

\* Per the Approved Section Plan and Sectional Map Amendment for the Morgan Boulevard and Largo Town Center Master Areas (May 2004) Development District Overlay Zone Standard C (pg. 102) the applicant must demonstrate that the proposed development will meet the minimum standards for meeting the Woodland Conservation Ordinance requirements. 0.24 acres of preservation, 0.27 acres of Natural Regeneration and 2.67 acres of Reforestation/Afforestation is to be provided on-site. The applicant has provided 0.65 acres of preservation, 0.27 acres of Natural Regeneration and 2.67 acres of Reforestation/Afforestation by the street trees and site trees proposed on the landscape plan. In particular, the 34 shade trees from the 16' x 16' canopy trees from Section 4.1 shall be counted as 0.65 acres of preservation, the 16' x 16' canopy trees from Section 4.2 shall be counted as 0.27 acres of Natural Regeneration and the 62 street trees (46 ornamental & 16 shade trees) from Section 4.10 shall be counted as the 0.65 acres of conservation. These also can be found on Sheet 5 of the Landscape Plan and the Tree Canopy Coverage Schedule. Also, please see Tree Canopy Coverage Schedule below for the calculation of the 0.65 acres.

PRESERVATION AREAS	ACRES
A	0.24
TOTAL	0.24

\*SEE SHEET 5 FOR PLANTING INFORMATION

SPECIMEN TREE LIST AND FINAL DISPOSITION

Note: The on-site specimen trees were approved for removal under PPS 4-06139 and TCP1/26/06.

PMA impacts were approved for removal under PPS 4-06139 and TCP1/26/06.

