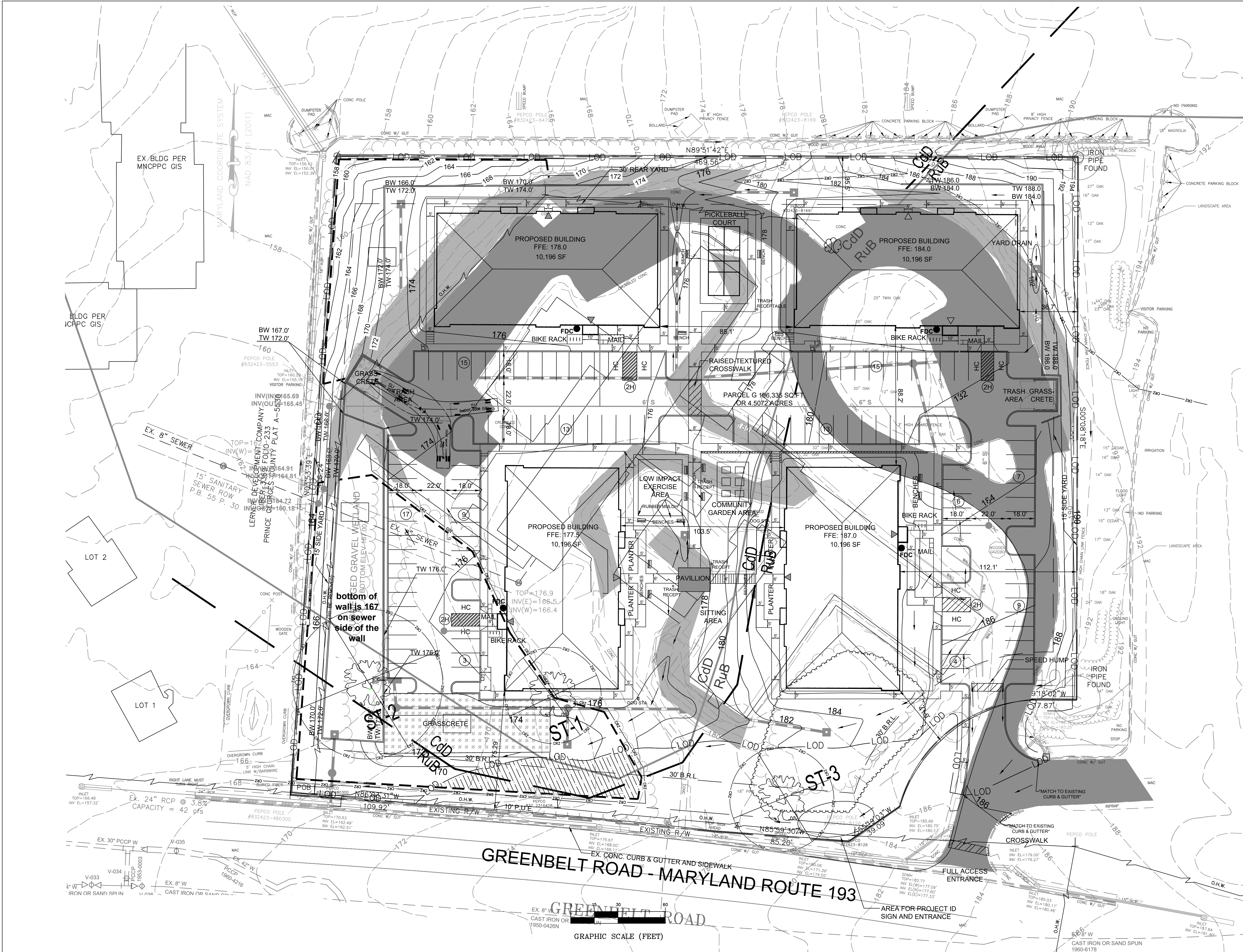




LEGEND

- CRZ CRITICAL ROOT ZONE
- ST-1 SPECIMEN TREE
- ST-1 SPECIMEN TREE TO BE REMOVED
- LOD LIMIT OF DISTURBANCE
- PROPERTY BOUNDARY
- PoA(C/D) EXISTING SOILS
- PrB(C/D)
- STEEP SLOPES 15% OR GREATER
- WOODLAND RETAINED ASSUMED CLEARED
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREE LINE

