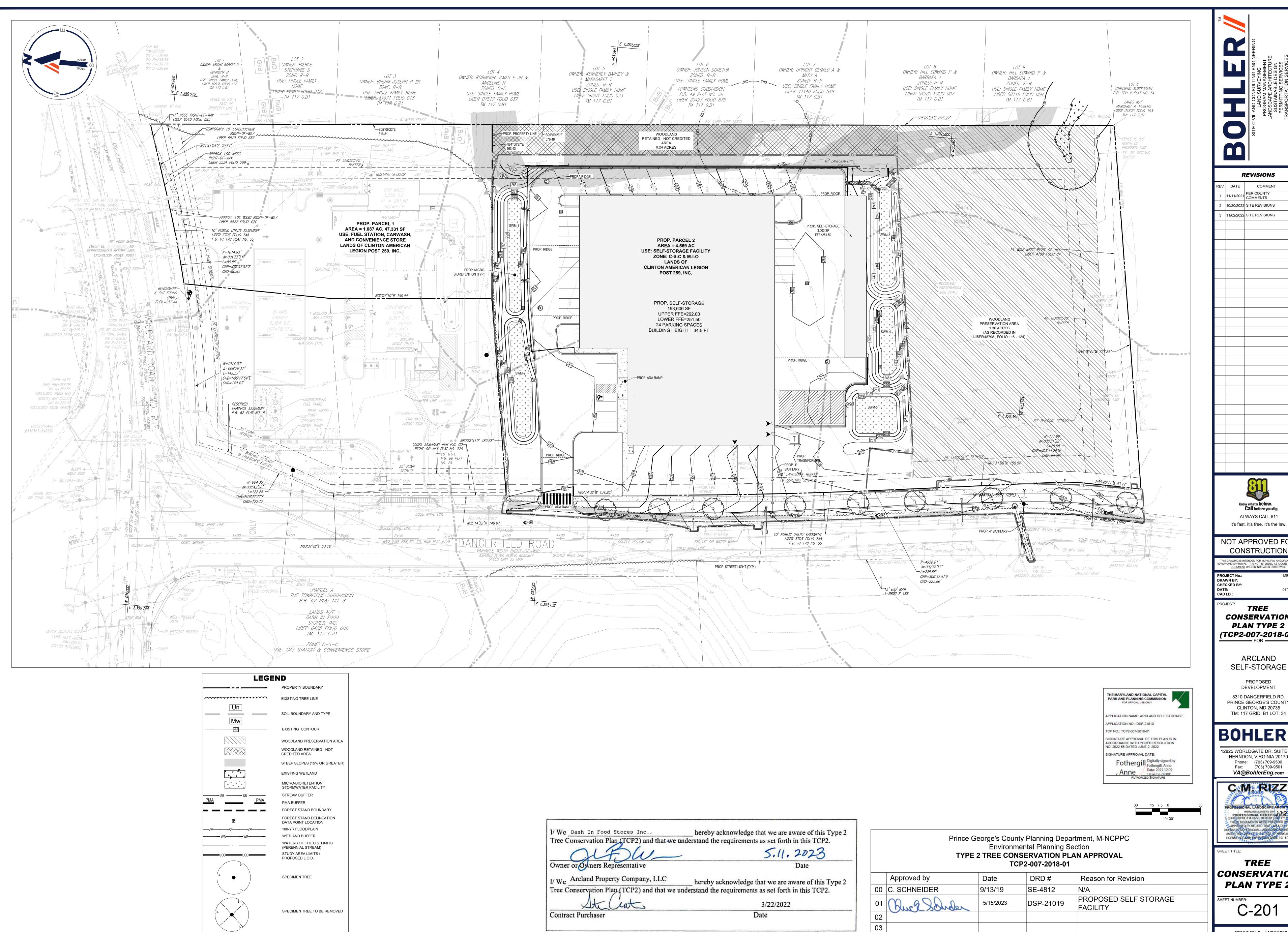
WOODLAND

CLEARED

Property Owners Awareness Certificate

Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

(FP) | NET-TRACT (C-NTA) | PLAIN (C-FP)



REVISIONS REV DATE COMMENT PER COUNTY 1 11/11/2021 COMMENTS 2 | 10/20/2022 | SITE REVISIONS 3 | 11/02/2022 | SITE REVISIONS

> Call before you dig. **ALWAYS CALL 811**

NOT APPROVED FOR

CONSTRUCTION

CONSERVATION PLAN TYPE 2 (TCP2-007-2018-01)

> ARCLAND SELF-STORAGE

> > PROPOSED DEVELOPMENT

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

12825 WORLDGATE DR. SUITE 700

HERNDON, VIRGINIA 20170 Phone: (703) 709-9500 Fax: (703) 709-9501 VA@BohlerEng.com

PROPESSIONAL LANDSCAPE ARCHITECT

MARYLAND LICENSE No. 3886 5/9/2023

PROFESSIONAL CERTIFICATION

I. CHRISTOPHER M. RIZZI, HEREBY CERTIFY THAT

THESE DOCUMENTS WERE PREPARED OR

APPROVED BY ME, AND THAT LAM A DULY

LICENSE PROFESSIONAL LANDSCAPE ARCHITECT

UNDER THEILAWS OF THE ISTATE OF MARYLAND,

LICENSE NO. 3066 EXPIRATION DATE: 10/18/2024

TREE CONSERVATION PLAN TYPE 2

C-201

REVISION 3 - 11/02/2022