THE WETLAND MITIGATION HAVE BEEN APPROVED IN A BANK  
BY MDE AND WILL BE OFFSITE

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MISS UTILITY NOTE

OWNER/DEVELOPER/APPLICANT

ZP NO 141 LLC.  
111 PRINCESS ST.  
WILMINGTON, NC 28401

## TREE CONSERVATION PLAN - TYPE II

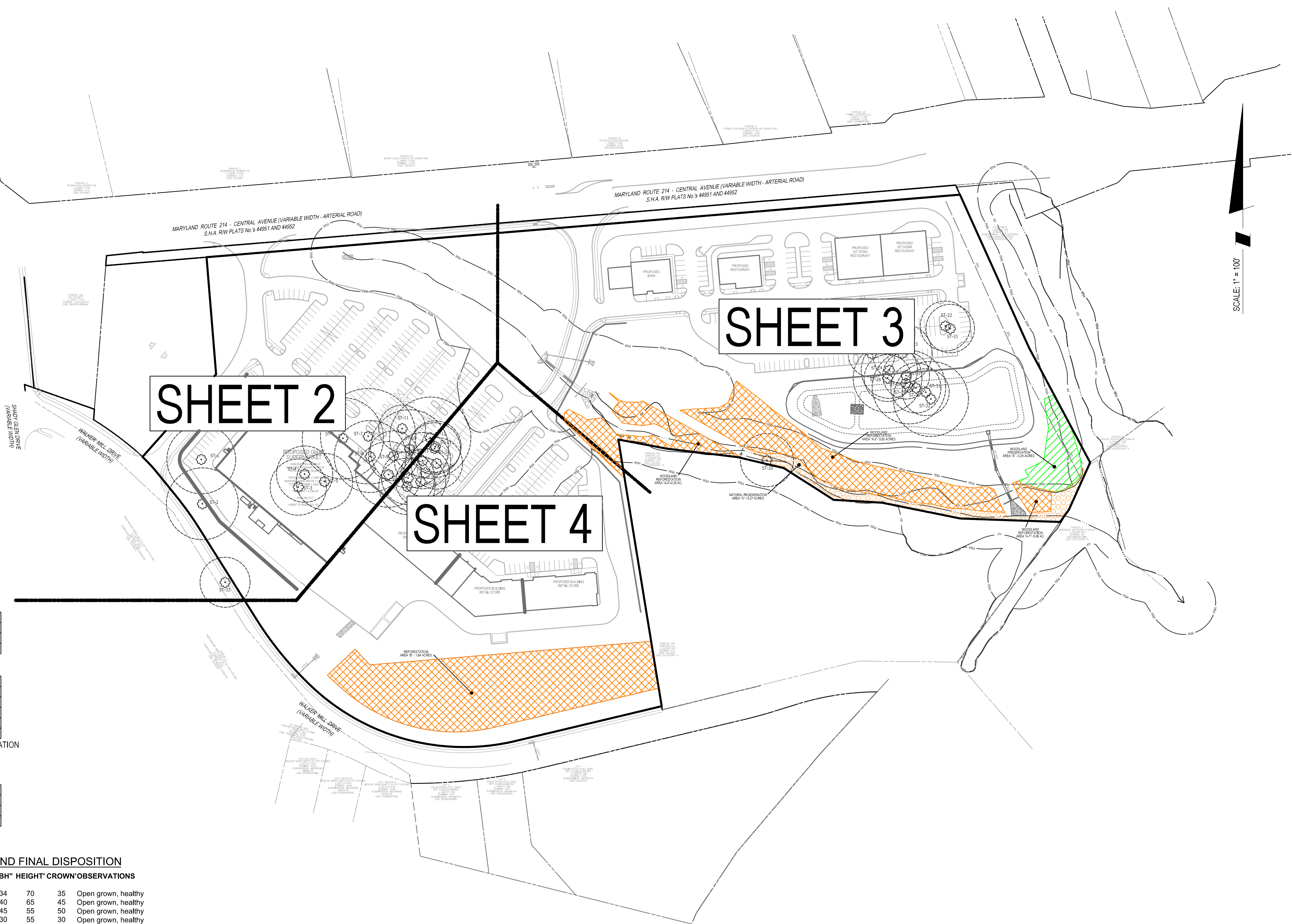
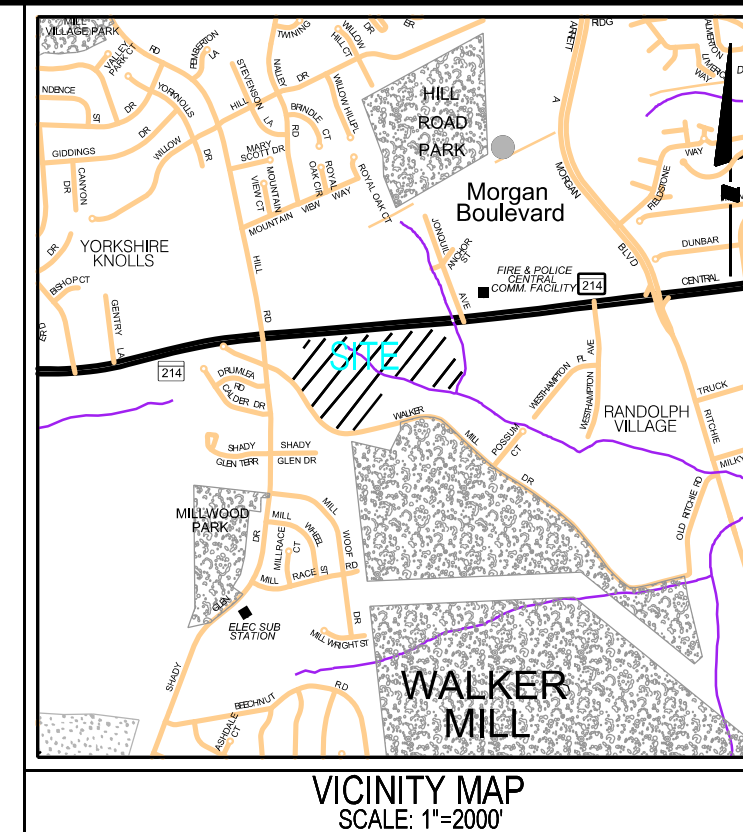
## CAPITOL HEIGHTS SHOPPING CENTER

SEAT PLEASANT (18TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 100'