Prior to the issuance of the first permit for the development shown on this TCP2, all off-site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-18
Zone	Aviation Policy Area (APA) ¹	N/A
Administrative	Tax Grid (TMG)	34/E1
Administrative	WSSC Grid (Sheet 20)	210 NE 06
Administrative	Planning Area (Plan Area)	2-67 Greenbelt & Vicinity
Administrative	Election District (ED)	21
Administrative	Councilmanic District (CD)	4
Administrative	General Plan 2002 Tier (Tier)	Developed
Administrative	Traffic Analysis Zone (COG)	900
Administrative	Traffic Analysis Zone (PG)	4194

¹ If the site is within an APA, enter the name of the Airport. If the site is not within the APA, enter "N/A"

PROPERTY OWNERS' AWARENESS CERTIFICATION

I/We Michael Postal 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.

Michael Postal 09/20/2022
Owner or Owners Representative Date

SPECIMEN TREES					
TREE#	COMMON NAME	BOTANICAL NAME	DBH(IN)	CONDITION	STATUS
ST-1	RED MAPLE	ACER RUBRUM	30.5	POOR-SPLIT/VINES	REMOVE
ST-2	PIN OAK	QUERCUS PALUSTRIS	47.5	FAIR	REMOVE
ST-3	RED MAPLE	ACER RUBRUM	33	POOR-VINES	REMOVE

ALL SPECIMEN TREES WERE FIELD LOCATED

NOTE: This plan is in accordance with the following variance from the strict requirements of subtitle 25 approved by the Planning Board on May 18, 2023: The removal of three specimen trees (Section 25-122(b)(1)(C), ST-1, ST-2, and ST-3

OWNER / DEVELOPER / APPLICANT

ARMORY PLACE, LLC
4909 Cordell Ave
Bethesda, MD 21206

CONTACT: Ian Black
PHONE: 301-775-8598
EMAIL: ian@tenacitygroup.com

Rev. No.	Revision	Rev. Date
1	Revised per SDRC comments	04/14/2023
2	Revised per conditions of approval	06/29/2023

QUALIFIED PROFESSIONAL CERTIFICATION

This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual.

Silvia D. Silverman, AIC.P.
Phone: 301-637-2510
E-mail: ssilverman@cvinc.com

C.V., Inc.
610 Professional Drive, Suite 108
Gaithersburg MD 20879

SITE STATISTICS	
GROSS TRACT AREA	4.50 acres (sq. ft.)
EXISTING 100-YEAR FLOODPLAIN	0.00 acres
EXISTING WOODLAND IN FLOODPLAIN	0.00 acres
EXISTING WOODLAND IN NET TRACT	0.93 acres (sq. ft.)
EXISTING WOODLAND IN TOTAL	0.93 acres (sq. ft.)
EXISTING PMA	0.00 acres
REGULATED STREAMS	0.00 l.f. (0.00 sq. ft.)

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 20020201, EXPIRATION DATE: 09/01/2025.

Standard Woodland Conservation Worksheet for Prince George's County

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

Zone:	R-18		
Gross Tract:	4.50		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	4.50	0.00	0.00

TCP Number: TCP2-009-2023 Revision #: 2

Property Description or Subdivision Name: 7010 Greenbelt Road

Is this site subject to the 1989 or 1991 Ordinance? N

Is this site subject to the 1991 Ordinance? N

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

Is this one (1) single family lot? (Y or N) N

Are there prior TCP approvals which include a combination of this lot? (Y or N) N

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

Break-even Point (preservation) = 0.91 acres

Clearing permitted w/o reforestation = 0.02 acres

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

	Column A VCT/APT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
Existing Woodland	0.93		0.00	
Woodland Conservation Threshold (WCT) =	20.00%	0.90		
Smaller of 17 or 18	0.90			
Woodland above WCT	0.03		0.00	0.00
Woodland cleared	0.03			
Woodland cleared above WCT (smaller of 16 or 17)	0.03			
Clearing above WCT (0.25 - 1) replacement requirement	0.01			
Woodland cleared below WCT	0.90			
Clearing below WCT (2.1 replacement requirement)	1.80			
Reforestation Required	0.00			
Off-site WCA being provided on this property	0.00			
Woodland Conservation Required	1.81			

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

Woodland Preservation	0.00			
Afforestation / Reforestation	0.00			
Natural Regeneration	0.00			
Landscape Credits	0.00			
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00			
Forest Enhancement Credit (Area * 25)	0.00			
Street Tree Credit (Existing or 10-year canopy coverage)	0.00			
Area approved for fee-in-lieu	0.00			
Off-site Woodland Conservation Credits Required	1.81			
Off-site WCA (preservation) being provided on this property	0.00			
Off-site WCA (afforestation) being provided on this property	0.00			
Woodland Conservation Provided	1.81			

Area of woodland not cleared 0.00 acres

Net tract woodland retained not part of requirements: 0.96 acres

100-floodplain woodland retained 0.00 acres

On-site woodland conservation provided 0.00 acres

On-site woodland conservation alternatives provided 0.00 acres

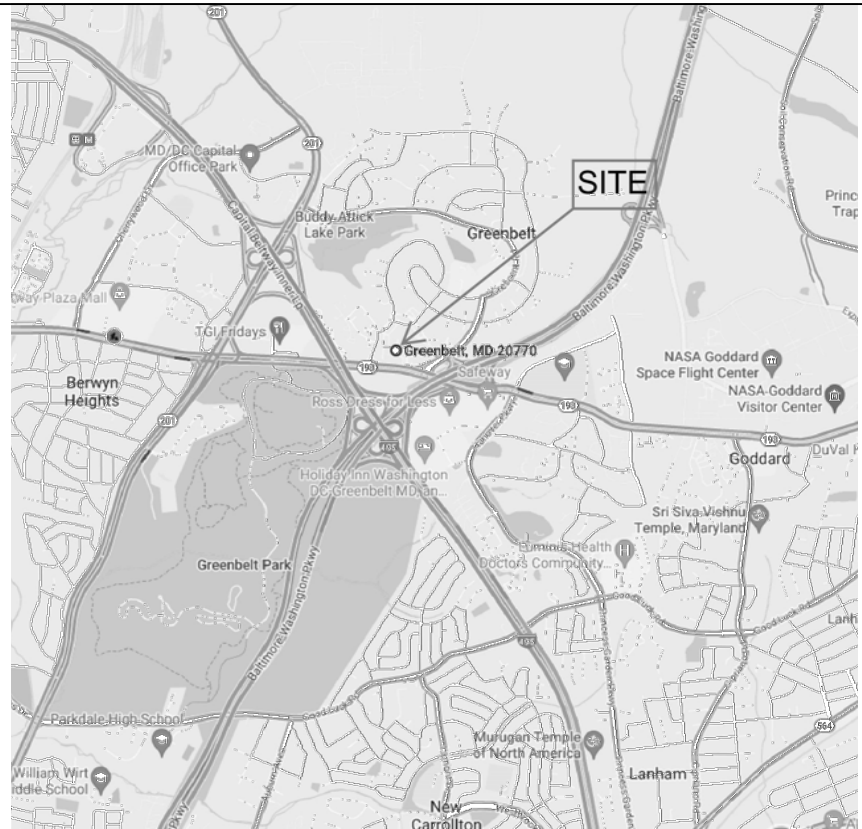
On-site woodland retained not credited 0.96 acres