SHEET 1  
OF 6

PROJECT NO.  
1864-00-00



**LEGEND**

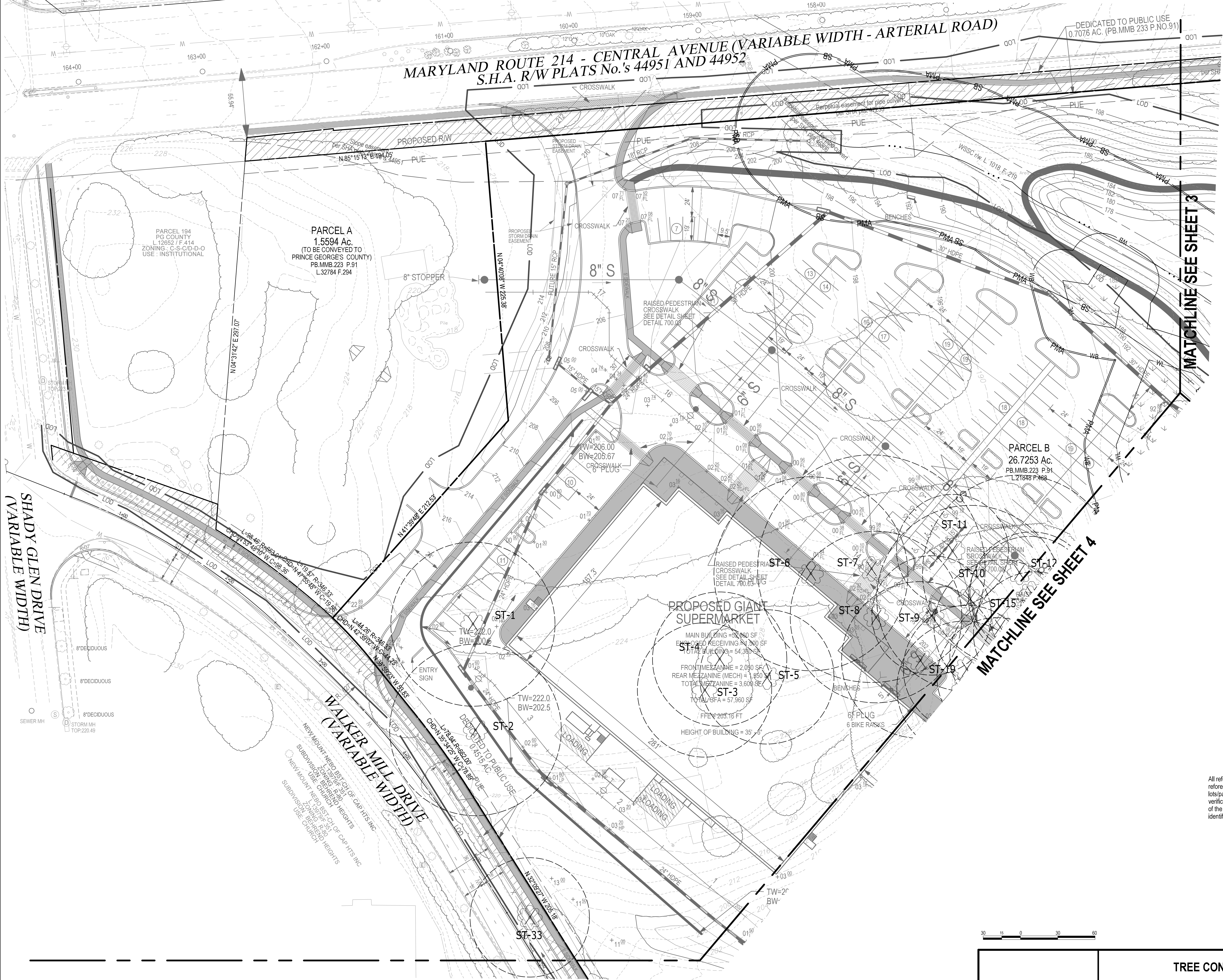
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING VEGETATION
- WETLAND
- WETLAND BUFFER
- EXISTING STREAM
- STREAM BUFFER
- FLOODPLAIN
- PROPOSED STORMDRAIN PIPE
- PROPOSED WATER
- PROPOSED SEWER
- SPECIMEN TREE
- SPECIMEN TREE TO BE REMOVED
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- WOODLAND PRESERVATION SKIN
- WOODLAND REGENERATION SKIN
- WOODLAND PRESERVATION AREA
- WOODLAND REGENERATION AREA
- NATURAL REGENERATION
- 15-20% STEEP SLOPES

Prince George's County Planning Department: MNCNPPC Environmental Planning Section				Prince George's County Planning Department: MNCNPPC Environmental Planning Section			
GENERAL INFORMATION TABLE				GENERAL INFORMATION TABLE			
LAYER CATEGORY	LAYER NAME	VALUE					
Zone	Zoning (Zonal)	C-S-C/D-0-A					
Zone	Aviation Policy Area (APA)	7					TYPE 2 TRENT CONSERVATION PLAN APPROVAL TCP2-000-09
Administrative	Tax Grid (TMG)	87-4A					
Administrative	WSSG Grid (Sheet 200)	201SE07					
Administrative	Planning Area (Plan Area)	74A	00	K. SHOLARS	6/10/10	DSP-06015	N/A
Administrative	Election District (ED)	18	01	<i>Abdennour Koudou</i>	11/21/2022	DSP-06015-01	UPDATE DSP-06015
Administrative	Councilman's District (CD)	6					
Administrative	General Plan District Tier (Tiers)	DEVELOPED	02				
Administrative	General Plan Growth Policy (2005)	ESTABLISHED	03				
Administrative	Police District	III					
			05				

1 If title is within an APA, enter the name of the airport; if not, enter "N/A"



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LEGEND

- 96 ——— EXISTING CONTOUR
- 96 ——— PROPOSED CONTOUR
- EXISTING VEGETATION
- LOD ——— LIMIT OF DISTURBANCE
- WL ——— WETLAND
- WB ——— WETLAND BUFFER
- EXISTING STREAM
- SB ——— STREAM BUFFER
- FLOODPLAIN
- PMA ——— PMA
- 8"W ——— PROPOSED STORMDRAIN PIPE
- 8"S ——— PROPOSED WATER
- 8"S ——— PROPOSED SEWER
- SPECIMEN TREE
- SPECIMEN TREE TO BE REMOVED
- TPF ——— TEMPORARY TREE PROTECTION FENCE
- PPF ——— PERMANENT TREE PROTECTION FENCE
- ▲ ——— WOODLAND PRESERVATION SIGN
- ——— REFORESTATION SIGN
- WOODLAND PRESERVATION AREA
- WOODLAND REFORESTATION AREA
- NATURAL REGENERATION
- 15-25% STEEP SLOPES

All reforestation/afforestation and the associated split-rail fencing along the outer edge of all reforestation/afforestation areas shall be installed prior to the building permits for the adjacent lots/parcels. A certification prepared by a qualified professional may be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.

Rockville  
Lanham  
Waldorf  
Leondartown

LANHAM OFFICE  
4300 Forbes Boulevard, Suite 230  
Lanham, MD 20706  
P. 301.794.7555 F. 301.794.7656

NO. \_\_\_\_\_ DATE: MAY, 2021  
DESIGNED: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
CHECKED: WKD

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 1-800-257-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE 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  
ZP NO 141 LLC,  
111 PRINCESS ST.  
WILMINGTON, NC 28401

COPYRIGHT ADD THE MAP PEOPLE  
PERMITTED USE NUMBER 21001200  
MAP 19 GRID D3, E3  
TAX MAP 66-F4 ZONING CATEGORY: C-S-CDD-D-O  
WSSC 200' SHEET XXXX  
2015E07  
SITE DATUM XXXX  
HORIZONTAL: \_\_\_\_\_  
VERTICAL: \_\_\_\_\_

SEAT PLEASANT (18th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION PLAN - TYPE II