Prepared by: _____ Signed: _____ Date: _____

- GENERAL NOTES:
- THIS SITE IS ZONED R-18 AND IS LOCATED IN THE DEVELOPED TIER AS DEFINED IN THE APPROVED GENERAL PLAN.
 - PROPERTY BOUNDARIES AND TOPOGRAPHY BY CV, INC.
 - THE SOURCE OF THE SOILS INFORMATION ON THIS PLAN IS FROM THE USDA NRCS WEB SOIL SURVEY (WSS) IN A CUSTOM SOIL RESOURCE REPORT FOR AN AREA OF INTEREST (AOI) ESTABLISHED FOR THE STUDY SITE ONLY AND GENERATED ON NOV. 9, 2018.
 - NO COUNTY REGULATED 100-YEAR FLOODPLAIN IS LOCATED ON SITE PER DPPE LETTER OF VERIFICATION DATED 5/3/2022.
 - NO WETLANDS OR STREAMS ARE LOCATED ON-SITE AS FIELD VERIFIED BY MATTHEW WRIGHT, QUALIFIED PROFESSIONAL.
 - THIS SITE IS NOT WITHIN A SENSITIVE SPECIES PROTECTION REVIEW AREA BASED ON A REVIEW OF THE SSPRA GIS LAYER PREPARED BY THE HERITAGE AND WILDLIFE SERVICE, MARYLAND DEPARTMENT OF NATURAL RESOURCES AND VERIFIED IN A LETTER DATED MAY 13, 2022.
 - THE SITE DOES NOT INCLUDE FOREST INTERIOR DWELLING SPECIES HABITAT.
 - THE SITE IS NOT SUBJECT TO A PREVIOUSLY APPROVED TCP.
 - THERE ARE THREE (3) SPECIMEN TREES LOCATED ON THE PROPERTY. THESE TREES WERE LOCATED USING FIELD OBSERVATIONS.
 - MARLBORO CLAY AND CHRISTIANA COMPLEX ARE NOT FOUND TO OCCUR ON OR WITHIN THE VICINITY OF THIS PROPERTY.
 - THE SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 26.23.06.01.
 - THE SITE DOES NOT CONTAIN A TIER II WATERBODY AS DEFINED IN COMAR 26.08.02.04.
 - THE SITE IS NOT LOCATED WITHIN A STRONGHOLD WATERSHED AS ESTABLISHED BY MD DNR.
 - THERE ARE NO SCENIC OR HISTORIC ROADS LOCATED ON OR ADJACENT TO THE PROPERTY.
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A REGISTERED HISTORIC DISTRICT.
 - THERE ARE NO KNOWN ARCHEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY.
 - THE SITE IS LOCATED IN THE VICINITY OF A MASTER PLANNED ROADWAY DESIGNATED AS ARTERIAL OR HIGHER.
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 2008 AIR INSTALLATION COMPATIBLE USE ZONE (ACUZ) STUDY FOR ANDREWS AIR FORCE BASE.
 - THE SITE IS NOT LOCATED WITHIN AN AVIATION POLICY AREA (APA).
 - THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).

Standard Type 2 Tree Conservation Plan Notes

- THIS TCP2 IS PREPARED TO FULFILL THE REQUIREMENTS OF A GRADING PERMIT "DSP-22023". If the permit expires, and then this TCP2 also expires and is no longer valid.
- Cutting or clearing woodlands 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 owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within ESA 1 and is being developed in the R-18 Zone.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is adjacent to MD Route 193, which is an Arterial classification.



VICINITY MAP

SCALE: NTS
WSSC 200 SHEET # 206S06
PRINCE GEORGE'S COUNTY MAP NO. 5650, G-8, H-8

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: GREENBELT SQUARE
APPLICATION NO.: DSP-22023
TCP NO.: TCP2-009-2023

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION NO. 2023-54 DATED June 22, 2023.

SIGNATURE APPROVAL DATE: _____

Garland, Hyojung
Authorized Signature

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2- 009-2023			
Approved by	Date	DRD #	Reason for Revision
Max Jula	1/10/2024	DSP-22023	
00			
01			
02			
03			
04			
05			

CV, INC.
610 PROFESSIONAL DR., SUITE 108
GAITHERSBURG, MARYLAND 20877
PHONE: (301) 637-2510
WWW.CVINC.COM

PROJECT: GREENBELT SQUARE
TYPE 2 TREE CONSERVATION PLAN AND NOTES
TCP 2-009-2023
CHARLESTOWN VILLAGE, PARCEL G
7010 GREENBELT RD.
GREENBELT, MD 20770
PRINCE GEORGE'S COUNTY, MD
3RD ELECTION DISTRICT

PROJECT NO. 20201034
SCALE: AS SHOWN
DATE: 10/31/23
DRAWN BY: WN
CHECKED BY: SS
SHEET: 08 OF 10