CAPITOL HEIGHTS SHOPPING CENTER

SHEET 2 OF 6  
PROJECT NO. 1864-00-00

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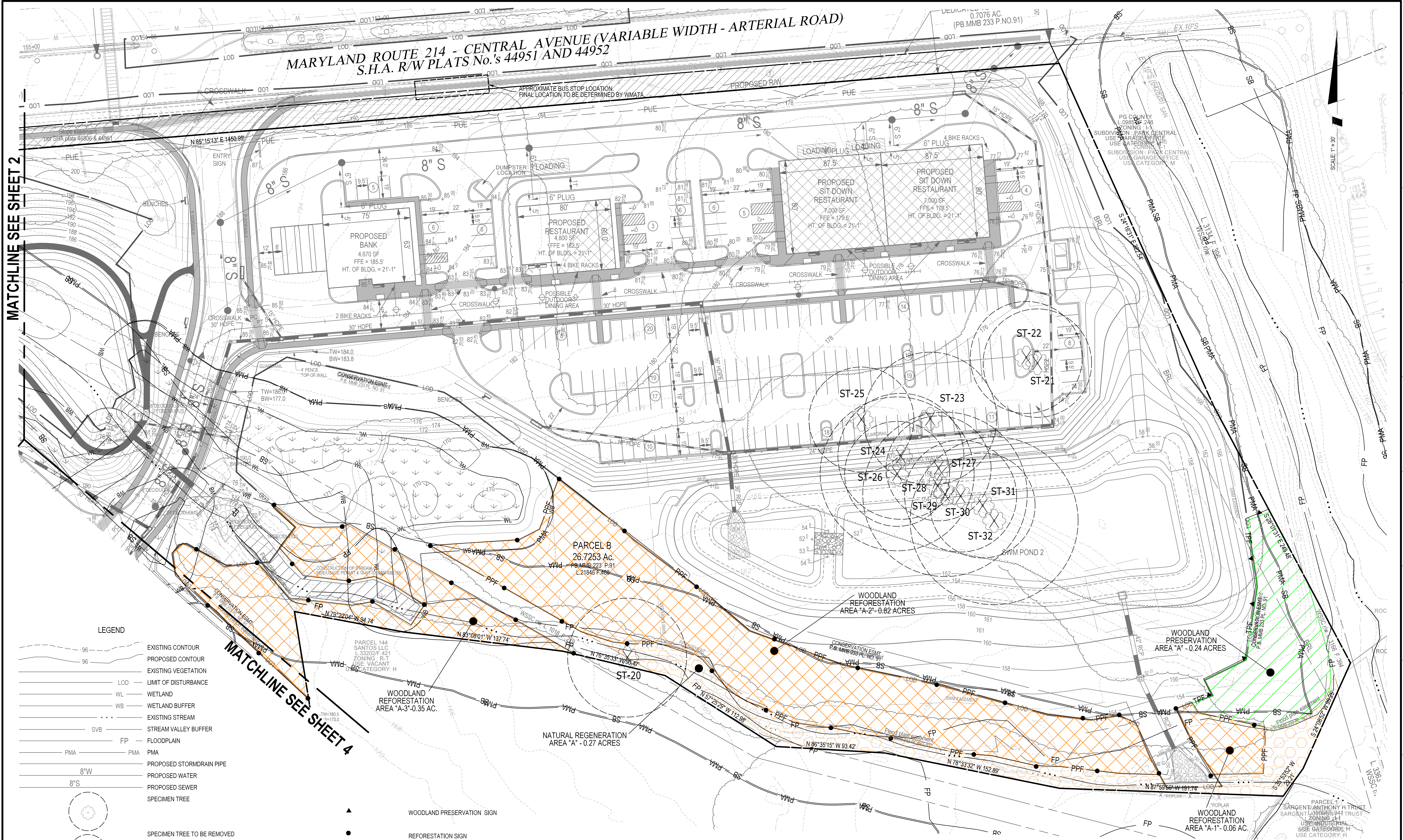
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MATCHLINE SEE SHEET 2

- LEGEND
- EXISTING CONTOUR
  - PROPOSED CONTOUR
  - EXISTING VEGETATION
  - LIMIT OF DISTURBANCE
  - WL WETLAND
  - WB WETLAND BUFFER
  - SVB STREAM VALLEY BUFFER
  - FP FLOODPLAIN
  - PMA PMA
  - PROPOSED STORMDRAIN PIPE
  - PROPOSED WATER
  - PROPOSED SEWER
  - SPECIMEN TREE
  - WOODLAND PRESERVATION SIGN
  - REFORESTATION SIGN
  - WOODLAND PRESERVATION AREA
  - WOODLAND REFORESTATION AREA
  - NATURAL REGENERATION
  - 15-25% STEEP SLOPES
  - TPF TEMPORARY TREE PROTECTION FENCE
  - PPF PERMANENT TREE PROTECTION FENCE

MATCHLINE SEE SHEET 4

MARYLAND ROUTE 214 - CENTRAL AVENUE (VARIABLE WIDTH - ARTERIAL ROAD)  
S.H.A. R/W PLATS No.'s 44951 AND 44952



All reforestation/afforestation and the associated split-rail fencing along the outer edge of all reforestation/afforestation areas shall be installed prior to the building permits for the adjacent lots/parcels. A certification prepared by a qualified professional may be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.



TREE CONSERVATION PLAN - TYPE II

CAPITOL HEIGHTS SHOPPING CENTER

**SOLTESZ**

Rockville  
Lanham  
Leonardtown

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4300 Forbes Boulevard, Suite 230  
Lanham, MD 20706  
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www.solteszco.com

NO.	REVISIONS	BY	DATE
1	DESIGNED: MAY, 2021		
2	CAD STANDARDS VERSION: V5 - 2009		
3	TECHNICIAN: ZAH		
4	CHECKED: WKD		

**MISS UTILITY NOTE**

INFORMATION CONCERNING EXISTING UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY OBTAINING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-251-7777, 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**

2P NO 141 LLC,  
111 PRINCESS ST.  
WILMINGTON, NC 28401

TAX MAP	66-F4	GRID	D3, E3
WBC 200 SHEET	201SE07	ZONING CATEGORY	C-S-CDD-O
SITE DATUM	XXXX	DATE	XXXX
HORIZONTAL:		VERTICAL:	



APPROVED BY	DATE	DRW	REASON FOR REVISION
N/A	8/10/10	DSP-08015	N/A
Alexander Sackhoff	11/21/2022	DSP-08015-01	UPDATE DSP-08015

SEAT PLEASANT (18th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

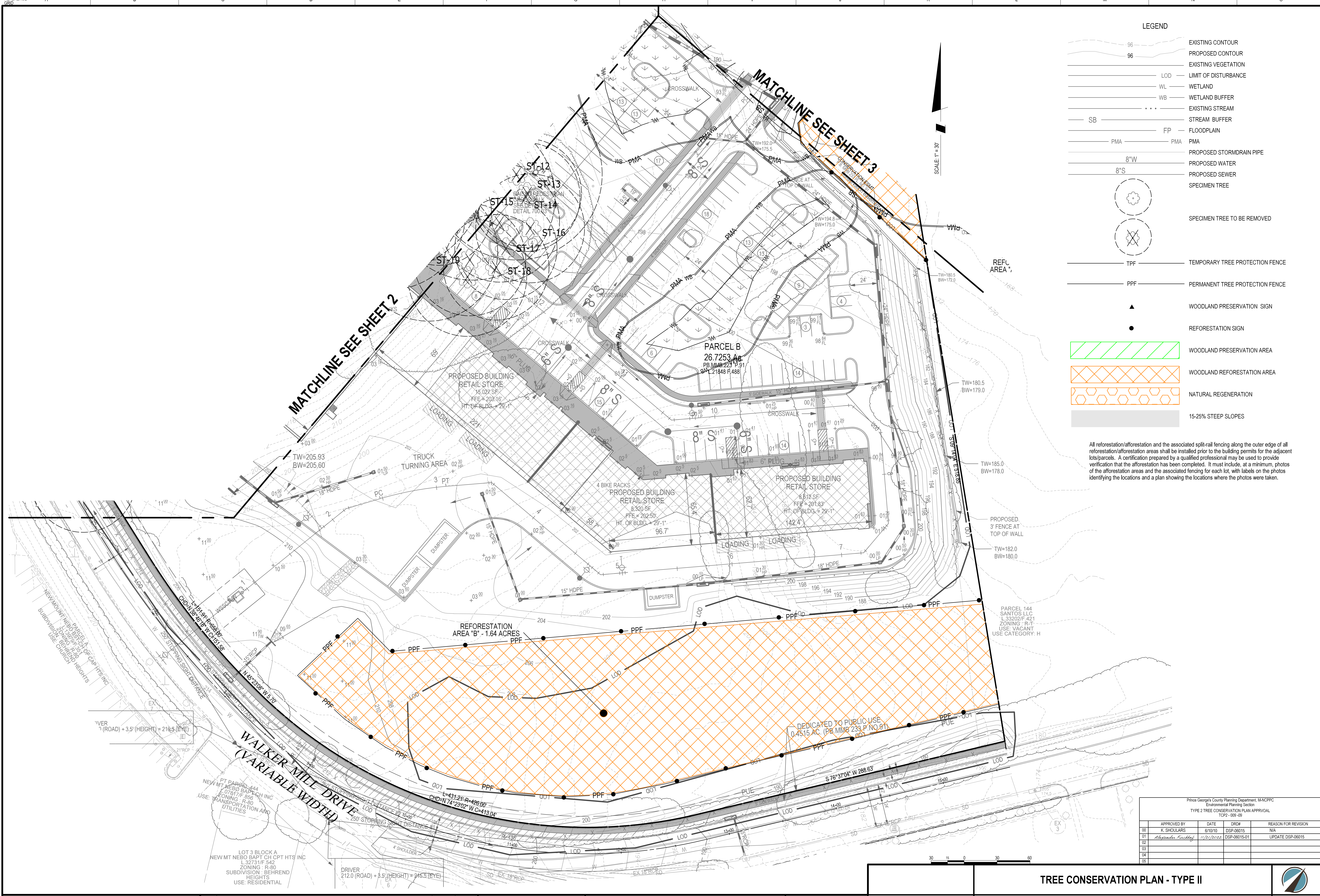
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SHEET 3 OF 6

PROJECT NO. 1864-00-00



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**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING VEGETATION
- LIMIT OF DISTURBANCE
- WETLAND
- WETLAND BUFFER
- EXISTING STREAM
- STREAM BUFFER
- FLOODPLAIN
- PMA
- PROPOSED STORMDRAIN PIPE
- PROPOSED WATER
- PROPOSED SEWER
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Prince George's County Planning Department, MAN/PPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TOP2 - 009 - 09			
APPROVED BY	DATE	DRW#	REASON FOR REVISION
00 N. SHOLARS	6/10/10	DSP-06015	N/A
01 Alexander, K.	11/21/2012	DSP-06015-01	UPDATE DSP-06015
02			
03			
04			
05			

LANHAM OFFICE  
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P. 301.794.7555 F. 301.794.7656

NO. \_\_\_\_\_

DATE: MAY, 2021

DESIGNED: \_\_\_\_\_

REVISIONS

NO.	DATE	BY	DATE
1			
2			
3			
4			
5			

MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

2P NO 141 LLC,  
111 PRINCESS ST.  
WILMINGTON, NC 28401

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PERMITTED USE NUMBER 21012100

TAX MAP	GRID	D3, E3
66 - F4	C-S-C-D-D-O	
WISC 200 SHEET	XXXX	
2015E07	XXXX	
SITE DATUM	XXXX	
HORIZONTAL:		
VERTICAL:		

SEAT PLEASANT (18th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

**TREE CONSERVATION PLAN - TYPE II**

**CAPITOL HEIGHTS SHOPPING CENTER**

SHEET 4 OF 6

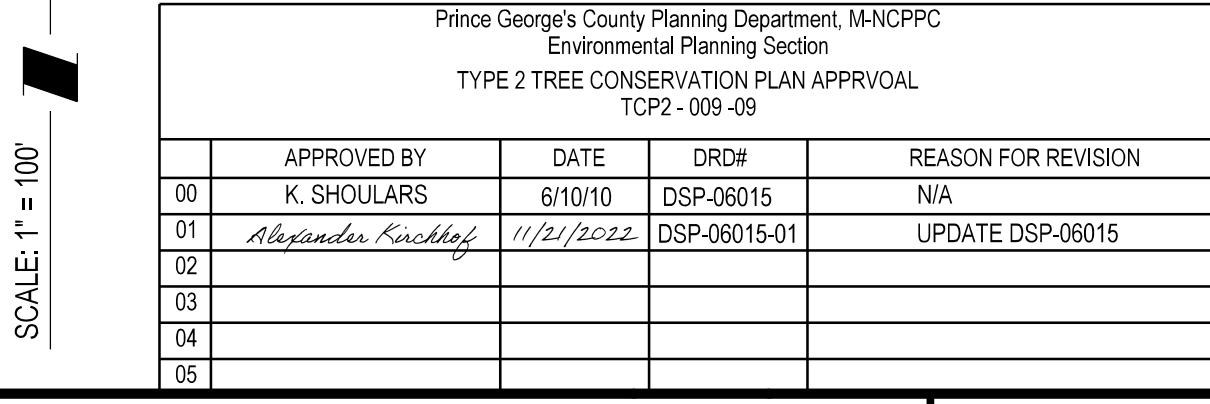
PROJECT NO. 1864-00-00

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COMAR 50 FOOT STREAM BUFFER		
CAPITOL HEIGHTS SHOPPING CENTER		
SEAT PLEASANT (18th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND		 1" = 100'
		SHEET <u>6</u> OF <u>6</u>
		PROJECT NO. 1864-00-00